

Planning, Design and Access Statement



First Floor and Single Storey Rear Extensions

Project Address:	2 Brentbridge Road, Fallowfield, Manchester, M14 6AS
Date:	11.11.2023
Planning Authority:	Manchester City Council

The Proposal

HOMZ (**The agent**) has been instructed to submit a planning application to Manchester City Council (**the Local Planning Authority**) for a First Floor Rear and Single Storey Rear Extension

at 2 Brentbridge Road, Fallowfield, Manchester, M14 6AS (the site). In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site is located at 2 Brentbridge Road, Fallowfield, Manchester, M14 6AS. The dwelling is a two storey semi-detached dwelling located within a predominantly residential area along Brentbridge Road. It is comprised of red brick, red roof tiles and UPVC windows with a small overhang porch. It also comprises of a paved driveway.

To the rear is a large spacious rear garden and a detached existing garage/outbuilding. The application site is not located within any known areas of constraints, including Conservation Areas or Article 4 Directions. The site is located within Flood Zone 3, but the extension element falls within Flood Zone 2. The loft conversion is not subject to an FRA by virtue of its second storey location.

Flood Risk Assessment

The objectives of this FRA are to demonstrate the following:

- * Whether the proposed development is likely to be affected by current or future flooding.
- * Whether the proposed development will increase flood risk elsewhere.
- * Whether the flood risks associated with the proposed development can be satisfactorily managed.
- * Whether the measures proposed to deal with the flood risk are sustainable.

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- * Whether the measures proposed to deal with the flood risk are sustainable

To achieve these objectives the following documents have been consulted and/or referenced:

- * The National Planning Policy Framework (NPPF) CIRIA C753 document The SuDS Manual, 2015 Local Flood Risk Management Strategy (LFRMS) Level 1 Strategic Flood Risk Assessment (SFRA)
- * Aerial photographs and topographical survey of the site British Geological Society Records
- * Local Council flood Maps Environment Agency flood maps
- * The CIRIA publication 'C635 Designing for exceedance in urban

* drainage— Good practice'

Development Site and Location

The site is located at Brentbridge Road, Manchester. The nearest post code is M14 6AS. Refer to appendix A for site location plan.

The current use of the site is the garden of the property. The current use vulnerability classification of the site is Water compatible. The site is located in the River Flood Zones 2 and 3. Refer to Appendix B for more details.

Development Proposals

The proposed development includes the extension of the property. The total development area is shown in within the red line. Refer to Appendix B for layout of the proposed development.

The vulnerability classification of the proposed development is More vulnerable with an estimated lifetime between 50 and 100 years.

Site Hydrology and Hydrogeology

The Platt Brook is located approximately 300 m away from the development.

The development is located within a secondary undifferentiated aquifer. The aquifer's layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

The site is not located within a Source Protection Zone.

The ground water levels for this site are unknown.

Site Geology

The British Geological Society records of the site show that it is located within the Chester Formation - Sandstone.

The British Geological Society records show that the superficial deposits are Till, Devensian – Diamicton.

National Planning Policy Framework (NPPF)

The NPPF and its technical guidance is a set of planning policies with the key objective to contribute to the achievement of sustainable development. As part of it, they ensure that flood risk and sustainability are taken into account during the planning process. This ensures that developments are not located in flood risk areas and directs developments to lower risk areas. The NPPF applies a sequential risk- based approach to determining the suitability of land for

development in flood risk areas. The NPPF also encourages developers to seek opportunities to reduce the overall level of flood risk through the layout of the development and the application of Sustainable Drainage Systems (SuDS).

The Flood and Water Management Act (2010)

The Flood and Water Management Act aims to reduce the flood risk associated with extreme weather events. It provides a robust management of flood risk for people, homes and businesses and also encourages the use of SuDS for developments. A robust SuDS strategy should take into account the recommendations given in this Flood Risk Assessment.

Planning policy with regard to development and flood risk in the area is detailed in the Strategic Flood Risk Assessment (SFRA) which was published in 2010. The proposed development site is located within the administrative boundary of the Manchester City.

The SFRA commits to direct new development to locations at lowest flood risk. The SFRA provides information on the levels and flood hazards that could result from flooding. The Environment Agency flood zone maps and the SFRA ignore the presence of existing flood defences when defining the potential extent of flooding.

This report follows the guidance given in the Strategic Flood Risk Assessment by evaluating the flood risk and providing relevant flood mitigation.

Sequential and Exceptions Test

The flood risks were determined by identifying the sources of flooding and assessing their possible impact and likelihood to the development.

Fluvial flood risk for this extension was assessed using the Environment Agency Flood Zone Maps and the standing advice approach recommended in the NPPF guidelines. The standing advice takes into account the size of the development and the flood risk vulnerability of land uses.

The proposed development falls within The Environment Agency Flood Zones 2 and 3. The Flood Zones 2 and 3 is considered to have a high probability of flooding with a 100 years or less annual probability or >1%AEP.

The development a minor extension in flood zonea 2 and 3. A minor extension is a household or non-domestic extension with a floor space of no more than 250 square metres. This falls below this requirement.

The proposed development falls within the remit of the standing advice and therefore it is appropriate in this area.

Flood hazard assessment

The development has been assessed for all potential flood risks such as river and tidal flood risk, surface water flooding, flooding from groundwater, reservoir flood risk and drainage systems.

The site does not benefit from flood defences. The Environment Agency records show that the area around the site has not been flooded in the past.

Flooding from River and Sea

The proposed development falls within The Environment Agency Flood Zone 3. The Flood Zone 3 is considered to have a high probability of flooding with a 100 years or less annual probability or >1%AEP.

The climate change allowances are as per the vulnerability of the development, the design life of the building, and the flood zone classification. The climate change allowance for this development is 41%. The nearest climate change allowance provided by the Environment Agency has been taken to complete this assessment.

The levels provided by the Environment Agency are shown in table 1 below. Further details are provided in appendix D.

Return Period	Flood Level (m AOD)
1 in 20 (5%)	38.45
1 in 100 (1%)	38.47
1 in 100 + 35%(CC)	38.50
1 in 100 + 70%(CC)	38.53
1 in 1000 (0.1%)	38.61

The flood risk levels taken to complete this assessment is: 38.53m AOD. This is the 1 in 100 + 70%(CC) level.

Surface Water (Overland Flows) Flood Risk

The Environment Agency maps show that the flood risk from surface water is low. A residual risk of localised shallow ponding remains likely. The Environment Agency surface water flood risk maps are defined through application of a specific procedure based on digital terrain models and assumptions regarding losses to infiltration and/or urban drainage. The surface water flood maps is defined by the Environment Agency as follows.

The nationally produced surface water flood mapping only indicates where surface water flooding could occur as a result of local rainfall. It does not fully represent flooding that occurs from:

- Ordinary watercourses

- Drainage systems or public sewers caused by catchment-wide rainfall events
- Rivers
- Groundwater

Due to the modelling techniques used, the mapping picks out depressions in the ground surface and simulates some flow along natural drainage channels, rivers, low areas in floodplains, and flow paths between buildings. Although the maps appear to show flooding from ordinary watercourses, they should not be taken as definitive mapping of flood risk from these as the conveyance effect of ordinary watercourses or drainage channels is not explicitly modelled. Also, structures (such as bridges, culverts and weirs) and flood risk management infrastructure (such as defences) are not represented.

The nationally produced surface water flood mapping does not take account of the effect of pumping stations in catchments with pumped drainage. No allowance is made for tide locking, high tidal or fluvial levels where sewers cannot discharge in to rivers or the sea."

The strategic flood risk for the Manchester City confirms that the flood risk for the site is Low.

On the basis of Environment Agency and the Strategic flood risk assessment's surface water mapping, together with the presence of surface water drainage systems at the site and surrounding area it is concluded that the site is at Low risk of flooding from surface water sources. The depth of water is potentially below 300mm. For the purpose of this assessment a depth of water of 0.15m has been taken as the most relevant depth to the site.

Flooding from Drainage Systems in Adjacent Areas

The council records have been reviewed. The flooding from drainage incidents maps were not found in the Strategic Flood Risk Assessment. Therefore, for the purpose of this report, it has been assumed that the risk of flooding from drainage systems is low.

Reservoir Risks

The Reservoir Flood Map (RFM) produced by the Environment Agency do not show the risk to individual properties of dam breach flooding. The maps do not indicate or relate to any particular probability of dam breach flooding. The maps were prepared for emergency planning purposes and can be used to help reservoir owners produce on-site plans and the Local Resilience Forum produce off-site plans, and to prioritise areas for evacuation/early warning in the event of a potential dam failure. The RFM shows that the development could be within the possible dam breach flooding path.

Groundwater Flood Risk

The British Geological Survey's flood risk susceptibility maps show that the development has limited susceptibility to ground water flooding. The risk from groundwater flood to the site is considered very low.

Critical Drainage Area

The development falls within a Critical Drainage Area. The risks of critical problems and increase of downstream flooding is high. Critical Drainage Area (CDA) is an area that has critical drainage problems and which has been notified to the local planning authority by the Environment Agency.

The Flood hazard assessment has demonstrated that the site is:

- In Flood Zone 3
- At Low risk of surface flooding
- At very low risk of groundwater flooding
- Within a critical drainage area
- Outside of an area with sewer flooding

Under the NPPF it is necessary to demonstrate that, for any new development on the site, it is possible to provide an adequate level of flood protection for personnel working or living at the development.

Flood Protection

Where possible, flood protection for this development is typically provided by establishing the development's floor levels 300mm above the 1:100 year flood level, including allowance for climate change.

The flood levels have been obtained from the Environment Agency. This information is used to make the fluvial flood risk assessment for this development

The appropriate 1:100+CC reference level for the proposed development site is 38.53 mAOD. The existing ground level at the site is an average of 38.75mAOD. The finished floor should be 38.83mAOD.

The existing FFL is 39.4m AOD. It is proposed that the extension has the same level as the existing FFL. The site is already in compliance with the minimum FFL. As some parts of the building may be in contact with water the following flood protection interventions should be provided.

The flood resilience strategy for the development has been based on the CLG 2007 Improving the Flood Performance of New Buildings. See figure below. The strategy is based on the water level within the proximity to the building.

The design water depth for this site is 0.15m. The development should utilise building materials

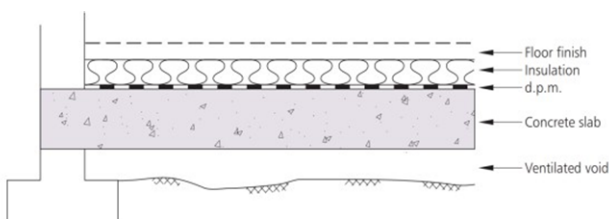
Design water depth*		Approach	Mitigation measures	
Design water depth above 0.6m	Design water depth above 0.6m	Allow water through property to avoid risk of structural damage. Attempt to keep water out for low depths of flooding 'Water Entry Strategy'***	- Materials with low permeability up to 0.3m - Accept water passage through building at higher water depths - Design to drain water away after flooding - Access to all spaces to permit drying and cleaning	

Material	Resilience characteristics*		
	Water penetration	Drying ability	Retention of pre-flood dimensions, integrity
Bricks			
Engineering bricks (Classes A and B)	Good	Good	Good
Facing bricks (pressed)	Medium	Medium	Good
Facing bricks (handmade)	Poor	Poor	Poor
Blocks			
Concrete (3.5N, 7N)	Poor	Medium	Good
Aircrete	Medium	Poor	Good
Timber board			
OSB2, 11mm thick	Medium	Poor	Poor
OSB3, 18mm thick	Medium	Poor	Poor
Gypsum plasterboard			
Gypsum Plasterboard, 9mm thick	Poor	Not assessed	Poor
Mortars			
Below d.p.c. 1:3(cement:sand)	Good	Good	Good
Above d.p.c. 1:6(cement:sand)	Good	Good	Good

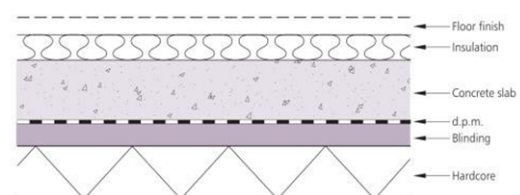
Resilience characteristics are related to the testing carried out and exclude aspects such as ability to withstand freeze/thaw cycles, cleanability and mould growth

that are suitable for a 'water exclusion strategy'. Materials classified as "Good" (highlighted in red) in the Figure below shall be used for construction up to the water depth.

Foundations: Suspended concrete floor slabs at least 150mm thick is the preferred option. Suspended slabs can also be used. There should be a minimum space of 150mm ventilated void between the ground level and the bottom of the floor slab. Damp proof membranes should be included in the design. Floor insulation should be of the closed-cell type. Under floor



- Reinforced concrete slab at least 150mm thick and complying with structural requirements for uplift forces
- Damp proof membrane of polythene at least 1200 gauge
- Insulation as rigid closed-cell material
- Ceramic tiles or stone floor finishes and including skirting boards.

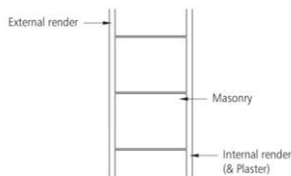


- Hardcore bed at least 100mm thick of well compacted inert material, blinding with fine inert material to provide a smooth base
- Damp proof membrane of polythene at least 1200 gauge
- Concrete slab at least 150mm thick
- Insulation as rigid closed-cell material
- Ceramic tiles or stone floor finishes and skirting boards.

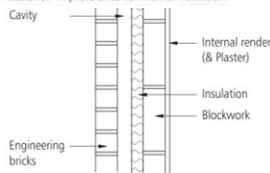
services using ferrous materials should be avoided. Ceramic/concrete-based floor tiles, sitting on a bed of sand, cement render and water resistant grout can be used. See figures below.

Concrete blocks used in foundations should be sealed with an impermeable material or encased in concrete to prevent water movement from the ground to the wall construction.

External Walls: Good quality facing bricks or external renders with water repellent properties can be used for the external face. See below examples of external walls that can be used.



- External cement based render, preferably with lime content. Composition depends on masonry. The following mixes have good resilient properties:
 - 1 cement : 6 sand on bricks;
 - 1 cement : 4 sand: 1/2 lime on concrete blockwork or bricks;
 - 1 cement : 6 sand: 1 lime on Aircrete blocks.
 - Masonry with minimum thickness of 300mm (thin mortar joint construction using Aircrete blocks is effective as demonstrated in laboratory tests) or alternatively reinforced concrete wall
 - Internal cement-based render, preferably with lime content. Composition depends on masonry; the following mix is effective for flood resilience:
 - 1 cement : 6 sand: 1 lime on Aircrete.
- Apply external and internal renders, following good practice guidance, ensuring minimum total thickness of 20mm and at least two coats.
- Use external insulation in preference to internal insulation.

