



DESIGN STATEMENT

PROPOSED DWELLING

**SITE ADJACENT TO STRATHLEA
UPPER LOCHTON
BANCHORY
AB31 4ES**

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INTRODUCTION

The following design statement has been prepared by Caledonia Homes on behalf of Mr & Mrs Merchant with regards to their proposal to erect a dwelling on the site adjacent to Strathlea, Upper Lochton, Banchory, AB31 4ES.

SITE ASSESSMENT

The site is located immediately adjacent to the existing dwelling named Strathlea on Upper Lochton, on the Northern edge of Banchory. The site has a grid reference of NO 69736 97026.

The site area is 0.063 hectares including the access and is currently domestic garden ground. There is currently an existing garage on site.

The existing site levels are gently sloping with slight falls from West to East and North to South across the site. Spot levels were taken on site and are shown on drawing numbered 1647-200 with site sections also shown on this drawing.

The site boundaries are currently defined with a mixture of timber boarded fencing and drystone dykes.

There is an existing hedge line along with Northern boundary as well as a number of mature trees on site with details of the tree positions shown on drawing numbered 1647-200.



Access to the site is currently gained via an existing access from Upper Lochton public road which currently serves Strathlea.

The site does not benefit from any significant views due the surrounding buildings and landscaping.

There are currently no signs of any flooding issues on site. No drainage was noted on site however existing foul and surface water sewers were noted in the street in front of the site with the details of these sewers confirmed via the Scottish Water GIS mapping system.

An existing overhead electric cable and pole were noted on site and are shown on drawing numbered 1647-200 along with the existing overhead BT cable and BT pole which lies across the road from the access.

The approximate location of the existing water main was confirmed using the Scottish Water GIS mapping system.

APPLICANT DESIGN BRIEF

During many discussions with the applicant the following requirements formed the design brief which was used along with the site assessment to guide the proposed layout, siting and design.

- 1) The house should be a spacious 4 bedroom home
- 2) The house design should be broadly in line with the design approved under application reference APP/2017/0357
- 3) The house should include an open plan kitchen/dining/lounge at ground floor
- 4) There should be 1 bedroom at ground floor level
- 5) The master bedroom should have an en-suite
- 6) The house should be position in the same position as the design approved under application reference APP/2017/0357

PLANNING HISTORY

The application site does have a planning history in the form of previous application reference numbers APP/2009/2322 (approved), APP/2013/0498 (withdrawn) and APP/2017/0357 (approved).

As the most recent approval for the site, APP/2017/0357 is the most relevant application when assessing this new application. This application was for Full Planning Permission for the Erection of Dwellinghouse and Garage and was approved on the 20th April 2017. This application was therefore due to expire on the 20th April 2020, however following the recent approval of the Coronavirus (Extension and Expiry) (Scotland) Bill, this approval will remain valid until the 31st March 2022.

PLANNING POLICIES

As there is an existing extant Full Planning Permission for Erection of Dwellinghouse and Garage for the site, the principle of the development is already established under Policy P3 Infill and Householder Developments with Settlements.

Therefore the main policy which is applicable to this site is Policy P1 of the Aberdeenshire Local Development Plan 2017. Although there is currently no published supplementary guidance aimed at small scale development, it is assumed that this will be of a similar nature to the supplementary guidance for the Aberdeenshire Local Development Plan 2012, hence we have used SG LSD2 as a reference for the site layout and house designs. SG LSD2 states that,

"We will approve the layout, siting and design of new development, subject to other policies, if;

1) it conforms with any agreed masterplan, development brief, design statement or design code prepared for the site;

AND 2) it successfully combines and demonstrates responses to the following design issues:

a) optimising its response to the site's context, including consideration of:

i) the local climate (its response to cold winds, rain, snow and solar gain); and

ii) respect for its setting (its relationship to the existing landscape, townscape and neighbouring features);

AND b) optimising the resource-efficiency and appropriate use of materials, including consideration of embodied energy, reuse of construction materials, compactness of built form, and how well the materials relate to each other;

