Flood Risk Assessment

40 Ilfracombe Way, Lower Earley, Reading RG6 3AQ

Single storey glass roof on the side elevation of the property.

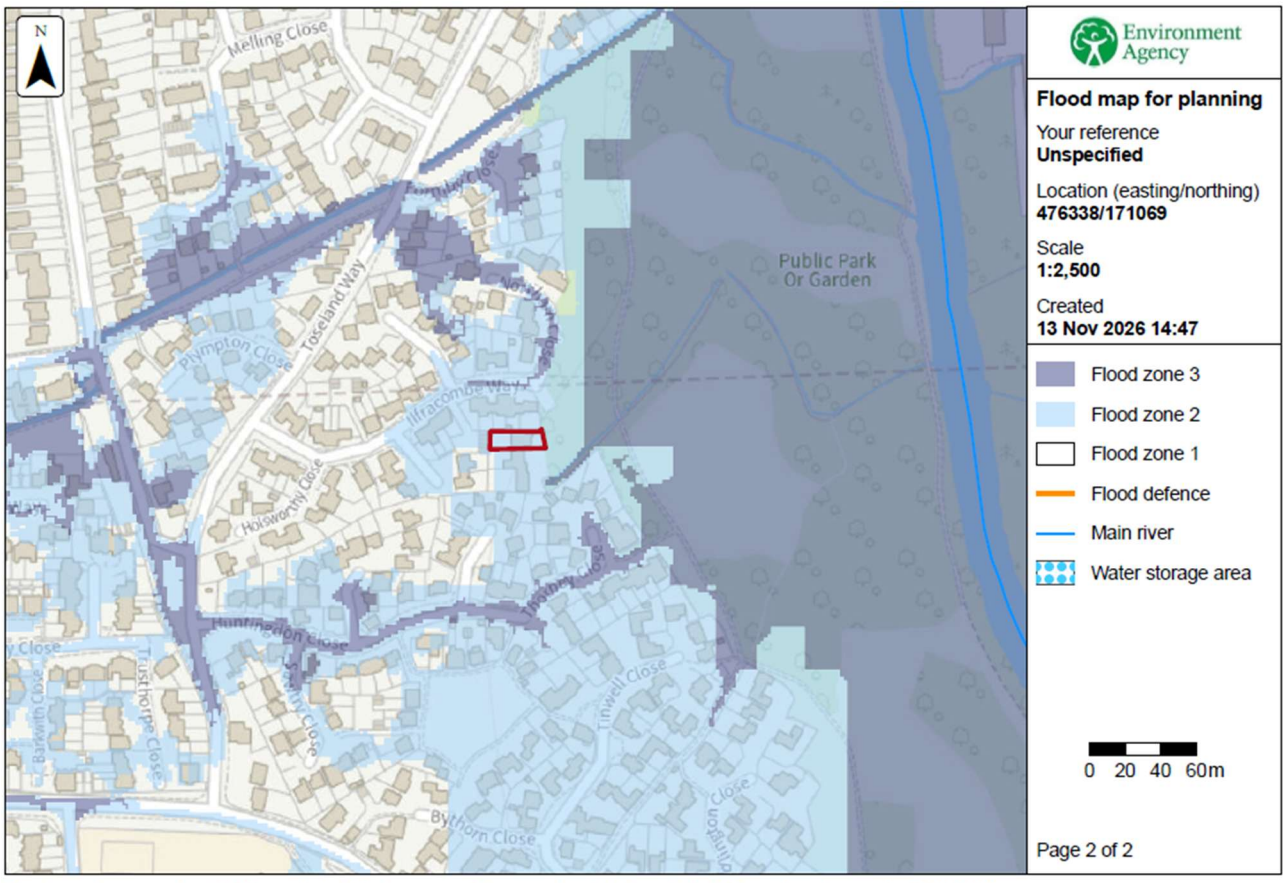
This Flood Statement has been produced to accompany and support a Householder Planning Application for the addition of a Glass Roof Canopy to the rear elevation of the property. The existing residential property is located at 2 Manor Way, London.

The property is located in **Land within flood zone 2 has a medium probability of flooding from rivers and the sea.**

The proposal is a single storey glass canopy to the rear elevation of the property. The Glass Canopy is an open structure and is not enclosed. The proposed Glass Canopy is intended to provide overhead shelter and is not creating additional floor space. The proposed Glass Canopy will be bolted to the floor in order to remain stable and supported.

The posts and profiles are manufactured from powder coated aluminium and therefore would not be adversely affected in the instance of a flood.

The proposed development will not increase flood risk elsewhere. The scale and nature of the works will not materially alter surface water runoff rates or drainage patterns from the site.



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FLOOD MAP FROM ENVIRONMENT AGENCY