

5 ST. STEPHEN'S CLOSE CAVERSHAM

READING, BERKSHIRE, RG4 8BX
MINOR FLOOD RISK ASSESSMENT



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01 INTRODUCTION

This Minor Flood Risk Assessment has been prepared by Gareth Cotter Architecture, a Chartered Architectural practice experienced in preparing planning documentation for residential developments. This is on behalf of the applicant in support of a Householder Planning Application for works at 5 St Stephen's Close, Caversham, Reading, RG4 8BX.

The purpose of this assessment is to demonstrate that the proposed development will not increase flood risk either on the site or elsewhere and is appropriate in the context of the site's flood risk designation.

The proposed development comprises primarily roof alterations and minor external works to an existing residential terraced property including:

- Infilling and extension of the existing roof to align with neighbouring properties
- Creation of a new habitable room within the roof space
- Relocation and screening of an external AC unit above ground level
- Minor façade alterations

The proposal relates to minor alterations to an existing dwellinghouse and does not involve a new residential unit, an intensified use, or a material increase in the building footprint. On this basis, a proportionate flood risk assessment is considered sufficient for the purposes of the application:

- The development does not increase flood risk
- The proposal complies with national and local planning policy.

The information contained within this assessment is based on:

- Environment Agency flood mapping data (Product 4 data supplied)
- The Design and Access Statement
- Site context and surveyed architectural drawings

Given the limited scale of the proposal, the absence of any increase in footprint, and the fact that the works are principally at roof level, a proportionate Minor Flood Risk Assessment is considered appropriate in this instance.

02 SITE DESCRIPTION

The application site comprises an existing three-storey terraced residential dwelling located at St Stephen's Close in Caversham, Reading.

The property sits immediately adjacent to Christchurch Meadows, an area of public open space located alongside the River Thames.

Flood mapping data provided by the Environment Agency Product 4 dataset confirms that parts of the surrounding area fall within Flood Zone 2 and Flood Zone 3, reflecting the site's proximity to the River Thames floodplain.

The building itself is an established residential property forming part of an existing terrace and represents a long-standing built form within the area.



03 FLOOD RISK POLICY CONTEXT

National planning policy relating to flood risk is set out within the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance.

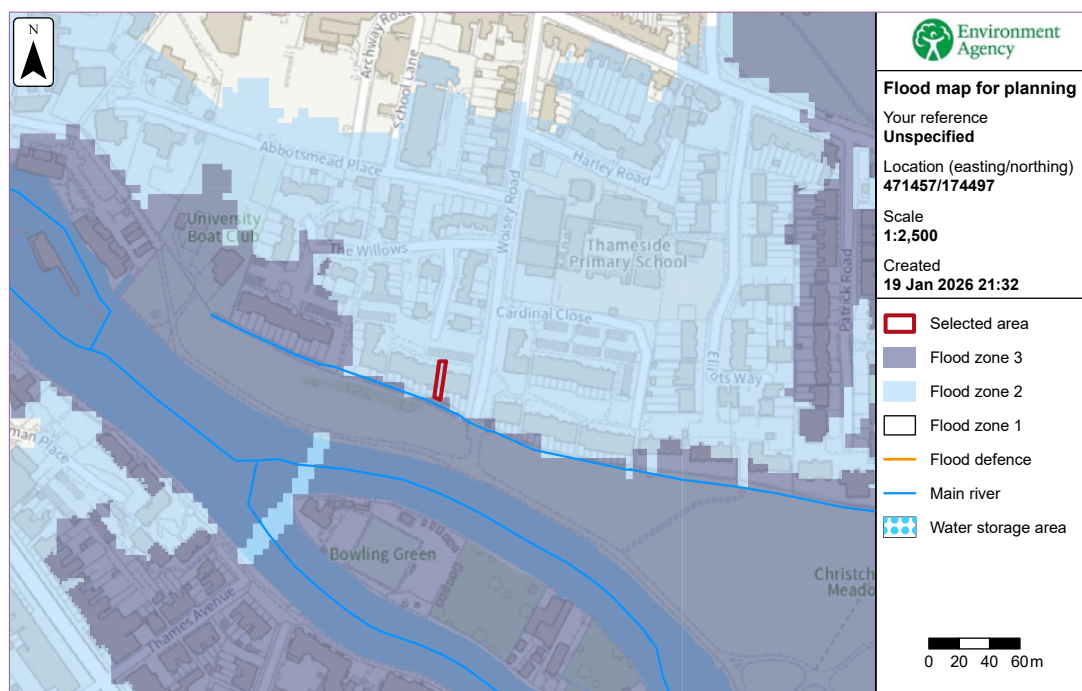
Key principles include:

- Avoiding development in areas at highest risk of flooding where possible
- Ensuring development does not increase flood risk elsewhere
- Ensuring development is safe for its lifetime

Minor householder works to existing buildings within areas at risk of flooding may be considered acceptable where:

- The works do not increase the building footprint,
- There is no displacement of flood storage, and
- The development does not increase flood risk on or off site.

The proposed development satisfies these criteria.



Environmental Agency - Flood Map of Surrounding Area

04 THE PROPOSED DEVELOPMENT

The proposed works are predominantly located within the existing building envelope, with the principal intervention being the extension of the roof forward to align with neighbouring properties.

Importantly:

- The existing building footprint remains unchanged
- No new ground floor extensions are proposed
- No land raising is proposed
- No works are proposed that would obstruct flood flow routes
- No loss of floodplain storage will occur

As such, the proposal represents alterations to the upper part of an existing dwelling rather than a material encroachment into the floodplain.

