



Larchwood Sauchen,

INVERURIE, AB51 7JQ

PLANNING APPLICATION
DESIGN & ACCESS STATEMENT

OCTOBER 2023

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fig 01. Larchwood - The existing bungalow on the site, proposed to be demolished.

INTRODUCTION

This Design and Access Statement has been prepared on behalf of the owner and in support of the planning application for the demolition of the existing property and its replacement with a new 5-bedroom dwelling house.

The existing bungalow was built circa 1970's and is situated in the village of Sauchen, Inverurie, Aberdeenshire. Larchwood is a freehold property and is a single-storey detached two bedroom bungalow.

Consultation is requested for the redevelopment of Larchwood, Sauchen. This house is not in a conservation area and is not a listed property.

The proposed property will consist of a two-storey 5 bedroom house. The proposed ground floor layout would have a hall, kitchen, dining room, pantry, WC cloakroom, living room, and bedroom 5 with ensuite shower room.

The proposed first floor would consist of the corridor, master bedroom with ensuite shower and WC, and family bathroom with 3 further bedrooms.

The proposed ground and first-floor areas will be approximately 324 sqm.

The proposed redevelopment is designed to take a sensitive and respectful approach to the context and the predominant style of the neighbouring cottages in the village of Sauchen. Their existing stone/ rendered façades and dormer windows, at the first-floor level are set on traditional slate roofs which form the local street scape.

This Design and Access Statement analyses the demolition and redevelopment of the site with supporting documents.

It respects this rural village area and its neighbouring properties and takes into account recent developments and further explains the proposals at Larchwood.

EXISTING CONDITION AND CONTEXT

Existing conditions

The existing detached bungalow was built circa 1970's, as a new construction, on the site. Externally the property sits on vented brickwork upstand with pebble dash render above all round the property to roof level. The pitched roof comprises of concrete tiles with small chimney to the centre on the building. The windows are white UPVC double glazed casement type with external timber front and back doors.

The existing house is quite dilapidated internally and suffering from damp and black mould and poor ventilation see Figs 04&05.

The existing property has an oil boiler heating system with an oil tank located to the rear of the garden. It is proposed to carefully remove this system as part of the redevelopment works.

The existing property is on mains drainage with a separate surface water and foul water systems. these will be carefully adapted for the new building.

Demolition

The current house in poor condition and is not viable to be refurbishment. The bungalow will be demolished with due care. A method statement will be developed by the contractor prior to the demolition, to guarantee general safety. The existing site will then be redeveloped to use the plot more efficiently and sustainably with a new house that will meet modern standards.

Planning Context

Larchwood has the assigned use class C9 -Houses, which is to be retained as existing for the redevelopment of the site.

The property is not listed or in a conservation area as shown in Fig.06,07&08. but is situated near the Cairngorms National Park, on the outer edge of Sauchen, Inverurie. Next door to Larchwood, on a neighbouring site. Strathkalnas Park is a developed of 8 substantial 5 bedroom houses, has been developed around 2016-17.

Relevant Planning Histories

From a search of the Planning portal. No formal planning applications have been made to the existing property.

Planning Policies & Submission

As previously stated, the existing house as seen in Fig. 02 is proposed to be demolished and a 5-bedroom house constructed on the existing site. It is proposed that the new house will meet the following policies: -

Policy -D1 Quality Placemaking.

This is to include the six essential qualities :-

- distinctive
- welcoming
- safe and pleasant
- easy to move around
- adaptable
- resource efficient

Policy -D2 Amenity

- The new property has been designed to optimise the views for daylight and sunlight through appropriate siting of the plan footprint and orientation.
- Ensuring there is off-street parking, cycle storage, refuse and recycling facilities and low and zero carbon technology plant integrated into the design.
- External lighting to minimise light spillage into adjoining areas and the sky.

Policy -D4 Landscape

- The new proposed house is located on a corner site, every effort will be made to contribute to the sense of place of the new dwelling house and to respect the landscape.

National framework policies

Policy 14- Design, Quality and Place

The proposed house will be designed and developed to provide the six principles for providing a healthy, pleasant, connected, distinctive, sustainable and adaptive approach to create a successful high quality development.

Policy 16- Quality homes

Our proposal will provide a high-quality home in a good location that meets modern energy efficient and emission performance standards.



Fig.02 View from corner of Larchwood bungalow garden.



Fig.03 View of rear elevation to Larchwood showing glass conservatory with back door ...



Fig.04 Interior view of sitting room with evidence of damp ingress and mould to the wall and junction with ceiling



Fig.05 Interior view of Master bedroom with damp/water ingress to walls and ceiling

AERIAL IMAGES

Existing Larchwood bungalow



Fig.06 Aerial view of existing Larchwood bungalow and surrounding village.

