

Flood Risk Assessment

Application Title: Erection of outdoor gazebo on garden land of grade II listed building

Date: February 2026

Application Address:

Vine Cottage
Crudwell
Malmesbury
SN16 9ER

General

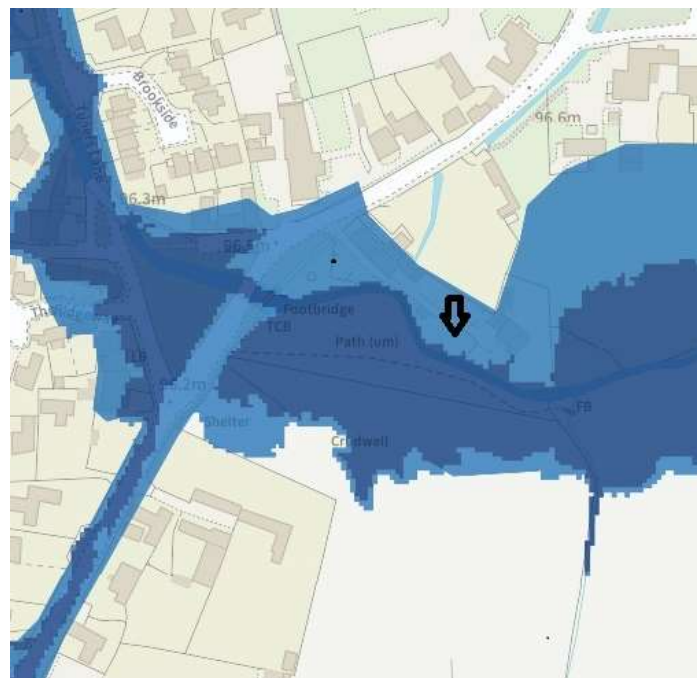
This flood risk assessment has been prepared after due consideration of the North Wiltshire Local Plan and PPS25 – Development and Flood Risk and is to accompany an application for development within the curtilage of a listed building.

Site and Property

Vine Cottage is a Grade II listed, two storey, semi-detached house. The garden land in question sits alongside Swill Brook.

Statement

The garden land at Vine Cottage sits within a Flood Risk Zone 2.



An unprecedented severe flood affected Crudwell in July 2007, the first ever recorded, a number of properties were flooded. Vine Cottage was not one of the properties affected. The lie of the land means that any water rising over the banks of Swill Brook will flow naturally to the south away from Vine Cottage.

Lime Cottage, adjoining Vine Cottage suffered from low level flooding during the 2007 flooding event, not from the brook, but by water being washed up the driveway by passing lorries. Wiltshire Council Highways agreed that this was due to the storm drains on the main road being blocked and the flood water being unable to drain away. The flooding was controlled by the erection of a flood board at the

entrance of the driveway. This problem has now been alleviated and the storm drains are adequately maintained by the Council.

Since the 2007 floods, substantial engineering works have been undertaken to alleviate further flood risk.

- The pump has been repaired (its failure being the main reason for the area flooding).
- Wessex Water have sealed their sewers.
- Swill brook has been cleared and completely reprofiled.

There has been no threat of flooding to the house or land since these remedial works have taken place.

Proposed Development.

The proposal is for a new covered gazebo is to be built of timber on concrete blocks. It is planned to be used for covered seating and is open on two sides, therefore is open to the elements.



Conclusion

The outbuilding to be erected is to be made of timber and built on concrete blocks. There have been no flood events on the land over the last 20 year and, we submit that the outbuilding will be flood resilient as far as an open gazebo can be and will not add to the risk of flooding elsewhere.

Jagged Edge Design Ltd