Existing Front Elevation



Proposed Front Elevation



05 FLOOD RISK ASSESSMENT

Given the nature of the proposals, the development will not increase flood risk for the following reasons:

No Increase in Built Footprint

The proposed development does not enlarge the building footprint. Therefore, no additional floodplain land will be occupied and there will be no displacement of floodwater storage.

No Ground Level Alterations

The proposals do not involve:

- Raising ground levels
- Installing boundary structures affecting flood flows
- New impermeable hardstanding

Therefore surface water flow paths and floodplain behaviour will remain unchanged.

Works Located Above Flood Level

The majority of works are located at roof level and therefore would not affect flood storage, flood flow routes or the behaviour of floodwater at ground level. This further confirms that the development will not affect flood conveyance or flood storage capacity.

Flood Resilience Considerations

Although the works themselves do not materially affect flood risk, the design includes small measures that improve resilience. These include:

- Relocation of the external AC unit above ground level
- Mounting equipment in a raised and ventilated enclosure
- The proposals will continue to rely on the existing drainage arrangements serving the property, with no intensification of surface water runoff arising from the works.

This approach provides a modest improvement in flood resilience by reducing the potential vulnerability of external plant during a flood event.

06 CONCLUSION

The proposed development at 5 St Stephen's Close represents a modest alteration to an existing residential building. The assessment confirms that:

- The development does not increase the building footprint
- No floodplain storage will be lost
- Flood flow routes will remain unchanged
- The works are predominantly located at roof level
- The proposal will not increase flood risk on site or elsewhere

Accordingly, the development is considered acceptable in flood risk terms, will not increase flood risk elsewhere, and is considered safe for its lifetime in this context.

Existing view from Christchurch Meadows



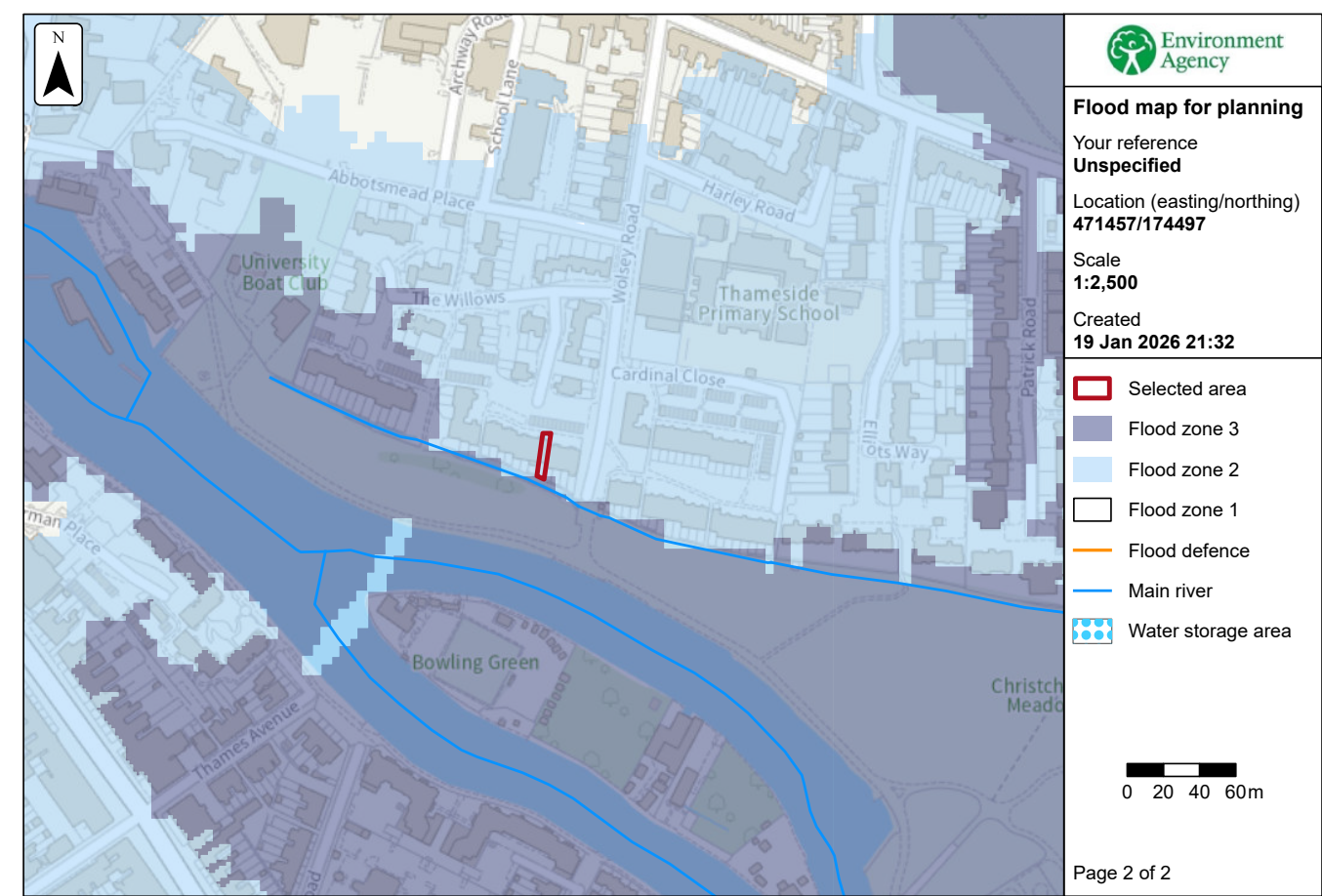
Proposed view from Christchurch Meadows



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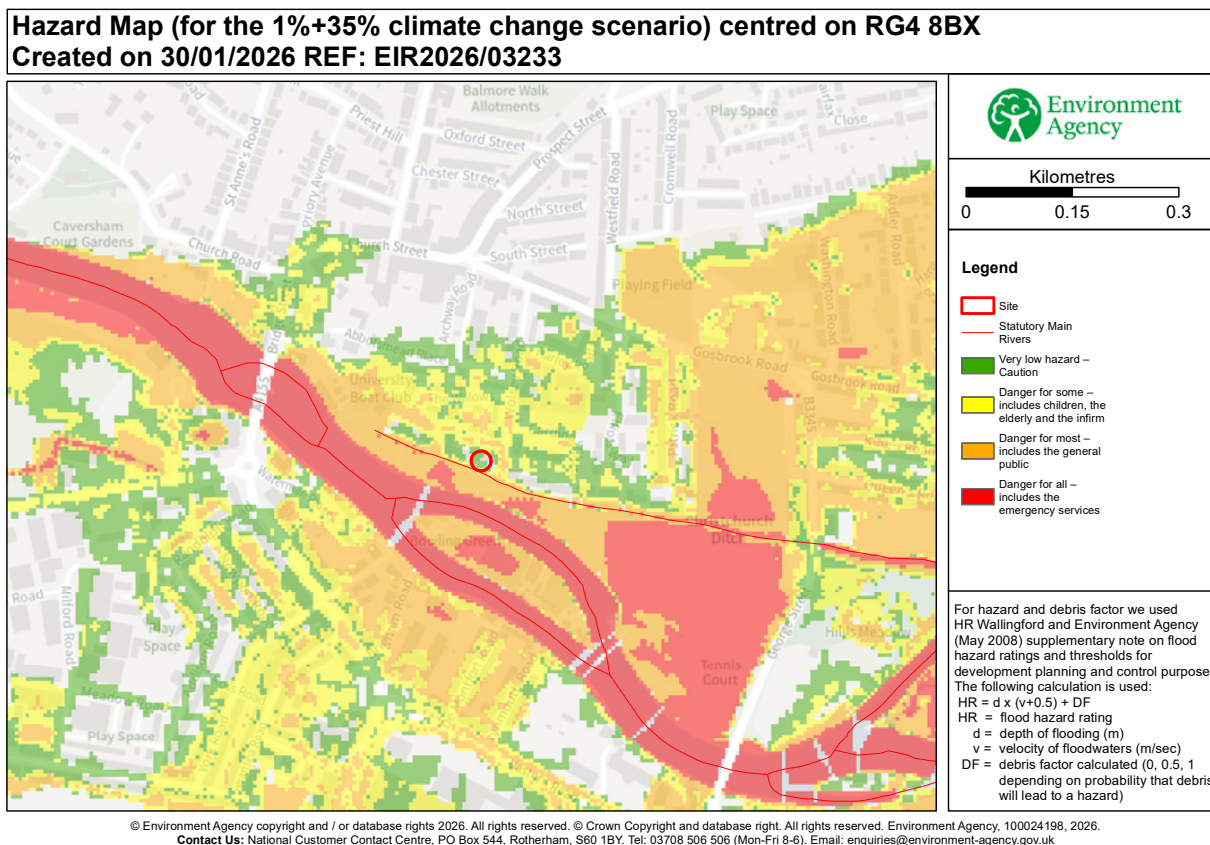
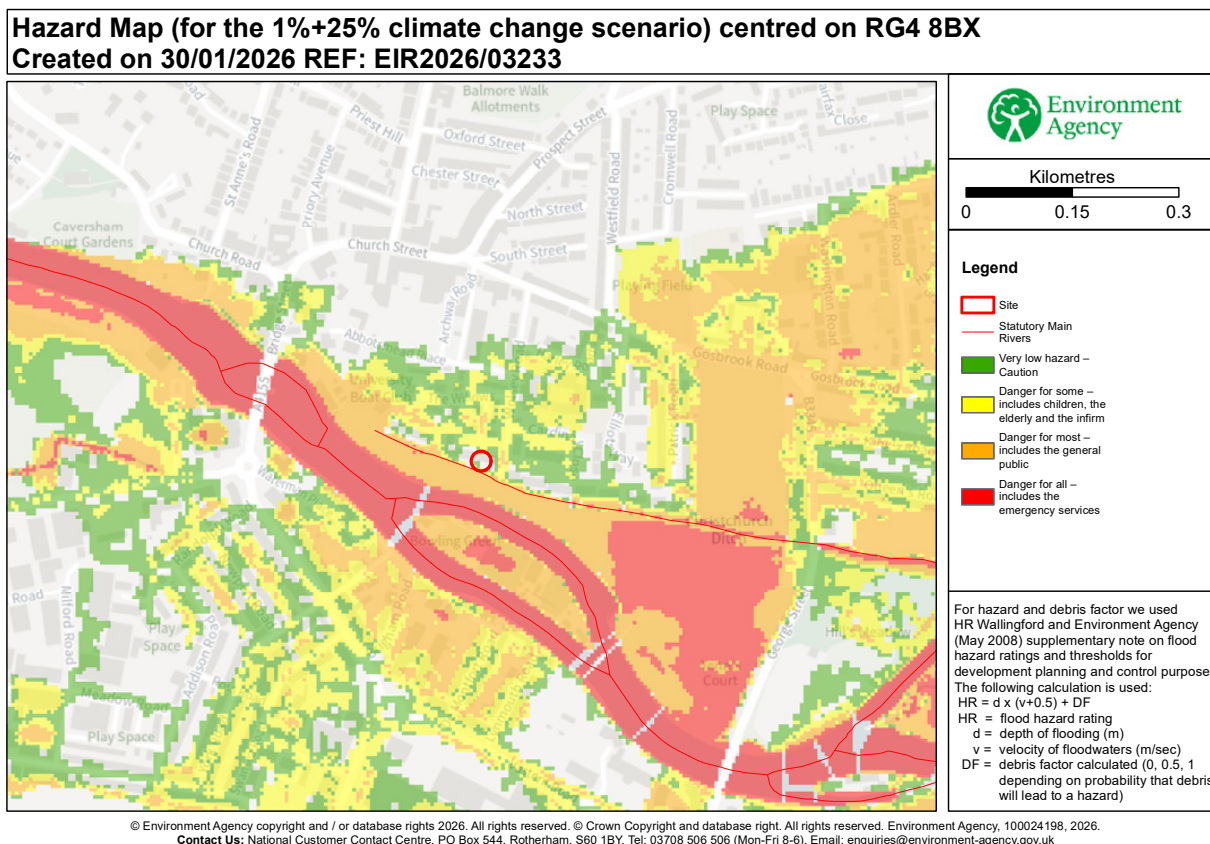
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Environment Agency Flood Map for Planning

