

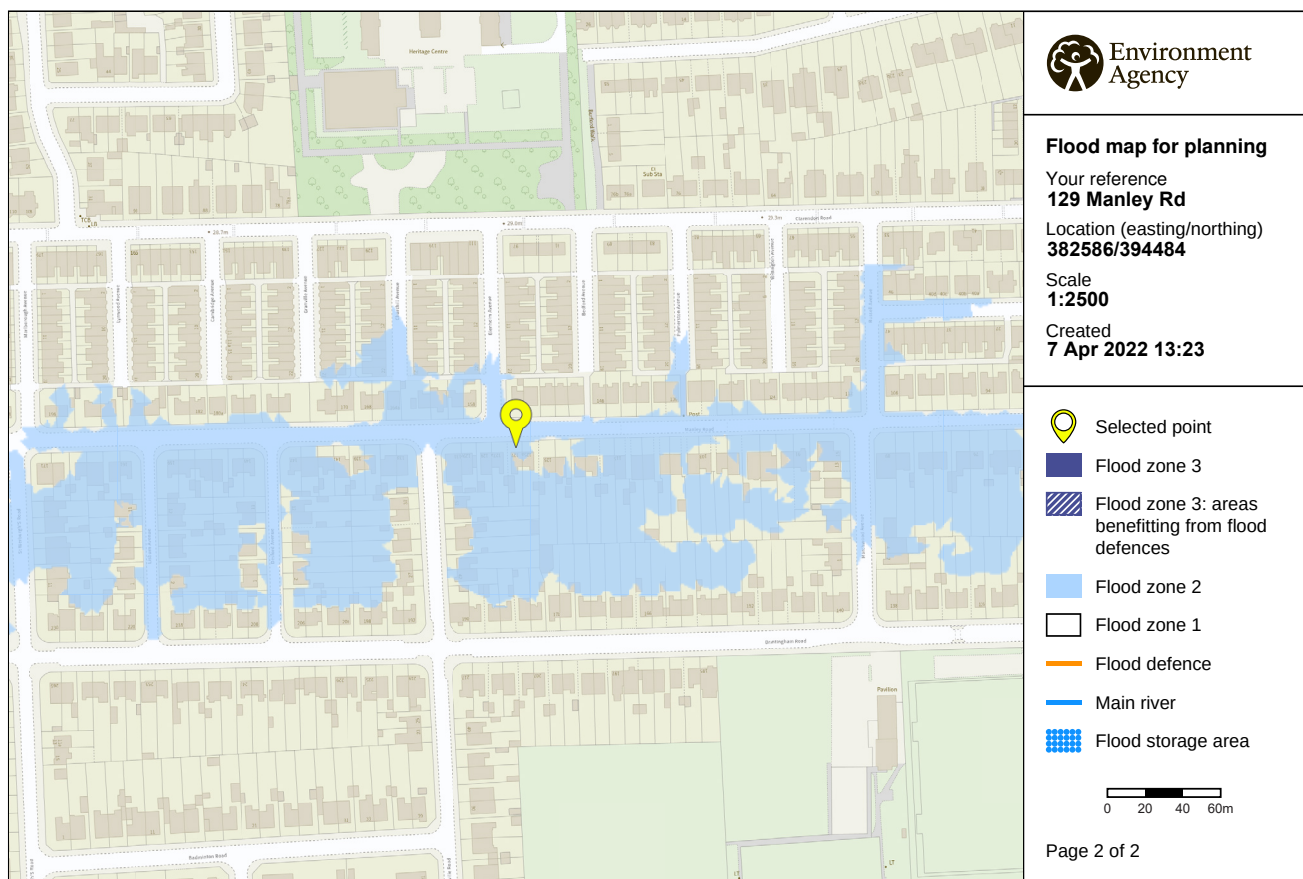


Flood Risk Statement

**129 Manley Road
Whalley Range
Manchester
M16 8WE**

Development Description

Proposal to include a single story ground floor side extension of 1.7m to provide additional kitchen space and an new ground floor bathroom. Existing side of the property is closed off side access to the garden. The proposal will be increased to match the typical side extensions found in the surrounding area. No changes will be made to the bin storage and collections as they current are positioned to the front drive of the house. Garden access will be made through double opening doors leading out from the kitchen in addition the existing doors in the living room.



