

Flood Risk Assessment

for Rear and Side extensions to

40 South View Avenue, Reading, RG4 5AG

Prepared for Mr and Mrs F Goodall by Zoe Lewis Architects Ltd

Feb 2019

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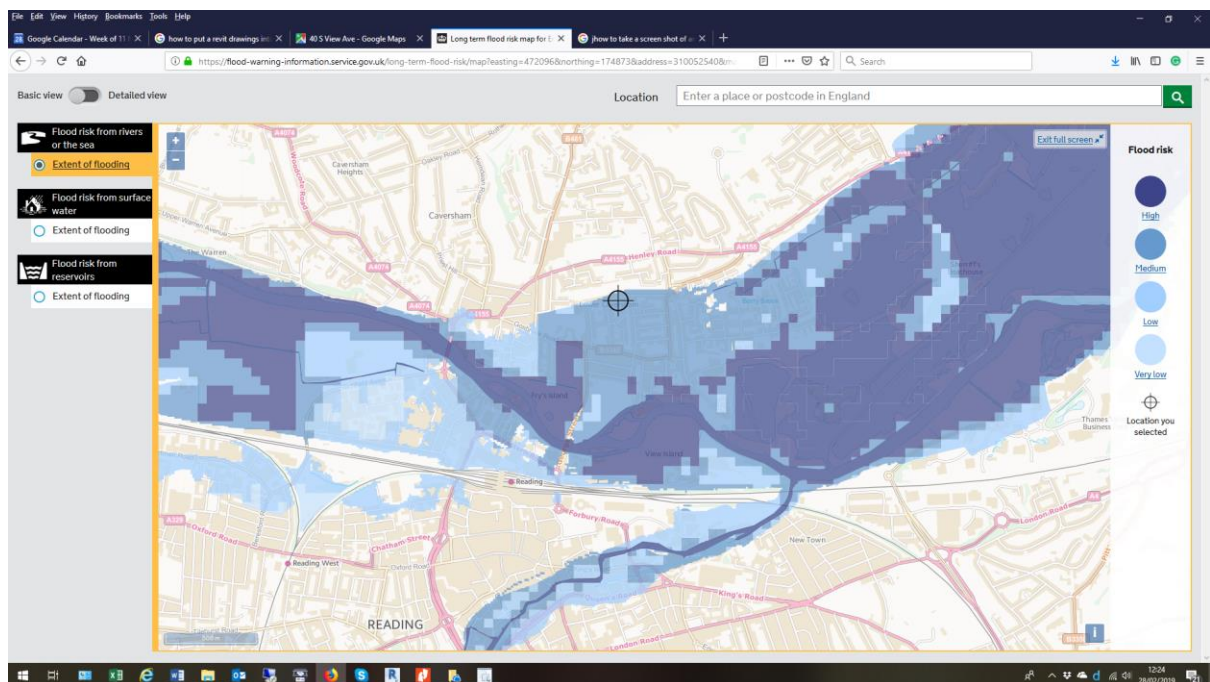
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1. Introduction

- This Flood risk assessment is in relation to the proposed side and rear, single storey extension at 40 South View Avenue, Reading.
- Information provided is based on the available data as presented by the Environment agency and any available drawings of the proposals.
- The information provided and the conclusions drawn are based on statistical data and for guidance only. The report provides no guarantee against flooding.

2. Site description

- The site is situated near the middle South View Avenue on the southern side of the road, a residential area in Lower Caversham, close to Central Reading and consisting of terraced housing. It is approx. 820m North of the River Thames.
- Reading council have determined the site to be on the northernmost edge of Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

