



The Mill House Hotel

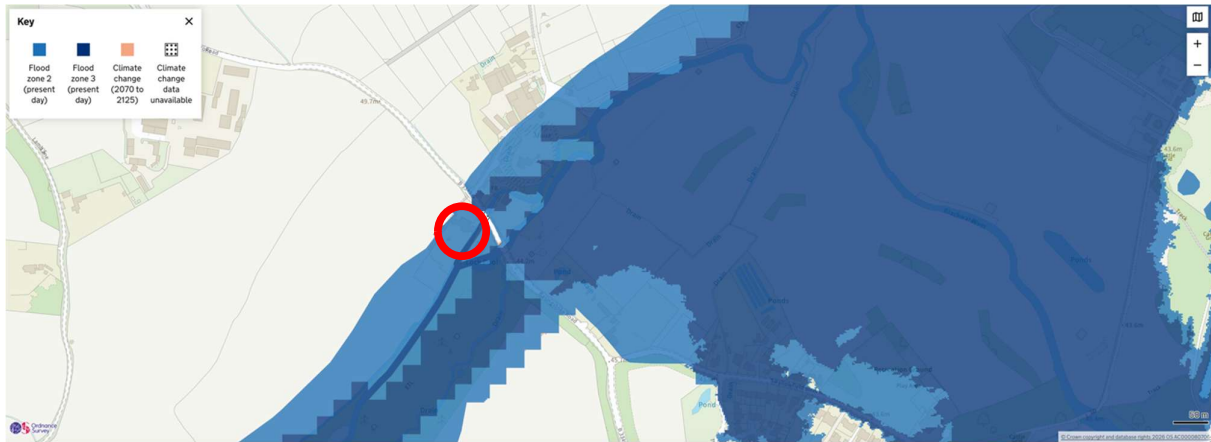
Flood Risk Assessment

Commercial Extension

Basingstoke Road
Swallowfield
Reading
Berkshire
RG7 1PY

17 September 2026
Reference: 2616-P601-P3

The map below, taken from the government flood map website shows the site falls within a flood risk zone 2. Data from this source also confirmed that the site falls outside the flood extent, for river and sea with and without defences, as well as any surface water. The risk is noted as a 1:1000 'Annual likelihood of flooding'.



This application is for a single storey rear extension to create additional sanitary accommodation.

The current building Footprint + Hardstanding is 457 sqm (Building) + 125 sqm (Hard Standing) = 582sqm

The proposed building Footprint + Hardstanding + Proposed Extension is 595.6sqm

This is an increase of 13.6sqm and equates to 2.3%.

The site is 5,010sqm and therefore the increase across the whole site is 0.3%, which could be considered as a minor increase.

The extension floor level is proposed to match the existing FFL, for ease of moving around the property and to avoid trip hazards.

We proposed to implement the following flood mitigation measures.

- New construction of an engineer designed floor, if air bricks are required, these will be installed as flood risk resistant.
- Brickwork below DPC, will be constructed of low permeability bricks.
- Internal leaf to be blockwork and solid PIR insulation.
- Suitable tanking and DPC design will be installed for expected water levels.
- All new sockets raised up 600mm from the FFL.
- Internal finishes, the finished floor will be made from suitable materials.

Overall, the proposal is for a small increase in new build extension that utilises an external recess in footprint and covers an existing area of hard surfacing. With additional measures being introduced, this will help to avoid any further flood risk or damage to the proposals.