C H A R L E S M A N N I N G
ARCHITECTURAL & PLANNING CONSULTANT
OFFICE 129, 8 THE BRIDGE, CHIPPENHAM, WILTSHIRE. SN15 IEX.
Tel : 01249 652218 Website: www.charlesmanning.co.uk E-mail: mail@charlesmanning.co.uk

Planning Department,
Wiltshire Council,
Monkton Park,
CHIPPENHAM,
Wiltshire.

8th February 2022

Dear Sir/Madam

Flood Risk Assessment, -extension to annex at Barn House, Christian Malford, Wilts.

Introduction

A Planning Application has been submitted to Wiltshire Council to extend the existing detached annex to the east of Barn House on the ground floor adding a small extension. The property is not listed or within the Conservation Area.

Examination of the current Flood maps indicates that the site of the extension is very close (but not within) to Flood Zone 2 (Medium Risk) area. For the avoidance of doubt a flood risk assessment has been submitted should the question be raised in the course of this Planning Application.

Guidance published by the Environment Agency indicates that in the case of minor developments of this nature the level of information should be reduced to a level sufficient to match the potential for damage. This Flood Risk Assessment has been prepared in accordance with that guidance.

Flood Zone 2 is described as a 1 in 1000 year event, (0.1%) and at this location would occur as a result of flooding of the River Avon in the low lying areas

The proposal is below 250 sq.m. in area and comprises of a small extension for ground floor accommodation to form an enlarged living area. No increase in floor area is proposed within flood zone 2.



flood risk zones relating to this site

Description of Development

The works will involve ground floor construction above the flood risk areas to facilitate the creation of extended living area.

Existing Flood Alleviation Measures

The main source of potential flooding comes from the overspill of the adjacent watercourses under exceptional rainfall and resultant flooding into the floodplain. In this instance any potential flooding would occur potentially in the adjoining (lower) land areas, the barn is set at a point where flooding is very unlikely.

Flooding History

The site has been in residential use, the annex consists of mainly 300mm thick brick walls with the of the walls rebuilt in brick faced cavity walling, under a slate roof.

Potential Flooding Impact Assessment

Whilst the site (not necessarily the annex area) partly falls within a potential flood risk area it is nevertheless considered that flooding to any depth is a very minimal event. Should flooding extend up to this part of the site,

the volume of water would have little impact over the potential area of the flood plain or create any significant increased risk to flooding to adjacent properties.

The floor level for the proposal is at first floor and above.

Conclusion

Whilst part of the site falls within a potential flood risk area It is nevertheless considered that flooding to any significant depth is unlikely to reach this site. Should flooding extend up to the site the volume of water would have little impact over the potential area of the flood plain or create any significant increased risk to flooding to adjacent properties.

Yours faithfully,

Charles Manning.