

James Schofield
Planning Dept
Reading Borough Council
RG1

Application Number 22257 – Island Bohemian Bowls Club
Flood Risk Assessment

This Flood Risk assessment is in support of an application for 2 temporary timber buildings in the style of log cabins to be erected on Fry's Island, Reading by the land owners, the Island Bohemian Bowls Club.

These timber buildings are at least 50 mts. from any houses and they will have little visual impact as they will be screened behind existing hedges.

There is no public access to the island.

Historically, Reading has suffered several flood events which have mainly been surface water run-off related and not the result of fluvial flood events. There has been no significant property damage since 1947 when surface water was unable to enter the River Thames which was frozen. Since 1947 locks and weirs have been built and the water levels on the River Thames have been much better managed. Furthermore, because this reach of the river approaches Caversham lock and weirs it is able to be very closely controlled and the river flow is very well managed.

The Environment Agency are currently looking at Flood Protection in the area with a possible Reading & Caversham Scheme being proposed. Yet they are not planning any further protection for Fry's Island which is occupied by our club the Island Bohemian Bowls Club (a club), Caversham Boats (a business with a house) and the single residence on the island (De Montford House).

There were minor floods in 2013 & 2014 but the last significant flood was 2008. In 2008 Christchurch Meadow became completely flooded which fulfilled its intention as a flood plain. There is a water level mark on a wall on the Island marking that event and our design in making this application will take account of that level.

In the 2008 flood the flow rate of the River was recorded at over 300 cubic metres per second. In the winter of 2019-2020 when much of England suffered catastrophic floods neither Christchurch Meadow or Fry's Island suffered any flooding & the flow rate peaked at about 165 cubic metres per second. Currently the flow rate is around 10 cubic metres per second.

Resilience measures intended will be to elevate the buildings to a suitable height and to lift electrical fittings inside the cabins to a suitable level. The foundations will be strip Concrete with brick above ground level with sufficient mass suitable for the intended wooden buildings.

Water run-off will be to ground and ultimately back to the river as all our buildings. There will be no sewage connections as the washrooms are in the main club building.

Access to the Island is by boat and Island Bohemian Bowls Club have 3 boats and a number of experienced members to handle boat travel and safety to and from the island. This is not affected by river levels.

Lawn Green Bowling is a Summer Sport and in the winter the Club is closed and the Island is not used. Carpets are lifted and equipment items are stored on pallets to protect them from damage by any possible flood. This proposed development will overcome the need for these measures.

Author
Paul Goddard.
PGI Consultants