Mulholland
Architecture

Supporting Documentation for Planning Application:
Flood Risk Statement

Application Number : 143000/FO/2025

25 Mayfield Road
Manchester
M16 8FU

August 2025

Description of Proposed Development

We are proposing external alterations to the existing front and side elevations. The intention is to make the basement into a useable space - a home office and storage for the owner. The existing lightwells have to be increased in size to allow for new windows to allow for an adequate amount of light in, making it a comfortable space to inhabit. We are proposing to increase these as little as possible. We are also proposing an external stair to the basement, accessed from the side of the property - this would be a required to provide a compliant fire strategy (escape route).

Flood Risk Assessment

The site in question in in Flood Zone 2 (see Fig. 1)

The following statements for the various potential sources of flooding have been obtained from the Environment Agency:

1. Surface Water - Low Risk
2. Rivers & the Sea - Very Low Risk
3. Reservoirs - There is a risk of flooding from reservoirs in this area
4. Groundwater - Flooding from groundwater is unlikely in this area

Modelled Fluvials

I have included within this statement, the relevant requested flood information - modelled fluvial extent maps, with defences removed, and no defences - both taking climate change into account.

- Fig. 2 shows the “Defences removed climate change modelled fluvial extent”. It can be seen that at 1% AEP (+41%) (note: no data for +35%, so 41% has been used), there is no risk of flooding to the property.
- Fig. 3 shows the “No defences exist climate change modelled fluvial extent”. It can be seen that at 1% AEP (+35%), there is no risk of flooding to the property.

Conclusion

There is no risk of flooding to the property, based on the flooding extents at 1% AEP, and taking climate change into account. Therefore there is no need to implement any flood resilience/resistance measures within the proposals.

Yours sincerely,



Chris Mulholland RIBA ARB
Director (Mulholland Architecture Ltd.)

