

**FLOOD RISK ASSESSMENT REPORT FOR
KENNET PLACE, 121 KINGS ROAD, READING, RG1
3ES.**

DOCUMENT NUMBER: C3351-R1-REV-A

PREPARED BY



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1. SITE DETAILS

Site Name	Kennet Place
Site Address	Kennet Place, 121 Kings Road, Reading, RG1 3ES
Purpose of Development	Residential
Existing Land Use	Commercial Floor
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 five floors of an existing office building to 93 residential units.

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 below 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.

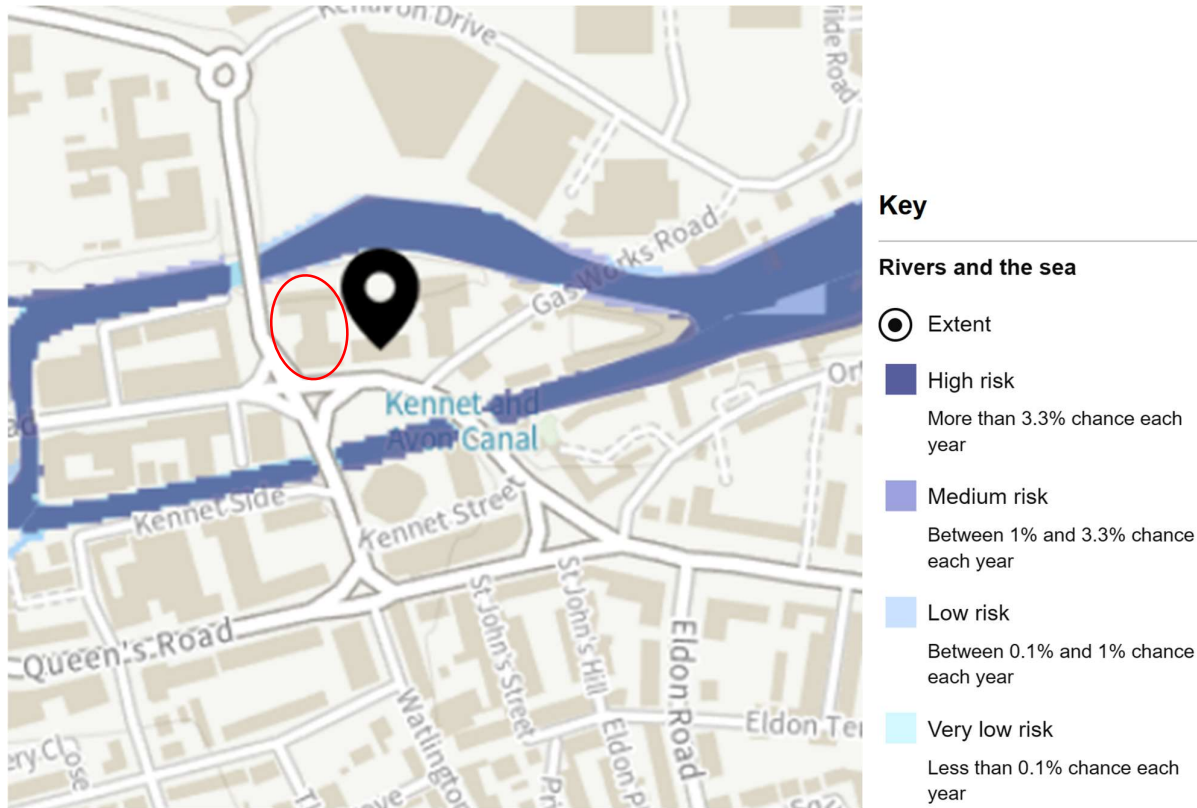


Figure 2 – Environment Agency Flood Map for flooding extent from rivers and sea for the proposed development.

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.	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

Flood Zone Classification	Definition of Zone	Appropriate uses	FRA Requirements	Policy Aims
		D.9) is passed Essential Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.		floodplain and flood pathways and by identifying, allocating and safeguarding open space for flood storage.
Zone 3b The Functional Floor 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	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
	probability of 1 in 20 (5%) or greater in any 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 placed 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 use 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 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 dwelling houses 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, is therefore

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.

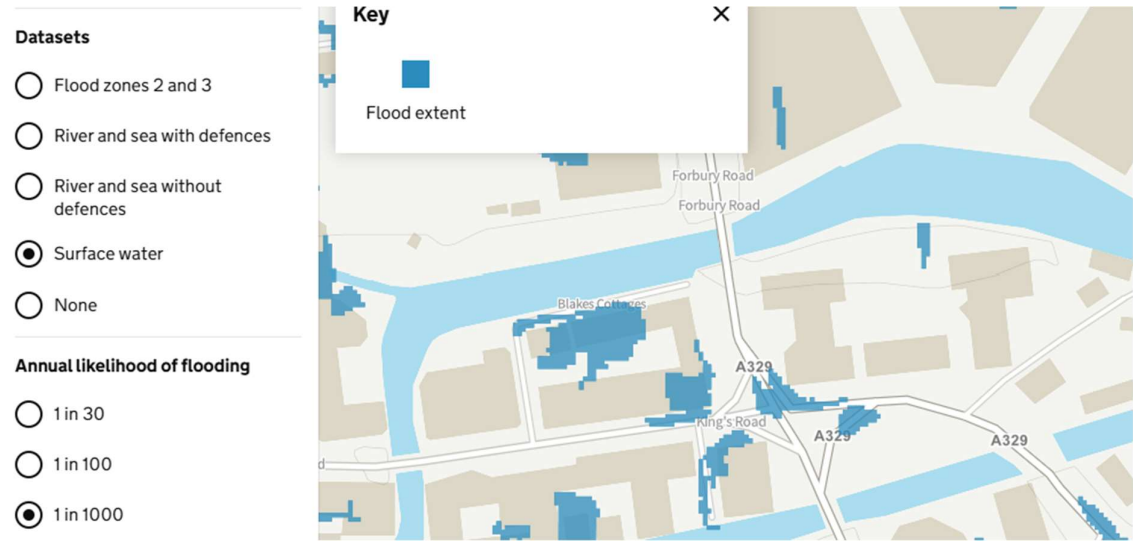


Figure 3 – Environment Agency Surface Water Flood Map for the proposed development.

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. SAFE ACCESS AND EGRESS

Although the proposed development site is at a very low risk of fluvial and pluvial flooding. Key routes surrounding the site are at a risk of fluvial and pluvial flooding, therefore there will be issues with access and egress to the site during extreme fluvial and pluvial events, and residents needs to be made aware of hidden dangers such as blown manholes.

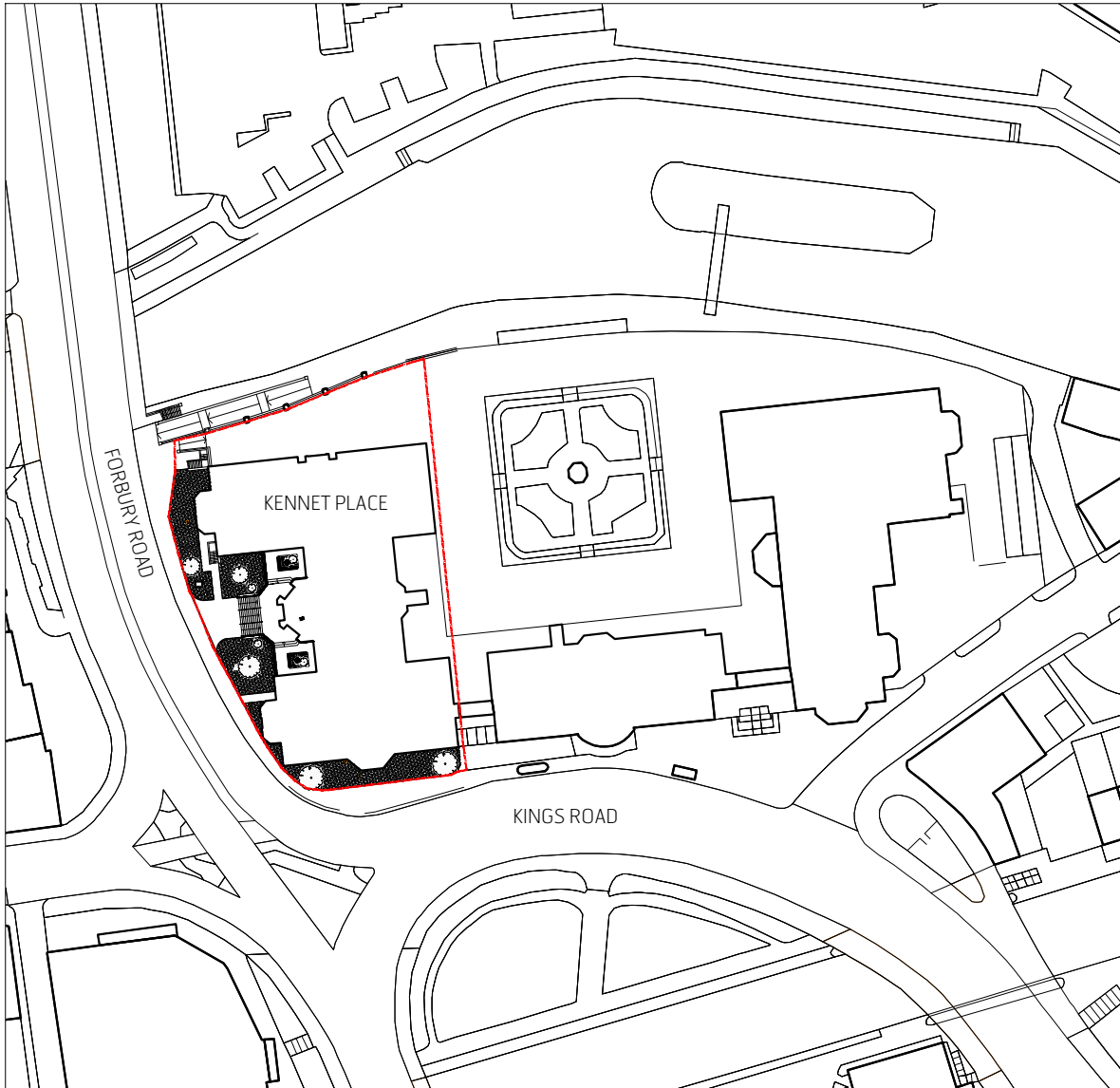
Occupants will be required to sign up to the Environment Agency's Flood line on 0345 988 1188 in order to receive flood warnings, as well as making sure they are aware of any extreme storm events that may cause surface water flooding. The fluvial flooding events will restrict access and egress to the site therefore the residents will be advised to remain in their properties once a flood warning has been issued. However the surface water flooding is localised along the access and egress routes, therefore the occupants are advised not to drive through flood water, and to avoid journeys during extreme storm events which may cause localised flooding along the access and egress routes.

6. 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.

Key routes surrounding the site are at a risk of flooding, however a discussion of access and egress and appropriate measures have been provided in this report.

