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ENVIRONMENTAL ASSESSMENT

Flood Risk Assessment

23 Elsmore Road

Fallowfield

Manchester

M14 7FP

Document Issue Record

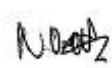
Project: Phase 1 Flood Risk Assessment

Prepared for: Rayyan Amjad

Reference: 6387

Site Location: 23 Elsmore Road, Fallowfield, Manchester, M14 7FP

Proposed Development: It is understood that the development is for the construction of a two storey rear extension and a front porch, to provide greater habitable space to the existing dwelling.

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1. Summary

- 1.1 Ambiantal Environmental Assessment has been appointed by Rayyan Amjad to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at 23 Elsmore Road, Fallowfield, Manchester, M14 7FP.
- 1.2 It is understood that the development is for the construction of a two-storey rear extension and a front porch, to provide greater habitable space to the existing dwelling.
- 1.3 The existing dwelling is classified as More Vulnerable under the National Planning Policy Framework (NPPF). The proposed extension is considered a Minor Development, and as such, the vulnerability classification will remain unchanged.
- 1.4 With reference to the Environment Agency (EA) Flood Map for Planning, the proposed development is located within Flood Zone 2. The site is at moderate risk of flooding from fluvial sources, and low risk of flooding from surface water, groundwater and sewer sources.
- 1.5 Flood mitigation measures have been proposed in section 7 of this report. It is recommended that Finished Floor Levels of the extended dwelling are set no lower than existing, in line with EA Standing Advice for Minor Developments.
- 1.6 Following the guidelines contained within the NPPF, and given that:
 - The proposed development is for the construction of a two-storey rear extension;
 - The proposed development is a Minor Development under the NPPF;
 - The site is located in EA Flood Zone 2;
 - Finished Floor Levels of the extensions should be set no lower than existing in line with the EA Standing Advice for Minor Developments;
 - Flood mitigation measures are proposed in section 7 of this report.

The proposed development could be considered suitable, assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

Development Description	Existing	Proposed
Development Type:	Residential Dwelling	Construction of a two-storey rear extension and front porch to provide greater habitable space to the existing dwelling.
Number of Bedrooms:	N/A	3
EA Vulnerability Classification:	More Vulnerable	More Vulnerable
Ground Floor Level:	Topographic levels on site vary between approximately 31.22mAOD and 31.74mAOD (2m LiDAR data).	Topographic levels on site unchanged Floor levels of proposed extension to be set no lower than existing, in line with EA Standing Advice for Minor Extensions.
Level of Sleeping Accommodation:	First Floor	First Floor
Impermeable Surface Area:	N/A ¹	Negligible increase
Surface Water Drainage:	N/A ¹	Minor development not expected to cause increase in surface water runoff. To be drained as existing. Betterment could be achieved through provision of small scale SuDS such as water butt or rainwater planter
Site Size:	Site curtilage approximately 323m ² .	No change
Risk to Development	Summary	Comment
EA Flood Zone:	Flood Zone 2	
Flood Source:	Fluvial	Platt Brook (EA Main River)
1:100 Year Flood Level	N/A ²	No fluvial data for the site was available at the time of writing. However, the proposed extension is considered a Minor Development under the NPPF and therefore EA Standing Advice for Minor Developments can be followed.
1:100 Year Flood Level & Climate Change	N/A ²	
1:1000 Year Flood Level	N/A ²	
Recorded Flood Events in Area:	Yes	Flood events recorded in 2004 (1.5km south east) and 2001 (1.8km east) of the proposed development.
Recorded Flood Events at Site:	No	
SFRA Available:	Yes	Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA (2011).
Management Measures	Summary	Comment
Ground floor level above extreme flood levels:	N/A ²	Minor development: finished floor levels to be set no lower than existing.
Safe Access/Egress Route:	Yes	See section 7 of this report
Flood Resilient Design:	Yes	See section 7 of this report
Site Drainage Plan:	N/A	Minor Development to be drained as existing. Betterment could be achieved through provision of small scale SuDS such as water butt or rainwater planter
Flood Warning & Evacuation Plan:	Yes	See section 7 of this report
Offsite Impacts	Summary	Comment
Displacement of floodwater:	Negligible	Proposed extension is a minor development and not expected to increase flood risk.
Increase in surface run-off generation:	No	Minor development not expected to cause increase in surface water runoff. Betterment could be achieved through provision of small scale SuDS such as water butt or rainwater planter
Impact on hydraulic performance of channels:	No	Does not affect channel

Table 1 Summary of flood risks, impacts and proposed flood mitigation measures.

N/A¹ not required for this assessment; N/A² data not available.

2. Development Description and Site Area

Proposed Development and Location

- 2.1 The proposed development is located at 23 Elsmore Road, Fallowfield, Manchester, M14 7FP (Figure 1).
- 2.2 It is understood that the development is for the construction of a two-storey rear extension and a front porch, to provide greater habitable space to the existing dwelling.
- 2.3 Topographic levels on site vary between approximately 31.22mAOD and 31.74mAOD (2m LiDAR data).

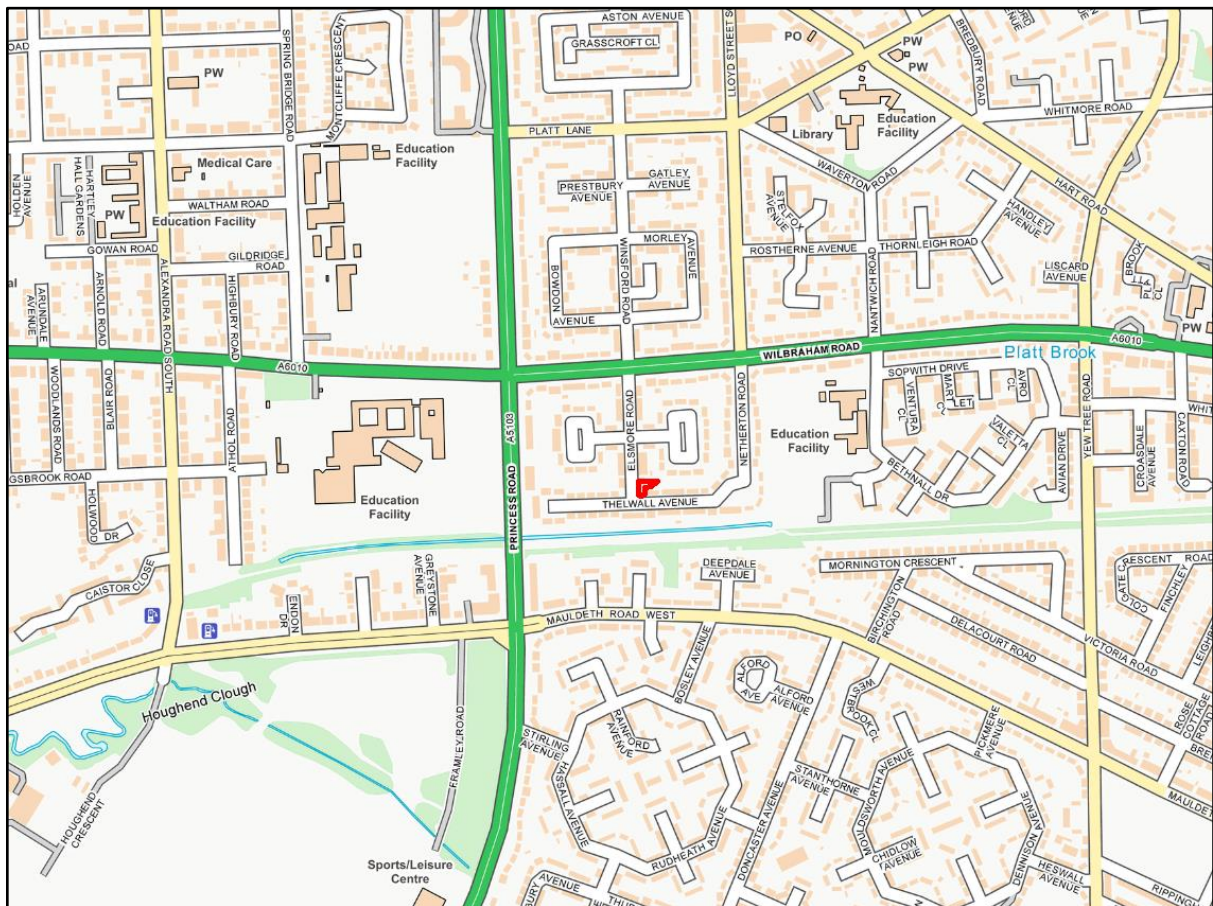


Figure 1 Location Map, identifying the redline curtilage of site (Source: Client)

Vulnerability Classification

The EA Flood Map for Planning (

- 2.4 Figure 2) demonstrates that the proposed development lies within Flood Zone Flood Zone 2. Flood Zone 2 has an annual probability of flooding from fluvial sources of between 1 in 100 (1%) and 1 in 1000 (0.1%).
- 2.5 The existing dwelling is classified as More Vulnerable under the National Planning Policy Framework (NPPF). The proposed extension is considered a Minor Development under the NPPF and as such there will be not change to the vulnerability classification post-development.

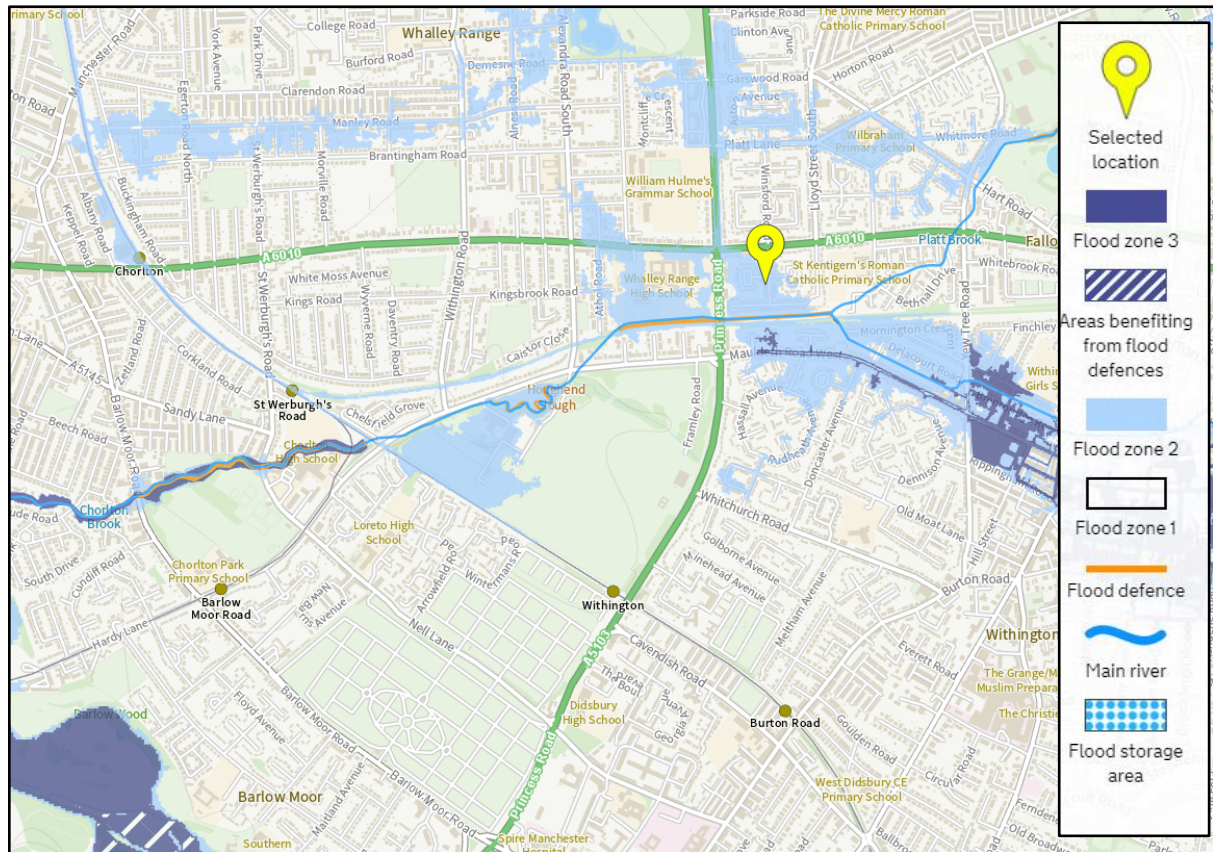


Figure 2 EA Flood Map for Planning (Source: EA)

