

Proposed New Houses to the rear of The Corries, Corriecravie, Isle of Arran

Design Statement - 24th October 2023

ALASTAIR HOWE ARCHITECT



Introduction

The purpose of this document is to support the application for planning consent in respect of two new houses behind the existing buildings that front the road in this 'Clachan' located at Corrie cravie in the south-western corner of Arran. The clachan as it stands comprises four closely related dwellings, The Corries, The Corries Barn, Craig an Lar and Col Der, with a fifth, Foxglove Cottage, located slightly to the east. There is also a long established permanent caravan "The Corries Caravan" just behind Col Der. Ordnance Survey mapping (fig 3.) indicates that most of these properties have been established for over 150 years. The mapping also shows several other buildings to the south of those remaining, remnants of some of which are still visible (figs 5-8).

The 1864 mapping indicates, to the east and south-east of the site, two tracks or pathways, (fig 1, 3) the closest of which leads to the sea shore and lower lying pastures via a cleft in the landscape.

These are still visible on the ground and indicated on current mapping (fig 2). The detailed site survey contours show one side of this cleft to the south (fig 5) and how the slope of the land eases toward the current buildings. The older mapping, as noted above, shows older structures on parts of the site.

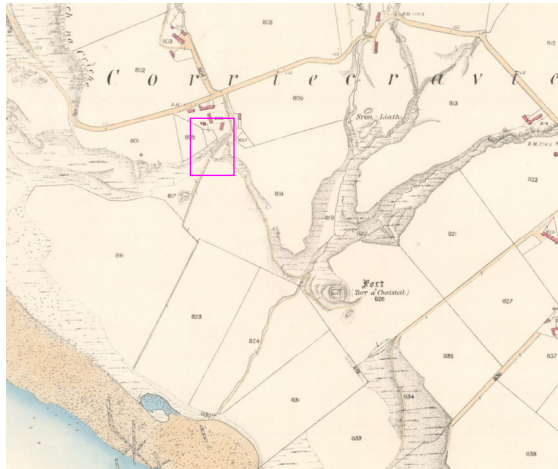


Fig 1. 1864 OS plan of Corrie cravie (NLS)

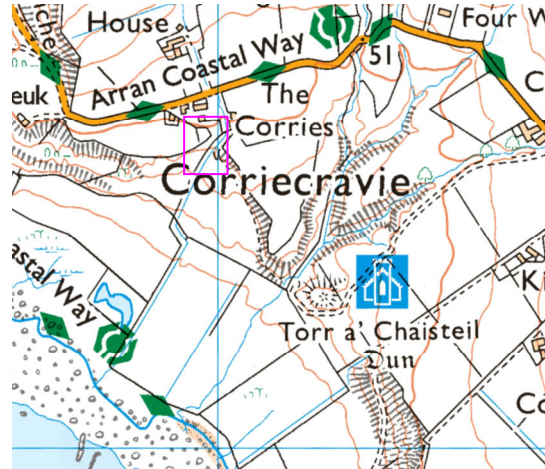


Fig 2. Current OS plan of same area as left (OS)

Fig 3. Enlargement of above. Magenta rectangle indicates same area on each plan

Fig 4. Current OS Plan (OS)

Fig 5. Topographic Survey, contours at 0.5m intervals, application site outlined red

Fig 3.

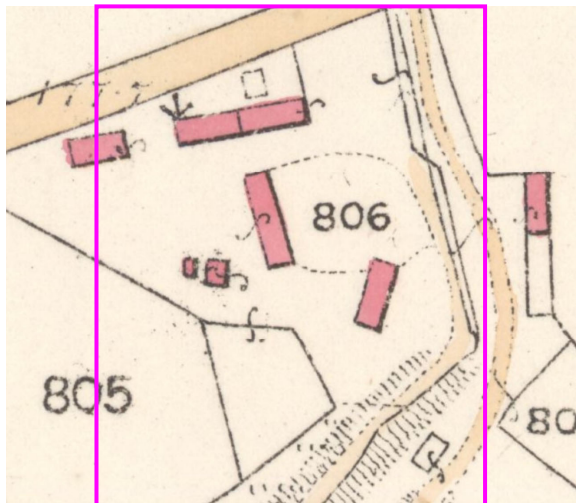


Fig 4.