APPENDIX A - DRAWINGS



Site Location Plan

1:1250 @ A4

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CLIENT:
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JOB:
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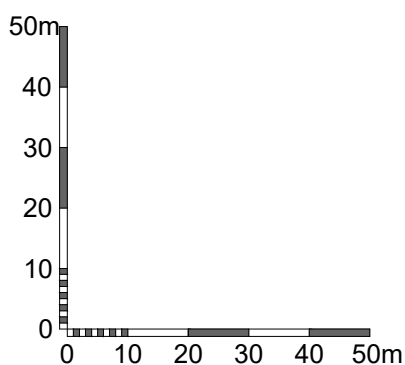
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DATE:
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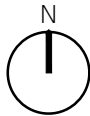
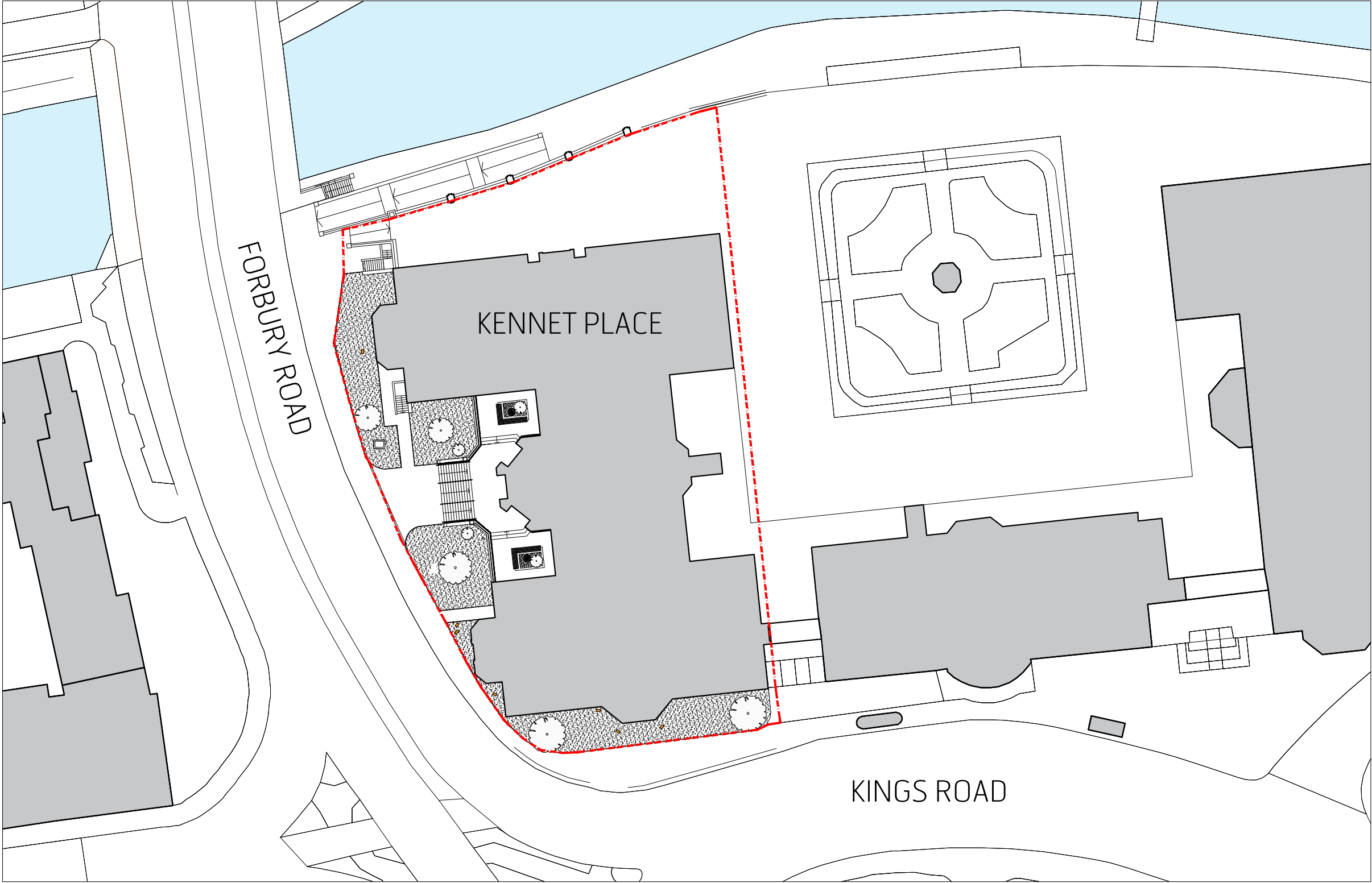
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DRAWING TITLE:
EXISTING
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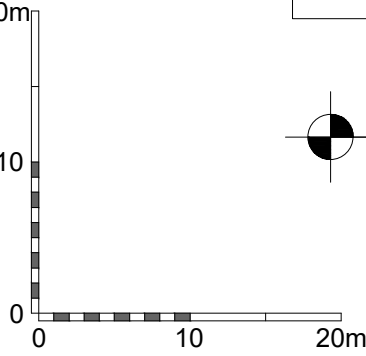
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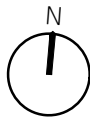
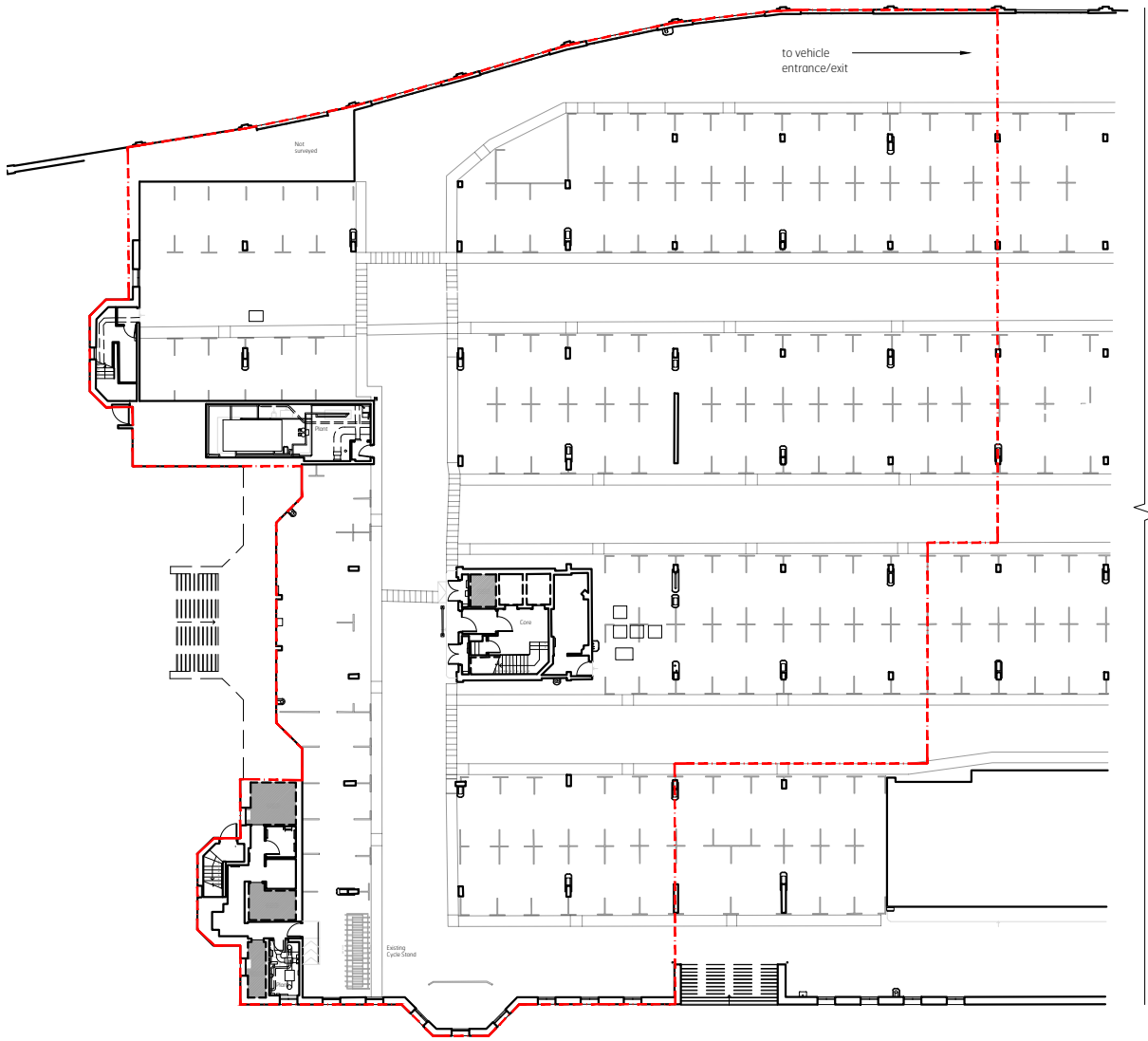
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 Existing Block Plan
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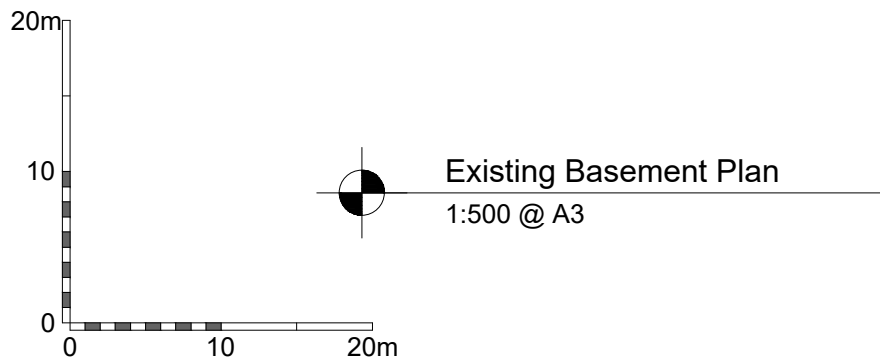
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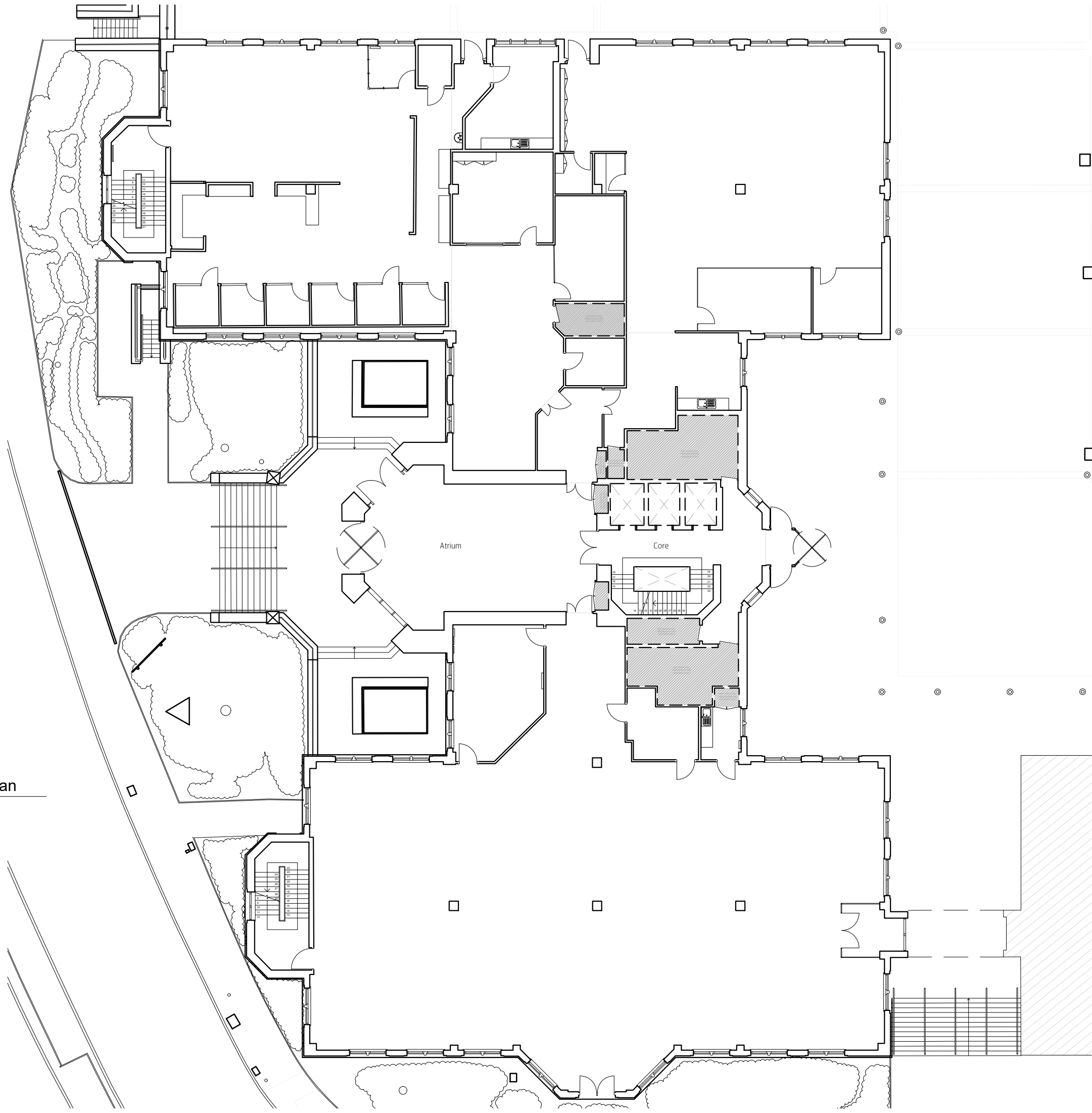
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EXISTING GROUND FLOOR PLAN

