



Figure 1 - Site Location Plan
Scale 1:1250

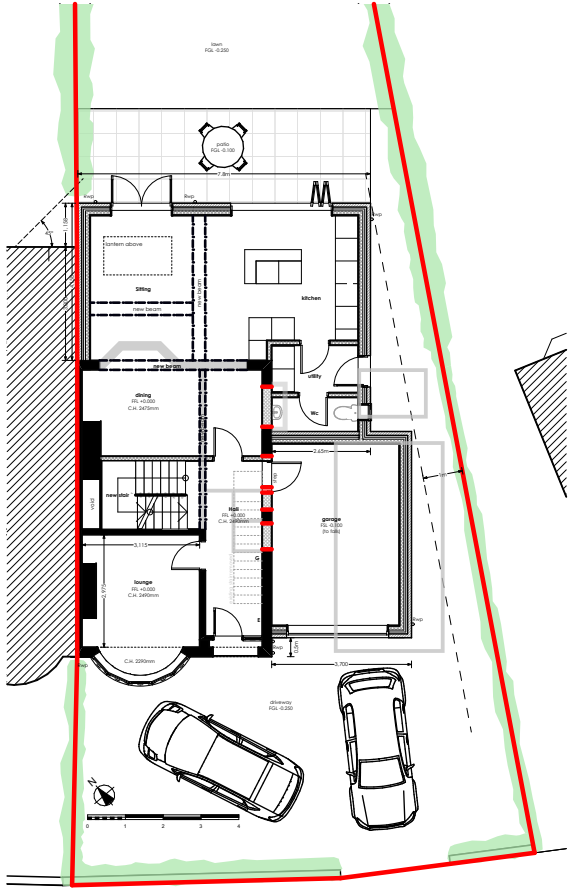


Figure 2 - Proposed Floor Plan
Scale 1:200

Description of development:

It is proposed that the existing 3 bed semi-detached house is modernised and extended with a double storey side and rear extension. This will create a good sized family home with 4 bedrooms and appropriate ground floor living space. The application site is a generous plot and is located in a residential area. Refer to figure 1 and 2.

Assessment of flood risk:

River flooding: A flood risk assement has been carried out on the DEFRA website using the application address as the search criteria. The flood risk map on the DEFRA website identifies the application site as being in flood zone 1 - ie risk of 0.1% or as having a flood risk of 1 in 1000 years. This is the lowest risk of flood zone idenitified by DEFRA. Refer to figure 3. This risk is due to the proximity to Baguley Brook.

Surface water flooding: A flood assessment has also been made in relation to the critical drainage areas that can be found on the Manchester City Council website. Refer figure 4. This map identifies the site as being in the Manchester and Trafford South Critical Drainage Area.

The estimated flood level for the site can be found on the Environment Agency website and concludes that the site has the following risk:

- 1. Surface water = low risk of flooding at a level of less than 300mm
- 2. Rivers and the Sea = very low risk

Ground level and floor levels:

The existing ground floor level is 250mm above the outside ground level of the site. The proposed extensions match the existing floor levels. As the site is in a very low risk flood area, it is proposed that the new extensions have a floor level equal to the existing house. This results in a ground floor level that is 250mm above outside ground level in an area that has low risk of flooding 1 in 1000 years. This is considered appropriate for the site and in line with guidance.

A request for additional flood risk data has been made on the GOV.UK website - flood maps for planning. This may provide additional information relating to the site and will be forwarded to the council when received. Due to the location of the site in a low risk area, it is possible that no additional data will be available on information such as past flooding.

Design features:

As the site is in a low risk area for flooding, it is not proposed that any flood resilience measures are incorporated into the design. We will be happy to discuss this issue with the case officer should simple measures be required.

