# Flood Risk Assessment

# Proposed Development

# Former Friends School Fields, Saffron Waldon, Essex

**Contents**



**Executive summary**


⇒ The development comprises the construction of 75 residential units with associated infrastructure and landscaping, provision of playing field and associated clubhouse

⇒ The dwellings and their access will be located fully within flood zone 1.

⇒ The site is not considered to be at risk of surface water or groundwater flooding.

⇒ Site surface water runoff is being managed using Sustainable Drainage as set out in the separate report and designs by Infrastructure Design Ltd.

## 1 Introduction

1.1 Amazi Consulting Ltd has been instructed to prepare this Flood Risk Assessment (FRA) associated with the proposed residential development at former Friends School Fields, Mount Pleasant Road, Saffron Walden, Essex CB11 3EA.

1.2 This report has been prepared for the sole use of Chase New Homes to accompany the full planning application. Its contents cannot be copied or relied upon by others, except Government planning and drainage authorities, without the written authority of Amazi Consulting Ltd. Revision D of this report comprises changes to: site boundary, site layout (reduction to 75 dwellings) and new national surface water flood data.

1.3 This FRA has been prepared in accordance with National Planning Policy Framework (NPPF), February 2025, and its accompanying gov.uk Planning Practice Guidance (PPG): *Flood Risk and Coastal Change* (2022). It is expected that this report will be reviewed by the relevant authorities as part of the documentation submitted for outline planning permission, and the reader will have some understanding of the technical issues relating to development and flood risk.

1.4 This Assessment has been undertaken as a desk study and relies upon data produced by others. It focuses upon flood risks to the development. The flood data used is currently the best available for assessing flood risks at the site. This report does not attempt to comment upon insurance, or for flood events other than as stipulated by planning policy. There is always the risk, however small, that flooding could be different to that assessed.

## 2 The Development

2.1 This 6.95 hectare (ha) site is located at approximate Ordnance Survey (OS) national grid reference 554100 mE, 237550 mN, as shown in on Figure 2a.

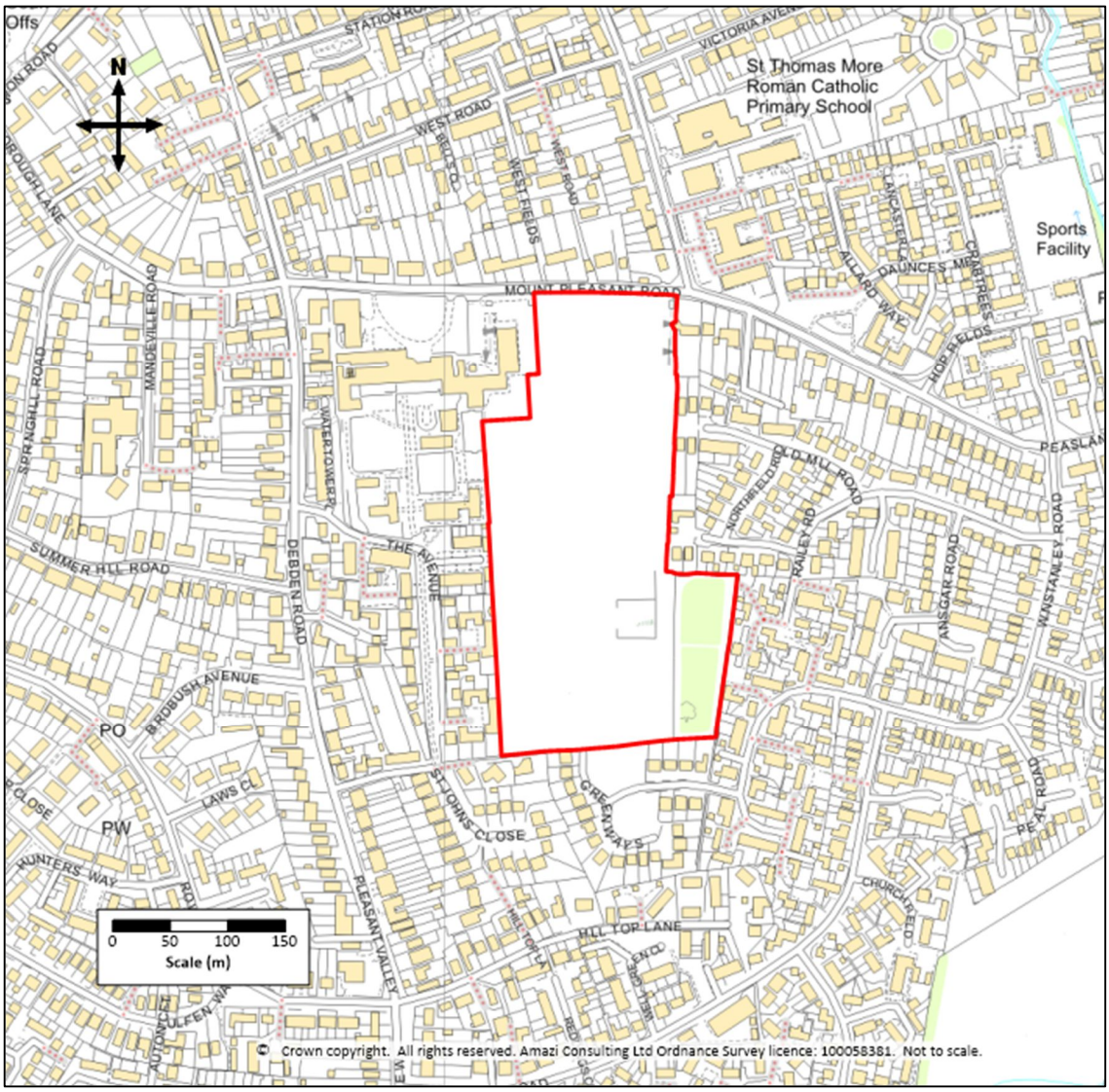


***Figure 2.1a - Location***

2.2 The attached GPS topographical survey of the site confirms exiting ground levels fall quite steeply at the south of the site from east to west. And the north of the site falls to the north and west. Total fall from highest to lowest parts of the site is approximately 5 m.

2.3 The topography of the site is also illustrated on Figure 2.2a, and Figure 2.3a shows contours in the wider area showing upstream topographical catchment and fall downhill of the site towards the Main River watercourse The Slade.

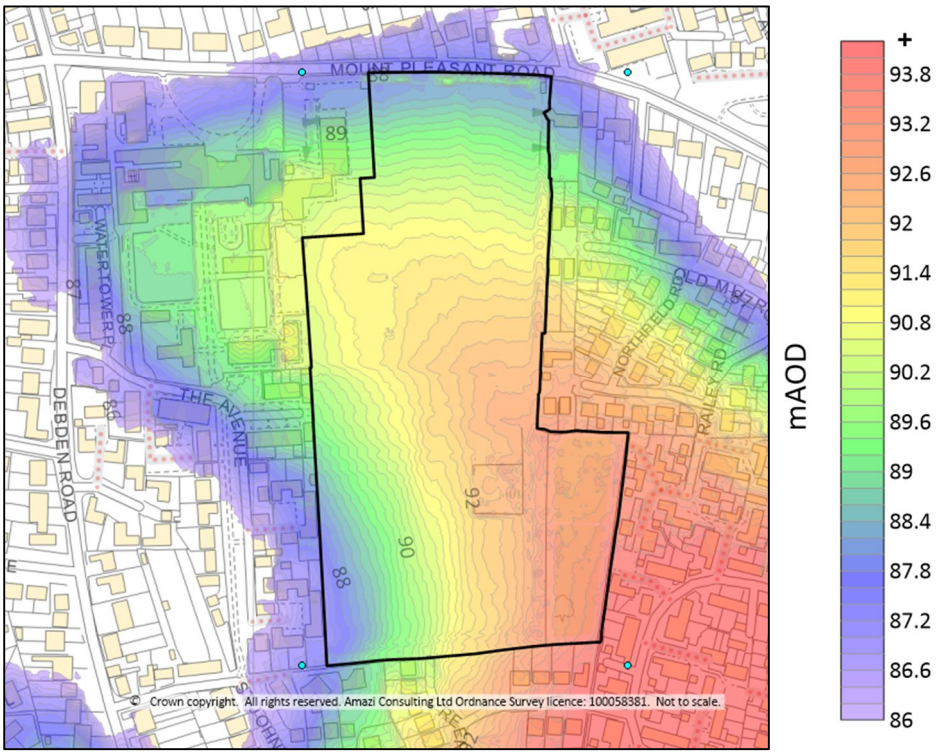


***Figure 2.2a - Site contours (mAOD)***

(Source: TL53nw.tif, 13 March 2024)

