

Flood Risk Assessment For

Tweenus, Cherry Tree Lane, spalding, PE12 7PX

**Prepared by AL-Haitham Ltd
December 2025
On behalf of
Benjamin**



Introduction & context

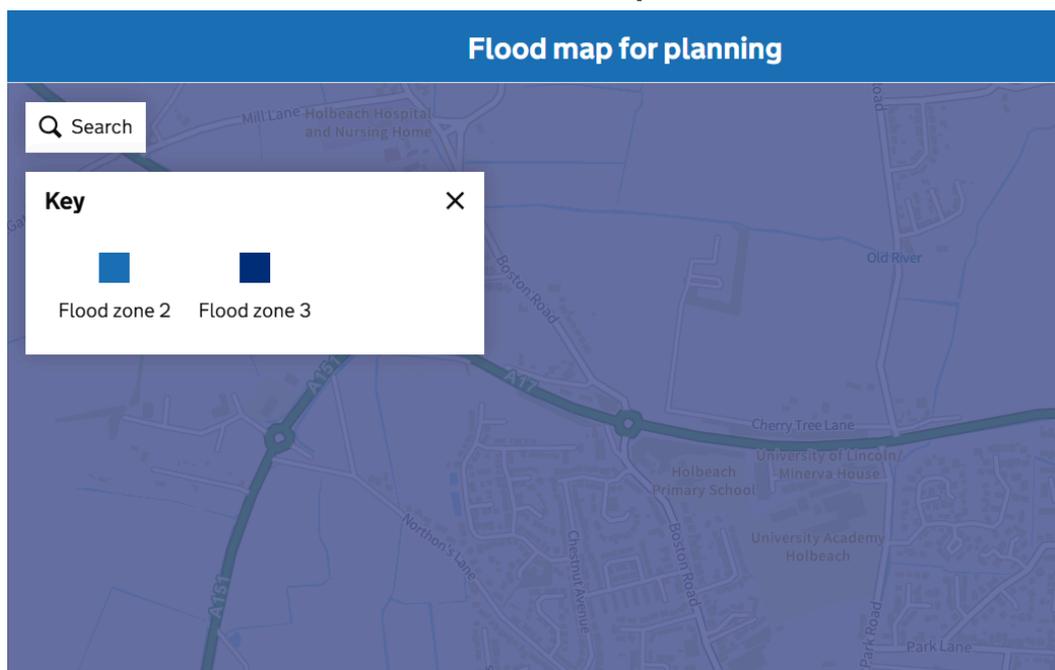
Description of proposed works

Proposed single storey rear extension and double storey side extension

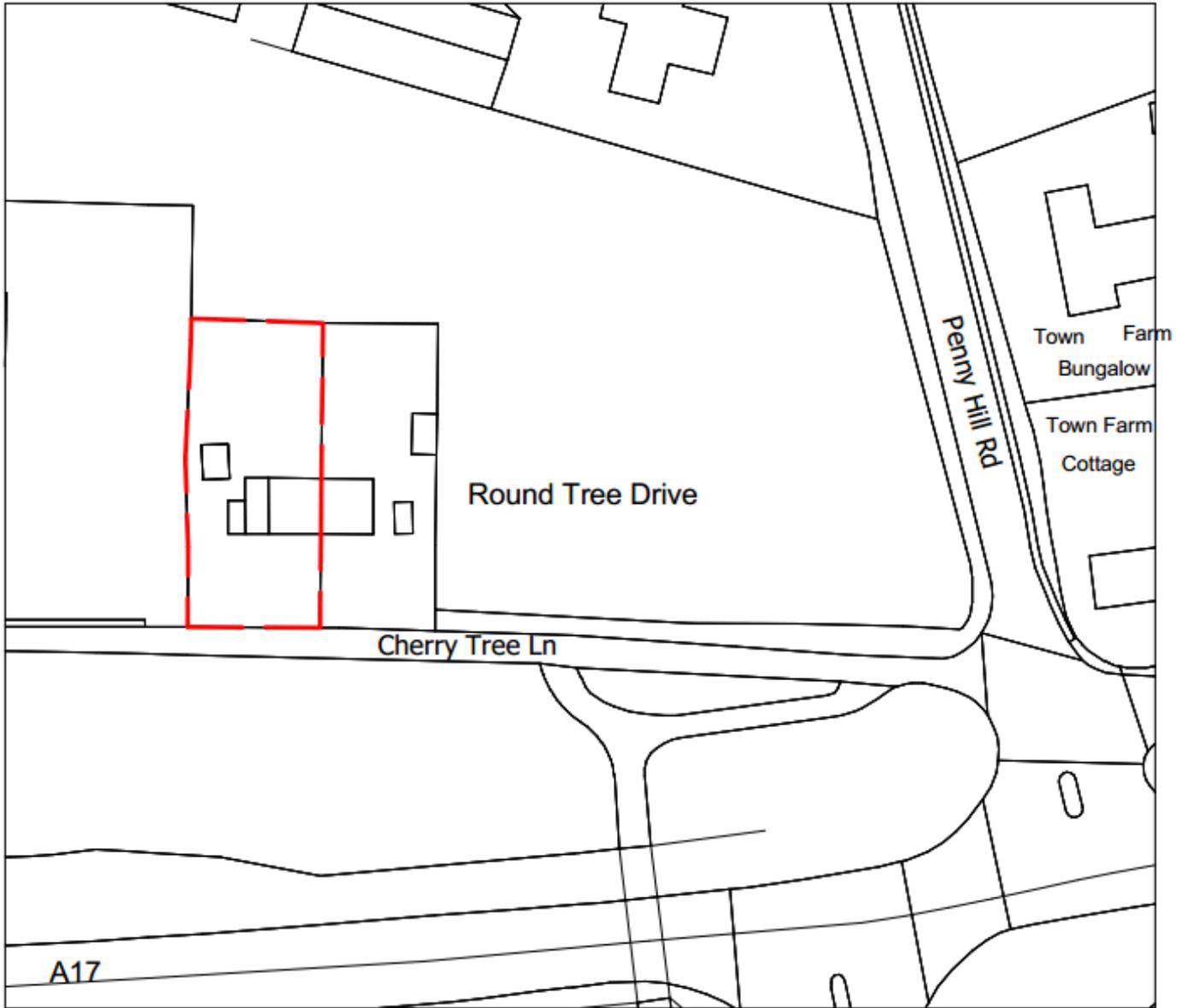
Site Location in Flood Area

- ❖ The site is located in an area benefiting from flood defensives which is indicated on the Environment Agency website and the interactive flood map. According to the Environment Agency there is less than 0.1% chance of flooding from rivers or sea happening each year.
- ❖ Although the probability of a flood occurring is low, we have reviewed flood resistance techniques to ensure that any potential risk to the property and its surroundings has been accommodated. These guidance refers to information provided in Planning Policy Statement 25 - 'Development and Flood Risk Practice Guide'.
 - The proposed finished floor level of the new ground floor extension will be higher than the external ground level to help counter the risk of flooding. Insertion of a step for example The existing exterior ground level will not be altered.
 - Hard surfaces will not be significantly increased.
 - The proposed sliding doors will be sealed to protect from the elements.
 - The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM,
 - Electrical services will run through the ceiling and the walls rather than the floors.
 - Drainage channels, aco drains and surface water drains will be provided where necessary.. These are all hard surfaces

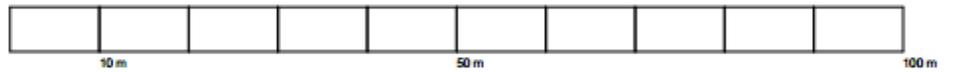
Flood area map



Site location Plan



ReQuestAPlan
Map number: TORQM25360114441791
Site location, Cherry Tree Lane
Map Produced by: 20/04/2016
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Page 01
Date of Printout: 24/12/2016
1 Year subscription from 24/12/2016 for 1 location.



Existing photographs - External views



Front view



Rear view