



**CHRIS MATSON ARCHITECT**

**APPLICATION FOR PLANNING PERMISSION**

**DESIGN & ACCESS STATEMENT**

**New Farmhouse at Trarboun, East Lothian**

For Fraser Bain

December 2020



## Application Details and Site Location

This Design and Access statement has been prepared by Chris Matson Architects on behalf of Mr Fraser Bain to support the planning application for a new four bedroom farmhouse at Trabroun Farm.

The application seeks to create a new family home adjacent to the operational farm buildings to support the daily needs of the commercial business all year round. The applicant is currently living off site in rented accommodation and hopes to form a permanent base on site - as a home and main office for the farm.

This proposal will justify the addition of a new dwelling which will be in keeping with the character and scale of the existing buildings on site.

The proposal for a new house will:

- Be traditional in form and mass, sensitive to the local vernacular in scale, materiality and appearance;
- Strengthen the existing established grouping of buildings;
- Have minimal impact on the setting of adjacent listed buildings;
- Be of a high quality construction and consistent with East Lothian Council's Design Standards for New Housing;
- Provide a direct operational support to the agricultural business;
- Have no impact on neighbouring residential properties in respect of privacy and overlooking.



## Site Details

The site is located in Trabroun, a small settlement defined by its grouping of buildings set within a flat agricultural landscape located approximately 3 miles west of Haddington and to the north of the A1 in East Lothian.

Trabroun is accessed from a minor road connecting the A1 to Longniddry and the Firth of Forth coast, 3 miles north of the site. The proposed site is accessed via an existing private road servicing the commercial farm and within the land ownership boundary.

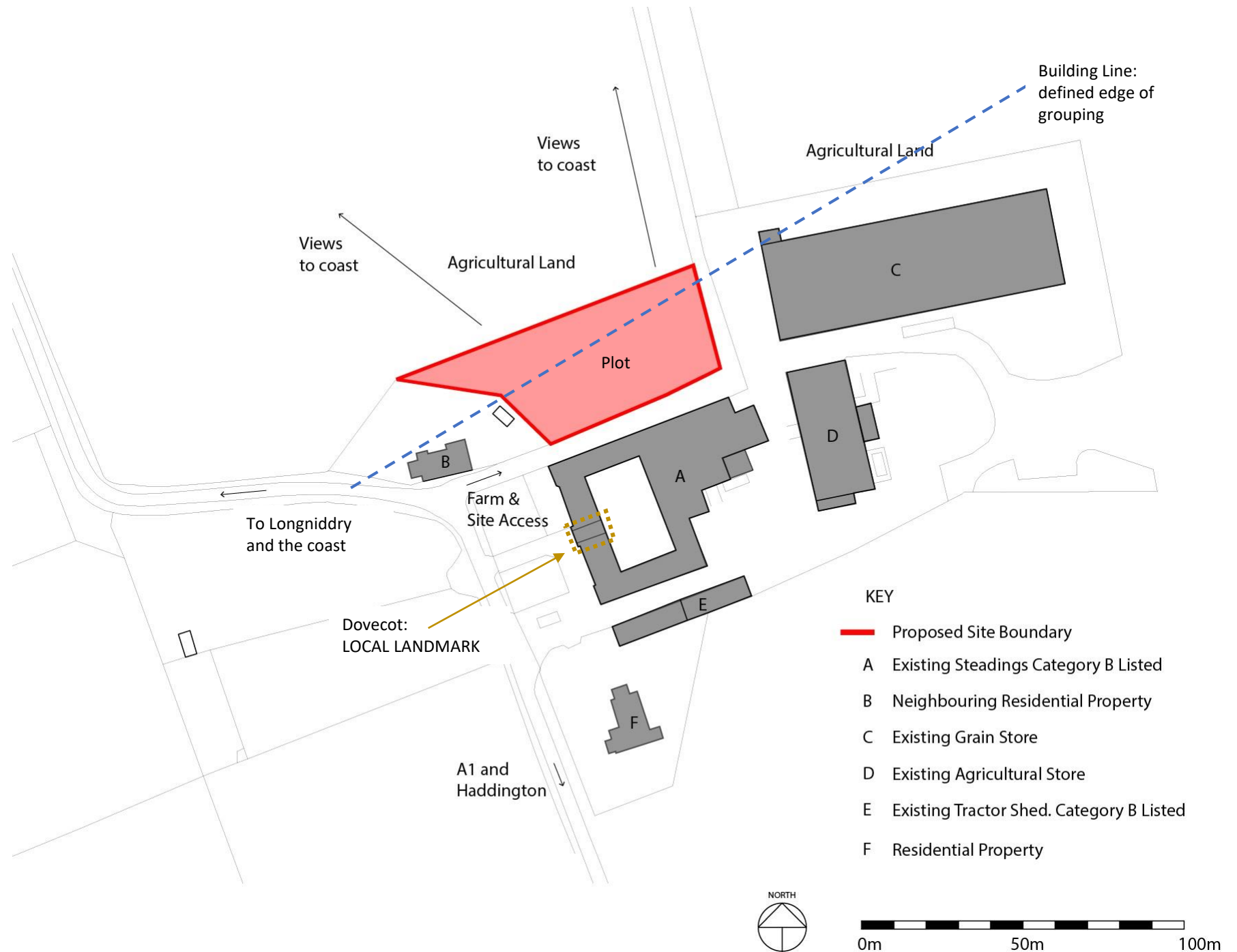
The wider site includes two single storey residential properties; one to the west of the site boundary and another further to the south. The site boundary sits adjacent to Trabroun Steadings, a circa 1830 steading and Dovecot which is Category 'B' Listed. To the east of the proposed site is a large agricultural grain store.