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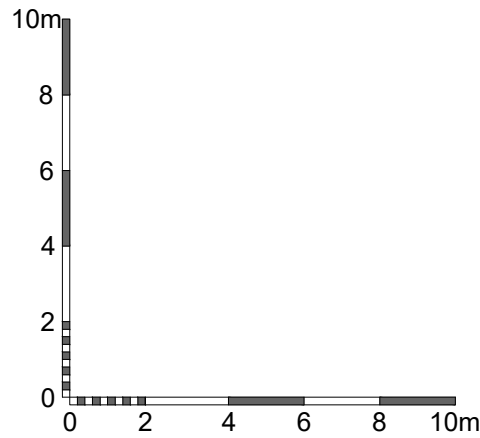
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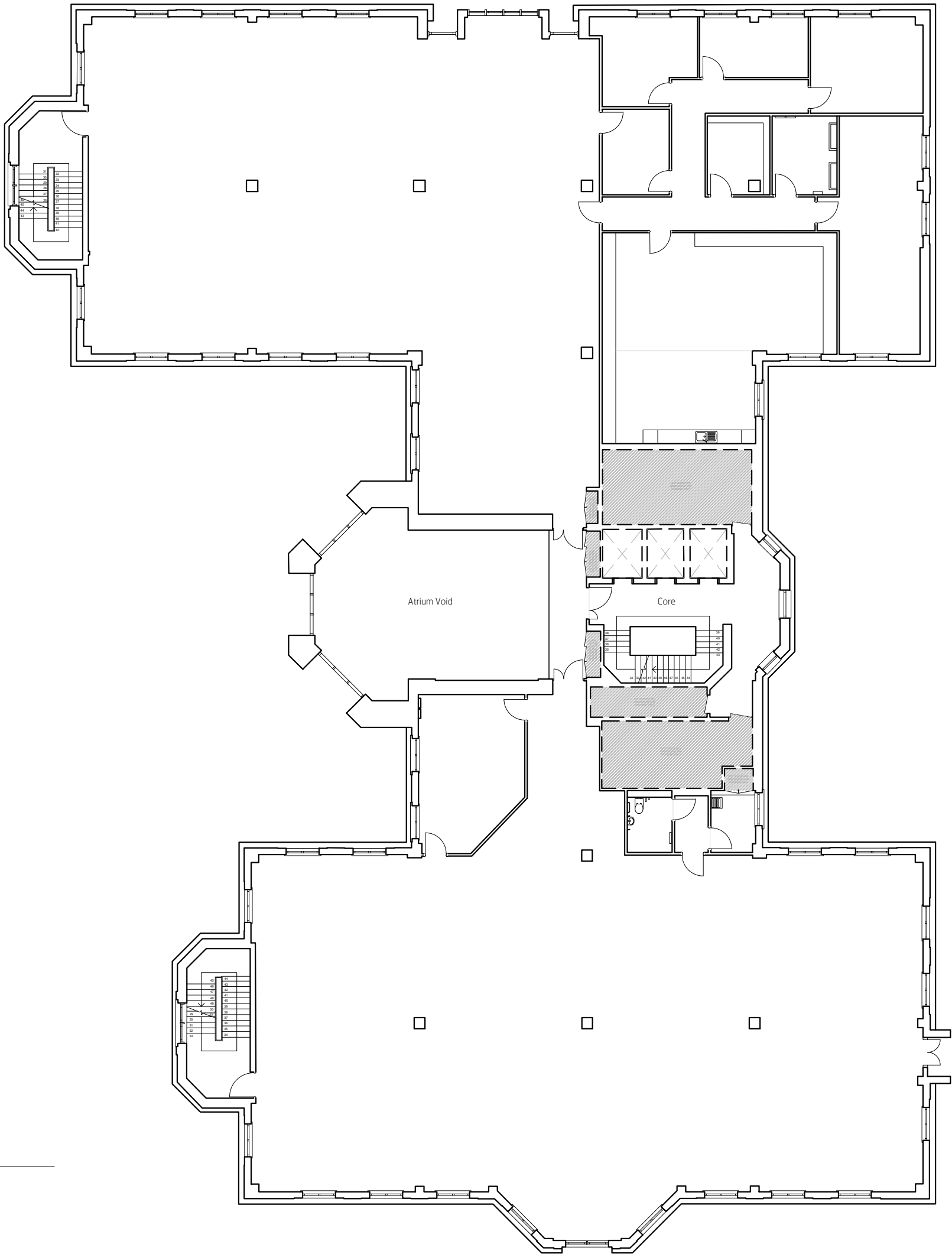


Existing Ground Floor Plan
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EXISTING FIRST FLOOR PLAN

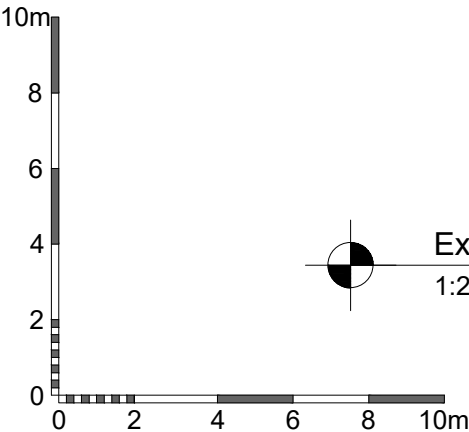
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Existing First Floor Plan
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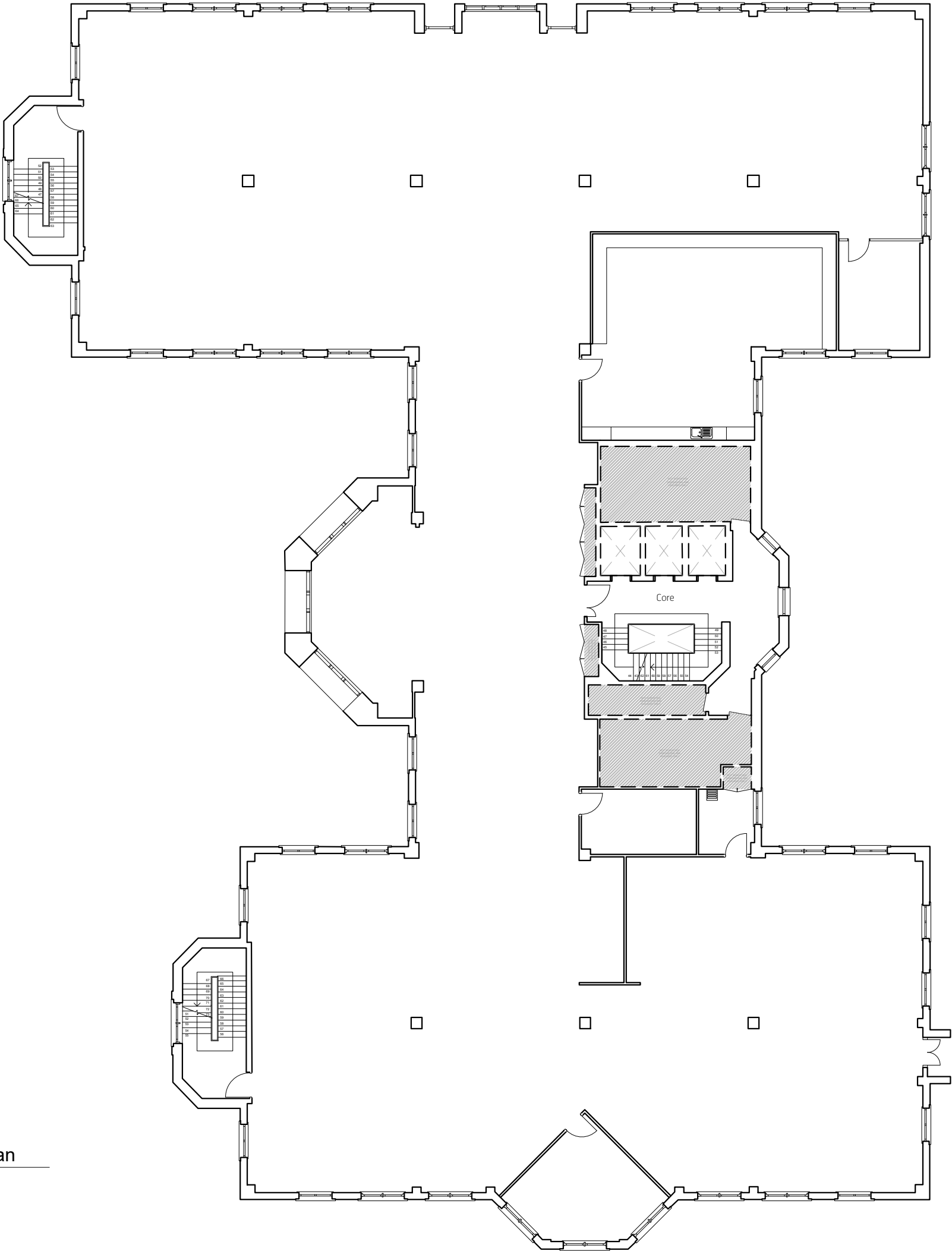
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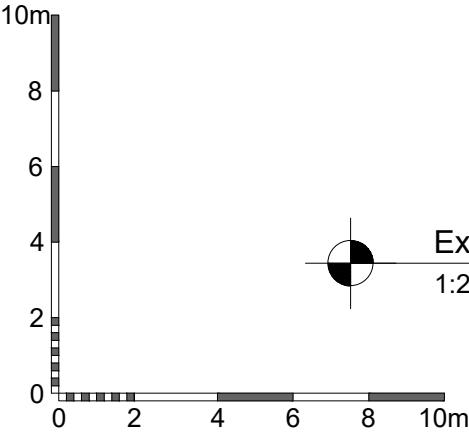
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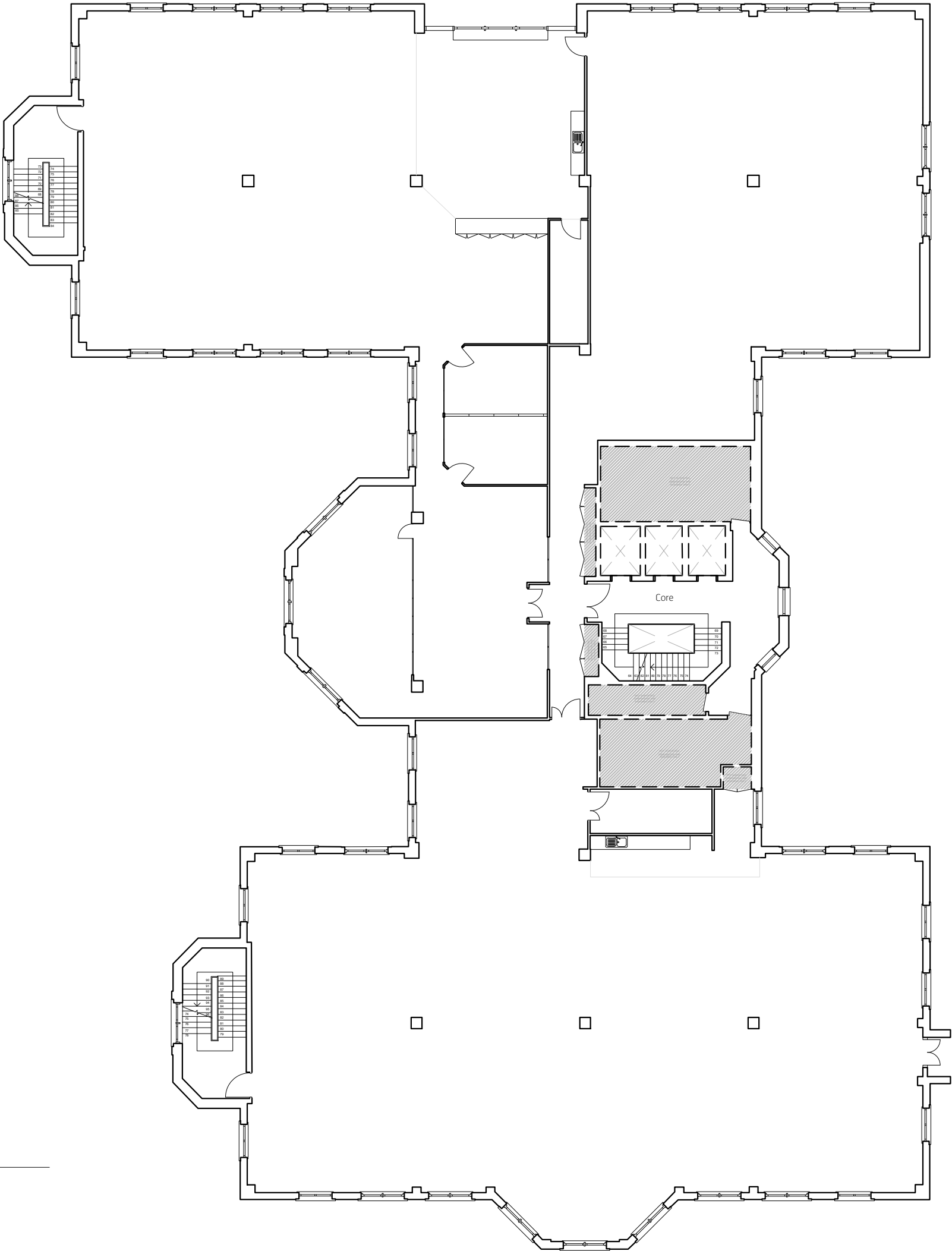