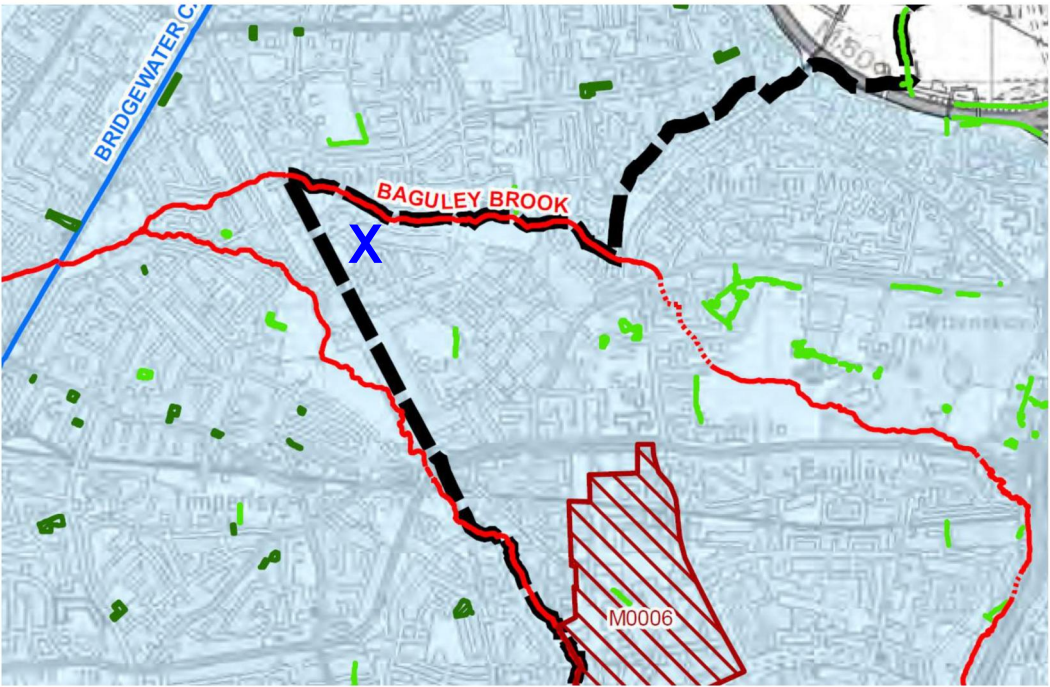


Figure 4:
Extract from Critical Drainage Area Map with site identified with 'X'

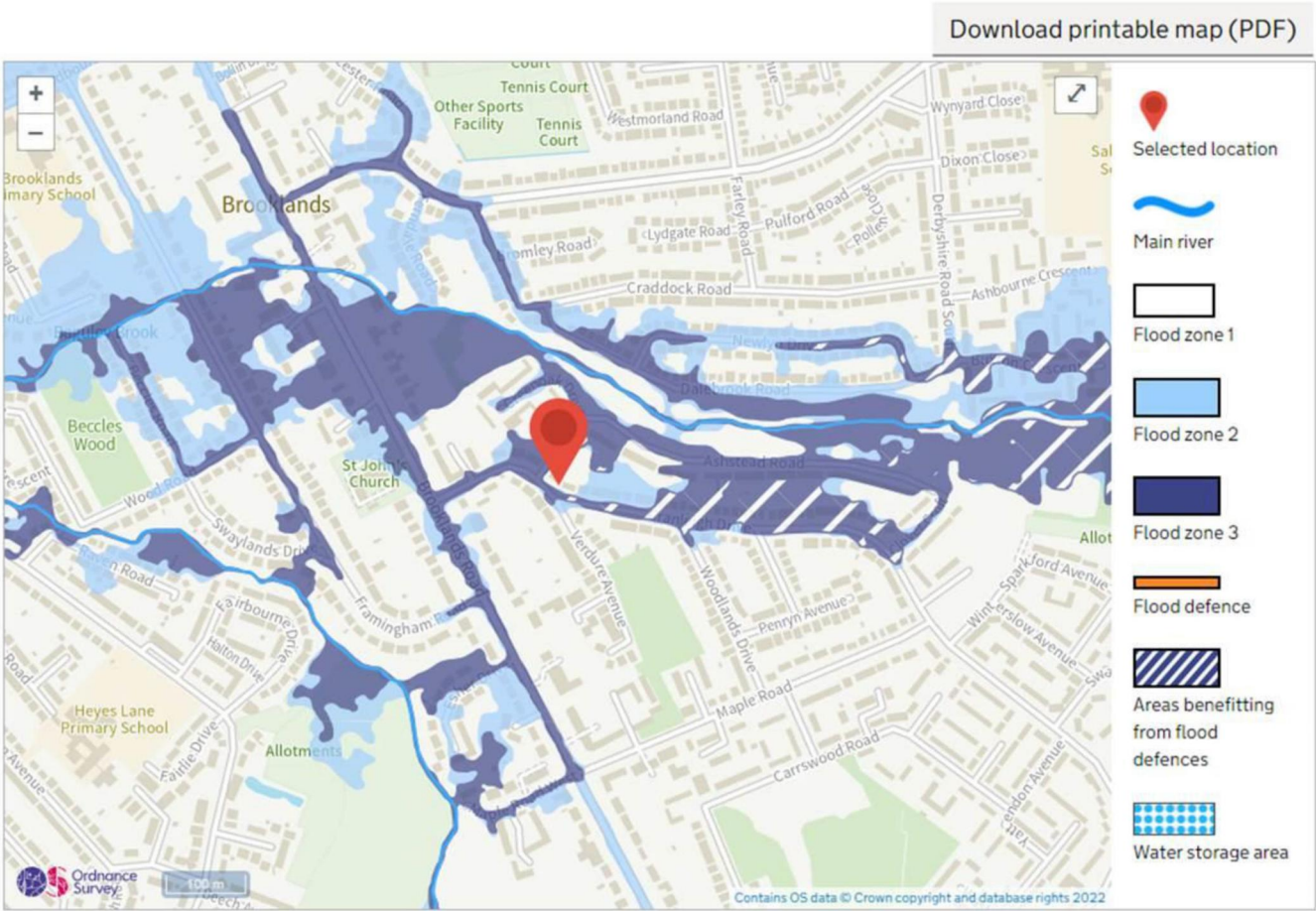


Figure 3:
Extract from DEFRA Flood Risk Map - site identified with red marker

revisions:

- This drawing must not be used for construction or installation purposes unless stated.
- Do not scale from this drawing except for planning and building regulations.
- All dimensions must be verified on site before completing shop drawings and setting out the work.
- This drawing is to be read in conjunction with the technical specification and associated schedules prepared by houseEXTEND
- This drawing is to be read in conjunction with other architectural and engineering drawings associated with this project.

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