



Reid Design Limited
26 Raven Road
Timperley
WA15 6AP

e reiddesignlimited@gmail.com

t +44 (0) 7877173219

28 September 2022

42 MERSEY CRESCENT
MANCHESTER
M20 2YJ

FLOOD RESILIENCE MEASURES



With reference to planning approval 133938/FH/2022 - Erection of a single storey side and rear extension to provide additional living accommodation. This document is in response to a planning condition that has been added to the approval notice.

No development shall commence until the following further details of flood risk assessment have been submitted to and approved in writing by the local planning authority:

If you cannot raise FFLs 300 mm above the estimated flood level, you should demonstrate flood resilience and resistance measures in your design

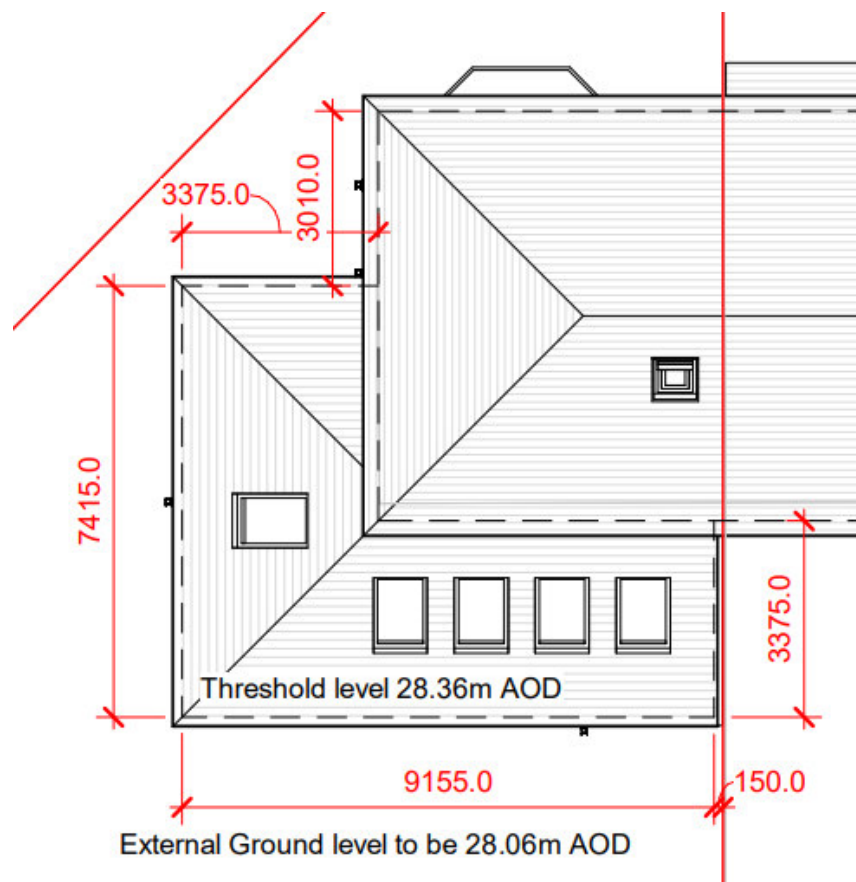
The site falls within Flood Zone 2, an area of medium probability of flooding. As such we are seeking to highlight the flood resilient measures that will be undertaken to resist such a flood should it occur.

Based on the Environment Agency Flood Risk Assessment Date, reference GMMC266766AB/Y2MGF7GWTEB8 the anticipated floor levels are.