Geology

- 2.6 The British Geological Survey (BGS) Geology of Britain Viewer indicates that the bedrock underlying the site is the Wilmslow Sandstone Formation, comprised of Sandstone. This is a Principal aquifer. A Principal aquifer is comprised of layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.
- 2.7 The British Geological Survey (BGS) Geology of Britain Viewer indicates that the superficial deposits underlying the site are Till, Devensian Deposits. This is a Secondary (undifferentiated) aquifer. This classification has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

3. Sequential Test/Exception Test

- 3.1 Under the NPPF, all new planning applications should undergo a *Sequential Test*. This test should be implemented by local planning authorities with a view to locating particularly vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.
- 3.2 The Flood Risk and Coastal Change Planning Practice Guidance (PPG) *Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table* is reproduced below;

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception Test Required	✓	✓
Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
Zone 3b Functional Floodplain	Exception Test Required	✓	✗	✗	✗

Table 2 The Sequential Test: Flood Risk Vulnerability and Flood Zone 'Compatibility' Table as specified by NPPF.
 Please note: ✓ means development is appropriate; ✗ means the development should not be permitted.

- 3.3 Using the principles of the Sequential Test outlined above, the proposed development is More Vulnerable. The site is located within Flood Zone 2 (as defined by the EA) and therefore, the proposed development may be permitted without the application the exception test.
- 3.4 Furthermore, the NPPF (paragraph 164) states that:
- Applications for some **minor development** and changes of use¹ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote².*
- 3.5 The proposed development is considered a minor development and may be permitted without the application of the Sequential or Exception Tests. It should be demonstrated that the proposed development will not cause an increase to flood risk on site or elsewhere.

¹ This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate

² A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use

4. Site Flood Hazards

Sources of Flooding

- 4.1 The proposed development is located within Flood Zone 2 and is considered to be More Vulnerable according to NPPF guidelines. Table 3 summarises the potential sources of flooding to the site:

Source	Description
Fluvial	Moderate Risk (Flood Zone 2)
Surface	Low Risk
Groundwater	Low Risk
Sewer	Low Risk

Table 3 Summary of flood sources.

Fluvial

- 4.2 The proposed development is located in the Bollin Dean Mersey Upper Operational Catchment, in the North West River Basin.
- 4.3 The nearest watercourse is the Platt Brook, located approximately 50m south of the proposed development. This is an EA Main River.
- 4.4 The proposed development is located in Flood Zone 2. No fluvial modelled data was available at the time of writing.
- 4.5 However, the proposed development is for the construction of a two-storey rear extension and a front porch and is thus considered a Minor Development under the NPPF. Therefore, EA Standing Advice for Minor Developments can be followed (Finished Floor Levels set no lower than existing).
- 4.6 The EA Historic Flood Map does not indicate any flood events have occurred close to the site.
- 4.7 The risk of fluvial flooding to the proposed development could be considered moderate.

Surface Water (Pluvial)

- 4.8 The Environment Agency Flood Risk from Surface Water map (Figure 3) shows the proposed development to be within an area of Very Low Risk of flooding from surface water. Areas identified to be at Very Low risk have a less than 1 in 1000 (0.1%) annual probability of flooding from this source.
- 4.9 The EA Surface Water Flood Depth Map for the High Risk (1 in 30 year) and Moderate Risk (1 in 100 year) Scenarios indicate that the proposed development would not be affected in the modelled surface water flood events.
- 4.10 The EA Surface Water Flood Depth Map for the Low Risk (1 in 1000 year) Scenario is shown in Figure 4. The proposed development site would not be expected to be affected in this scenario, although areas of Elsmore Road could experience flood depths of up to 600mm.
- 4.11 The surface water flood risk to site could be considered low.

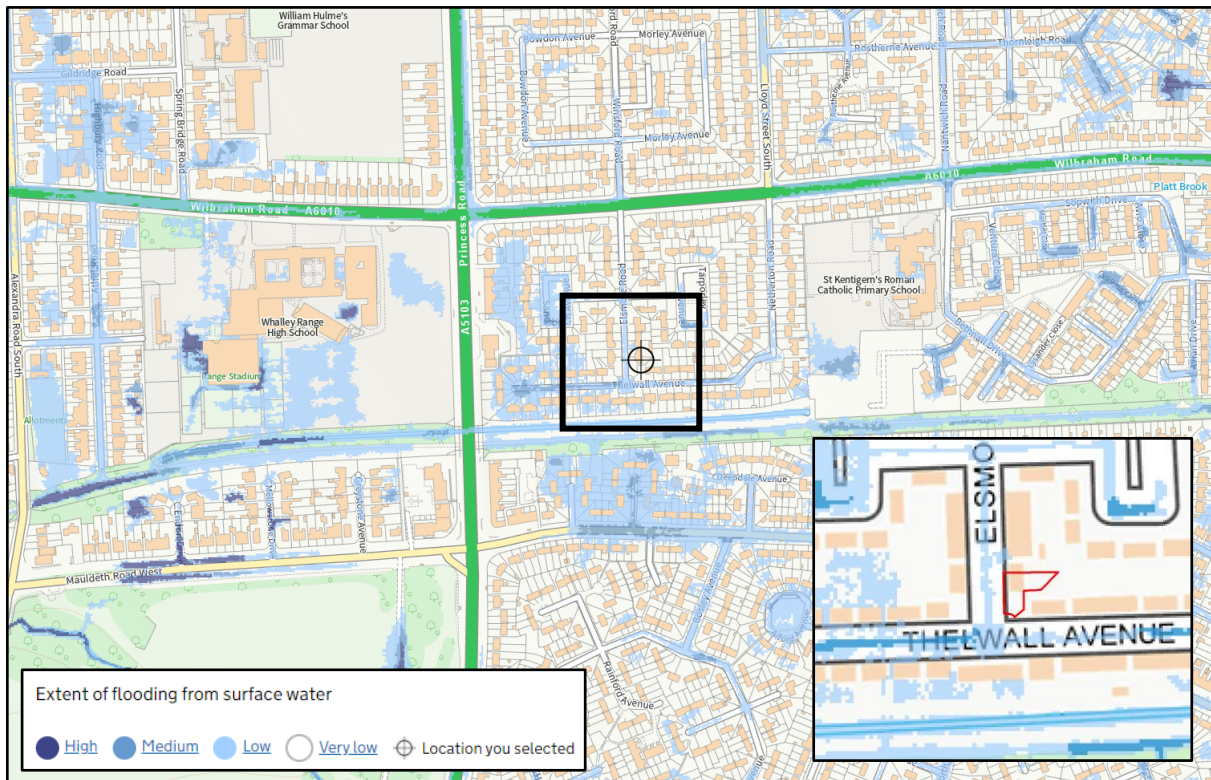


Figure 3 EA Surface Water Flood Risk Map. (Source: EA) Crosshairs mark site. Inset shows redline boundary of proposed development site.

