

18th October 2023

DESIGN STATEMENT

New House
Coul Croft
Fairburn
Muir Of Ord
IV6 7UT

Site Description

The application is for a New House on the site of an older croft house on a de-crofted site on Coul Croft, Fairburn, Muir Of Ord, IV6 7UT. Approximately 0.5 miles from Marybank in Easter Ross. The de-crofted area is approximately 0.39 Ha and the remaining croft land is 2.37 Ha.

Existing House

The existing house is over 100 years old with a later extension dating from around the 1960's. It has been unoccupied for a considerable number of years and now requires comprehensive repairs and upgrades to bring it up to current standards as a suitable dwelling house for a family. It is also situated extremely close to the public road as can be seen in the photograph. Any building work would require a scaffold extending to the edge of the public highway and would likely cause disruption to passing traffic. This would be inherently less safe.

In addition it is not possible to erect a proper fence around the garden which would be required for safety to keep children and dogs off the public road.

The existing building would need a new roof structure, full insulation, full new electrical installation, full new plumbing installation, new kitchen and bathrooms etc. Complete new interior, full damp proofing, new windows and doors. New chimney linings; new heating system; full decoration. It is clearly a house that has come to the end of its useful life.

Our client requires a fairly standard sized detached family house with four bedrooms and has requested an extremely highly insulated house to the best standards of sustainability (effectively equal or better than passive standard). To achieve this would require a substantial extension to the existing fairly small cottage which would cost 20% in additional costs for VAT for the whole project.

I consider that it is not economically viable to repair and extend the existing house. It is evidently more economic and a more sustainable solution to demolish the existing house and build a new house, which can provide a much higher level of insulation.

Our proposal is for a new house which as can be seen from the site plan, is partially situated on the existing house footprint, but in effect a little further away from the road.

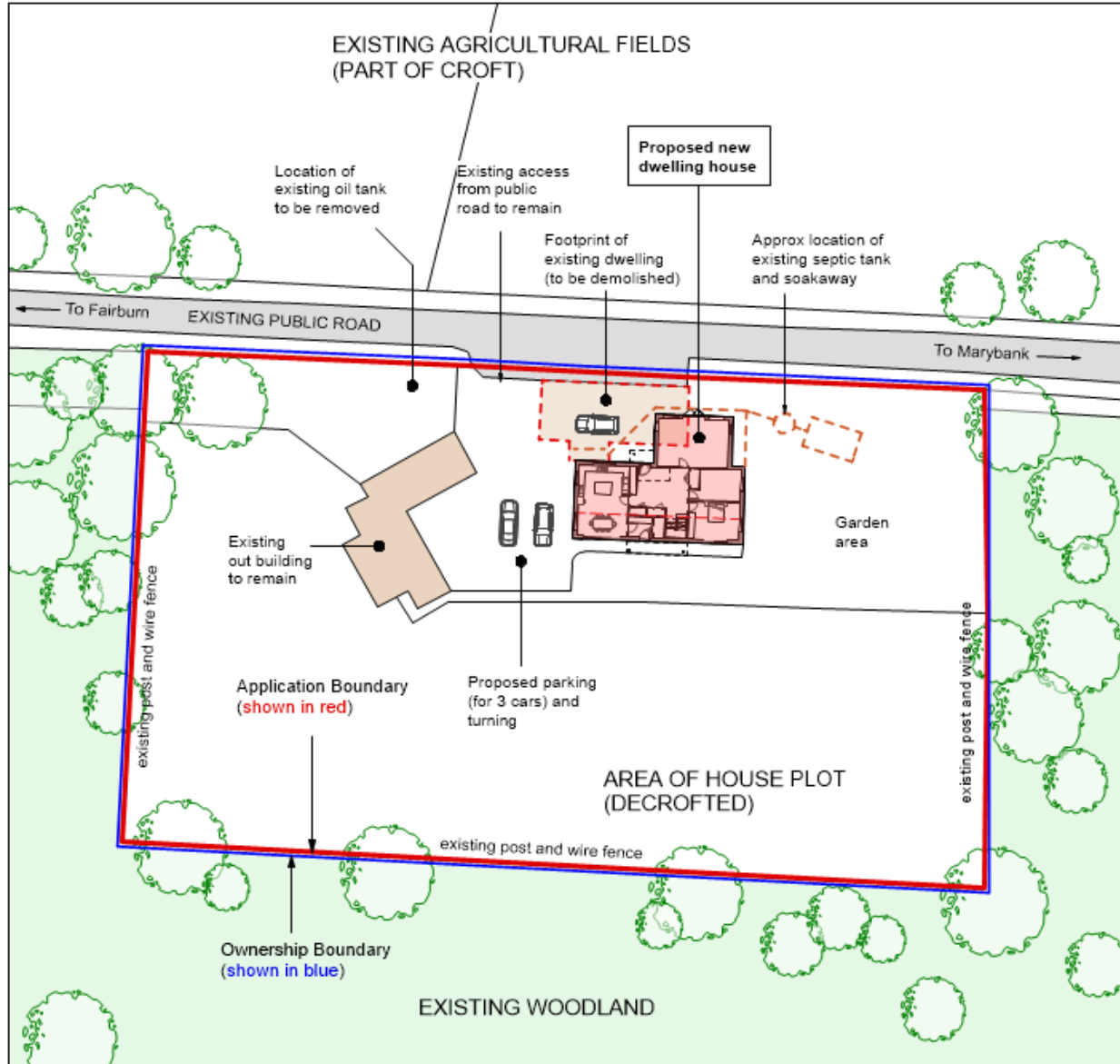
Our client is intending to retain the materials from the existing house and reuse them in the new build project in a suitable location.

