

**FLOOD RISK ASSESSMENT REPORT FOR
THE DELTA BUILDING, 121 KINGS ROAD, READING,
RG1 3ES**

DOCUMENT NUMBER: C3480-R1-REV-A

PREPARED BY



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1. SITE DETAILS

Site Name	The Delta Building
Site Address	The Delta Building, 121 Kings Road, Reading, RG1 3ES
Purpose of Development	Residential
Existing Land Use	Commercial
County	Reading
Country	England
Local Planning Authority	Reading Borough Council

1.1. Site Location

The location plan of the project site is provided in Appendix A.

1.2. Existing Site Description and Topography

A drawing showing the existing site layout and the layout plans for each floor are included in Appendix A, and this shows the existing use on these floors as office use.

1.3. Proposed Development

The proposal involves the conversion of an office building to a block of residential flats.

The layout and location of the proposed development are shown in the drawings provided in Appendix A.

2. PLANNING POLICIES

2.1. National Planning Policy

- NPPF's technical guidance states:

"The effect of development is generally to reduce the permeability of at least part of the site. This markedly changes the Site's response to rainfall. Without specific measures, the volume of water that runs off the site and the peak run-off flow rate is likely to increase. Inadequate surface water drainage arrangements in new development can threaten the development itself and increase the risk of flooding others".

2.2. Local Planning Policy

This report has been written in conjunction with the following local planning policies:

- Reading Borough Council Level 1 and Level 2 Strategic Flood Risk Assessment.
- Reading Borough Council Preliminary Flood Risk Management Strategy.

3. FLOOD RISK

The possible causes of flooding set out in NPPF are considered in this section in relation to flood risk to the site itself and the effects of the development of the site on the flood risk elsewhere.

3.1. Flood Zones

The Environment Agency has developed a flood risk map, shown overleaf which shows the relative risk of flooding for different return periods. Flood zones assume that no defences are present and so where these do exist they are only indicative of the potential for flooding.

The development lies within Flood Zone 1 of the Environment Agency's Flood risk map, as shown overleaf. Land located within flood zone 1 is at low risk of flooding, having an associated annual probability of less 1 in 1000.

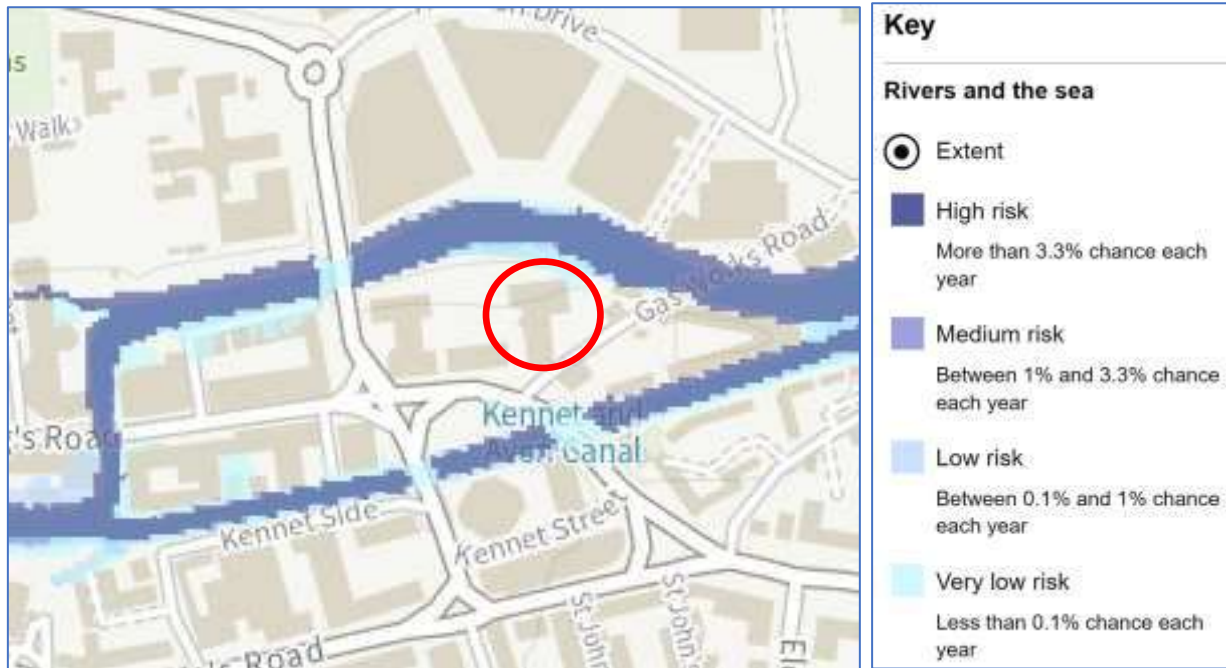


Figure 1 – Environment Agency Flood Map for flooding extent from rivers and sea for the proposed development.

As can be seen from the above map and the site boundary plan provided in Appendix A, the site is located within Flood zone 1, and in accordance with Table 1 from the NPPF's technical guidance, land within Flood zone 1 is suitable for any use. This is also confirmed the Environment Agency data provided in Appendix A.

Assessment of this site has been based upon the Environment Agency's flood map, the Strategic Flood Risk Assessment report, the existing site plan, and the architect's proposed development layout.

Table 1: NPPF Flood Zone Guidance

Flood Zone Classification	Definition of Zone	Appropriate uses	FRA Requirements	Policy Aims
Zone 1 Low Probability	This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (0.1%<).	All uses of land are appropriate in this zone.	For development proposals on sites compromising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through addition of hard surfaces and the effect of new development on surface water run-off should be incorporated in a FRA. This need only be brief unless the factors above or other considerations require particular attention. See Annex E for minimum requirements.	In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of development, and the appropriate application sustainable drainage techniques.
Zone 2 Medium Probability	This zone comprises land assessed as having between a 1 in 1000 annual probability	The water-compatible less vulnerable and more vulnerable uses of land and essential infrastructure in	All development proposals should be accompanied by a	In this zone developers and local authorities should seek opportunities to reduce the overall level of flood risk in the

Flood Zone Classification	Definition of Zone	Appropriate uses	FRA Requirements	Policy Aims
	of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5%- 0.1%) in any year	Table D 2 are appropriate in this zone. Infrastructure in Table D.2 are appropriate in this zone. Subject to the sequential Test being applied the highly vulnerable uses in Table D.2 are only appropriate in this zone if the exception Test (see para. D.9) is passed.	FRA. See Annex E for minimum requirements.	area through the layout of form and development, and the appropriate application of sustainable drainage techniques.
Zone 3a High Probability	This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 greater annual probability of flooding from sea (>0.5%) in any year.	The water compatible and less vulnerable uses of land in Table D.2 are appropriate in this Zone. The highly vulnerable uses in Table D.2 should not be permitted in this zone. The more vulnerable and essential infrastructure uses in D.2 should only be permitted in this zone if the Exception Test (see para. D.9) is passed	All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.	In this zone, developers and local authorities should seek opportunities to: i. reduce the overall level of flood risk in the area through the layout and form of the development and appropriate application of sustainable drainage techniques. ii. relocate existing development to land in zones with a lower probability of flooding; and iii. create space for flooding to occur by restoring functional floodplain and flood pathways

Flood Zone Classification	Definition of Zone	Appropriate uses	FRA Requirements	Policy Aims
		Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.		and by identifying, allocating and safeguarding open space for flood storage.
Zone 3b The Functional Flood Plan	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their SFRAs areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. But land which would flood with an annual probability of 1 in 20 (5%) or greater in any	Only the water-compatible uses and the essential infrastructure listed in Table D.2 that has to be there should be permitted on this zone. It should be designed and constructed to: • remain operational and safe for users in times of flood; • result in no net loss of floodplain storage; • not impede water flows; and • not increase flood risk elsewhere • Essential infrastructure in this zone should pass the Exception Test.	All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.	In this zone, developers and local authorities should seek opportunities to: - reduce the overall level of flood risk area through the layout and form of the development and appropriate application of sustainable drainage techniques; and - relocate existing development to land with a lower probability of flooding.

Flood Zone Classification	Definition of Zone	Appropriate uses	FRA Requirements	Policy Aims
	year, or is designed to flood in an extreme (0.1%) flood should provide a starting point for consideration and discussions to identify the functional floodplain.			

3.2. Flood Vulnerability

Table 2 below, which has been extracted from NPPF's technical guidance, highlights the flood risk vulnerability of various developments. This information is based partly on DEFRA/Environment Agency research and 'Flood Risks to People' (FD2321/Tr2) and also on the need of some uses to keep functioning during flooding.

Buildings that combine a mixture of uses should be places into the higher of the relevant classes of flood risk sensitivity. Developments that allow uses to be distributed over the site may fall within several classes of flood risk sensitivity.

The impact of a flood on a particular uses identified within this flood risk vulnerability classification will vary within each vulnerability class. Therefore, the flood risk management infrastructure and risk mitigation measures needed ensure the development is may differ between uses within a particular vulnerability classification.

Table 2: NPPF's Flood Risk Vulnerability Classification

Essential Infrastructure	• Essential transport infrastructure and strategic utility infrastructure, including electricity generating stations and grids and primary substations.
Highly Vulnerable	• Police, Ambulance and Fire stations and command centres, and telecommunications installations and emergency disposal points. • Basement Dwellings, caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substance consent.
More Vulnerable	• Hospitals, residential institutions such as care homes, children's homes, social services homes, prisons and hostels. • Buildings used for dwelling house, student halls of residence, drinking establishments, nightclubs,

	hotels and sites used for holiday or short-let caravans and camping. • Non-residential uses for health service, nurseries and educations. • Landfill and waste management facilities for hazardous waste.
Less Vulnerable	• Buildings used for shops, financial, professional and other services, restaurants and cafes, offices, industry, storage and distribution and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill and hazardous waste facilities), mineral workings and processing (except for sand and gravel). • Water treatment plants and sewerage treatment plans (if adequate pollution control measures are in place.)
Water-compatible Development	• Flood control infrastructure, water transmission infrastructure and pumping stations. • Sewerage transmission infrastructure and pumping stations. • Sand and Gravel workings • Docks, marinas and wharves, navigational facilities. • MOD defence installations • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation) • Lifeguard and coastguard stations • Amenity open space, nature conservation and sports recreation. • Essential sleeping or residential accommodation for staff required by users in this category, subject to a warning and evacuation plan.

From the flood risk vulnerability classification table above, taken from the NPPF's technical Guidance, buildings used for residential purposes come within the 'more vulnerable' classification. However, based on the Environmental Agencies flood map, the development site is located within Flood Zone 1 and in accordance with Table 3, overleaf, this site is suitable for any development. Furthermore, neither a sequential or exception test is required as a part of this Flood Risk Assessment.

Table 3: NPPF's Flood Risk Vulnerability and Flood Zone Compatibility

Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	✓	Exception Test	✓	✓
Flood Zone 3a	Exception Test	✓	X	Exception Test	✓
Flood Zone 3b	Exception Test	✓	X	X	X

Key: ✓ Development is appropriate
 X Development should not be permitted

4. FLOOD RISK ASSESMENT

The possible causes of flooding set out in NPPF's technical guidance are considered in this section in relation to the flood risk to the site itself and the effects of the development of the site on flood risk elsewhere.

4.1. Fluvial or Tidal Flooding

The site is surrounded by the River Kennet, however, there is no risk of flooding to the proposed development site from fluvial flooding. This is confirmed by the Environment Agency data is provided in Appendix B.

The site is also not at risk of tidal flooding, this can also be confirmed by the Environment Agency's Flood map in Section 3.1.

4.2. Flooding from Land (Overland Flow)

The proposed development site is at a very low risk of surface water flooding, as is the road immediately adjacent to the site, and this can be confirmed by the Environment Agency's Flood map shown overleaf.

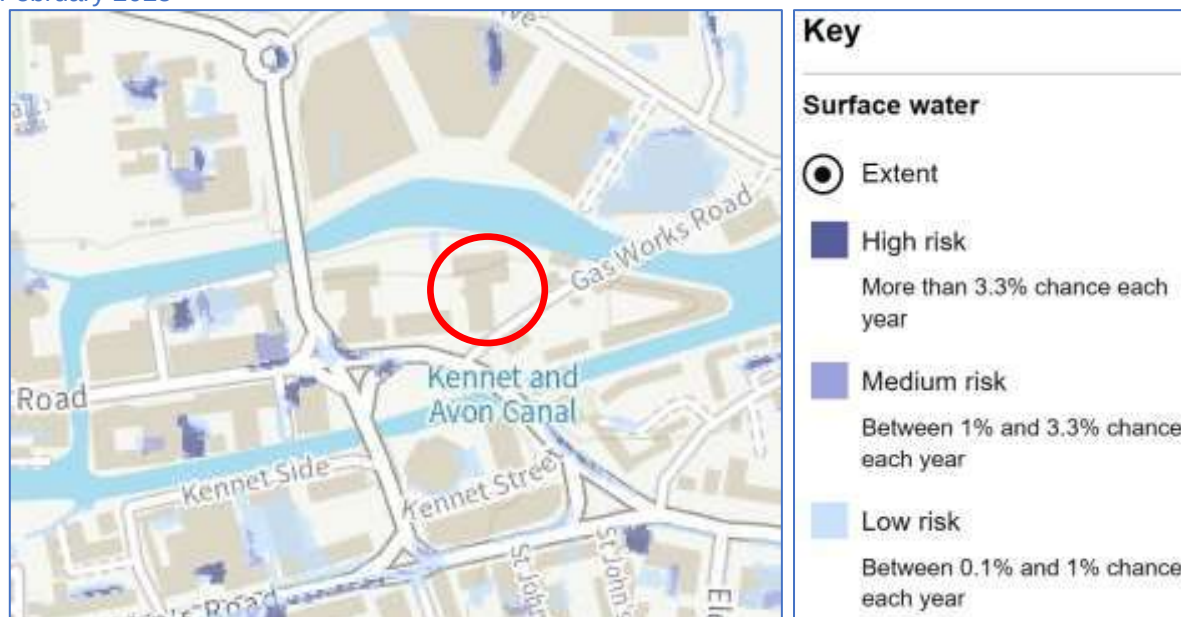


Figure 2 – Environment Agency Surface Water Flood Map for the proposed development.

