

Flood Risk Assessment

1 Vayre Close, Chipping Sodbury

Scope of Assessment

This assessment has been undertaken by Welham and Hanna in support of a House Holder Application

Description of development

First floor side extension over existing and conversion of existing garage.

The proposed ground floor level for conversion of the garage will be raised and will match the existing ground floor level of the property generally which is circa 92.606 AOD. The ground level for the site is circa 92.221 this puts the FFL over 375mm above the external site level.

The property is in flood zone 2 and would fall into the "more vulnerable category" for Dwelling houses.

From the Environment Agency flood data for the site the following information has been evaluated in this assessment.

There is no flood risk identified from Reservoirs as shown in Environment Agency data



Flood zones FZ3

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Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

Flooding from Surface water is shown as Very Low Risk on Environment Agency data

From EA information the 1% (1/100) year defended level is 92.47 AOD.

The house floor level is 92.606 AOD

This gives a 206mm difference between level of flood water and finished floor level.

As the existing floor level is set and the alterations are no worse the proposal is assumed as complying and at no more risk.

Access and Escape

There are no areas of the proposed floor that would be below the 1% (1/100) flood level, as such no access / escape plan it to be provided. It is noted that the levels around the building would be of a shallow depth that could be walked through.

Surface water

Surface water runoff from the proposed extension will be taken to a soakaway as existing and in line with Building Regulations AD H