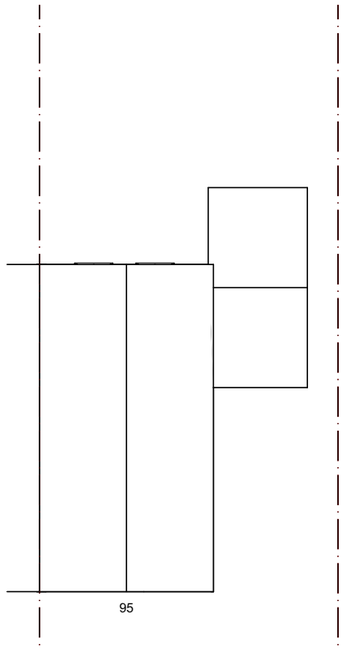
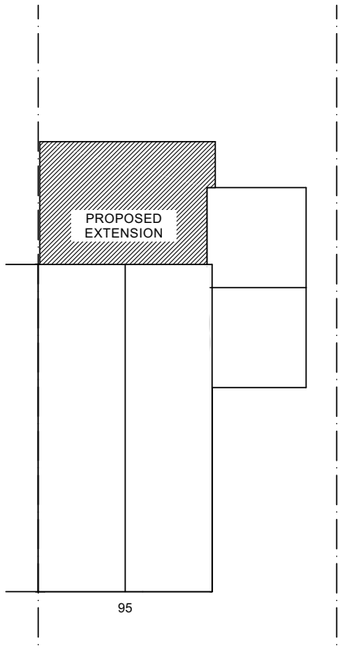


EXISTING BLOCK PLAN (1:200)



PROPOSED BLOCK PLAN (1:200)

FLOOD RISK

THE GREEN PARK FLOOD MANAGEMENT SCHEME HAS MITIGATED FLOOD RISK AT GREEN PARK VILLAGE, PLACING THE DEVELOPMENT WITHIN FLOOD ZONE 1.

THIS IS CONFIRMED BY THE GRANVILLE FLOOD STATEMENT (JANUARY 2016) AND SECTION 7.2.6 OF THE READING BOROUGH COUNCIL STRATEGIC FLOOD RISK ASSESSMENT (PBA, JUNE 2017).

Low Flood Risk at Green Park Village

Green Park Flood Alleviation Scheme

In order to develop the wider Green Park area, the Green Park Flood Alleviation scheme was devised in the 1980's. A number of significant mitigation measures were put in place in order to reduce the risk of flooding. These include:

- Longwater Flood Relief Channel, which diverts flood water to the River Kennet.
- 16ha of land reserved for dedicated flood storage.

These key features are displayed in the adjacent image.

KEY

- Watercourses and water bodies
- Route of recently constructed flood channel taking flood flows from Foundry Brook to River Kennet
- Dedicated flood storage

0m 25m 50m
1:1250
0m 5m 10m 15m 20m
1:500
0m 2m 4m 6m 8m
1:200
0m 1m 2m 3m 4m
1:100
0m 1m 2m
1:50

AMENDMENTS	DATE:	REV.

Dimensions, area and levels where given are only approximate and subject to site survey. All dimensions are to be checked onsite. Figured dimensions only are to be taken from this drawings. This drawing is to be read in conjunction with all relevant consultants and /or specialists drawings / documents and any discrepancy or variations are to be notified to the designer before the affects works commences.This drawing is the intellectual property of OPS Chartered Surveyors and must not be copied, reproduced, modified or distributed without the author's consent.

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RICS Regulated by RICS | IPWS | registered LABC Partner Authority Scheme