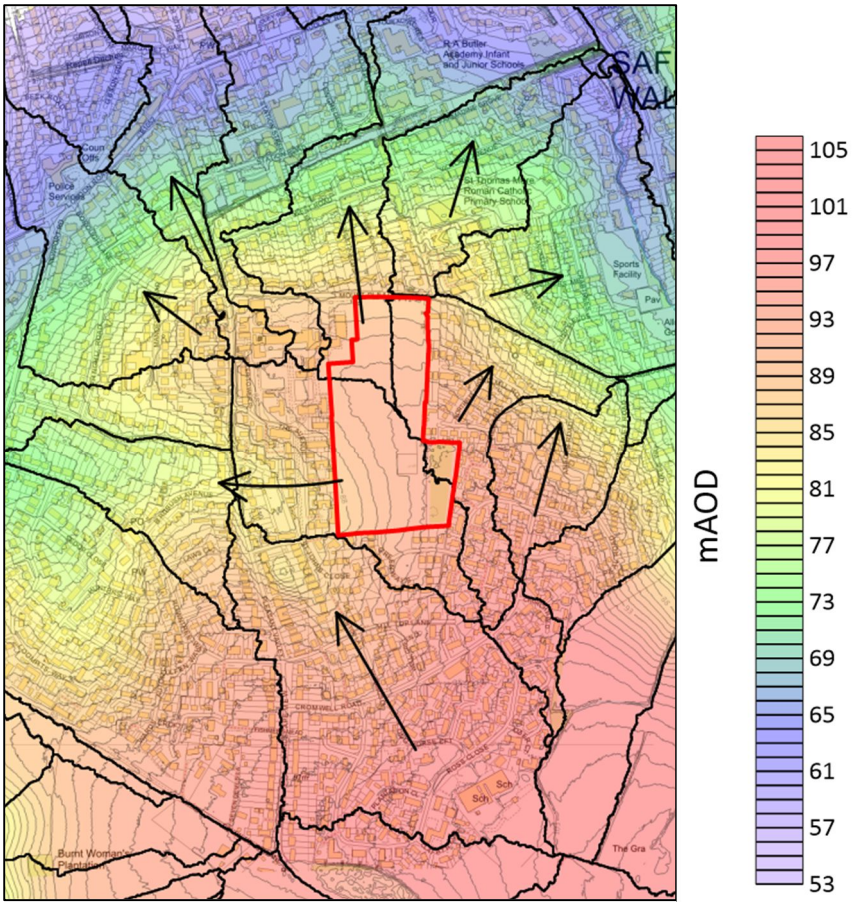


***Figure 2.3a - Contours in wider area (mAOD)***

(Source: TL53nw.tif, 13 March 2024)

Shows the approximate outline of topographical sub-catchments (outlined in black).

2.4 The proposed development comprises the construction of 75 dwellings with associated infrastructure and landscaping, provision of playing field and associated clubhouse. Refer to attached site plan.

2.5 The proposed use is considered to be classified as *more vulnerable* in accordance with National Planning Policy Framework (NPPF, 2025) Annex 3.

## 3 Fluvial FLooding

3.1 The site is located fully within flood zone* 1 and is not at risk of flooding from significant watercourses.

* Refer to attached NPPF Table 1

## 4 Surface Water Flood Risk

4.1 Figure 4.1a shows the risk of flooding from surface water mapping near to the site. This indicates that the site is not identified at risk of surface water flooding. This mapping appears to indicate that there is not a flow path towards the site from higher land to the south east. Figure 2.3a does indicate a relatively small area that falls towards the direction of the site, but also no valley/flow path.

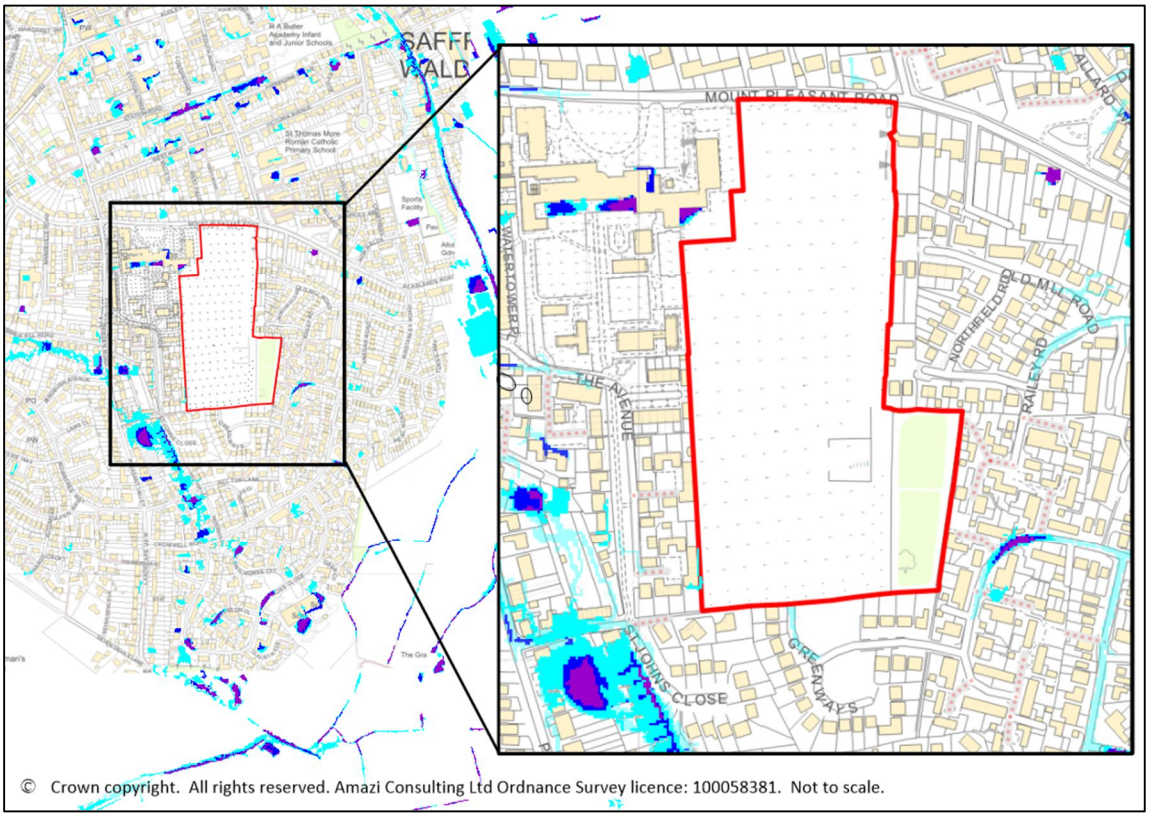


***Figure 4.1a - Risk of Flooding from Surface Water***

***High*** ⇨ *greater than or equal to 3.3% chance in any given year (1:30)*
***Medium*** ⇨ *less than 3.3% (1:30) but greater than or equal to 1% (1:100) chance in any given year*
*Low* ⇨ *less than 1% (1:100) chance in any given year*

(Source: rofsw_4bandPolygon.shp, downloaded 15 April 2025)

4.2 To further understand the local flood risks, please refer to Figure 4.2.

4.3 The data available relating to the climate change enhanced surface water flooding is shown in Figure 4.3. This appears to indicate similar extents those on Figure 4.1a. There is currently no depth data accompanying this mapping.