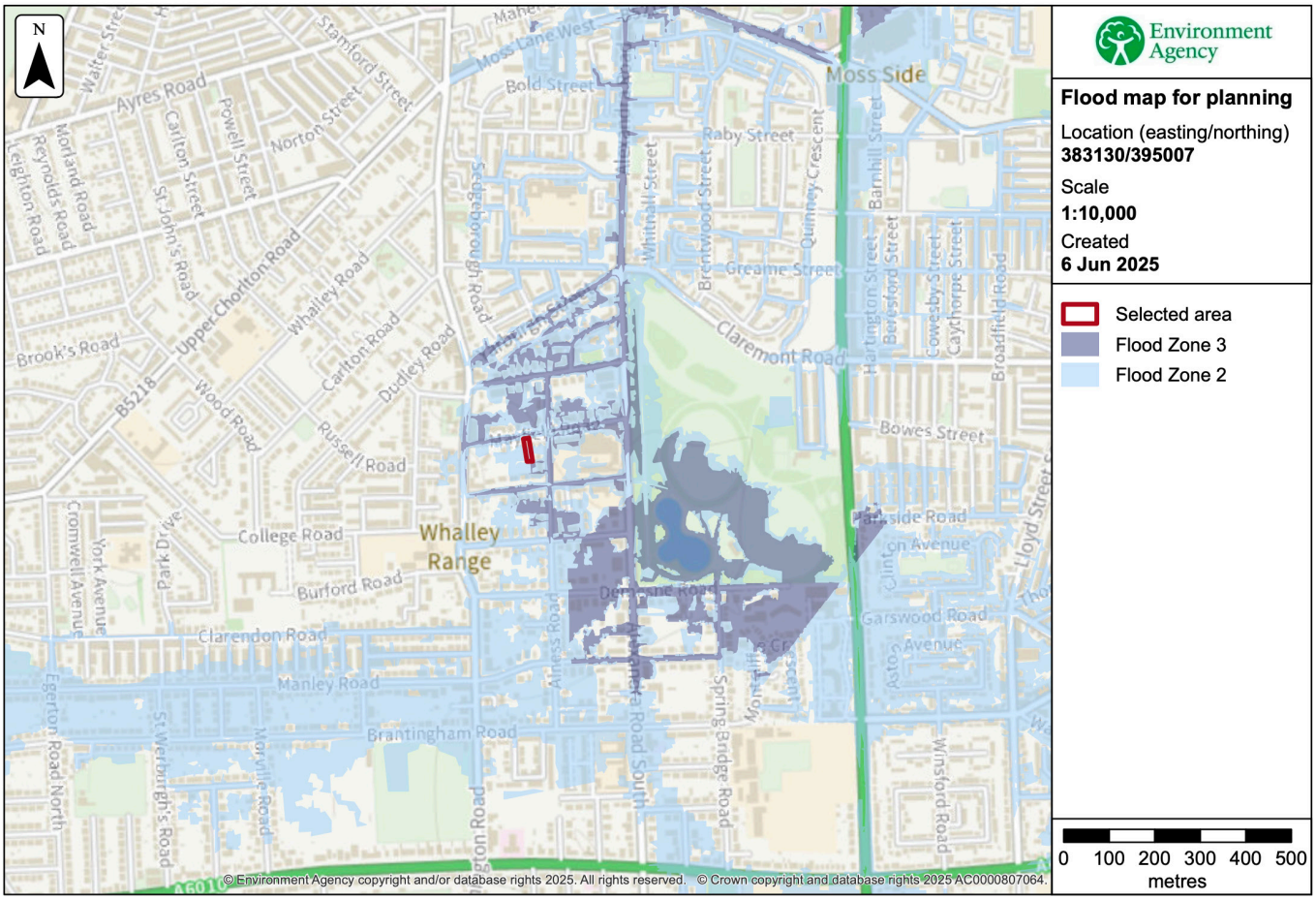


Fig. 1 : Flood map for planning

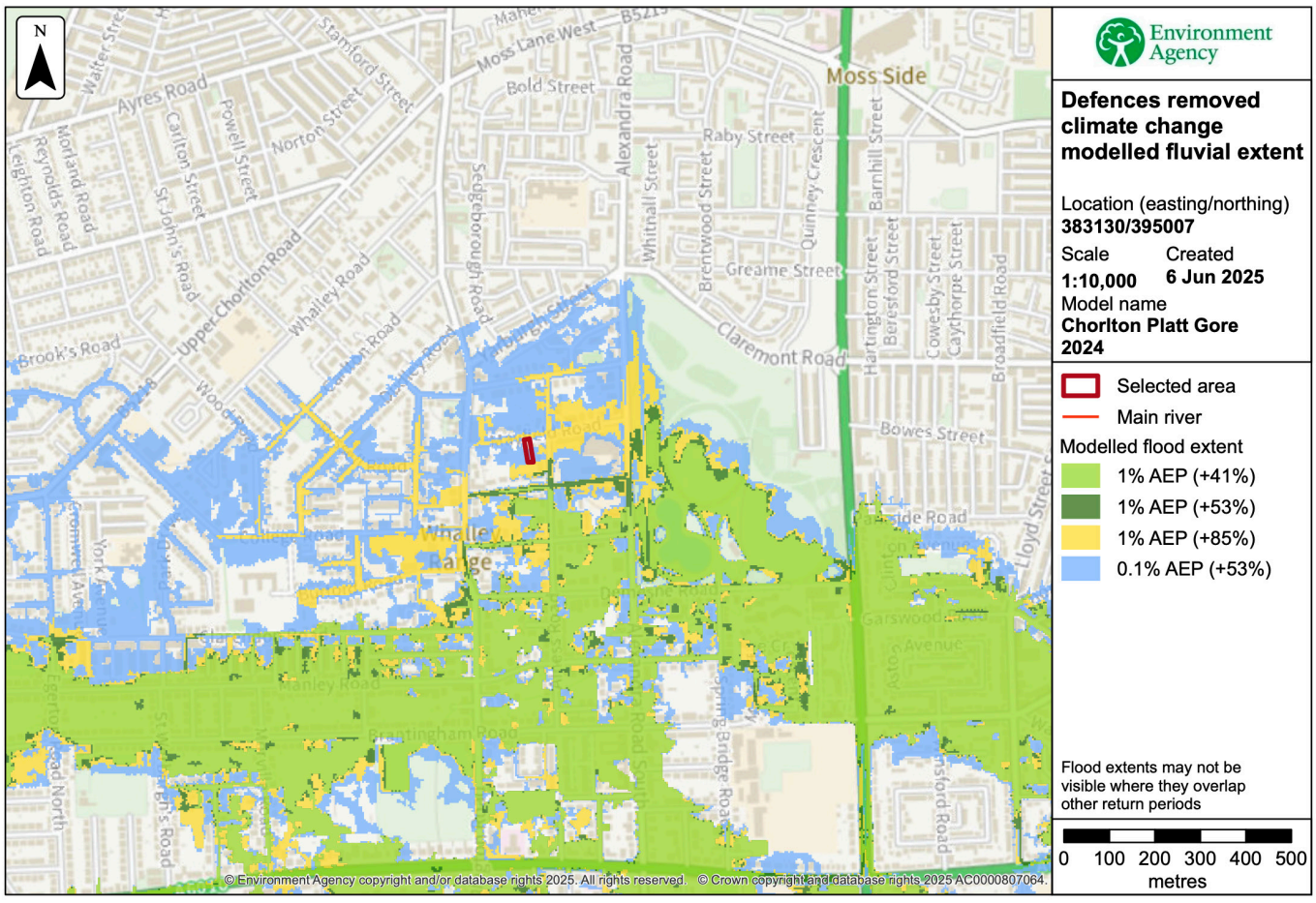


Fig. 2 : Defences removed