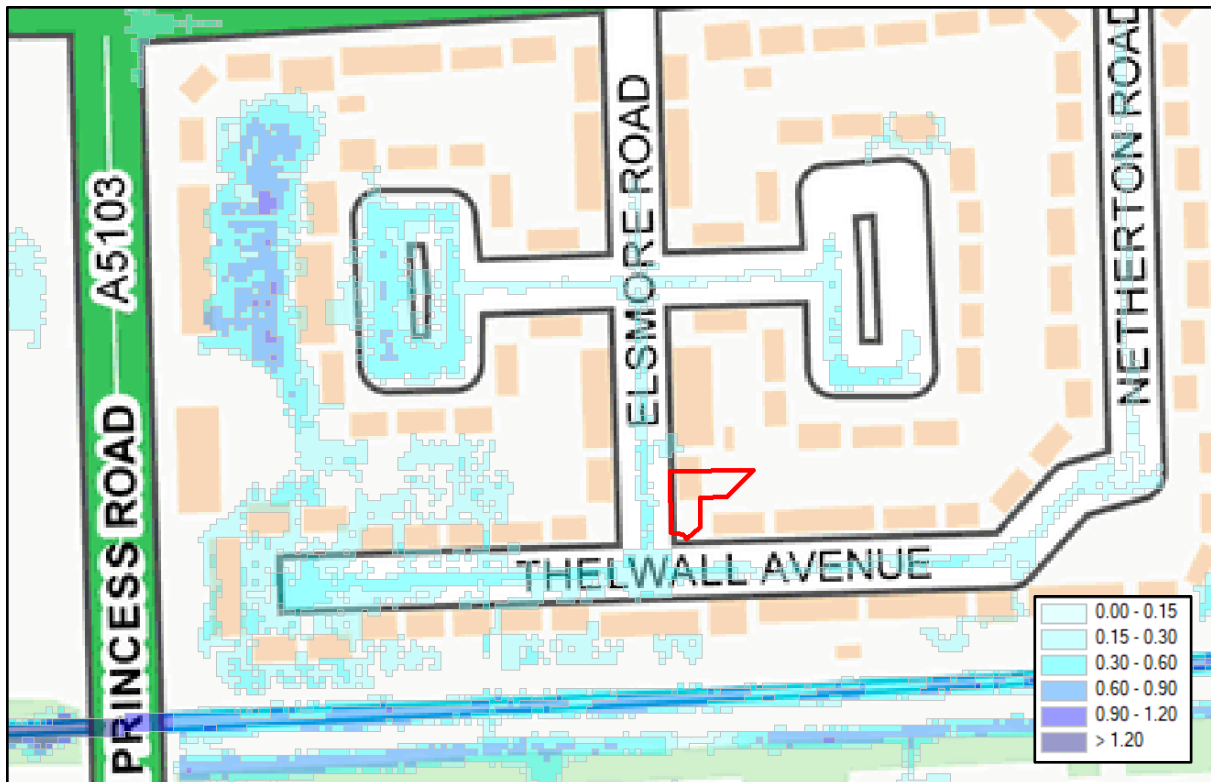
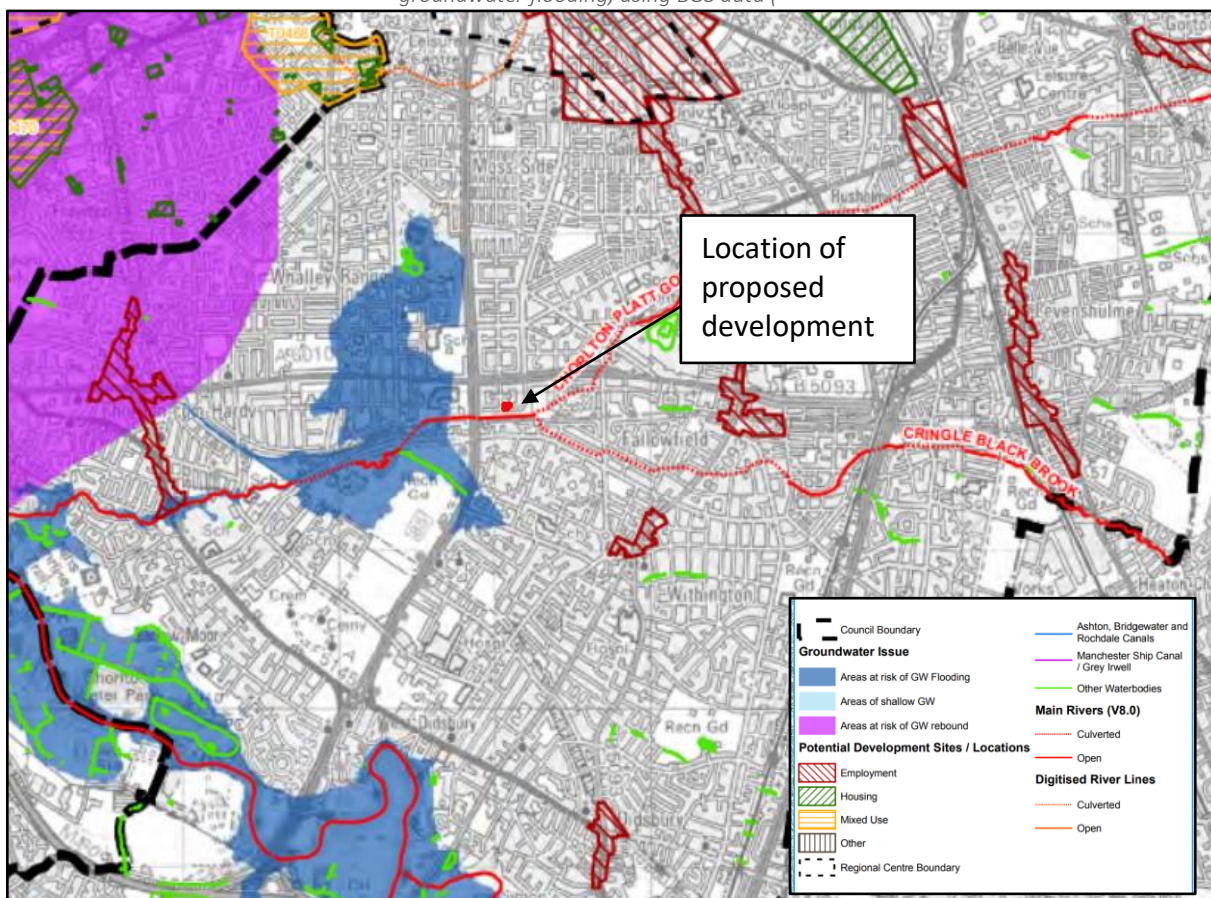


Figure 4 Surface Water Depths for a Low Risk (1 in 1000 year) Scenario. (Source: EA) Redline indicates proposed site boundary.

Groundwater

- 4.12 The British Geological Survey (BGS) Geology of Britain Viewer indicates that the bedrock underlying the site is the Wilmslow Sandstone Formation, comprised of Sandstone. This is a Principal aquifer. A Principal aquifer is comprised of layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.
- 4.13 The British Geological Survey (BGS) Geology of Britain Viewer indicates that the superficial deposits underlying the site are Till, Devensian Deposits. This is a Secondary (undifferentiated) aquifer. This classification has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA (2011) provides a map of susceptibility to groundwater flooding, using BGS data (



- 4.14 Figure 5). This map indicates that the proposed development is not located in an area which is considered to be at risk of flooding from groundwater.
- 4.15 The risk of groundwater flooding to the proposed development could be considered low.

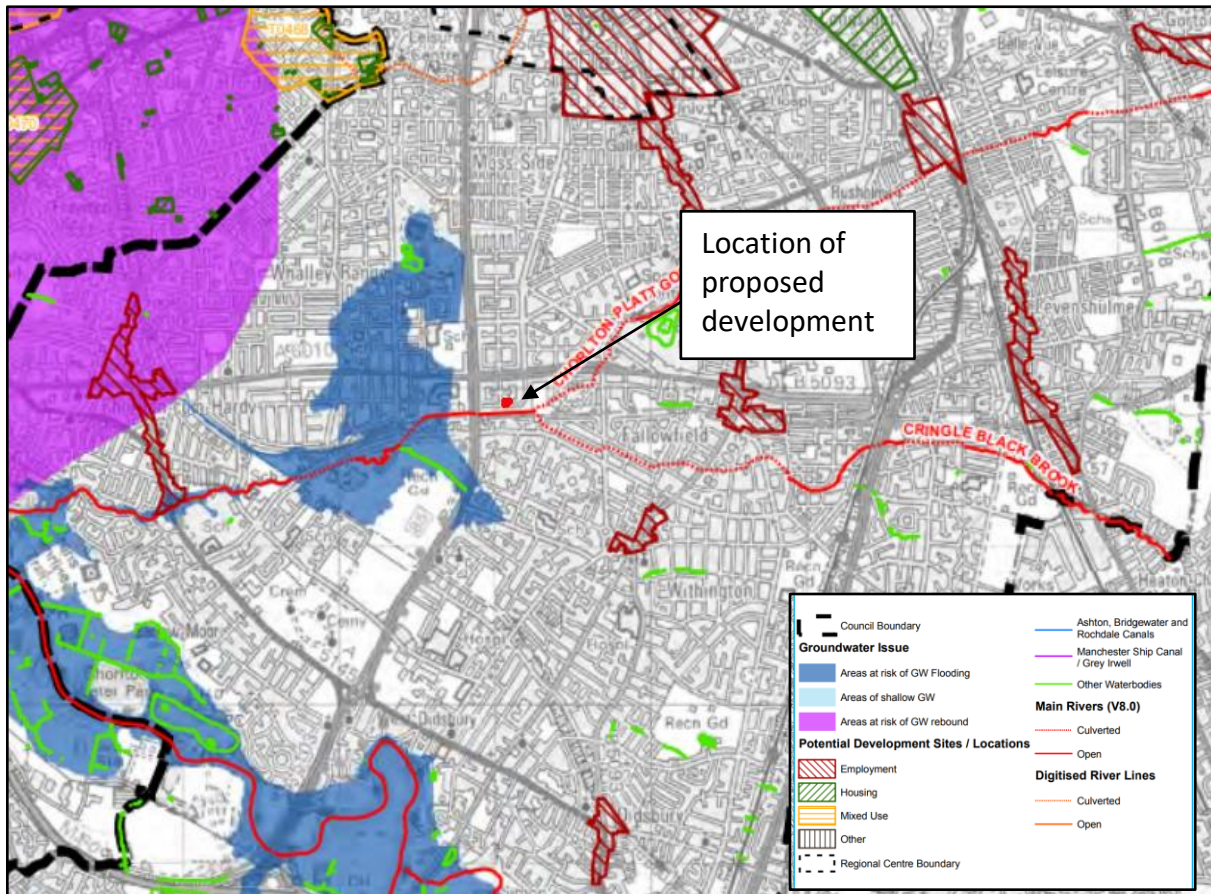


Figure 5 Groundwater Susceptibility (Source: Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA (2011))

Sewer

- 4.16 The Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA (2011) states that 'United Utilities sewer flood risk data was not available in the timescales for this project' and that 'in Manchester, sewer and drainage problems have been identified during rainfall events, with issues in Northenden, Didsbury, **Fallowfield** and in the city centre.'
- 4.17 Given the lack of information available at the time of writing, the risk of flooding from sewers cannot be fully quantified but as a Minor Development the risk of sewer flooding to the proposed development could be considered low. It is recommended that any new sewer connection is fitted with a non-return valve to prevent backflow.

Surface Water Drainage Strategy

- 4.18 It is understood that the development is for the construction of a two-storey rear extension and a front porch, to provide greater habitable space to the existing dwelling.
- 4.19 The proposed extension is considered a Minor Development under the NPPF, and as such is not expected to cause a significant increase in the runoff rates. Thus, the surface water could be drained as

existing, although betterment over the existing system may be provided by including small scale SUDS such as rainwater planters or water butts.

Records of Historical Flooding

- 4.20 No records could be found at the time of writing to indicate historic flooding events at or close to the site (although not all sources are exhaustive and this doesn't necessarily mean that the site hasn't flooded previously). Based on the EA Historic Flood Map, the closest flood event occurred approximately 1.5km south east of the proposed development, occurring in 2004. Flooding was also recorded in 2001 approximately 1.8km east of the site as a result of main river blockage. The location of these flood events is shown in Figure 6 below.

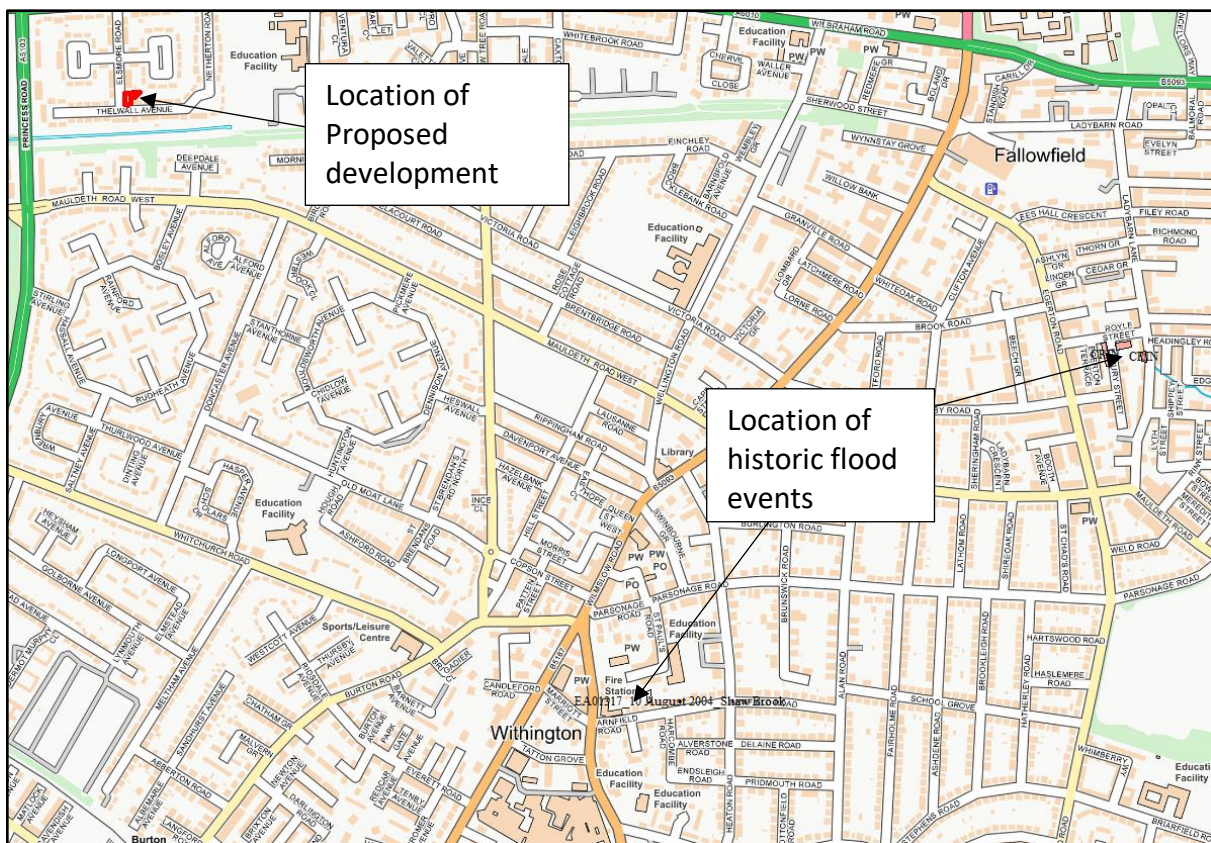


Figure 6 Historic Flooding. (Source: EA Historic Flood Map).

