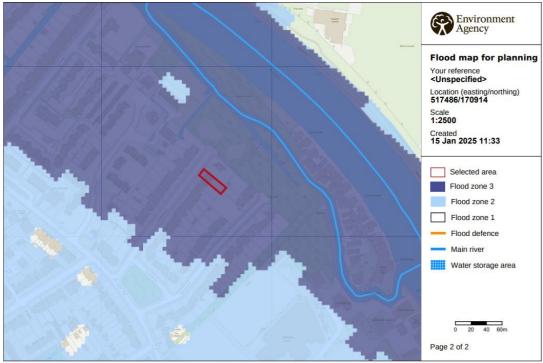


22 Trowlock Avenue, Teddington, TW11 9QT

Flood Risk Assessment

- 1.1 This Flood Risk Assessment ('FRA') has been prepared to accompany the Householder Planning Application for the *Installation of a replacement Velux window and associated anti-heat roller shutter on rear roof plane* (the 'proposals') at 22 Trowlock Avenue, Teddington, TW11 9QT (the 'site').
- 1.2 As shown on Figure 1, the property is within Flood Zone 3, and thus has a high probability of flooding from rivers and the sea.
- 1.3 The application, as stated above, is for the installation of a Velux window and anti-heat roller to replace an existing, outdated Velux window in the same location. The proposals will provide better energy efficiency for the dwelling, as well as improving the aesthetics of the property.
- 1.4 The proposal is for a replacement window on the roof plane. There is no increase in floor area to the property.
- 1.5 The proposal will not result in increased flooding in the area or a risk to existing occupiers.



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Figure 1 – Flood Risk Map © The Environment Agency