



Flood Risk Assessment for Planning

November 2020

Our reference:

90111-Akram-MitfordRdReport_v1_171120

Prepared for:

Mohammed Akram

Location:

1 Mitford Road

Manchester

M14 6UL



Document Issue Record

Project: Flood Risk Assessment for Planning
Client: Mohammed Akram
Location: 1 Mitford Road, Manchester, M14 6UL
Application: Construction of a new residential dwelling
Our reference: 90111-Akram-MitfordRdReport
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Lead Consultant: Ms Jackie Stone
Authorisation: Mr Edward Bouët

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1. Key Facts

Flood Risk Posed:

- Site within Flood Zones 2 (Medium Risk).
- The risk would appear to originate from the Platt Brook, culverted immediately north of the site.
- Modelled flood levels and flood extents have been requested from the EA as part of a Product 4 data request.
- Risk of pluvial flooding would appear to be “Very Low” to “Low”.
- Risk of sewer surcharge flooding would appear to be low.

Flood Risk Management:

- The NPPF requires new residential floor levels be set at least 300mm above suitable modelled 1:100 year plus allowance for climate change flood levels.
- Flood proofing will be incorporated as appropriate.
- Due to the scale of the development, a full Surface Water Drainage Strategy is not required at this stage of planning.
- A flood warning and evacuation plan which will be prepared in liaison with the Council's Emergency Planners and tied in with the local emergency plans for the area.
- The applicant will register with the Environment Agency Floodline Warnings/Alert Direct service.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

2. Introduction

Unda Consulting Limited have been appointed by Mohammed Akram (hereinafter referred to as “the applicant”) to undertake a Site Specific Flood Risk Assessment (FRA) for Planning at 1 Mitford Road, Manchester, M14 6UL (hereinafter referred to as “the site”). The FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF) and the associated technical guidance.

The site appears to be located within Flood Zone 2 as defined by the Environment Agency (EA) on their Flood Map for Planning. Under the National Planning Policy Framework (NPPF), a FRA is required if a proposed development:

- includes building or engineering works in Flood Zone 2 or 3;
- includes building or engineering works on land classified by the Environment Agency as having critical drainage problem;
- changes the use of land or buildings in a location at risk of flooding from rivers or the sea, or with critical drainage problems;
- changes the use of land or buildings in a way that increases the flood vulnerability of the development where it may be subject to other sources of flooding;
- is larger than 1 hectare.

Given that the proposed application site is located within Flood Zone 2 (Medium Risk of flooding from rivers or the sea), and includes building works, the applicant is required to submit a FRA under the NPPF. The assessment should demonstrate to the Local Planning Authority (LPA) and EA how flood risk will be managed now and over the development’s lifetime, taking climate change into account, and with regard to the vulnerability of its potential users.

The objectives of a FRA to support a planning application are to establish:

- whether the proposed development is likely to be affected by current or future flooding from any source;
- whether it will increase flood risk elsewhere;
- whether the measures proposed to deal with these effects and risks are appropriate.

3. Existing Situation

3.1. Site Usage:

The site is currently part of the curtilage of no. 1 Mitford Road.

3.2. Geography and Topography:

Environment Agency LiDAR has been used to assess the topography across the site and wider area. Light Detection and Ranging (LIDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground surface. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated at high spatial resolutions. The EA's LIDAR data archive contains digital elevation data derived from surveys carried out by the EA's specialist remote sensing team. Accurate elevation data is available for over 70% of England. The LiDAR technique records an elevation accurate to $\pm 0.3\text{m}$ every 2m. This dataset is derived from a combination of the full dataset which has been merged and re-sampled to give the best possible coverage. The dataset can be supplied as a Digital Surface Model (DSM) produced from the signal returned to the LIDAR (which includes heights of objects, such as vehicles, buildings and vegetation, as well as the terrain surface) or as a Digital Terrain Model (DTM) produced by removing objects from the Digital Surface Model. 2.0m horizontal resolution DTM LiDAR data has been used for the purposes of this study.

2m LiDAR remotely sensed digital elevation data suggests that the ground topography on site ranges between approximately 41.10mAOD to 41.35mAOD.



Figure 1: Site Location Plan (Source: A&A Homes)

3.3. Geology and Soils:

The British Geological Survey (BGS) Map indicates that the bedrock underlying the site is Chester Formation (sandstone), with superficial deposits of Devensian Till (diamicton).

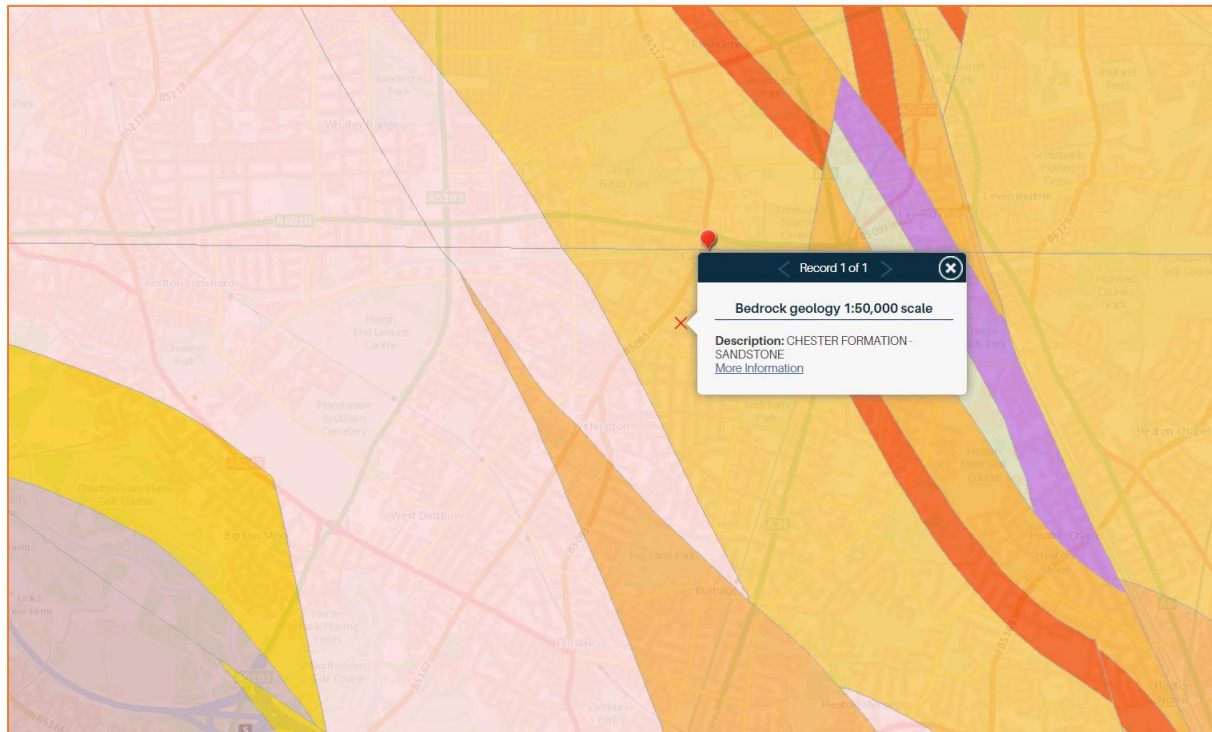


Figure 2: Bedrock Geology (Source – BGS)

