



The following Design Statement is submitted in support of Planning Application 22/00300/MSC. This submission summarises design considerations in support of the view that the existing building is to be replaced with a more contemporary traditional design, and outlines the benefits of new technologies which can be incorporated into a new dwelling. The applicant considers this to be material to the proposal under consideration, and that it ought to be taken into account by the Council in the decision making process.

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General Background 1.1

This design statement and application should be read in conjunction with the Planning in Principle application 20/00867/PPP.

Address and Location 1.2

The site is located at:

Auchenloch Lodge,
Blanefield,
G63 9AS

Site Description 1.3

The site of the existing dwelling is level within the context of a gently sloping area within the boundary. The site generally slopes towards the North East looking towards the Campsie Fells over Carbeth Loch.

The existing building came in back of lorry and was believed to be from a site in Aberdeenshire as temporary accommodation for workmen and was passed on to the client after the trust was terminated in 1990.

Context 1.4

The Muir Way and West Highland Way converge close by. While the site itself has variable vegetation growing on the boundary of the residential area.





Concept 2.1

The concept was outlined in the Planning in Principle application as a traditional cottage design with a vertical scale of predominantly ground floor accommodation with rooms in the roof, roof lights and small scale traditional dormers.

Design 2.2

Contemporary styled, one and a half storey utilising sympathetic and sustainable materials inkeeping with the traditional established design language of the local area.

Materials 2.3

- The roof will be Slate
- The external wall will be a mixture of render, stone and larch cladding.

Access 2.4

The site is situated close to Carbeth House, sharing the single track access road to the B821. There are a number of "huts" also sharing this access.

Services 2.5

The site has access to both electrical and water services nearby and therefore will not be disturbing the area when connecting in. Waste Management Facilities : Prior to the occupation of the approved residential unit, provision shall be made for a properly designed bin collection point at the roadside for bins awaiting collection. This collection point should be outwith the required visibility splay sightlines. The developer will be required to provide the new household with the necessary recycling and waste management facilities to serve the development in accordance with the Councils Waste Service requirements and as specified in the Supplementary Guidance on Waste Management Requirements for Development Sites. Drainage will be upgraded to SEPA requirements.





Technical Analysis 2.6

The original structure is over 60 years old and does not meet current insulation and sustainable development requirements set by planning. Therefore the client wishes to rebuild with a previously discussed design that would meet current legislation and comfortable habitation. The insulation of the existing structure is not within the current standards of sustainable homes and as such a new design would allow for such standard to be met while providing a more comfortable living environment for the occupier. The damp proofing and external and internal moisture protection would also be improved by both meeting the current ventilation and moisture protection standards for the new design. This would increase the longevity of this home and thus reduce the build up of mold and damp within the residence, providing a beneficial boost to the occupants longterm health.

Precedent for Proposal 3.0

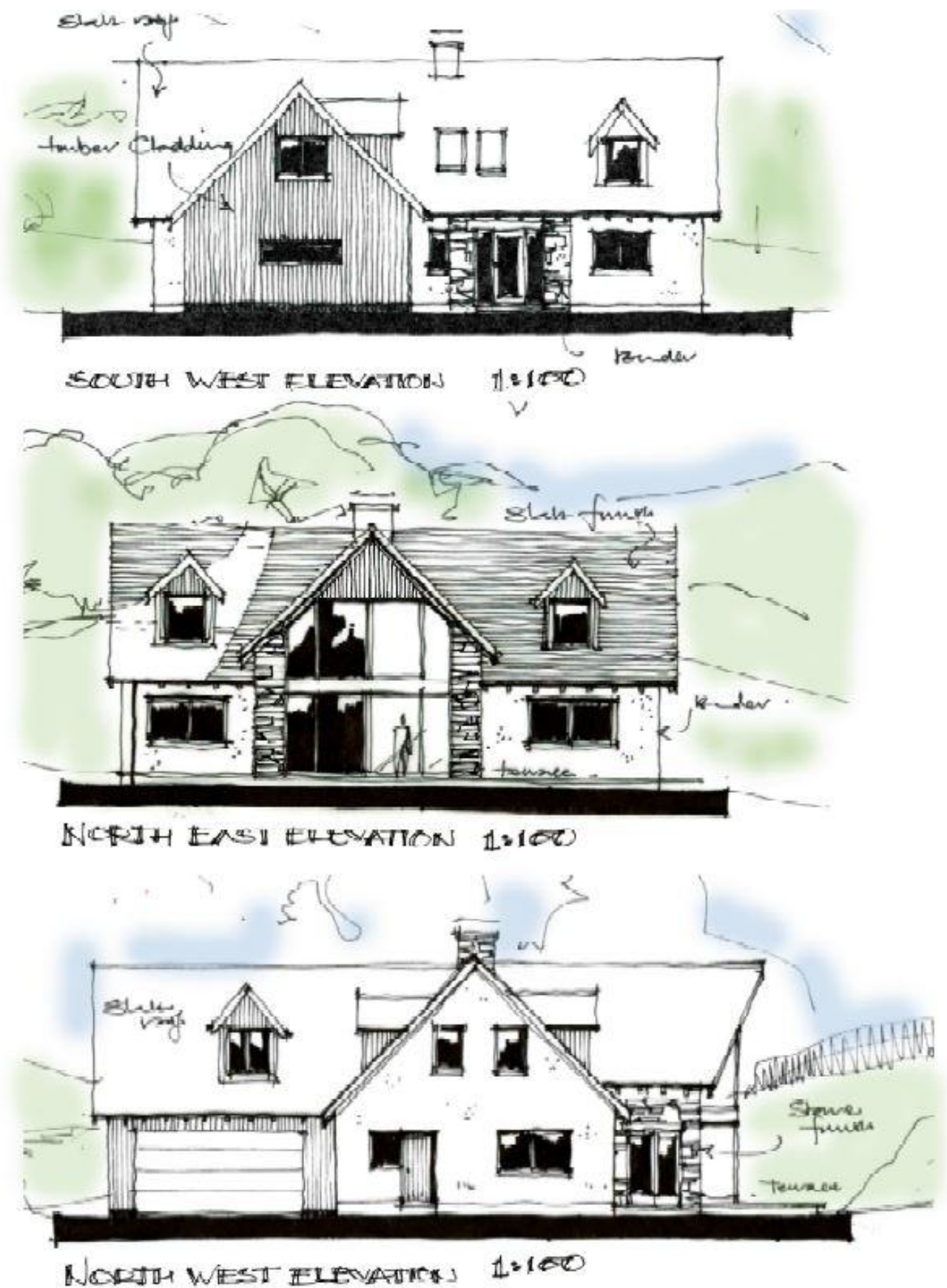
Justification for the proposal is based on the replacement of an existing substandard dwelling.

