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FLOOD RISK ASSESSMENT

FOR

CONVERSION OF

FIRST AND SECOND FLOORS TO RESIDENTIAL

AT

18 BRIDGE STREET

CAVERSHAM, READING RG4 8AA

Date: 5th November 2024
Ref: TCG 6990-Flood Risk Assessment

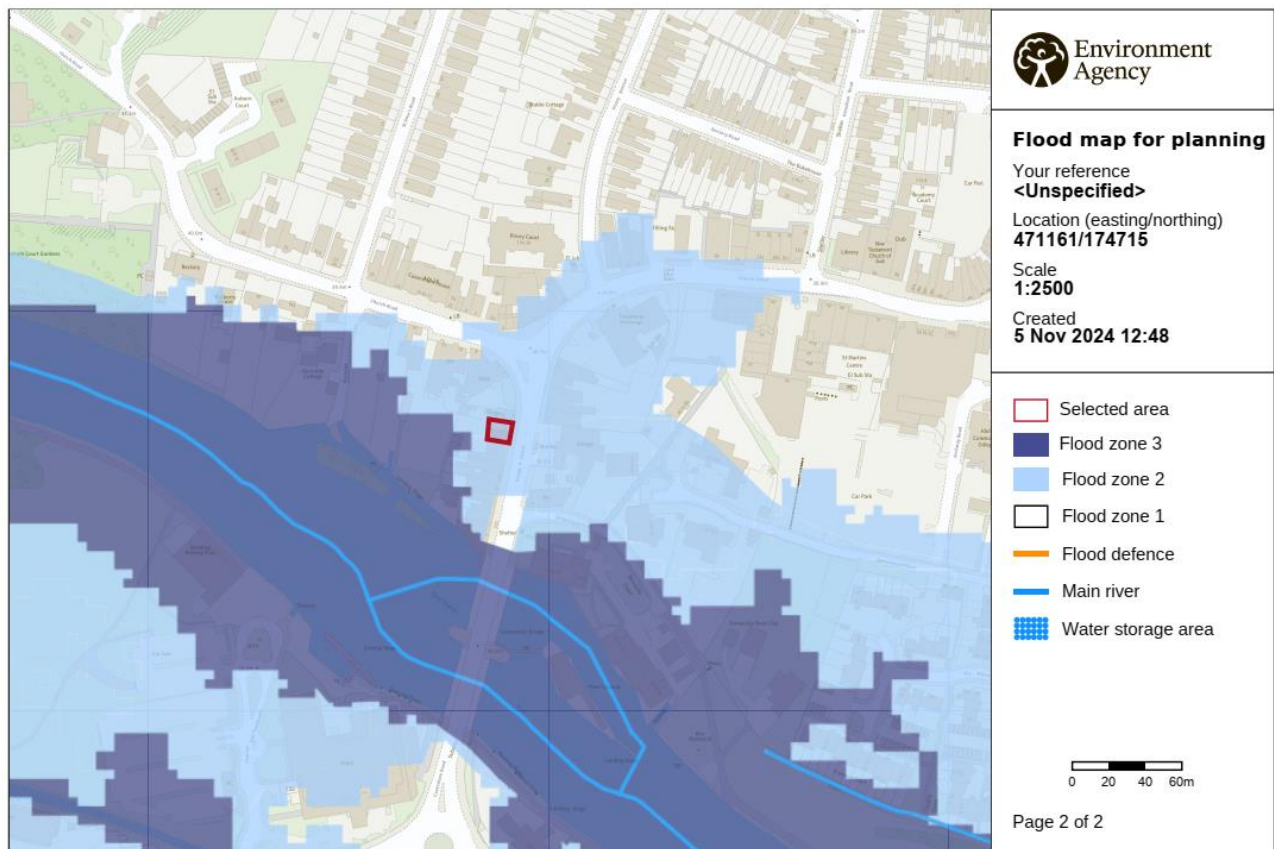
INTRODUCTION

This Flood Risk Assessment accompanies a Prior Notification application submitted to Reading Borough Council in respect of the conversion of the first and second floors of 18 Bridge Street, Caversham, Reading, Berkshire, RG4 8AA, to form 2no 2-bedroom residential apartments.

The statement will explain the context of the development proposals in relation to flood risk and also demonstrate how the proposals do not represent an adverse effect on flood storage, resident safety, or a burden on emergency services due a flood event.

CLASSIFICATION

A review of the Environment Agency Flood Map for Planning website confirms the site is located within Flood Zone 2, characterised to have between 0.1% to 1% chance of flooding from rivers (namely between 1 in 1000 year and a 1 in 100 year storm event). The relevant map extract is shown below;



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DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

No18 lies to the west of Bridge Street, near to the junction of Bridge Street and Church Road. The building is a 3 storey end-terrace building, positioned at the end of a terrace of typically 3-storey buildings located perpendicular to the nearby River Thames. These represent a significant obstacle to the conveyance of flood water, and therefore the site is not considered to represent the functional floodplain of the River Thames.

RESIDENT SAFETY DURING A FLOOD EVENT

With the accommodation being located on the upper floors, the proposed conversion to residential does not represent a risk to occupant's safety in the event of a flood. Consequently the proposed conversion is not considered to represent a potential burden on the emergency services as occupants will be able to safely remain in residence.

EGRESS FROM THE BUILDING DURING A FLOOD

The stairwell serving the proposed apartments exits to the side of the building into a shared pedestrian/vehicle access drive that also serves the car park area at the rear of the building. The drive links directly onto Bridge Street which forms the pedestrian egress route from the building.

The extent of Flood Zone 2 is based on a floodwater level of 38.85m AOD. Ground levels adjacent to the property are interpolated as 38.5m AOD, confirming the depth of water encountered on the egress route would be no more than 350mm. The egress route from the building to the flood zone 1 area in Church Street is a distance of circa 60m by way of the highway footpath which is entirely tarmac surfaced to provide safe footing. The presence of buildings, boundary walls etc serve to confirm that the water will be standing water which has flowed laterally from the river channel due to short term surcharging, and not fast moving flood water associated with the flow in the main river channel. Therefore the egress route involves a relatively short distance through comparatively still water that's well below knee-level in depth, a journey which is considered to be achievable in relative safety.

CONCLUSION

The development proposals are not considered to represent a safety concern for residents or a burden on emergency services in the event of a flood. The conversion to residential is considered an appropriate use for the building.

A handwritten signature in blue ink, appearing to read 'Tony Grover'.

Tony Grover
DipSurv MRICS MCABE
BDS Surveyors Ltd