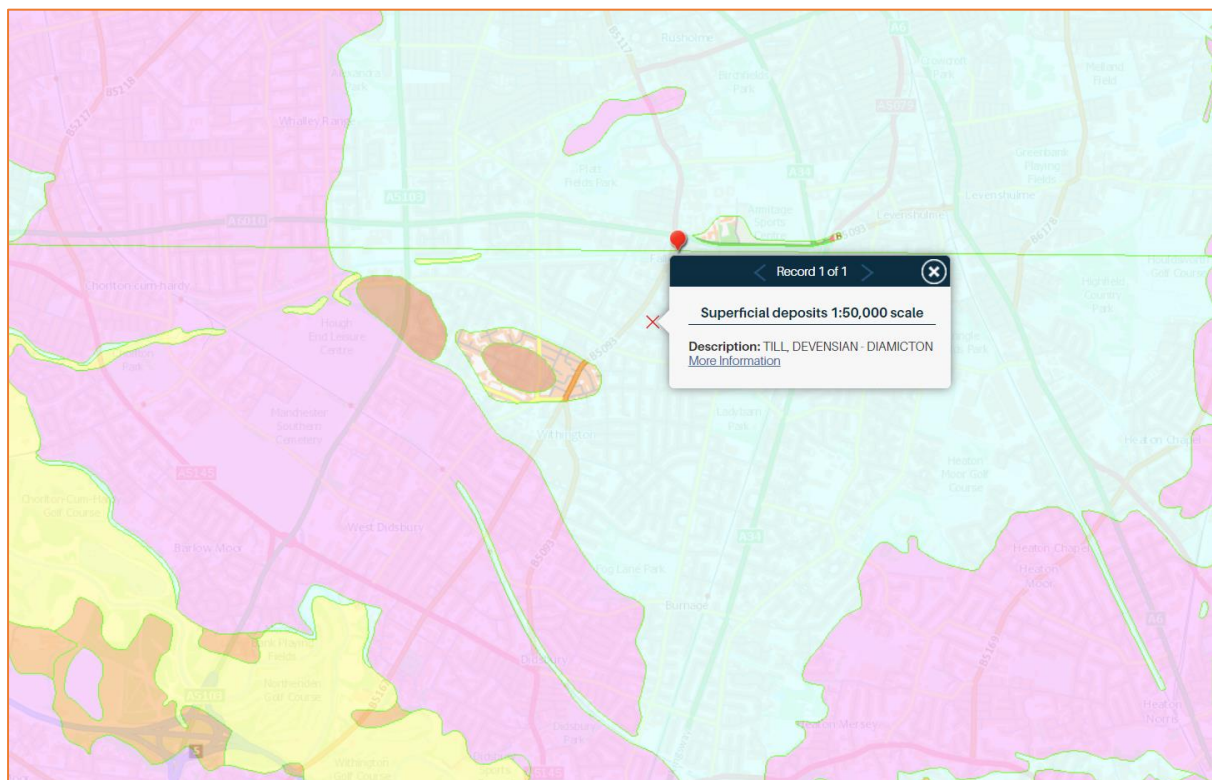


Figure 3: Superficial Deposits Geology (Source – BGS)

4. Proposed Development

The proposed planning application is for the construction of a new residential dwelling.



Figure 4: Proposed Site Plan (Source: A&A Homes)

5. Assessment of Flood Risk

5.1. Flood Zones

Within planning, Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's web site.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	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. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Table 1: Flood Zones

The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding.

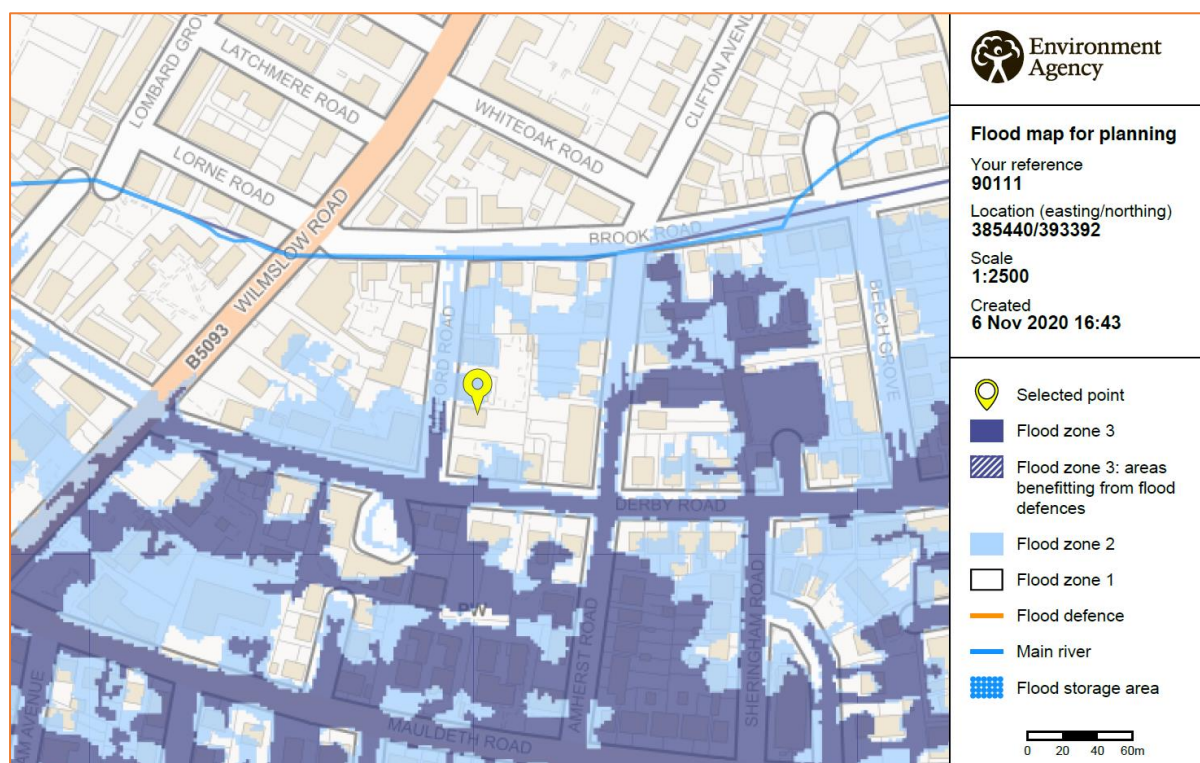


Figure 5: Environment Agency Flood Map for Planning (Rivers and Sea) (Source: EA)

The site is located within Flood Zone 2 (Medium Probability), which means it is defined as land having between a 1 in 100 and 1 in 1000 annual probability of fluvial flooding.

The risk would appear to be predominantly fluvial and originate from the Platt Brook that is within a culvert at its closest point to the site, immediately north of the site.

5.2. Fluvial (Platt Brook) (Main River):

The Platt Brook is a mostly culverted watercourse, which feeds into the Chorlton Brook.

5.2.1. Modelled flood levels and events:

Site-specific modelled flood levels and flood extents had been requested from the EA as part of a Product 4 data request.

5.2.2. Flood Storage Areas:

Flood Storage Areas are areas that act as a balancing reservoir, storage basin or balancing pond. Their purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. Flood storage areas do not completely remove the chance of flooding and can be overtopped or fail in extreme weather conditions.

According to Environment Agency data, there are no Flood Storage Areas located in close proximity to the site.

5.2.3. Flood defences:

According to the EA, this location is not currently protected by any formal defences and they do not currently have any flood alleviation works planned for the area.

5.2.4. Residual risk (breach or overtopping of flood defences):

Breaching of flood defences can cause rapid inundation of areas behind flood defences as flow in the river channel discharges through the breach. A breach can occur with little or no warning, although they are much more likely to concur with extreme river levels or tides when the stresses on flood defences are highest. Flood water flowing through a breach will normally discharge at a high velocity, rapidly filling up the areas behind the defences, resulting in significant damage to buildings and a high risk of loss of life. Breaches are most likely to occur in soft defences such as earth embankments although poorly maintained hard defences can also be a potential source of breach.

Overtopping of flood defences occurs when water levels exceed the protection level of raised flood defences. The worst case occurs when the fluvial or tidal levels exceed the defence level as this can lead to prolonged flooding. Less severe overtopping can occur when flood levels are below defence levels, but wave action causes cyclic overtopping, with intermittent discharge over the crest level of the defence. Flood defences are commonly designed with a freeboard to provide protection against overtopping from waves. The risk from overtopping due to exceedance of the flood defence level is much more significant than the risk posed by wave overtopping. Exceedance of the flood defence level can lead to prolonged and rapid flooding with properties immediately behind the defences at highest risk.

Flood defences may act to defend the site from direct inundation, but there is residual risk from each (failure) and overtopping (exceedance) of any flood defences in place.

5.2.5. Historical flood records:

EA records indicate that there have been no previous floods on this site.

5.3. Pluvial (Surface Water):

Pluvial (surface water) flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

In 2013 the EA, working with Lead Local Flood Authorities (LLFAs), produced an updated Flood Map for Surface Water. It is considered to represent a significant improvement on the previous surface water flood maps available, both in terms of method and representation of the risk of flooding. The modelling techniques and data used are considerably improved, and also incorporated locally produced mapping where this is available to represent features best modelled at a local scale.