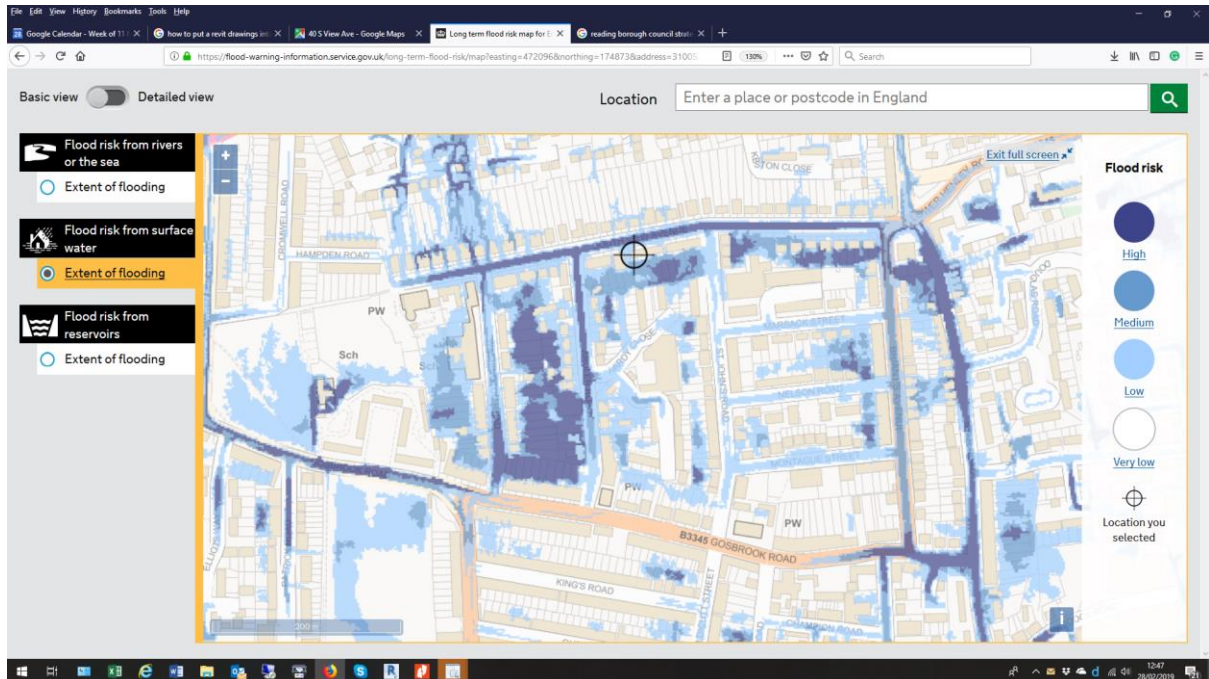


1.Environment Agency character Long term flood risk (area north flood zone) map

3. Sources of potential Flood Risk

- According to the Environment Agency's long term flood risk map (above) the site is on the northernmost edge of a medium risk area of flood zone with a yearly risk of flooding of between 1-3.3%. This takes into account the effect of flood defences in the area.

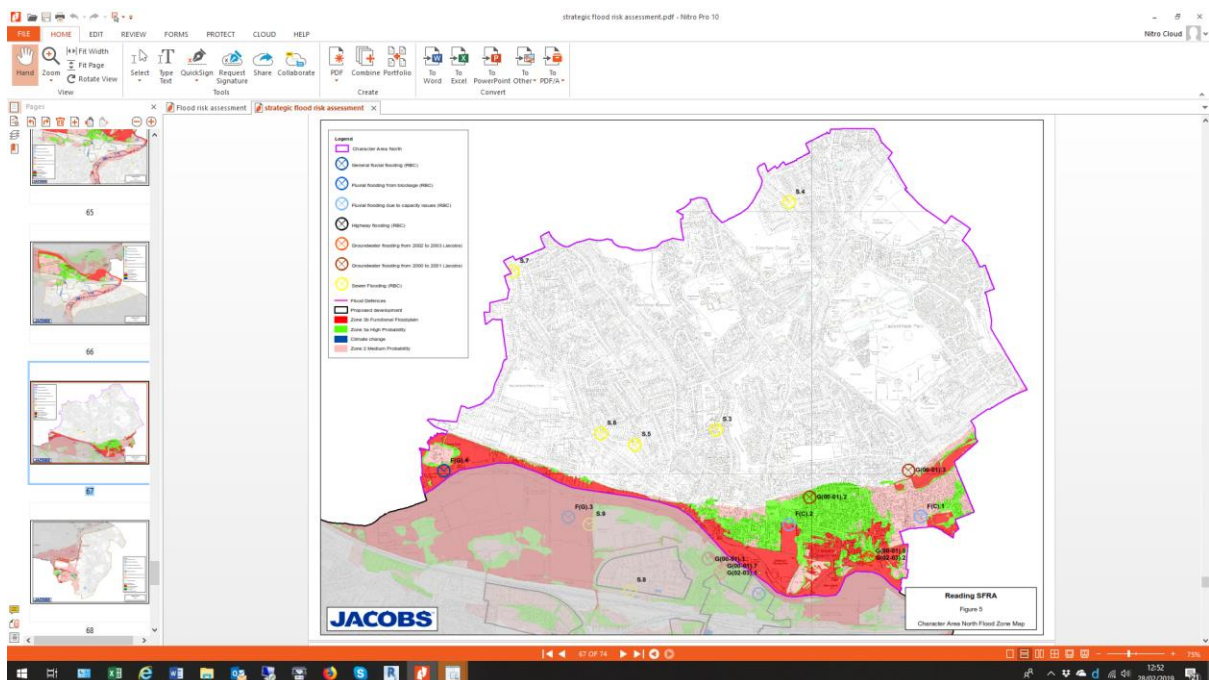
- The risk of flooding by surface water is considered high at 3.3%.



2.Environment Agency character Long term flood risk (area north flood zone) map

- **Flood Defences**

The site is protected by de facto flood defences, i.e the Zone 3b functional flood plain indicated in red on the map below, produced as part of the Reading Borough council strategic plan.



3.Reading Borough council Strategic Flood risk Assessment map

4. Proposals

- The proposals are to extend and alter the ground floor of the property at 40 South View Avenue.
- Site levels- Currently the ground floor entrance threshold of the house is approx.300mm above the ground level at the front. See photo below.



Front Elevation indicating the current threshold at approx..300mm from ground level (over 4 bricks high)

- At the rear this is the case also with a patio and steps down to the lawn achieving a drop of over 300mm. At the rear the ground level slopes away from the house so the edge of the new patio will be over 300mm from ground level, which is additional, improved defence from flooding.



Rear elevation, indicating steps and patio down to lawn.

- Copies of the existing plans are attached as Appendix 1 and the proposals as Appendix 2 at the end of this report.
- The proposals will have no significant impact in terms of foul and surface water drainage. Foul Water will be drained to the mains sewer as existing, surface water to a new soakaway in the rear garden.

Assessment

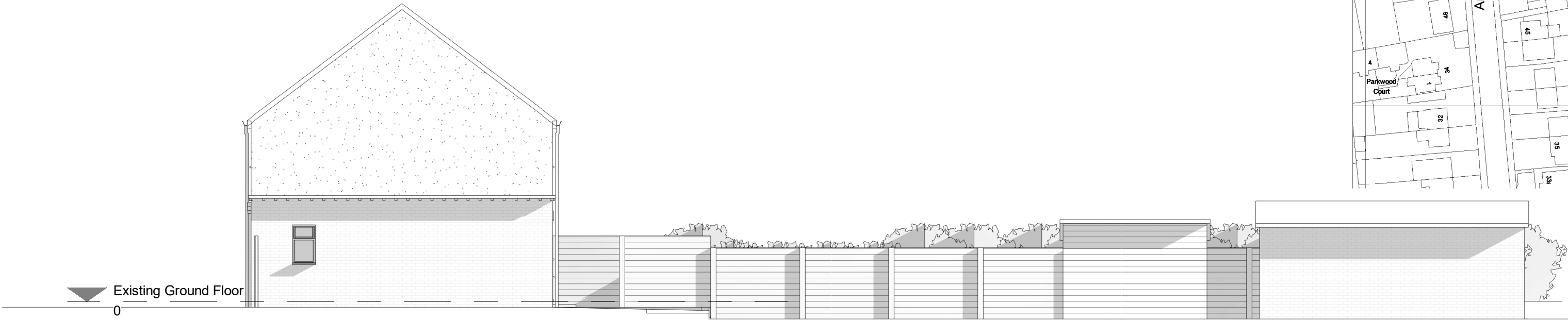
- The proposals are to extend and alter the ground floor of the property at 40 South View Avenue.
- The rear extension and rear patio will create a higher ground level to internal ground floor level of approx. 450mm in total due to the sloping ground to the rear of the property, improving current flood defences by approx. 150mm high.
- There will be no additional pressure on current waste and surface water drainage.
- The development will have no adverse impact upon flood risk in the area.



