FLOOD RISK ASSESSMENT

139 VICTORIA ROAD

OLD MOAT
MANCHESTER
M14 6DA

Report No.: A230901-R01A

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Adeptus Environmental

2nd Floor, 401 Faraday St.

Birchwood Park

WarringtonWA3 6GA

T: +44 (0)1925 599 052

E: contact@adeptus.co.uk

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1. INTRODUCTION

The following report is a Flood Risk Assessment (FRA) for 139 Victoria Road. This assessment has been requested to accompany the planning application.

The Flood Risk Assessment has been undertaken in accordance with the National Planning Policy Framework (NPPF) and its Technical Guidance, Environment Agency (EA) Standing Advice and Manchester, Salford and Trafford Level 2 Strategic Flood Risk Assessment.

NPPF Chapter 154 requires that new development should be planned for in ways that:

> *"(a) avoid increased vulnerability to the range of impacts arising from climate change."*

While NPPF Chapter 168 states:

> *"Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55."*

DEVELOPMENT PROPOSALS

This assessment is based on the proposed erection of a 2-storey side extension to create additional living accommodation. A plan is presented as Appendix A.

FLOOD RISK VULNERABILITY

This FRA has been undertaken with due regard to the statutory requirements of the NPPF and with reference to the Planning Practice Guidance (PPG) in relation to development and flood risk. This FRA aims to ensure that flood risk is taken into account and to avoid inappropriate development in areas potentially at risk of flooding.

Table 2: Flood Risk Vulnerability Classification, of the PPG provides guidance on assigning development vulnerability.

The existing and proposed residential land use is classified '*More Vulnerable*'. On this basis the proposals do not increase flood risk vulnerability.

The EA have designated different areas of the UK based on specific risk to assist and steer developments; these are:

- ⇒ Flood Zone 1 - land assessed as having a less than a 1 in 1,000 annual probability of river or sea flooding (<0.1%)
- ⇒ Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year
- ⇒ Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. Flood

Zone 3b is land having greater than 1 in 20 (5%) annual probability of flooding (the functional flood plain).

According to the EA Flood Map for Planning (Figure 1 below), the site is wholly within Flood Zone 2. This indicates that there is an annual probability of between a 1 in 100 and 1 in 1,000 of river flooding.

This means a site-specific FRA is required for development or change of use.

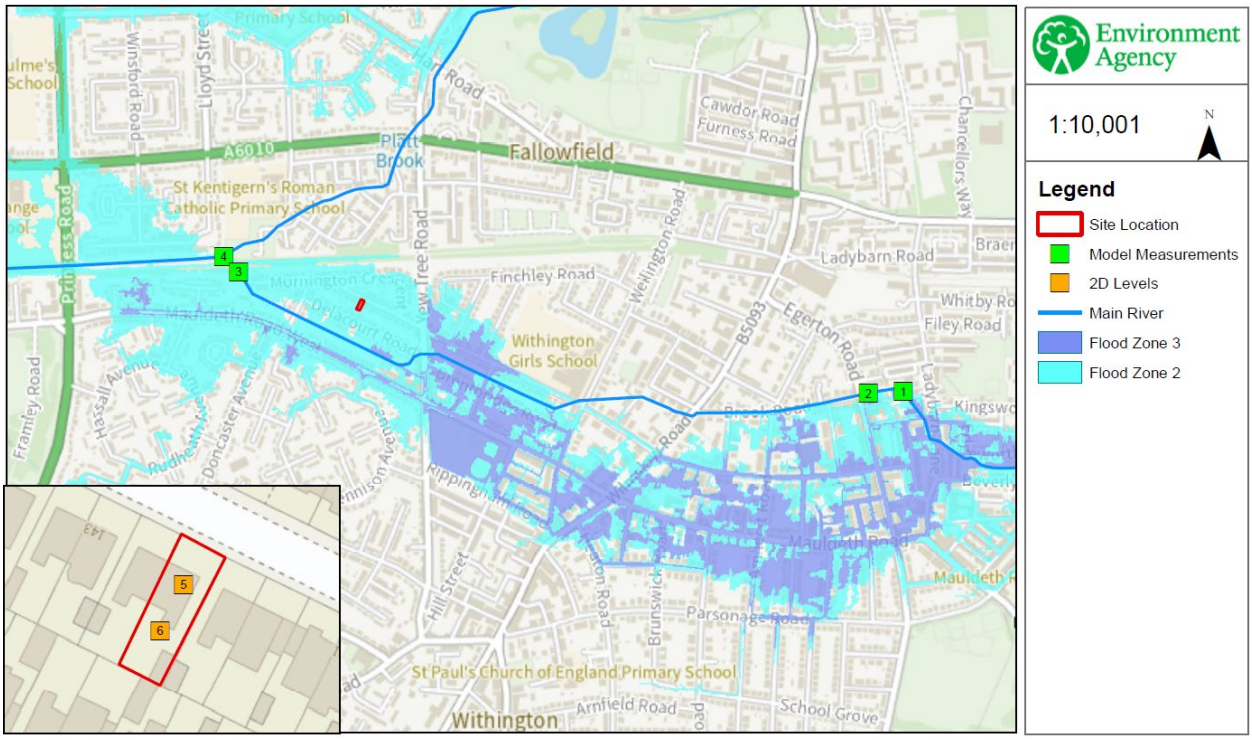


Figure 1-1 extract EA Flood Maps for Planning

In addition to assessing flood risk from Rivers and Seas, the EA has also undertaken national scale flood risk mapping including flooding from surface water and reservoir breach. Furthermore, each local authority produces a Strategic (county scale) Flood Risk Assessments (SFRA) that aim to specifically identify local flood risk issues (such as critical drainage areas and local groundwater flooding).

The following section reviews both the EA data as well as information available from the Council SFRA at the time of writing.

SEQUENTIAL TEST/EXCEPTION TEST

A Sequential Test may be required for sites in Flood Zone 2 or 3 and is aimed at locating vulnerable new developments (e.g. residential, hospitals, mobile homes etc.) outside of the floodplain.

However, annex B of PPS25, D15, Minor development, states that applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but will still have to meet the requirements for flood risk assessment and reduction.

Table 1 below presents a summary of flood zone compatibility and when the Exception Test is required.

Table 1-1: Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	**Zone 1**	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	×	Exception Test Required	✓
	Zone 3b *Functional Floodplain*	Exception Test Required	✓	×	×	×

As shown in Table 1 above, the Exception Test is not required for '*More Vulnerable'* uses in Zone 2.

