ASCOTT DESIGN

BUILDING DESIGN AND TOWN PLANNING CONSULTANTS

6th FLOOR, GOYT MILL, UPPER HIBBERT LANE,
MARPLE, STOCKPORT SK6 7HX.

TELEPHONE: 0161 427 8868

FLOOD RISK ASSESSMENT

PROPOSED REAR CONSERVATORY

43 Bridport Avenue New Moston Manchester M40 3WP

1 Proposal – is the construction of a small conservatory on to the rear of the existing dwelling approximately 3.5m x 2.75m The conservatory will infill a corner of the existing house and project only some 1.1m beyond an existing extension. The conservatory will face on to an enclosed garden

2 Stream – the stream referred to is approximately 100mm away from the rear garden of the application site and is in culvert. The culvert issues approximately 100mm to the south of the application site and is set down approximately 2m below ground levels. The area above the culvert is allocated as public open space and has footpaths crossing it (see location plan)

3 Flood Risk – The application site comprises of a semi-detached house built approximately some 75 years ago and is located within an estate of similar houses. There is no record of the property being flooded and as the stream referred to is in culvert it is very unlikely that it ever will. particular as the culvert issues to south into a valley area

P.D. SCOTT, DIP. T.P. M.R.T.P.I.