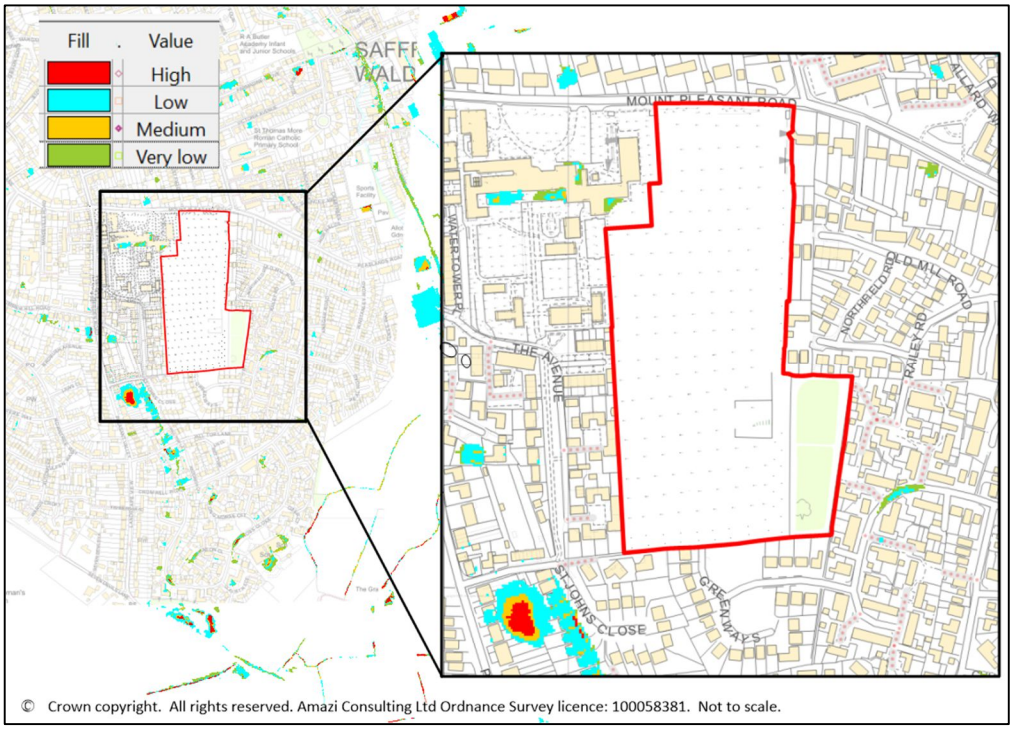


***Figure 4.2 - Risk of Flooding from Surface Water – 0 to 0.2 m deep***
(Source: rofsw_4band_0_2m_depthPolygon.shp)

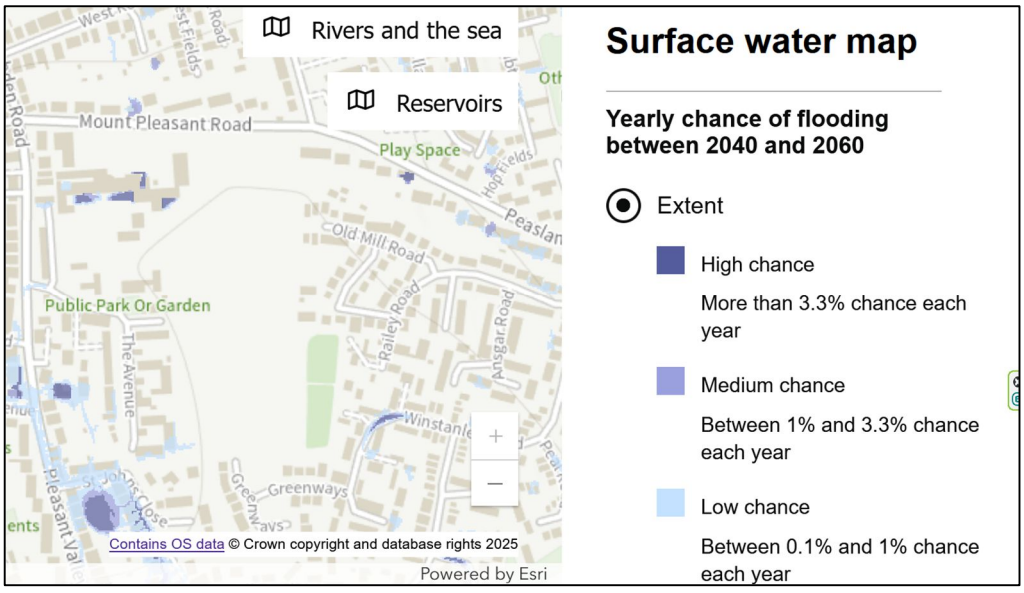


***Figure 4.6 - Risk of Flooding from Surface Water – Future***
(Source: https://check-long-term-flood-risk.service.gov.uk/map, 03 April 2025)

4.4 The risk of flooding from surface water (RoFSW) data in this report is published by the Government and is accompanied by a high level description that confirms '*RoFSW is created using a combination of local flood model information and national flood modelling. These are used to generate the probabilities of flood risk for each 2m grid square of land, with the aim of using the best available flood risk information in any one location….. flood estimation is not an exact science, and any flood risk assessment needs to be understood and used in that context….RoFSW outputs are generally not suitable for property level assessment; instead*

*they estimate flood risk to an area of land. The method used does not provide information relating to when the floodwater may be deep enough to start causing damage or disruption to homes, roads or other infrastructure.'*

# 5 Other Flood Risks

## 5.1 Groundwater Flood Risk

5.1.1 Figure 5.1a shows the Geosmart GW5 (v2.1) groundwater flood risk mapping which confirms that the site is in CLASS 4: NEGLIGIBLE RISK: *There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1% annual probability of occurrence.*

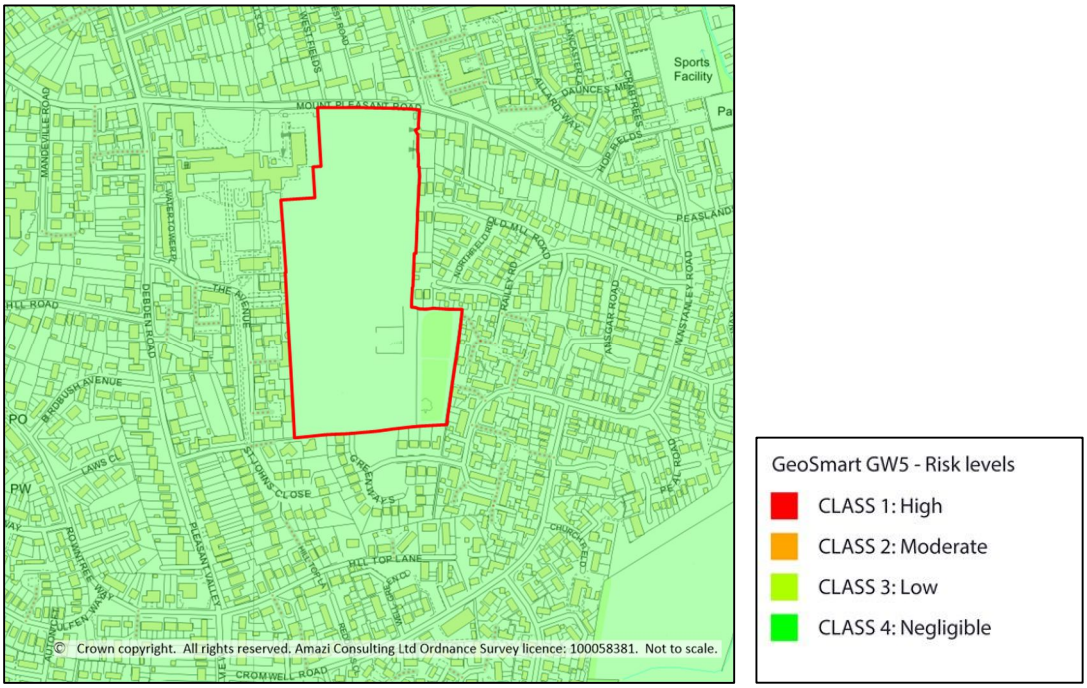


***Figure 5.1a – Groundwater flood risk – GW5 v2.1***

## 5.2 Sewers

5.2.1 The attached Anglian Water mapping indicates that there are surface water sewers to the east of the site which may intercept rainfall and convey it away from the site. Figure 2.3a shows that there is also very limited topographical catchment uphill of the site. So even if the sewers were to fail, there is not expected to be any significant overland flow towards the site.

## 6 Water Framework Directive

6.1 A Water Framework Directive assessment is not required for this development. As confirmed by the Environment Agency *'this site has no relevant constraints that would meet our remit for response and we wouldn't respond to this at planning. We note that the Uttlesford validation checklist mentions that WFD Assessment would be looked at by ourselves….I can confirm though that this wouldn't be relevant for ourselves for this particular site'* (Email 07 September 2023).

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**Attachments**

- Table 1 NPPF PPG
- DAT / 9.0C Topographical survey sheets 1 & 2
- 23110 (D) 006 Rev A Initial Concept Sketch Layout APP2
- Anglian Water sewer map (257728, March 2018)

## National Planning Policy Planning Practice Guidance: *flood risk and coastal change*

### Table 1: Flood Zones

| Flood Zone | Definition |
|---|---|
| Zone 1 Low Probability | Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b) |
| Zone 2 Medium Probability | Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map) |
| Zone 3a High Probability | Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map) |
| Zone 3b The Functional Floodplain | This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:<br><br>• land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or<br><br>• land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).<br><br>Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map) |

Note: The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the Strategic Flood Risk Assessment when considering location and potential future flood risks to developments and land uses.

Paragraph: 078 Reference ID: 7-078-20220825


ABBREVIATIONS

| | | | |
|---|---|---|---|
| ABH | Arch Beam Height | KO | Kerb Outlet |
| B | Brick | LTS | Low Timber Strip |
| BAL | Balcony | LP | Lamp Post |
| BB | Bellaha Beacon | MH | Manhole |
| BD | Bollard | MKR | Marker |
| BH | Borehole or Beam Height | MSF | Metal Security Fence |
| BL | Bed Level | OV | Over Flow Pipe |
| BP | Brick Pier | OHC | Overhead Cables |
| BRW | Brick Retaining Wall | P | Post |
| BS | Bus Stop | PALF | Palisade Fence |
| BT | British Telecom | PF | Picket Fence |
| BW | Brick Wall | PIT | Trial Pit |
| BWF | Barbed Wire Fence | PL | Pavement Light |
| CP | Catch Pit | PM | Parking Meter |
| CAB | Cabinet | PRF | Post & Rail Fence |
| CBF | Close Boarded Fence | PWH | Parapet Wall Height |
| CBW | Concrete Block Wall | R | Render |
| CF | Corrugated Iron Fence | RAD | Radiator |
| CL | Cover Level | RE | Rodding Eye |
| CLF | Chain Link Fence | RH | Ridge Height |
| COL | Column | RS | Road Sign |
| CPF | Concrete Panel Fence | RWP | Rain Water Pipe |
| CPS | Concrete Paving Slabs | S | Stone |
| CRW | Concrete Retaining Wall | SV | Stop VALVE |
| CSU | Ceiling Slopes Up | SL | Soffit Level or Skylight |
| CTV | Cable Television | SP | Soil Pipe |
| CW | Concrete Wall | SR | SERVICES |
| CZY | Crazy Paving | SPV | Stone Paving Slabs |
| D | Door | SRW | Stone Retaining Wall |
| DHL | Door Head Level | SA | Soakaway |
| DBH | Door Beam Height | SWS | Surface Water Sewer |
| EC | Electricity Cover | TJ | Top of Joist |
| EH | Eave Height | T | TILE |
| EP | Electricity Pole | TL | Traffic Light |
| FB | Flower Bed | UJ | Underside of Roof Joist |
| FC | False Ceiling | UR | Underside of Ridge Board |
| F/E | Fire Escape | UWP | Underside of Wall Plate |
| FRH | Flat Roof Height | V | Vent |
| FL | Floor Level | VP | Vent Pipe |
| FWS | Foul Water Sewer | WS | Wooden Sleeper |
| GY | Gully | WL | Water Level |
| GV | Gas Valve | WM | Water Meter |
| IC | Inspection Cover | WNF | Wire Mesh Fence |
| IL | Invert Level | WPF | Wooden Panel Fence |
| IRF | Iron Railing Fence | WSL | Window Cill Level |
| IWF | Interwoven Fence | WHL | Window Head Level |
| | | WRW | Wooden Retaining Wall |

