



Civil Engineers & Transport Planners

94-98 Addison Road,
Reading

Flood Risk Assessment

March 2025

251919/FRA/AG/KL/01



Civil Engineers & Transport Planners

LANMOR Consulting Ltd,
Thorogood House, 34 Tolworth Close
Surbiton, Surrey, KT6 7EW

Tel: 0208 339 7899 Fax: 0208 339 7898

E-mail: info@lanmor.co.uk

Internet: www.lanmor.co.uk

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- Drawing 2676-06 – Proposed Plans & Elevations
- Drawing 2676-07 – Proposed Site Plan

APPENDIX C

- SFRA Map F8
- SFRA Map F9

1 INTRODUCTION

1.1 General

1.1.1 Lanmor Consulting Ltd has been appointed to prepare a Flood Risk Assessment (FRA) for the proposed development at 94-98 Addison Road, Reading, Berkshire, RG1 8EG.

1.1.2 The site is located to the west of Addison Road and south of the River Thames. The application site consists of commercial units made up of offices, stores and garages. The nearest source of flooding to the site comes from the River Thames to the north. The location of the site is shown below in Figure 1.1.

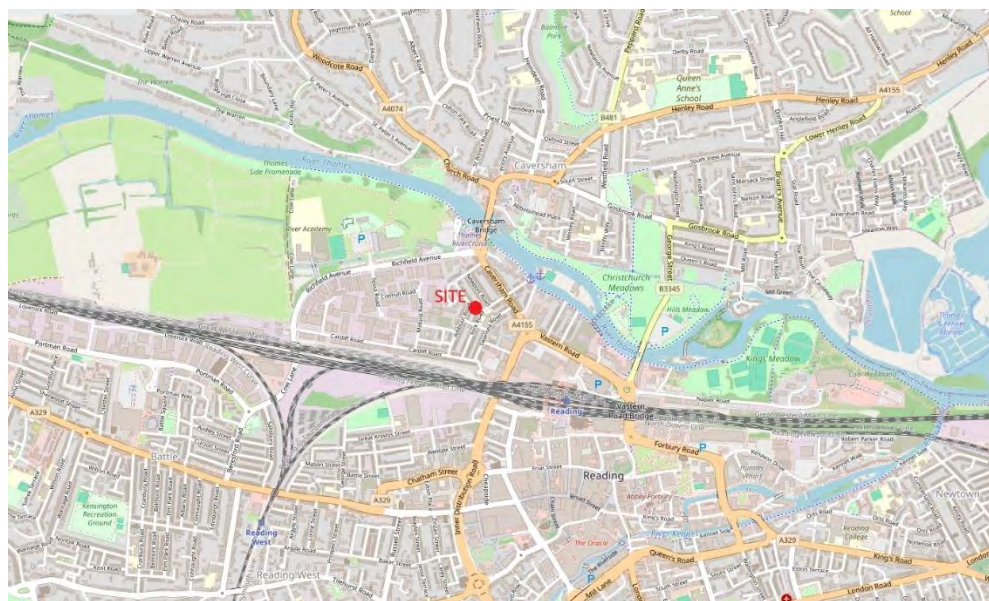


Figure 1.1 – Site Location

1.2 Scope

1.2.1 This report describes the existing site conditions, development proposals and implications of flooding on the site as described in the governments guidance document; National Planning Policy Framework (NPPF) and its technical guidance. This report will consider the following:

- Development proposals
- Sources of flooding and flood defences
- Flooding extents, depth and climate change predictions
- Impact of flooding on the development
- Dangers presented by flooding

- 1.2.2 This report has been prepared in accordance with the requirements of the governments National Planning Policy Framework (NPPF) and its planning practice guidance and will demonstrate that the proposed development will be safe and will not increase the risk of flooding in the surrounding area.

2 BASELINE CONDITIONS

2.1 Existing Site

2.1.1 The site is located off Addison Road and consists of a number of buildings. To the rear is an office building with stores, garage and workshop. To the front is the vehicular access on to Addison Road and another office building. The courtyard between the buildings is hard paved with a concrete finish, the site is 100% impermeable. The current floor plans are included in Appendix A as drawings 2676-03 & 2676-04.

2.2 Geology

2.2.1 The British Geological Survey (BGS) indicates that the location of the site is underlain by Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated) – Chalk. Sedimentary Bedrock formed approximately 72 to 90 million years ago in the Cretaceous Period. Superficial deposits of the Langley Silt Member – Clay and silt. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

2.3 Proposed Development

2.3.1 The proposed development seeks approval for the conversion of the existing buildings to a mixed residential / commercial office. The proposals will consist of converting the front office building at 94 to 2 flats, the rear office and store will be converted to 2 flats with a reduced office at ground and first floor. The workshop will be converted to a single flat. A copy of the proposed site layout is included in Appendix B as drawing 2676-07. The proposed floor layouts for the development are shown on 2676-05 & 2676-06 in Appendix B.

3 FLOOD RISK

3.1 Fluvial/Tidal Flooding

3.1.1 Detailed flood information has been requested from the Environment Agency (EA) for the application site. The National Planning Policy Framework (NPPF) defines the flood zones as follows:

- Zone 1: 'Low Probability' – This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (less than 0.1%) in any year.
- Zone 2: 'Medium Probability' – This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability 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.
- 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 or greater annual probability of sea flooding (>0.5%) in any year.
- Zone 3b: 'The Functional Floodplain' – This zone comprises land where water has to flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes.

3.1.2 The most significant source of flooding to the development is from the River Thames which is located directly to the north of the site. The river presents the greatest risk of fluvial flooding to the site, Figure 3.1 below shows the location of the site in relation to the Flood Zones on the Environment Agency (EA) flood maps for planning.

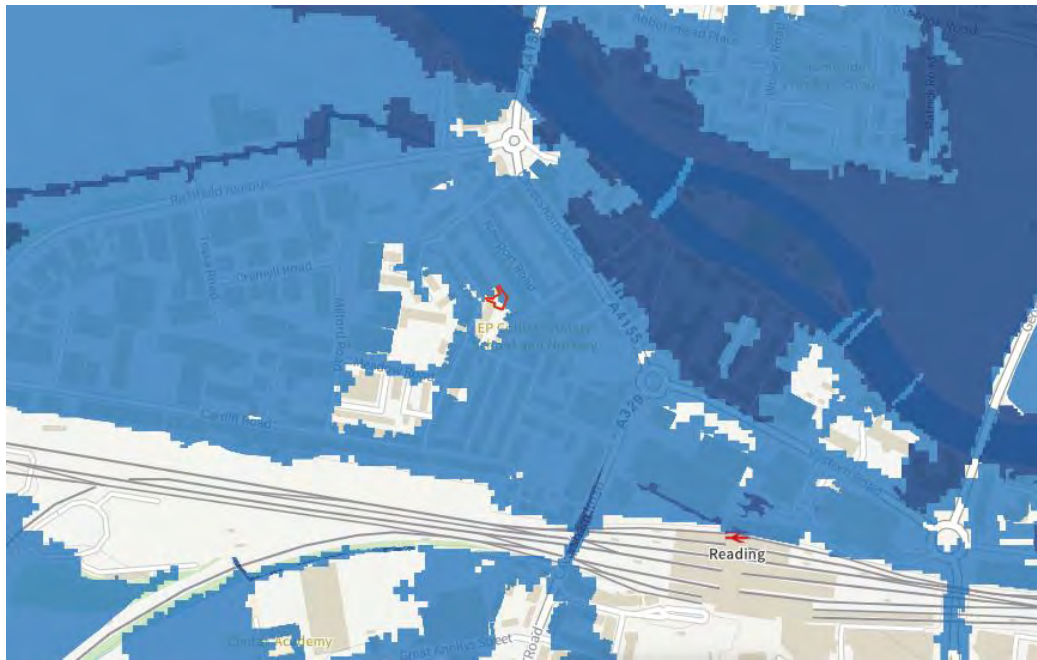


Figure 3.1 – EA Flood Zone Map

- 3.1.3 The dark blue areas show the extent of Flood Zone 3 and the light blue Flood Zone 2. The information shows the site is located within Flood Zone 2. It therefore has between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%). The greatest risk of fluvial flooding to the site comes from the River Thames to the north.
- 3.1.4 The mapping shows the site is not at risk of flooding from a 1 in 100 year event, Figure 3.2 below shows the site in relation to the flood event with a probability of 1.0%. When allowances for future climate changes are factored in, the site could be prone to flooding on its eastern side.
- 3.1.5 Figure 3.3 below shows the EA flood map outline for an event with a probability of 1.0% including allowances for climate change. While the flood mapping indicates the eastern side of the site could be subject to flooding this is unlikely as there is a wall along this boundary that would prevent flood water from entering the site.