The Flood Map for Surface Water assesses flooding scenarios as a result of rainfall with the following chance of occurring in any given year (annual probability of flooding is shown in brackets):

- 1:30 (3.3%)
- 1:100 (1%)
- 1:1000 (0.1%)

The mapping below shows the Risk of Flooding from Surface Water centred on the site. Please note that the EA do not consider this information suitable to be used to identify the risk to individual properties or sites. It is useful to raise awareness in areas which may be at risk and may require additional investigation.

The EA Risk of Flooding from Surface Water Map suggests that the site lies partially within an area of "Low" to "Very Low" risk of flooding from surface water.

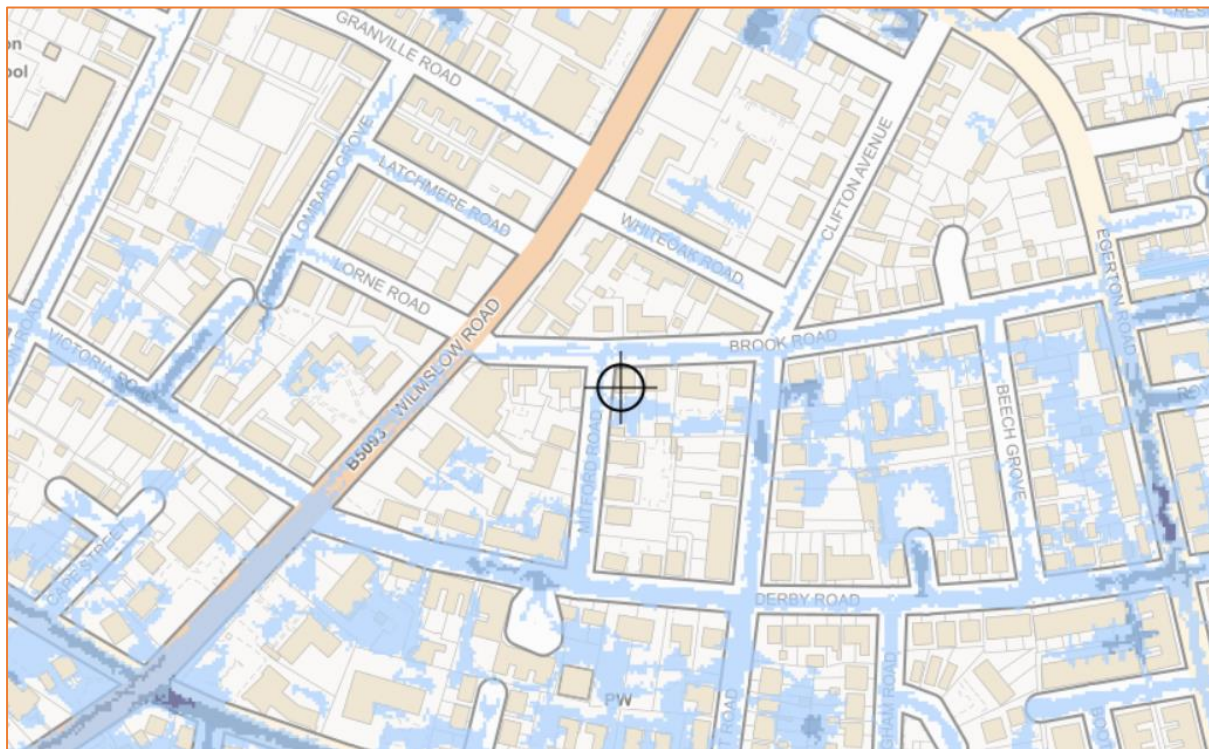


Figure 6: Extract from Environment Agency Surface Water Flood Map (Source: EA)

5.4. Groundwater:

Groundwater flooding occurs as a result of water rising up from the underlying rocks or from water flowing from abnormal springs. This tends to occur after much longer periods of sustained high rainfall. Higher rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels.

Groundwater tends to flow from areas where the ground level is high, to areas where the ground level is low. In low-lying areas the water table is usually at shallower depths anyway, but during very wet periods, with all the additional groundwater flowing towards these areas, the water table can rise up to the surface causing groundwater flooding.

Groundwater flooding is most likely to occur in low-lying areas underlain by permeable rocks (aquifers). These may be extensive, regional aquifers, such as chalk or sandstone, or may be localised sands or river gravels in valley bottoms underlain by less permeable rocks. Groundwater flooding takes longer to dissipate because groundwater moves much more slowly than surface water and will take time to flow away underground.

No further information has been provided to suggest that the site has been affected by groundwater flooding previously.

5.5. Sewer Surcharge:

Sewer flooding occurs when the sewer network cannot cope with the volume of water that is entering it. It is often experienced during times of heavy rainfall when large amounts of surface water overwhelm the sewer network causing flooding. Temporary problems such as blockages, siltation, collapses and equipment or operational failures can also result in sewer flooding.

All Water Companies have a statutory obligation to maintain a register of properties/areas which have reported records of flooding from the public sewerage system, and this is shown on the DG5 Flood Register. This includes records of flooding from foul sewers, combined sewers and surface water sewers which are deemed to be public and therefore maintained by the Water Company. The DG5 register records of flood incidents resulting in both internal property flooding and external flooding incidents. Once a property is identified on the DG5 register, water companies can typically put funding in place to address the issues and hence enable the property to be removed from the register. It should be noted that flooding from land drainage, highway drainage, rivers/watercourses and private sewers is not recorded within the register.

Sewer flooding events are usually the result of overloaded sewers following heavy rainfall or blockages caused by misuse of the sewerage system. For a sewer to remain adoptable, any storage capacity above the 1.3% AEP (1 in 30 year) storm volume must be incorporated as an offline storage feature outside the online sewer network.

No further information has been provided to suggest that the site is susceptible to sewer surcharge flooding.

5.6. Other Sources:

Reservoirs with an impounded volume in excess of 25,000 cubic metres (measured above natural ground level) are governed by the Reservoirs Act and are listed on a register held by the Environment Agency. The site is outside the maximum inundation extent on the EA Reservoir Inundation Map. The EA also advise on their website that reservoir flooding is extremely unlikely. There has been no loss of life in the UK from reservoir flooding since 1925. All major reservoirs have to be inspected by specialist dam and reservoir Engineers. In accordance with the Reservoirs Act 1975 in England, these inspections are monitored and enforced by the EA themselves. The risk to the site from reservoir flooding is therefore minimal and is far lower than that relating to the potential for fluvial / tidal flooding to occur. The Environment Agency Reservoir Flood Map illustrated below, illustrates the largest area that might be flooded if the storage area were to fail and release the water it is designed to hold during a flood event.

Records of flooding from reservoirs and canals are erratic as there is no requirement for the Environment Agency to provide information on historic flooding from canals and raised reservoirs on plans. In particular, the NPPF does not require flood risk from canals and raised reservoirs to be shown on the Environment Agency flood zones.

Overflows from canals can be common as they are often fed by land drainage, and often do not have controlled overflow spillways. Occasionally, major bank breaches also occur, leading to rapid and deep flooding of adjacent land.

There do not appear to be any further artificial (man-made) sources of flood risk (such as raised canals) in the vicinity of the site.

