JOHN WINK
DESIGN

Design Statement

Demolition of existing steading buildings and
Erection of 3No. replacement dwellinghouses

Mid Lenshie
Rothienorman
Inverurie
AB51 8XU

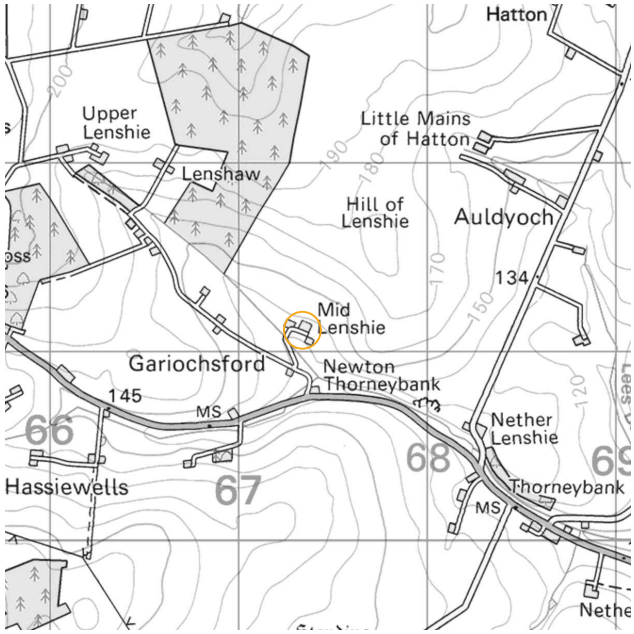
Context to Application

The following design statement has been written with reference to Policy R2 Housing & Employment Development elsewhere in the countryside in the Aberdeenshire Local Development Plan 2017. This policy states:

'We will restrict development proposals in the countryside area outwith the Aberdeen greenbelt and coastal zone to small-scale development that would:

- *involve the refurbishment or replacement, on the same site, of an existing house or disused building'*

The proposals include the demolition of disused agricultural buildings and the replacement of the buildings with 3no. dwelling houses.