Figure 3.2 – EA Flood Map 1.0% Probability Event

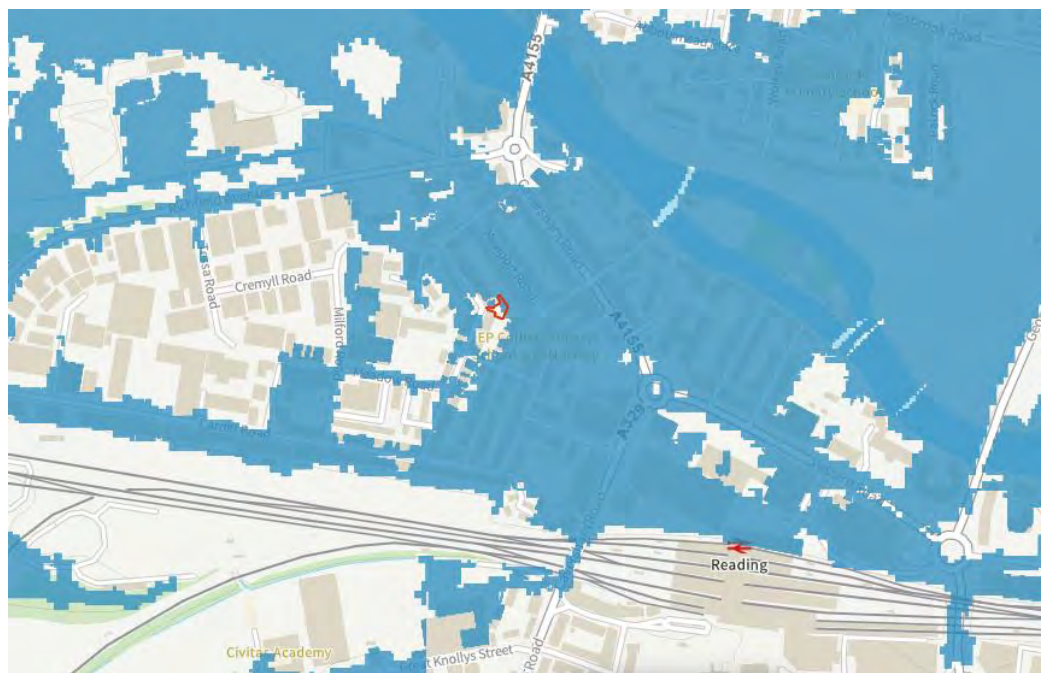


Figure 3.3 – EA Flood Map 1.0% Probability Event Plus CC Allowance

3.2 Surface Water Flooding

3.2.1 The surface water flood mapping provided by the EA is the best available source of national information on surface water flooding. It is a starting point for understanding patterns and probability of surface water flooding. The EA accept that the mapping has limitations and state that *“these maps cannot definitively show that an area of land or property is, or is not, at risk of flooding, and the maps are not suitable for use at an individual property level”*.

3.2.2 Figure 3.4 below shows the site has low risk of surface water flooding for an event with a probability of 1 in 100 years or 1.0%, minor flooding is shown under the workshop building and to the hard standing in front of it.

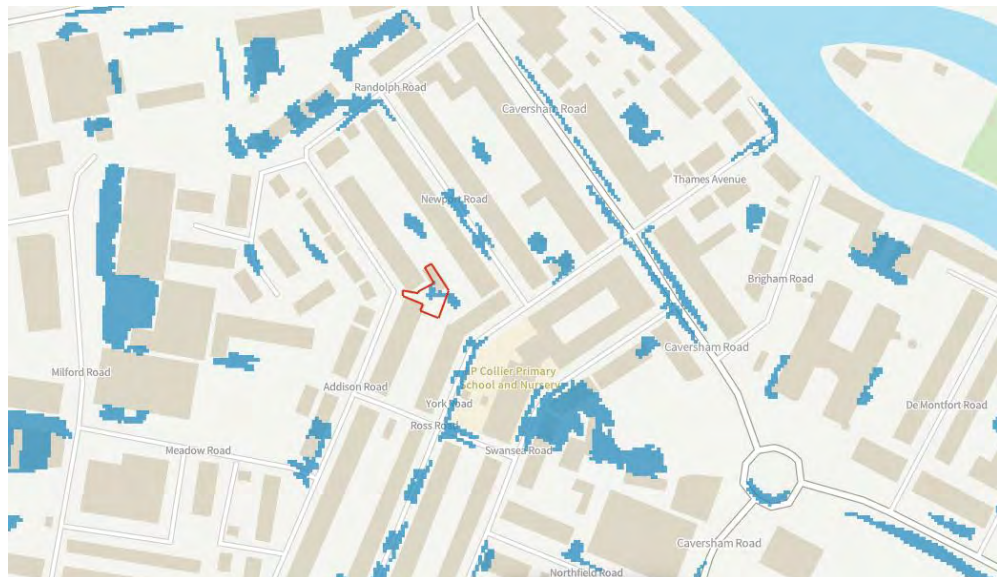


Figure 3.4 – EA Surface Water Flood Map

3.3 Groundwater Flooding

3.3.1 The Council’s SFRA contains maps of areas susceptible to groundwater flooding. The site is shown to be in an area considered to have a 50-75% susceptibility. Map F8 from the SFRA is included in Appendix C.

3.4 Sewer Flooding

3.4.1 Sewer flood mapping prepared for the SFRA shows the wider areas that historically have been subject to some form of flooding but doesn’t identify individual properties that flooded. The SFRA Map F9 is included in Appendix C. The site has no record of being subject to sewer flood in the past, the risk of flooding is considered low.

3.5 Flood from Reservoir

- 3.5.1 The application site is not shown to be in the flood risk area for a reservoir flooding incident.

4 FLOOD PROBABILITY AND CLIMATE CHANGE

4.1 Flood Probability

4.1.1 The main source of flooding for the site comes from the River Thames to the north. The site is shown to be in Flood Zones 1 and 2 as indicated on the EA flood mapping.

4.1.2 Detailed flood information has been provided by the EA in the way of Product 6 data for the Thames (Sandford to Mapledurham) 2018 model. The data contains flood levels for storm events with different return periods and flood maps. The table below outlines the flood levels extracted from the model for each return period for the centre of the site.

Return Period	Flood Level
1 in 30	n/a
1 in 100	n/a
1 in 1000	38.570
1 in 100 +35% CC	38.384

Table 4.1 – Modelled Flood Levels

4.1.3 Flooding from the 1 in 30 and 1 in 100 year return periods do not reach the site so no level information was returned from the flood model for these events.

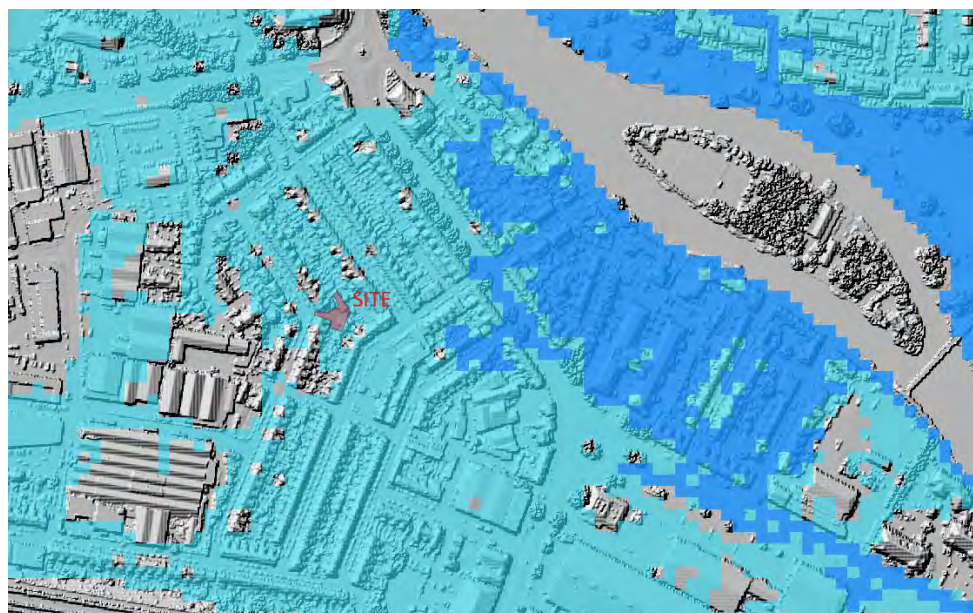


Figure 4.2 – Modelled Flood Zone 1.0% & 0.1% Probabilities

4.1.4 Figure 4.2 above shows the different flood outlines for the 1.0% (1 in 100 Year) and 0.1% (1 in 1000 year) events. Based on the EA flood data the site will be free from flooding with a probability of 1.0% or greater.

4.2 Climate Change

4.2.1 The Environment Agency have published new climate change allowances. The allowance to be implemented is based on the management catchment area, flood zone, development vulnerability and life expectancy.

4.2.2 The application site is considered a more vulnerable use (residential – C3), under annex 3 of the NPPF and it is located within Flood Zone 2. The PPG “Flood risk assessments: climate change allowances” recommends that for more vulnerable uses in Flood Zones 2 or 3, the central allowance for climate change should be used.

4.2.3 The application site is located in the Thames and South Chilterns Management Catchment Area and will have a 100 year life expectancy, based on the DEFRA website the following percentage increases should be factored into the river flows for the central climate change allowances.

Climate Change Allowance	
2020's	12%
2050's	14%
2080's	31%

Table 4.2 – Climate Change Allowance

4.2.4 The proposed development is a residential use so will have a life span of 100 years therefore, the climate change of 31% should be allowed.

4.2.5 The flood data provided by the EA gives flood levels for a 35% climate change allowance which is in excess of the 31% allowance required. Figure 4.3 below shows the flood extents for the 1.0% probability event with climate allowance of 35% factored in. This shows that the eastern boundary of the site could be subject to flooding.



Figure 4.3 – Modelled Flood Zone 1.0% Probability with CC Allowance

- 4.2.6 The modelled flood level for the centre of the has site been estimated at 38.384m AOD. The site falls from west to east and the central ground level is around 39.250m AOD, but the site is protected from flooding by the eastern boundary wall.
- 4.2.7 The existing floor levels are 150mm above the surrounding ground level, so even if the flood waters were to permeate through the boundary wall, the properties would still be free of flooding for an event with a probability of 1.0% +35% CC allowance.

5 IMPACT OF FLOODING

5.1 Impact on Flood Waters

5.1.1 The development proposals involve the conversion of the existing buildings to a mix of commercial and residential uses. There will be no extension to the existing buildings so there will be no impact on the free flow of flood waters for an event with a probability of 1% plus allowance for climate change. The requirements of NPPF to not increase the flood risk in the area is therefore achieved.

