
Project Conway

Main House

Flood Risk Assessment Addendum

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Contents

1.	Introduction	4
2.	Development Proposals	4
3.	Flood Risk Summary	5
4.	Conclusion	6

1. Introduction

This Flood Risk Assessment (FRA) addendum has been produced to support the S73 application for the area referred to as the 'Main House' within the wider proposed development of the Strowdes Estate in Remenham, Henley-on-Thames.

This design note is an addendum to the FRA produced by WSP with the reference 70038205-FRA dated October 2017.

2. Development Proposals

The proposed development site is identified by the blue boundary in Figure 1. The Main House area for which this FRA addendum is relevant is shown approximately by the red boundary.



Figure 1 - Site Location Plan

The amendment to the Main House is described as amendment to the extent and envelope of the main house basement areas, including rationalisation to provide the majority of below ground space (including car parking, back of house, front of house living spaces, plant and storage), on a single level, rather than the multi-level basement as approved under planning application 213587.

3. Flood Risk Summary

Environment Agency (EA) flood map data has been used to verify the risk of flooding from all sources. The site is located solely in Flood Zone 1 meaning the site is at low risk of flooding from rivers or the sea. Figure 2 is an extract from EA mapping supporting this.

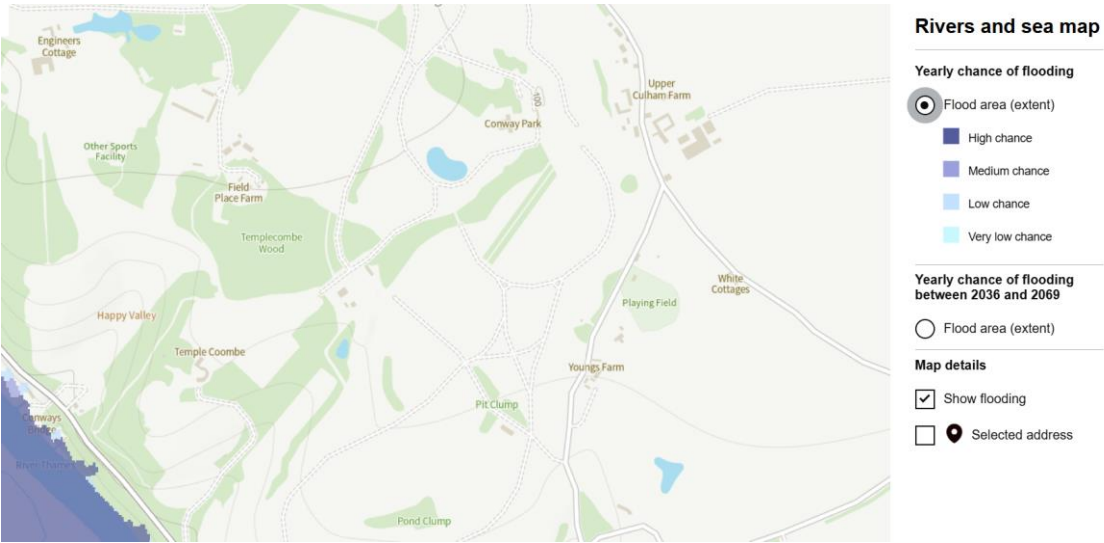


Figure 2 - EA Flood Map for Rivers and Sea

Figure 3 shows that the site is not classified as being at risk from surface water flooding.

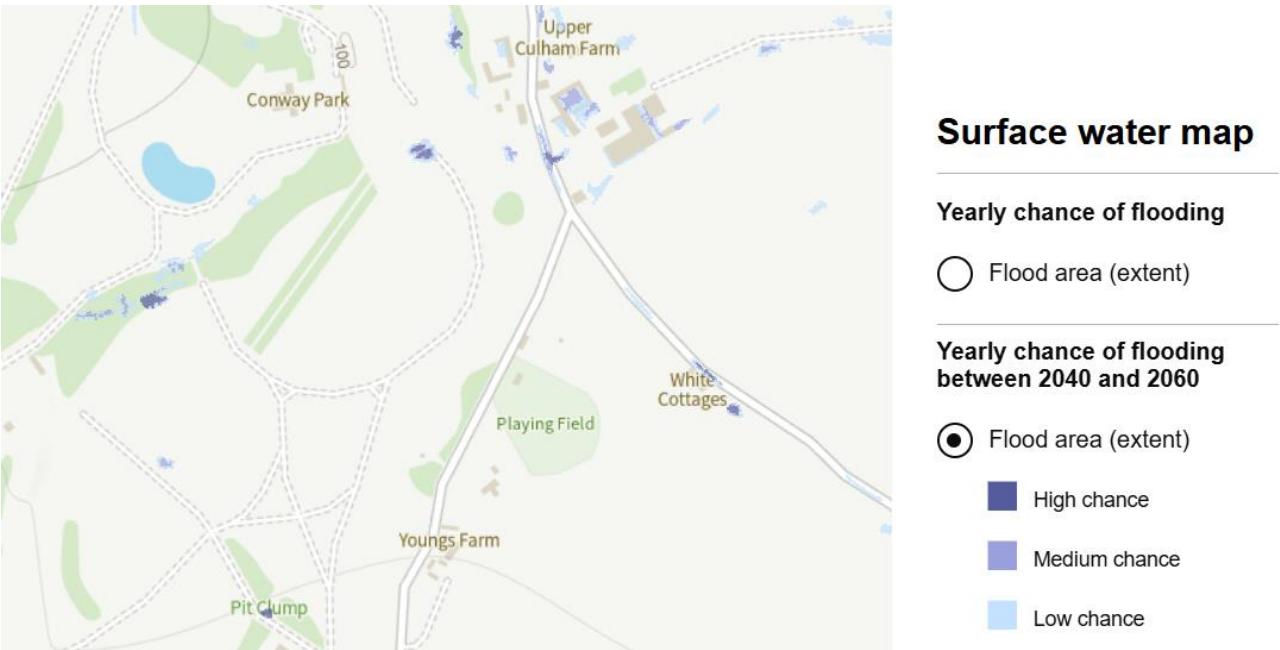


Figure 2 - EA Map for Surface Water

According to EA data, the site is not thought to be at risk of flooding from groundwater or reservoirs.

4. Conclusion

As the proposed amendments from the original Main House scheme (described in Section 2) involve the removal of one storey of basement, it can be concluded that the proposed amendments to the Main House design do not lead to an increase in flood risk.

As the development area is located in Flood Zone 1 and there are no other identified sources of flooding (such as surface water, groundwater and flooding from reservoirs), the general flood risk to the Main House is considered to be low.

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