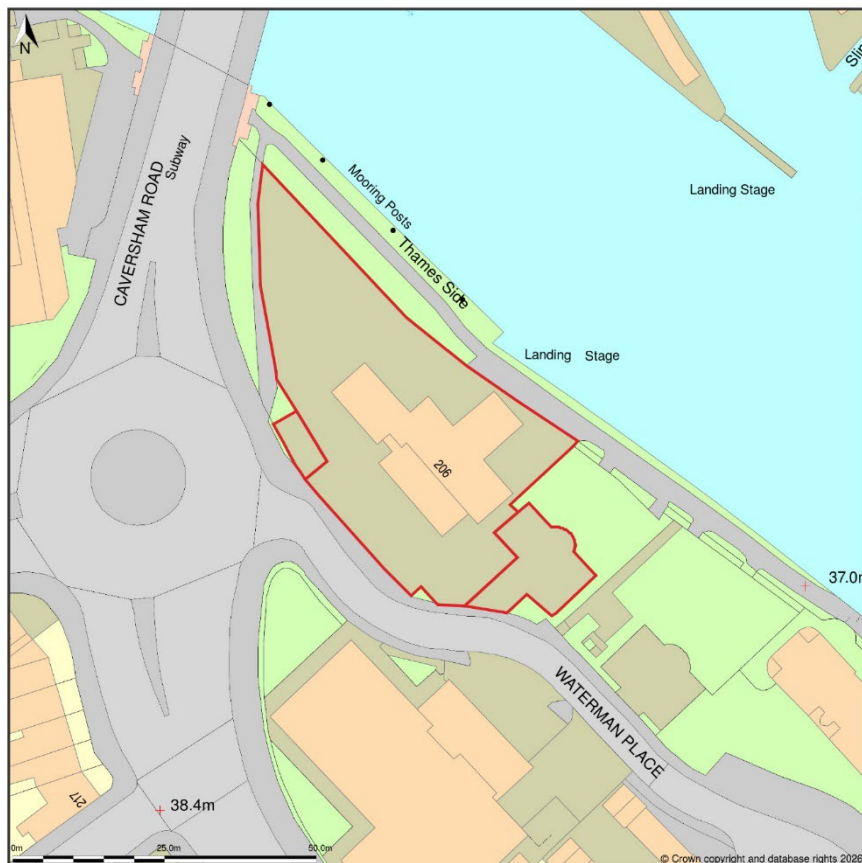

DESIGN AND ACCESS STATEMENT

Project: Rear Yard Enclosure with Glass Roof & Sash Windows

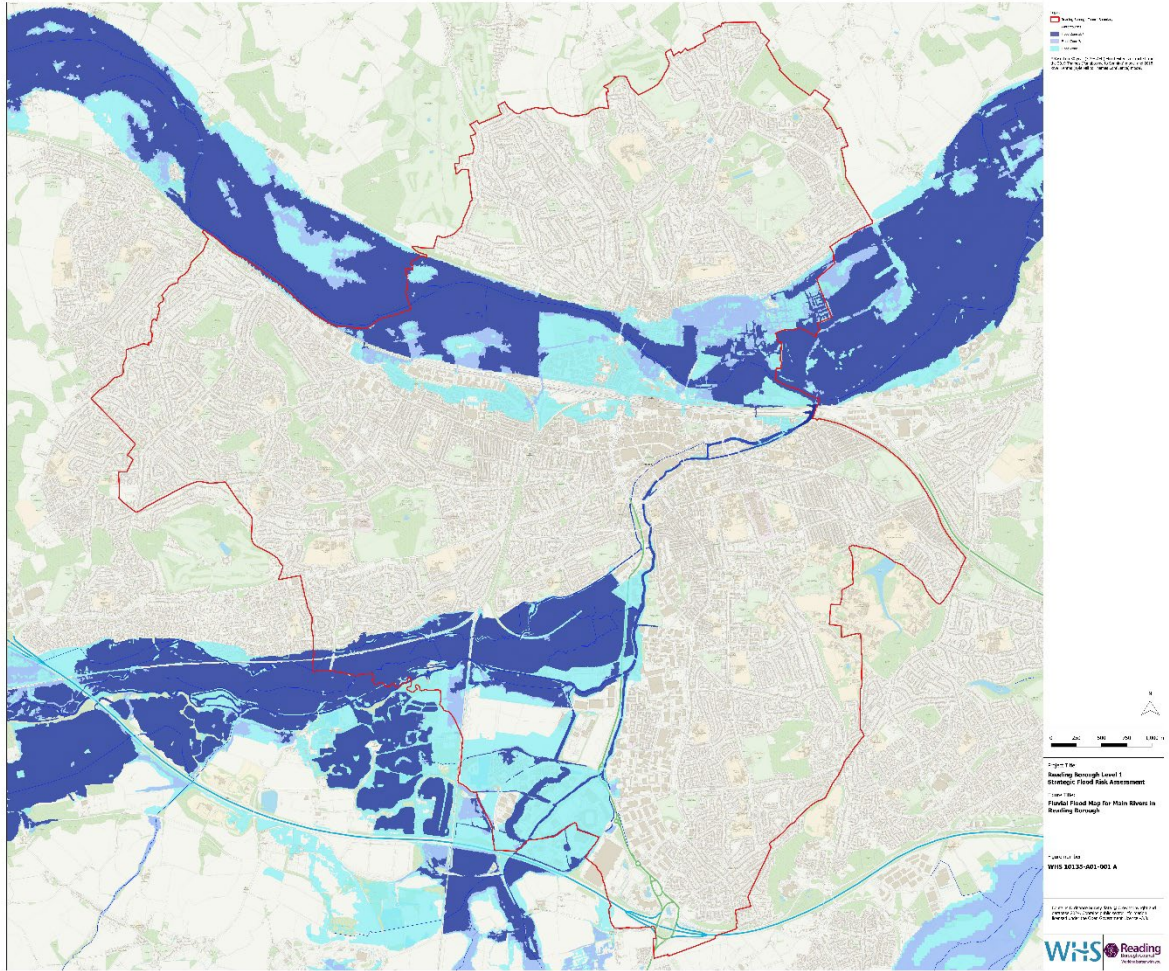
Use: Restaurant Seating Area Extension

- **Location**

Riverspice Restaurant. 206 Caversham road. Reading. RG1 8AZ



SITE PLAN





LOCATION



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION

FLOOD RISK ASSESSMENT (FRA)

1. Introduction

This Flood Risk Assessment supports a minor development involving the enclosure of an existing rear yard seating area.

2. Flood Risk Context

Reference is made to the Environment Agency flood mapping system.

- **The site is assumed to be located within Flood Zone 1 (Low Probability) unless otherwise confirmed**
- **Flood Zone 1 = less than 0.1% annual probability of flooding**

3. Nature of Development

- **No new habitable building created**
- **No increase in footprint beyond existing hardstanding**
- **No ground level changes**

4. Surface Water Considerations

- **Existing drainage arrangements remain unchanged**
- **The roof system will include:**
 - **Controlled rainwater discharge**
 - **Connection to existing drainage system**

5. Flood Risk Impact

No Increased Risk

- **Development does not displace water**
- **No increase in impermeable area**

Resilience

- **Use of durable materials (aluminium, treated glazing)**
- **Raised thresholds can be incorporated if required**

6. Sequential Test

- **Not required due to:**
 - **Minor development classification**
 - **Location in low-risk zone**

7. Conclusion

The proposal is acceptable in flood risk terms, with negligible impact on flood behaviour and full compliance with national planning policy.