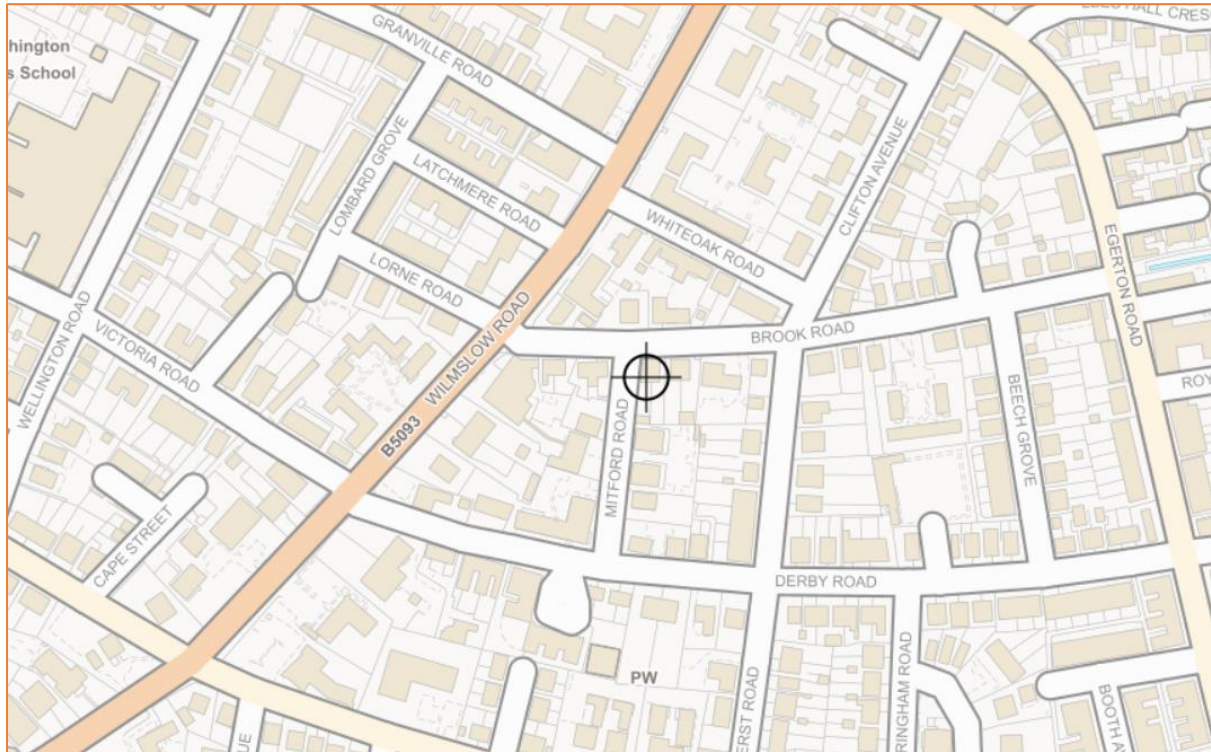


Figure 7: Extract from Environment Agency Reservoir Inundation Map (Source: EA)

6. Flood Risk Management Measures

6.1. Vulnerability to flooding:

The NPPF classifies property usage by vulnerability to flooding.

Post development, the site will become “more vulnerable” as the proposal is for the construction of a residential house.

Accordingly, it is considered that the vulnerability of the site will increase post development.

6.2. EA Standing Advice:

The EA Standing Advice guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250m². It should not be applied if an additional dwelling is being created, e.g. a self-contained annex or additional commercial unit.

6.3. Physical Design Measures:

The NPPF requires new residential floor levels be set at least 300mm above suitable modelled 1:100 year plus allowance for climate change flood levels.

In addition, it is understood that the proposed development will include a second floor. As such, internal access will be provided from the ground floor to the first floor of the building, to an area of safe refuge above modelled flood levels.

To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the development, in consultation with the Local Authority building control department. These measures can include the following:

- Solid concrete ground floor slab, with waterproof membrane;
- Waterproof screed used on floors;
- Closed-cell foam used in wall cavities;
- Waterproof ground floor internal render;
- External walls rendered resistant to flooding to first floor level;
- Exterior ventilation outlets, utility points and air bricks fitted with removable waterproof covers;
- Ground floor electrical main ring run from first floor level; and on separately switched circuit from first floor;
- Electrical incomer and meter situated at first floor level or above;
- Boilers, control and water storage / immersion installed at first floor level or above;
- Gas meter installed at first floor level or above;
- Plumbing insulation of closed-cell design;
- Non-return valves fitted to all drain and sewer outlets;
- Manhole covers secured;
- Anti-syphon fitted to all toilets;
- Kitchen units of solid, water resistant material;
- Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided at ground floor level;
- Stairs of solid hardwood construction with wood faces treated to resist water penetration.

The applicant should also consider the use of demountable flood defence barriers to defend ground level doorways and low windows.

6.4. Safe Escape:

The NPPF requires a route of safe escape for all residents and users to be provided from new residential properties in Flood Zone 3. Safe escape is usually defined as being through slow moving flood water no deeper than 25cm during the 1:100 year fluvial plus allowance for climate change flood event.

As such, site users should follow the flood warning and evacuation procedures outlined in the following section.

6.5. Flood Warning:

The EA is responsible for issuing flood warnings. Flood warnings are issued to the emergency services and local authorities. Both private individuals and organisations can sign-up to receive warnings via phone, text or email. This system of receiving warnings is currently voluntary.

Advice regarding severe flood warnings will generally be given during weather forecasts on local radio and TV. In the case of extreme events, warnings can also be disseminated via door to door visits by the police or locally appointed flood wardens.

To further conform to the EA Standing Advice, the applicant has agreed to implement a flood warning and evacuation plan post development, and subscribe to the EA's flood warning service.

The site lies within an Environment Agency Flood Warning Area. The EA issue flood warnings to specific areas when flooding is expected. It is recommended that the applicant registers online with the free Environment Agency Floodline Warnings Direct service at <https://fwd.environment-agency.gov.uk/app/olr/register> to receive flood warnings by phone, text or email.

The flood warning service has three types of warnings that will help you prepare for flooding and take action:

Flood Warning	Flood Alert	Flood Warning	Severe Flood Warning
			
What it means?	Flooding is possible. Be prepared.	Flooding is expected. Immediate action required.	Severe flooding. Danger to life.
When it's used?	Two hours to two days in advance of flooding.	Half an hour to one day in advance of flooding.	When flooding poses a significant threat to life.
What to do?	Be prepared to act on your flood plan. Prepare a flood kit of essential items. Monitor local water levels and the flood forecast on our website.	Move family, pets and valuables to a safe place. Turn off gas, electricity and water supplies if safe to do so. Put flood protection equipment in place.	Stay in a safe place with a means of escape. Be ready should you need to evacuate from your home. Co-operate with the emergency services. Call 999 if you are in immediate danger.

Table 2: Flood Warnings

6.6. Flood Plan:

It is recommended that the applicant and future owners, occupiers and Landlords of the proposed properties prepare a flood plan to protect life and property during a flood event:

Before a flood:

- Find out if you are at risk of flooding.
- Find out if you can receive flood warnings.
- Prepare and keep a list of all your important contacts to hand or save them on your mobile phone.
- Think about what items you can move now and what you would want to move to safety during a flood such as pets, cars, furniture, and electrical equipment.
- Know how to turn off gas, electricity and water supplies.
- Prepare a flood kit of essential items and keep it handy. It can include copies of important documents, a torch, a battery-powered or wind-up radio, blankets and warm clothing, waterproofs, rubber gloves and a first aid kit including all essential medication.
- Consider buying flood protection products such as flood boards and airbrick covers to help reduce flood water getting into your property.

During a flood:

- Tune into your local radio station on a battery or wind-up radio.
- Fill jugs and saucepans with water.
- Grab your flood kit - if you have prepared one.
- Collect blankets, torch, first aid kit, medication and food.
- Move important documents, personal items, valuables, and lightweight belongings upstairs or to high shelves.
- Raise large items of furniture, or put them in large bags if you have them.
- Move people, outdoor belongings, cars and pets to higher ground.
- Switch off water, gas and electricity at mains when water is about to enter your home. Do not touch sources of electricity when standing in water.
- Fit flood protection products, if you have them, for example flood boards, airbrick covers, sandbags.
- Put plugs in sinks and baths. Weigh them down with a pillowcase or plastic bag filled with soil.
- If you do not have non-return valves fitted, plug water inlet pipes with towels or cloths.
- Move your family and pets upstairs or to a high place with a means of escape.
- Listen to the advice of the emergency service and evacuate if told to do so.
- Avoid walking or driving through flood water. Six inches of fast-flowing water can knock over an adult and two feet of water can move a car.

After a flood:

- If you have flooded, contact your insurance company as soon as possible.
- Take photographs and videos of your damaged property as a record for your insurance company.
- If you don't have insurance, contact your local authority for information on grants and charities that may help you.
- Flood water can contain sewage, chemicals and animal waste. Always wear waterproof outerwear, including gloves, wellington boots and a face mask.
- Have your electrics, central heating and water checked by qualified engineers before switching them back on.

6.7. Off-Site Impacts

6.7.1. Fluvial floodplain storage:

The NPPF requires that where development is proposed in undefended areas of floodplain, which lie outside of the functional floodplain, the implications of ground raising operations for flood risk elsewhere needs to be considered. Raising existing ground levels may reduce the capacity of the floodplain to accommodate floodwater and increase the risk of flooding by either increasing the depth of flooding to existing properties at risk or by extending the floodplain to cover properties normally outside of the floodplain. Flood storage capacity can be maintained by lowering ground levels either within the curtilage of the development or elsewhere in the floodplain, in order to maintain at least the same volume of flood storage capacity within the floodplain.

