

FLOOD WARNING AND EVACUATION PLAN FOR THE DELTA BUILDING, 121 KINGS ROAD, READING, RG1 3ES

DOCUMENT NO: C3480-R2-REV-A

PREPARED BY



CONTENTS

1. INTRODUCTION.....	3
2. SAFE ACCESS AND EGRESS.....	5
2.1 Emergency Planning	7
3. SUMMARY	8

1. INTRODUCTION

Nimbus Engineering Consultants Ltd, have prepared this Flood Action Plan in line with guidance and advice from Reading Borough Council and the Flood Risk emergency plans for new development document, provided by the Environment Agency. This report will be presented to the occupants of this building to describe their required course of action in the event of fluvial flooding which will not affect their dwellings, however key access routes to and from their dwellings will be at risk of flooding, as shown in the flood maps from the Environment Agency, see Figure 1 below:

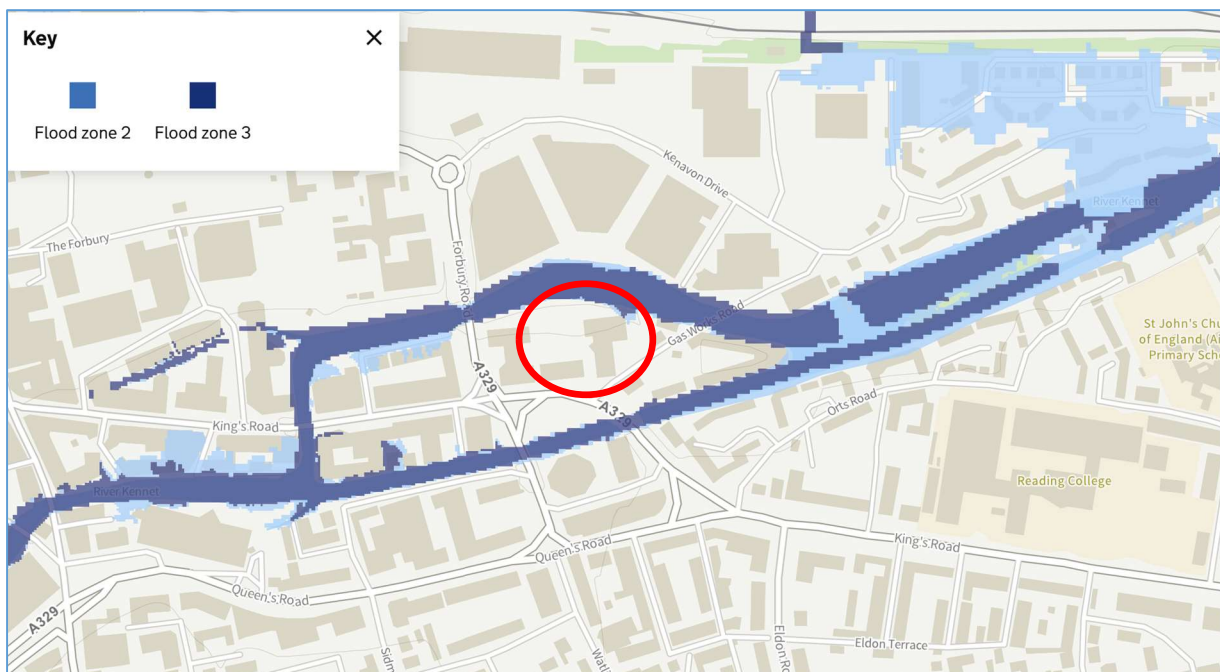


Figure 1 – Fluvial Flood Map from the Environment Agency

The safe access and egress of the occupants is essential in order to reduce the potential risk to life.

This report outlines the flood risk to the proposed development site at 121 Kings Road, Reading and the procedures which must be followed in the event of a significant flood occurring. However, safe access and egress of the occupants is essential in order to reduce the potential risk to life.

2. SAFE ACCESS AND EGRESS

It is essential that safe access and egress routes are planned in advance and that occupants do not put themselves at risk by walking through flood water which, has the potential to knock them off their feet. It is also imperative that occupants are made aware of the hidden dangers such as blown manholes.

As part of the deeds, the managers of these properties will be presented with a copy of this report in order to understand the access and egress risks during an extreme flooding event although, as per the map provided in figure 1, there is no risk of flooding, or immediately outside the building.

They will also be required to sign up to receive free flood warnings from the Environment Agency by calling 0345 988 1188.

