CS
PROPERTY CONSULTANTS

FLOOD RISK ASSESSMENT FOR

84 BANKSIDE ROAD, EAST DIDSBURY M20 5GD

DOUBLE STOREY SIDE EXTENSION (19sq.m)

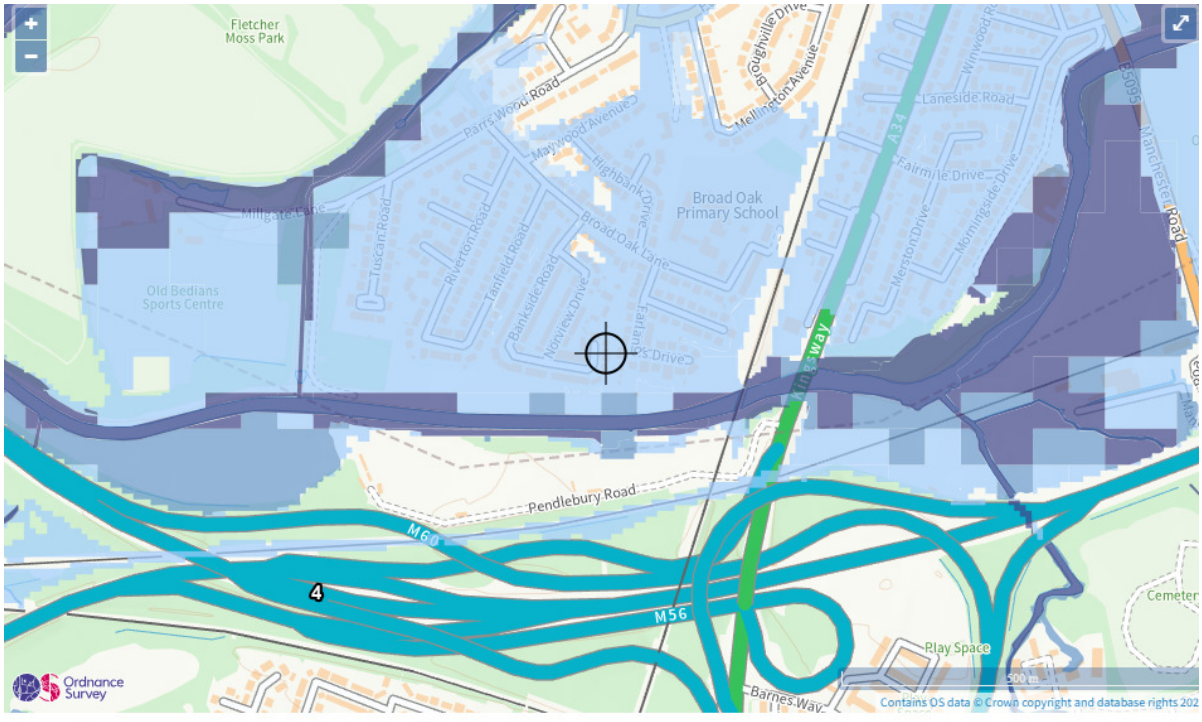
Following the Standing Advice guidance in the Environment Agencies document this development is a Minor Extension 19sq.m floor plan (measurement of single storey)

Having examined the Flood risk map for the area this property is in Flood Zone 3 but as the area is shaded it benefits from Flood protection measures which presumably mean it cannot be flooded.

The floor level of the extension is the same as the existing house with the floor level being approximately 450mm higher than the rear garden at the closest point to the extension.

All external surfaces will fall away from the property allowing surface water to drain away from the ground floor level.

The property is in a area of low risk which means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected