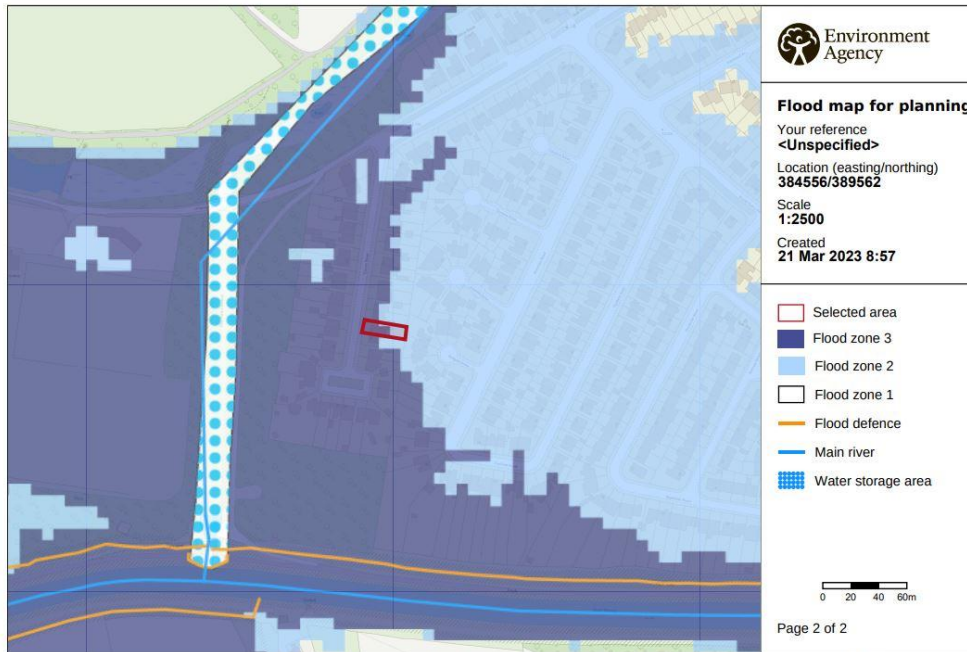


ZONE 3 : DOMESTIC EXTENSION – FLOOD RISK STATEMENT

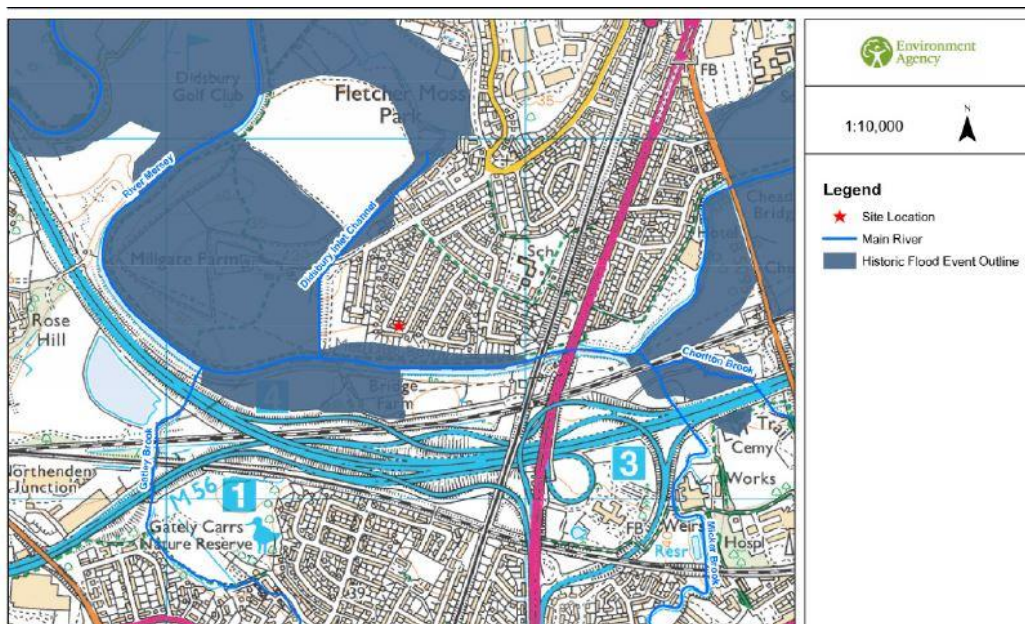
27 TUSCAN ROAD, EAST DIDSBURY, MANCHESTER M20 5GS

The site is within Flood zone 3 as noted in the plan below from the Environment Agency
(as identified on Fig1 EA Flood Map below)



