



Reid Design Limited
26 Raven Road
Timperley
WA15 6AP

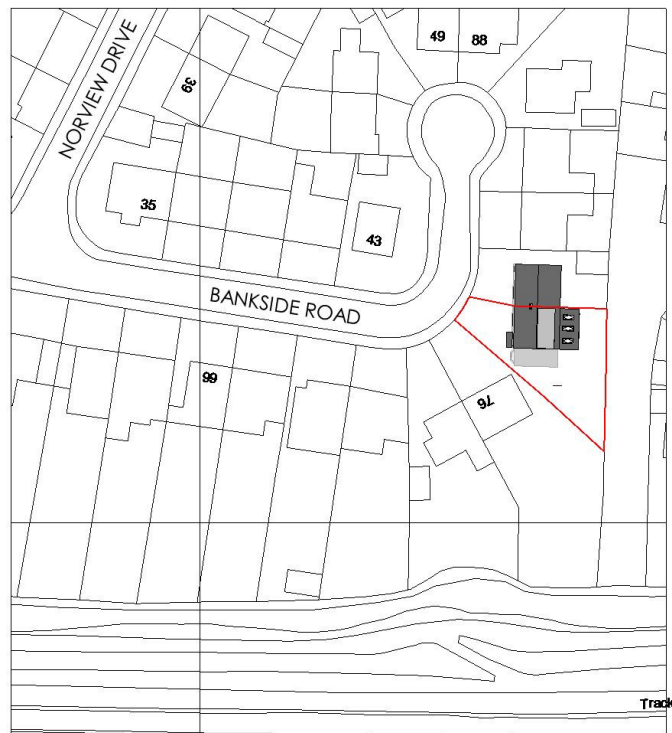
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18th January 2024

78 BANKSIDE ROAD
MANCHESTER
M20 5GD

FLOOD RISK ASSESSMENT

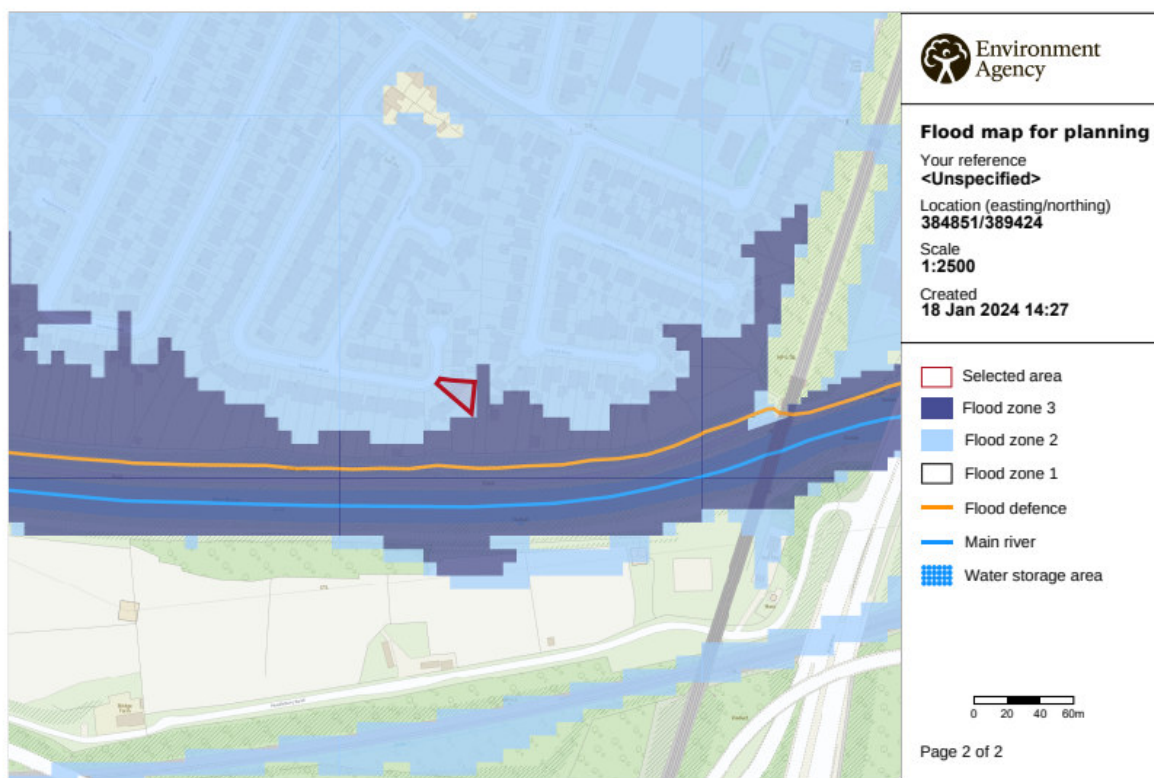


Following the Standing Advice guidance in the Environment Agencies document this development is a Minor Extension that falls under permitted development rights. The total additional floor area to the existing property is 25. 6sq.m.

Having examined the Flood risk map for the area this property is in Flood Zone 2 which is an area of medium probability of flooding. The site benefits from Flood protection measures which presumably mean it cannot be flooded.

The floor level of the extension is the same as the existing house with improvements made to the existing finished floor level of the retained extension, bringing the level upto match the existing house.

The floor level is approximately 255mm higher than the adjacent external ground levels with the rear garden being approximate 500mm lower. All external surfaces will fall away from the property allowing surface water to drain away from the ground floor level. The property is in a area of low risk which means that each year this area has a chance of flooding of between 0.1% and 1%. This considers the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail.





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