In undefended tidal areas, raising ground levels is unlikely to impact on maximum tidal levels so the provision of compensatory storage should not be necessary.

For development in a defended flood risk area, the impact on residual flood risk to other properties needs to be considered. New development behind flood defences can increase the residual risk of flooding if the flood defences are breached or overtopped by changing the conveyance of the flow paths or by displacing flood water elsewhere. If the potential impact on residual risk is unacceptable then mitigation should be provided.

The site is situated within Flood Zone 3 when using the Environment Agency Flood Map for Planning (Rivers and Sea).

6.7.2. Surface Water Drainage Strategy:

The development will utilise Sustainable Drainage Systems (SuDS) design in accordance with the NPPF for Planning Applications and the drainage hierarchy as follows:

1. Store rainwater for later use;
2. Infiltration techniques;
3. Attenuate rainwater by storing in tanks for gradual release;
4. Discharge rainwater direct into watercourse;
5. Discharge rainwater into surface water sewer;
6. Discharge rainwater into a combined sewer;
7. Attenuation of rainwater in ponds or open water features with controlled discharge into the local watercourse.

All surface water runoff generated by the proposed development up to 1:100 year rainfall event (plus climate change) will be stored on site, prior to being discharged.

Due to the scale of the development, a full Surface Water Drainage Strategy is not required at this stage of planning.

7. Sequential and Exception Test

The Sequential Test aims to ensure that development does not take place in areas at high risk of flooding when appropriate areas of lower risk are reasonably available. The site is situated within Flood Zone 3 when using the Environment Agency Flood Map for Planning (Rivers and Sea). Post development, the site will become “more vulnerable”, as the application is for the construction of a new residential dwelling.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓

Table 3: Flood risk vulnerability and flood zone ‘compatibility’

Using the table above, the proposed application is considered to be suitable within Flood Zone 3, subject to implementation of the Exception Test.

8. Conclusion

Unda Consulting Limited have been appointed by Mohammed Akram (hereinafter referred to as “the applicant”) to undertake a Site Specific Flood Risk Assessment (FRA) for Planning at 1 Mitford Road, Manchester, M14 6UL (hereinafter referred to as “the site”). The FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF) and the associated technical guidance.

The site is located within Flood Zone 2 (Medium Probability), which means it is defined as land having between a 1 in 100 and 1 in 1000 annual probability of fluvial flooding.

The risk would appear to be predominantly fluvial and originate from the Platt Brook that is within a culvert at its closest point to the site, immediately north of the site.

Safe escape will be provided by the implementation of a flood warning and evacuation plan, which will be tied in with the existing emergency plans for the area.

The EA Risk of Flooding from Surface Water Map suggests that the site lies in an area of “Very Low” risk of flooding from surface water.

In summary:

- Site within Flood Zones 2 (Medium Risk).
- The risk would appear to originate from the Platt Brook, culverted immediately north of the site.
- Modelled flood levels and flood extents have been requested from the EA as part of a Product 4 data request.
- Risk of pluvial flooding would appear to be “Very Low” to “Low”.
- Risk of sewer surcharge flooding would appear to be low.
- The NPPF requires new residential floor levels be set at least 300mm above suitable modelled 1:100 year plus allowance for climate change flood levels.
- Flood proofing will be incorporated as appropriate.
- Due to the scale of the development, a full Surface Water Drainage Strategy is not required at this stage of planning.
- A flood warning and evacuation plan which will be prepared in liaison with the Council’s Emergency Planners and tied in with the local emergency plans for the area.
- The applicant will register with the Environment Agency Floodline Warnings/Alert Direct service.

Assuming accordance with these flood risk management measures, Unda Consulting Limited consider the proposed application to be suitable in flood risk terms.

9. Appendix

- Design and Access Statement;
- EA Flood Map for Planning.

**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF
DETAILED PLANNING APPROVAL
FOR
NEW RESIDENCE TO REAR OF
1 MITFORD ROAD, WITHINGTON
FOR
MR ALI AKRAM
APRIL 2013**





VIEW SOUTHWARDS FROM BROOK ROAD



VIEW NORTHWARDS FROM MITFORD ROAD

1.0 INTRODUCTION

2.0 CONTEXT APPRAISAL

2.1 PHYSICAL

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3.4 LANDSCAPE

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7.0 APPENDIX

1.0 INTRODUCTION

This document has been prepared in support of the application for full planning permission to create a new detached residence to rear garden plot of 1 Mitford Road.

A new 3 bedroom house with dormer windowed rooms to the upper floors is proposed in the rear half of the garden of 1 Mitford road, which fronts onto Mitford Road and is currently used as a large double garage/workshop.

The new development will replace an unsightly garage and will add frontage development to Mitford Road, whilst retaining a significant sized garden for the existing house.

The following statement outlines the physical and social context of the site, accessibility and environmental issues, the consultation process and how these things have affected the design principles adopted for the development .



LOCATION PLAN

2.0 CONTEXT APPRAISAL

2.1 PHYSICAL CONTEXT

The site is situated to the rear of 1 Mitford road and is approximately 183 square meters in area. It is currently occupied by uncultivated garden and a single storey makeshift garage/ store/ workshop.

The existing house is a semi detached late Victorian/Edwardian villa of red brick with slate pitched roof. The property fronts onto Brook road , with its front door in the side elevation onto Mitford road. There are small front gardens to the front and sides of the property and a long rear garden bounded by a brick wall along Mitford some 1.5m high. The existing rear garden is already divided in half by mature evergreen planting and a timber panel fence.

Mitford road to the south and west of the site is predominantly residential lined on both sides with a variety of detached villas and modern three to four storey apartment blocks. Brook Road is similar with a variety of Edwardian villas and residential blocks.

The east side of the site is bounded by the rear gardens of the properties on Brook Road, mainly lawned and unplanted. A rear garden development has been built recently on the end of this block to the rear of 14 Brook road on Amherst road. There is also a large single storey brick garage in the rear of 10 Brook road.

To the south of the site are two large four storey apartment blocks of buff brick , with pitched slate roofs and parking to the rear. The ground floor is below street level by about half a storey.



VIEW OF REAR GARDEN SITE



SIDE VIEW OF MAIN HOUSE

2.0 CONTEXT APPRAISAL

2.1 PHYSICAL CONTEXT (CONT.)

At the southern end of Mitford Road is another rear garden development, of 4 storey apartments fronting onto Derby rd.

Within this leafy suburban residential area of Withington, there have been several garden and back plot developments, which were reviewed in the course of the design for this plot.



