



**PROPOSED PAIR OF SEMI-
DETACHED DWELLINGS AT
LAND ADJACENT TO 90
STONE STREET, READING,
BERKSHIRE**

FLOOD RISK ASSESSMENT

MAY 2026

REPORT REF: 4149/RE/05-26/01

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CONTRACT

Evans Rivers and Coastal Ltd has been commissioned by Chartom Grace Ltd to carry out a flood risk assessment for a proposed pair of semi-detached dwellings at land adjacent to 90 Stone Street, Reading, Berkshire.

QUALITY ASSURANCE, ENVIRONMENT AND HEALTH AND SAFETY

Evans Rivers and Coastal Ltd operates a Quality Assurance, Environmental, and Health and Safety Policy.

This project comprises various stages including data collection; depth analysis; and reporting. Quality will be maintained throughout the project by producing specific methodologies for each work stage. Quality will also be maintained by providing specifications to third parties such as surveyors; initiating internal quality procedures including the validation of third party deliverables; creation of an audit trail to record any changes made; and document control using a database and correspondence log file system.

To adhere to the Environmental Policy, data will be obtained and issued in electronic format and alternatively by post. Paper use will also be minimised by communicating via email or telephone where possible. Documents and drawings will be transferred in electronic format where possible and all waste paper will be recycled. Meetings away from the office of Evans Rivers and Coastal Ltd will be minimised to prevent unnecessary travel, however for those meetings deemed essential, public transport will be used in preference to car journeys.

The project will follow the commitment and objectives outlined in the Health and Safety Policy operated by Evans Rivers and Coastal Ltd. All employees will be equipped with suitable personal protective equipment prior to any site visits and a risk assessment will be completed and checked before any site visit. Other factors which have been taken into consideration are the wider safety of the public whilst operating on site, and the importance of safety when working close to a water source and highway. Any designs resulting from this project and directly created by Evans Rivers and Coastal Ltd will also take into account safety measures within a "designers risk assessment".

Report carried out by:

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DRAWINGS	READ2501
	HB_002
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1. INTRODUCTION

1.1 Project Scope

1.1.1 Evans Rivers and Coastal Ltd has been commissioned by Chartom Grace Ltd to carry out a flood risk assessment for a proposed pair of semi-detached dwellings at land adjacent to 90 Stone Street, Reading, Berkshire.

1.1.2 It is understood that this Flood Risk Assessment will be submitted to the Planning Authority as part of a planning application. Specifically, this assessment intends to:

- a) Consider the impacts of the 1 in 30 year, 1 in 100 year and 1 in 1000 year flood events (inclusive of climate change), in accordance with NPPF;
- b) Review any literature and guidance specific to this area;
- c) Determine the extents of the aforementioned NPPF Flood Zones across the site, together with depths of floodwater and hazard;
- d) Assess the risks to people and property and propose mitigation measures accordingly;
- e) Review existing evacuation and warning procedures for the area;
- f) Carry out an appraisal of flood risk from any other sources such as groundwater as required by NPPF;
- g) Report findings and recommendations.

1.1.3 This assessment is carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) dated 2025. Other documents which have been consulted include:

- DEFRA/EA document entitled *Framework and guidance for assessing and managing flood risk for new development Phase 2 (FD2320/TR2)*, 2005;
- Communities and Local Government 2007. *Improving the Flood Performance of New Buildings*. HMSO.
- DEFRA/EA document entitled *The flood risks to people methodology (FD2321/TR1)*, 2006;
- EA *Supplementary Note on Flood Hazard Ratings and Thresholds for Development Planning and Control Purpose*, 2008;
- National Planning Practice Guidance – Flood Risk and Coastal Change.
- UK Government's climate change allowances guidance.
- Reading Borough Council Strategic Flood Risk Assessment (SFRA) dated 2017.

2. DATA COLLECTION

2.1 To assist with this report, the data collected included:

- Ordnance Survey 1:10,000 street view map (Evans Rivers and Coastal Ltd OS licence number 100066376).
- British Geological Survey *Online Geology Viewer*.
- BGS *Groundwater Flooding Susceptibility Map*.
- 1:625,000 *Hydrogeological Map of England and Wales*, published in 1977 by the Institute of Geological Sciences (now the British Geological Survey).
- Product 5, 6 and 7 *Thames (Sonning to Hurley) 2019* model received from the Environment Agency.
- Filtered LIDAR data at 1m resolution.
- Topographical survey as shown on Drawing Number READ2501.
- Environment Agency defence information via <https://environment.data.gov.uk/asset-management/index.html>
- Ground investigation undertaken by Land Science in January 2026.

3. SITE CHARACTERISTICS

3.1 Existing Site Characteristics and Location

- 3.1.1 The site is located at land adjacent to 90 Stone Street, Reading, Berkshire. The approximate Ordnance Survey (OS) grid reference for the site is 468754, 174237 and the location of the site is shown on Figure 1.

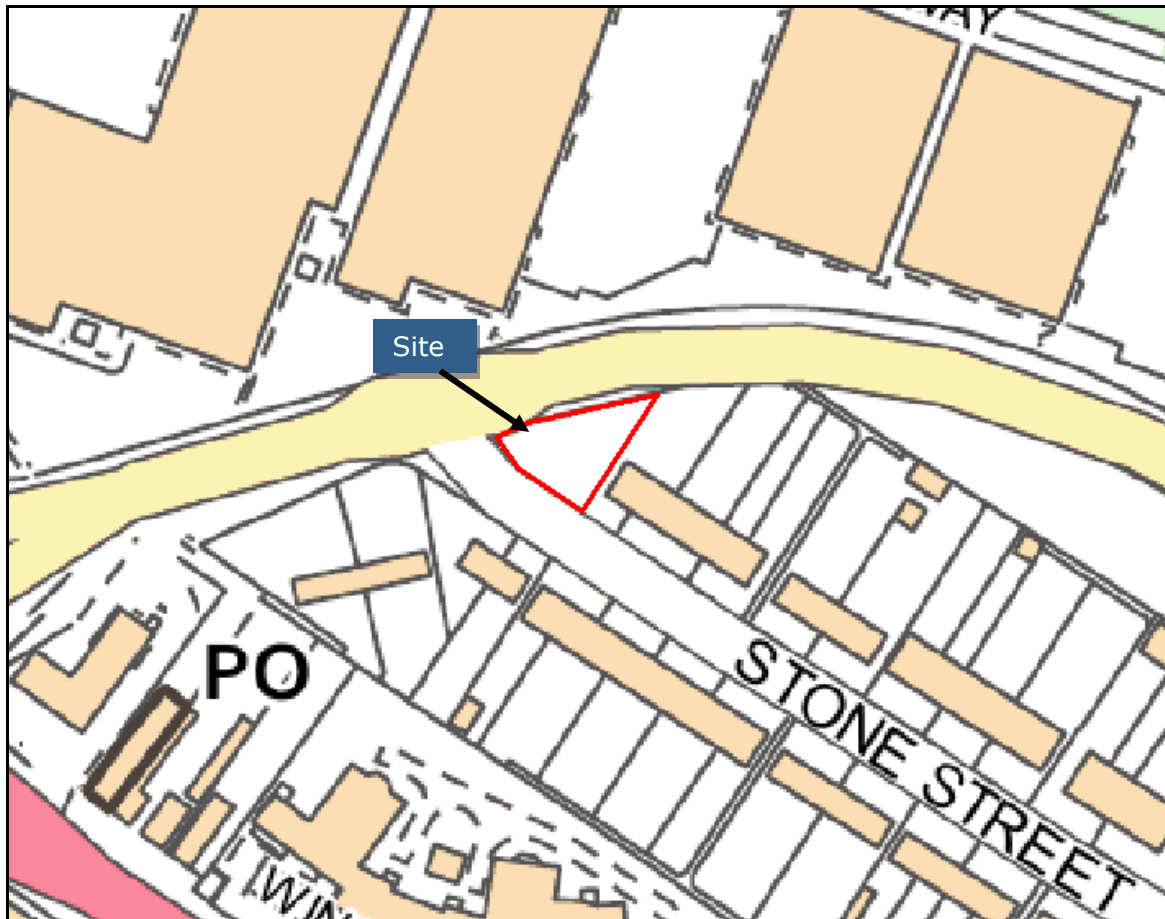


Figure 1: Site location plan (Source: Ordnance Survey)

- 3.1.2 The site comprises an area of land adjacent to number 90 Stone Street. The site is accessed from Stone Street adjacent to the south western frontage of the site.
- 3.1.3 The existing site layout can be seen on Drawing Number HB_002.
- 3.1.4 A topographical survey is shown on Drawing Number READ2501. Filtered LIDAR data at 1m resolution has also been obtained to determine and illustrate the topography of the site and surrounding area (Figure 2).
- 3.1.5 The survey data indicates that the area intended for the proposed dwellings is set between 39.11m AOD and 39.50m AOD.

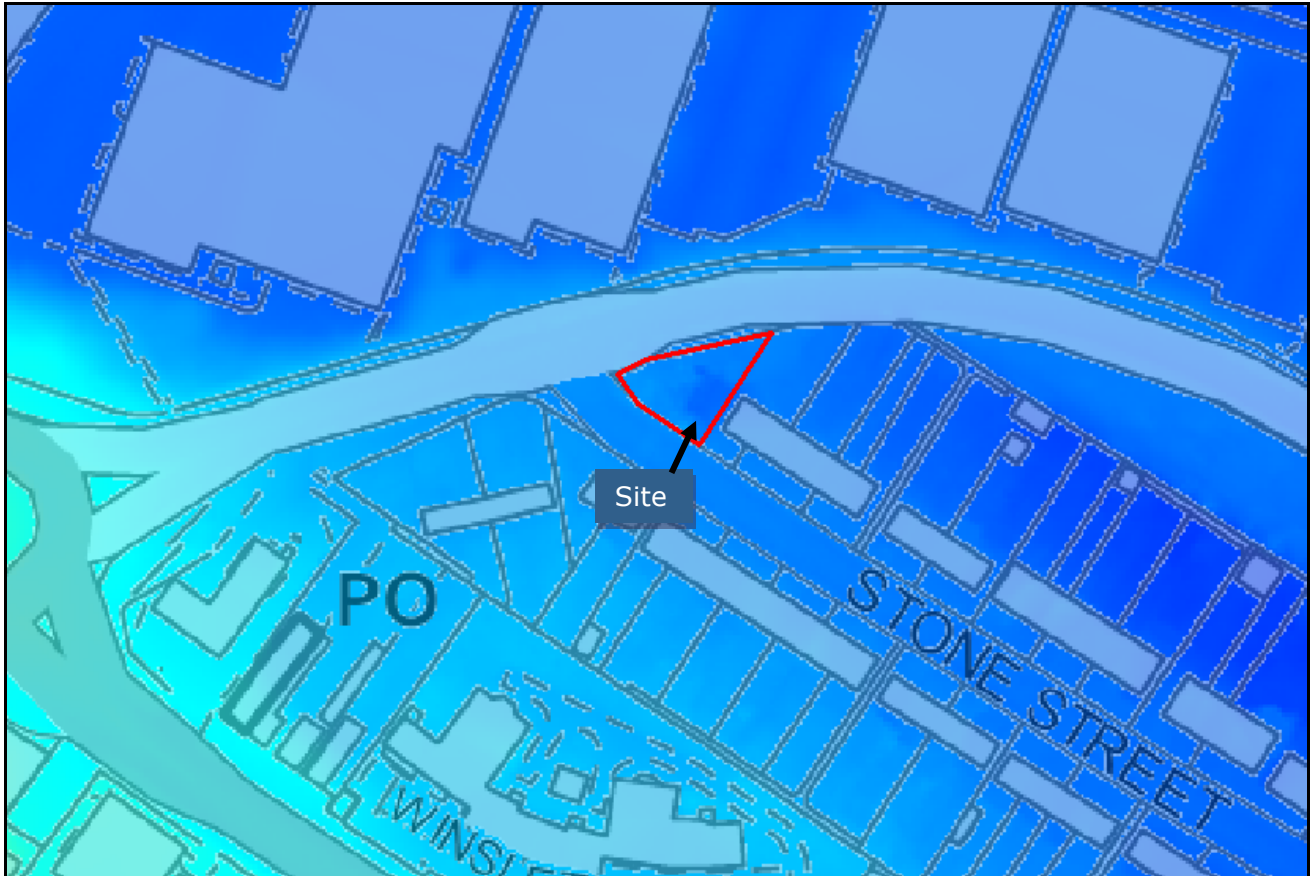


Figure 2: LIDAR survey data where higher ground is denoted as red, orange and yellow colours and lower areas denoted by blue and green colours

3.2 Site Proposals

- 3.2.1 It is the Client's intention to erect a pair of semi-detached dwellings together with front driveways and rear gardens.
- 3.2.2 The floor level will be set higher than existing ground levels and at 39.85m AOD.
- 3.2.3 The site proposals can be seen on Drawing Number HB_005, HB_006 and HB_007.