AND c) ensuring it performs the functions expected of it, including consideration of:

i) its basic functions (provision of privacy, amenity, security, warmth, homeliness etc); and

ii) support systems (sustainability of heating, lighting, water and waste systems over the design's lifetime, including the use of water-saving technology); and

iii) connectivity (practicality and environment-friendliness of its access and servicing arrangements); and

iv) flexibility to adapt to the changing circumstances of its occupants;

AND d) the creation of local identity, including consideration of:

i) the balance of the development (mixture of house types and other building types and land-uses); and

ii) the creation of a sense of place (the quality of urban and landscape design, incorporation of public art or craftwork, biodiversity etc); and

iii) aesthetics (the unity and rhythm of all the design elements and features);

iv) visual appeal (the design's "feel-good" quality, style etc) "

We believe that the proposed layout and design, which was developed in accordance with this design statement, is an appropriate layout and design for the location and successfully meets the requirements of SG LSD2, and therefore should meet the requirements of Policy P1 of the Aberdeenshire Local Development Plan 2017.

Other Policies which are applicable to the application site are Policies E2, PR1, C1 and RD1.

Policies E2 and PR1 are applicable to the application in relation to the possible effects on the existing landscaping features on the site however the proposal includes for the retention of the majority of the existing landscaping with only the trees to the Western boundary proposed to be felled. The retention of the majority of the existing landscaping should help to ensure that there are no negative effects on the landscape character of the site as a result of the proposed development. We therefore believe that the proposals can be supported under policies E2 and PR1.

Policy C1 requires that all developments must be designed to reduce carbon emissions. Full details of the carbon emissions will be assessed at building warrant stage via SAP calculations however solar photovoltaic panels are proposed to the house which will ensure the house achieves a bronze active rating. The house will also be insulated in excess of the minimum building regulations which will further help reduce the carbon emissions by minimising heat loss and therefore the demand to produce heat.



Policy RD1 requires that all development include adequate road, waste management, water and waste water provisions. With regards to the road provisions it is proposed to use the existing access from Upper Lochton to serve the proposed development. Mains water, electric and BT are all easily available for the house with most already on site or immediately adjacent to the site.

The drains from the new house are proposed to discharge to the existing foul and surface water sewers via separate new connections to each. We therefore believe the proposals fully comply with the requirements of Policy RD1 and can therefore be supported by the planning department.

Given all of the above it is our understanding that the proposals as submitted comply with all relevant policies within the Aberdeenshire Local Development Plan 2017 and therefore the application can be fully supported and approved by the planning department.

LAYOUT, SITING AND DESIGN

The basic form of the house was arrived at through the applicants requirements for a spacious 4 bedroom home which includes all of the accommodation they require. The basic footprint and design of the dwelling has been inspired by the previously approved design for the site however the internal layout and design features have been amended to suit the applicants requirements for their home.

We believe that the final design achieves the aims of the design brief whilst also being a acceptable design suitable for its location and have therefore proposed appropriate external finishes to further enhance the design.

The proposed wall finishes are Polar White smooth K-Rend roughcast and CL104 Light Oak Etex Cedral woodgrain linings with the proposed roof finish being natural slate. The doors, windows, fascias and soffits are all proposed to be anthracite grey with PVC being the chosen material to help reduce the ongoing maintenance for the homeowner.



The house has been positioned on site in the same position as the previously approved house in line with the applicants requirements. The house floor level has been set to sit just above the existing ground levels with very minimal amounts of ground grading required.

The boundary fences and walls are to remain as exist on site with the majority of the existing landscaping to also remain as shown on the site plan drawing numbered 1647-200.

SUMMARY

In summary it is our understanding that the proposed development can be fully supported under Policy P3 of the Aberdeenshire Local Development Plan 2017. It is also our understanding that having taken into account the site, it's setting and the applicants requirements for their home, that the proposed layout, siting and design represents an acceptable design. We therefore understand that the proposed development can be fully supported under Policy P1 of the Aberdeenshire Local Development Plan 2017.

We therefore believe that the application can be supported by the planning authority and therefore approved as it complies with all relevant planning policies and all required drawings and supporting documentation have been submitted.