



FLOOD RISK STATEMENT

AUGUST 2021

EXTENSION TO THE REAR OF THE DWELLING TO FORM A FAMILY/GARDEN ROOM

6 AMHERST ROAD, WITHINGTON, MANCHESTER M14 6UQ

PULMANN ASSOCIATES

Bridge House, 18A Bridge Street, Milnrow, Rochdale, Lancashire, OL16 3ND

Extent of Report

This report is prepared to accompany a Planning Application submitted to Manchester City Council for the extension to the rear of the above property.

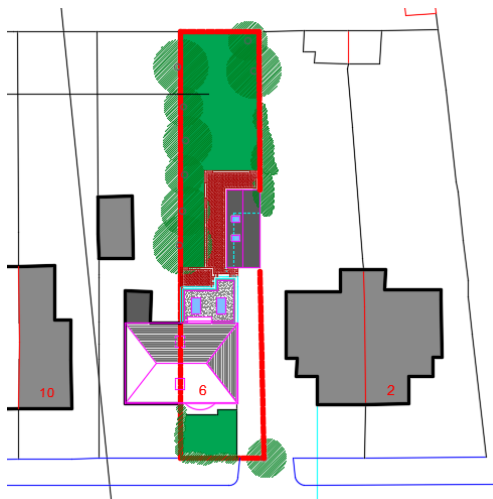
Proposed development

The development comprises of a single storey flat roofed extension to an existing small kitchen extension. The roof of the proposed new work is to be sedum, providing a naturally attenuated break to the roof water before it enters the existing drains.

The driveway running the full length of the dwelling and including the depth of the front garden to the roadside is finished in loose gravel on a hard core bed, providing a porous finish to allow natural percolation to ground.

The existing floor levels in the dwelling are between 300 and 350mm above the general external ground level of the property and these will be maintained as part of the design for the extensions.

Mapping



Flood Risk in Manchester

The main source of flood risk in Manchester is from the Grey Irwell, the Rivers Irk, Medlock and Mersey and Corn Brook. There was flooding from the Mersey in Didsbury and Northenden in 1998 and on the River Medlock in the centre of Manchester in 1991 and 2002. Surface water flooding is also significant and there is residual risk from the Ashton, Rochdale and Bridgewater Canals and several reservoirs.

Taking into account the severity of flood risk and development needs, the SFRA recommends that the following issues should be assessed:

Fluvial flood risk at strategic development sites along the Irwell, Irk, Medlock, Grey Irwell, Corn Brook and the Manchester Ship Canal.



Cringle Black Brook shown red

Subject site Flood zone 2 

Assessment of:

Surface water

Low risk

This flood risk summary reports the highest risk from surface water within a 20m radius of this property. The designation given to this area is Low risk, this means that each year this area has a chance of flooding of between 0.1% and 1%.

This information identifies which parts of towns or streets are at risk, or have the most risk, together with the approximate extent and depth of flooding.

It is reliable for the local area but not for individual properties at risk from Surface water flooding. In the case of this property, the main driveway area is a porous surface of loose laid gravel on a hard core bed.

The existing hard surfaced areas to the rear of the property will, as part of the development be replaced by the single storey extension, which will incorporate into the design a sedum roof, providing a natural form of attenuation to the roof water before it enters the drain.

The surrounding pavement areas beyond the extension will be formed in clay brick slips laid on a sand bed on hard core with dry joints to allow natural percolation to ground.

Flood risk from rivers

Low risk

The designation given to this area is very low risk, meaning that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

Conclusion

The design of the development has been reviewed against the potential for flooding and at its core the guidance from the environment agency has been considered.

The floor levels of the proposed extension are 350mm above the external ground level of the rear garden, the hardstanding in front of the doors is permeable, allowing surface water to percolate through to ground. The extents of the paving are surrounded by coarse gravel on a hard-core bed.

The proposed new roof is to be sedum finish, which will have the effect of attenuating the roof water run off to the drains, reducing the overall load on the sewer system.