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14/05/2026

Flood Risk Assessment

Site: 7 Montague Street, Caversham, Reading, RG4 5AU

Proposal: Replacement of existing rear conservatory with a permanent rear extension

1. Site Analysis

- **Flood Zone:** The site is located within Flood Zone 3, as identified by the Planning Office. This zone indicates a high probability of flooding.
- **Current Use:** The site is a residential dwelling.
- **Existing Footprint:** The rear of the property currently features a conservatory and a ground floor layout consisting of a kitchen, dining area, and living room.

2. The Proposal

The development seeks to remove the existing conservatory and construct a permanent rear extension to house an open-plan Kitchen/Breakfast Room. The proposal is considered a minor extension (less than 250 square metres) to an existing residential property.

3. Flood Risk Mitigation Measures

In accordance with standing advice for minor extensions in Flood Zone 3, the following measures will be implemented:

- **Floor Levels:** The finished floor levels of the new extension will be set no lower than the existing floor levels of the main house.
 - Where possible, floor levels will be raised 300mm above the estimated flood level, or flood resilience/resistance measures will be incorporated.
- **Flood Resistance and Resilience:**
 - The extension will be constructed using flood-resilient materials and techniques. This includes the use of water-resistant plasterboard, lime-based plaster, and closed-cell insulation in the floor and lower wall sections.
 - Electrical sockets and service intake points will be situated at least 450mm above the finished floor level.



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- Non-return valves will be fitted to the drainage system to prevent backflow during a flood event.
- **Surface Water Management:** The extension replaces an existing conservatory; therefore, the increase in impermeable area is negligible.
 - Rainwater will be managed via the existing surface water drainage system or through the use of permeable paving where new hardstanding is required.

4. Access and Egress

As this is an extension to an existing dwelling, the occupants will utilize the established evacuation routes for the main property. The residents are encouraged to sign up for Environment Agency Flood Alerts to ensure timely evacuation if necessary.

5. Conclusion

The proposed extension is minor in scale and replaces an existing structure. By implementing the flood resilience measures outlined above, the development will not increase the risk of flooding to the site or the surrounding area, and will remain safe for its intended domestic use.