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Flood Risk Assessment

As per the floor map for planning, the site is located in the Flood Zone 2 area with a medium risk of flooding. However, following the LPA guidance on the "2Diagram 2: Application of the Sequential Test for Local Plan preparation" it states through table 1 that the development will fall in the category of 1 in 100 to 1 in 1000 chance of flooding. As this proposal is a minor development by extending the existing house to the same floor level, we believe that the risk of flooding caused by the development will be low. The existing floor finish levels are approximately 300mm from ground level. Our proposal is set out to be finished at the same level to provide adequate protection from flooding. Further to this, the minor development proposed is stated to be exempt from the Sequential Test as per Paragraph: 033 Reference ID: 7-033-20140306 on the Flood Risk and Coastal Change Guidance.

Flood Resilience Strategy

To aid with the resilience to flooding within the development, we have proposed that all the floor finishes for the extension will be from tiling. This will prevent issues such as rot and decay of primary timber structures found on typical house designs. The electrical outlets will also be positioned an additional 300mm from the FFL to aid with the reduction of hazards in the case of a flood. There is also a clear route of escape through the proposed rear garden or existing front door which will remain unobstructed through the design. Existing drainage will be checked on site by the contractor and will be incorporated into the development. This will be addressed in detail through the building control process. A slight pitch in the extensions roof will allow any rain water to fall into adequate drainage guttering and pipework. Please refer to the attached proposed drawings for further information.

References



Flood map for planning

Your reference
129 Manley Rd

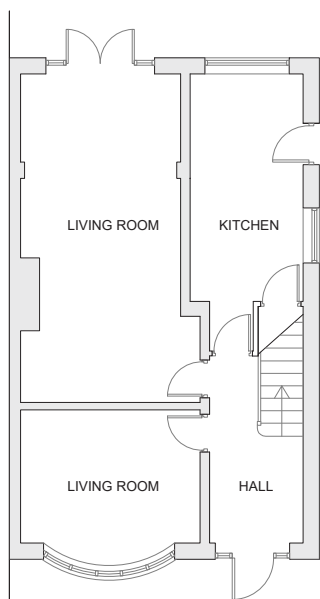
Location (easting/northing)
382586/394484

Created
7 Apr 2022 13:23

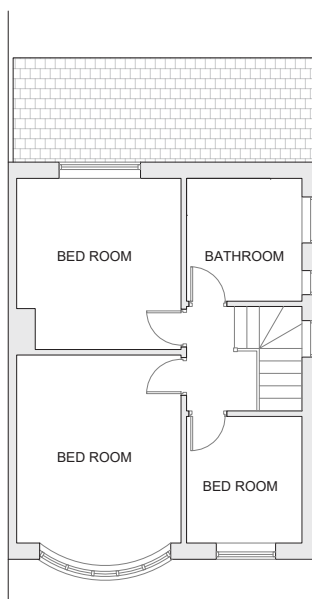
Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)



