

Design Statement

10th June 2021

Reference: **Land adjacent and East of Corner Cottage, Burnside Kippen FK8 3HU**

Site details:

The site is set in an area of natural landscape on the outskirts of the village of Kippen and is approximately 780 sq.metres in area. The site is bounded to the North by the access road (Burnside, from Kippen village) with field land beyond. East of the site is field land. To the South of the site there is farm land owned by the applicant and the West the site will share a boundary with Corner Cottage, also owned by the applicant. The site has a natural gradient to the North with uninterrupted views to North and South.

As there are no public sewers in the vicinity of the site, private arrangements will be made for the discharge of foul waste. A sewage treatment tank is proposed, shared by the 2 new dwellings, with a pumped discharge to a filtration bed/soakaway on land South of the site. It is proposed that surface water will discharge to the existing surface water culvert running across the rear (South) of the site.

Proposal:

The proposal is for 2, low-energy, storey and a half, 3-bedroom semi-detached dwellings with integral garages. The dwellings adopt 45° pitched roofs with cottage-type dormers. Large areas of glazing taking advantage of the views to the South are countered with small windows elsewhere to limit overheating from the high sun in summer months and permitting solar gain in winter months. The dwellings will be highly insulated timber kit construction with air-source heat pump heating system and incorporating solar panels for future-proof low energy consumption & carbon emissions.

Materials:

The external walls of the houses will be finished with white polyrender over natural stone basecourse to rear and gable elevations together with natural stone quoins. Walls at garage / main entrance will feature locally sourced stone cladding. Door and window openings will utilise natural stone lintols, cills, jambs and mullions. Window units will be of traditional sash-and-case style. Doors and windows will be finished in light grey to complement colours of wall and roof. Roof will be finished in natural slate throughout. Rainwater goods will be black throughout. Externally, paved areas and external garden walls will be finished in natural stone. The style and finishes are designed to match the existing dwelling on adjacent plot (Corner Cottage)



Figure 1: Location Plan

Summary & Conclusion:

We believe the proposal will provide appropriately sited, designed and detailed dwellings in keeping with location and surroundings that will provide sustainable and modern family accommodation for many years.

Bill Jackson

Cadpoint Design & Draughting Services