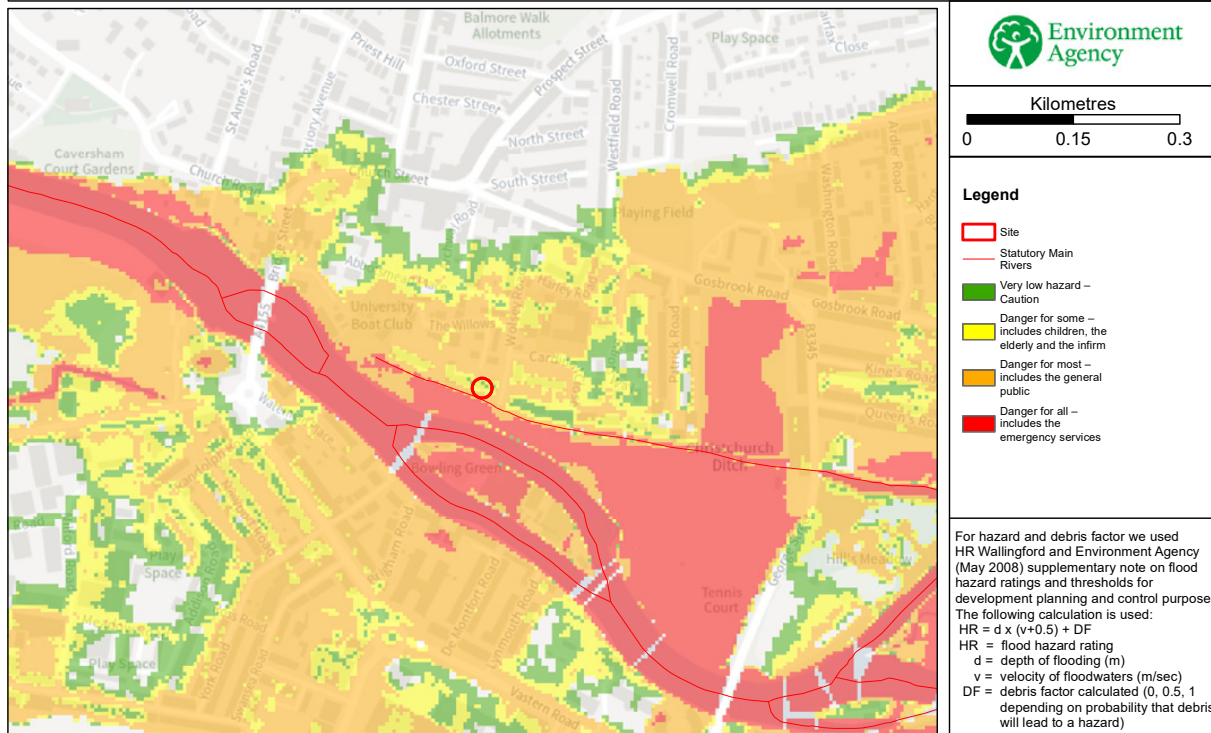


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Environment Agency Product 4 Addendum (Detailed Flood Risk) for RG4 8BX Ref: EIR2026/03233