Existing Larchwood bungalow



Fig.07 Aerial view of Larchwood and surrounding village

Existing Larchwood bungalow

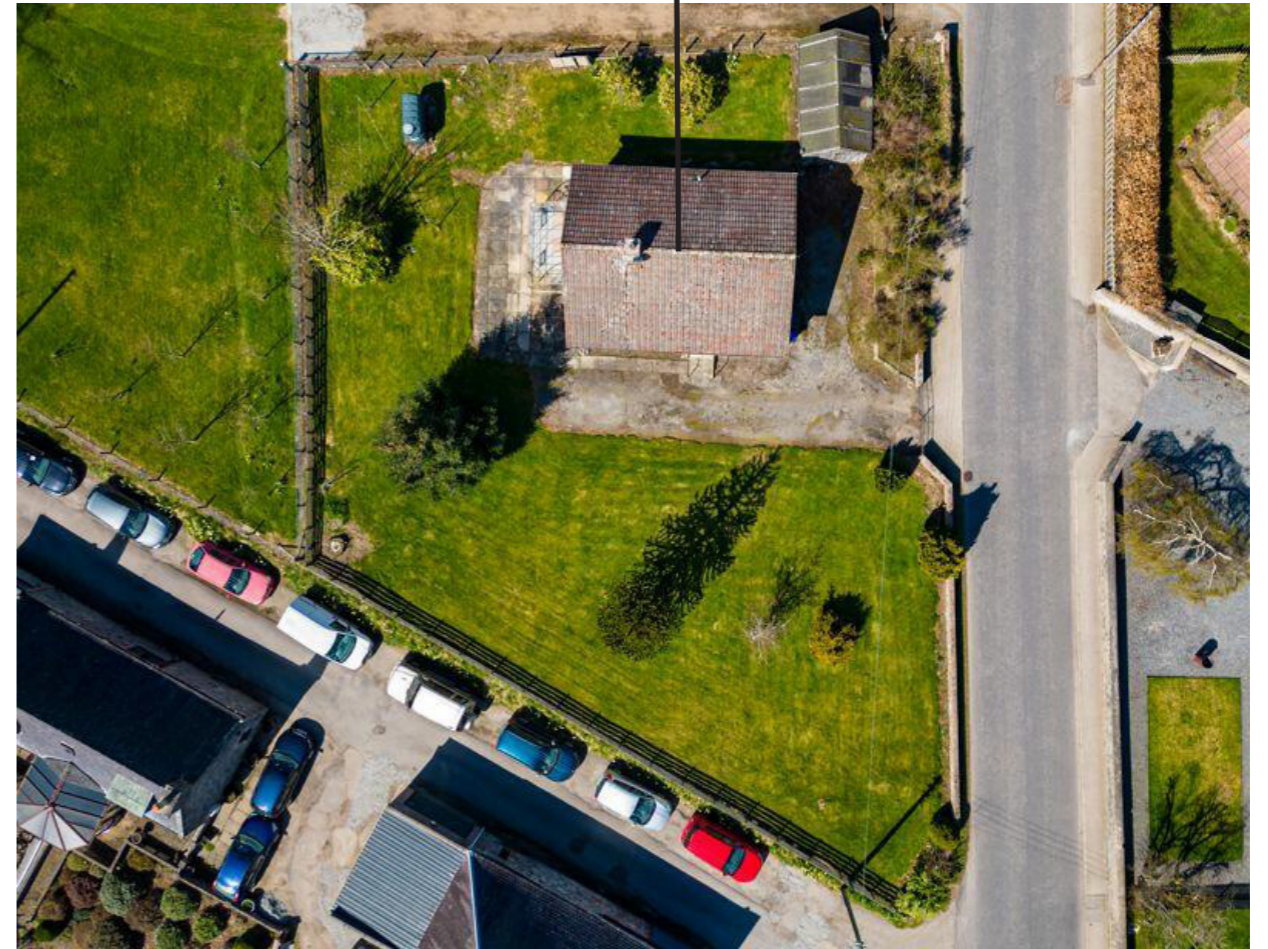


Fig.08 Closer Aerial view of Larchwood site and boundary walls

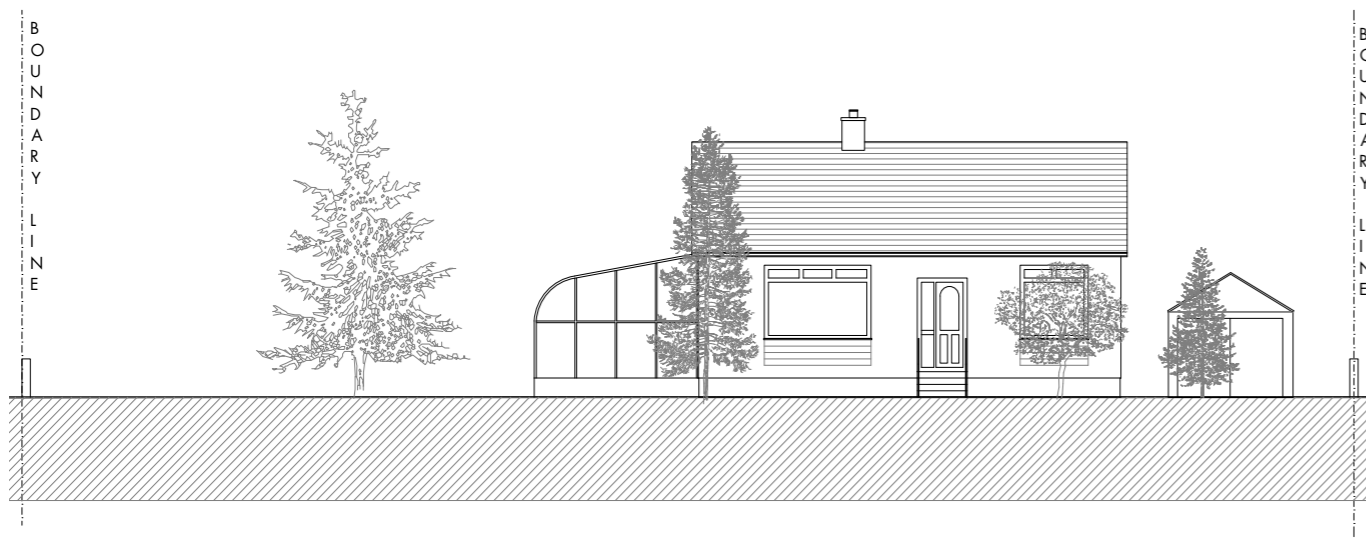


Fig.09 Existing Front Elevation



Fig.10 Proposed Front Elevation

THE PROPOSAL

The new proposal seeks to enhance and preserve the existing setting with the careful use of traditional materials that will fit in with the existing context. The aim is to create an overall more flexible living space externally and internally with the proposed property providing a more suitable and comfortable mix between life and work. All in line with Aberdeen Local Plan and adhering to their design principles.

The scheme seeks to demolish the existing 2-bedroom bungalow and replace it with a 5-bedroom two-storey house. Externally, the Ground floor level will have external walls finished in either brick or flux stone cladding as seen in Fig 10. The Ground floor front door entrance will be framed with a pitched porch with traditional timber posts with a timber king post roof frame above. The porch will be finished in Welsh slate. Internally, the Ground floor layout will comprise of Hall giving access to the Living room, Dining room, rear Corridor, and Staircase to the First floor.

The rear corridor will give access to the back door; Kitchen, Guest cloakroom, Laundry, Pantry and Bedroom 5 suite. The Dining room will have a pop-forward bay with double-glazed sash windows. Externally the Kitchen is located at the rear of the property is to be a subservient masonry structure to the main house, and with a flat roof (see Fig.19). This will have a cantered traditional timber triple-glazed lantern light over. Timber Double-glazed sash windows are proposed to the kitchen and to all the other ground floor elevations see Fig. 17.

