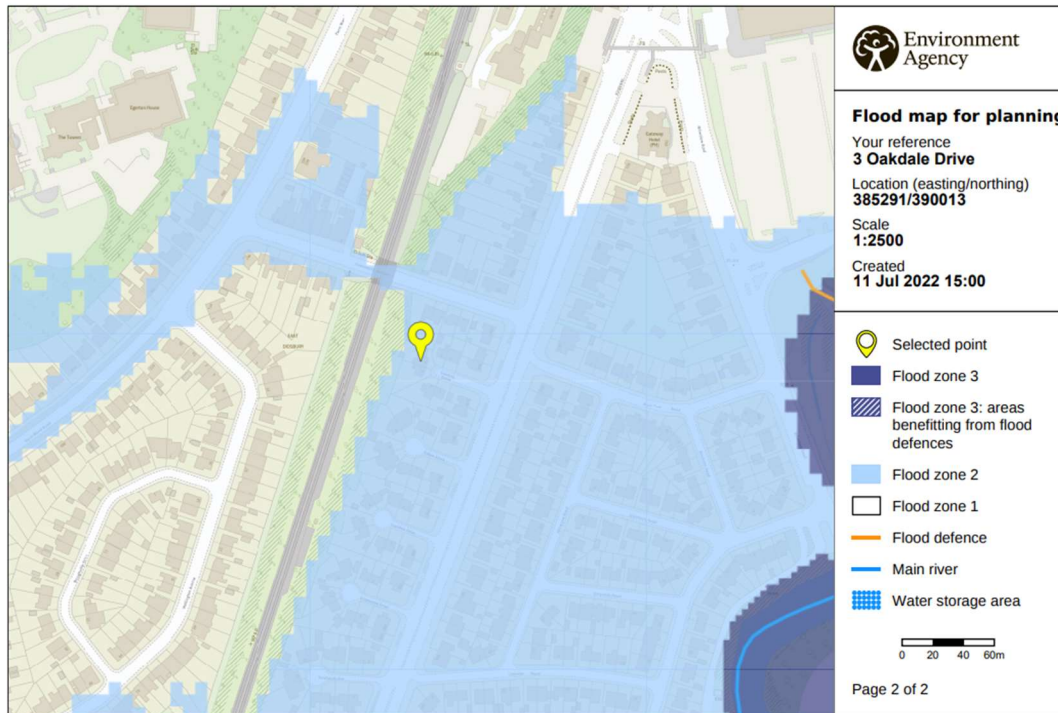


Zone 2 : Domestic Extension – Flood Risk Statement

3 Oakdale Drive, Manchester, M20 5WJ

Erection of a part single /part two storey side and rear extensions to form additional living accommodation following the demolition of the existing two storey side and single storey rear extension – Application Number 134251/FH/2022

The site is within Flood zone 2 as noted in the Fig 1 below from the Environment Agency.



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Fig 2 below illustrates the likely (low) flood risk from river sources.

