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2020_013_Trough Stone, Strathblane
Design & Access / Planning Statement

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2020_013 - Trough Stone, Strathblane

Trough Stone, Strathblane

Design & Access Statement

Revision:

02

Prepared By:

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Introduction

Introduction

- Purpose of Statement - Previously Withdrawn Application

Purpose of Statement

This Design & Access Statement has been prepared by McGinlay Bell Ltd. as part of the Planning Application for the Site located at Trough Stone House, Strathblane Road, Strathblane, G63 9AB.

Our Client, Damien French has purchased the land to which the Planning Application relates, which is currently a cleared brownfield site adjacent to Trough Stone Cottage.

The client is a young professional and Director of their own renewable energy company who is looking to relocate from their Glasgow West End house to a new build house that is greater aligned with their current living and working needs and aspirations

This is not a developer driven proposal but one driven by a self build client with a desire to build a high quality contemporary new home with an environmentally conscious, design led approach.

The proposed site is a brownfield sloping site that sits within a rural setting just off Strathblane Road. The form of this setting is undoubtedly rural in character and although there are no dominant or consistent architectural styles or forms, a wild and open landscape which covers the area brings a level of consistency and character.

Previously Withdrawn Application

We note the previously submitted and recently withdrawn Application prepared in relation to this site:

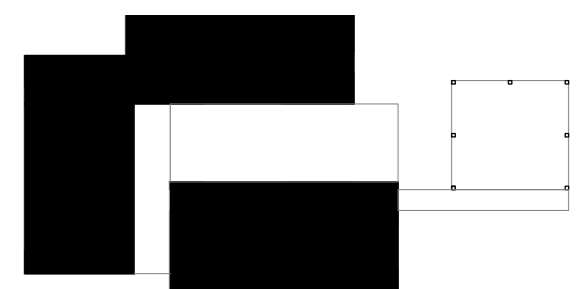
Application Reference: 20/00831/FUL - Land Adjacent And North West Of Troughstone Cottage, Strathblane

Following discussion and feedback noting comments around Site Access, Scale and Visual Impact, we wish to highlight the below changes incorporated into revised proposals:

- Site access has been reorganised to utilise existing access from A891 as previously approved proposals in line with Transport Comments
- Proposed materiality revised to reduce visual impact and use Traditional and Sustainable materials - Random Coursed Natural Stone Walling and Black Finished Timber Cladding
- Areas of green roof incorporated into proposals to reduce impact on site biodiversity
- Footprint of proposed dwelling reduced
- Massing of proposals reduced / rearranged to mitigate visual impact
- Double Garage removed from proposals and replaced with Carport



Withdrawn Proposal



Current Proposal

Building Mass Diagram

Site & Context

Site & Context

- Development Patterns

The village of Strathblane as it now stands, is named for the Parish area which historically comprised three villages - Edenkill, Netherton and Mugdock.

The first significant development took place through the 1850's - 1870's with the arrival of industry and railways.

The parish expanded through the 1950's - 1970's as more dwelling houses were built and many traces of the past industry (Calico Printworks) were removed. The villages of Netherton and Edenkill were swallowed up and the area became known as Strathblane and Blanefield.

The development site lies just to the East of Strathblane Village and the following diagrams illustrate the historic development patterns in the Village and areas surrounding the site up to the present day.



1846 Map



1899 Map



1918 Map



1958 Map



1979 Map

Site & Context

- Historic Development Pattern Maps



2020 Map

Site & Context

- Existing Site - Planning Context / Previous Approvals

Planning Context

Site: Land adjacent and north west of Troughstone Cottage, Strathblane, G63 9AB.

The site is located within the Countryside to the East of Strathblane Village but is out with the Green Belt as defined within the Local Development Plan.

The relevant Development Plan is Stirling Local Development Plan – October 2018, with reference to Policy 2.10 – Housing in the Countryside and Policy 9.1 – Protecting Special Landscapes.

The relevant supplementary guidance is (Policy 2.10) Housing in the Countryside – May 2020 and Housing in the Countryside Design Guidance – May 2020.

There has been a previously approved and currently valid Planning Approval on the site submitted by a different Applicant / Agent for the erection of a dwellinghouse as detailed alongside.

There has been a recently withdrawn application on the site by the Applicant / Agent to which this application is directly connected.

Planning History

Site

20/00831/FUL - Erection of New Dwellinghouse - Application Withdrawn February 2021

* 19/00316/FUL – Erection of Dwellinghouse – Granted 6 November 2019

18/00161/FUL - Erection of Two Storey Timber Clad Dwellinghouse - Application Refused

* It is noted that set out within the Report of Handling for the above referenced previously granted application on the site, was the confirmation of the existing site being designated as brownfield and thus has been considered as such for the purposes of the proposals to which this current Planning Application relates.

Area Immediately Surrounding Site

(Troughstone Cottage, Strathblane. G63 9AB)

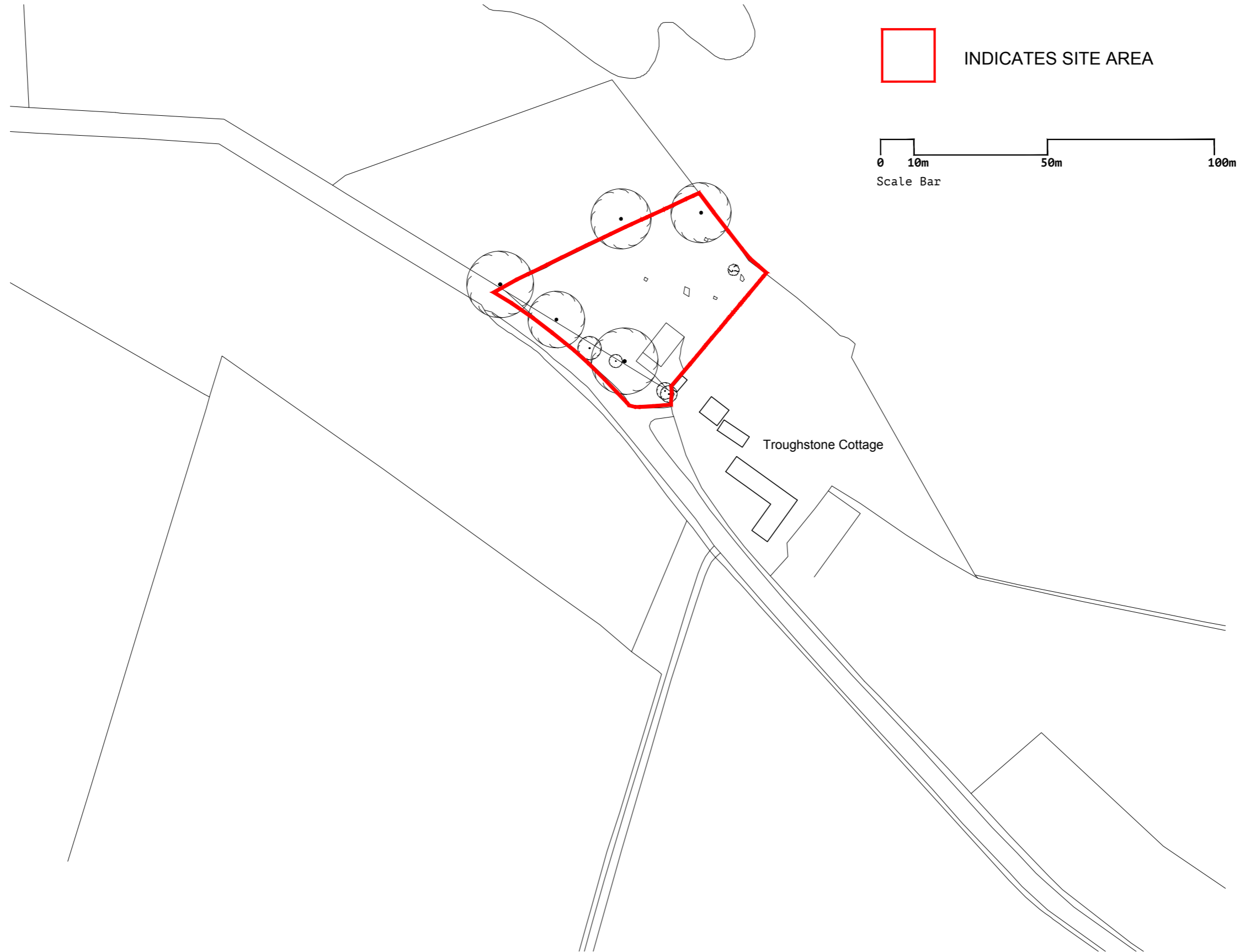
20/00069/FUL - Formation of All Weather Turn Out Area / Arena for Domestic Use - Application Approved

17/00176/FUL - Erection of Two Storey Dwelling with Double Garage - Application Approved

