



Scroxton & Partners

1206 | Millgate Barn | Radclive | FRA | 02

Overview

Prepared by:

Scropton & Partners (formerly trading as MatchBox Architects Ltd)
Northampton York House 1-3 Newton Close Park Farm, Wellingborough
NN8 6UW | +44 (0) 1933 698 001

Introduction:

This FRA has been prepared in support for full planning permission to construct a new single storey single garage within the grounds of Millgate Barn, Radcliffe.

This statement acknowledges the significance of the application site as forming part of a designated heritage asset and its location adjacent to an existing water course.

The Site

The application site is Millgate Ban in Radclive. The dwelling is a converted barn that would have previously been associated with the Mill House. The accommodation is provided in an L-shaped building comprising two barns and a modern third wing, which creates an enclosed central courtyard.

The front boundary of the site is mixed between being open at the driveways and subject to existing hedging directly in front of the dwelling.

The western side boundary is treated with a timber close board fence that separates it from the neighbour. The rear and eastern side boundaries are delineated by retaining walls and mature hedging. The hedging to the eastern boundary, along the road is in excess of three metres in height.

The majority of the settlement sites as part of the designated Conservation Area. The settlement has a loose knit pattern of dwellings with significant areas of open space also being characteristic of the area.

Access to the site is shared with The Mill House.

The site abuts the River Great Ouse to the South East and is located in Flood Zone 2 according to the Environment Agency Flood Mapping data



Assessment & Mitigation

- The proposed garage is located over 7m from the bank of the River Great Ouse.
- The proposal is set 3m above the average water level of the River. To the south of the site the land level is lower. If the river level was to breach the bank it is likely to do so towards the south.
- There is an existing 450mm high stone flood defence wall located in the garden. This wall is to be amended to become part of the garage wall. This will maintain the existing flood defence and protect the proposed garage.
- The flood defence wall is 450mm high, which exceeds the 300mm mitigation requirements requested by the Environment Agency.
- The run-off from the garage roof will connect to the existing surface water system of the existing property and will not impact the River Great Ouse.

Conclusion

The proposed mitigation provided by extending the existing stone wall will ensure that the proposal is protected from the risk of flooding. As such the proposal can be seen as acceptable when assessed against the Environment Agency's Flood Risk Guidance.