

FLOOD RISK ASSESSMENT

October 2025

Proposed Temporary Pop-up Shop

Wyvern Hall
High Street
Wylve
Wiltshire
BA12 0QR

INTRODUCTION

This document is to support a planning application for the erection of a temporary shop within the ground of Wyvern Hall in the village of Wyllye which is currently under consideration by the local authority.

Refer to the associated drawings for all details of the proposed building works.

LOCATION

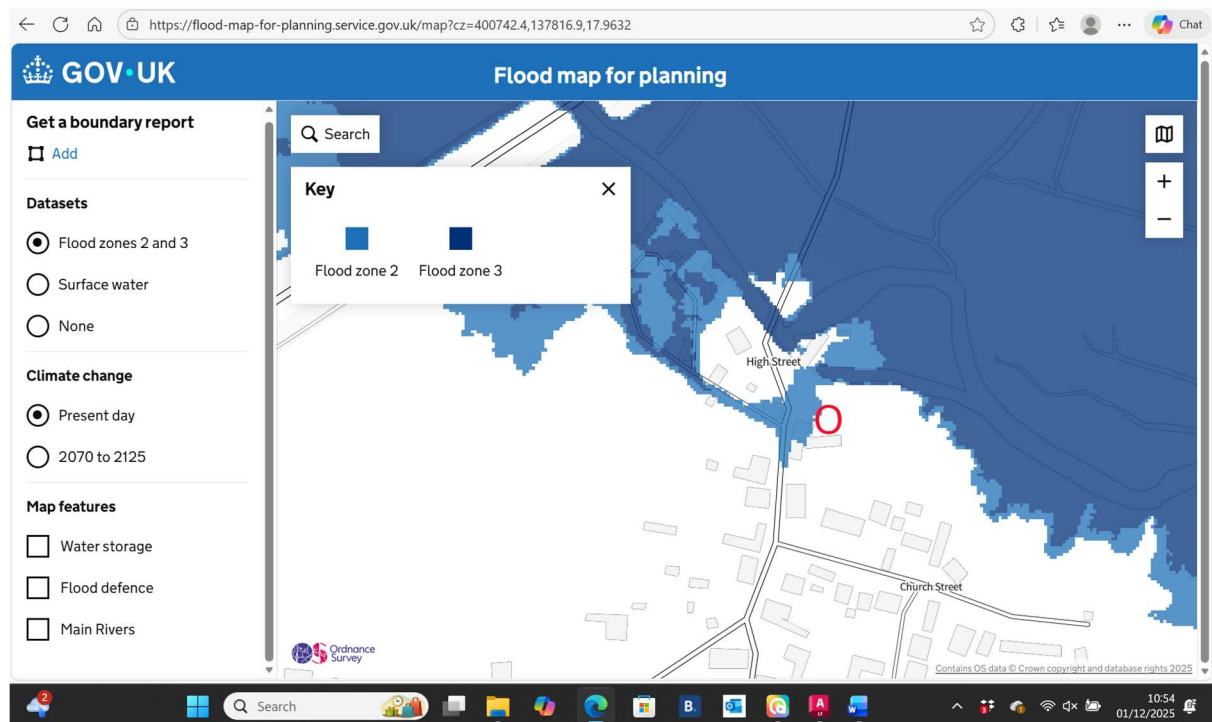
Refer to “location Plan” reference PP 001 submitted as part of this application.

The application site is the village hall & associated curtilage within the village of Wyllye including the main building, off street parking & a play area.

FLOOD ZONE

The property does not lie within any flood risk zone as can be seen from the Environment Agency map for the location.

Please refer to the associated planning drawings by Build Architects for the full site location / block plan.



ARCHITECTURAL DESIGN & MITIGATION

The proposed shop will have a finish floor level (FFL) at around 300mm above external ground level.

There are no proposals to alter the existing FFL within the main building so therefore based on the above we feel that there is no increased flood risk when viewed against the existing situation.

CONCLUSION

We feel that the risk from flooding has been adequately addressed in this report and also in the architectural design executed by Build Architects and would ask that the local authority support our application on this basis.

Build Architects
October 2025