Minor developments are considered unlikely to raise significant flood risk issues unless they would:

a) have an adverse effect on a watercourse, floodplain or its flood defences;

b) would impede access to flood defence and management facilities; or

c) where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

IMPACTS OF CLIMATE CHANGE

With changes in climate profiles, it is expected that rainfall intensities and frequencies, sea levels and flows in rivers will increase, and as such the likelihood of flooding will increase with this.

The NPPF Technical Guidance on Flood Risk *Table 1: Guidance for river catchments and climate change allowances* 2018 recommends that an FRA considers the impacts of climate change, and for a site of 'More Vulnerable' nature it recommended that the '*Upper'* climate change allowance for the North-West River Basin District should be considered based on a design epoch to 2069 of 70%.

2. LOCAL FEATURES

The site is an existing semi-detached dwelling, and the proposed extension will be situated in current amenity space to the side of the dwelling.

Ground level at the site is estimated to be 34.8m above ordnance datum (AOD). Currently the proposed plot is under hard surfacing.

RIVERS AND WATERCOURSES

The site is located within the North-West River Basin District which covers approximately 13,200km2. It extends from Cumbria in the north and includes parts of Staffordshire to the south, parts of North Yorkshire in the east and Merseyside to the west.

Cringle Brook is a Statutory Main River mapped circa 80m southwest of the study site but appears to be culverted between where it passes under Ladybarn Lane circa 1.4km southeast and where it converges with Platt Brook circa 0.3km northwest of the study site.

Platt Brook is also a Statutory Main River and culverted where it passes circa 0.3km north of the study site.

GEOLOGY & HYDROGEOLOGY

Geological records indicate the site to be underlain with Glacial Till.

The Environment Agency's online groundwater maps do not show the site to be located within a source protections zone.

EXISTING SURFACE WATER DRAINAGE

No positive drainage system is thought to exist.

EXISTING FOUL WATER DRAINAGE

As the site is undeveloped no foul drainage system is thought to exist.

3. SOURCES OF FLOOD RISK

As detailed above, the EA Flood Risk Map for Planning shows the site to be located wholly within Flood Zone 2. As such the risk of flooding from Fluvial and Tidal flooding is considered to be Moderate.

The EA have been consulted in relation to the flood risk at the proposed site and provided data for the site, under customer reference number: GMMC322600SW]. The data is presented as Appendix B and comprises the following models.

- Cringle Brook 2017

FLUVIAL

The closest source of fluvial flood risk appears to be Cringle Brook.

The EA model data gives predicated flood levels for 2No model nodes numbered 5 and 6 which are located on the study site. A further 4No nodes at significant distance are modelled, these being close to where the brook enters and exits the culvert as discussed above.

Modelled flood levels are given for the 0.1% and 1% annual exceedance probabilities (AEPs), and those for the nodes on the site are presented in Table 3-1. below.

The table of modelled levels also presents levels for both the defended and undefended scenarios. However, there is no material difference between these levels, indicating that any defences are at significant distance and/or no not influence levels local to the study site.

Table 3-1: Fluvial Flood Levels for Cringle Brook 2017

Model Node	Return Period (AEP - %)	Scenario	Allowance for climate change (river flow)			
			None	+30%	+35%	+70%
5	1	Undefended	-	33.07	33.08	33.11
	1	Defended	-	33.06	33.07	33.11
	0.1	Undefended	33.17	33.20	-	-
	0.1	Defended	33.18	3.20	-	-
6	1	Undefended	-	33.03	33.04	33.09
	1	Defended	-	33.01	33.03	33.09
	0.1	Undefended	33.17	33.20	-	-
	0.1	Defended	33.17	33.21	-	-

Notably, even for the 1% AEP event (which defines Flood Zone 3) +70% for climate change, the maximum modelled flood level is 33.11. This is more than 1.5m lower than the estimated site elevation of 34.8m AOD.

For the 0.1% AEP event which defines Flood Zone 2, predicted flood levels are all below 33.2m, which again is more than 1.5m lower than the estimated site elevation.

As stated previously, there is no material difference between the defended and undefended modelled levels.

TIDAL

The site is not considered to be at risk from tidal flooding.

SURFACE WATER

Surface water or “pluvial” flooding occurs when rainfall exceeds the ability of the land to infiltrate water, or in urban areas for the sewers and road drains to drain the water away, resulting in surface water runoff and consequent

flooding. It is a particular problem in urban areas where the excess water will often travel along streets and paths, between and through buildings and across open space.

The EA has produced national scale surface water flood risk mapping for three magnitudes of rainfall event, described by the likelihood ('risk') of occurrence in any one year, otherwise known as Annual Exceedance Probability (AEP) – as follows.

- High risk - 1 in 30 or 3.3% AEP
- Medium risk - 1 in 100 or 1% AEP
- Low risk - 1 in 1000 or 0.1% AEP

Both the high-risk and medium-risk maps show the site being unaffected by surface water flooding.

The low-risk (0.1% AEP) map shows a small area corresponding with the back gardens of the site and adjacent dwellings being affected to a depth of less than 0.3m (Figure 3-1).

