

Flood Risk & Finished Floor Level (FFL) Technical Statement

Project: 91 Buckingham Road, Manchester, M21 0QT

Planning Reference: 144097/FH/2025

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1. Introduction

This statement has been prepared to provide technical clarification regarding flood risk and the setting of Finished Floor Levels (FFLs) for the proposed development at 91 Buckingham Road. This follows a request for clarification from the Local Planning Authority (LPA) regarding the site’s location within Flood Zone 2.

2. Flood Risk Context (EA Product 4 Data)

The Environment Agency (EA) provided property-specific flood data on 19th January 2026 (Ref: 5F88BP87GV88). According to the **Chorlton Platt Gore 2024** hydraulic model, the following levels apply to the site:

Flood Event	Modelled Water Level (mAOD)
1% AEP (1 in 100 year) + 41% Climate Change	27.60 mAOD
1% AEP (1 in 100 year) + 53% Climate Change	27.65 mAOD
0.1% AEP (1 in 1000 year)	28.14 mAOD

In accordance with standard Environment Agency standing advice for Flood Zone 2, the **Design Flood Level** is established as **27.65 mAOD**.

3. Topographical Context

A site-specific topographical survey (Ref: 72389MCLS-01) confirms existing ground levels (EGL) across the build zones:

- **Rear Garden (Office/Annexe Zone):** Varies between 27.31 mAOD and 27.44 mAOD.
- **Rear of Main House (Extension Zone):** Varies between 27.76 mAOD and 27.81 mAOD.

4. Proposed Finished Floor Levels (FFL)

To mitigate flood risk and provide a robust safety margin, a **300mm freeboard** has been applied to the Design Flood Level.

- **Design Flood Level:** 27.65 mAOD
- **Proposed FFL for all new structures:** 27.95 mAOD

4.1 Garden Office & Detached Annexe

The proposed FFL of 27.95 mAOD will result in a floor height approximately **560mm to 630mm above the existing ground level**.

This elevation will be achieved using the **Surface-Mounted Cellular Raft Foundation** system previously detailed. This strategy is advantageous as it satisfies the Flood Risk requirement for elevation while simultaneously avoiding excavation within Root Protection Areas (RPAs), as mandated by the Arboricultural Method Statement.

4.2 Main House Extension

The proposed FFL of 27.95 mAOD is approximately **140mm to 190mm above the existing ground level** at the rear of the property. This aligns with the existing internal floor levels of the dwelling, ensuring accessibility while maintaining the required freeboard.

5. Flood Resilient Construction Measures

In addition to the raised FFL, the development will incorporate the following flood resilience measures (in line with BS 85500:2015):

- **Electrical Safety:** All new electrical sockets will be installed at a minimum of 450mm above the FFL.
- **Materials:** Water-resistant plasterboard and lime-based plaster will be utilized on the ground floor levels.
- **Drainage:** Non-return valves will be fitted to all new drainage connections to prevent backflow from the sewer system during a flood event.

6. Conclusion

The proposed FFL of **27.95 mAOD** provides a safe and compliant level of protection for the new development, sitting 300mm above the most recent modelled 1 in 100-year (+53% CC) flood event. By utilizing surface-mounted foundations, the project successfully balances flood safety with the strict arboricultural protections required for the site.

Appendices:

- Environment Agency Product 4 Report (5F88BP87GV88)
- Topographical Survey (72389MCLS-01)