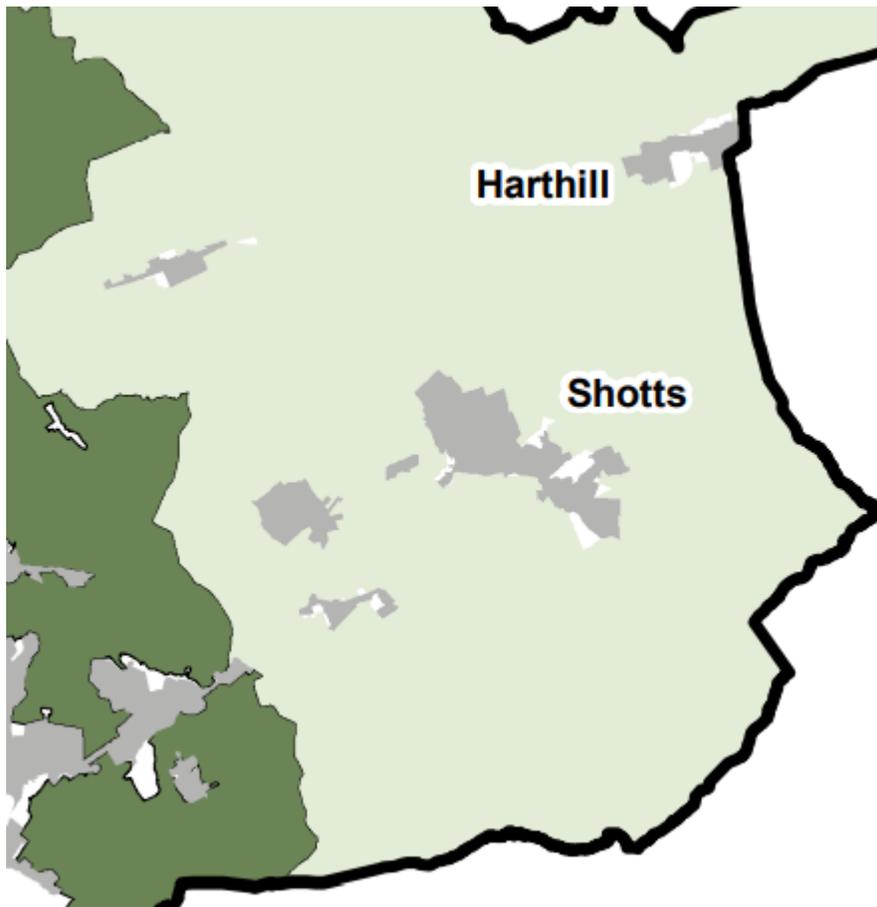


Farmhouse designs

Within the Fortissat Rural Investment area.



29/6/2021

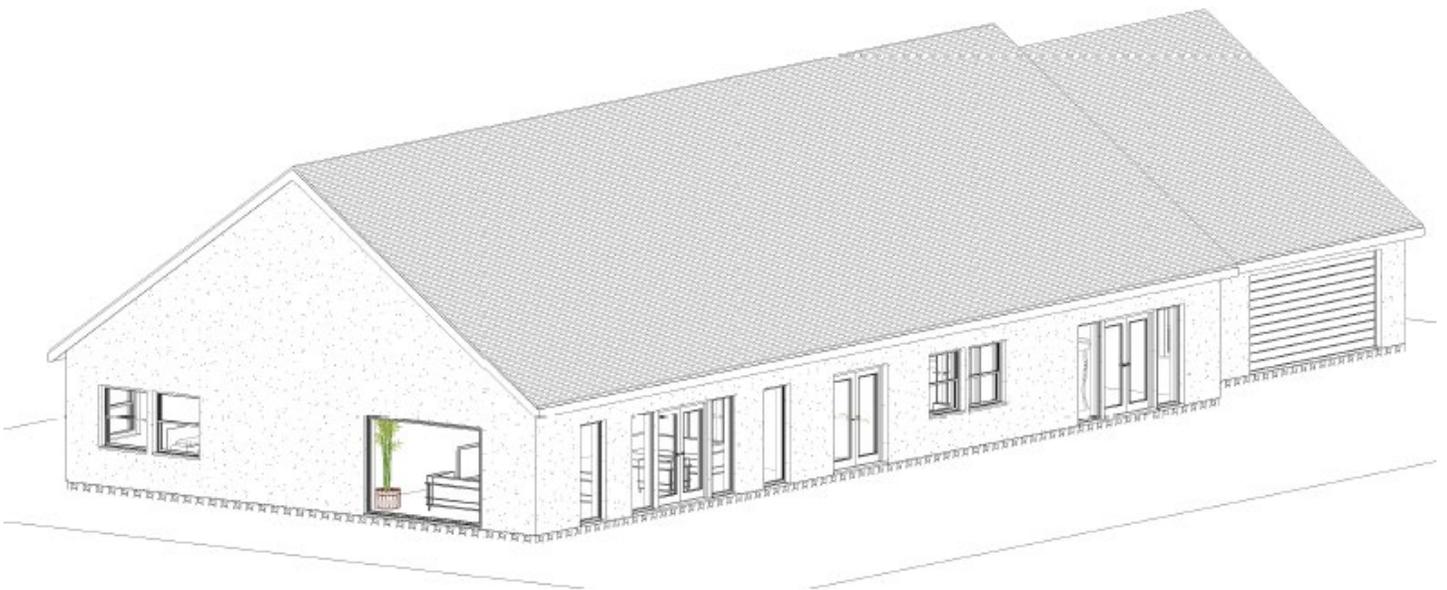
Thomas Cochrane BSc.(Hons)
TmC Planning Ltd

This report is to highlight the type and style of Farmhouse that is common to the farms in the Fortissat area of North Lanarkshire and this report is in support of planning application 21/00798/FUL.

Our client and his architect took into account the type of dwellings that have been developed within farms over recent years.

This influenced the style of design that was put forward for planning permission.

The type of dwelling we applied for on behalf of our client was as follows below.



This was based on the fact that most newer farmhouses within the Fortissat rural investment area are single story dwellings.

