gonshaw associates
chartered architect

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

The proposal involves the construction of a two and single storey rear extension.
This report follows on from the planning approval 134318/FH/2022 received on 5 July 2023. A flood risk assessment had been submitted with the original application, which is described below in **SECTION ONE**. Updated information is provided in **SECTION TWO,** which now relates to the current flood maps and advice.

SECTION 1

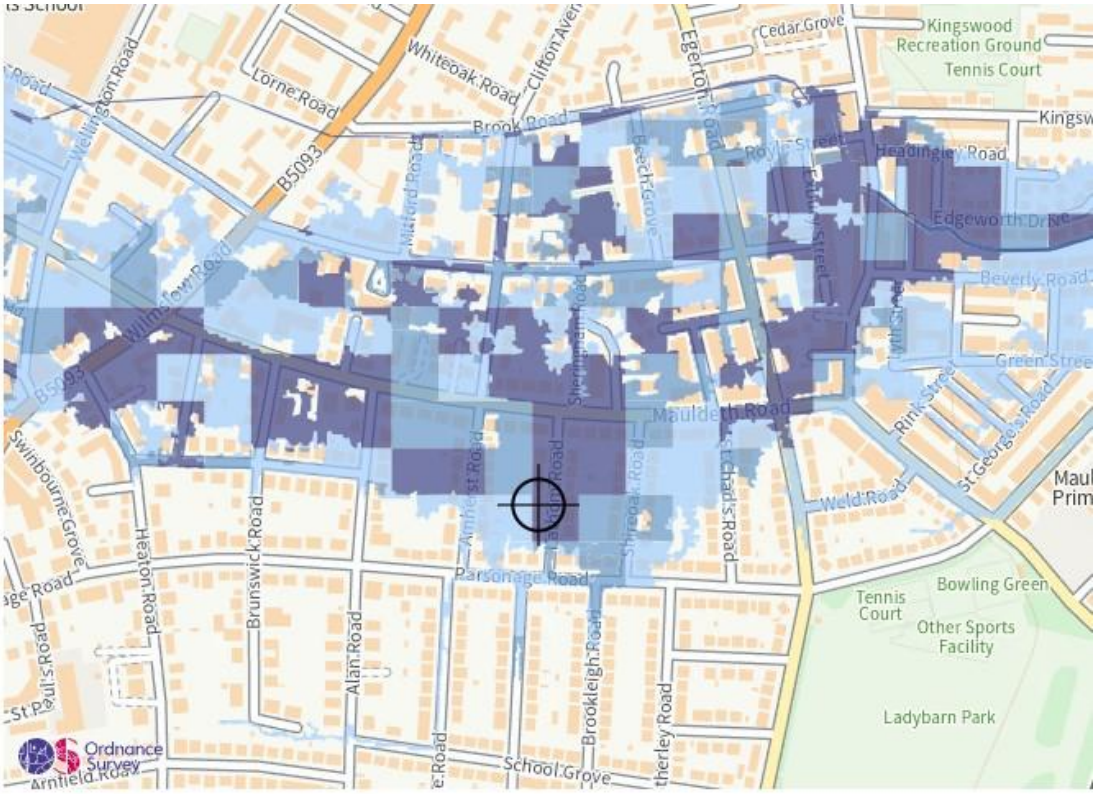
FLOODING HISTORY

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

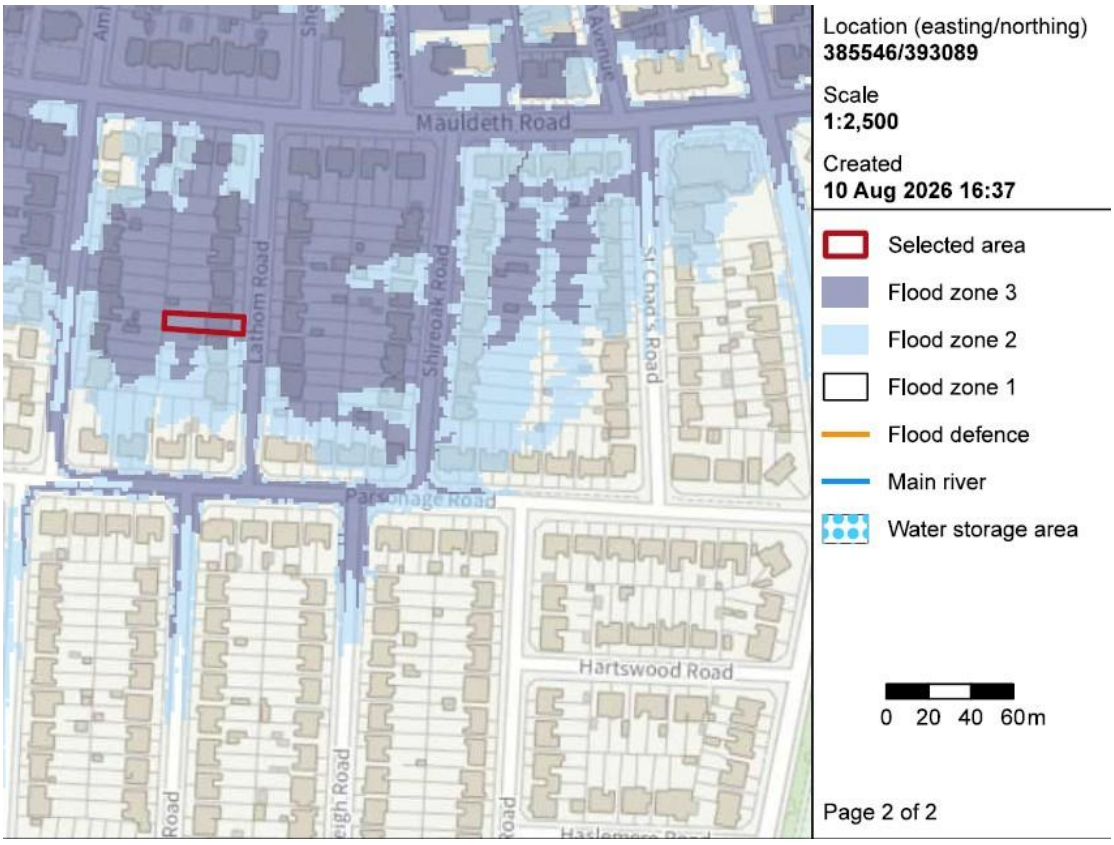
It is recognised that there is a potential problem and as a consequence the following steps are to be taken and incorporated into the design at building regulation stage.

- 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.

SECTION TWO

Since the original report the risk has increased as demonstrated in the map below. The risk from surface water remains the same. The client reports no issues as regards flooding, since the last report.



Vulnerability to Flooding:

- The existing site usage is classified as "more vulnerable" (residential).

- There will be no increase to vulnerability, lowering of floor levels, new basements, additional bedrooms or intensification of usage. The site will remain a single dwelling.

- Accordingly, it is considered that the vulnerability of the site as a whole will not increase post development.

Standing Advice for Minor Extensions:

- The proposed application is for a residential extension which does not exceed 250m2.

- There will be no introduction of additional or separate units and no sub-division. The property will remain a single dwelling. Internal access will be maintained from the ground floor to the first floor of the building. No new basements or bedrooms are proposed as part of the development.