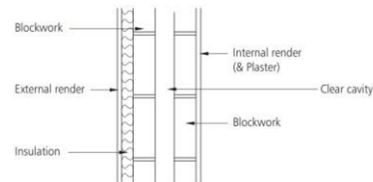


Option A

Part-filled cavity

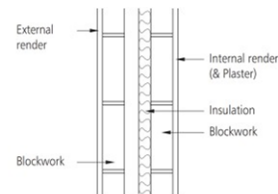
Part-filled cavity – Option A

- External face consisting of engineering bricks up to required level for flood protection (up to 0.6m maximum above floor level plus one course). Other external facing materials can be used above this level, but ensure interface is watertight.
- Rigid insulation.
- Internal face consisting of blocks.
- Internal cement based render, preferably with lime content. Composition depends on masonry; the following mix is effective:
 - 1 cement : 6 sand: 1 lime on Aircrete.
- Ensure stainless steel wall ties are used to minimise corrosion and consequent staining.
- Sacrificial plasterboard can be used, but it needs to be removed between ground floor and flood level. The board should be fitted horizontally to make removal easier. In some cases a dado rail can be used to cover the joints.



Clear cavity

- External cement based render, preferably with lime content. Composition depends on masonry; the following mixes are effective for flood resilience:
 - 1 cement : 4 sand: 1/2 lime on concrete blockwork (or bricks);
 - 1 cement : 6 sand: 1 lime on Aircrete.
- Apply render following good practice guidance, ensuring minimum total thickness of 20mm and two coats.
- Internal cement based render, preferably with lime content. Composition depends on masonry. The following mix works well:
 - 1 cement : 6 sand: 1 lime on Aircrete.
- Stainless steel wall ties should be used to minimise corrosion and consequent staining.



Option B

Part-filled cavity – Option B

- External cement based render, preferably with lime content. Composition depends on masonry; the following mixes are effective:
 - 1 cement : 4 sand: 1/2 lime on concrete blockwork
 - 1 cement : 6 sand: 1 lime on Aircrete.
- External face consisting of blocks.
- Rigid insulation.
- Internal face consisting of blocks.
- Internal cement based render, preferably with lime content. Composition depends on masonry; the following mix is effective for flood resilience:
 - 1 cement : 6 sand: 1 lime on Aircrete.
- Ensure stainless steel wall ties are used to minimise corrosion and consequent staining.

Services and fittings (communications wiring, hearing systems, electrical services, water, electricity and gas meters) should be placed at 600mm above the flood level. Where possible, all service entries should be sealed (e.g. with expanding foam or similar closed cell material). Closed cell insulation should be used for pipes which are below the predicted flood levels. Sealed PVC external framed doors should be used. Should wooden doors be used then a good fit and sealed to the frames must be obtained. Hollow core timber internal doors should not be used unless sufficient flood warning is given, butt hinges, can be used to allow internal doors to be easily removed and stored.

Fittings should be designed to be replaced after a flood, it is advisable to specify durable fittings that are not appreciably affected by water and can be easily cleaned (e.g. use of plastic materials or stainless steel). The cost of these units may need to be balanced against the predicted frequency of flooding. Avoid wood fibre based carcasses and use easily removable solid wood doors and drawers.

The development is within a Critical Drainage Area, the local authority expects that the new development to reduce flood risks downstream, rather than having just neutral impact. It also expects that Sustainable Drainage Systems (SuDS) are used for managing surface water.

The NPPF specifically stipulates that consideration should be given to potential off-site flood impacts of any proposed development. These off- site impacts are in relation to:

- Surface water management
- Flood flow conveyance, storage and climate change

Surface Water Management

The surface water run-off will be disposed using SuDS techniques. The aim is to provide a sustainable design that accommodates the proposed attenuation volume and replicated the existing drainage regime using the SuDS hierarchy is shown in the figure below.

The SuDS techniques highlighted in red below could be used on site. This assessment is based on the ground conditions and the potential discharge points available.

<i>Most Sustainable</i>	<i>SUDS technique</i>	<i>Flood Reduction</i>	<i>Pollution Reduction</i>	<i>Landscape & Wildlife Benefit</i>
↑ ↓	Living roofs	✓	✓	✓
	Basins and ponds - Constructed wetlands - Balancing ponds - Detention basins - Retention ponds	✓	✓	✓
	Filter strips and swales	✓	✓	✓
	Infiltration devices - soakaways - infiltration trenches and basins	✓	✓	✓
	Permeable surfaces and filter drains - gravelled areas - solid paving blocks - porous paviers	✓	✓	
Least Sustainable	Tanked systems - over-sized pipes/tanks - storms cells	✓		

With no increase in the rate of surface water discharge from the site, compared to the site in its current configuration, the proposed development would have no adverse impact on surface water flood risk at the site or surrounding area. The SuDS should be designed at detailed project stage.

Flood Flow Conveyance and Storage

Due to the size of the development and its location on the flood zone, flood compensation for this development is not required.

This flood risk assessment has identified the potential flooding mechanisms that could affect the site. This assessment has concluded that the development site requires additional flood risk mitigation strategies so all the flood risk can be addressed.

Site Access and Public Safety

This assessment has demonstrated that the proposed development will have no adverse impact on flood risk in the area surrounding the site. Available evidence indicates that the development would result in no change in surface water generation. There is therefore no basis to indicate that, with respect to flood risk, the proposed development would have adverse impact on public safety.

It will be necessary to ensure that all building users are fully informed of procedures to be implemented during threat of imminent flooding.

Flood Warning and Evacuation

The site is located within an area that is covered by the Environment Agency Flood Alert service. It is recommended that the proposed development is registered with this service to receive early warning of imminent flood hazard.

The occupants of the site are encouraged to sign up to the alerts and should use these to form an appropriate Flood Management and Evacuation Plan tailored to their operations prior to occupation of the site. The table below shows the actions that will be taken for each flood warning.

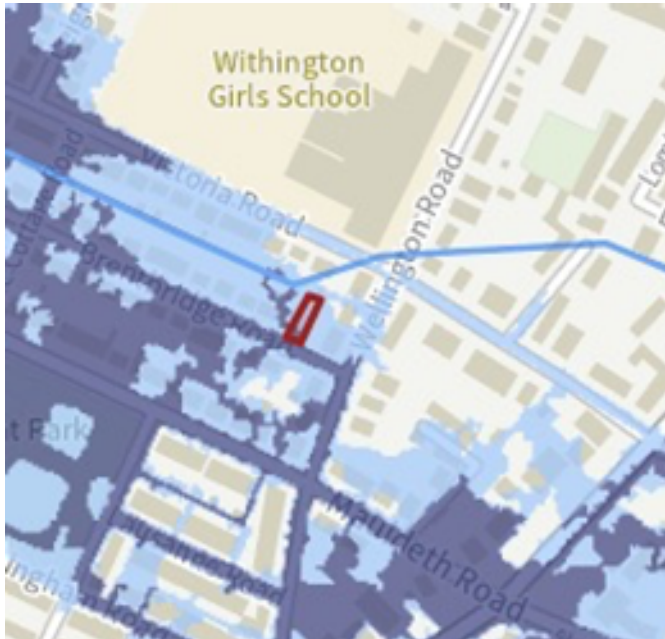
Action to be taken in the event of Alarm being Raised or Flood Warning Received:

- Raise the alarm and evacuate the site following the established Fire Drill procedures. The main assembly as per the main house fire drill assembly point.
- Contact Emergency Fire Services (999) if necessary and/or Environment Agency Floodline: (0845 988 1188) if event was not expected.
- If safe to do so, locate and turn off key services e.g. water, gas & electricity.
- Follow the routes below to evacuate the site completely.