4.3. Flooding from Groundwater

The Environment Agency's website confirms that groundwater flooding is unlikely in this area. As the proposals are for internal changes and reconfiguration, there will be no deep excavations proposed.

4.4. Flooding from Sewers

There is no risk of sewer flooding at this site, and this is confirmed by the Strategic Flood Risk Assessment Report.

4.5. Flooding from Reservoirs

There is no risk of flooding to this site from any reservoirs. This can also be confirmed by the Environment Agency's website.

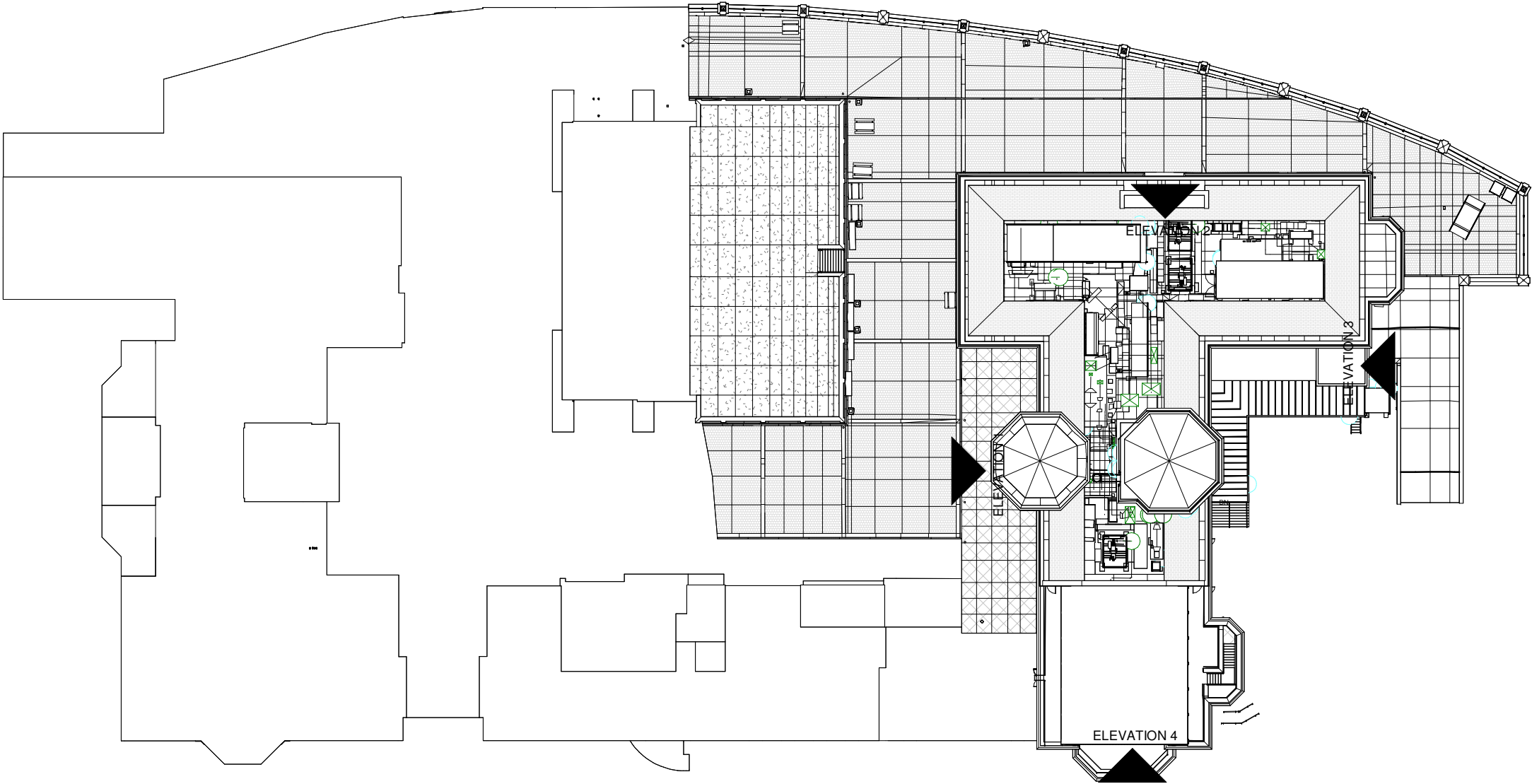
5. CONCLUSIONS

The purpose of this report is to satisfy the local planning authority that the risk of flooding from all sources has been assessed, and the proposed floors for this 'change of use' from office to residential, are not a risk of flooding, and these proposals will not increase flood risk at the site or elsewhere.

APPENDIX A - DRAWINGS

Use figured dimentions. Do not scale from this drawing.
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REV	Description	Date
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Existing Block Plan

Brooks Murray Architects
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+44 (0)20 77399955 architects@brooks-murray.com



CLIENT
Owner

JOB
THE DELTA BUILDING, READING, RG1 3ES

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Existing Block Plan

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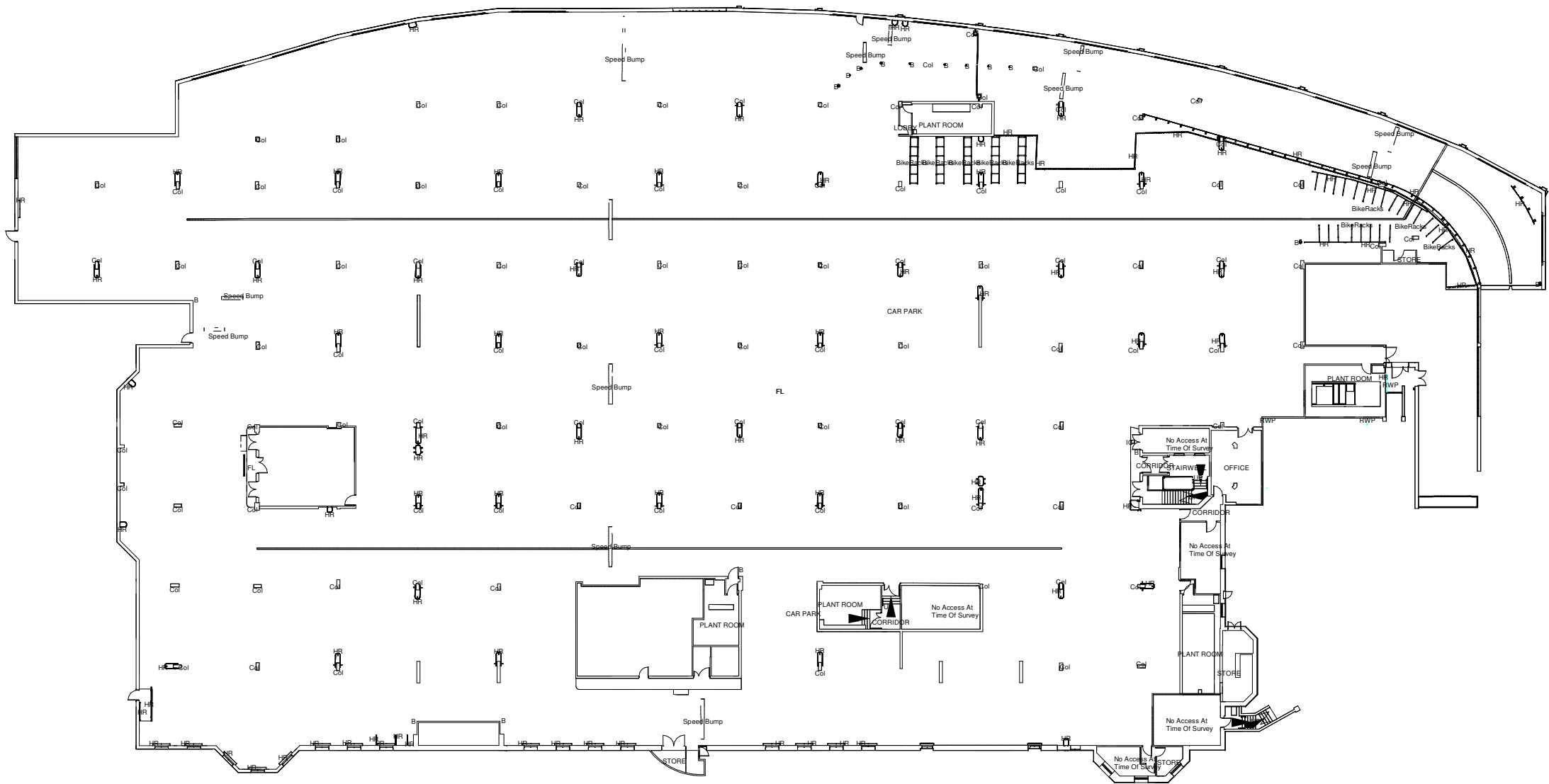
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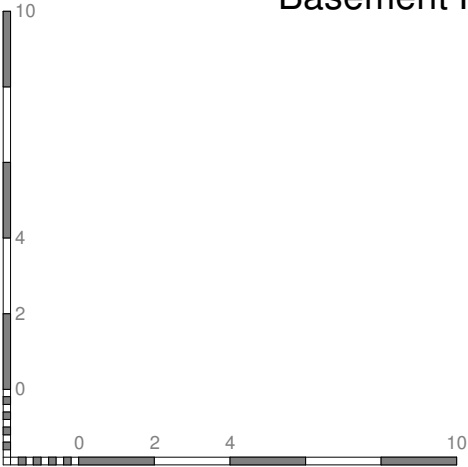
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REV	Description	Date
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Basement Plan



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brooks
murray

CLIENT
Owner

JOB
THE DELTA BUILDING, READING, RG1 3ES

DRAWING TITLE
Existing Basement Plan

SCALE
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DATE
JAN 2025

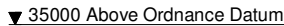
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1378- 010

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AC

REV	Description	Date
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SECTION A



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murray

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Owner

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THE DELTA BUILDING, READING, RG1
3ES

DRAWING TITLE
Existing Section A-A

SCALE
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DATE
JAN 2025

STATUS
FEASIBILITY

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1378- 030		AC



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REV	Description	Date
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Section B

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brooks
murray

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Owner

JOB
THE DELTA BUILDING, READING, RG1 3ES

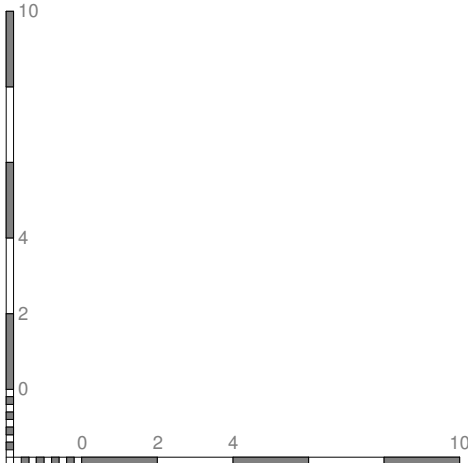
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5. ALL LEVELS ARE BASED ON A GPS TIE TO THE OSGM15(GB) GEIOD MODEL.

[illegible]

	Spot Level
	Floor to Soffit Height
	Floor to False Ceiling Height
	Soffit Level
	False Ceiling Level
	Stair Arrow (points up)
	Structural Overhead Slope (points up)
	Non-Structural Overhead Slope (points up)
	Roof Slope (points down)
	Structural Ceiling Vault/Half Vault
	Non-Structural Ceiling Vault/Half Vault

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PO1	05/11/2024	PRE QA STAGE	LM
REV.	DATE	AMENDMENTS	INITIAL

GROUND FLOOR PLAN

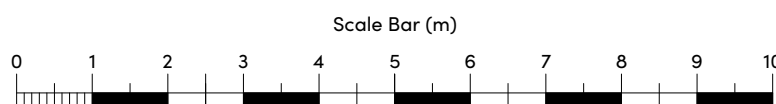
A&A Properties Inc
8200 Greensboro Drive, Suite 1440
Mc Lean, United States
22102

T +44 20 7622 9555
W hollisglobal.com



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PROJECT	LINE	ORIGINATOR	AREA/BLDG	LEVEL
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5. ALL LEVELS ARE BASED ON A GPS TIE TO THE OSGM15(GB) GEOD MODEL.

