

2 PRIORY AVENUE
CAVERSHAM
RG4 7SF

FLOOD RISK ASSESSMENT

- 1 This Flood Risk Assessment accompanies our detailed planning application for the scheme to change the use of the building from doctor's surgery to 4 x 1-bed and 2 x 2-bed flats at 2 Priory Avenue including the removal of walls to the northern end of the building to provide bin and cycle storage.
- 2 The site is located on the eastern side of Priory Avenue, on the corner with Church Road and within Caversham village. The site is located approximately 1 km to the north of Reading town centre and is within easy reach of local services and public transport routes. Caversham village is identified as a district centre in the local plan and is dominated by retail uses with a large number of residential uses above shops and adjacent to a large suburban housing area.
- 3 According to the Environment Agency long term flood risk map for England the site is located on the edge of an area at Low Risk of flooding. Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.
- 4 Where the site is identified as being located within Flood Zone 2 in accordance with footnote 5 to paragraph 103 in the National Planning Policy Framework (NPPF), an application to change the use of this building to residential is required to be accompanied by a Flood Risk Assessment (FRA). The application does not generate the requirement for the Sequential Test.
- 4 The application is for the change of use and conversion of the building only with no changes to the building footprint. The site is generally level and existing floor levels are to be maintained.

- 5 The site is to the extreme northern edge of Flood Zone 2 and there is safe dry access onto Priory Avenue immediately to the north-western corner of the site. As far as the applicants are aware there have not been any major problems in terms of the capacity of any drains or sewers in the past.
- 6 The type of development proposed is within a category of development that is in accordance with the local development plan policies and provides an addition to the housing stock in the district and on a site that is not known to have flooded since the 1947 event.
- 7 Further to this, given that no additional footprint is proposed, there are not considered to be any cumulative impacts arising from the development in terms of erosion of flood storage capacity or increasing the risk of flooding elsewhere.
- 8 Please see Environment Agency detailed flood risk sheet – Product 4 - for full details on flood levels.
- 9 Please see attached building and site survey undertaken by Glanville in 2009 this related to a arbitrary datum of 50.00.
Please see Riddwood engineers drawing RL18898-GA-01 external levels on site, relating to sea level.
We have referenced the two using a manhole cover level
Glanville - 50.37
Riddwood - 38.78
This showed a level difference of 11.59. (50.37-38.78=11.59)
Glanville FFL is 50.19, which relating to datum levels is **38.59** (50.19-11.59=38.59)
- 10 Further to this, we can confirm that finished floor level is above flood level Point 1 from the EA report 1% AEP (+35% increase in flows) **38.57**.
- 11 In addition to this we have added a raised gravel path to the entrance for flats 3-6 allowing for dry access above the 38.57 level.