5. Probability of Flooding

Flood Zones

- 5.1 According to the EA Flood Map for Planning, the site is located within Flood Zone 2.
- 5.2 The EA Flood Map for Planning has been produced in part using a relatively coarse, national scale flood modelling strategy, and in part by detailed modelling. It is important to note that only the potential floodplain is modelled; **the mitigating effects of any flood defences currently in place are not considered.** For reference, the definition of the NPPF flood risk zones is included below.

Zone	Description
1	Low Probability. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).

2	Medium Probability. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.
3a	High Probability. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
3b	The Functional Floodplain. This zone comprises land where water has to flow or be stored in times of flood. SFRA's should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the EA, including water conveyance routes).

Table 4 Definition of the NPPF Flood Zones. (Source: EA)

Climate Change on Site

- 5.3 Climate change is likely to increase the flow in rivers and raise sea levels and storm intensity. The proposed development is likely to be at more risk of flooding in the future.
- 5.4 The proposed development is located within Flood Zone 2. No modelled EA data is available at the time of writing to quantify the risk of fluvial flooding with respect to climate change.
- 5.5 The EA have stated that climate change will increase the peak rainfall intensity allowance in small and urban catchments. The EA climate change allowances for peak rainfall intensity are shown in Table 5 below. The proposed development will be at more risk of surface water flooding in the future.

Applies across all of England	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2115)
Upper end	10%	20%	40%
Central	5%	10%	20%

Table 5 Peak rainfall intensity allowance in small and urban catchments (Source: EA)

6. Residual Risks

Identification of Residual Risks

6.1 Residual risks are those remaining after applying the sequential approach to the location of development and taking mitigating actions. Examples of residual flood risk include:

- the failure of flood management infrastructure such as a breach of a raised flood defence, blockage of a surface water conveyance system, overtopping of an upstream storage area, or failure of a pumped drainage system;
- failure of a reservoir; and,
- a severe flood event that exceeds a flood management design standard, such as a flood that overtops a raised flood defence, or an intense rainfall event which the drainage system cannot cope with.

Defence Breach

6.2 The proposed development is located within Flood Zone 2 and is not located within an area that is considered to benefit from flood defences according to the EA Flood Map for Planning. The risk to site, in the event of a breach of defences, could be considered negligible.

Reservoir Failure

6.3 The EA Risk of Flooding from Reservoirs Map (Figure 7) demonstrates the site to be in an area with the potential of reservoir flooding. In the unlikely event that a reservoir dam fails, a large volume of water would escape at once with little or no warning. The EA predicts that floodwater on site would be between 0.3m and 2m deep. According to the EA, there has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers as detailed by the enforcement authority for the Reservoirs Act 1975 in England. The EA are responsible to ensure that reservoirs are inspected regularly, and essential safety work carried out. As reservoir flooding is unlikely and the modelled flood depths are based on the worst-case scenario, flooding from this source may be considered as a relatively low risk.

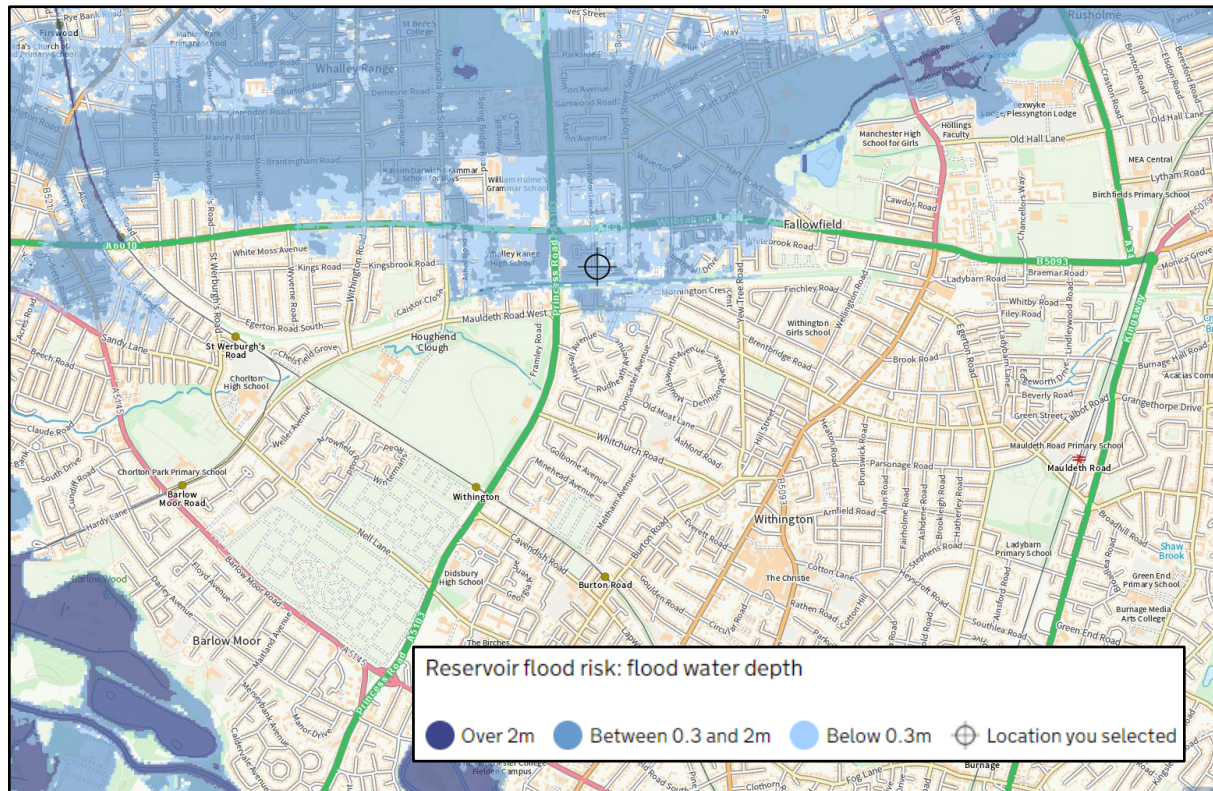


Figure 7: Risk of Flooding from Reservoirs (Source: EA). Crosshairs mark site.

Drainage Exceedance

- 6.4 In the event of drainage system failure under extreme rainfall events or blockage, flooding may occur within the site. In the event of the development's drainage system failure, the runoff flow will be dictated by topography on site. Topographic elevations from 2m LiDAR suggest that runoff would be directed towards the west of the site away from the dwelling and towards the road network.

7. Flood Risk Management Measures

Flood Risks

- 7.1 It is understood that the development is for the construction of a two-storey rear extension and a front porch, to provide greater habitable space to the existing dwelling.
- 7.2 The proposed development is located within Flood Zone 2. The site is considered to be at low risk of flooding from surface water, groundwater, and sewer sources.
- 7.3 The site is considered to be at moderate risk of flooding from fluvial sources.
- 7.4 It is recommended that, in line with EA Standing Advice for Minor Developments, the finished floor levels of the extension are set no lower than those of the existing dwelling. Furthermore, the following mitigation measures are recommended:
- Non-return valves to be fitted to sewers to prevent back-flow.
 - All plumbing insulation to be of closed cell design.
 - All electrical services will run from ceilings at ground floor (where possible) down towards sockets.
 - Use of MDF carpentry (i.e. skirting, architrave, built in storage) to be avoided at ground floor level.
 - Site owners to regularly check the EA Flood Warning service for the site and to follow the formal existing on-site Flood Evacuation Plan (FEP) should a flood warning occur.
 - Solid (i.e. concrete) floors where possible, to facilitate cleaning/drying.
 - Damp proof membrane should be incorporated into the design of the building to minimise the passage of water.

Flood Warning Service

- 7.5 The EA operates a 24-hour telephone service on 0345 988 1188 that provides frequently updated flood warnings and associated floodplain information. Further information can be found on www.environment-agency.gov.uk/floodline. Floodline Warnings Direct is a free service operated by the EA that provides flood warnings direct to occupants by telephone, mobile phone, fax or pager.
- 7.6 The proposed development is located within a Flood Warning area. It is recommended that site owners and residents sign up to this service.

Flood Evacuation Plan

- 7.7 As with all Flood Evacuation Plans, in the first instance, all residents and occupants should always defer to, and cooperate with, the direction provided by 'Blue Light Responders'. This is especially true in areas which under normal circumstances would be protected by flood defences.
- 7.8 Upon receipt of a Flood Warning, site users are advised to evacuate the site to a designated place of safe refuge in Flood Zone 1. However, it is important to note that the proposal is for an extension of the existing site use, and therefore access/egress arrangement would not differ from the existing.

- 7.9 If flood depths along the evacuation route have exceeded 25cm, safe refuge should be sought within the upper floors of the dwelling.
- 7.10 If evacuation is required, site users should follow the proposed flood evacuation route. Users should head north on Elsmore Road towards Wibraham Road (A6010). They should turn right to head east on Wilbraham Road, then take the second right onto Bethnall Drive and take refuge at St Kentigern's Primary School. The proposed evacuation route is shown in Figure 8 below.