Ordnance Survey Map

Site Location Plan

Site Photographs

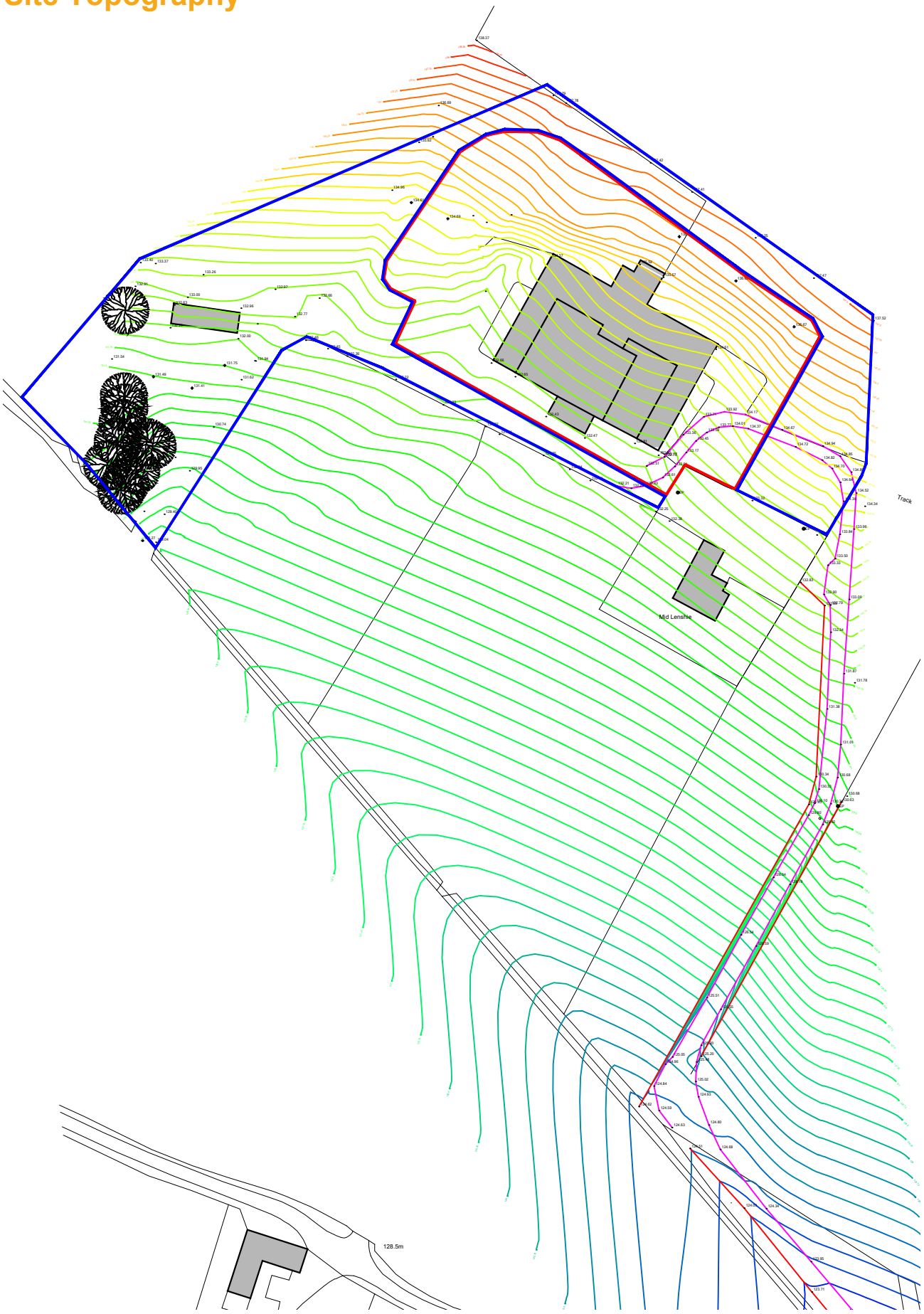
Existing farm buildings

Existing farm buildings

Existing farm buildings

Existing farm buildings

Site Topography



Site Analysis

Local Area

The proposed site is adjacent to the existing Mid Lenshie farm house. Local amenities are nearby with Rothienorman 7 miles and Inverurie 15 miles away to the south.

