

ZONE 3 : DOMESTIC EXTENSION – FLOOD RISK STATEMENT

23 TUSCAN ROAD, EAST DIDSBURY, MANCHESTER M20 5GS

Introduction

This statement has been prepared in response to a request for additional information regarding the flood risk relating to:

“Erection of a single storey ground floor extension to replace an existing dilapidated conservatory to rear to provide additional living accommodation”

Location: 23 Tuscan Road, Manchester, M20 5GS

Application number: 14175711

1. DESCRIPTION OF PROPOSED DEVELOPMENT

23 Tuscan Road East Didsbury is a 3 bed semi-detached dwelling built circa 1930.

The dwelling has been previously extended to the rear at ground floor level to create a conservatory/extended living area.

The original house had a gross external area of 97.4m² over 2 floors, and garage of 14.4m².

The Conservatory extension added 20.4m² to the ground floor under a previous consent.

The current proposal is to demolish the existing conservatory and construct a new brick/block extension to the rear as a direct replacement at the same floor level.

Design Mitigation

The elevation of the external road level adjacent to the building is 31.7 mAOD .

The finished floor levels of the building are 32.019. mAOD (e.g. 300mm above ground).

The area surrounding 23 Tuscan Road are protected by a flood defense system, and no flooding has been recorded in the area since 1964.

The minor extension to the house will have floor levels set at the same level as the main ground floor of the existing dwelling. It is not practical to raise the floor levels in the extension for reasons of access.

With no estimated flood levels being available, due to a lack of historic flooding data, it is proposed to follow the Environment Agency recommendation that floor levels are no lower than existing floor levels. Currently the existing floor level is 300mm above adjacent external ground level. It is considered that the flood defense works below will mitigate the risks of surface water flooding.

While the ground floor levels of the building and proposed extension are 300mm above ground level, the homeowner will install additional flood resistance measures. These are in line with the Environment Agency and Community and Local Government guide Improving the Flood Performance of New Buildings Flood Resilient Construction (2007).

These will be provided as part of the Building Regulations application submission and RIBA Stage 3 design.

No sleeping accommodation is proposed on ground floor level to minimize the risk to life.

The residents subscribe to the Environment Agency flood alert system and already have a flood emergency plan which they have used during a previous flood warning (Storm Christoph - 2021).

Surface water will be discharged to the existing mains drainage arrangement as for the existing dwelling. All areas of hard standing will fall away from the property as is good practice. Final drainage design is to be agreed with building control.

Additional measures to be in place;

- Proposed external materials are to be resilient and have low porosity.
- Internal hard surfaces to reduce the damage and repair time in the event of a flood occurring.
- The proposed floor should be constructed of concrete to facilitate cleaning & drying.
- Any existing airbricks should be fitted with manually operated removable covers.
- Any new airbricks should be anti-flood airbricks
- Sealant should be applied around all pipe/cable/Services entry points.
- Any new sockets in the new extension to be located 1.0 meter above the floor level.

The above measure will provide protection to the property against the probability of flooding from rivers at 0.1% AEP (1 in 1000 year event) when defenses are removed and will also protect in the event of 1.0% AEP (1 in 100 year event) plus 30% for climate change when defenses are removed.

Escape in the event of flood.

The premises are a two storey semi- detached dwelling.

In the event of flooding the Flood Risk early warning system would offer advance notice, and escape via front/rear doors at ground level would be feasible.

If a situation developed where occupants were unable to escape, then refuge could be taken at first floor level, until emergency services were able to assist.

Escape via first floor windows is possible from front and rear of the premises.

Issues addressed as part of a Personal flood plan include:

- Move furniture and electrical items to safety
- Put flood boards, polythene and sandbags in place
- List what you can move away from the risk
- Turn off electricity, water and gas supplies
- Roll up carpets and rugs
- Remove or hang curtains over rods
- Move sentimental items to safety
- Put important documents in polythene bags and move to safety

Garden and outside

- Move vehicles out of the flood risk area
- Move any large or loose items or weigh them down

Evacuation - Prepare a flood kit in advance

- Inform family or friends of the need to leave home
- Prepare a flood kit -include a torch, warm and waterproof clothing, water, food, medication, toys for children and pets, rubber gloves and wellingtons