Existing Front Elevation
1 : 100



Existing Rear Elevation
1 : 100



Existing Side Elevation 1
1 : 100

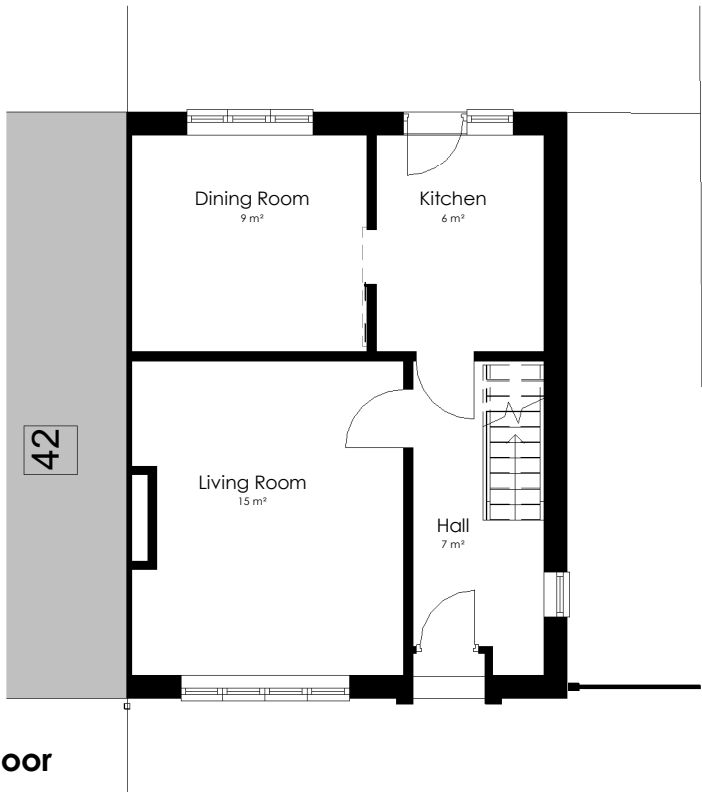


Existing Location Plan
1 : 1250

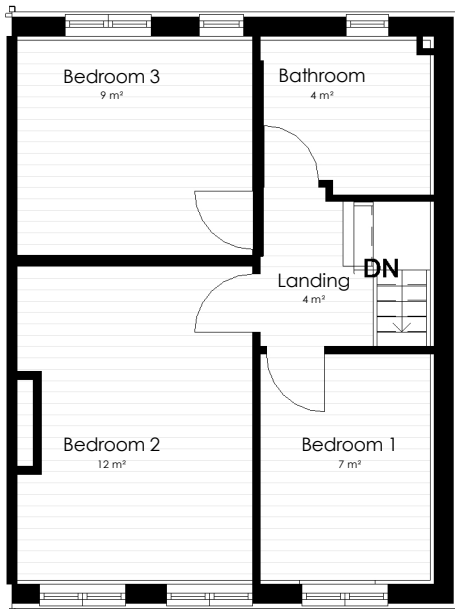


Room Schedule	
Name	Area

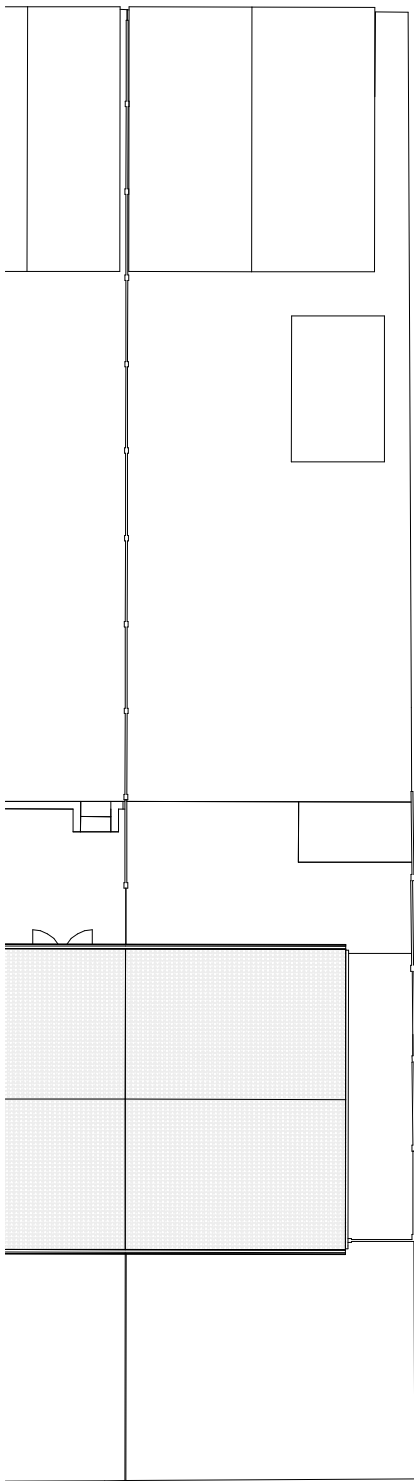
Living Room	15 m ²
Hall	7 m ²
Kitchen	6 m ²
Dining Room	9 m ²
Landing	4 m ²
Bedroom 1	7 m ²
Bathroom	4 m ²
Bedroom 3	9 m ²
Bedroom 2	12 m ²