Once a flood warning has been received, the residents will be advised to only access or egress their dwellings via the key routes shown on the hazard map in figure 2, as this clearly shows that it is dangerous to access and egress their dwellings via any other key route.

The Delta Building, 121 Kings Road, Reading, RG1 3ES

Flood Warning and Evacuation Plan

Nimbus Engineering Consultants Ltd

April 2025

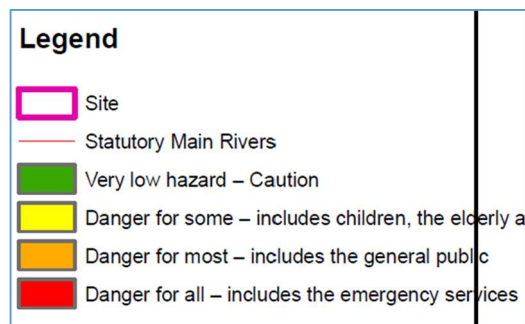
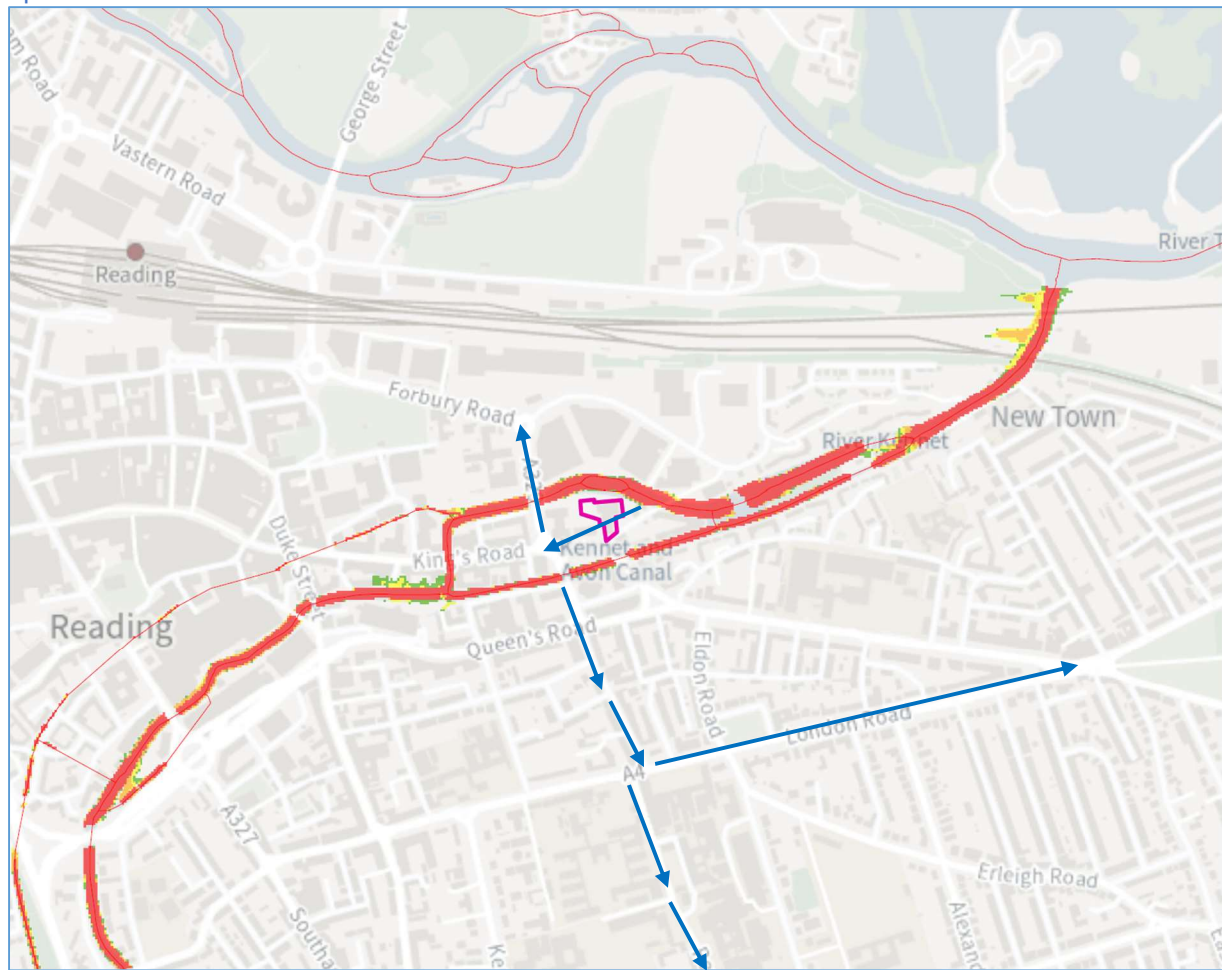


Figure 2 – Hazard Map 1% AEP +35% CC Flood Map from the Environment Agency

2.1 Emergency Planning

When the risk has subsided the Environment Agency will remove the Severe Flood Warning, which will be communicated through their Flood Warning Service.