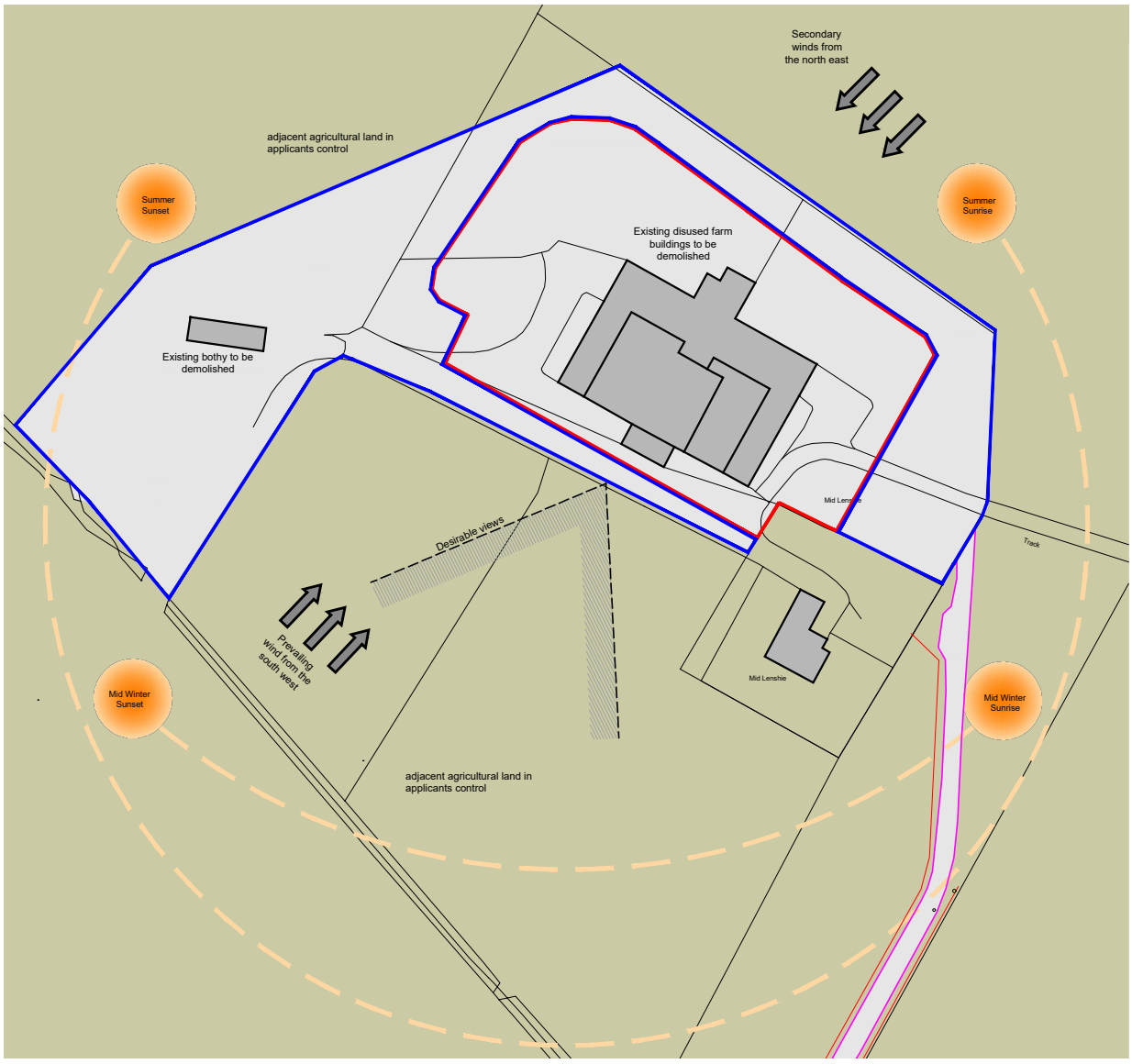
Therefore an abundance of services including shops, post office, hair dressers, schools and recreational centres and a golf course are only a short distance away.

Site Description and Microclimate

The site can be accessed off an unclassified road leading from The Steading of Thorneybank which is situated off of the B9001 which connects Largue to Rothienorman & Inverurie. The private access formed under application APP/2018/2395 will be utilised to access the new properties.

The land surrounding the agricultural buildings slopes from north to south with Mid Lenshie Farmhouse sitting to the south-east. The boundaries are defined by timber post and wire fences providing excellent undisturbed views to the surrounding countryside.

Sunlight reaches the site all year round. The prevailing wind comes from the south west with cold secondary winds blowing in from the north.



