



Flood Risk Assessment

64 Kings Road
Reading

24012
March 2026

24012 64 Kings Road, Reading



Fig.01 View of the site

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for the conversion of the ground and lower ground floors of 64 Kings Road, Reading, from a restaurant (Use Class E) to 6 no. residential flats (Use Class C3).

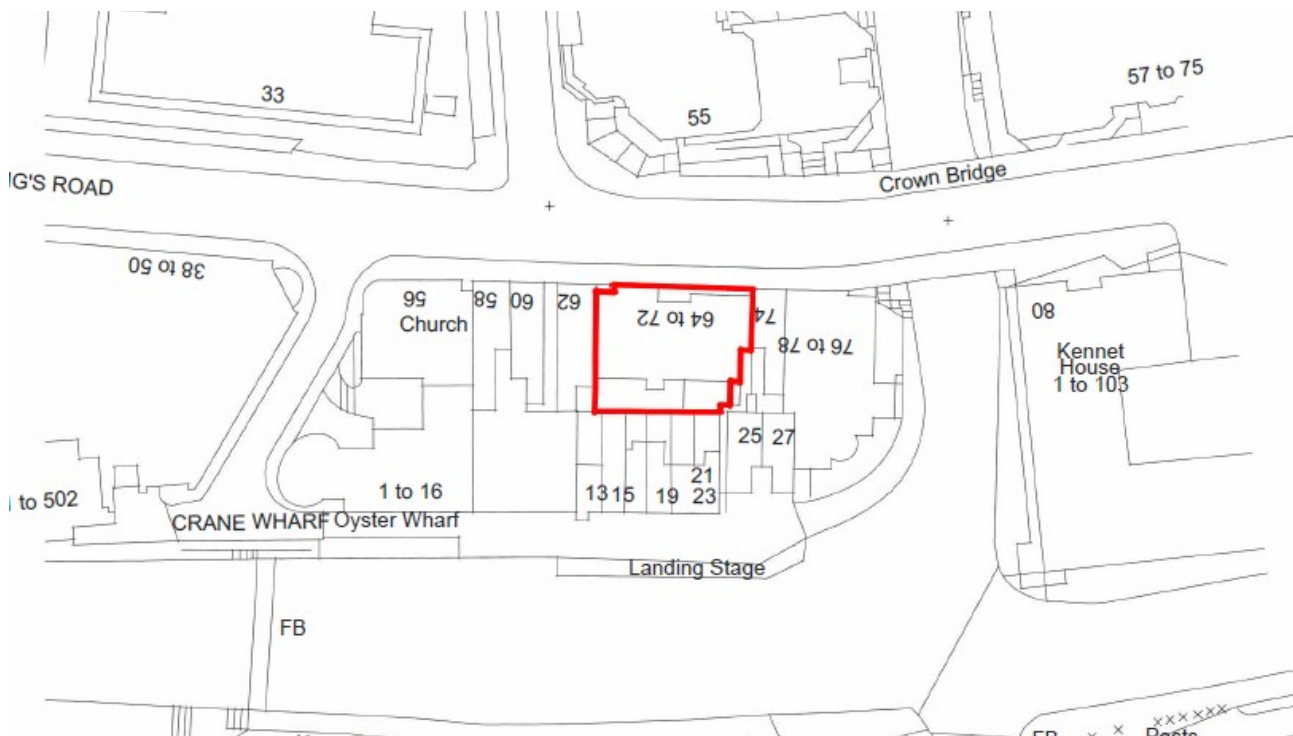


Fig.02 OS Block Plan



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The site is identified as being partially located within Flood Zone 2, and this assessment considers the potential risk of flooding to the proposed development, as well as the suitability of the site for the proposed use.

2. Site Location and Flood Risk Context

The application site is situated within an established urban area of Reading. According to Environment Agency mapping:

- The site lies **partially within Flood Zone 2** (medium probability of flooding).
- Flood Zone 2 is defined as land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding.