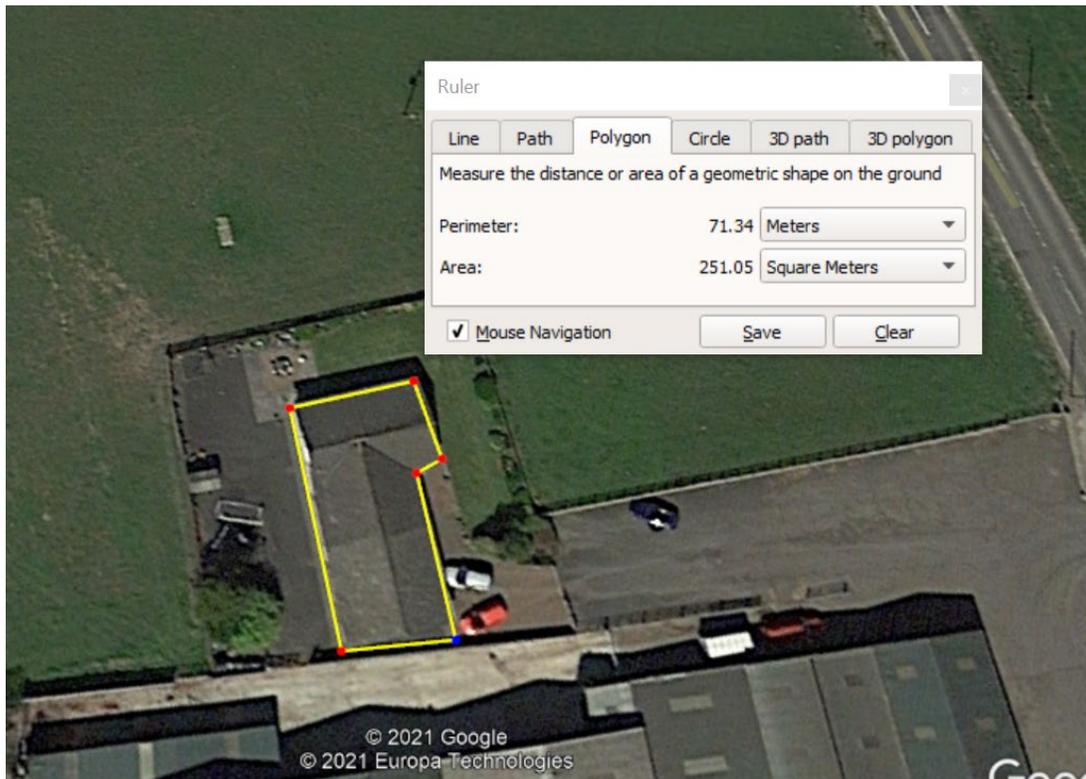
Due to the applicants health and mobility problems, The integral garage is part of the adaptation. This provides our client with dry and safe conditions to leave his vehicle when there is snow on the ground or during heavy rainstorms as his mobility problems means he is slow at entering and leaving the vehicel.

Wester Hassochrigg Farm, Shotts Road, Shotts



The red line on the image above shows the Farmhouse from an aerial point of view.

The Farmhouse measures approximately 23m x 11.5m. The footprint measures approximately 250m²



The elevation facing the road is as below.



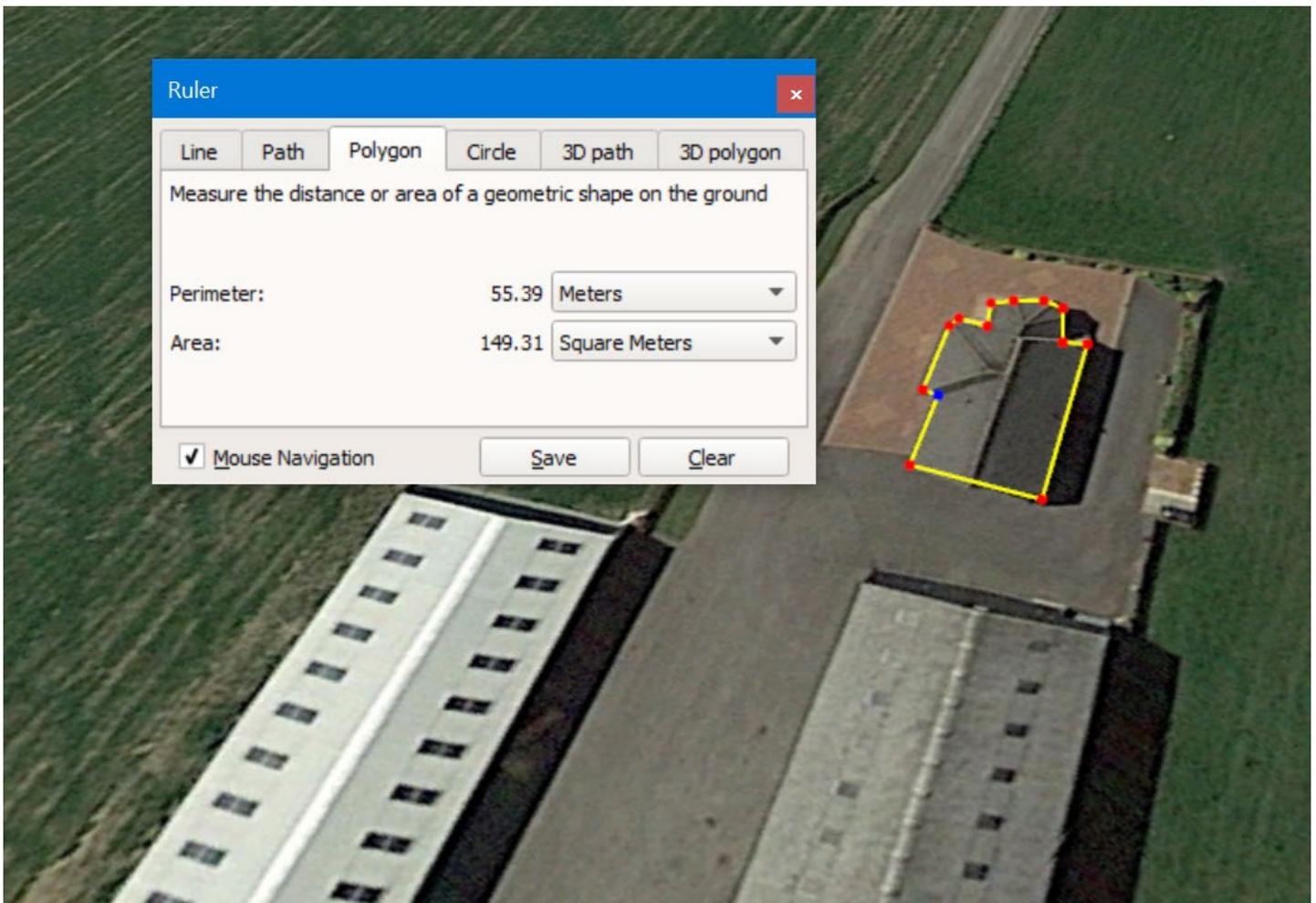
On the opposite side of the road, there is

