

FLOOD RISK ASSESSMENT STATEMENT



For

PROPOSED EXTENSION AND ALTERATIONS TO DWELLING

At

**WHITEBEAMS
MONEY BRIDGE LANE
WEST PINCHBECK
SPALDING
PE11 3QB**

For

MS. YIN LIU

PLANNING APPLICATION ISSUE

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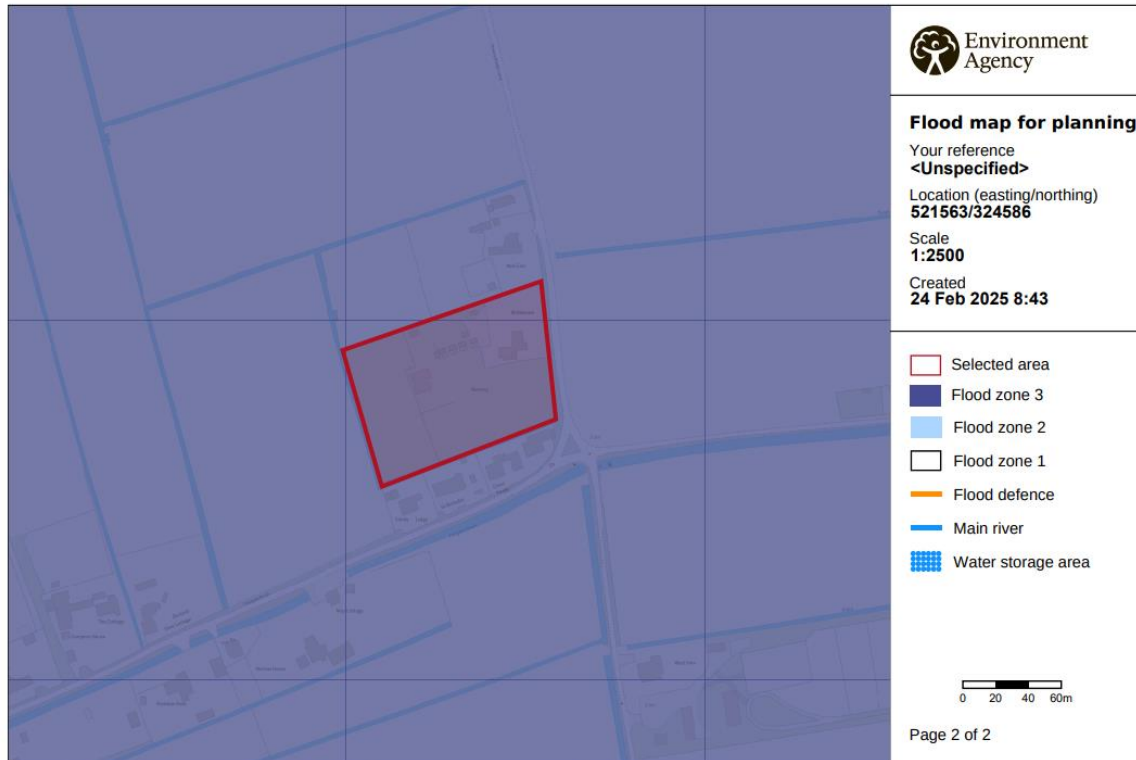
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Flood Risk Assessment

The address for the site is Whitebeams, Money Bridge Lane, West Pinchbeck, Spalding, PE11 3QB and referring to the EA website on flood risk this is identified as being within flood zone 3. The map below confirms this.



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The application is an extension to an existing dwelling, the floor level of which has existed since 1947 and is fixed. The vulnerability class of the site does not change from what already exists, and the proposed extension does not introduce any new sleeping accommodation. On this basis no significant change is considered to have occurred that would be impacted upon by flood risk.

Regarding the floor levels, the intention is to raise the existing floor level within the host dwelling by approximately 150mm (via internal insulation and new floor finishes). At present the existing floor is approximately 225mm above abutting ground level (varies) and this will be increased to nominally 375mm. The proposed extension needs to sit at the same floor level as the main dwelling to allow for future accessibility, therefore the finished floor level in the extension will be set at approximately GL + 375mm. Regardless of flood risk zone, the opportunity to raise the floor in an existing dwelling is limited, but 375mm above GL is considered to be reasonable provision in the circumstances.