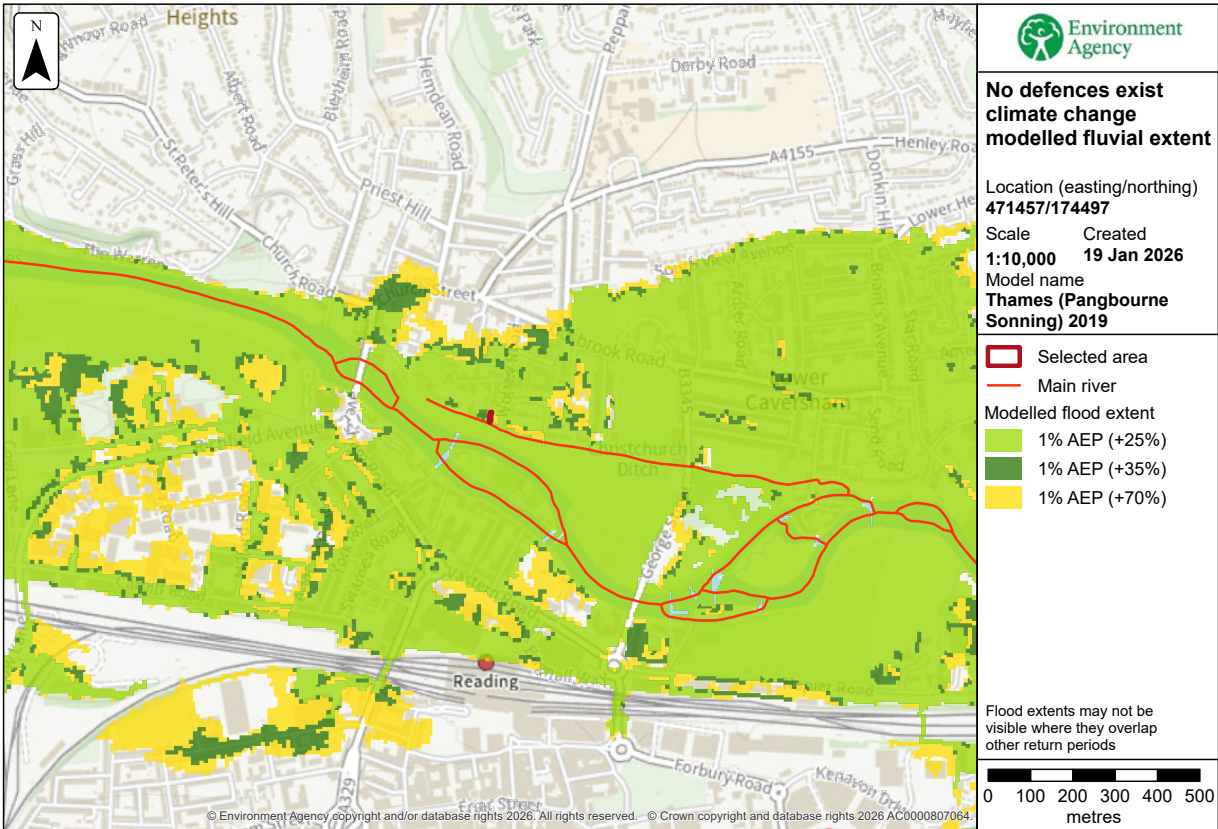
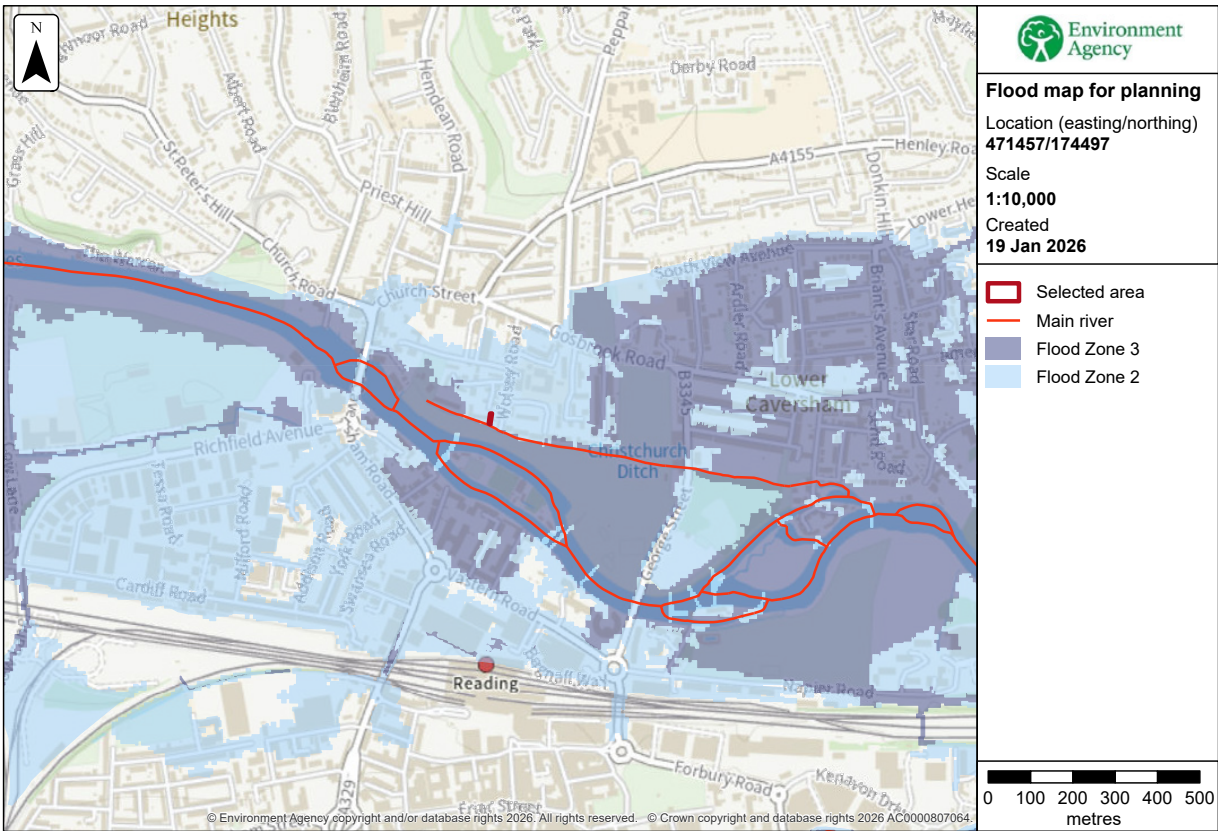
Hazard Map (for the 1%+70% climate change scenario) centred on RG4 8BX
Created on 30/01/2026 REF: EIR2026/03233



