DOWLMAN
Neil Dowlman Architecture

Planning | Design | Project Management

3rd February 2022 **Please reply to: BOSTON OFFICE**

Our Ref: ND/CJ/A/3646

Planning Department
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sirs

Flood Risk Statement – 95 Pilgrims Way, Spalding, PE11 1LU

This proposal is a Planning Application for a retrospective permission to continue to use an existing building formerly used a dwelling currently used as a House of Multiple Occupation (HMO).

The property lies within a 20th Century housing estate development and is flanked by single storey dwellings.

The property as part of this application, known as 95 Pilgrims Way, Spalding is a bungalow with first floor habitable accommodation within the attic space and large gravelled frontage with garden to the rear. As a result of the building being a HMO this constitutes sleeping accommodation on the ground floor as well as the first floor together with communal space on the ground floor.

There are no changes to surface water discharge into the existing sewer into the road as no physical changes to roofs, etc. have been made since the original use as a dwelling.

Changes externally to garden areas have only been in the form of creating an additional gravelled parking area which as a permeable surface has no increased impact in terms of flooding.

Additional shower rooms have been created, all of which discharge into the foul sewer. The property lies within Flood Zone 3 of the Environment Agency's Flood Maps however lies outside of the hazard mapping for fluvial and tidal flooding and as a result it is not deemed that sleeping accommodation on ground floor level would increase any risk to life in this respect.

Should you require any further information please do not hesitate to contact us.

Yours sincerely

NEIL DOWLMAN MCIAT, C. Build E MCABE
Managing Director
Chartered Architectural Technologist
Chartered Building Engineer

Architectural Consultants

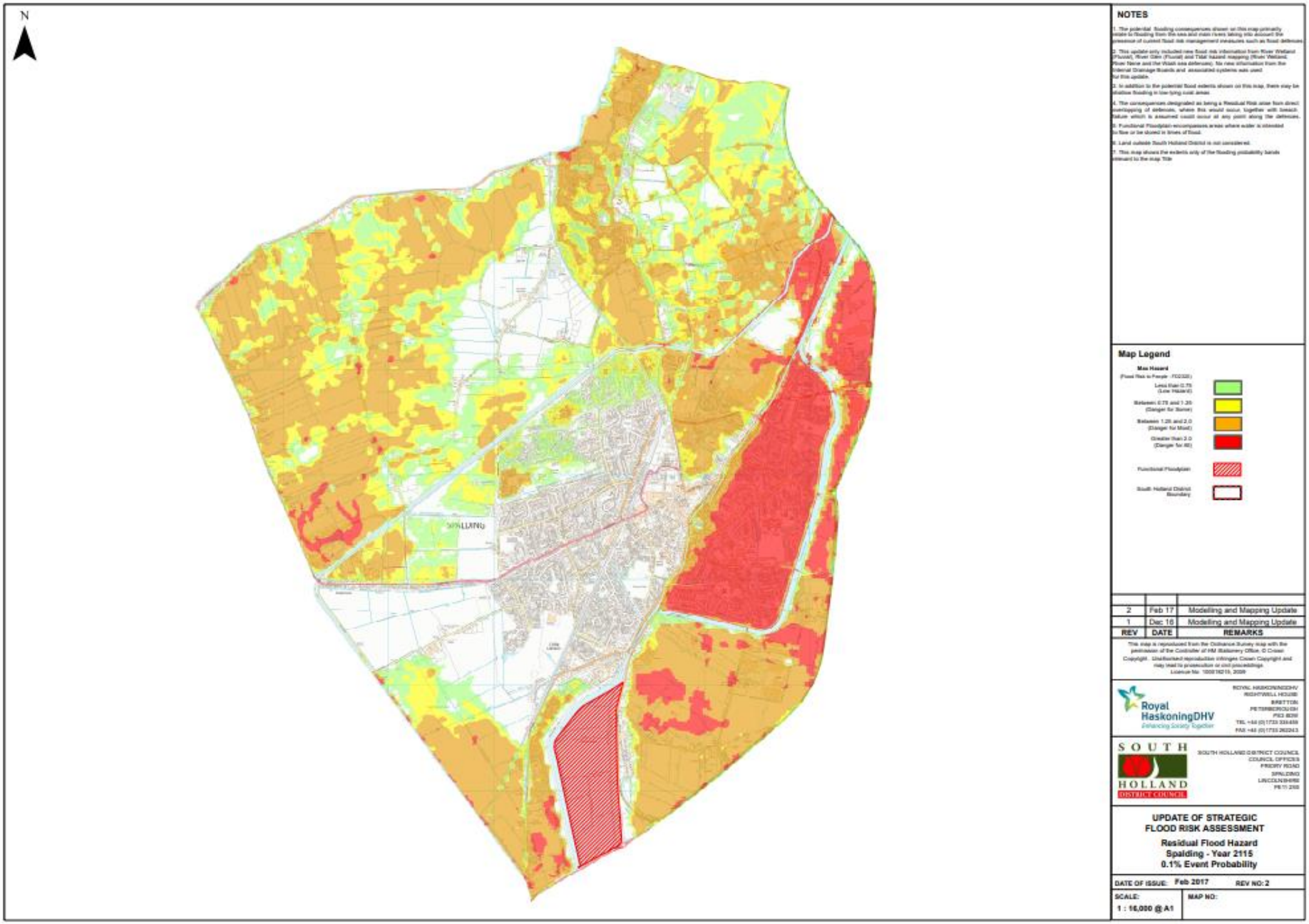
BOSTON 12-14 Main Ridge West, Boston PE21 6QQ t: (01205) 357 272 e: boston@neildowlman-architecture.co.uk
STAMFORD 14 Barn Hill, Stamford PE9 2AE t: (01780) 758 522 e: stamford@neildowlman-architecture.co.uk
ALFORD* 4-5 Church Street, Alford LN13 9EF t: (01507) 463 863 e: alford@neildowlman-architecture.co.uk
HORNCASTLE* 28 St Lawrence Street, Horncastle LN9 5DN t: (01507) 522 899 e: horncastle@neildowlman-architecture.co.uk
LOUTH* 62 Northgate, Louth LN11 0LY t: (01507) 601 155 e: louth@neildowlman-architecture.co.uk
SKEGNESS (Satellite Office) t: (01754) 880 080 e: skegness@neildowlman-architecture.co.uk
*By appointment only

