The Beach Box
144a College Road

Flood Risk Assessment
March 2024

resi

Project Details

Application site:
The Beach Box
144a College Road
Deal, Kent
CT14 6BX

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Statement Contents

1. Introduction & Context

Description of Development
Proposed ground floor extension, facade alterations, floor plan redesign and all associated works at The Beach Box 144a College Road.

Policy Context
This Flood Risk Assessment (FRA) has been developed based on the following sources of information:

- National Planning Policy Framework
- Flood Risk and Coastal Change PPG
- Environment Agency Guidelines for Flood Risk Assessments for Planning
- Environment Agency Flood Map for Planning

The assessment has been undertaken by a range of environmental professionals at Resi, who have a range of expertise that include suitable credentials to develop the document.

Site Location

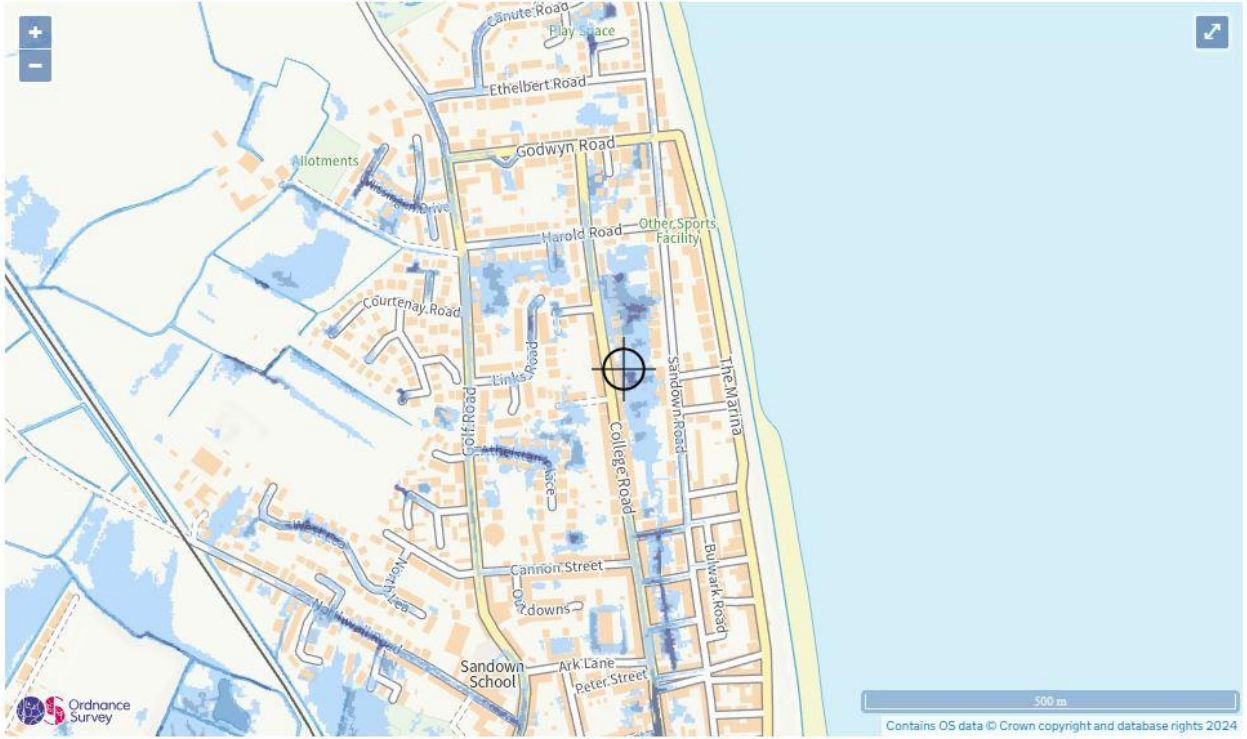
The property is currently, and will remain, in residential use. It is therefore a 'More Vulnerable' use for the purposes of this assessment and has a lifetime of over 100 years.

According to the Environment Agency there is an annual probability of:

- Between 1% and 3.3% chance of flooding from surface water each year.
- Greater than 3.3% each year of flooding from rivers or the sea.

2. Site Analysis

2.1 Flood Risk Map
Surface Water



Extent of flooding from surface water

3. Mitigation Measures

Assessment

This site specific FRA has been prepared in order to assess the risk of flooding to the proposed development at the application site.

The flood risk of the site has been carefully considered with due regard to relevant planning policies and guidance, and the site specifics of the application site and the proposed development.

In accordance with these relevant policies and guidance, we have reviewed flood resistance features to ensure that any potential risk to the occupants of the property and its surroundings has been suitably designed into the development.

It is worth mentioning the current house internal ground floor level is significantly higher than the neighbouring properties.

Sustainable Drainage

- Living roof will increase surface water retention
- Living roof will decrease the dependency on the public drainage system for surface water

Mitigation

- The FFL will not be altered.
- The existing exterior ground level will not be significantly altered.
- Hard surfaces will not be significantly increased.
- The proposed doors will be sealed to protect from the elements.
- The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM,
- Electrical services will run through the ceiling and the walls rather than the floors.
- Drainage channels, aco drains and surface water drains will be provided where necessary.
- The use of a soakaway (subject to geo conditions) aims to reduce any further risk of surface water flooding.

Flood Alerts

- The occupants of the property are signed up for EA Flood Alerts.
- In the event of a flood the electricity will be turned off at the consumer unit.
- Depending on the risk defined in the alert the occupants shall protect the property with sandbags located to mitigate property damage.