Top / Bottom — Banks
Fences
Change in Surface
Edge of Vegetation
OS Data
Floor to Ceiling Height (e.g. 2.28)
Gate
Survey Station
+10.60 Floor Level
Tree

STATION CO-ORDINATE TABLE

| Ref. | East | North | Elevation |
|---|---|---|---|
| 1 | 553874.851 | 237658.095 | 86.899 |
| 2 | 553868.405 | 237758.741 | 83.313 |
| 3 | 553885.193 | 237770.784 | 83.614 |
| 4 | 553939.115 | 237764.835 | 85.280 |
| 5 | 553941.805 | 237730.871 | 87.080 |
| 6 | 553876.229 | 237596.902 | 84.826 |
| 7 | 553904.242 | 237565.281 | 86.498 |
| 8 | 553935.842 | 237540.870 | 87.208 |
| 9 | 553975.683 | 237542.075 | 88.253 |

NOTES

1. ALL LEVELS SHOWN ARE RELATED TO ORDNANCE SURVEY GPS DATUM.
2. TREE TYPES SHOWN ON THIS DRAWING CANNOT BE GUARANTEED AND IF CRITICAL SHOULD BE VERIFIED BY A TREE SPECIALIST. TREE SPREADS ARE AVERAGES UNLESS OTHERWISE INDICATED. TREE HEIGHTS ARE APPROXIMATE.
3. ALTHOUGH CARE HAS BEEN TAKEN, DUE TO ACCESS LIMITATIONS ALL HIGH LEVEL DETAIL HAS BEEN SURVEYED REMOTELY AND NOT CHECKED BY PHYSICAL MEASUREMENTS.
4. ALL CRITICAL MEASUREMENTS MUST BE CHECKED / VERIFIED.
5. ALL CO-ORDINATES AND LEVELS SHOWN RELATE TO AN ORDNANCE SURVEY DERIVED GRID.

| | | |
|---|---|---|
| C. | DRAINAGE SURVEY AMENDED. | 021018 |
| B. | SERVICES SURVEY ADDED. | 170918 |
| A. | SURVEY ENHANCED FOLLOWING MEASURED BUILDING SURVEY. | 040918 |

REVISIONS DATE

A MEMBER OF THE SURVEY ASSOCIATION

SCALE: 1:500 @ A0
DATE: MAY 2018
DRAWN: JL / GR
JOB No:

N INDICATES ONLY

TITLE: TOPOGRAPHICAL SURVEY SHEET 1 OF 2

JOB: FRIENDS SCHOOL, SAFFRON WALDEN.

CLIENT: CHASE NEW HOMES

DWG. No: DAT / 9.0C

DATUM SURVEY SERVICES LTD
BRICKFIELD HOUSE
HIGH ROAD
THORNWOOD
EPPING
ESSEX CM16 6TH
TEL: 07977 112286
OR 07977 111935

| TREE SCHEDULE | | | | | |
|---|---|---|---|---|---|
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| 4 | 0.80 | 15.00 | 12.00 | T | |
| 5 | 0.30 | 3.00 | 10.00 | T | |
| 6 | 0.40 | 5.00 | 15.00 | F/R | |
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| 8 | 0.60 | 15.00 | 10.00 | T | |
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| 15 | 0.30 | 11.00 | 11.00 | T | |
| 16 | 0.807B | 14.00 | 7.00 | PINE | |
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| 20 | 0.50 | 0.00 | 0.00 | STUMP | |
| 21 | 0.50 | 0.00 | 0.00 | STUMP | |
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| 99 | 0.60 | 12.00 | 14.00 | T | |
| 100 | 0.70 | 7.00 | 15.00 | T | |
| 101 | 0.30MB | 13.00 | 7.00 | S/BIRCH | |
| 102 | 0.80MB | 13.00 | 7.00 | F/R | |
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| 121 | 0.50 | 13.00 | 16.00 | T | |
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| 161 | 0.40 | 8.00 | 7.00 | T | |
| 162 | 0.60 | 10.00 | 12.00 | T | |
| 163 | 0.30 | 3.00 | 5.00 | T | |
| 164 | 0.90 | 13.00 | 14.00 | T | |
| 165 | 0.40 | 4.00 | 4.00 | T | |
| 166 | 0.40 | 9.00 | 7.00 | T | |
| 167 | 0.60 | 13.00 | 10.00 | T | |
| 168 | 0.30 | 10.00 | 8.00 | T | |
| 169 | 0.40 | 14.00 | 10.00 | T | |
| 170 | 0.50 | 9.00 | 8.00 | T | |
| 171 | 0.90 | 20.00 | 15.00 | T | |
| 172 | 0.20 | 10.00 | 10.00 | T | |
| 173 | 1.00 | 20.00 | 14.00 | T | |
| 174 | 1.20 | 3.00 | 15.00 | T | |
| 175 | 0.60 | 11.00 | 17.00 | T | |
| 176 | 0.80 | 15.00 | 15.00 | T | |