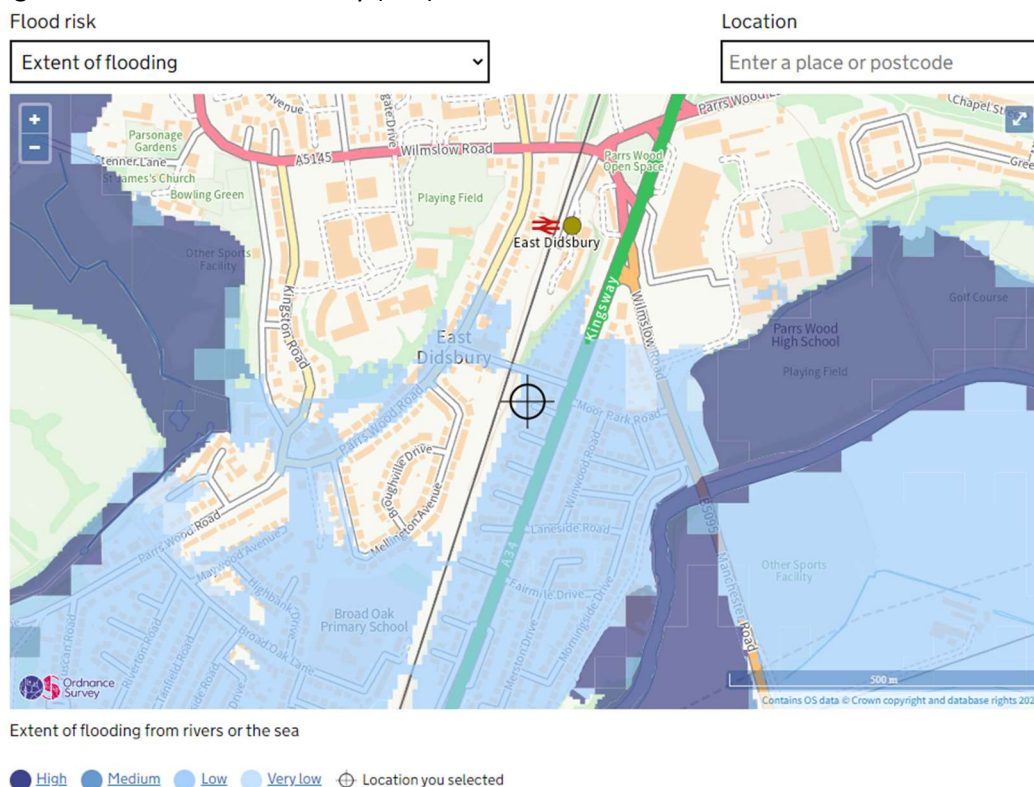


Fig 3 shows the very low risk of flooding from surface water.

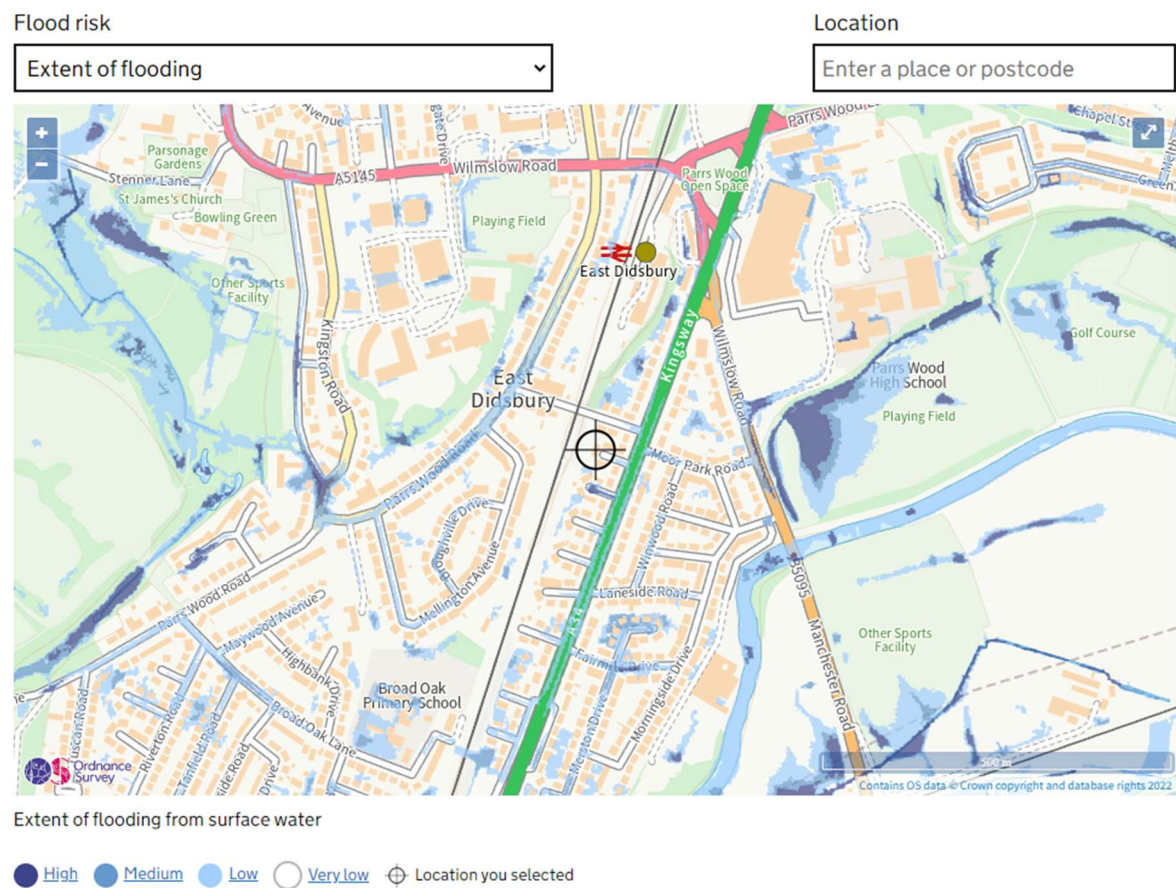
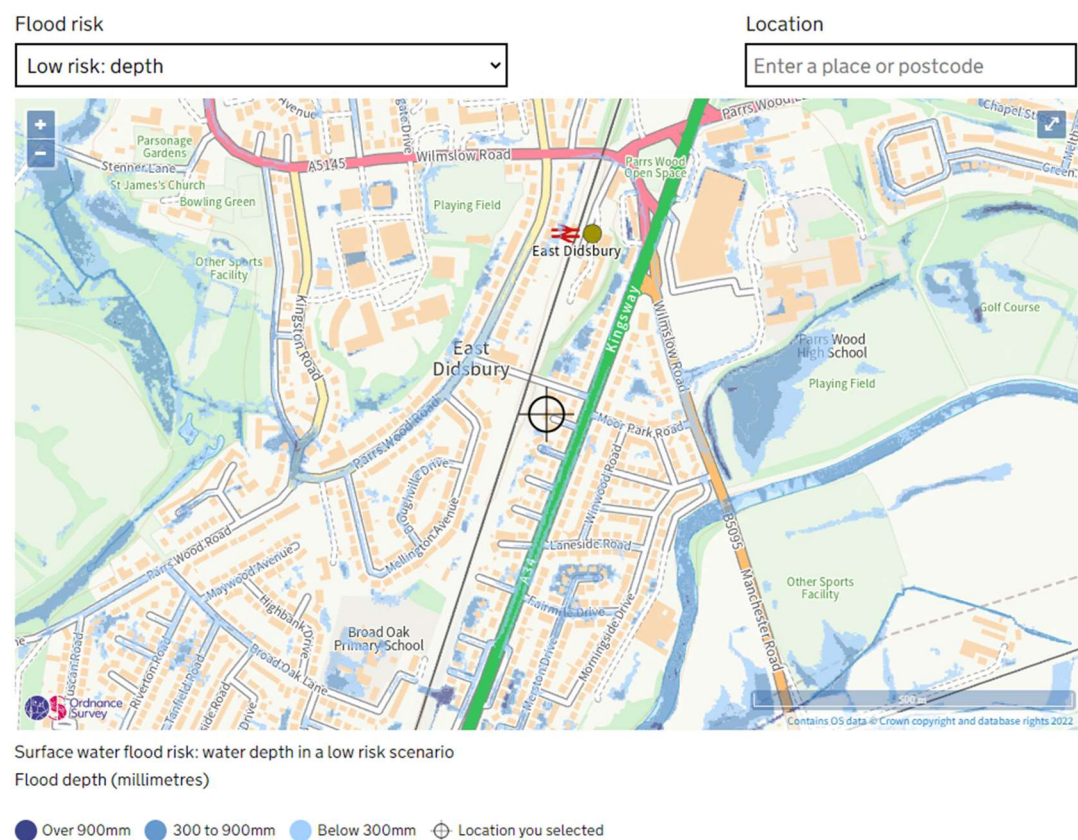


Fig 4 below shows the flood depths if there was flooding from surface water. As you can see the risk is that low that there is no given flood height for the application address.



The extension to the house will have floor levels set at the same level as the main ground floor of the existing dwelling. 35.150 os datum. 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. There is no significant variation in terms of groundwater/surface run off that this proposal would create. Final drainage design is to be agreed with building control.

Additional measures in place;

Proposed external materials are resilient and have low porosity.

New electrical installations are all to be above 300mm of finished floor level

Floor /lower wall finishes are robust and building regulations compliant.

Escape in the event of flood.

The premises are a two storey semi detached dwelling.

Escape via front/rear doors at ground level would be feasible given early warning of flooding.

If a situation developed where occupants were unable to escape through front of rear doors, 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.