EXISTING GROUND FLOOR



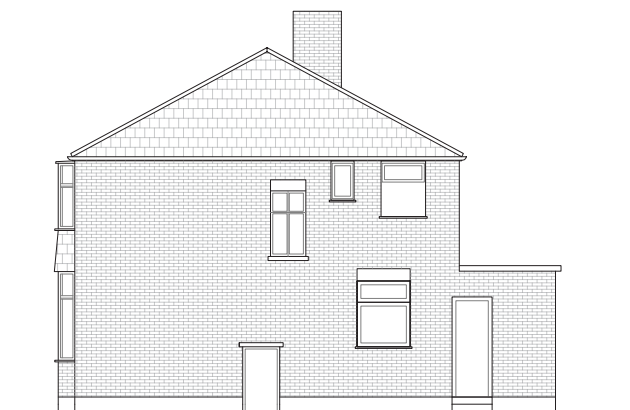
EXISTING FIRST FLOOR



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



LBV*

CLIENT
MRS NASIM BIBI

PROJECT
129 MANLEY ROAD
WHALLEY RANGE, M16 8WE

TITLE
EXISTING
FLOOR PLANS

REVISION

NO.	REVISION	DATE
A	FIRST ISSUE	00.00.00

NOTES

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STAGE

PLANNING

DRAWING	JOB
AS.01	RP.24

SCALE	DRAWN
1:50 @A2	HK

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CLIENT
MRS NASIM BIBI

PROJECT
129 MANLEY ROAD
WHALLEY RANGE, M16 8WE

TITLE
EXISTING
ELEVATIONS

REVISION

NO.	REVISION	DATE
A	FIRST ISSUE	00.00.00

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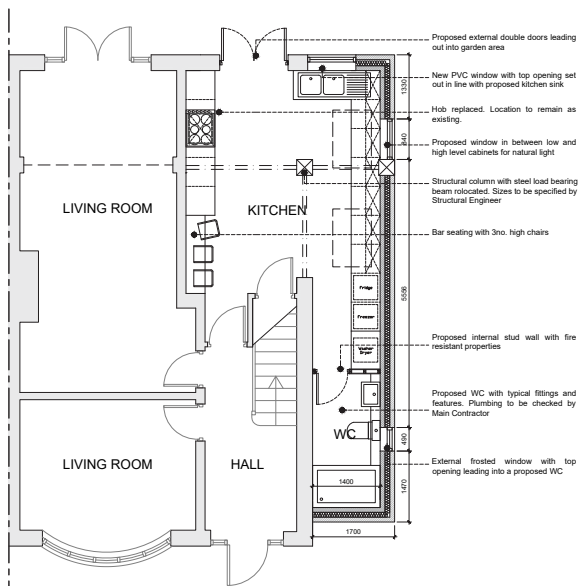
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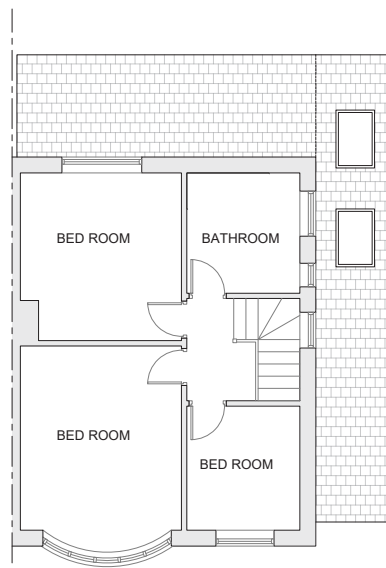
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PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



CLIENT
MRS NASIM BIBI

PROJECT
129 MANLEY ROAD
WHALLEY RANGE, M16 8WE

TITLE
PROPOSED
FLOOR PLANS

REVISION		
A	FIRST ISSUE	00.00.00 HK
B	DRAWINGS AMENDMENTS	08.03.22 HK

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DRAWING
AL 01

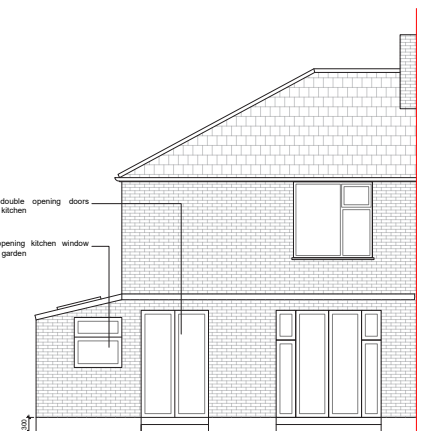
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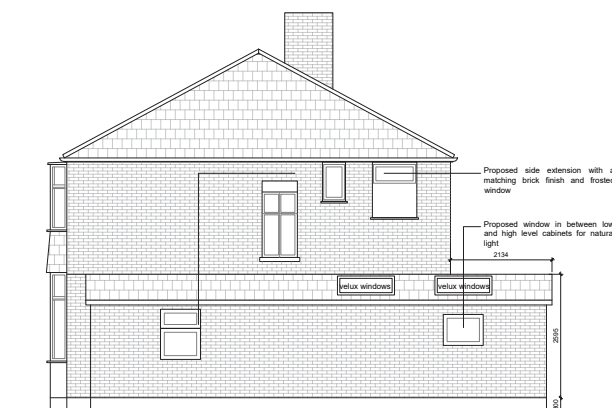
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PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



CLIENT
MRS NASIM BIBI

PROJECT
129 MANLEY ROAD
WHALLEY RANGE, M16 8WE

TITLE
PROPOSED
ELEVATIONS

REVISION		
A	FIRST ISSUE	00.00.00 HK
B	DRAWING UPDATES	08.03.22 HK

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