The First floor follows the 'local style' with rooms being within the roof space and the double-glazed sash windows being located within pitched dormer windows. The dormers are to be of the traditional type with Code 6 linings and finished with pitched gable end Welsh slate roofs. The staircase and corridors internally will give access to a master bedroom with an en-suite WC and shower facilities. A family bathroom with further 3 bedrooms are proposed off a corridor with a tea point and linen cupboard.

Access

The proposed house has been designed to take into account Part M. and allow for disabled access. There will be a step up into the house of 200mm approx consequently a future ramp would need to be installed to allow for disabled access to the house. Future proofing the house has been designed into doorways, corridors, and access to the first floor.

External access to the site will be from the main road to Larchwood. A new drive is located to the rear of the house bordering the neighbouring property. There is no intensification of road use or access to the site under this proposal. The drive will terminate with a covered timber framed hard standing for 2 cars, to the rear. Adjacent to the car hard standing, an outbuilding with a WC cloakroom is proposed. This structure will be of similar construction to the main house and will have a pitched roof with Welsh slate finish. The outbuilding will have bin storage to its side elevation of recycling bins.

Energy and Sustainability

The proposed property will minimize energy use and meet current sustainability standards. The house will be insulated to a high standard with an insulated cavity wall and underfloor heating systems throughout the house. The heating system will be powered by either a heat pump or underground geothermal the system installed under the garden. The existing electrical incomer and meters will be relocated and updated as necessary to a modern standard for the new house.

Drainage system.

The existing house has a two-part surface water and foul water system on the water mains. These separate systems will be redeveloped and adapted for the new house. Both foul and surface separate drainage systems will be connected to the existing highway/street manhole connections.