5.2 Impact on Storage Volumes

5.2.1 The proposed development site is located in fluvial Flood Zone 2. The site is outside of the flood extent for a 1.0% probability +35% allowance event, except for a small section on the eastern boundary. This flooding is shown under the workshop area so is unlikely to materialise.

5.2.2 The proposals will not alter the current buildings on site so there will be no increase in the built footprint. Therefore, the development proposals will not result in any loss of flood storage volumes associated with a design flood event of 1% or greater including allowances for climate change.

5.3 Flooding Impact on Development

5.3.1 The flood modelling has shown the existing buildings will be located above the estimated flood level for a 1.0% plus CC allowance event. The proposals will retain the current floor levels or raise them where practical so the development will be safe from flooding for all events up to 1.0% or greater.

5.4 Access from Site

5.4.1 The site is in Flood Zone 2 and only a very small part of the site is shown to be at risk of flooding from an event with a probability of 1.0% plus CC allowance, so a safe access can be provided.

5.4.2 The flood model contained hazard mapping for the 1 in 100 year plus 35% allowance for climate change. A copy of the flood hazard mapping is shown in Figure 5.1 below.



Figure 5.1 – Flood Hazard Map for 1.0% AEP +CC

- 5.4.3 The areas of very low hazard, are unshaded in the above figure. Areas at danger for some, are shown in yellow. Areas at danger for most in orange, and areas at danger for all in red.
- 5.4.4 A safe and dry access can be provided to and from the site using Addison Road at all times during an extreme flood event as demonstrated in Figure 5.1 above.

6 SEQUENTIAL TEST

- 6.1.1 The principal of the sequential test is to assess locations and prioritise developments to areas at less risk of flooding. National Planning Policy Framework suggests that Regional Planning bodies and Local Planning Authorities should ensure their regional spatial strategies include a broad consideration of flood risk.
- 6.1.2 The proposals involve the conversion of the current properties, change of use. Under the guidance in the NPPF & PPG the sequential test does not need to be applied to change of use schemes.
- 6.1.3 The development is a change of use, so no test is required and therefore the proposals meet the requirements of the NPPF.

7 PROPOSED DRAINAGE REGIME

7.1 Existing Drainage

- 7.1.1 The application site is currently 100% impermeable and covered by buildings or hard standings. The buildings and courtyard are drained to the adopted sewer in the vicinity of the site.

7.2 Proposed Foul Water Drainage

- 7.2.1 The existing foul network on site will be retained for the proposed development. There will only be internal alteration to the foul drainage to reflect the change of use. The external drains and connection to the adopted sewer will be retained.

7.3 Proposed Surface Water Drainage

- 7.3.1 The proposals will retain the existing buildings so there will be no change to the rainwater down pipes serving the buildings or gullies in the courtyard. The existing drainage will therefore be retained for the proposed development and will not need adjusting to suit the scheme proposals.

7.4 Surface Water Drainage Maintenance

- 7.4.1 Regularly inspecting the surface water drainage network for blockages and clearing unwanted debris / silt from the system should improve the performance of the surface water network and decrease the need for future repairs.
- 7.4.2 The proposed development will reuse the existing drainage network, so the same management system currently employed across the site will be retained.

8 SUMMARY & CONCLUSION

- 8.1.1 This flood risk assessment has been prepared for the proposed development at 94-98 Addison Road. The proposals will involve a change of use from commercial to a mixed residential / commercial use. This report has considered all aspects of flooding in the area that might impact on the proposals. In accordance with the NPPF the site is classified as being situated in Flood Zone 2.
- 8.1.2 The greatest risk of flooding comes from the River Thames, which is located directly to the north of the site. The site is assessed as land having a 1 in 100 to 1 in 1000 annual probability of river flooding in any year. The risk of flooding from other sources to the site is considered to be minimal.
- 8.1.3 The site is located above the estimated flood level for a 1.0% probability event. This assessment has also considered the impact climate change will have on flood levels. In accordance with the guidance the required climate change allowance of 35% has been factored in and the extent of flooding from a 1.0% +CC event estimated.
- 8.1.4 The flood extent for a 1.0% +CC allowance encroaches into the eastern boundary of the site. The building floor levels are higher than the estimated flood level for a 1.0% +CC event so the properties will not be subject to flooding. The proposals are for a change of use so there will be no change to the current buildings on site. Therefore, there will be no restriction to the flow of flood waters, nor will it result in a loss of flood storage volumes generated from a 1 in 100 year storm event, including allowances for climate change, and a safe access can be provided during times of flooding, via the surrounding highway network.
- 8.1.5 The development is a more vulnerable use in a medium risk flood area however, the proposals are for a change of use, so the sequential test is not required.
- 8.1.6 The proposals will not alter the current drainage on site so there will be no need to change the existing drains to accommodate the development, so the existing drainage will be retained.

- 8.1.7 For the reasons set out above, the proposed development is considered suitable for development, as there will be no negative impact on the flood plain, flow paths or flood storage volumes; therefore, we see no reason why the proposal should be refused on the grounds of flooding.

APPENDIX A

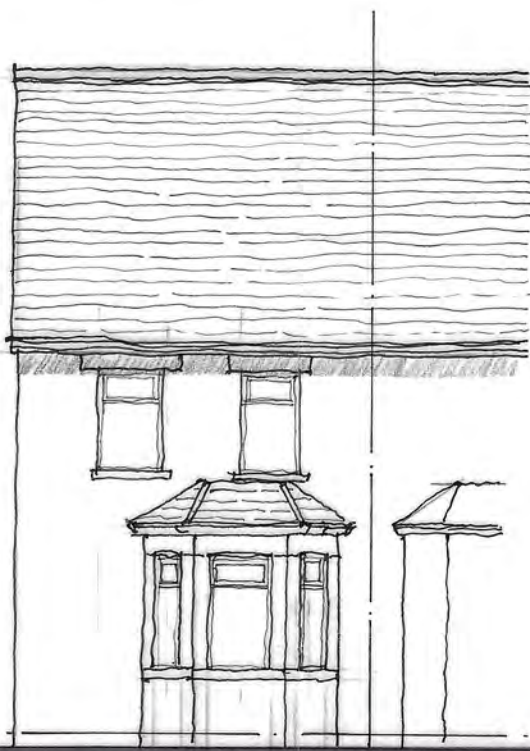
Drawing 2676-03 – Existing Plans & Elevations

Drawing 2676-04 – Existing Plans & Elevations

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

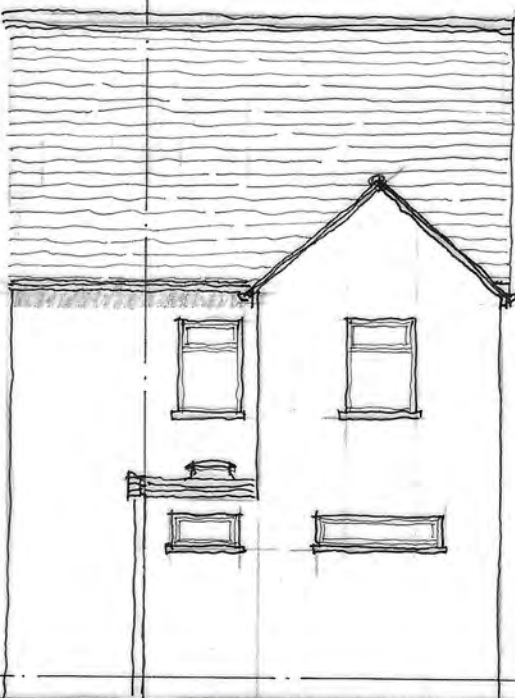
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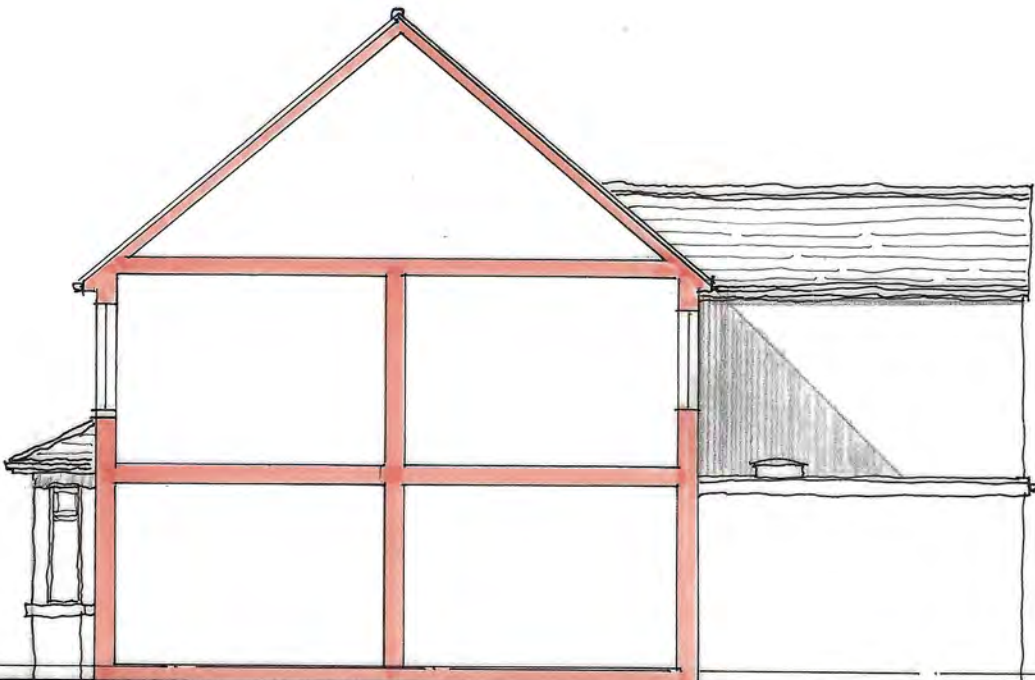
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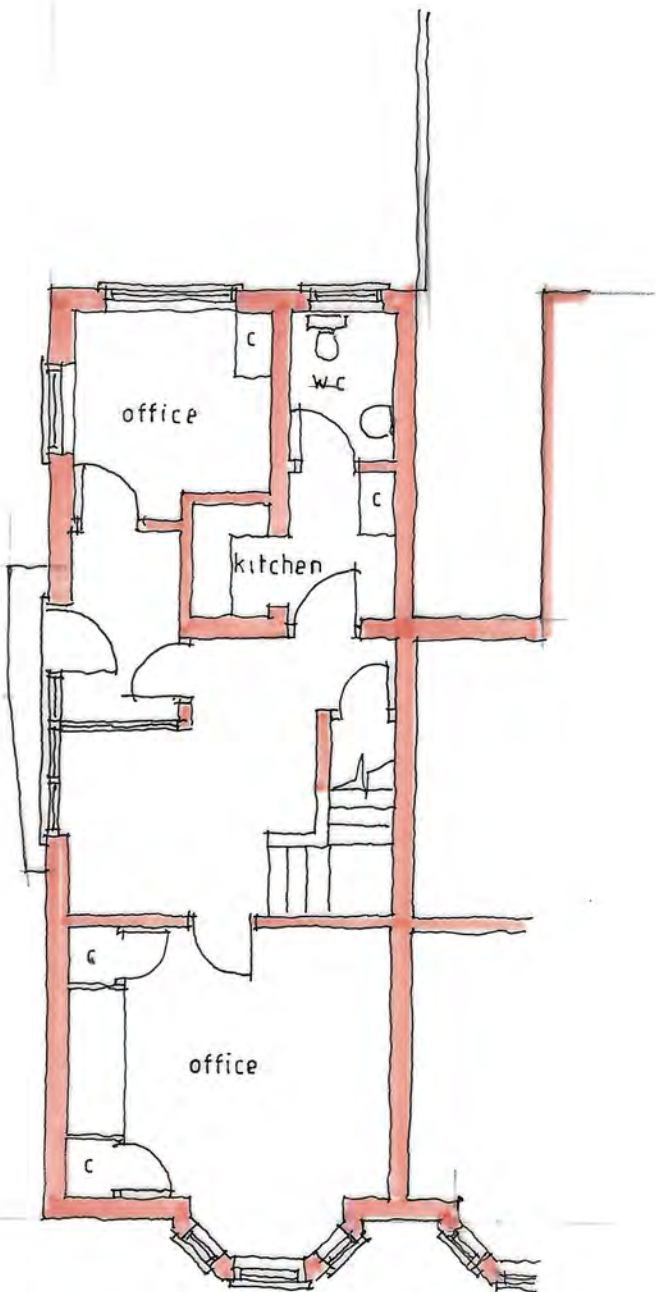
SIDE ELEVATION



