Flood Risk Assessment

Address: 5 Glenmere Road, Manchester, M20 5PH

Applicant: R. Burden & J. McLauchlan

Agent: Mark Whitfield (Whitfield Architects)

Date: 04.12.2023

Please address all queries to the Agent via email (mark@whitfieldarchitects.com) or call 07725227506.

This Flood Risk Assessment (FRA) has been prepared to accompany a householder planning application for a proposed extension to the existing dwelling at the site address noted above. The application site lies within **Flood Zone 2** as identified on the Environment Agency Flood Risk Map.

The site is a semi-detached property that sits within a narrow plot, with an area of driveway to the front of the property (finished in block paving) and a soft landscaped rear garden (with a patio area, grass and a mature apple tree). The site is located along the North side of Glenmere Road, part of a suburban 20th Century development of detached and semi-detached dwellings located between the River Mersey and the A34 Kingsway road; with the house & development thought to be constructed in the 1930s.

The proposed works (a part single storey and part two storey side & rear extension) are considered in flood risk terms as a **"minor extension"** (i.e., <250sqm). The accompanying application drawings show the proposed layout and design of the new extension. The application does not involve a change of use, merely an extension to the existing family home.

The proposed new floor levels of the extension match the existing floor levels of the dwelling.

At ground floor level a new WC is proposed at the front of the house with a new Utility Room behind the WC in the proposed side extension. The existing living room is enlarged, and a new Kitchen is provided as part of the proposed side & rear extension. At first floor level the side extension includes an enlarged Bathroom and new Shower Room. The new side & rear extension allow space for enlarged rear bedrooms and a fourth Bedroom / Study. The new and enlarged areas are accessed via the existing staircase.

New rainwater pipes are noted on the submitted elevation drawings and roof plan. A continuation of the existing roof form is proposed with a hipped roof to the new side & rear two storey extension with rainwater discharging into new & existing rainwater gutters and downpipes. A new mono-pitch roof is proposed to the new side & rear single storey extensions. Any new downpipes will connect to the existing surface water drainage system or into new underground drainage connected to the existing system. There are no areas of flat roof proposed. There is no rainwater harvesting or other sustainable urban drainage features proposed.

The footprint of the proposed side & rear extension is currently hard surfaced and soft landscaped (being largely the side driveway area). The additional roof area is not considered to be abnormally large for an extension of this type. Given these factors an increase in surface water run-off is not considered to be a problematic factor. The property is not considered to be at a higher risk of flooding by surface water run-off due to the proposed extension when compared to the existing site condition; and as such, in flood risk terms it is not considered that any of the neighbouring properties will be impacted by the extension either. The expected design lifetime of the extension is to be 30-50+ years.

Should the local authority require additional flood resistance and resilience measures to be undertaken to improve the performance of the new extension, the Applicant is agreeable in principle to these measures. We would request to see a draft of any such proposed planning condition, or any other condition related to flood risk prior to the formal issue of any decision notice.

[end of assessment].