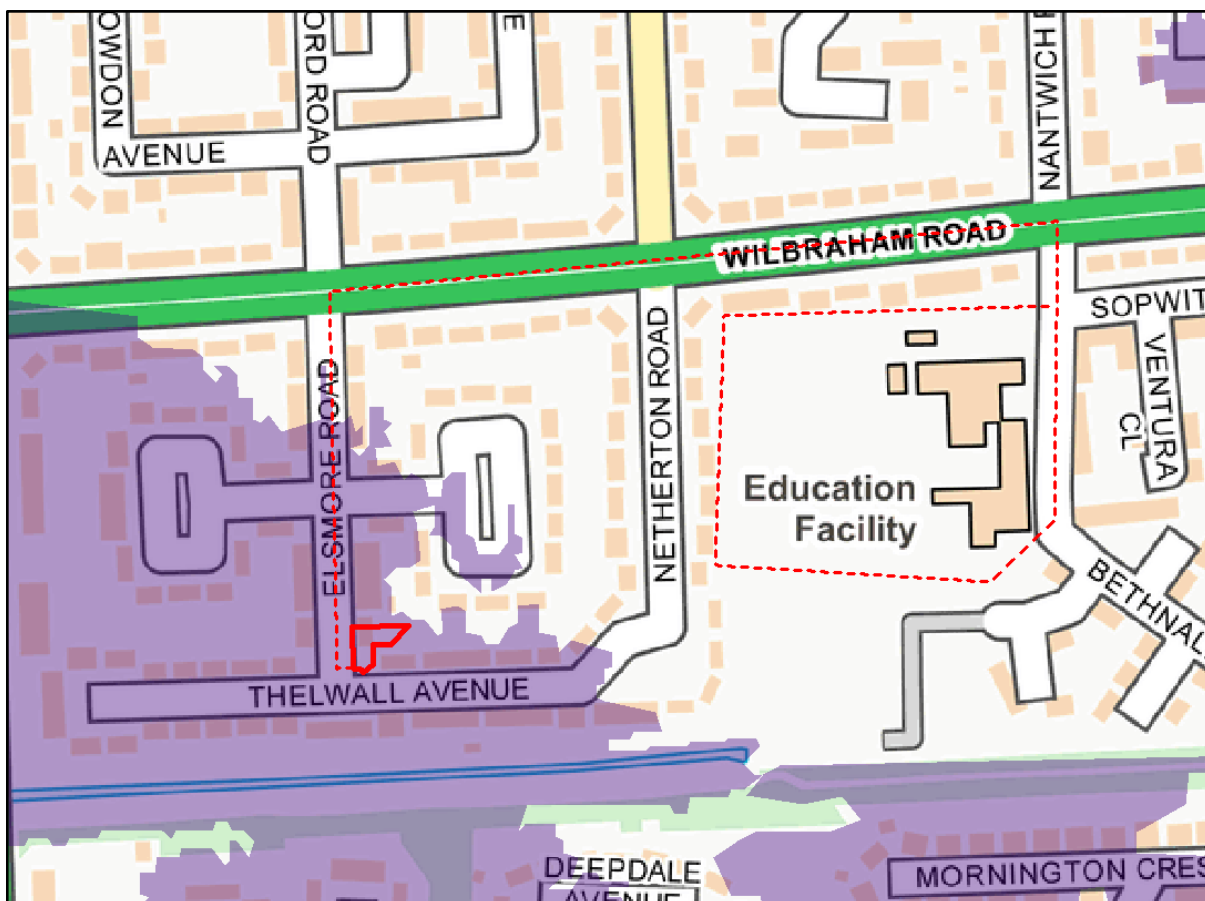


Figure 8: Proposed Flood Evacuation Route. Purple areas indicate Flood Warning Areas, red solid line indicates proposed site boundary, red dashed line indicates proposed evacuation route to St Kentigern's Primary School.

8. Off Site Impacts

Flood Water Displacement

- 8.1 It is understood that the development is for the construction of a two-storey rear extension and a front porch, to provide greater habitable space to the existing dwelling.
- 8.2 The proposed extension could be considered to be a Minor Development (extension of existing dwelling, <250m²) and under Paragraph 047 of the Flood Risk and Coastal Change PPG:
- 8.3 Minor Developments are unlikely to raise significant flood risk issues unless:
- *they would have an adverse effect on a watercourse, floodplain or its flood defences;*
 - *they would impede access to flood defence and management facilities, or;*
 - *where the cumulative impact of such development would have a significant effect on local flood storage capacity or flood flows.*
- 8.4 As such, minor developments are unlikely to raise significant flood issues in isolation.

Generation of Runoff

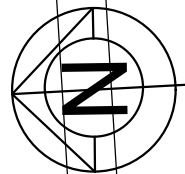
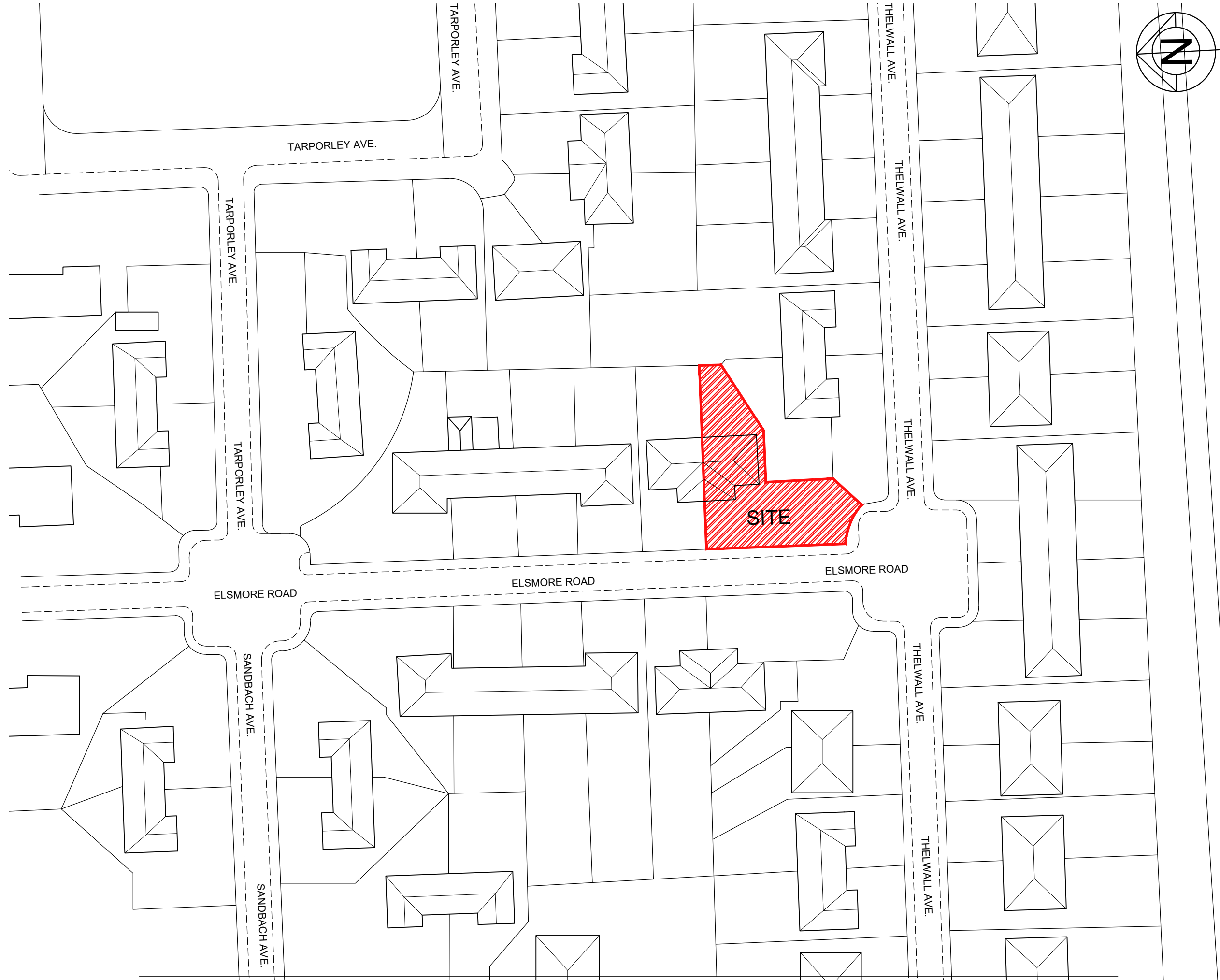
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- 8.6 The proposed extension is considered a Minor Development under the NPPF, and as such is not expected to cause a significant increase in the runoff rates. Thus, the surface water could be drained as existing, although betterment over the existing system may be provided by including small scale SUDS such as rainwater planters or water butts.

9. Conclusion

- 9.1 Ambiental Environmental Assessment has been appointed by Rayyan Amjad to undertake a National Planning Policy Framework (NPPF) compliant Flood Risk Assessment (FRA) for the proposed development at 23 Elsmore Road, Fallowfield, Manchester, M14 7FP.
- 9.2 It is understood that the development is for the construction of a two-storey rear extension and a front porch, to provide greater habitable space to the existing dwelling.
- 9.3 The existing dwelling is classified as More Vulnerable under the National Planning Policy Framework (NPPF). The proposed extension is considered a Minor Development, and as such, the vulnerability classification will remain unchanged.
- 9.4 With reference to the Environment Agency (EA) Flood Map for Planning, the proposed development is located within Flood Zone 2. The site is at moderate risk of flooding from fluvial sources, and low risk of flooding from surface water, groundwater and sewer sources.
- 9.5 Flood mitigation measures have been proposed in section 7 of this report. It is recommended that Finished Floor Levels of the extended dwelling are set no lower than existing, in line with EA Standing Advice for Minor Developments.
- 9.6 Following the guidelines contained within the NPPF, and given that:
- The proposed development is for the construction of a two-storey rear extension;
 - The proposed development is a Minor Development under the NPPF;
 - The site is located in EA Flood Zone 2;
 - Finished Floor Levels of the extensions should be set no lower than existing in line with the EA Standing Advice for Minor Developments;
 - Flood mitigation measures are proposed in section 7 of this report.

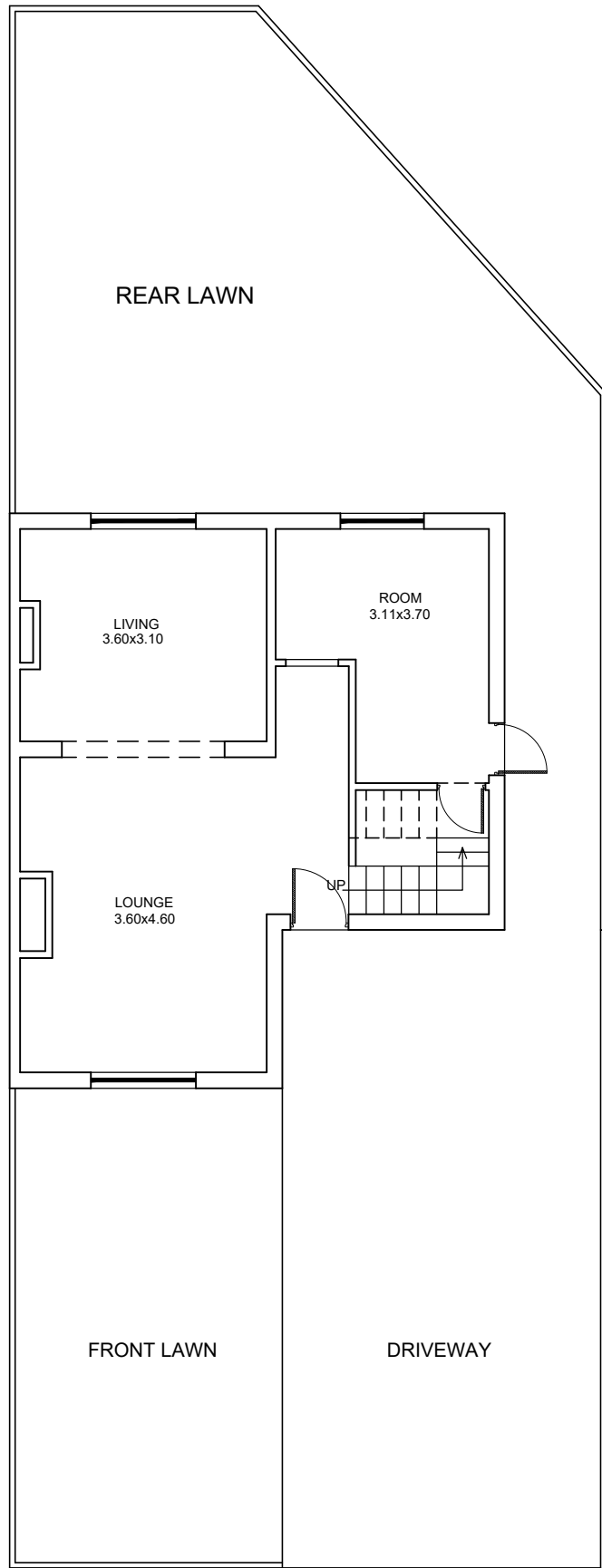
The proposed development could be considered suitable, assuming appropriate mitigation (including adequate warning procedures) can be maintained for the lifetime of the development.

Appendix I - Site Plans

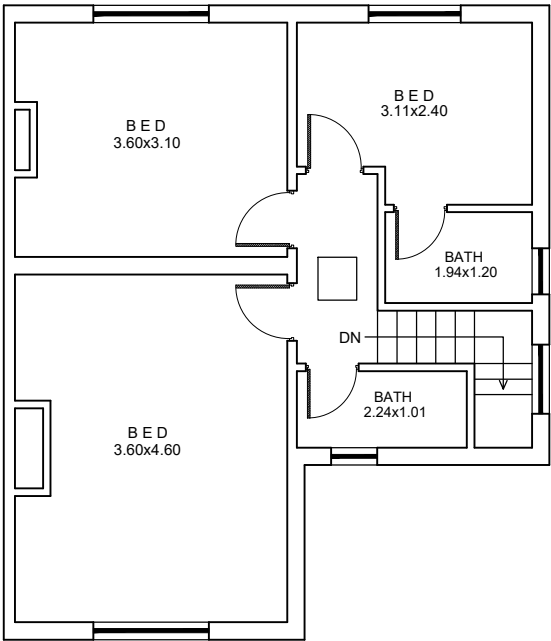


LOCATION PLAN
SCALE 1:500

PURPOSE OF ISSUE		PLANNING
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 AEYS' ASSOCIATES UK LTD.		
PROJECT:		
23 ELSEMORE ROAD, MANCHESTER M14 7FP		
CLIENT:		
MR. SALMAN AHMAD		
DRAWING TITLE:		
LOCATION PLAN		
		DRG NO : AA-01
DATE : NOVEMBER - 2020		SCALE: 1:500@A3

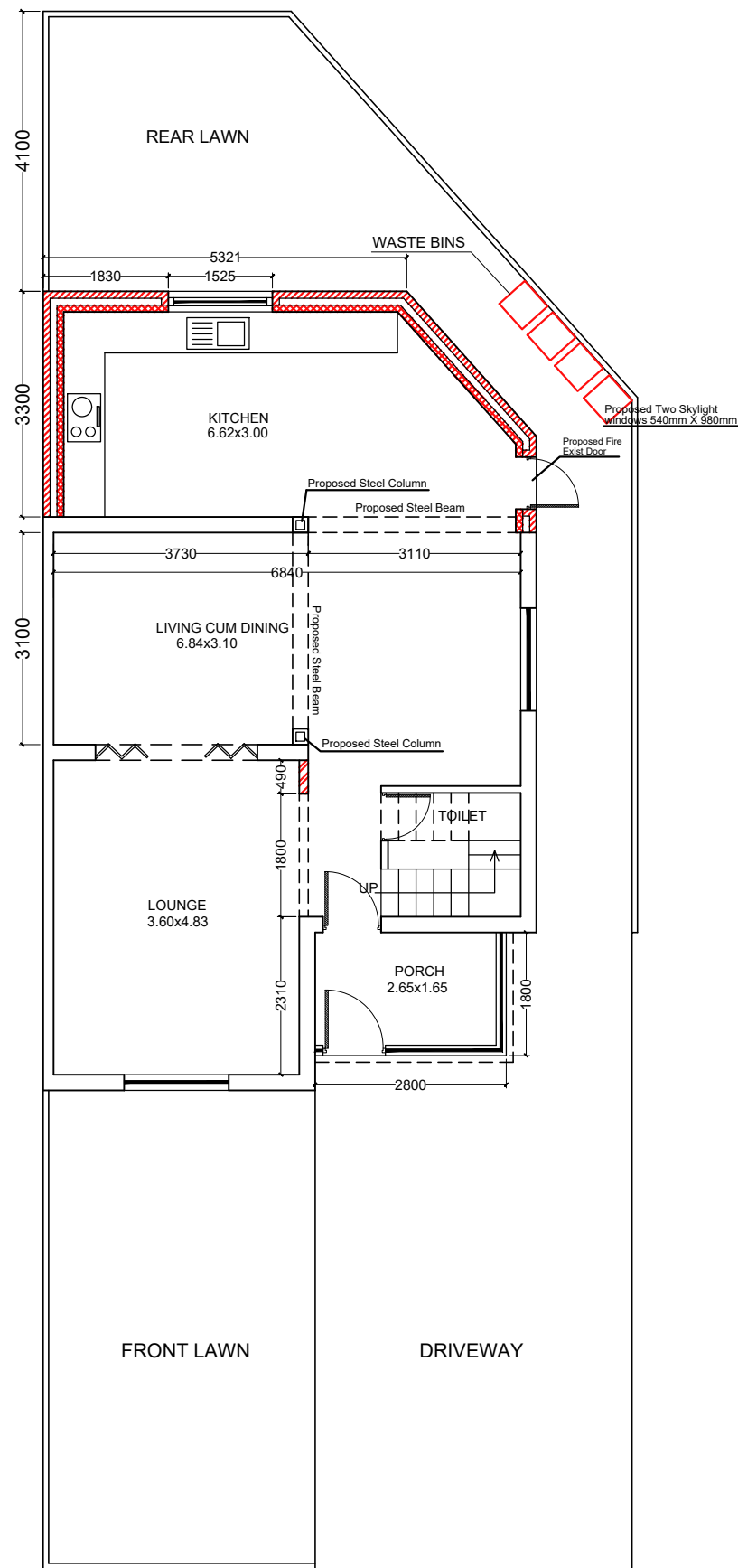


EXISTING GROUND FLOOR PLAN

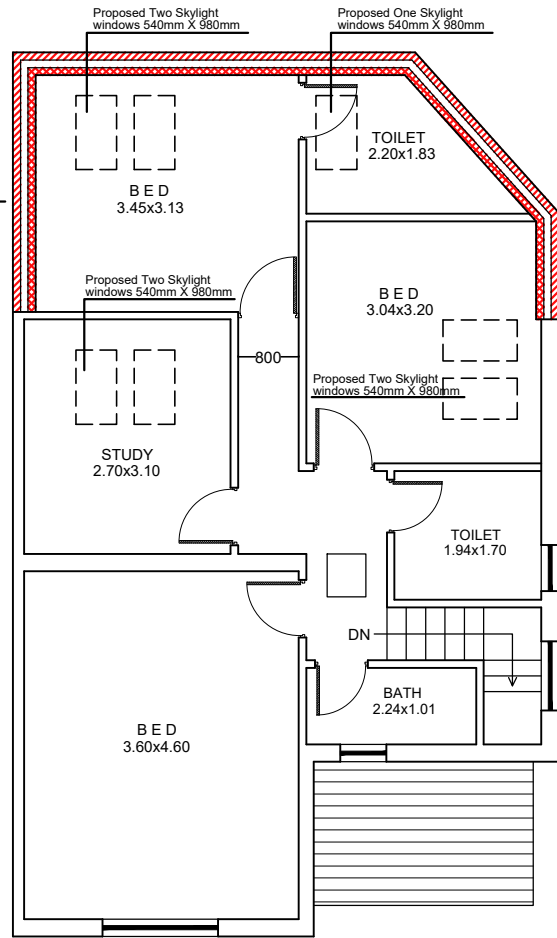


EXISTING FIRST FLOOR PLAN

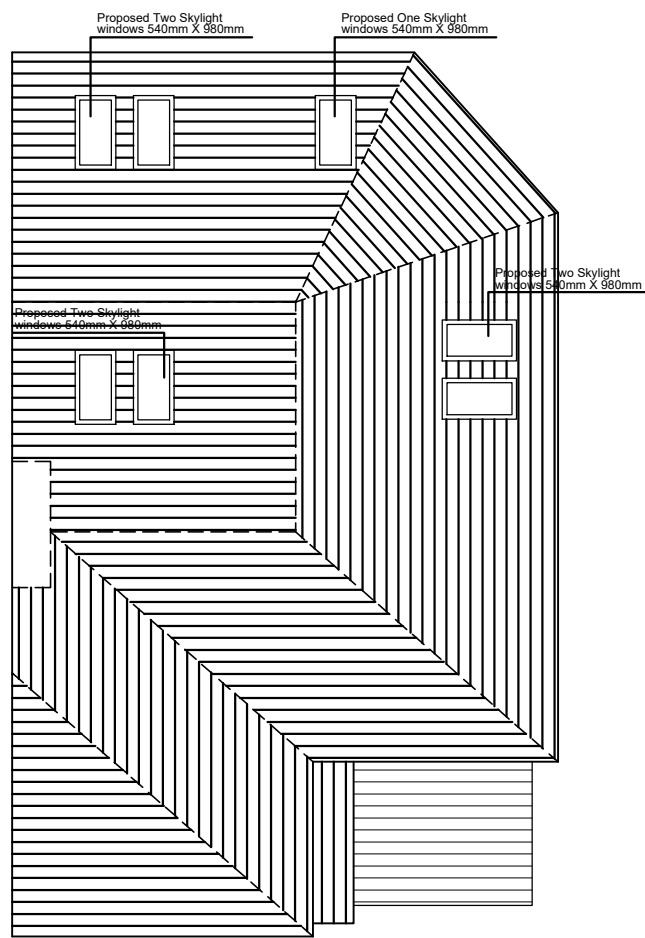
PURPOSE OF ISSUE	PLANNING
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 AEYS' ASSOCIATES UK LTD. PROJECT: 23 ELSEMORE ROAD, MANCHESTER M14 7FP CLIENT: MR. SALMAN AHMAD DRAWING TITLE: EXISTING BUILDING PLANS	
	DRG NO : AA-02
DATE : NOVEMBER - 2020	SCALE: 1:100@A3