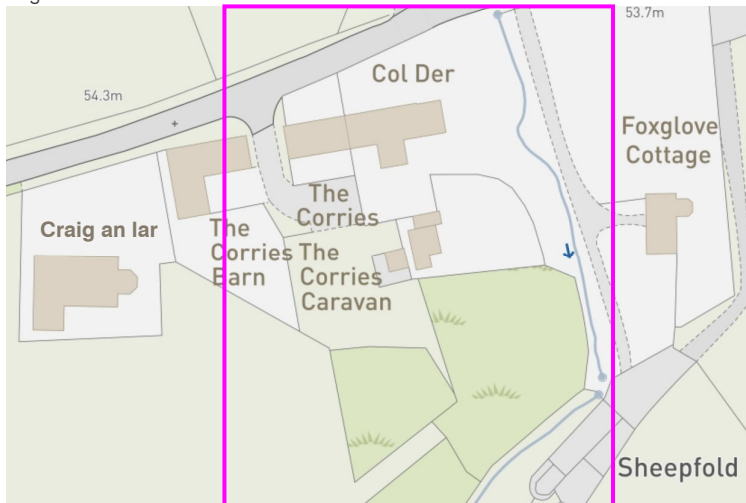


Fig 5.

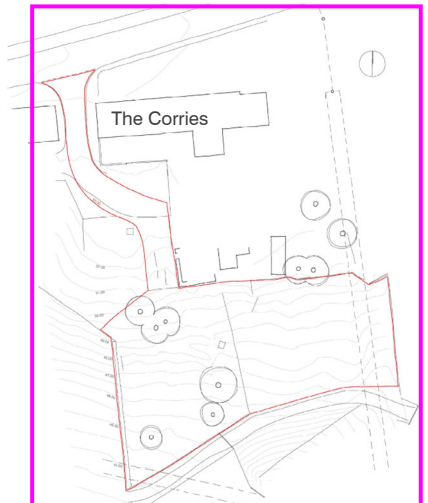




Fig 6. Looking East to Plot 2...



