

Flood Risk Assessment

Peri, Loddon Drive, Wargrave
Sep 2025

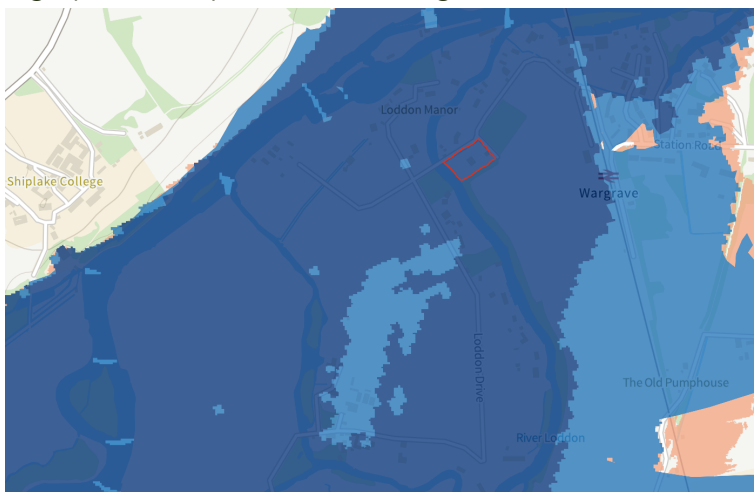
The proposal

The proposal is for a raised utility single storey extension to the side of the existing property located at the above address. It replaces an existing landing and is proposed to be supported on steel piers to match the existing construction, adding two additional steel posts framed back to the existing structure. The proposed work is minimal in nature and has no impact on the arrangements currently in place supported by the Flood Risk Assessment provided when the house was constructed in 2016.

The site

The site lies in an area characterized by flood risk.

- The site has fluvial flood risk categorised as Flood Zone 3, being land assessed as having a high probability of river flooding.



- The annual probability river flood levels are 34.54m AOD for 1 in100 and 34.85m AOD for 1 in 100 climate change.
- The susceptibility for the land to groundwater flooding is moderate-significant, as identified in the previous flood risk assessment.

- The site is considered at very low risk from pluvial flooding.



The existing building is raised above the ground to allow for regular flooding over the winter periods and was approved including a previous Flood Risk Assessment in June 2016 as part of application 160016. Flood risk design has already been incorporated into the existing property.

Design mitigations

The proposed extension is to be built at the level of the existing main floor level in the dwelling, requiring 13 steps up from the ground level area shown as being within the flood zone. The mitigation measures adopted by the house when approved set the finished floor level at a minimum of 35.45m AOD, and in construction the finished floor level of the house was set at 35.60m AOD giving 750mm above the 1 in 100 probability design level.

Because the new extension's proposed level is equal to that of the existing building, we are working within the existing anti-flood measures. However, it is noted that we will act in accordance with the Environment Agency's guidelines for minor extensions in Flood Zones 2 and 3:

- Floor levels of the extension will be set no lower than the existing floor levels and flood proofing of the proposed extension will be incorporated where appropriate
- Fixings will be galvanized, stainless steel or copper, to reduce the risk of corrosion and staining

Evacuation and flood plan

As we are retaining the existing stairs which currently serve a landing area, there is no amendment to the arrangements already in place for residents to access or escape from the dwelling. There are three other separate exits from the building so they have alternative routes of escape for use in a flood situation. They currently use the Environment Agency's Flood Warnings Direct and Flood Warning Services available in the area as previously agreed. This is monitored under charter by the Environment Agency 24 hours a day and

gives the occupants at least two hours' warning to ensure safe evacuation and to minimise risk. The clients are aware of the guidance in relation to preparation for flooding and the personal flood plan found at this weblink <https://www.gov.uk/guidance/flood-alerts-and-warnings-what-they-are-and-what-to-do>

Impermeable area

The proposed extension will not result in an increase in the impermeable ground area as it is suspended above the ground area and is supported only on steel posts.

There will be minimal increase in the surface water runoff as the extension replaces an existing balcony structure. The additional surface area is approximately 10m².

Conclusion

Based on site data, appropriate design and construction mitigations that accommodate the flood potential, and the lack of restriction or alteration to the existing provision for evacuation, we conclude that the proposal will be safe in terms of flood risk and will not impose any additional flood risk elsewhere.