

CRA ENVPAC/1/THM/00626 - THM Ref: 182935**Prior Notification Ref: 211228****Delta House, 70 South View Avenue, Caversham. RG4 5BB****Addendum Summary**

The current, approved scheme for Delta House has proven dangerous to fully implement without the demolition of a considerable part of the existing building.

Neighbours of the property and Reading Borough Council wish to retain the current building and therefore, have allowed extra time for the developers, in conjunction with the Environment Agency, to investigate the precise, site-specific data.

Upon closer examination of the Environment Agency's modelled site-specific flood risk data, it has been established that a smaller increase in finished floor levels will also achieve the required flood safety and it has been possible to adapt the flat layouts to achieve this without considerable demolition.

This proposal is to raise the FFL (Finished Floor Level) of all the flats to a minimum of **37.87mAOD** (meters Above Ordnance Datum) which exceeds the up to date 1:100 year modelled flood risk level for the specific site with a 31% increase in flow allowance in light of Climate Change.

The purpose of this addendum is to gain support from the Environment Agency for the current Prior Notification application in order for this development to be fully, efficiently and safely implemented.

Current Site Situation

As of April 2022 works are progressing on the Delta House site to convert the B1a Offices to C3 residential units as per the Approved Prior Notification application ref:211028. Finished floor levels in the majority of the older parts of the building have been raised in line with the FRA Version 1.1 - Dated 25/11/2020 to 38.34mAOD.

The renumbered flats 1 & 2 are privately accessed from individual doors on the East side of the building and lend themselves to the previously approved increase in floor levels. In flats 1 & 2 the habitable rooms have high ceilings as that part of the building dates back to the 1950's. This extremely high floor level can continue into flats 3 & the majority of The Garden flat. Unfortunately, at the location for flats 4 & 5 there is not the same high ceiling to work with, instead those flats have a regular

height ceiling made from concrete planks with pretensioned steel cables running through them.

Structural Engineers **Structure Haus** have advised there is a large health and safety risk in undertaking the removal of these planks without the demolition of that part of the building. As such they are strongly advising against the removal of these concrete planks.

FRA Version 1.1: Closest Node versus Site Specific modelled data

The approved application shows a finished floor level of 38.34mAOD which was determined from being 300mm above the 1 in 100 year (1%AEP) flood risk level plus a 35% increase allowance for climate change (Upper End allowance category until the year 2069 or the Higher Central allowance category until the year 2115). This was based on the closest node point (06100_MN_36c.003) in the river Thames which is almost 1km away from the site.

Using Delta House's site grid referenced specific modelled data supplied as part of the Environment Agency's Product 4 (Detailed Flood Risk) under reference THM 182935: It states that the actual Delta House site's model has a 1:100 year (1% AEP) flood risk level of 37.54mAOD.

Taking into consideration the recent increase in expected flows allowance to 31%, takes the site specific flood risk level to **37.82mAOD**.

Amended Proposal

The Developers propose a solution to keep the concrete planks in place and raise the FFL of all flats above 37.82mAOD.

The lobbies as previously approved will remain at their current levels.

Flats 1, 2, 3 & the majority of The Garden Flat will remain at the previously approved FFL of 38.32mAOD while Flats 4, 5 and the remainder of the Garden Flat will have an FFL of 37.87mAOD.

This minimum FFL of 37.87mAOD gives a climate change allowance over the site specific 1:100 year flood risk level including a 31% estimated increase in flows.