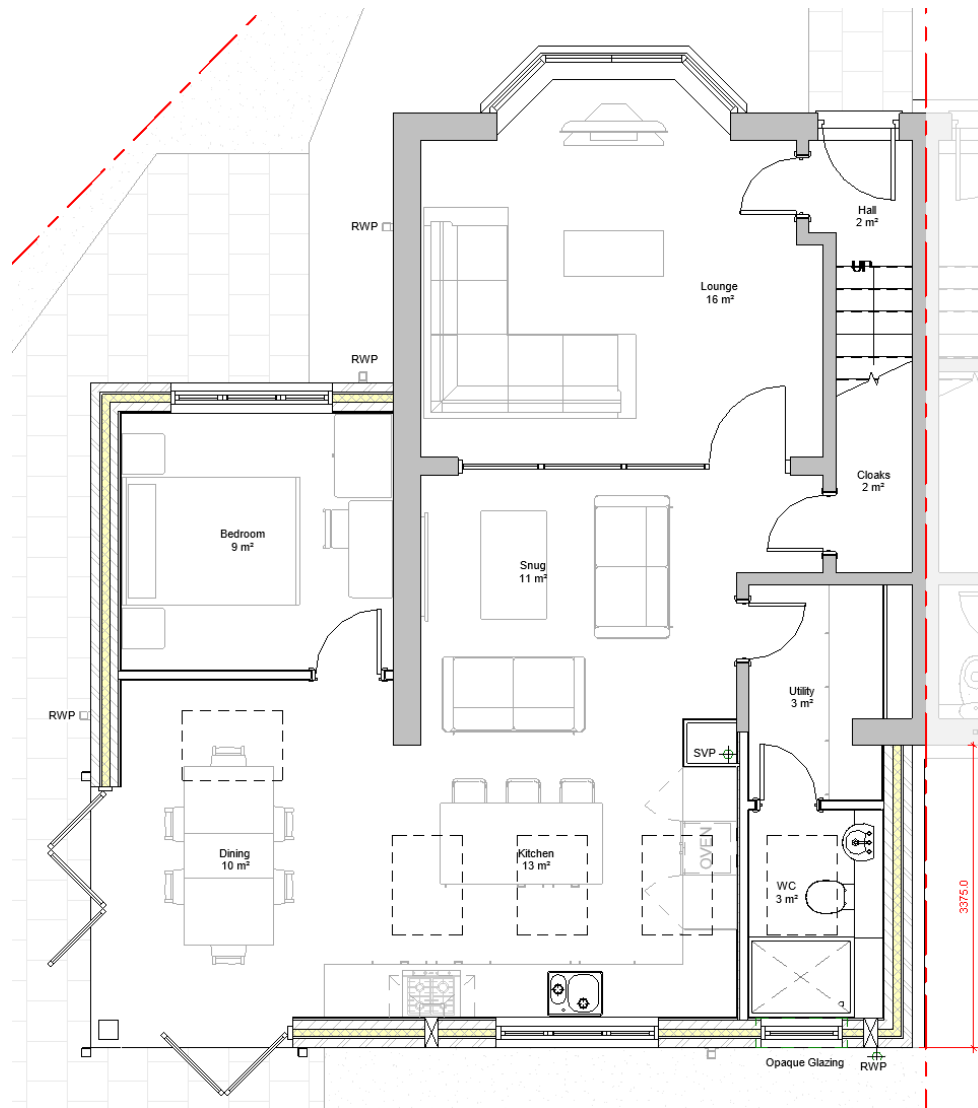
Defended: 1% AEP (1 in 100 year) + 30% increase in flow = 28.36m AOD

Undefended: 0.5% AEP (1 in 200 year) = 28.15m AOD

The finished floor level of the existing property is 28.36m AOD.