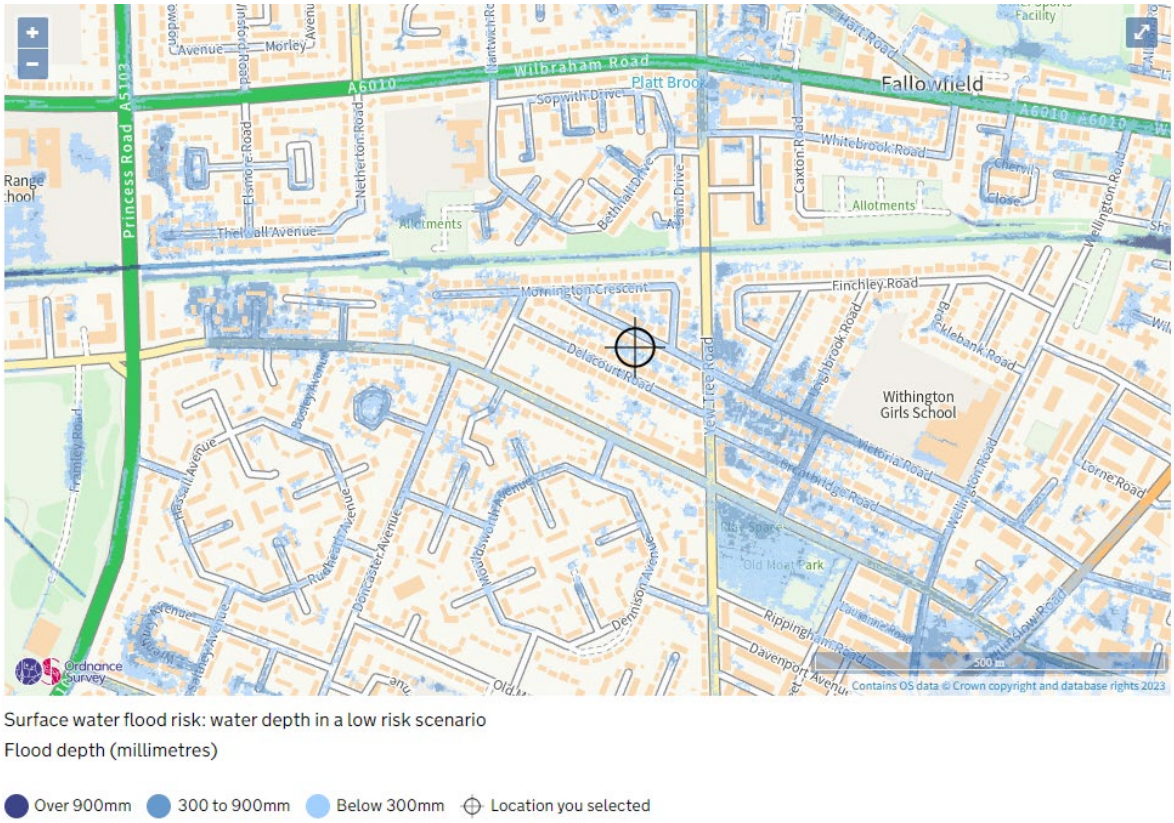


Figure 1-1: EA - Surface water flood risk: water depth in a LOW risk scenario

Based on the above, it is considered that surface water flood risk on the site is low.

With changes in climate profiles, it is expected that rainfall intensities and frequencies will increase, and as such the likelihood of surface water flooding will increase with this. However, risk is considered to be low given the site is not currently at risk. Nevertheless, it is important to ensure that the proposals do not increase flood risk as a result, incorporates flood resilient building measures and Sustainable Drainage Systems (SuDS) as far as practicable.

RESERVOIR FLOODING (BREACH)

In the unlikely event that a reservoir dam fails, a large volume of water would escape at once with little or no warning. However, the EA Maximum extent of flooding from reservoirs map indicates the site would not be affected by flooding from reservoir failure while rive levels were normal.

According to the EA there has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers as detailed by the enforcement authority for the Reservoirs Act 1975 in England. The EA are responsible to ensure that reservoirs are inspected regularly, and essential safety work carried out. Overall, the risk of flooding from this source may be considered as a relatively low.

SEWERS AND DRAINAGE

A common source of flooding is a result of sewer or other drainage infrastructure becoming surcharged and flooding. The Council Strategic Flood Risk Assessment (SFRA) indicates the site is within a wider Critical Drainage Areas (CDA), although the site itself appears unlikely to be affected.

HISTORICAL SOURCES

There are no records of previous flooding affecting the site or land in close proximity.

MANCHESTER, SALFORD, TRAFFORD STRATEGIC FLOOD RISK ASSESSMENT – LEVEL 2

The Level 2 Manchester, Salford, Trafford Strategic Flood Risk Assessment (MST-SFRA) includes mapped flood extents for the 1 in 1000 Year with Climate Change event. This shows the site as well as most of the other dwellings south and west of Mornington Crescent unaffected. An extract from the map is presented below (Figure 3-2).

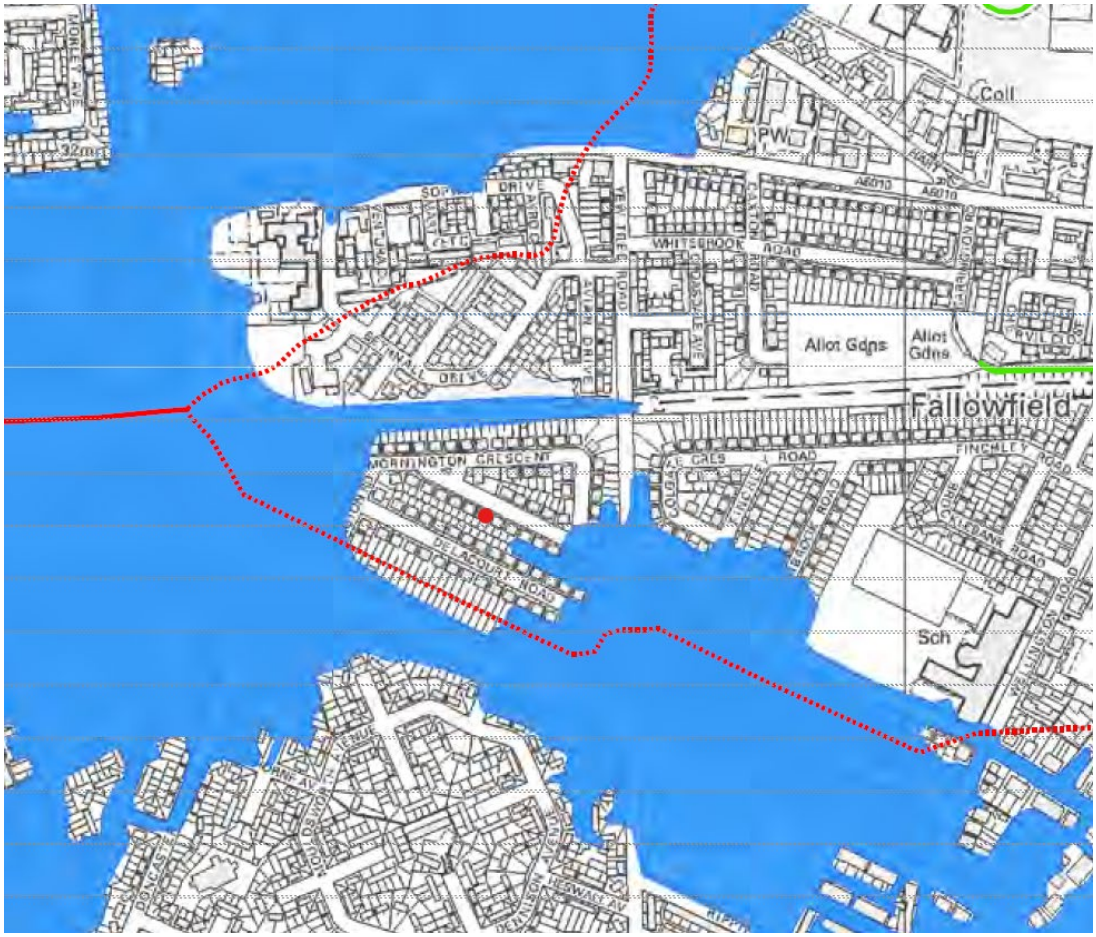


Figure 2-2: EA - Manchester, Salford, Trafford - Level 2 Strategic Flood Risk Assessment

The above is consistent with the modelled flood levels discussed in the section on fluvial risk.