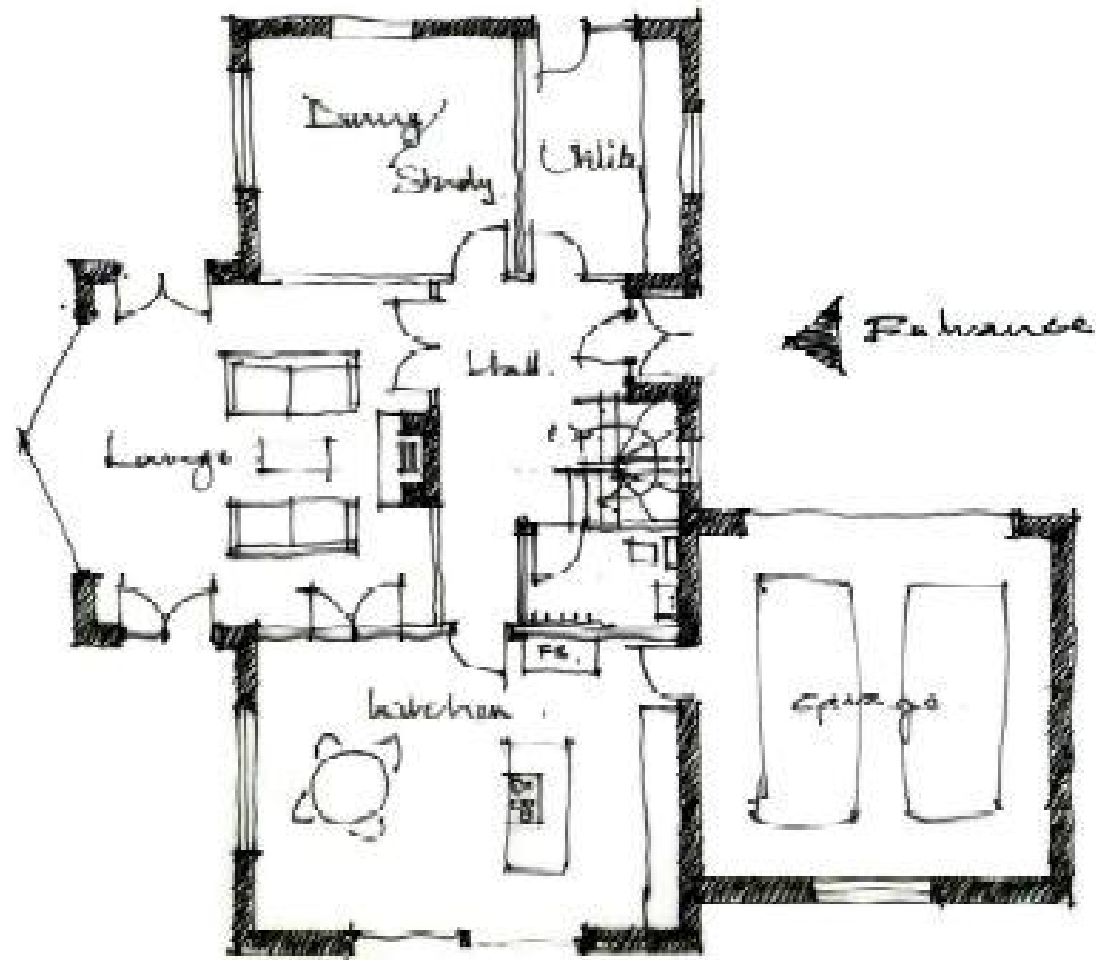
A previous application of this house type is the Piggery site in the same area which was approved shown on the right of page 3 and on page 4. REF: 20/00541/MS