| TREE SCHEDULE | | | | | |
|---|---|---|---|---|---|
| NO. | GIRTH 1.5m | SPREAD | HEIGHT | TYPE | |
| 177 | 0.60 | 11.00 | 9.00 | T | |
| 178 | 0.70 | 12.00 | 15.00 | T | |
| 179 | 0.70 | 11.00 | 14..00 | T | |
| 180 | 0.307B | 4.00 | 7.00 | T | |
| 181 | 0.40MB | 8.00 | 14.00 | T | |
| 182 | 0.30 | 5.00 | 14.00 | T | |
| 183 | 0.50 | 10.00 | 15.00 | T | |
| 184 | 0.30 | 7.00 | 14.00 | T | |
| 185 | 0.40 | 12.00 | 13.00 | T | |
| 186 | 0.50 | 10.00 | 14.00 | T | |
| 187 | 0.40 | 8.00 | 9.00 | T | |
| 188 | 0.30 | 10.00 | 15.00 | T | |
| 189 | 0.60 | 12.00 | 15.00 | T | |
| 190 | 0.70 | 14.00 | 15.00 | T | |
| 191 | 0.50 | 4.00 | 3.00 | F/ALLEN | |
| 192 | 0.20 | 5.00 | 7.00 | T | |
| 193 | 0.20 | 5.00 | 7.00 | T | |
| 194 | 0.40 | 5.00 | 7.00 | T | |
| 195 | 0.50 | 10.00 | 9.00 | T | |
| 196 | 0.50 | 8.00 | 9.00 | T | |
| 197 | 0.40 | 10.00 | 9.00 | T | |
| 198 | 0.40 | 11.00 | 5.00 | T | |
| 199 | 0.80 | 20.00 | 18.00 | T | |
| 200 | 0.40 | 14.00 | 9.00 | T | |
| 201 | 0.30 | 7.00 | 9.00 | T | |
| 202 | 0.607B | 13.00 | 7.00 | T | |
| 203 | 0.40MB | 12.00 | 7.00 | T | |
| 204 | 0.30 | 7.00 | 7.00 | T | |
| 205 | 0.30 | 13.00 | 9.00 | T | |
| 206 | 0.30 | 13.00 | 14.00 | T | |
| 207 | 0.40 | 15.00 | 9.00 | T | |
| 208 | 0.40MB | 15.00 | 8.00 | T | |
| 209 | 0.60 | 10.00 | 14.00 | T | |
| 210 | 0.40 | 10.00 | 14.00 | T | |
| 211 | 0.30 | 8.00 | 12.00 | T | |
| 212 | 0.907B | 20.00 | 12.00 | T | |
| 213 | 0.30 | 7.00 | 10.00 | T | |
| 214 | 0.50 | 22.00 | 12.00 | T | |
| 215 | 0.50 | 22.00 | 12.00 | T | |
| 216 | 0.50 | 22.00 | 12.00 | T | |
| 217 | 0.30 | 13.00 | 7.00 | T | |
| 218 | 0.307B | 13.00 | 8.00 | T | |
| 219 | 0.20 | 6.00 | 8.00 | T | |
| 220 | 0.40 | 8.00 | 9.00 | T | |
| 221 | 0.30 | 13.00 | 8.00 | T | |
| 222 | 0.207B | 8.00 | 7.00 | T | |
| 223 | 0.30 | 12.00 | 8.00 | T | |
| 224 | 0.20 | 6.00 | 7.00 | T | |
| 225 | 0.30 | 12.00 | 10.00 | T | |
| 226 | 0.20 | 8.00 | 9.00 | S/BIRCH | |
| 227 | 0.20 | 8.00 | 9.00 | T | |
| 228 | 0.20 | 10.00 | 10.00 | T | |
| 229 | 0.307B | 9.00 | 10.00 | T | |
| 230 | 0.20 | 9.00 | 11.00 | T | |
| 231 | 0.30 | 18.00 | 11.00 | T | |
| 232 | 0.30 | 18.00 | 10.00 | T | |
| 233 | 0.20 | 7.00 | 10.00 | T | |
| 234 | 0.407B | 14.00 | 10.00 | T | |
| 235 | 0.20 | 10.00 | 10.00 | T | |
| 236 | 0.20 | 10.00 | 12.00 | T | |
| 237 | 0.30 | 15.00 | 13.00 | T | |
| 238 | 0.20 | 15.00 | 13.00 | T | |
| 239 | 0.30 | 12.00 | 14.00 | T | |
| 240 | 0.30 | 13.00 | 14.00 | T | |
| 241 | 0.20 | 8.00 | 14.00 | S/BIRCH | |
| 242 | 0.30 | 13.00 | 12.00 | T | |
| 243 | 0.20 | 8.00 | 10.00 | T | |
| 244 | 0.30 | 12.00 | 11.00 | T | |
| 245 | 0.20 | 10.00 | 10.00 | T | |
| 246 | 0.30 | 9.00 | 8.00 | T | |
| 247 | 0.20 | 8.00 | 11.00 | T | |
| 248 | 0.20 | 8.00 | 11.00 | T | |
| 249 | 0.30 | 15.00 | 10.00 | T | |
| 250 | 0.30 | 15.00 | 10.00 | T | |
| 251 | 0.30 | 15.00 | 10.00 | T | |
| 252 | 0.307B | 10.00 | 11.00 | T | |
| 253 | 0.20 | 10.00 | 10.00 | T | |
| 254 | 0.20 | 10.00 | 11.00 | T | |
| 255 | 0.407B | 11.00 | 8.00 | T | |
| 256 | 0.20 | 8.00 | 14.00 | T | |
| 257 | 0.20 | 8.00 | 12.00 | T | |
| 258 | 0.20 | 8.00 | 13.00 | T | |
| 259 | 0.407B | 10.00 | 11.00 | T | |
| 260 | 0.20 | 8.00 | 10.00 | T | |
| 261 | 0.507B | 12.00 | 11.00 | T | |
| 262 | 0.607B | 16.00 | 11.00 | S/BIRCH | |
| 263 | 0.50 | 16.00 | 12.00 | S/BIRCH | |
| 264 | 0.60 | 16.00 | 18.00 | T | |
| 265 | 0.60 | 16.00 | 18.00 | T | |
| 266 | 0.60 | 16.00 | 18.00 | T | |
| 267 | 0.60 | 16.00 | 18.00 | T | |
| 268 | 0.607B | 8.00 | 6.00 | T | |
| 269 | 0.30 | 5.00 | 3.00 | T | |
| 270 | 0.20 | 6.00 | 4.00 | T | |
| 271 | 0.50 | 20.00 | 18.00 | T | |
| 272 | 0.30 | 10.00 | 11.00 | T | |
| 273 | 0.70MB | 8.00 | 8.00 | T | |
| 274 | 0.507B | 14.00 | 9.00 | T | |
| 275 | 0.60 | 16.00 | 18.00 | T | |
| 276 | 0.60 | 16.00 | 18.00 | T | |
| 277 | 0.60 | 16.00 | 18.00 | T | |
| 278 | 0.607B | 8.00 | 6.00 | T | |
| 279 | 0.50 | 16.00 | 12.00 | S/BIRCH | |
| 280 | 0.60 | 16.00 | 18.00 | T | |
| 281 | 0.60 | 16.00 | 18.00 | T | |
| 282 | 0.60 | 16.00 | 18.00 | T | |
| 283 | 0.60 | 16.00 | 18.00 | T | |
| 284 | 0.60 | 16.00 | 18.00 | T | |
| 285 | 0.60 | 16.00 | 18.00 | T | |
| 286 | 0.60 | 16.00 | 18.00 | T | |
| 287 | 0.60 | 16.00 | 18.00 | T | |
| 288 | 0.607B | 8.00 | 6.00 | T | |
| 289 | 0.30 | 5.00 | 3.00 | T | |
| 290 | 0.20 | 6.00 | 4.00 | T | |
| 291 | 0.50 | 20.00 | 18.00 | T | |
| 292 | 0.30 | 10.00 | 11.00 | T | |
| 293 | 0.70MB | 8.00 | 8.00 | T | |
| 294 | 0.507B | 14.00 | 9.00 | T | |
| 295 | 0.30 | 12.00 | 7.00 | T | |
| 296 | 0.40 | 12.00 | 7.00 | T | |
| 297 | 0.20 | 8.00 | 7.00 | T | |
| 298 | 1.00MB | 12.00 | 7.00 | T | |
| 299 | 0.607B | 13.00 | 8.00 | T | |
| 300 | POINT NOT USED | | | | |
| 301 | 0.30 | 8.00 | 8.00 | T | |
| 302 | 0.20 | 14.00 | 10.00 | T | |
| 303 | 0.30 | 10.00 | 10.00 | T | |
| 304 | 0.30 | 8.00 | 10.00 | T | |
| 305 | 0.40 | 10.00 | 10.00 | T | |
| 306 | 0.40MB | 14.00 | 8.00 | T | |
| 307 | 1.10MB | 10.00 | 8.00 | T | |
| 308 | 0.40 | 18.00 | 17.00 | T | |
| 309 | 0.30 | 2.00 | 2.00 | T | |
| 310 | 0.50 | 22.00 | 15.00 | T | |
| 311 | 0.60 | 11.00 | 9.00 | T | |
| 312 | 0.40 | 14.00 | 5.00 | T | |
| 313 | 0.70 | 16.00 | 18.00 | T | |
| 314 | 0.70 | 14.00 | 15.00 | T | |
| 315 | 0.60 | 12.00 | 8.00 | T | |
| 316 | 0.70 | 12.00 | 8.00 | T | |
| 317 | 0.50 | 4.00 | 10.00 | T | |
| 318 | 0.30 | 8.00 | 16.00 | T | |
| 319 | 0.50 | 10.00 | 17.00 | T | |
| 320 | 0.20 | 5.00 | 7.00 | T | |
| 321 | 0.30 | 9.00 | 11.00 | S/BIRCH | |
| 322 | 0.20 | 12.00 | 7.00 | T | |
| 323 | 0.407B | 9.00 | 12.00 | T | |
| 324 | 0.20 | 6.00 | 8.00 | T | |
| 325 | 0.507B | 13.00 | 15.00 | S/BIRCH | |
| 326 | 0.40 | 9.00 | 10.00 | T | |
| 327 | 0.20 | 5.00 | 13.00 | T | |
| 328 | 0.30 | 7.00 | 13.00 | S/BIRCH | |
| 329 | 0.20 | 4.00 | 10.00 | S/BIRCH | |
| 330 | 0.20 | 5.00 | 13.00 | S/BIRCH | |
| 331 | 0.30 | 9.00 | 6.00 | T | |
| 332 | 0.30 | 6.00 | 11.00 | T | |
| 333 | 0.40 | 8.00 | 11.00 | T | |
| 334 | 0.30 | 8.00 | 8.00 | T | |
| 335 | 0.30 | 9.00 | 6.00 | T | |
| 336 | 0.40 | 10.00 | 12.00 | T | |
| 337 | 0.30 | 15.00 | 7.00 | T | |
| 338 | 0.20MB | 15.00 | 7.00 | T | |
| 339 | 0.20 | 8.00 | 11.00 | T | |
| 340 | 0.40MB | 14.00 | 7.00 | T | |
| 341 | 0.50MB | 8.00 | 4.00 | T | |
| 342 | 0.60MB | 12.00 | 10.00 | T | |
| 343 | 0.70MB | 12.00 | 5.00 | T | |
| 344 | 0.50 | 10.00 | 6.00 | T | |
| 345 | 0.307B | 10.00 | 5.00 | T | |
| 346 | 0.50MB | 10.00 | 4.00 | T | |
| 347 | 0.20MB | 8.00 | 6.00 | T | |
| 348 | 0.30 | 5.00 | 7.00 | T | |
| 349 | 0.30 | 4.00 | 4.00 | F/ALLEN | |
| 350 | 0.30 | 8.00 | 5.00 | F/ALLEN | |
| 351 | 0.30 | 8.00 | 10.00 | S/BIRCH | |
| 352 | 0.30 | 5.00 | 10.00 | S/BIRCH | |

