

**Basic Flooding Risk Statement for  
Change of Use (but only applied to part of the building only), Elevation Changes and  
the Installation of New Air Conditioning Units**

**39 Albert Street, Spalding, Lincolnshire, PE11 2LD**

**Existing Building**

All the proposals at this site relate to existing buildings.

None of the buildings have suffered from any previous flooding incidents nor has there been a local risk in high water levels giving cause for concern to a flooding incident in the past/history of the building.

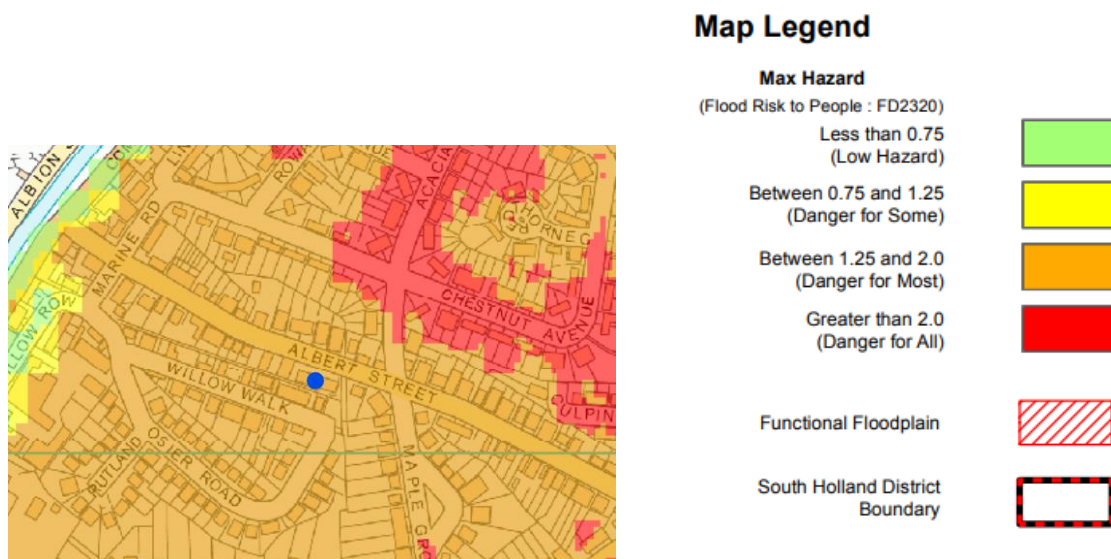
At present, the existing building is partly vacant. The occupied parts are to the left side (East) of the building. The two storey part of the building is occupied and is used for antiques and furniture sales. The single storey left hand part of the building (East), is presently a store and it is proposed to be altered to match the adjoining two storey part of the building (E(a) use class, the current use class for goods sales). The right hand part (West) of the building, are with two conjoined single storey structures, classified as warehouse use, and shall be retained in this storage use.

The overall proposals are to have the whole of the premises as a retail convenience store.

All entrance doors to the front elevation of the building are with direct level access to the front forecourt.

Below are the plan extracts of Residual Flooding Hazard for Spalding in the Present Day (Blue dot marks the building position):

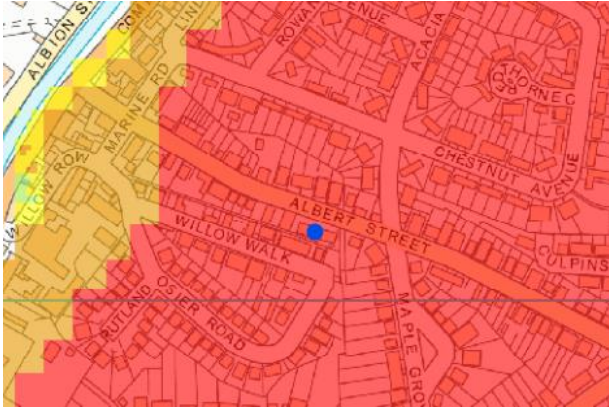
1% Fluvial/0.5% Tidal:



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**0.1% Event Probability:**



**Proposals**

The existing building is an old two storey structure. This is the original building. The structure is flanked on both sides with single storey warehouse/store extensions. The existing building use is discussed above.

The proposed use is to be as a convenience store, utilizing the existing building, and the use changes are only slightly varied from its current use.

**Hazard/Risk**

Irrespective of any of the mapping data that is available and shown above, the predominant factor is that the building is existing and the proposals are not materially altering the format, layout or flooding risk of the premises.

Three of the existing entrance doors are to be slightly repositioned as part of the proposals. Other entrance doors to the property will be removed and openings blocked up, thereby arguably marginally improving the flooding risk by limiting the parts of the building with door openings.