

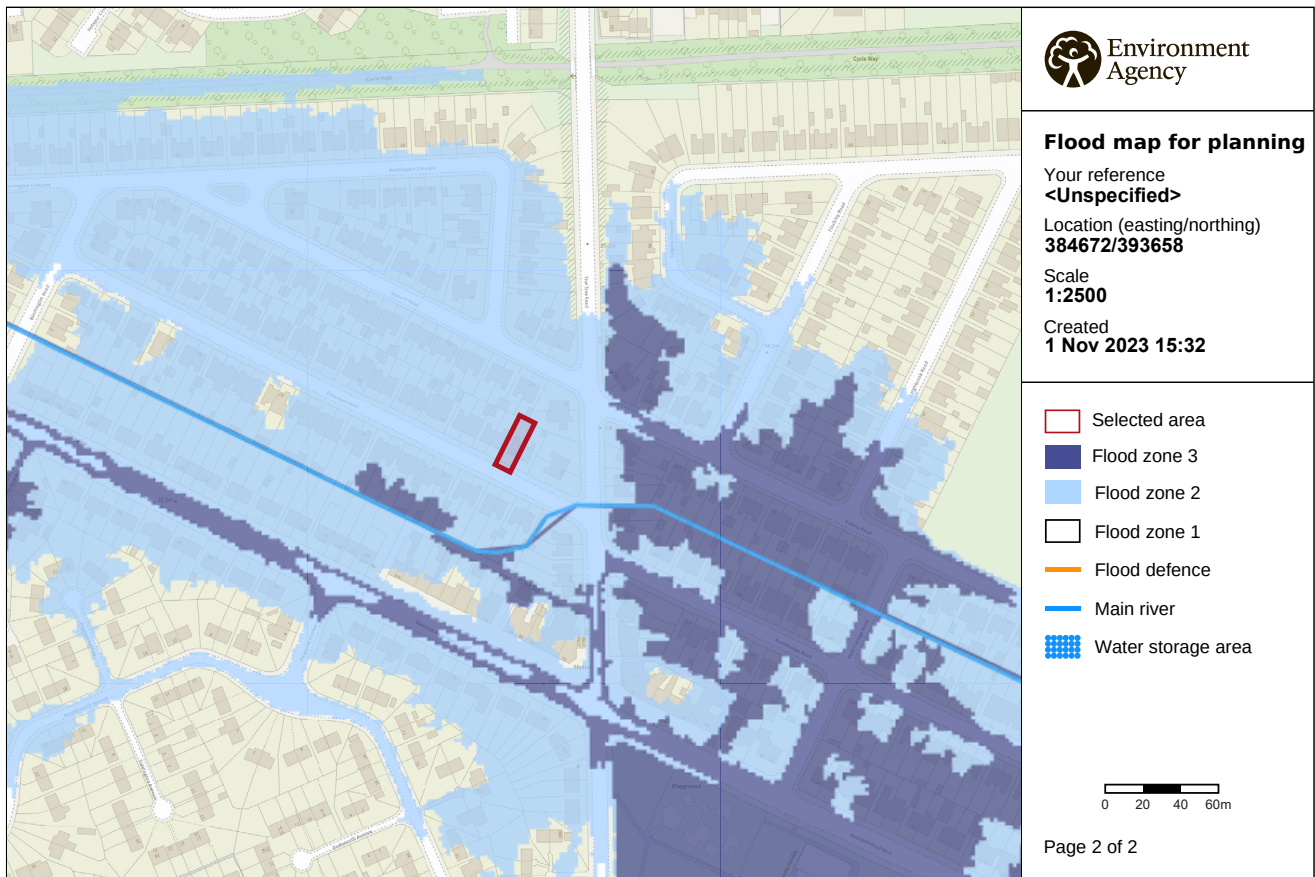


Flood Risk Assessment

4 Delacourt Road
Manchester
M14 6BX

Development Description

Proposal to include a two storey 3.5m rear extension from the original property line to accommodate increased living space on a residential home. The ground level is as the existing raised to ensure compliance with the flood risk management measures. The proposed extension is offset 300mm from the neighbouring property and follows a similar design as the rear elevation of the street. This includes the matching of existing external finishes.