The SFRA also identifies some areas in proximity to the study site (Didsbury, and Levenshulme and Fallowfield) as Critical Drainage Areas (CDAs). It is estimated that up to 126 dwellings fall within the CDAs.

An extract from the SFRA is presented below.

> *Didsbury CDA is bounded by the River Mersey to the south and Chorlton Platt Gore and* ***Cringle Black Brook*** *to the north. The natural drainage of the catchment between these two watercourses is generally via lost watercourses. The surface water flood hotspots identified in the Didsbury CDA are linked to these lost watercourses and the restricted nature of these channels would be expected to have a negative impact on flood risk. The railway runs parallel to the A34 and the flood maps show ponding of surface water against this structure in the worst affected areas. In addition, an area to the north of Didsbury centre is also susceptible to surface water flooding.*

The A34 and railway mentioned above are circa 1.8kn east of the study site, and the ponding mainly occurs on the upstream side of this further from the site.

4. SUMMARY OF FLOOD RISKS

Section 4 outlines the likely sources of flooding based on the available data, the below is a summary of these risks:

- ⇒ **Fluvial** – Based on modelled flood levels being more than 1.5m lower that ground levels on-site, the likelihood of flooding from fluvial sources is considered to be **Low**.
- ⇒ **Tidal** – Based on the site location and elevation, the likelihood of flooding from tidal sources is considered to be **Low**.
- ⇒ **Surface Water** – Based on EA mapping showing a small part of the study site being affected to a depth of less than 0.3m and only in the 0.1% AEP (1 in 1000) of flooding from surface water is considered to be **Low**.
- ⇒ **Reservoir** – Risk from this source is considered **Low**.
- ⇒ **Sewers and Drainage** – Risk from this source is considered **Low.** Although the site is within a wider critical drainage area, the EA modelling covers the same sources and shows the site being at low risk.
- ⇒ **Groundwater** – Risk from this source is considered **Low.**

Nevertheless, it is considered that the primary flood risk to the site is from fluvial and drainage sources.

Potential measures to increase flood resilience being proposed below in Section 6.

5. CONCLUSIONS

This report presents a Flood Risk Assessment (FRA) for 139 Victoria Road, M14 6DA. This assessment is required to support a planning application for the proposed erection of a 2-storey side extension to create additional living accommodation. A plan is presented as Appendix A.

As an existing dwelling the current use is considered '*More Vulnerable*', and the proposals are for a side extension to the dwelling. On this basis the proposals do not increase flood risk vulnerability.

The proposals for a side extension are considered minor development, and as such are not subject to the Sequential or Exception Tests but do have to meet the requirements for flood risk assessment and reduction.

Cringle Brook is a Statutory Main River mapped circa 80m southwest of the study site but appears to be culverted between where it passes under Ladybarn Lane circa 1.4km southeast and where it converges with Platt Brook circa 0.3km northwest of the study site. The culvert passes circa 120m north of the study site.

The EA data gives flood levels taken from the Cringle Brook 2017 model, confirming the brook as the principal source of flood risk locally.

However, even for the 1% AEP event (which defines Flood Zone 3) +70% for climate change, the maximum modelled flood level is 33.11. This is more than 1.5m lower than the estimated site elevation of 34.8m AOD.

Additionally, there is no material difference between the water levels modelled for the defended and undefended scenarios, indicating that any defences are at significant distance and/or do not influence levels local to the study site.

Although the site is within a wider critical drainage area, the EA modelling covers the same sources and shows the site being at low risk. EA mapping of surface water flood risk shows a small part of the study site being affected to a depth of less than 0.3m and only in the 0.1% AEP (1 in 1000).

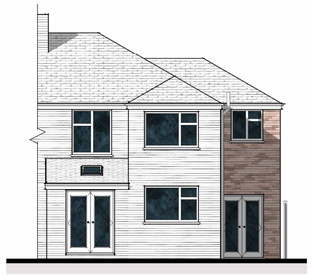
Overall, flood risk at the study site is considered to be low. Normal finished floor levels will be much greater than 0.3m above modelled flood levels.

However, it is recommended that the occupiers monitor for flood warnings, and implement a flood evacuation plan as outlined in Appendix C.

APPENDIX A – SITE PLAN

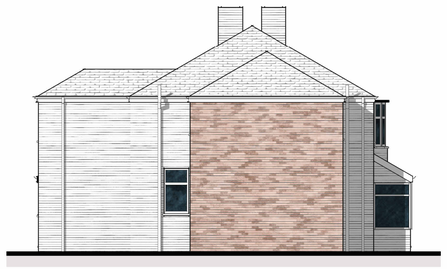
PROPOSED FRONT ELEVATION

SCALE 1:100



PROPOSED REAR ELEVATION

SCALE 1:100



PROPOSED SIDE ELEVATION

SCALE 1:100

PROPERTY BOUNDARIES: NEW BUILDING TO BE CONSTRUCTED ENTIRELY ON THE OWNERS LAND. THERE SHOULD BE NO ENCROACHMENT ONTO NEIGHBOURS LAND I.E. FOUNDS, ROOF FACIA & GUTTERS, ETC. SHOULD ANY ENCROACHMENT OCCUR, SEEK A PARTY WALL AGREEMENT WITH THE RELEVANT NEIGHBOUR.

NOTE: ALL STRUCTURAL MEMBERS / STEELWORK TO BE IN ACCORDANCE WITH STRCT. ENG'S CALCS & DETAILS.

NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE, THEY SHOULD BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.