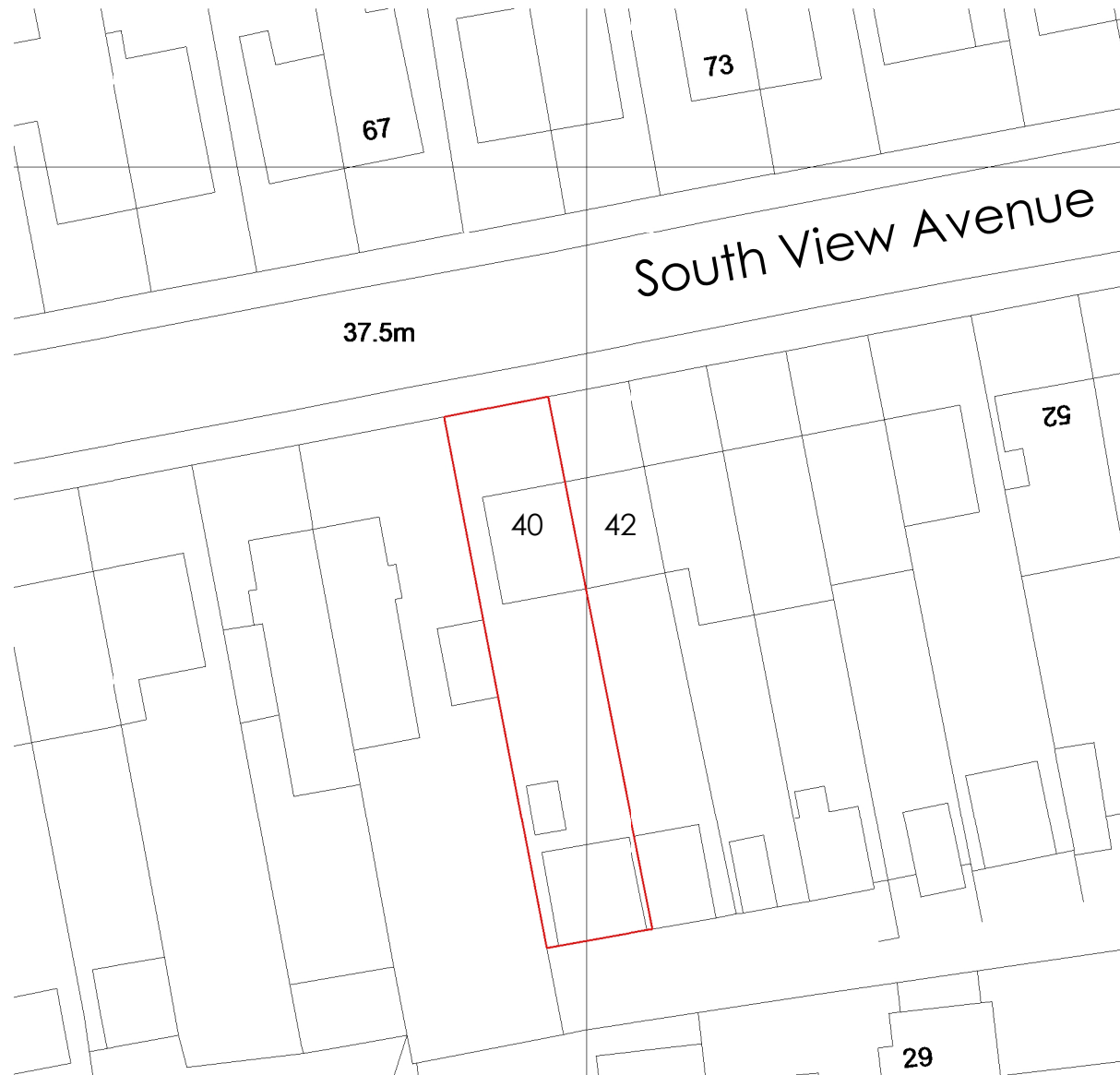
Existing Ground Floor
1 : 100



Existing First Floor
1 : 100



Existing Site
1 : 200



Existing Block Plan
1 : 500



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PROJECT

40 South View Avenue

TITLE

Existing

CLIENT

Mr & Mrs Goodall

DRAWN BY

MLS

CHECKED BY

ZS

SCALE

As indicated

ISSUE DATE

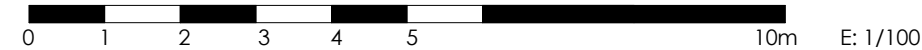
06/02/2018

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REV

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