

FLOOD RISK ASSESSMENT
(Householder Development within a high risk surface water area)

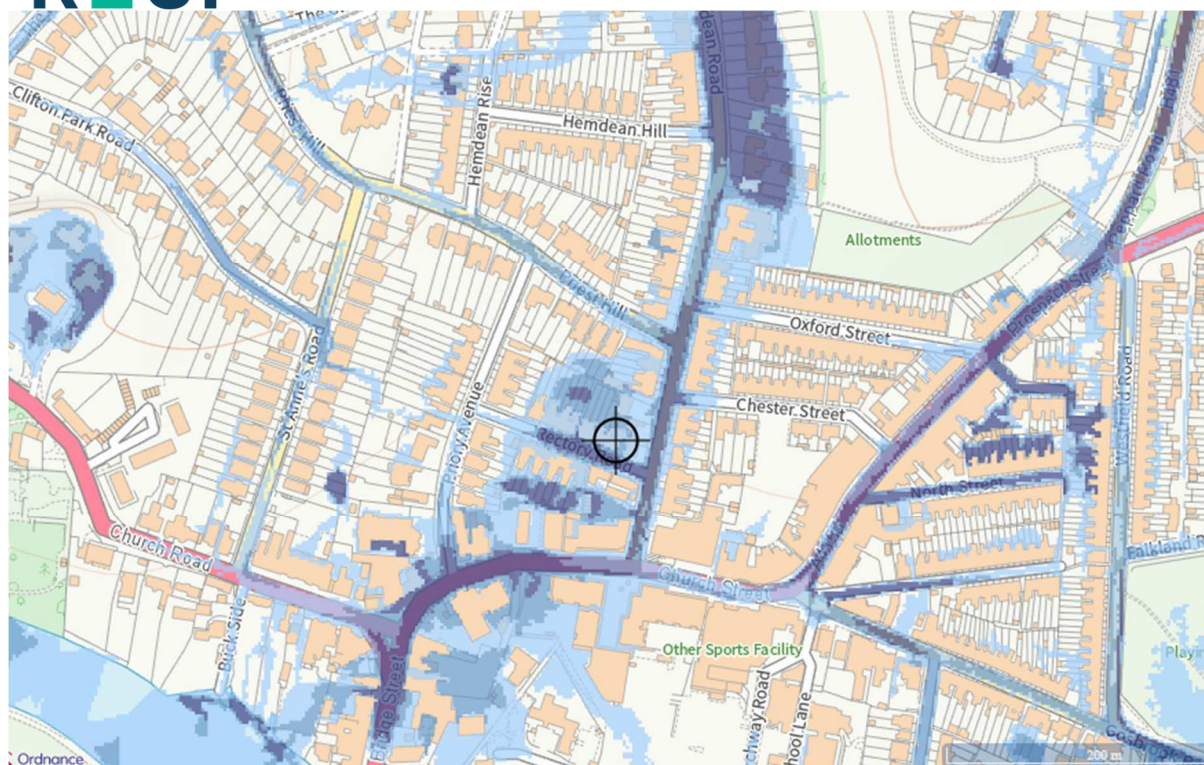
8 Rectory Road, RG4 7SH
Authority Reference: [PP-PP-10099441](#)

The proposed development consists of the demolition of a proposed ground floor side extension, floor plan redesign, facade alteration and all associated works. The property is not located in a conservation area and its located within the Reading Borough constituency.

The site is not located in a flood risk zone, however, it is classified as high risk surface water. This means that each year this area has a chance of flooding of greater than 3.3% and this happens when heavy rain cannot drain away. This can be seen in Map 1.

Therefore, we have proposed the following flood resistance techniques to minimise risk to the property and its surroundings.

- Hard surfaces will not be increased;
- The proposed doors will be sealed to protect from the elements;
- Any low level timber elements (eg. doors etc) will be treated with a water-proof sealant;
- The construction detailing of the walls and floor will include lime based plaster, rigid insulation, lapped DPC/DPM;
- Electrical services will run through the ceiling and the walls rather than the floors.



Map 1. Extent of flooding from surface water.