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**10 Gun Street,
Reading**

Flood Risk Assessment

On behalf of **PDR Limited**

Project Ref: 47498/4001 | Rev: - | Date: December 2019

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Revision	Date	Description	Prepared	Reviewed	Approved

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Contents

Executive Summary	1
1 Introduction	2
1.1 Scope of Report.....	2
1.2 Sources of Information	2
1.3 Relevant Planning Policy.....	3
1.4 Caveats and Exclusions	3
2 Site Setting.....	4
2.1 Site Description	4
2.2 Topography	4
2.3 Hydrological Setting.....	5
2.4 Existing Drainage Arrangements.....	5
2.5 Geology and Hydrogeology	5
3 Overview of Flood Risk	6
3.1 EA Flood Maps	6
3.2 Preliminary Flood Risk Assessment.....	8
3.3 Strategic Flood Risk Assessment.....	8
3.4 EA Recorded Flood Events	9
3.5 EA Flood Data	9
4 Impact of Climate Change	11
5 Proposed Development and Sequential Test	13
5.1 Proposed Development	13
5.2 Flood Risk Vulnerability	13
6 Flood Mitigation Strategy	14
6.1 Safe Access.....	14
6.2 Finished Floor Levels	14
6.3 Floodplain Storage	14
6.4 Surface Water and SuDS	14
7 Conclusions	15

Figures

Figure 2.1: Site Location Plan (not to scale)	4
Figure 3.1: EA Flood Zone Map	6
Figure 3.2: Current EA Modelled Flood Extents	7
Figure 3.3: EA Surface Water Flood Risk Map	8
Figure 3.4: EA - modelled flood extents	9
Figure 4.1: EA Kennet Model – Climate Change Flood Extents	12

Tables

Table 4.1: Climate Change – Peak River Flow Allowances	11
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Executive Summary

This Flood Risk Assessment (FRA) has been prepared by Peter Brett Associates LLP, now part of Stantec, (PBA) to support a planning application for the change of use of 10 Gun Street, Reading from office use to a café/ restaurant, the erection of a building to the rear for a microbrewery and external area to the rear.

This FRA supports a revised planning application. A previous scheme was consented in 2015. This was supported by an FRA prepared by PBA.

The development site is partly positioned over the culverted Holy Brook, a main river watercourse. This is the main source of flood risk to the site.

In accordance with the fundamental objectives of the National Planning Policy Framework (NPPF), the FRA demonstrates that:

- (i) The development is safe;
- (ii) The development does not increase flood risk; and
- (iii) The development does not detrimentally affect third parties.

The Environment Agency (EA) on-line Flood Zone map shows the northern part of the site lies within Flood Zone 1 'Low Probability' and a small section, corresponding to the alignment of the culverted Holy Brook is shown in Flood Zone 2 'Medium Probability' (as defined in NPPF Planning Practice Guidance (PPG) 'Flood Risk and Coastal Change' Table 1). The designation of part of the site as Flood Zone 2 is not supported by the detailed hydraulic outputs available for the site or the site topography and appears to be an error in the modelled outputs. For the purposes of planning the site is effectively in Flood Zone 1 as follows:

Flood Zone 1 'Low Probability' (land at less than 1 in 1000 (0.1%) annual probability of river flooding).

Information available within the Reading Borough Council Strategic Flood Risk Assessment (SFRA) suggests that the site may be susceptible to flooding from groundwater. The majority of the site has a 'Very Low' (less than 1 in 100 annual probability) risk of surface water flooding site is shown on EA mapping to be at a 'Low' (between 1 in 100 annual probability and 1 in 1000 annual probability) risk of surface water flooding.

The proposals constitute a 'Less Vulnerable' land use, which is considered appropriate within all flood zones (see NPPF PPG Table 2, paragraph 066).

Detailed examination of the modelled peak flood levels for the Holy Brook at the site, including the potential impact of climate change over the scheme life, in combination with the existing and proposed ground levels confirm that no specific mitigation measures are required as the site is not affected by fluvial flooding at the design event.

In summary, the FRA demonstrates that the proposed development is safe and in accordance with the requirements of national and local planning policy.

1 Introduction

1.1 Scope of Report

- 1.1.1 This Flood Risk Assessment (FRA) has been prepared by Peter Brett Associates LLP, now part of Stantec, (PBA) on behalf of our client, PDR Limited, to support a revised planning application for the change of use from office (class B1) to café/ restaurant (class A3) at ground to second floor level, including ground and first floor extension following removal of previous. Erection of building to rear for microbrewery (sui generis) with associated access, and external open area, external open area at 10 Gun Street, Reading.
- 1.1.2 The report is based on the available flood risk information for the site as detailed in **Section 1.2**, and prepared in accordance with the planning policy requirements set out in **Section 1.3**. The scope of the FRA is consistent with the 'Site-specific Flood Risk Assessment Checklist' from the National Planning Policy Framework (NPPF) Planning Practice Guidance (PPG) paragraph 032.
- 1.1.3 The required content of the checklist is detailed below along with specific cross-reference to the content in the FRA as follows:
- 1) **Development site and location** – see Section 2;
 - 2) **Development proposals** – see Section 5;
 - 3) **Sequential Test** – see Section 5;
 - 4) **Climate change** – see Section 4;
 - 5) **Site-specific flood risk** – see Section 3;
 - 6) **Surface water management** – see Section 6.3.1;
 - 7) **Occupants and users of the development** – see Section 5; and
 - 8) **Flood risk assessment credentials** – PBA has many years of experience in, amongst other areas, the assessment of flood risk, hydrology, flood defence and river engineering. The authors and reviewers of the document are all experienced engineers and members of chartered institutions such as the Chartered Institution of Water and Environmental Management (CIWEM) or the Institution of Civil Engineers (ICE).

1.2 Sources of Information

- 1.2.1 The FRA has been prepared based on the following sources of flood risk information:
- The **Environment Agency (EA) online flood maps** at <https://flood-map-for-planning.service.gov.uk/> and <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>;
 - The Reading Borough Council (RBC) **Preliminary Flood Risk Assessment (PFRA)**, dated June 2011;
 - The RBC **Local Flood Risk Management Strategy**, dated October 2015;
 - The RBC **Strategic Flood Risk Assessment (SFRA)**, dated June 2017;

- Environment Agency **2m LiDAR Digital Terrain Model (DTM)** flown in 2009; and
- **Proposal documents** by Alan Brown Design dated March 2019 (Provided in **Appendices A and B**).

1.3 Relevant Planning Policy

1.3.1 This FRA has been prepared in accordance with the relevant national, regional and local planning policy and statutory authority guidance as follows:

- National policy contained within the **National Planning Policy Framework (NPPF)** dated February 2019, issued by the Ministry of Housing Communities & Local Government, with reference to Section 14 'Meeting the challenge of climate change, flooding and coastal change';
- The **NPPF Planning Practice Guidance (PPG)** released in March 2014 ('Flood Risk and Coastal Change' section);
- The EA '**Flood Risk Assessments: Climate Change Allowances**' guidance released February 2016, updated February 2019;
- Local planning policy contained within the RBC '**Core Strategy**' (adopted January 2008, updated January 2015), with particular reference to Policy CS35 'Flooding'.

1.4 Caveats and Exclusions

- 1.4.1 This FRA has been prepared in accordance with the NPPF and Local Planning Policy. The proposed flood management (including ground floor level recommendations) and surface water management strategies are based on the relevant British Standards (BS8533), the standing advice provided by the EA or based on common practice.
- 1.4.2 The Construction (Design and Management) Regulations 2015 (CDM Regulations) will apply to any future development of this site which involves "construction" work, as defined by the CDM Regulations. As such it is the responsibility of the proposed developer (ultimate client) to fulfil its duties under the CDM Regulations.
- 1.4.3 The approach for the FRA and proposals for the surface water management strategy are based on the requirements of the EA and RBC in its role as Lead Local Flood Authority (LLFA).
- 1.4.4 The findings of this FRA are based on data available at the time of the study and on the subsequent assessment that has been undertaken in relation to the development proposals as outlined in **Section 5**.
- 1.4.5 It should be noted that the insurance market applies its own tests to properties in terms of determining premiums and the insurability of properties for flood risk. Those undertaking development in areas which may be at risk of flooding are advised to contact their insurers or the Association of British Insurers (ABI) to seek further guidance prior to commencing development. PBA does not warrant that the advice in this report will guarantee the availability of flood insurance either now or in the future.

2 Site Setting

2.1 Site Description

- 2.1.1 The approximately 0.03 (ha) site is located on Gun Street in Reading, Berkshire (postcode RG1 2JR). The site centre OS grid reference is 471477m E, 173288m N – see **Figure 2.1**.
- 2.1.2 The town of Reading lies within the administrative boundary of Reading Borough Council (RBC).