Actions that will be taken for each flood warning

Warning	Message	Timing	Action
 FLOOD ALERT	Flooding is possible. Be prepared.	2 hours to 2 days in advance of flooding.	- Be prepared for flooding. - Prepare a flood kit.
 FLOOD WARNING	Flooding is expected. Immediate action required.	Half an hour to 1 day in advance of flooding.	- Act now to protect your property. - Block doors with flood boards or sandbags and cover airbricks and other ventilation holes. - Move pets and valuables to a safe place. - Keep a flood kit ready. - Move any critical equipment and information to a safe location
 SEVERE FLOOD WARNING	Severe flooding. Danger to life.	When flooding poses a significant threat to life and different actions are required.	- Be ready should you need to evacuate from the property. - Co-operate with the emergency services and call 999 if you are in immediate danger.
Warning Removed	No further flooding is currently expected for your area.	Issued when a flood warning is no longer in force.	- Flood water may still be around and could be contaminated. - If you've been flooded, ring your buildings and contents insurance company as soon as possible.

Safe egress is achievable by following Brentbridge Road up to Wellington Road, which is shown to be beyond the extent of flooding. See figure below for details.



Conclusion

It is concluded that subject to the proposed mitigation measures, the site can be developed in accordance with the provisions of the NPPF and the requirements of the Environment Agency and the local planning authority

It is proposed that a formal Flood Warning and Emergency Response Plan is developed for the proposed development to communicate flood emergency response procedures to all the occupants of the site.

This report demonstrates that the proposal will be safe, in terms of flood risk, for its design life and will not increase the flood risk elsewhere.

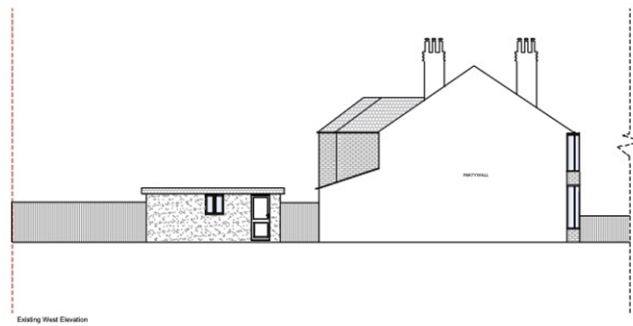
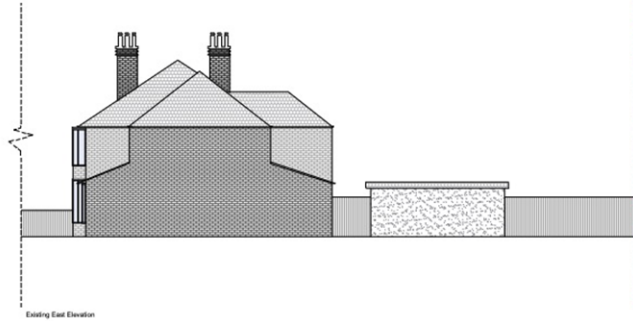
Appendix A – Site Location Plan



Appendix B

HOMZ

DESIGN | PLAN | BUILD



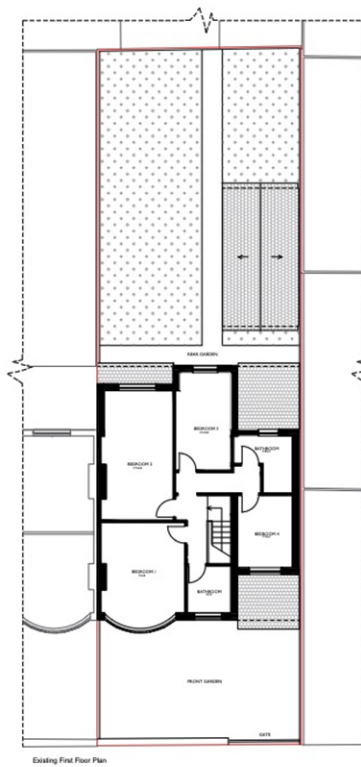
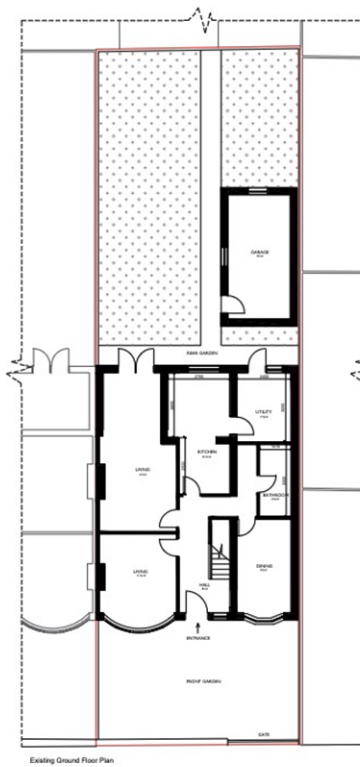
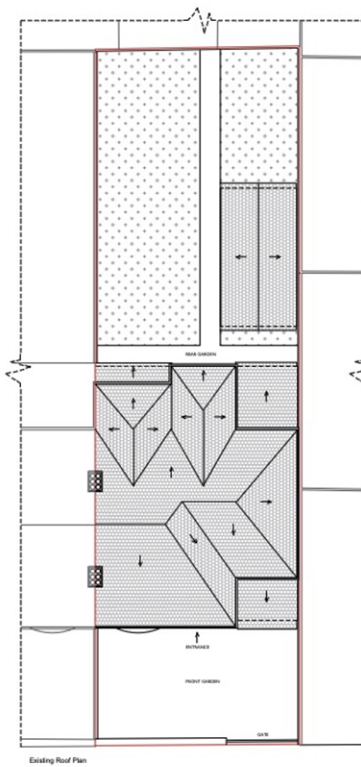
Lines shown should be checked on site.