Easter Hassockrigg Farm

Aerial view, dwelling encircled in red.



This dwelling measures 20m x 9m and has a footprint of approximately 150m².



View from Shotts Road below



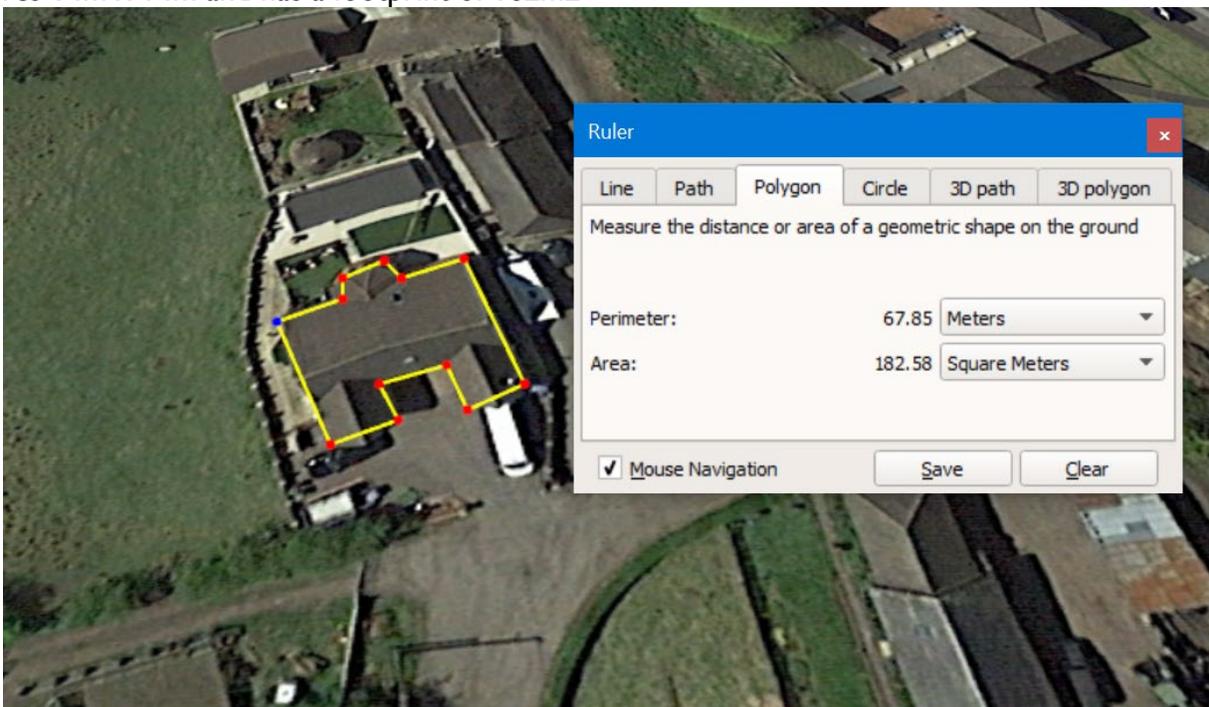
South Stane Farm

The Farm is located off of Main Street, Stane, Shotts.

It is shown below encircled in red.



