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ARCHITECTURALDESIGN
PROJECTMANAGEMENT
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DESIGN STATEMENT

ERECT NEW 4 BED DWELLING AT PLOT B, QUARRY ROAD, LOSSIEMOUTH

Ref: 220036

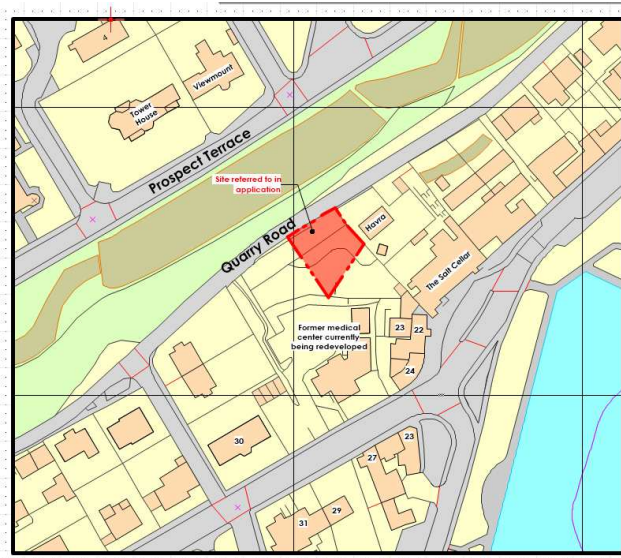
1.0 INTRODUCTION:

- 1.1 This **Design Statement** has been prepared by **CM Design Architectural & Town Planning Consultants** in response to the requirements of the Moray Local Development Plan 2020
- 1.2 The site relates to an already approved application to form 2 new dwellings on Quarry Road. The original application (17/00941/APP) extends to approximately 830sqm. This revised application relates purely to **Plot B** which is approximately 415sqm of wild overgrown garden grounds.
- 1.3 A topographical survey has been carried out onsite demonstrating a significant change in level from Quarry road to the garden below.
- 1.4 The previous approval included for a similarly designed 4 bed dwelling across 3 storeys.
- 1.5 This revised proposal is very similar to the existing approved design with changes to the external finishes, the addition of an external store and amendments to fenestrations.



2.0 SITE DESCRIPTION

- 2.1 Quarry Road is a small secluded public road linking the sea level part of Lossiemouth with its cliff top residential area of Prospect terrace. To the north of the site is a cliff with mature trees. Prospect Terrace, is circa 12m above Quarry road. There will be views from the proposed dwelling to the south across the river Lossie and East Beach.



2.2 The existing topography of the site continues to be a feature of this revised design with the proposal being constructed onto the stepped site following the land form.

3.0 PROPOSALS

3.1 The previous consent (**17/00941/APP**) was for a 2no. 3 storey 4 bedroom houses. This previous design included light grey & teal painted timber cladding, areas of off-white smooth render, blue facias and features and a slate roof finish.



PLOT B - SOUTH EAST ELEVATION 1:100

3.2 This revised proposal continues the 3-storey format and adopts a more contemporary colour and material pallet. The proposed finishes include natural timber cladding and standing seam aluminium roof finish.

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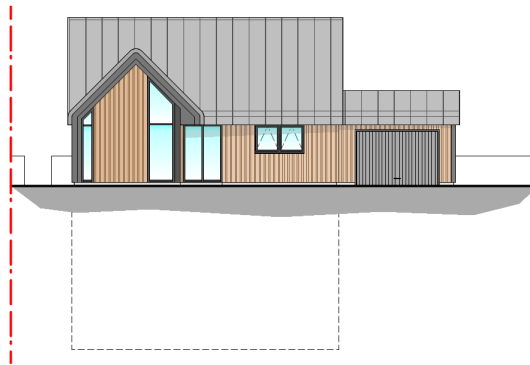
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3.3 The dwelling has been designed to follow the existing cliff landform, from Quarry Road the house appears to be a small single storey bungalow. The entrance storey provides all habitable rooms including Kitchen and Lounge. There are two lower storeys accommodating 4 bedrooms, a games room and plant room. All of which can hardly be seen.



3.4 All of the principle rooms receive the best south sunlight and benefit greatly from solar gain as required within DP1.

3.5 A detailed drainage statement and report by GMC has been provided separately. All surface water discharge will discharge to a soakaway and all foul drainage will be pumped into the public sewer.

5.0 POLICY COMPLIANCE

- 5.1** Section 25 of the Town and Country Planning (Scotland) Act 2006 requires that applications be determined in accordance with the current Moray Local Development Plan unless material considerations indicate otherwise.
- 5.2** Since the original approval dated 2017, a new development plan has been introduced by Moray Council. This new development plan includes updated planning policies and the new DP1 policy. This application seeks to alter the design an already approved house on the site.
- 5.3 Policy PP1** – Encourages the creation of distinctive place and calls for variety of design where appropriate. Although this policy is aimed at developments of 10+ properties, it is also encouraging the diversity and character in design.



extract from Policy PP1 MLDP

- 5.3.1** The properties located along the immediate area of Quarry Road are generally single storey rendered dwellings varying in design and age. Most of the surrounding dwellings have similar features including tiled roofs and traditional vertical emphasis windows.
- 5.3.2** The original approved application continued with similar single storey scale and frontage onto Quarry Road. The finishes were a blue and grey cladding and slate roof. This application again continues with the scale and form of the immediate area with contemporary finishes including natural cladding and grey aluminium roof finish.
- 5.4 Policy DP1** – Sets out compliance criteria relating to siting, privacy, impact, scale, character, amenity, solar gain etc.
- 5.4.1** The previously approved dwellings were designed to be constructed onto the stepped landform. This application seeks to follow the siting which is in-keeping with the building line of adjacent buildings. Siting the dwelling in this location ensures the existing stepped landform of the site is maintained.
- 5.4.2** The scale of the proposal is very much in keeping with the streetscape along the Quarry Road.
- 5.4.3** The previously approved application provided parking for 2 cars. In line with current policy, a minimum of 3 parking spaces including 1 electric vehicle charging point have been provided. The parking spaces are designed to ensure vehicles can access and exit the site in a forward gear.

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5.4.4 The orientation, siting and layout of the proposed dwelling ensures that all principle rooms receive the best south west sunlight and benefit greatly from solar gain as required in DP1.

5.4.5 All boundaries will be defined with new timber fences as per site plan.

5.4.6 A separate Drainage Statement has been submitted along with this application that details the strategy with regards to on-site and off-site drainage measures.

5.5 This design and application is considered to comply with current policy in all respects.

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