Figure 2.1: Site Location Plan (not to scale)



- 2.1.3 The site currently consists of commercial use.
- 2.1.4 The site is bordered by Gun Street to the north, a bar/ nightclub to the west, the Oracle shopping centre to the south and an Estate Agents to the east.
- 2.1.5 Access to the site is via Gun Street.

2.2 Topography

- 2.2.1 The site has elevations of between 39.43m AOD and 40.70m AOD. The elevations for the site has been taken from a site specific topographic survey by Allan Brown Design – see **Appendix C**.

2.3 Hydrological Setting

- 2.3.1 The River Thames is the primary river in the area. It is located approximately 830m to the north of the site and flows in an easterly direction.
- 2.3.2 The River Kennet is located approximately 170m south of the site. It flows in a north easterly direct and has its confluence with the River Thames approximately 1.7km downstream of the site.
- 2.3.3 The Holy Brook (a tributary of the River Kennet) flows through central Reading in a mixture of open channel and culvert.
- 2.3.4 From Bridge Street to the west and Yield Hall Lane to the east of the site the Holy Brook is mainly in culvert with a very short open section upstream to the rear of 2-4 Gun Street and a longer open section downstream of the site from 12 Gun Street before entering a long culvert under the Oracle Shopping Centre and emerging again upstream of Reading Central Library.
- 2.3.5 At the site the Holy Brook is fully culverted. A plan of the site, including the location of the Holy Brook within the site and the culvert in section is appended in **Appendix B**.
- 2.3.6 The Holy Brook is therefore the main risk of flooding to the site.

2.4 Existing Drainage Arrangements

- 2.4.1 The existing site is a commercial building and open area to the rear. The existing drainage arrangement is not known in detail. The site is 100% impermeable. The site is likely to drain to the local public sewer network or more likely to the Holy Brook to the rear.

2.5 Geology and Hydrogeology

- 2.5.1 The British Geological Survey (BGS) 'Geology of Britain' online viewer indicates that the site lies on superficial deposits of Alluvium (clay, silt, sand and gravel) and Taplow Gravel Member (Sand and Gravel) above bedrock of the Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated) (chalk).
- 2.5.2 The Cranfield University 'Soilscapes' viewer suggests that the site lies above 'Freely draining slightly acid loamy soils'.
- 2.5.3 The site lies above a 'Principle' designated bedrock aquifer, and a 'Secondary A' superficial aquifer with a groundwater vulnerability rating of 'Major Aquifer High'.

3 Overview of Flood Risk

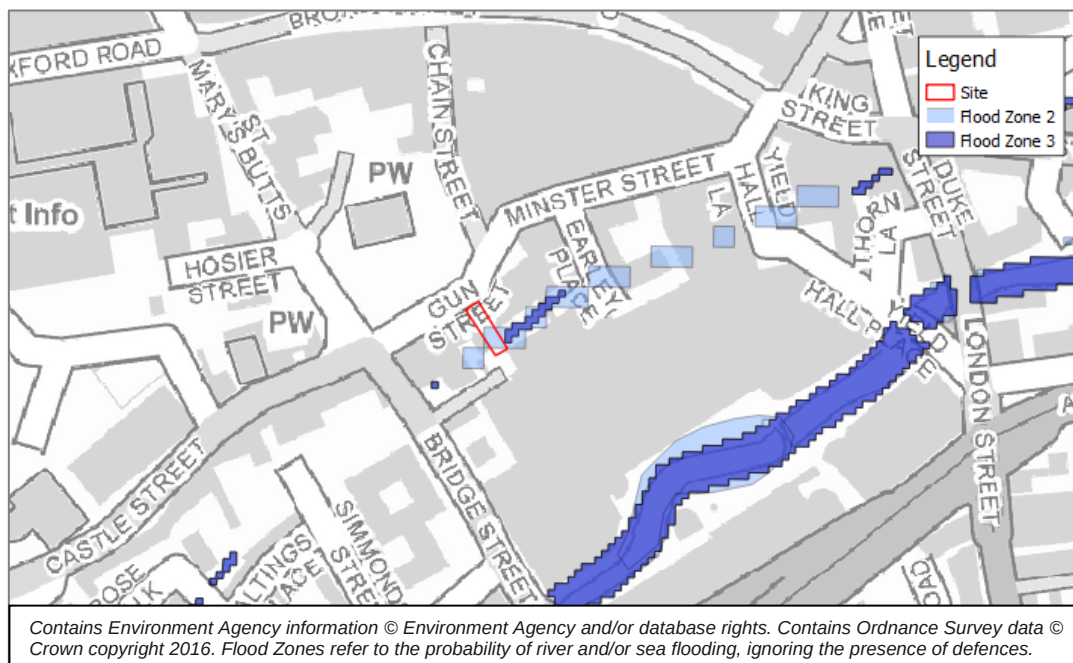
3.1 EA Flood Maps

Flood Zone Map

3.1.1 The first phase in identifying whether a site is potentially at risk of flooding is to consult the EA's Flood Zone maps, available via GOV.UK. This provides an initial indication of the extent of the Flood Zones, which is refined by the use of more detailed site-specific level survey and modelled flood levels. The Flood Zones are defined in Table 1 (paragraph 065) of the NPPF PPG ('Flood Risk and Coastal Change' section) as follows:

- **Flood Zone 1 'Low Probability'** – Land at less than 1 in 1000 (0.1%) annual probability of river flooding;
- **Flood Zone 2 'Medium Probability'** – Land between 1 in 100 (1%) and 1 in 1000 (0.1%) annual probability of river flooding;
- **Flood Zone 3 'High Probability'** – Land at 1 in 100 (1%) or greater annual probability of river flooding;

Figure 3.1: EA Flood Zone Map



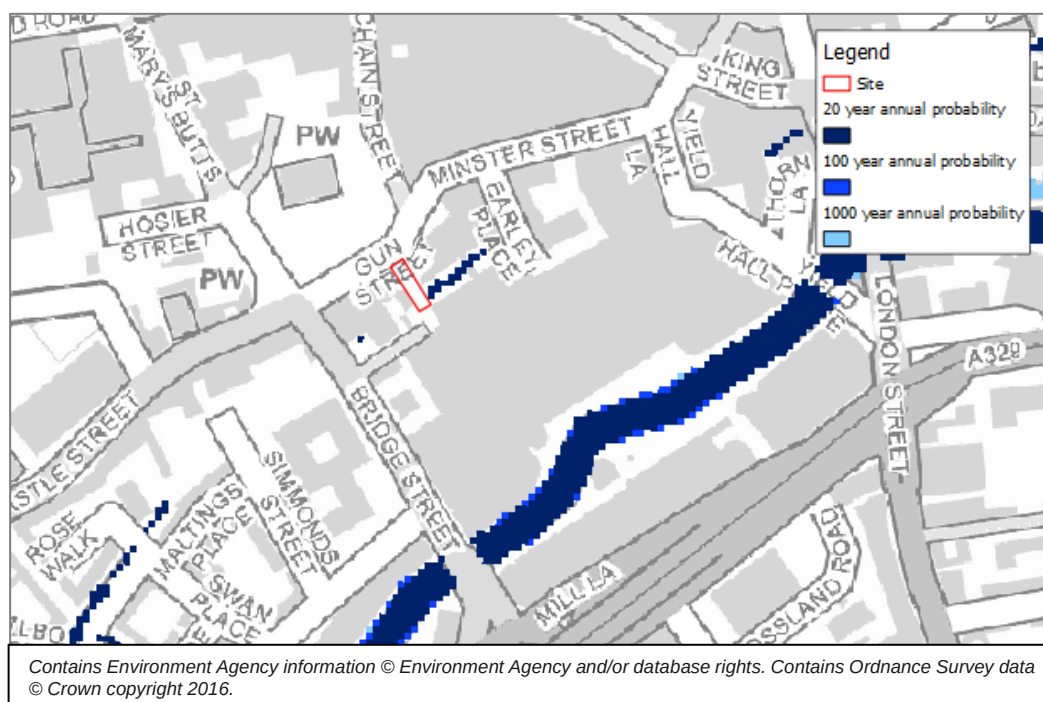
3.1.2 The EA Flood Zone map (shown in **Figure 3.1**) indicates the site lies within **Flood Zone 1 'Low Probability'**, land with a greater than 1 in 1000 (0.1%) annual probability and the southern part of the site is located within **Flood Zone 2 'Medium Probability'**, land between 1 in 100 (1%) and 1 in 1000 (0.1%) annual probability of flooding.

3.1.3 The location of Flood Zone 2 corresponds with the location of Holy Brook. In the latest EA hydraulic modelling the site is shown to be entirely outside of the 1 in 1000 annual probability flood extent therefore would be classified as Flood Zone 1. It is suspected that the EA Flood

Zone 2 mapping is picking up Holy Brook as open channel and incorrectly classifying the area as Flood Zone 2.

- 3.1.4 **Figure 3.2** shows the modelled flood extents from the EA's updated modelling for the area. It indicates that in accordance with the latest modelling the site is outside the 1 in 1000 year flood extent and should be classified as located entirely within Flood Zone 1 'Low Probability' for planning purposes.

Figure 3.2: Current EA Modelled Flood Extents

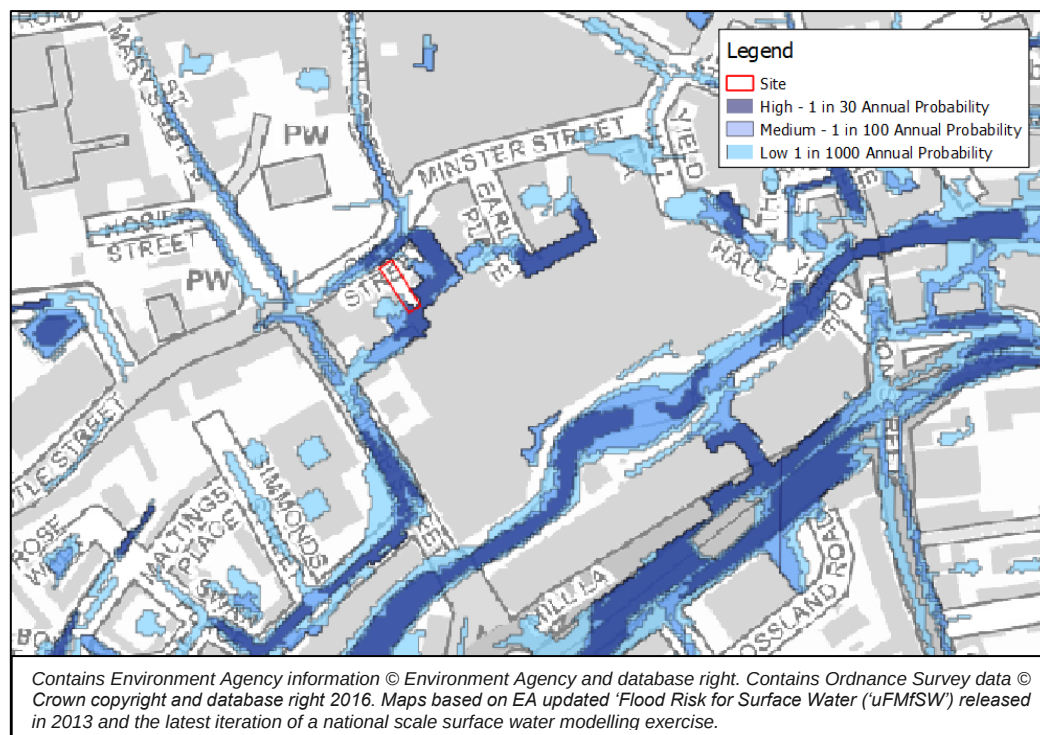


Flood Risk from Surface Water

- 3.1.5 The EA 'updated Flood Map for Surface Water' ('uFMfSW') shows where areas could be potentially susceptible to surface water flooding in an extreme rainfall event. The latest mapping assesses flooding resulting from severe rainfall events based on the following three scenarios:
- 1 in 30 (3.3%) annual probability rainfall event ('High' risk);
 - 1 in 100 (1%) annual probability rainfall event ('Medium' risk);
 - 1 in 1000 (0.1%) annual probability rainfall event ('Low' risk).
- 3.1.6 Land at lower than 1 in 1000 (0.1%) annual probability of flooding is considered to be 'Very Low' risk of flooding.
- 3.1.7 The EA Surface Water Flood Map (see **Figure 3.3**) indicates that the site has a mostly 'Low' or 'Very Low' risk of surface water flooding. There is a small region of land with a 'High' risk of surface water in the southern corner of the site.
- 3.1.8 It should be noted that the surface water maps are generated using a generic methodology on a national scale, whereby rainfall is routed over a ground surface model. The analysis does not take account of any specific local information on below-ground drainage infrastructure and infiltration, although an adjustment is included in urban areas to account for the impact of

sewerage and a standard infiltration allowance based on soil type. Consequently, the mapping provides a guide to potentially vulnerable areas based on the general topography of an area.

Figure 3.3: EA Surface Water Flood Risk Map



3.2 Preliminary Flood Risk Assessment

- 3.2.1 RBC is defined as a Lead Local Flood Authority (LLFA) under the Floods and Water Management Act 2009.
- 3.2.2 The first step of the Flood Risk Regulations is for LLFAs to produce a 'Preliminary Flood Risk Assessment' ('PFRA'), providing a high level overview of flood risk from all sources within a local area, including consideration of surface water, groundwater, ordinary watercourses and canals.
- 3.2.3 The PFRA 'Areas Susceptible to Groundwater Flooding' map indicates that the site is at a medium risk of flooding from groundwater. Groundwater vulnerability is mapped using strategic scale data. The Figure 4.1 in the PFRA summarises past flood events in Reading. It indicates that there have been no recorded groundwater flooding events.
- 3.2.4 Figure 4.1 in the PFRA shows local information on recorded flood events in Reading using data from Royal Berkshire Fire and Rescue Service, SFRA records and RBC records. It indicates that there have been no recorded incidents of flooding from any reported sources at the site.
- 3.2.5 Figure 4.2 in the PFRA shows the extents of EA recorded historic flooding. It also indicates that there have been no recorded incidents of flooding from fluvial sources at the site.

3.3 Strategic Flood Risk Assessment

- 3.3.1 The RBC SFRA was released in June 2017 and provides an overview of available flood risk information on a borough-wide scale.

- 3.3.2 Figure F4_C within the SFRA appendices of the report shows that the site lies within Flood Zone 2 'Medium Probability' and within Flood Zone 1 'Low Probability'.
- 3.3.3 Figure F6_C within the SFRA appendices indicates that while the majority of the site is at very low risk of flooding from surface water (greater than 1 in 1000 annual probability). The high has a low, medium and high risk of flooding along the southern boundary. Figure F2_C1, C2 and C3 indicate that there are no recorded incidents of it occurring.
- 3.3.4 Figure F8 within the SFRA appendices indicates that the site lies within an area where >75% of the 1km grids may be susceptible to groundwater emergence. Note that these maps do not show the likelihood of groundwater flooding occurring.
- 3.3.5 Figure F9 within the SFRA appendices shows that there have been between 21 and 50 recorded incidents by Thames Water of Sewer Water Flooding within the RG1 2 postcode.

3.4 EA Recorded Flood Events

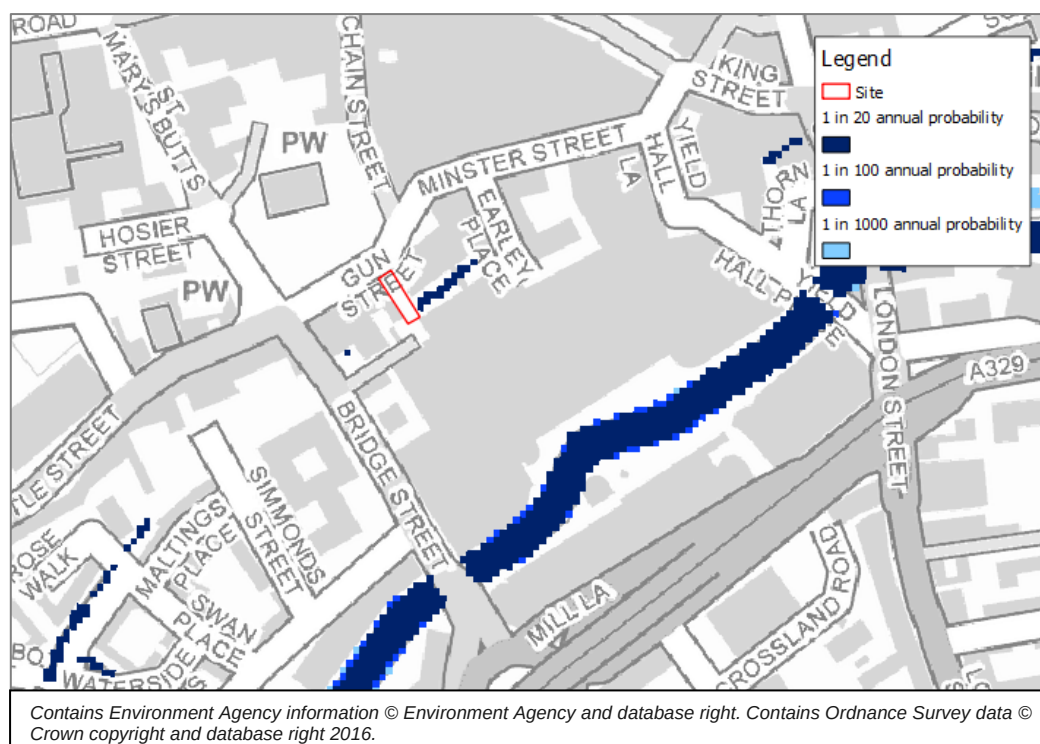
- 3.4.1 The EA provides open source data for which the extents of historic flood events. It indicates that the majority of the site is located outside of these historic flood extents.

