

Flood Risk Assessment

Site Address: 30 The Avenue, Ickenham, UB10 8NP

Description of Development: Single Storey Extension at the rear of the property 4.7 x 4.5 metres in plan.

Flood Risk: The property is located within Flood zone 2 of the River Pinn and the advice from Environment Agency (see below) is to follow the `Standing Advice for Minor Extensions` namely that floor levels for the new extension are not to be below the floor levels of the existing house.

I can confirm and see note / directive on Drawing Number 102 – Proposed Elevations, that floor levels for the proposed new extension will be the same as the floor levels of the Existing House.

Flood Risk Assessment Advice Letter – email message received 22/03/2017 in relation to enquiry address 30 The Avenue, Ickenham, UB10 8NP

Dear Chris,

Many thanks for your email and earlier phone call.

Flood risk is the only constraint identified at this site and as discussed I confirm your proposed development falls under our [Flood Risk Standing Advice](#) (FRSA). In this case the proposed development is a minor extension in Flood Zone 2 (with a very small area in Flood Zone 3), so you will need to follow the '[standing advice for minor extensions](#)' section.

In essence you will need to make sure floor levels are either no lower than existing or are 300 millimetres above the estimated flood level. If needed, you can obtain flood levels from our Customers and Engagement team by emailing HNL enquiries@environment-agency.gov.uk The local authority (LB Hillingdon) may also require you to consider using [flood resistance and resilience measures](#) but they will be able to advise further on this and also what level of detail they will require in a flood risk assessment.

I trust the above links provide all the information you need but if you have any further queries, please do not hesitate to contact me.