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Flood Risk Assessment

As per the floor map for planning, the site is located in the Flood Zone 2 area with a medium risk of flooding. However, following the LPA guidance on the Diagram 2: Application of the Sequential Test for Local Plan preparation" it states through table 1 that the development will fall in the category of 1 in 100 to 1 in 1000 chance of flooding. As this proposal is a minor development by extending the existing house to the same floor level, we believe that the risk of flooding caused by the development will be low. The existing floor finish levels are approximately 300mm from ground level. Our proposal is set out to be finished at the same level to provide adequate protection from flooding. Further to this, the minor development proposed is stated to be exempt from the Sequential Test as per Paragraph: 033 Reference ID: 7-033-20140306 on the Flood Risk and Coastal Change Guidance.

Flood Resilience Strategy

To aid with the resilience to flooding within the development, we have proposed that all the floor finishes for the extension will be from tiling. This will prevent issues such as rot and decay of primary timber structures found on typical house designs. The electrical outlets will also be positioned an additional 300mm from the FFL to aid with the reduction of hazards in the case of a flood. There is also a clear route of escape through the proposed rear garden or existing front door which will remain unobstructed through the design. Existing drainage will be checked on site by the contractor and will be incorporated into the development. This will be addressed in detail through the building control process. A pitch in the extensions roof will allow any rain water to fall into adequate drainage guttering and pipework. Structural Engineers recommendations will also be adhered to during the design and suitability of foundations and ground bearing slab works. Please refer to the attached proposed drawings for further information.

References



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
384672/393658

Created
1 Nov 2023 15:32

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

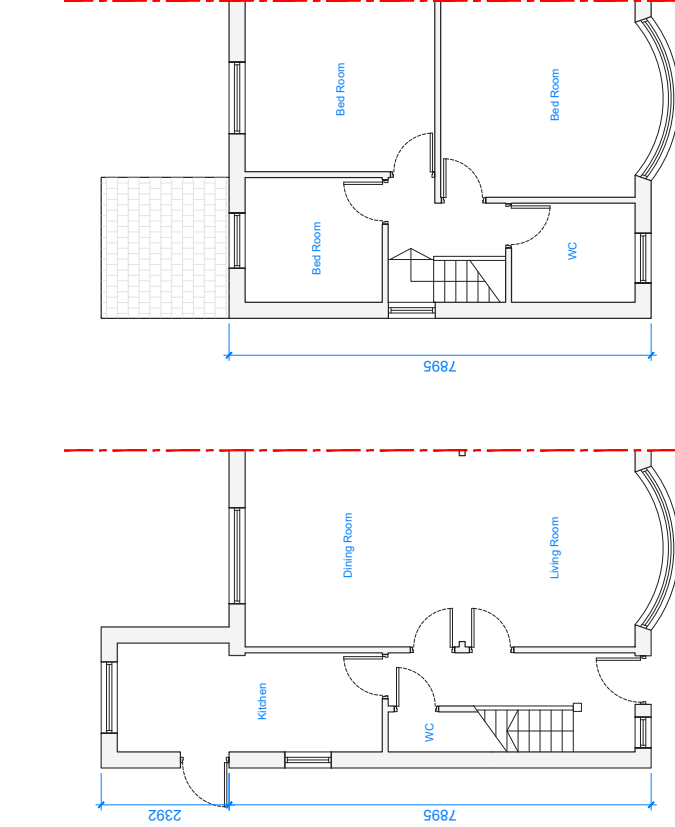


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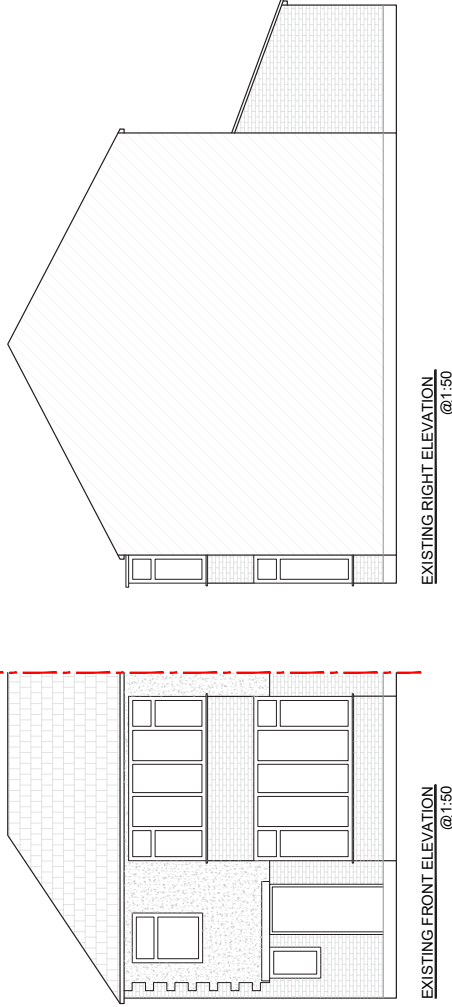
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A FIRST ISSUE

