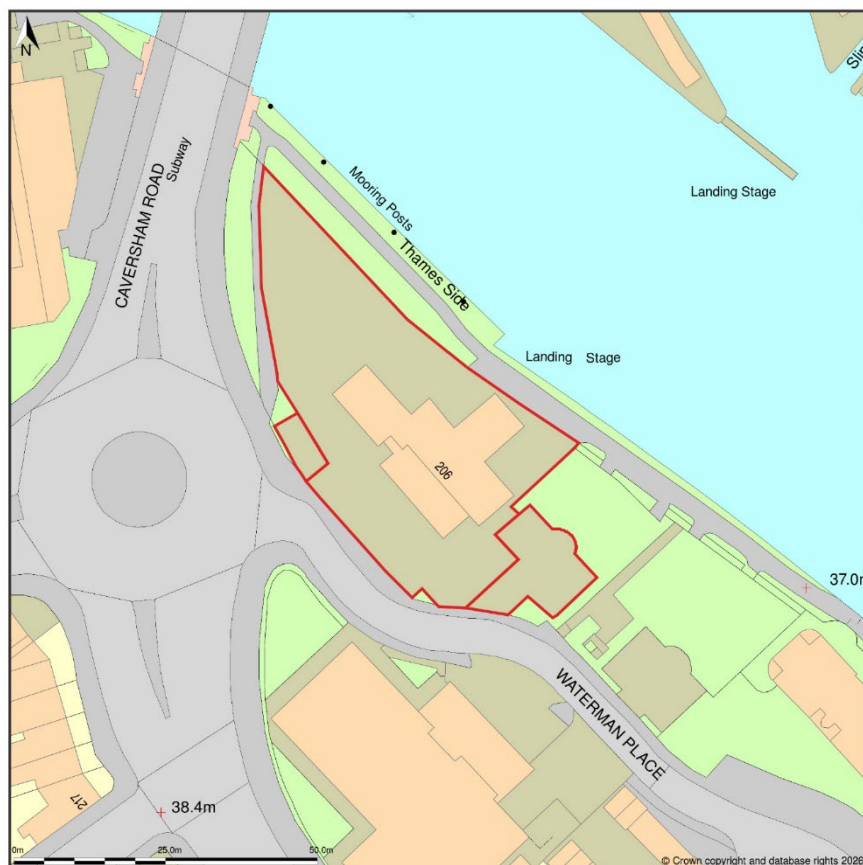

FLOOD RISK STATEMENT

Project: Rear Yard Enclosure with Glass Roof & Sash Windows

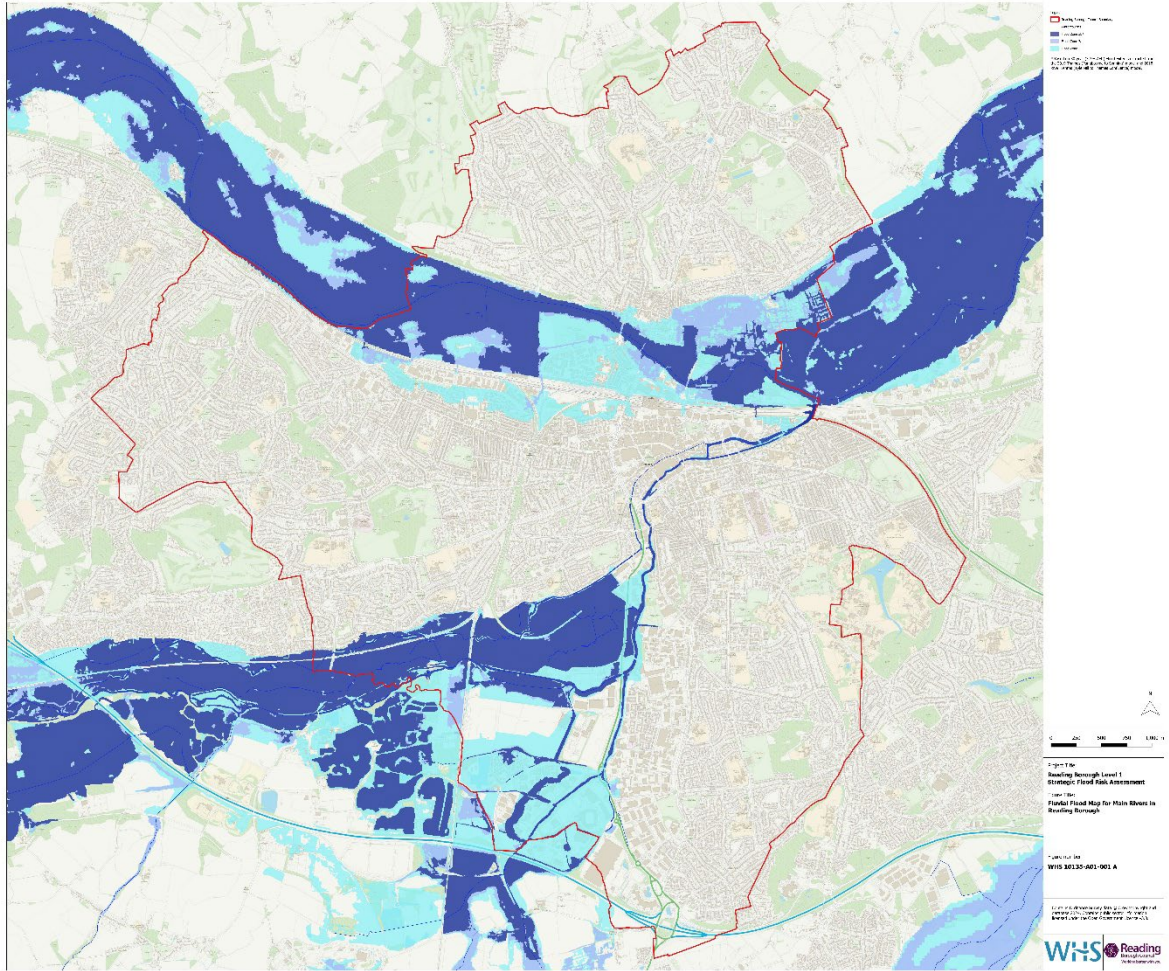
Use: Restaurant Seating Area Extension

- **Location**

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



SITE PLAN





LOCATION



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION

1. Introduction

This Flood Risk Assessment supports a planning application for the enclosure of two existing rear-side external seating areas to form covered restaurant space using glazing and a retractable aluminium roof system.

The site is located adjacent to the River Thames and is identified within **Flood Zones 2 and 3**, with the majority of the development area falling within **Flood Zone 3 (high probability)**, based on Environment Agency Flood Map for Planning.

2. Flood Risk Policy Context

In accordance with the **National Planning Policy Framework (NPPF)**:

- The proposal is classified as **“less vulnerable” development** (commercial use – restaurant extension).
 - “Less vulnerable” development is **acceptable in Flood Zone 3**, subject to the **Exception Test NOT being required**.
 - A site-specific FRA is required to demonstrate:
 - Safety of users
 - No increase in flood risk elsewhere
-

3. Existing Site Conditions

- The application area is an **existing hard-surfaced external seating terrace**
 - The site is already in active restaurant use
 - No undeveloped land is affected
 - Ground levels remain unchanged
 - Immediate proximity to the River Thames (confirmed by site plan and aerial imagery)
-

4. Nature of Development

- Enclosure of **existing external seating areas** (no new land take)
 - Installation of:
 - Glazing system (fire-resistant where required)
 - Opening aluminium roof
 - **No increase in footprint** beyond existing built form
