

PLANNING DESIGN STATEMENT

Proposed New Dwellinghouse

East Dummiesholes

Carmyllie

DD11 3SB

March 2021



LOCATION

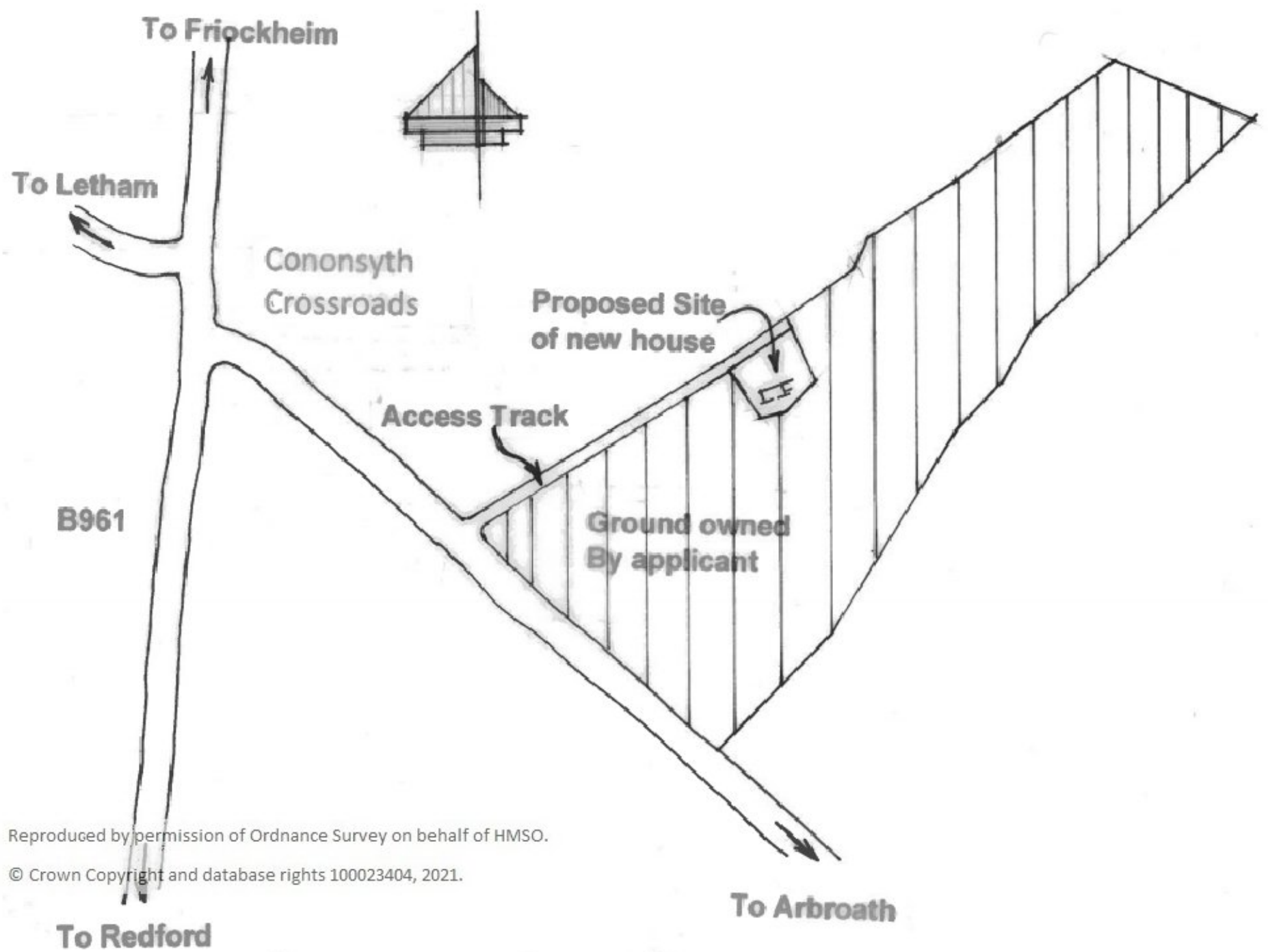
The site is located at East Dummiesholes



The proposal is to erect a new house within the approx. 1050m² site.

SITE

The site is generally square in shape and is beside an open field area about 200m from a rural road. To the north of the site there are some self-seeded native gean trees providing some privacy. The site is accessed by a gravel track off a rural road. The other aspects of the site are surrounded by farm land which is farmed by the owner. The site is also bounded by a post and wire fence. There is no properties in a close distance to the site.



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View of the Site from the east



View of the Site from the west



View of the Site to the north



PLANNING HISTORY

18/00853/PPPL | Planning Permission in Principle for Erection of a Dwellinghouse | East Dummiesholes Carmyllie

20/00814/PREAPP - Erection of a new house - East Dummiesholes Carmyllie.

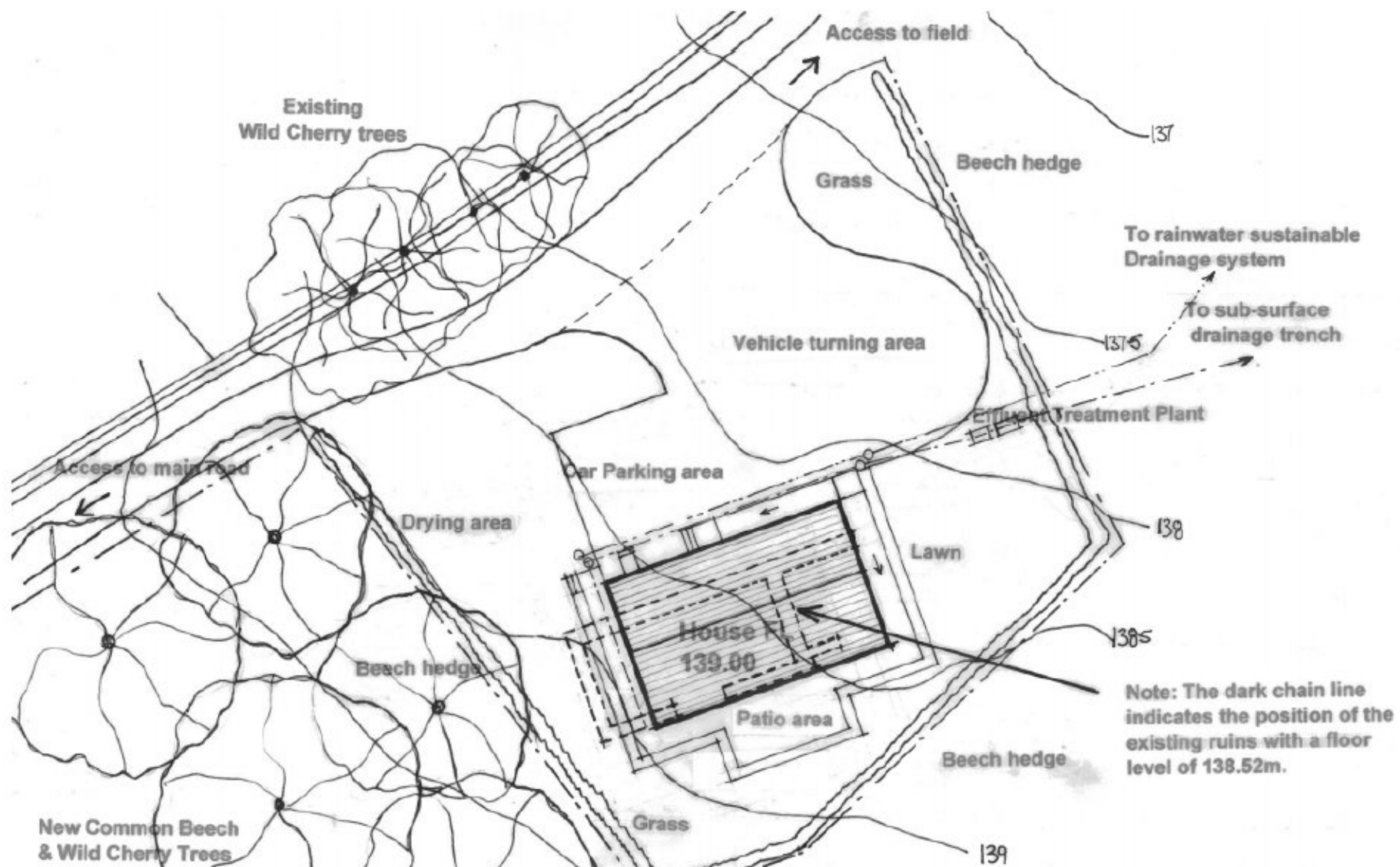
The current Planning Application is for a new house.

DESIGN

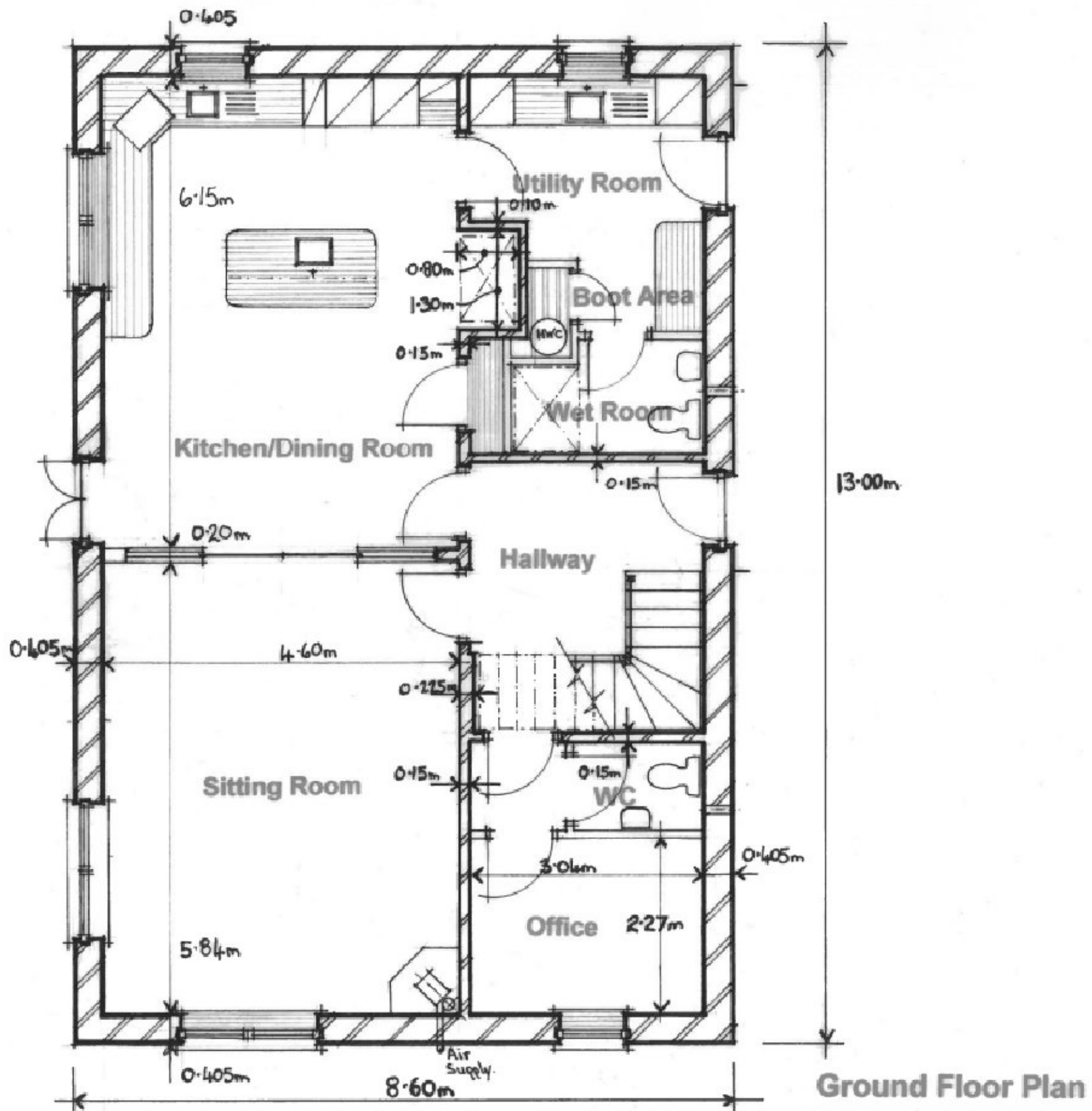
The house is orientated to face south in line with the old ruin. The house is situated this way to make best use of the sunlight and solar heat during the day.

The large vehicle turning area has been incorporated to give space for agricultural vehicles to leave machinery when working in the surrounding field.