3.5 EA Flood Data

Lower Kennet Model – Tyle Mill to Thames Confluence

- 3.5.1 PBA have a copy of the Lower Kennet 2018 Model (Tyle Mill to Thames Confluence) including the results of the flood extents and levels. **Figure 3.4** shows the flood extents of the River Kennet.

Figure 3.4: EA - modelled flood extents



- 3.5.2 The model extents show that the site is not impacted by modelled flood events, and therefore confirms the site's classification as Flood Zone 1 'Low Probability' based upon the latest available modelled information.
- 3.5.3 The model outputs for the site state that the 1 in 20 year (5% per annum) flood level is 37.57m AOD, the 1 in 100 year (1% per annum) flood level is 37.58m AOD and the 1 in 1000 year (0.1% per annum) flood level is 37.77m AOD.
- 3.5.4 The lowest ground level on the site is 39.43m AOD, between 1.86m and 1.66m above the modelled flood levels.

4 Impact of Climate Change

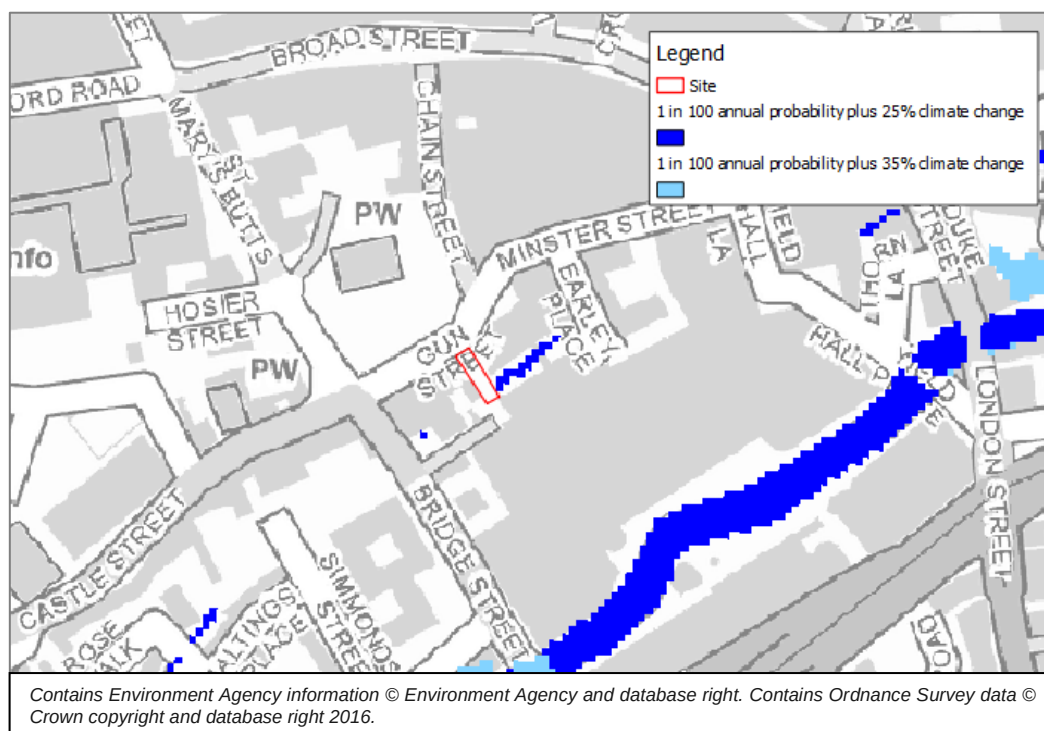
- 4.1.1 In considering flood risk to the site, it is necessary to fully consider the potential impacts of climate change for the lifetime of the development within the mitigation measures.
- 4.1.2 In February 2016 the EA released new guidance on the application of climate change allowances in flood risk assessments:
- <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.
- 4.1.3 This guidance provides contingency allowances for potential increases in peak river flow in Table 1, and for potential increases in rainfall intensity in Table 2. The latter requires consideration in any surface water drainage strategy for new development.
- 4.1.4 The peak river flow allowances table provides a range of allowances based on percentile (i.e. the degree of certainty of an event occurring, based on the range of climate change scenarios assessed through scientific investigations). The provided allowances are also subject to the vulnerability classification of the proposed use, the design life and the river basin district of the site.
- 4.1.5 The river basin is Thames, the design life is approximately 50-60 years and the land use is classified as 'Less Vulnerable'
- 4.1.6 The conditions at the site and consequent peak river flow allowances to be considered as part of the FRA are as detailed in **Table 4.1**.

Table 4.1: Climate Change – Peak River Flow Allowances

River Basin District	Flood Zone	Flood Risk Vulnerability Classification	Range of Climate Change Allowances requiring consideration (2070–2115)	
			Central	Higher Central
Thames	1	Less Vulnerable	+25%	+35%

- 4.1.7 Therefore, it is appropriate to apply the 'Central' allowance of +25% as the design flood event and the 'Higher central' allowance of +35% as a sensitivity test to the 1 in 100 year (1% per annum) event.
- 4.1.8 The latest modelling for the River Kennet includes the +25% and +35% climate change allowance. As shown in **Figure 4.1**, the modelled extents indicate that neither climate change event impacts the site.
- 4.1.9 The model outputs for these two climate change events are 37.66m AOD and 37.73m AOD respectively, at least 1.7m below the lowest ground level on the site.

Figure 4.1: EA Kennet Model – Climate Change Flood Extents



5 Proposed Development and Sequential Test

5.1 Proposed Development

- 5.1.1 This FRA accompanies a planning application for the change of use of 10 Gun Street in Reading from office use to a café/ restaurant, the erection of a building to the rear for a microbrewery and creation of an external open area for customer use – see **Appendix B** for details.

5.2 Flood Risk Vulnerability

- 5.2.1 NPPF PPG 'Flood Risk and Coastal Change' Table 2 (paragraph 066) confirms the '*Flood risk vulnerability classification*' of a site, depending upon the proposed usage. This classification is subsequently applied to PPG Table 3 (paragraph 067) to determine whether:
- The proposed development is suitable for the flood zone in which it is located; and
 - Whether an Exception Test is required for the proposed development.

The proposed development is classed as 'Less Vulnerable' development, given the land use. This is considered appropriate within EA's current Flood Zone map classification of Flood Zone 1 'Low Probability' and in Flood Zone 2 'Medium Probability'.

6 Flood Mitigation Strategy

6.1 Safe Access

- 6.1.1 It is necessary to consider and incorporate safe access arrangements as part of the mitigation, to ensure the users/occupants of the development are safe in times of flooding.
- 6.1.2 The site is classified as Flood Zone 1 'Low Probability' by the updated River Kennet model indicating that the site is located outside of the 1 in 1000 annual probability flood extent.
- 6.1.3 The site and the access/egress points are not impacted by modelled flood extents, and therefore continuous dry, safe access is continually available to the site via Gun Street.

6.2 Finished Floor Levels

- 6.2.1 The proposed level of the exterior area to the rear will match the floor level of the main building to provide step free access. The level of this is 40.65m AOD. This is approximately 2.9m above the worst-case modelled flood level for the 1 in 1000 year (0.1% annual probability) event
- 6.2.2 The proposed new build microbrewery at the rear of the site has a lowest floor level of 38.93m AOD. This is approximately 1.2m above the worst-case modelled flood level for the 1 in 1000 year (0.1% annual probability) event.

6.3 Floodplain Storage

- 6.3.1 Although the EA coarse scale mapping shows that the site is located within Flood Zone 2, the 1 in 100 year (1% annual probability) +25% climate change allowance and sensitivity 1 in 100 year (1% annual probability) +35% climate change allowance do not impinge on the site. There is therefore no requirement for flood storage compensation.

6.4 Surface Water and SuDS

- 6.4.1 As of April 2015, the LLFA has become a statutory consultee on planning applications for surface water management. As the LLFA, RBC are therefore responsible for the approval of surface water drainage systems within new development.
- 6.4.2 The NPPF recognises that flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface runoff from development sites, and recommends that priority is given to the use of Sustainable Drainage Systems (SuDS) in new development, this being complementary to the control of development within the floodplain.