HOMZ

Drawing : Existing Elevations

Scale : 1/100 as A2



HOMZ

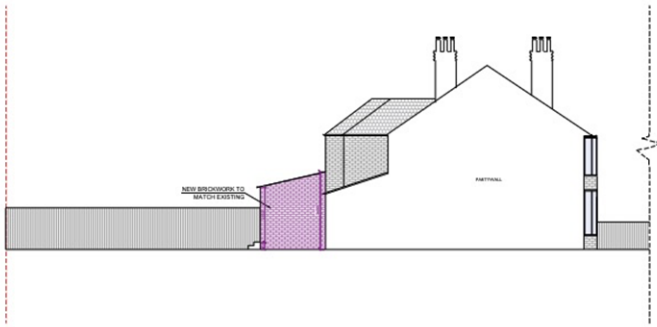
DESIGN | PLAN | BUILD



Proposed North Elevation



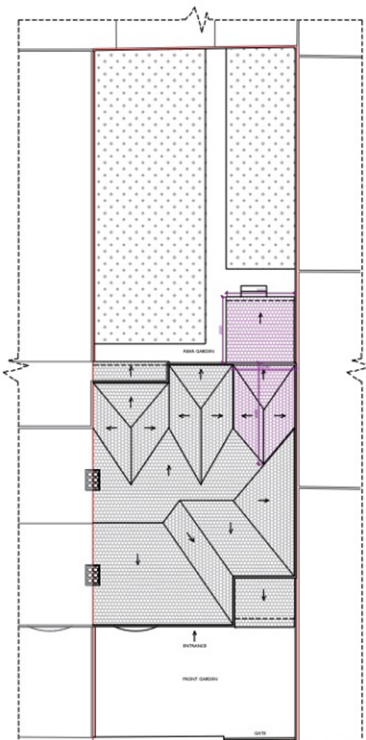
Proposed East Elevation



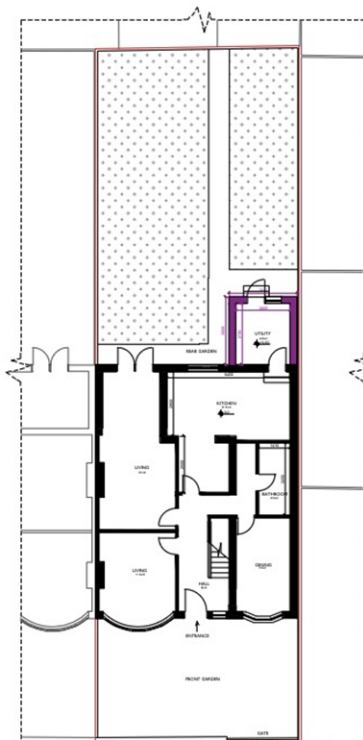
Proposed West Elevation



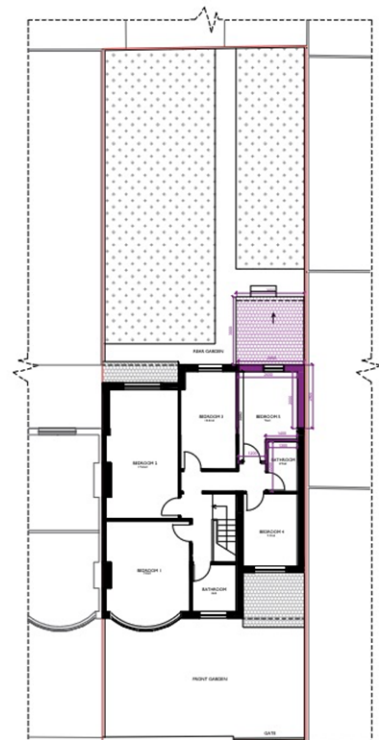
Proposed North Elevation



Proposed Roof Plan

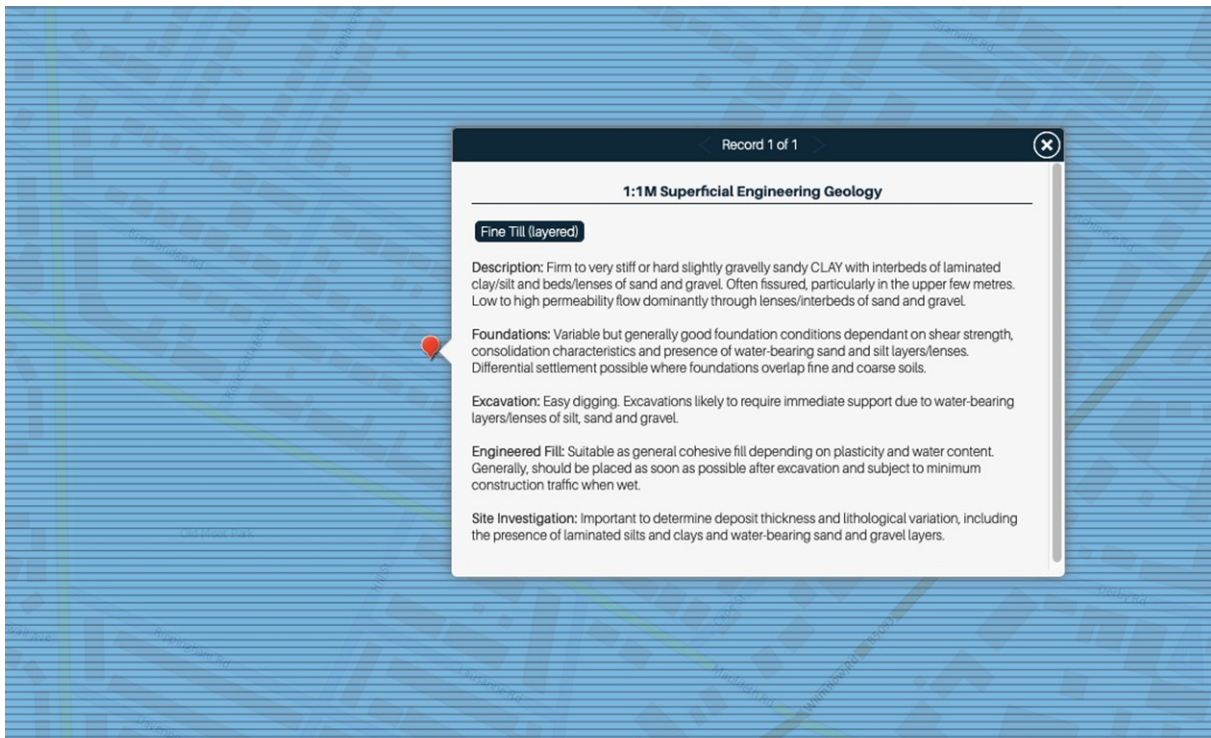
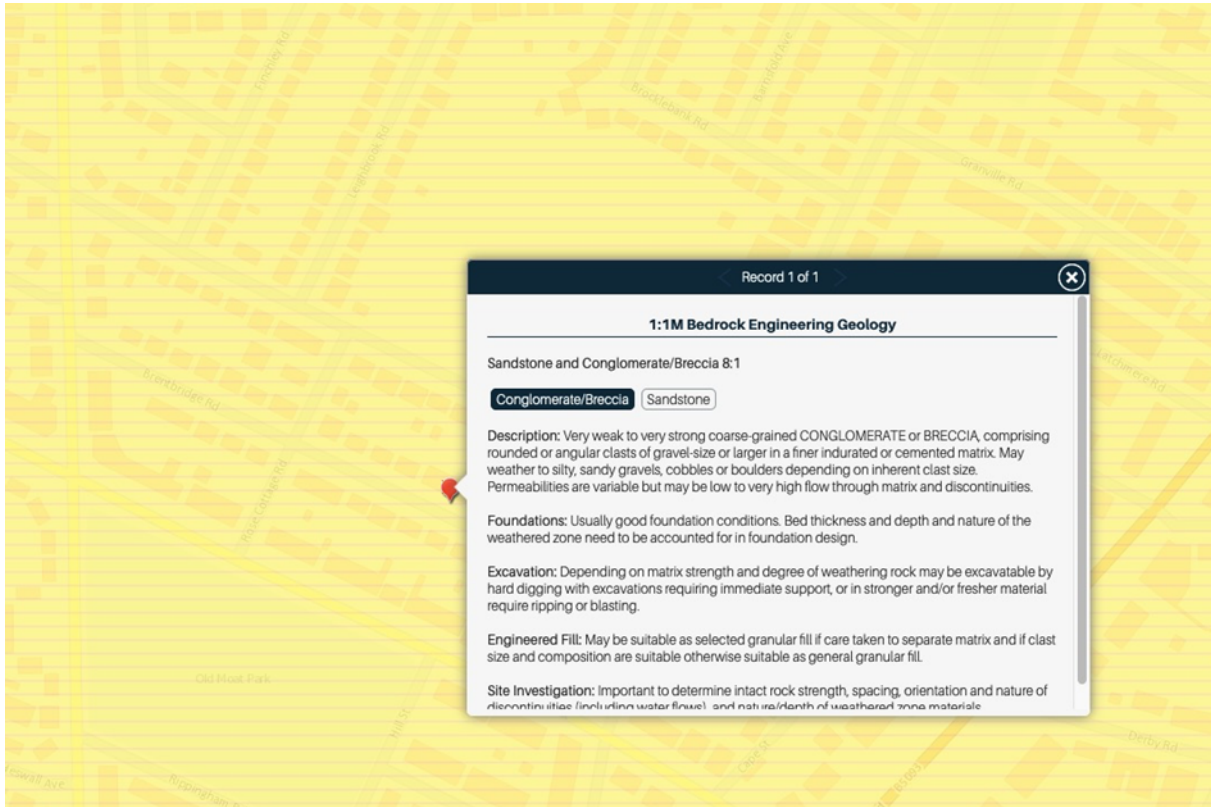


