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Notes

UTILITIES NOTE: The position of any existing public or private sewers, utility services,
plant or apparatus shown on this drawing is believed to be correct, but no warranty to this
is expressed or implied. Other such plant or apparatus may also be present but not
shown. The Contractor is therefore advised to undertake their own investigation where the
presence of any existing sewers, services, plant or apparatus may affect their operations.

KEY:

- SITE BOUNDARY
- FLOOD ZONE 3A 'HIGH PROBABILITY (1 IN 100 (1%) ANNUAL
PROBABILITY FLOOD EXTENT (38.06m AOD)
- EXISTING BUILDING OUTLINE
- + 0.228 FLOOD DEPTH (m)
- TOW 39.31 TOP OF WALL LEVEL

NOTES:

- FLOOD ZONES AS DEFINED IN NATIONAL PLANNING POLICY FRAMEWORK
(NPPF) PLANNING PRACTICE GUIDANCE (PPG) 'FLOOD RISK AND COASTAL
CHANGE' TABLE 1. FLOOD ZONES DO NOT TAKE ACCOUNT OF THE
POSSIBLE IMPACTS OF CLIMATE CHANGE OR PRESENCE OF FLOOD
DEFENCES.
- TOPOGRAPHIC SURVEY PROVIDED BY WARNER SURVEYS DRAWING No.
RT/319/0558/P0001 DATED MARCH 2019.
- MODELLED FLOOD LEVELS EXTRACTED FROM ENVIRONMENT AGENCY
RIVER THAMES (SANDFORD TO MAPLEDURHAM) MODEL 2018, PROVIDED
AS PRODUCT 5/6/7 DATA BY EA ON 05/02/19 UNDER REFERENCE
THM_114733.

NS	-	RF	2021.02.03
Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Issue Status

FOR INFORMATION

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purpose noted above.
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Client/Project Logo



Client/Project
GREAT BRIGHAMS MEAD,

VASTERN ROAD, READING

Title

MODELLED 1 IN 100 ANNUAL
PROBABILITY FLOOD EVENT

Project No. 48968	Scale 1:250
Revision -	Drawing No. 48968/4000/001

Plotted: 11/05/2024 11:00:00 AM by: [redacted] Path: C:\Users\james\Documents\48968_4000_002.dwg Plotter: HP DesignJet T1100e



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- KEY:
- SITE BOUNDARY
 - 1 in 100 ANNUAL PROBABILITY PLUS 35% ALLOWANCE
FOR CLIMATE CHANGE FLOOD EXTENT (38.36m AOD)
 - EXISTING BUILDING OUTLINE
 - + 0.228 FLOOD DEPTH (m)
 - TOW 39.31 TOP OF WALL LEVEL

- NOTES:
- FLOOD ZONES AS DEFINED IN NATIONAL PLANNING POLICY
FRAMEWORK (NPPF) PLANNING PRACTICE GUIDANCE (PPG) 'FLOOD
RISK AND COASTAL CHANGE' TABLE 1. FLOOD ZONES DO NOT TAKE
ACCOUNT OF THE POSSIBLE IMPACTS OF CLIMATE CHANGE OR
PRESENCE OF FLOOD DEFENCES.
 - TOPOGRAPHIC SURVEY PROVIDED BY WARNER SURVEYS DRAWING No.
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Client/Project
GREAT BRIGHAMS MEAD,
VASTERN ROAD, READING

Title
MODELLED 1 IN 100 ANNUAL
PROBABILITY +35% ALLOWANCE FOR
CLIMATE CHANGE FLOOD EXTENTS

Project No. 48968	Scale 1:250
Revision -	Drawing No. 48968/4000/002