Ellingham Consulting Ltd

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FLOOD RISK STATEMENT
ROSE HOUSE, STOCKWELL GATE, WHAPLODE

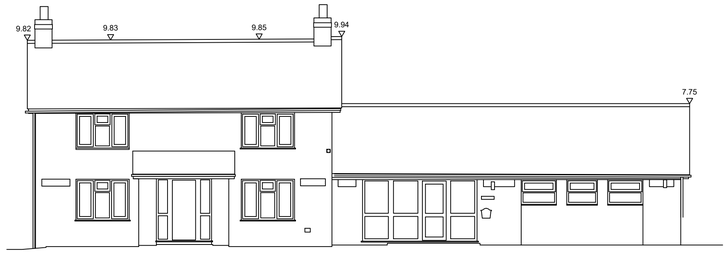
This Flood Risk Statement has been prepared to describe the level of flood risk at the site and to demonstrate the proposed development will be safe for its lifetime.

Site Location	Rose House, Stockwell Gate, Holbeach, Lincolnshire, PE12 8AU. Details of the proposed development are attached.
Proposed Development	Minor extension (householder) – proposed rear dormer and internal alterations.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'.
Drainage / Watercourses	The site is within the Holbeach River catchment of the South Holland IDB district. The Wash tidal defences along the Holbeach Marsh frontage are 10.2km from the site. The River Welland tidal defences are 6.6km to the north west.
Topography	The site is flat with ground levels typically between +2.9m OD and +3.1m OD.
Flood Zone	Flood Zone 3a.
Surface Water Risk	An area on the western side of the dwelling has a medium chance of surface water flooding with depths to 0.3m.
Fluvial Flood Risk	The site is not at risk, the River Welland defences provide protection during the 1% AEP event with climate change.
Tidal Flood Risk	Due to the defences the site is not at risk during the 0.5% annual probability tidal event with climate change.
Tidal Breach	The site is at risk during a tidal breach. In 2115 the maximum flood depth is between 0.0m and 0.25m and the hazard rating is Low Hazard.
Flood Warning Area	Far Extent of Tidal Flooding from the Wash and Tidal Estuaries.

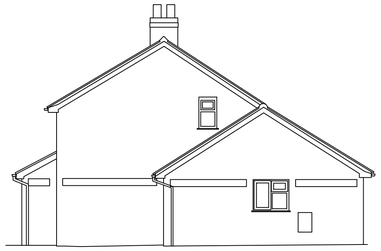
The proposed development is a minor extension and the proposals are consistent with the Environment Agency's standing advice for minor extensions. The proposed floor levels are no lower than existing floor levels.

The developer should ensure that the occupier of the dwelling is aware of the risk of flooding. The Environment Agency operates a flood warning system for areas at risk of flooding to enable householders, businesses, and landowners to protect life or take actions to manage the effect of flooding. The occupier of the dwelling should register to receive flood warnings.