... and SW to Plot 1

Fig 7. Looking to Plot 1 from meadow to west



Fig 8. Looking up at Plot 2 from the track



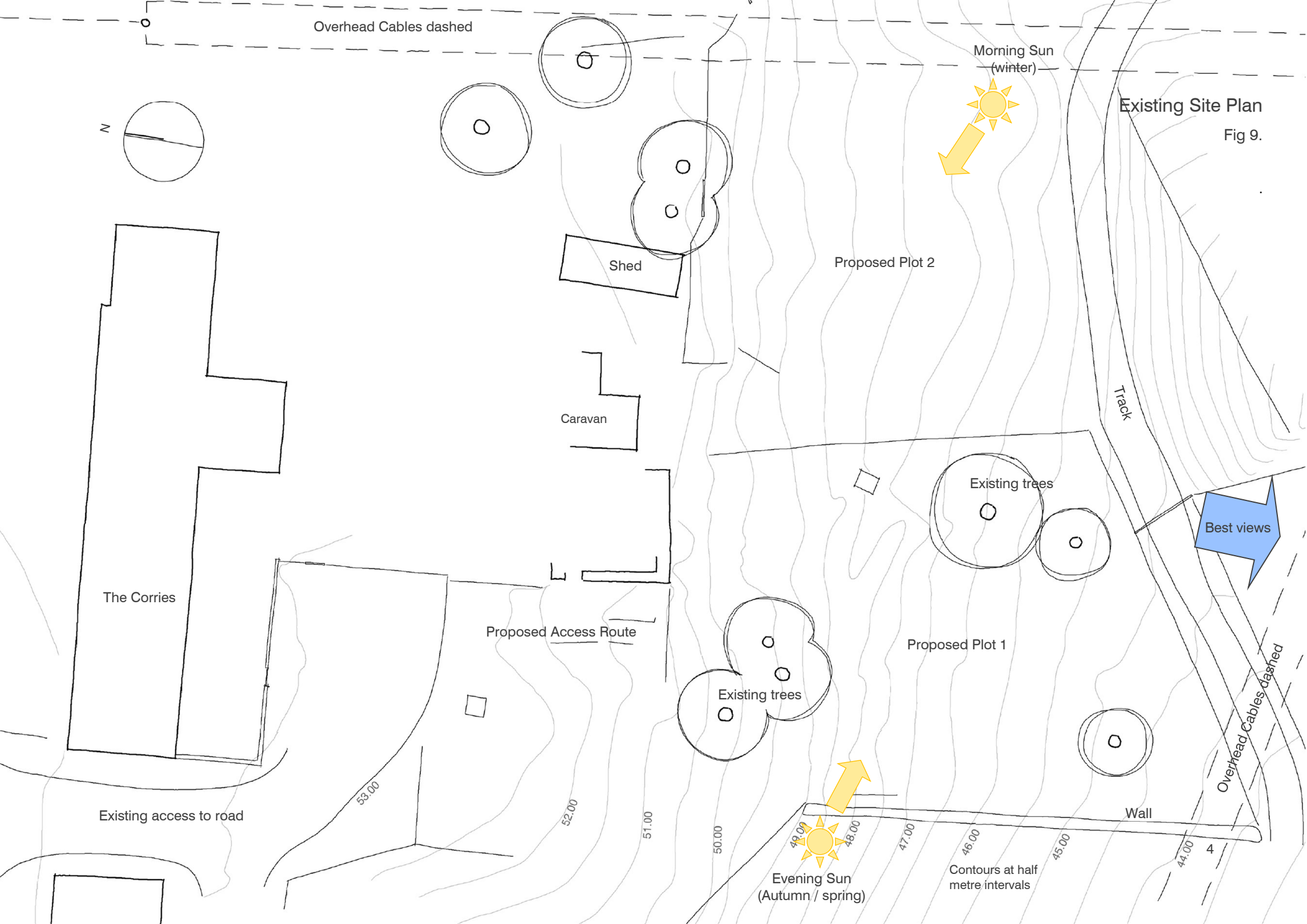
Site Photographs

Fig 6. View from A

Fig 7. View from B

Fig 8. View from C





Overhead Cables dashed

Morning Sun
(winter)

Existing Site Plan

Fig 9.

Shed

Proposed Plot 2

Caravan

Track

Existing trees

Best views

The Corries

Proposed Access Route

Proposed Plot 1

Existing trees

Overhead Cables dashed

Existing access to road

53.00

52.00

51.00

50.00

49.00

48.00

47.00

46.00

45.00

Wall

44.00

4

Evening Sun
(Autumn / spring)

Contours at half
metre intervals

Planning Considerations



The current North Ayrshire Council (NAC) local development plan (LDP) designates this part of Arran as being 'countryside' and Strategic Policy 1 of the LDP 'Spatial Strategy' contains 'The Countryside Objective' which recognises "that our countryside areas play an important role in providing homes ... for our rural communities" and continues to say that "In principle, we will support proposals outwith our identified towns and villages for ... sympathetic additions to existing well-defined nucleated groups of four or more houses (including conversions) in close proximity to one another and visually identifiable as a group with some common feature e.g. shared access. Additions will be limited to 50% of dwellings existing in that group as of January 2005 up to a maximum of four new housing units (rounded down where applicable)." The 'clachan' outlined above (p2) is clearly an existing well-defined nucleated group of houses, in close proximity to one another and visually identifiable as a group (figs 3, 4), three of which share the same access. This application proposes an additional two houses to the clachan, sharing the same access.

In June 2021, NAC published 'Housing in the Countryside Policy Guidance Note' which expands on the above policy. It includes in para 5.2, scenario Sc4 which outlines a 'presumption in favour' of the expansion of a grouping where infill is not possible, the application proposal fits well with that scenario. Para 3.13ii clarifies 'close proximity' as "Compact form as opposed to dispersed development". Para 3.13iii notes that in a "visually identifiable group'- proposed and existing buildings relate to one another visually not just in terms of proximity. ... buildings [should] sit well together and relate to one another in terms of proportions, massing, orientation, architectural style.." The proposed houses have very similar proportions, massing, orientation and materials to 'The Corries' the oldest of the extant houses, also Col Der and shares massing and materials with Foxglove Cottage (ref figs 10-14, 17).