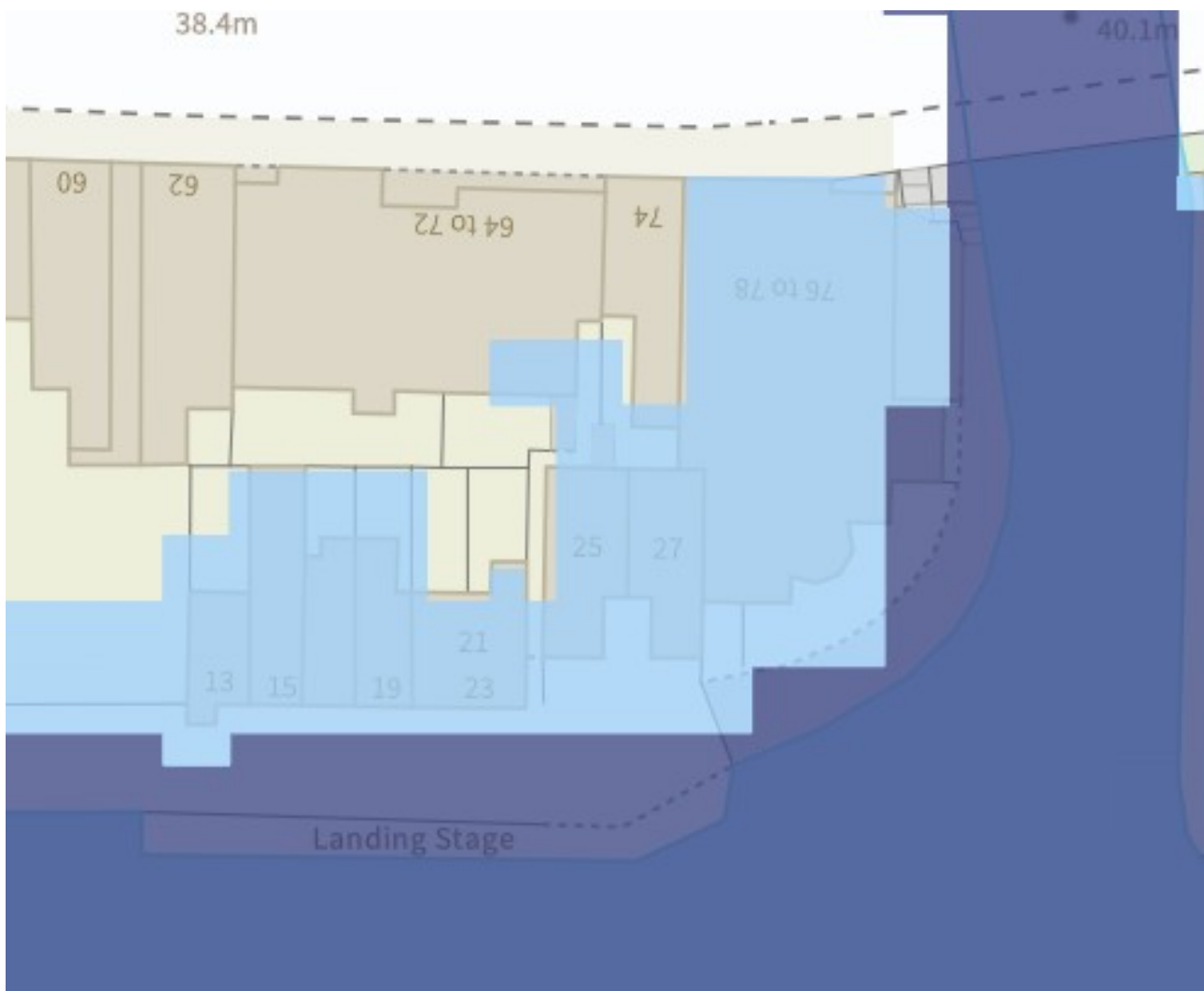


Fig.03 Flood zone map



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Fig.04 Google Satellite View

The existing building is already in use, with the application relating to a **change of use only**, with no significant alterations to building footprint or ground levels.