Proposed Surface Water Drainage

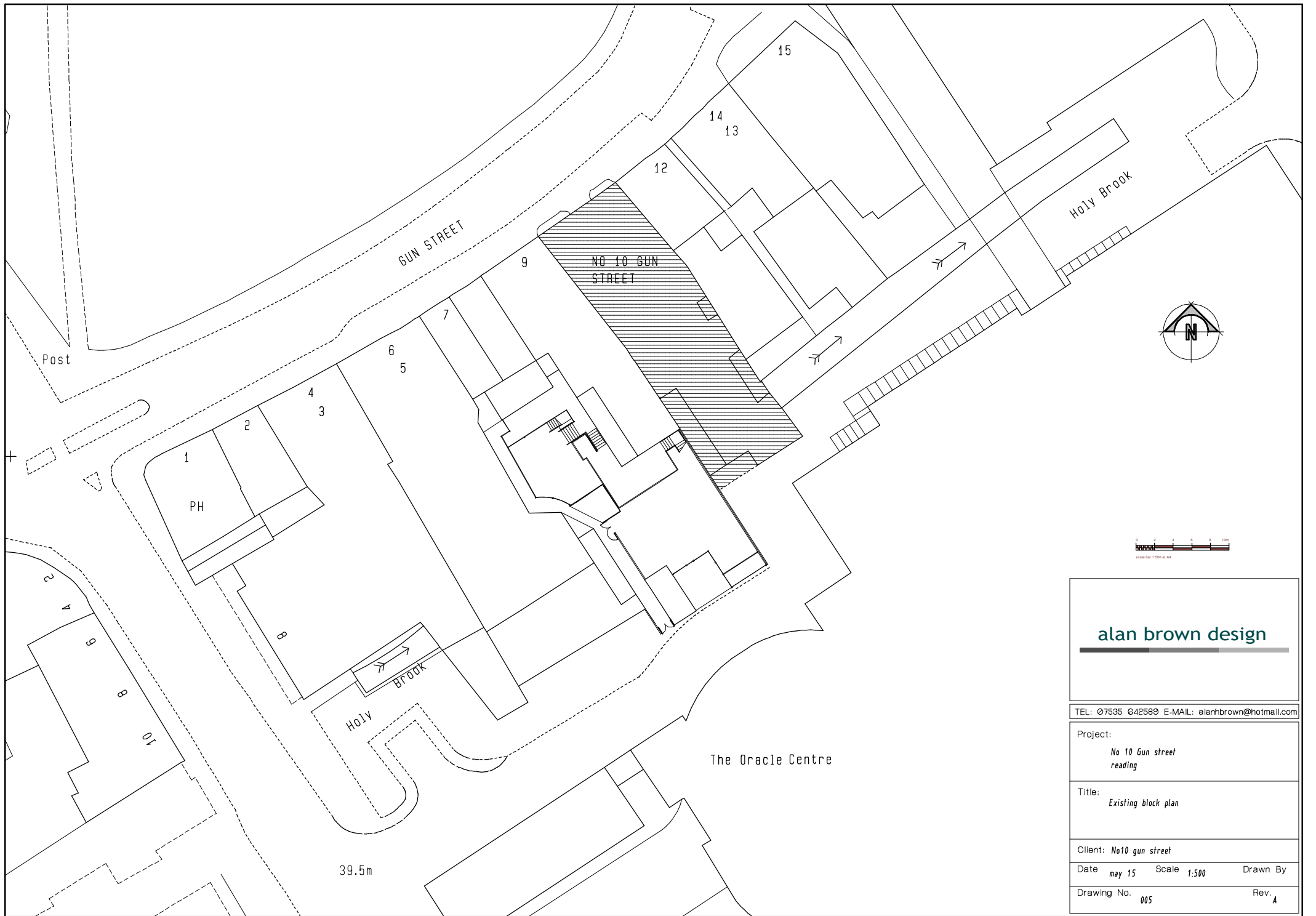
- 6.4.3 As set out in **Section 2.4**, the existing site is currently a commercial building and outdoor space to the rear. The Holy Brook is culverted below the south of the site.
- 6.4.4 The site is 100% impermeable and the same drainage regime will apply to the developed site therefore there will be no change in the run-off characteristics.

7 Conclusions

- 7.1.1 This Flood Risk Assessment (FRA) has been prepared by Peter Brett Associates LLP, now part of Stantec, (PBA) to support a planning application for the change of use of 10 Gun Street, Reading from office space into a cafe/ restaurant, the erection of a building to the rear for a microbrewery to the rear.
- 7.1.2 The Holy Brook is the primary source of flood risk at the site. This watercourse is mainly in culvert in the local area and is culverted below the site.
- 7.1.3 This FRA concludes that:
- The EA Flood Zone mapping shows most of the site to be in Flood Zone 1 'Low Probability'
 - There is a small area of Flood Zone 2 'Medium Probability' shown on the EA Flood Zone mapping, however this appears to be an erroneous modelling output caused by the watercourse being in culvert as the modelled flood extents and the modelled flood levels do not support this designation;
 - Flood extents from the EA Kennet (Tyle Mill to confluence) 2018 Model show that the site is located outside of the design 1 in 100 year (1% annual probability) +25% climate change extent and the worst case 1 in 1000 annual probability event;
 - Existing and proposed floor and ground levels are all well above the extreme modelled flood levels and exceed the minimum recommended freeboard.
 - Continuous dry safe access is available to the site during the 1 in 100 year (1% annual probability) +25% climate change flood event and for the extreme 1 in 1000 year (0.1% annual probability) event via Gun Street; and
 - The site is currently 100% impermeable and the same surface water drainage regime will apply to the developed site as this will also be 100% impermeable, therefore there will be no change to the run-off characteristics.
- 7.1.4 In conclusion, the future occupants and users of the proposed development will be safe from flooding and there will be no detrimental impact on third parties. The proposal complies with the National Planning Policy Framework (NPPF) and local planning policy with respect to flood risk and is an appropriate development at this location.

Appendix A Site Location

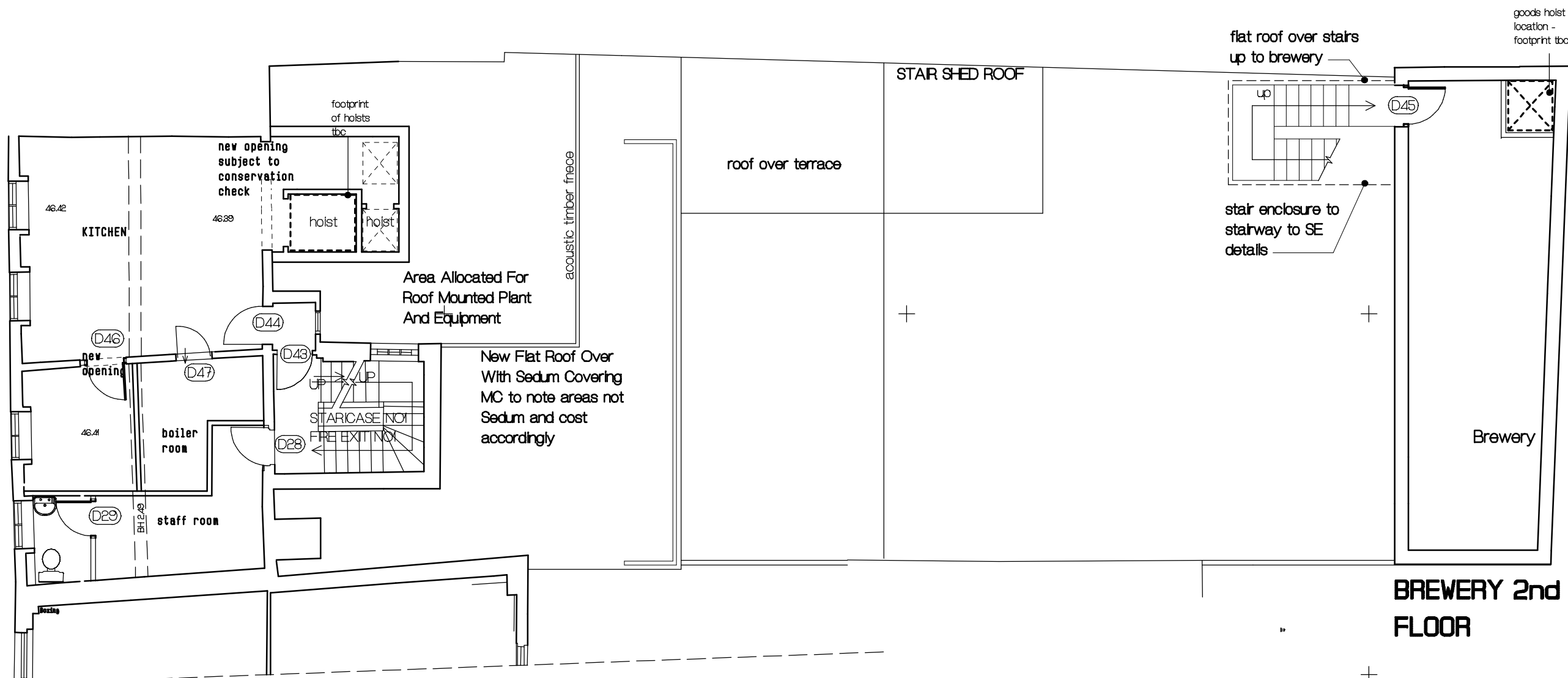
- Existing Block Plan, Alan Brown Design, drawing reference 005 dated May 2015.