Site Analysis

Design Proposal

Site

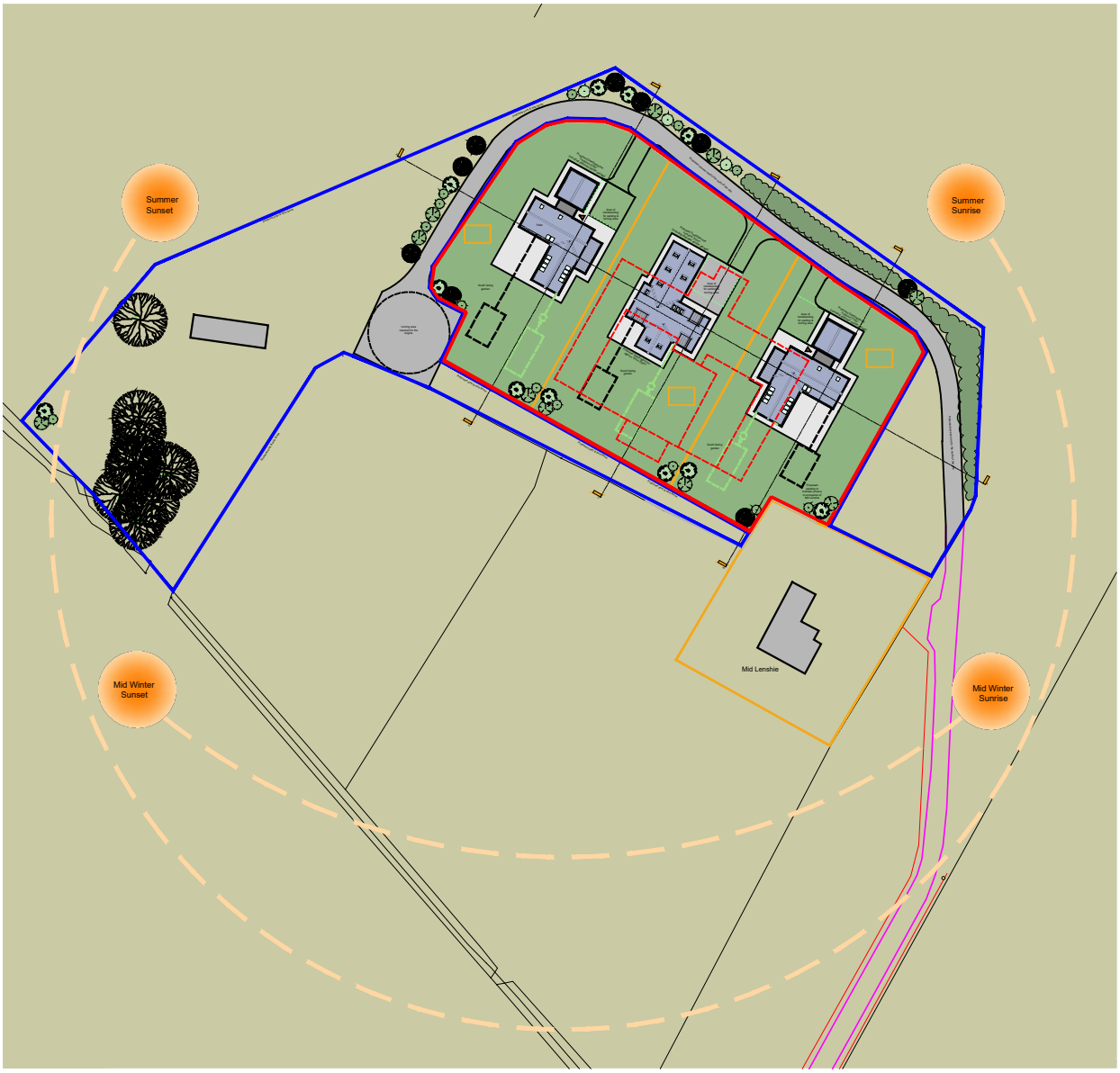
The proposed dwelling houses will be situated on the footprint of the existing farm buildings which will allow the occupants to enjoy the views of the surrounding countryside and maximise solar gains.

The proposed position of the houses have been carefully considered to ensure the privacy of the property is not compromised.