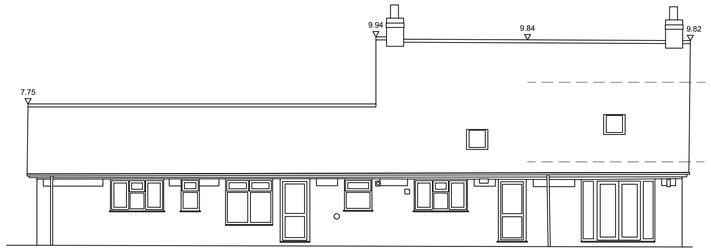
Tim Ellingham
14 November 2025
ECL1675



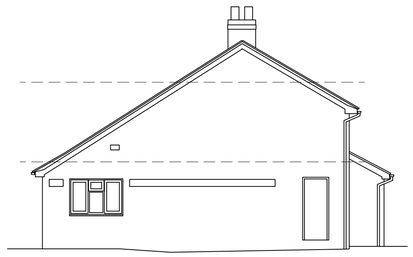
FRONT ELEVATION - EXISTING 1:100



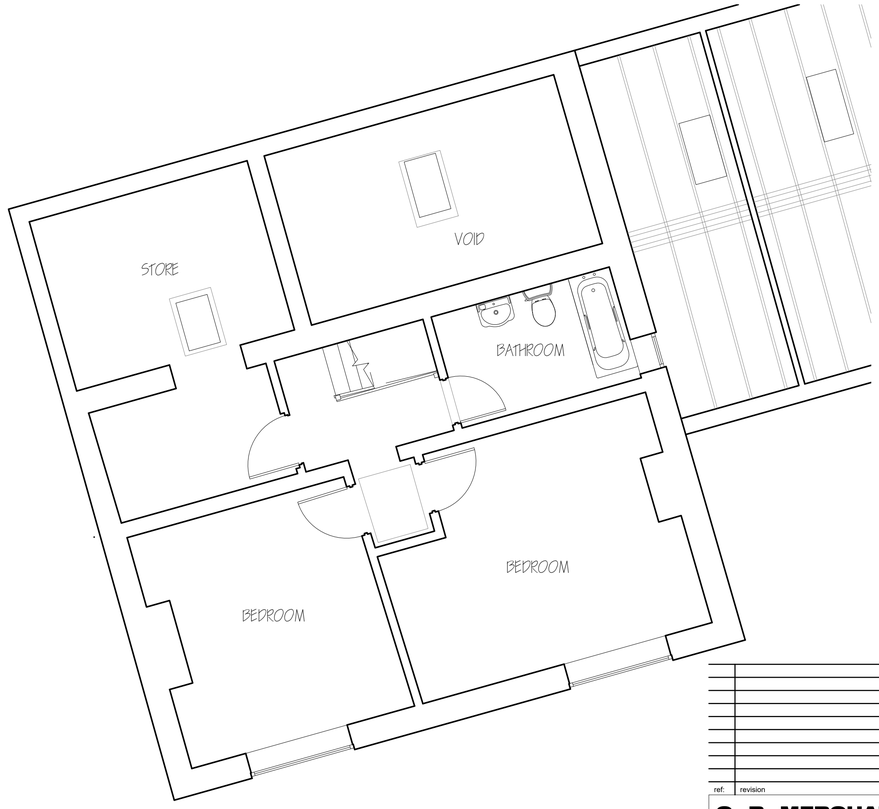
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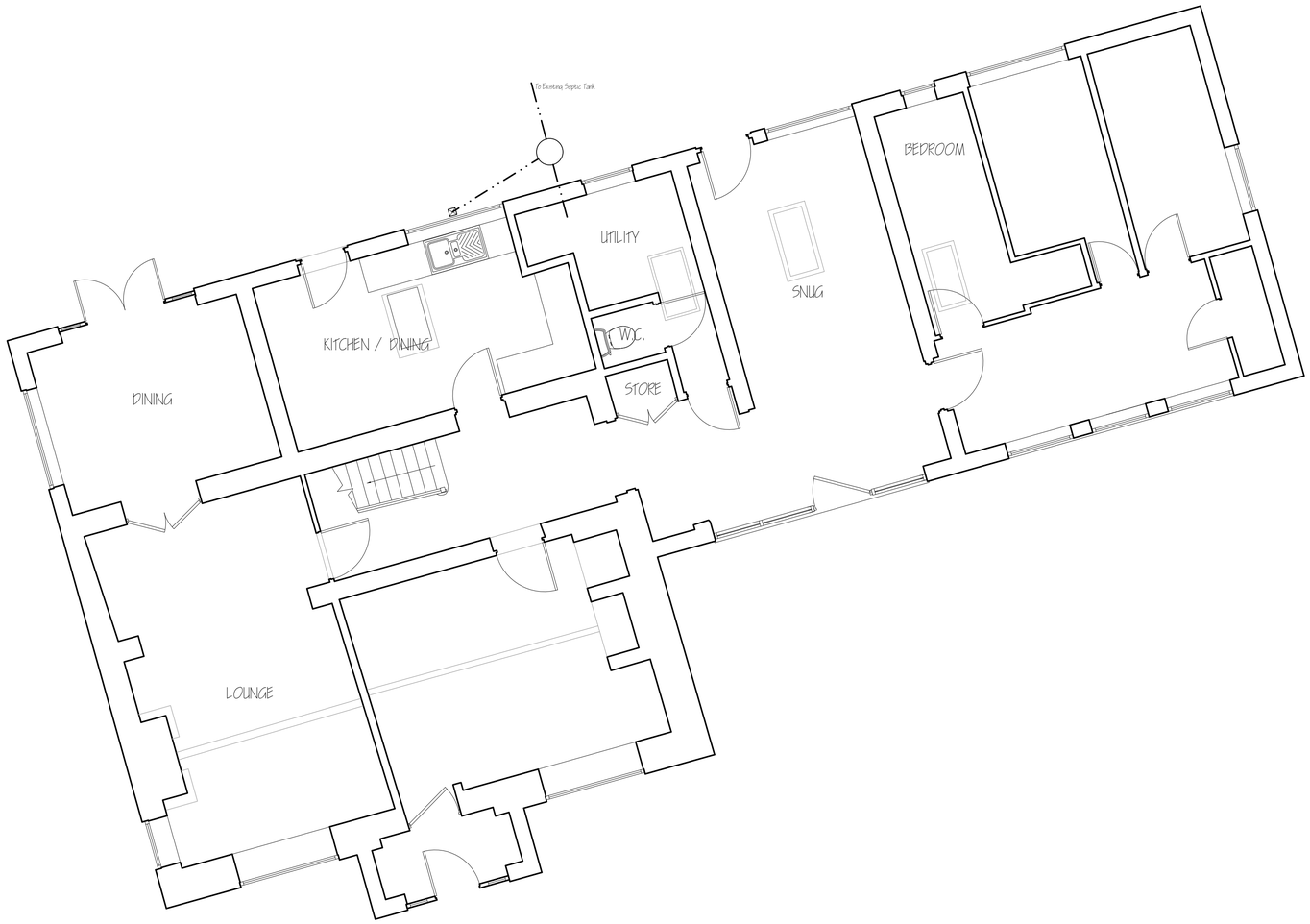
REAR ELEVATION - EXISTING 1:100



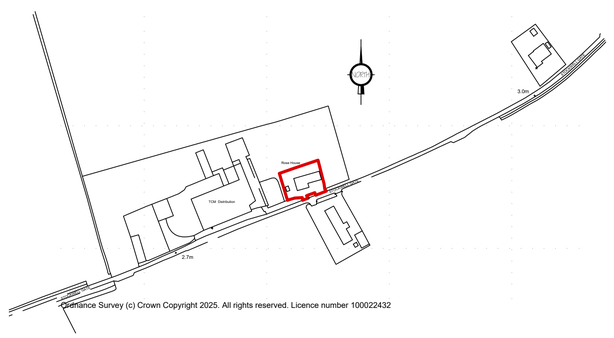
SIDE ELEVATION - EXISTING 1:100



FIRST FLOOR PLAN - EXISTING 1:50



GROUND FLOOR PLAN - EXISTING 1:50



SITE PLAN - PROPOSED 1:250

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ref:	revision	date

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Project

REAR DORMER EXTENSION & INTERNAL ALTERATIONS
'ROSE HOUSE', STOCKWELL GATE
HOLBEACH
SPALDING, LINCS. PE12 8AU

Client

R TAYLOR

Drawing

FLOOR PLANS - EXISTING
ELEVATIONS - EXISTING
LOCATION PLAN

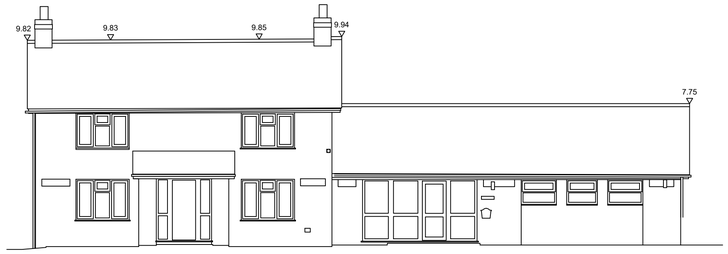
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4393-25	01
Date	**Drawn**
MAY 2025	SLB

Scales

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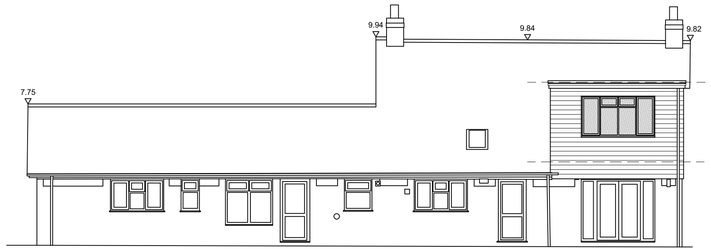
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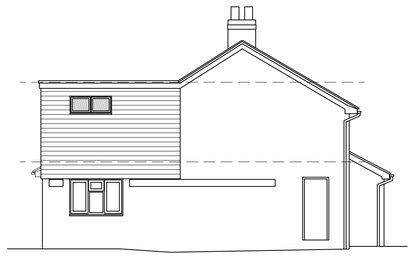
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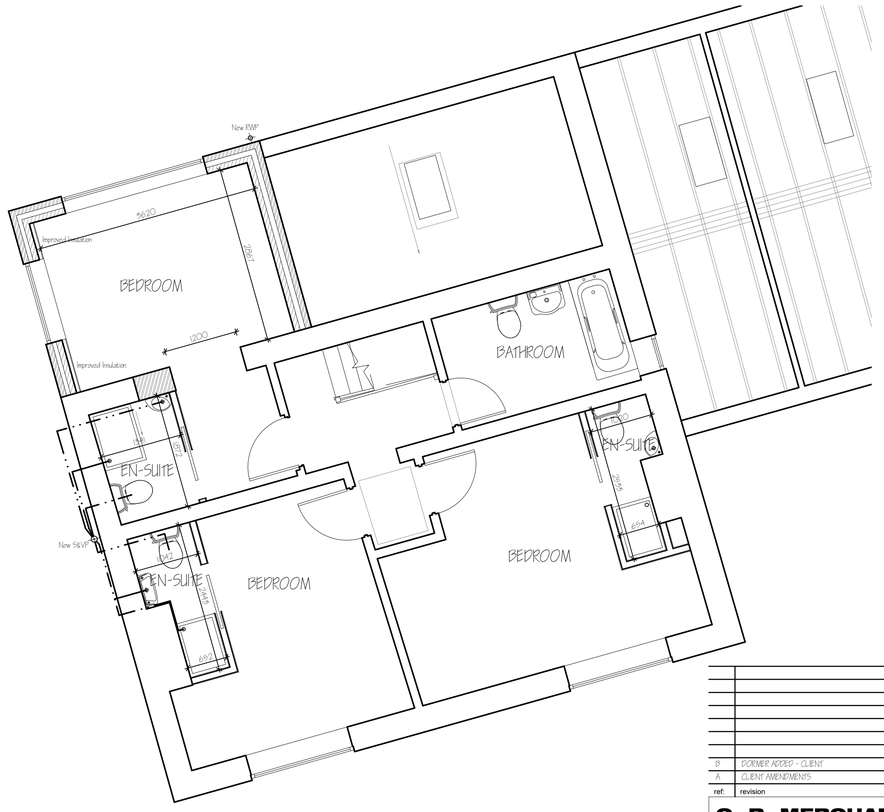
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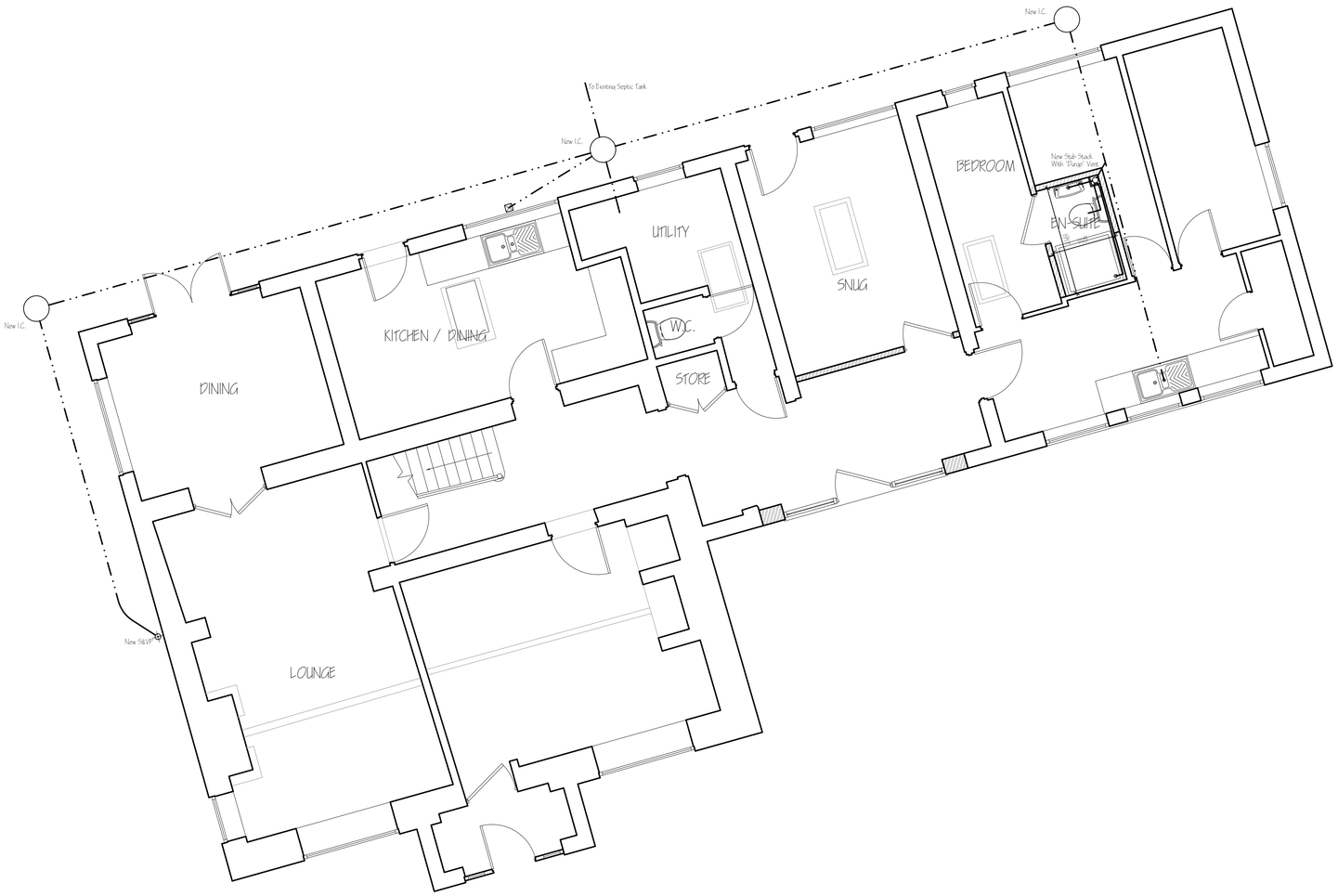
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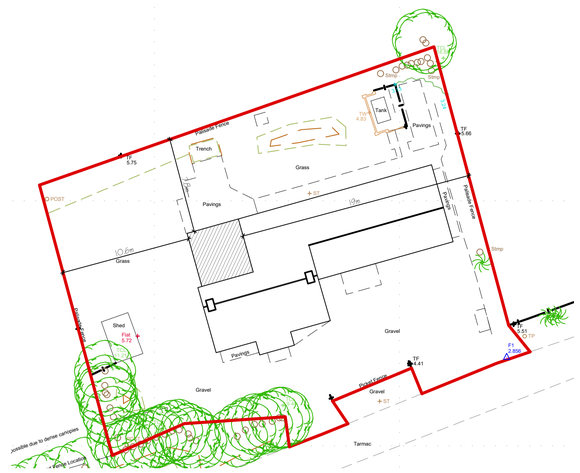
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FIRST FLOOR PLAN - PROPOSED 1:50



GROUND FLOOR PLAN - PROPOSED 1:50



SITE PLAN - PROPOSED 1:250

B	DORMER ADDED - CLIENT	MAY 2025
A	CLIENT AMENDMENTS	MAY 2025
ref:	revision	date

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