- The EA Standing Advice guidance also recommends floor levels are set at least 600 millimetres (mm) above the estimated flood level with flood resistant materials up to at least 600mm above the estimated flood level. This can be reduced to 300mm if there is a high level of certainty about the estimated flood level and conversely increased if there is a particularly high level of uncertainty.

- If constraints are present which do not allow the raising of floor levels to 600mm, extra flood resistance and resilience measures will need to be incorporated to protect the development.

- Given the nature of the proposed development (an extension to an existing dwelling), the finished floor levels will be set no lower than existing, and therefore extra flood resistance and resilience measures will be incorporated into the proposed development 600mm above ground floor level.

- As such, the development as a whole is considered to fit within EA Standing Advice for domestic extensions.

Physical Design Measures:

- The site is located within Flood Zone 3 according to the EA Flood Map for planning (Rivers and the Sea).

- The EA Risk of Flooding from Surface Water Map suggests that the site is located within an area at "Low" to "Medium" chance of flooding from surface water for the present day and "Medium" to "High" chance between 2040 and 2060.

- The EA Standing Advice states that the design should be appropriately flood resistant and resilient, using flood resistant materials that have low permeability to at least 600mm above the estimated flood level;

- Making sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level.

    - Using flood resilient materials (for example lime plaster) to at least 600mm above the estimated flood level;
    - By raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level;

- Making it easy for water to drain away after flooding such as installing a sump and a pump;
- Making sure there is access to all spaces to enable drying and cleaning;
- Ensuring that soil pipes are protected from back-flow such as by using non-return valves.

