

# Ellingham Consulting Ltd

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## FLOOD RISK STATEMENT 42 HIGH ROAD, MOULTON, SPALDING

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.

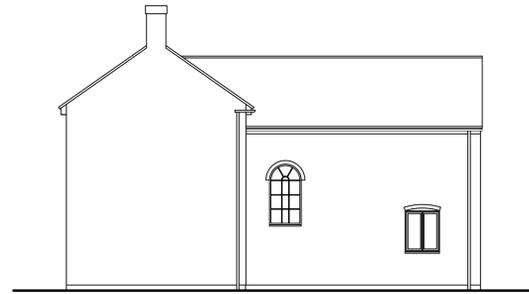
Site Location	42 High Road, Moulton, Spalding, Lincs, PE12 6PE. A Site Plan and Location Plan is attached.
Proposed Development	Minor extension (householder) – alterations and extension to an existing residential dwelling.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'.
Drainage / Watercourses	The site is within the Lord's catchment of the South Holland IDB district. The River Welland tidal defences are 3.5km to the west of the site.
Topography	The site is flat with ground levels typically between +2.8m OD and +3.1m OD.
Flood Zone	The site is partially located in Flood Zone 3a.
Surface Water Risk	When climate change is considered an area to the south of the dwelling has a medium chance of flooding. The flood depth is up to 0.2m.
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	Far Extent of tidal flooding from the Wash between Gibraltar point and Admiralty Point and the Tidal River Witham, the Tidal River Welland and the Tidal River Nene

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.

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  
18 February 2025  
ECL1476