Kind regards

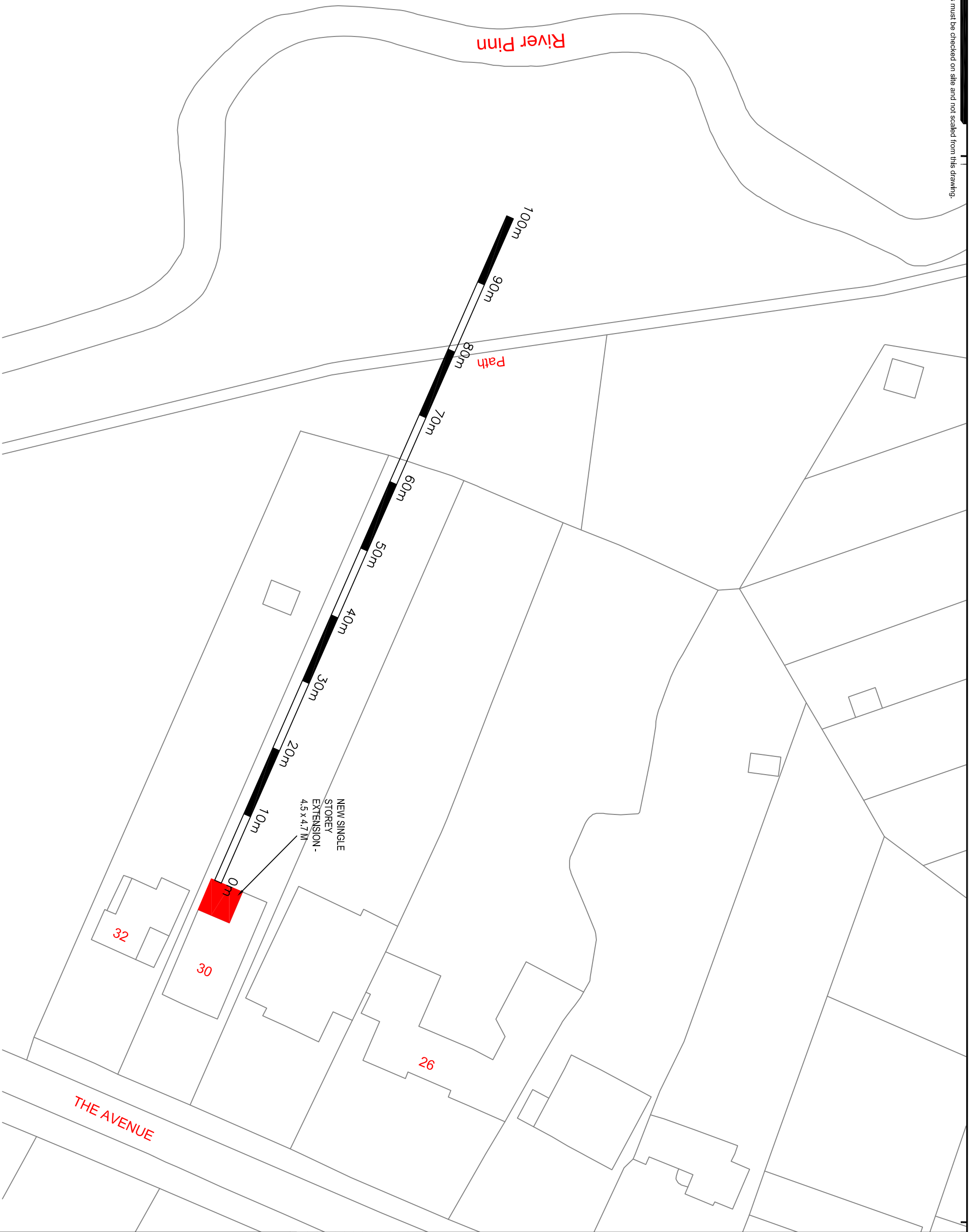
Tricia Devonshire
Planning Advisor

Sustainable Places | Environment Agency - Hertfordshire and North London
Apollo Court, 2 Bishops Square Business Park, St Albans Road West, Hatfield, Herts, AL10 9EX