Existing Second Floor Plan
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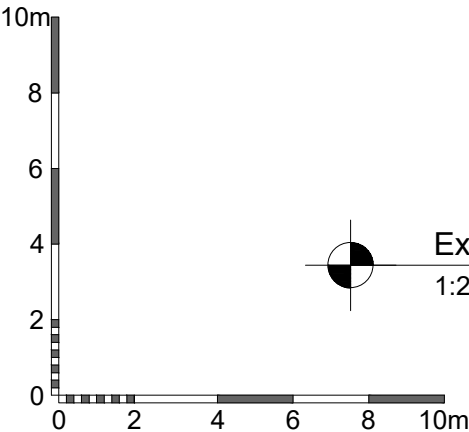
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Existing Third Floor Plan
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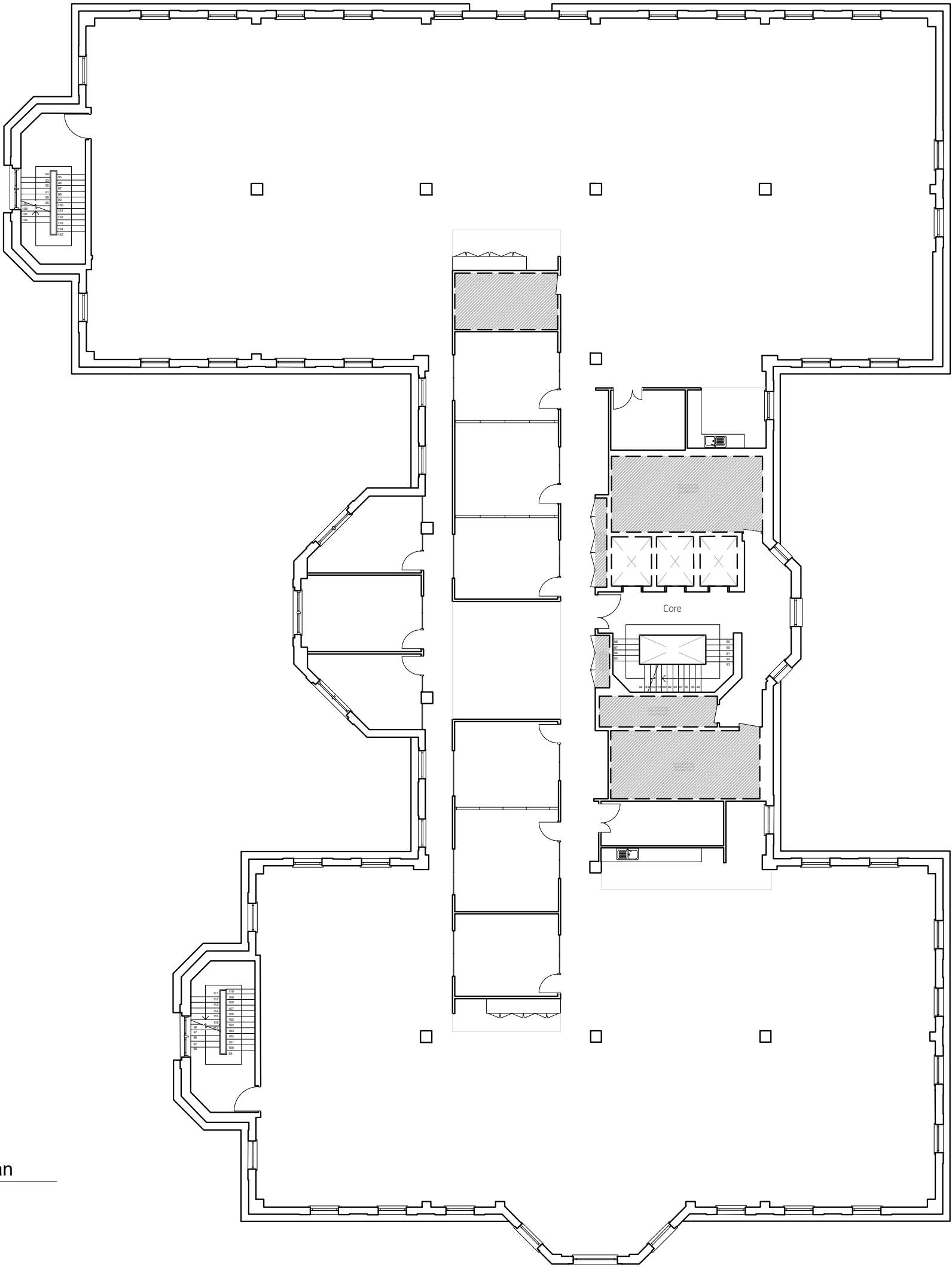
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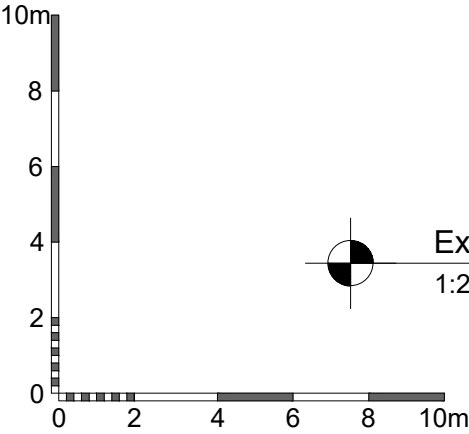
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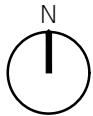
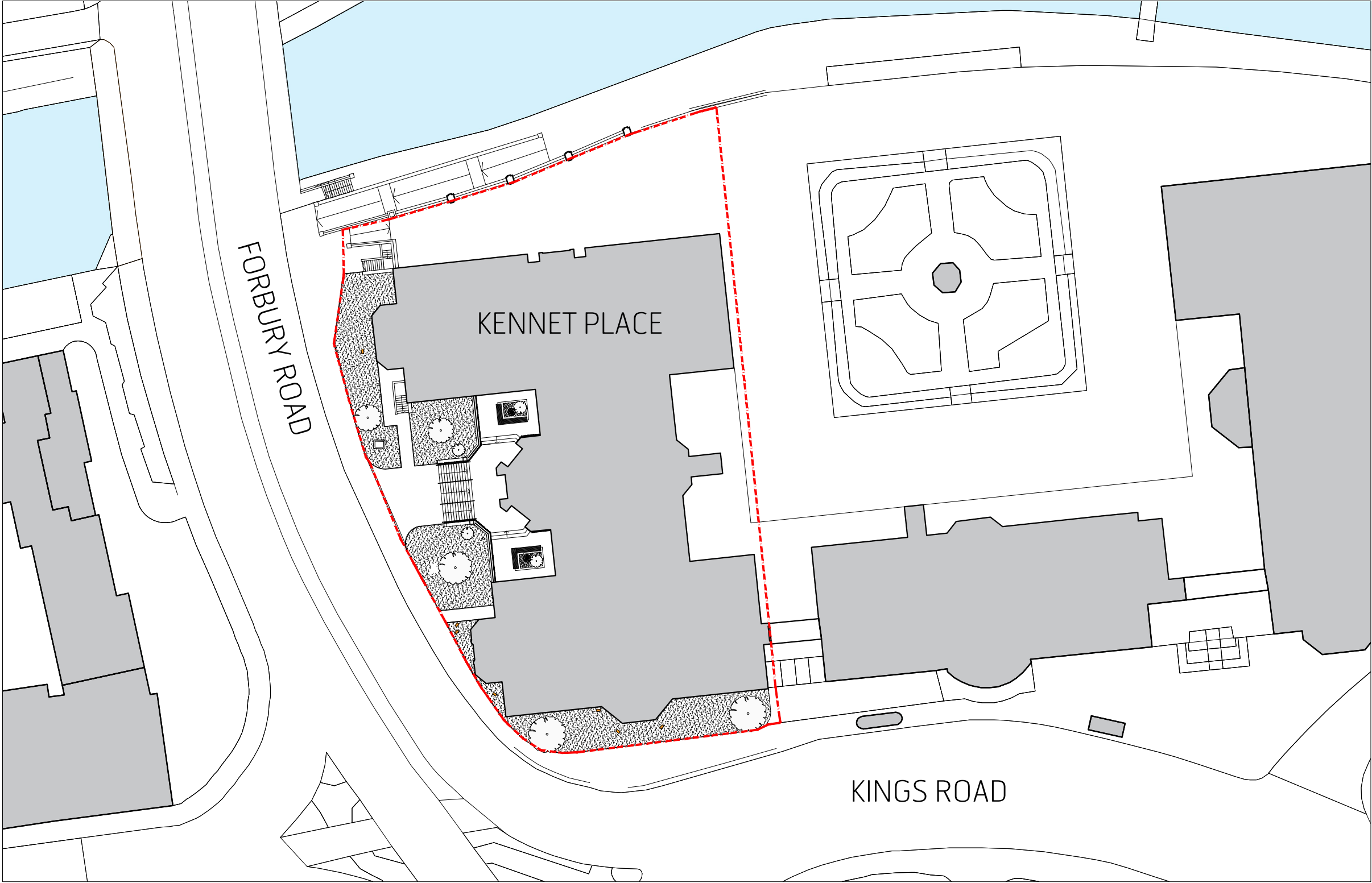
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Existing Fourth Floor Plan
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JOB:
KENNET PLACE
READING
RG1 3ES

DRAWING TITLE:
PROPOSED
BLOCK PLAN

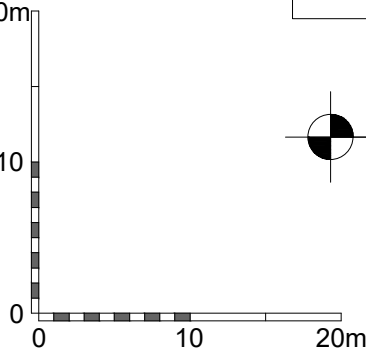
SCALE:
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DATE:
JULY 2024

STATUS:
PLANNING

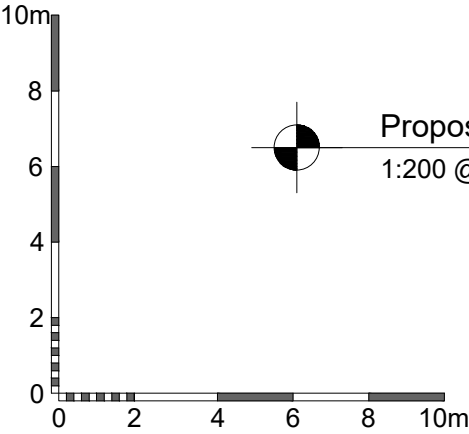
DRAWING NUMBER:	REV:	ISSUED BY:
1364.2 - 050	-	AC

 **Proposed Block Plan**
1:500 @ A3



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REV.	AMENDMENT	BY:	DATE
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Proposed Front Elevation
1:200 @ A3

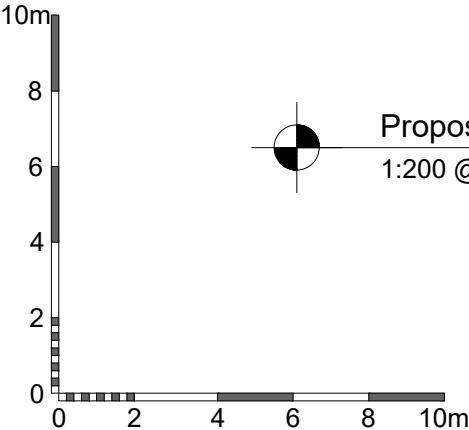
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+44 (0)2077399955 architects@brooksmurray.com



CLIENT:	PRIVATE CLIENT	
JOB:	KENNET PLACE READING RG1 3ES	
DRAWING TITLE:	PROPOSED FRONT ELEVATION	
SCALE:	1:200 @ A3	
DATE:	JULY 2024	
STATUS:	PLANNING	
DRAWING NUMBER:	REV:	ISSUED BY:
1364.2 - 200	-	AC

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Proposed North Elevation
1:200 @ A3

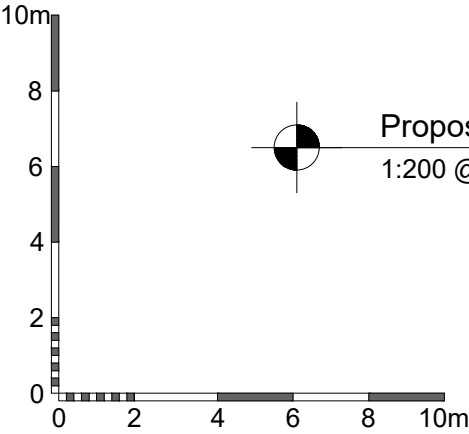
Brooks Murray Architects
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+44 (0)2077399955 architects@brooksmurray.com



CLIENT:	PRIVATE CLIENT	
JOB:	KENNET PLACE READING RG1 3ES	
DRAWING TITLE:	PROPOSED NORTH ELEVATION	
SCALE:	1:200 @ A3	
DATE:	JULY 2024	
STATUS:	PLANNING	
DRAWING NUMBER:	REV:	ISSUED BY:
1364.2 - 201	-	AC

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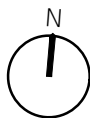
Proposed South Elevation
1:200 @ A3