| TREE SCHEDULE | | | | | |
|---|---|---|---|---|---|
| NO. | GIRTH 1.5m | SPREAD | HEIGHT | TYPE | |
| 353 | 0.20 | 8.00 | 9.00 | S/BIRCH | |
| 354 | 0.30MB | 8.00 | 5.00 | T | |
| 355 | 0.307B | 5.00 | 6.00 | T | |
| 356 | 0.30 | 6.00 | 6.00 | HAWTHORN | |
| 357 | 0.40 | 12.00 | 9.00 | T | |
| 358 | 0.40 | 0.00 | 1.00 | STUMP | |
| 359 | 0.40MB | 8.00 | 14.00 | T | |
| 360 | 0.40 | 0.00 | 0.00 | STUMP | |
| 361 | 0.20 | 0.00 | 0.00 | STUMP | |
| 362 | 0.50 | 10.00 | 11.00 | T | |
| 363 | 0.70 | 12.00 | 12.00 | T | |
| 364 | 0.30 | 0.00 | 1.00 | STUMP | |
| 365 | 0.40 | 4.00 | 3.00 | T | |
| 366 | 0.20 | 6.00 | 10.00 | T | |
| 367 | 0.50MB | 8.00 | 6.00 | HAWTHORN | |
| 368 | 0.30 | 8.00 | 9.00 | T | |
| 369 | 0.50 | 12.00 | 14.00 | T | |
| 370 | 0.30 | 8.00 | 16.00 | S/BIRCH | |
| 371 | 0.20 | 8.00 | 7.00 | T | |
| 372 | 0.20 | 8.00 | 7.00 | T | |
| 373 | 0.20 | 6.00 | 11.00 | T | |
| 374 | 0.20 | 6.00 | 10.00 | T | |
| 375 | 0.20 | 8.00 | 13.00 | T | |
| 376 | 0.70MB | 10.00 | 13.00 | T | |
| 377 | 0.30 | 9.00 | 14.00 | S/BIRCH | |
| 378 | 0.20 | 8.00 | 13.00 | T | |
| 379 | 0.20 | 8.00 | 16.00 | S/BIRCH | |
| 380 | 0.20 | 12.00 | 10.00 | T | |
| 381 | 0.30 | 9.00 | 10.00 | T | |
| 382 | 0.20 | 8.00 | 7.00 | T | |
| 383 | 0.30 | 7.00 | 16.00 | S/BIRCH | |
| 384 | 0.30 | 8.00 | 12.00 | T | |
| 385 | 0.20 | 8.00 | 10.00 | T | |
| 386 | 0.507B | 9.00 | 13.00 | T | |
| 387 | 0.20 | 6.00 | 15.00 | S/BIRCH | |
| 388 | 0.20 | 4.00 | 10.00 | T | |
| 389 | 0.507B | 12.00 | 13.00 | T | |
| 390 | 0.507B | 8.00 | 11.00 | T | |
| 391 | 0.20 | 6.00 | 10.00 | T | |
| 392 | 0.20 | 8.00 | 11.00 | T | |
| 393 | 0.30 | 10.00 | 10.00 | T | |
| 394 | 0.90MB | 10.00 | 8.00 | T | |
| 395 | 0.60 | 12.00 | 10.00 | T | |
| 396 | 0.30 | 8.00 | 10.00 | T | |
| 397 | 0.20 | 8.00 | 10.00 | T | |
| 398 | 0.70MB | 14.00 | 12.00 | T | |
| 399 | 0.40TB | 9.00 | 12.00 | T | |
| 400 | 0.507B | 10.00 | 10.00 | T | |
| 401 | 0.40 | 20.00 | 10.00 | T | |
| 402 | 0.507B | 8.00 | 15.00 | T | |
| 403 | 0.507B | 10.00 | 15.00 | T | |
| 404 | 0.30 | 12.00 | 10.00 | T | |
| 405 | 0.40 | 10.00 | 15.00 | S/BIRCH | |
| 406 | 0.307B | 6.00 | 7.00 | T | |
| 407 | 0.30 | 12.00 | 14.00 | T | |
| 408 | 0.50 | 14.00 | 17.00 | T | |
| 409 | 0.507B | 10.00 | 11.00 | T | |
| 410 | 0.30 | 10.00 | 11.00 | T | |
| 411 | 0.70 | 14.00 | 18.00 | T | |
| 412 | 0.20 | 10.00 | 14.00 | T | |
| 413 | 0.407B | 12.00 | 9.00 | T | |
| 414 | 0.40 | 12.00 | 15.00 | T | |
| 415 | 0.50 | 8.00 | 9.00 | T | |
| 416 | 0.70 | 8.00 | 8.00 | T | |
| 417 | 0.30 | 5.00 | 4.00 | T | |
| 418 | 0.20 | 5.00 | 7.00 | T | |
| 419 | 0.40 | 8.00 | 18.00 | T | |
| 420 | 0.20 | 10.00 | 13.00 | T | |
| 421 | 0.30 | 13.00 | 13.00 | T | |
| 422 | 0.70 | 13.00 | 16.00 | T | |
| 423 | 0.60 | 14.00 | 17.00 | T | |
| 424 | 0.50 | 20.00 | 16.00 | T | |
| 425 | 0.707B | 11.00 | 8.00 | T | |
| 426 | 0.50 | 8.00 | 7.00 | T | |
| 427 | 0.50 | 8.00 | 18.00 | T | |
| 428 | 0.40 | 13.00 | 14.00 | T | |
| 429 | 0.40 | 7.00 | 15.00 | T | |
| 430 | 0.507B | 9.00 | 15.00 | T | |
| 431 | 0.50 | 14.00 | 19.00 | T | |
| 432 | 0.60 | 12.00 | 18.00 | T | |
| 433 | 0.50 | 10.00 | 16.00 | T | |
| 434 | 0.60 | 8.00 | 6.00 | T | |
| 435 | 0.607B | 6.00 | 7.00 | T | |
| 436 | 0.30 | 8.00 | 10.00 | T | |
| 437 | 0.70MB | 6.00 | 7.00 | T | |
| 438 | 0.40 | 13.00 | 18.00 | T | |
| 439 | 0.30 | 6.00 | 14.00 | PINE | |
| 440 | 0.60 | 12.00 | 14.00 | T | |
| 441 | 0.40 | 10.00 | 16.00 | T | |
| 442 | 0.60 | 8.00 | 14.00 | T | |
| 443 | 0.60 | 8.00 | 16.00 | T | |
| 444 | 0.20 | 8.00 | 10.00 | T | |
| 445 | 0.60 | 8.00 | 15.00 | T | |
| 446 | 0.70TB | 10.00 | 20.00 | T | |
| 447 | 0.50 | 9.00 | 18.00 | T | |
| 448 | 0.50 | 8.00 | 18.00 | T | |
| 449 | 0.80 | 18.00 | 20.00 | T | |
| 450 | 0.50 | 15.00 | 16.00 | T | |
| 451 | 0.90MB | 15.00 | 17.00 | T | |
| 452 | 0.50 | 12.00 | 10.00 | T | |
| 453 | 0.70 | 13.00 | 16.00 | T | |
| 454 | 0.80 | 9.00 | 12.00 | T | |
| 455 | 0.80 | 18.00 | 20.00 | T | |
| 456 | 1.00 | 12.00 | 16.00 | T | |
| 457 | 0.60 | 13.00 | 20.00 | T | |
| 458 | 0.40 | 13.00 | 18.00 | T | |
| 459 | 0.30 | 6.00 | 14.00 | PINE | |
| 460 | 0.30 | 6.00 | 5.00 | T | |
| 461 | 0.70 | 10.00 | 14.00 | T | |
| 462 | 0.70 | 10.00 | 10.00 | SYCAMORE | |
| 463 | 0.30 | 6.00 | 5.00 | CHERRY | |
| 464 | 0.20 | 5.00 | 6.00 | T | |




ABBREVIATIONS

| | | | |
|---|---|---|---|
| ABH | Arch Beam Height | KO | Kerb Outlet |
| B | Brick | LTS | Low Timber Strip |
| BAL | Balcony | LP | Lamp Post |
| BB | Bellaha Beacon | MH | Manhole |
| BD | Bollard | MKR | Marker |
| BH | Borehole or Beam Height | MSF | Metal Security Fer |
| BL | Bed Level | OV | Over Flow Pipe |
| BP | Brick Pier | OHC | Overhead Cables |
| BRW | Brick Retaining Wall | P | Post |
| BS | Bus Stop | PALF | Palisade Fence |
| BT | British Telecom | PF | Picket Fence |
| BW | Brick Wall | PIT | Trial Pit |
| BWF | Barbed Wire Fence | PL | Pavement Light |
| CP | Catch Pit | PM | Parking Meter |
| CAB | Cabinet | PRF | Post & Rail Fence |
| CBF | Close Boarded Fence | PWH | Parapet Wall Heig |
| CBW | Concrete Block Wall | R | Render |
| CF | Corrugated Iron Fence | RAD | Radiator |
| CL | Cover Level | RE | Rodding Eye |
| CLF | Chain Link Fence | RH | Ridge Height |
| COL | Column | RS | Road Sign |
| CPF | Concrete Panel Fence | RWP | Rain Water Pipe |
| CPS | Concrete Posting Slabs | S | Stone |
| CRW | Concrete Retaining Wall | SV | Stop VALVE |
| CSU | Ceiling Slopes Up | SL | Soffit Level or Sk |
| CTV | Cable Television | SP | Soil Pipe |
| C# | Concrete Wall | SR | Service Riser |
| CZY | Crazy Paving | SPV | Stone Paving Slab |
| D | Door | SRW | Stone Retaining W |
| DHL | Door Head Level | SA | Soakaway |
| DBH | Door Beam Height | TWS | Timber Water Ser |
| EC | Electricity Cover | TJ | Top of Joist |
| EH | Eave Height | TLE | Tile |
| EP | Electricity Pole | TL | Traffic Light |
| FB | Flower Bed | UJ | Underside of Roof |
| FC | False Ceiling | UR | Underside of Ridge |
| F/E | Fire Escape | UWP | Underside of Wall |
| FRH | Flat Roof Height | V | Vent |
| FL | Floor Level | VP | Vent Pipe |
| FWS | Foul Water Sewer | WS | Wooden Sleeper |
| GY | Gully | WL | Water Level |
| GV | Gas Valve | WM | Water Meter |
| IC | Inspection Cover | WMF | Wire Mesh Fence |
| IL | Invert Level | WPF | Wooden Panel Fen |
| IRF | Iron Railing Fence | WCL | Window Cill Level |
| IWF | Interwoven Fence | WHL | Window Head Leve |
| | | WRW | Wooden Retaining |

Top of Banks
Bottom of Banks
Fences
Change In Surface
Edge of Vegetation
OS Data
Floor to Ceiling H
Gate
Survey S
+10.60 Floor Le
Tree