SEPA Flood risk Assessment

SEPA locates the property within an area with low surface water flood risk. This is at the outer edge of the Cluny Burn river flooding. SEPA locates this property to have a 0.1% chance of flooding each year.

Tree protection and landscape

The existing spruce fur and monkey puzzle trees in the middle of the garden are proposed to be removed and replaced with new trees better located in the garden. We have produced a proposed planting plan.

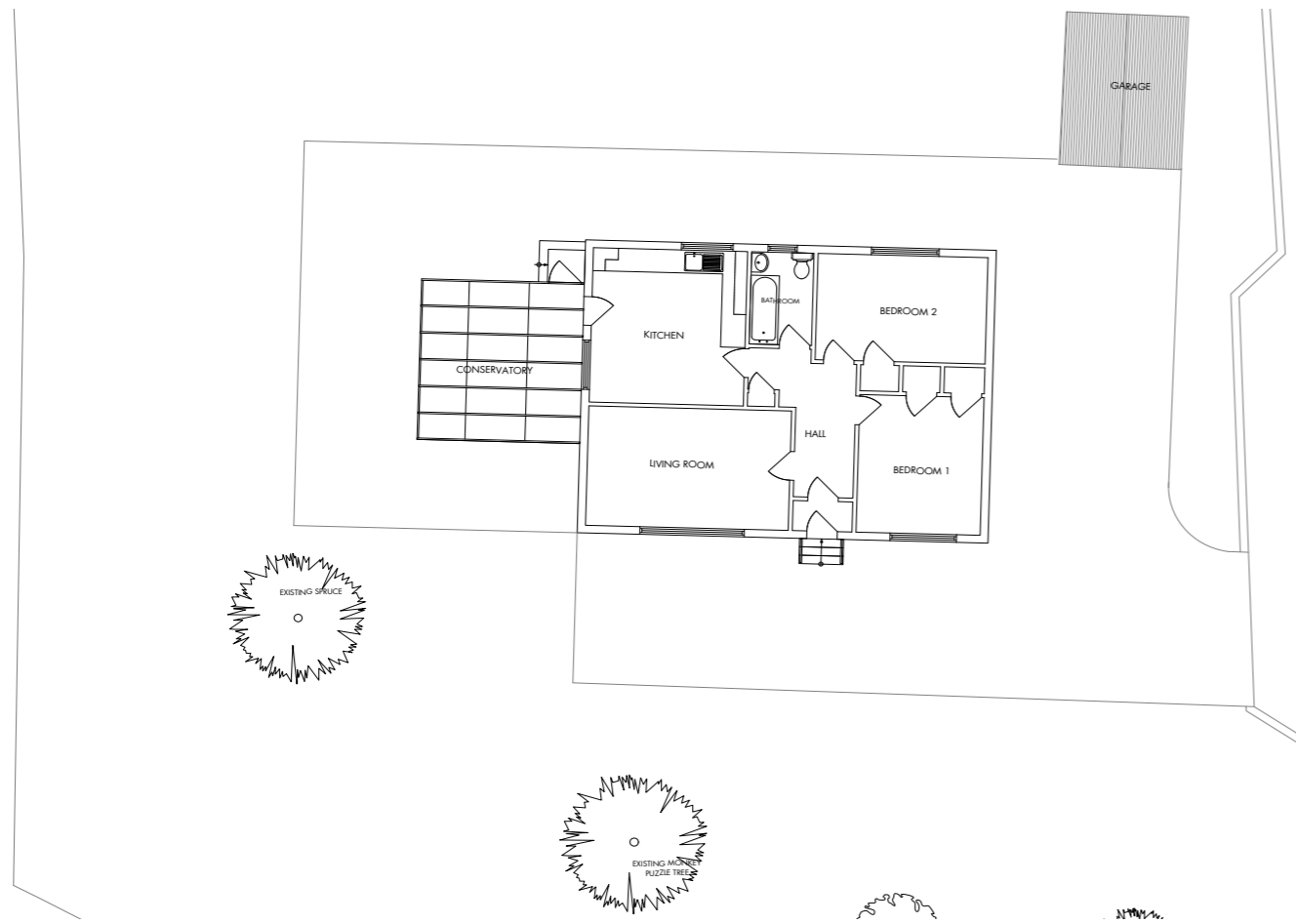


Fig.11 Existing Ground Floor Plan

SITE AREAS

The Site area = 0.1004 of a hectare