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CLIENT:	PRIVATE CLIENT	
JOB:	KENNET PLACE READING RG1 3ES	
DRAWING TITLE:	PROPOSED SOUTH ELEVATION	
SCALE:	1:200 @ A3	
DATE:	JULY 2024	
STATUS:	PLANNING	
DRAWING NUMBER:	REV:	ISSUED BY:
1364.2 - 203	-	AC

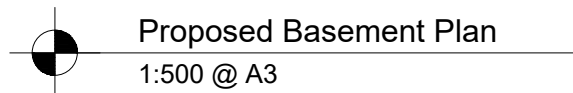
REV.	AMENDMENT	BY:	DATE
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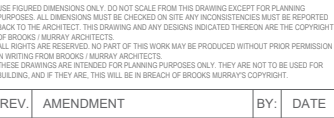


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SCALE:
1:500 @ A3

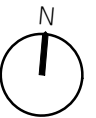
DRAWING NUMBER:	REV:	ISSUED BY:
1364.2.MA - 100		AC





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CLIENT:
PRIVATE CLIENT

JOB:
KENNET PLACE
READING
RG1 3ES

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

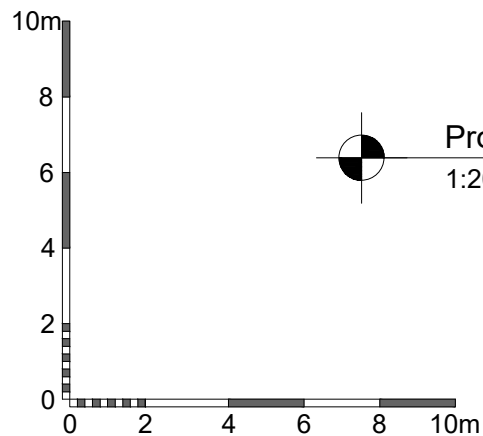
SCALE:
1:200 @ A3

DATE:
JULY 2024

STATUS:
PLANNING

DRAWING NUMBER:	REV:	ISSUED BY:
1364.2.MA - 101	-	AC

Proposed Ground Floor Plan
1:200 @ A3



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new dry riser in
escape stair

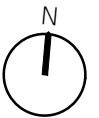
minimum 1.5sqm
smoke shaft to
hallway on all floors

minimum 1sqm
natural AOV to
double-height
atrium space
minimum 1.5sqm
smoke shaft to
hallway on all floors

internal insulation
lining to external
walls

new dry riser in
escape stair

new windows to match
existing submitted in
application for external
changes PP-13282867



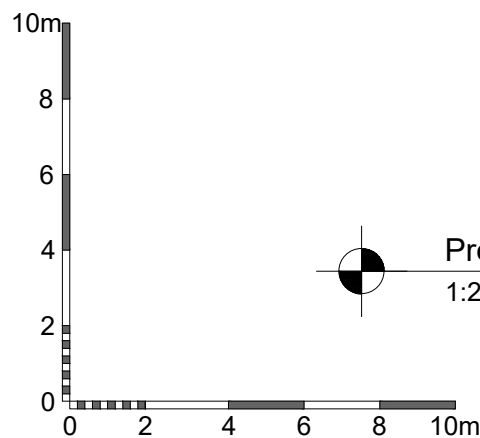
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CLIENT:
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JOB:
KENNET PLACE
READING
RG1 3ES
DRAWING TITLE:
PROPOSED FIRST FLOOR PLAN

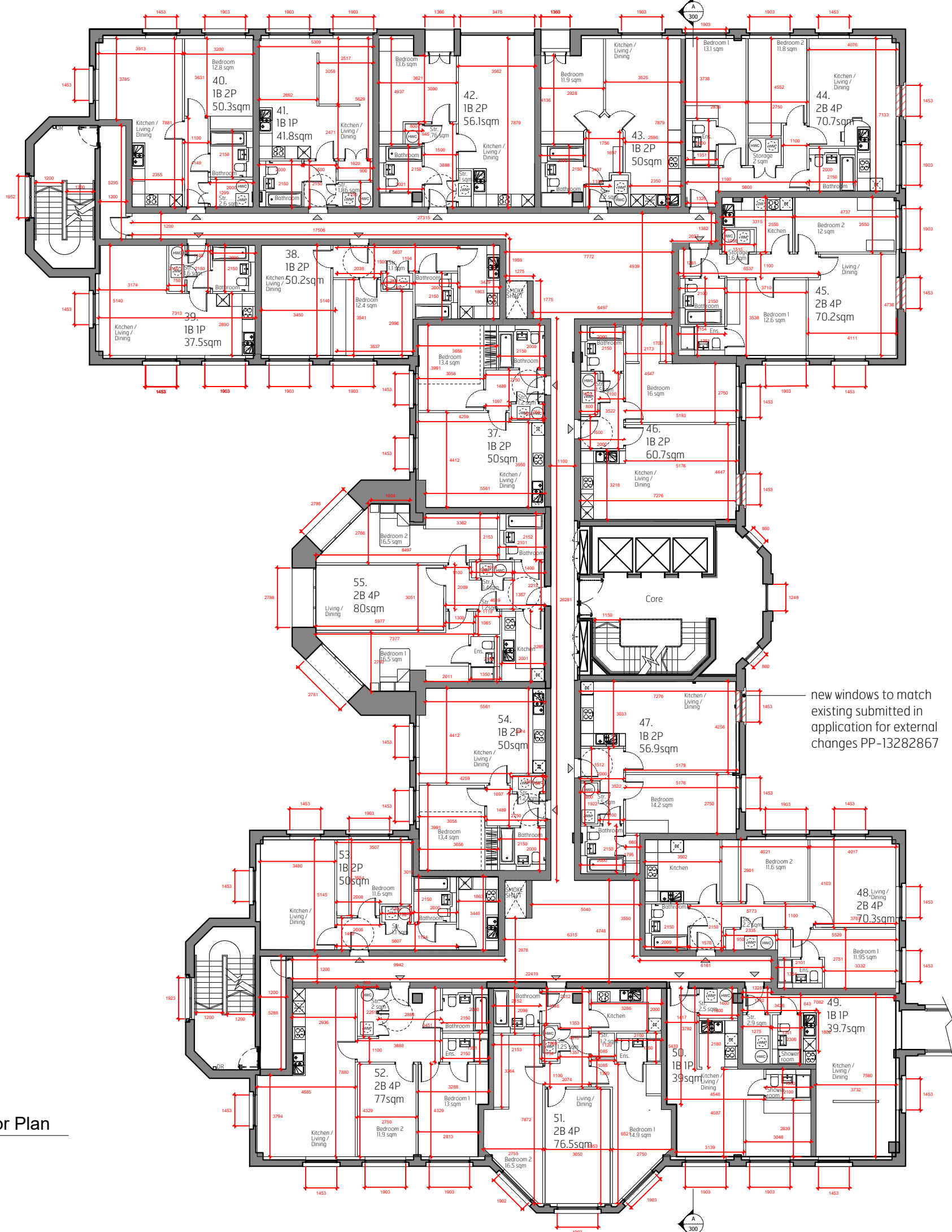
SCALE:
1:200 @ A3
DATE:
JULY 2024
STATUS:
PLANNING
DRAWING NUMBER: 1364.2.MA - 102
REV: -
ISSUED BY: AC

Proposed First Floor Plan
1:200 @ A3

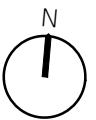


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new windows to match
existing submitted in
application for external
changes PP-13282867



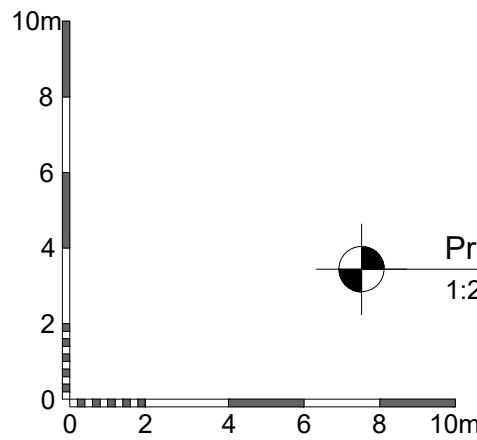
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CLIENT:
PRIVATE CLIENT
JOB:
KENNET PLACE
READING
RG1 3ES
DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

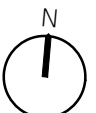
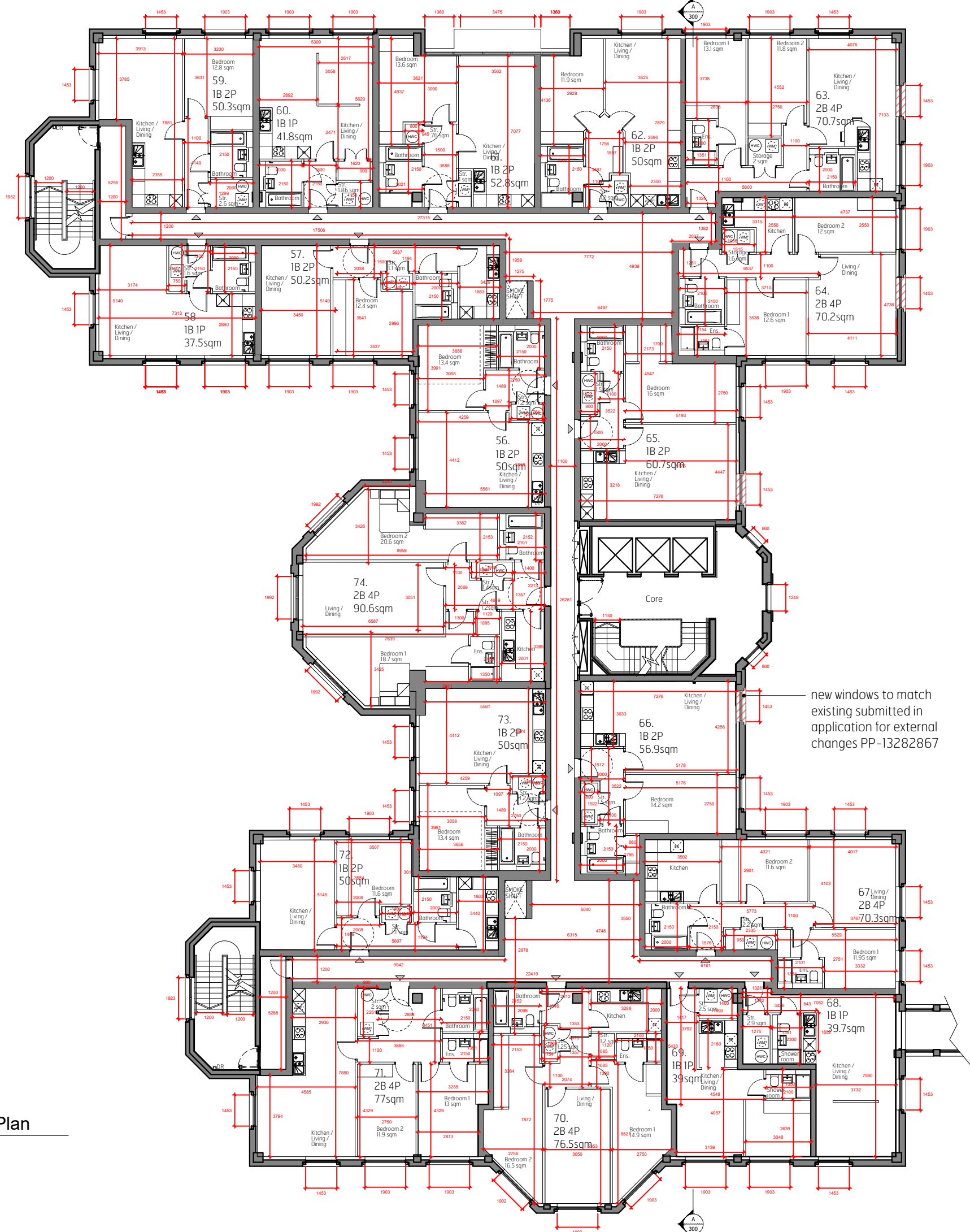
SCALE:
1:200 @ A3
DATE:
JULY 2024
STATUS:
PLANNING
DRAWING NUMBER: 1364.2.MA - 103
REV: -
ISSUED BY: AC