 - **No raising of ground levels affecting floodplain storage**
-

5. Flood Risk Impact Assessment

5.1 Floodplain Impact

- Development is located on **previously developed land**
- The proposal:
 - Does **not displace floodwater**
 - Does **not reduce floodplain storage capacity**
 - Does **not increase impermeable area**

✅ Therefore: **No increased flood risk elsewhere**

5.2 Flood Risk to Users

Flooding is acknowledged as a potential risk due to Flood Zone 3 classification.

However:

- Use remains **non-residential / commercial**
 - Area is **ancillary seating space**, not primary habitable accommodation
 - Occupancy is **transient (short duration use)**
-

6. Flood Mitigation Measures

The design incorporates the following mitigation:

- **Raised internal thresholds (where feasible)**
 - **Durable, water-resistant materials:**
 - Aluminium framing
 - Toughened glazing
 - **No electrical systems located at low level where possible**
 - **Safe access/egress via main building maintained at all times**
 - Flood warnings available via Environment Agency system
-

7. Surface Water Drainage

- Existing drainage system will be retained
 - Roof drainage:
 - Controlled discharge into existing system
 - No increase in runoff rates
-

8. Sequential Test

The development is considered **minor development**, as it:

- Does not significantly increase footprint
- Is within an existing operational site

Therefore:

☒ **Sequential Test not required** (as per Planning Practice Guidance)

9. Exception Test

Not required for “less vulnerable” development in Flood Zone 3.

10. Conclusion

The proposed development:

- Is appropriate within Flood Zone 3
- Will **not increase flood risk elsewhere**
- Is **safe for its intended use**
- Incorporates **appropriate mitigation measures**

☒ Therefore, the development complies with national and local flood risk policy.