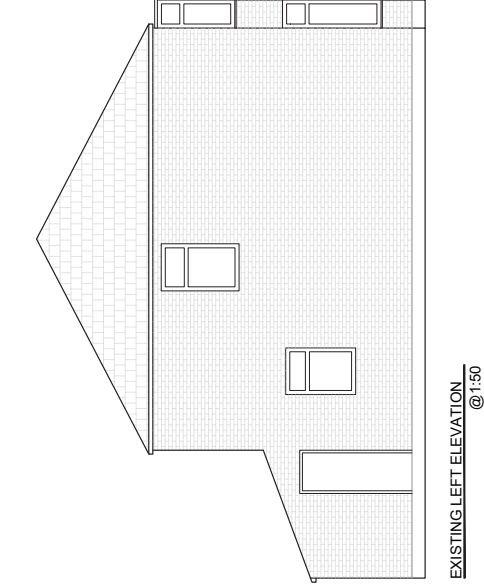
18.07.23 YK



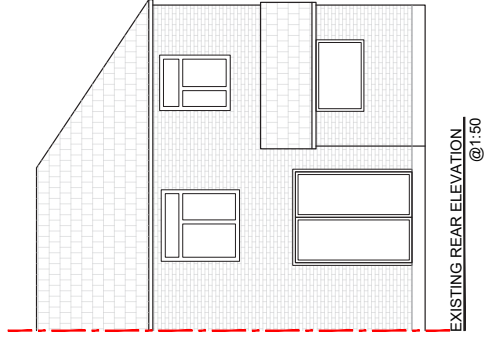
EXISTING GROUND FLOOR
@1:50



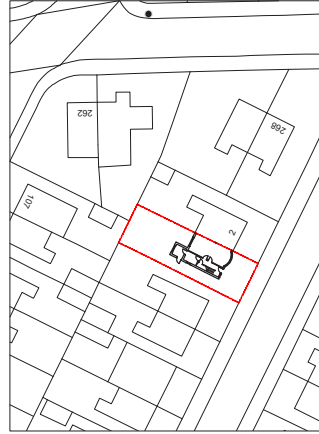
EXISTING FRONT ELEVATION
@1:50



EXISTING LEFT ELEVATION
@1:50



EXISTING REAR ELEVATION
@1:50



EXISTING SITE PLAN
@1:500

LBV*

CLIENT:
CLIENT

PROJECT:
04 DELACOURT ROAD
MANCHESTER, M14 6BX

TITLE:
EXISTING
DRAWINGS

DRAWING:
ED.01

JOB: SCALE:
RP.41 1:50 @A1

DRAWN: YK

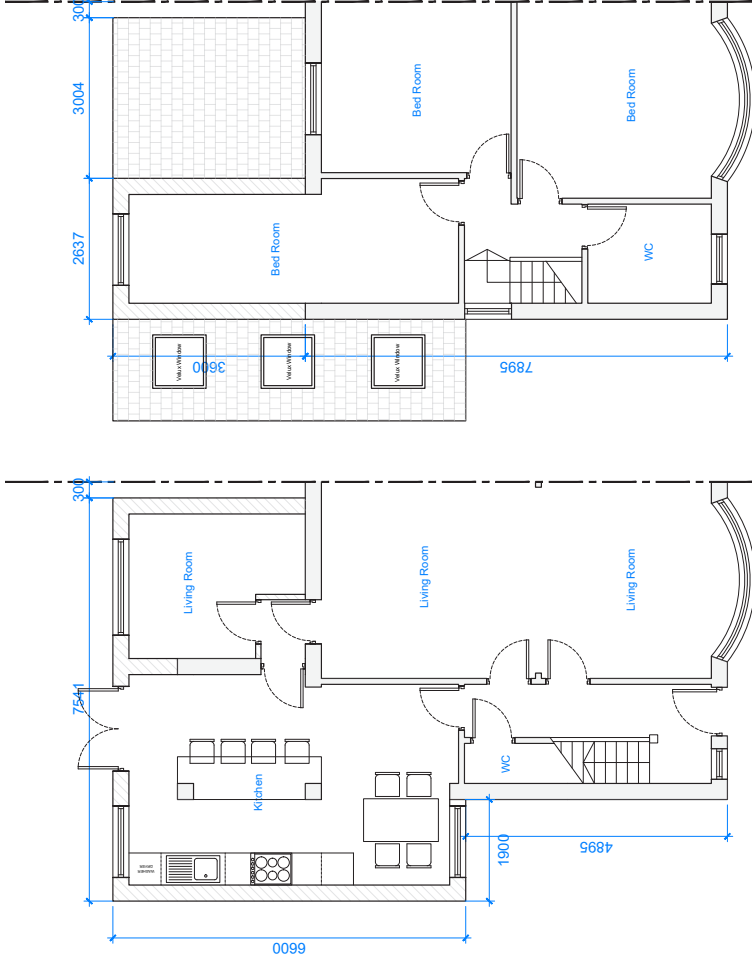
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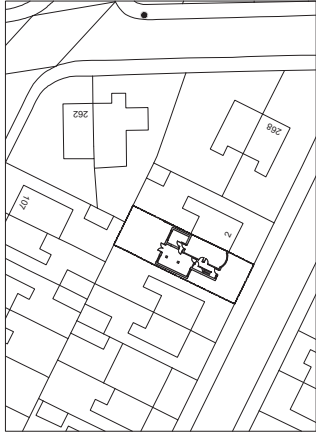
