

FLOOD RISK ASSESSMENT

Little Hawkenbury Cottage, Hawkenbury Road,
Hawkenbury, Kent, TN12 0DU

For the

PROPOSED GARAGE BARN AND STORE.

THE SITE LOCATION AND PROPOSALS

The proposal is for a new detached garage barn and store to be sited in the rear parking area adjacent to the boundary with Little Hawkenbury Farm.

The property is located to the north of Hawkenbury Road with a national grid reference 58159 144793

The site is within the Environment Agency flood risk zone 3a shaded area and therefore this risk assessment has been produced to highlight the measures to be taken to provide safe working levels in the event of a flood.

The Environment Agency flood risk map is attached to this report.

The river Beult lies approximately 150m to the South and Southwest.

1. PROPOSALS AND LEVEL INFORMATION

The planning application drawing nos. HA/22/101.01A and 02A indicate the proposed siting of the garage barn the relationship to the existing house and its location in Hawkenbury Road.

The ground floor slab level of the garage barn will be approximately 100mm below the cottage floor level at 17.90m AOD.

The existing access side access from the road will serve the proposed building.

2. FLOODING AND ENVIRONMENT AGENCY REQUIREMENTS

A previous application on this site highlighted that the design flood level plus an allowance for climate change for a 100 year event would be 17.89m AOD.

It is noted that local flood levels recorded at 1 California Row in February 2014 reached a maximum height of 17.92m AOD. At that time Little Hawkenbury Cottage was not flooded.

3. SITE DETAILS AND MEASURES TO ALLEVIATE FLOOD PROBLEMS

The drawings submitted for the application indicate the proposal to provide a new garage barn with first floor storage.

Additional safety measures will be undertaken:-

- a) The applicant should register on the flood warning scheme operated by the Environmental Agency so that they may be advised of possible flood conditions.
- b) All materials used in the building likely to come into contact with flood water shall be flood resistant, service points to be sited as high up walls as practical.
- c) The proposed building will not affect the run off nor will it have an adverse impact on the flood risk elsewhere.

May 2022