STATION CO-ORDINATE TABLE

| Ref. | East | North | Elevation |
|---|---|---|---|
| 1 | 553874.851 | 237658.095 | 86.899 |
| 2 | 553868.405 | 237758.741 | 83.313 |
| 3 | 553885.193 | 237770.784 | 83.614 |
| 4 | 553939.115 | 237784.805 | 85.380 |
| 5 | 553941.805 | 237730.871 | 87.080 |
| 6 | 553876.229 | 237596.902 | 84.826 |
| 7 | 553904.242 | 237565.291 | 86.498 |
| 8 | 553935.842 | 237540.870 | 87.208 |
| 9 | 553975.683 | 237542.075 | 88.253 |

NOTES

1. ALL LEVELS SHOWN ARE RELATED TO ORDNANCE SURVEY GPS DATUM
2. TREE TYPES SHOWN ON THIS DRAWING CANNOT BE GUARANTEED AND IF CRITICAL SHOULD BE VERIFIED BY A TREE SPECIALIST. TREE SPREADS ARE AVERAGES UNLESS OTHERWISE INDICATED. TREE HEIGHTS ARE APPROXIMATE.
3. ALTHOUGH CARE HAS BEEN TAKEN, DUE TO ACCESS LIMITATIONS ALL HIGH LEVEL DETAIL HAS BEEN SURVEYED REMOTELY AND NOT CHECKED BY PHYSICAL MEASUREMENTS.
4. ALL CRITICAL MEASUREMENTS MUST BE CHECKED / VERIFIED.
5. ALL CO-ORDINATES AND LEVELS SHOWN RELATE TO AN ORDNANCE SURVEY DERIVED GRID.

| | | |
|---|---|---|
| C. | DRAINAGE SURVEY AMENDED. | 021 |
| B. | SERVICES SURVEY ADDED. | 170 |
| A. | SURVEY ENHANCED FOLLOWING MEASURED BUILDING SURVEY. | 040 |

REVISIONS D

A MEMBER OF THE SURVEY ASSOCIATION

SCALE: 1:500 @ A0
DATE: MAY 2018
DRAWN: JL / GR
JOB No:

TITLE: TOPOGRAPHICAL SURVEY SHEET 2 OF 2

JOB: FRIENDS SCHOOL, SAFFRON WALD

CLIENT: CHASE NEW HOMES

DWG. No: DAT / 9.0C

DAT 'M SURVEY SERVICES LTD
BRICKFIELD HOUSE
HIGH ROAD
THORNWOOD
EPPING
ESSEX CM16 6TH
TEL: 07977 112286
OR 07977 119935

0 10 20 30 40 50m

Scale

N

**NOTES:**

NOTE: NO DIMENSIONS TO BE SCALED FOR CONSTRUCTION. DRAWINGS MAY BE SCALED FOR PLANNING PURPOSES ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.

MOUNT PLEASANT
Existing trees
Brick walling screening to S/S
S/S
Existing access
Rowan M4(3)
Wilde M4(3)
Rowan M4(3)
Wilde M4(3)
Rowan M4(3)
Wilde M4(3)
Wilde M4(3)
7 6 5 4 3 2 1
8 9 10 11 12 13 14 15 16 17
Aspen
Willow
Oak
Willow
Oak
Aspen
GRAND AVENUE
Converted school buildings
Play area
Play area
3m cycleway
Apartments 1
25-30
cycles
Bronte
bins
24
Mulberry
FOG
21
20
Aspen
19
Mulberry
Mulberry
18
23
22
One way street
31-34
Maisonettes
bins
cycles
43-46
Maisonettes
cycles
bins
35 36 37 38 39 40 41 42
Birch
Beech
Beech
Mulberry
Mulberry
Mulberry
Beech
Birch
GRAND AVENUE LINK
Beech
Beech
70 71
FOG
72
73
FOG
Beech
Beech
74 75
One way street
Aspen
Villa
Aspen
67 68 69
65 64
66
Villa
Villa
Mews
One way street
Beech
Beech
48 49
Bronte
47
52 51 50
53
54
Crescent
Crescent
Villa
Villa
Villa
Bronte
60
61 62 63
59 58 57 56 55
Crescent
Crescent
bins
Clubhouse
U11-U12 football pitch
U11-U12 football pitch.
Informal pedestrian leisure route through woodland
Existing retained woodland


*architecture*
*planning*
*project management*
*interior design*
*graphics*

**www.colesarchitects.co.uk**

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t:01234 241758 e:proactive@colesarchitects.co.uk


PROJECT:
Walden School
Saffron Walden

DRAWING TITLE:
Initial Concept Sketch Layout
APP2

| SCALE: | DATE: | BY: |
|---|---|---|
| 1:500 (A0) | April 2025 | JB |

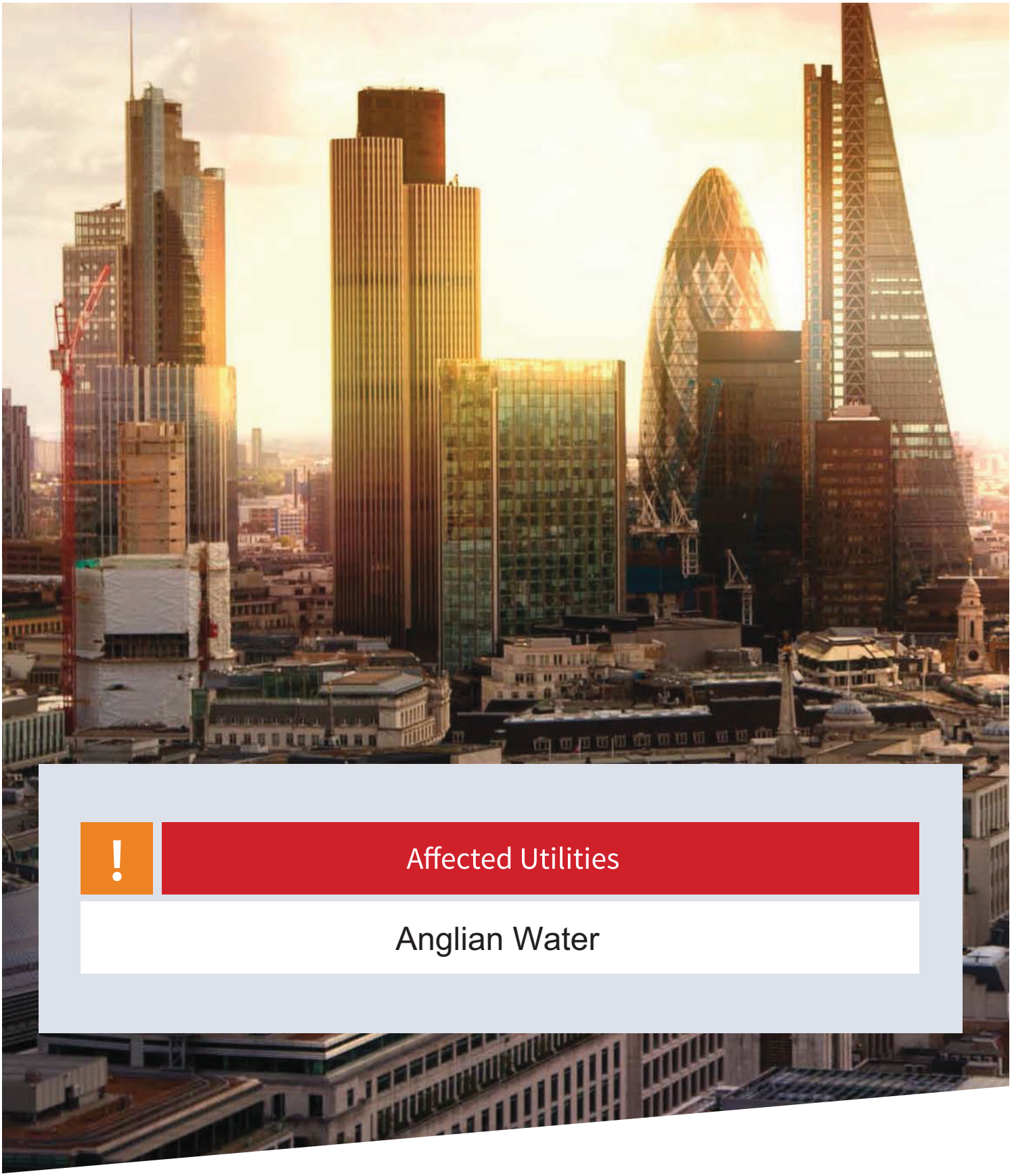
ISSUE STATUS:
**DESIGN** ☐ **B of Q** ☐ **CONSTRUCTION** ☐ **RECORD** ☐

CHECKED BY: DATE:

DRAWING NO: 23110 (D) 006 REVISION: A

| REV: | BY: | DATE: | DETAILS: |
|---|---|---|---|
| A | JB | 29.04.25 | Minor updates. |

