

37A Silver Street Bradford on Avon BA15 1JX

Flood Risk Assessment

1. The site of the proposal for permitted development from offices to a live work unit, is 37A Silver Street, Bradford on Avon BA15 1JX.

2. The present use of the building is a ground floor shop and offices on the first and second floors. The application deals only with the offices. The shop is in a different ownership.

The building is attached to No.36 Silver Street on the east side. There are public roads on the West and North sides. The South side is a private courtyard in different ownership.

The access to the offices is off the private courtyard.

The permitted development application does not require any changes to the existing building.

3. The building and the private courtyard are in flood zone 3.

4. The flood risk is from the river Avon and is the only flood risk to the site.

The entrance to the offices off the private courtyard was flooded in 2000 and 2024. The damage was minimal, the carpet needed to be changed. The level of the flood water in the entrance hall was about 150mm. Access to the offices was possible wearing Wellington boots.

The river also flooded in 2003, 2009, 2012 and 2013. These events did not affect the offices or the shop, which is at a lower level. The shop has a demountable floodgate which is installed when flood warnings are given.

The office gets flood warnings by telephone.

The offices on the first and second floors were not affected by the floods.

5. Wiltshire Council and the Environment Agency have concluded that they can take no measures locally which will reduce the flooding of the town centre.

6. Mitigation to reduce the risk of the entrance hall from being flooded, is to provide a demountable flood gate which can be fixed in the external doorway in the event of flood warnings.

There is no risk to people. The barrier could be 400mm high, so it can be stepped over to allow access to and egress from the building.

The risk to the application property is minimal. The floodwaters that have occurred in the last 25 years have subsided within two to three days.

Gas, water and electrical supplies were not affected by the floods.

Conclusion. The permitted development, if confirmed, will not change in any way the existing flood risk, as there are no physical changes to the existing building.

The change will provide an extra dwelling in the town centre and there will be no loss of the commercial use.