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There are flood defences protecting the immediate adjacent area as noted on the hatched area on the map above. The historic flood map incidence from 1964 shows no flooding history to the property, see fig 2 below

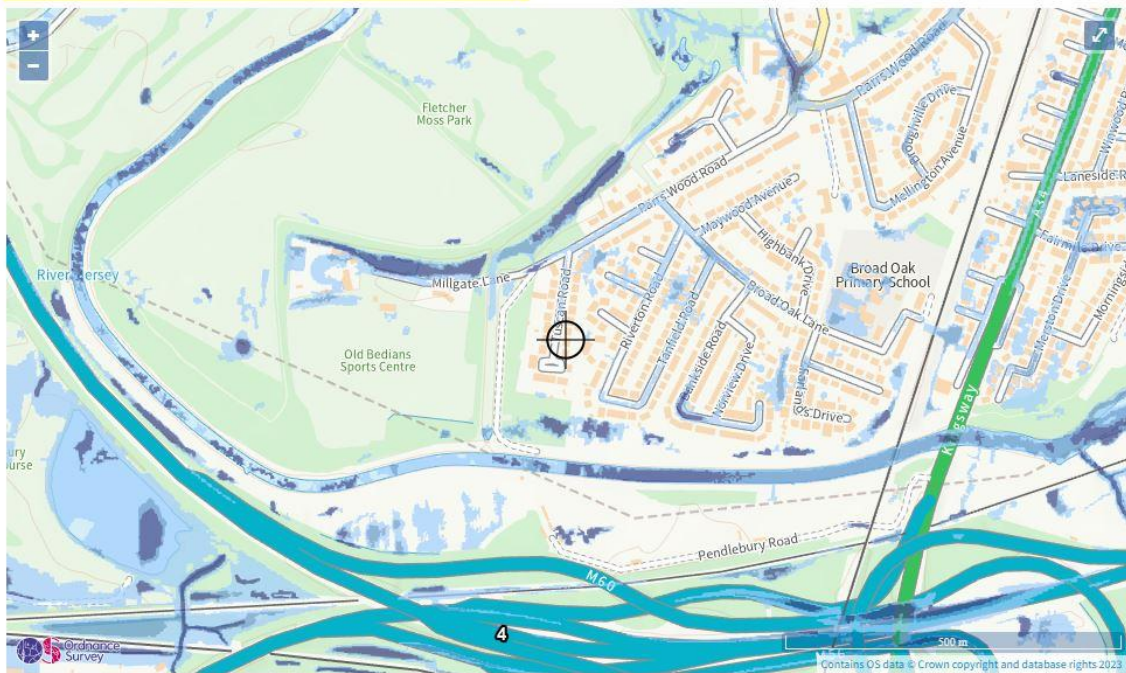


Flood risk

Extent of flooding

Location

27 TUSCAN ROAD



Extent of flooding from surface water

High Medium Low Very low Location you selected

Fig 3 illustrates the likely (low) risk from surface water sources.

Historic Flood data.

Further to consultation with the Environment Agency there are no records of any historic flooding to this area. see email below.

srmlsarchitect@gmail.com

From: GMMC Info Requests <InfoRequests.GMMC@environment-agency.gov.uk>
Sent: 19 November 2021 11:42
To: 'srmlsarchitect@gmail.com'
Subject: GMMC241021SW Response attached from the Environment Agency

Dear Simon,

Thank you for your enquiry which was received on 13/11/21.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

We have no records of flooding affecting the site. However, this does not mean flooding has not occurred in the past or that it will not flood in future. We recommend that you also contact United Utilities and Manchester District Authority who may hold additional information (the former especially in relation to sewer flooding).

However, whilst we are not aware of the property itself being flooded we believe that part of the garden flooded in January 1964.

The Environment Agency offers an Insurance Related Letter, which outlines the risk of flooding from rivers and the sea and surface water. This may help when obtaining suitable insurance. If you would like to receive an Insurance Related Letter, please request this in your reply to this enquiry.

For further information on your property's flood risk, visit:

Long term flood risk website: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/>

Flood Map for Planning: <https://flood-map-for-planning.service.gov.uk/>

For additional flood risk information, advice and support in your area, please visit: <https://thefloodhub.co.uk/>

The National Flood Forum also offers advice on obtaining insurance, particularly for those properties deemed at high risk. This is helped by the government-backed scheme 'Flood Re' which enables those at risk to shop around for affordable insurance. They also offer advice on property resilience, flood prevention and mitigation measures which we hope you will find useful. For this information please visit: <http://www.nationalfloodforum.org.uk/>

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

Kind regards,

Sarah

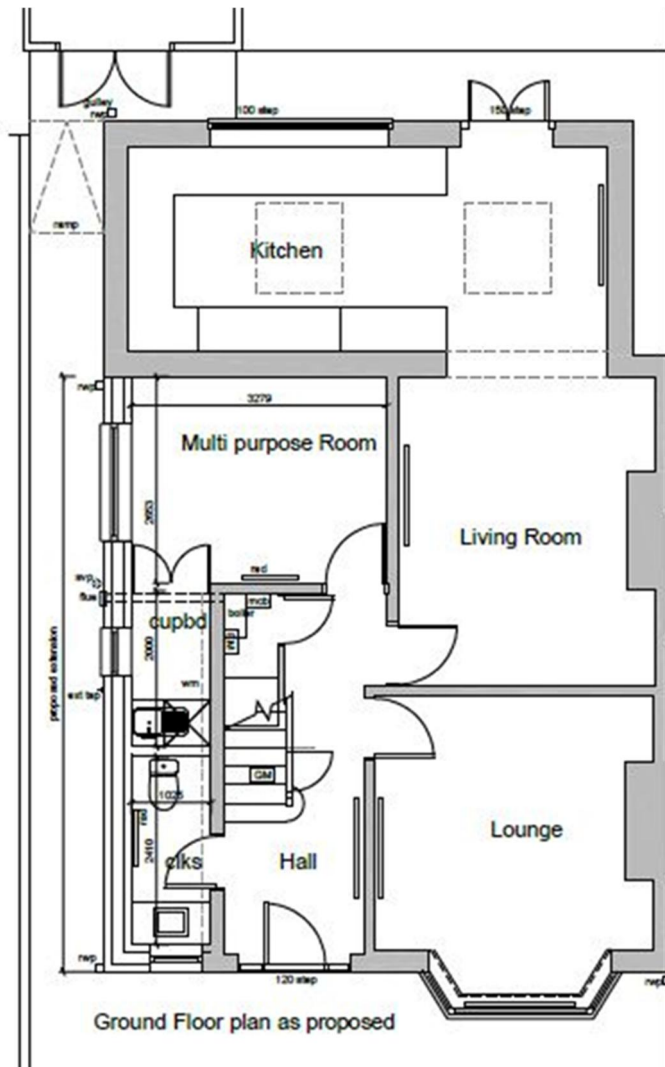
Sarah Walters | Customer and Engagement Officer
Greater Manchester, Merseyside and Cheshire

Direct email: InfoRequests.GMMC@environment-agency.gov.uk

Office address: Richard Fairclough House, Knutsford Road, Latchford, Warrington, WA4 1HT

Design Mitigation

The minor extension to the house will have floor levels set at the same level as the main ground floor of the existing dwelling. It is not practical to raise the floor levels in the extension for reasons of access.



Surface water will be discharged to the existing mains drainage arrangement as for the existing dwelling. All areas of hardstanding will fall away from the property as is good practice. Final drainage design is to be agreed with building control.

Additional measures in place;

The residents subscribe to the EA early flood warning system.

Proposed external materials are resilient and have low porosity.

Electrical installations are all above 300mm of finished floor level

Floor /lower wall finishes are robust.

Escape in the event of flood.

The premises are a two storey semi- detached dwelling.

In the event of flooding the Flood Risk early warning system would offer advance notice, and escape via front/rear doors at ground level would be feasible.

If a situation developed where occupants were unable to escape, then refuge could be taken at first floor level, until emergency services were able to assist.

Escape via first floor windows is possible from front and rear of the premises.