Neil Dowlman MCIAT, C.Build E MCABE - Managing Director, Neil Hutson ACIAT - Director.
Company registered in England No. 4458808. Registered office 4-5 Church St, Alford, Lincs, LN13 9EF. VAT No. 728 6784 83.
Dowlman and Neil Dowlman Architecture is a trading style of Neil Dowlman Architecture Ltd.

www.neildowlman-architecture.co.uk

DOWLMAN
Neil Dowlman Architecture

Planning | Design | Project Management



NOTES

1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.

2. This update only included new flood risk information from River Welland (Fluvial), River Glen (Fluvial) and Tidal hazard mapping (River Welland, River Nene and the Wash sea defences). No new information from the Internal Drainage Boards and associated systems was used for this update.

3. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas.

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

6. Land outside South Holland District is not considered.

7. This map shows the extents only of the flooding probability bands relevant to the map Title

Map Legend

Max Hazard
(Flood Risk to People - FD2320)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS
2	Feb 17	Modelling and Mapping Update
1	Dec 16	Modelling and Mapping Update

This map is reproduced from the Ordnance Survey map with the permission of the Controller of HM Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Licence No: 100018215, 2009

Royal HaskoningDHV
Enhancing Society together

ROYAL HASKONINGDHV
ROWTHWELL HOUSE
BRETTON
PETERBOROUGH
PE3 8DW
TEL +44 (0) 1733 334455
FAX +44 (0) 1733 262243

SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

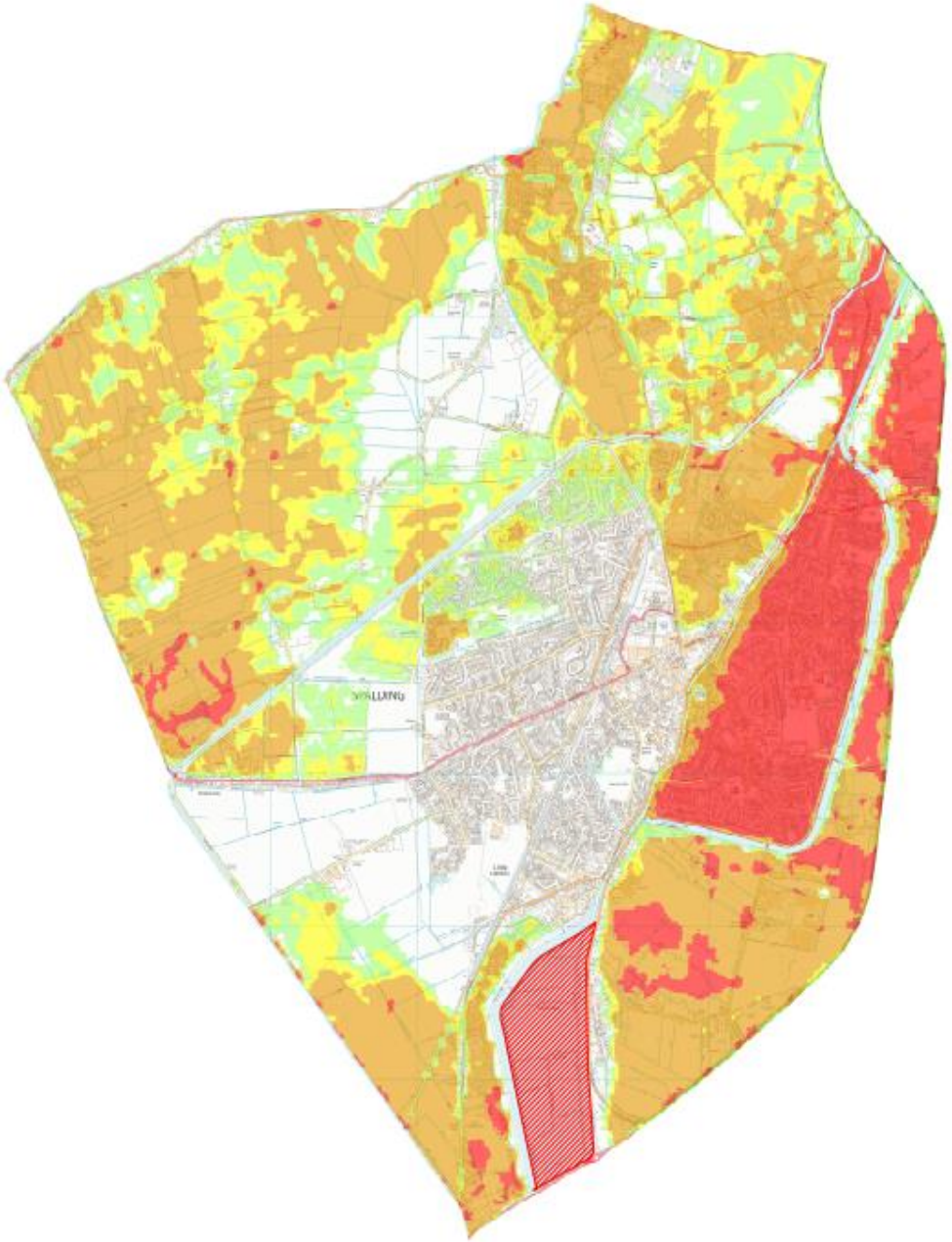
UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Residual Flood Hazard
Spalding - Year 2115
0.1% Event Probability

DATE OF ISSUE: Feb 2017 REV NO: 2

SCALE: 1 : 16,000 @ A1

MAP NO:



NOTES

1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.

2. This update only included new flood risk information from River Welland (Fluvial), River Glen (Fluvial) and Tidal hazard mapping (River Welland, River Nene and the Wash sea defences). No new information from the Internal Drainage Boards and associated systems was used for this update.

3. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

6. Land outside South Holland District is not considered.

7. This map shows the extents only of the flooding probability bands relevant to the map Title

Map Legend

Max Hazard
(Flood Risk to People - FD2320)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS
2	Feb 17	Modelling and Mapping Update
1	Dec 16	Modelling and Mapping Update

This map is reproduced from the Ordnance Survey map with the permission of the Controller of HM Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
Licence No: 100018215, 2009

Royal HaskoningDHV
Enhancing Society Together
ROYAL HASKONINGDHV
ROATWELL HOUSE
BRETTON
PETERBOROUGH
PE3 8DW
TEL +44 (0)1733 334455
FAX +44 (0)1733 262243

SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

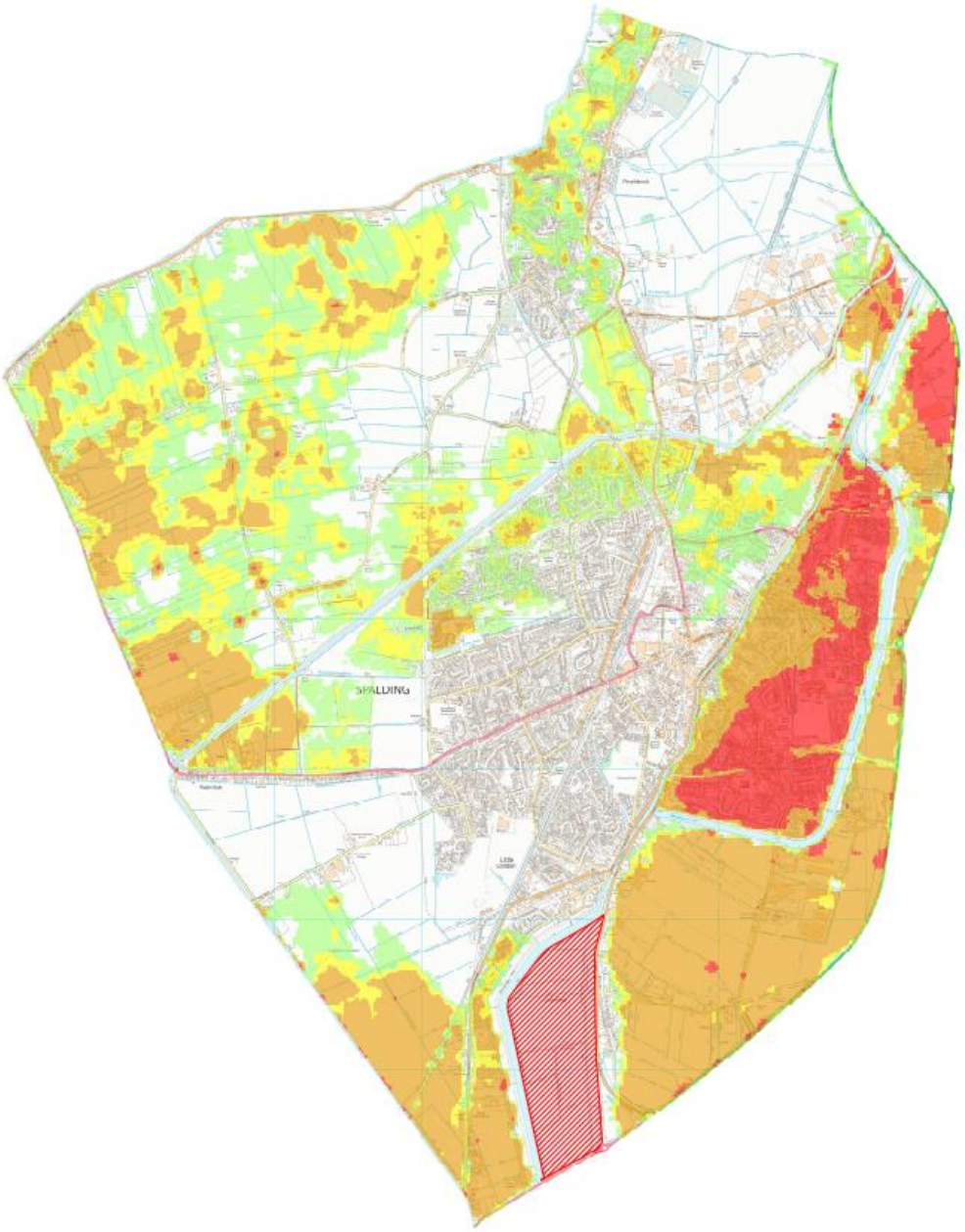
UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Residual Flood Hazard
Spalding - Year 2115
0.1% Event Probability

DATE OF ISSUE: Feb 2017 REV NO: 2

SCALE: 1 : 10,000 @ A1

MAP NO:



NOTES

1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.

2. This update only included new flood risk information from River Welland (Fluvial), River Glen (Fluvial) and Tidal hazard mapping (River Welland, River Nene and the Wash sea defences). No new information from the Internal Drainage Boards and associated systems was used for this update.

3. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas.

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

6. Land outside South Holland District is not considered.

7. This map shows the extents only of the flooding probability bands relevant to the map Title

Map Legend

Max Hazard
(Flood Risk to People : FD2320)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS
2	Feb 17	Modelling and Mapping Update
1	Dec 16	Modelling and Mapping Update

This map is reproduced from the Ordnance Survey map with the permission of the Controller of HM Stationery Office, © Crown Copyright . Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceddings
Licence No: 100018215, 2009

Royal HaskoningDHV
Enhancing Society Together
ROYAL HASKONINGDHV
RIGHTWELL HOUSE
BRETTON
PETERBOROUGH
PE3 8DW
TEL +44 (0)1733 334455
FAX +44 (0)1733 262243

SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

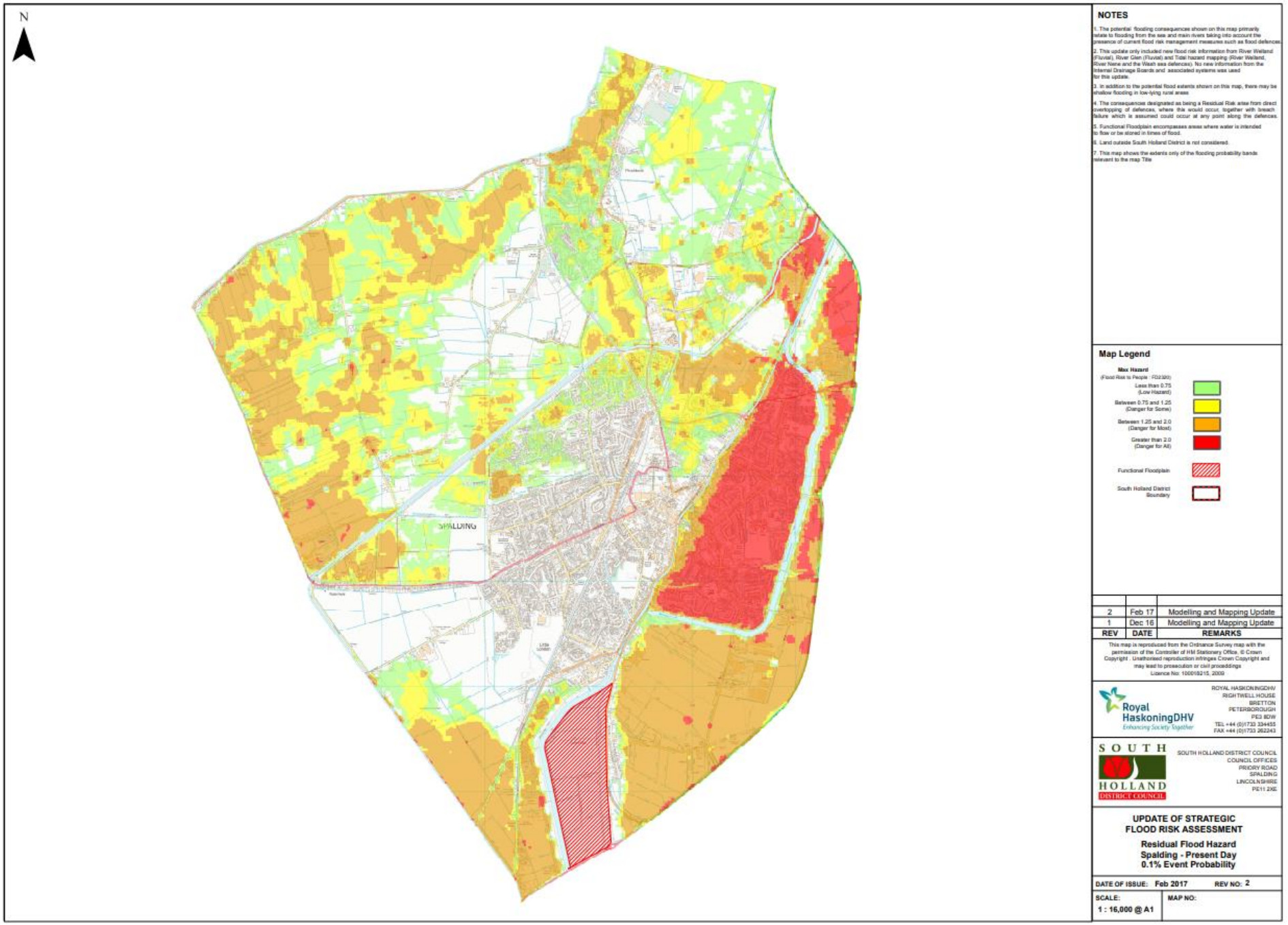
UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Residual Flood Hazard
Spalding - Present Day
1% Fluvial / 0.5% Tidal Event Probability