GENERAL SPECIFICATION: THE CONTRACTOR SHOULD REFER TO THE GENERAL SPECIFICATION DOCUMENT AND/OR THE STRUCTURAL ENGINEERS CALCULATION DOCUMENT AND ANY OTHER RELATED DOCUMENT AND CROSS-REFERENCE ALL DETAILED CONSTRUCTION DRAWINGS. ALL STRUCTURAL MEMBERS / STEELWORK TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS CALCS AND DETAILS, THE STRUCTURAL CALCS AND DETAILS ARE TO BE SENT TO THE BUILDING CONTROL BODY FOR APPROVAL. CONDITIONAL APPROVAL SOUGHT.

EXISTING STRUCTURES: THE CONTRACTOR SHOULD EXAMINE THE STRUCTURAL INTEGRITY OF ALL STRUCTURAL MEMBERS INCLUDING STEEL / TIMBER BEAMS, COLUMNS, LOAD-BEARING BRICK / BLOCK WALLS, ETC. TO CONFIRM THEIR SUITABILITY TO TAKE INCREASED LOADS. THE CONTRACTOR SHOULD ALSO CONFIRM THAT ALL LOAD-BEARING WALLS AND PARTY WALLS ARE AS INDICATED ON THE DRAWINGS PRIOR TO COMMENCING WORK. WHERE ANY STRUCTURAL DEFECTS ARE DISCOVERED IT WILL BE NECESSARY TO CONSULT A QUALIFIED STRUCTURAL ENGINEER TO ADVISE ON THE APPROPRIATE ACTION. EXISTING FOUNDATIONS SUBJECTED TO ADDITIONAL LOADING MUST BE EXPOSED AND PROVEN ADEQUATE TO THE SATISFACTION OF THE BUILDING CONTROL SURVEYOR, IF UNSUITABLE TO BE UNDERPINNED WITH MASS CONCRETE.

UNDERGROUND DRAINAGE: REFER TO SPECIFICATION NOTE No. 2 FOR FURTHER TECHNICAL DETAILS. ALL DRAIN RUNS INDICATED ON PLANS ARE ASSUMED. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK & VERIFY THE EXACT LOCATIONS, INVERT AND COVER LEVELS OF EXISTING AND NEW DRAINAGE BEFORE WORK COMMENCES ON SITE. ALL NEW DRAIN RUNS ARE TO BE INSPECTED AND APPROVED/AGREED BY THE BUILDING CONTROL BODY PRIOR TO BACKFILLING. ABOVE GROUND DRAINAGE - REFER TO SPECIFICATION NOTE No. 14 FOR FURTHER TECHNICAL DETAILS

INTERNAL PARTITIONS: REFER TO SPECIFICATION NOTE No. 6 FOR FURTHER TECHNICAL DETAILS. PARTITIONS CONSTRUCTED WITH 100 X 50MM TREATED TIMBER STUDWORK WITH HEAD AND SOLE PLATES AND NOGGINS AT MAX. 400MM CENTRES. PROVIDE FULL FILL ACOUSTIC ABSORBING MINERAL WOOL QUILT INSULATION BETWEEN STUDS AND LINE WITH 12.5MM THICK PLASTERBOARD & SKIM BOTH SIDES

LINTELS: REFER TO SPECIFICATION NOTE No. 4 FOR FURTHER TECHNICAL DETAILS. UNLESS NOTED OTHERWISE, ALL DOOR OPENINGS WITHIN MASONRY INTERNAL WALLS ARE TO HAVE CATNIC BOX LINTELS OVER OR OTHER APPROVED. ALL WINDOW & DOOR OPENINGS WITHIN MASONRY EXTERNAL CAVITY WALLS ARE TO HAVE CATNIC CG 110/125 LINTELS OVER OR OTHER APPROVED.

WINDOWS: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS. HERMETICALLY SEALED DOUBLE-GLAZED UNITS COMPRISING UPVC FRAMED DOUBLE GLAZED UNITS WITH 4MM THICK GLASS TO EACH PANE AND 22MM ARGON FILLED SEALED AIR GAP CAVITY AND SOFT TYPE LOW EMISSIVITY COATING TO INNER PANE. WINDOW FRAME IS TO CONTAIN TRICKLE VENTS. WINDOWS ARE TO BE EQUAL TO AT LEAST 1/20 TH OF ROOM FLOOR AREA. WINDOWS UNITS TO MEET THE THERMAL PERFORMANCE AS SET OUT IN PART L OF THE CURRENT BUILDING REGULATIONS

SAFETY GLAZING: WINDOWS / DOORS: REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS. ALL GLAZING WITHIN 800MM OF THE FINISHED FLOOR LEVEL AND TO SIDE WINDOWS WITHIN 300MM OF DOORS AND IN DOORS UP TO 1500MM HIGH IS TO BE SAFETY GLAZING. SAFETY GLAZING TO BE LAMINATED GLASS TO MEET THE SAFETY PERFORMANCE AS SET OUT IN PART N OF THE CURRENT BUILDING REGULATIONS.

ELECTRICAL INSTALLATION: REFER TO SPECIFICATION NOTE No. 13 FOR FURTHER TECHNICAL DETAILS. ALL WIRING AND ELECTRICAL WORK TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATION 'PART P' (ELECTRICAL SAFETY). THE TYPE, AMOUNT AND POSITIONS OF ALL ELECTRICAL POINTS WILL BE TO THE CLIENT'S REQUIREMENTS.

GAS SAFETY: INSTALLATION & USE OF GAS APPLIANCES TO BE CARRIED OUT BY A GAS SAFE REGISTERED CONTRACTOR. ANY WORKS CARRIED OUT MUST COMPLY WITH THE GAS SAFETY (INSTALLATION & USE) REGULATIONS 1998

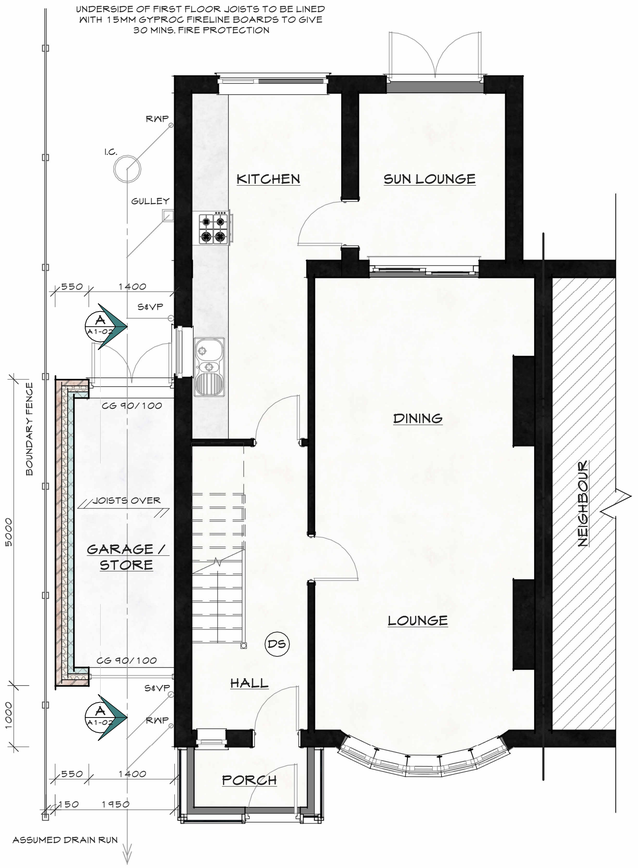
CARBON MONOXIDE DETECTION: MAINS POWERED CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP TO BE PROVIDED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS

PLUMBING & HEATING / HOT WATER INSTALLATION: REFER TO SPECIFICATION NOTE No. 14 FOR FURTHER TECHNICAL DETAILS. ALL OF THE WORK RELATING TO HEATING AND HOT WATER INSTALLATIONS WILL BE SUBJECT TO BUILDING CONTROL AND ALL RELEVANT INFORMATION AND FULL CERTIFICATION ARE TO BE SUBMITTED TO THE BUILDING CONTROL BODY UPON COMPLETION OF THE WORK

VENTILATION: REFER TO SPECIFICATION NOTE No. 15 FOR BACKGROUND AND MECHANICAL VENTILATION REQUIREMENTS .

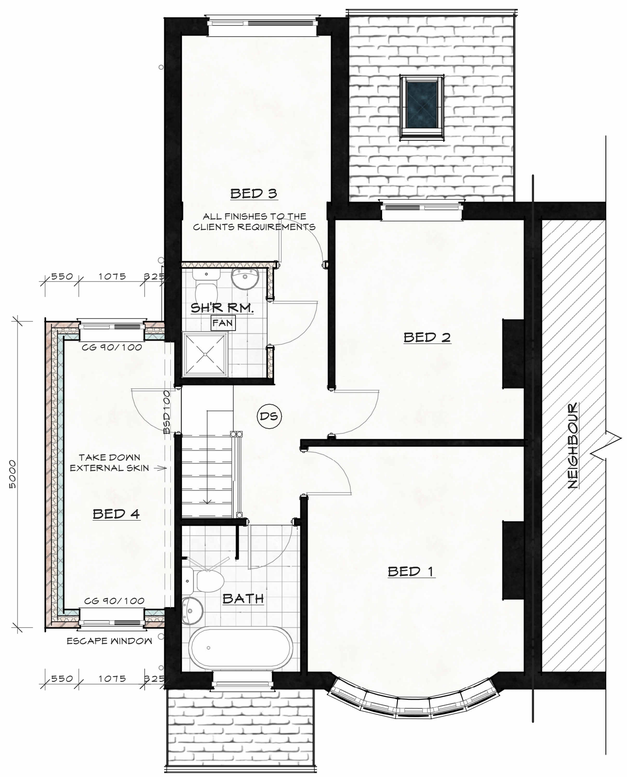
MECH. EXTRACT FANS: MECHANICAL EXTRACT - REFER TO SPECIFICATION NOTE No. 11 FOR FURTHER TECHNICAL DETAILS.
SANITARY: 6 L/SEC, EN-SUITE & BATH: 15 L/SEC, UTILITY ROOM: 30 L/SEC, KITCHEN: 30 L/SEC (ADJACENT TO HOB) OR 60 L/SEC, ELSEWHERE, WHERE REQUIRED, PROVIDE A PROPRIETARY DUCT TO EXTERNAL WALL

FIRE SAFETY: REFER TO SPECIFICATION NOTE No. 13 FOR FIRE SAFETY TECHNICAL DETAILS, FIRE ALARMS AND ASSOCIATED EQUIPMENT SO INDICATED ARE TO CONFORM TO THE RELEVANT BRITISH STANDARD.