Category	Item	Value
General	Name	John Doe
General	Age	35
General	Gender	Male
General	Height	180 cm
General	Weight	75 kg
General	Eye Color	Brown
General	Hair Color	Black
General	Marital Status	Single
General	Occupation	Software Engineer
General	Address	123 Main St, New York, NY 10001
General	Phone Number	(212) 555-1234
General	Email Address	john.doe@example.com
General	Emergency Contact	John Doe (212) 555-1234
General	Medical History	No known allergies, no chronic conditions.
General	Current Medications	None.
General	Insurance Information	Health Insurance: ABC Insurance Co., Policy No. 123456789.
General	Referral	Referral from Dr. Jane Smith, Primary Care Physician.
General	Referral Date	2023-10-27
General	Referral Reason	Annual physical examination.
General	Referral Doctor	Dr. Jane Smith
General	Referral Facility	ABC Medical Center
General	Referral Address	456 Main St, New York, NY 10001
General	Referral Phone Number	(212) 555-5678
General	Referral Email Address	jane.smith@example.com
General	Referral Emergency Contact	John Doe (212) 555-1234
General	Referral Medical History	No known allergies, no chronic conditions.
General	Referral Current Medications	None.
General	Referral Insurance Information	Health Insurance: ABC Insurance Co., Policy No. 123456789.
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General	Referral Referral Referral Referral Referral Referral Referral Phone Number	(212) 555-5678
General	Referral Referral Referral Referral Referral Referral Referral Email Address	jane.smith

	Spot Level
	Floor To Soffit Height
	Floor To False Ceiling Height
	Soffit Level
	False Ceiling Level
	Stair Arrow (points up)
	Structural Overhead Slope (points up)
	Non-Structural Overhead Slope (points up)
	Roof Slope (points down)
	Structural Ceiling Vault/Half Vault
	Non-Structural Ceiling Vault/Half Vault

P01	05/11/2024	PRE QA STAGE	LM
REV.	DATE	AMENDMENTS	INITIAL

FIRST FLOOR PLAN

A&A Properties Inc
8200 Greensboro Drive, Suite 1440
Mc Lean, United States
22102

PROJECT
NAME
The Delta Building
121 Kings Rd
Reading
RG1 3ES

HOLLIS
Battersea Studios
80-82 Silverthorne Road
London
SW8 3HE

T +44 20 7622 9555
W hollisglobal.com

DATE
05/11/2024

DRAWN BY
CT

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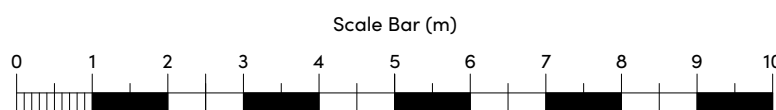
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4. THE ORIGINAL AND REDUCTION OF THE SURVEY GRID RELATE TO A GPS TIE TO ORDNANCE SURVEY GRID.
5. ALL LEVELS ARE BASED ON A GPS TIE TO THE OSGM15(GB) GEOD MODEL.

[illegible]

	Spot Level
	Floor To Soffit Height
	Floor To False Ceiling Height
	Soffit Level
	False Ceiling Level
	Structural Arrow (points up)
	Structural Overhead Slope (points up)
	Non-Structural Overhead Slope (points up)
	Roof Slope (points down)
	Structural Ceiling Vault/Half Vault
	Non-Structural Ceiling Vault/Half Vault

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PO1	05/11/2024	PRE QA STAGE	LM
REV.	DATE	AMENDMENTS	INITIAL

SEC

CLIENT NAME

PROJECT
NAME
The Delta Building
121 Kings Rd
Reading
RG1 3ES



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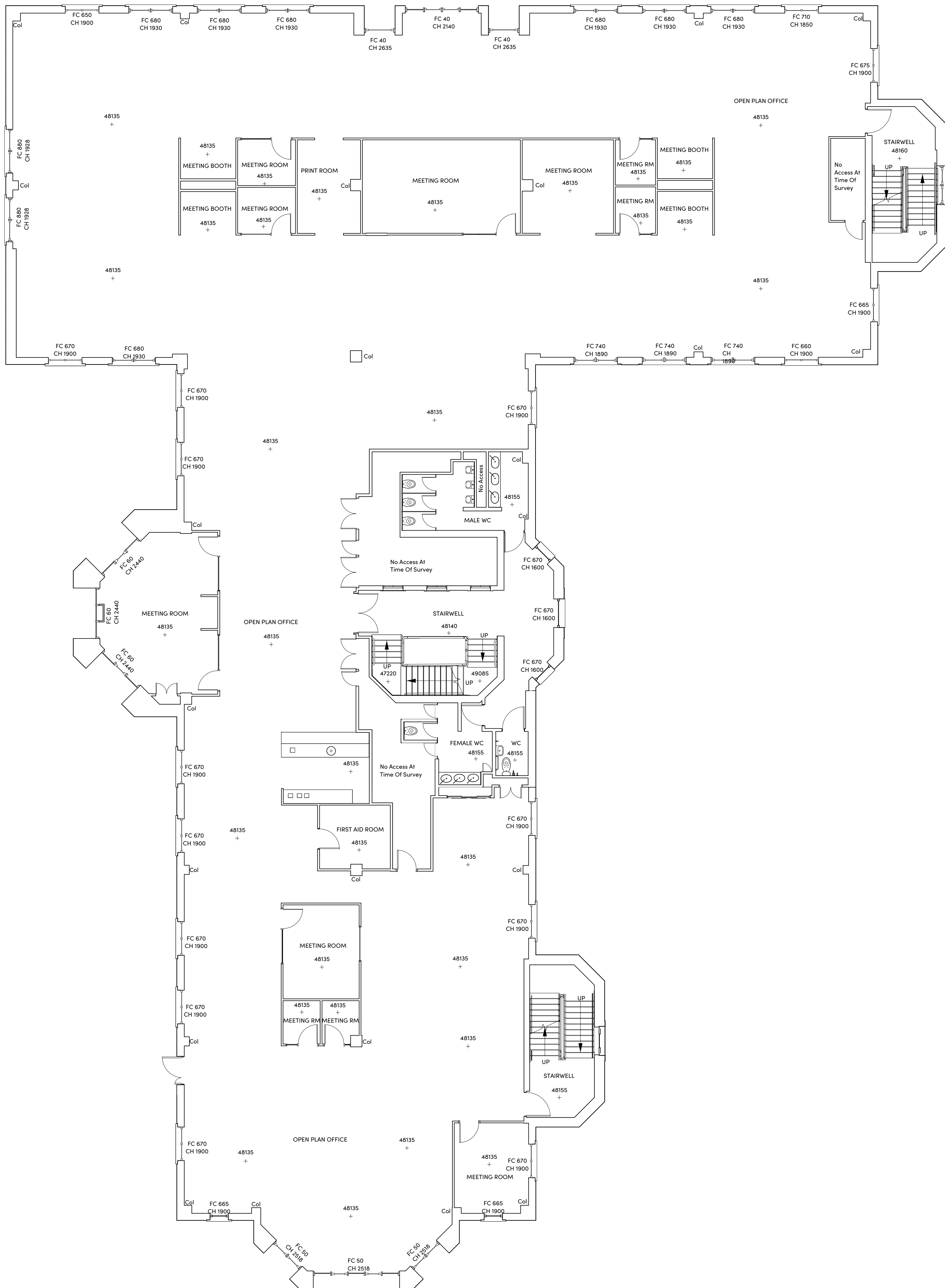
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SC

Scale Bar (m)



1. ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
2. HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE IN METRES ONLY.
4. THE ORIGIN AND ORIENTATION OF THE SURVEY GRID RELATE TO A GPS TIE TO ORDNANCE SURVEY GRID.
5. ALL LEVELS ARE BASED ON A GPS TIE TO THE OSGM15(GB) GEOID MODEL.

Category	Item	Value
General	Age	25
General	Gender	Male
General	Height	1.75
General	Weight	70
General	Eye Color	Brown
General	Hair Color	Black
General	Marital Status	Single
General	Religion	Christian
General	Education Level	High School
General	Employment Status	Unemployed
General	Annual Income	\$15,000
General	Home Ownership	Rent
General	Vehicle Ownership	Yes
General	Number of Children	0
General	Number of Pets	1
General	Number of Siblings	2
General	Number of Friends	5
General	Number of Hobbies	3
General	Number of Languages Spoken	1
General	Number of Countries Visited	0
General	Number of Books Read	10
General	Number of Movies Watched	20
General	Number of TV Shows Watched	15
General	Number of Games Played	5
General	Number of Sports Participated In	2
General	Number of Volunteering Hours	100
General	Number of Charitable Donations	5
General	Number of Political Contributions	0
General	Number of Social Media Followers	1000
General	Number of Social Media Posts	50
General	Number of Social Media Comments	100
General	Number of Social Media Likes	200
General	Number of Social Media Shares	50
General	Number of Social Media Retweets	10
General	Number of Social Media Mentions	5
General	Number of Social Media Tags	10
General	Number of Social Media Hashtags	5
General	Number of Social Media Direct Messages	10
General	Number of Social Media Comments Received	50
General	Number of Social Media Likes Received	100
General	Number of Social Media Shares Received	20
General	Number of Social Media Retweets Received	5
General	Number of Social Media Mentions Received	2
General	Number of Social Media Tags Received	5
General	Number of Social Media Hashtags Received	2
General	Number of Social Media Direct Messages Received	10
General	Number of Social Media Comments Received (Excluding Self)	45
General	Number of Social Media Likes Received (Excluding Self)	95
General	Number of Social Media Shares Received (Excluding Self)	15
General	Number of Social Media Retweets Received (Excluding Self)	4
General	Number of Social Media Mentions Received (Excluding Self)	1
General	Number of Social Media Tags Received (Excluding Self)	4
General	Number of Social Media Hashtags Received (Excluding Self)	1
General	Number of Social Media Direct Messages Received (Excluding Self)	9
General	Number of Social Media Comments Received (Excluding Self and Bot)	40
General	Number of Social Media Likes Received (Excluding Self and Bot)	90
General	Number of Social Media Shares Received (Excluding Self and Bot)	14
General	Number of Social Media Retweets Received (Excluding Self and Bot)	3
General	Number of Social Media Mentions Received (Excluding Self and Bot)	1
General	Number of Social Media Tags Received (Excluding Self and Bot)	4
General	Number of Social Media Hashtags Received (Excluding Self and Bot)	1
General	Number of Social Media Direct Messages Received (Excluding Self and Bot)	9
General	Number of Social Media Comments Received (Excluding Self, Bot, and Spam)	35
General	Number of Social Media Likes Received (Excluding Self, Bot, and Spam)	85
General	Number of Social Media Shares Received (Excluding Self, Bot, and Spam)	13
General	Number of Social Media Retweets Received (Excluding Self, Bot, and Spam)	2
General	Number of Social Media Mentions Received (Excluding Self, Bot, and Spam)	1
General	Number of Social Media Tags Received (Excluding Self, Bot, and Spam)	4
General	Number of Social Media Hashtags Received (Excluding Self, Bot, and Spam)	1
General	Number of Social Media Direct Messages Received (Excluding Self, Bot, and Spam)	9
General	Number of Social Media Comments Received (Excluding Self, Bot, Spam, and Fake)	30
General	Number of Social Media Likes Received (Excluding Self, Bot, Spam, and Fake)	80
General	Number of Social Media Shares Received (Excluding Self, Bot, Spam, and Fake)	12
General	Number of Social Media Retweets Received (Excluding Self, Bot, Spam, and Fake)	1
General	Number of Social Media Mentions Received (Excluding Self, Bot, Spam, and Fake)	1
General	Number of Social Media Tags Received (Excluding Self, Bot, Spam, and Fake)	4
General	Number of Social Media Hashtags Received (Excluding Self, Bot, Spam, and Fake)	1
General	Number of Social Media Direct Messages Received (Excluding Self, Bot, Spam, and Fake)	9
General	Number of Social Media Comments Received (Excluding Self, Bot, Spam, Fake, and Suspicious)	25
General	Number of Social Media Likes Received (Excluding Self, Bot, Spam, Fake, and Suspicious)	75
General	Number of Social Media Shares Received (Excluding Self, Bot, Spam, Fake, and Suspicious)	11
General	Number of Social Media Retweets Received (Excluding Self, Bot, Spam, Fake, and Suspicious)	1
General	Number of Social Media Mentions Received (Excluding Self, Bot, Spam, Fake, and Suspicious)	1
General	Number of Social Media Tags Received (Excluding Self, Bot, Spam, Fake, and Suspicious)	4
General	Number of Social Media Hashtags Received (Excluding Self, Bot, Spam, Fake, and Suspicious)	1
General	Number of Social Media Direct Messages Received (Excluding Self, Bot, Spam, Fake, and Suspicious)	9
General	Number of Social Media Comments Received (Excluding Self, Bot, Spam, Fake, Suspicious, and Malicious)	20
General	Number of Social Media Likes Received (Excluding Self, Bot, Spam, Fake, Suspicious, and Malicious)	70
General	Number of Social Media Shares Received (Excluding Self, Bot, Spam, Fake, Suspicious, and Malicious)	10
General	Number of Social Media Retweets Received (Excluding Self, Bot, Spam, Fake, Suspicious, and Malicious)	1
General	Number of Social Media Mentions Received (Excluding Self, Bot, Spam, Fake, Suspicious, and Malicious)	1
General	Number of Social Media Tags Received (Excluding Self, Bot, Spam, Fake, Suspicious, and Malicious)	4
General	Number of Social Media Hashtags Received (Excluding Self, Bot, Spam, Fake, Suspicious, and Malicious)	1
General	Number of Social Media Direct Messages Received (Excluding Self, Bot, Spam, Fake, Suspicious, and Malicious)	9
General	Number of Social Media Comments Received (Excluding Self, Bot, Spam, Fake, Suspicious, Malicious, and Phishing)	15
General	Number of Social Media Likes Received (Excluding Self, Bot, Spam, Fake, Suspicious, Malicious, and Phishing)	65
General	Number of Social Media Shares Received (Excluding Self, Bot, Spam, Fake, Suspicious, Malicious, and Phishing)	9
General	Number of Social Media Retweets Received (Excluding Self, Bot, Spam, Fake, Suspicious, Malicious, and Phishing)	1
General	Number of Social Media Mentions Received (Excluding Self, Bot, Spam, Fake, Suspicious, Malicious, and Phishing)	1
General	Number of Social Media Tags Received (Excluding Self, Bot, Spam, Fake, Suspicious, Malicious, and Phishing)	4
General	Number of Social Media Hashtags Received (Excluding Self, Bot, Spam, Fake, Suspicious, Malicious, and Phishing)	1
General	Number of Social Media Direct Messages Received (Excluding Self, Bot, Spam, Fake, Suspicious, Malicious, and Phishing)	9
General	Number of Social Media Comments Received (Excluding Self, Bot, Spam, Fake, Suspicious, Malicious	

	Spot Level
	Floor To Soffit Height
	Floor To False Ceiling Height
	Soffit Level
	False Ceiling Level
	Stair Arrow (points up)
	Structural Overhead Slope (points up)
	Non-Structural Overhead Slope (points up)
	Roof Slope (points down)
	Structural Ceiling Vault/Half Vault
	Non-Structural Ceiling Vault/Half Vault