4. BASELINE INFORMATION

4.1 Flood Map for Planning

- 4.1.1 The DEFRA Flood Map for Planning and associated data was updated on 25th March 2025 (Figure 3) with pdf guidance entitled *Flood Zones Product Description*.
- 4.1.2 This map together with Map F4_W of the SFRA shows that the site is located within Flood Zone 2 and 1.

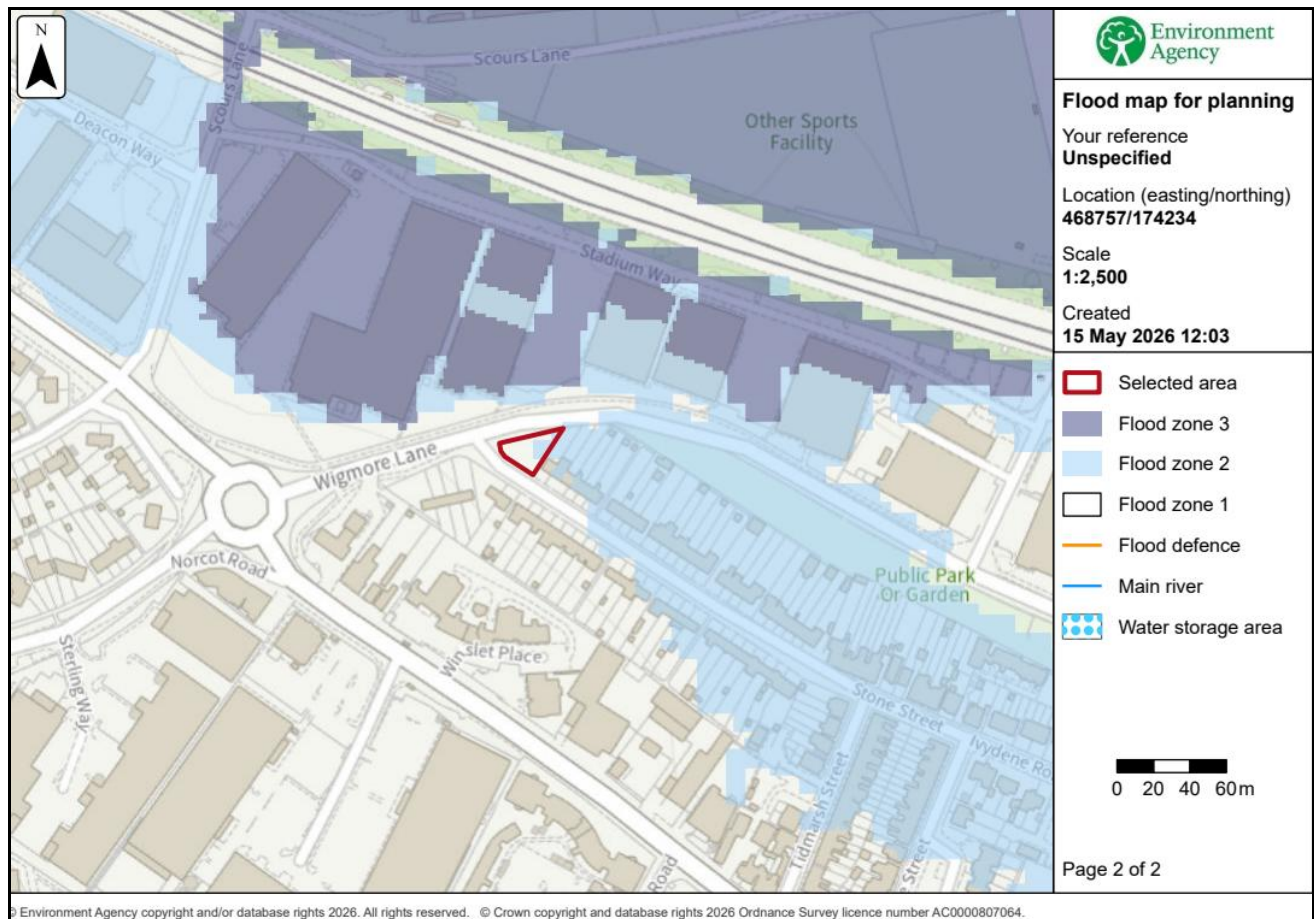


Figure 3: Flood Map for Planning

4.2 Flood Defences and Environment Agency Flood Levels

- 4.2.1 The Environment Agency flood defence information via <https://environment.data.gov.uk/asset-management/index.html> indicates that there are no Environment Agency flood defences at this location, other than natural high ground.
- 4.2.2 Two-dimensional fluvial GIS flood data from the *Thames (Sonning to Hurley) 2019* model has been provided by the Environment Agency, and are summarised in Table 1.
- 4.2.3 The UK Government's climate change allowances guidance states that the "Central" climate change allowance should be used in FRA's. The site is located within the Thames and South Chilterns Management Catchment which has a climate change allowance of 31% up to year 2080s.

- 4.2.4 Therefore, when considering this scenario, the Agency's fluvial modelling includes a 1 in 100 plus 35% climate change allowance and can be used further in this assessment.

Table 1: 2D fluvial flood level data

1 in 30 year (mAOD)	1 in 100 year (mAOD)	1 in 100 year plus 35% climate change (mAOD)	1 in 1000 year (mAOD)
N/A	N/A	N/A	39.10

N/A = event modelled but water did not reach the site

4.3 Flood Warning and Emergency Planning

- 4.3.1 The site is located within Environment Agency Flood Warning area 061FWF23ReadCav – River Thames at Reading and Caversham.
- 4.3.2 Sites at risk of fluvial flooding could have a minimum of 2 hours warning before any of the levels of flood warning is issued.
- 4.3.3 Flood Alerts, Flood Warnings and Severe Flood Warnings are issued to residents and businesses within flood risk areas by the Agency's *Floodline Warnings Direct* (FWD) service. This system is managed by the Environment Agency and dials out a message to the recipient when a particular category of flood warning is being advised. The message is conveyed by a constant ringing of the telephone or can alternatively be communicated to mobile phones and computers. The system functions at all times, issuing flood warnings and alerts in conjunction with announcements on radio and other media. Owners and occupiers of dwellings or businesses thought to be at risk can sign up to the scheme. **The owners are encouraged to confirm details with the Agency and to sign up for these warnings.** The various flood warning codes can be seen on Figure 4.

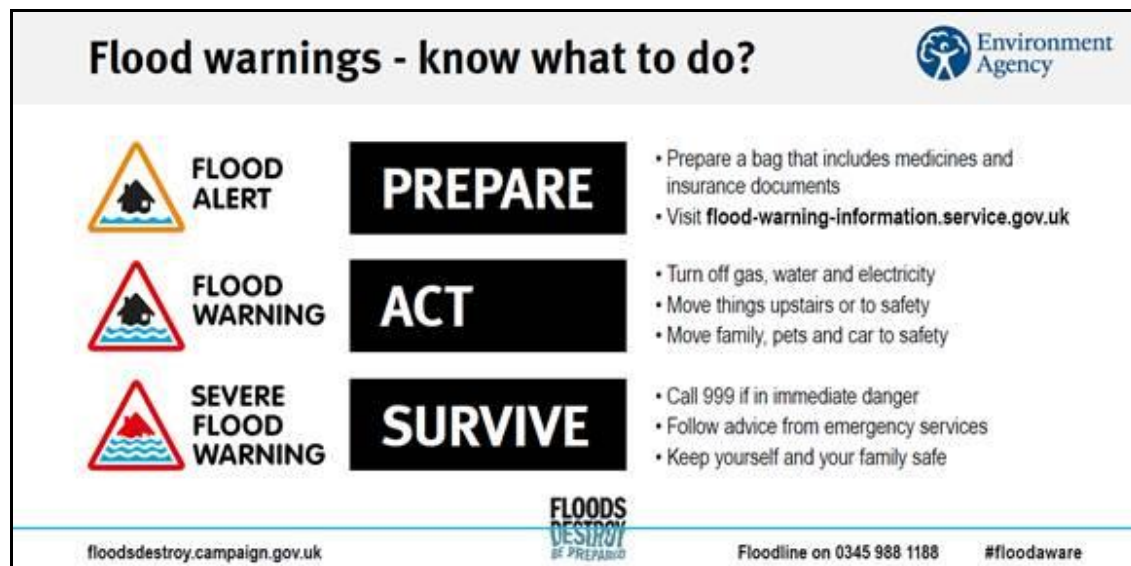


Figure 4: Flood warning codes (Source: Environment Agency)

- 4.3.4 It is understood that in the event of flooding, evacuation is managed by a multi-agency team in conjunction with the Police. The multi-agency team provides suitable premises for shelter, first aid, refreshments and possible transportation with consideration given to the elderly and vulnerable groups. It is essential that occupants produce robust Emergency Flood Plans to avoid putting themselves or emergency services at risk and that they do not rely solely on emergency services during the event.

5. FLUVIAL FLOOD RISK

- 5.1 The two-dimensional GIS grid data outlined in Table 1 above and outlines provided in the *Thames (Sonning to Hurley) 2019* flood model has been inspected further.
- 5.2 Figure 5 shows that the site is located outside of the present day 1 in 100 year flood extent.
- 5.3 The site is partially located within the present day 1 in 1000 year flood extent, however, the proposed floor level of 39.85m AOD would be above the flood level of 39.10m AOD thus providing safe refuge and no internal flooding.
- 5.4 Figure 6 shows that the area intended for the proposed dwellings is located outside of the design climate change (35%) 1 in 100 year extent.

