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FLOOD RISK ASSESSMENT FOR
PROPOSED WORKS AT
19 LANGWITH DRIVE
HOLBEACH
PE12 7HQ

Date 13/1/26

This is to accompany a planning application to be submitted to South Holland District Council to apply for the removal of an existing first floor side/rear extension. In addition conversion of the existing garage into a habitable room.

- The ground floor of the building is to be retained on its current footprint.
- All the existing floor levels have been retained with the exception of the garage. This is to be converted into a new study with shower room with the floor level being increased to match the floor level to the main dwelling.
- The main bedrooms are located on the first floor.
- There is a reduction gross internal floor area overall due to the removal of the existing first floor extension.
- The site is relatively flat with a combination of gravel and grassed areas.
- The ground level adjacent to the building is being reduced to a level 150mm below the ffl as this is currently level in places.
- Surface water run off will not be increased.
- Roof run off area will not be increased.
- The surface water will be run into the existing surface water outlets.

The site is in Flood Zone 3 as shown on the Environment Agency's Flood Zone map.