Fig 15. Proposed layout indicating adjusted levels (red contours)

The aforementioned guidance note continues in para 3.13 to state that where new housing could be supported in principle by criteria in the Countyside Objective as noted above, then Strategic Policy 2 (SP2) of the LDP 'Placemaking' should be examined in relation to the proposal. SP2 outlines six qualities of a successful place, these being: **Distinctive; Welcoming; Safe and Pleasant; Adaptable; Resource Efficient** and finally **Easy to Move Around and Beyond**. The following pages will outline how the application proposal achieves these six qualities

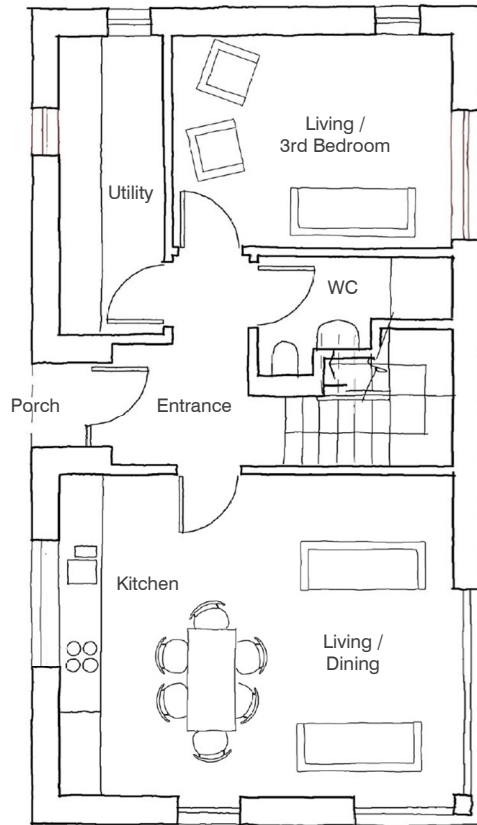
The Proposals

The area of land proposed for the new houses slopes to the south and is historically divided by an old field or pasture boundary. The area to the east is relatively open and less overgrown than the enclosed area to the west which was entirely overgrown with brambles etc. The ground drops fairly sharply from the garden areas existing to the existing properties, then levels slightly before dropping sharply to the cleft that leads to the shoreline. The new houses are proposed to be located on this less steep land, one either side of the north-south boundary feature (fig) Both of these areas have a similar aspect, with the ground sloping away slightly east of south and with tremendous views to the south and west. This, plus the natural approach from the north, informs the layout of the houses.

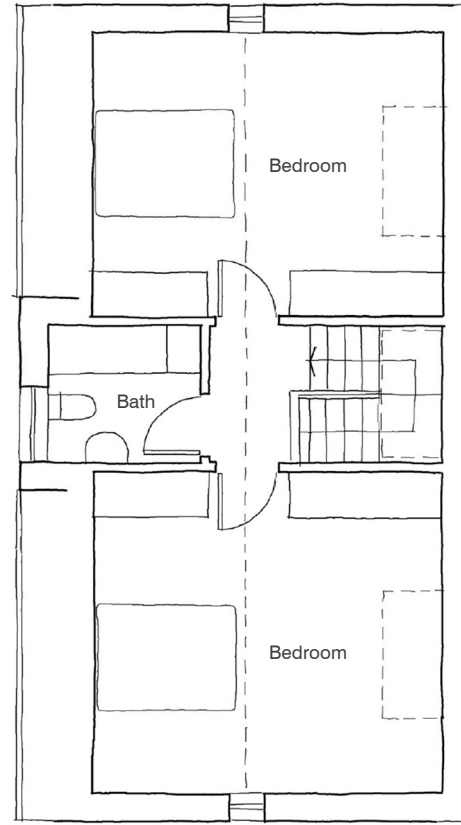
A shared access drive leads to an arrival point between the two houses which also provides for vehicle parking and turning which is achieved with a minimum of alteration to the topography and with the retention of larger trees and shrubs on the site.