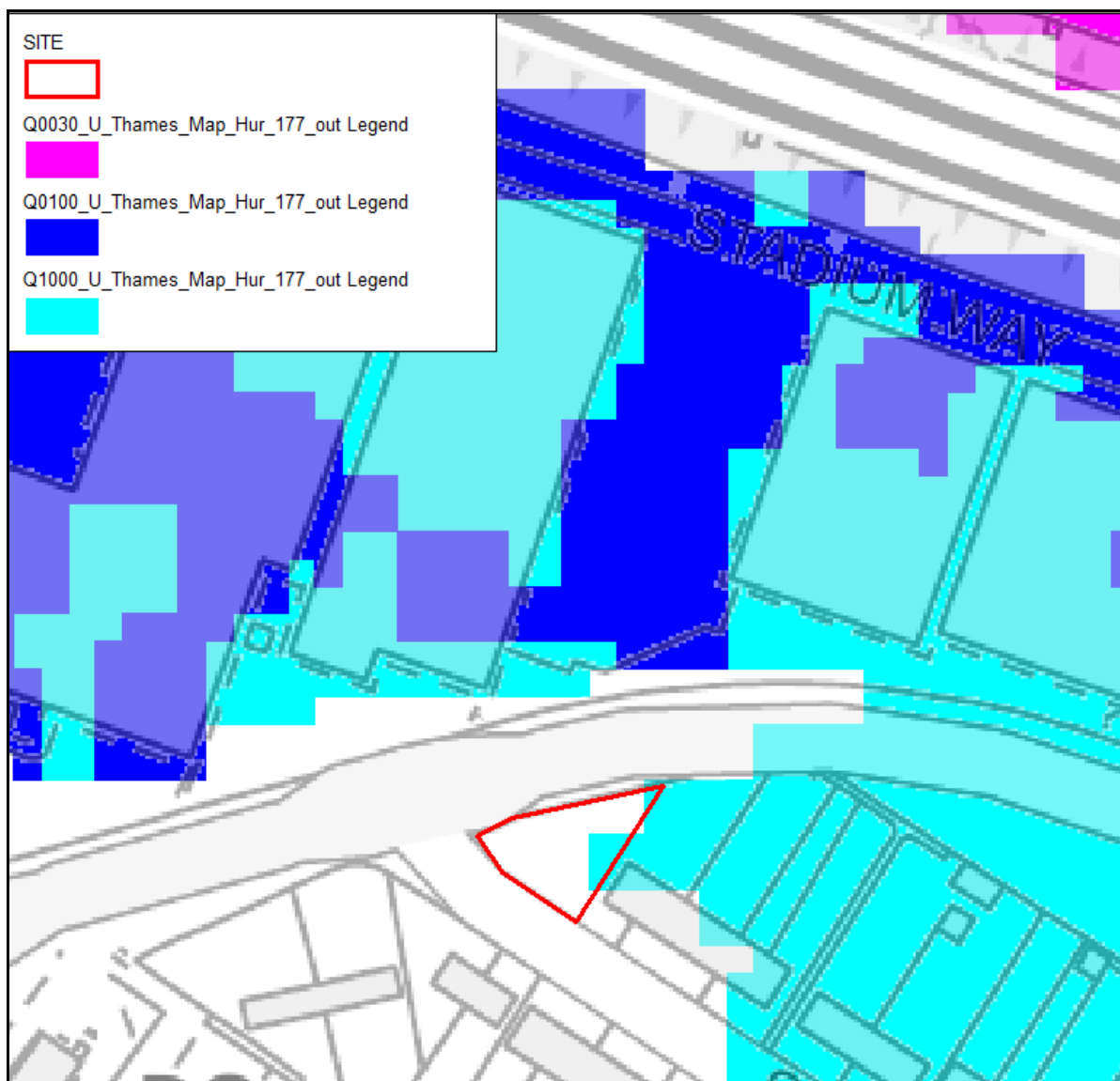


Figure 5: Mapped flood extents during present day events (Source: *Thames (Sonning to Hurley) 2019* flood model)

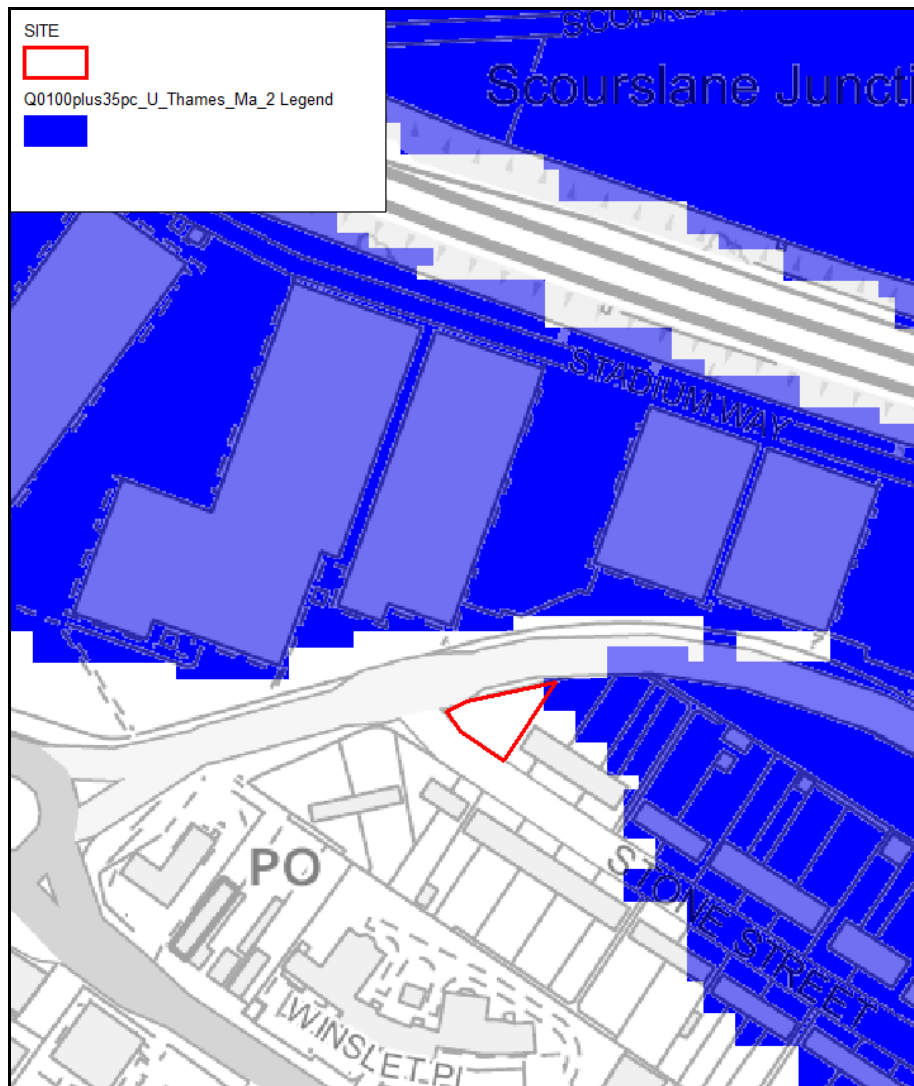


**Figure 6: Mapped maximum flood extents during climate change 1 in 100 year event
(Source: *Thames (Sonning to Hurley) 2019* flood model)**

6. FLOOD RISK MITIGATION AND EVACUATION

6.1 Reducing Exposure to the Hazard

- 6.1.1 In order to assess and reduce the exposure to the hazard and the vulnerability to the hazard after the site has been developed, the guidance outlined in the DCLG/DEFRA/EA document entitled *Flood Risk Assessment Guidance for New Development Phase 2; Flood Risks to People, Phase 2; Improving the Flood Performance of New Buildings* has been consulted.
- 6.1.2 Paragraph 004 of the NPPF Planning Practice Guidance states that the first preference is to avoid flood risk by raising floor levels above the design flood level.
- 6.1.3 The proposed dwellings will be set above all modelled flood levels thus complying with the NPPG. There will be no flood displacement during the climate change 1 in 100 year event.

6.2 Reducing Vulnerability to the Hazard

- 6.2.1 It is understood that the police and other emergency services will assist in the evacuation to rest centres operated by the Council. People at the site will need to make a judgment themselves with regards to the flood hazard if evacuation is attempted and not solely rely on the emergency services.
- 6.2.2 It is recommended that the occupants liaise with the Agency in order to register with the Agency's Flood Warnings Direct service and ensure that they are aware of the flood risk so that they have the option to evacuate upon receipt of a *Flood Warning* or upon the instruction of the emergency services.
- 6.2.3 The occupants should develop a *Family Flood Plan*. Further guidance is offered in the Environment Agency's guidance document entitled *What to do before, during and after a flood*. The *Family Flood Plan* should consider, for example, information about vital medication needed and a *Flood Kit*.

6.3 Vulnerable Groups

- 6.3.1 The occupants at the site may include vulnerable groups such as elderly people, those with sensory or physical disabilities, minority ethnic groups, or the infirm. Priority will need to be given to these people during the flood event.
- 6.3.2 Vulnerable groups should be identified by the occupants and priority should be given to these groups during the event.

6.4 Safe Access/Egress

- 6.4.1 Figure 5 and 6 above shows that during the design climate change 1 in 100 year event, and extreme 1 in 1000 year event, there would be safe access/egress via Stone Street.

6.5 Insurance

- 6.5.1 The Association of British Insurers (ABI) published a guidance document in 2012 entitled *Guidance on Insurance and Planning in Flood Risk Areas for Local Planning Authorities in England*.

- 6.5.2 The ABI guidance sets out the requirements of the insurance industry when considering flood risk and insurability of the property. The guidance suggests that properties should be protected for flood events up to the climate change 1 in 100 year event in order to access insurance at a competitive price.
- 6.5.3 The guidance also states that insurers would of course prefer to cover properties which are not at risk of flooding, however, for those properties which are at risk of flooding insurers would prefer that the properties are raised above the flood level, over resistance measures which prevent floodwater from entering the building, or resilience measures which allows floodwater to enter the building.
- 6.5.4 The dwellings will be set above the climate change 1 in 100 year flood level, therefore, the ABI's requirement of protection during a climate change 1 in 100 year event will be met and there will be a good chance of the property being insured at a competitive rate.

7. OTHER SOURCES OF FLOODING

7.1 Groundwater Flooding

Soil and Geology at the Site

- 7.1.1 It can be seen from the various soil and hydrogeological data, listed in Section 2, together with the ground investigation that the soil types and geology across the site comprise silty, sandy, gravelly Clay overlying sandy Gravel.

Groundwater Flooding Potential at the Site

- 7.1.2 Map F8 of the SFRA shows a 50-75% susceptibility to groundwater flooding. However, during the ground investigation groundwater was encountered at 2.80-3m bgl, and therefore at depth.
- 7.1.3 The 'Check the long term flood risk for an area in England' at <https://www.gov.uk/check-long-term-flood-risk> states that flooding from groundwater is unlikely in this area.
- 7.1.4 It is considered that the evidence suggests an overall low risk of groundwater flooding to the site and the building footprints will reduce the risk further.

7.2 Surface Water Flooding and Sewer Flooding

- 7.2.1 Map F9 of the SFRA shows that there has been a high number of recorded sewer flood event in this postcode area. It is understood that the information was provided on a broad scale. No information was provided for specific addresses.

DEFRA Risk of flooding from surface water (RoFSW)

- 7.2.2 The DEFRA Risk of flooding from surface water (RoFSW) map and associated data was updated on 28th January 2025 with pdf guidance entitled *RoFSW Product Description*. It now supersedes previous datasets and can be viewed at <https://www.gov.uk/check-long-term-flood-risk> and <https://environment.data.gov.uk/explore/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e> with the raw GIS data being available at <https://environment.data.gov.uk/explore/b5aaa28d-6eb9-460e-8d6f-43caa71fbe0e?download=true>.
- 7.2.3 The DEFRA Data Services Platform states that the Risk of Flooding from Surface Water (RoFSW) map is an assessment of where surface water flooding may occur when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.
- 7.2.4 The DEFRA Data Services Platform also states that RoFSW is a probabilistic product, meaning that it shows the overall risk, rather than the risk associated with a specific event or scenario. In externally published versions of this dataset, risk is displayed as one of four likelihood bandings:
- High - greater than or equal to 1 in 30 (3.3%) chance of flooding in any given year;
 - Medium - less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance of flooding in any given year;
 - Low - less than 1 in 100 (1%) but greater than or equal to 1 in 1000 year (0.1%) chance of flooding in any given year.
 - Very Low – less than 1 in 1000 year (0.1%) chance of flooding in any given year (also denoted by the mapping as 'Unavailable').

- 7.2.5 The DEFRA Data Services Platform 'Announcements' section states that while the previous RoFSW Depth datasets showed the maximum depth of flooding from surface water that could result from a flood with a 0.1%, 1% and 3.3% chance of happening in any given year, the new RoFSW Depth datasets show the annual chance of flooding beyond a specific depth, for depths at intervals from 20cm to 120cm.
- 7.2.6 For example, the 20cm dataset shows a map of likelihood of flooding beyond 20cm depth within the 4 likelihood bands. The depths are as follows:
- 0.2m
 - 0.3m
 - 0.6m
 - 0.9m
 - 1.2m
- 7.2.7 Where the mapping shows an area with no depth results, despite it being located within a risk banding, DEFRA have confirmed that this denotes a Very Low probability for that particular depth to occur.
- 7.2.8 Information has also been created which indicates the possible impacts of climate change on future risk in line with the guidance at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#when-to-use-climate-change-allowance>.
- 7.2.9 For surface water flood risk the mapping considers the 'Central' allowance for the 2050s epoch (2040-2060) and can be viewed at <https://www.gov.uk/check-long-term-flood-risk> and <https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef>, with the raw GIS data being available at <https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef?download=true>.
- 7.2.10 The associated climate change depths within the 4 likelihood bands are the same as the non-climate change depths set out above.
- 7.2.11 The DEFRA Risk of flooding from surface water (RoFSW) map and associated data (Figures 7, 8, 9 and 10) shows that there is a Very Low to Low surface water flood risk at the site, and a Very Low to Medium risk when accounting for future climate change.