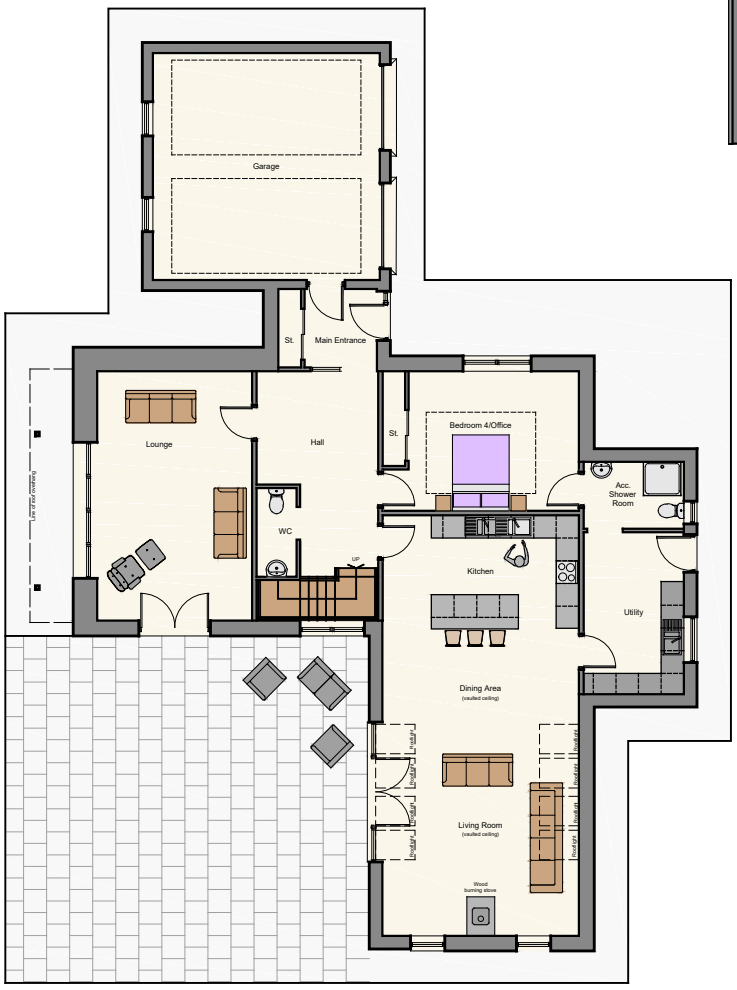
Access

The existing farm access upgraded under application APP/2018/2395 from the south-east will be extended along the north of the site to provide access to the dwelling.

The extended access road will lead vehicles to the parking areas where there will be space for vehicles to turn on each plot to ensure they can exit the site in a forward facing movement. The garages will provide parking for 2 cars per plot.



