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Reference: H22-0031-26

Proposal: First floor side extension to residential dwelling

Location: 49 Broadgate Weston Spalding

Applicant: Mr A Brown

1. Site Details & Development Description

- **Site Address:** 49 Broadgate, Weston, Spalding, PE12 6HY.
- **National Grid Reference:** Approximately TF 25771 24701.
- **Proposed Development:** First-floor extension to an existing residential dwelling.
- **Vulnerability Classification:** Residential (classed as "More Vulnerable").
- **Development Type:** Householder / Minor Development.

2. Assessment of Flood Risk

The site is located within the **South Holland District Council** area, which is historically at risk of tidal and fluvial flooding.

Source of Risk	Assessment for 49 Broadgate
River & Sea	High Risk (Flood Zone 3). The area is defended by the River Welland tidal defences and the Coronation Channel.
Surface Water	Low to Moderate. Risk is primarily from heavy rainfall exceeding the capacity of local drainage boards (IDB) systems.
Residual Risk	Low. The primary risk is a breach of the tidal defences. Strategic mapping for South Holland often shows potential breach depths of 0.5m to 1.0m in extreme scenarios.

3. Mitigation & Standing Advice

As this is a **first-floor extension**, the floor levels are inherently safe from ground-level flooding. However, the Environment Agency (EA) requires specific commitments in your FRA.

Floor Levels

- **Requirement:** Finished Floor Levels (FFL) for new development should ideally be 600mm above the estimated flood level.
- **Application:** Since the extension is on the **first floor**, the FFL will be significantly higher than any predicted flood depth (likely 2.5m+ above ground level).
- **Commitment:** "The proposed floor levels of the first-floor extension will be no lower than the existing first-floor levels of the dwelling."

Resilience & Resistance

- **Flood Resilience:** Use of flood-resilient materials for the external walls (e.g., closed-cell insulation) is recommended.
- **Access & Escape:** The existing ground floor provides the primary access, but the first floor provides a **safe refuge** for occupants in the event of a breach of local defences.

Surface Water Drainage

Online Drawing UK Limited

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- **Sustainable Drainage (SuDS):** The extension must not increase the risk of flooding elsewhere.
- **Proposed Action:** Rainwater from the new roof area should be directed to the existing soakaway system or a new SuDS-compliant soakaway, ensuring no increase in runoff to the public highway or neighbours.

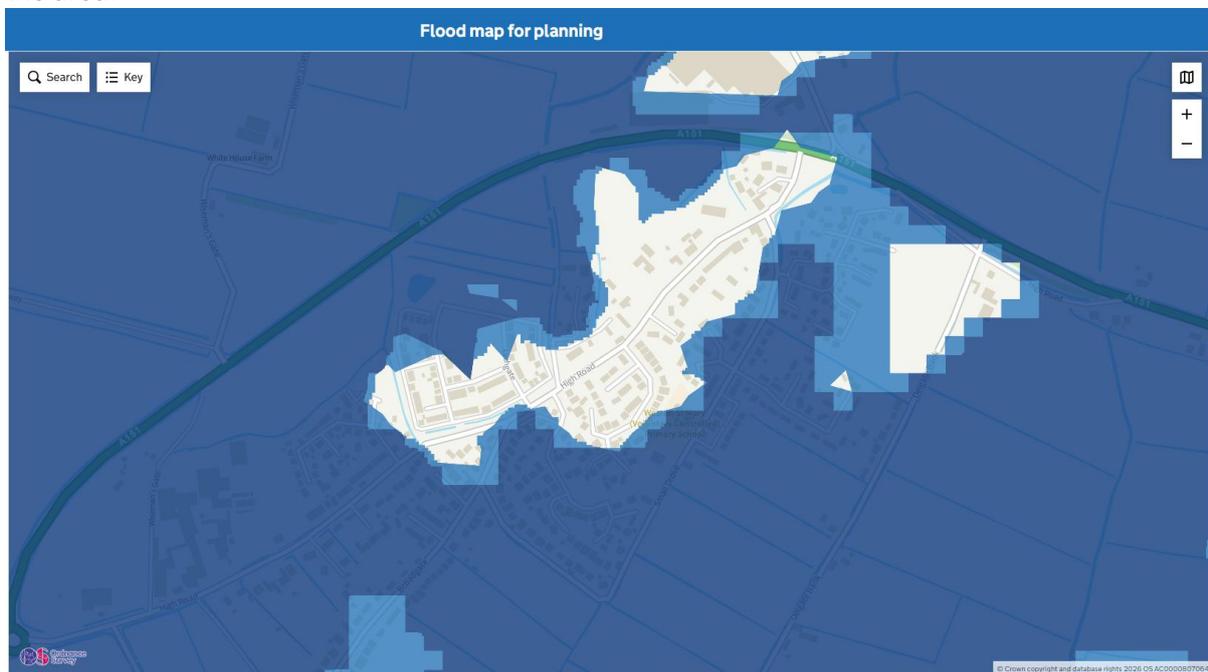
4. Flood Warning & Emergency Plan

The site is in an area covered by the Environment Agency's **Flood Warning Service**.

1. **Subscription:** The owners/occupants should subscribe to the [EA Flood Warning Service](#).
2. **Evacuation:** In the event of a "Severe Flood Warning," the occupants should follow the advice of emergency services. The first floor of the property (including the new extension) serves as a permanent safe haven.

5. Conclusion

The proposed first-floor extension at 49 Broadgate is appropriate for this location. It does not increase the building's footprint on the ground, meaning there is **no loss of flood storage** and **no increase in surface water runoff** (subject to proper guttering). By placing the new living space on the first floor, the development is inherently safe from the predicted flood levels for the area.



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