Existing Ground floor area (GIA) =70sqm

Proposed Ground floor area (GIA)=206sqm

Proposed First floor area (GIA)=118sqm

Proposed outbuilding area (GIA)=5sqm

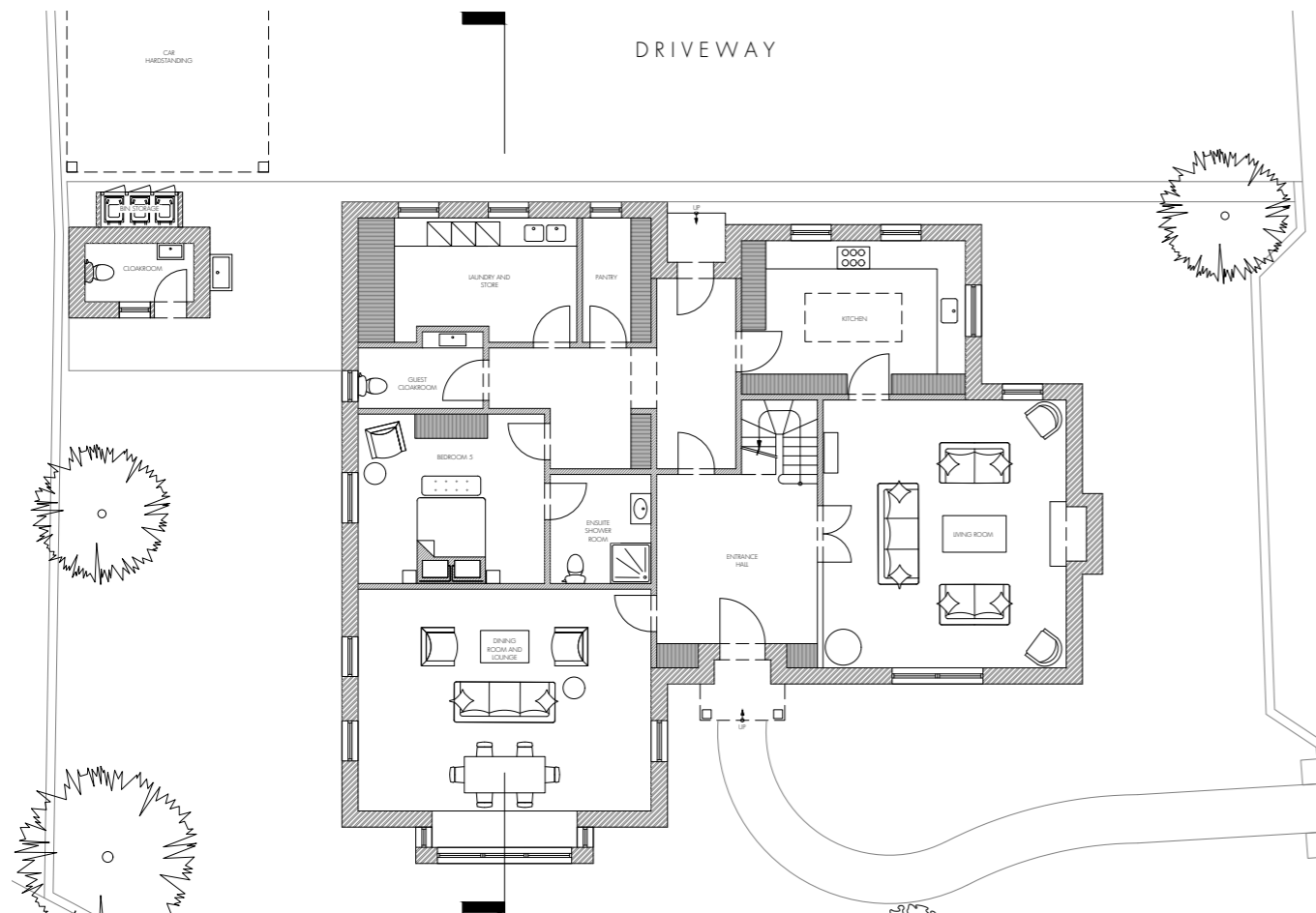


Fig.12 Proposed Ground Floor Plan

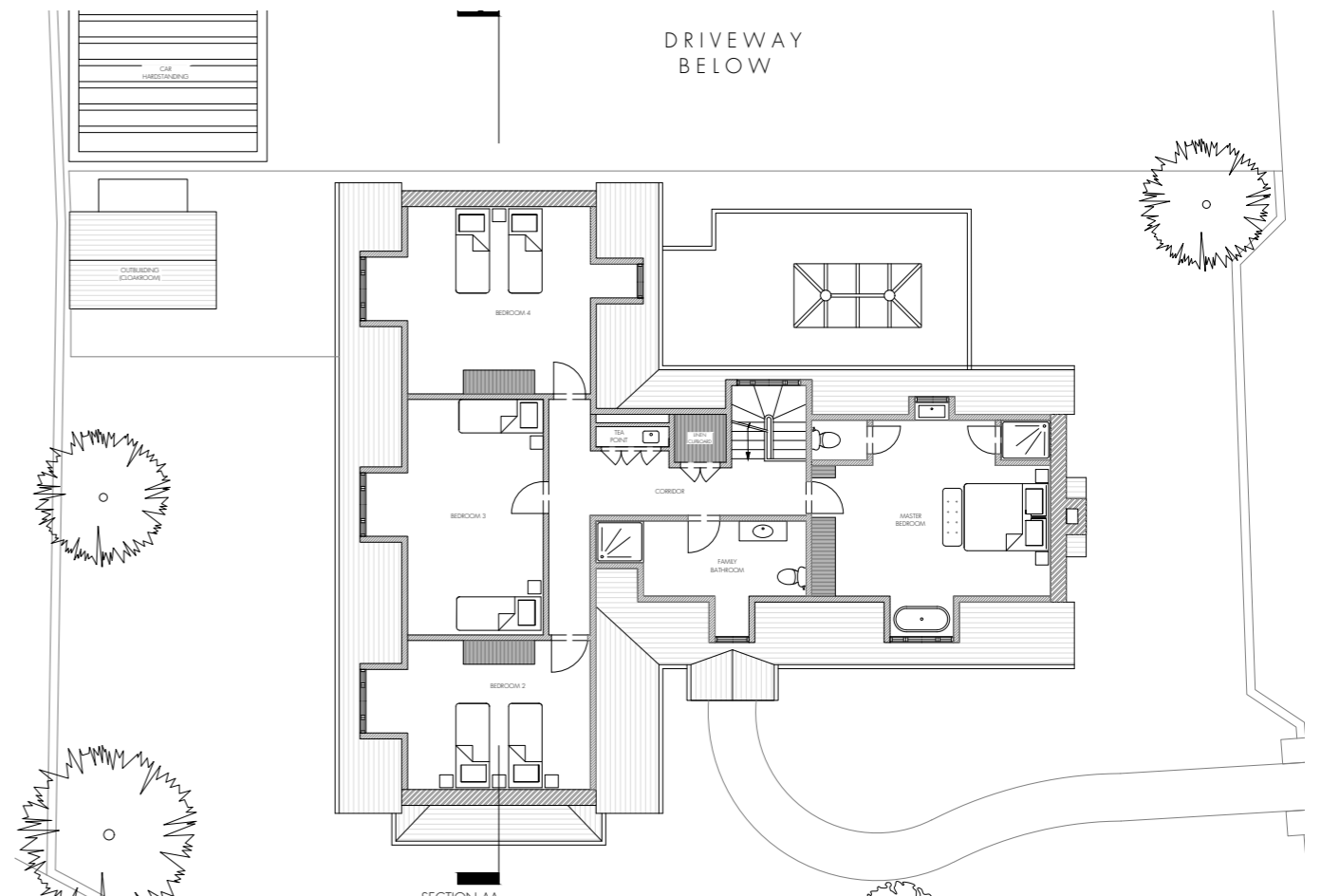


Fig.13 Proposed First Ground Floor Plan

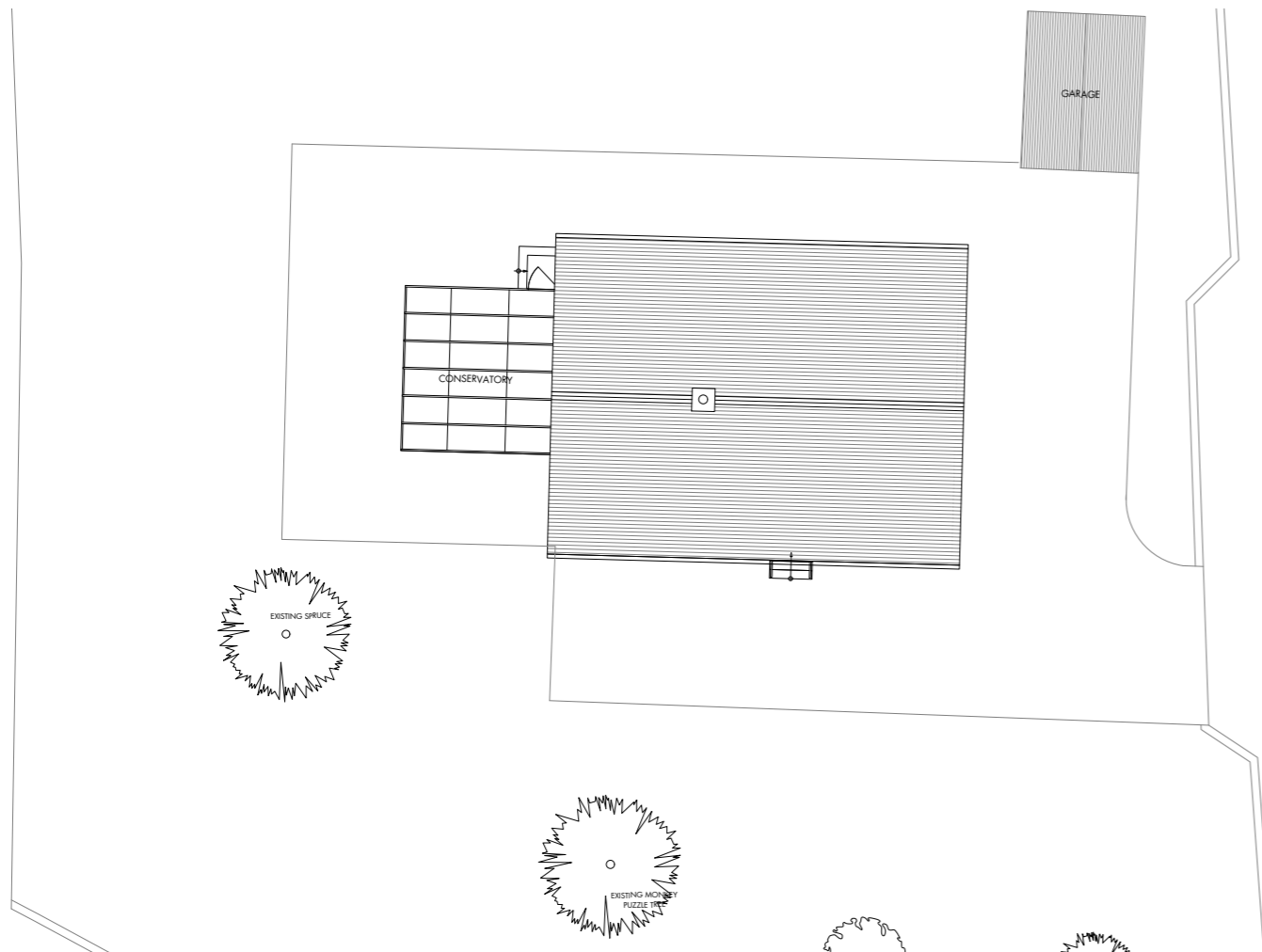


Fig. 14 Existing Roof Plan

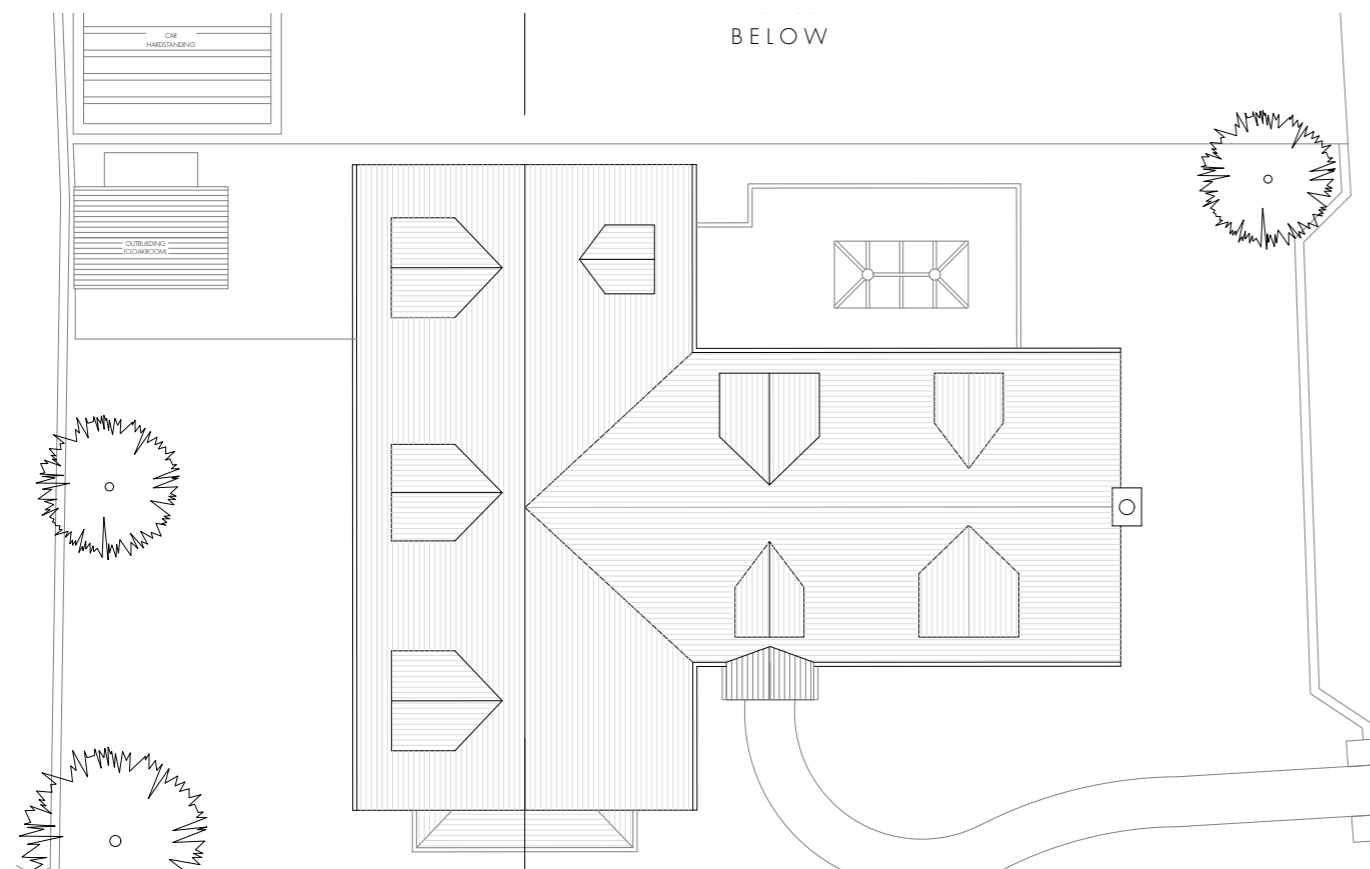


Fig. 15 Proposed Roof Plan

SUMMARY OF PROPOSED REDEVELOPMENT

Ground floor

Entrance hall - Front door with ground floor rooms access and staircase to first floor.

