



Established Experts in Veterinary and Animal
Welfare Design and Building Management

Flood Risk Statement

Project: Proposed redevelopment of existing
veterinary practice

Client: Skylark Vets



For: Charlotte Hussey

Site Address: Skylark Vets, Skinners Lane, Edenbridge, Kent, TN8 6LW

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1. Site Context

1.1. Site Location

Skylark Vets, Skinners Lane, Edenbridge, Kent, TN8 6LW

1.2. Site Description

The location of the existing veterinary practice is indicated in figure 1. It can be seen from the figure that the vets is located outside of Edenbridge in Kent and is largely set within fields and rural surroundings.



Figure 1: Site location (Google Maps)

Figures 2 – 6 below show some of the site photos.

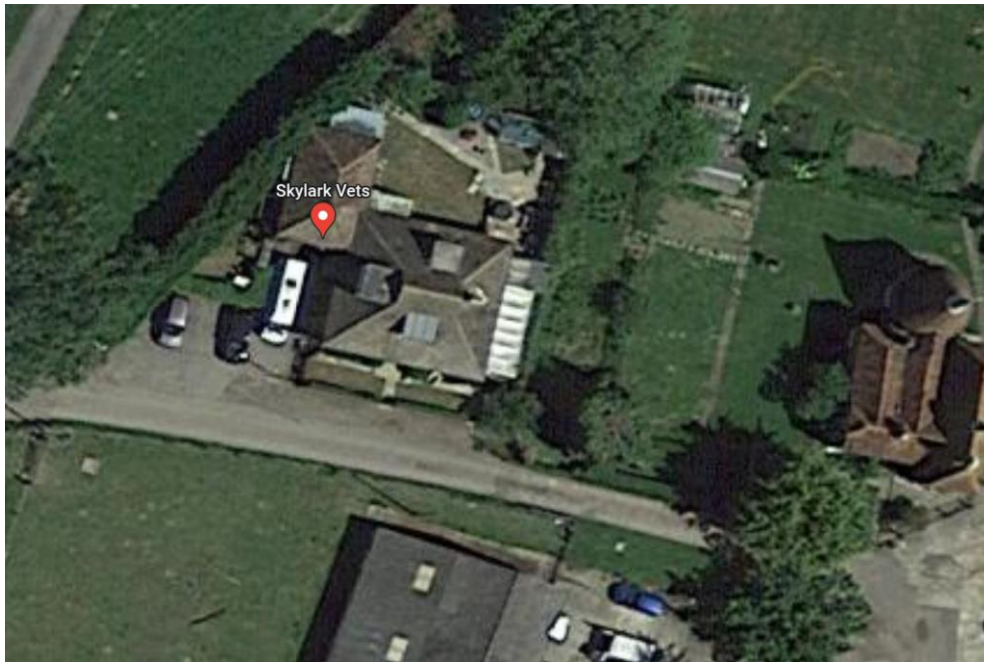


Figure 2: Aerial view of the bungalow and Skylark Vets (Google Maps)



Figure 3: Picture showing the bungalow to the right-hand side and the Vets practice (converted garage) behind the van.



Figure 4: Showing the rear of the vets practice from the residential garden.



Figure 5: Showing the rear of the vets practice.



Figure 6: Showing the car parking area to the front of the practice.

2. Proposed Development

2.1. Use

This application seeks for permission to knock down the existing converted garage, and replace it with a slightly larger purpose-built structure from which the vets can continue operating from.

The proposed development will continue be used for veterinary purposes to provide an exceptional level of care for sick animals, focusing on the health, welfare and comfort of the animals and clients.

The practice is currently open from 08:30 – 18:00 on weekdays, from 09:00 – 12:00 on Saturdays. They would however like to extend this to 08:00 – 19:00 on weekdays and thus also request this as part of this planning application.

2.2. Extent of the Built Development

As noted in the Design and Access Statement, the proposals involve the demolition of the existing practice and a single-story new-build replacement structure. To allow for the required facilities to be provided, the proposals request for a slightly larger structure to be built in its place.

3. Assessment of Flood Risk

3.1. Flood Maps

This application is for a non-domestic extension with an existing floor space of 78.5m² and a proposed floor space of 103 m². As this is less than 250m², we believe that the application is considered as a 'minor extension' as per the standing advice.