# **Utilities** Report



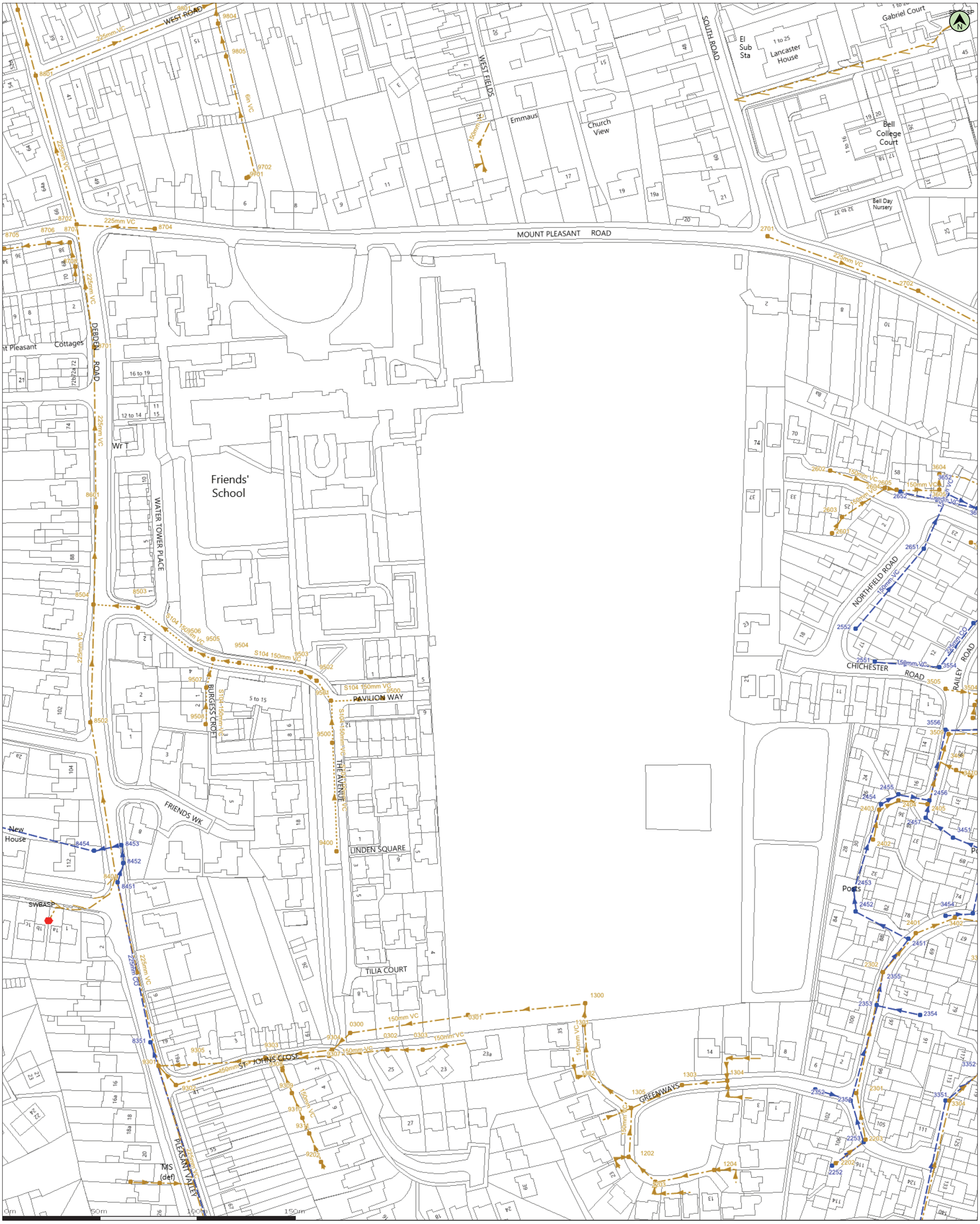
!

## Affected Utilities

Anglian Water



Landmark® INFORMATION GROUP

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Data updated: 03/02/18

Scale: 1:1250
Map Centre: 554071,237570

Date: 20/03/18
Our Ref: 257728 - 1

Wastewater Plan A2
Powered by digdat

Foul Sewer
Surface Sewer
Combined Sewer
Final Effluent Sewer
Rising Main*
Private Sewer*
Decommissioned Sewer*

Outfall*
Inlet*
Manhole*

Sewage Treatment Works
Public Pumping Station
Decommissioned Pumping Station

*(Colour denotes effluent type)

stat.payments@atkinsglobal.com
63572

CHECKED

love every drop
anglianwater

| Manhole Reference | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|
| 0300 | F | - | 84.172 | - |
| 0301 | F | - | 86.25 | - |
| 0302 | F | - | - | - |
| 0303 | F | - | - | - |
| 0500 | F | - | - | - |
| 1202 | F | - | 90.49 | - |
| 1203 | F | - | 90.891 | - |
| 1204 | F | - | 91.922 | - |
| 1300 | F | - | 88.3 | - |
| 1301 | F | - | 88.678 | - |
| 1302 | F | - | 89.288 | - |
| 1303 | F | - | 90.868 | - |
| 1304 | F | - | 91.621 | - |
| 1305 | F | - | 90.071 | - |
| 2202 | F | - | - | - |
| 2203 | F | - | - | - |
| 2301 | F | 94.931 | 93.611 | 1.32 |
| 2302 | F | - | - | - |
| 2401 | F | - | - | - |
| 2402 | F | - | - | - |
| 2403 | F | - | - | - |
| 2404 | F | - | - | - |
| 2405 | F | - | - | - |
| 2601 | F | 89.98 | 88.33 | 1.65 |
| 2602 | F | 89.01 | 87.47 | 1.54 |
| 2603 | F | 89.59 | 87.95 | 1.64 |
| 2604 | F | 88.25 | 86.09 | 2.16 |
| 2605 | F | 87.79 | 85.83 | 1.96 |
| 2701 | F | 86.71 | 84.69 | 2.02 |
| 2702 | F | 83.24 | 81.32 | 1.92 |
| 3304 | F | - | - | - |
| 3402 | F | - | - | - |
| 3409 | F | - | - | - |
| 3410 | F | - | - | - |
| 3503 | F | 91.32 | 89.73 | 1.59 |
| 3505 | F | 91.5 | 90.13 | 1.37 |
| 3507 | F | 91.52 | 89.94 | 1.58 |
| 3509 | F | - | - | - |
| 3604 | F | - | - | - |
| 3605 | F | 87.43 | 85.54 | 1.89 |
| 3607 | F | 87.96 | 86.45 | 1.51 |
| 8401 | F | 82.3 | 80.5 | 1.8 |
| 8502 | F | - | - | - |
| 8503 | F | - | - | - |
| 8504 | F | - | - | - |
| 8601 | F | 86.39 | 79.47 | 6.92 |
| 8701 | F | 85.74 | 78.98 | 6.76 |
| 8702 | F | 82.4 | 78.68 | 3.72 |
| 8704 | F | - | - | - |
| 8705 | F | - | - | - |
| 8706 | F | - | - | - |
| 8707 | F | - | - | - |
| 8708 | F | - | - | - |
| 8801 | F | - | - | - |
| 8802 | F | - | - | - |
| 9202 | F | - | - | - |
| 9301 | F | 84.62 | 82.38 | 2.24 |
| 9302 | F | - | 82.774 | - |
| 9303 | F | - | 83.414 | - |
| 9304 | F | - | 83.998 | - |
| 9305 | F | - | - | - |
| 9306 | F | - | - | - |
| 9307 | F | - | - | - |
| 9308 | F | - | - | - |
| 9309 | F | - | - | - |
| 9310 | F | - | - | - |
| 9311 | F | - | - | - |
| 9400 | F | - | - | - |
| 9500 | F | - | - | - |
| 9501 | F | - | - | - |
| 9502 | F | - | - | - |
| 9503 | F | - | - | - |
| 9504 | F | - | - | - |
| 9505 | F | - | - | - |
| 9506 | F | - | - | - |
| 9507 | F | - | - | - |
| 9508 | F | - | - | - |
| 9701 | F | - | - | - |
| 9702 | F | - | - | - |
| 9801 | F | 76.73 | 74.32 | 2.41 |
| 9804 | F | - | - | - |
| 9805 | F | - | - | - |
| 2252 | S | - | - | - |
| 2253 | S | - | - | - |
| 2351 | S | 94.985 | 93.485 | 1.5 |
| 2352 | S | 94.639 | 93.689 | 0.95 |
| 2353 | S | - | - | - |
| 2354 | S | - | - | - |
| 2355 | S | - | - | - |
| 2451 | S | - | - | - |
| 2452 | S | - | - | - |
| 2453 | S | - | - | - |
| 2454 | S | - | - | - |
| 2455 | S | - | - | - |
| 2456 | S | - | - | - |
| 2457 | S | - | - | - |
| 2551 | S | 92.04 | 90.59 | 1.45 |
| 2552 | S | 91.81 | 90.78 | 1.03 |
| 2651 | S | 88.98 | 87.87 | 1.11 |
| 2652 | S | 88.9 | 87.35 | 1.55 |
| 3351 | S | - | - | - |
| 3451 | S | - | - | - |
| 3453 | S | - | - | - |
| 3454 | S | - | - | - |
| 3553 | S | 89.61 | 88.17 | 1.44 |
| 3554 | S | 91.42 | 89.81 | 1.61 |
| 3556 | S | - | - | - |
| 3651 | S | 86.69 | 85.63 | 1.06 |
| 3652 | S | - | - | - |
| 8351 | S | 84.09 | 83.2 | 0.89 |
| 8451 | S | 82.23 | 81.35 | 0.88 |
| 8452 | S | 82.32 | 81.31 | 1.01 |
| 8453 | S | 82.46 | 81.2 | 1.26 |
| 8454 | S | 82.16 | 80.9 | 1.26 |

| Manhole Reference | Liquid Type | Cover Level | Invert Level | Depth to Invert |
|---|---|---|---|---|

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cover photography: Lindsey Wakelin