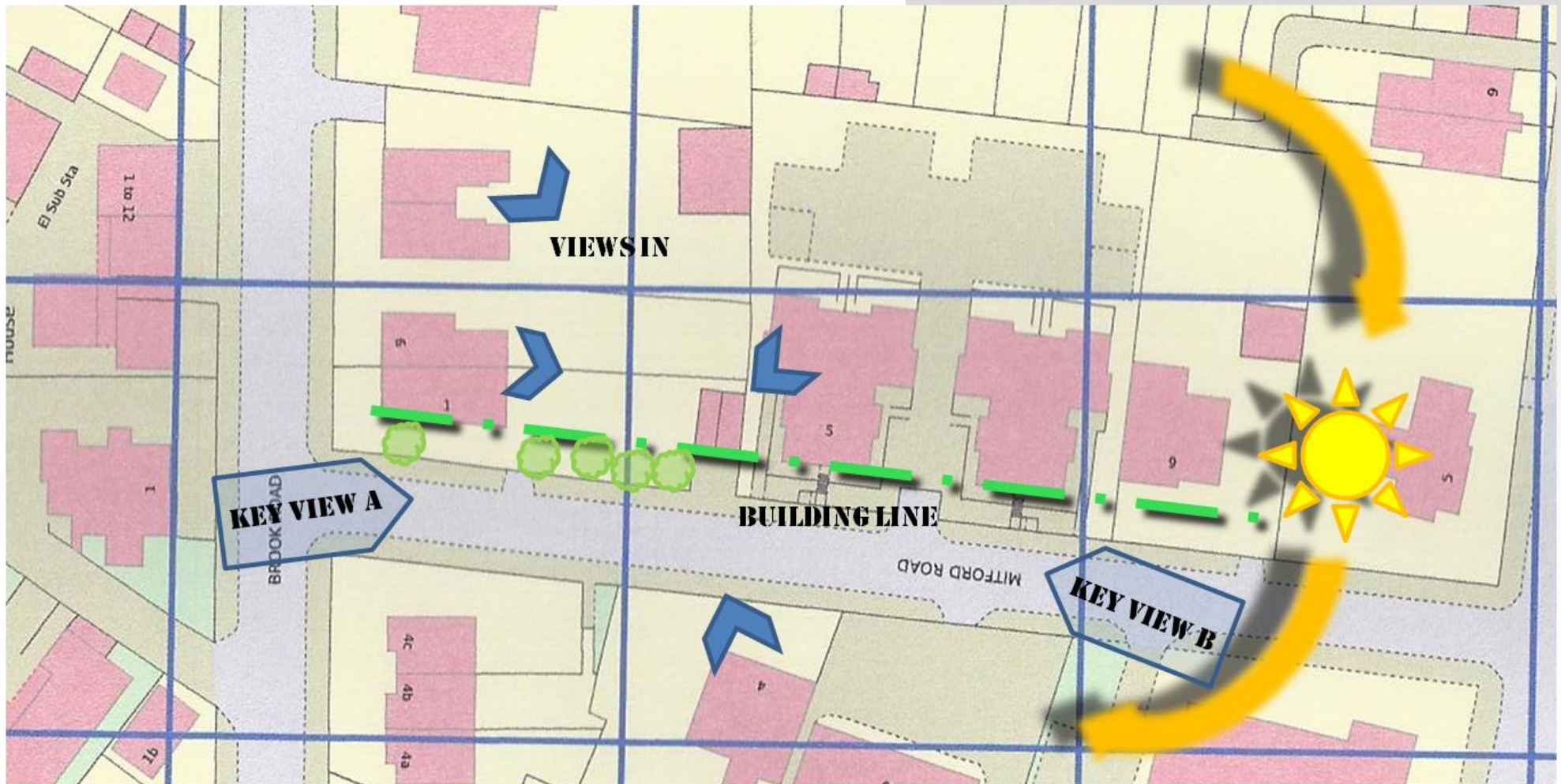
ADJACENT PROPERTIES and GARDENS



GARDEN and BACK PLOT INFILLS

2.0 CONTEXT APPRAISAL

2.1.2 SITE ANALYSIS & CONSTRAINTS



2.2 SOCIO ECONOMIC CONTEXT

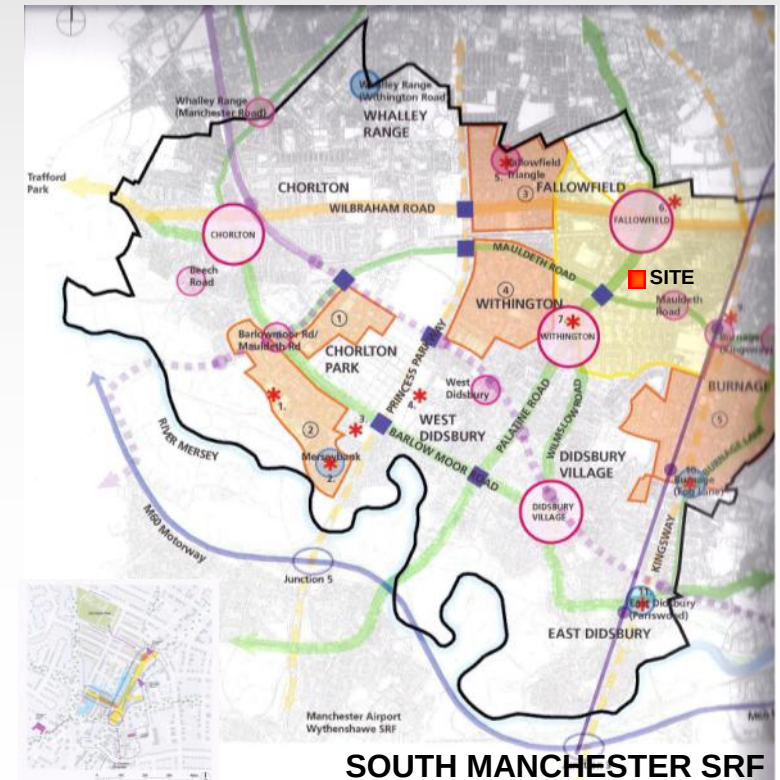
The site owner owns and rents out the existing residence on the site and is looking to expand his sites potential. This area of Withington in general is a mixed socio economic mix of students (39%), families and older people, with high demand for rental properties and family homes. New developments in the area have been mainly detached family properties of high design value. The demand for student housing is falling in the area and local planning policy does not encourage any more HMO's in the area. Many of the larger older properties are being redeveloped as single family homes or larger apartments.

The area is to the south of the city centre and on good transport routes to the universities and hospitals in the area. There is a vibrant nightlife focused along Wilmslow road and in the village commercial centre, with the back roads being quieter, leafy and residential.

2.3 PLANNING POLICY

The site sits close to the centre of the Withington and Fallowfield Action area , but outside either areas District Centre Action Plan. It lies just to the south and east of the Wilmslow road corridor, designated as a quality bus route and is within easy walking distance of either village centre. There are excellent local schools, both public and private and all the service required for good family housing. With Manchester Planning policy controls on HMO licensing and the general preference for high quality family homes over small 1-2 bed apartments, the proposal for this site fit well within the local policy framework.

WITHINGTON VILLAGE CENTRE



SOUTH MANCHESTER SRF

3.0 DESIGN PRINCIPLES

3.1 AMOUNT

The proposal is to provide one three bedroom house over two floors, with the upper floor mainly in the roof space, to keep the scale down.

The footprint is 67m² on a plot size of 183m²

The ground floor provides an open plan lounge, dining and kitchen facility, with central staircase and toilet facilities.

3.2 LAYOUT

The strong building line of Mitford road has been respected, setting back from the road some 4.7m.

The layout of the house is an L shape with living areas on the South—West facing elevation along Mitford road and the kitchen to the east and rear of the site.

The Eastern and Southern external wall are on the boundary lines to the site and will not have any windows, this echoes, stables and coach house layouts common in large Victorian properties.

Off road parking is provided by a side courtyard, and gardens are situated on the street frontage.

3.3 SCALE

The scale of the proposal is derived from the existing new development on Amherst rd and from the 'Coach House' form of out building. A steeply pitched roof allows bedroom space at first floor, whilst keeping the eaves height to a single storey on the street elevation.



FIRST FLOOR PLAN & SECTION



3.4 LANDSCAPE

The new landscape around the house will consist of block paved courtyard to rear and side, with planted borders around the house and hedging to North boundary of site. Provision for refuse bins and for a single parking space will be provided by this hard finished area.

To the front of the site will be a 750mm high brick boundary wall with soft hedge edging to 1200 high. Double gates for Car access and a single gate for pedestrian access. The garden to the front will be a mixture of soft planting and lawn with paving to the front door and access to the drive. The existing trees which all fall with in the existing house garden to be retained will not be affected by the new development. The site currently has only self seeded scrub planting.



PROPOSED GARDEN MATERIALS

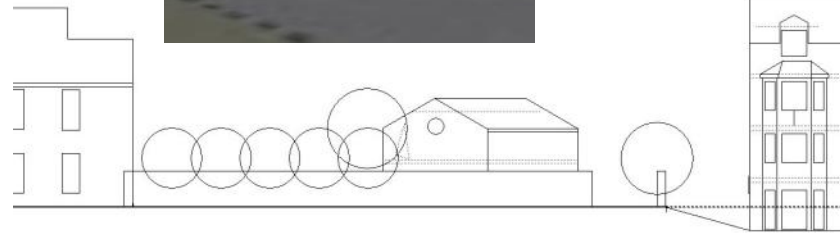


3.5 APPEARANCE

The elevational materials proposed have been chosen to compliment the existing brickwork of the adjacent redbrick Victorian buildings, whilst incorporating some more modern features such as white rendering and aluminium faced windows. The roof will be the main feature of the house and the quality of the slate finish will be critical to the appearance of the finished property. A patterned slate roof similar to that on the new property behind 14 Brook Street is proposed. Dormers will be lead effect finish with crisp square edge framing.