The flood map in figure 7 shows that the site is located within a flood zone 2.

Figure 8 shows the site lies within an area of 'low risk' of flooding from the sea. Low risk means that this area has a chance of flooding of between 0.1% and 1% each year. This takes into account the effect of any flood defences in the area.

Figure 9 shows that the flood risk from surface water is at a 'very low risk' which means that this area has a chance of flooding of less than 0.1% each year. And figure 10 shows that the site lies just outside of the maximum extent of flooding from reservoirs.

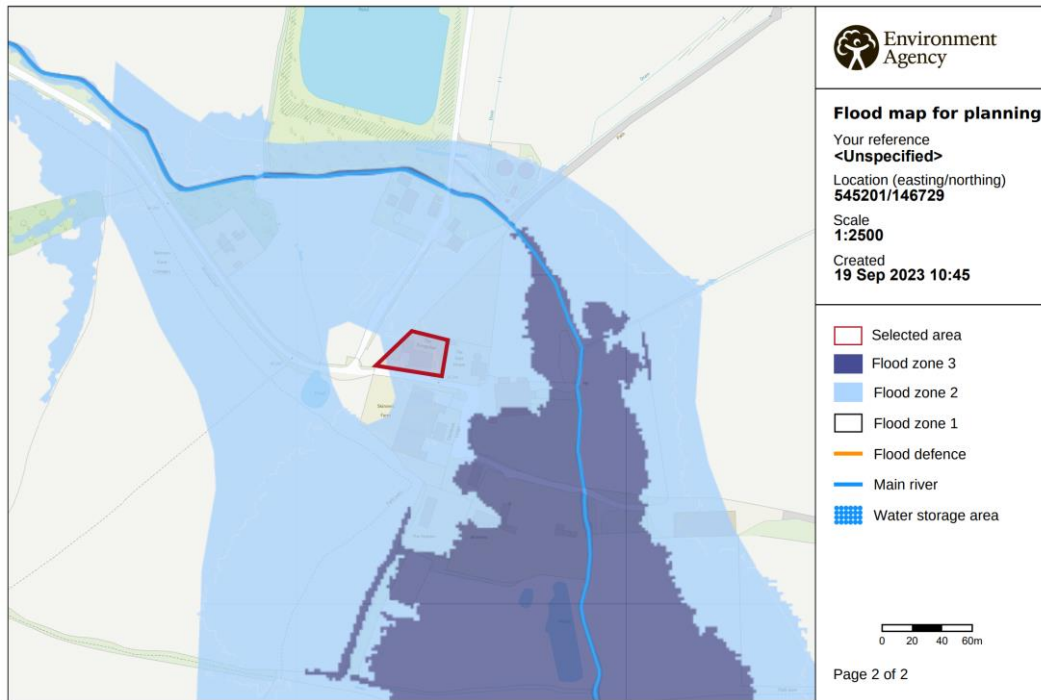


Figure 7: Showing the flood map and the proposed site as outlined by the red boundary