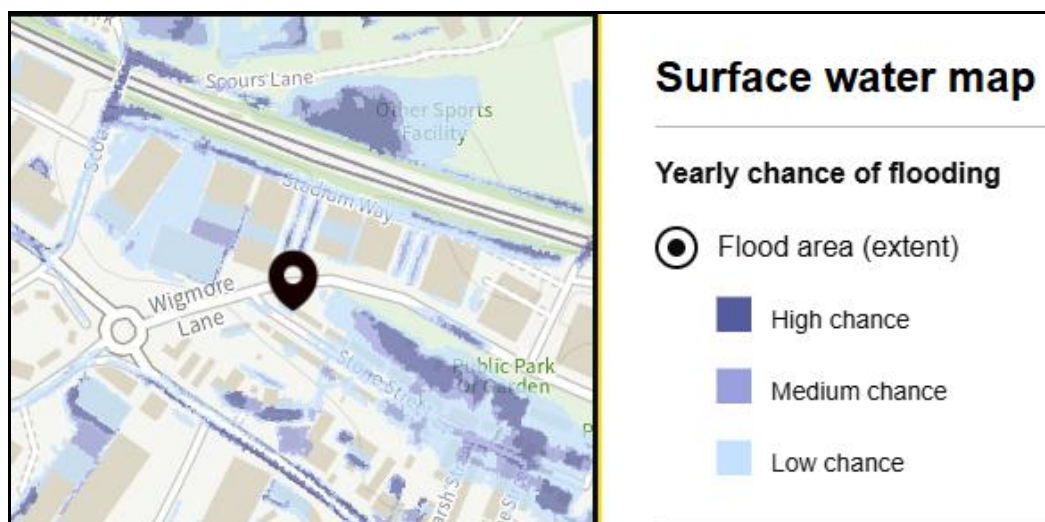


Figure 7: DEFRA Risk of flooding from surface water (RoFSW) map from
<https://www.gov.uk/check-long-term-flood-risk>

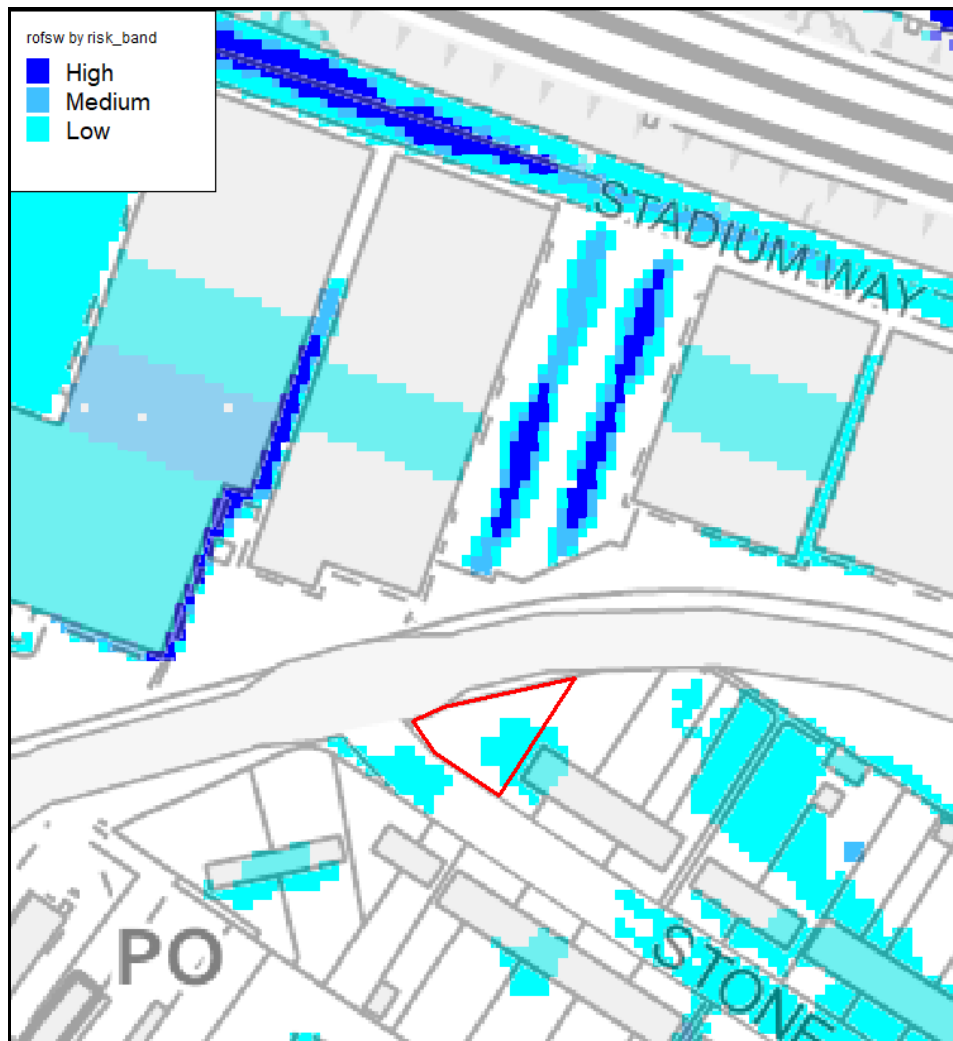


Figure 8: DEFRA Risk of flooding from surface water (RoFSW) map data
<https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef?download=true>

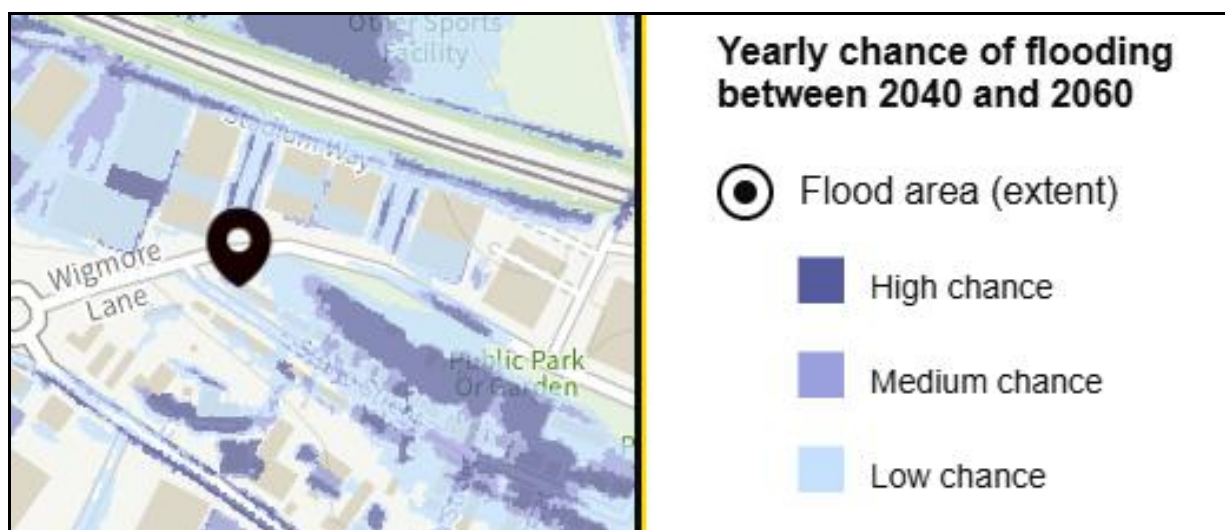


Figure 9: DEFRA Risk of flooding from surface water (RoFSW) map data with climate change from <https://www.gov.uk/check-long-term-flood-risk>

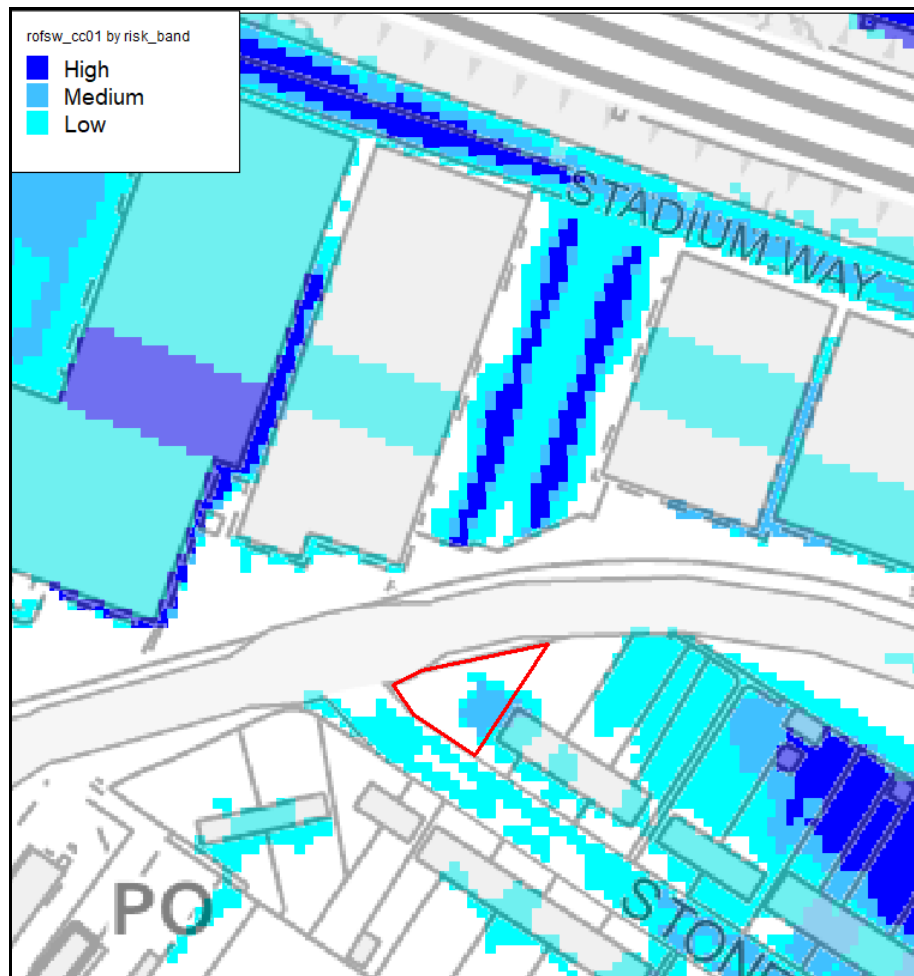


Figure 10: DEFRA Risk of flooding from surface water (RoFSW) map data with climate change from <https://environment.data.gov.uk/explore/e5b38de2-99b3-44ee-b10c-b244926878ef?download=true>

Flood Mapping Uncertainties

- 7.2.12 The Agency's map generally shows lower areas of ground where water may pond during storm events and identify areas which receive subsequent runoff from surrounding land during heavy rainfall events.
- 7.2.13 The mapping on Figure 10 shows that the climate change risk area is limited to an isolated area across the site and does not generally form part of a wider flow path.
- 7.2.14 It is important to note that the surface water flood mapping relies on the less reliable 2m resolution LIDAR data and not current site-specific topographical survey data.
- 7.2.15 The more accurate and recent topographical survey confirms that ground levels across this area are relatively uniform and do not significantly vary. There are also no localised low areas or depressions where the flood risk is shown.
- 7.2.16 Therefore, it is considered that the surface water flood mapping, which relies on the less reliable LIDAR data at this location and does not reflect the actual topography across the site, should be treated with caution.

7.2.17 The ground floor level will be set higher than existing ground levels thus reducing the risk of internal flooding. It is also understood that a SUDS strategy which will manage overland runoff across the site will be provided by a third party.

Reducing Vulnerability to the Hazard

7.2.18 Flood Warnings for surface water flooding do not currently exist, however, the occupants should sign up to the Met Office weather warning system <https://www.metoffice.gov.uk/public/weather/warnings> and <https://www.metoffice.gov.uk/about-us/news-and-media/media-centre/subscribe-to-email-alerts>.

Safe Access/Egress

7.2.19 Figure 10 above shows that during climate change events there would be a Low risk along Stone Street adjacent to the site.

7.2.20 The DEFRA Data Services Platform now provides the 'hazard' dataset, and the raw GIS data is available at <https://environment.data.gov.uk/explore/765c25d4-86cb-4674-8cfe-fc91e844e6ac?download=true>.