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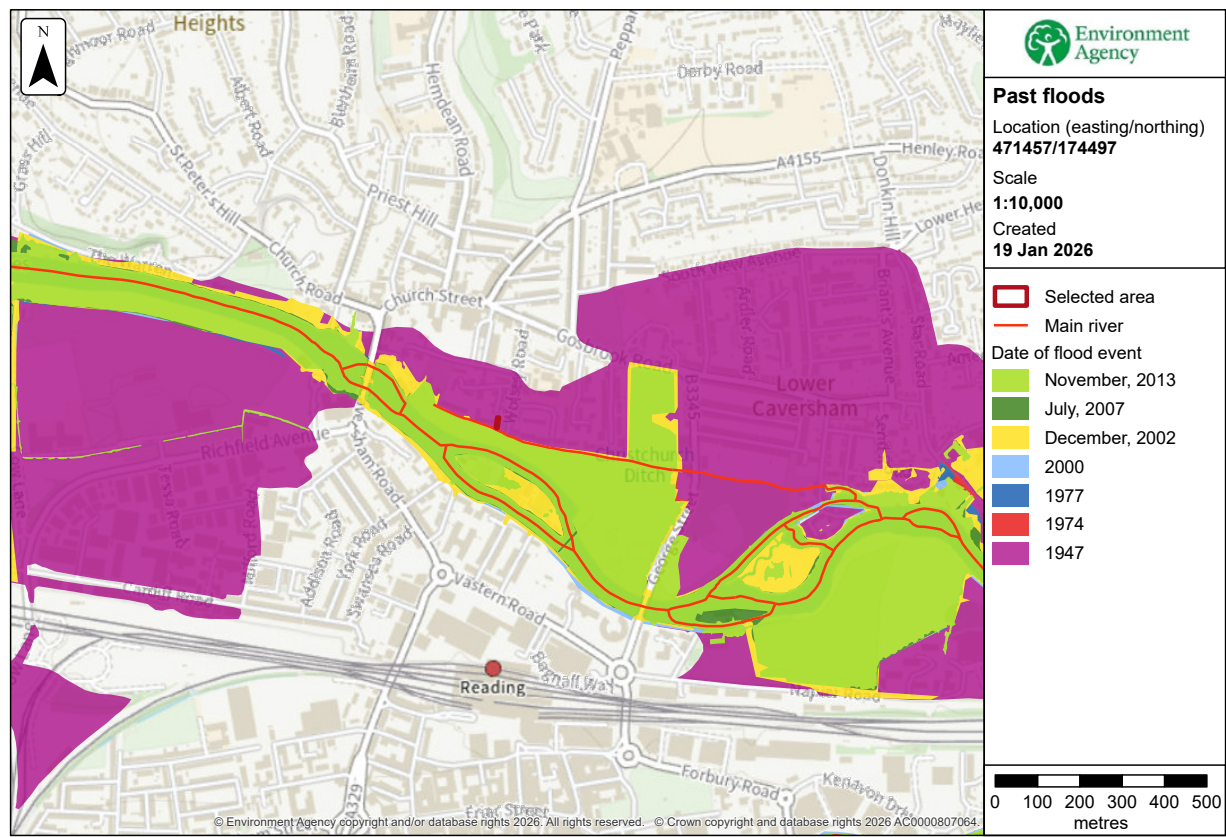
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Environment Agency Product 4 - Flood risk Assessment Data Ref: KKF142HTU16V



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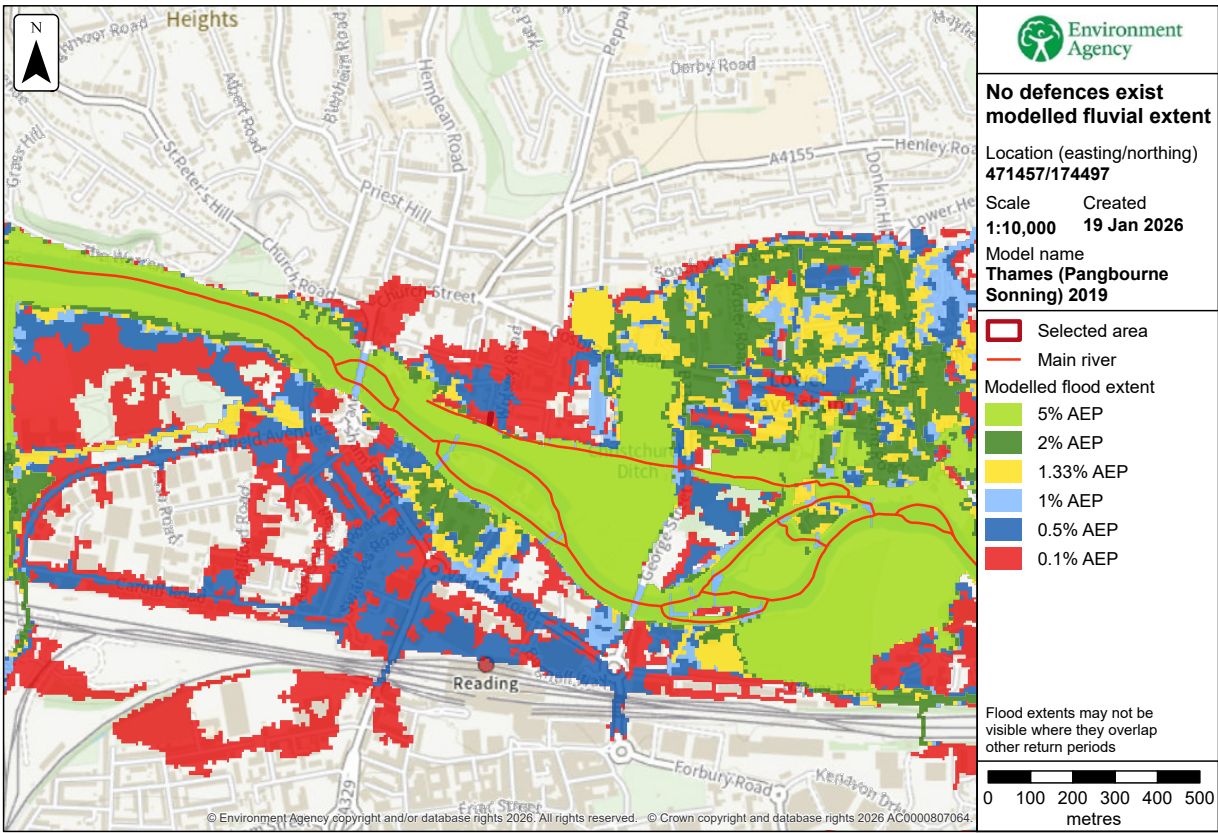


Data on past flood events

Start date	End date	Source of flood	Cause of flood	Affects location
23 November 2013	28 February 2014	main river	channel capacity exceeded (no raised defences)	No
19 July 2007	29 July 2007	main river	channel capacity exceeded (no raised defences)	No
23 December 2002	12 January 2003	main river	channel capacity exceeded (no raised defences)	No
2000	2000	main river	channel capacity exceeded (no raised defences)	No
1977	1977	main river	channel capacity exceeded (no raised defences)	No
1974	1974	main river	channel capacity exceeded (no raised defences)	No
1947	1947	main river	channel capacity exceeded (no raised defences)	Yes

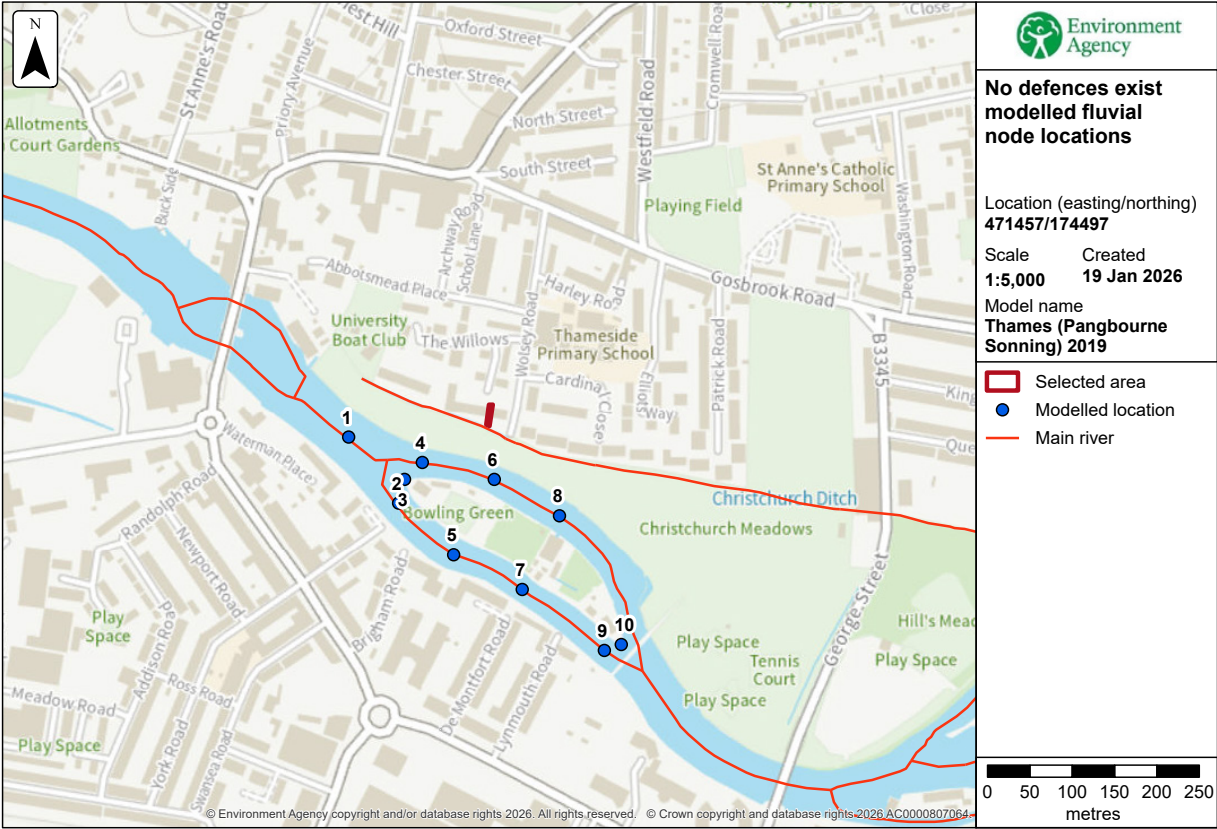
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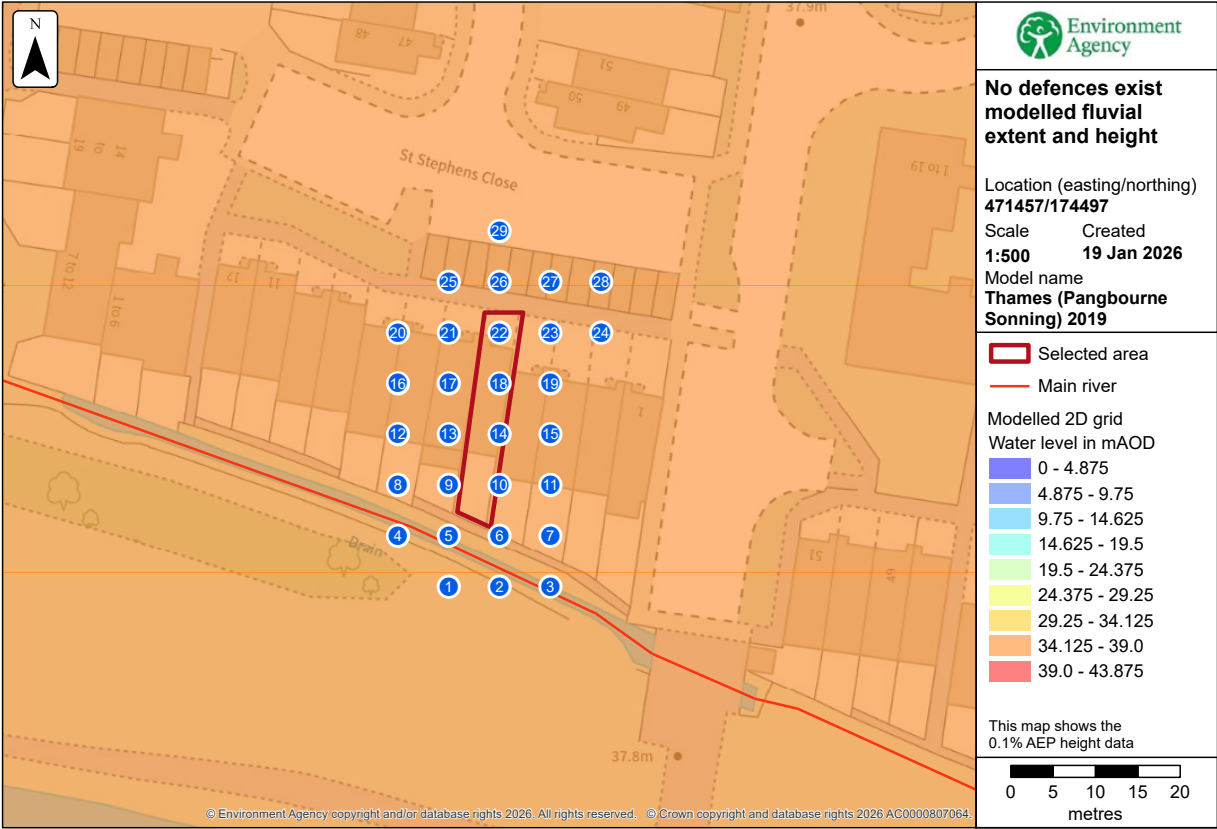
No defences exist

