

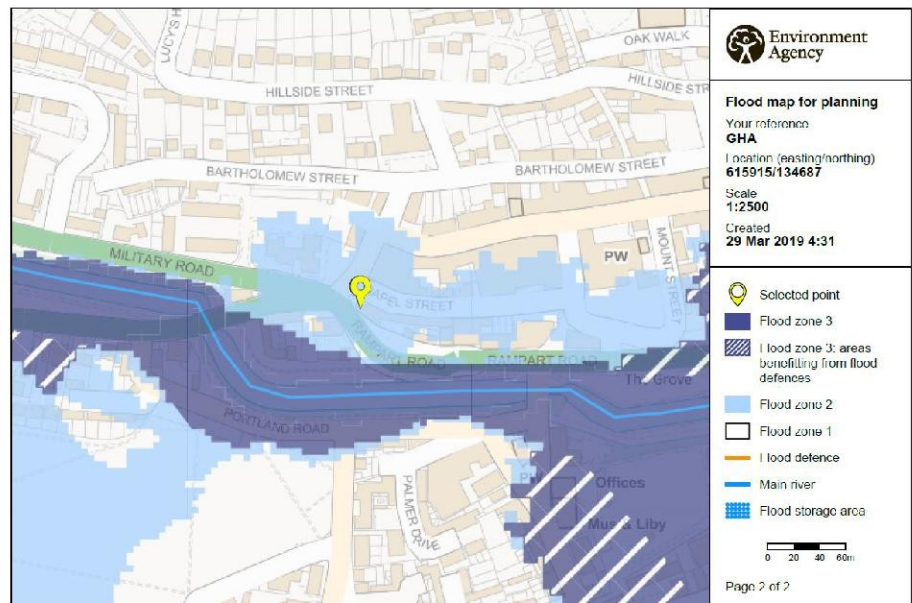
FLOOD RISK ASSESSMENT

The Tramway Stables

The re-furbishment of The Tramway Stables' courtyard.

Proposed works include :

- + the demolition and removal of an existing structure,
- + a new boundary treatment to replace the existing hoarding,
- + relaying and replacement of cobbles where required,
- + enlargement of openings on side elevation.



Flood Zone Classification

The site sits within Flood zone 2.

Flood zone 2 sites hold a medium probability to flooding.

It is defined as:

'Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.'

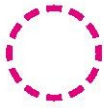
Overview

We recognise the location of the application to be in Flood Zone 2, with the Royal Military Canal in close proximity, though due to the nature of the application it poses no increased risk to flooding in the surrounding area.

No extension is proposed within the application and hard standing surfaces are to remain as existing. Finished floor levels are to remain as existing and with the existing use of the building as an office, it holds a low risk to its occupants.

The building itself is considered to be 'less vulnerable' in the flood risk vulnerability classification and the proposed works involved do not change or increase the buildings, or the surrounding buildings, susceptibility to flooding.

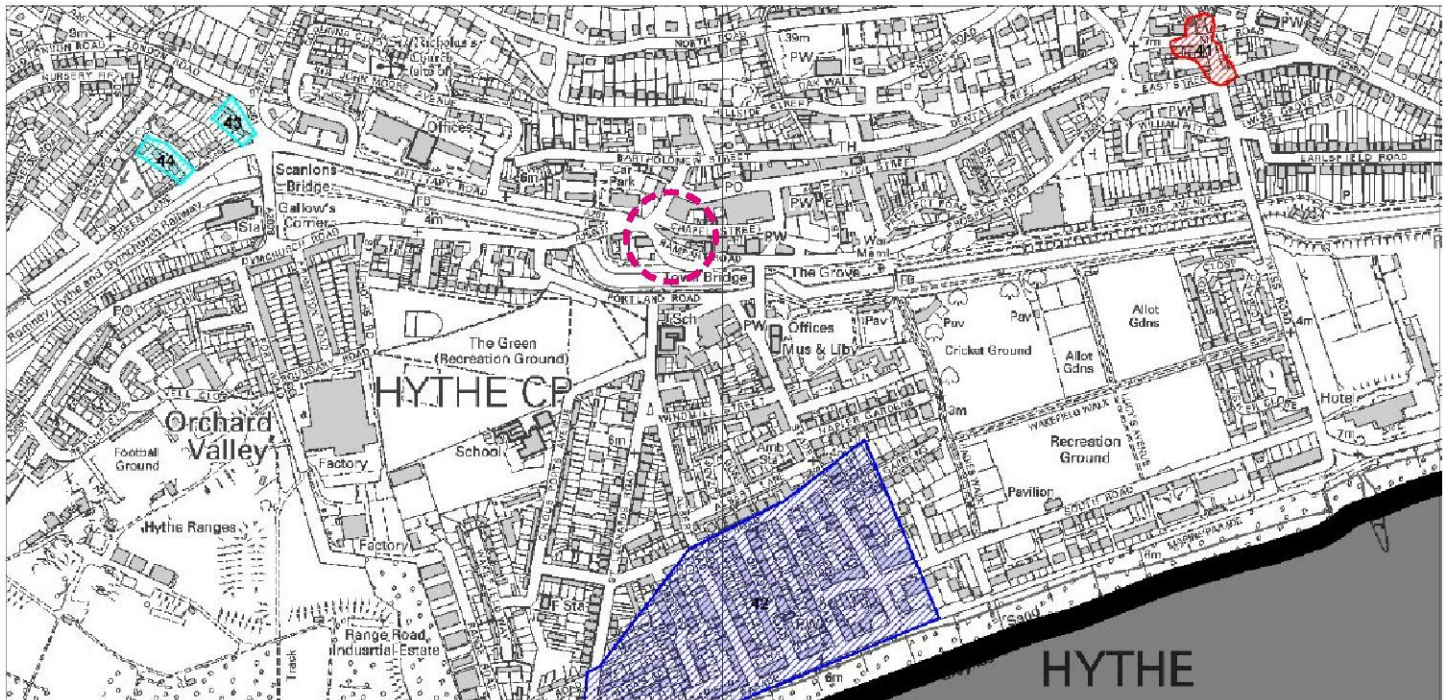
Considering the points above, the displacement of flood water will remain the same with no adverse affect to off-site impacts.



Site Location

History of Flooding

Looking at the Historic Flood Map, found on Folkestone & Hythe District Council website, there is no history of flooding on the site or within the vicinity.



Main Rivers and Defences

Looking at the Defence, Infrastructure and Watercourse Map, found on Folkestone & Hythe District Council website, the red line indicates the Royal Military Canal running past the site location and the blue line indicates a concrete seawall.