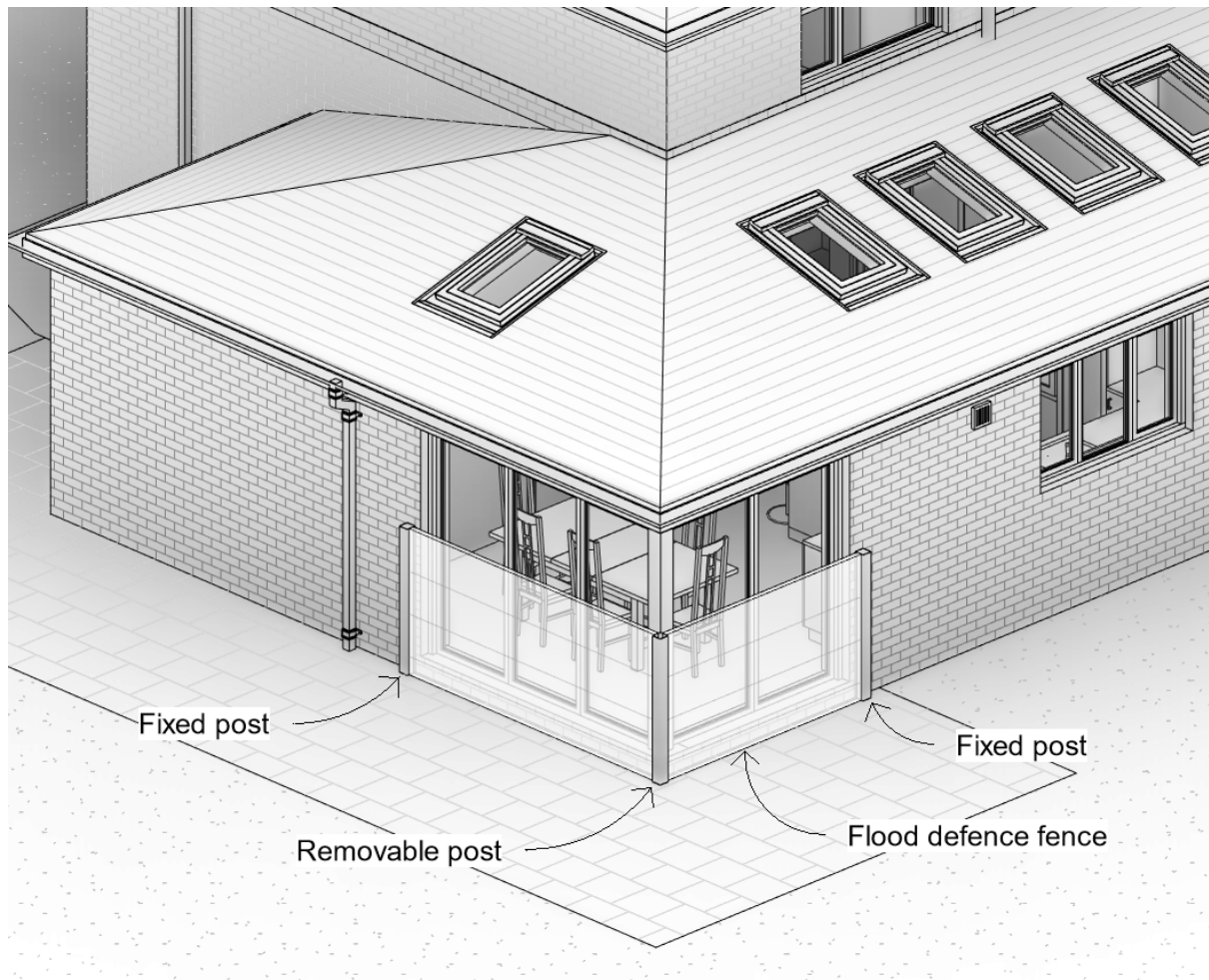


Due to the layout of the property and the open plan nature of the proposed extension unfortunately the increase in FFL to the extension would not be feasible. Layout of the proposed extension can be seen below.

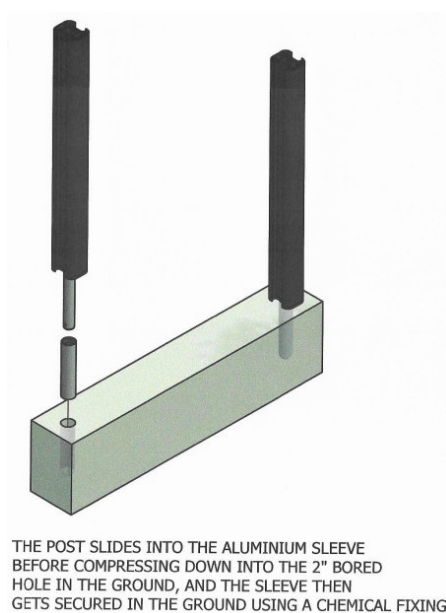


As the plot benefits from a large private corner garden, one of the key ambitions of the scheme is to allow the client to enjoy the open aspect by introducing a set of corner bi-folding doors that could be opened to allow the outside space to flow into the internal living accommodation.

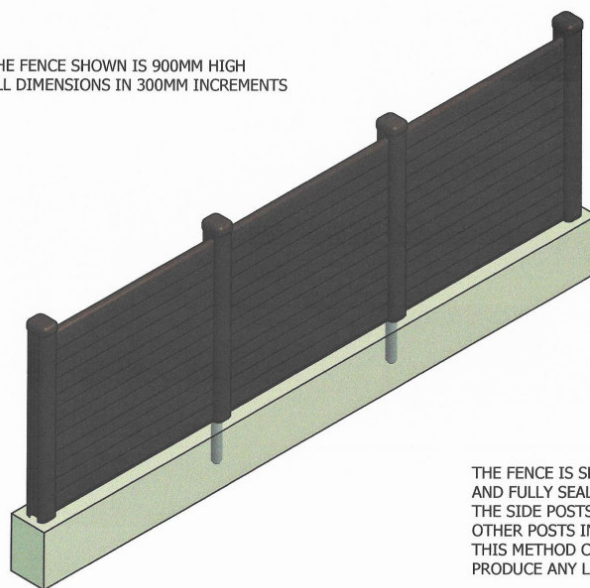
Through discussions with various flood defence specialists, we have come to a solution which will involve providing a flood fence to cover corner bi-folding doors. Permanent fixing posts will be provided at jamb position and a removable post at intersection of bi-folding doors. Once the corner post has been erected the flood fence will then slot into place between the posts.



Allow for concrete infill below paving slabs / sand blinding adjacent to external wall to allow for posts to be embedded



THE FENCE SHOWN IS 900MM HIGH
ALL DIMENSIONS IN 300MM INCREMENTS



THE FENCE IS SHOWN COMPLETE AND FULLY SEALED, THE SIDE POSTS ARE FIXED, WITH ALL OTHER POSTS IN BETWEEN REMOVABLE, THIS METHOD CAN BE DUPLICATED TO PRODUCE ANY LENGTH OF FENCING



This methodology has been implemented previously and has proven successful. Below are some images of installed flood fences.





Reid Design Limited
26 Raven Road
Timperley
WA15 6AP

✉ reiddesignlimited@gmail.com

☎ +44 (0) 7877173219