Label	Modelled location ID	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
				Level	Level	Level	Level	Level	Level	Level	Level	Level
1	1400312	471291	174471	37.26	37.45	37.64	37.74	37.87	37.96	38.01	38.16	38.43
2	1400418	471350	174393	37.24	37.43	37.62	37.72	37.84	37.93	37.99	38.13	38.40
3	1400314	471357	174421	37.24	37.43	37.62	37.72	37.84	37.93	37.99	38.13	38.40
4	1400355	471378	174441	37.24	37.43	37.62	37.72	37.84	37.93	37.99	38.13	38.40
5	1400348	471415	174332	37.19	37.38	37.58	37.69	37.82	37.91	37.97	38.12	38.38
6	1400316	471463	174421	37.23	37.42	37.61	37.71	37.83	37.92	37.98	38.13	38.39
7	1400470	471496	174291	37.15	37.34	37.55	37.66	37.78	37.88	37.93	38.08	38.34
8	1400411	471540	174378	37.21	37.39	37.58	37.68	37.80	37.89	37.94	38.08	38.34
9	1400471	471593	174219	37.13	37.31	37.52	37.63	37.76	37.85	37.91	38.06	38.32
10	1400370	471613	174226	37.13	37.31	37.52	37.63	37.76	37.85	37.91	38.06	38.32

Data in this table comes from the Thames (Pangbourne to Sonning) 2019 model.
Level values are shown in mAOD, and flow values are shown in cubic metres per second.
Any blank cells show where a particular scenario has not been modelled for this location.

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Environment Agency Product 4 - Flood risk Assessment Data Ref: KKF142HTU16V



No defences exist

Label	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
1	471452	174476	NoData	37.41	37.60	37.71	37.84	37.94	38.00	38.15	38.44
2	471458	174476	NoData	NoData	37.60	37.71	37.84	37.94	38.00	38.15	38.44
3	471464	174476	NoData	NoData	37.60	37.71	37.84	37.94	38.00	38.15	38.44
4	471446	174482	NoData	37.41	37.60	37.71	37.84	37.94	38.01	38.15	38.44
5	471452	174482	NoData	37.41	37.60	37.71	37.84	37.94	38.01	38.15	38.44
6	471458	174482	NoData	NoData	37.60	37.71	37.84	37.94	38.00	38.15	38.44
7	471464	174482	NoData	NoData	37.60	37.71	37.84	37.94	38.00	38.15	38.44
8	471446	174488	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
9	471452	174488	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
10	471458	174488	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
11	471464	174488	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
12	471446	174494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44

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Label	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
13	471452	174494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
14	471458	174494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
15	471464	174494	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
16	471446	174500	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
17	471452	174500	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
18	471458	174500	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
19	471464	174500	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.43
20	471446	174506	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
21	471452	174506	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
22	471458	174506	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
23	471464	174506	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.43
24	471470	174506	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.17	38.43

Label	Easting	Northing	20% AEP	10% AEP	5% AEP	3.33% AEP	2% AEP	1.33% AEP	1% AEP	0.5% AEP	0.1% AEP
			Height	Height	Height	Height	Height	Height	Height	Height	Height
25	471452	174512	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
26	471458	174512	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
27	471464	174512	NoData	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.44
28	471470	174512	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.17	38.44
29	471458	174518	NoData	NoData	NoData	NoData	NoData	NoData	NoData	38.17	38.44
Max value in selected area:			Not Calculated	Not Calculated	Not Calculated	Not Calculated	Not Calculated	Not Calculated	Not Calculated	Not Calculated	38.44

Data in this table comes from the Thames (Pangbourne to Sonning) 2019 model. Height values are shown in mAOD, and depth values are shown in metres.

Any blank cells show where a particular scenario has not been modelled for this location.

Cells which contain text 'NoData' for a scenario show that return period has been modelled but there is no flood risk for that return period for that location.

'Max value in selected area' is the deepest depth or highest height at any location within your drawn boundary.



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