

37 Beverly Road MANCHESTER M14 6TH

FLOOD ASSESSMENT REPORT REGARDING THE PROPERTY OF 37 Beverly Road MANCHESTER M14 6TH, SIDE AND REAR EXTENSIONS

The Planning Application referred to on the forms and drawings relate to the property of 37 Beverly Road, which lies within a flood plain (flood zone 3)

The proposal involves the construction of a single-storey side extension, together with a single storey rear extension.

FLOODING HISTORY

According to information provided by Mr Singh , they have never experienced any flooding even with the excessive rainfall that has been recorded over the past three years.

From local knowledge and information from residents who have lived in the immediate proximity of the above property there has been no flooding to properties in the area in the last 70 years.

MITIGATION

It is recognized that there is a potential problem and as a consequence the following steps are to be taken and incorporated into the design at building regulation stage.

The existing floor construction is suspended timber and it is not anticipated that this will be altered. The new floor construction to the extensions are to have materials and details to withstand potential flooding. It is proposed that solid floor construction should be used with a waterproof additive in the concrete mix.

Furthermore, a damp-proof membrane is to be provided underneath the slabs as added protection. The new finished floor levels, are to be no lower than the existing levels of the main house. A combing or upstand is to be provided at the utility area access door, to help in preventing water ingress.

Electrical outlets, sockets et cetera are to be higher than normal.

Plaster finishes to be lime plaster and therefore easily dried out in the event of flooding.

Attenuation is to be provided to the drainage system with existing and proposed rainwater pipes and gullies to have water butts.

The flood protection measure are stated on associated drawing A100 – REV B,

- flood defence barrier universal door, proposed thermal insulation closed cell barrier to be installed manufactured to BSI PAS 1188-1: 2014 standards.
- The floor level to be no lower than the existing ground floor.
- The power sockets to be raised beyond the recommended 450mm from the finished floor level.

Please see the Environment Agency flood report already provided showing map and tables stating the potential of the risk.

: The applicant will sign up to flood risk alerts for the Environmental Agency for the address of 37 Beverly Road MANCHESTER M14 6TH.

The escape route in flood risk emergency is through the rear door, please see A100 - REV B drawing.

CONCLUSION

The proposed works as noted are extensions to an existing domestic property and are limited in size. Because of the extent of the development is not anticipated that the potential flood situation will be exacerbated. Furthermore, steps are to be taken to mitigate the effects of flooding should it occur, all as noted above.