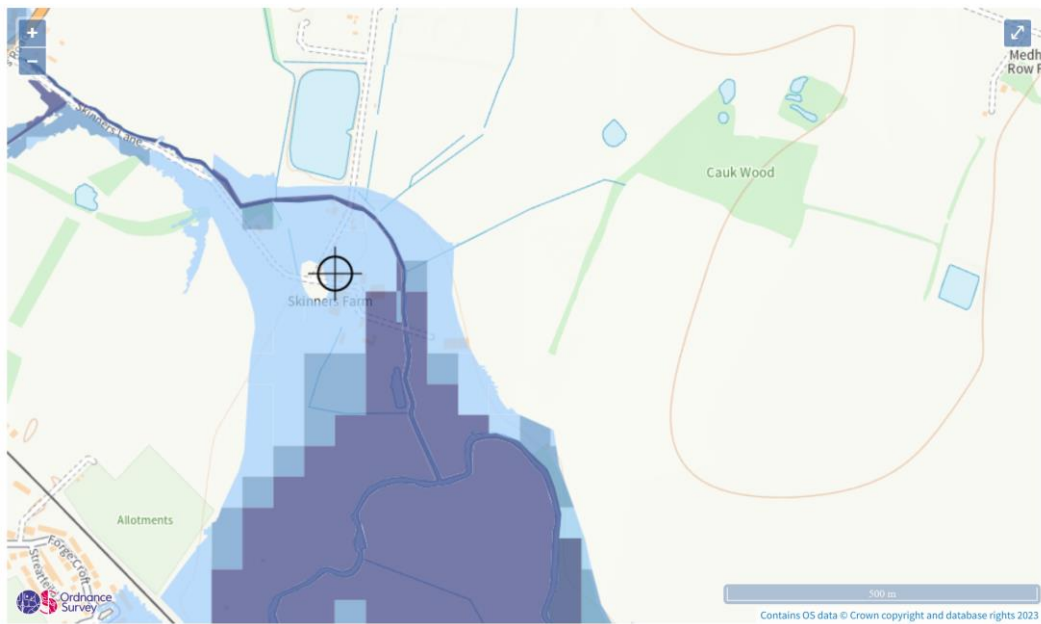
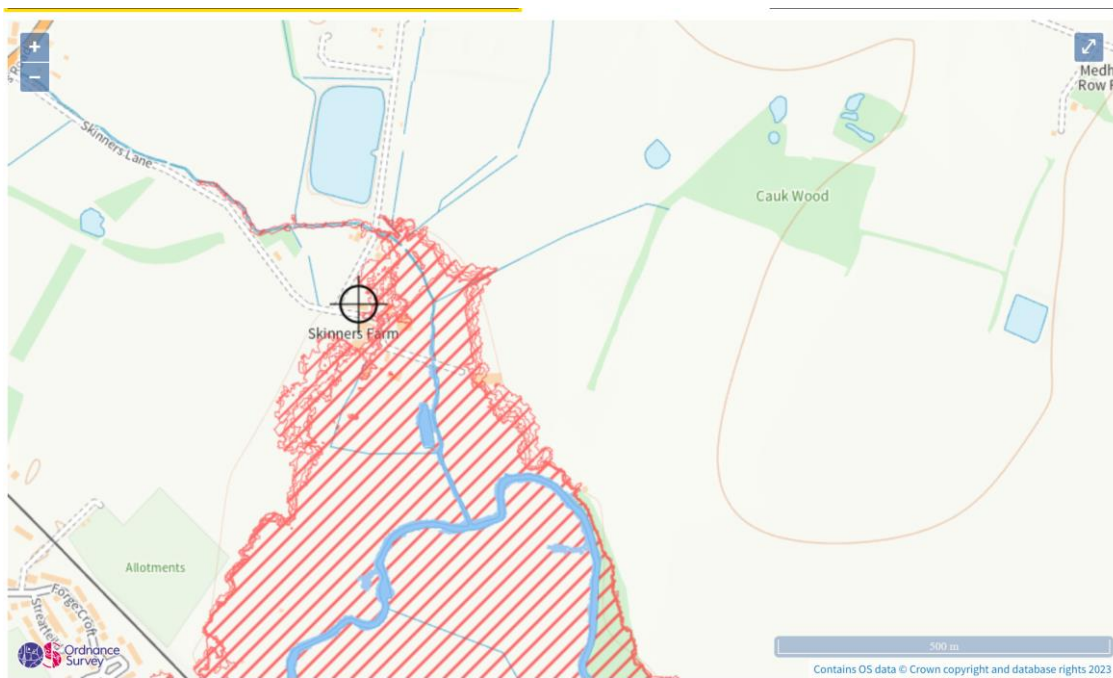


Figure 8: Showing the extent of flooding from rivers or the sea



Extent of flooding from surface water

Figure 9: Showing the extent of flooding from surface water



Maximum extent of flooding from reservoirs:

● when river levels are normal ● when there is also flooding from rivers ⊕ Location you selected

Figure 10: Showing the maximum extent of flooding from reservoirs

4. Conclusions

As noted above, the proposals involve the demolition of the existing practice and a single-story new-build replacement structure. To allow for the required facilities to be provided, the proposals request for a slightly larger building to be built in its place. Thus, we are proposing to increase the square meterage from 78.5m² to 103m².

The building will be raised to a finished floor level in line with the existing adjacent bungalow, which we believe is sufficient for the current flood risk area and the allowance for climate change. Further details of this can be sought subject to a planning condition, if necessary, however we believe that due to the minor increase in floor space brought about by this proposal, and the low risk shown in section 3 above, we trust that this will be sufficient.



ACD Projects Ltd contact details

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