All occupants will be provided with copies of this report as part of their lease or deeds, to ensure that they are aware of the potential risk to life as a result of flooding, during any access and egress to their dwellings.

A safe access, or exit route, is a route that is only safe for use by occupiers without the intervention of the emergency services or others.

It should also be noted that vehicles should not be driven through floodwater. DEFRA's Flood Risk Assessment Guidance for New Development Phase 2 (FD2320) suggests:

- *'Cars will stop and/or float in water as shallow as 0.5m, whilst some emergency vehicles may survive in water of 1m. A fire engine remains controllable in depths of 0.5m up to a flow velocity of 5 m/sec, due to high-level air intakes/exhausts.'*

3. SUMMARY

Once a flood warning has been received, occupants will not require evacuation as their dwellings and the areas immediately outside them are not at risk of flooding, however key access and egress routes surrounding the site are at risk of fluvial flooding. Therefore any access and egress to their dwellings must only be carried out via the route shown on the hazard map in figure 2, unless informed otherwise by the emergency services.

A personal flood plan & Environment Agency warning signs information is provided at the rear of this report.

APPENDIX A – PERSONAL FLOOD PLAN AND WARNING SIGNS

Flood warnings - know what to do?



**FLOOD
ALERT**

PREPARE

- Prepare a bag that includes medicines and insurance documents
- Visit **flood-warning-information.service.gov.uk**



**FLOOD
WARNING**

ACT

- Turn off gas, water and electricity
- Move things upstairs or to safety
- Move family, pets and car to safety



**SEVERE
FLOOD
WARNING**

SURVIVE

- Call 999 if in immediate danger
- Follow advice from emergency services
- Keep yourself and your family safe

Personal flood plan

Name



Are you signed up to receive flood warnings?

If not call Floodline on 0345 988 1188 to see if your area receives free flood warnings.

☐

Let us know when you've completed your flood plan by calling Floodline on **0345 988 1188**. This will help us learn more about how people are preparing for flooding.

General contact list	Company name	Contact name	Telephone
Floodline	Environment Agency		0345 988 1188
Electricity provider			
Gas provider			
Water company			
Telephone provider			
Insurance company and policy number			
Local council			
Local radio station			
Travel/weather info			

Key locations

Service cut-off	Description of location
Electricity	
Gas	
Water	

Who can help/who can you help?

Relationship	Name	Contact details	How can they/you help?
Relative			
Friend or neighbour			

Be prepared for flooding. Act now

Personal flood plan

What can I do NOW?



Put important documents out of flood risk and protect in polythene

☐

Look at the best way of stopping floodwater entering your property

☐

Find out where you can get sandbags

☐

Identify what you would need to take with you if you had to leave your home

☐

Check your insurance covers you for flooding

☐

Make a flood plan and prepare a flood kit

☐

Identify who can help you/ who you can help

☐

Understand the flood warning codes

☐

What can you do if a flood is expected in your area?

Actions	Location
Home	
• Move furniture and electrical items to safety	
• Put flood boards, polythene and sandbags in place	
• Make a list now of what you can move away from the risk	
• Turn off electricity, water and gas supplies	
• Roll up carpets and rugs	
• Unless you have time to remove them hang curtains over rods	
• Move sentimental items to safety	
• Put important documents in polythene bags and move to safety	
Garden and outside	
• Move your car out of the flood risk area	
• Move any large or loose items or weigh them down	
Business	
• Move important documents, computers and stock	
• Alert staff and request their help	
• Farmers move animals and livestock to safety	
Evacuation - Prepare a flood kit in advance	
• Inform your family or friends that you may need to leave your home	
• Get your flood kit together and include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons	

There are a range of flood protection products on the market to help you protect your property from flood damage. A directory of these is available from the **National Flood Forum** at www.bluepages.org.uk

Be prepared for flooding. Act now