It measures 14m x 14m and has a footprint of 182m²



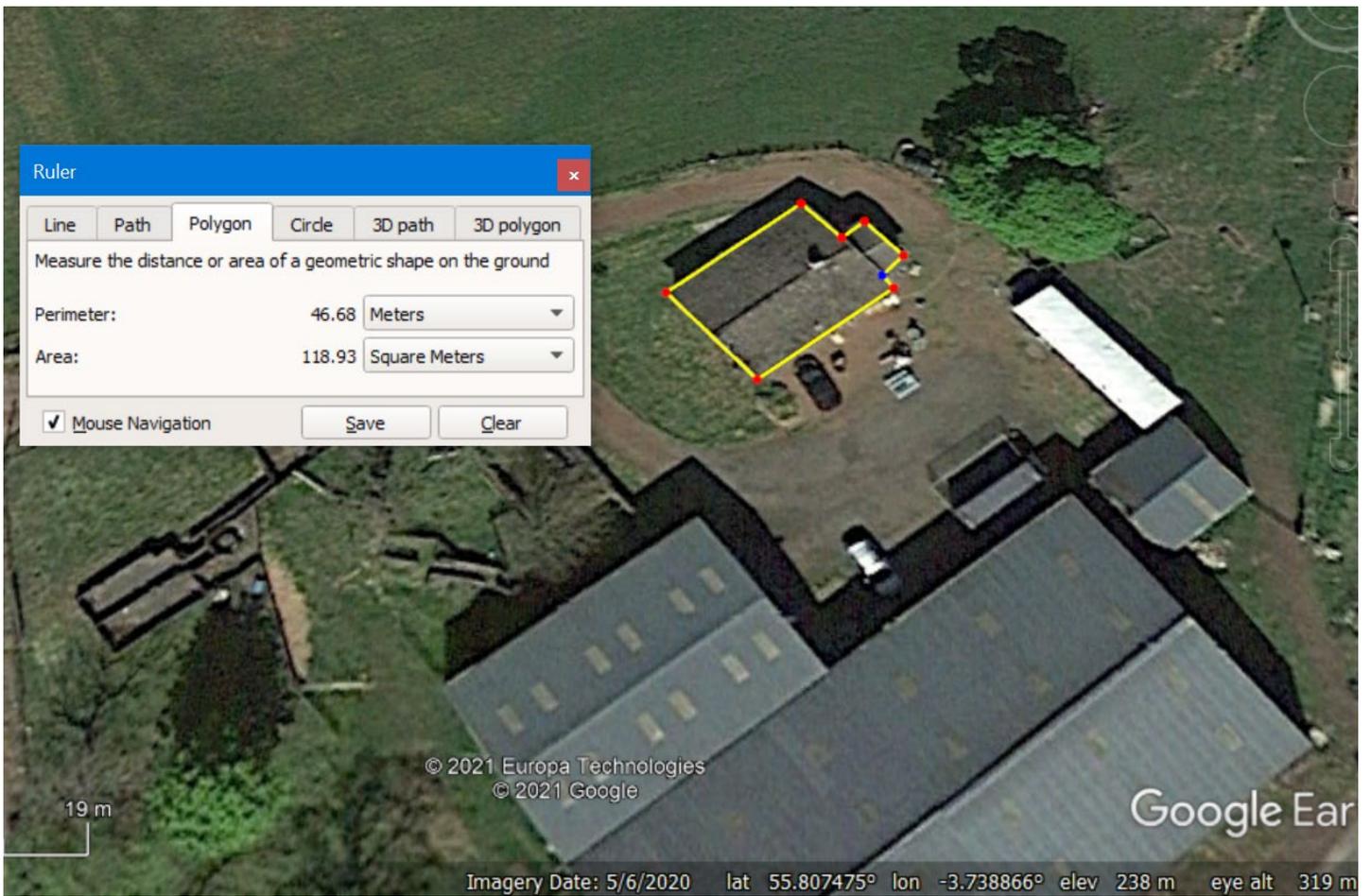
The elevation fronting the road is shown below.



Headlesscross Farm



This farm dwelling is approximately 12m x 9.5m with a footprint of approximately 120m²



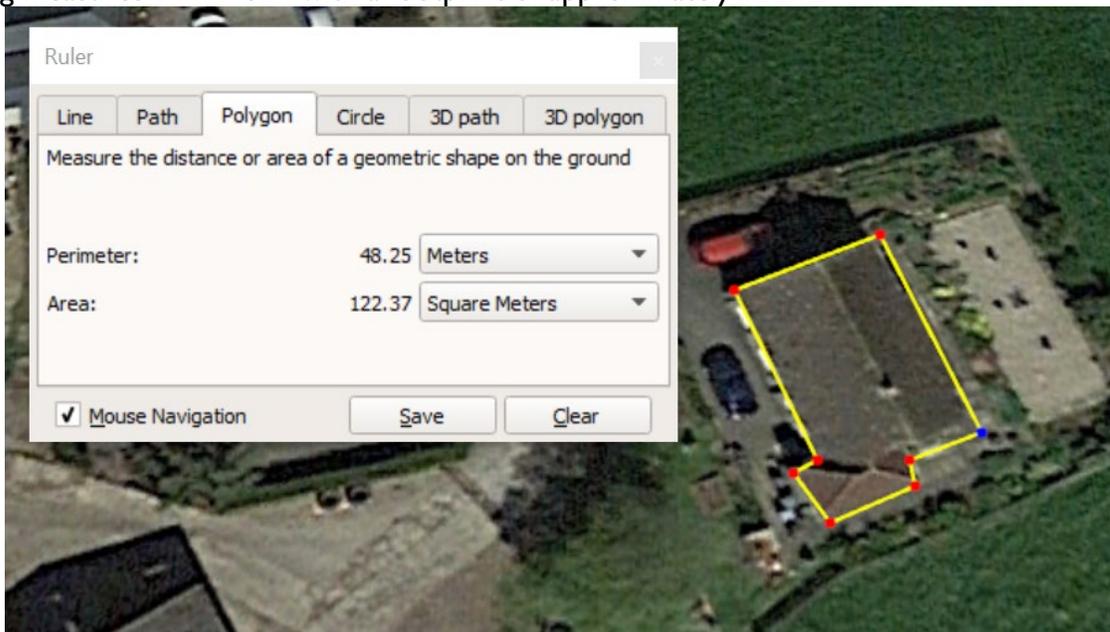
The elevation facing the road is shown below.



East Tarbrax Farm Burnbrae Road Shotts.