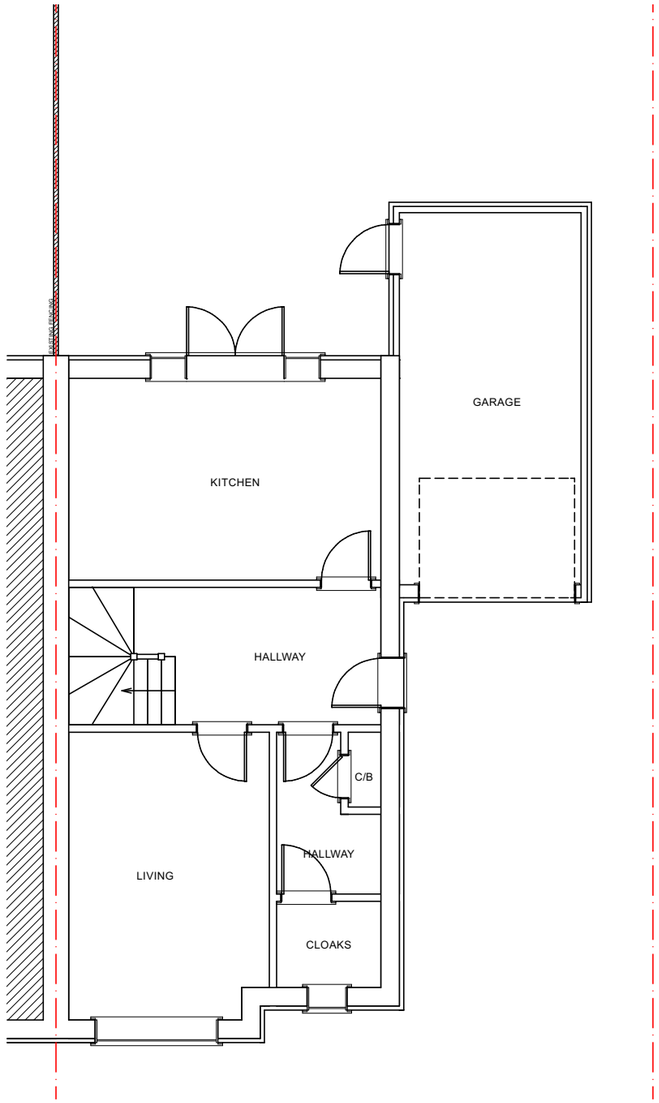
ADDRESS:
95 Maine Street, Reading, RG2 6AZ

CLIENT:
Mr Yeung

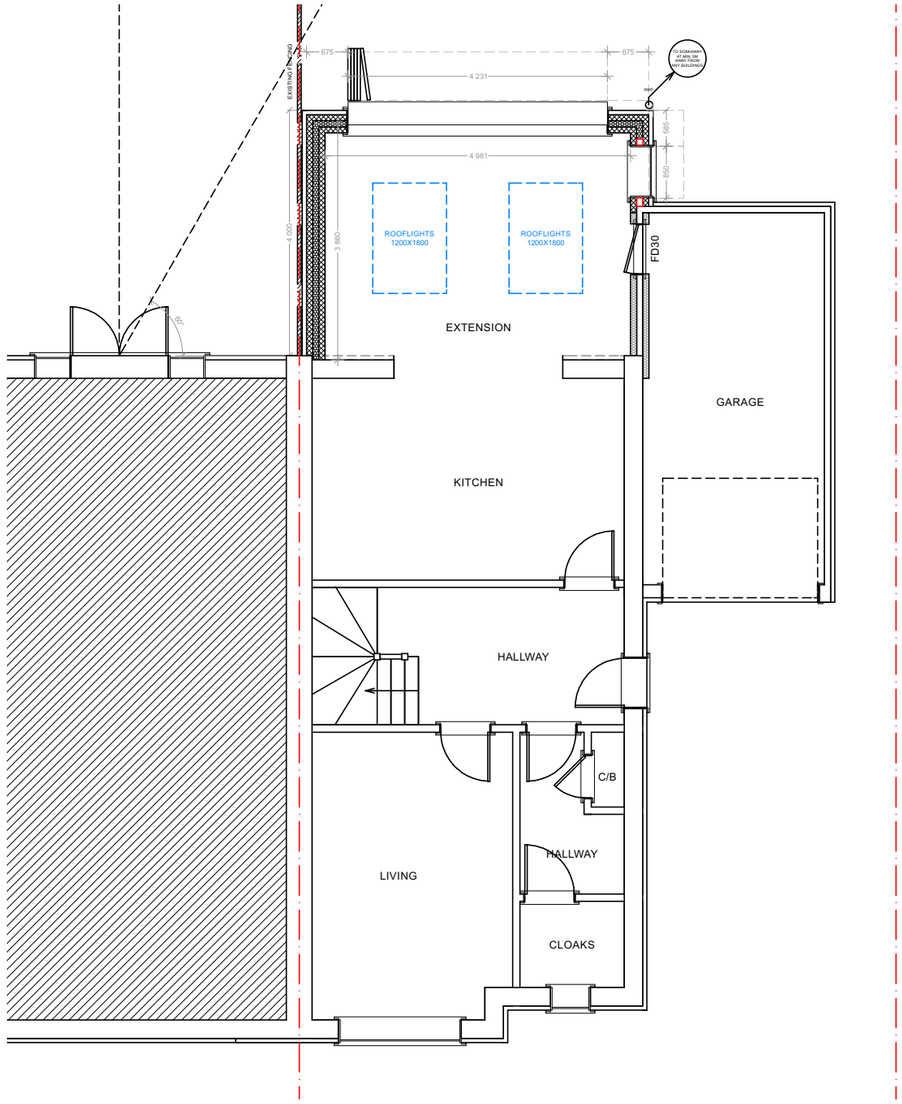
DRAWING:
PLANNING
PROPOSAL: Single storey rear extension