3. Proposed Development

The proposal comprises the conversion of the ground and lower ground floors into 6 no. residential flats.

- Ground floor: 3 flats
- Lower ground floor: 3 flats

The development does not involve any extension to the building, changes to site levels, or increase in impermeable area.

4. Sequential and Exception Tests



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Sequential Test

The proposal relates to the re-use of an existing building within an established urban area. As such:

- The development is considered **appropriate development in principle**, making efficient use of previously developed land.

It is not reasonably practicable to relocate the development to an area of lower flood risk given the nature of the proposal (conversion of an existing building).

Exception Test

Residential development is classified as a “**More Vulnerable**” use. For development in Flood Zone 2:

- The Exception Test is **not required**, provided the Sequential Test is satisfied.

5. Flood Risk Assessment

5.1 Sources of Flooding

The primary source of flood risk to the site is **fluvial flooding**. There is no evidence to suggest significant risk from:

- Surface water flooding
- Groundwater flooding
- Sewer flooding

5.2 Flood Risk to the Development

- The development does not increase flood risk elsewhere, as there are **no changes to built footprint or drainage characteristics**.
- The building is existing and has historically accommodated occupied uses at both ground and lower ground levels.
- Only 1 of the flats on the lower ground level is within the flood zone.



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6. Mitigation Measures

6.1 Finished Floor Levels

The proposal retains the existing finished floor levels. Given the conversion nature of the scheme, raising floor levels is not practicable.

6.2 Flood Resilience and Resistance

Where necessary, the following measures can be incorporated:

- Use of water-resistant materials at lower ground floor level
- Electrical services positioned above potential flood levels

Installation of demountable flood barriers, if required

6.3 Safe Access and Egress

Safe access and egress are critical considerations for the development.

- The **lower ground floor flats benefit from a clear and direct route of egress along the rear of the building.**
- This route leads to a **final exit at ground floor level**, providing a safe means of escape in the event of a flood.
- The arrangement ensures that occupants are able to reach a level above the predicted flood level.

The provision of this route is considered acceptable and appropriate for the scale and nature of the development.



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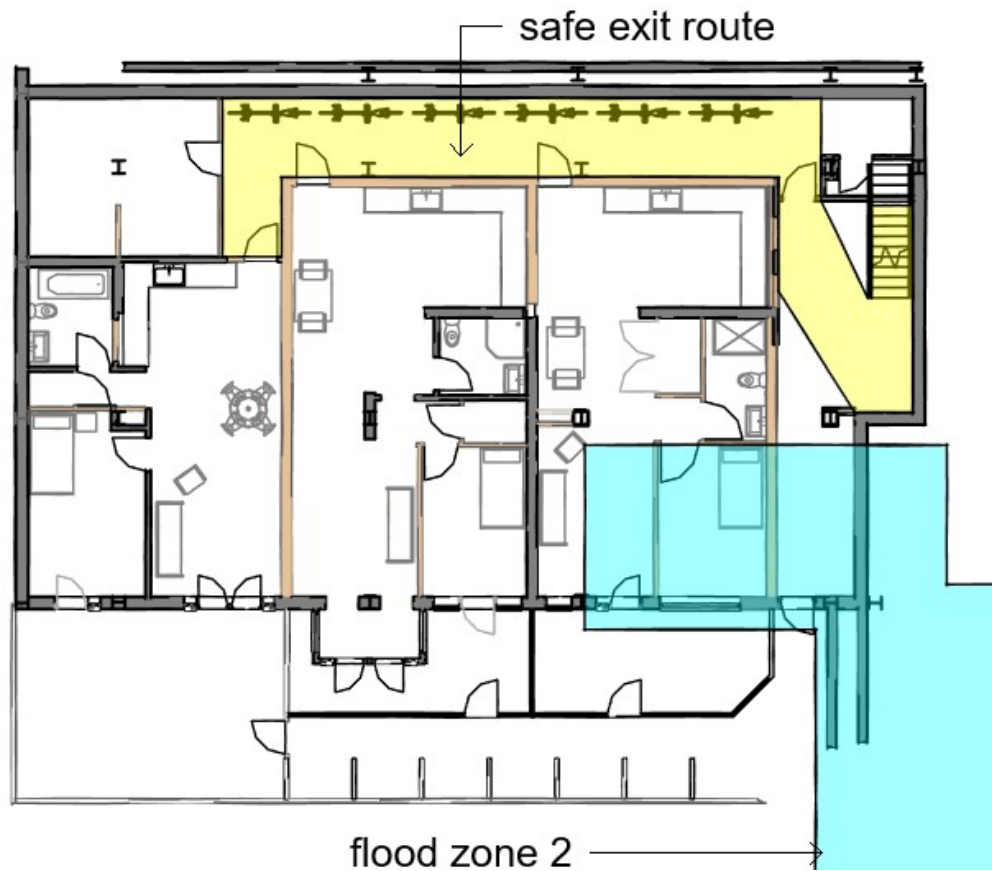


