

Ellingham Consulting Ltd

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FLOOD RISK STATEMENT NORWOOD HOUSE, STATION ROAD, GEDNEY

This Flood Risk Statement has been prepared to describe the level of flood risk at the site and to demonstrate the proposed development will be safe for its lifetime.

Site Location	Norwood House, Station Road, Gedney, Spalding, Lincs, PE12 0DD. A Site Plan and Location Plan is attached.
Proposed Development	Minor extension (householder) – construction of a garage with storage above.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'.
Drainage / Watercourses	The site is within the Lutton Leam catchment of the South Holland IDB district. The Wash tidal defences along the Holbeach Marsh frontage are 8.2km from the site. The River Welland tidal defences are 7.6km to the north west.
Topography	The site is flat with ground levels typically between +3.0m OD.
Flood Zone	Flood Zone 3a.
Surface Water Risk	The risk of surface water flooding is very low.
Fluvial Flood Risk	The site is not at risk, the River Welland defences provide protection during the 1% AEP event with climate change.
Tidal Flood Risk	Due to the defences the site is not at risk during the 0.5% annual probability tidal event with climate change.
Tidal Breach	The site is at not risk during a tidal breach.
Flood Warning Area	Holbeach, Fleet, Gedney and Surrounding Areas

The proposed development is for a garage with storage above. Based upon the nature of the proposed development there are no recommendations to mitigate the risk of flooding.

The developer should ensure that the occupier of the dwelling is aware of the risk of flooding. The Environment Agency operates a flood warning system for areas at risk of flooding to enable householders, businesses, and landowners to protect life or take actions to manage the effect of flooding. The occupier of the dwelling should register to receive flood warnings.