EARLY IDEAS



FINAL SCHEME



3.6 ENVIRONMENTAL STRATEGY & FLOOD RISK

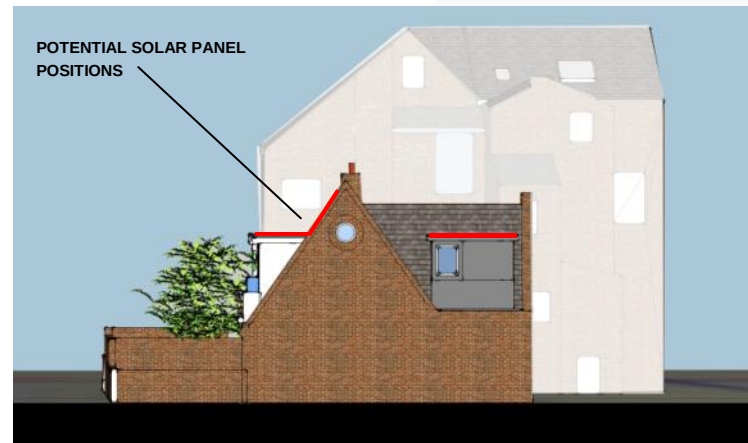
The new development will seek to achieve and exceed where practical the current standards of thermal insulation and air tightness. Materials have been chosen for their longevity of life and their minimal environmental impact. The bricks and slate will be reclaimed where possible and the dormer cladding is BRE A+ rated for environmental performance. A feasibility study is being carried out for the inclusion of both solar thermal and solar electric panels on the south/west facing roof to provide water heating and electricity. Proposals for rainwater harvesting and porous paving will also be investigated. The aim will be to achieve a Code for Sustainable Homes level of 4 to 5.

Recycling of refuse will be encouraged by provision of defined areas for bins in the rear courtyard area.

From the Environment Agency Flood Risk Map the site appears to be in a Flood Zone 3 area at risk of flooding of 1:100 times in any given year. However given the rains of 2012 and the fact that the site was not flooded then, along with the recent flood management works on Brook street, this zoning risk would appear to be a little bit exaggerated. A fuller FRA will be carried out should the development be granted permission with conditions.

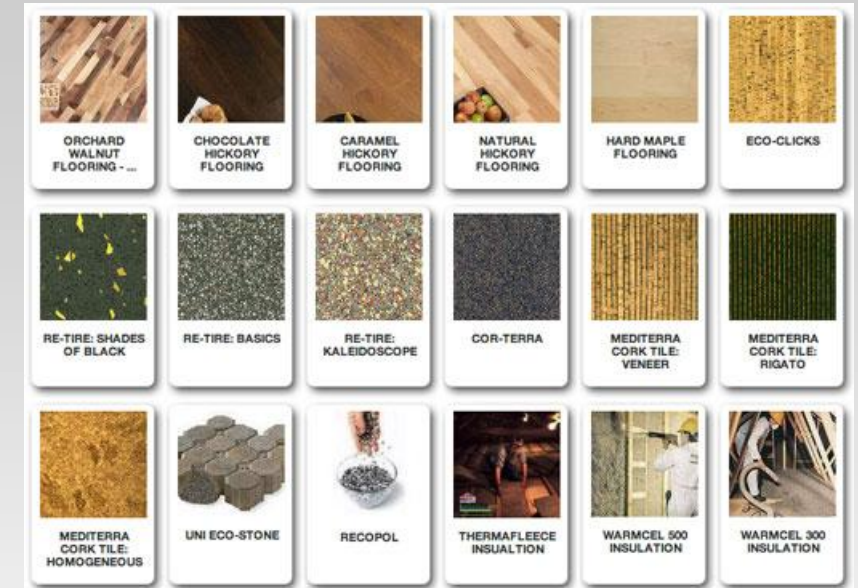


RAIN WATER RECYCLING



GREEN MATERIALS

POTENTIAL FOR SOLAR SLATES



SOUTH ELEVATION

4.0 ACCESS

4.1 TRANSPORT LINKS

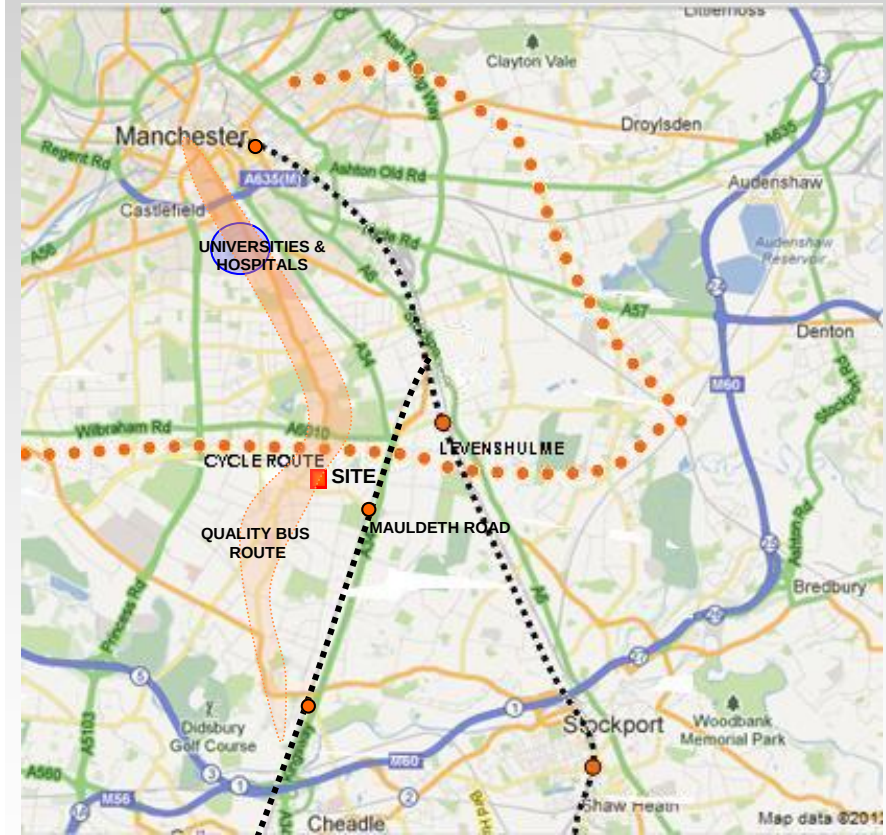
The site lies within 5mins walk of Wilmslow road, a Quality Bus corridor, with frequent connections to the city centre, major Hospital, Universities and the Airport. It is also within walking/cycling distance of Mauldeth Road Train station and of South Manchester Cycle route.

4.2 PARKING

An off road parking space is provided on site and potential space is available for two. Due to the excellent transport links to the site and its central position within Withington car use will be less important, however both Planning and Highways recommended during consultation that a provision of 1 space would be a minimum requirement, to prevent issues with on street parking in the neighbourhood.

4.3 INCLUSIVE ACCESS

The house will have a level access to the pavement. The internal layout of the house comply with Building Regulations Part M (access for dwellings)



TRANSPORT NETWORK

5.0 CONSULTATIONS



Initial design discussions began on this site in October 2012 when the site owner Mr Ali Akram sought to explore ways of utilising the large rear garden of one of his properties on Mitford Road.

25/10/2012 -An approach was made to MCC Planning (S Mc Coombe)

Oct- March 2013 - Client deliberations over economic viability of scheme and discussions with neighbours to garner support. Decide to go ahead with slightly amended scheme, taking on board comments made at the October meeting with Planners.

21/3/2013 - Meeting with Planners (S McCoombe and Roger Hall). Principle of the plot as a viable site established and accepted. Design felt to be too imposing and not subservient enough to the main house. Lower eaves and reduced gable elevation to Mitford road suggested.

26/3/2013 - Revised design submitted for comment.

2/4/2013 – New design supportable by the Planning team.

Copies of emails and notes of meetings in Section 7



OCTOBER 2012 SCHEME



MARCH 2013 SCHEME



6.0 WASTE MANAGEMENT STRATEGY

6.1 NUMBER OF BINS

The house will be provided with the standard MCC Refuse Collection service set of recycling and refuse bins. Bins allowed for are: 1no. 140L Blue Paper and card bins; 1no. 140L Brown Glass, plastic and metal bins; 1no. 240L black general refuse bins and 1no. 240L green food/garden waste bin.

