

FLOOD RISK ASSESSMENT

378 Gosbrook Road

HOUSEHOLDER PLANNING APPLICATION

Property Address:

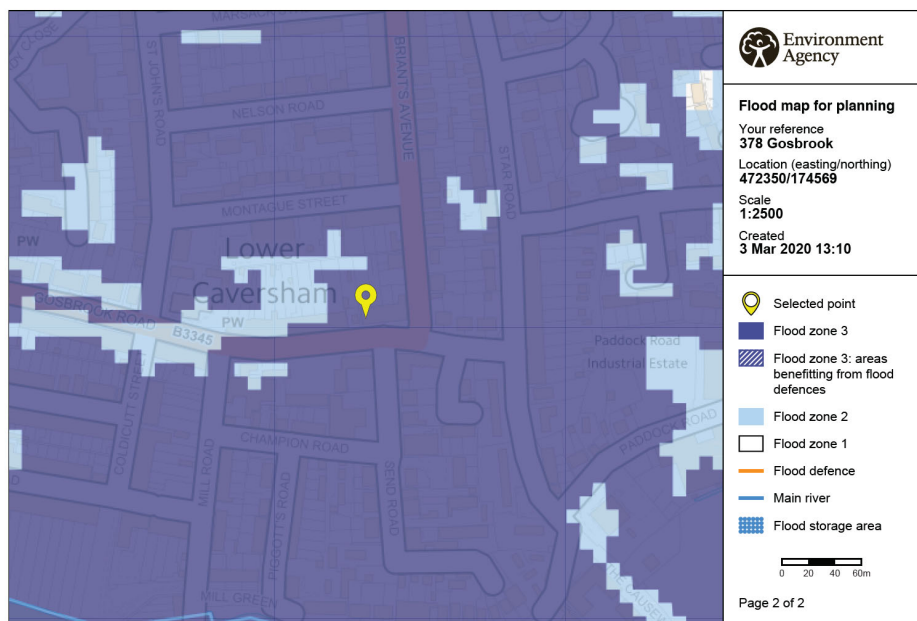
378 Gosbrook Road
Reading
RG4 8EG

Description of Development:

Two storey rear extension to replace existing conservatory.

Assessment of Flood Risk:

Environment Agency flood mapping illustrates that the property falls in Flood Zone 3.



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Levels

With reference to Figure 8 of the Reading Borough Council Strategic Flood Risk Assessment (SFRA) it is noted that the possible flood depth at the site is between 0.3m and 1m.

The proposed householder development is designed to follow the Environment Agency's standing advice for development in Flood Zones 3 in that the floor levels for the new extension is set to be level with the existing house floor levels. There is a only a minor net gain in footprint, of 7sqm due to the replacement of the conservatory.

The existing floor levels sit approx. 400mm above the levels of the site. It is acknowledged, that additional measures should be taken to consider flood resilient design, given the possible flood depth noted above.

Surface water from the roofs of the new extension will connect to the existing.

Flood Resilient Construction

When considering the technical design of the extension, it is considered that a water entry strategy is the most suitable approach, given that the property is existing. Consideration will be given to the appropriate use of materials in terms of water penetration and drying out, and to the setting out of services to be at a higher level, drawing upon guidance set out in the DCLG/EA document *"Improving the Flood Performance of New Buildings - Flood Resilient Construction"*.