7.2.21 The flood hazard is calculated based on different combinations of floodwater depth and velocity, and subsequently by using the hazard equation as cited in the DEFRA/EA R&D Document *Framework and guidance for assessing and managing flood risk for new development Phase 2 (FD2320/TR2)*. The numerical hazard rating extracted from the model is then categorised into four degrees of flood hazard (Table 2).

Table 2: DEFRA's FD2320/TR2 "Flood Risks to People" classifications

Hazard Rating	Degree of Flood Hazard	Description
< 0.75	Very low hazard	Caution "Flood zone with shallow flowing water or deep standing water"
0.75 – 1.25	Danger for Some	Dangerous for some (i.e. children) "Danger: Flood zone with deep or fast flowing water"
1.25 – 2.0	Danger for Most	Dangerous for most people (i.e. general public) "Danger: Flood zone with deep fast flowing water"
> 2.0	Danger for All	Dangerous for all "Extreme danger: flood zone with deep fast flowing water"

7.2.22 The mapping shows a hazard to people leaving the site would be below the *Dangerous for Some* threshold and therefore *Very Low* (Figure 11).

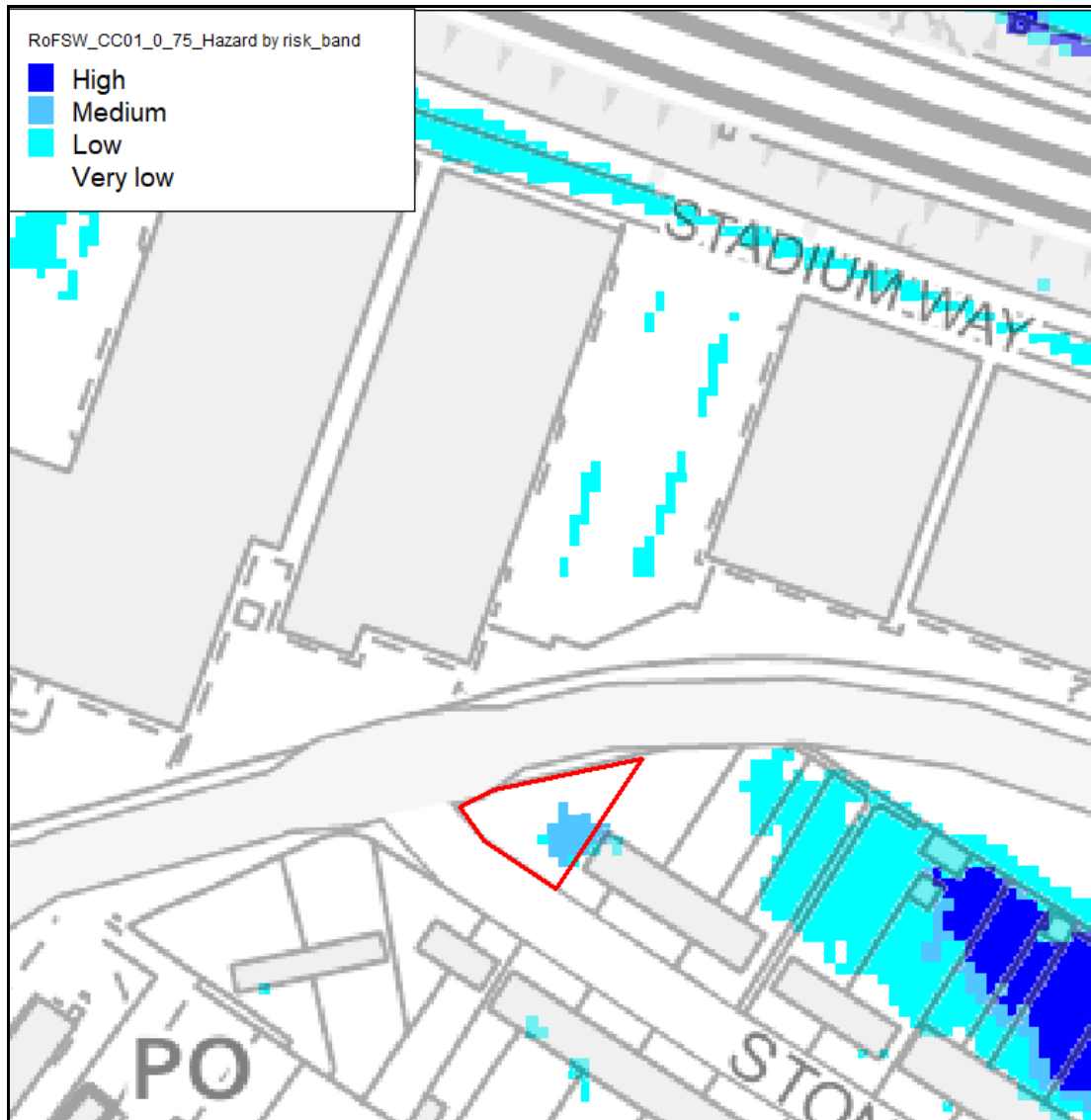


Figure 11: DEFRA Risk of flooding from surface water (RoFSW) 0.75 Dangerous for Some hazard map data with climate change from
<https://environment.data.gov.uk/explore/765c25d4-86cb-4674-8cfe-fc91e844e6ac?download=true>

7.3 Reservoirs, Canals And Other Artificial Sources

- 7.3.1 The failure of man-made infrastructure such as flood defences and other structures can result in unexpected flooding. Flooding from artificial sources such as reservoirs, canals and lakes can also occur suddenly and without warning, leading to high depths and velocities of flood water which pose a safety risk to people and property.
- 7.3.2 The 'Check the long term flood risk for an area in England' at <https://www.gov.uk/check-long-term-flood-risk> shows that the site is at risk from reservoir flooding.
- 7.3.3 However, flooding from reservoirs is extremely unlikely to happen providing that the reservoir is appropriately managed and maintained. All large, raised reservoirs designated as high risk and those where the risk is still to be determined must be inspected regularly by qualified engineers under the Reservoir Act 1975, and essential safety work carried out.

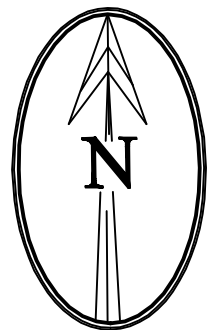
8. CONCLUSIONS

- It is the Client's intention to erect a pair of semi-detached dwellings together with front driveways and rear gardens. The floor level will be set higher than existing ground levels and at 39.85m AOD.
- The site is located within NPPF Flood Zone 2 and 1.
- The area intended for the proposed dwellings is located outside of the design climate change (35%) 1 in 100 year flood extent. There will be no flood displacement during this event.
- The site is partially located within the present day 1 in 1000 year flood extent, however, the proposed floor level of 39.85m AOD would be above the flood level of 39.10m AOD thus providing safe refuge and no internal flooding.
- A warning and evacuation strategy has been developed within this assessment. It is proposed that the occupants register with the Agency's *Flood Warnings Direct* and prepare a *Family Flood Plan*.
- It is considered that there is a low risk of groundwater flooding at the site from underlying deposits.
- The DEFRA Risk of flooding from surface water (RoFSW) map and associated data shows that there is a Very Low to Low surface water flood risk at the site, and a Very Low to Medium risk when accounting for future climate change.
- However, it is important to note that the surface water flood mapping relies on the less reliable 2m resolution LIDAR data and not current site-specific topographical survey data, which shows that there are no localised low areas or depressions where the flood risk is shown. Therefore, it is considered that the surface water flood mapping should be treated with caution.
- The ground floor level will be set higher than existing ground levels thus reducing the risk of internal flooding. It is also understood that a SUDS strategy which will manage overland runoff across the site will be provided by a third party.
- Safe access/egress can be achieved during the peak of climate change fluvial and surface water flood events.

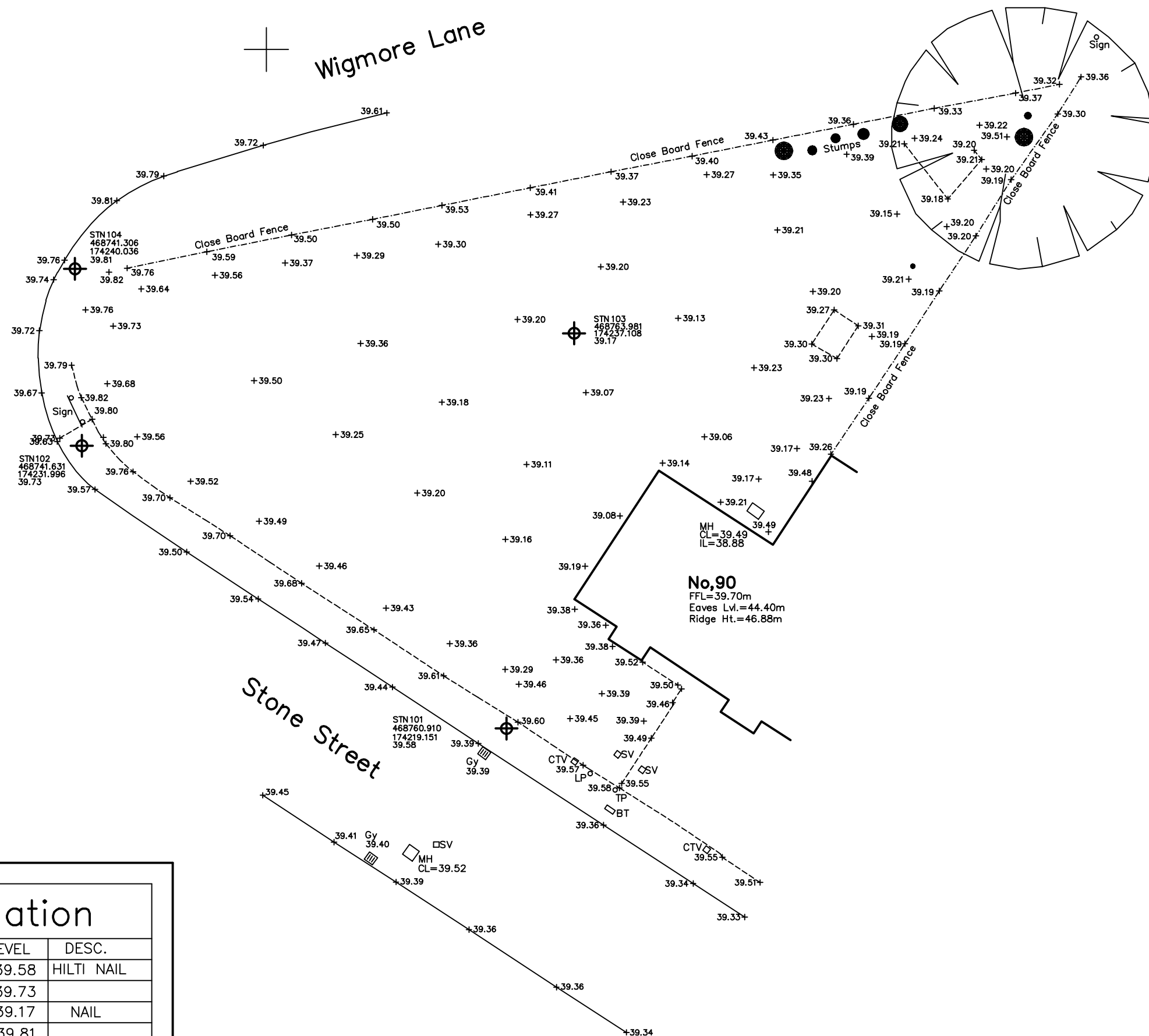
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- i. Communities and Local Government 2007. *Improving the Flood Performance of New Buildings*. HMSO
- ii. Communities and Local Government 2025. *National Planning Policy Framework*.
- iii. DEFRA/EA document entitled *Framework and guidance for assessing and managing flood risk for new development Phase 2 (FD2320/TR2)*, 2005;
- iv. DEFRA/EA document entitled *The flood risks to people methodology (FD2321/TR1)*, 2006;
- v. DEFRA/Jacobs 2004. *Strategy for Flood and Coastal Erosion Risk Management: Groundwater Flooding Scoping Study (LDS), Final Report, Volumes 1 and 2*.
- vi. EA *Supplementary Note on Flood Hazard Ratings and Thresholds for Development Planning and Control Purpose*, 2008
- vii. Institute of Geological Sciences 1977. *Hydrogeological Map of England and Wales*, 1:625,000. NERC.
- viii. Reading Borough Council Strategic Flood Risk Assessment (SFRA) dated 2017.

