



# Vobster House

*Flooding Risk Assessment*

*November 2022*

## SPACE A.

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### Directors

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# I. FLOOD RISK ASSESSMENT

Project Address :

*Vobster House  
Lower Vobster  
Nr Radstock  
Somerset  
BA3 5RJ*

October 2022

Revision 1



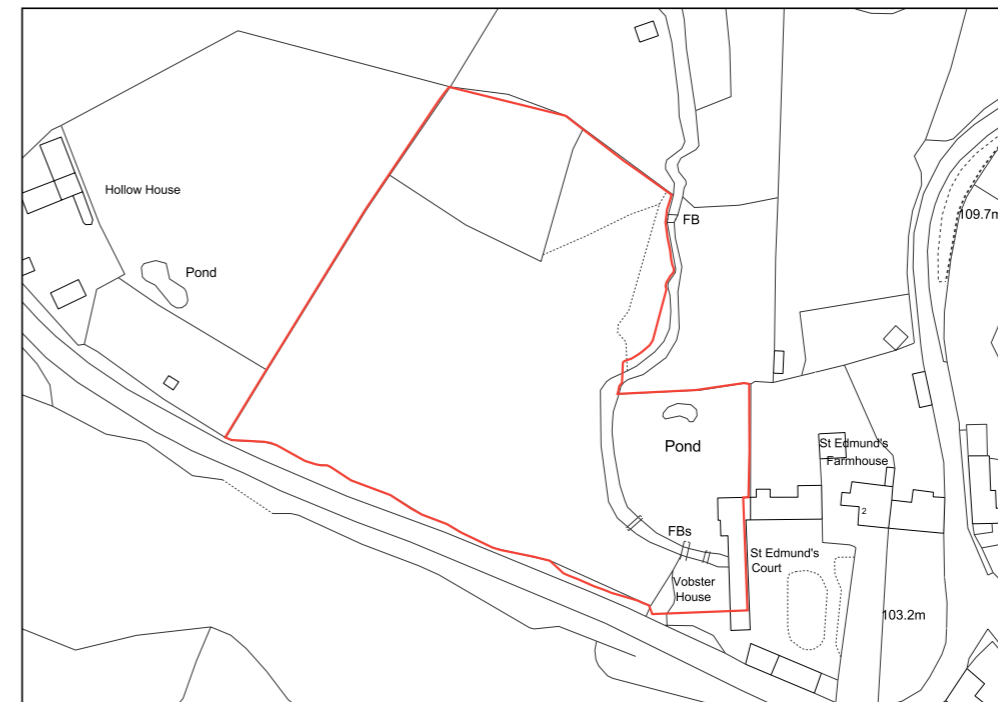
# II. DEVELOPMENT SITE & DESCRIPTION

Set on Vobster Hill Road and Stock Hill Court Road, Vobster House is part of a cluster of 3 Residential Buildings surrounding a small green.

Vobster House sits parallel to the brook and it is understood the brook passes under the property. It is understood that this brook is a contributor to Mells River which is situated circa 60 m away from the property.

It is understood the site sits within Flood Zone 2 and 3 as identified by the UK's Government Flood Risk Mapping Service

The purpose of this document is to outline the current status of the site as well as any impact the small extension may have. Given the scale and size of the proposed development we deem it will have no or little impact.



*Fig 2: Site location plan. 1:1250 @A1*

# III. PROPOSED DEVELOPMENT

## *a) Description of works*

The small proposal consists of a single storey extension to the back of the property.