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

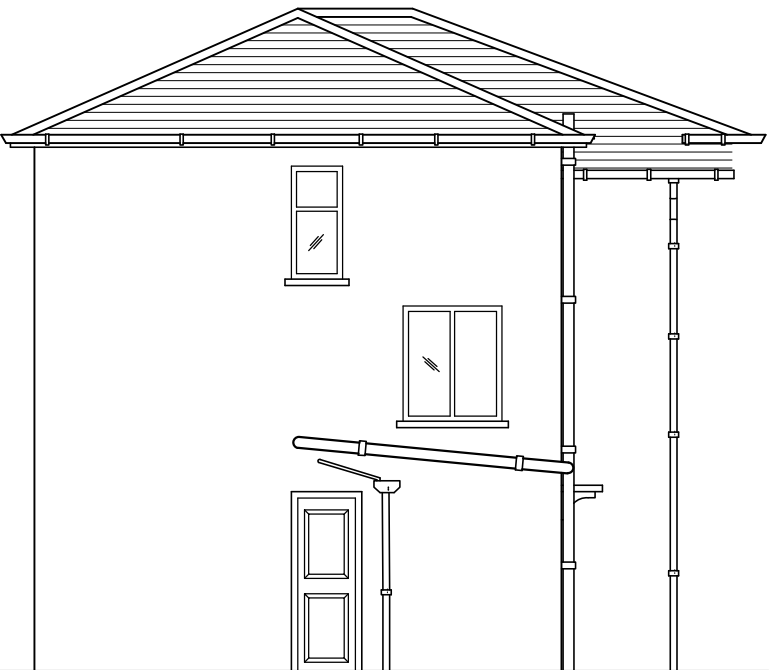


PROPOSED ROOF PLAN

PURPOSE OF ISSUE	PLANNING
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 AEYS' ASSOCIATES UK LTD. PROJECT: 23 ELSEMORE ROAD, MANCHESTER M14 7FP CLIENT: MR. SALMAN AHMAD DRAWING TITLE: PROPOSED BUILDING PLANS	
DRG NO : AA-03	
DATE : NOVEMBER - 2020	SCALE: 1:100@A3



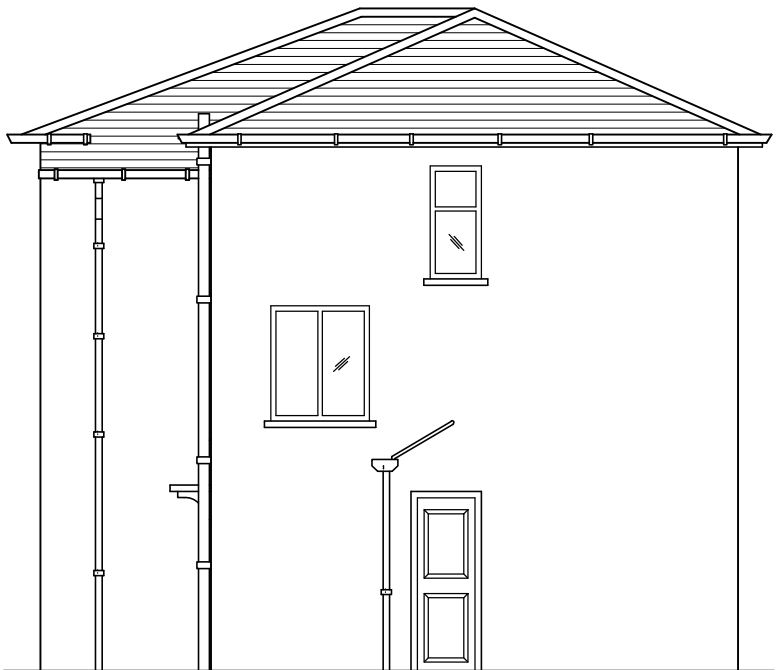
EXISTING FRONT ELEVATION
(ELSMORE ROAD)



EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION

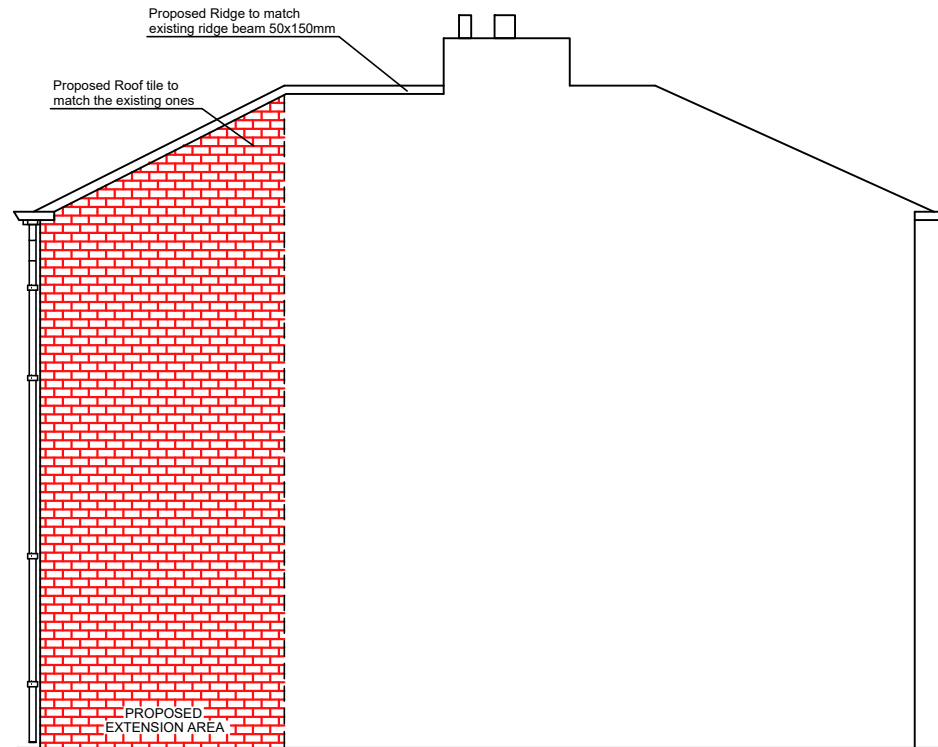


EXISTING LEFT SIDE ELEVATION
(THELWALL AVE)

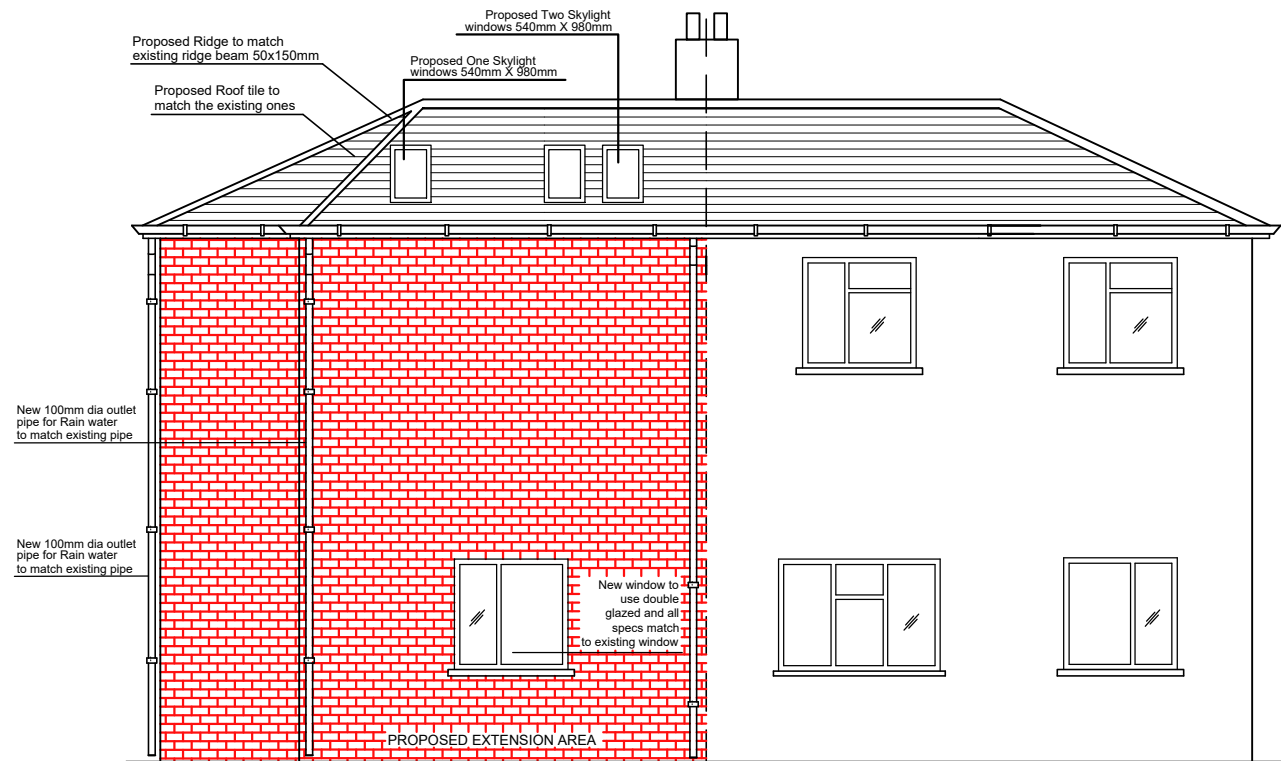
PURPOSE OF ISSUE	PLANNING
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 AEYS' ASSOCIATES UK LTD. PROJECT: 23 ELSEMORE ROAD, MANCHESTER M14 7FP CLIENT: MR. SALMAN AHMAD DRAWING TITLE: EXISTING BUILDING ELEVATIONS	
DRG NO : AA-04	
DATE : NOVEMBER - 2020	SCALE: 1:100@A3



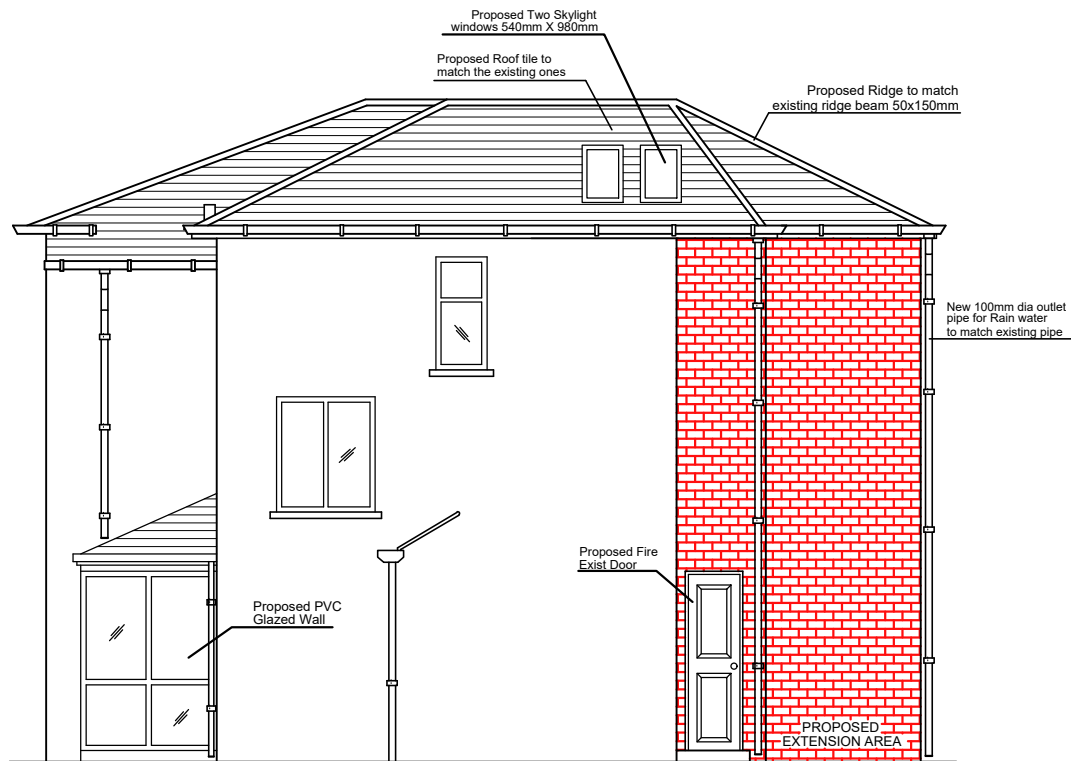
PROPOSED FRONT ELEVATION
(ELSMORE ROAD)



PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION
(THELWALL AVE)

PURPOSE OF ISSUE

PLANNING

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 AEYS' ASSOCIATES UK LTD.