@ISO A3 (297 x 420)

DRAWN: SC	**DRAWING NUMBER**	**REV.**
SCALE: AS SHOWN	2025-95MS-PL-1	1.0B
DATE: 13/05/2025	**SHEET:**# 1 / 3	



EXISTING GROUND FLOOR (1:100)



PROPOSED GROUND FLOOR (1:100)

0m 25m 50m
1:1250

0m 5m 10m 15m 20m
1:500

0m 2m 4m 6m 8m
1:200

0m 1m 2m 3m 4m
1:100

0m 1m 2m
1:50

PROPOSED EXTENSION DEPTH IS SIMILAR TO APPROVAL 240676 WITH A 4.165M DEEP REAR EXTENSION.

READING "DESIGN GUIDE TO HOUSE EXTENSIONS SPD" SECTION 7.0 STATES: SINGLE STOREY REAR EXTENSION SHOULD NOT BREACH THE 60° RULE OF THUMB.

AMENDMENTS	DATE:	REV.

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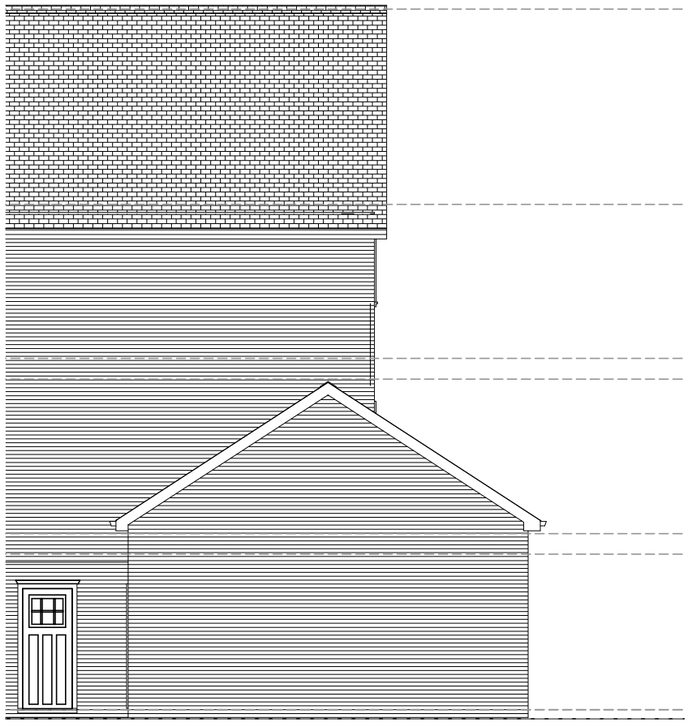
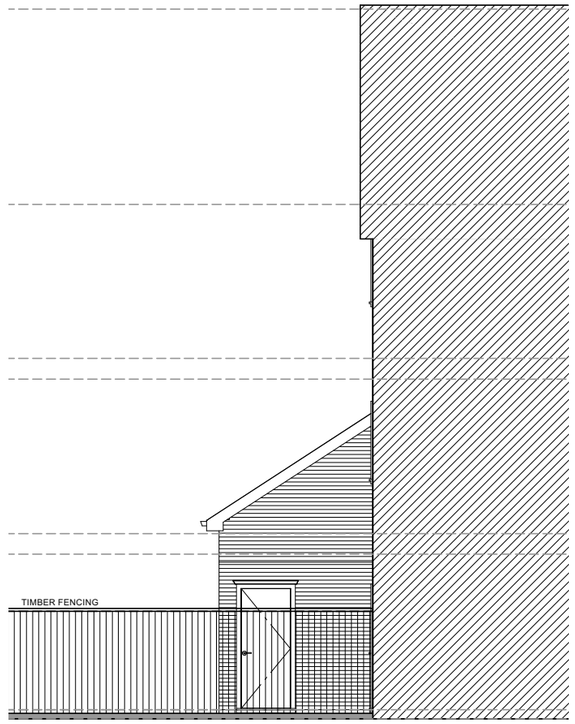
SCALE: AS SHOWN	2025-95MS-PL-2	1.0B
DATE: 13/05/2025	**SHEET:**# 2 / 3	

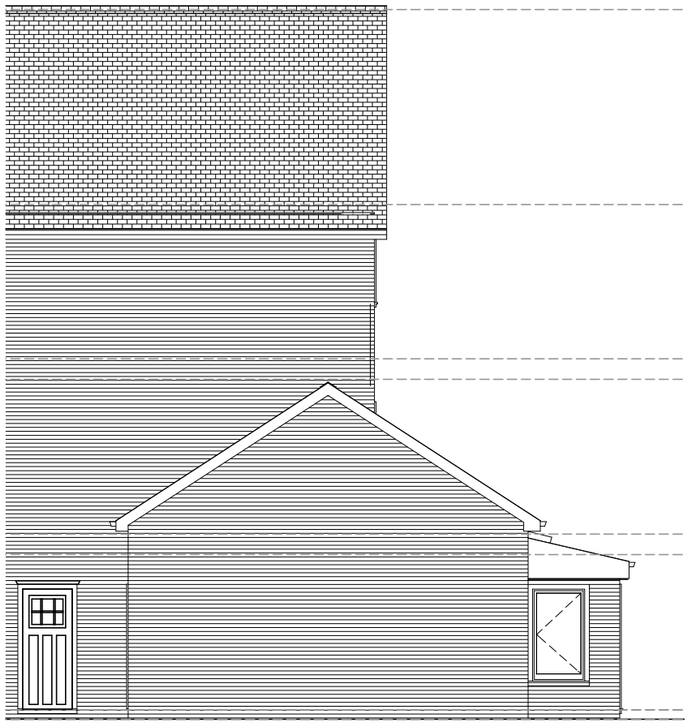


EXISTING SIDE (1:100)

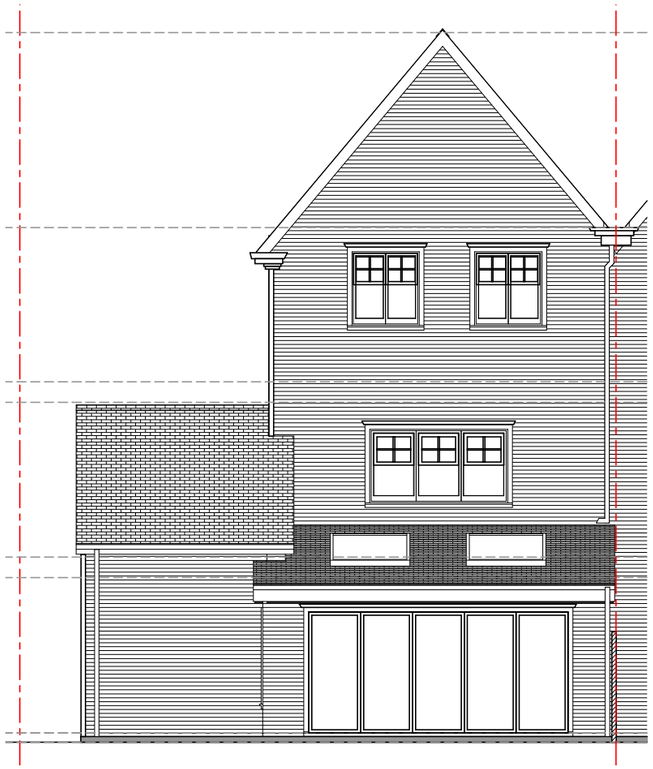
EXISTING REAR (1:100)



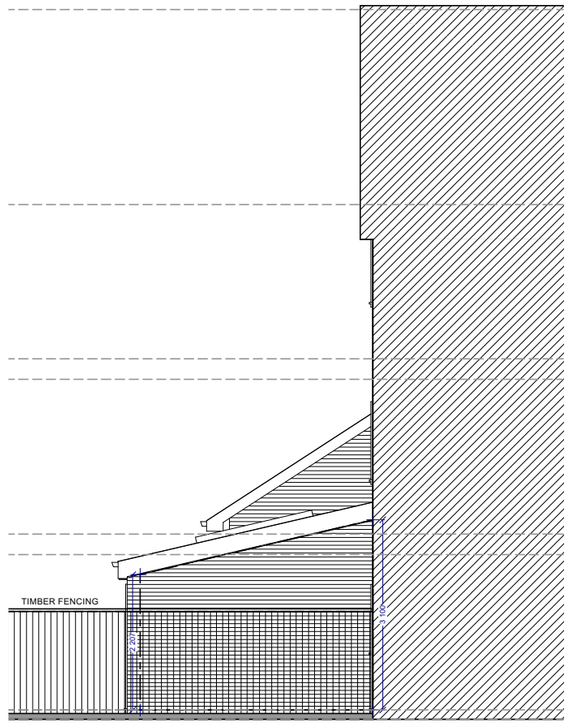
EXISTING SIDE (1:100)



PROPOSED SIDE (1:100)



PROPOSED REAR (1:100)



PROPOSED SIDE (1:100)

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1:1250

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SCALE: AS SHOWN	2025-95MS-PL-3	1.0B
DATE: 13/05/2025	**SHEET:**# 3 / 3	