## Flood Risk Assessment

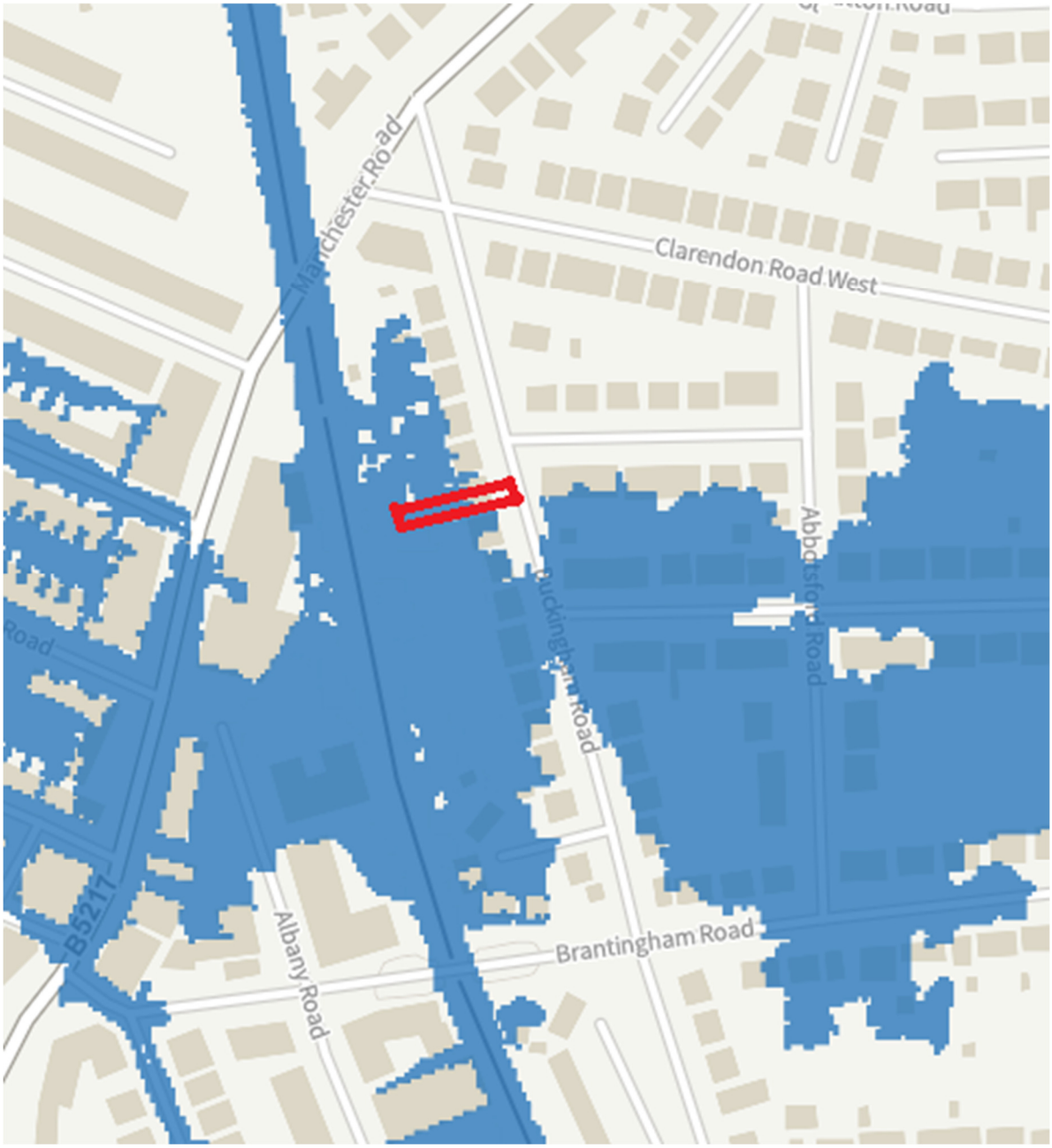
## 131 Buckingham Road,

## Manchester,

## M21 0RG.

The proposed development is to extend a domestic property. The proposal includes the demolition of an existing single storey outrigger and the construction of a single storey extension to the rear elevation of the above dwelling. The dwelling is within a flood zone 2. The existing dwelling is over 800m from the nearest river or reservoir and looks to be on the outskirts of flood zone 2 (see floor map below). Data indicates that the area is a medium risk of flooding from 1 in 100 to 1 in 1000 annual probability. The proposed extension is within the domestic curtilage of the dwelling and is making an existing extension larger in length and width. The existing floor level of the dwelling and existing extension are approximately 485mm above the ground level. The proposed floor level of the extension will be the same level of the existing floor on the main dwelling and will not cause any more flood risk to the property. There are a number of properties along Buckingham Road which also have larger single storey rear extensions. All the properties along this street currently have similar floor levels.

This is from the getthedata.com website.






Google map showing the properties along Buckingham Road.

The property only has a minimum chance of surface water flooding, the proposed extensions would not increase the percentage of this, similar with flooding from a river.

To minimise any contribution to potential flooding we will provide water butts to the new rwps. Raise the new electrical sockets in the proposed ground floor extension. The floor levels will match existing and not be any lower. We will use permeable materials to the front and rear gardens. The site will sign up to receive flood warning information from the environmental agency.