FLOOD RISK ASSESSMENT

For

Proposed Mixed Use Development

At

140-142 Foord Road
Folkestone
Kent
CT19 5AB

INTRODUCTION:

The proposals seek to convert an existing commercial unit into a mixed use development of commercial units and 3no. residential use dwelling houses.

THE SITE:

The site lies within 'Flood Risk Zone 3' as per the detailed flood risk report appended to this document provided by the 'Environment Agency' and is located wholly within the outline of the 1% chance of flooding from rivers in any given year with an undefended modelled flood level of 18.370m AOD for AEP events.

The existing ground level at the site entrance is 17.00m AOD and reduces down to an existing ground level to the rear of the site of 16.50m AOD adjacent to the Pent Stream.

The existing finished floor level of the building at ground floor level is 17.350m AOD

FLOOR MITIGATION MEASURE:

Ground Floor
The finished floor level of the proposed dwelling houses will be set 175mm above the existing finished floor levels at a new finished floor level of 18.525m AOD.

The existing floor construction is a low permeability concrete ground bearing slab and will be utilised in the proposed dwellings.

The proposed party walls will be constructed in low permeability Metsec metal studwork with plasterboard finish for easy repair and replacement in the event of flooding.

All electrical outlets and sockets along with wiring will be installed at a minimum of 625mm above proposed finished floor level or 19.150m AOD (150mm above 0.1% chance of flooding from rivers in any given year with an undefended modelled flood level of 18.900m AOD for AEP events).

Additional measures to prevent the ingress of water will include door flood guards that will be stored within the site in a separate store for use in the event of early flood warning.

First Floor
The existing finished floor level of the first floor is set at 21.325m AOD and will remain unchanged. All the sleeping accommodation is located on the first floor well above any stated flood levels in the report document supplied by the 'Environment Agency'.