DRAWINGS



174200mN



Station Information

STN.	EASTING	NORTHING	LEVEL	DESC.
101	468760.910	174219.151	39.58	HILTI NAIL
102	468741.615	174231.996	39.73	
103	468763.981	174237.108	39.17	NAIL
104	468741.306	174240.036	39.81	

174200mN

468750mE

Notes: —

TO BE READ IN CONJUNCTION WITH: —

ISSUE REVISION DATE

CHILTERN SURVEYS Ltd.
LAND SURVEYS AND SITE ENGINEERING SERVICES

Spurway Mill Farm, Oakford, Tiverton, Devon. EX16 9EU

Tel: 01398 351277 Mobile: 07932 650676

E-mail: chilternsurveys@tiscali.co.uk

OFFICES IN DEVON AND BUCKINGHAMSHIRE

TITLE: —

Site Survey

PROJECT: —

No.90
Stone Street
Reading

SCALE: — 1:200

DRAWN: — J.W.

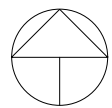
DWG. No. READ2501

DATE: — 21:10:25

GENERAL NOTES: —

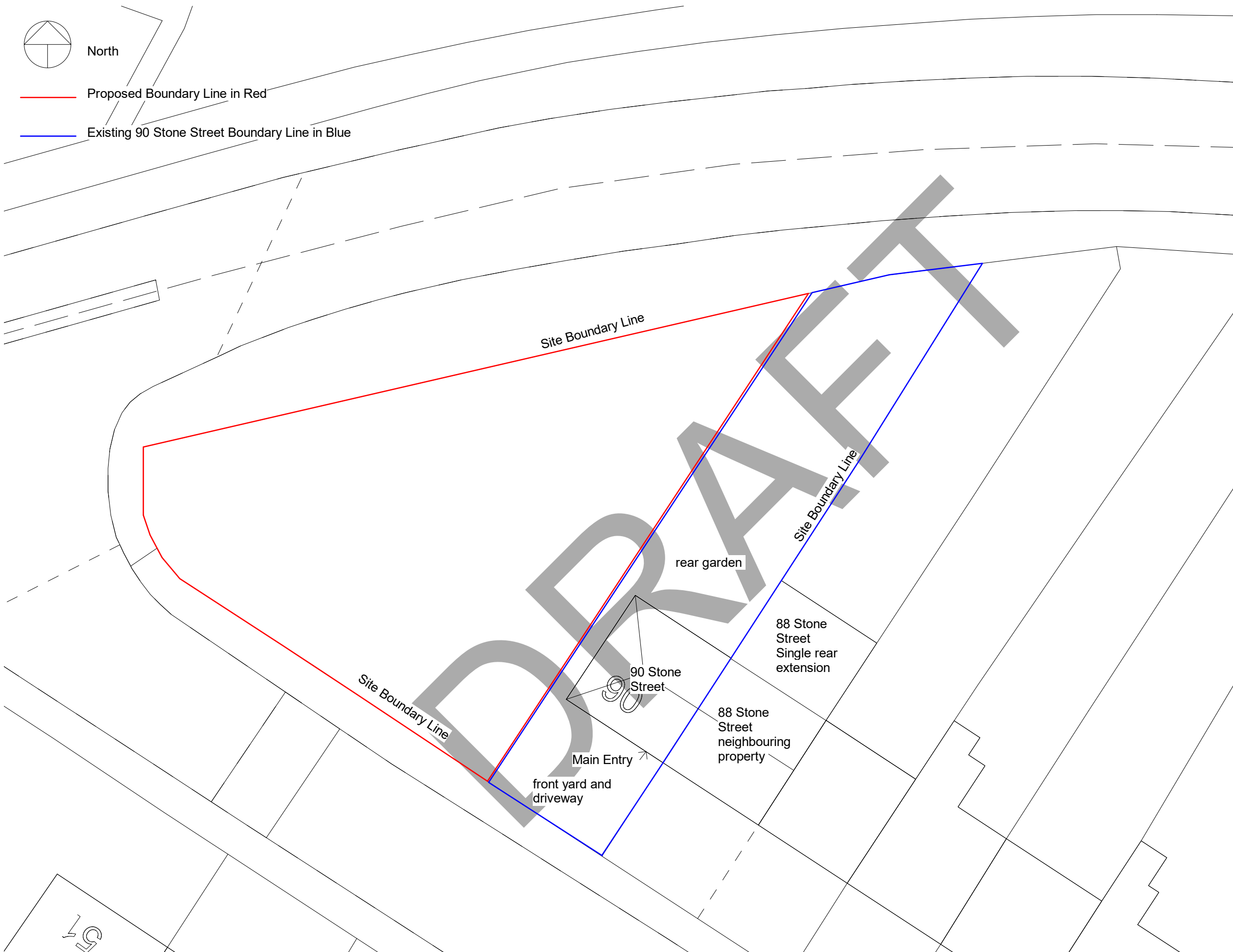
ALL LEVELS RELATE TO OSBM DATUM BY GPS

GRID RELATES TO OS GRID BY GPS.



North

- Proposed Boundary Line in Red
- Existing 90 Stone Street Boundary Line in Blue



Existing Site Plan

1 : 200



PROJECT INFORMATION

90 Stone Street,
Reading,
RG30 1HU

STATUS

Stage Concept Design/ Planning

SHEET

Existing Site Plan

CLIENT

Mr H B

DATE

18.09.25

DRAWING NUMBER

HB_002

SCALE (@ A3)

1 : 200

REV

VA DRAWN BY

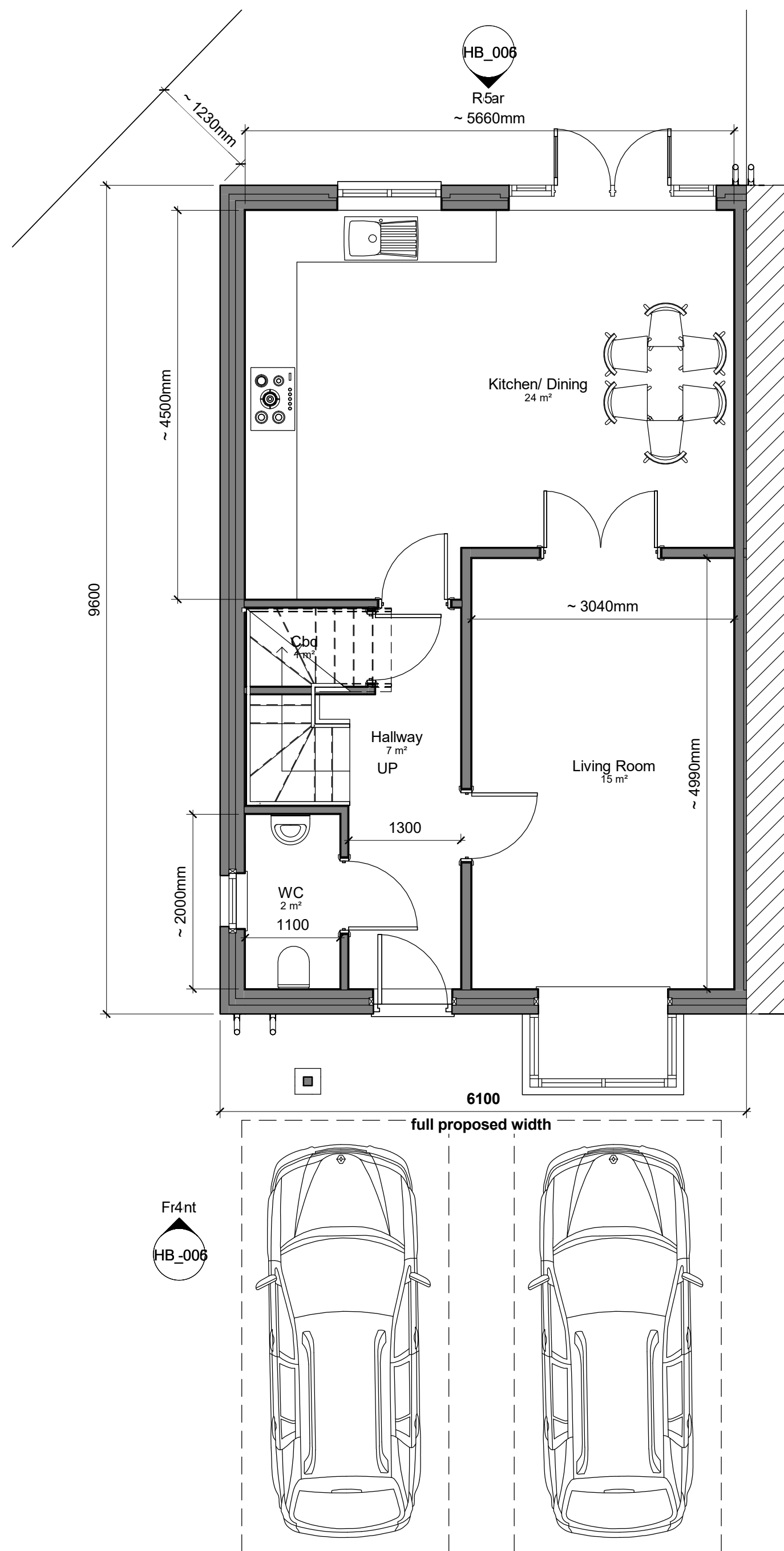
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 7. All boundaries are assumed. To be confirmed on site before building work commences.

HAUS FRAME
ARCHITECTS & DESIGNERS

a. 6 Simmonds Close
Bracknell
RG42 1FL

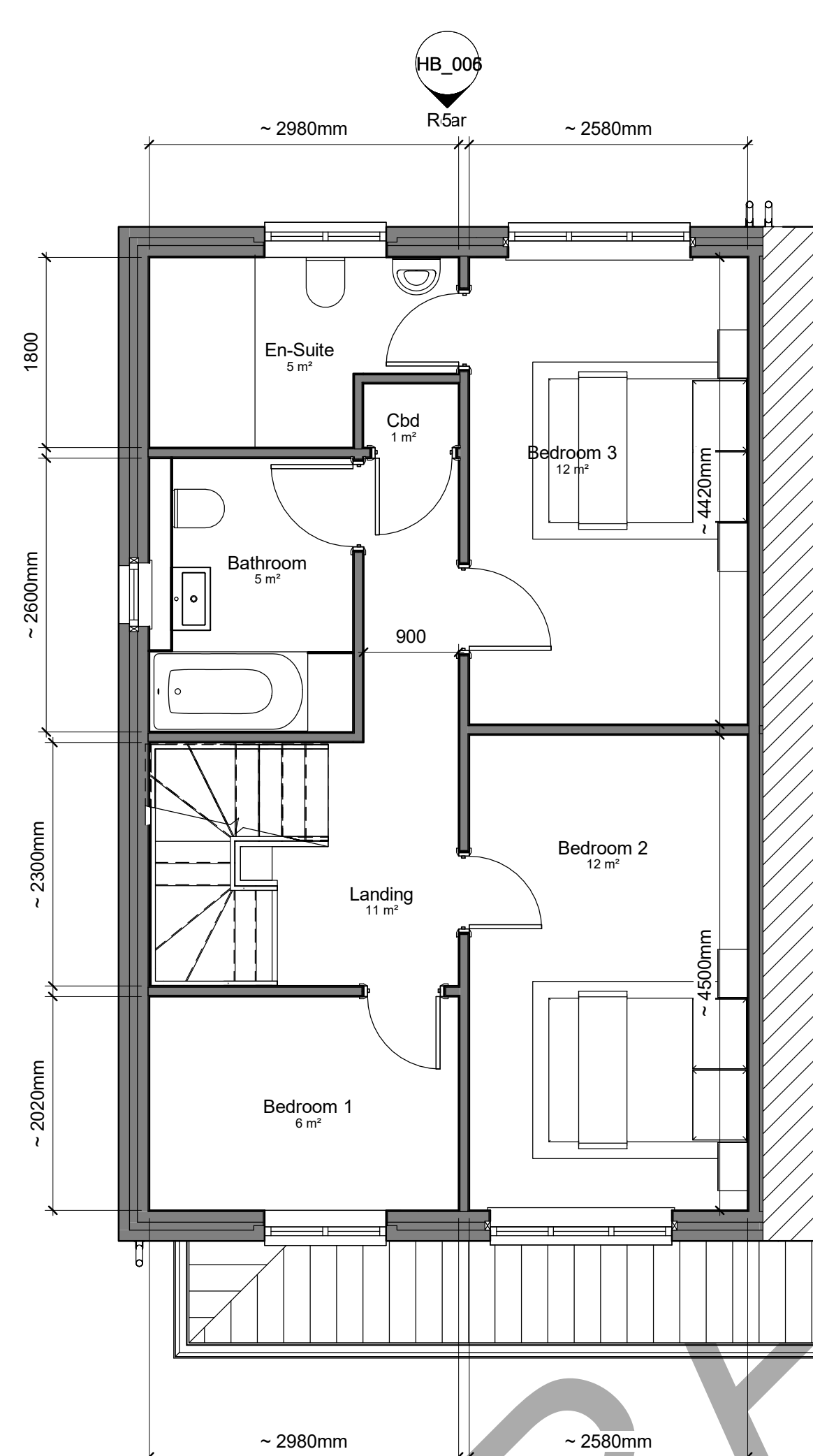
m. 07400022422

e. valentina.antoniuc@hausframe.com
w. www.hausframe.com



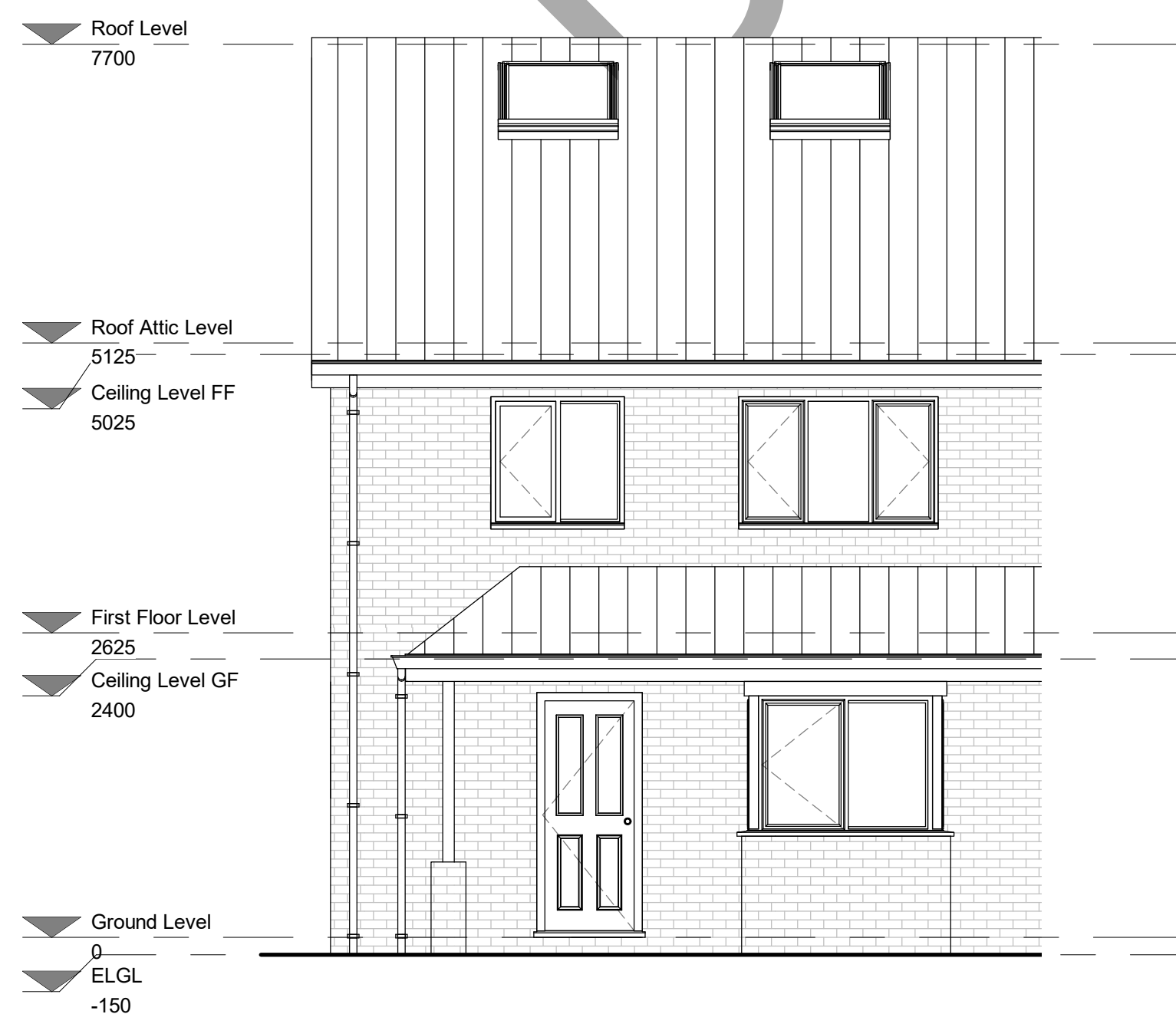
Total 60 m2 at Ground Floor

A_Ground Level
1 : 50

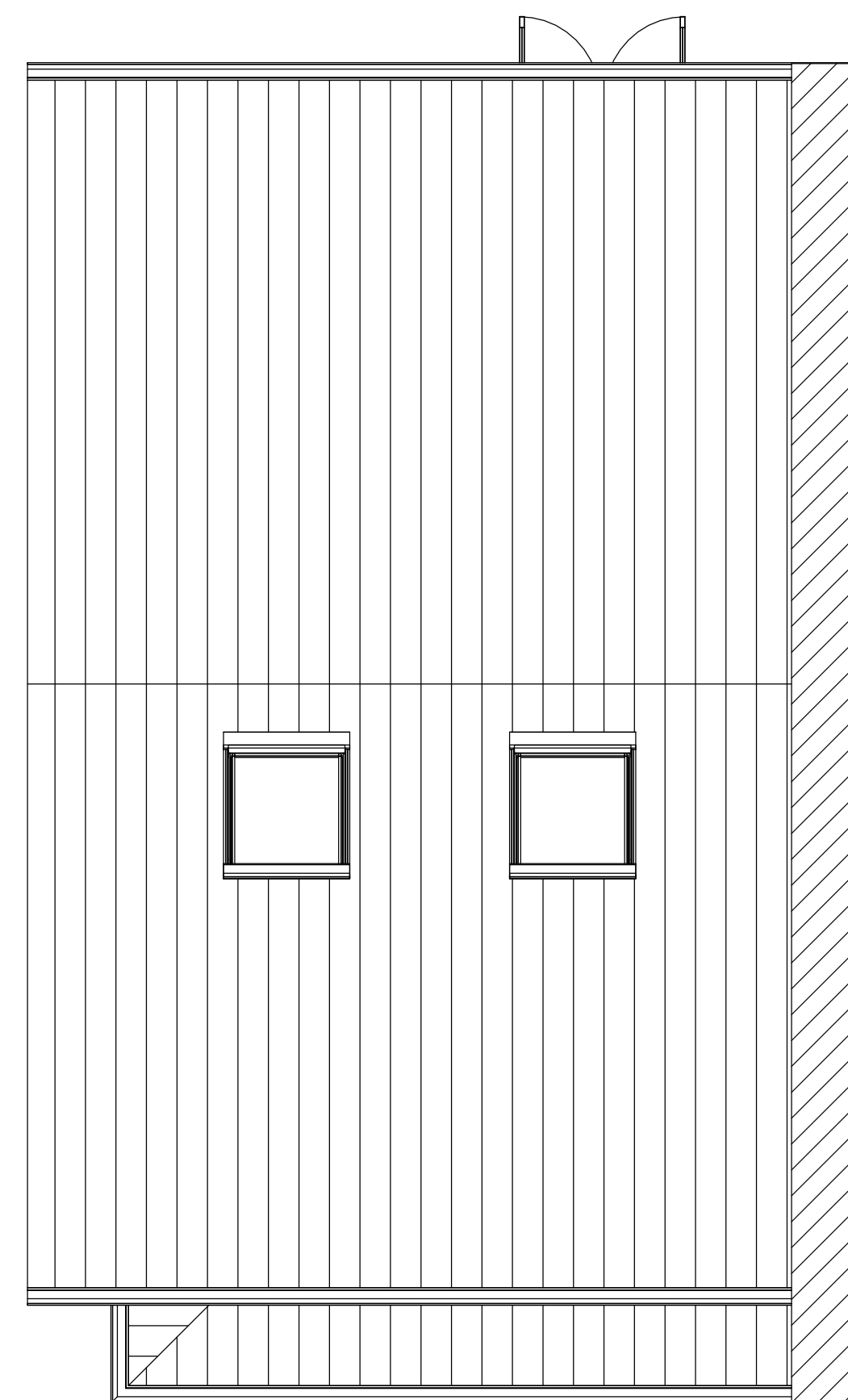


Total 57 m2 at First Floor

A_First Floor Level
1 : 50



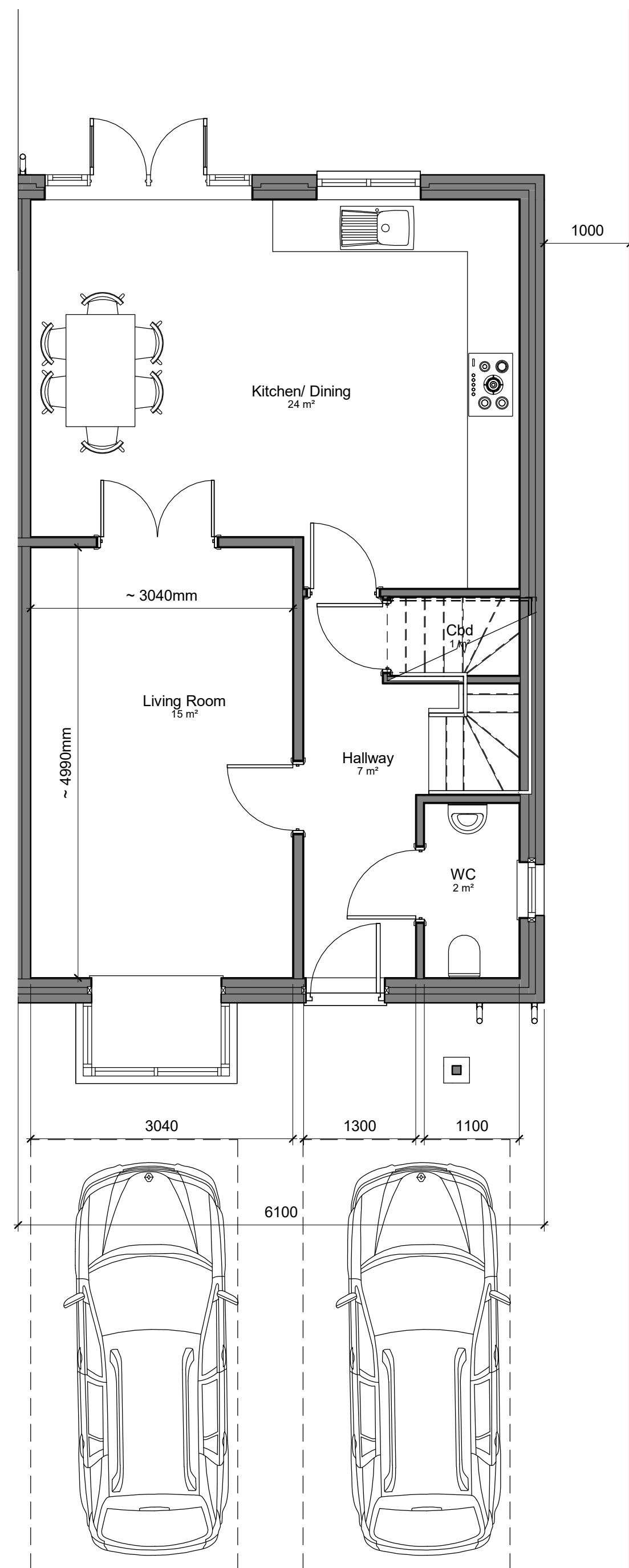
A_Front Elevation
1 : 50



A_Rear Level
1 : 50



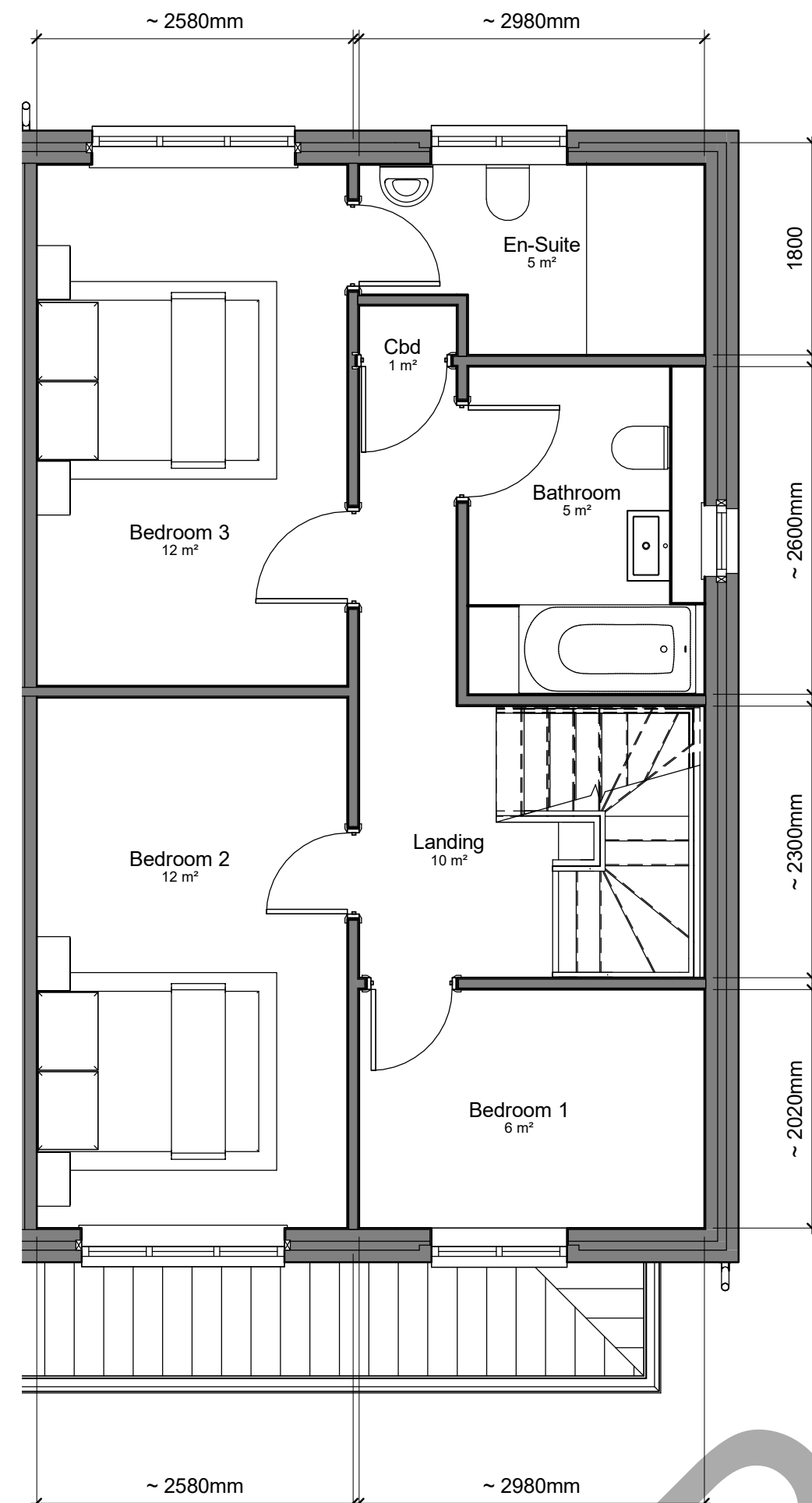
A_Rear Elevation
1 : 50