Proposed Second Floor Plan
1:200 @ A3



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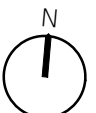
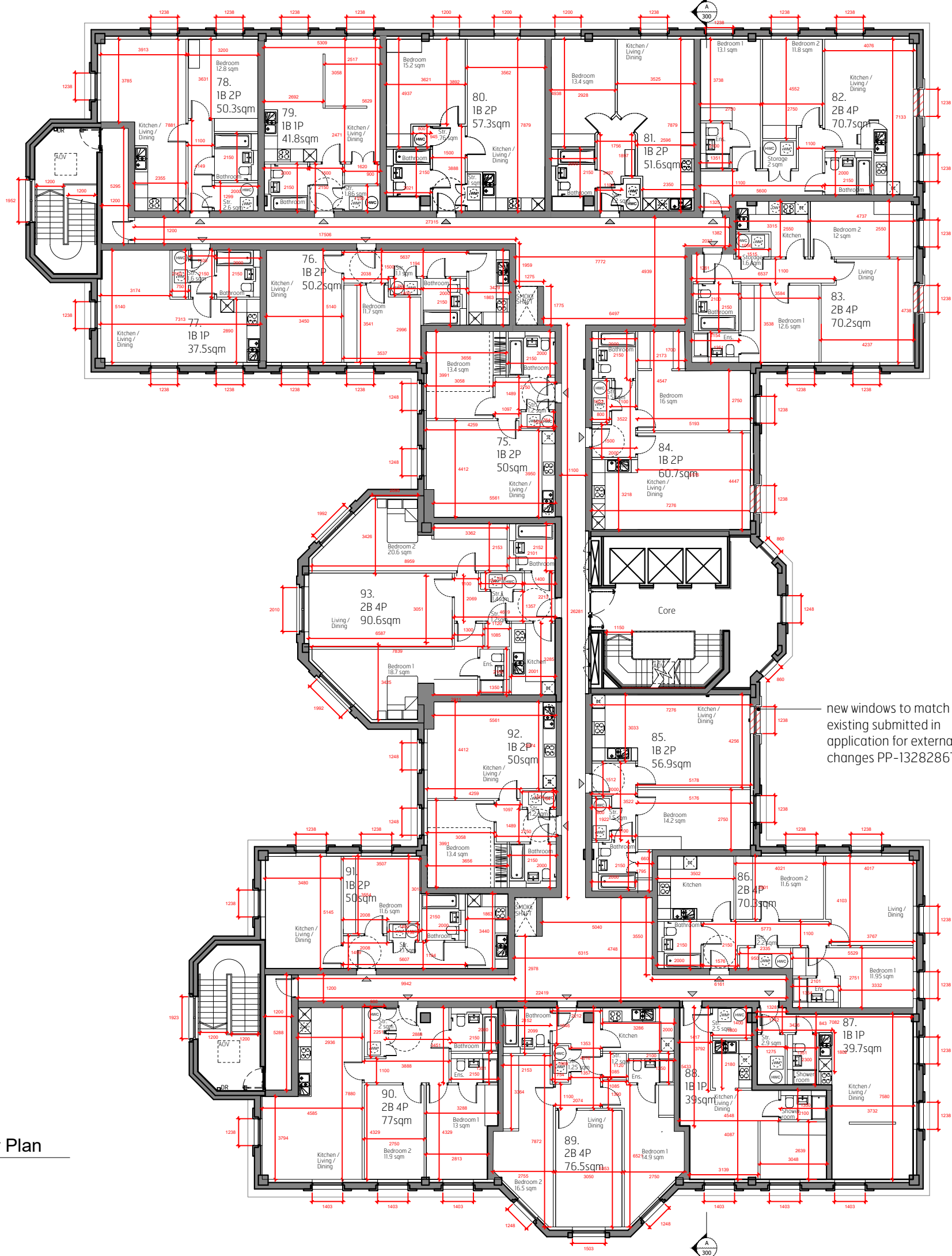
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PRIVATE CLIENT
JOB:
KENNET PLACE
READING
RG1 3ES
DRAWING TITLE:
PROPOSED THIRD FLOOR PLAN

SCALE:
1:200 @ A3
DATE:
JULY 2024
STATUS:
PLANNING
DRAWING NUMBER: 1364.2.MA - 104
REV: -
ISSUED BY: AC

Proposed Third Floor Plan
1:200 @ A3

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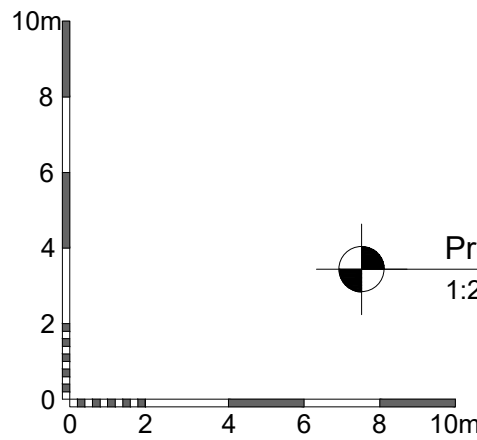
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JOB:
KENNET PLACE
READING
RG1 3ES
DRAWING TITLE:
PROPOSED FOURTH FLOOR PLAN

SCALE:
1:200 @ A3
DATE:
JULY 2024
STATUS:
PLANNING
DRAWING NUMBER: 1364.2.MA - 105
REV: -
ISSUED BY: AC

Proposed Fourth Floor Plan
1:200 @ A3



REV.	AMENDMENT	BY:	DATE
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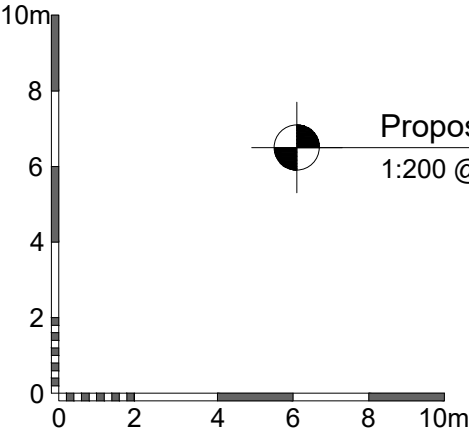


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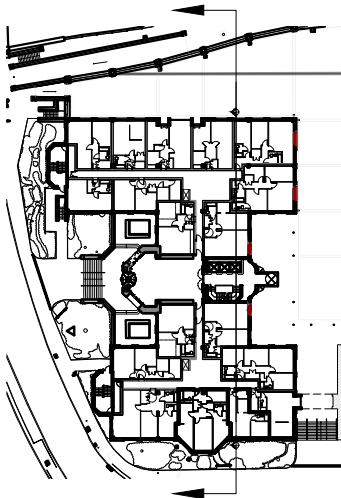
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JOB:	KENNET PLACE READING RG1 3ES	
DRAWING TITLE:	PROPOSED EAST ELEVATION (COURTYARD)	
SCALE:	1:200 @ A3	
DATE:	JULY 2024	
STATUS:	PLANNING	
DRAWING NUMBER:	REV:	ISSUED BY:
1364.2.MA - 202 -		AC

 **Proposed East Elevation (Courtyard)**
1:200 @ A3

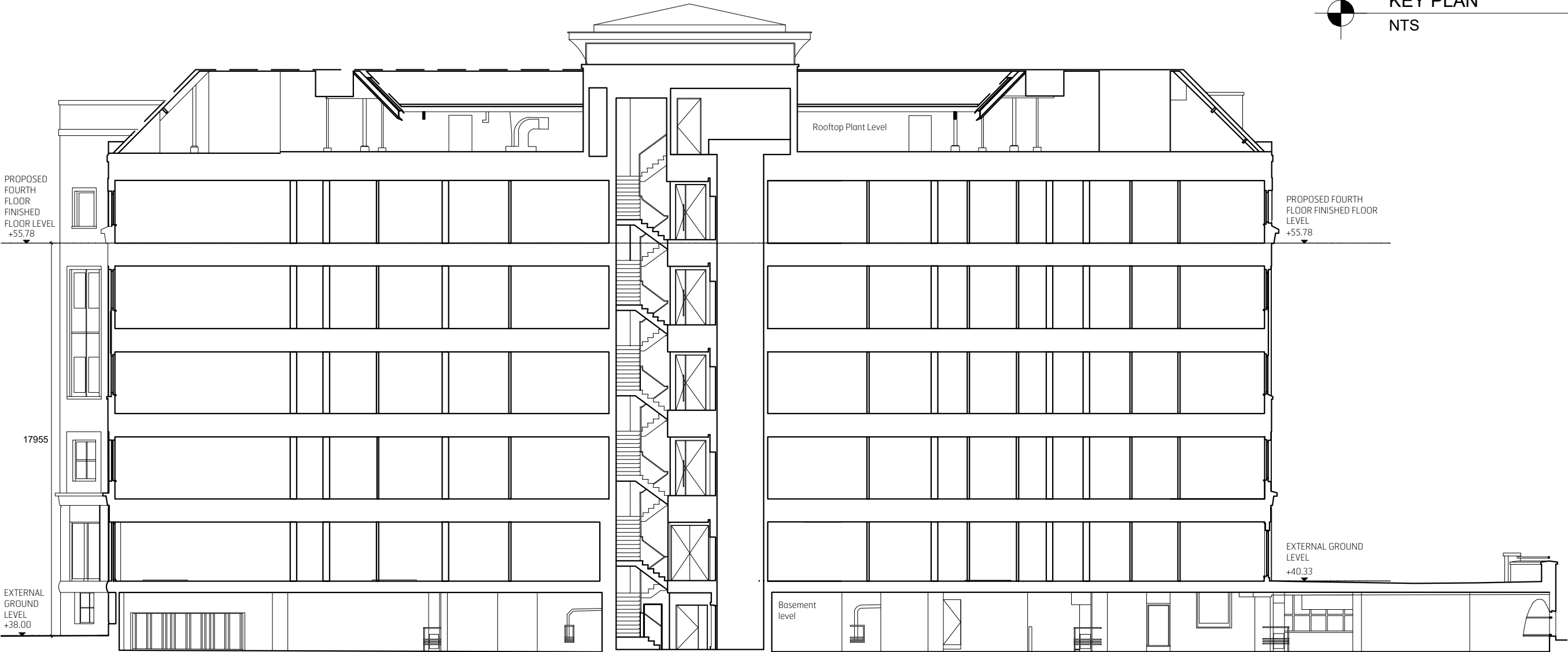


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KEY PLAN
NTS



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READING
RG1 3ES

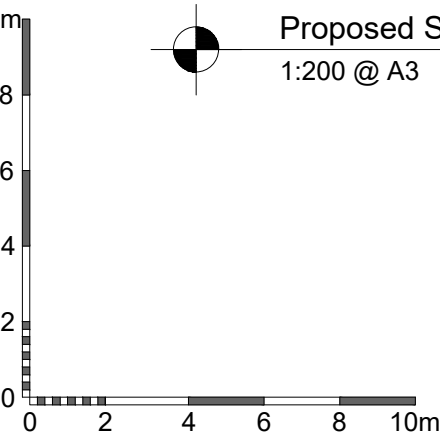
DRAWING TITLE:
PROPOSED SECTION A-A

SCALE:
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DATE:
JULY 2024

STATUS:
PLANNING

DRAWING NUMBER:	REV:	ISSUED BY:
1364.2.MA - 300 -		AC



Proposed Section A-A
1:200 @ A3

APPENDIX B – ENVIRONMENT AGENCY CORRESPONDENCE DATA

Product 4 (Detailed Flood Risk) for 121 Kings Road, RG1 3ES

Our Ref: THM368826

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:

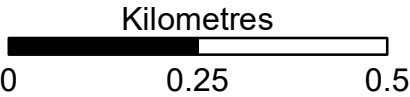
<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>

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 121 Kings Road, RG1 3ES

Created on 23rd July 2024 REF: THM368826



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 and NOT on Main River

Description: This location is not on Main River and we do not hold defence information for this area. There may be an ordinary watercourse nearby which could affect the site. Please contact your local authority for further details.