Fig.05 Lower Ground

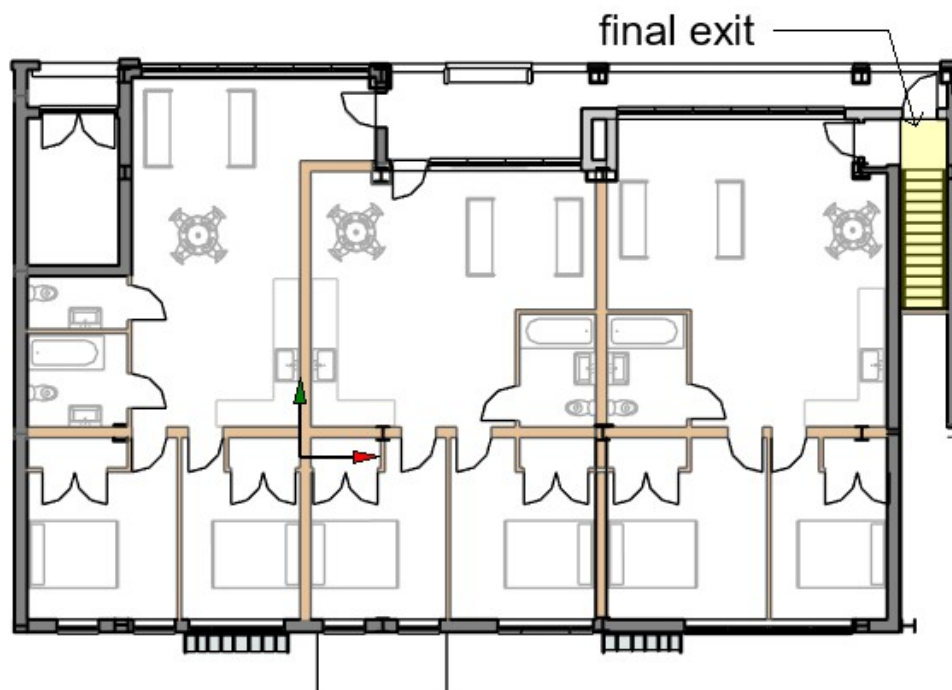


Fig.06 Ground Floor



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7. Residual Risk

The residual risk to the development is considered to be low, given:

- The partial location within Flood Zone 2 (medium probability)
- The absence of increased flood risk resulting from the proposal
- The provision of safe access and egress routes
- The opportunity to incorporate flood resilience measures

Occupants can be made aware of flood risk through standard measures such as signing up to Environment Agency flood warning services.

8. Conclusion

This Flood Risk Assessment demonstrates that:

- The site is partially located within Flood Zone 2 but is suitable for the proposed residential use.
- The proposal represents the **conversion of an existing building**, with no increase in flood risk elsewhere.
- Safe access and egress can be achieved, with a clear escape route from the lower ground floor to ground level.
- Appropriate flood resilience measures can be incorporated where necessary.

Accordingly, the proposed development is considered acceptable in flood risk terms and compliant with national planning policy.