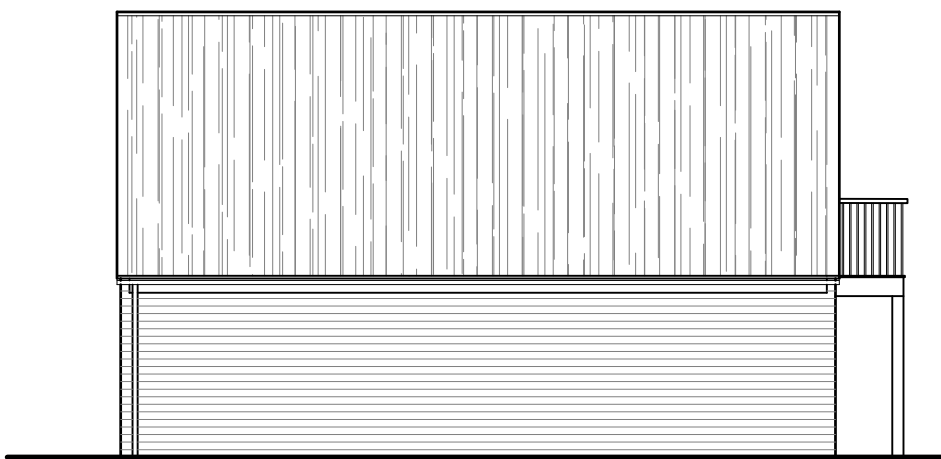
Tim Ellingham
24 March 2025
ECL1503



SOUTH ELEVATION



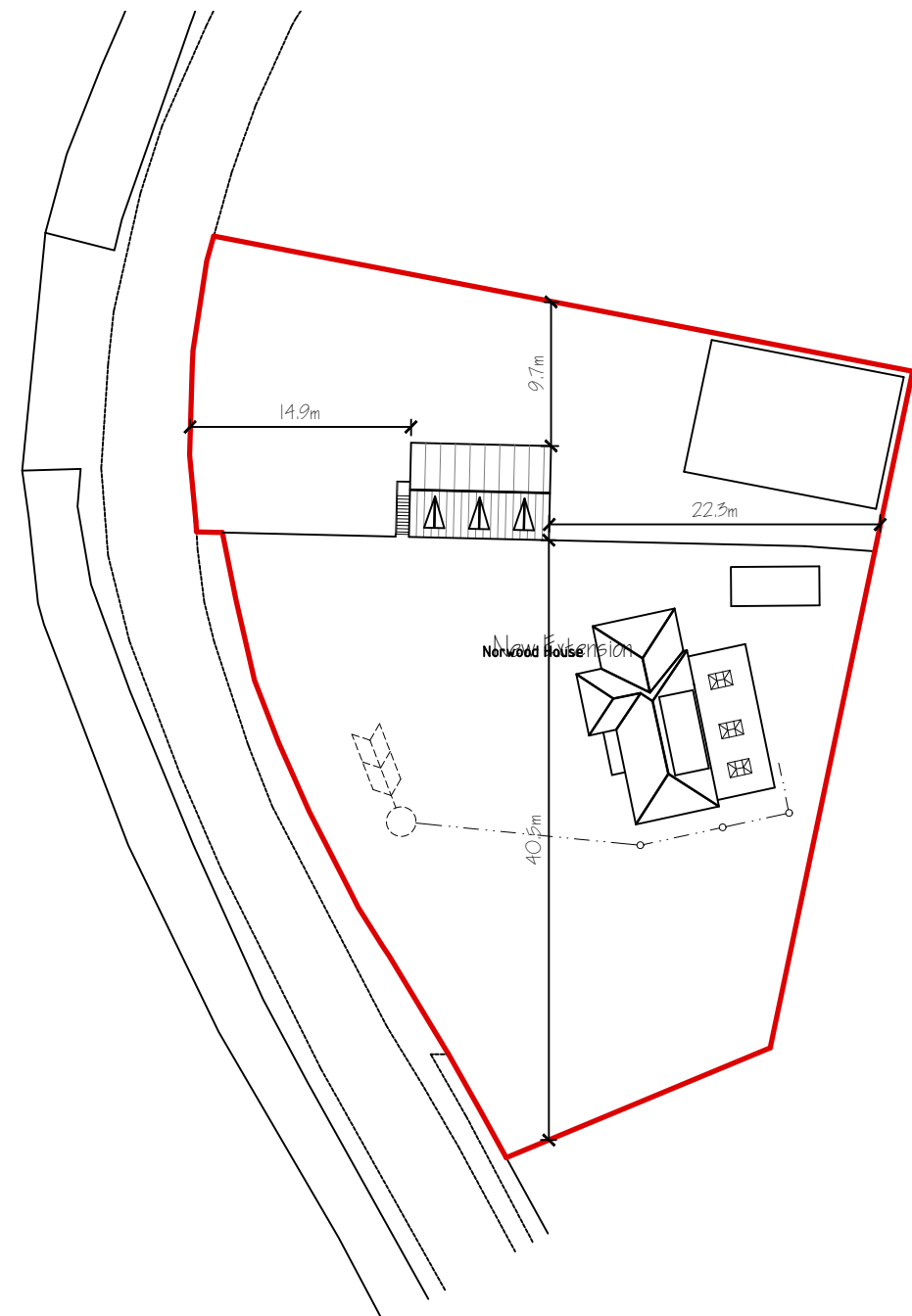
EAST ELEVATION



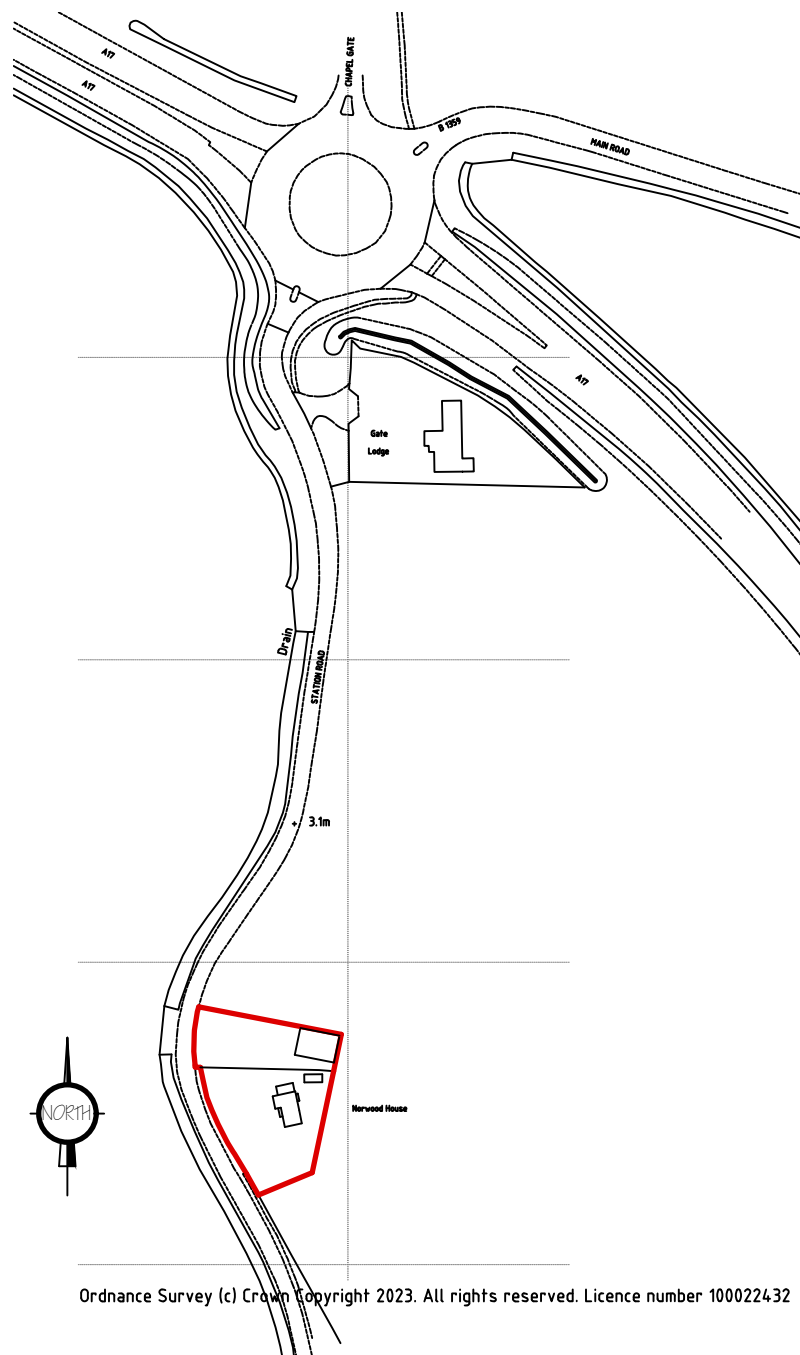
NORTH ELEVATION



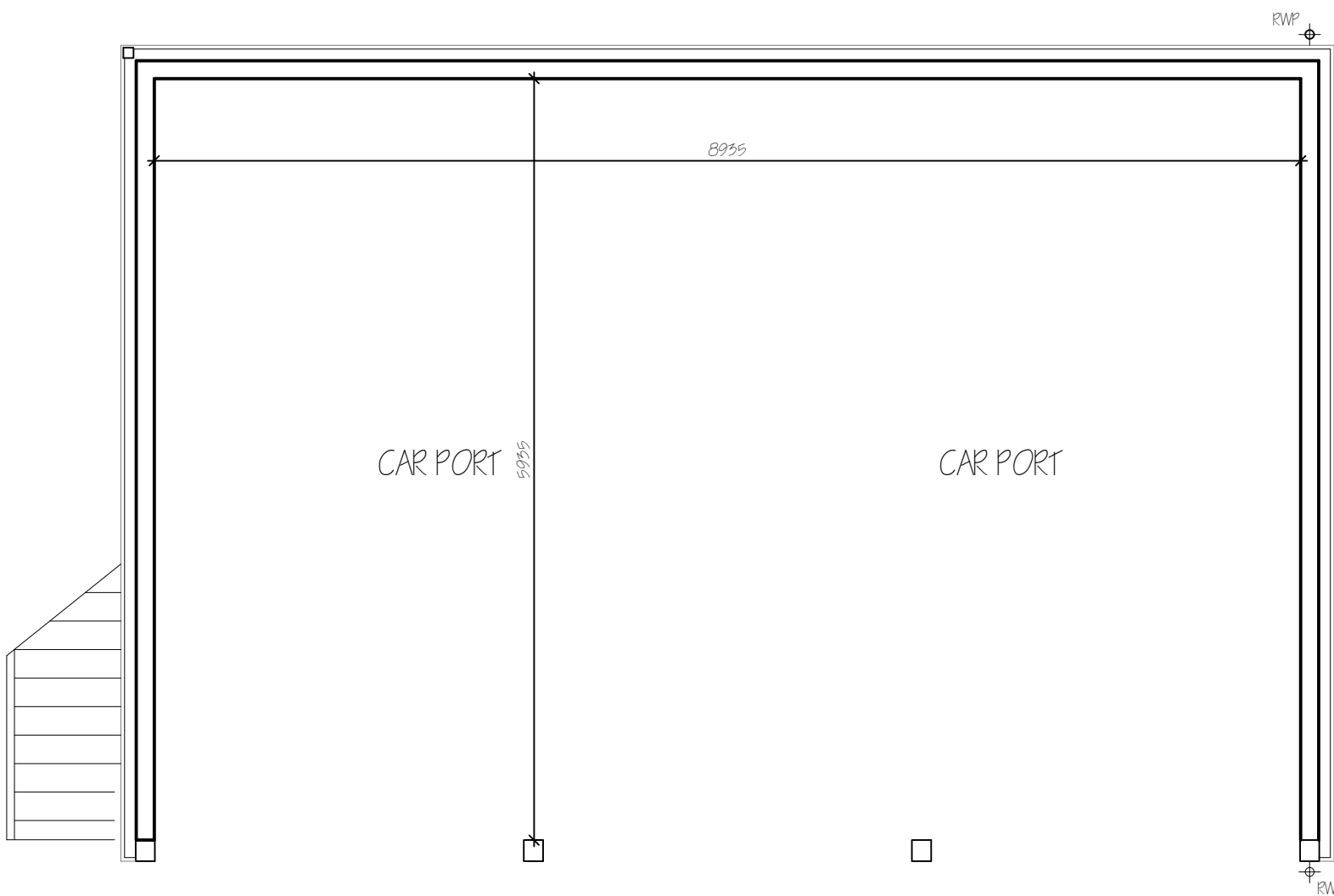
WEST ELEVATION



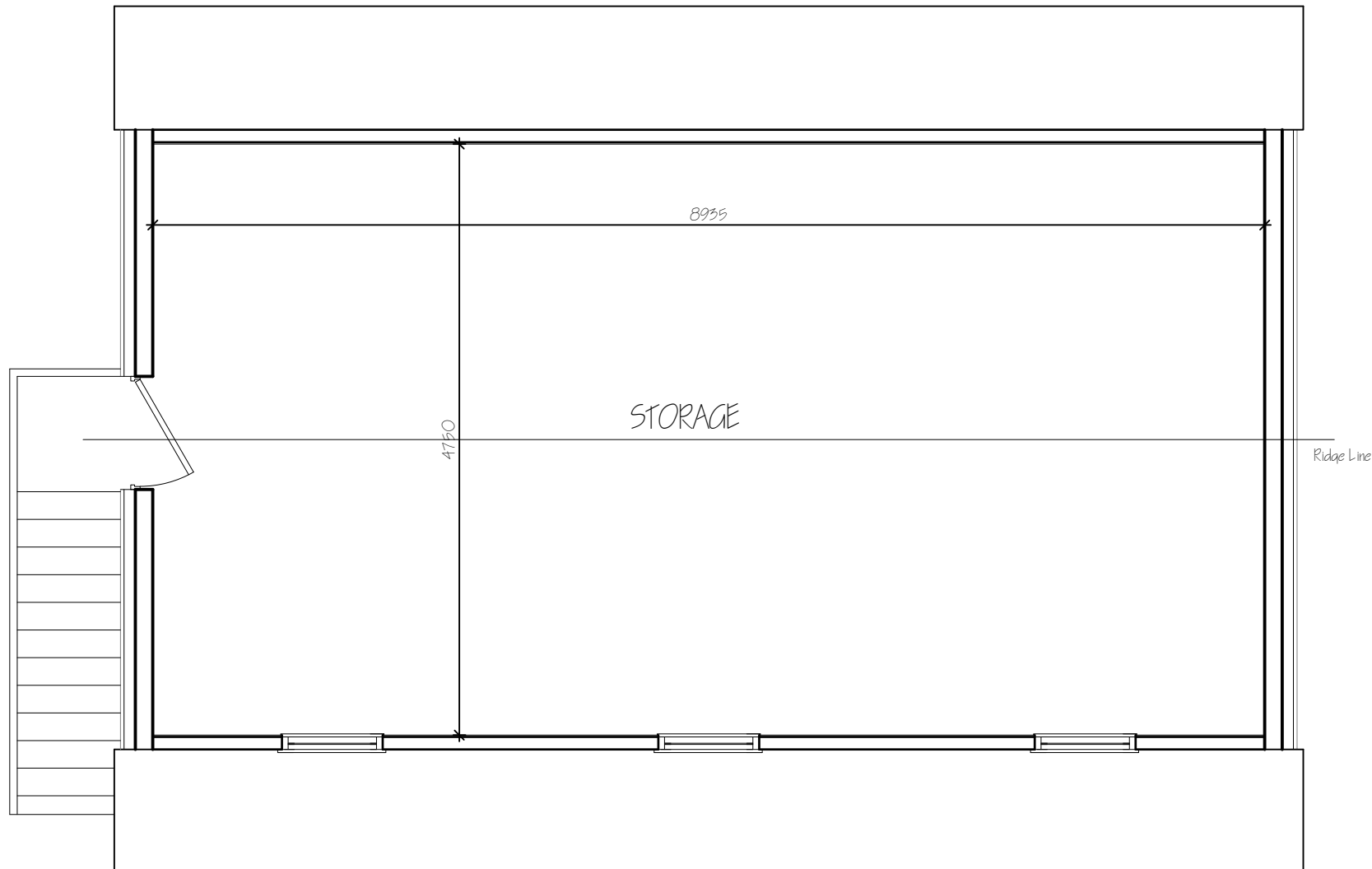
SITE PLAN 1:500



LOCATION PLAN 1:2500



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ref:	revision	date
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Project
GARAGE WITH STORAGE ABOVE
'NORWOOD HOUSE', STATION ROAD
GEDNEY
SPALDING, Lincs. PE12 0DD

Client
MR & MRS D HART

Drawing
FLOOR PLANS - PROPOSED
ELEVATIONS - PROPOSED
SITE & LOCATION PLANS

Job Ref.
A166-23

Drawing No.
10

Date
OCTOBER 2024

Drawn
SLB

Scales
1:50, 1:100 (Unless Otherwise Stated)

DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to G. R. Merchant Ltd. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the G. R. Merchant Ltd so that design amendments may be considered. The works will not be supervised or inspected on site by G. R. Merchant Ltd or any representative thereof. It is the client or their appointed contractor's responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Principal Designer will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the joint / joint owners responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbours etc.