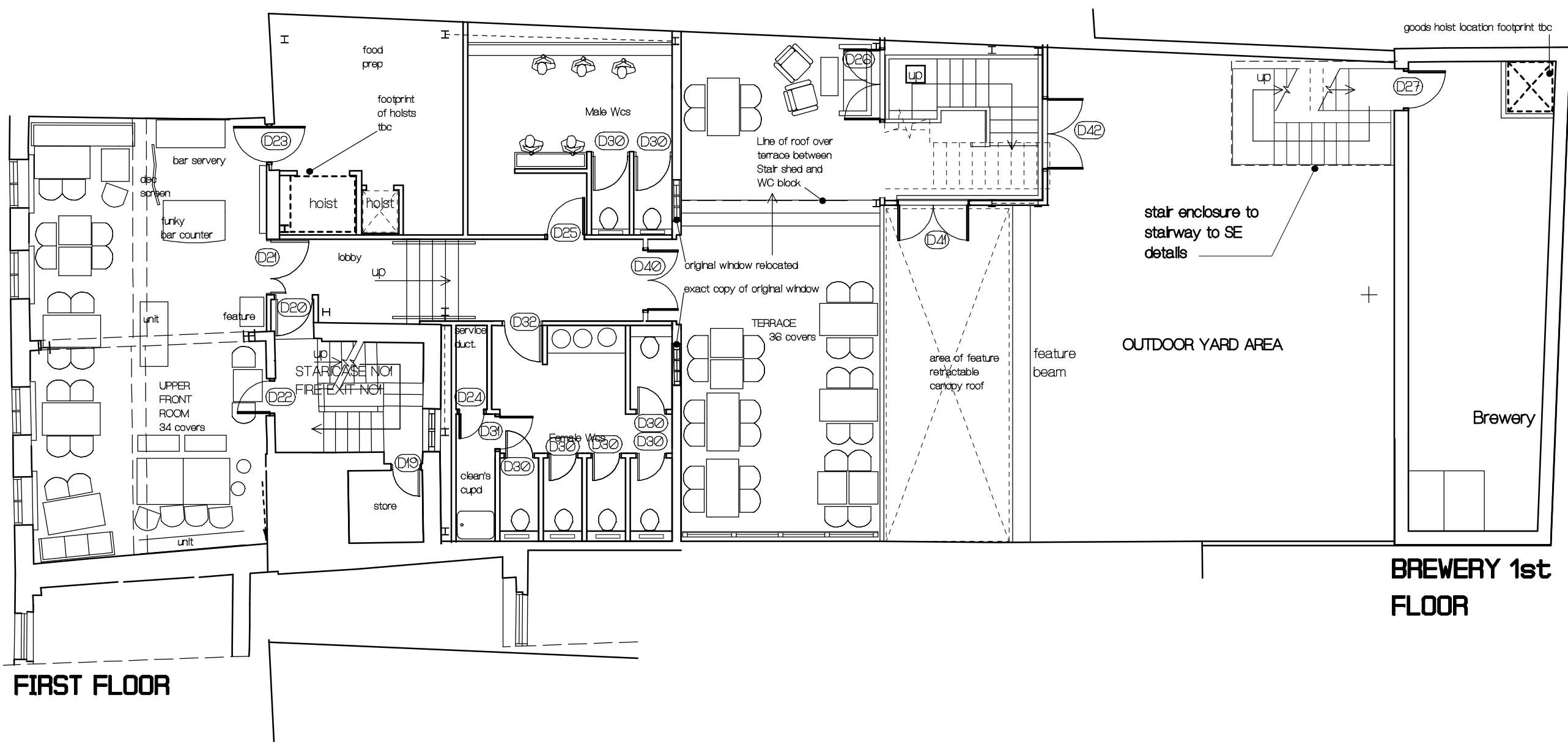
Appendix B Proposal Information

- Drawing by Alan Brown Design, 'Proposed Ground, First and Second Flood Plans', reference 1100-17, dated March 2019.

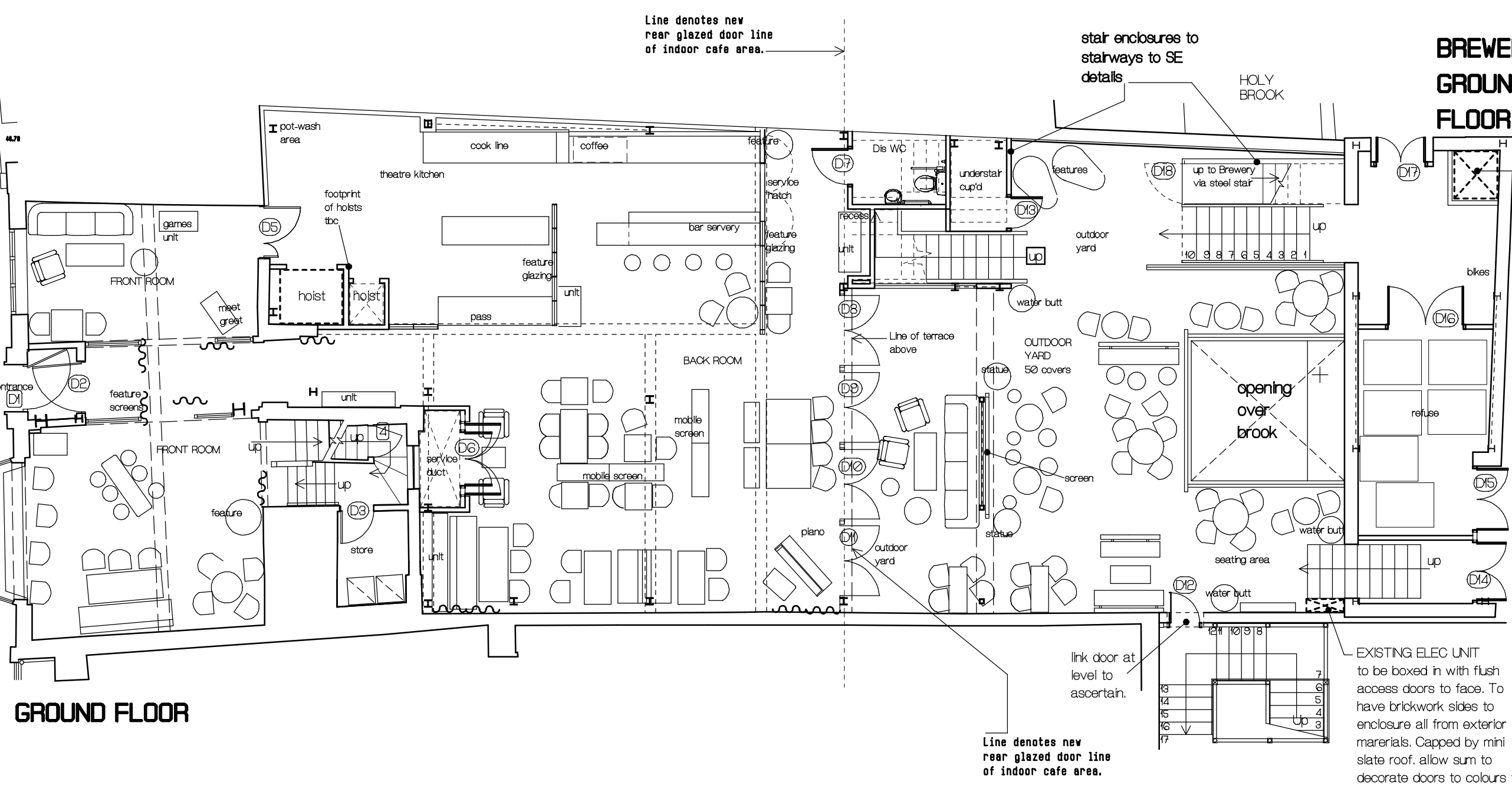
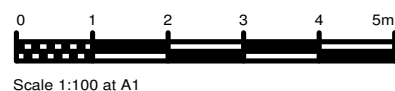
ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES
ANY DISCREPANCIES TO BE REPORTED TO THE SUPERVISING OFFICER