These trees and shrubs will provide screening between the two new houses and also, with the aid of the drop, conceal them from the existing properties (fig). The arrival area is overlooked from the kitchen areas of each house which are

Fig 15. Proposed house plans



Lower level



Upper level

adjacent to their respective entrance doors, which in turn are recessed in to the façades of the houses to form a sheltered porch. As such the entire arrival sequence is **Welcoming, Safe and Pleasant.**

The ground floor of each house provides an open kitchen, dining and sitting area; a separate living room which can also function as a third bedroom; a utility room and a shower room. Upstairs are two large bedrooms and a second bathroom. It can be seen that this layout is **Adaptable** to changes in family needs and also **Easy to Move Around**. The two houses are the same in plan and elevation, this is because they share the same general views, orientation and outlook. The houses therefore have the main windows looking toward the best view, with secondary windows specific to aspect and orientation, all of which make the homes **Safe and Pleasant**. Level thresholds at the entrance and from the family rooms to outside space help the house be **Easy to Move Beyond**, as does the fact that the clachan is on the southern bus route between Brodick and Blackwaterfoot. The overall design, fenestration and layout ensure that the houses are **Distinctive** and high levels of insulation to the building envelope, together with the provision of renewable energy sources, solar panels and heat pump mean the dwellings will be **Resource Efficient.**

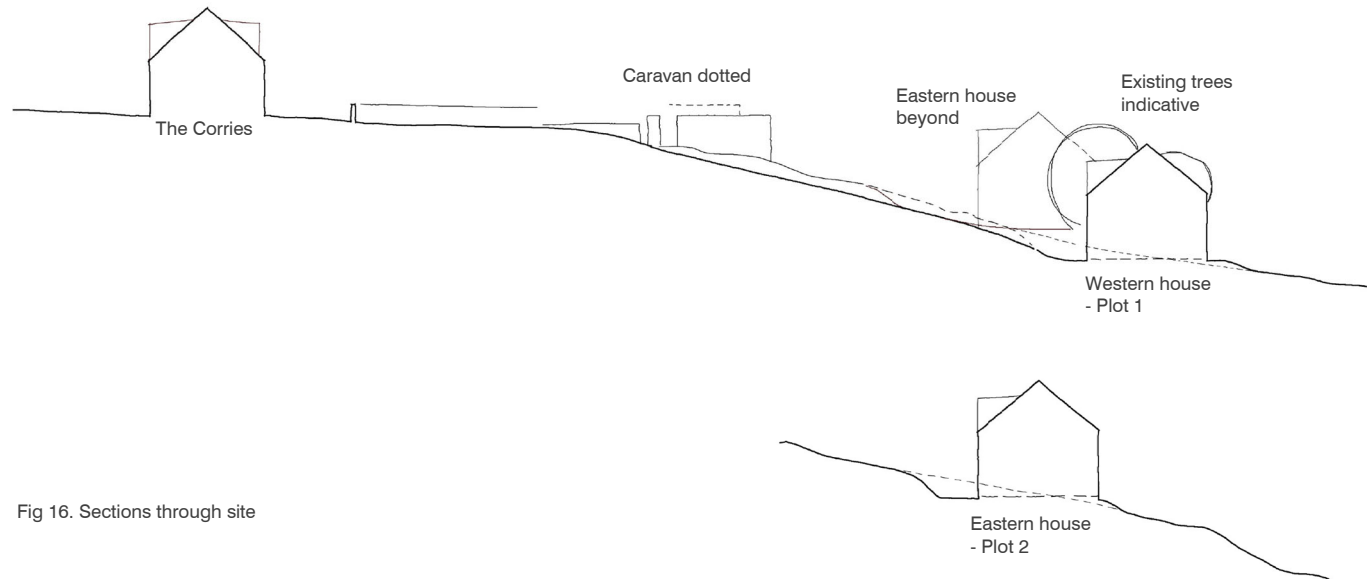


Fig 16. Sections through site

Fig 17. Sketch view from driveway



Pre-application advice

It is understood that Neil McAteer of NAC met the applicant's representative, D. Mulholland, on site on 16th March 2023 and was advised that two new dwellings were potentially acceptable as an expansion of the existing grouping and that if a proposal were to be developed, then the preferred location for new houses would be that proposed in the application. Subsequently Alastair Howe met with Neil McAteer elsewhere on 26th June 2023 and briefly discussed a preliminary layout and was advised to make an informal enquiry to NAC roads department which was made and replied to (ref Appx 1)

Conclusion

The foregoing demonstrates that the proposed two houses meet with the criteria within the Countryside Objective of Strategic Policy 1 of the LDP and also meet the requirements of Strategic Policy 2: Placemaking and the six qualities of a successful place:

Distinctive;
Welcoming;
Safe and Pleasant;
Adaptable;
Resource Efficient and
Easy to Move Around and Beyond
 and should therefore be granted planning permission.

alastair@alastairhowe.co.uk

From: Karen Mcdaid (Technician / Regeneration) <kmcdaid@north-ayrshire.gov.uk>
Sent: 11 July 2023 15:47
To: alastair@alastairhowe.co.uk
Cc: Scott Jaap (Technician / Regeneration)
Subject: RE: The Corries, Corriecravie, Arran

Hi Alastair,

All well here thanks, hopefully you are too!

This all looks acceptable. More than 2 houses need to be served from a public road in urban areas and 5 in rural, so this would be ok kept as a private access. We would be looking for visibility splays of 2.5 metres by 120 metres, in both directions, and they must be maintained at the junction with the public road. No item with a height greater than 1.05 metre above adjacent carriageway level must be located within these sightline triangles. The first 5 metres of the access to be hard surfaced in order to prevent loose material from being deposited onto the public road. No surface water to issue from the access/driveway onto the public road.

Regards

Karen

From: alastair@alastairhowe.co.uk <alastair@alastairhowe.co.uk>
Sent: Friday, July 7, 2023 9:15 AM
To: Karen Mcdaid (Technician / Regeneration) <kmcdaid@north-ayrshire.gov.uk>
Cc: Transportation (shared mailbox) <transportation@north-ayrshire.gov.uk>
Subject: FW: The Corries, Corriecravie, Arran

*** This email is from an EXTERNAL source. Please be cautious and evaluate before you click on links, open attachments, or provide credentials.***

Dear Karen,

I hope I find you well? – Please see e-mail below which I am forwarding just in case it has ‘got lost in transit’ – apologies if it is being looked at already.. but it would be useful to have some feedback...

Regards, Alastair

ALASTAIR HOWE
A R C H I T E C T
0 7 9 7 3 5 3 1 4 1 2
alastairhowe.co.uk

Appendix 1 - E-mail correspondence with NAC Transportation

From: alastair@alastairhowe.co.uk <alastair@alastairhowe.co.uk>
Sent: Monday, June 26, 2023 4:23 PM
To: 'transportation@north-ayrshire.gov.uk' <transportation@north-ayrshire.gov.uk>
Subject: The Corries, Corriecravie, Arran

Dear Sirs,

Further to discussion with Neil McAteer in planning, I am writing with a very early enquiry in respect of a proposal for two new 3 bedroom houses behind the existing houses at The Corries as outlined on the accompanying sketch. To aid with location of the proposal, the extent of the sketch is outlined below:



