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FLOOD RISK ASSESMENT
Land to rear of 58 Kings Road, READING,
RG1 3AA.



Land to rear of 58 KINGS ROAD

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1. INTRODUCTION

This Flood Risk Assessment has been prepared in support of a Planning Application at Land to rear of 58 Kings Road, Reading.

The proposal is for the erection of a 4-storey building comprising 3 x 2-bed flats and 1 x 1-bed flat at the rear of the existing building. Single storey rear extension, third storey extension with associated internal alterations to the existing building.

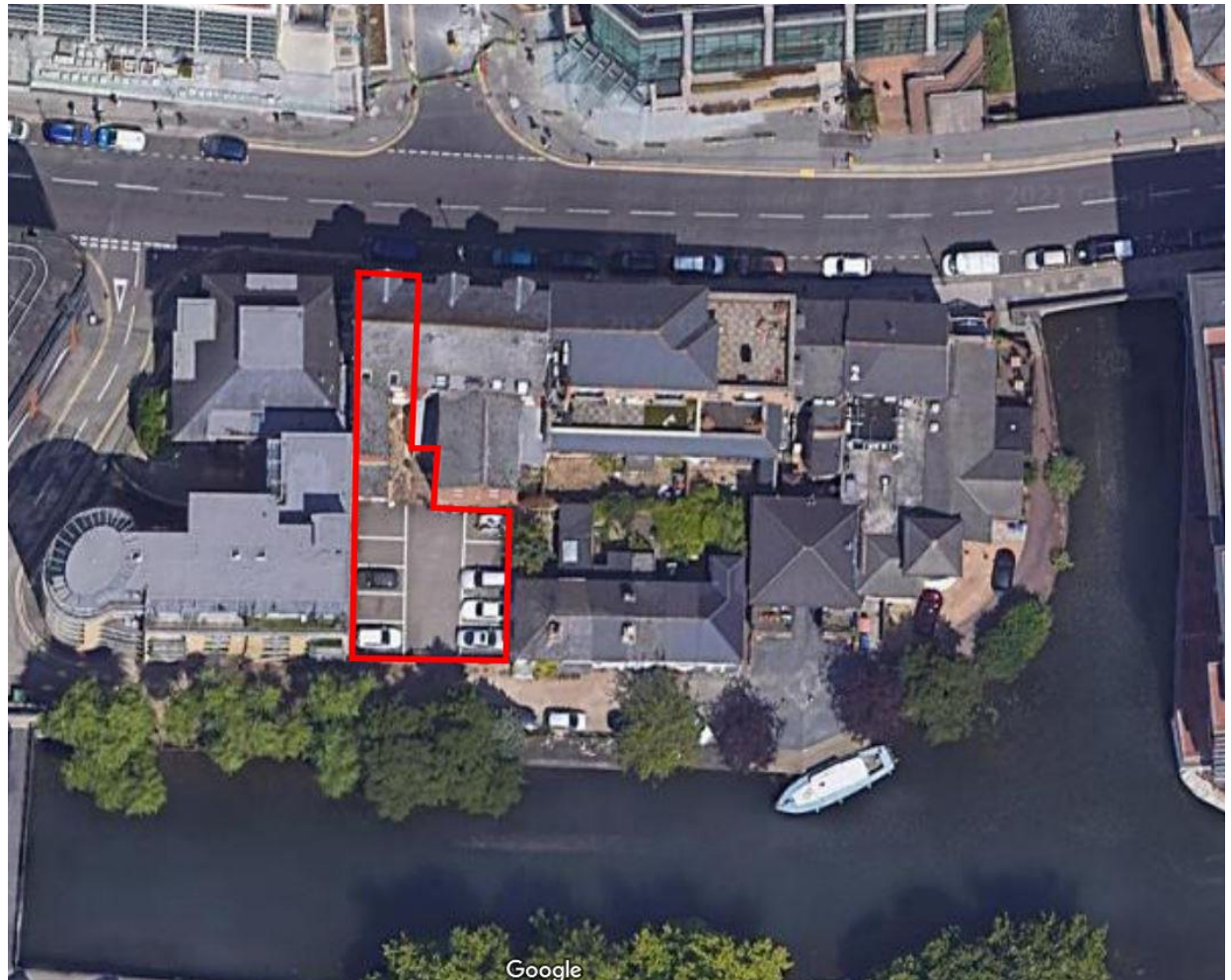
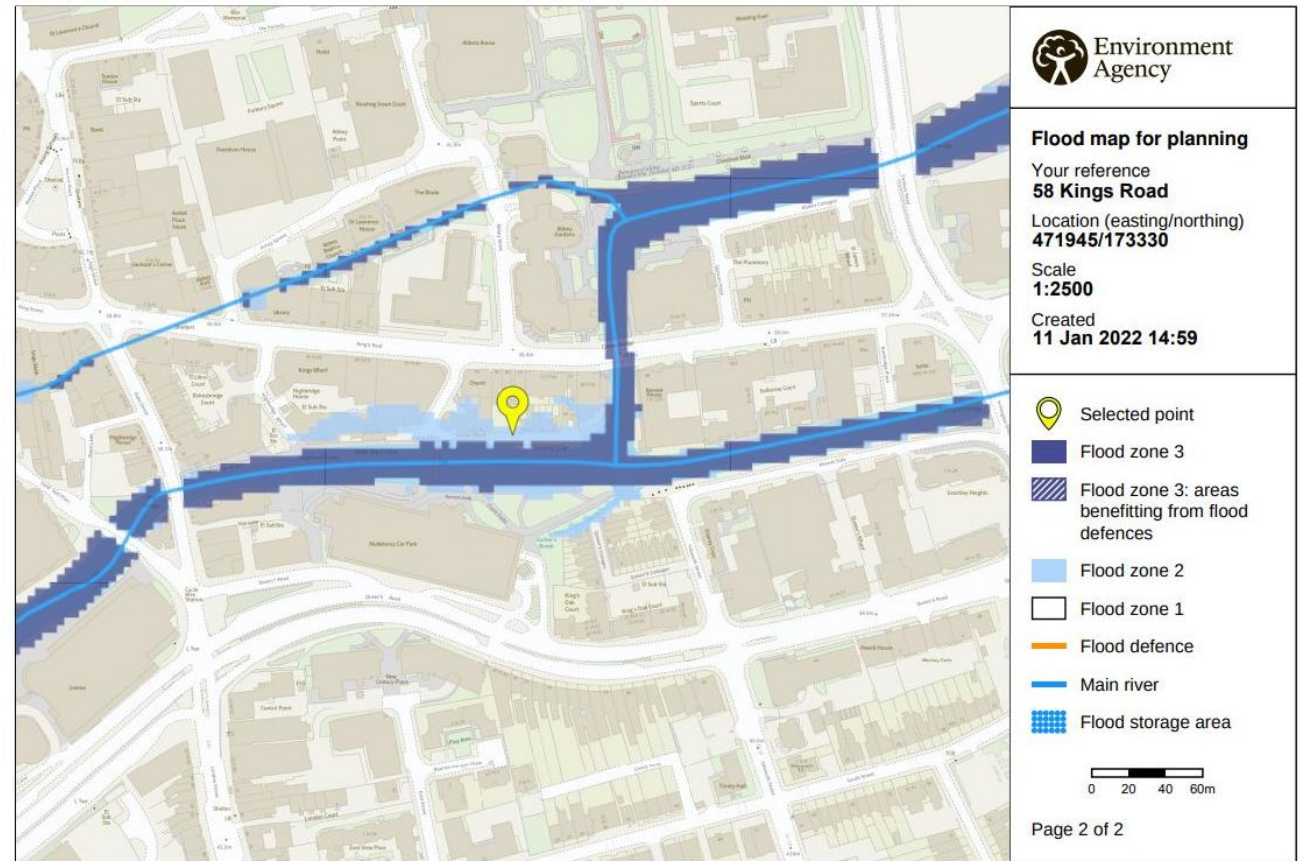


Figure 1 – Aerial View of the Application Site

2. FLOOD ZONE

The proposal is located partilay on Flood Zone 1 and at the rear is located within Flood Zone 2 as seen on the map from Environment Agency.

The proposed use of the development is residential, and it is not looked upon as a minor development within NPPF guidance notes and it is also classified more vulnerable due to it's use.



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Figure 2 - Flood Map (Enviroment Agency)

5. PROPOSAL

The proposal is of modest footprint and only part of the construction will be located within Flood Zone 2.

Because of this we are of the opinion that the impact will be minimal. Also, the use of green roofs and sustainable drainage systems would contribute in reduce the impact even further with regards to the surface waters.

4. ENVIRONMENT AGENCY MAPS

The Environment Agency maps indicate that the site is:

- At Medium Risk of flooding
- Is NOT within an area likely to be subject of reservoir flooding
- At Medium Risk for surface water flooding
- Would be withing an area where flood warnings are issued.

3. CONCLUSION

The proposed use of the development is residential and not looked upon as a minor development within NPPF guidance notes and is also classified as vulnerable due to it's residential use.

Because of the above, should a Sequential Test be required the applicant will appoint a suitable consultant to carry out a survey and provide the necessary information to address any concerns with regards to the proposal.