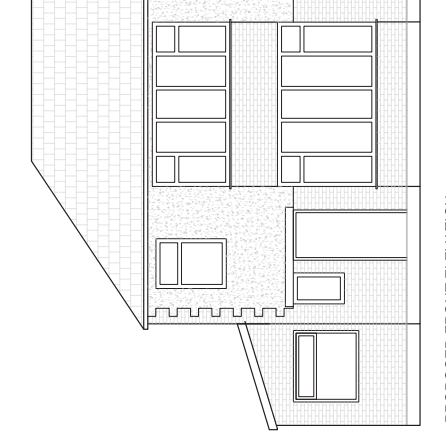
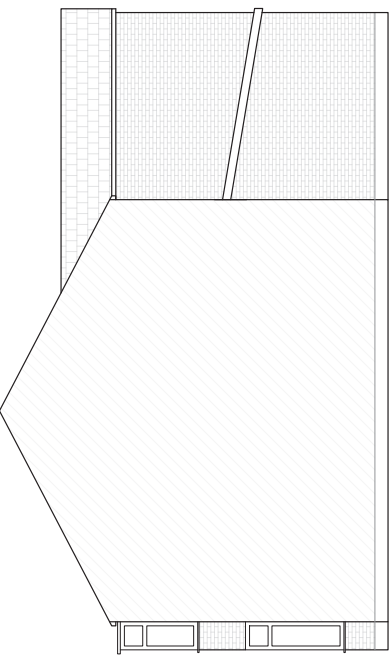
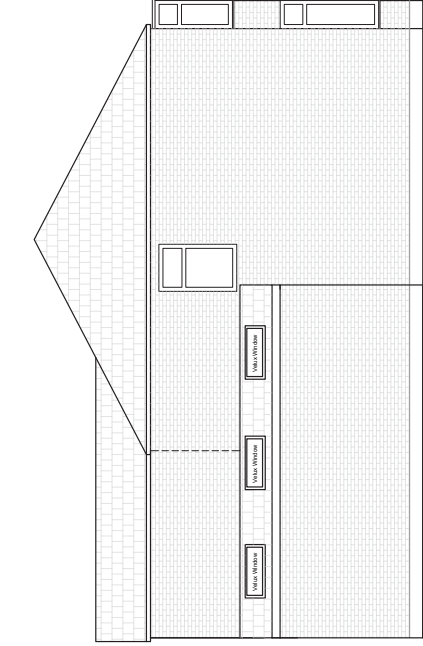


A FIRST ISSUE			
B	UPDATES AS PER PLANNING	01.11.23	YK
C	PLANNING UPDATES	17.11.23	YK
D	CABLE ADDED AS PER CLIENT REQUEST	02.01.24	YK



PROPOSED GROUND FLOOR
@ 1:50

PROPOSED FIRST FLOOR
@ 1:50



CLIENT:
CLIENT

PROJECT:
04 DELACOURT ROAD
MANCHESTER, M14 6BX

TITLE:
PROPOSED
DRAWINGS

DRAWING:
PD.01

JOB:
RP.41

SCALE:
1:50 @A1

DRAWN:
YK

REVISION:
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