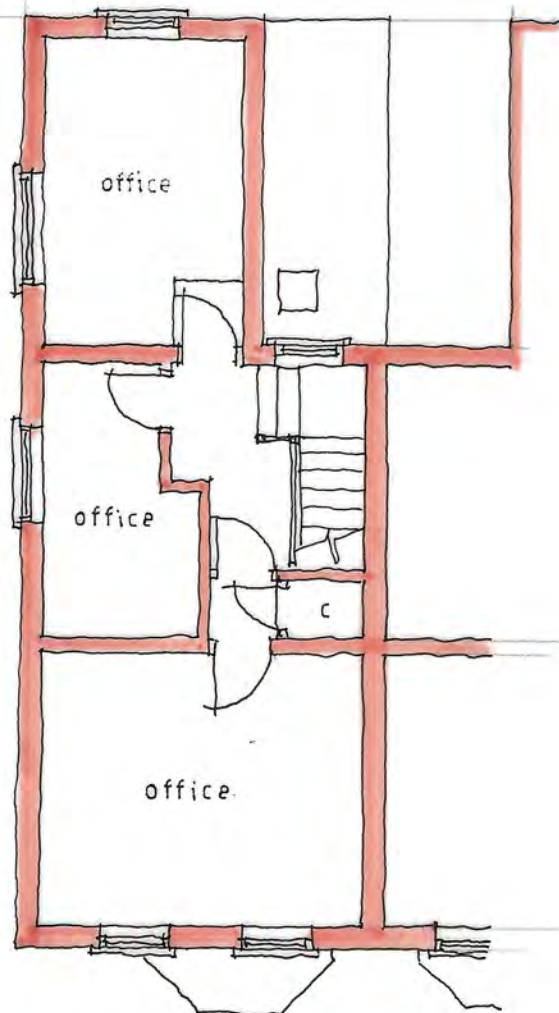
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR
94 ADDISON ROAD



FIRST FLOOR

Project
Residential conversion
94-98 Addison Road
READING
Berks

Client
Mr W Harvey

Drawing
PLANS and ELEVATIONS
as EXISTING

Scale
1:100 at A2

Date
December 2024



Paul Edwards Architecture
12 Sandy Lane, Barkham, Wokingham, Berks RG41 4DB
Tel: 01189772925 Mob: 07831837415 E-mail: paul@pauledwardsarchitecture.co.uk

Job **2676** Dwg. **03**

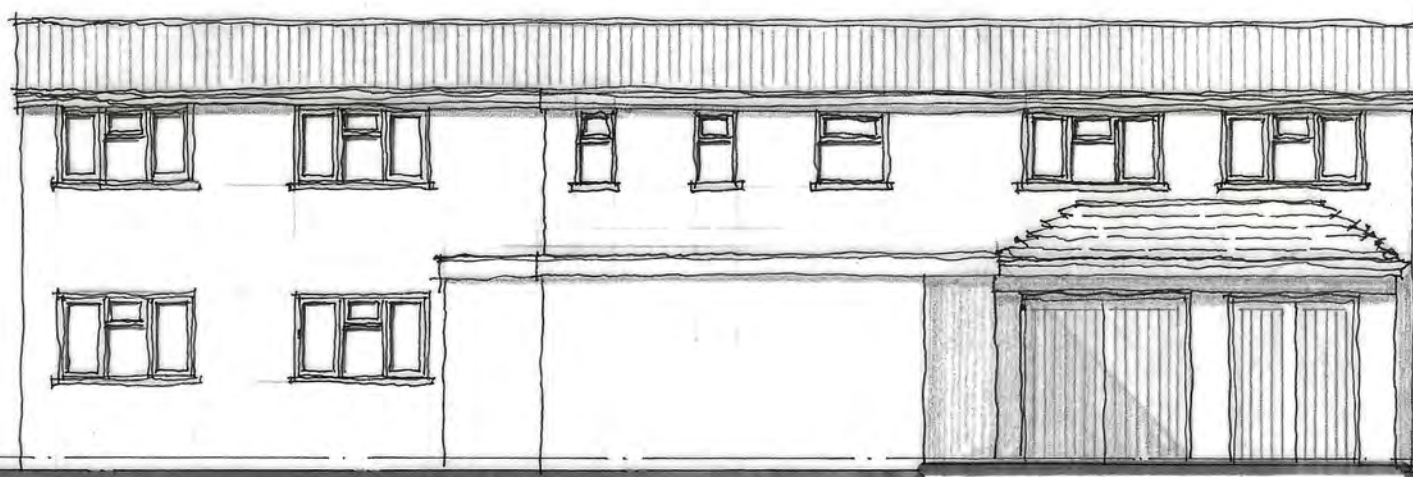
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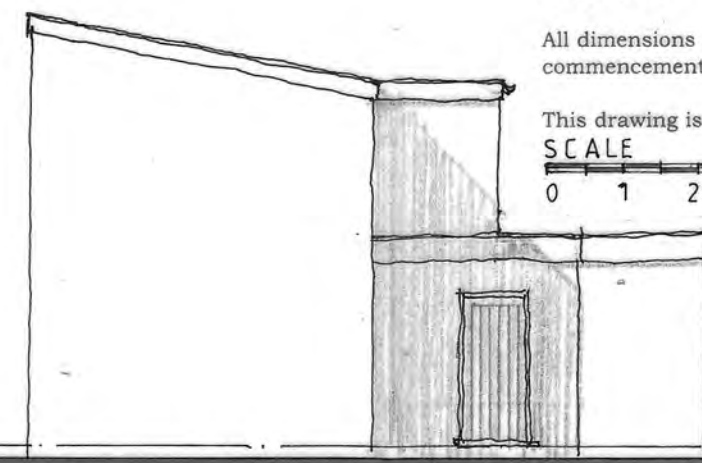
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SCALE