The steading and outbuildings are currently operational and used to support the farm business.

A development appraisal was previously carried out on the steading for potential conversion to residential use, but this was considered financially unviable.

The nearest residential property to the site is located on the west boundary and screened from the proposed site by an existing 4m+ high, dense Leylandii hedge creating a screen between the existing dwelling and proposed development.

The site is predominantly flat and offers open views across the Firth of Forth to the north.





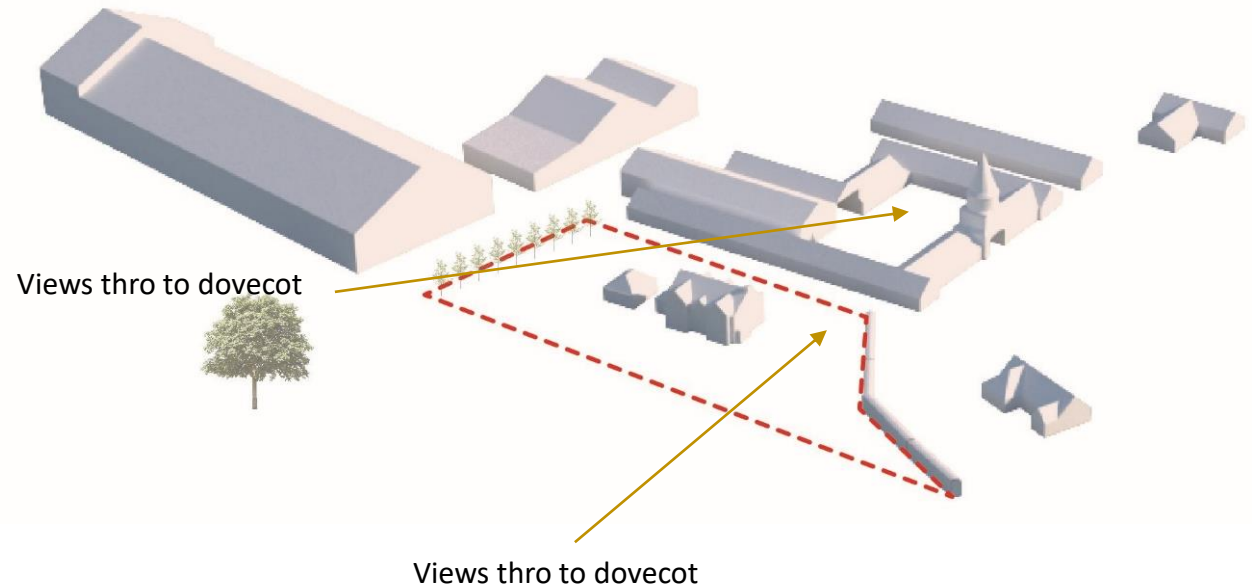
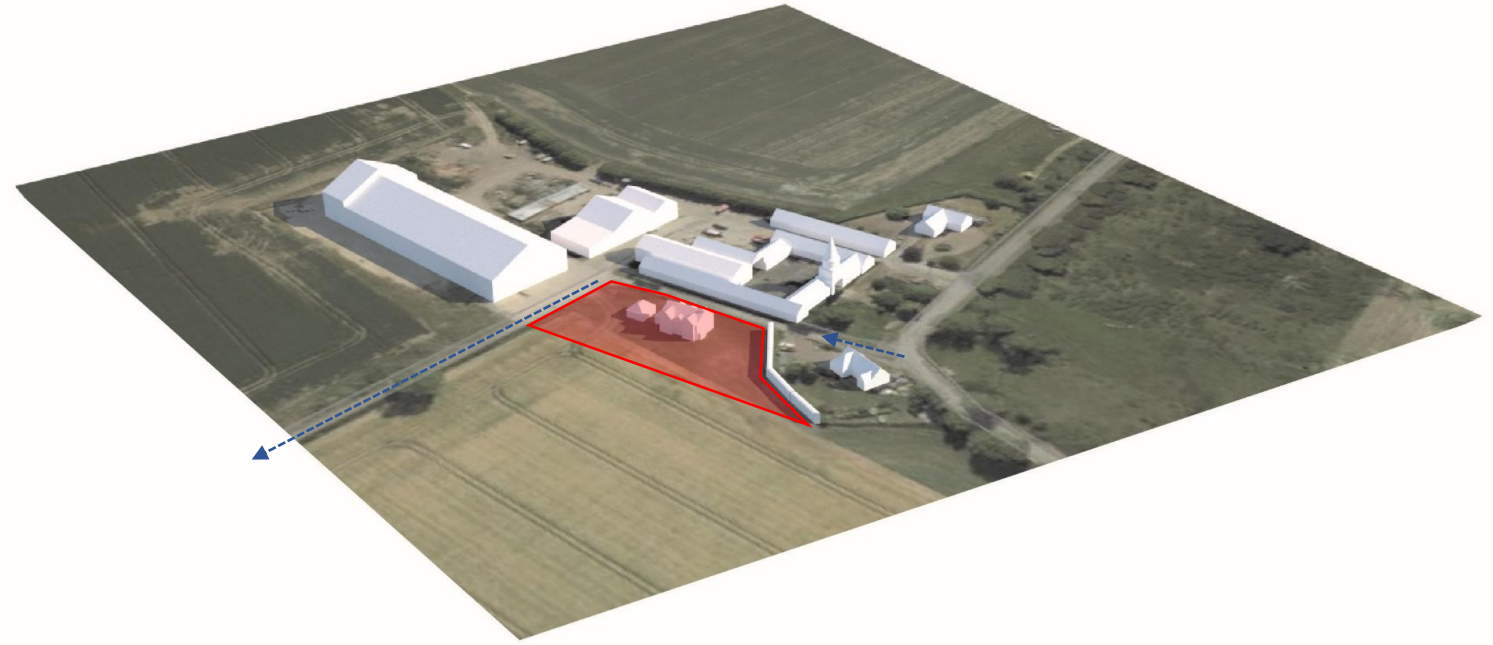
## Site Appraisal

A pre-application enquiry was undertaken in March 2020 prior to submission of the full planning application. A key theme raised within the pre-application response was the potential impact of a new building within the existing settlement pattern of Trabroun in respect of scale; character; appearance and, also in respect of any impact on the setting of the listed heritage assets.

The existing buildings on site are a mix of single storey residential dwellings and agricultural farm buildings in addition to Trabroun Steadings and Dovecot. The steadings and residential buildings are traditional in character, constructed in sandstone with pitched roofs in slate whereas the farm buildings are of a much bigger scale and constructed in robust materials (steel, metal sheeting, timber cladding) to support their commercial use.

Collectively the buildings form a grouping, which this proposal seeks to strengthen with the addition of the new three quarter storey dwelling. The proposed building will be sited adjacent to the existing steadings and opposite the farm buildings on an 'infill' plot of land and will face the existing farm access road to its principal elevation and the existing farm track to the east. The proposed dwelling will provide a clear distinction between the existing dwellings and steadings with the farm and provide the farm business with a permanent on site head office to oversee the agricultural activities on site.

The proposed building has been appropriately scaled to be in keeping with the pattern of existing buildings on site and will be traditional in appearance with pitched slate roof and wet dash render external walls. The house has also been set back from the access road and is sufficiently distanced from the existing steadings to protect against any visual impact on the existing setting.



## Trabroun Steadings

Category 'B' Listed heritage assets within the immediate site context.

The existing steadings are of special interest to the planning submission in respect of the setting in relationship to the proposals and in light of policy D24 which sets out the criteria for building a new house in the countryside.

