

Project: **DEMOLITION OF GLASSHOUSE AND EXTENSION OF GLASSHOUSE, INCLUDING DETACHED STORAGE BUILDING**

Client: **ELSOMS SEEDS LTD**



Flood Risk Statement

The Site

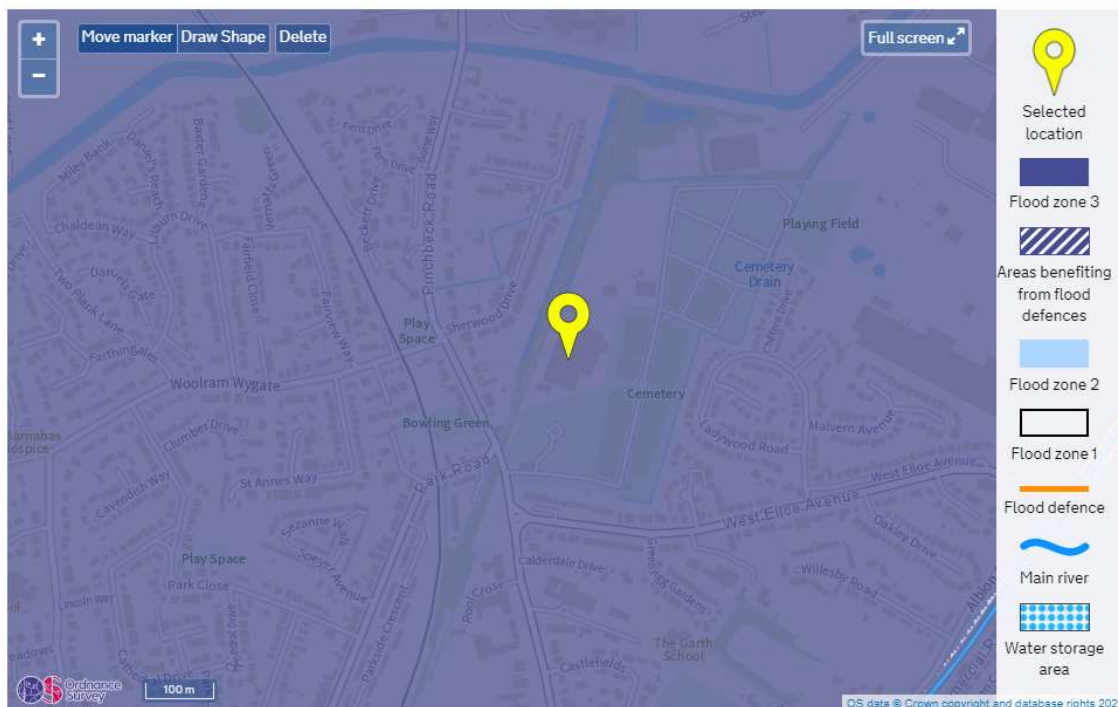
The site is located to the north of Spalding Town centre, off Pinchbeck Road. The site area is 36,090 m² and is surrounded on the east and south by a Cemetery, and to the west residential development, before which is a disused / dismantled railway track. To the north is commercial land, which is currently vacant.

The Proposal

Proposal for the site involves the demolition of a glasshouse and construction of an extension of an adjacent glasshouse. Also construction of a detached single storey building to provide storage for vehicles and general materials, and potting shed.

Flood Risk

The site is located in flood zone 3, an area with a high probability of flooding which means a flood risk assessment is required. The extract below is taken from the gov.uk website which shows the likelihood of flooding to the site.



There are drains which run on the east (Pennygate Drain) and west and north (Cemetery Drain) side of the site, all of which link to the principle Vernatts drain to the north. It is understood that the site falls within the Welland & Deepings Internal Drainage Board Spalding Urban catchment area, and they are responsible for the maintenance of Pennygate and Cemetery Drains.

The extract below is taken from W&D IDB website, showing their districts and catchment areas



Proposed Measures

Elsoms Seeds have strategy of rainwater attenuation and storage across their site for the reuse in their business use. This involves a number of attenuation tanks, generally above ground, linked to the rainwater systems of each of the buildings.

This proposal is for the replacement of a glasshouse that has come to the end of its lifespan, and the new extension occupies generally the same footprint. The detached building is again replicating areas to be lost from demolition, however does increase impermeable area. It will be used for storage of machinery and also for potting of plants. The existing above ground storage tanks, serving the current glasshouse, will be retained and the new glasshouse extension and detached building shall link up to these.

The construction of the the two elements will be of resilient construction:

- Glasshouse Extension: 2 courses blockwork at lower level and an aluminium glazed frame above.
- Detached building will be steel frame with concrete floor, clad in insulated corrugated cladding panels.