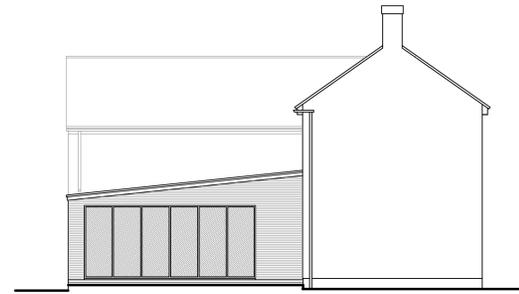




EAST ELEVATION 1:100

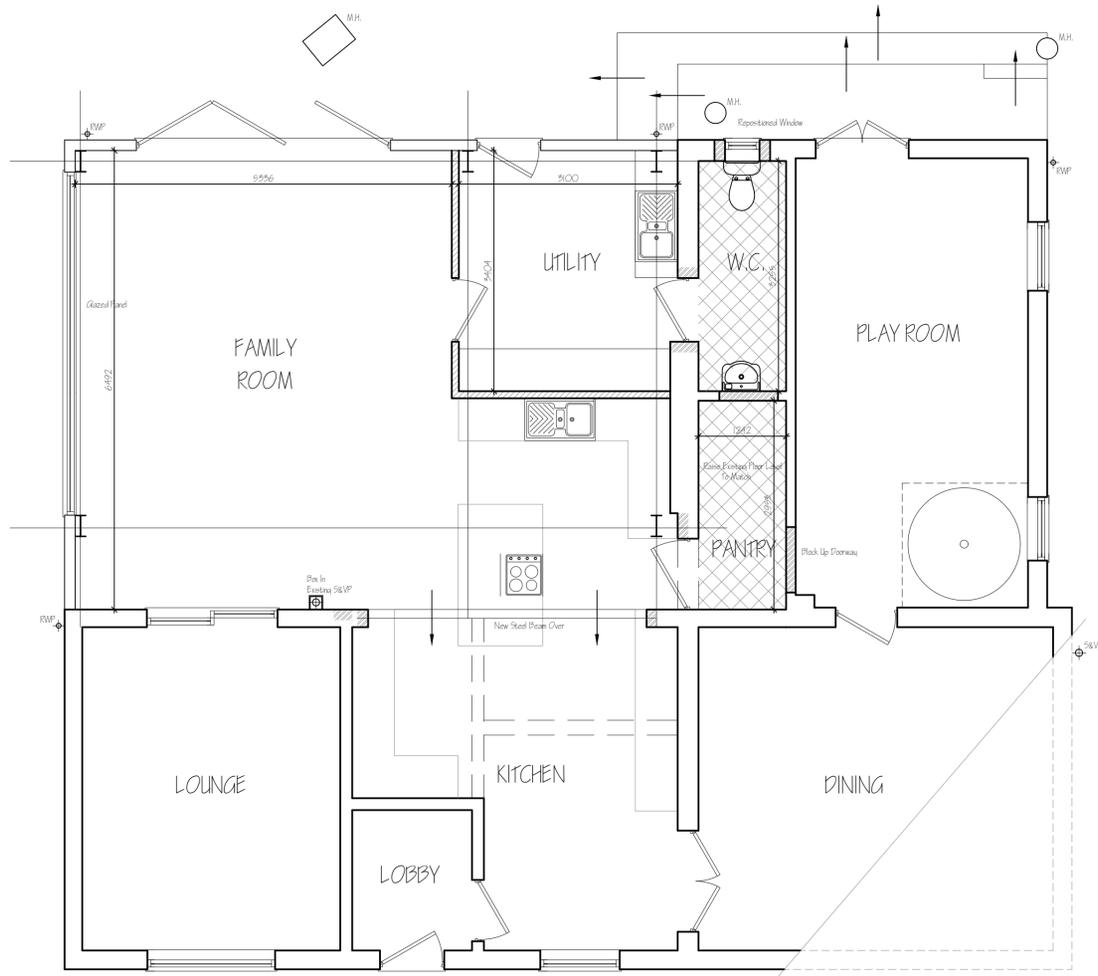


NORTH ELEVATION 1:100

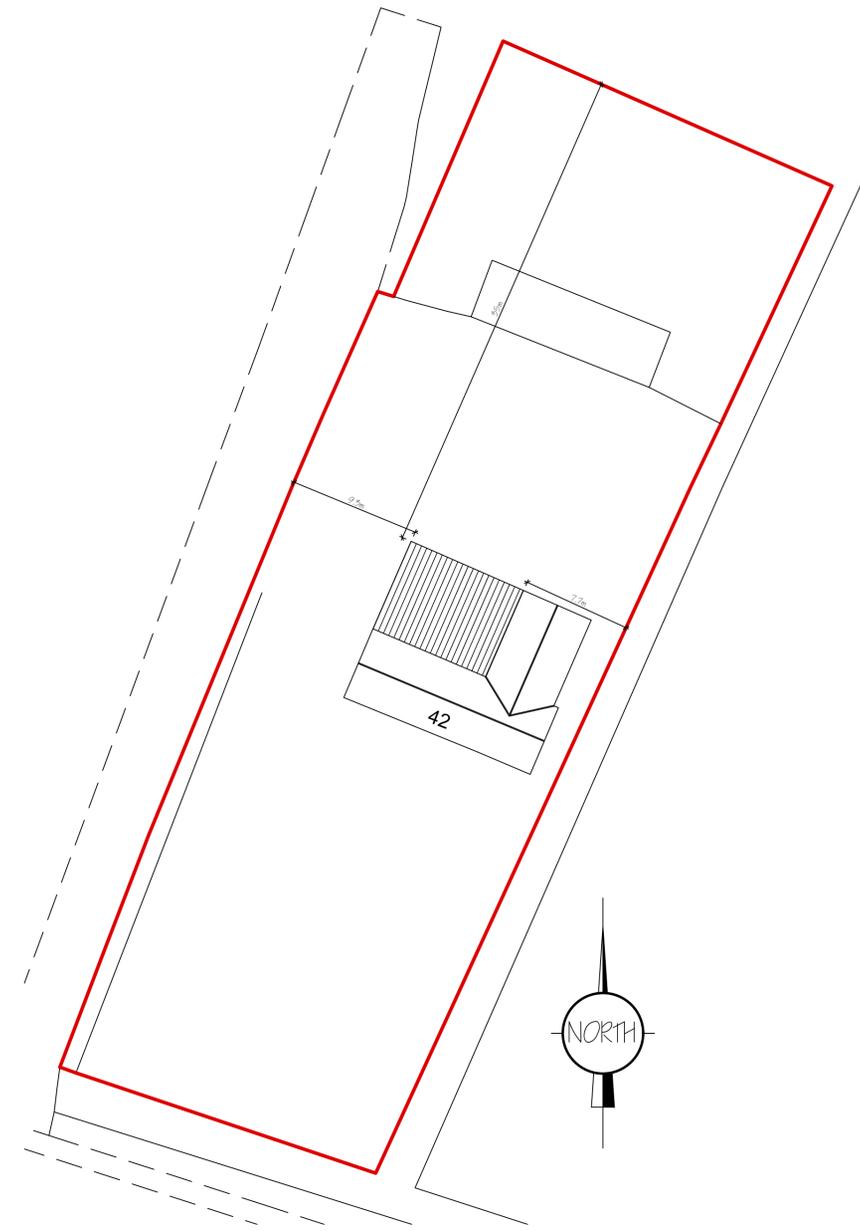


WEST ELEVATION 1:100

Materials Schedule  
 Walls: Tata Trimpanel Micro-Rib Wall Pane - Light Grey  
 Roof: Cladco Greencoat Steel Standing Seam Roof Sheet - Anthracite Grey  
 Doors: Aluminium - Anthracite Grey  
 Windows: UPVC - Anthracite Grey  
 Gutters & Downpipes: Black



GROUND FLOOR PLAN 1:50



SITE PLAN 1:250

ref.	revision	date
A	CLIENT AMENDMENTS	FEB 2026

**G. R. MERCHANT LTD.**  
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Project  
 ALTERATIONS & EXTENSION  
 42 HIGH ROAD  
 MOULTON  
 SPALDING, Lincs. PE12 6PE

Client  
 MR & MRS J CLAYTON

Drawing  
 FLOOR PLAN - PROPOSED  
 ELEVATIONS - PROPOSED  
 SITE PLAN - PROPOSED

Job Ref. 4357-25 Drawing No. 02A

Date JANUARY 2026 Drawn S.B.

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 on the day of discovery. Site not 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. 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, adherence to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fixed and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BS4 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 regulations 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 shall be appointed. 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 joint / joint owners responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbours boundaries.