

10b Bridge Street, Caversham, Reading, RG4 8AA

Flood Risk Assessment

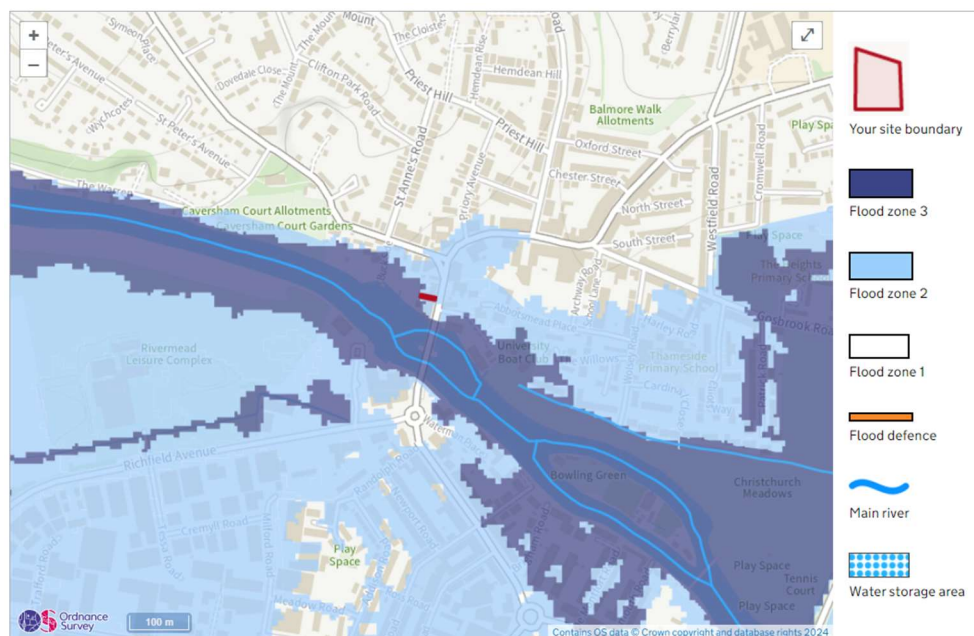
The Site

Please refer to the existing site and location plans for red line boundary of proposed development. The current building consists of a ground floor shop with flats above.

Please refer to the proposed site and location plans. The proposed development looks to demolish the existing rear extension and rebuild a new rear extension within the existing footprint.

Flood Hazards

The red line boundary of the site does enter flood zone 3 but the existing building as well as the proposed extension are within flood zone 2.



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It must be noted that the river does flood every year and that the water flow is controlled by the weir adjacent Caversham Lock. This can create water overflowing into Christchurch Meadows. Even during exceptionally high-water levels the dwellings opposite Christchurch Meadows (at lower level than applicant site location) do not often flood as local data and records show.

The primary risk comes from the river Thames which is approximately 24m from the riverbank to the proposed extension.

Flood Control

Please note that the site has not been flooded due to its elevated location despite its proximity to the river.

The ground levels slope downwards to the river from the rear of the site. The natural ground levels also mitigate standing water. It also provides a natural barrier to rising water during times of river flooding.

The site to the rear, nearest the river, is closed off by a solid masonry wall creating a further barrier to any potential flood water.

Further Information



The above photo shows the existing ground level

Cont.



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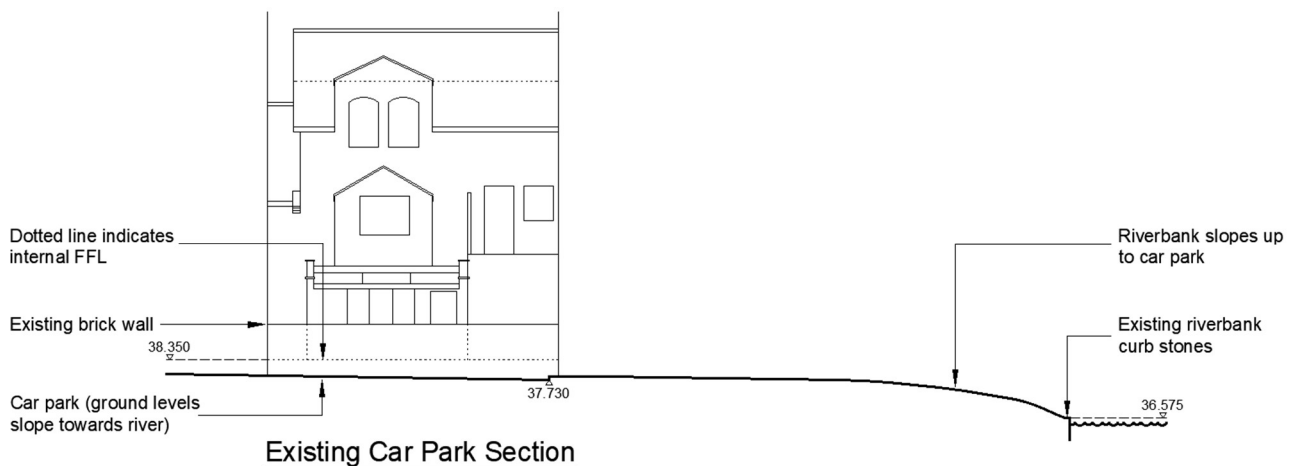
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The above photo shows the elevated ground level within the site. The rear courtyard within the red line boundary is 475mm above the tarmacked carpark ground level directly adjacent the site.

Please refer to the section drawing which shows ground levels from the river to rear of the site within the carpark area.



As it can be seen certain flood risk measures have already been taken with the existing site such as an existing raised ground floor level. As it can be seen the existing ground floor FFL is approx. 1.7m above the level of the riverbank.

It must also be noted that the extension is to be rebuilt on the same footprint of the existing extension as seen on the proposed drawings, which has never been flooded.



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Mitigation Measures

The existing building floor level is already well above the level of the river, over 600mm (recommended level in accordance with government guideline) above the level of the highest flooding recorded recently. Ground levels are considered suitable for the site as they are already raised in accordance with FRA measures.

Construction will include suitable waterproof tanking to walls up to minimum of 1m above FFL.

The site rear brick wall, which is to be reconstructed will also provide a strong flood defence to the site in the unlikely event of the river rising over 1.5m in this location.

Conclusion

- As it can be clearly seen the site has an already low flood risk due to its naturally elevated ground levels. The car park is 1.1m above the level of the riverbank curb.
- The existing building also has previously been designed to consider the flood risk, with an already raised ground floor level which is over 600mm above the level of the car park perimeter closest the river. This enables the proposed extension to utilise the existing floor levels.
- The site boundary is a solid masonry wall which provides further flood protection.
- The ground floor walls to the extension will be tanked to a minimum 1m above FFL
- Electrics to be ducted from ceiling level to minimum 600mm above FFL



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