PROPOSED GROUND FLOOR PLAN

SCALE 1:50



PROPOSED FIRST FLOOR PLAN

SCALE 1:50

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

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ANY DISCREPENCIES ARE TO BE REPORTED TO IPB ARCHITECTURE IMMEDIATELY.
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015:
THE CDM 2015 PLACES LEGAL DUTIES ON VIRTUALLY EVERYONE INVOLVED IN CONSTRUCTION WORK. THOSE WITH LEGAL DUTIES ARE COMMONLY KNOWN AS 'DUTY HOLDERS'. DUTY HOLDERS UNDER THE CDM 2015 ARE: CLIENTS, PRINCIPAL DESIGNERS, DESIGNERS, PRINCIPAL CONTRACTORS, CONTRACTORS AND WORKERS. THE CONTRACTOR AND CLIENT ARE EXPECTED TO UNDERSTAND THEIR OBLIGATIONS UNDER THE CDM REGULATIONS AND BE FULLY AWARE OF THEIR APPLICATION. THE CDM 2015 REQUIRES MOST CONSTRUCTION WORK TO BE NOTIFIED TO HSE. A PROJECT BECOMES NOTIFIABLE WHERE IT LASTS LONGER THAN 30 DAYS AND HAS MORE THAN 20 WORKERS, WORKING SIMULTANEOUSLY AT ANY ONE POINT OR EXCEEDS 500 PERSON DAYS. THE CONTRACTOR AND/OR CLIENT IS TO CONFIRM WITH THE HEALTH & SAFETY EXECUTIVE (HSE) WHETHER THE PROJECT IS DEEMED AS 'NOTIFIABLE'. THE CONTRACTOR IS TO COMPLY FULLY WITH THE CDM REGULATIONS AND THE WORKPLACE (HEALTH & SAFETY) REGULATIONS AND ADVISE THE HEALTH AND SAFETY EXECUTIVE AT ALL APPLICABLE STAGES BEFORE ANY APPROPRIATE WORK COMMENCES.
COMMERCIAL CLIENTS:
THE COMMERCIAL CLIENT IS RESPONSIBLE FOR MAKING THE ARRANGEMENTS BY WHICH THE PROJECT WILL BE MANAGED AND ENSURING THAT THOSE ARRANGEMENTS ARE MAINTAINED AND REVIEWED THROUGHOUT THE LIFE OF THE PROJECT. WHERE THERE IS OR IS LIKELY TO BE MORE THAN ONE CONTRACTOR WORKING ON A PROJECT, THE CLIENT MUST APPOINT BOTH A PRINCIPAL DESIGNER (PD) AND A PRINCIPAL CONTRACTOR (PC) AT THE EARLIEST OPPORTUNITY AND BEFORE CONSTRUCTION STARTS. THE CLIENT IS ALSO RESPONSIBLE FOR TAKING [REASONABLE STEPS] TO ENSURE BOTH THE PD AND PC COMPLY WITH THEIR DUTIES, FOR PROVIDING PRE CONSTRUCTION INFORMATION (PCI), ENSURING THE CONSTRUCTION PHASE PLAN AND HEALTH AND SAFETY FILE ARE PRODUCED AND FOR ENSURING THE HEALTH AND SAFETY FILE IS HANDED OVER TO ANY NEW OWNER OF THE STRUCTURE.
DOMESTIC CLIENTS:
THE DOMESTIC CLIENT'S RESPONSIBILITY IS TO APPOINT THE PRINCIPAL DESIGNER AND PRINCIPAL CONTRACTOR WHERE THERE IS MORE THAN ONE CONTRACTOR. IF THIS DOES NOT HAPPEN, THE REGULATIONS AUTOMATICALLY TRANSFER THE CLIENT'S DUTIES TO THE CONTRACTOR OR PRINCIPAL CONTRACTOR OF THE PROJECT.
MAIN CONTRACTORS DUTIES:
THE CONTRACTOR IS TO VISIT SITE PRIOR TO SUBMITTING TENDER/FINAL QUOTATION. IT IS TO INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING WORKS. IT IS TO CLEARLY IDENTIFY ITEMS OF WORK NOT INCLUDED IN THE TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF WORKS. IT IS TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS AND WORKS AND OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING. THE SITE IS TO BE KEPT TIDY AT ALL TIMES, NO REFUSE BURNED ON SITE AND NORMAL HOURS OF WORKING OBSERVED. ALL WORK IS TO COMPLY STRICTLY WITH THE CURRENT BUILDING REGULATIONS.
ALL WORK SHALL CONFORM TO THE STANDARDS FOR MATERIALS AND WORKMANSHIP IDENTIFIED IN REGULATION 7; I.E. USING PROPER MATERIALS APPROPRIATE FOR THE CIRCUMSTANCES IN WHICH THEY ARE USED. THE CONTRACTORS OPERATIONS ARE TO BE CARRIED OUT IN A WORKMANLIKE MANNER; PROPER MATERIALS INCLUDE MATERIALS WHICH BEAR AN E.C. MARK CONFORM TO A HARMONISED STANDARD OR EUROPEAN TECHNICAL APPROVAL AND CONFORM TO A B.S. OR B.B.A. CERTIFICATE(S).
PARTY WALLS:
THE OWNER OF THE PREMISES, SHOULD THEY NEED TO DO SO, UNDER THE REQUIREMENTS OF THE PARTY WALL ACT 1997 HAS A DUTY TO SERVE A PARTY STRUCTURE NOTICE ON ANY ADJOINING OWNER IF THE BUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL INCLUDING:
- SUPPORT OF BEAM
- INSERTION OF DPC THROUGH WALL
- RAISE WALL OR CUT OFF PROJECTIONS
- DEMOLITION AND REBUILDING
- UNDERPINNING
- INSERTION OF LEAD FLASHINGS
- EXCAVATIONS WITHIN 3 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS WILL GO DEEPER THAN ADJOINING FOUNDATIONS OR WITHIN 6 METERS OF AN EXISTING STRUCTURE WHERE THE NEW FOUNDATIONS ARE WITHIN A 45 DEGREE LINE OF THE ADJOINING FOUNDATIONS.
THE OWNER SHOULD ENSURE THAT A PARTY WALL AGREEMENT HAS BEEN MADE PRIOR TO COMMENCEMENT OF THE WORKS ON SITE SHOULD ANY OF THE ABOVE APPLY TO THE PROPOSED WORKS.

ipb architecture
CONTACT:
TEL: 07802 620922
mail@ipbarchitecture.com
www.ipbarchitecture.com
CIAT CHARTERED PRACTICE

PROJECT:

EXTENSION

139 VICTORIA ROAD
FALLOWFIELD
M14 6DA

PREPARED FOR:

MR & MRS WALKER

PROJECT No: IPB1361

REV.	DESCRIPTION	DATE	BY

DRAWN BY: IPB REVIEWED BY: IPB

ISSUE DATE: 03/07/23 SCALE: As indicated

SHEET TITLE:

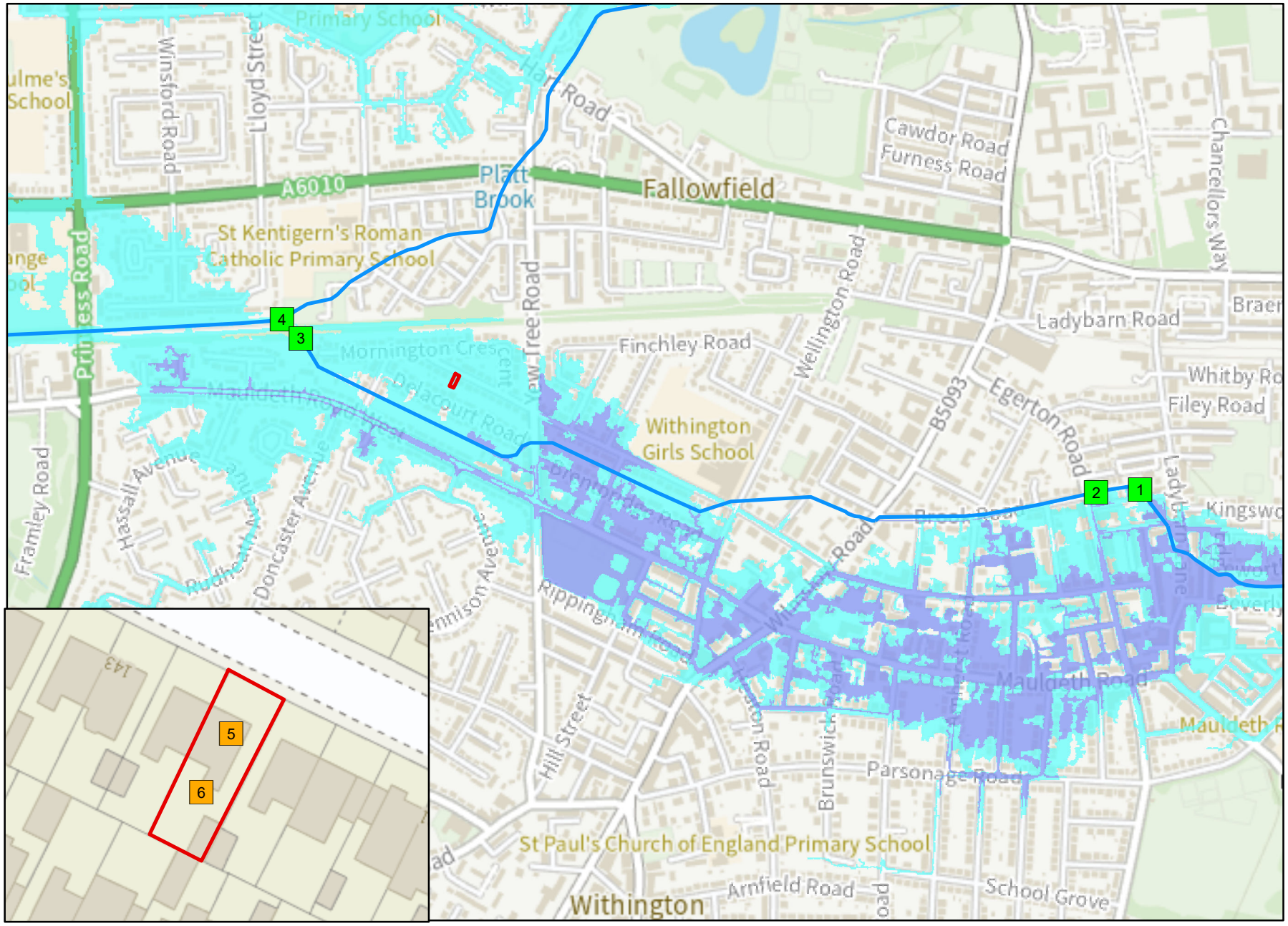
PROPOSED PLANS

SHEET NUMBER: A1-02 REVISION:

06/07/2023 08:30:10

APPENDIX B – EA DATA

Detailed Flood Map Centred on Victoria Road, Fallowfield, Manchester, M14 6DA.
Created 18/08/2023 [GMMC322600SW]



Environment Agency

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Legend

- Site Location
- Model Measurements
- 2D Levels
- Main River
- Flood Zone 3
- Flood Zone 2

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| | | | | | Undefended | | | | |

APPENDIX C - FLOOD NOTICE & EVACUATION

FLOOD EVACUATION PLAN

Site occupants are advised to sign up to the EA Flood Warning Service in order to ensure those leaving the site are aware of the flood risk in the immediate vicinity.

Further information can be found on www.environment-agency.gov.uk/floodline. It is advised that:

On receipt of a FLOOD ALERT, the individual property owners and occupiers should:

- ⇒ Monitor the situation via local media;
- ⇒ Make themselves aware of forecast local weather conditions;
- ⇒ Alert both current visitors, and those scheduled to arrive, of the situation;
- ⇒ Prepare to evacuate if necessary.

On receipt of a FLOOD WARNING, the individual property owners and occupiers should:

- ⇒ Follow advice to "go in, stay in, and tune in";
- ⇒ Move all vehicles to an area outside of the potential flood extent, if safe to do so;
- ⇒ Alert scheduled visitors that they should seek alternative accommodation;
- ⇒ Be prepared to follow instruction from the Emergency Services.

On receipt of a SEVERE FLOOD WARNING, the individual property owners and occupiers should:

- ⇒ Follow advice to "go in, stay in, and tune in";
- ⇒ Remain attentive to local media forecasts and news bulletins;
- ⇒ Do not evacuate unless instructed to do so by the Emergency Services;

Upon receipt of a Flood Warning, site users are advised to remain on site in a designated place of safe refuge such as the main house which is shown to be located wholly within Flood Zone 1. If evacuation from site is required, it is advised to travel south away from the River Test.

If flood waters along any routes leaving the site have exceeded 25cm, site users are advised to seek advice from emergency services.

Flood Alerts and Warnings are graded as descried in the following section.

ENVIRONMENT AGENCY ALERT & WARNING CODES

Flood Alert

Key Message: Flooding is possible. Be prepared

Timing: 2 hours to 2 days in advance of flooding

Actions: Be prepared for flooding
Prepare a flood kit of essential items
Monitor local water levels and flood forecasts

Flood Alerts are to warn people of the possibility of flooding and encourage them to be alert, stay vigilant and to make early preparations for flooding.

Flood Warning

Key Message: Flooding is expected. Immediate Action Required

Timing: Half an hour to 1 day in advance of flooding

Actions: Act now to protect your property
Block doors with flood boards or sandbags and cover airbricks and other ventilation holes
Move family, pets and valuables to a safe place
Turn off gas, electricity and water supplies if safe to do so
Keep a flood kit ready
Move cars, pets, food, valuables and important documents to safety

Flood Warnings are to warn people flooding is expected and encourage them to take immediate action to protect themselves and their property.

Severe Flood Warning

Key Message: Severe flooding. Danger to life

Timing: When flooding poses a significant threat to life and different actions are required

Actions: Stay in a safe place with a means of escape
Be ready should you need to evacuate from your home
Co-operate with the emergency services
Call 999 if you are in immediate danger

Severe Flood Warnings are to warn people of a significant risk to life or significant disruption to communities caused by widespread or prolonged flooding, and encourage them to take immediate action to protect themselves and follow the advice of the emergency services.

Warnings no longer in force	**Key Message:**	No further flooding is currently expected for your area
	Timing:	When river or sea conditions begin to return to normal
(no icon)	**Actions:**	Be Careful. Flood water may still be around for several days and could be contaminated If you've been flooded, ring your insurance company as soon as possible
Warnings are removed to inform people that the threat has now passed.		

OTHER SOURCES OF INFORMATION

National Planning Policy Framework and the Planning Practice Guidance.

https://www.gov.uk/government/collections/planning-practice-guidance

Am I at Risk of Flooding?

https://www.gov.uk/check-flood-risk

Environment Agency Flood Warnings

https://www.gov.uk/sign-up-for-flood-warnings

Prepare a Flood Plan for your home or business

https://www.gov.uk/prepare-for-a-flood/make-a-flood-plan

Improving the flood performance of new buildings: flood resilient construction.

https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings