



Cottage at Meadowhead Farm, Newmachar, AB21 7NY
Reuse and Extension of Existing Cottage Building
DESIGN AND ACCESS STATEMENT MARCH 2021

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Project Brief

This Design and Access Statement relates to proposed works to the Cottage at Meadowhead Farm, Newmachar.

Mr and Mrs Milne appointed etch Architects to undertake a review of this existing property in order to understand how they may re-purpose it to provide a two bedroom family home that would be suitable for both longer terms residency and short term letting.

The client initial brief was to consider both complete removal of the property and the construction of a new building, or retain elements of the existing and incorporate them into a new purpose built proposal.

It should be noted that the property has been subject to a previous approval to demolish and replace the cottage with a two storey residential property, APP/ 2013/3307. The client has reflected on the proposals and opted to reduce the scale of the works opting to consider options that are of a single storey nature and therefore offering greater accessibility.

Key elements to the brief at the outset were identified as;

- Create a 2 bedroom cottage suitable for short and long term let
- 2 bedrooms, 1 en suite, 1 bathrooms, living/kitchen/dining
- Focus views from cottage to the West, away from the AWPR
- Improve levels of light to the proposals.
- Palette of materials and elements of detailing to relate to main house and Steading
- Renewable's to be incorporated - Heat pump, underfloor heating etc.
- Proposals to focus on 'fabric first principals' in terms of energy efficiency
- Consider the garden areas/relationship to the surrounding properties. Provide privacy to both.
- Retain access road to the workshop at East of Cottage
- Ensure private parking provide for cottage proposals
- Flexibility in layout is key to success.

The intentions of the above brief is to ensure the home remains 'fit for purpose' as a 21st century family home.

The following document provides a summary of the development of the proposed works and presents the formal proposals and justification for the proposed works.



Location/Site/Context

The site is located in a rural setting to the North East of Dyce, accessible via a newly constructed roundabout and vehicle access that passes below the A90 AWPR.

The site benefits from expansive views to the North and West, surrounded by agricultural ground. To the South views of the AWPR are obscured by a area of bunding created during the works and a number of trees planted on the perimeter of the road that over time will provide further screening.

The property sits adjacent to a number of existing buildings, notably; the original farmhouse which has been upgraded and extended under APP/2018/0504, an existing 'U' shaped Steading building and a freestanding workshop to the East. The farm is no longer a 'working' farm and is utilised solely for residential purposes.

Access to the buildings are via a shared access from the East. The access road to the property does not continue past the Workshop building.

All of the structures within proximity of the cottage are under ownership of the applicant.



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South 'Principal' Elevation Showing Original Cottage

Existing Building and Context

The existing property is typical of the local rural housing in the area, consisting of an original two roomed cottage, presumably built for agricultural workers, which has subsequently been extended to the East and North to provide an additional bedroom and a bathroom.

The property is a single storey structure, the original cottage formed with granite masonry and the extensions in rendered concrete block. The property is roofed with natural slate throughout, which does not appear to be the original slate. Notably you can see the former entrance of the cottage has been blocked to cill height to form a window. All rainwater goods are plastic UPVC.

There is a small garden area to the south bounded by dry stone walling and a parking area at the entrance directly off the access track to the workshop beyond. The Steading and farmhouse sit dominant in the context and are both of a greater massing and higher ridge line.

The areas of land directly surrounding the property are grassed in a variety of wild grasses.

There are minimal trees adjacent to the site, notably there is a mature beech trees that the client would like to retain as part of the works, the rest of the planting appears to be minimal and easily replaced.

It should be noted a previous bat survey from the previous house application noted no evidence of bats within the existing cottage.



South Elevation Showing Cottage in Relation to Existing Steading and Farmhouse

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North and East Elevations



North and West Elevations



East Elevation in Context Showing Adjacent Farm Buildings and Bunding of AWPR to the South of the Site

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South East Corner of Existing Cottage Showing Proximity to Adjacent Steading



North Elevation Showing Relationship to Adjacent Steading



View from Site Looking West Showing Access Road, AWPR Bunding to Left of Image

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Aerial Photograph looking South

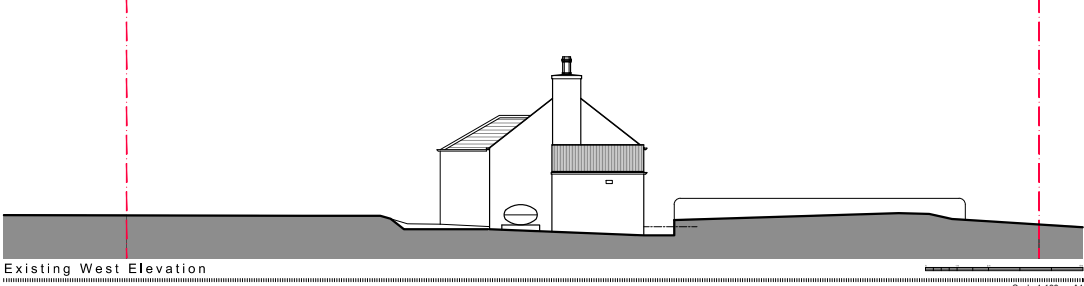
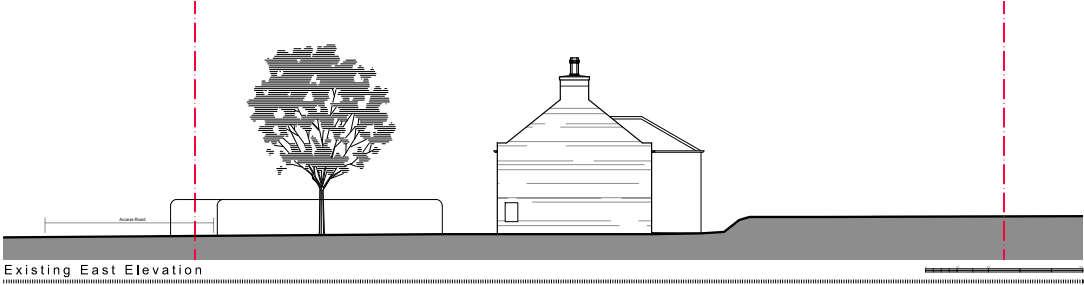
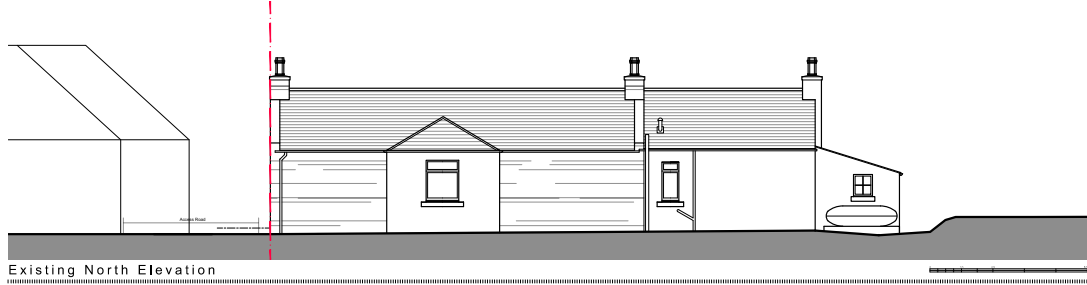
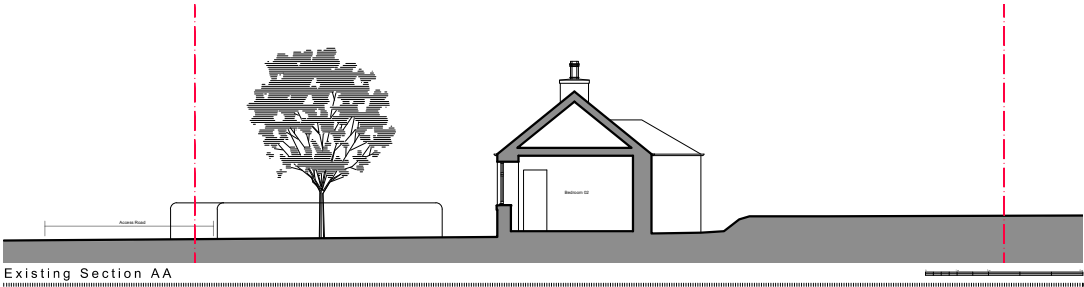
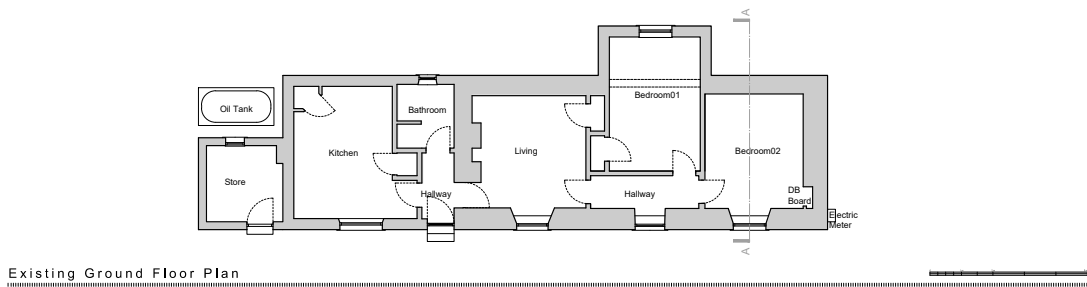
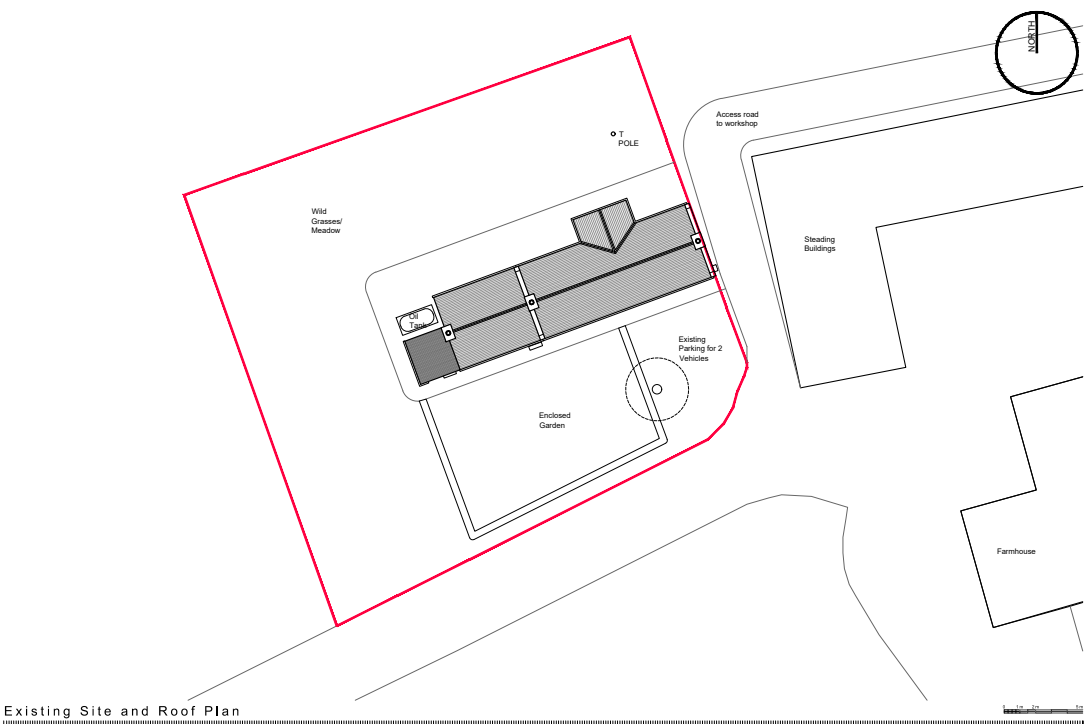
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Existing Plans and Elevations