This dwelling measures 14m x 8m with a footprint of approximately 122m²



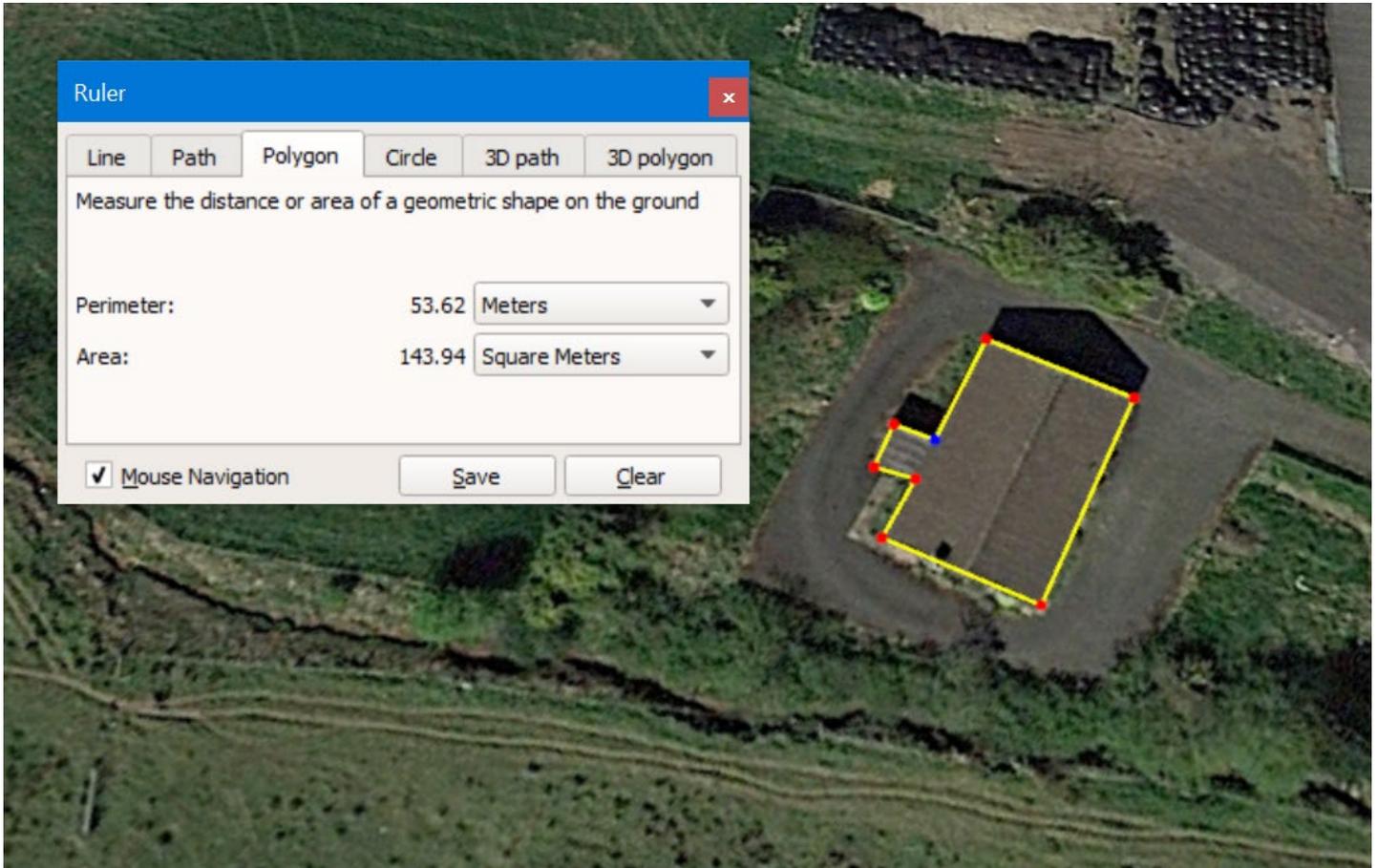
Elevation facing roadway



West Tarbrax Farm



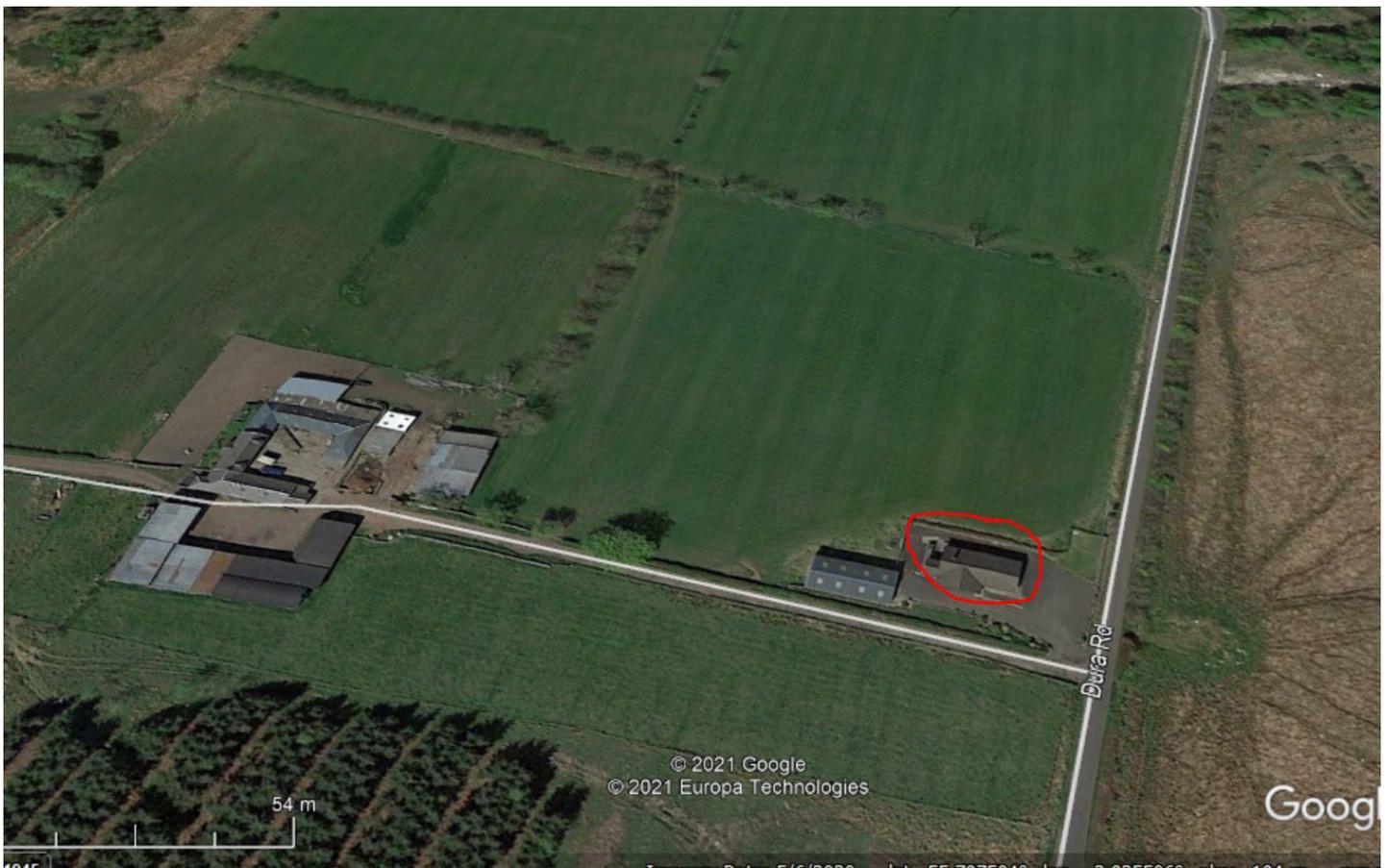
This dwelling measures approximately 15m x 12m and has a footprint of approximately 143m²



