Flood Risk Assessment for Aldbrough House, Newton Crossing, Draycott Road, Upper Tean, Stoke-on-Trent. ST10 4JN.

The above property is a detached house adjacent to a main line railway track (Stoke to Derby) and is deemed to be in flood zone 2 and 3.

The nearest water course is the River Blythe approximately 25 metres South West of the property.

The water level taken on 20th September 2019 was 2.35 metres below the floor level of the dwelling.

The average level of the train track adjacent to the dwelling is approximately 300mm above the floor level of the dwelling.

The ground level along the North East edge of the dwelling varies from 1.07 to 1.27 metres below the floor level.

There is a large field to the North East of the dwelling which falls away beyond the dwelling boundary by up to 1 metre which would take a significant amount of water in the event of flooding beyond the railway track.

The development will ensure all new floor heights will be the same as the existing.

All new storm drainage will be connected to the existing or run to a soakaway within the site curtilage.

All electrical sockets will be sited at least 450mm above floor levels.

We are reliably informed that the dwelling has never once flooded.

In the light of the above we are of the opinion that the risk of flooding to the property is negligible.

Report prepared by:

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