

DESIGN + SERVICES

Introduction

This planning application has been prepared on behalf of Mr K. Chapman + Mrs A. Brown and is submitted in support of our planning application for **reserved matters planning approval** to create a new detached dwelling house to a building plot at Reedy Loch near Duns.

This document should be read in conjunction with the following submitted information prepared by Hodgson + White _ Architecture + Design.

- Drawing numbers hwad-288-ACB-001 to 006, including revisions where appropriate prepared by Hodgson + White _ Architecture + Design
- Material Pallet prepared by Hodgson + White _ Architecture + Design
- Site Photographs prepared by Hodgson + White _ Architecture + Design

Site Plot 1, Reedy Loch, Duns, Scottish Borders TD11 3PT

Client Mr K. Chapman + Mrs A. Brown

Agent **Kevin White MCIAT, Chartered Architectural Technologist**

Hodgson + White _ Architecture + Design, 50 Hide Hill, Berwick-upon-Tweed, Northumberland, TD15 1AB

Project Reference hwad-288-ACB

Date 30th March 2021

Local Area Duns

Brief / Proposal / Development Objectives

The applicant purchased one plot of two which were approved under planning reference number 20/00065/PPP to build their own new home.

The applicant required a plot but also the option to purchase further land for their horses and so this plot is ideal for them. It also means they can build their own stables, also included within this application.

The applicant required a modest sized property and likes the cottage style property often found further south in the UK. We believe we have designed a property that answers all of the clients requirements but also fits in with the local vernacular and the rural location of the plot.

Current Land Use

Building plot.

Planning / Background Information

PLANNING PERMISSION IN PRINCIPLE APPROVAL WAS GRANTED FOR 2 PLOTS AND THE APPLICANT HAS PURCHASED ONE PLOT FOR THEIR OWN NEW HOUSE.

PLANNING REFERENCE NUMBER 20/00065/PPP, dated 12th March 2020

The applicant purchased the plot from the current vendor as a part serviced plot including mains water connection and electric connection. The vendor is also to create the communal access to this plot and the neighbouring one to the west and the applicant has the right of access to their plot.

Pre-application Discussions

No pre-application discussions have taken place prior to the submission of this application.

The Site / Location

Plot 1 is approximately 0.1645 hectare or thereby. The plot will have new post and wire, stock proof fence formed around the perimeter and between the plots, with works being carried out by the vendor. The applicant also owns a paddock beyond the plot, as indicated on the drawings.

Design

The proposed new detached dwelling house will have accommodation across two floors + all associated external works, parking and turning + minimal landscaping.

The house will have a large entrance hall leading to a lounge, access to first floor accommodation and into the main open plan living area with dining and kitchen + tv area. Off of this will be a utility room with walk in larder cupboard and WC facility. At first floor level there are 3 bedrooms including a master suite + en-suite + walk in wardrobe and a main family bathroom, all accessed off of the hallway.

The applicant had a very clear design in mind regarding the external look of the property and the preferred material pallet. We believe the cottage inspired look is relevant to this plot in the countryside and that the proposed materials work well in conjunction with each other to create a well-considered and proportioned house in this rural location. We believe that the scaling and massing of the property are appropriate for the setting.

We include photographs of two properties within Appendix A at the back of this document that the applicant had used as their inspiration for this house design, albeit using materials such as slate and window proportions more likely to be found in the Scottish Borders rather than in middle England.

FLOOR AREAS - dwelling house

GROUND FLOOR AREA - 94.6 sqm

FIRST FLOOR AREA - 82.4 sqm

TOTAL - 177.0 sqm

ALL AREAS ARE NET INTERNAL IN SQUARE METRES

FLOOR LEVELS

PROVISIONAL FLOOR LEVELS AS FOLLOWS SUBJECT TO ON SITE CHECK

HOUSE

GROUND FLOOR LEVEL : 83.65m

FIRST FLOOR LEVEL : 86.35m

EXTERNAL FLOOR LEVEL : 83.50m

STABLES

GROUND FLOOR LEVEL : 81.00m

Building Construction

Highly insulated timber frame structure walls with a fabric first approach to maximise airtightness with combination of facing brickwork, render on blockwork and cladding wall finishes with a pitched slate clad roof (45 degree pitch) provisionally formed off concrete strip founds with solid insulated ground floor slab.

Landscape

At present we are proposing the exclusion of any on site planting within the plot boundaries. The open areas of garden will be simply laid to grass.

The driveway, turning + parking will share the existing site access and will be as detailed on the drawings.

Site Services

DRAINAGE

FOUL : new foul drainage from house to be connected into a new foul drainage pipe which will connect into a package treatment plant to the south of the plot and provisionally discharge into an existing rumbling drain to the eastern edge of the plot.

SURFACE WATER : new surface water drainage from house to be connected into a new surface water drainage system which will discharge to the ground within the garden / field to the south of the site.

SERVICES

WATER SUPPLY : new mains water connection available to the plot.

ELECTRIC SUPPLY : new electric connection available to the plot.

BT SUPPLY : new BT connection available to the plot.

MAINS GAS : no mains gas available to the plot.

SUDS Solutions

The new areas of footpaths, parking, etc will be finished with permeable paving or gravel to allow for the passage of surface water to the bearing strata below. This measure will minimise surface water run-off from the site. Any paving will be the permeable type and other areas will have a gravel finish.

The remainder of the gardens will be laid to grass.

The surface water drains will discharge to the ground via separate soakaways to the house and stable block building.

Access / Driveway / Parking / Turning - Permeable Construction

Construction

Form new driveway as indicated (gravel finish) + parking + turning provision for the proposed new house. Excavate as required form base course with minimum 300mm thick recycled crushed stone to dust on imported graded 40mm to dust and finish with 50mm thick gravel (colour to agreement) Base to be mechanically compacted in two layers to achieve CBR value not less than 30%.

Parking

Form as indicated suitable on site turning area and minimum 2 No. parking spaces (4.8 x 2.4m each) will be provided within plot boundary.

Parking area to be finished with Permeable Pavedrive paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick setts laid in irregular pattern) or similar approved / agreed

PAVING (INCLUDING RAMPS + PATIO AREAS)

Permeable Pavedrive paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick setts laid in irregular pattern) or similar approved / agreed

Bin Storage

The bins from the new property will be wheeled to the access of the plot for emptying. Bin stances are shown on the proposal drawings.

Appendix A

The photographs below were provided by the applicant as to the style of property they want to achieve, albeit to their own required layout and local design principles.