PROJECT:

23 ELSEMORE ROAD,
MANCHESTER M14 7FP

CLIENT:

MR. SALMAN AHMAD

DRAWING TITLE:

PROPOSED BUILDING ELEVATIONS

DRG NO :

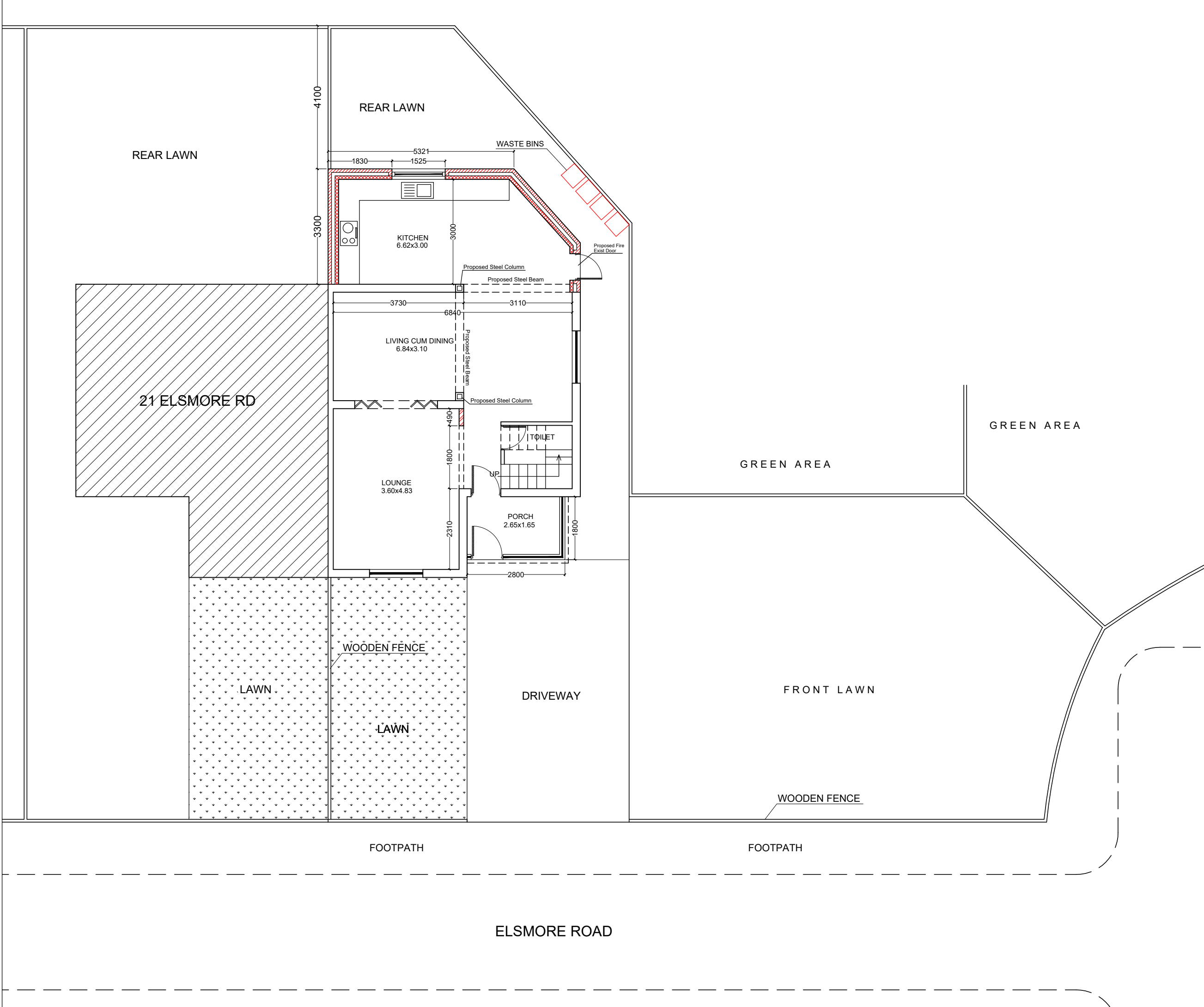
AA-05

DATE :

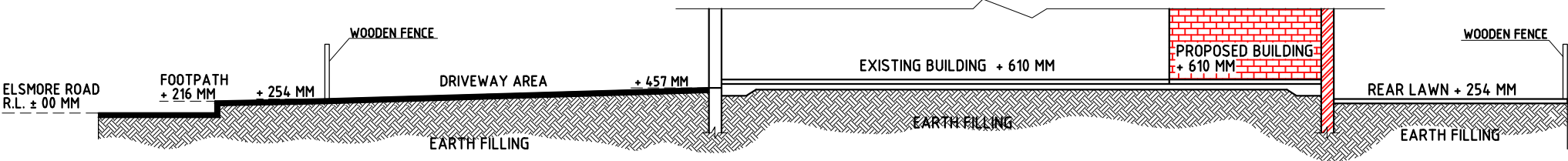
NOVEMBER - 2020

SCALE:

1:100@A3



PURPOSE OF ISSUE		PLANNING
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GENERAL NOTES 1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK COMMENCES. 2. THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFICALLY STATED ON THESE DRAWINGS. 3. BEFORE WORK COMMENCES - ENSURE ALL PLANNING CONDITIONS AND BUILDING REGULATION CONDITIONS HAVE BEEN RESOLVED TO THE SATISFACTION OF THE LOCAL AUTHORITY. 4. ALL WORKS TO COMPLY WITH THE WORKMANSHIP CLAUSES IN BS8000 SERIES AND TO BE IN FULL COMPLIANCE WITH THE BUILDING REGULATIONS. 5. CONTRACTOR IS TO NOTIFY BUILDING CONTROL AT THE APPROPRIATE STAGES IN CONSTRUCTION - NECESSARY FOR THEM APPROPRIATE TO DETERMINE THE WORKS STATUTORY COMPLIANCE. 6. THE BUILDER IS TO FAMILIARIZE HIMSELF AND FULLY UNDERSTAND THE PLANS AND ANY APPROPRIATE STRUCTURAL DETAILS BEFORE ANY WORK COMMENCES ON SITE. 7. THE PLANS RELATING TO THE PROPOSED PROJECT TO BE READ IN CONJUNCTION WITH ALL APPROPRIATE STRUCTURAL ENGINEERS DETAILS. 8. DO NOT SCALE FROM PLANS. USE FIGURED AND ON SITE DIMENSIONS ONLY, IF QUERIES ARISE ON SITE CONTACT SITE AGENT. 9. THE CONTRACTOR IS TO CHECK ALL THE DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OF WORK ON SITE AND ANY DISCREPANCIES BE BROUGHT TO THE ATTENTION OF THE SITE AGENT. 10. ALL SITE WORK TO BE CARRIED OUT TO THE BUILDING REGULATIONS 1991, ITS REVISIONS, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE. 11. ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN APPROVED BY L.A.B.C.O PRIOR TO ANY COVERING UP OF WORK 12. NO WORK IS TO BE CARRIED OUT FROM THIS PLAN UNTIL IT HAS BEEN STAMPED APPROVED BY THE COUNCIL BUILDING CONTROL AND PLANNING DEPARTMENTS. 13. ALL DRAINAGE AND FOUNDATION IS PROVISIONAL AND SUBJECT TO THE CONDITIONS ENCOUNTERED ON SITE. 14. ALL CONCRETE WORK TO BE CARRIED OUT TO BS5328: 1981 AND BS1282:1985 15. ALL BRICKWORK TO BE CARRIED OUT TO BS5328:PT3:1985 16. ALL TIMBER TO BE TREATED WITH A SUITABLE PRESERVATIVE TO BS1262:1975. 17. ALL WORKS REGARDING THIS PROJECT IS SUBJECT TO THE BCO'S APPROVAL AND SATISFACTIONS. 18. ALL STRUCTURAL WORK MUST BE INSPECTED AT THE RELEVANT STAGES BY THE STRUCTURAL ENGINEER AND/OR THE BUILDING CONTROL OFFICER, AND COMPLY WITH THEIR REQUIREMENTS. 19. ALL ELECTRICAL WORK IS TO COMPLY WITH ALL THE RELEVANT REQUIREMENTS OF PART P. COMPLETION CERTIFICATE TO BE REQUIREMENT PROVIDED ON COMPLETION OF WORK. 20. SITE TO BE LEFT CLEAN BY CONTRACTOR AFTER COMPLETION OF PROJECT. - CODE 4 LEAD FLASHING (MIN UPSTAND 150mm & Min 150mm SPREAD ON TILE) AND CAVITY TRAYS ARE TO BY USED WHERE INDICATED - DOUBLE GLAZING TO BE PROVIDED TO ALL WINDOWS TO NEW STRUCTURE, THEREFORE U-VALUE OF WALLS TO BE 0.28w/m k AND U-VALUE OF WINDOWS TO BE 1.6w/m K, & EXTERNAL DOOR 1.8 W/m (I.E CONSTRUCTED AS INDICATED). SAFETY GLAZING TO THE CRITICAL LOCATIONS. - WHERE EXISTING GROUND FLOOR IS OF THE SUSPENDED TIMBER TYPE, VENTILATION IS TO BE MAINTAINED BY DUCTING FROM EXISTING VENTS WITH 100MM EARTHENWARE PIPES LAID IN HARDWARE TO NEW EXTERNAL VENTS, GIVING A MIN VENTILATION AREA EQUIVALENT TO 3000SQMM PER METER RUN. - THE NEW CAVITIES SHOULD BE CONTINUOUS WITH THOSE OF THE EXISTING PROPERTY. - INSULATED CAVITY CLOSERS TO BE PROVIDED AT ALL WINDOWS AND DOOR OPENINGS.		
 AEYS' ASSOCIATES UK LTD.		
PROJECT:		
23 ELSEMORE ROAD, MANCHESTER M14 7FP		
CLIENT:		
MR. SALMAN AHMAD		
DRAWING TITLE:		
SITE SETTING OUT DRAWING		
		DRG NO : AA-06
DATE : NOVEMBER - 2020		SCALE: 1:100@A3



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 AEYS' ASSOCIATES UK LTD. PROJECT: 23 ELSEMORE ROAD, MANCHESTER M14 7FP CLIENT: MR. SALMAN AHMAD DRAWING TITLE: CROSS SECTION DRAWING	
	DRG NO : AA-07
DATE : NOVEMBER - 2020	SCALE: 1:100@A3