Proposed Ground Floor Plan

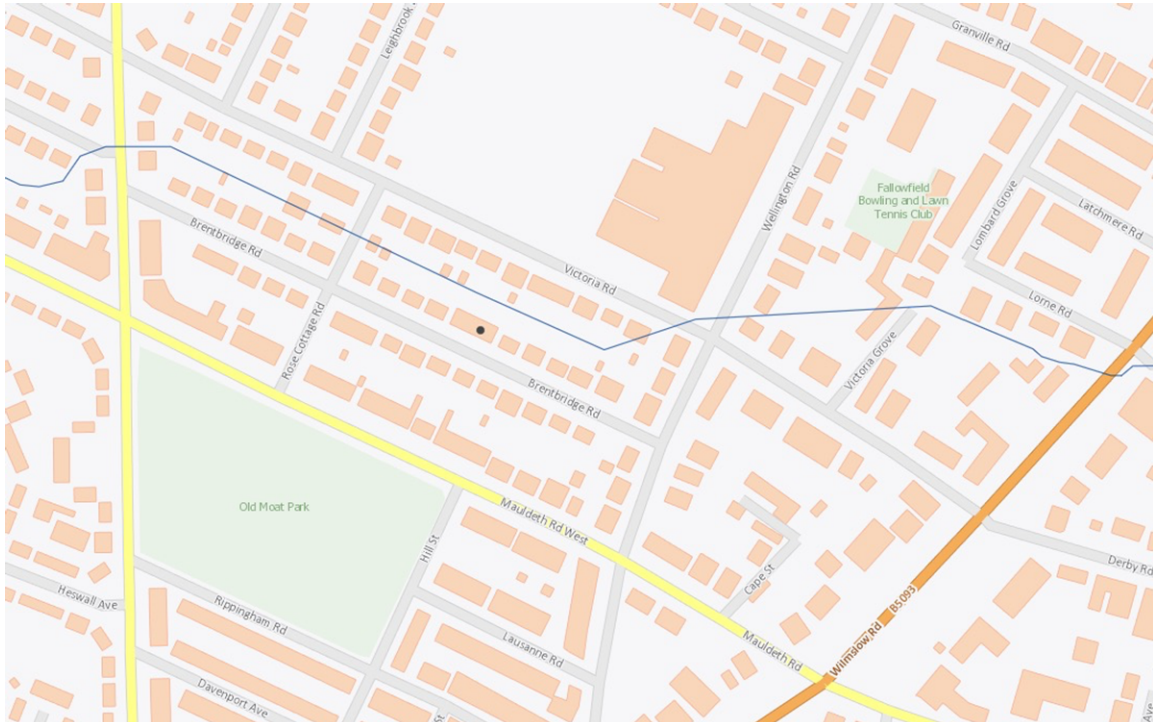


Proposed First Floor Plan

Appendix C



Flood Risk from Rivers



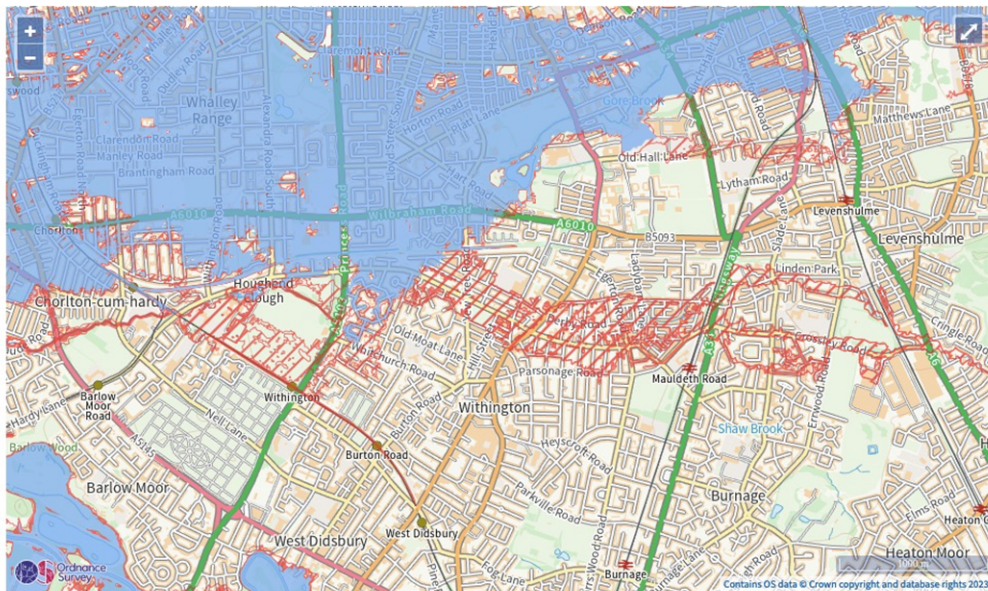
Flood Risk from Reservoirs

Flood risk

Extent of flooding

Location

M14 6AS



Maximum extent of flooding from reservoirs:

● when river levels are normal ● when there is also flooding from rivers

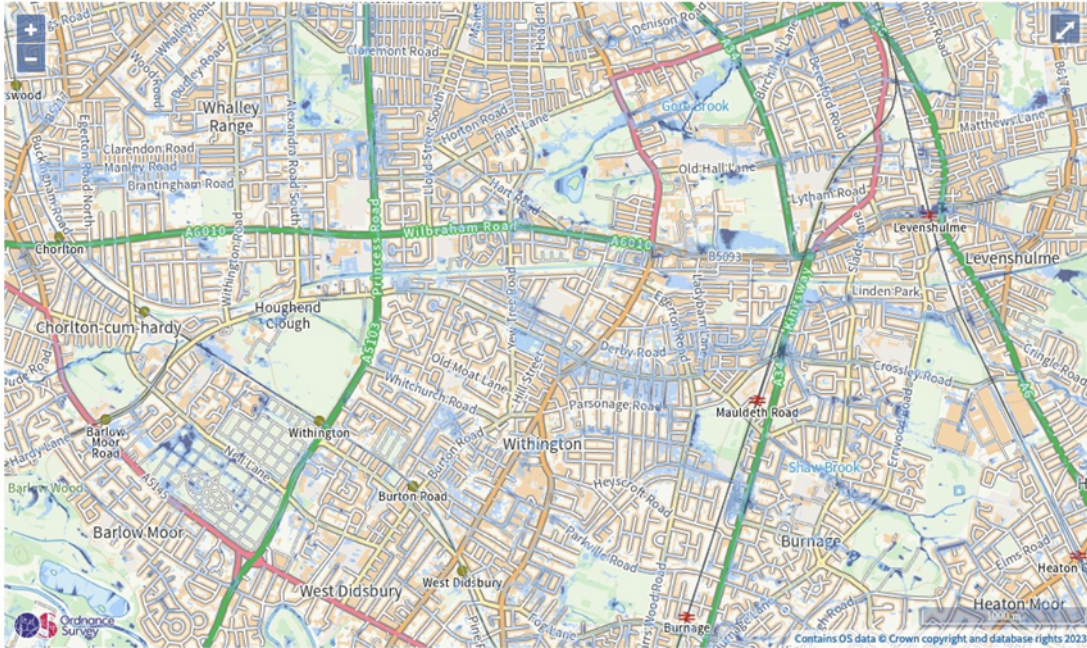
Site Surface Water Flood Risk

Flood risk

Extent of flooding

Location

M14 6AS



Extent of flooding from surface water

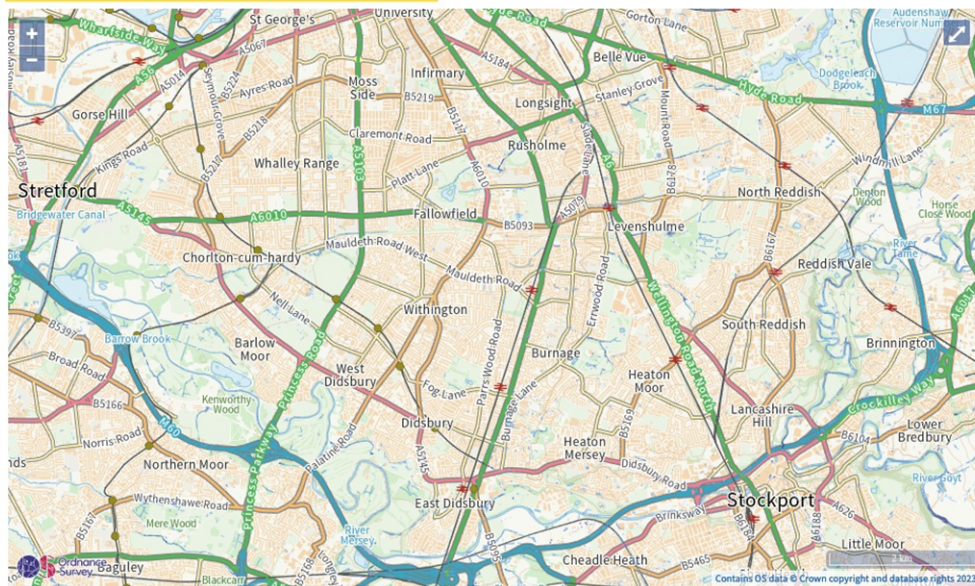
High Medium Low Very low

Flood risk

High risk: depth

Location

M14 6AS

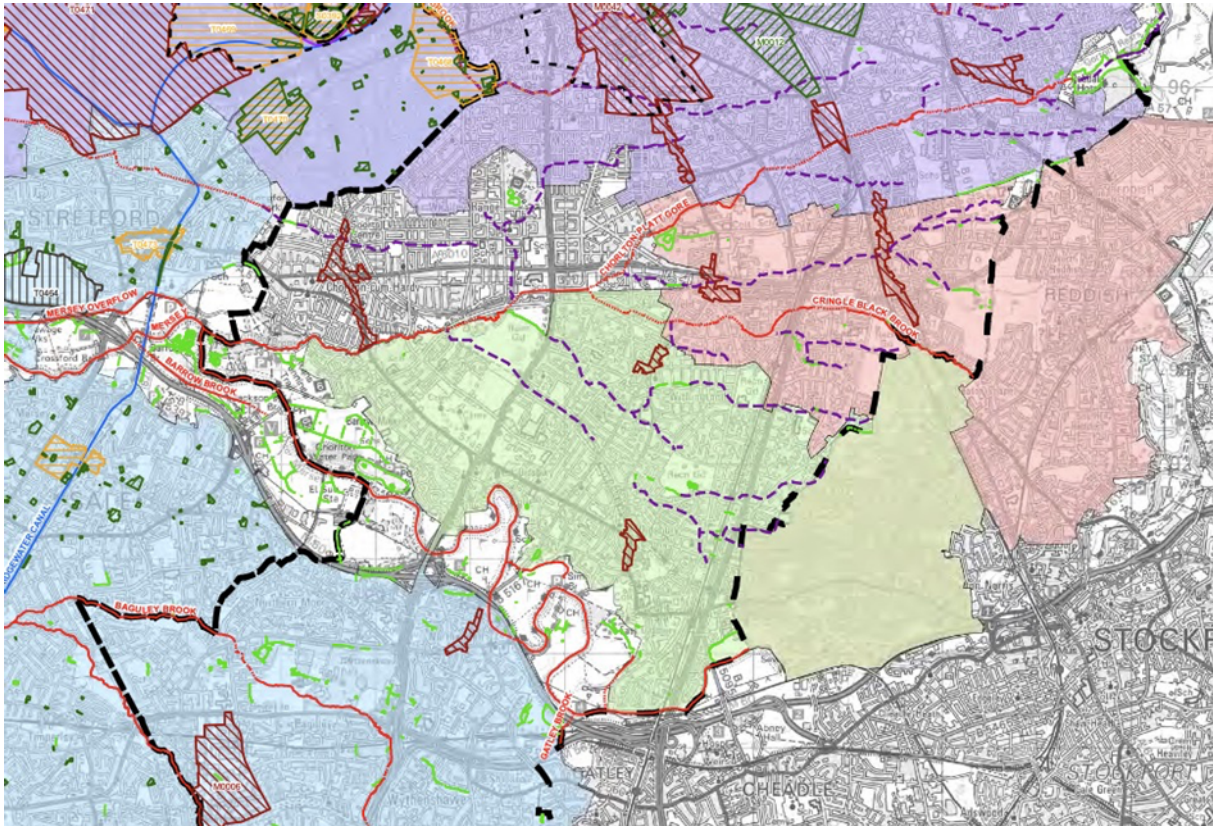


Surface water flood risk: water depth in a high risk scenario

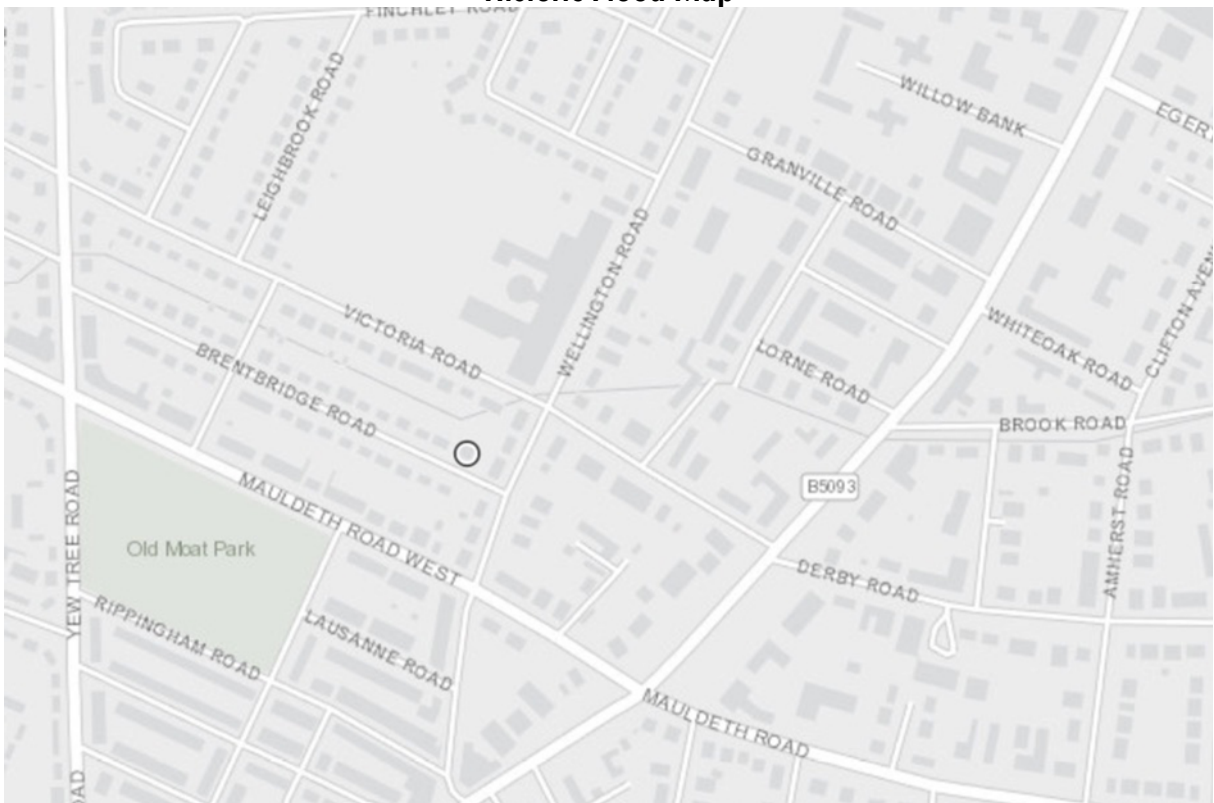
Flood depth (millimetres)