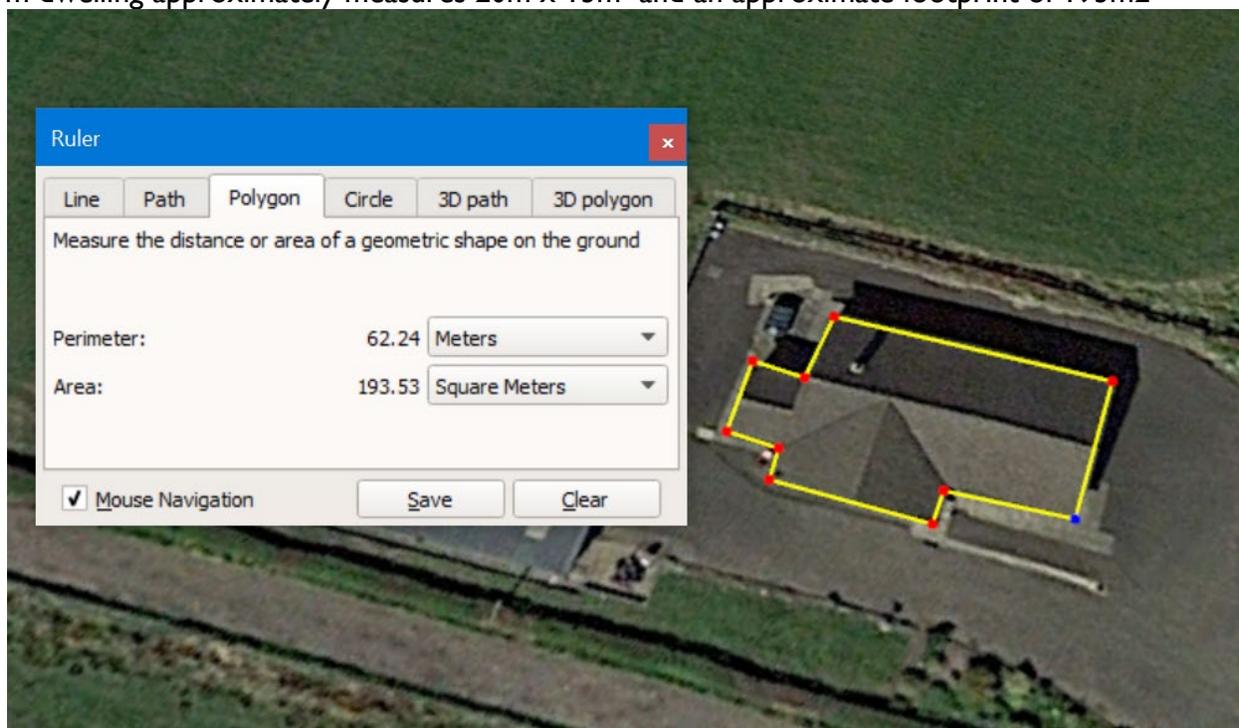
View from A71



Hartfield Farm, Dura Road, Allanton



This farm dwelling approximately measures 20m x 13m and an approximate footprint of 193m²