Rev	Description	Date

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App: Mr and Mrs Milne

Project: Meadowhead Cottage, Newmachar, AB21 7NY

Title: LOCATION AND EXISTING BUILDING

DWG no: 0123-EX-001 Rev: -

Scale: Varies @ A1 Date: 11.02.21

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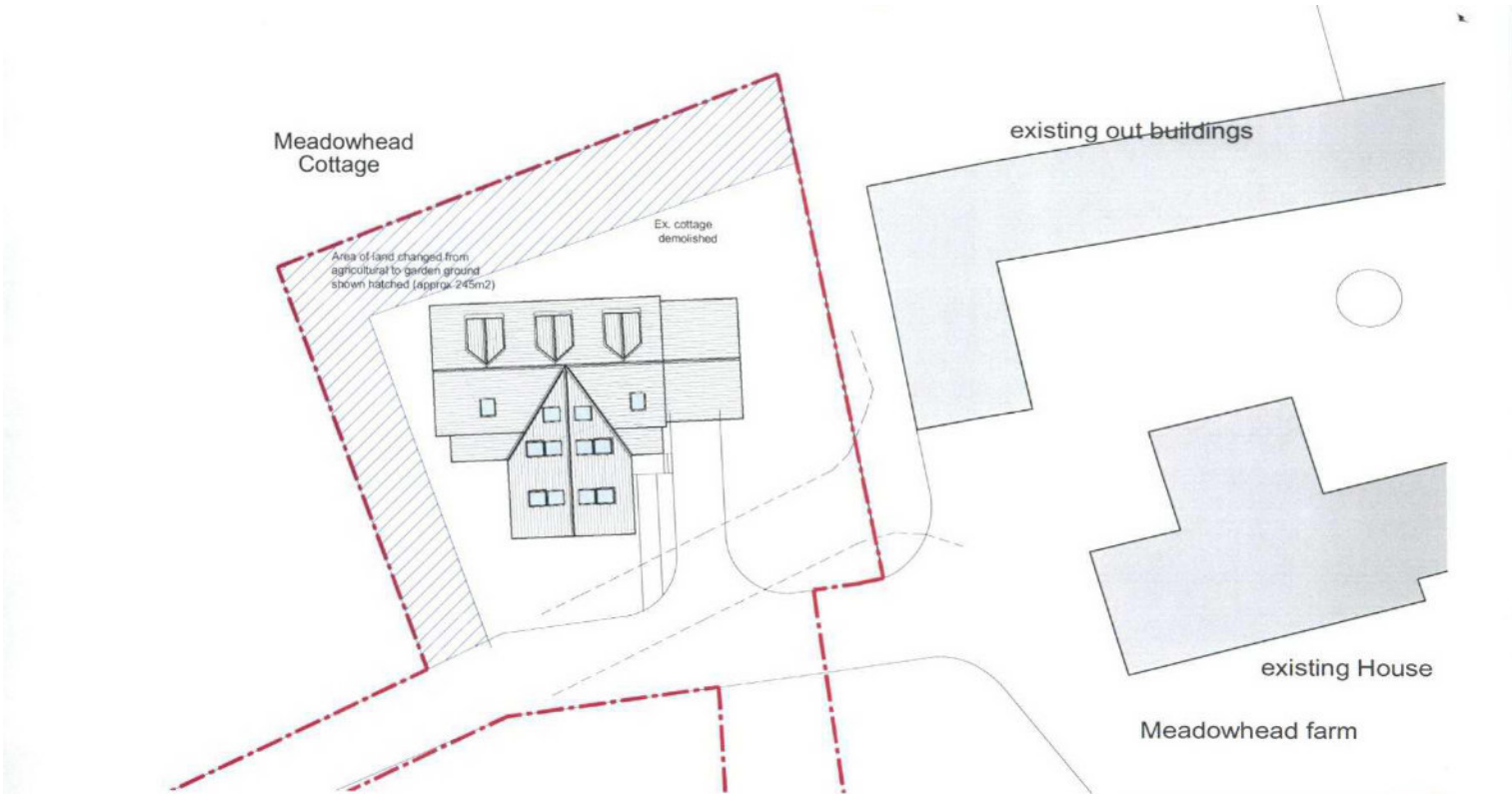
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Planning History

The site has been subject to a previous Planning Application, ref APP/2013/3307. This application involved the demolition of the existing cottage, erection of a 2 storey new build property and the change of use of surrounding ground to garden.

The application was approved 03rd of July 2014.

Extracted images of the approval are shown here, further information remains available within the Planning Department Archives.



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