



ARCHITECTURE & PLANNING

FLOOD RISK ASSESSMENT

PROJECT

Change of Use from Storage (Class B8) to Barber Shop (Class E)

ADDRESS

**32A Ardler Road,
Caversham,
Reading,
RG4 5AE**

2026 July

1. Executive Summary

This Flood Risk Assessment accompanies a planning application for the change of use of an existing storage unit (Class B8) to a barber shop (Class E). No extensions, external alterations, drainage changes, new hardstanding, or changes to site levels are proposed.

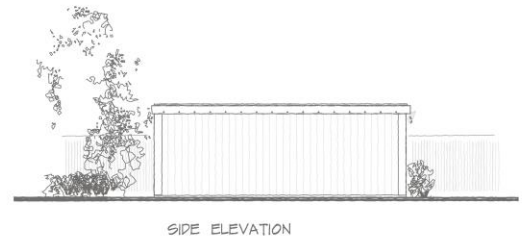
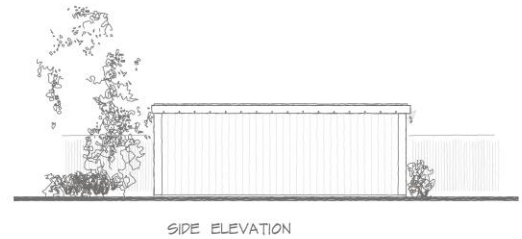
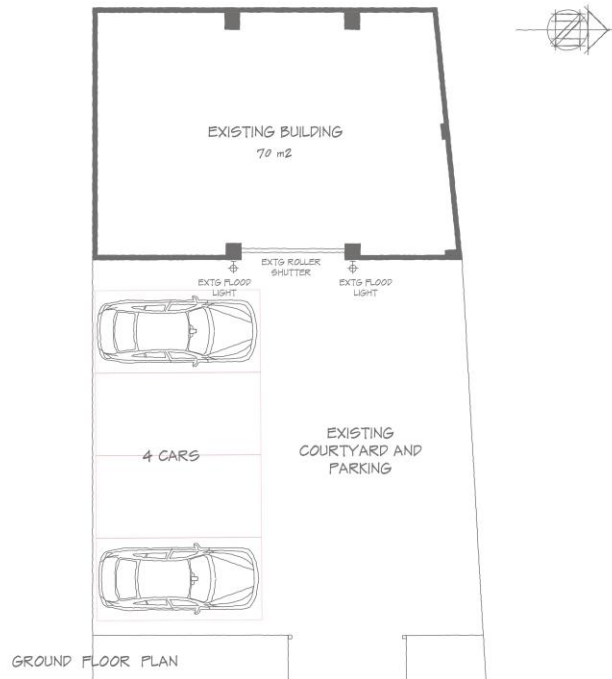
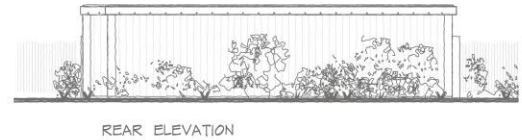
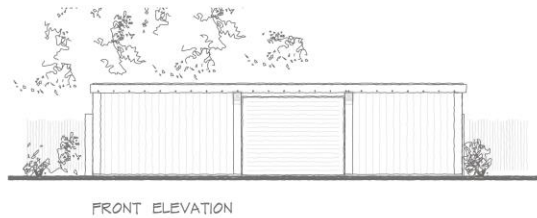
2. Site Description

The application site comprises an existing commercial unit at 32A Ardler Road, Caversham, Reading. The existing floor area is approximately 70 m². The proposal involves internal alterations only associated with the change of use.



3. Proposed Development

The proposal is a change of use from storage to a barber shop. There are no external changes to the building, access arrangements, parking layout, drainage infrastructure, or impermeable surfaces.



4. Flood Risk Assessment

The submitted flood mapping indicates the site lies within an area affected by Flood Zone 3. The proposal does not increase building footprint, occupancy vulnerability beyond an existing commercial use, floodplain displacement, runoff rates, or surface water generation. Consequently, the development will not increase flood risk on-site or elsewhere.



flood map - zone 3

5. Surface Water and Drainage

Existing drainage arrangements will remain unchanged. No additional hardstanding or roof area is proposed and therefore runoff rates and runoff volumes will remain unchanged from the existing situation.



6. Impact on Flood Risk Elsewhere

The proposal will not impede flood flows, reduce flood storage, increase discharge rates, or increase flood levels. Accordingly, there will be no adverse impact on neighbouring land or property.

7. Flood Resilience

As no building extensions or structural alterations are proposed, no specific flood resilience measures are required under this application. Any future refurbishment works could incorporate flood-resistant materials where appropriate.



8. Conclusion

The proposed change of use represents a low-risk form of development. No external works are proposed and the development will not increase flood risk on-site or elsewhere. The proposal is therefore acceptable in flood risk terms.