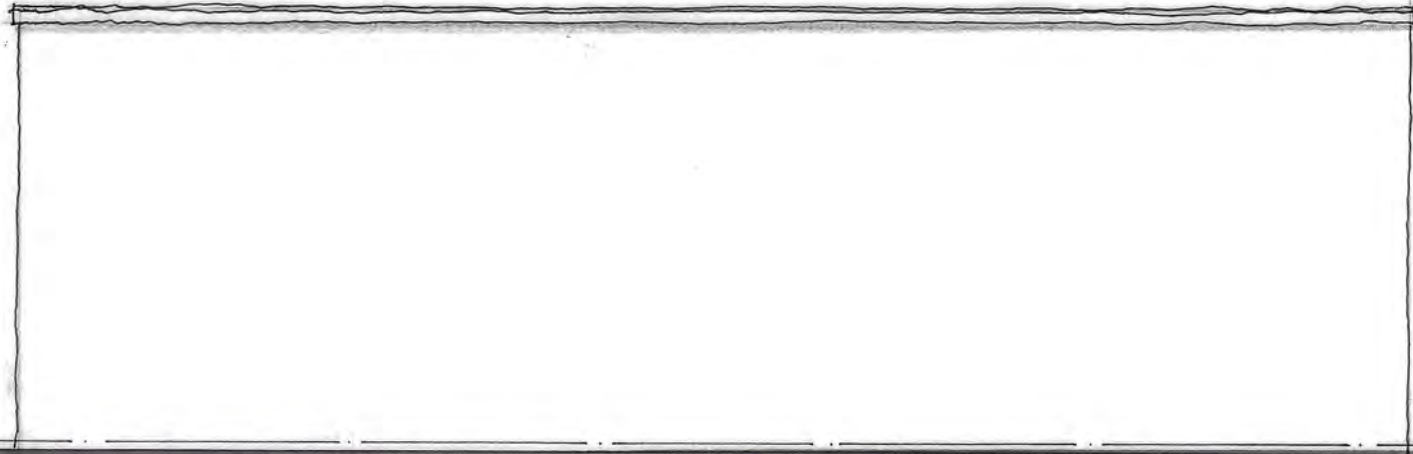
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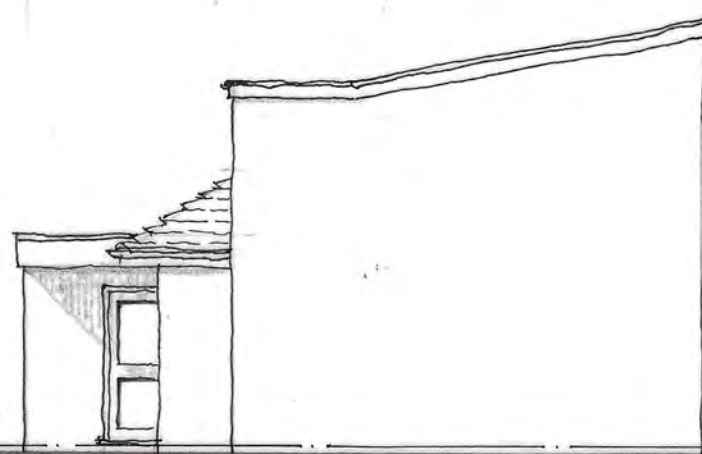
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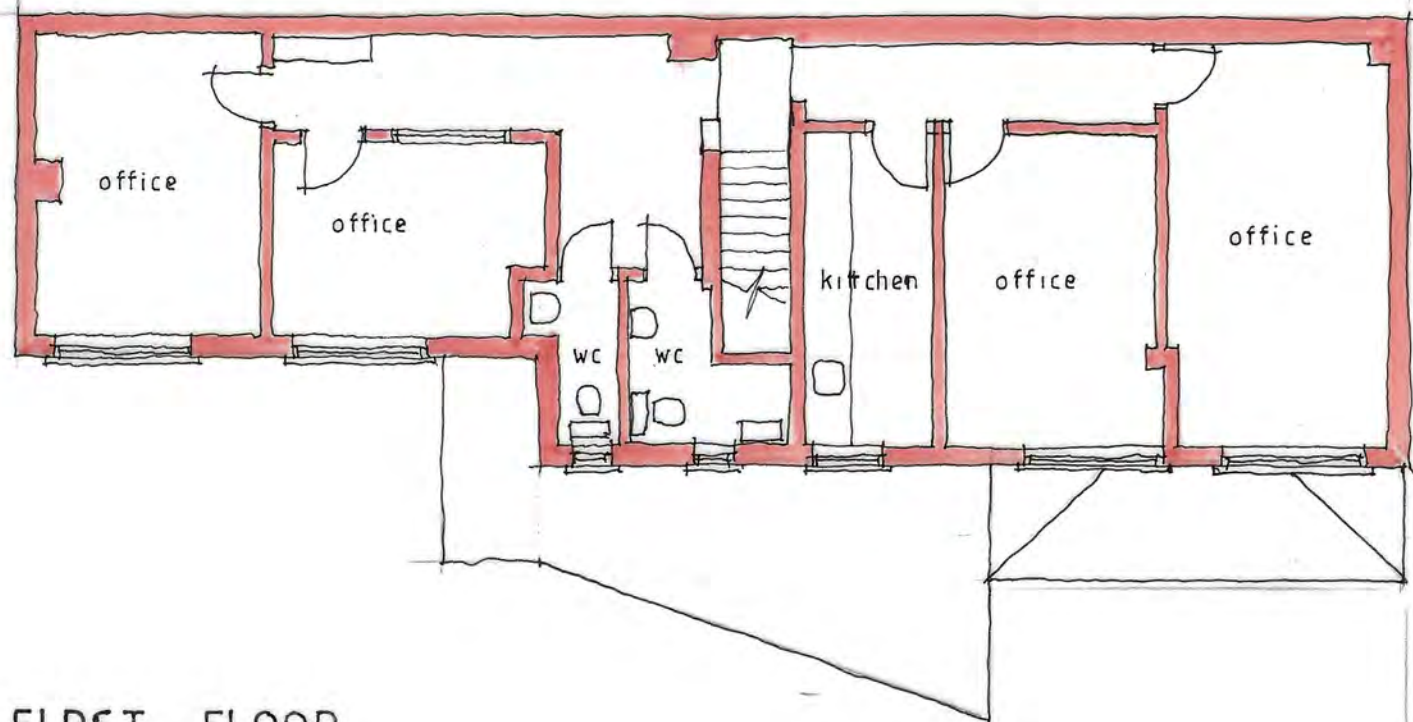
SIDE ELEVATION