Bin sizes and numbers have been calculated using MCC Waste Storage and Collection Guidance.

6.2 BINS STORAGE AREA

See plan adjacent—Storage area is in a rear courtyard adjacent to the kitchen and back door. The area is well ventilated and easily cleaned down. Bins can be easily wheeled to the collection point on Mitford road as indicated.

6.3 BIN COLLECTION ARRANGEMENTS

Bins will be collected from the pavement of Mitford Road easily accessed by MCC Collection vehicles.



REFUSE COLLECTION PLAN

7.0 MEETING NOTES & EMAILS

dawn cooper <dawnacoop@gmail.com>

Development at 1 Mitford Rd, Withington

dawn cooper <dawnacoop@gmail.com> 25 October 2012 14:52
To: s.mccoombe@manchester.gov.uk
Bcc: info@aahomes.co.uk

Dear Mr Mc Coombes

Thank you for meeting with me today to discuss development of the rear garage area of 1 Mitford Rd. It was most useful. Below are a few notes from the meeting for our records, please do not hesitate to contact me if you have any comments or concerns regarding them.

Meeting Notes : -

At Planning Office, Town Hall on 25 October 2012 at 11:30
Present Steve McCoombe - Manchester Planning
Dawn Cooper - DAC Design
Purpose To review development potential to rear garden and garage area of 1 Mitford Rd

- Site context and precedents for garden development in the immediate area discussed. (see attached PDF document)
- Scale of new development on Amherst road (A) preferred to that on Derby road (B)
- HMO development would not be supported. C3 use only.
- Single family size dwelling, has best potential.
- Building line of Mitford st is quite strong on this side and should be observed.
- Strong local residents group, so could be objections to garden grabbing.

Review of Design proposal

- Any development must be of a subservient nature in scale to the immediate neighbouring development. Consider reducing height of proposal.
- Front garden preferred to parking courtyard.
- High wall to street frontage not encouraged - metre high max, with railing above - to provide security surveillance into and out from any development.
- Area for refuse bins needs to be considered carefully.
- Views into site from adjacent flats to be considered. - Landscape screening.
- Car parking hardstand to side rather than front of house.
- SmC suggested precedent in Chorlton for design values - new house on Buckingham road. DAC to view.

Application process

- SmC to email any further comments following in house discussions
- DAC to submit design development drawings as progressing.
- Application to include :- Design & Access Statement, Landscape detail, Palette of materials, Preassessment for sustainable homes (to achieve level 3). Along with application and design drawings.

Once again thank you for your time, and I look forwards to progressing this project with you.

Best regards

Dawn Cooper RIBA
D@C Design
0161 425 3934

 planning meeting 25 oct.pdf
2062K

dawn cooper <dawnacoop@gmail.com>

Development at 1 Mitford Rd, Withington

dawn cooper <dawnacoop@gmail.com> 26 March 2013 15:44
To: s.mccoombe@manchester.gov.uk

Dear Steve

Thank you for meeting with me last week, to review proposals for the site on Mitford road. It was useful to get both yours and Rogers views on the scheme.

Taking on board the comments regarding the scale of the proposal I have remodelled the proposal and feel that the reduced eaves and ridge level give the property a much more 'cottage/coach house' appearance and make it a more subservient building to the immediate neighbours.

Your views on this approach would be appreciated.

See attached views.

Regards
Dawn Cooper
DaC Design

4 attachments



VIEW 5 - mitford road new smaller.jpg
680K

Re: Development at 1 Mitford Rd, Withington

Message

s.mccoombe@manchester.gov.uk <s.mccoombe@manchester.gov.uk> 2 April 2013 09:28
To: dawn cooper <dawnacoop@gmail.com>

Dear Dawn

Having discussed your proposal with Roger Hall, it is felt that the scale and form of the proposed house could now be supported.

Regards

Steve McCoombe
Planning Officer
Development Management (South 1)
Manchester City Council
One First Street
PO Box 532
Manchester
M60 2LA (Sat Nav - M1 5DE)

Tel: 0161 234 4607
Fax: 0161 274 0046
Textphone: 0161 234 4505

Email: s.mccoombe@manchester.gov.uk
<http://www.manchester.gov.uk>

Flood map for planning

Your reference
90111

Location (easting/northing)
385440/393392

Created
6 Nov 2020 16:43

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

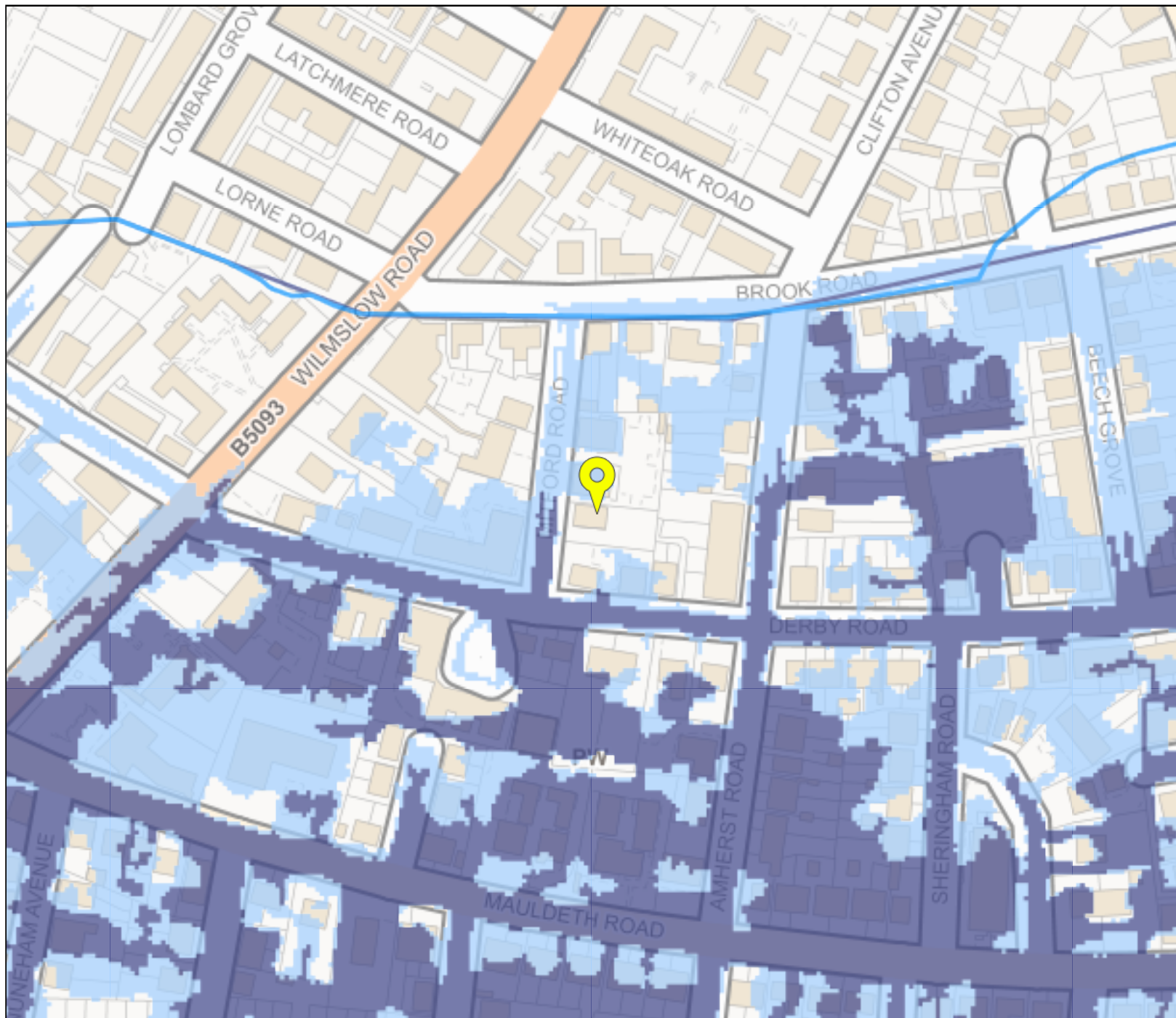
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

90111

Location (easting/northing)

385440/393392

Scale

1:2500

Created

6 Nov 2020 16:43

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m