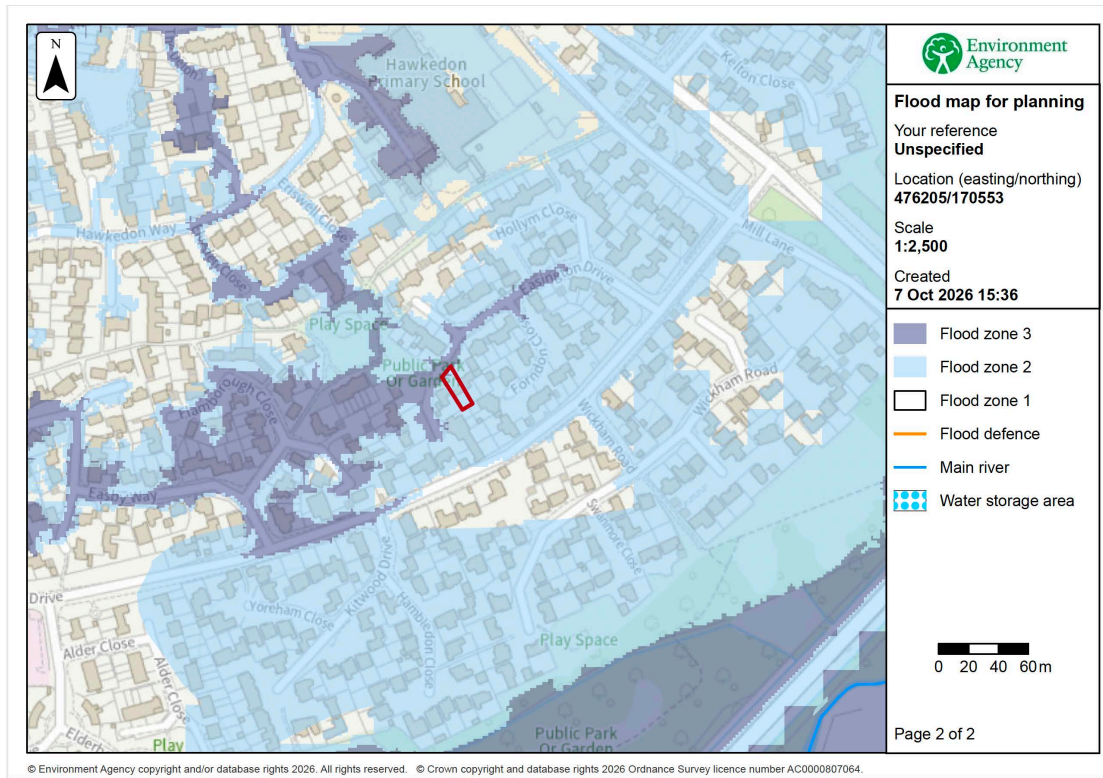


Flood Risk Assessment

14 Easington Drive Earley RG6 3XN

Introduction

The application site location is in flood zone 2, an area with a medium probability of flooding from rivers. Figure 1 shows a flood map with the red outline indicating the location of the property.



Flood risk assessment & mitigation

The proposed development includes the construction of a new ground floor porch extension and conversion of existing garage.

The new ground floor slab for the porch extension will be concrete and the finished floor levels in the proposed extension are to match existing levels.

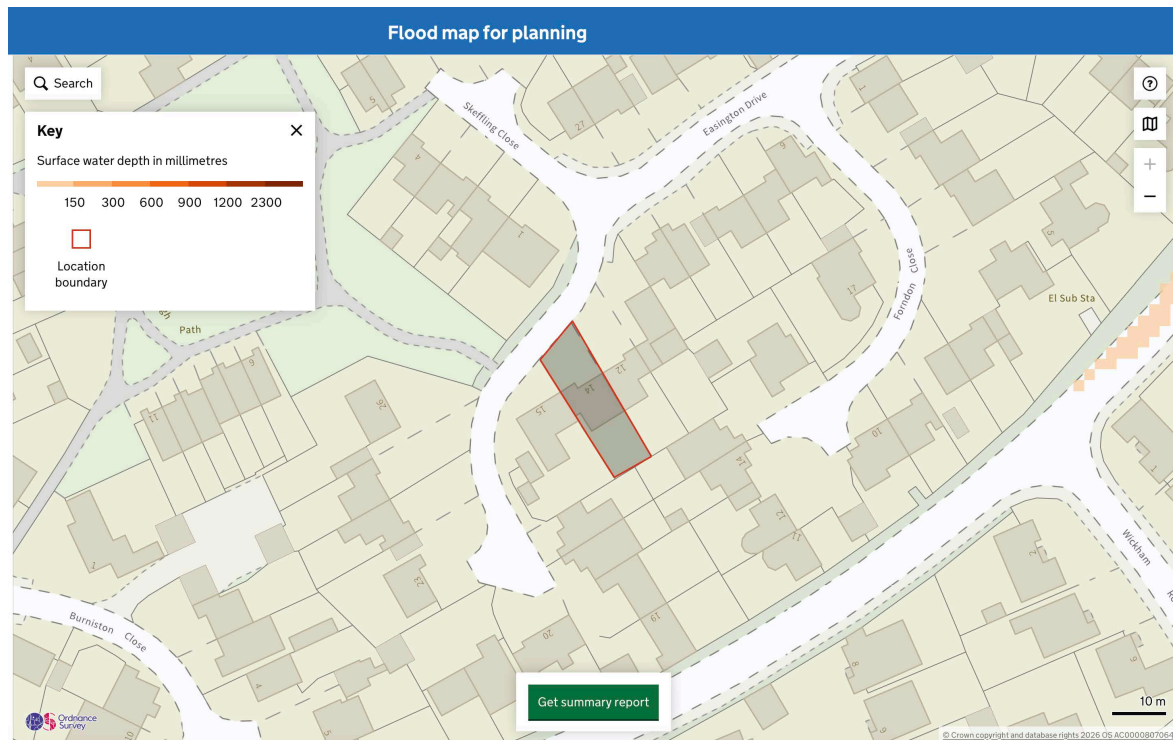
All new ground floor walls to be brick/blockwork and not timber construction.

Appropriate DPM will be used above the slab and this will be lapped with the DPC to the wall where appropriate.

The technique of both water resistant and resilient materials, as required by Environment Agency, will be used in the construction of the extension within 0.9 metres above the Finished floor Level (FFL) so as to provide 0.3 metres of free board, which is the EA's usual requirement. Guidance on the subject of using water resistant and resilient materials is provided in the document 'Improving the Flood Performance of New Building' published by DEFRA/Environment Agency. The use of natural, engineering bricks, stone and durable materials would be some examples of the water resistant/resilient materials to be up to FFL plus 0.9 metres. This would mean that all services, such as electrical cabling and position of Boilers will be above FFL + 0.9 metres.

Any gaps/joins between external doors and windows with frames will be sealed.

Surface water drainage would be discharged to existing system and soakaways more than 5m away from new foundations.



Surface Water Map

Surface water for planning

[See this risk on the map](#)

Climate change: projected chance of flooding

Between 2061 and 2125 the chance of surface water flooding at this location could be 3.3% (1 in 30) each year.

[Find out more about climate change allowances.](#)

Present day chance of flooding

The chance of surface water flooding at this location could be more than 3.3% (1 in 30) each year.