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FLOOD RISK ASSESSMENT

in respect of constructing a raised residential side extension at

Kalewa, The Warren, Caversham, Reading, Berkshire RG4 5BF

PREAMBLE

Forming part of this Assessment are:-

1. A plan published by the Environment Agency [EA] demonstrating that the house on site is in the upper part of Flood Zone 3, a 100-year flooding event also occupying the rear gardens where it abuts the edge of a, known as Flood Zone 2 in the front of the site;
2. The EA's Guidance entitled 'Flood Risk Assessment: Standing Advice';
3. The EA's publication 'Prepare your property for flooding';

ASSESSMENT

The EA advises the principal concerns as being:-

- 1. Access:** safe access and egress during a flood;
- 2. Evacuation Plan:** a flood evacuation plan to manage risks to human life arising from a flood;
- 3. Floor levels:** to deter entry of floodwater;
- 4. Flood Resilience:** measures to restrict flood levels and flood damage.

1. Access

From the Flood Plan the site is on the edge Flood Zone 3 with a 1% probability of river flooding to the south of The Warren, itself falling outside of any designated flood zones and within 20m of the house being extended, with a max.10m distance across Flood Zone 2 having a 0.1% probability of river flooding of less than 1 in 1000 years. However, there will be no contiguously dry access to The Warren, although the route would be almost entirely within Flood Zone 2 with a flooding probability of between 1 in 100 and 1 in 1000 years.

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2. Evacuation Plan

Prior to occupation a method statement for action in the event of a flood warning should be prepared as part of a householders' information manual, based on the EA's published advice. This is to include plans drawn to a scale sufficiently large to identify an evacuation route designed to avoid anticipated hazards such as abrupt changes in levels at kerb lines and inspection chambers whose covers may have become missing during a flood event. The evacuation route should therefore be designed to the 'very low hazard' standard outlined in the guidance document FD2320/TR2.

In addition the information manual would include advice to sign up for Floodline Warnings Direct, to prepare a flood kit for storage on the upper floor level, and to prepare a personal flood plan based upon the EA's template.

3. Floor Levels

The flood risk is acknowledged by the applicants, but it is considered that the proposed extension does not put lives and wellbeing substantially more at risk than the existing residential use of the site in this residential area. Indeed, as the extension consists of raising the existing lowest floor levels to well above any likely extreme flood event it would be safer, especially as the only sleeping accommodation would be at first floor level.

4. Flood Resilience

The proposal constitutes a minor extension exactly on the footprint of the existing building, and would therefore have no impact upon flood plain storage.

The location of new electrical cable routes and outlets will be well above the anticipated flood level, plus an additional 300mm to allow for future climate change in accordance with PPS25.

CONCLUSION

The proposed extension therefore honours the aims of the council's related Strategic Flood Risk Assessment recommendations insofar as they relate to Flood Zone 3 and in the context of the planning history for this site.

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