Over 900mm 300 to 900mm Below 300mm

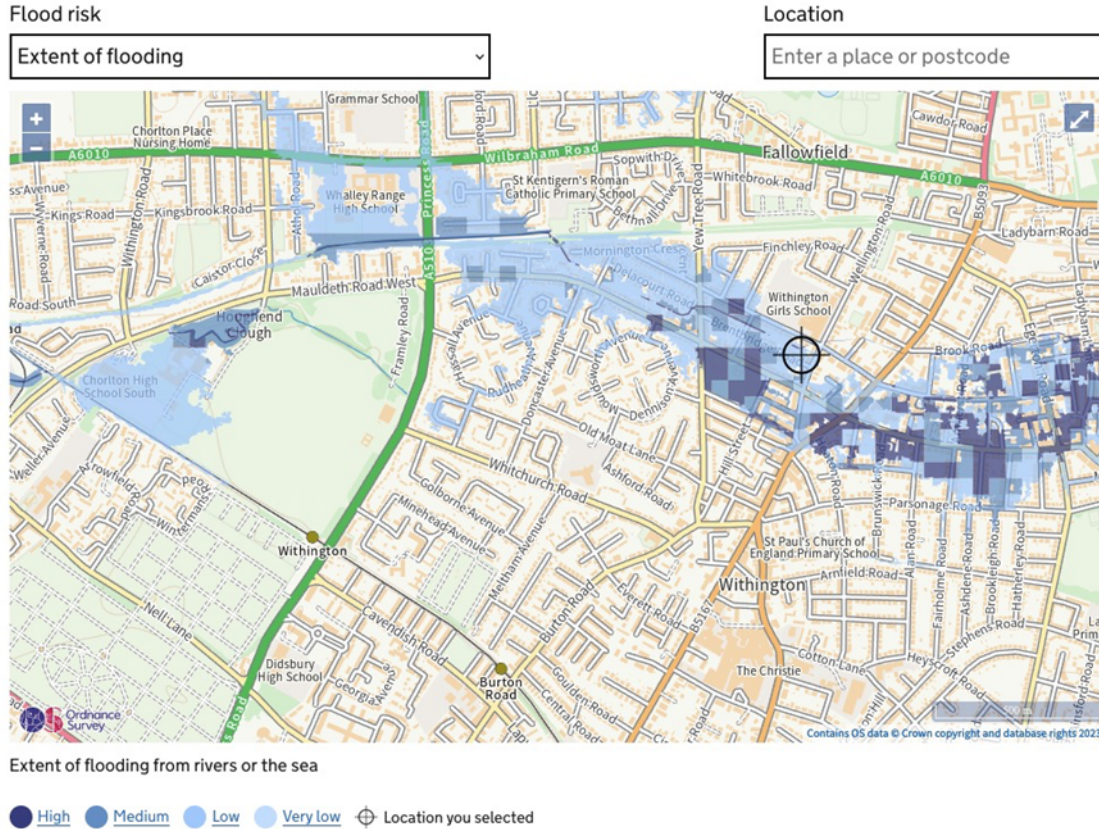
Critical Drainage Area



Historic Flood Map



Flood Risk from Rivers and Sea



Ground Water Flood Risk

Groundwater

Flooding from groundwater is unlikely in this area

▼ What groundwater flooding is and how we can check an area's risk

Flooding caused by groundwater happens when water underground that is usually held in the rocks and soil (known as the water table) gets so high that it flows above the surface.

We use flood alert data to check the risk of flooding from groundwater.

This location is in flood zone 3

What flood zone 3 means

Land within flood zone 3 has a high probability of flooding from rivers and the sea.

You need to carry out a flood risk assessment (FRA) as part of the planning application for this development.

To find out about other factors that might affect the flood risk of this location, you should also check:

- [surface water, groundwater and reservoir flood risk](#)
- Manchester planning authority's strategic flood risk assessment (SFRA), which includes future flood risk

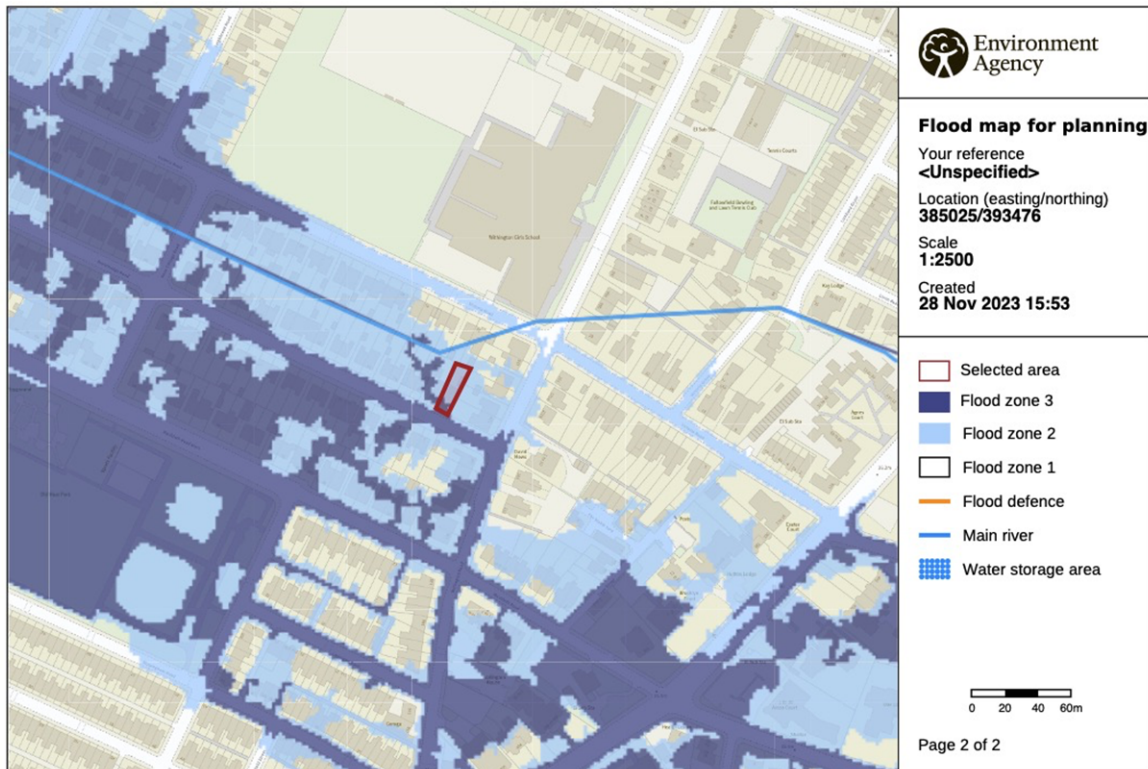
Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.

Flood defences

Flood defences have been built to protect against flooding from rivers or the sea (shown as an orange line on the map). Flood defences reduce, but do not completely stop the chance of flooding because they can be overtopped or fail.

Find out more about [flood defences, flood zones and what they mean](#).



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