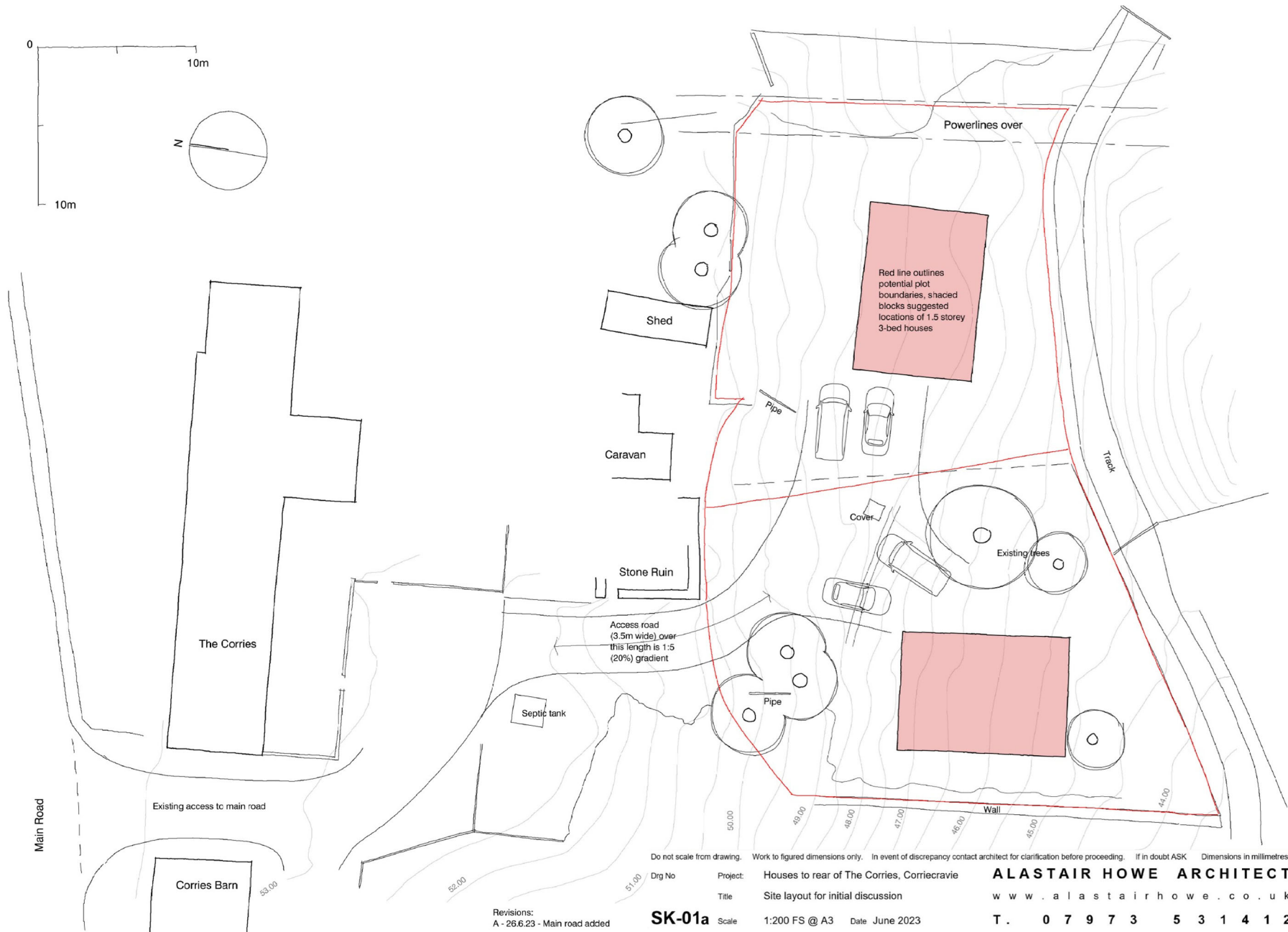
I would welcome any comments you might have in relation to the access to the proposed houses. Please do not hesitate to contact me should you require any further detail at this stage. I look forward to hearing from you.

Yours faithfully,

Alastair Howe

ALASTAIR HOWE
A R C H I T E C T
0 7 9 7 3 5 3 1 4 1 2
alastairhowe.co.uk

See over for drawing SK-01a which accompanied the e-mail



Do not scale from drawing. Work to figured dimensions only. In event of discrepancy contact architect for clarification before proceeding. If in doubt ASK Dimensions in millimetres.

Drg No: Project: Houses to rear of The Corries, Corrie cravie

Title: Site layout for initial discussion

SK-01a Scale: 1:200 FS @ A3 Date: June 2023

ALASTAIR HOWE ARCHITECT

www.alastairhowe.co.uk

T. 07973 531412

Revisions:
A - 26.6.23 - Main road added

ALASTAIR HOWE
A R C H I T E C T

T. 07973 531412

www.alastairhowe.co.uk