Model information

THM368826

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

THM368826

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 1103.1	Kennet (Tyle Mill to Thames Confluence) 2018	472142	173476	36.63	36.75	36.78	36.86	0.00	36.96	0.00	37.02	37.07	37.24	37.09	
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 0857.2	Kennet (Tyle Mill to Thames Confluence) 2018	472391	173472	36.58	36.69	36.71	36.79	0.00	36.87	0.00	36.93	36.96	37.12	36.99	
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 087.2	Kennet (Tyle Mill to Thames Confluence) 2018	472201	173347	36.64	36.77	36.80	36.88	0.00	36.99	0.00	37.06	37.09	37.28	37.12	
061 22 2018 001KENC10 069.2	Kennet (Tyle Mill to Thames Confluence) 2018	472292	173375	36.62	36.73	36.76	36.84	0.00	36.94	0.00	37.01	37.04	37.22	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	
								0.00		0.00					
061 22 2018 001HOLY2 0038.2	Kennet (Tyle Mill to Thames Confluence) 2018	472031	173454	27.22	34.80	36.85	42.44		49.41		53.98	57.14	70.79	59.27	
061 22 2018 001KENN3 1103.1	Kennet (Tyle Mill to Thames Confluence) 2018	472142	173476	27.22	34.80	36.86	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 0857.2	Kennet (Tyle Mill to Thames Confluence) 2018	472391	173472	27.22	34.80	36.85	42.44	0.00	49.41	0.00	54.04	57.14	70.87	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 087.2	Kennet (Tyle Mill to Thames Confluence) 2018	472201	173347	26.98	34.12	36.03	41.33	0.00	47.86	0.00	52.44	54.62	67.69	56.48	
061 22 2018 001KENC10 069.2	Kennet (Tyle Mill to Thames Confluence) 2018	472292	173375	26.99	34.12	36.04	41.34	0.00	49.35	0.00	56.61	54.63	75.66	56.49	
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	

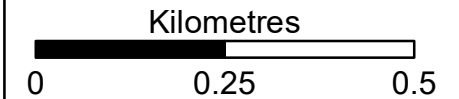
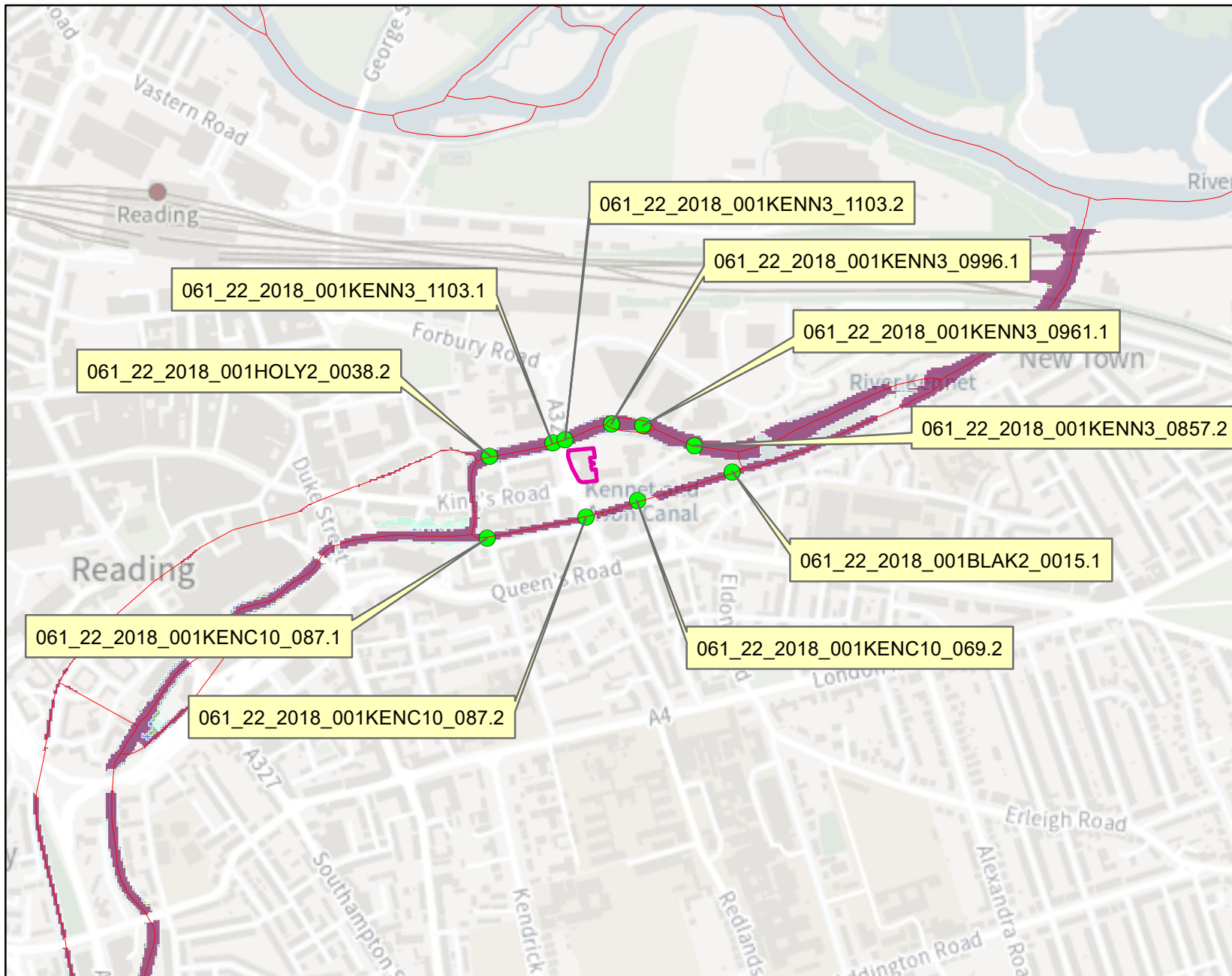
Note:

Due to changes in guidance on the allowances for climate change, the percentage increase in river flows above should no longer 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 121 Kings Road, RG1 3ES

Created on 23rd July 2024 REF: THM368826



Legend

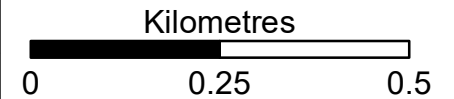
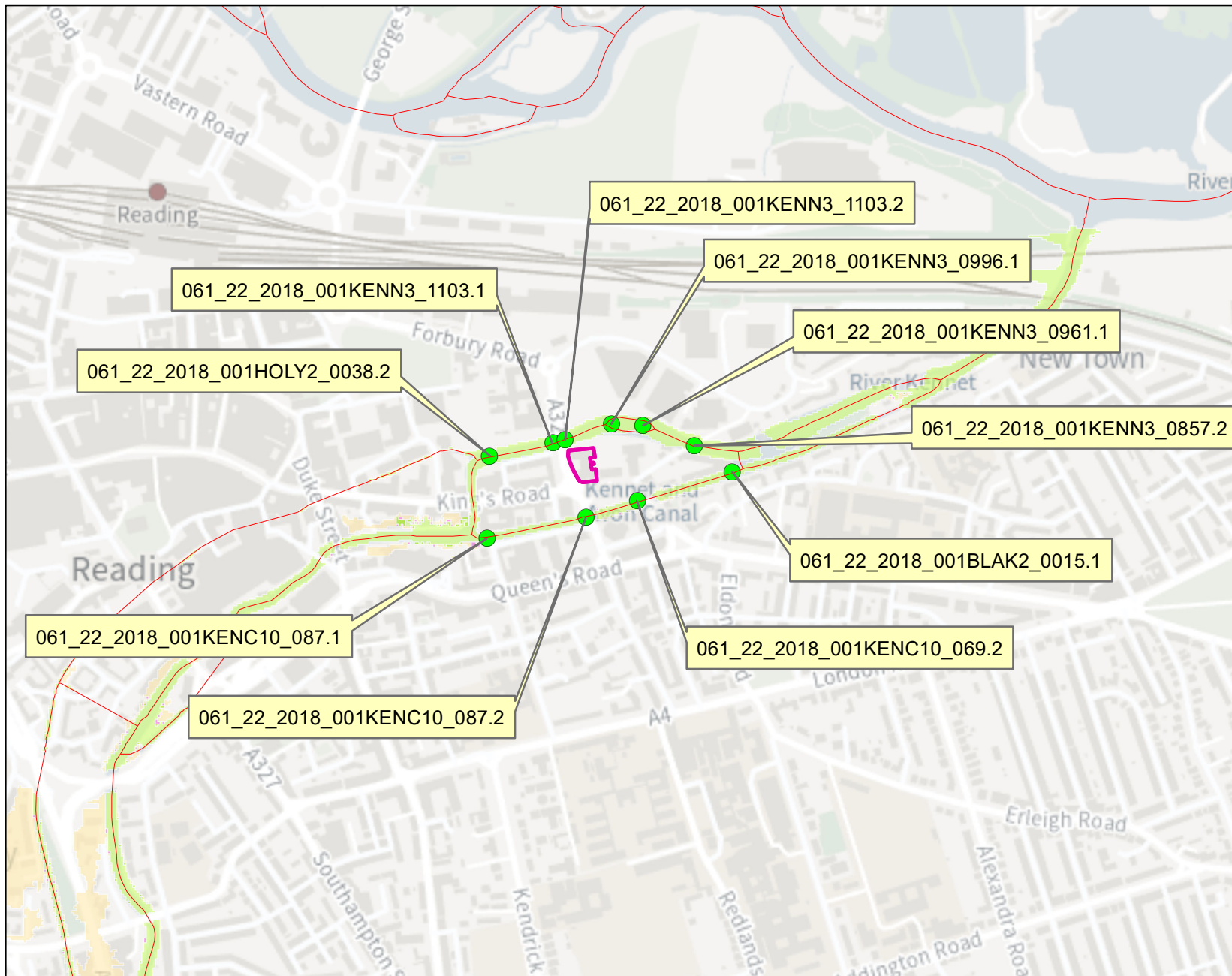
- Site
- Statutory Main Rivers
- Model Nodes
- 20% AEP Flood Outline
- 5% AEP Flood Outline
- 3.3% AEP Flood Outline
- 1% AEP Flood Outline
- 0.1% AEP Flood Outline

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 121 Kings Road, RG1 3ES

Created on 23rd July 2024 REF: THM368826



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.

Historic flood data

THM368826

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:

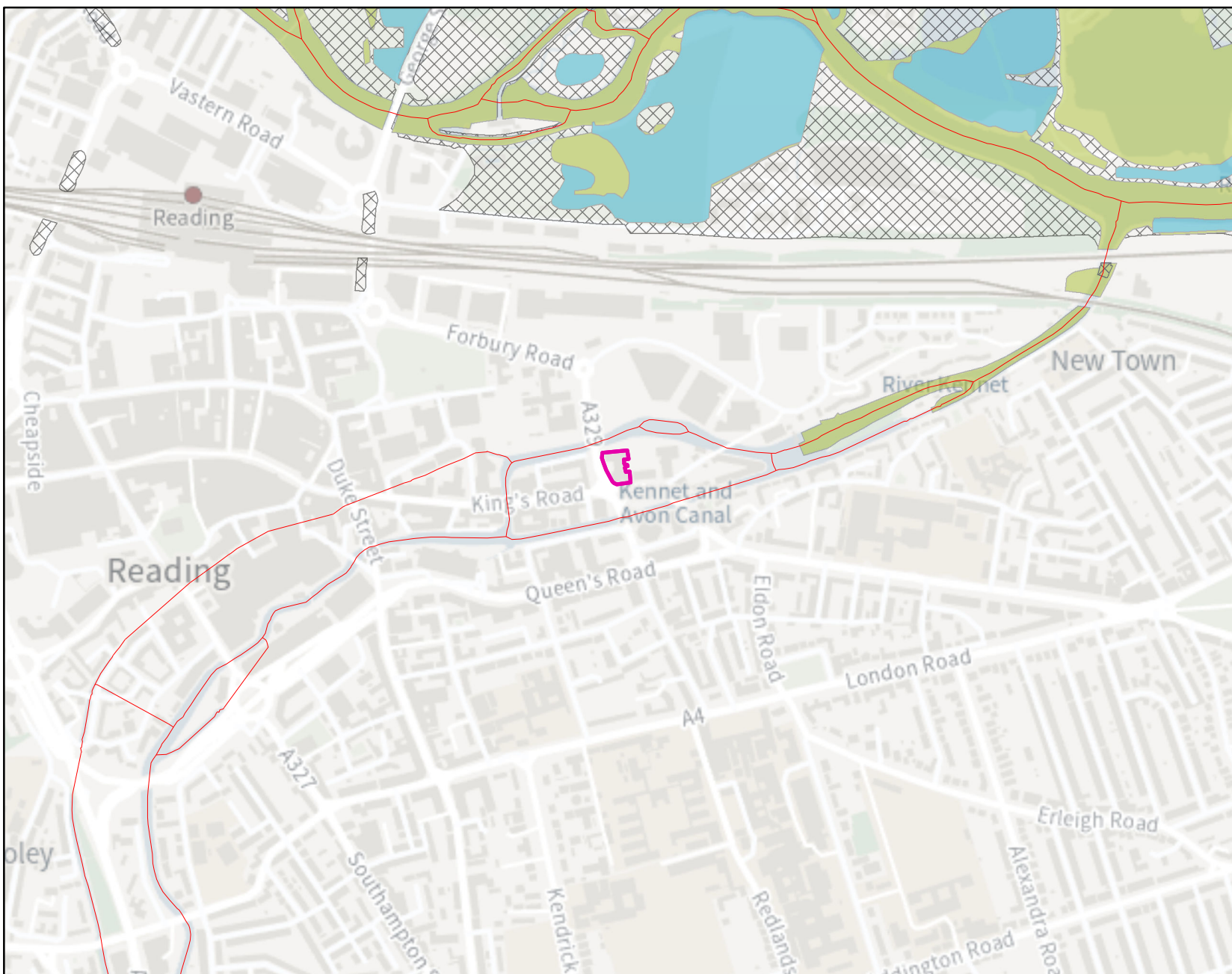
Flood Event Code	Flood Event Name	Start Date	End Date	Source of Flooding	Cause of Flooding
No Historical Information					