## *b) Sustainability*

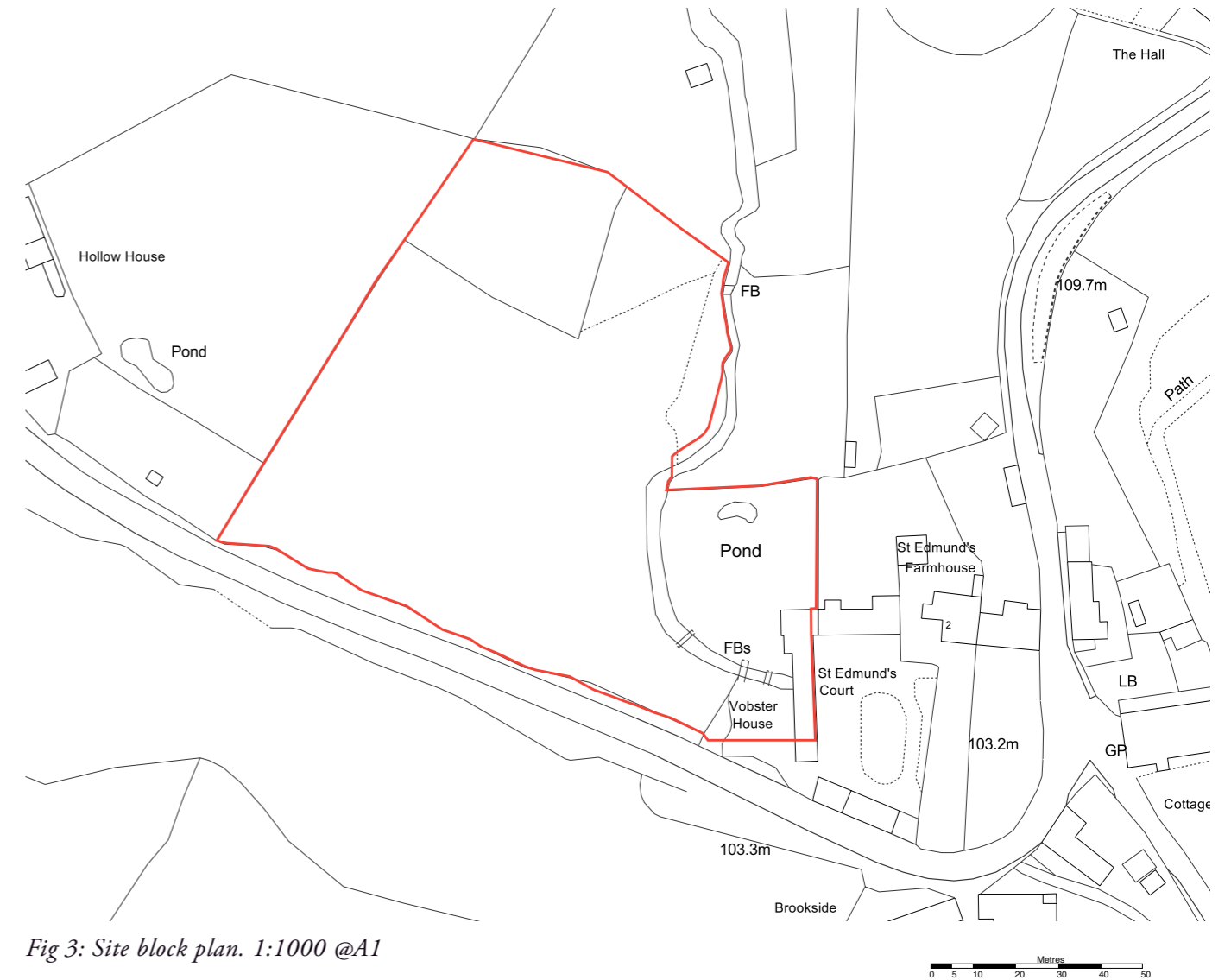
Though the property is east - west facing with the front and rear gardens benefiting from good levels of light the perspective rooms along the facade poorly utilize this advantageous positions.

Though in keeping with the property, the cellular spaces, poor configuration, plus placement of windows means internal spaces can be dark.

The aim of the proposal plus the addition of a small modest extension is to open up the existing living rooms and provide better opportunities for natural daylight to enter deeper into the plan.

## *c) Vulnerability*

As a residential development the site is classified as 'more vulnerable' however because the application is for a minor development we believe a sequential test will not be required.