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

BASEMENT

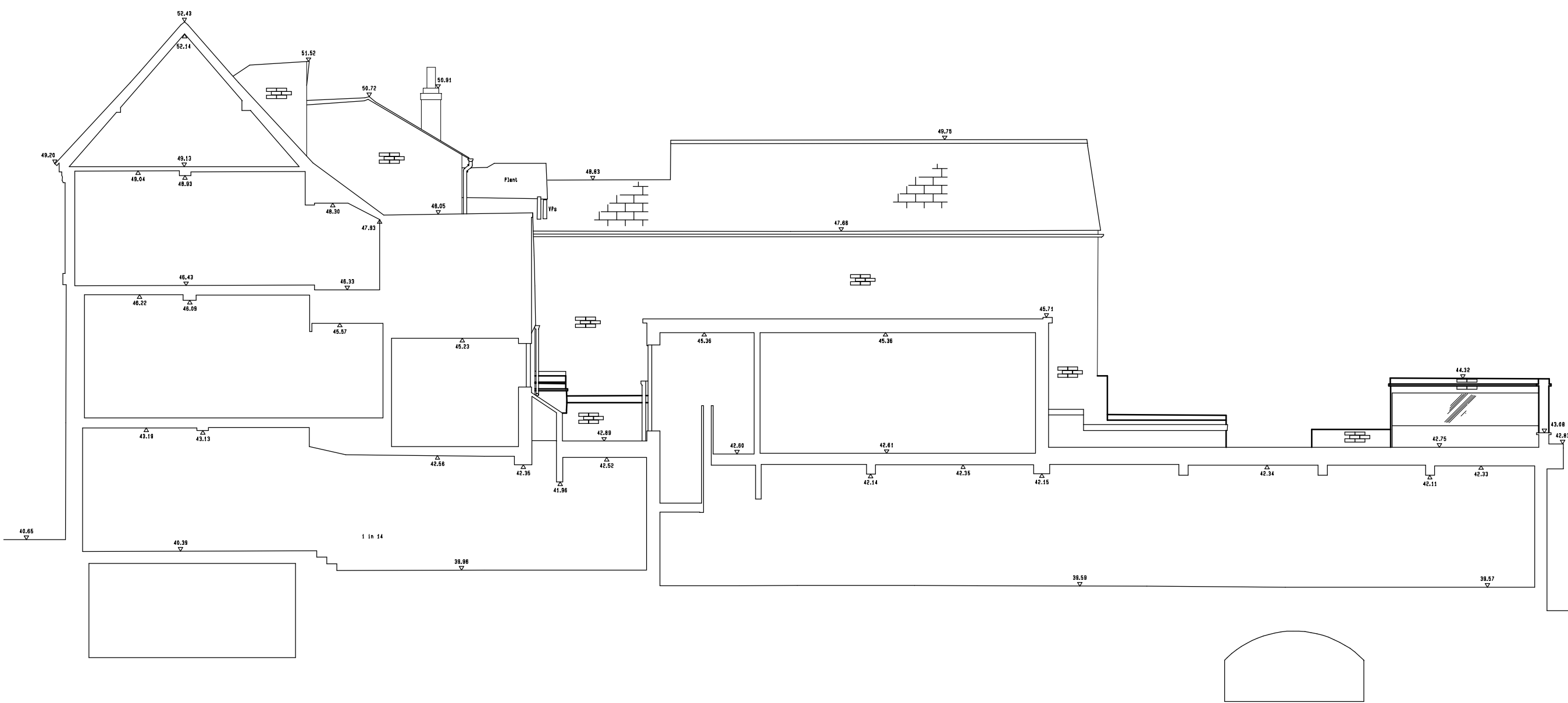
D	GF Kitchen and bar area adjusted, FF Food Prep and Male WCs adjusted. Staircase and access to Brewery Bldg revised.	25/04/19
E	Minor adjustment to text.	20/07/19
F	Scale Bar Added	3/07/19
Issue	Revision	Date
alan brown design		
TEL: 07595 642589 E-MAIL: alanbrown@hotmail.com		
Project:	THE GREEN RABBIT No 10 Gun Street Reading	
Title:	Proposed Ground, First And Second Floor Plans - Series 1000 General arrangement	
Client:	Property Dev. Rental Ltd	
Date	March 19	Scale 1:100 @ A1
Drawn By		
Drawing No.	1100-17- 400	Rev. F

Appendix C Site Specific Topographic Survey

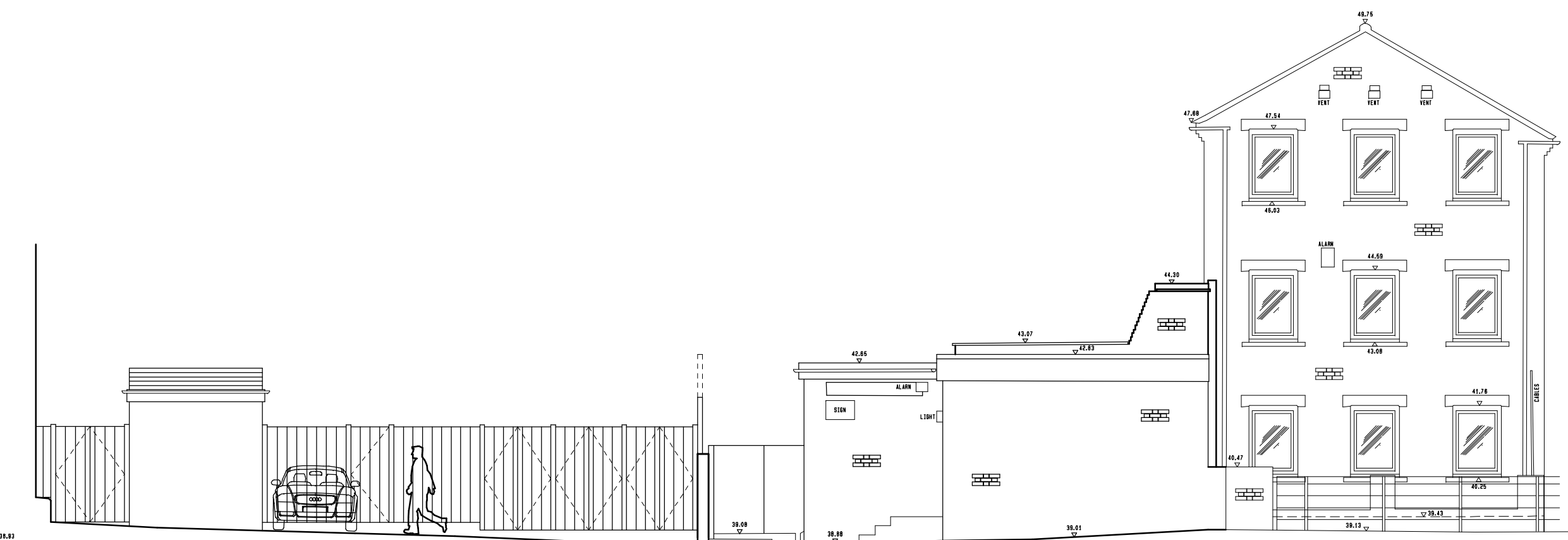
- Existing Elevations by Alan Brown Design, drawing reference 003 dated May 2015.



