

Design Statement. 18/01/22

The proposed single dwelling has been designed to replace the existing watchmans cabin, which has sat on the site since 2010.

Its purpose is for a farm worker to tend the animals and for security reasons for keeping an eye on the fish on the pond.

The existing cabin has been permanently used since 2010.

The existing cabin has mains drainage, electricity and water. It has an existing designated access from Greenhill Road and can also take access directly from the farm. This will remain the same .

The house has bee designed to be as Eco-friendly as financially possible. The building will be served with an air source heat pump. It will have higher than required U-Values through the building structure and will utilise a mechanical heat recovery system. The carbon emissions will be significantly less than the existing cabin.

The house itself is single storey, and only has a single bedroom. It is modestly sized and will be barely visible.

The existing cabin and adjacent farm builds suffered significant damage during the recent storm Arwen and as a result my client has decided that a more permanent building would suit the needs of the estate better.



HAY SHED

CABIN TO COME AWAY



EXISTING FARM BUILDINGS



STORM DAMAGE

FISH POND

COUNCIL POLICY

The site is located in the Greenbelt, within the village of Hareshaw. As such policy SPG07 needs to be taken into consideration.

SPG07 allows housing where a full time worker who is employed in a necessarily rural based business, and where the nature and demands of the work concerned make it essential for one person engaged in the enterprise to live at, or very close to the site of their work.

As noted above the watchmans cabin has been in place for a full time worker to tend the animals and ensure that the fish pond is secure for over 11 years.

The house is essential for the proper functioning of the farm / rural business and there is a clearly established need for a worker to be readily available at most times rather than in other available accommodation in the locality.

Below is a state from the applicant.

Justification for permanent single storey building – Marjory Donald

1: Present wooden chalet sits on wheels with a decked area surrounding it approximately a metre above ground.

2: the chalet gets battered and sways in strong winds even with protection and weight of deck around it.

3: The deck gets slippery in rain, frost, ice and snow.

4: Storm Arwen blew the roof off the bird hide which sat adjacent to it.

5 : A new tin black box profile insulated sheeting will blend well with the Green box profile sheeting on South, West and North side of new build .

6 :No new infrastructure would be needed as current building connections would be used to join mains Sewer, water, electric and drainage with same access.

7 :As I retire next year Georgina will be only person responsible for security of livestock, fishery, and guard dogs who live there.

8 : Great Danes and Rottweilers really test the strength of the French doors at front of wooden chalet when strangers about. The layout of new bungalow designed with dog drying area with own entrance muddy feet and food storage , enclosed outside area with water boundary on east side instead of locked inside on hot summers .

9 : There is an old railway line runs length of north boundary from Cleland to Salsburgh. It is a rabbit Warren and although fishery closed just now in winter it is still full of fish and the water is on migration route with all sorts birds, Ducks and geese which leads to a lot of bother from poachers accessing from Railway hence the need for dogs .

They use snares, terriers ,fishing lines left in water ,hare coursing which I hate to find and even once large dogs on our deer.

To summarise new build differences

1 :its M2 would be similar to current chalet with decking area all around and firepit and seating area used in summer outside.

2 :It would use same infrastructure.

3 : it would blend in much better with box profile green agricultural buildings for livestock

4 : its designed to be fit for purpose and much safer with no high slippery deck area or wind able to get under building .

5 : enviromently friendlier without the goats using the chalet in summertime to get shade in hot days with droppings and flies everywhere below it.

6 : the design of the new building would be much pleasanter to live, work and visit on days at the estate.