

Project No: 4194

Proposed New Build Residential Development

at

Site of former Lunan Park Elderly Persons Home

Guthrie Street

Friockheim

Angus

for

Angus Housing Association

## DESIGN AND ACCESS STATEMENT

### LOCATION

Friockheim with a population of around 800 persons (source: Angus Council) is a popular Angus village conveniently situated within easy reach of the Angus towns of Forfar, Brechin, Arbroath, and Montrose.

Dundee, the main regional centre for retailing and trade, is located approximately 31 kilometres (20 miles) southwest with a journey time of around 30 minutes by car.

The subjects are located on the east side of Guthrie Street within a well populated residential area. The village has a good level of local amenities including the popular primary school and a local co-op retail unit along with local newsagents and 2 public houses.

### Background

The site comprises a former care facility most recently used as a resource centre by Angus Council Social Work Department till around 2015 when it was declared surplus to requirements.

The proposed site is bounded on the North by Guthrie Crescent / Guthrie Street on the East, and by the rear gardens of houses on Lunan Street to the West and Kinnell Street to the South.

The site covers an area of approximately 0.39Ha and is irregular in shape.

The site currently consists of a large 2 storey L-shaped building of traditional rendered brick construction with a pitched slate roof, the property is surrounded by an access road, car parking and small areas of previously maintained gardens.

A footpath links the site with Kinnell Street to the South.

## Proposals

The proposal is to provide a total of 12 units which will be for the social rented market.

This will comprise the following mix:

10 Number - House Type C – 4 Apartment / 5 person Semi-Detached

2 Number – House Type D – 4 Apartment / 5 person Terrace House

[A supporting justification statement has been provided by Angus Housing Association to demonstrate the demand for the units being constructed.](#)

## Roadways

A new access roadway junction is proposed from Guthrie Crescent to serve the new road to the development.

The existing access to Guthrie Street to be closed off and pavement reinstated, pedestrian access to the new access roadway will be formed.

An existing footpath link to Kinnell Street will be retained.

## Transportation

Stagecoach East provides a bus service to Arbroath and Forfar. The nearest bus stop to the development is located adjacent to the police station on Gardyne Street.

[Refer timetable attached.](#)

## External Finishes

[As per finishes schedule:](#)

## Trees

There are several existing trees on site and a separate tree and arboricultural report has been prepared.

[Refer: Tay Ecology Ltd](#)

## Sustainable Drainage Systems

[Refer: Fairhurst Drainage Options Report dated November 2022](#)

## Land Contamination

Refer: Fairhurst Geo-Environmental and Geotechnical Preliminary Investigation Report dated November 2022

## Waste Management

Suitable hard surfaces areas will be provided in all curtilages for the location for the provision of the required number and type of waste and recycling containers.

## Low and Zero Carbon Technology

Each dwelling within the development will be compliant with the current revision of the Technical Standards

This is achieved by providing a high-performance building fabric, the installation of highly efficient services and control systems and the incorporation of Low and Zero Carbon Technologies (LZCT) in this instance solar photovoltaics (PV) panels.

[SAP calculations complying with Section 6 – Energy \(Domestic\) – Building Warrant Approval](#)

## Parking

Car parking has been provided within cartilage of each plot; with 2 No. parking bays for visitor use, located at the end of the turning head.

## Electric Car Charging

Electric car charging points are provided adjacent to the visitor parking bays.

## Cycle Storage:

[Cycle storage will be achieved within curtilage of each plot \(rear garden\)](#)

## Digital Connectivity

All properties within the development will be provided with a hard-wired service to enable occupants to obtain a connection to a high-speed digital network of their choice.