

## **FLOOD ASSESSMENT REPORT REGARDING THE PROPERTY OF 16 LATHOM ROAD, MANCHESTER M20 4NX**

**The Planning Application** referred to on the forms and drawings relate to the property of 16 Lathom Road, which lies within a flood zone as indicated on the maps. They indicate a low risk as regards surface water. As regards flooding from rivers the property is on the junction between low and high risk.

**The proposal** involves the construction of a two-storey rear extension, together with a single storey area to the rear.

### **FLOODING HISTORY**

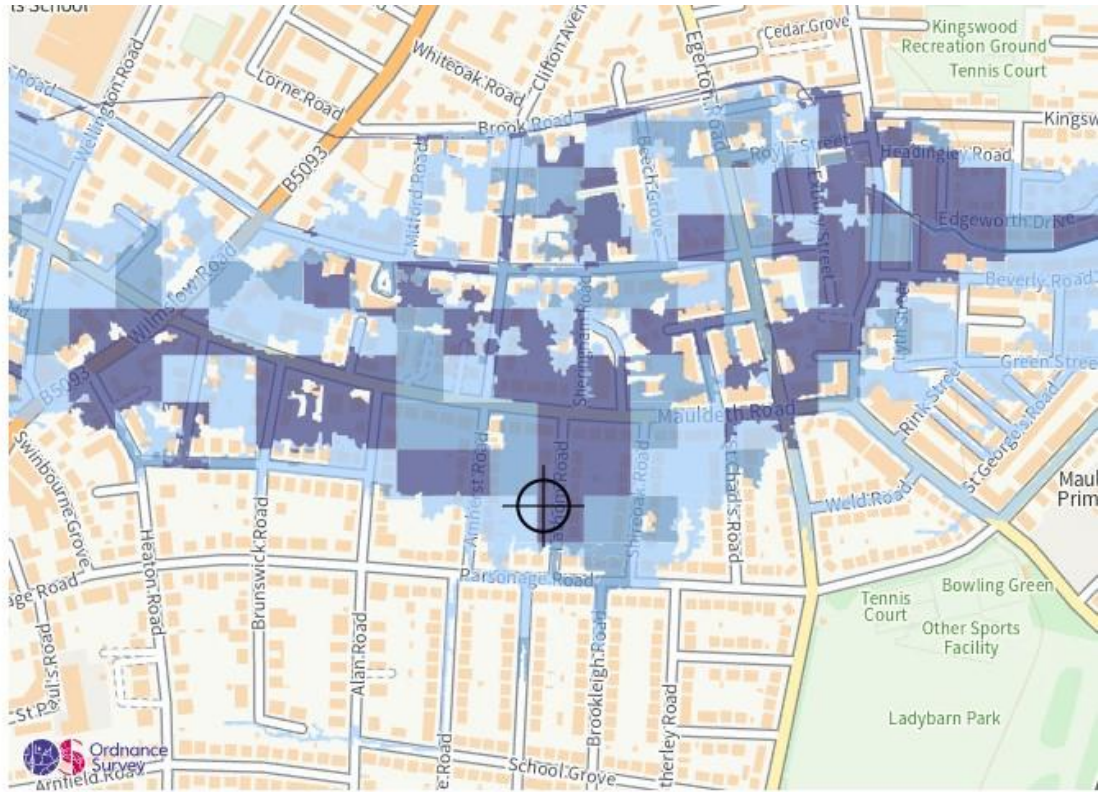
Ms. Fox, who has been living in the property since 1996, confirmed that they have never experienced any flooding even with the excessive rainfall that has been recorded over the past three years, including Storm Christoph. To her knowledge, there had not been any flooding in Withington, although houses had been evacuated as a precaution around the river Mersey in Didsbury and Northenden.



Extent of flooding from surface water

High
 Medium
 Low
 Very low

+
 Location you selected



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very Low ⊕ Location you selected

## MITIGATION

It is recognised that there is a potential problem and as a consequence the following steps are to be taken and incorporated into the design at building regulation stage.

- The existing floor construction is suspended timber and it is not anticipated that this will be altered. The new floor construction to the extensions is to have materials and details to withstand potential flooding. It is proposed that solid floor construction should be used with a waterproof additive in the concrete mix. Furthermore, a damp-proof membrane is to be provided underneath the slabs as added protection.
- The new finished floor levels, are to be no lower than the existing levels of the main.

- Electrical outlets, sockets et cetera are to be higher than normal.
- Plaster finishes to be lime plaster and therefore easily dried out in the event of flooding.
- Attenuation is to be provided to the drainage system with existing and proposed rainwater pipes and gullies to have water butts.

## **CONCLUSION**

The proposed works as noted are extensions to an existing domestic property and are limited in size. Because of the extent of the development is not anticipated that the potential flood situation will be exacerbated. Furthermore, steps are to be taken to mitigate the effects of flooding should it occur, all as noted above.

**R E GONSHAW  
GONSHAW ASSOCIATES**

**28 July 2022**