PO1	05/11/2024	PRE QA STAGE	LM
REV.	DATE	AMENDMENTS	INITIAL

PURPOSE

THIRD FLOOR PLAN

A&A Properties Inc
8200 Greensboro Drive, Suite 1440
Mc Lean, United States
22102

The Delta Building
121 Kings Rd
Reading
RG1 3ES

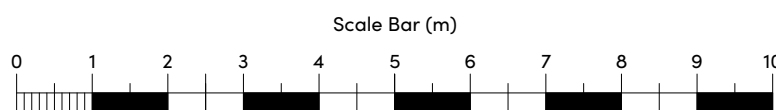


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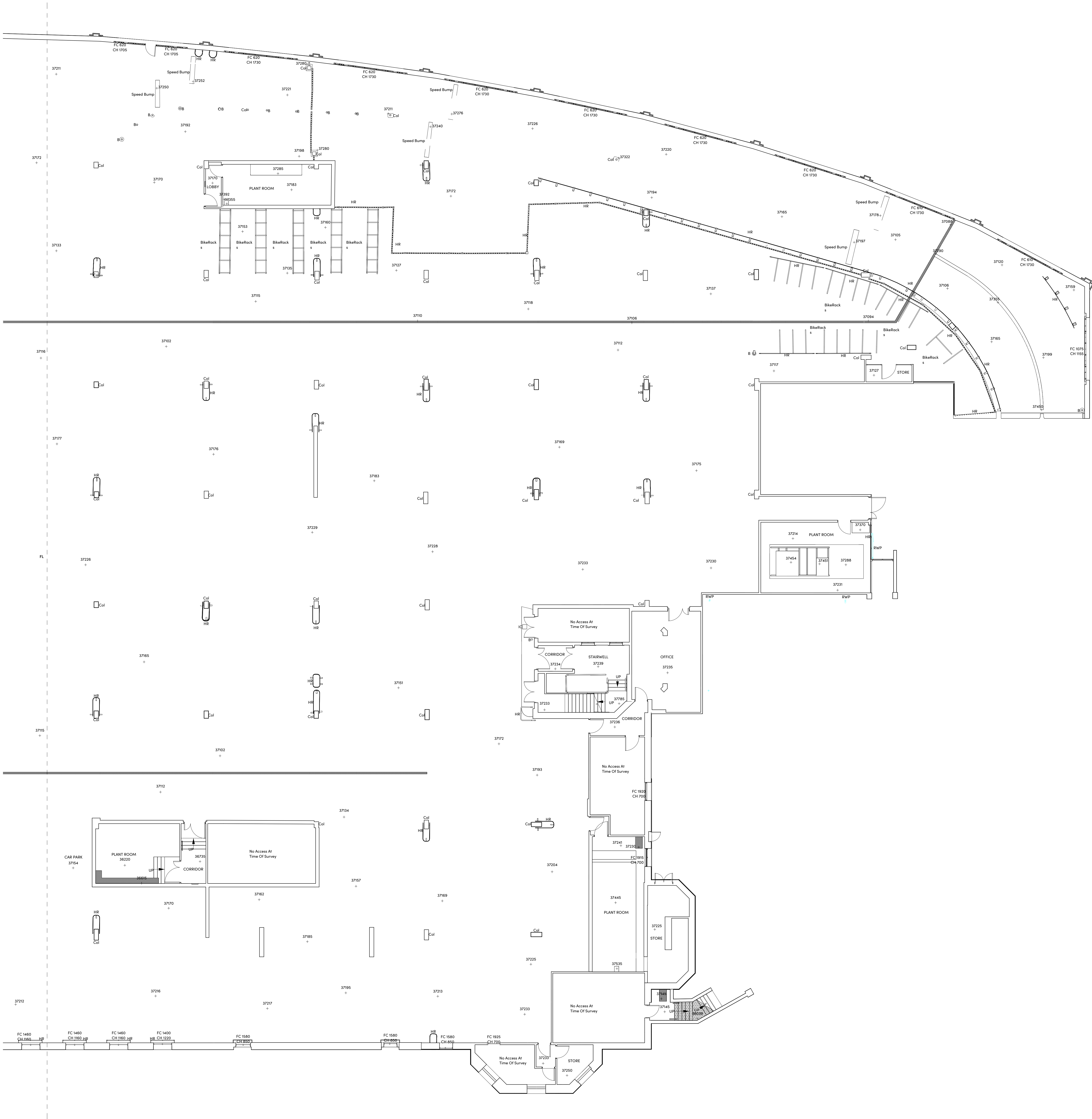
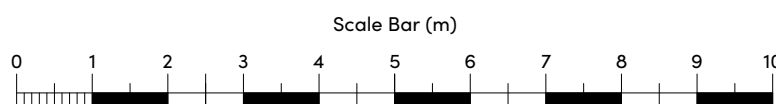
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BASEMENT FLOOR PLAN



NOTES

1. ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
2. HOLDINGS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE IN METRES ONLY.
4. THE ORIGIN AND ORIENTATION OF THE SURVEY GRID RELATE TO A GPS TIE TO ORDNANCE SURVEY GRID.
5. ALL LEVELS ARE BASED ON A GPS TIE TO THE ORDNANCE SURVEY GRID.

KEY

1. All dimensions to be checked on site and not scaled from this drawing.	2. All dimensions shall be informed in writing of any discrepancies.
3. All dimensions are in metres only.	4. The origin and orientation of the survey grid relate to a GPS tie to Ordnance Survey grid.
5. All levels are based on a GPS tie to the Ordnance Survey grid.	

FLOOR PLAN SYMBOLS

XXXX	Spot Level
XXXX	Floor To Soffit Height
FXXXX	Floor To False Ceiling Height
XXXX	Soffit Level
FXXXX	False Ceiling Level
Star Arrow (points up)	Star Arrow (points up)
Star Arrow (points up)	Structural Overhead Slope (points up)
Star Arrow (points up)	Non-Structural Overhead Slope (points up)
Star Arrow (points up)	Roof Slope (points down)
Star Arrow (points up)	Structural Ceiling Vault/Shaft Vault
Star Arrow (points up)	Non-Structural Ceiling Vault/Shaft Vault

REVISION

REV.	DATE	AMENDMENTS	INITIAL
1	05/11/2024	PSE QA STAGE	LM

DRAWING PURPOSE

BASEMENT FLOOR PLAN_1

CLIENT NAME

A&A Properties Inc
8200 Greensboro Drive, Suite 1440
Mc Lean, United States
22102

PROJECT NAME

The Delta Building
121 Kings Rd
Reading
RG1 3ES

HOLLIS

Battersea Studios
80-82 Silverthorne Road
London
SW8 3HE

T +44 20 7622 9555
W hollisglobal.com



DATE
05/11/2024

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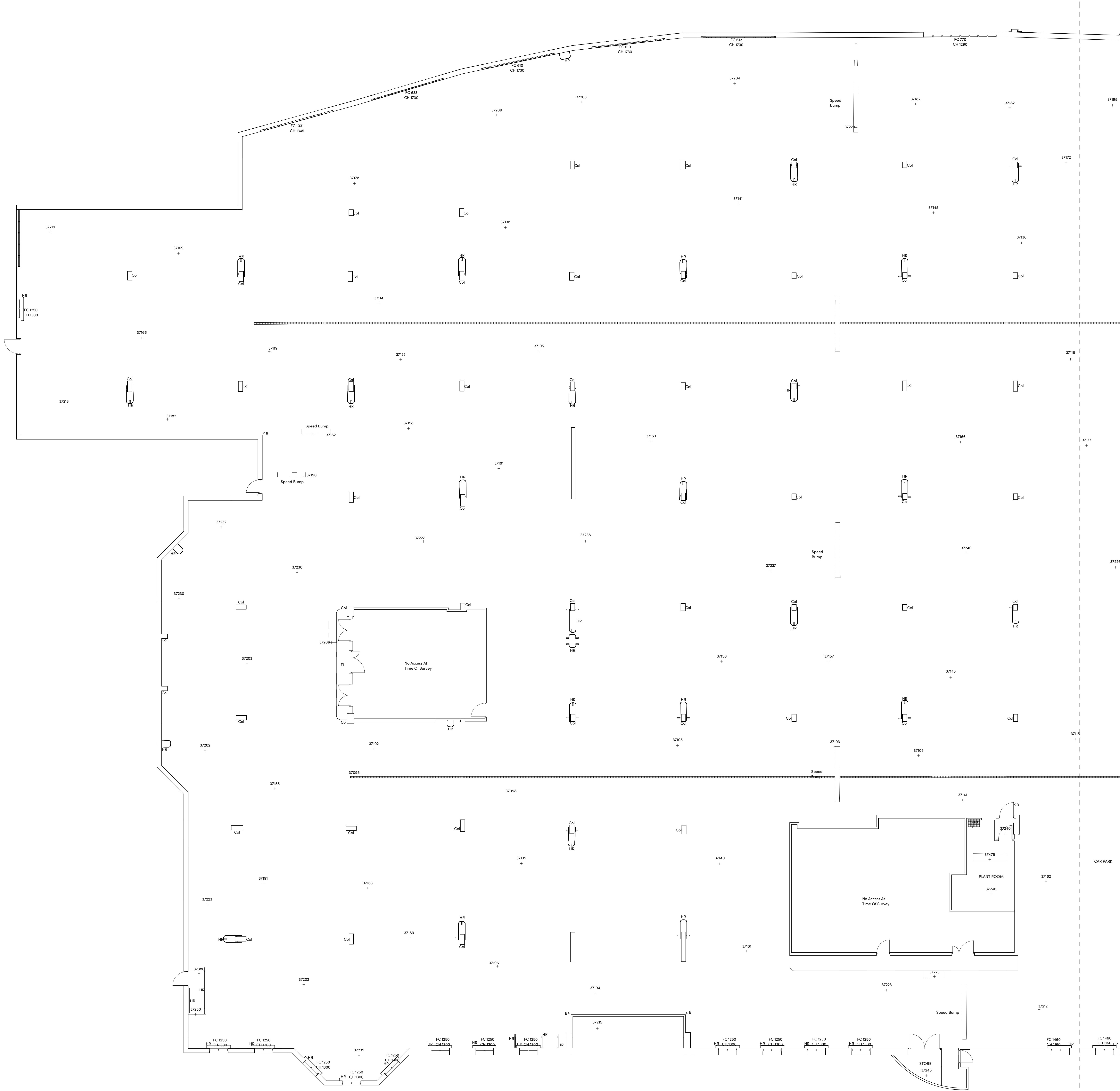
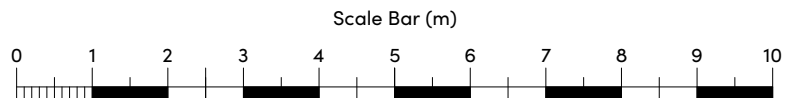
SCALE

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PROJECT	LINE	ORIGINATOR	AREA/BLDG	LEVEL
127055	101	HLS	ZZ	B1
FILE TYPE	DISCIPLINE	NUMBER	STATUS	REVISION
M3	B	10200	S0	P01

BASEMENT FLOOR PLAN



NOTES

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5. ALL LEVELS ARE BASED ON A GPS TIE TO THE ORGM15(GB) GEOD MODEL.

KEY

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1. ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THIS DRAWING.
2. HOLLIS SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES.
3. ALL DIMENSIONS ARE IN METRES ONLY.
4. THE ORIGIN AND ORIENTATION OF THE SURVEY GRID RELATE TO A GPS TIE TO ORDNANCE SURVEY GRID.
5. ALL LEVELS ARE BASED ON A GPS TIE TO THE OSGM15(GB) GEOID MODEL.

[illegible]

	Spot Level
	Floor To Soffit Height
	Floor To False Ceiling Height
	Soffit Level
	False Ceiling Level
	Stair Arrow (points up)
	Structural Overhead Slope (points up)
	Non-Structural Overhead Slope (points up)
	Roof Slope (points down)
	Structural Ceiling Vault/Half Vault
	Non-Structural Ceiling Vault/Half Vault

PO1	05/11/2024	PRE QA STAGE	LM
REV.	DATE	AMENDMENTS	INITIAL

DRAWING

DRAWING TITLE

CLIENT NAME

A&A Properties Inc
8200 Greensboro Drive, Suite 1440
Mc Lean, United States
22102

PROJECT
NAME
The Delta Building
121 Kings Rd
Reading
RG1 3ES

HOLLIS
Battersea Studios
80-82 Silverthorne Road
London
SW8 3HE

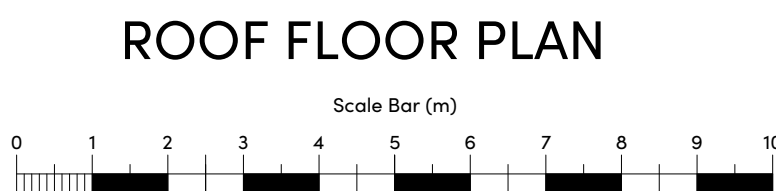
T +44 20 7622 9555
W hollisglobal.com



DATE	DRAWN BY
05/11/2024	CT

SCALE	CHECKED BY
1:100@A0	Checker

PROJECT	LINE	ORIGINATOR	AREA/BLDG	LEVEL
127055	101	HLS	ZZ	05



ROOF FLOOR PLAN

APPENDIX B – ENVIRONMENT AGENCY CORRESPONDENCE DATA

Product 4 (Detailed Flood Risk) for The Delta Building, RG1 3ES

Our Ref: THM390058

Product 4 is designed for developers where Flood Risk Standing Advice FRA (Flood Risk Assessment) Guidance Note 3 Applies. This is:

- i) "all applications in Flood Zone 3, other than non-domestic extensions less than 250 sq metres; and all domestic extensions", and
- ii) "all applications with a site area greater than 1 ha" in Flood Zone 2.

Product 4 includes the following information:

Ordnance Survey 1:25k colour raster base mapping;
Flood Zone 2 and Flood Zone 3;
Relevant model node locations and unique identifiers (for cross referencing to the water levels, depths and flows table);
Model extents showing *defended* scenarios;
FRA site boundary (where a suitable GIS layer is supplied);
Flood defence locations (where available/relevant) and unique identifiers; (supplied separately)
Flood Map flood storage areas (where available/relevant);
Historic flood events outlines (where available/relevant, not the Historic Flood Map) and unique identifiers;

Statutory (Sealed) Main River (where available within map extents);

A table showing:

- i) Model node X/Y coordinate locations, unique identifiers, and levels and flows for *defended* scenarios.
- ii) Flood defence locations unique identifiers and attributes; (supplied separately)
- iii) Historic flood events outlines unique identifiers and attributes; and
- iv) Local flood history data (where available/relevant).

Please note:

If you will be carrying out computer modelling as part of your Flood Risk Assessment, please request our guidance which sets out the requirements and best practice for computer river modelling.

This information is based on that currently available as of the date of this letter. You may feel it is appropriate to contact our office at regular intervals, to check whether any amendments/ improvements have been made. Should you re-contact us after a period of time, please quote the above reference in order to help us deal with your query.

This information is provided subject to the enclosed notice which you should read.

This letter is not a Flood Risk Assessment. The information supplied can be used to form part of your Flood Risk Assessment. Further advice and guidance regarding Flood Risk Assessments can be found on our website at:

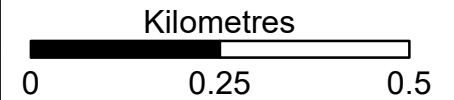
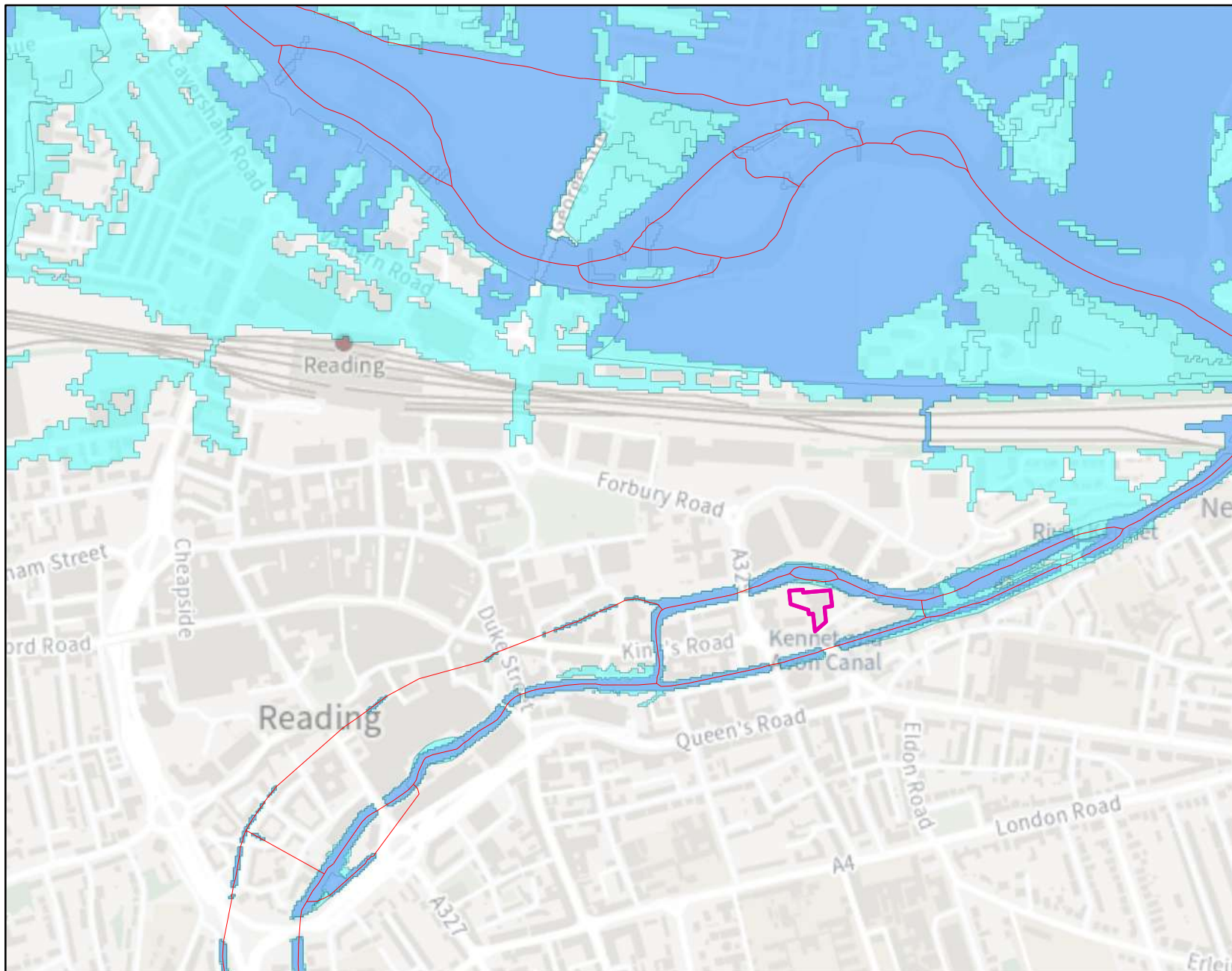
<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

If you would like advice from us regarding your development proposals you can complete our pre application enquiry form which can be found at:

<https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion>

Flood Map for Planning centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Legend

- Site
- Statutory Main Rivers
- Flood Map - Flood defences
- Flood Map - Flood Storage Areas
- Flooding from rivers or sea (FZ3)
- Extent of extreme flood (FZ2)

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

Defence information

Defence Location: No defences on Main River

Description: This location is not currently protected by any formal defences and we do not currently have any flood alleviation works planned for the area. However we continue to maintain certain watercourses and the schedule of these can be found on our internet pages.

Model information

THM390058

Model: **Kennet (Tyle Mill to Thames Confluence) 2018**

Description: The information provided is taken from the Kennet (Tyle Mill to Thames confluence) 2018. The study was carried out using 1D-2D modelling software (Flood modeller-Tuflow).

Model design runs:

1 in 2/ 50% AEP; 1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 30/ 3.3% AEP; 1 in 75 / 1.3% AEP; 1 in 100 / 1% AEP; 1 in 100+15% / 1% + 15% AEP with climate change; 1 in 100+25% / 1% + 25% AEP with climate change; 1 in 100+35% / 1% + 35% AEP with climate change; 1 in 100+70% / 1% + 70% AEP with climate change; and 1 in 1000 / 0.1% AEP.

Mapped Outputs:

1 in 2/ 50% AEP; 1 in 5 / 20% AEP; 1 in 20 / 5% AEP; 1 in 30/ 3.3% AEP; 1 in 75 / 1.3% AEP; 1 in 100 / 1% AEP; 1 in 100+15% / 1% + 15% AEP with climate change; 1 in 100+25% / 1% + 25% AEP with climate change; 1 in 100+35% / 1% + 35% AEP with climate change; 1 in 100+70% / 1% + 70% AEP with climate change; and 1 in 1000 / 0.1% AEP.

Modelled in-channel flood flows and levels

THM390058

The modelled flood levels and flows for the closest most appropriate model node points for your site that are within the river channel are provided below:

				Flood Levels (mAOD)											
Node label	Model	Easting	Northing	20% AEP	5% AEP	3.3% AEP	1% AEP	1% AEP (+10% increase in flows)	1% AEP (+15% increase in flows)	1% AEP (+20% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP	
061 22 2018 001HOLY2 0038.2	Kennet (Tyle Mill to Thames Confluence) 2018	472031	173454	36.66	36.79	36.82	36.91	0.00	37.01	0.00	37.08	37.12	37.31	37.15	
061 22 2018 001KENN3 1103.2	Kennet (Tyle Mill to Thames Confluence) 2018	472164	173482	36.62	36.74	36.77	36.85	0.00	36.95	0.00	37.01	37.05	37.22	37.07	
061 22 2018 001KENN3 0996.1	Kennet (Tyle Mill to Thames Confluence) 2018	472246	173511	36.61	36.73	36.75	36.83	0.00	36.92	0.00	36.98	37.02	37.19	37.05	
061 22 2018 001KENN3 0961.1	Kennet (Tyle Mill to Thames Confluence) 2018	472301	173508	36.60	36.71	36.73	36.81	0.00	36.90	0.00	36.95	36.99	37.15	37.02	
061 22 2018 001KENN3 0857.1	Kennet (Tyle Mill to Thames Confluence) 2018	472383	173477	36.59	36.70	36.72	36.79	0.00	36.88	0.00	36.93	36.97	37.13	37.00	
061 22 2018 001KENN3 0798.1	Kennet (Tyle Mill to Thames Confluence) 2018	472449	173465	36.58	36.68	36.71	36.78	0.00	36.87	0.00	36.92	36.95	37.11	36.98	
061 22 2018 001KENC10 087.1	Kennet (Tyle Mill to Thames Confluence) 2018	472026	173310	36.70	36.84	36.88	36.98	0.00	37.10	0.00	37.17	37.22	37.42	37.25	
061 22 2018 001KENC10 069.1	Kennet (Tyle Mill to Thames Confluence) 2018	472216	173352	36.64	36.76	36.79	36.87	0.00	36.97	0.00	37.04	37.08	37.26	37.11	
061 22 2018 001KENC10 059.1	Kennet (Tyle Mill to Thames Confluence) 2018	472319	173382	36.62	36.73	36.76	36.84	0.00	36.93	0.00	37.00	37.03	37.21	37.06	
061 22 2018 001BLAK2 0015.1	Kennet (Tyle Mill to Thames Confluence) 2018	472458	173426	36.58	36.68	36.71	36.78	0.00	36.86	0.00	36.91	36.95	37.10	36.97	

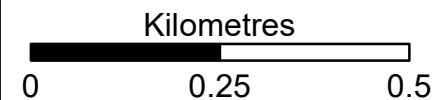
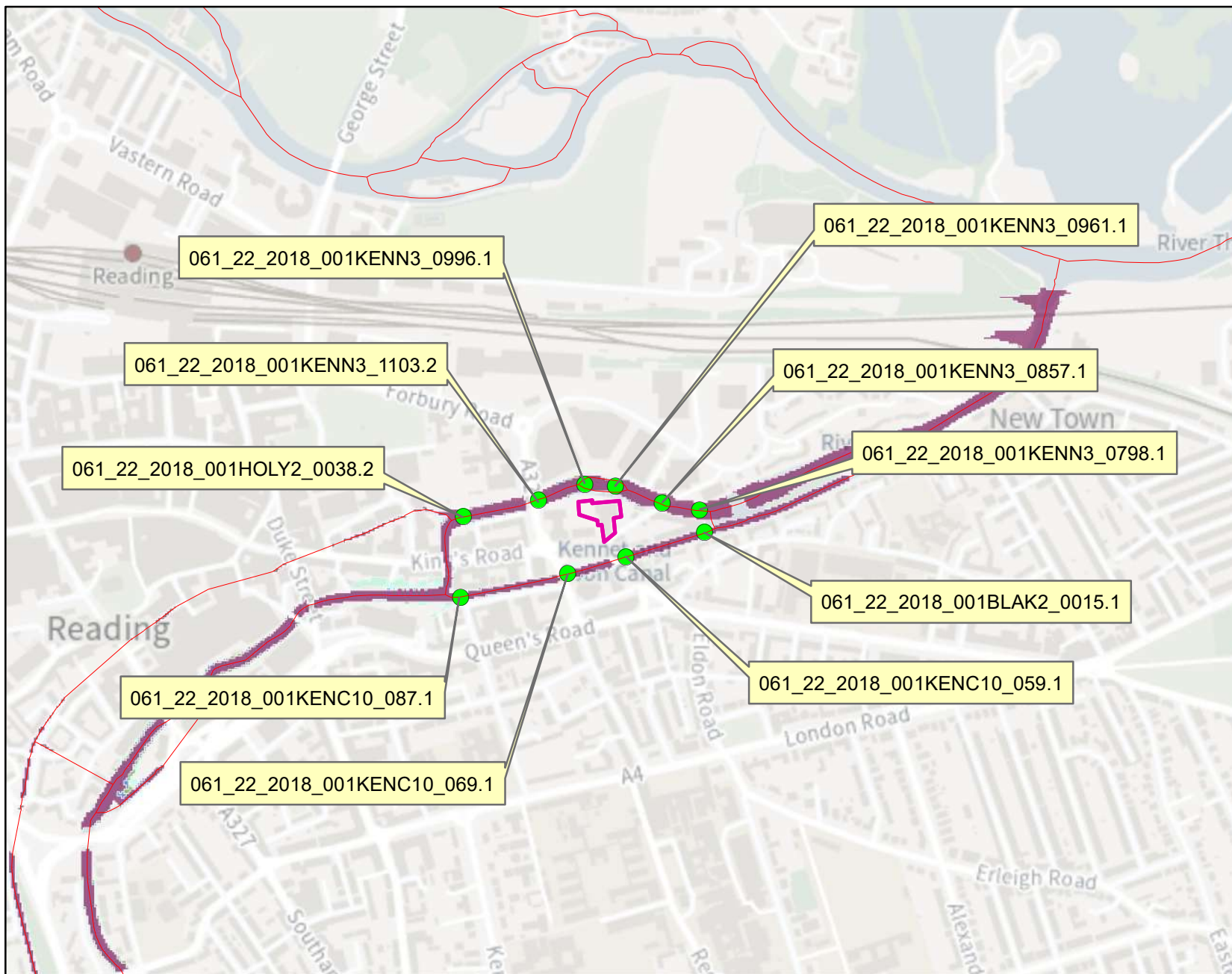
				Flood Flows (m3/s)											
Node label	Model	Easting	Northing	20% AEP	5% AEP	3.3% AEP	1% AEP	1% AEP (+10% increase in flows)	1% AEP (+15% increase in flows)	1% AEP (+20% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP	
061 22 2018 001HOLY2 0038.2	Kennet (Tyle Mill to Thames Confluence) 2018	472031	173454	27.22	34.80	36.85	42.44	0.00	49.41	0.00	53.98	57.14	70.79	59.27	
061 22 2018 001KENN3 1103.2	Kennet (Tyle Mill to Thames Confluence) 2018	472164	173482	27.22	34.80	36.85	42.44	0.00	49.41	0.00	54.05	57.14	70.86	59.27	
061 22 2018 001KENN3 0996.1	Kennet (Tyle Mill to Thames Confluence) 2018	472246	173511	27.22	34.80	36.85	42.44	0.00	49.41	0.00	53.98	57.14	70.79	59.27	
061 22 2018 001KENN3 0961.1	Kennet (Tyle Mill to Thames Confluence) 2018	472301	173508	27.22	34.80	36.85	42.44	0.00	49.41	0.00	54.03	57.14	70.82	59.27	
061 22 2018 001KENN3 0857.1	Kennet (Tyle Mill to Thames Confluence) 2018	472383	173477	27.22	34.81	36.86	42.45	0.00	49.42	0.00	54.02	57.15	70.81	59.28	
061 22 2018 001KENN3 0798.1	Kennet (Tyle Mill to Thames Confluence) 2018	472449	173465	27.22	34.80	36.85	42.44	0.00	49.41	0.00	54.03	57.14	70.92	59.27	
061 22 2018 001KENC10 087.1	Kennet (Tyle Mill to Thames Confluence) 2018	472026	173310	26.98	34.11	36.02	41.33	0.00	47.86	0.00	52.11	54.62	67.01	56.48	
061 22 2018 001KENC10 069.1	Kennet (Tyle Mill to Thames Confluence) 2018	472216	173352	26.98	34.12	36.03	41.33	0.00	47.86	0.00	52.88	54.62	68.51	56.48	
061 22 2018 001KENC10 059.1	Kennet (Tyle Mill to Thames Confluence) 2018	472319	173382	26.98	34.11	36.02	41.33	0.00	47.86	0.00	52.27	54.62	67.24	56.48	
061 22 2018 001BLAK2 0015.1	Kennet (Tyle Mill to Thames Confluence) 2018	472458	173426	36.35	45.57	47.84	54.05	0.00	61.69	0.00	66.58	69.84	84.42	72.08	

Note:
Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Detailed FRA Map No 1 centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Legend

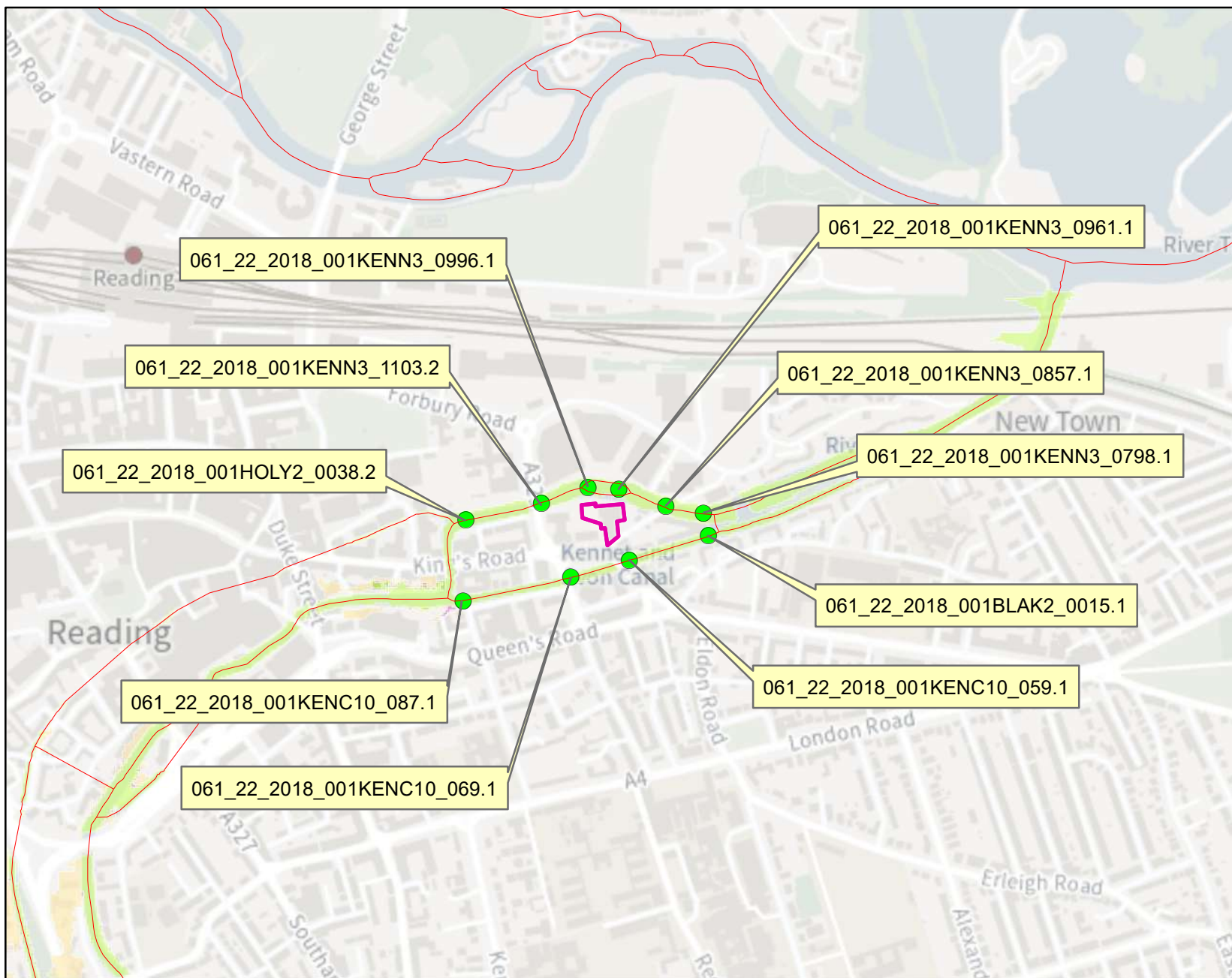
- Site
- Statutory Main Rivers
- Model Nodes
- 20% AEP Flood Outline
- 5% AEP Flood Outline
- 3.3% AEP Flood Outline
- 1% AEP Flood Outline
- 0.1% AEP Flood Outline

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

Detailed FRA Map No 2 centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Kilometres

0 0.25 0.5

Legend

- Site
- Statutory Main Rivers
- Model Nodes
- 1%+15% CC AEP Flood Outline
- 1%+25% CC AEP Flood Outline
- 1%+35% CC AEP Flood Outline
- 1%+70% CC AEP Flood Outline

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

Model information

THM390058

Model:

Thames (Pangbourne to Sonning) 2019

Description: The information provided is taken from the Reading and Caversham Flood Alleviation Scheme: Baseline Modelling Report - Final undertaken by Jacobs, dated 07 May 2021. The study was carried out using 1D-2D modelling software (Flood Modeller Pro-TUFLOW). This model study was undertaken as part of the technical studies stage for developing scheme options for the Reading and Caversham Flood Alleviation Scheme: in February 2022 it was announced that this scheme will not go ahead, however the modelling is still viable and can be used internally and externally to inform flood risk. The whole model covers 28 km of the River Thames from Whitchurch Lock to Henley-on-Thames, however the Environment Agency are only using this model up to Sonning: downstream of this location, please refer to the Thames (Sonning to Hurley) 2019 model.

Model design runs:
1 in 2 / 50% AEP; 1 in 5 / 20% AEP; 1 in 10 / 10% AEP; 1 in 20 / 5% AEP; 1 in 30 / 3.3% AEP; 1 in 50 / 2% AEP; 1 in 75 / 1.33% AEP; 1 in 100 / 1% AEP; 1 in 100+25% / 1% AEP with 25% climate change; 1 in 100+35% / 1% AEP with 35% climate change; 1 in 100+70% / 1% AEP with 70% climate change; 1 in 200 / 0.5% AEP; and 1 in 1000 / 0.1% AEP.

Mapped outputs:
1 in 2 / 50% AEP; 1 in 5 / 20% AEP; 1 in 10 / 10% AEP; 1 in 20 / 5% AEP; 1 in 30 / 3.3% AEP; 1 in 50 / 2% AEP; 1 in 75 / 1.33% AEP; 1 in 100 / 1% AEP; 1 in 100+25% / 1% AEP with 25% climate change; 1 in 100+35% / 1% AEP with 35% climate change; 1 in 100+70% / 1% AEP with 70% climate change; 1 in 200 / 0.5% AEP; and 1 in 1000 / 0.1% AEP.

Modelled in-channel flood flows and levels

THM390058

The modelled flood levels and flows for the closest most appropriate model node points for your site that are within the river channel are provided below:

Node label	Model	Easting	Northing	Flood Levels (mAOD)											
				20% AEP	5% AEP	3.3% AEP	1% AEP	1% AEP (+10% increase in flows)	1% AEP (+15% increase in flows)	1% AEP (+20% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP	
061_00_2019_Reading_d	Thames (Pangbourne to Sonning) 2019	471809	174056	37.00	37.34	37.43	37.62	0.00	0.00	0.00	37.77	37.81	38.00	37.84	
061_00_2019_36.009L1	Thames (Pangbourne to Sonning) 2019	471886	174025	36.98	37.33	37.42	37.61	0.00	0.00	0.00	37.76	37.80	38.00	37.83	
061_00_2019_36009L2d	Thames (Pangbourne to Sonning) 2019	471928	174019	36.98	37.33	37.42	37.61	0.00	0.00	0.00	37.76	37.80	37.95	37.83	
061_00_2019_36.009L3	Thames (Pangbourne to Sonning) 2019	472079	174038	36.98	37.33	37.42	37.61	0.00	0.00	0.00	37.77	37.81	38.16	37.85	
061_00_2019_Bathy10	Thames (Pangbourne to Sonning) 2019	472200	174094	36.51	36.74	36.81	37.03	0.00	0.00	0.00	37.28	37.38	37.72	37.45	
061_00_2019_35.093	Thames (Pangbourne to Sonning) 2019	472240	174198	36.45	36.66	36.72	36.95	0.00	0.00	0.00	37.24	37.34	37.68	37.42	
061_00_2019_35.09	Thames (Pangbourne to Sonning) 2019	472357	174273	36.44	36.67	36.74	36.97	0.00	0.00	0.00	37.25	37.35	37.68	37.43	
061_00_2019_Bathy11	Thames (Pangbourne to Sonning) 2019	472484	174253	36.41	36.63	36.70	36.93	0.00	0.00	0.00	37.20	37.30	37.61	37.37	

				Flood Flows (m3/s)										
Node label	Model	Easting	Northing	20% AEP	5% AEP	3.3% AEP	1% AEP	1% AEP (+10% increase in flows)	1% AEP (+15% increase in flows)	1% AEP (+20% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP
061_00_2019_Reading_d	Thames (Pangbourne to Sonning) 2019	471809	174056	222.84	286.01	305.13	367.44	0.00	0.00	0.00	442.77	470.98	560.56	491.56
061_00_2019_36.009L1	Thames (Pangbourne to Sonning) 2019	471886	174025	5.25	5.84	6.11	11.83	0.00	0.00	0.00	28.11	35.18	118.75	43.44
061_00_2019_36009L2d	Thames (Pangbourne to Sonning) 2019	471928	174019	1.04	0.83	1.22	6.14	0.00	0.00	0.00	21.47	27.98	115.06	35.82
061_00_2019_36.009L3	Thames (Pangbourne to Sonning) 2019	472079	174038	0.74	0.82	0.83	1.14	0.00	0.00	0.00	1.95	2.21	5.27	2.52
061_00_2019_Bathy10	Thames (Pangbourne to Sonning) 2019	472200	174094	197.92	248.90	262.78	280.84	0.00	0.00	0.00	281.18	281.08	281.43	281.08
061_00_2019_35.093	Thames (Pangbourne to Sonning) 2019	472240	174198	197.92	248.32	260.29	273.83	0.00	0.00	0.00	273.94	273.87	274.41	273.90
061_00_2019_35.09	Thames (Pangbourne to Sonning) 2019	472357	174273	222.09	278.20	291.39	327.78	0.00	0.00	0.00	333.45	333.50	338.17	333.47
061_00_2019_Bathy11	Thames (Pangbourne to Sonning) 2019	472484	174253	222.76	281.18	295.48	337.99	0.00	0.00	0.00	378.01	389.80	427.76	398.72

Note:
Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

Modelled floodplain flood levels

THM390058

The modelled flood levels for the closest most appropriate model grid cells for your site are provided below:

2D grid cell reference	Model	Easting	Northing	flood levels (mAOD)										
				20% AEP	5% AEP	3.3 AEP	1% AEP	1% AEP (+10% increase in flows)	1% AEP (+15% increase in flows)	1% AEP (+20% increase in flows)	1% AEP (+25% increase in flows)	1% AEP (+35% increase in flows)	1% AEP (+70% increase in flows)	0.1% AEP
Flood Point No 1	Thames (Pangbourne to Sonning) 2019	472561	173615	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	37.69	No Data
Flood Point No 2	Thames (Pangbourne to Sonning) 2019	472630	173591	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	37.59	No Data
Flood Point No 3	Thames (Pangbourne to Sonning) 2019	472548	173562	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data

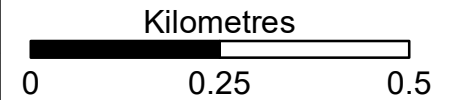
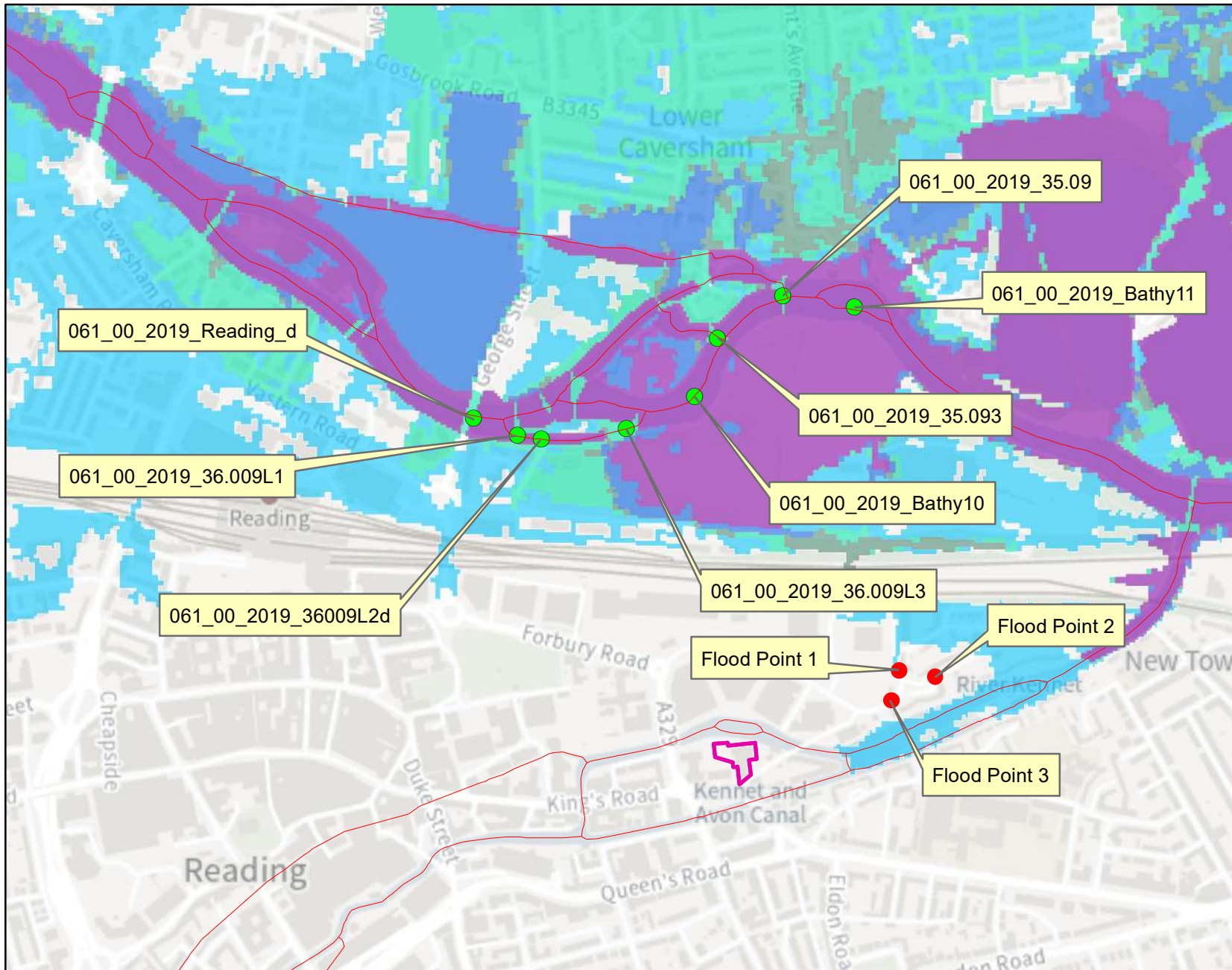
This flood model has represented the floodplain as a grid.
The flood water levels have been calculated for each grid cell.

Note:
Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer to be used for development design purposes. The data included in this Product can be used for interpolation of levels as part of an intermediate level assessment.

For further advice on the new allowances please visit
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Detailed FRA Map No 1 centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Legend

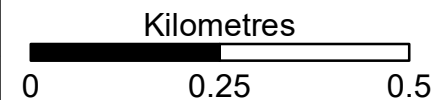
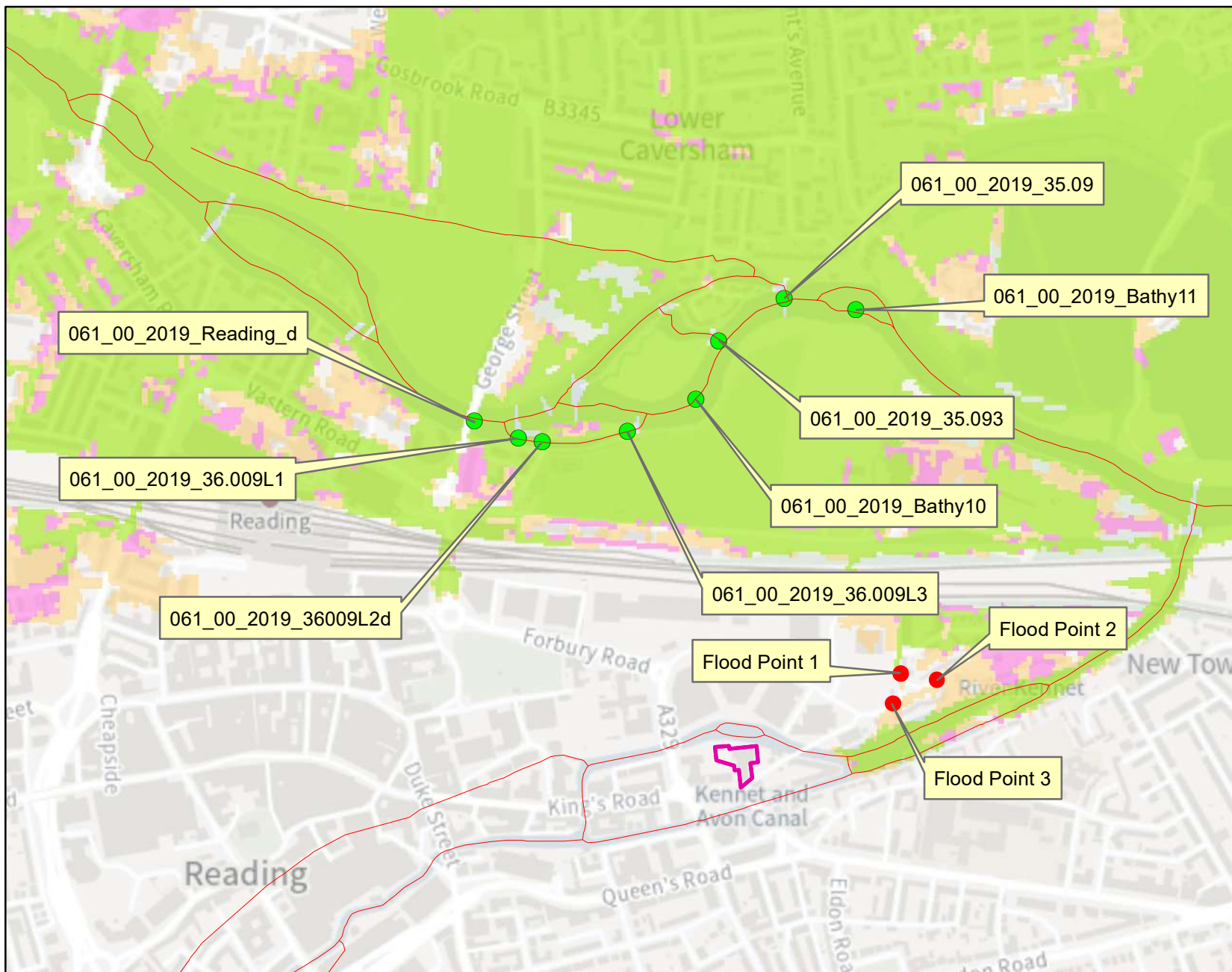
- Site
- Statutory Main Rivers
- Model Nodes
- 20% AEP Flood Outline
- 5% AEP Flood Outline
- 3.3% AEP Flood Outline
- 1% AEP Flood Outline
- 0.1% AEP Flood Outline

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

Detailed FRA Map No 2 centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Legend

- Site
- Statutory Main Rivers
- Model Nodes
- 1%+25% CC AEP Flood Outline
- 1%+35% CC AEP Flood Outline
- 1%+70% CC AEP Flood Outline

AEP = Annual Exceedance Probability
The probability of a flood of a particular magnitude, or greater, occurring in any given year

Where available climate change extents have been calculated with an additional flow added to an AEP event. An example of how this is written is 1%+20% AEP.

Historic flood data

THM390058

Our records show that the area of your site has been affected by flooding.
Information on the floods that have affected your site is provided in the table below:

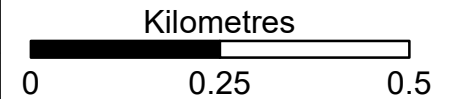
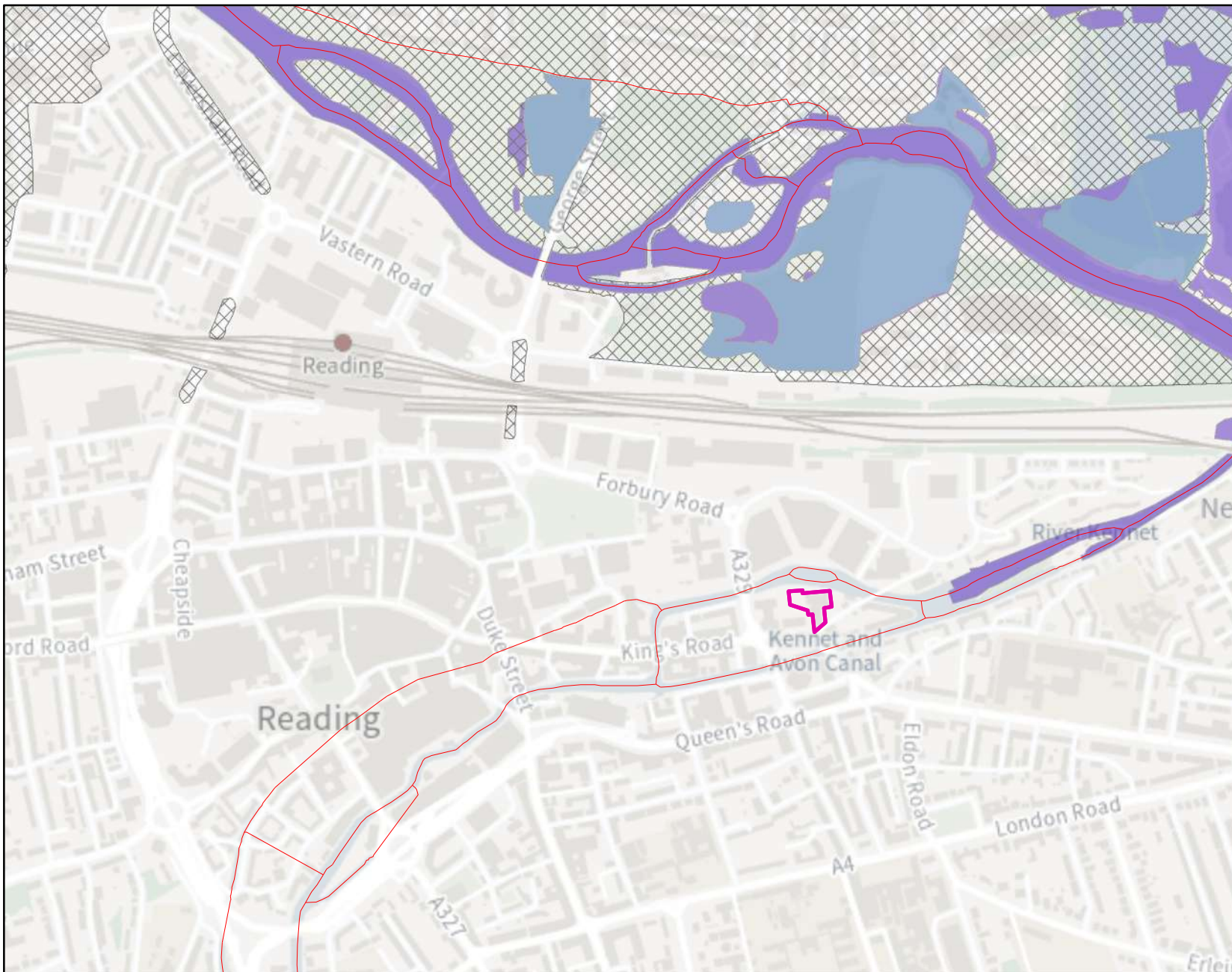
Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
No Historical Information					

Please note the Environment Agency maps flooding to land not individual properties. Floodplain extents are an indication of the geographical extent of a historic flood. They do not provide information regarding levels of individual properties, nor do they imply that a property has flooded internally.

Start and End Dates shown above may represent a wider range where the exact dates are not available.

Historical Flood Map No 1 centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Legend

- Site
- Statutory Main Rivers

year

- 1947
- 1974
- 1977

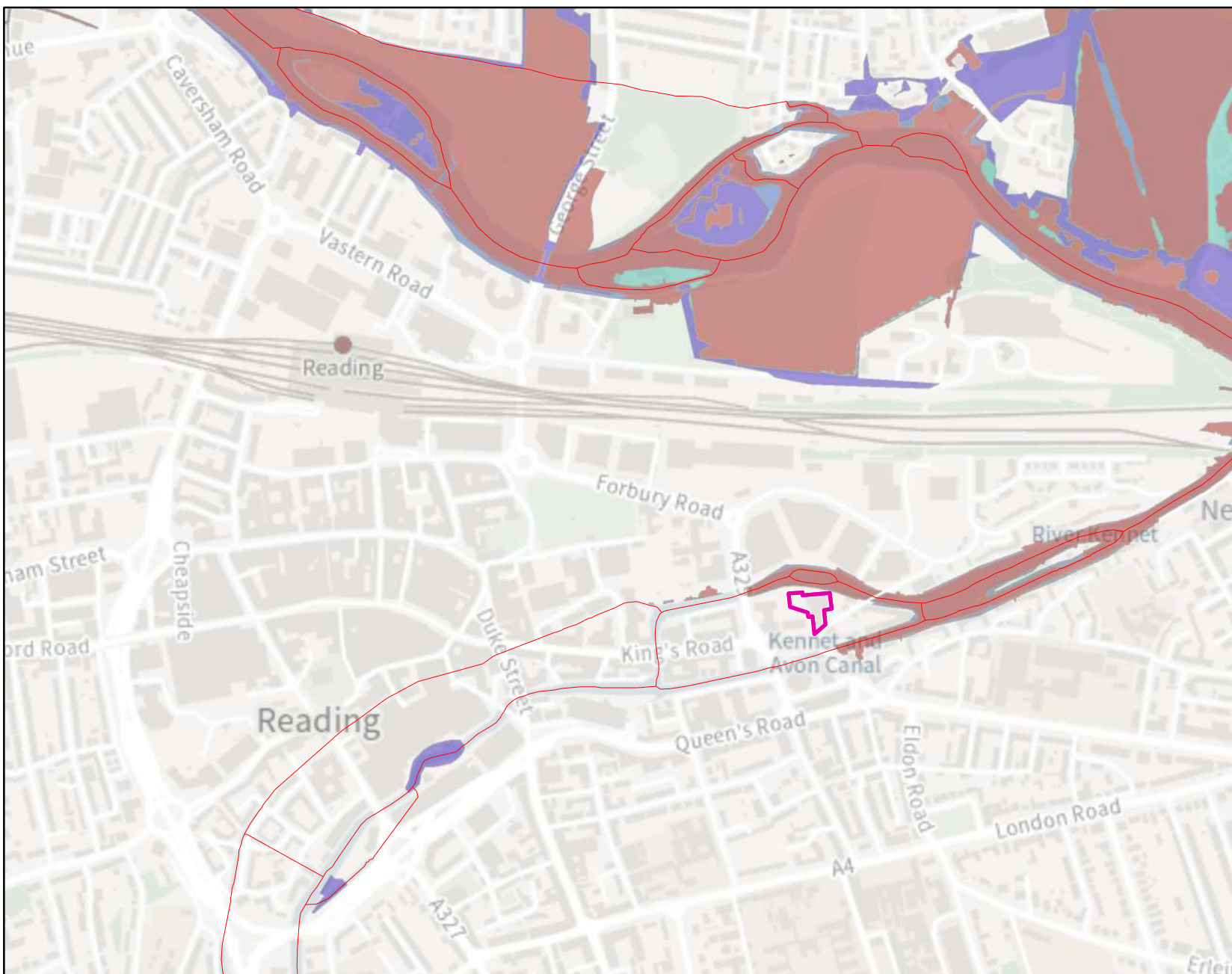
Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

Historical Flood Map No 2 centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Legend

- Site
- Statutory Main Rivers

year

- 2000
- 2002/3
- 2007
- 2014

Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- from the sea with a 1 in 200 or greater chance of happening each year
- or from a river with a 1 in 100 or greater chance of happening each year.

The Extent of an extreme flood (Flood Zone 2) shows the extent of an extreme flood from rivers or the sea with up to a 1 in 1000 chance of occurring each year.

Hazard Mapping

Hazard Mapping methodology:

To calculate flood hazard with the debris factor we have used the supplementary note to Flood Risk to People Methodology (see below).

The following calculation is used:

$$HR = d \times (v+0.5) + DF$$

Where HR = flood hazard rating

d = depth of flooding (m)

v = velocity of floodwaters (m/sec)

DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

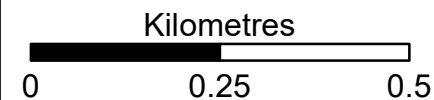
The resultant hazard rating is then classified according to:

Flood Hazard	Colour	Hazard to People Classification
Less than 0.75	Green	Very low hazard - Caution
0.75 to 1.25	Yellow	Danger for some - includes children, the elderly and the infirm
1.25 to 2.0	Orange	Danger for most - includes the general public
More than 2.0	Red	Danger for all - includes the emergency services

REF: HR Wallingford and Environment Agency (May 2008) Supplementary note of flood hazard ratings and thresholds for development planning and control purpose – Clarification of the Table 113.1 of FD2320/TR2 and Figure 3.2 of FD2321/TR1

Hazard Map 1% AEP +35% CC centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Legend

- Site
- Statutory Main Rivers
- Very low hazard – Caution
- Danger for some – includes children, the elderly and the infirm
- Danger for most – includes the general public
- Danger for all – includes the emergency services

For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

$$HR = d \times (v + 0.5) + DF$$

HR = flood hazard rating
d = depth of flooding (m)
v = velocity of floodwaters (m/sec)
DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

Hazard Map 1% AEP +70% CC centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Legend

- Site
- Statutory Main Rivers
- Very low hazard – Caution
- Danger for some – includes children, the elderly and the infirm
- Danger for most – includes the general public
- Danger for all – includes the emergency services

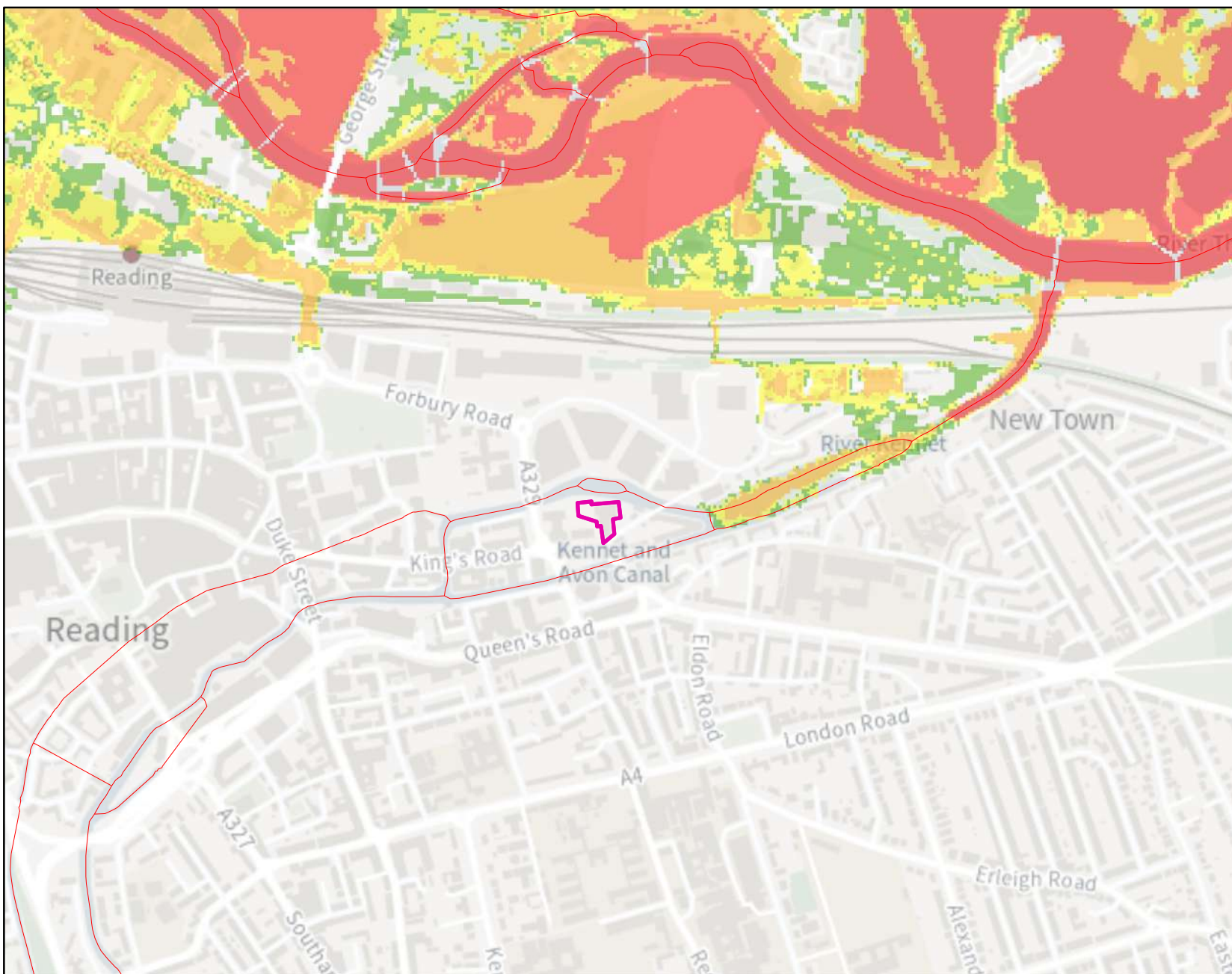
For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

$$HR = d \times (v + 0.5) + DF$$

HR = flood hazard rating
 d = depth of flooding (m)
 v = velocity of floodwaters (m/sec)
 DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

Hazard Map 1% AEP +35% CC centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Legend

- Site
- Statutory Main Rivers
- Very low hazard – Caution
- Danger for some – includes children, the elderly and people with disabilities
- Danger for most – includes the general public
- Danger for all – includes the emergency services

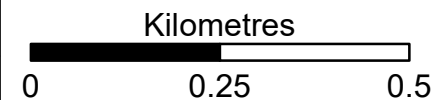
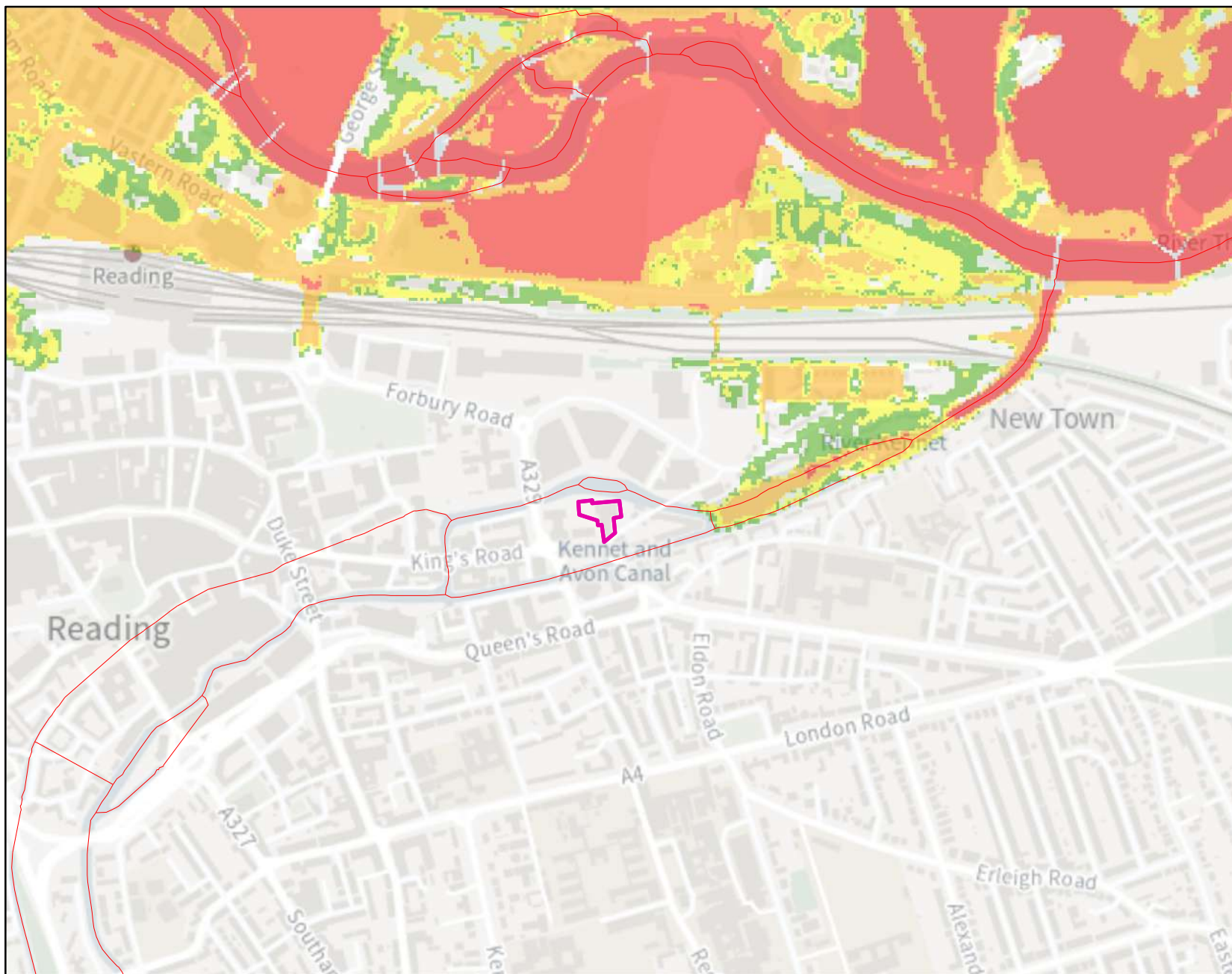
For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

$$HR = d \times (v + 0.5) + DF$$

HR = flood hazard rating
d = depth of flooding (m)
v = velocity of floodwaters (m/sec)
DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

Hazard Map 1% AEP +70% CC centred on The Delta Building, RG1 3ES

Created on 07/01/2025 REF: THM390058



Legend

- Site
- Statutory Main Rivers
- Very low hazard – Caution
- Danger for some – includes children, the elderly and people with disabilities
- Danger for most – includes the general public
- Danger for all – includes the emergency services

For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

$$HR = d \times (v + 0.5) + DF$$

HR = flood hazard rating
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