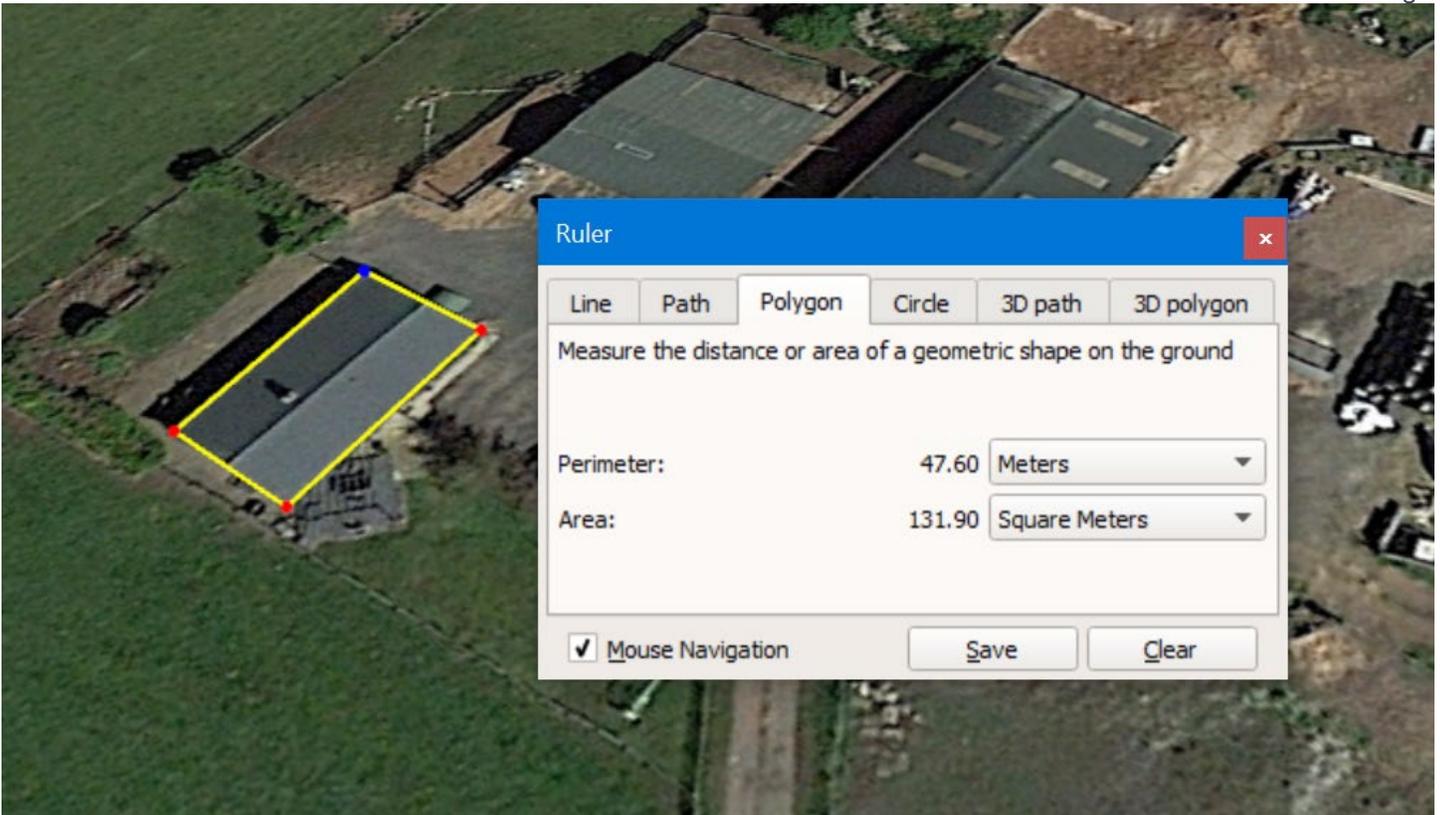
View from Roadway



Barnhill Farm, Dura Road, Allanton



This farm dwelling measures approximately 15m x 9.5m with an estimated footprint of 132m²



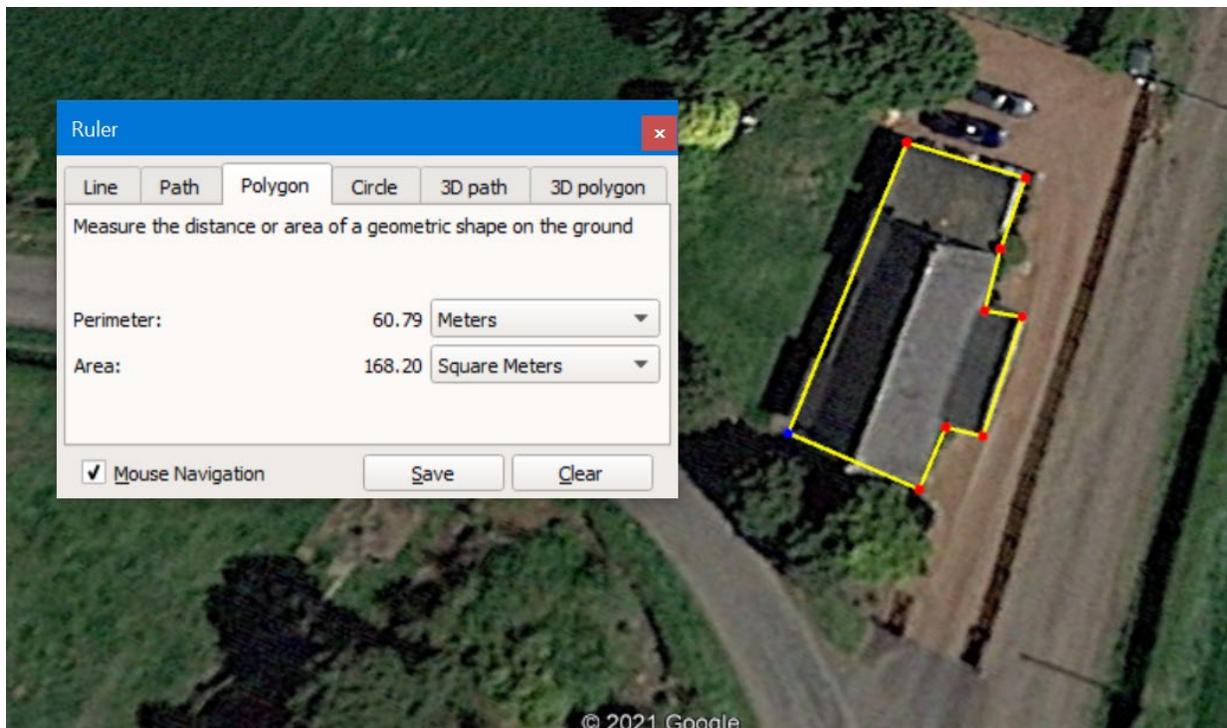
View from Roadway



Watsonfoot Farm



This farm dwelling measures approximately 21.5m x 9m with an approximate footprint of 168m².



