



PLANNING STATEMENT IN
SUPPORT FOR PLANNING
PERMISSION FOR ERECTION
OF ONE DWELLINGHOUSE

Eastgate, Access from Perryflats to Cloburn Farm,
Carmichael, Biggar, ML12 6PL, South Lanarkshire

INTRODUCTION

This design statement has been prepared to accompany the Planning Permission application and drawings referenced 2127 – D100, D101, D102, D103, D104, D105, D201, D202, D301 and D302.

The application seeks consent for Planning Permission for the erection of one no. dwellinghouse with associated works.

This document is intended to support the aforementioned application and with a view to aid in granting permissions.

THE CLIENT

The client/ applicant are Mr and Mrs Michael Clair, who have prepared the following statement;-

“Our existing property at Eastgate, has been extended to provide the additional accommodation required for our growing family. The existing property has served us well but we hope to design and build a new family home which will provide higher levels of energy efficiency, especially within this current climate of energy crisis. Our new home will provide us with more space to grow, while providing a standard of living consistent with todays living standards. Our hope is to create a long term family home, in keeping with the area, which will reflect the existing properties and remain sympathetic to the surrounding area, whilst standing the test of time”.

THE AGENT

HAB ARCHITECTURE are a small architectural practice based in West Lothian. Being centrally located they have numerous dealings within the central belt. We aim to adopt contemporary design standards to design bespoke spaces to suit our Clients’ needs whilst aiming to reduce the impact on the environment.

With a vast range of experience in domestic architecture and small scale commercial works, our focus is on sustainable development whilst adopting high design standards through adopting traditional style development with modern contemporary twists. Through our designs we aim to utilise the sun path and key features of a site to influence our proposals and make for comfortable living environments.



PLANNING PERMISSION IN PRINCIPLE

Discussions were held with Mr Steven Boertien, and Planning approval in Principle, P/21/0796, for the erection of one dwelling house and formation of new vehicular access/ egress, was granted on 11 October 2021.

THE SITE

HISTORY

According to Historic Environment Scotland, the Eastgate Cottages form the Grade C Listed, Original Lodge entrance to Carmichael House.

Carmichael House was likely built between 1754 and 1767 for John, 3rd Earl of Hyndford. Roofless since 1955, the property is a substantially intact ruin of H plan country house. Purple sandstone rubble with cream sandstone dressings. Windows have segmented heads and keystone; central doorway has Gibbs surround; property has prominent rusticated quoins at edges of advanced section and corners; with base course and moulded eaves band. The east wing is a five bay block, two storeys plus an attic in height, with shaped gables and urn finials and terminals. with shaped gables and urn finials and terminals.

Our Clients currently reside in the one of the originals Eastgate cottages to the old main road – the Western cottage - which was recently extended by the family.

The existing pair of gate cottages are modest, single storey, stone cottages with stone dressings to the window surrounds; shaped skew stones and stone corner quoins, with large chimney breasts to the gable.



SITE FEATURES

The proposed house under this application is to be erected in the garden ground of the existing Western Eastgate Cottage, pertaining to the Client. A clear build zone has been established under the conditions implied by the Planning Permission in Principle (refer to Condition 03), to ensure distances to boundaries are met.

The land rises to the North, from the main road (A73), towards the existing cottages, with the garden ground forming a natural slope with South facing views back to towards the A73 and hills beyond.

The existing old main road towards the cottages, is lined with a mature tree line boundary either side.

The existing boundaries to the cottages are delineated by a mixture of finishes. Natural planting/hedging to the Eastern Cottage and timber fencing to the Western Cottage, both with grass verges to the road edge. The field to the North is bounded by post and wire fences, behind a line of mature trees.



(Satellite view from Google Earth)

THE PROPOSAL

DESIGN

A site analysis was firstly undertaken to identify key aspects which were identified to be;

- typical rural shaped dwelling; feature gable details; chimneys; stone quoins and skew stones, in keeping within the existing properties in the surrounding area and the Listed nature of the existing gate houses
- open area to the south maximising solar gains and sunshine (natural light)
- maximisation of Southern views, looking down the natural slope of the site (aim to maximise views)

A build zone was established based on Condition 03 outlined in the Planning in Principle approval and a maximum footprint established based on those restrictions.

Our Clients brief and accommodation requirements were designed to meet the following;-

- Family home to provide space requirements and energy efficient property to meet current living standards
- 4 bedroom home with en-suites; family bathroom; Kitchen/ Dining with separate Living Room
- Modern/ contemporary material finishes

The design of the house has been considered to assist with the new dwelling integrating with the natural slope of the site and to reduce the under build. The large gable window to the South maximises both natural daylight and the views down the sloped site.

The form of the building adopts the form of a traditional dwelling with a pitched roof. The storey and a half form, enables the required accommodation to be met, while retaining a modest external appearance and form to the dwelling – respectful of the existing adjacent listed cottage. Dormer windows, allowable within Condition 02, are required to enable the accommodation to be met within the roof space and indeed are fundamental to the functionality of these roof rooms.

The stone base course; stone window surrounds; the shaped skew stones, corner quoins and wide chimney (faux chimney) breasts to the gables of the main form of the house, provide a nod to the design of the original cottages and the nearby Carmichael House.

Despite being traditional in form, some contemporary twists have been adopted to enhance the design which include large glazed feature gable windows to the rear to maximise views and solar gain. The rear projection steps down with the natural slope of the land and forms a more contemporary feel to the dwelling with the large glazed gable and feature corner window the rear elevation.

From the roadside (A73) and the old main road leading to the gate cottages, the house has been designed to reduce the visual impact on the site and goes some way to ensure the approved site between the existing Western Cottage and dwelling to the Western boundary, is infilled in a sympathetic manner. Form and choice of material finish are sympathetic to the rural location.

Access is proposed to be taken from the existing access road running parallel with the A73, serving access to those existing properties to the West of the existing cottage as indicated in the approved Planning in Principle approval.

MATERIALS

A muted and simple palate has been adopted for the design, with material selection harmonising with surrounding houses and natural environment. A grey stone base course is to be adopted whilst walls are proposed to be a white/ off white wet dash render (typical of a rural building of this nature) with grey stone quoins to façade corners of the main elevation. The chimney breasts will be formed in stonework to provide definition to the end gables, along with the stone surrounds to the windows.

The large glazed gable provides views and solar gain to the family home, while ensuring privacy is maintained to both the existing bounding properties and of course to the new habitants of the proposed dwelling.

Windows are proposed to be aluminium clad timber frame, of a sage green colour, to provide durability for being located in an exposed area and to assist with the visual empathy towards the rural location.

The roof is proposed to be slate (Cupa Heavy 3 or similar Flat black, low profile concrete tile), harmonising with traditional dwellings within the countryside.



SUSTAINABILITY

The proposed dwelling will be of standard timber frame construction - typical of Scottish wide industry norm - with high levels of insulation to limit heat loss. Highly efficient windows and doors will be installed which will again limit heat loss and provide the thermal quality required to balance the large expanses of glazing.

The house has been designed to mimic the traditional feel of a local, rural cottage, with emphasis on the verticality of the fenestration to the main part of the house. Larger expanses of glazing to the south west to maximise solar gains. The main Living area is located to the rear of the site, to take advantage of the sun path which can ultimately reduce heating demand and to maximise the views. In addition, this will provide the ability to offer direct access to the rear garden ground.

Drainage proposals are still to be confirmed at this stage (by a drainage specialist), but initial thoughts are for a sustainable approach utilising a septic tank/ treatment plant and soakaways for surface water.