climate change modelled fluvial extent

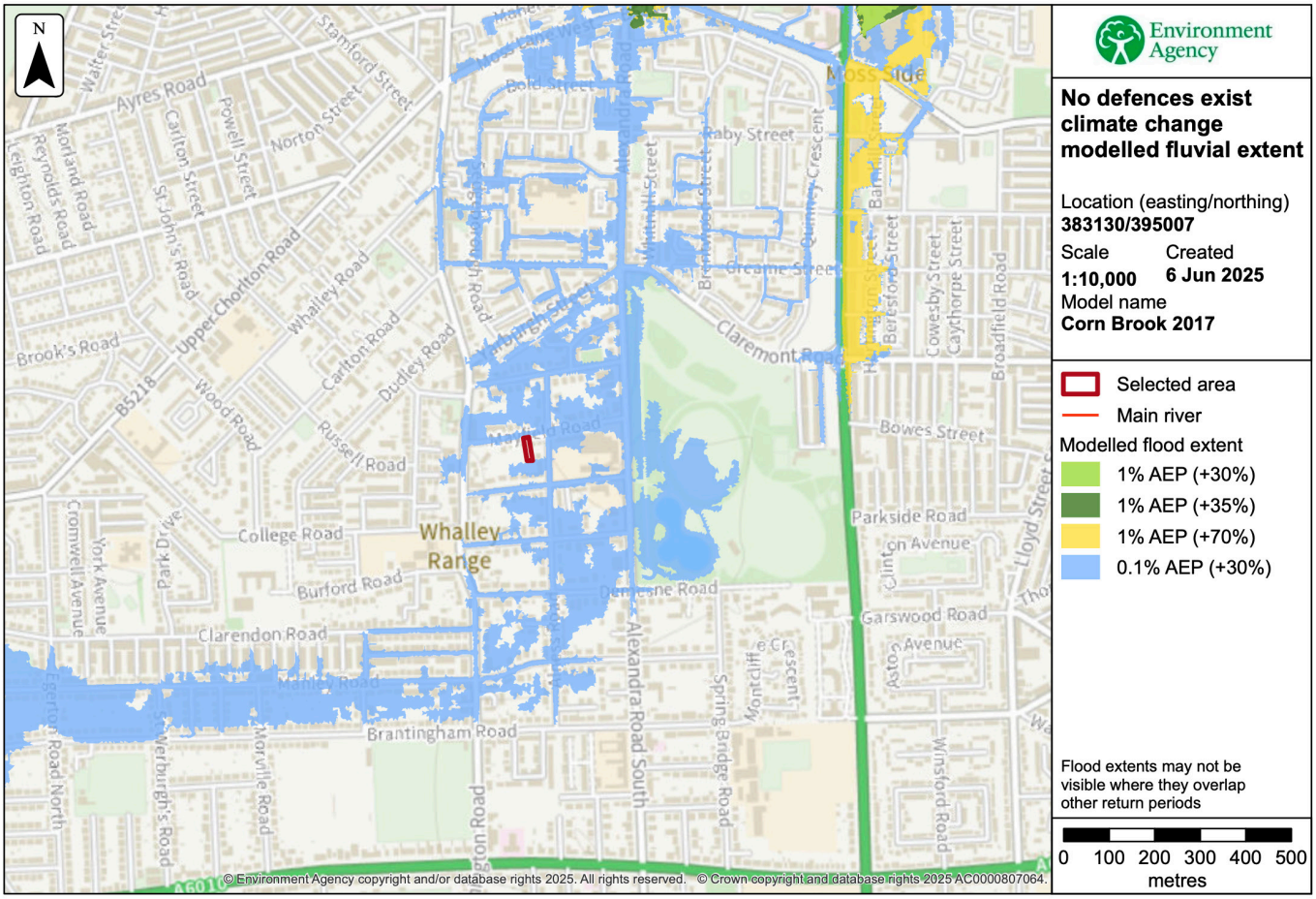


Fig. 3 : No defences exist climate change modelled fluvial extent