# III. PROPOSED DEVELOPMENT

## d) Wider benefits

Though the extension is for a private property, the extension of space will satisfy modern family living for any future homeowner. Typical of its period the [property has a rigid structure that provides rooms of single use. Given the size of the property, the rooms are relatively small the proposal will provide greater flexibility for future generations.

## e) Flood Safety

The proposed new extension (classed a 'minor extension') would bridge the stream but its foundations would not interfere with existing gabion flood defences on the stream banks near the house.

The extension would also be the same level floor finish to the main house. In addition, we would like to stress that the client is committed to maintaining the existing flood defences so the impact of flooding to the local area is minimized.

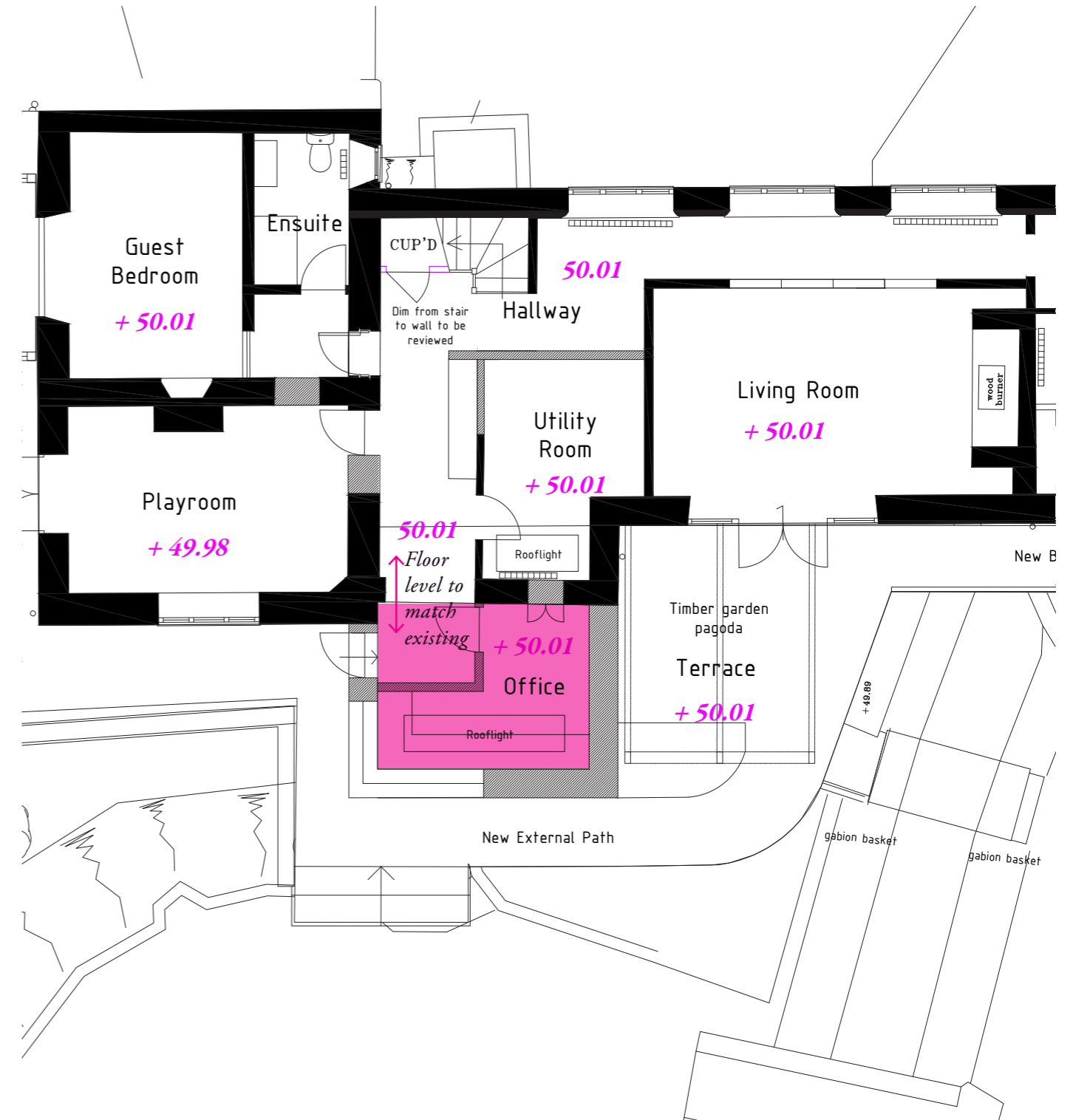


Fig 4: Proposed ground floor plan. 1:50 @A1

# III. PROPOSED DEVELOPMENT

## f) Flood hazard

The main hazard on site is the brook which runs parallel to the back of the building and beneath.

## g) Flood defences

As part of the works a full inspection and potential upgrade of the surface water drainage will be carried out.

There has been historic precedent of the site and building being flooded.

The proposed footprint of the extension is circa 15m and it is not deemed to be significant enough to create further flood risk downstream



Fig 5: Aerial view of site

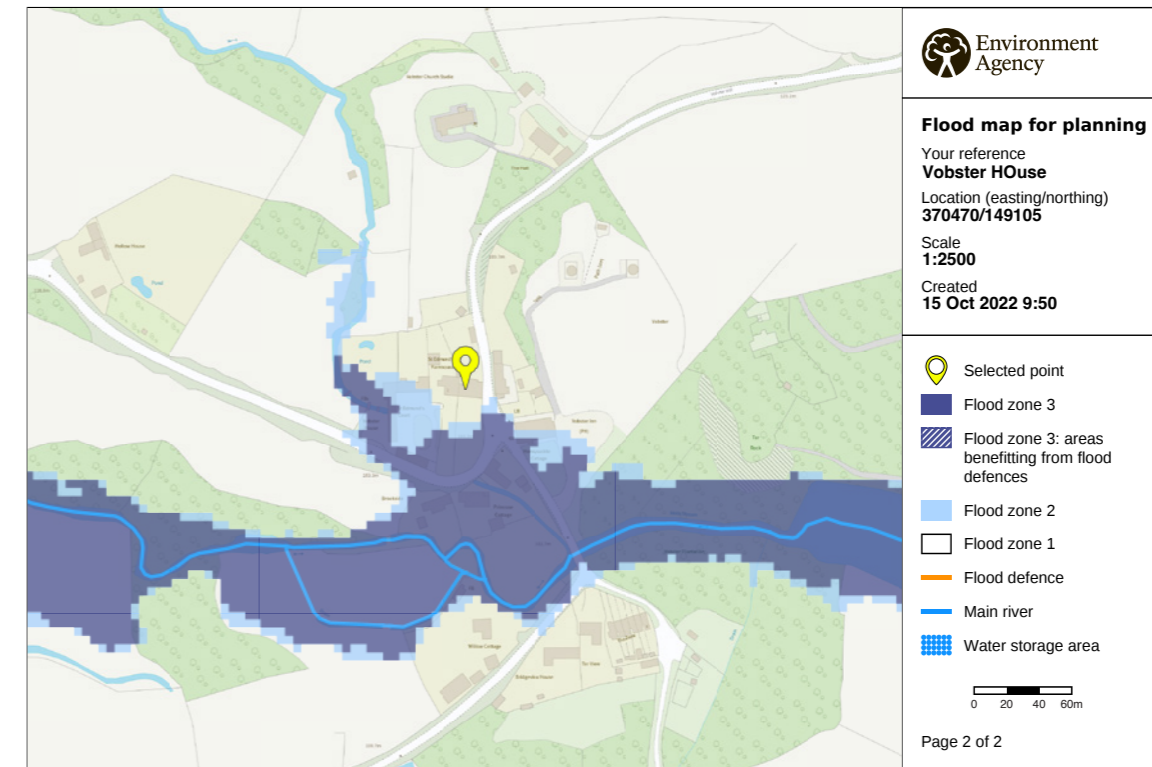


Fig 7: Environment agency flood map

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