☎ Internal: 59188

☎ External: 0203 025 9188

✉ HNL SustainablePlaces@environment-agency.gov.uk

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apollo
QUALITY FIRST

PROPOSED DRAWING

CLIENT

Dr Sam Shah

PROJECT ADDRESS

30 THE AVENUE

ICKENHAM

MIDX

UB108NF

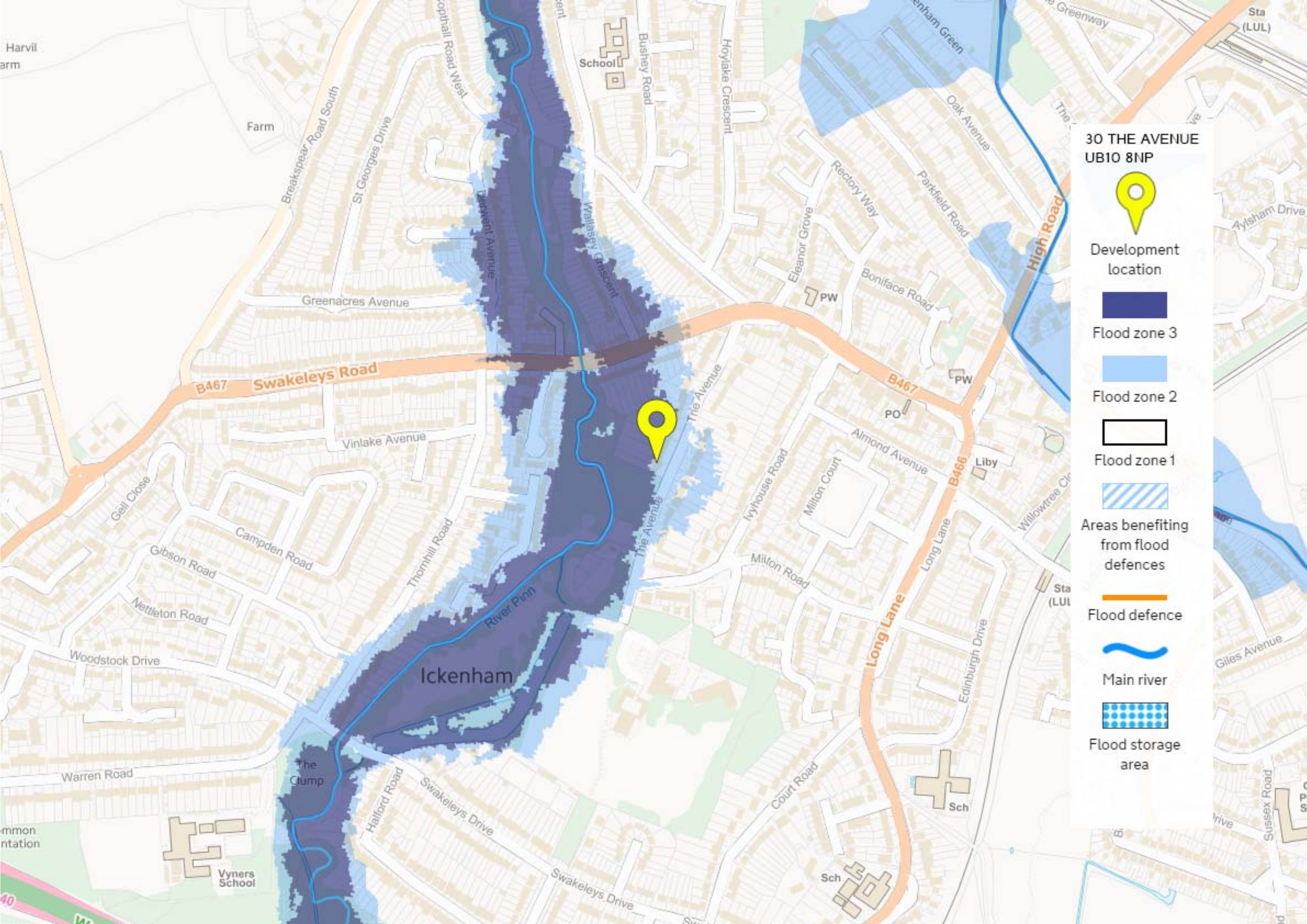
DRAFTING TITLE

LOCATION PLAN

DESIGNER:- SIGNED OFF BY	DATE	CAD MANAGER:- SIGNED OFF BY	DATE

DESIGNER / DRAWN BY	SCALE	AMENDED DATE
CJP	1:500@A3	14.3.17
Project No.	Building	Floor
		Detail
		Revision

Project No.	Building	Floor	Detail	Revision
004		all	SITE	0



Preliminary Opinion Request Form

SECTION 1

1. About you

Please provide the following details:

Contact Name:	MR CHRIS PIKE
Company Name:	APOLLO INTERIORS LTD
Your Ref:	
Address:	16 BROADLAKE CLOSE ST ALBANS, HERTS
Postcode:	AL2 1NS
Phone:	07774 570 135 or 01727 823654
Email:	chris.pike@apollointeriors.com

2. About your proposed development

Site Address/Location of Site
30 THE AVENUE
ICKENHAMS
MIDDX
Postcode UB10 8NP
National Grid Map Reference

Submit a location plan

A location plan clearly showing the boundary of the proposed development must be submitted with your enquiry. This should be at a scale between 1:100 and 1:2500

If there are any watercourses or water features on or within the vicinity of your development site, you will need to identify these on your location plan.

3. Description of the Proposed Development

Please give a brief description of the type of development/change of use proposed:

SMALL ROAD OF EXISTING HOUSE, SINGLE STOREY
EXTENSION 4.5 x 4.7 metres

SECTION 2

4. Land Contamination

Please identify whether land contamination is potentially an issue:

Existing use of site	RESIDENTIAL
Previous use(s) of site	RESIDENTIAL

5. Flood Risk

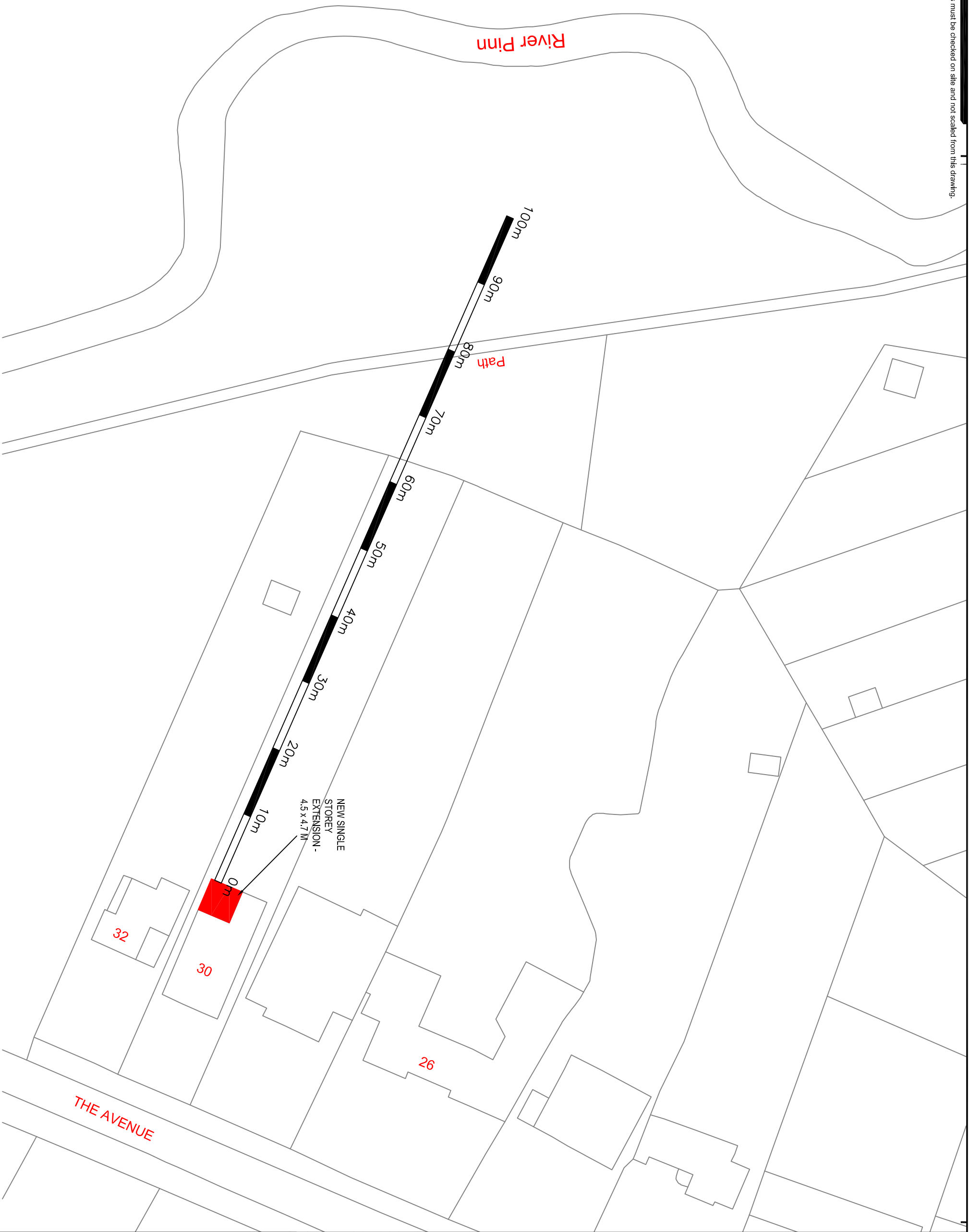
Please identify whether your development is at risk from flooding:

Is the proposal within Flood Zone 2 or 3?	Yes ☒ No ☐
Have you contacted your Local Planning Authority to establish whether your site will need to be subject to the sequential test as required by the National Planning Policy Framework?	Yes ☐ No ☒
If the site will be subject to the sequential test—see notes on page 3.	

6. Foul Drainage

Please state the proposed method for dealing with foul drainage:

Main Sewer	
Package Treatment Plant	
Septic Tank	
Cesspool	
Other (please state)	NO NEW FOUL DRAINAGE

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Dr Sam Shah

PROJECT ADDRESS

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ICKENHAM
MIDDX
UB10 8NP

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