In respect of setting, the proposals within this application have been designed to ensure there is minimal impact of the setting of the steading. These include;

- Keeping the overall building height to one and three quarter storeys;
- Pitched slate roof with traditional clipped eaves;
- Wet dash render and simple material palette in keeping with local vernacular.
- Recessing the proposed house within the plot, offset from the existing access road.

In respect of policy D24 the steadings have been assessed for potential conversion to residential use, however the current condition of the buildings, which are in a state of considerable disrepair has shown this to be completely unaffordable.

In summary, there are currently no existing buildings available within the location that can be feasibly used for accommodation.







*View from north.*

*Traditional form, massing and materials with modern windows and fenestration to the rear.*

*Glimpse through to dovecot*

## Design Principles

The new house has been designed as a permanent residence and family home for the applicant, Mr Bain and his partner.

- Positioned in the best location with respect to orientation, access and proximity to the farm business
- Traditional front elevation facing the existing steading, high proportion of wall to window, restrained symmetrical facade which is sensitive to its site, context and relationship with neighbouring buildings
- Gabled elevation to rear, with large areas of glazing and timber cladding – a contemporary appearance
- Building height of a storey and three quarter, dealing with the transition from the large agricultural shed down to the single storey cottage adjacent, and the steading
- Massing which scaled to and appropriate to surroundings buildings, with appropriate distancing between properties;
- open plan arrangement with open views to the landscape and coast
- generous, light-filled interior space that transitions to the landscape through the series of full height sliding windows opening onto the garden.
- A ground floor office / study to support the farming business;
- Fully glazed elevation to the north to open up to the views to the coastline
- Double height bedrooms on upper floor
- Private garden to south west edge of site, connected via a large patio area
- Solar panels on south pitch of roof
- Natural slate roof, with wet-dash render external walls
- Modern, energy efficient windows and doors

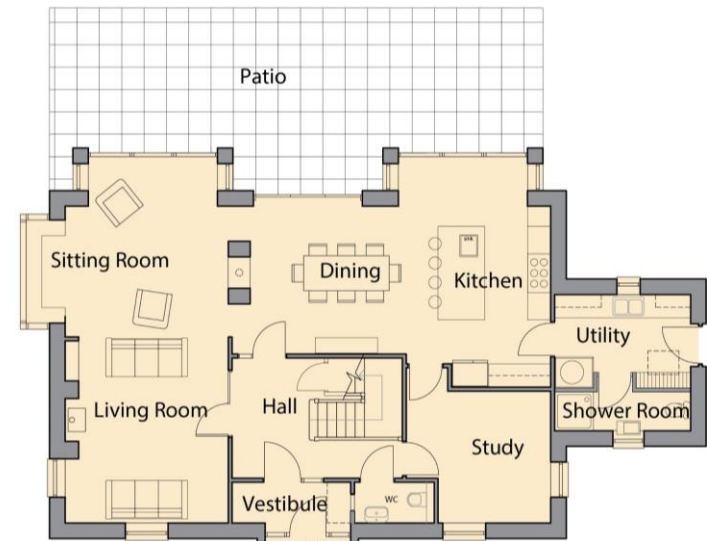
## Access

The house is fully accessible:

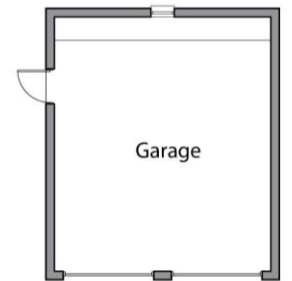
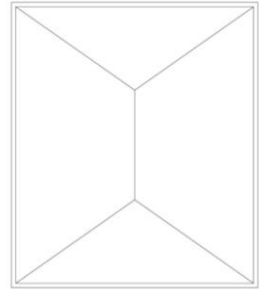
- Well connected to the existing road network to north and south
- Within walking distance of the occupants' place of work, and within sight of the commercial premises
- Generous and safe parking area to the front in addition to a detached double garage.
- Footpath access to the main door for visitors
- Level external platt at main entrance, and paved yard area connecting garage to side entrance
- Side access to the utility room with wet-room
- Open plan ground floor living arrangement with level access to external patio and private garden ground



First Floor Plan



Ground Floor Plan





**Precedent : Traditional East Lothian Farmhouses**



*Crauchie, East Linton*



*Luffness Mains, Aberlady*



*Meiklerig, Stenton*



*Newtonlees, Dunbar*



*Spitalrigg, Haddington*