06/00708/DET - Proposed Formation of Dwelling House - Application Approved


Site & Context

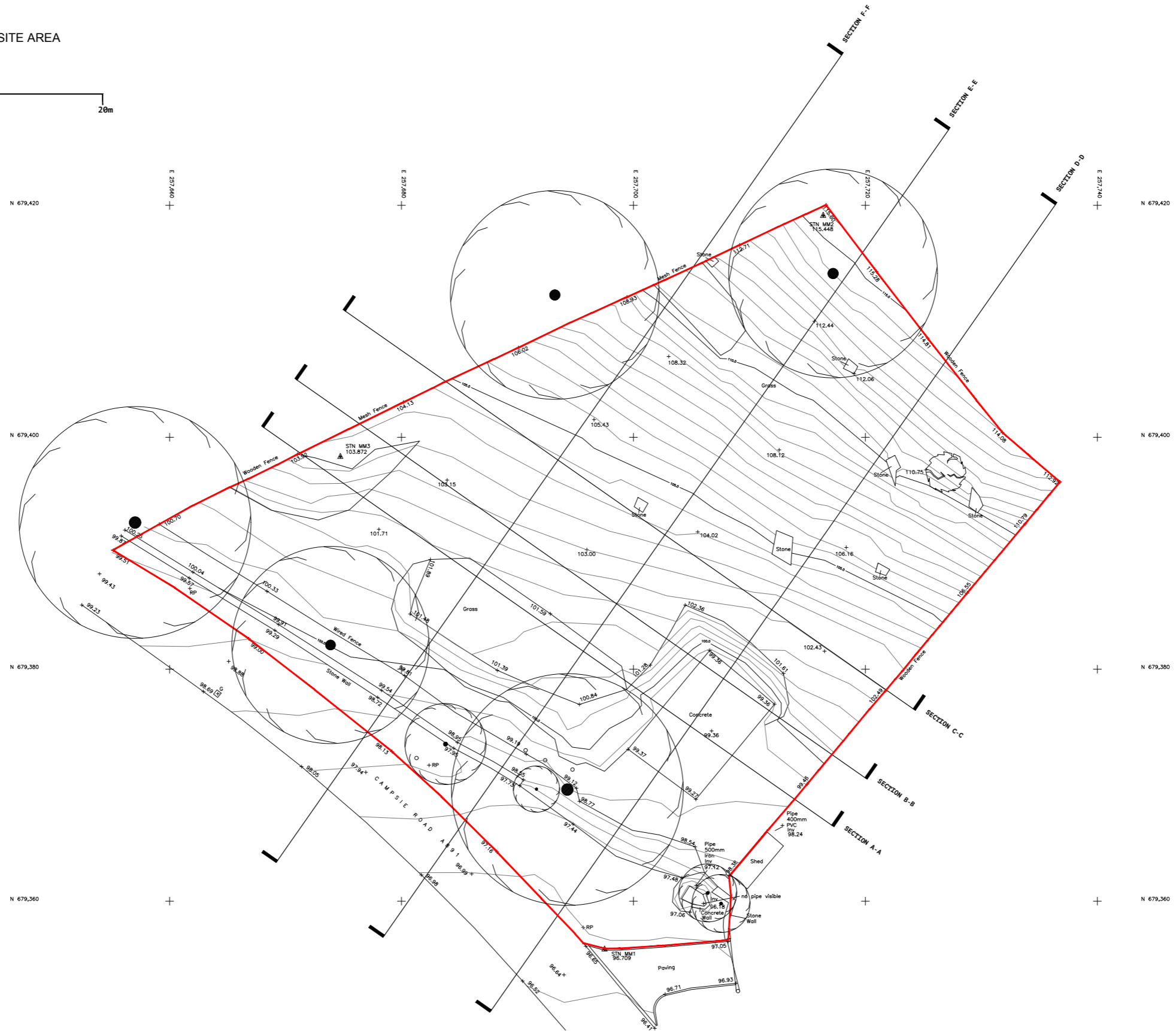
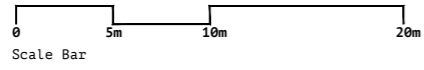
- Existing Site - Location Plan



Site & Context

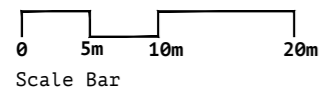
- Existing Site - Topographical Site Plan

 INDICATES SITE AREA



Site & Context

- Existing Context Elevation



Site & Context

- Existing Site - Site Sections