DATE OF ISSUE: Feb 2017 REV NO: 2

SCALE: 1 : 16,000 @ A1

MAP NO:



NOTES

1. The potential flooding consequences shown on this map primarily relate to flooding from the sea and main rivers taking into account the presence of current flood risk management measures such as flood defences.

2. This update only included new flood risk information from River Welland (Fluvial), River Glen (Fluvial) and Tidal hazard mapping (River Welland, River Nene and the Wash sea defences). No new information from the Internal Drainage Boards and associated systems was used for this update.

3. In addition to the potential flood extents shown on this map, there may be shallow flooding in low-lying rural areas

4. The consequences designated as being a Residual Risk arise from direct overtopping of defences, where this would occur, together with breach failure which is assumed could occur at any point along the defences.

5. Functional Floodplain encompasses areas where water is intended to flow or be stored in times of flood.

6. Land outside South Holland District is not considered.

7. This map shows the extents only of the flooding probability bands relevant to the map Title

Map Legend

Max Hazard
(Flood Risk to People : FD2320)

- Less than 0.75 (Low Hazard)
- Between 0.75 and 1.25 (Danger for Some)
- Between 1.25 and 2.0 (Danger for Most)
- Greater than 2.0 (Danger for All)
- Functional Floodplain
- South Holland District Boundary

REV	DATE	REMARKS
2	Feb 17	Modelling and Mapping Update
1	Dec 16	Modelling and Mapping Update

This map is reproduced from the Ordnance Survey map with the permission of the Controller of HM Stationery Office, © Crown Copyright . Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings
Licence No: 100018215, 2009

Royal HaskoningDHV
Enhancing Society Together
ROYAL HASKONINGDHV
RIGHTWELL HOUSE
BRETTON
PETERBOROUGH
PE3 8DW
TEL +44 (0)1733 334455
FAX +44 (0)1733 262243

SOUTH HOLLAND DISTRICT COUNCIL
COUNCIL OFFICES
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Residual Flood Hazard
Spalding - Present Day
0.1% Event Probability

DATE OF ISSUE: Feb 2017 **REV NO:** 2

SCALE: 1 : 16,000 @ A1

MAP NO: