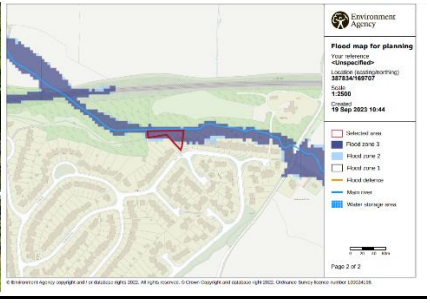
Flood Risk Assessment resistance and flood resilience measures for free standing timber Garden Outbuilding within the rear garden of 19 Brook Drive, Corsham, Wilts, SN13 9AU

Minor development in Flood Zone 3





The properties garden is situated from The Ladd Brook small watercourse tributary sourced by the river Avon.

The residents confirm that flood water has entered the lower part of garden twice in 50 years and not up to the current raised patio area.

Flood Resistance

The proposed outbuilding will sit on an existing 2 tier raised patio currently 60cm above ground see photo attachment with impression of proposed building.

Therefore, surface flood water access into the building is mitigated by approx. 85cm above natural ground level.

Flood Resilience

The structure of the building is to be built off of the raised patio.

Should flood water ingress the building the independent internal timber floor can be removed and replaced without undermining the structural integrity of the building.

The floor once removed will allow access for any water removal and drying procedure.

The following principles can be put in place.

- Raised electrics and sockets above the likely height of flood water
- Sump and pump systems

Temporary resistance

If necessary, Sandbag measures can be deployed before flood water arrives.