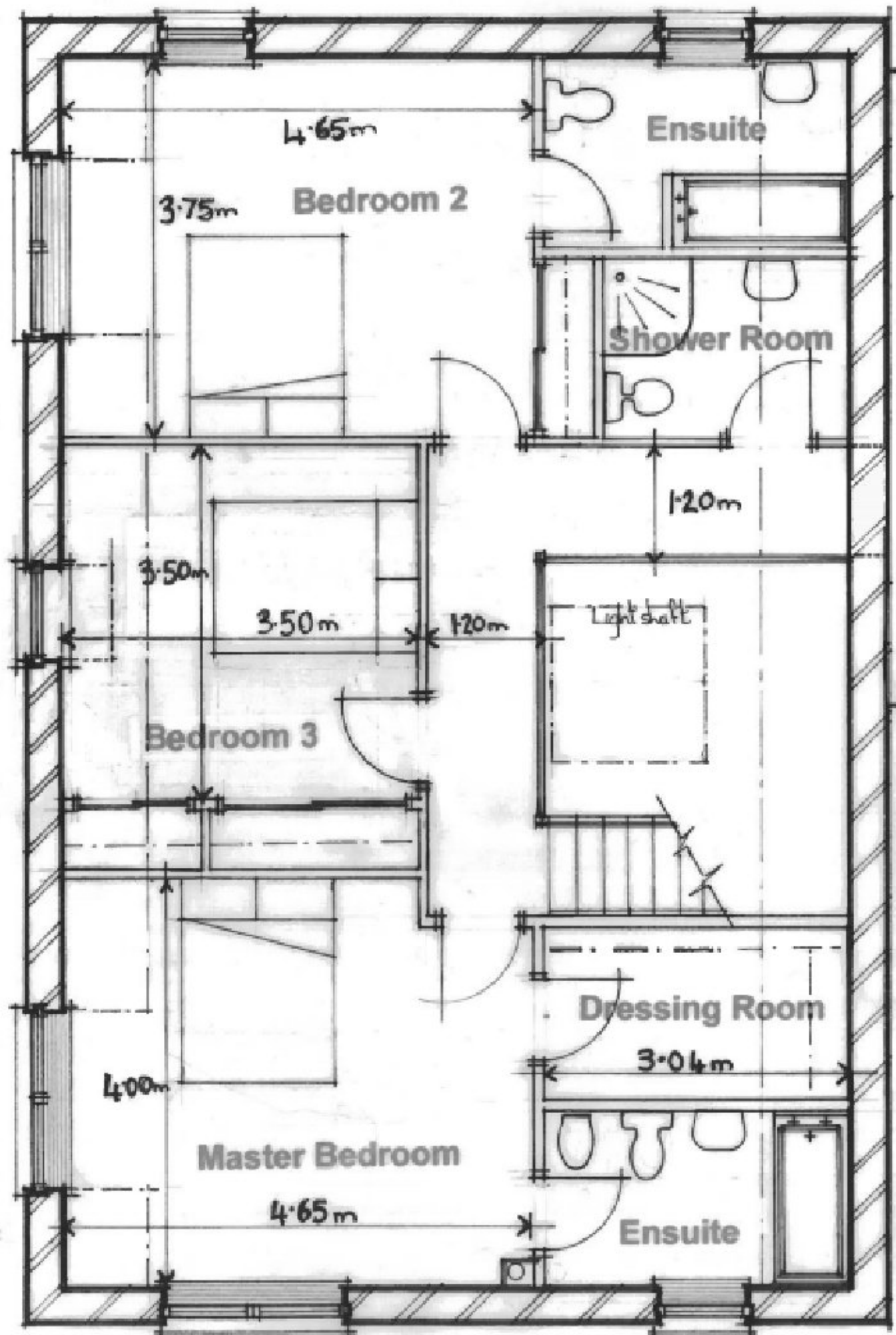
New common beech trees and gean trees shall be added to help blend the house into the landscape and screen from the road above. The boundary of the property will be enclosed by a beech hedge.



The house ground floor contains the kitchen/dining area and sitting room to the east to make best use of the view over the lunan valley to the east. The large sliding doors give the option to make one open plan living area. A door at the front from the kitchen gives access to the patio and garden area. An entrance on the north side gives access straight to the utility room, boot area and accessible bathroom. An office and toilet are on the north east side off the central hallway, providing home working space.



The upper floor is accessed from the central hallway. The upper floor is contains three bedrooms two with en-suites and a standalone toilet and shower room. The master bedroom will have views over the lunan valley to the east. A central light shaft will create natural light in the hall/ landing area.



First Floor Plan Scale 1:50

The design is a traditional angus farmhouse with simple lines and rectangular form. The finish on the walls shall be traditional Scottish wet dash with exposed quoin stones. The dormers shall be finished in lead to contrast the white walls and match with the doors and windows. All services to the property will be underground.



The building has been designed to be a simple practical country forever home.