

1.0 Introduction

This Flood Risk Assessment is presented in conjunction with the application for a change of use for the former Citizens Advice Bureau premises situated in Deal.

2.0 The Site

2.1 Site Location

- 2.1.1 The site postcode is CT16 7BJ. The surrounding buildings are primarily residential with a few buildings used for commercial use.
- 2.1.2 The site is approximately 425sqm and is accessible via two gates; one located at the front of the property, and one located to the south of the property.
- 2.1.3 The site is situated approximately 160m from the sea.



Figure 1: Map showing the location of the site relative to the surrounding areas.

2.2 Site Condition

- 2.2.1 After a site visit by Halimat Okerayi (Architectural Technician, Dover District Council), it is not evident that the building has experienced any structural or aesthetic damage due to floods.

2.3 Site Proposal

The proposal is to change the use of the site & building from commercial office use to residential use. The layout and envelope of the building will remain the same with no physical changes proposed as part of the application.

We do not propose to adjust the existing floor levels within the building or make any significant changes to the building for the purpose of flood risk.

The intention is to sell this asset. It is expected that once this asset has been sold, that the new owners would submit a Full Planning application, with a more detailed FRA for the proposed changes/additions.

3.0 Flood Risk to Site

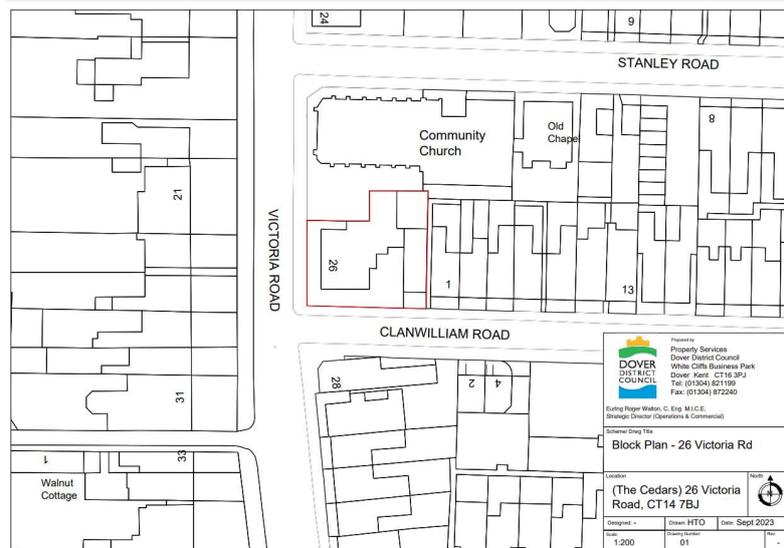


Figure 2: Site Location Map

The site sits within Flood risk 2, with a medium probability of flooding. The probability of flooding from the sea is between 0.5% and 0.1% each year.

There is a low risk of flood from surface water with a chance of flooding between 0.1% and 1% each year.

There is a slope from the promenade adjacent to Beach Street/Prince of Wales Terrace, which in the past has caused water to congregate in the Town Centre when water levels have increased above normal levels.

Although there are no proposed flood risk mitigation measures as part of the change of use application, the position is that the building will remain securely closed and unoccupied until sold.