New House Design

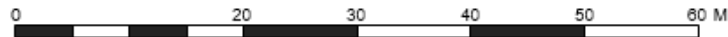
The house has been designed in a fairly traditional format with contemporary features. The 45 degree roof is finished in natural slates and the walls partly white rendered masonry or stained timber boarding reflecting the local vernacular in the Strathconon area. It will have a full installation of PV solar panels on the South side (ie the rear of the house). The existing stone / slate and timber outbuildings will all be retained. The site has existing mains water and electricity connections and the drainage will be to the existing septic tank and soakaway which would be upgraded as required.

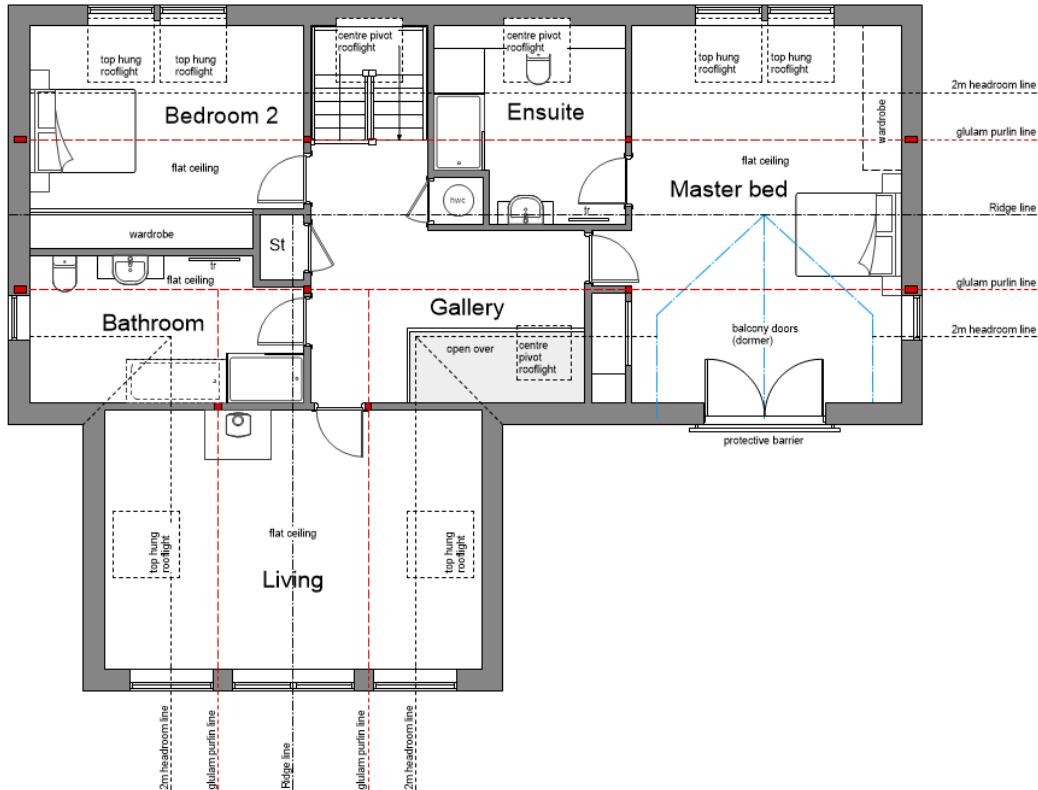


Existing House

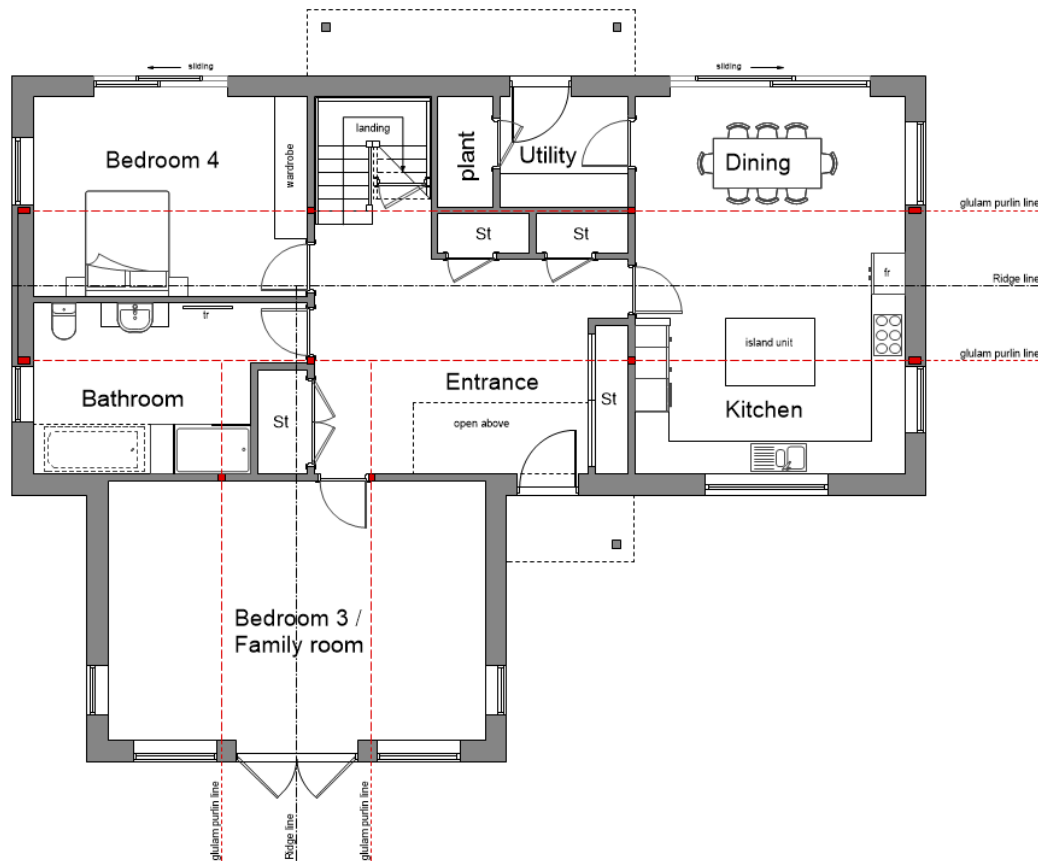


SITE PLAN





FIRST FLOOR PLAN



GROUND FLOOR PLAN



Elevations



North West Perspective