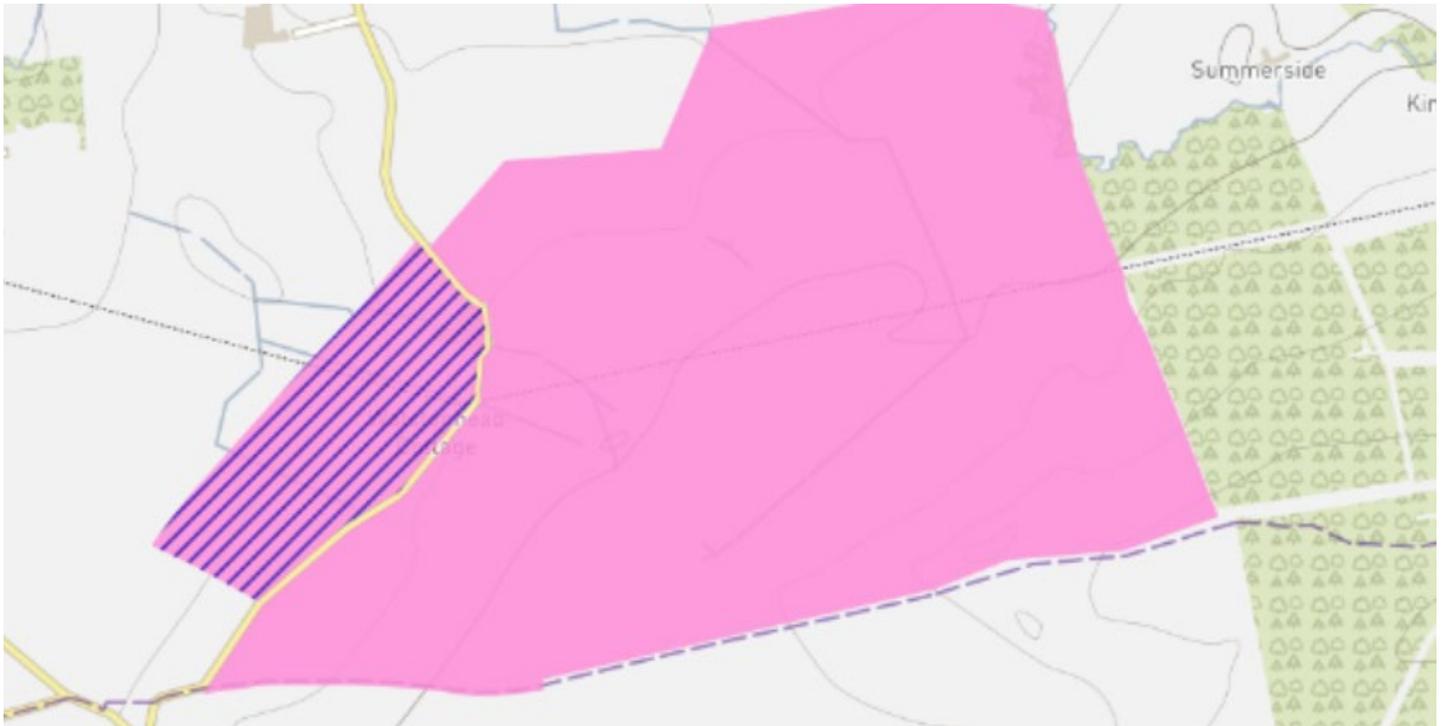
View from roadway



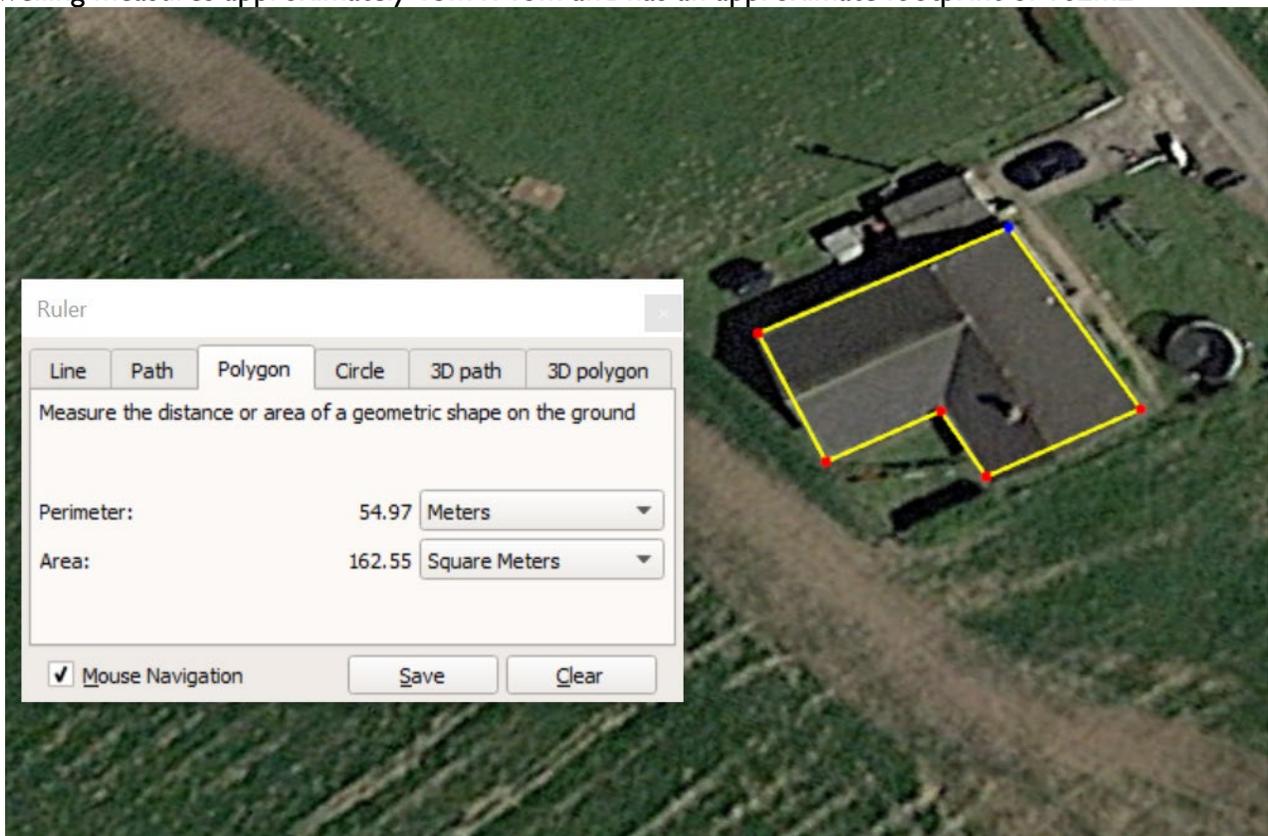
Watsonhead Farm



Due to the distance between the Farm and the Farmhouse we checked the title for the Farm. As can be seen below, the Farmhouse is within the area owned by the Farm.



The dwelling measures approximately 15m x 13m and has an approximate footprint of 162m²



Elevation facing the roadway.



Woodside Farm, Morningside.



This farm dwelling has an approximate size of 17m x 10.5m with an approximate footprint of 152m²



Elevation facing the roadway



Conclusion

As can be seen, by the above evidence, the common theme of farm dwellings is single-storey bungalow type dwellings.

We, therefore, fail to see why Mr Hill's application is out of context for a farm dwelling.

This is an argument that the dwelling is more extensive than average. This is planning by our client. Over recent years he has had many mobility problems with a multitude of operations.

There is a good possibility that our client may, in the future, require the use of a wheelchair.

A good urban planner would see this as making the house sustainable for his future needs.

It has to take into account that a wheelchair requires turning in every room, including hallways, to be considered acceptable. Furthermore, doorways need to be broader.

We want the Planning Authority to take all of the above into consideration when evaluating this application.

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