- To help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the development where practical and feasible, in consultation with the Local Authority building control department. These measures can include the following:
  - Solid concrete ground floor slab, with waterproof membrane;
  - Closed-cell foam used in wall cavities;
  - Waterproof ground floor internal render;
  - Waterproof screed used on ground floors;
  - Damp proof membranes;
  - External walls rendered resistant to flooding to at least 600mm above ground floor level;
  - Exterior ventilation outlets, utility points and air bricks fitted with removable waterproof covers;
  - Raised wiring and power outlets at least 600mm above ground floor level;
  - Ground floor electrical main ring run from first floor level; and on separately switched circuit from first floor;
  - Electrical incoming supply and meter situated at least 600mm above ground floor level;
  - Boilers, control and water storage/ immersion installed at least 600mm above ground floor level;
  - Gas meter installed at least 600mm above ground floor level;
  - Plumbing insulation of closed-cell design;
  - Non-return valves fitted to all drain and sewer outlets;
  - Manhole covers secured;
  - Kitchen units of solid, water resistant material at ground floor level;
  - Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided at ground floor level;
  - Stairs if new, of solid hardwood construction with wood faces treated to resist water penetration at ground floor level.
  - It is recommended that flood proof doors and windows are installed for all external doors and windows.
  - Demountable flood defence barriers to 600mm to defend ground level doorways and low windows could be used if flood doors are not practical or other planning constraints prevent it.
  - Internal access will be permanently maintained from the ground floor to the first floor of the dwelling.

SAFE ESCAPE

- The Flood Risk and Coastal Change Planning Practice Guidance (PPG) states that access considerations should include the voluntary and free movement of people during a design flood, as well as the potential for evacuation before a more extreme flood, considering the effects of climate change for the lifetime of the development. Emergency access and escape plans are needed if any part of a development is below the estimated design flood level, which connects the site to an area away from current or future flood risk.

- It should be noted that the application is for a residential extension. There will be no additional bedrooms introduced as part of this development.
- In case of an extreme flood event without warning, users should seek refuge on the upper floors of the dwelling. The applicant has confirmed that permanent means of internal access will be provided to the upper floors of the dwelling, thus providing safe refuge.

- Residents will follow the Flood Warning and Evacuation Plan as below.

FLOOD WARNING

- The EA is responsible for issuing flood warnings.
- Flood warnings are issued to the emergency services and local authorities. Both private individuals and organisations can sign-up to receive warnings via phone, text or email. This system of receiving warnings is currently voluntary.
- Advice regarding severe flood warnings will generally be given during weather forecasts on local radio and TV. In the case of extreme events, warnings can also be disseminated via door to door visits by the police or locally appointed flood wardens.
- The applicant has agreed to subscribe to the EA's flood warning service.
- The EA issue flood warnings/alerts to specific areas when flooding is expected. The site lies within the Cringle Brook at Withington, Fallowfield and Burnage Flood Warning Area.

FLOOD PLAN

It is recommended that the applicant and future owners, occupiers and Landlords of the property prepare a flood plan to protect life and property during a flood event, to be aware and instigate the following:

- Find out if you are at risk of flooding.Find out if you can receive flood warnings.
- Prepare and keep a list of all your important contacts to hand or save them on your mobile phone.
- Think about what items you can move now and what you would want to move to safety during a flood such as pets, cars, furniture, and electrical equipment.
- Know how to turn off gas, electricity and water supplies.
- Prepare a flood kit of essential items and keep it handy. It can include copies of important documents, a torch, a battery-powered or wind-up radio, blankets and warm clothing, waterproofs, rubber gloves and a first aid kit including all essential medication.
- Consider buying flood protection products such as flood boards and airbrick covers to help reduce flood water getting into your property.
- If you have flooded, contact your insurance company as soon as possible.

- Take photographs and videos of your damaged property as a record for your insurance company.
- If you don't have insurance, contact your local authority for information on grants and charities that may help you.
- Flood water can contain sewage, chemicals and animal waste.
- Always wear waterproof outerwear, including gloves, wellington boots and a face mask.
- Have your electrics, central heating and water checked by qualified engineers before switching them back on.

SURFACE WATER DRAINAGE STRATEGY

Due to the small scale of the development, a full Surface Water Drainage Strategy is not required at this stage of planning. However, SuDS features will be incorporated into the development where practically possible or will utilise the existing arrangement on site, if appropriate. As such, any change in surface water runoff from the site will likely be negligible.

CONCLUSION AND SUMMARY

The proposed application is for the single storey extension to the rear and front.

- There will be no increase to vulnerability, lowering of floor levels, new basements, additional bedrooms or intensification of usage.
- The site will remain a single dwelling.
- Internal access will be permanently maintained from the ground floor to the first floor of the dwelling.
- The proposed application is for a residential extension which does not exceed 250m2.
- Flood proofing of the development will be incorporated, where appropriate.
- The proposed development fits within EA Standing Advice for domestic extensions.
- Post development, the site will remain "more vulnerable" (residential).
- There will be no unacceptable loss of fluvial floodplain storage.
- The applicant will register with the free Environment Agency Floodline Alert Direct service.

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 **12 August 2026**