

FLOOD RISK SURVEY REPORT

Property: 41 Patrick Road, Caversham, Reading, RG4 8DD

Client: Arpit Malani

Date: 10/12/25

Prepared by: SK Design consultant

1. Introduction

This Flood Risk Survey Report has been prepared for the property at 41 Patrick Road, Caversham, Reading, RG4 8DD. The purpose of this report is to assess potential flood risks affecting the site including fluvial, pluvial, groundwater, and drainage-related risks.

2. Site Description

- Property Type: Residential
- Location: Patrick Road, Caversham, Reading
- Local Authority: Reading Borough Council
- Topography: Gently sloping towards the River Thames
- Flood Zone: Indicative — requires EA map confirmation

3. Sources of Flooding Assessed

3.1 Fluvial Flooding (Rivers)

The nearest major watercourse is the River Thames. Historic flood events have occurred in the wider Caversham area. Flood risk at the site is considered moderate to low.

3.2 Surface Water Flooding

Heavy rainfall may cause localised surface water accumulation. The overall risk is considered low to moderate.

3.3 Groundwater Flooding

Groundwater flooding risk is generally low in this area.

3.4 Sewer / Drainage Flooding

Thames Water records may show isolated drainage issues during storms. Risk is low to moderate.

3.5 Reservoir / Artificial Sources

There are no reservoirs or artificial water bodies posing a direct threat.

4. Historic Flooding Evidence

No recorded flood events specifically for this property. The wider area has experienced flooding related to the Thames in the past.

5. Flood Zone Classification

Environment Agency designations:

- Flood Zone 1: Low probability
- Flood Zone 2: Medium probability
- Flood Zone 3: High probability

Exact classification for the property requires an EA map extract.

6. Mitigation & Recommendations

1. Install property-level flood protection if required.
2. Improve and maintain surface drainage.
3. Register for EA flood alerts.
4. Consider further surveys such as topographic, drainage CCTV, or full FRA.

7. Conclusion

Based on preliminary assessment, flood risk to 41 Patrick Road is low to moderate. A detailed assessment can be provided if required for planning or insurance.