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 121 Kings Road, RG1 3ES

Created on 23rd July 2024 REF: THM368826



Legend

- Site
- Statutory Main Rivers

year

- 1947
- 1974
- 1977

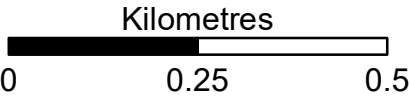
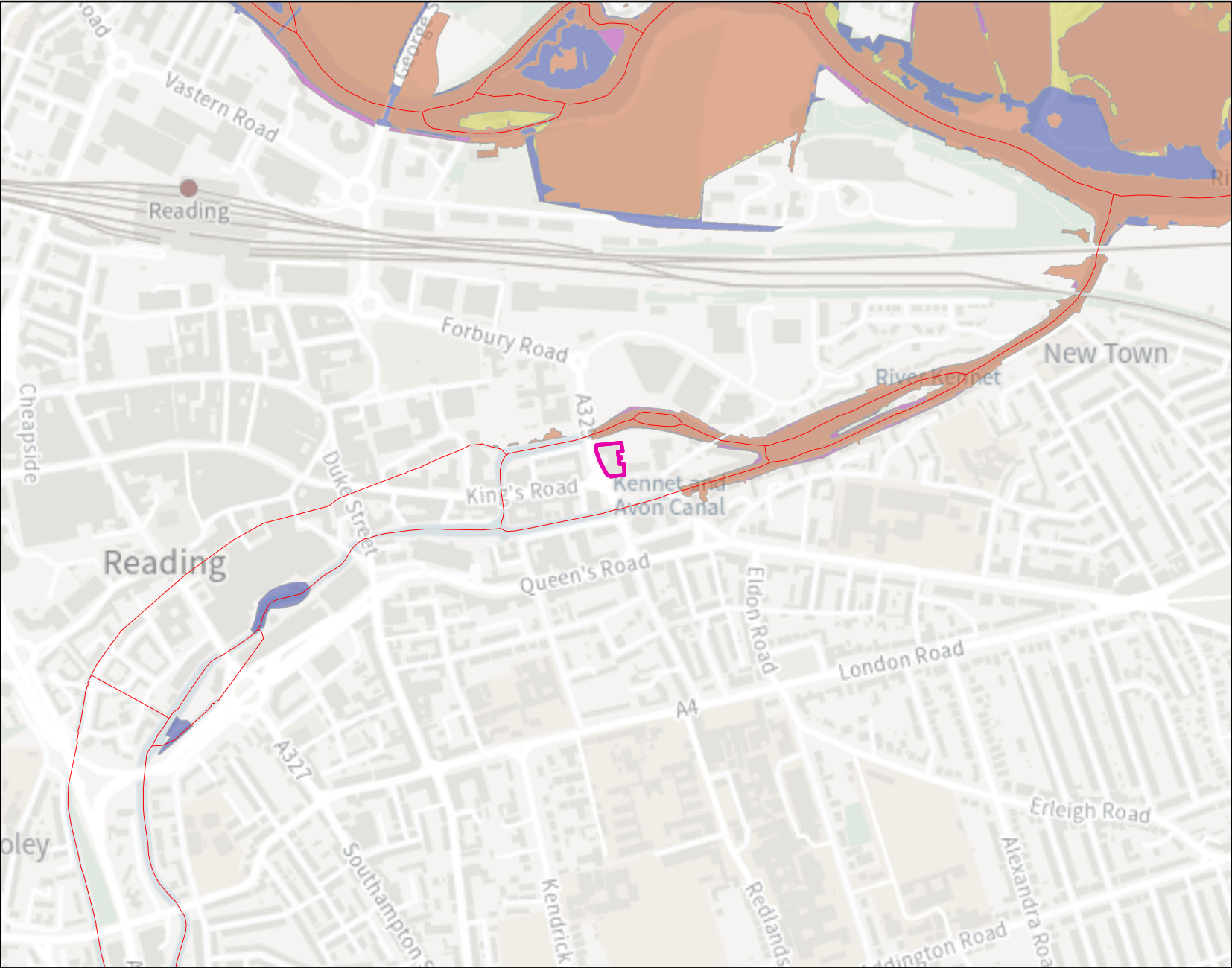
Flooding from rivers or sea without defences (Flood Zone 3) shows the area that could be affected by flooding:

- 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 121 Kings Road, RG1 3ES

Created on 23rd July 2024 REF: THM368826



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)

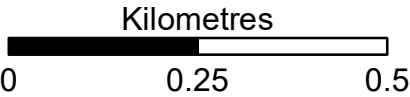
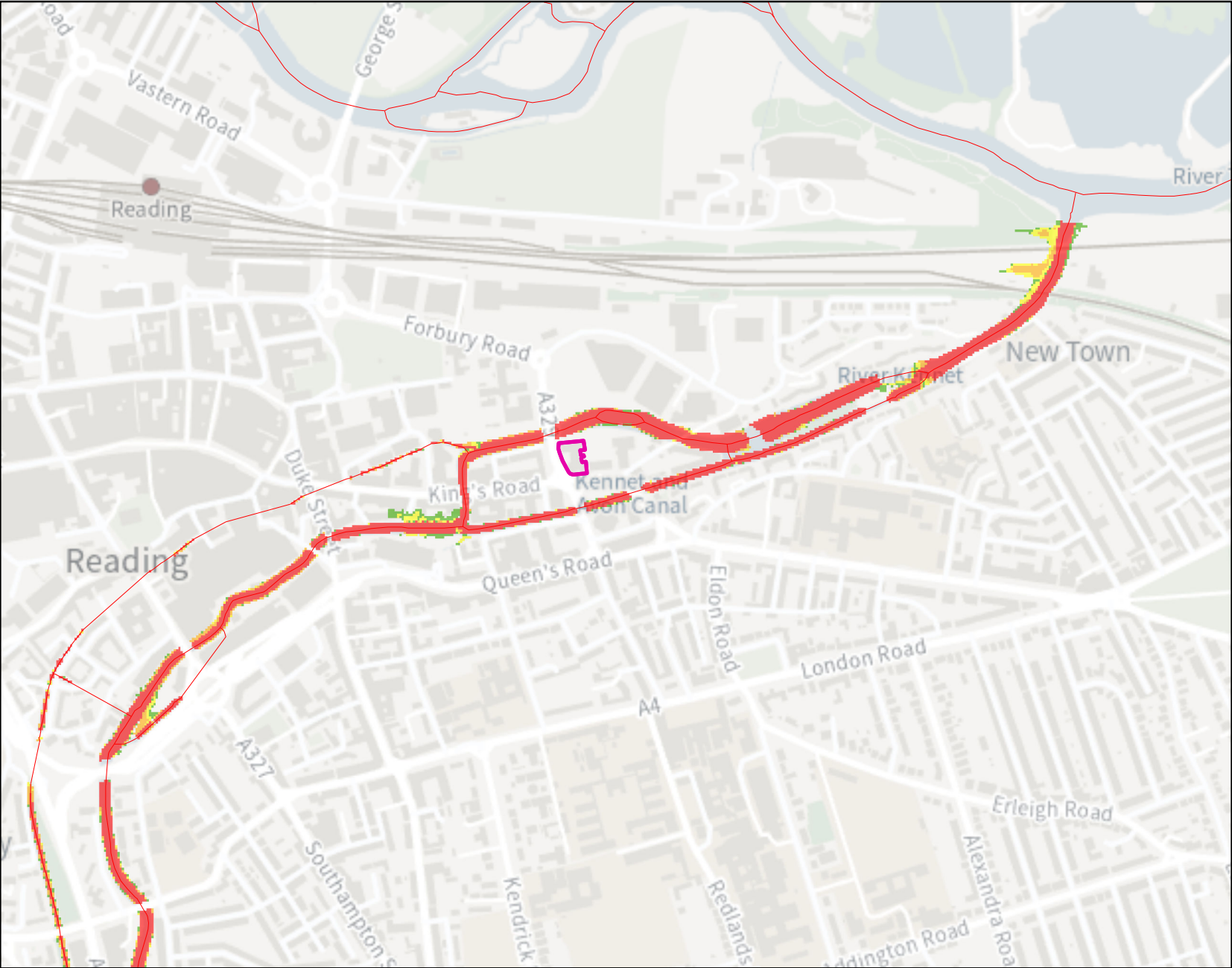
DF = debris factor calculated (0, 0.5, 1 depending on probability that debris will lead to a hazard)

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 121 Kings Road, RG1 3ES
Created on 23rd July 2024 REF: THM368826



Legend

- Site
- Statutory Main Rivers
- Low hazard
- Danger to some
- Danger to most
- Danger to all

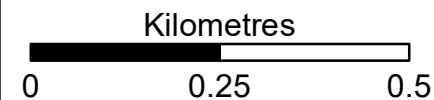
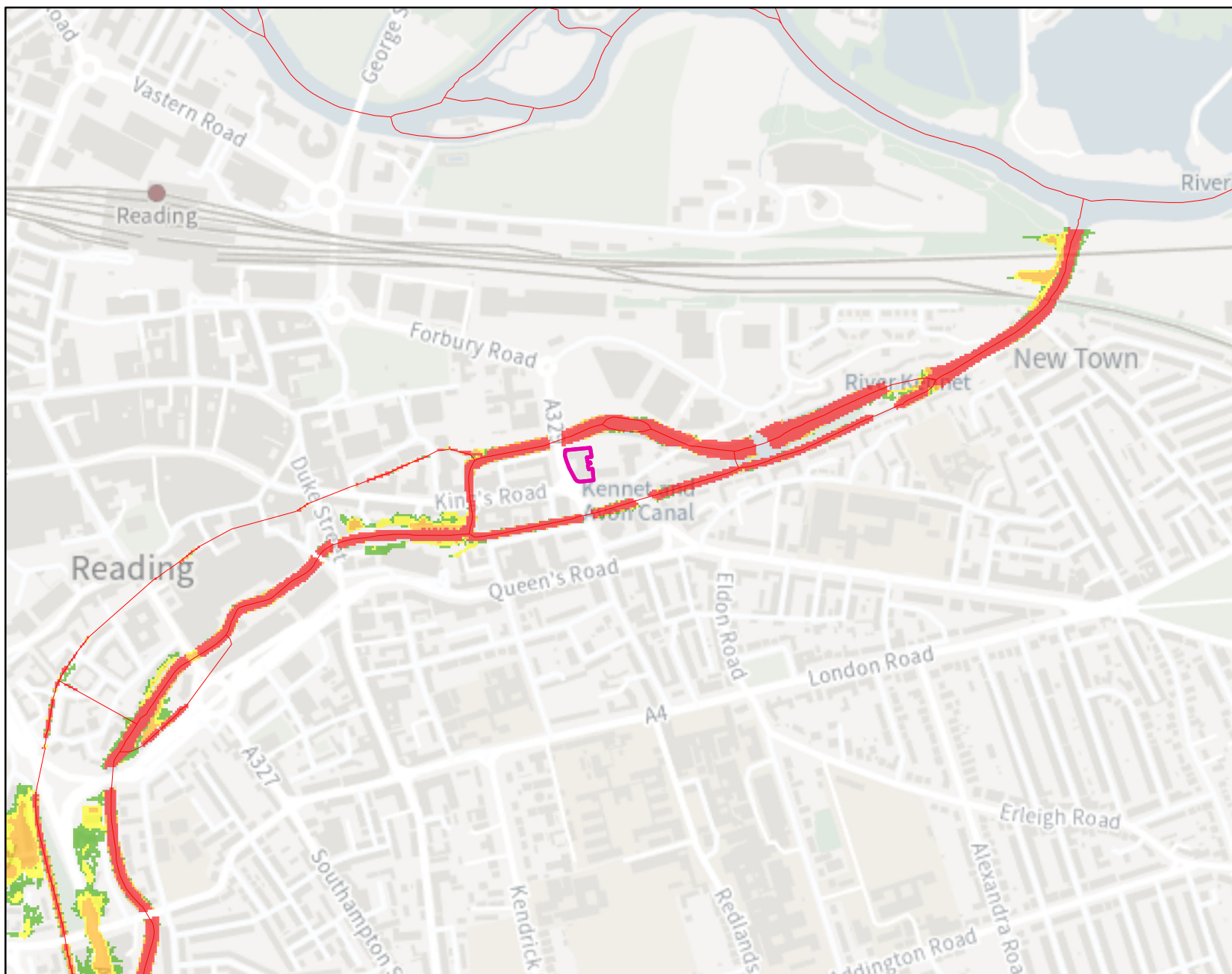
For hazard and debris factor we used HR Wallingford and Environment Agency (May 2008) supplementary note on flood hazard ratings and thresholds for development planning and control purpose. The following calculation is used:

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

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 121 Kings Road, RG1 3ES

Created on 23rd July 2024 REF: THM368826



Legend

- Site
- Statutory Main Rivers
- Low hazard
- Danger to some
- Danger to most
- Danger to all

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)