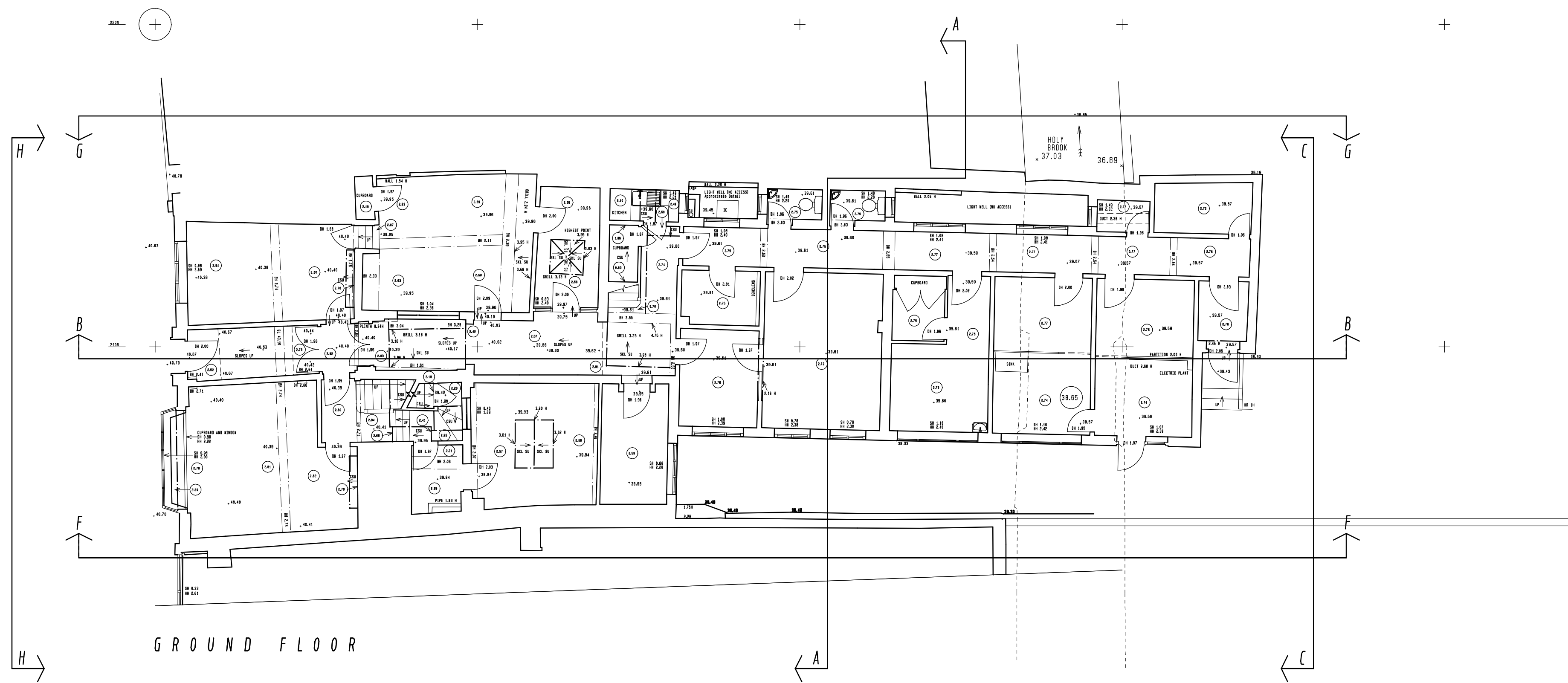
REAR ELEVATION A



SECTION/ELEVATION B



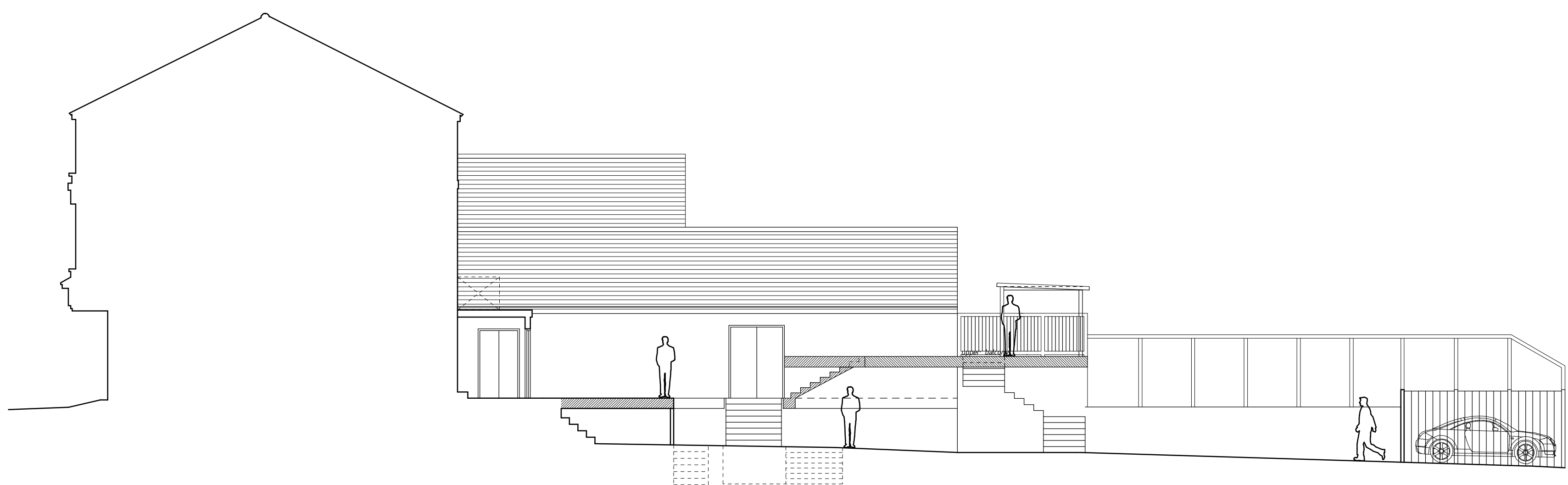
REAR ELEVATION C



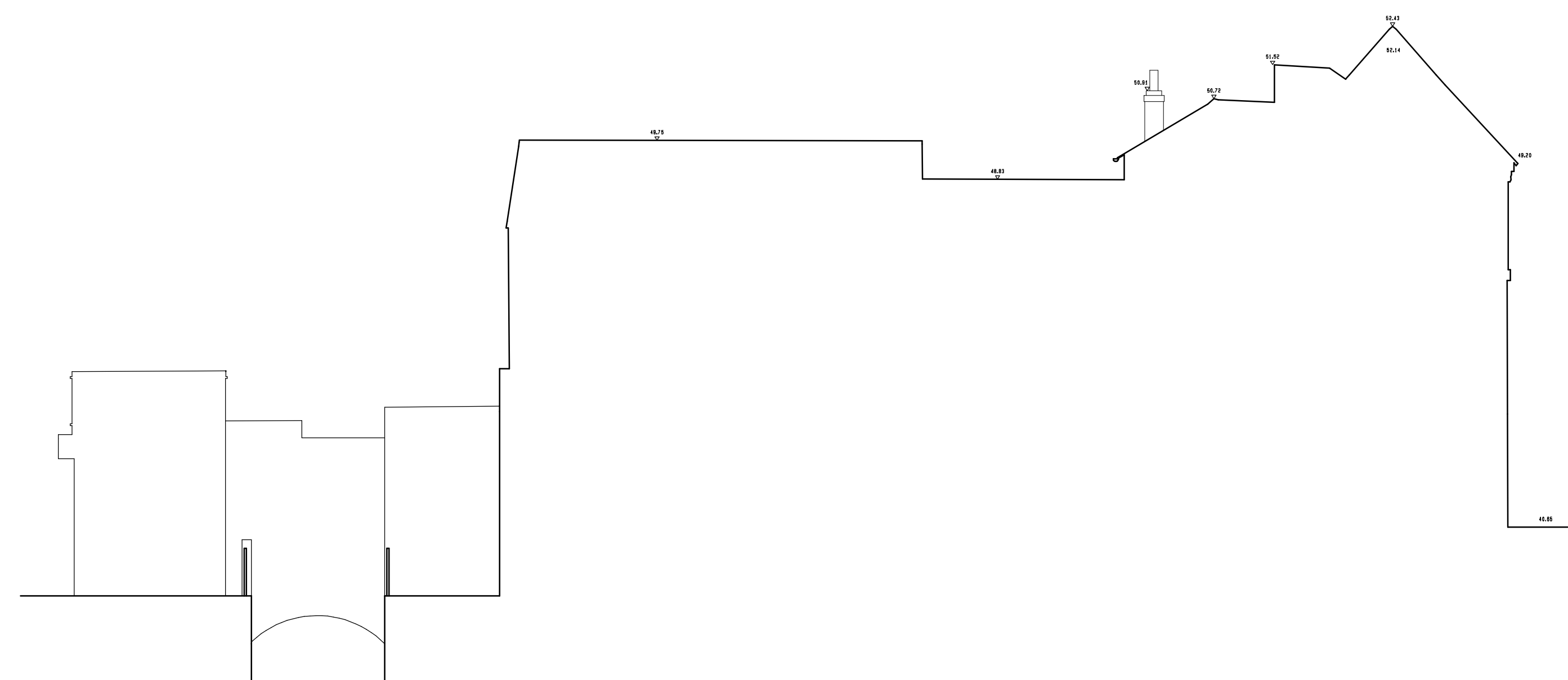
GROUND FLOOR



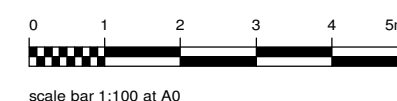
FRONT ELEVATION H



Elevation F



Elevation G



Issue Revision Date

alan brown design

TEL: 07535 642589 E-MAIL: alanbrown@hotmail.com

Project: NO 10 GUN STREET
READING

Title: EXISTING ELEVATIONS

Client: NO 10 GUN STREET

Date: MAY 15 Scale: 1:100 at A3 Drawn By:

Drawing No. 003 Rev. C