First Floor Plan - Plot 1



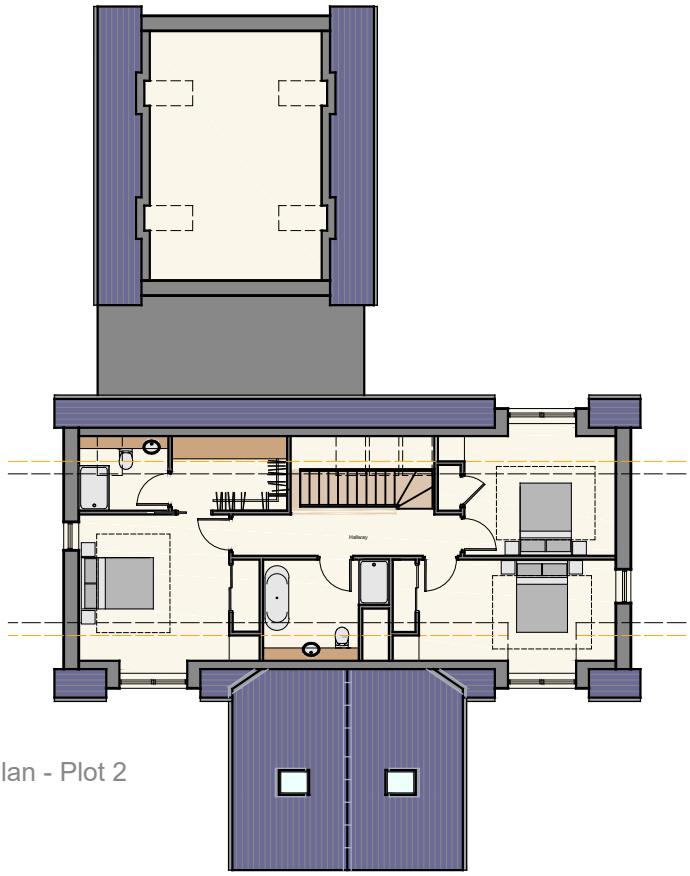
Ground Floor Plan - Plot 1

North Elevation

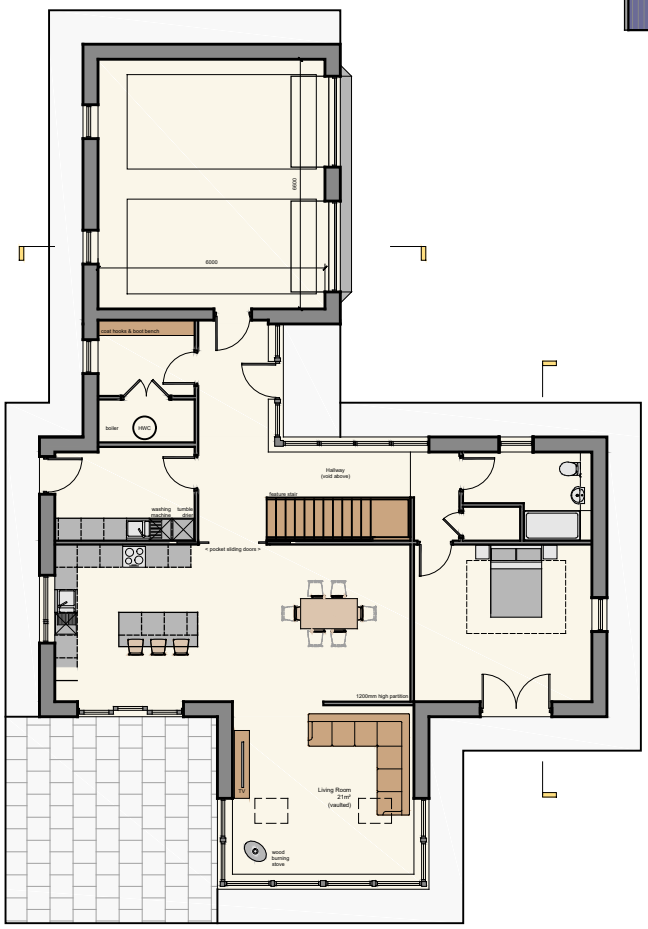
South Elevation

East Elevation

West Elevation



First Floor Plan - Plot 2



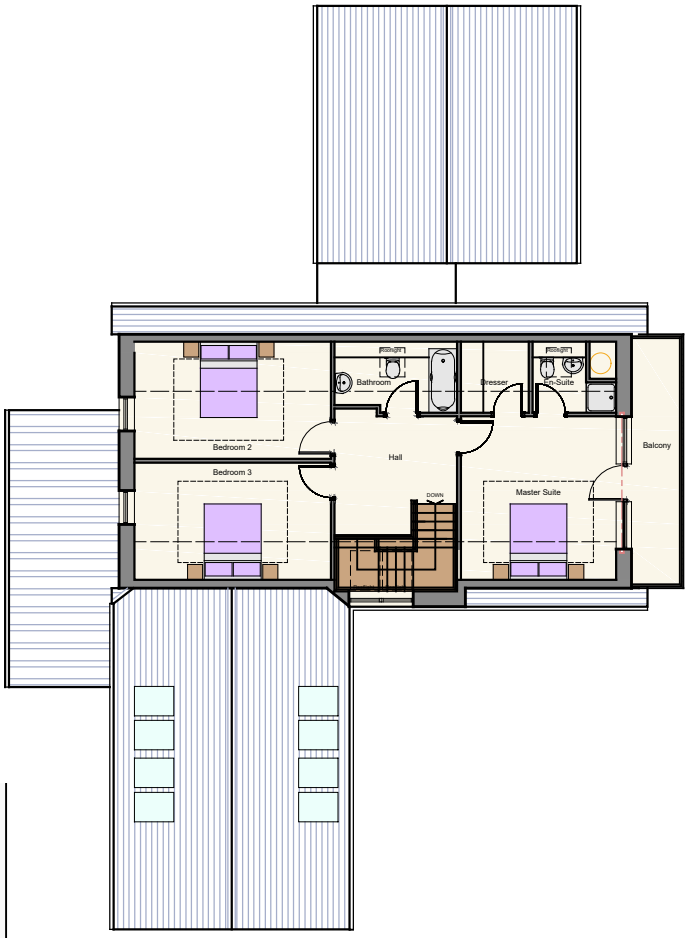
Ground Floor Plan - Plot 2

North Elevation

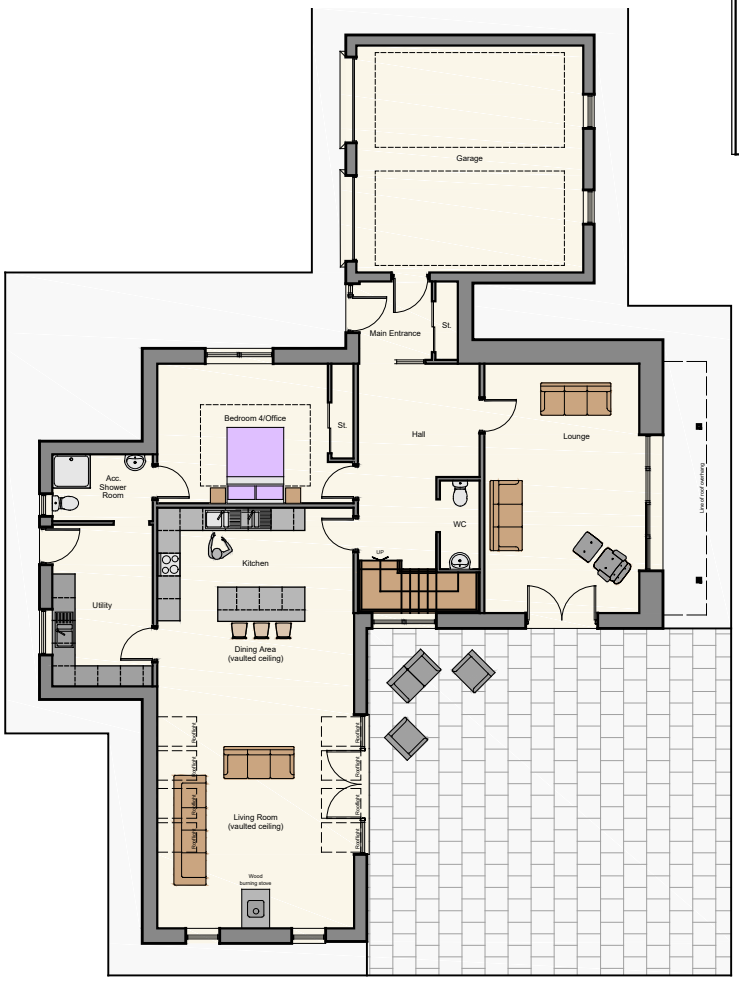
South Elevation

East Elevation

West Elevation



First Floor Plan - Plot 3



Ground Floor Plan - Plot 3

Design Solution

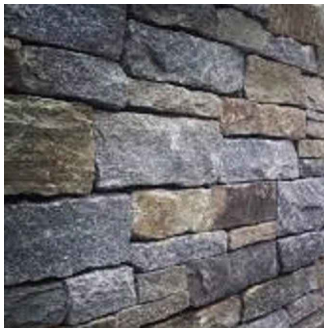
Materials

The dwellings will be finished with a mix of off-white render, natural stone and timber or cedral cladding. These materials have been selected because they offer a quality, finish that is abundant throughout Aberdeenshire's countryside. Using a mix of materials breakups the scale of the development and blends the buildings seamlessly into the setting.

Grey alu-clad windows and doors are proposed throughout as these are very low maintenance for the occupants making them the most sustainable option.

Slate

K-Rend Silicone Scraped Texture Render



Natural Stone

Cladding

Sustainability

The dwellings will be highly insulated and of an air tight construction to reduce the house's reliance on the primary heating system. The primary heating system will be an Air Source Heat Pump which is a renewable form of heating.

The design also takes a sustainable approach to the drainage system, proposing that the foul water will be disposed through a septic tank to a soakaway with the surface water also disposing to a soakaway.

Future Considerations

Should an occupant of the house become permanently or occasionally less mobile there will be an easy access to either the main or rear entrance door. The path around the outside of the building will incline at a gradient in excess of 1:20 ensuring a gradual rise up to finished floor level that can be easily negotiated.

There is also a bedroom and an accessible bathroom on the ground floor, keeping all of the essential living accommodation on one level so that no changes would require to be made should the occupant's capabilities change.