

Ellingham Consulting Ltd

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FLOOD RISK STATEMENT 2 WICKS ROW, ST MARKS ROAD, HOLBEACH ST MARKS

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	2 Wicks Row, St Marks Road, Holbeach St Marks, Spalding, Lincs, PE12 8DZ. A Site Plan and Location Plan is attached.
Proposed Development	Minor extension (householder) – alterations and extension to an existing residential dwelling.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'.
Drainage / Watercourses	The site is in the Lawyers catchment of South Holland IDB district. The Wash tidal defences along the Holbeach Marsh frontage are 4.5km from the site.
Topography	The site is flat with ground levels typically between +3.8m OD and +3.9m OD.
Flood Zone	Flood Zone 3a.
Surface Water Risk	The site is outside of the area shown to be at risk of surface water flooding.
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 0.5m and 1.0m and the hazard rating is Danger for Most.
Flood Warning Area	Holbeach, Fleet, Gedney and Surrounding Areas

The proposed development is a minor 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. It is recommended that there is 1.0m of flood resilient (recoverability) construction above surrounding ground level.

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
22 January 2026
ECL1686

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The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical construction methods and materials. The Architect is not responsible for the construction of any detail not shown on this drawing. The Contractor is to ensure that all construction is in accordance with the Building Regulations and all other relevant legislation.

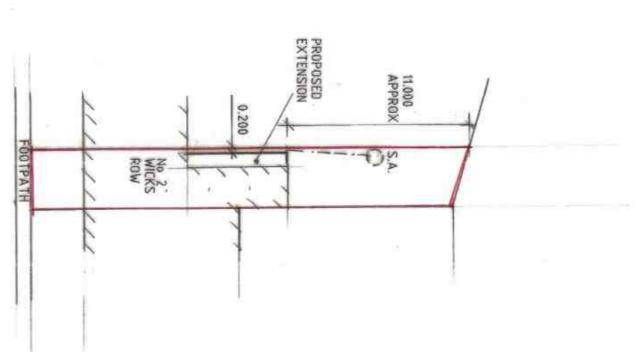
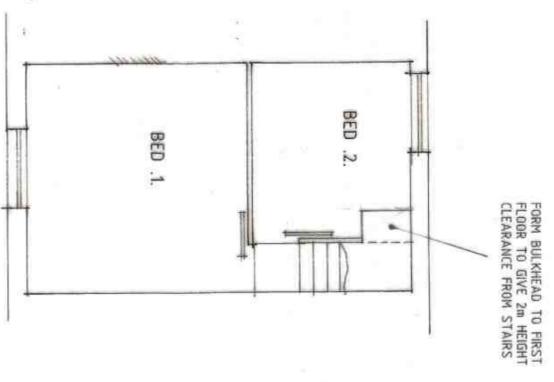
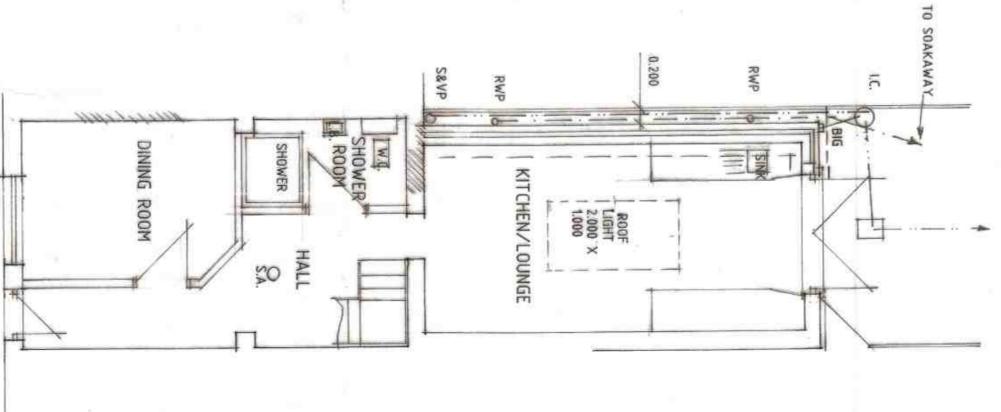
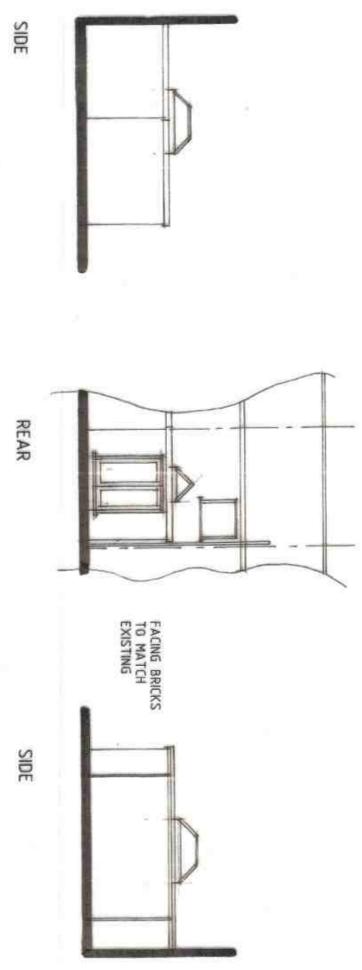
Proposed work shall be completed by the contractor for the site retention of the property.

This drawing is intended to provide a general impression of the proposed work and is not to be used as a contract document. The contractor is to ensure that all work is completed in accordance with the Building Regulations and all other relevant legislation.

The Architect shall retain the right to request a contractor to provide a copy of the contract documents to the Architect. The contractor is to ensure that all work is completed in accordance with the Building Regulations and all other relevant legislation.

It is the responsibility of the contractor to ensure that all work is completed in accordance with the Building Regulations and all other relevant legislation.

These notes refer to the drawing and are intended to provide a general impression of the proposed work and is not to be used as a contract document.



A - INF. ADDED - 22.9.25

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION & ALTERATIONS AT 2 WICKS ROW, ST. MARKS ROAD, HOLBEACH ST. MARKS FOR
A. & D. UK PROPERTIES LTD

PLAN AS PROPOSED
1:50 1:100 SD25-021/2
JULY-25 B. GILHAM.

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THIS DRG. TO BE READ IN CONJUNCTION WITH
SD25-021/1, SD25-021/T1

SD25-021/2