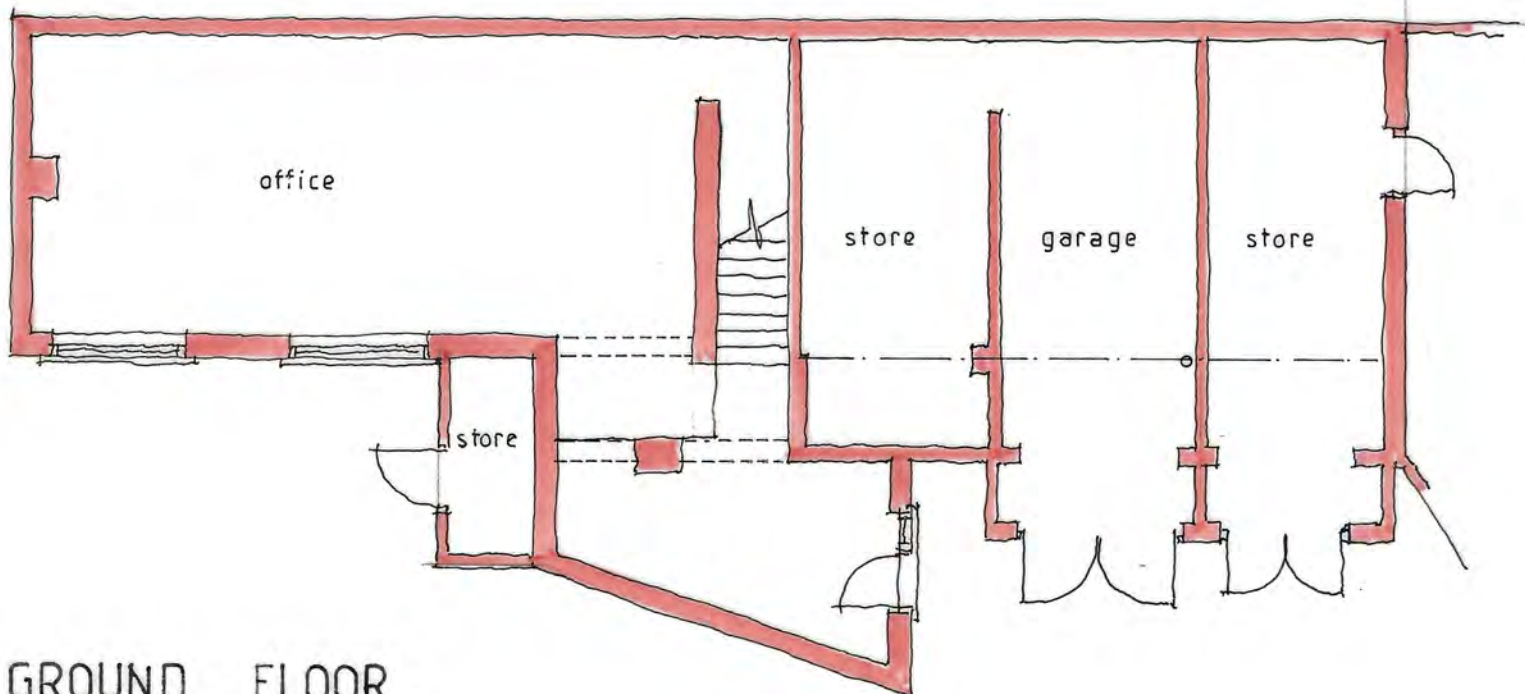
REAR ELEVATION



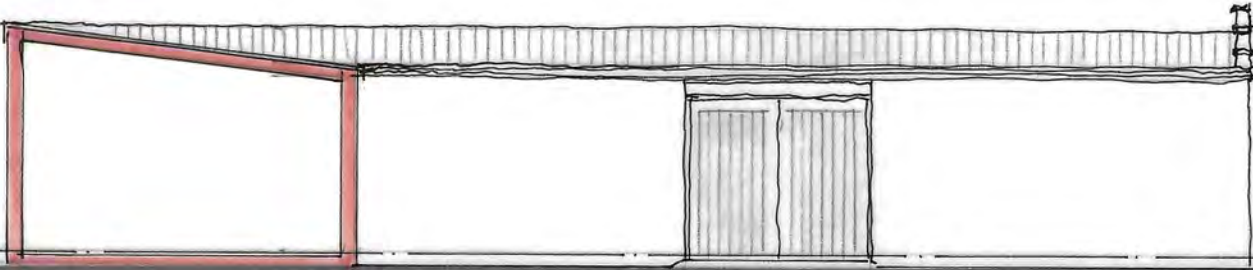
SIDE ELEVATION



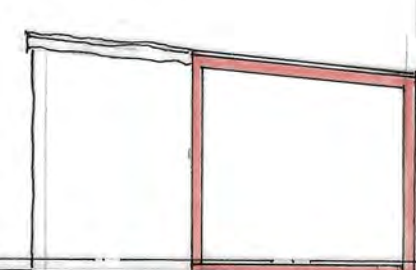
FIRST FLOOR



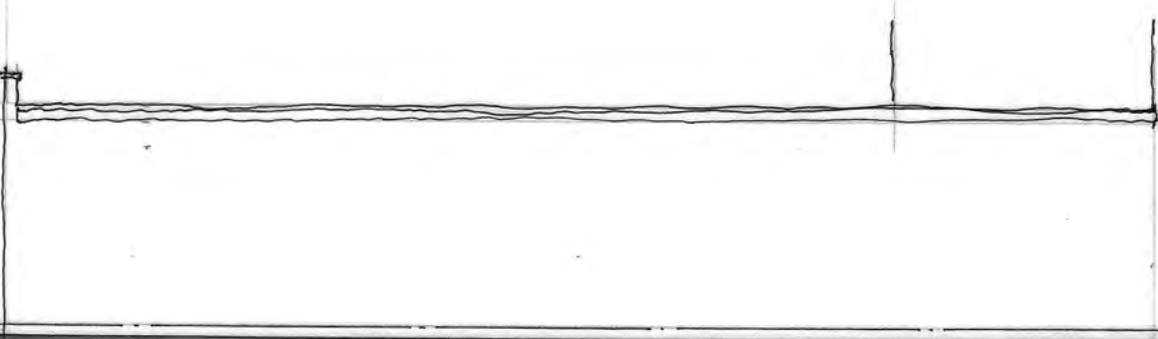
GROUND FLOOR
98 ADDISON ROAD



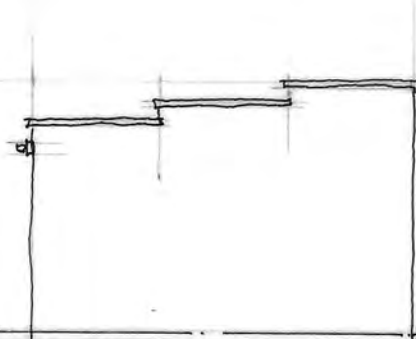
FRONT ELEVATION



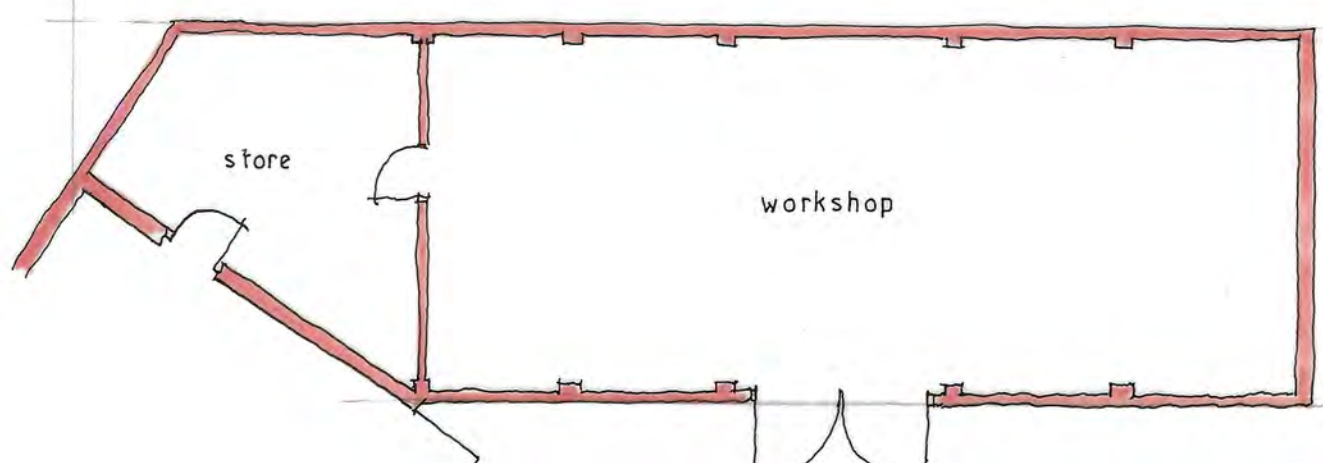
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR
96 ADDISON ROAD

Project	Residential conversion 94 - 98 Addison Road READING Berks
Client	Mr W. Harvey

Drawing	PLANS and ELEVATIONS as EXISTING
Scale	1:100 at A2
Date	December 2024



Paul Edwards Architecture

12 Sandy Lane, Barkham, Wokingham, Berks RG41 4DB
Tel: 01189772925 Mob: 07831837415 E-mail: paul@paulledwardsarchitecture.co.uk

Job	2676	Dwg. 04
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APPENDIX B

Drawing 2676-05 – Proposed Plans & Elevations

Drawing 2676-06 – Proposed Plans & Elevations

Drawing 2676-07 – Proposed Site Plan

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

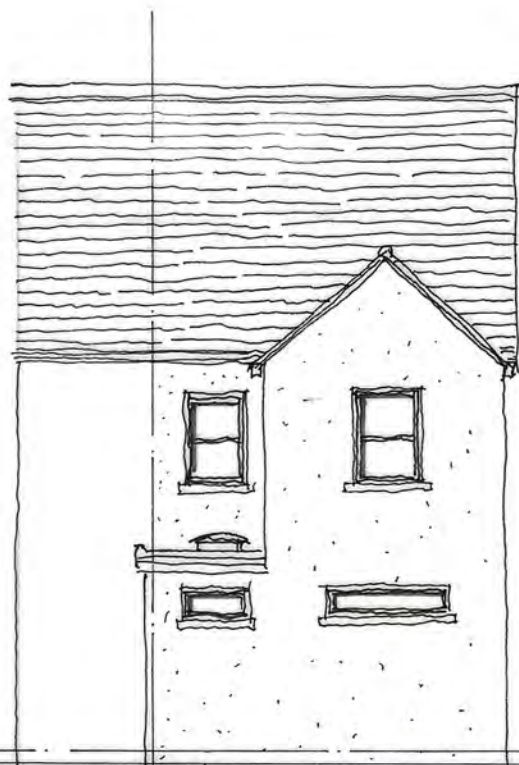
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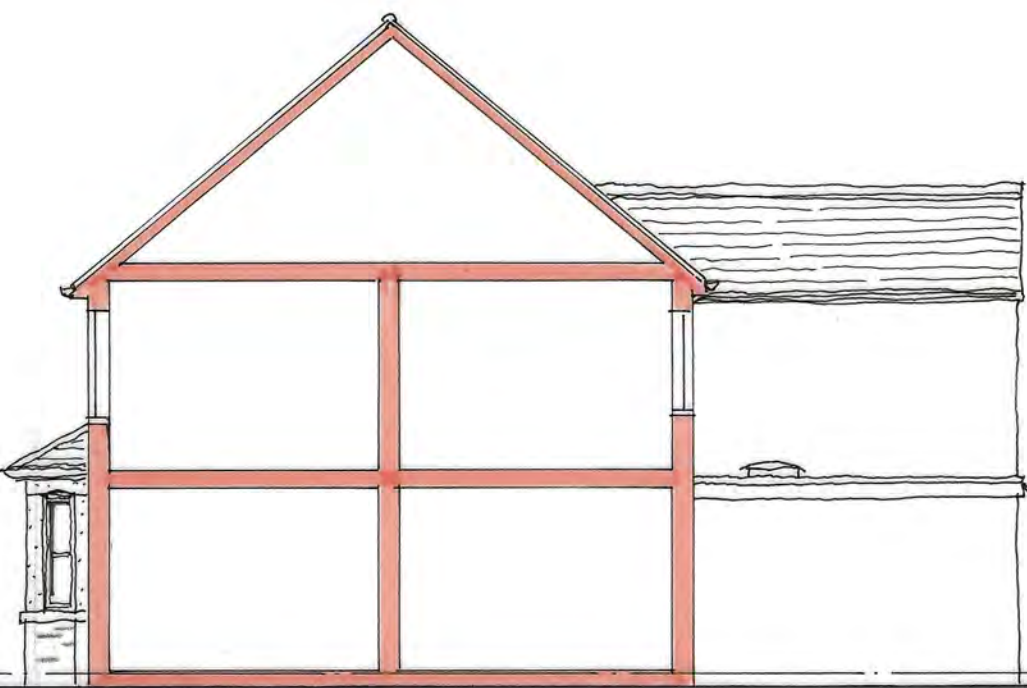
FRONT ELEVATION



SIDE ELEVATION

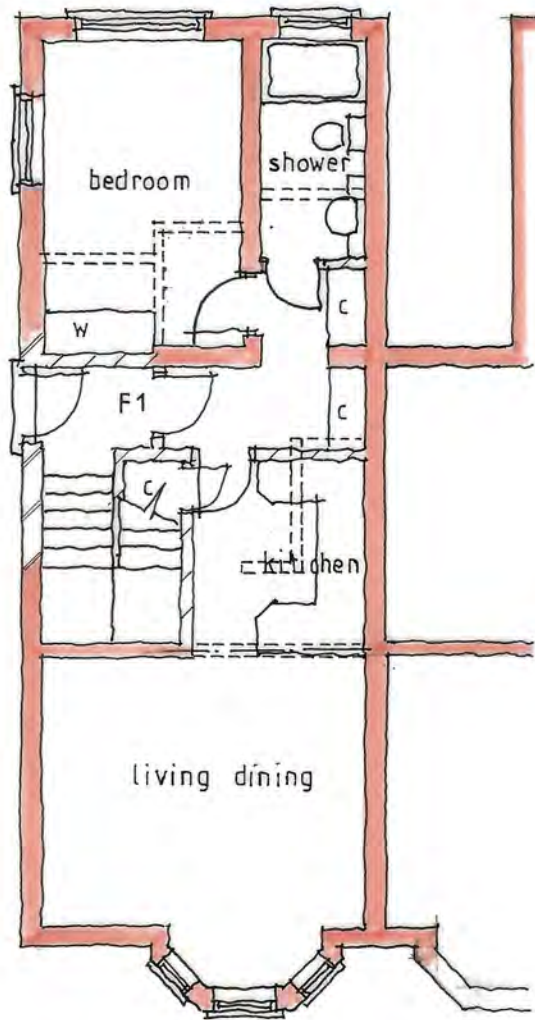


REAR ELEVATION

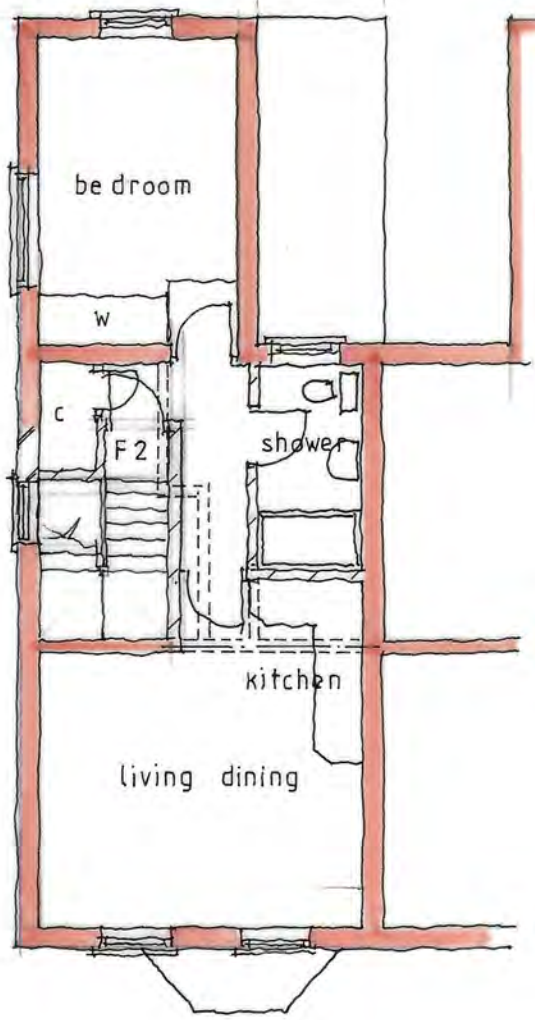


SIDE ELEVATION

Accommodation
F1 1 bedroom flat gia = 47.05 sq m
F2 1 bedroom flat gia = 39.10 sq m



GROUND FLOOR
94 ADDISON ROAD



FIRST FLOOR

Project	Residential conversion 94 - 98 Addison Road READING Berks
Client	Mr W Harvey
Drawing	PLANS and ELEVATIONS as PROPOSED
Scale	1:100 at A2
Date	December 2024

Paul Edwards Architecture
12 Sandy Lane, Barkham, Wokingham, Berks RG41 4DB
Tel: 01189772925 Mob: 07831837415 E-mail: paul@paulledwardsarchitecture.co.uk

Job 2676 Dwg.05

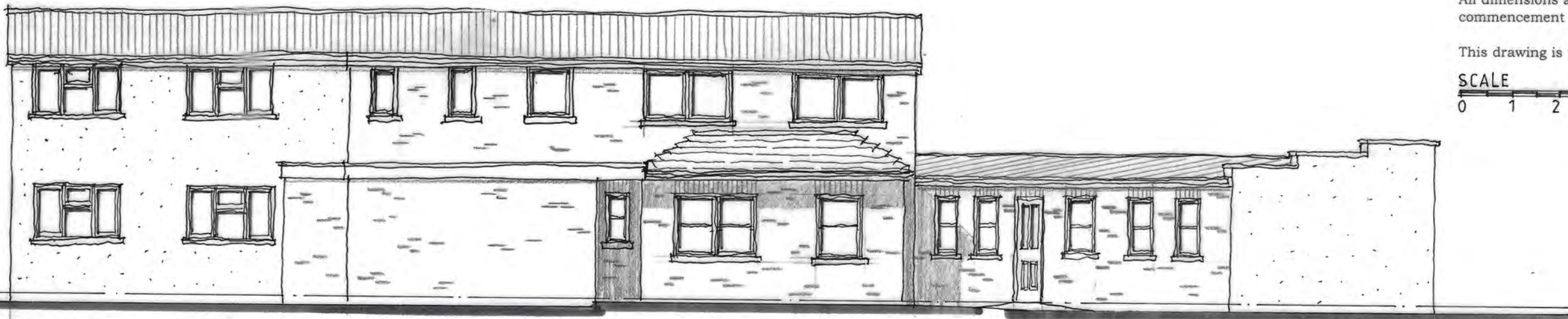
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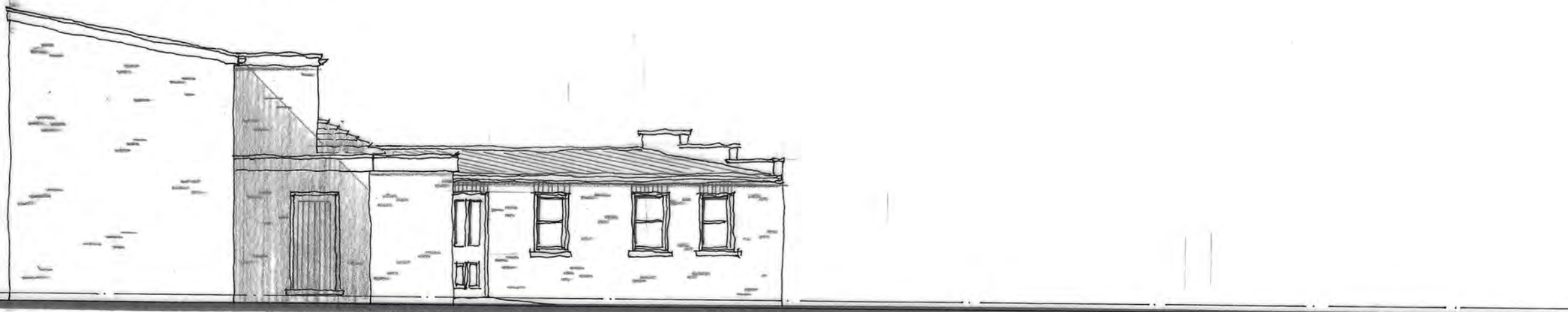
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SCALE

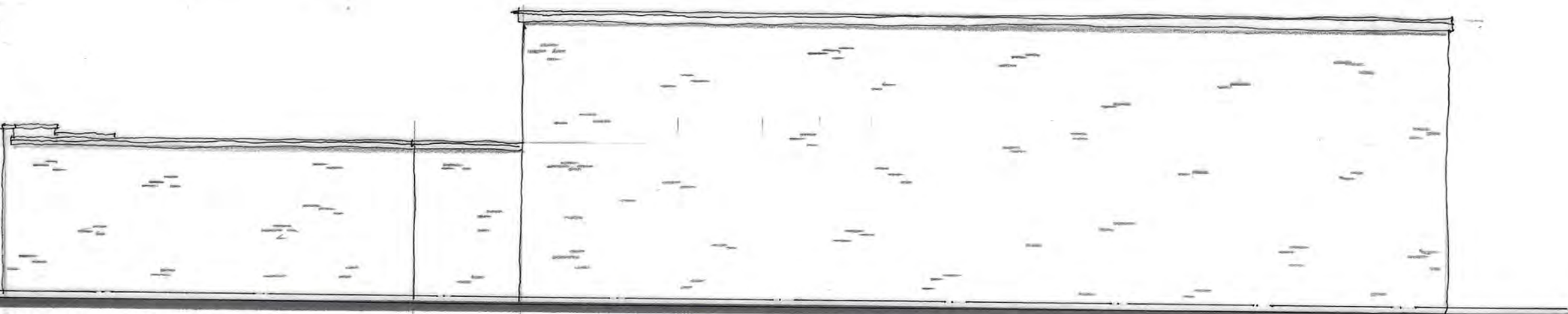
0 1 2 3 4 5 6 8 10



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



FIRST FLOOR

GROUND FLOOR
96 and 98 Addison Road

Accommodation

F 3 2 bedroom flat gia = 63.00 sq m
F 4 1 bedroom flat gia = 47.25 sq m
F 5 1 bedroom flat gia = 44.40 sq m
Existing office space gia = 76.24 sq m

Project	Residential conversion 94 - 98 Addison Road READING Berks
Client	Mr W Harvey

Drawing
PLANS and ELEVATIONS
as PROPOSED

Scale 1:100 at A2 Date December 2024



Paul Edwards Architecture

12 Sandy Lane, Barkham, Wokingham, Berks RG41 4DB
Tel: 01189772925 Mob: 07831837415 E-mail: paul@pauledwardsarchitecture.co.uk

Job 2676 Dwg. 06

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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SITE PLAN 1:200



LOCATION PLAN 1:1250

SITE AREA=0.0429ha=0.106 acres

4 No 1 bedroom flats
1 No 2 bedroom flat
Existing office accommodation

Project	Residential conversion 94-98 Addison Road READING Berks
Client	Mr W. Harvey
Drawing	

SITE PLANS

Scale	As shown	Date	December 2024
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Paul Edwards Architecture

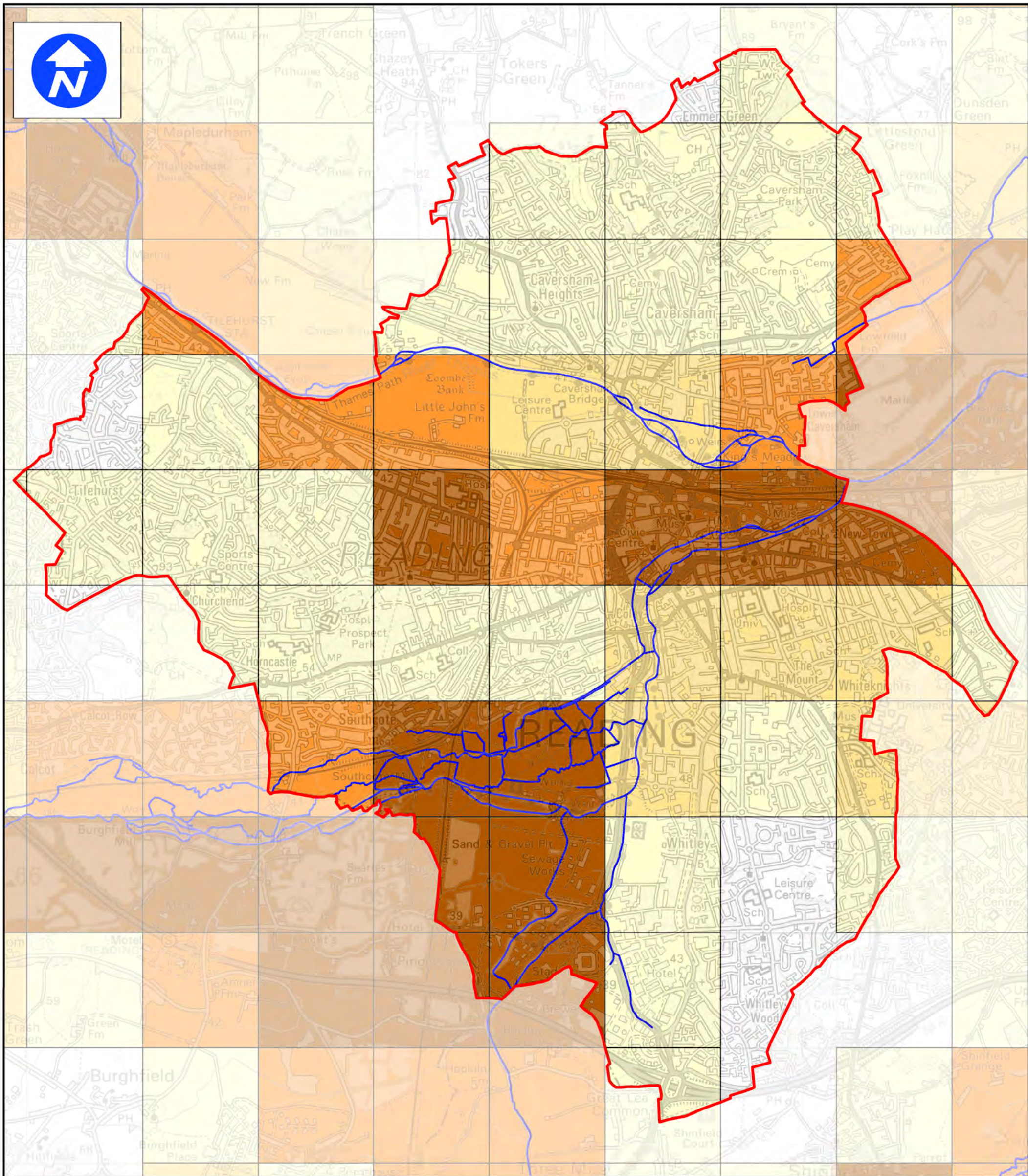
12 Sandy Lane, Barkham, Wokingham, Berks RG41 4DB
Tel: 01189772925 Mob: 07831837415 E-mail: paul@paulledwardsarchitecture.co.uk

Job	2676	Dwg.	07
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APPENDIX C

SFRA Map F8

SFRA Map F9



KEY

 Reading Borough Council Boundary

-  Less than 25%
-  Between 25% and 50%
-  Between 50% and 75%
-  Greater than 75%

 EA Main River

The Areas Susceptible to Groundwater Flooding map is based on the underlying geology across a 1 km square grid.

It does not take account of the chance of flooding from groundwater rebound. It shows the proportion of each 1km grid square where geological and hydrogeological conditions show that groundwater might emerge. The susceptible areas are represented by one of four area categories (listed to the right) showing the proportion of each 1km square that is susceptible to groundwater emergence. It does not show the likelihood of groundwater flooding occurring.

In common with the majority of datasets showing areas which may experience groundwater emergence, this dataset covers a large area of land, and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of groundwater flooding.

The data should not be interpreted as identifying areas where groundwater is actually likely to flow or pond, thus causing flooding, but may be of use to LLFAs in identifying where, for example, further studies may be useful.

The data was produced to annotate indicative Flood Risk Areas with information to allow LLFAs to determine whether there may be a risk of flooding from groundwater



www.peterbrett.com

Peter Brett Associates LLP
READING
Tel: 0118 950 0761 Fax: 0118 950 7498

Client



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RBC SFRA

Areas Susceptible to Groundwater Flooding (ASTGWF)

Date: 04/04/2016

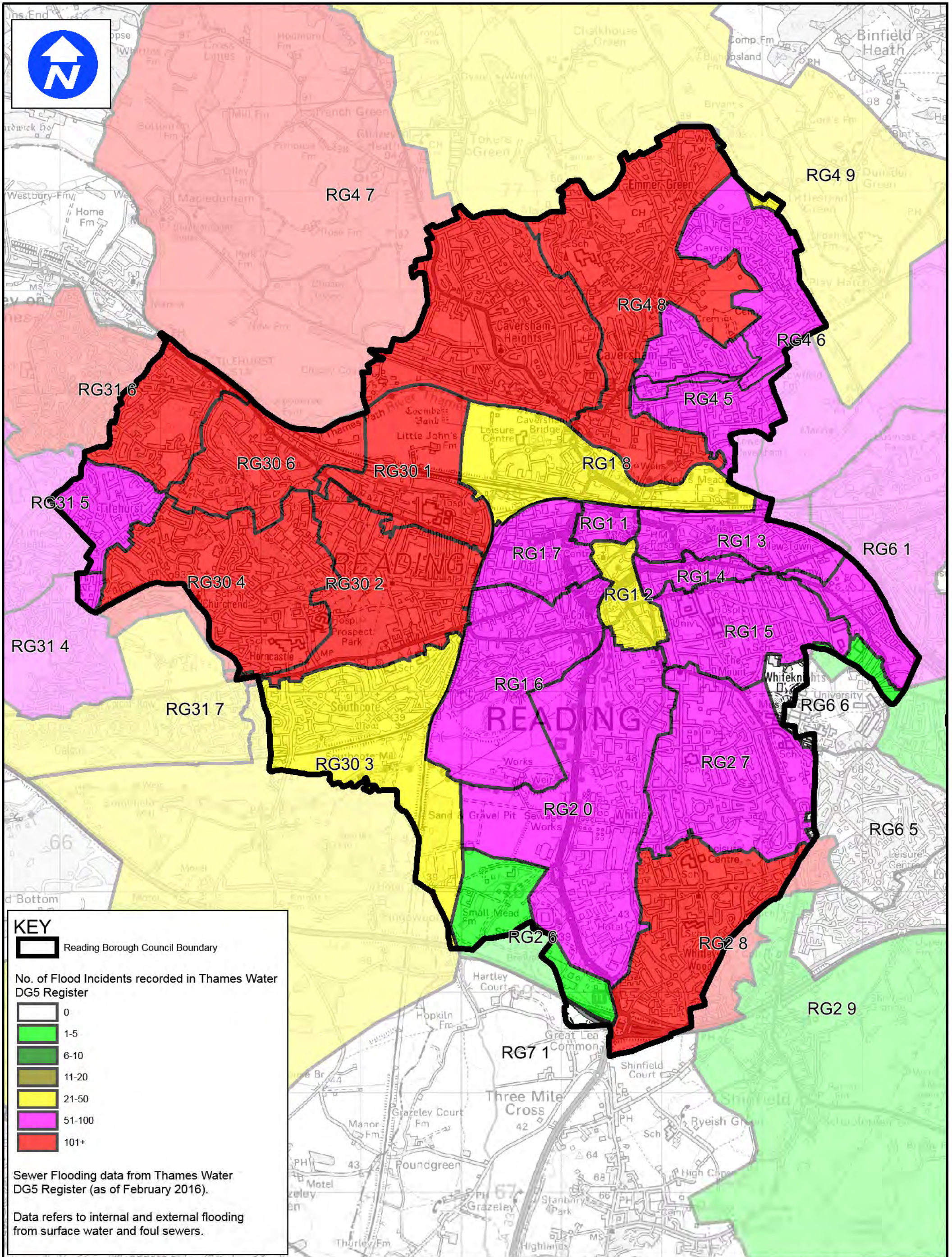
Scale: NTS

Drawn By: SB Checked By: RF

Rev: -

Figure Number

Map F8



pba
peterbrett

www.peterbrett.com

Peter Brett Associates LLP
READING
Tel: 0118 950 0761 Fax: 0118 950 7400

Client
Reading
Borough Council
Working better with you

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RBC SFRA

Thames Water Sewer Flooding Incidents

Date: 04/04/2016

Scale: NTS

Drawn By: SB Checked By: RF

Rev: -

Figure Number
Map F9