Ellingham Consulting Ltd

Tim Ellingham, Director
tim@ellinghamconsulting.co.uk

FLOOD RISK STATEMENT
ROSE & CROWN, MARSH ROAD, HOLBEACH HURN

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	Rose and Crown Public House, Marsh Road, Holbeach Hurn, Spalding, Lincs, PE12 8JN. A Site Plan and Location Plan is attached.
Proposed Development	Minor non-residential extension (commercial) – toilet extension.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'Less Vulnerable'.
Drainage / Watercourses	The site is in the Fleet Haven catchment of South Holland IDB district. The Wash tidal defences along the Holbeach Marsh frontage are 7.1km from the site. The River Welland tidal defences are 8.2km to the north west.
Topography	The site is flat with ground levels typically between +4.1m OD and +4.3m 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 risk during a tidal breach. In 2115 the maximum flood depth is between 0.0m and 0.25m and the hazard rating is Low Hazard.
Flood Warning Area	Holbeach, Fleet, Gedney and Surrounding Areas

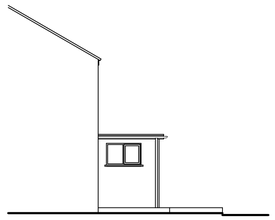
The proposed development is a minor non-residential extension and the proposals are consistent with the Environment Agency's standing advice for minor extensions. The proposed floor levels are no lower than existing floor levels.

The developer should ensure that the manager of the public house 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 manager of the public house should register to receive flood warnings.

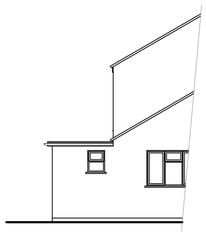
Tim Ellingham
3 April 2025
ECL1521



PART WEST ELEVATION - EXISTING 1:100



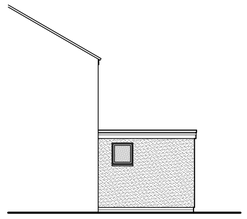
PART NORTH ELEVATION - EXISTING 1:100



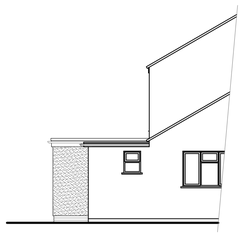
PART SOUTH ELEVATION - EXISTING 1:100



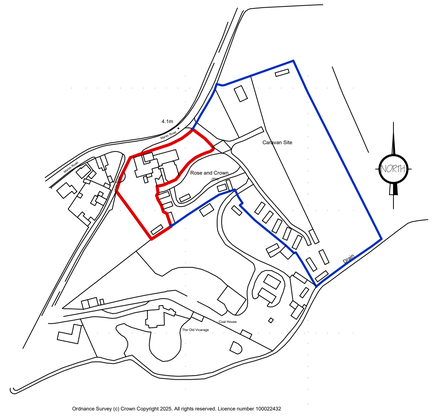
PART WEST ELEVATION - PROPOSED 1:100



PART NORTH ELEVATION - PROPOSED 1:100

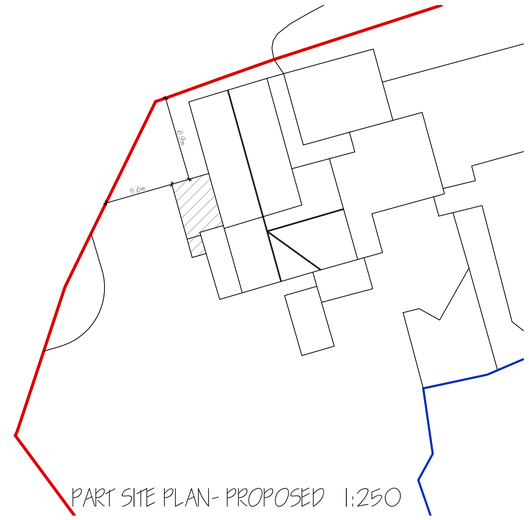


PART SOUTH ELEVATION - PROPOSED 1:100

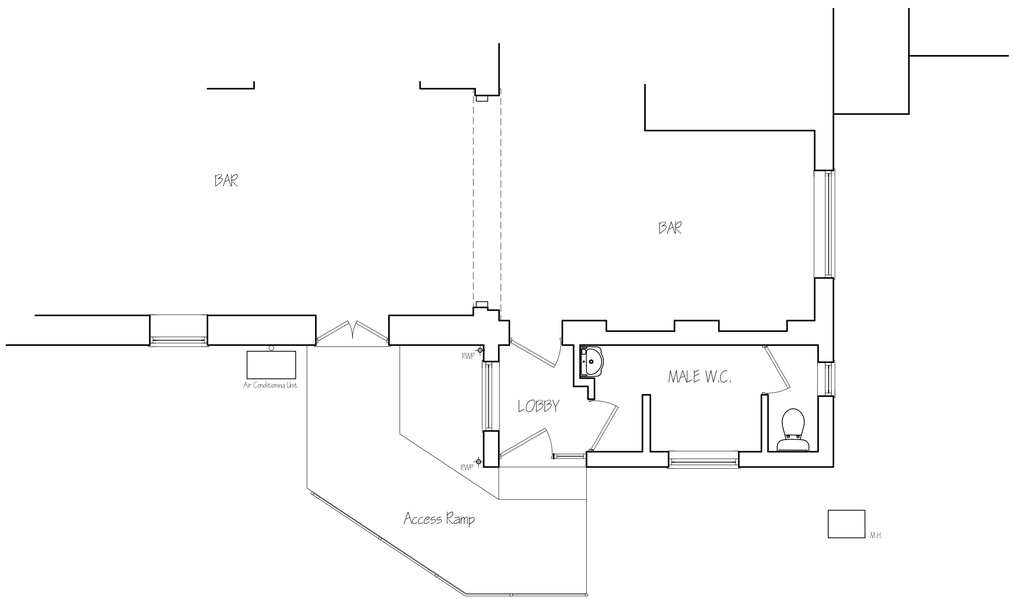


Ordnance Survey (c) Crown Copyright 2025. All rights reserved. Licence number 100022432

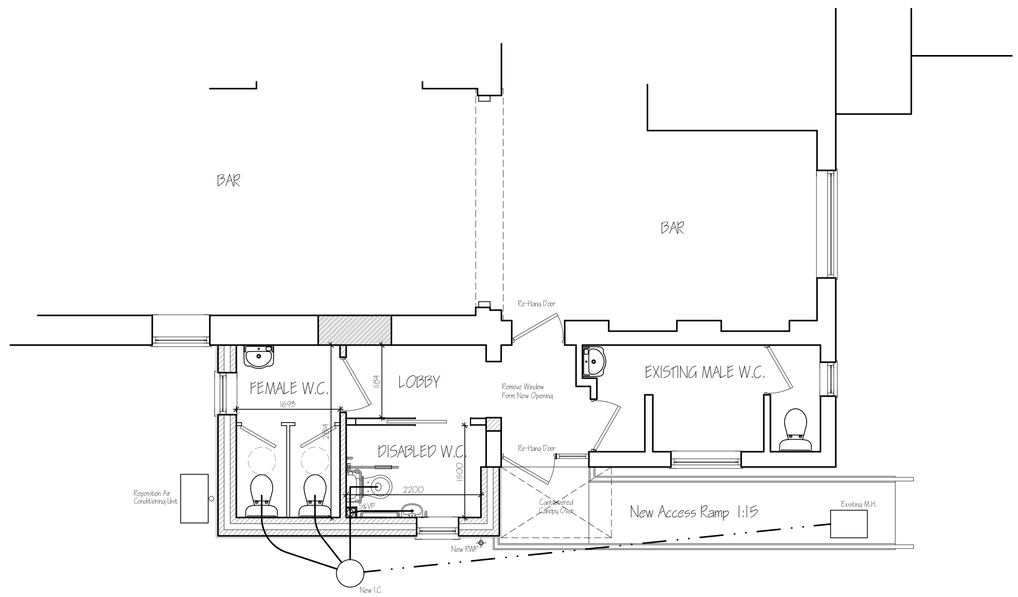
LOCATION PLAN 1:2500



PART SITE PLAN- PROPOSED 1:250



GROUND FLOOR PLAN - EXISTING 1:50



GROUND FLOOR PLAN - PROPOSED 1:50

A	CLIENT AMENDMENTS	APR 2025
ref:	revision	date

G. R. MERCHANT LTD.

ARCHITECTURAL CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
E-Mail: office@grmerchantltd.com
Website: www.grmerchantltd.com

Project

TOILET EXTENSION
'ROSE & CROWN' PUBLIC HOUSE, MARSH ROAD
HOLBEACH HURN
SPALDING, LINCS. PE12 8JN

Client

D & I BARNES

Drawing

FLOOR PLAN - EXISTING & PROPOSED
ELEVATIONS - EXISTING & PROPOSED
SITE & LOCATION PLAN

Job Ref.	Drawing No.
4371-25	01A
Date	**Drawn**
MARCH 2025	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. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used as a contract document alone. 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, adherance 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 plot / land owners responsibility to be aware of the Party Wall etc. Act 1996: when building in close proximity to adjoining neighbours boundaries.