

GASarchitecture

Flood Risk Assessment

Project no. 1046

For:

Mr & Mrs Tatum

Proposed:

Repairs & Alterations to a Listed Building at:-

3 Chancery Lane
Holbeach
Spalding
Lincs
PE12 7DS

January 2026



GASarchitecture

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Householder Planning Application with Listed Building Consent

Flood Risk Assessment

Client: Mr & Mrs Tatum

Site address: 3 Chancery Lane, Holbeach PE12 7DS

National Grid Ref: TF 35985 24582

Proposed works: Repairs & alterations including removal of existing roof tiles & replacement with slates, Repair & replacement of windows, re-pointing of masonry, internal alterations to bedrooms, etc.

Designation: Grade II listed, in a Conservation Area.

- 1.1 The application site is located within flood zone 2.
- 1.2 There are no watercourses nearby.
- 1.3 Refer to the Environment Agency flood map submitted.
- 1.4 This proposal is for alterations & repairs to an existing dwelling only. No new or altered floors are proposed, therefore no part of the building will be at any level lower than existing, resulting in no increased risk to life.
- 1.5 In the event of flooding serious enough that the occupants are unable to escape at ground level, they will be able to seek refuge at first-floor level and easily egress through the operable windows when rescued.
- 1.6 The driveway (currently concrete hardstanding) is to be replaced with gravel, a permeable, unbound surface, which will aid with stormwater drainage and percolation, reduce standing water/flooding on the site and therefore offer some improvement.

Statement ends

Granger Stanley BSc (Hons)

Architectural Technologist

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