Total 60 m2 at Ground Floor

B_Ground Floor Plan

1 : 50



Total 57 m2 at First Floor

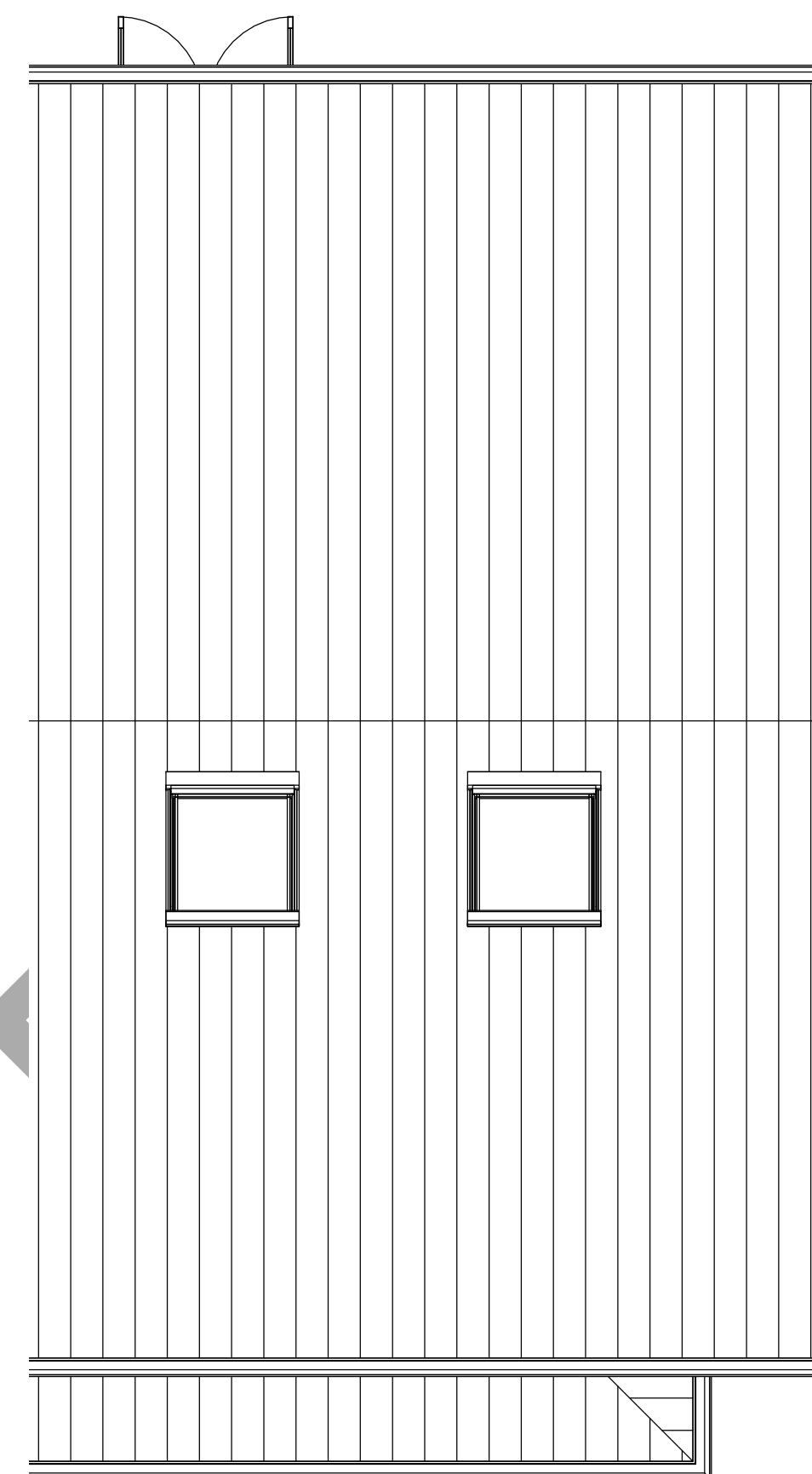
B_First Floor Level

1 : 50



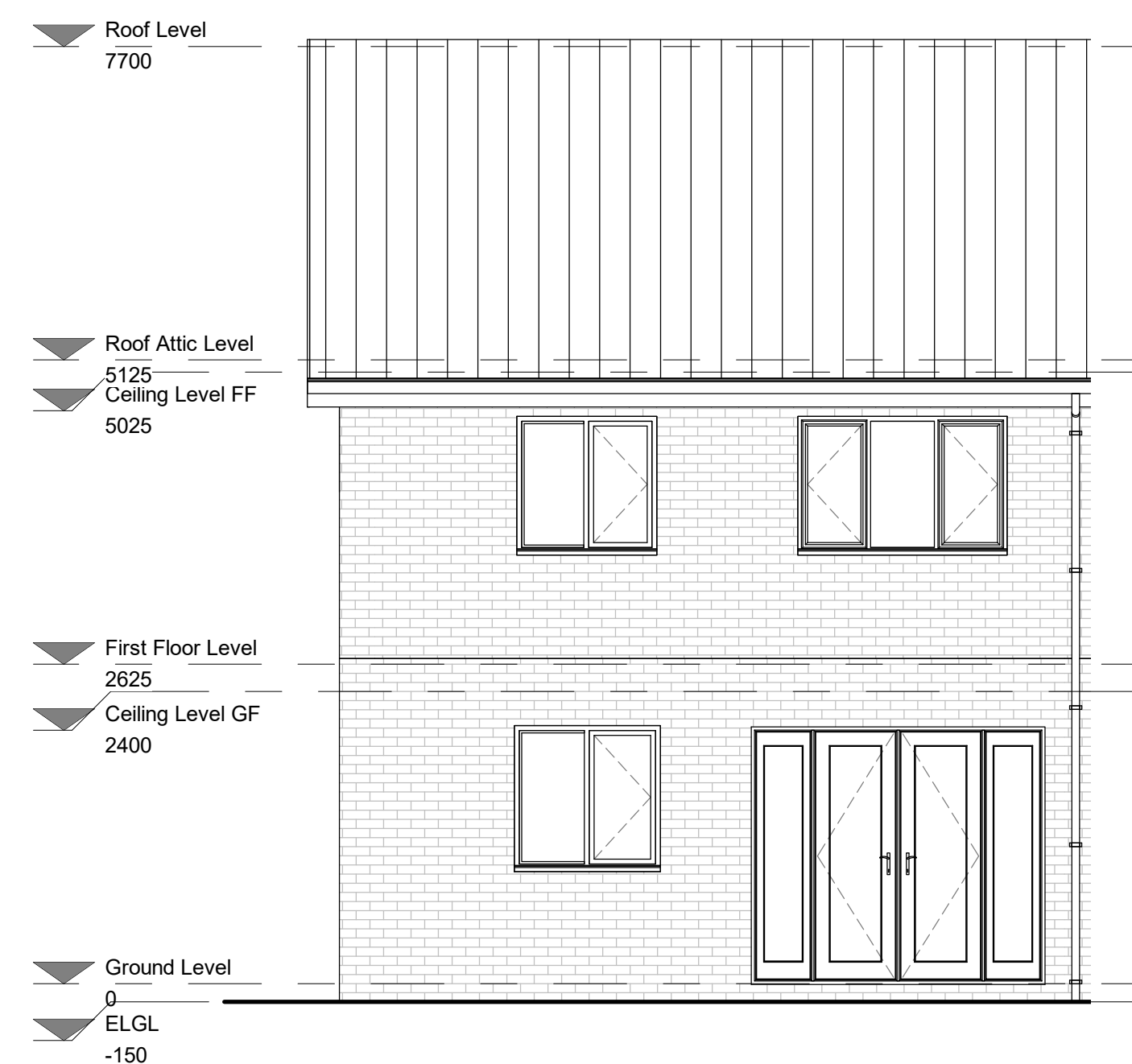
B_Front Elevation

1 : 50



B_Roof Level

1 : 50



B_Rear Elevation

1 : 50



Proposed Site
1 : 100



PROJECT INFORMATION

90 Stone Street,
Reading,
RG30 1HU

STATUS

SHEET

Proposed Site Plan

CLIENT

Mr H B

DATE

18.09.25

DRAWING NUMBER

HB_007

SCALE (@ A1)

1 : 100

REV

VA

DRAWN BY

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