Conclusion 4.0

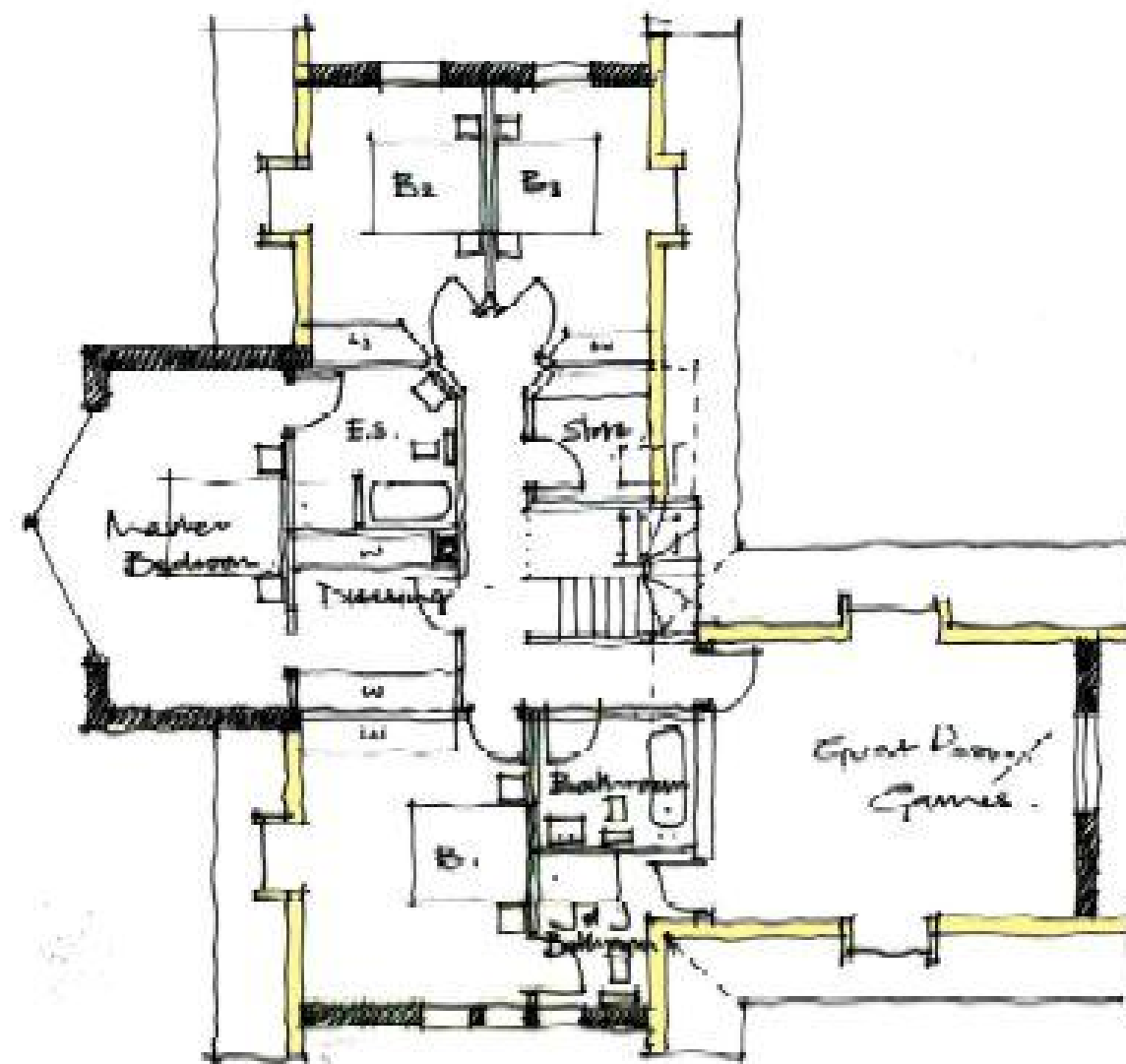
The Design Proposal is appropriate to replace a poorly built, substandard dwelling with a modern house design incorporating all current building standards, space standards and sustainable design. The proposal will meet the requirements outlined in the Planning in Principle Application.

MCINNES GARDNER ARCHITECTS - 17th May 2022





GROUND FLOOR PLAN 1:100



UPPER FLOOR PLAN 1:100

SCHEDULE	Square Meters (SQM)	Square Foot (SQF)
Ground Floor	127.0	1367
First Floor	133.6	1438
Total	260.6	2805
Garage	33.6	362

