

Flood Risk Assessment Statement

Proposed extension of 15 Bazley Road
Northenden, M22 4FL
October 2023

This statement forms part of a planning application for a rear and side extension to an existing detached house. The additional accommodation is to provide enhanced living / kitchen / dining accommodation, a utility room, small home office and a garage store / home gym area.

1. Background

The house has been previously extended (application reference 106618-FH-2014-S2) to the front, at which time it was established that the property is in a Level 2 Flood Risk Zone, with a Flood Risk Vulnerability Classification of 'More Vulnerable'. It is proposed that the same measures applied to the previous extension are replicated for this extension also.

2. Proposal

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either: Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new dwellings' CLG (2007)	Yes
Or, Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to 'Ordinance Datum'	

3. Specifics

The extension will be constructed using a ground bearing concrete slab to the same level as the existing property and is to be protected by a damp proof membrane.

Engineering bricks will be used up to a level of 0.3m above external ground to improve resistance to water penetration.

Electrical sockets will be placed 0.3m above the internal floor level. A new / extended electrical ring main will be installed at ceiling level, dropping to supply new switches and plug sockets.

Surface water will be allowed to run to soak-aways, while roof rainwater will continue to run to the existing sewer connections / a water butt connector.