

Base 3 - Architecture + Design

Base 3 project reference: B3-45 / Planning submission Sept 21.

PLANNING STATEMENT

Client: Mr. T. Frame, A. Frame Contracts, Cushenquarter Farm, Plean, Stirlingshire FK7 8AZ

This Planning application follows previous applications as approved by Stirling Council Planning, reference 18/00847/FUL and 19/00886, relating to 4nr new houses.

In addition an application was made with reference 21/00038/FUL, which was withdrawn by agreement, pending a bat survey and report.

The land surrounding the farm has been allocated as housing land within the published Stirling Council Development Plan, Countryside Policy Boundary in line with the defined target of creating sustainable housing in the area with a mix of market and affordable types, between the current date and 2037.

Proposal Details:

Alteration of existing Cushenquarter farmhouse from single dwelling to split and extend to form 2 houses. The existing house is a single storey dwelling having partial adaption to include separate living accommodation. The house at the moment does not take advantage of the setting, the views or provide light and space within the rooms. The proposal is to redesign the house to improve the living spaces and split the house into two fully separate family houses, removing a previously constructed poor quality extension to the south side of the house. The new accommodation will include two single storey replacement extensions to the south elevation with varied form and elevations to blend with the scale of the original house and allow the interiors to take advantage of the setting, orientation and views over the fields to the south side.

Farm & Business Operations:

Similar to the previous applications for this steading, the business of operating a farm continues to change and there is a requirement to develop the habitable facilities to allow more flexible operation and sources of income to ensure continuity for the future. Cushenquarter Farm is operated by the Frame family with three generations living on site and with growing young families. The current operations include the farming of the owned arable land, contract farming work, a joinery/ building company, livery stabling for horses and other rental of space for sub-contract storage.

Access:

Access to the site is to be by the existing road leading from the main A9 running through Plean, via the new access link formed under the current prior Planning approval for the adjacent houses.

The road to the farm is a right of way to land beyond the farm, although not generally used much beyond Cushenquarter and is maintained by the farm.

Parking for the house to the east side will be as existing and for the west house to a parking area off the new road leading to the 4 new as-approved houses.

Services:

Infrastructure to the farm is currently capable of taking the further modest increase of the extra houses with electricity supply, public water supply, foul drainage taken to the existing pumping station to the south of Cushenquarter Farm land as shown and surface water to soakaway, in turn to local burn. Heating to the existing house is by oil fired boilers. The proposed houses are to be heated by air-source heat pump supplying a wet system combination of radiators and underfloor heating.

Quality of the proposed Development:

1. The importance of enhancing the setting and the environs of the farm steading is to be realised by the application of good design principles for the houses as proposed and site landscaping.
2. The proposed houses are to use the existing house and with extensions form two semi-detached houses which are more generous and take advantage of the views and setting.
3. The layout of internal spaces are located to take environmental advantage of the sun path and views.

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4. Solar gain will be maximised to the living accommodation within the single storey extensions, as much as possible, by having the east, south and west elevations with the most glazing to the main rooms.
5. Boundary fencing to the boundaries of the proposed site are to be a mix of simple post and wire fencing which with landscaping both within and outwith the plots offset will form a virtually invisible boundary enclosure and otherwise where shown to give sheltered spaces using close-boarded timber fencing with muted grey-based stain, or left unstained to weather to a silver grey.
6. The hard landscaping within the site is to follow principles of small scale, modelled surfacing using a blend of natural materials including from a range of bricks, cobbles, stone setts, rounded gravel and bark of other natural material for planted areas. The driveway area to House 2 is to be of selected and approved gravel nom 40mm grade on a compacted type 1 gravel bed and where firm surfaces are necessary, for example to the accessible parking bays and entrance routes to the main doors, and if preferred to form a solid section between pavement and gravelled driveway, these to be formed in SUDS approved surface paviors on a compacted type 1 gravel bed to allow drainage percolation and ensure that surface water wash is negated as far as possible.
7. Planting to be selected species of bushes and smaller trees, indigenous types and following a landscape plan, prepared following Building Warrant approval and before site start to avoid services and to enhance the setting of the houses within the landscape. Smaller trees selected from the range of Scottish species including but not limited to – silver birch, hazel, willow, rowan, aspen, hawthorn, juniper & wild cherry.

Materials for the proposed houses:

- Natural slate roofing. This follows the original house and selected slate colour, scale and texture to match.
- Walls of the house to be of masonry outer leaf with white render throughout, except for defined areas of dark render to visually break up the elevation surfaces. External wall to have the inner of insulated timber kit.
- Windows and external doors are to be of a muted grey-green or other colour selected to blend with the setting.

Sustainability:

It is proposed that the new house has heating and DHW supplied by renewable energy source involving either ground source or air source heat pumps (GSHP or ASHP) and that the house will achieve at least Bronze Active standard certification.

End of P.S. / Sept 21