

FLOOD RISK ASSESSMENT

1&2 Franks Bridge Cottages, Smarden Road, Headcorn TN27 9SX

The property

1&2 Franks Bridge Cottages is located in the southeast part of Headcorn on a section of land between Smarden Road and Biddenden Road (A249).

The property was being used as a health consultancy (chiropractic and osteopathy). The current owners having retired have vacated the property.

The property is situated within Flood Zone 3 with a small lake/pond located on the northwest side of Biddenden Road and the river Sherway slightly further southeast. Refer to PDF attached.

Flood risk

As the property is situated within Zone 3, as its location is near the river and lake but has a floor level 400mm above the Smarden Road level and higher than properties within the Smith Way area immediately to the northwest off Smarden Road.

Proposed development

The proposed use of 1&2 Franks Bridge Cottages is to provide pre school facilities for the Headcorn and local areas. It is understood that a previous facility in Headcorn has now been withdrawn leaving the area without this important aspect of child development. The proposed use of this property will maintain the fabric of the building without alterations to the original structure.

The existing single storey rear extension provides for two toilets and a small office and occupies 12 square meters of floor space. The proposed new development enlarges this extension to 28 square meters to provide adequate toilet facilities as well as complying with Part M of the Building Regulations for disabled use.

Flood risk mitigation

The existing single storey rear extension has a solid floor and is accessed by a 160mm step down from the main building. This not only provides challenging access for less abled people but also means that the floor level is the same as the external ground level.

The proposed enlargement and alteration of the single storey rear extension will maintain a solid insulated and damp free floor, level with the main building to not only maintain contiguous flow for foot and wheelchair access but also raises the barrier against possible flooding.

Conclusion

The proposed development only enlarges an existing extension to the property. It does not increase the risk of flooding to the area but does reduce the risk by raising the floor level to mitigate any possible future incidents.