Living room - Pair of double doors off entrance hall with door to rear kitchen. Centered fireplace to the side wall. Pair of double-glazed sash windows to the front elevation.

Dining room- This room is to the front of the house with a pop-forward bay with double-glazed sash windows. There are double-glazed sash windows to the side elevations too.

Kitchen- This room is to the rear of the property and has double-glazed windows to the rear and side elevations. It has a flat roof with centered lantern light.

Pantry- Food storage room with shelves and a small double-glazed window to the rear.

Laundry - Will have two double glazed sash windows to the rear. There will be shelving and space for washing machines and a sink.

Guest WC - Small cloakroom with basin and WC

Bedroom 5- with single double-glazed sash window with ensuite shower room facilities.

First floor

Master bedroom- dormer double-glazed sash windows to front and rear elevation with ensuite WC and shower room facilities of the bedroom.

Family Bedroom- single sash window to front elevation. Sanitary ware with shower, basin, and WC.

Corridor - access to the main staircase to ground floor with linen cupboard and tea point. Access to three further bedrooms.

Bedrooms 2,3 & 4 - To have dormer double glazed sash windows set into side elevation. As these rooms are set into the roof some of the walls will be racking skilings.

Outbuilding WC - A new outbuilding containing a small cloakroom with WC and basin will be located next to the car parking hard standing. It's construction will be similar to the main house and capped with pitched roof with welsh slate finish.

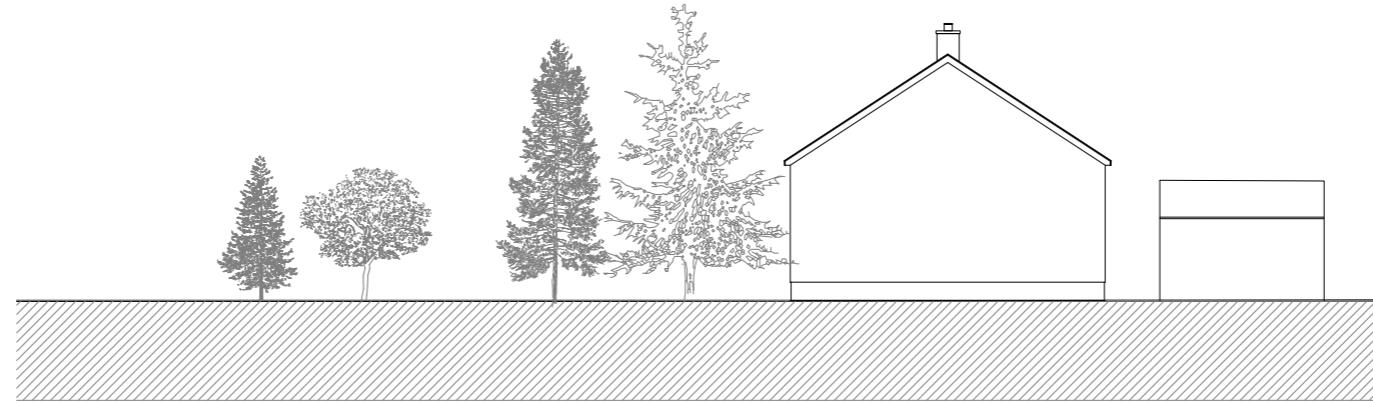


Fig. 16 Existing Side Elevation

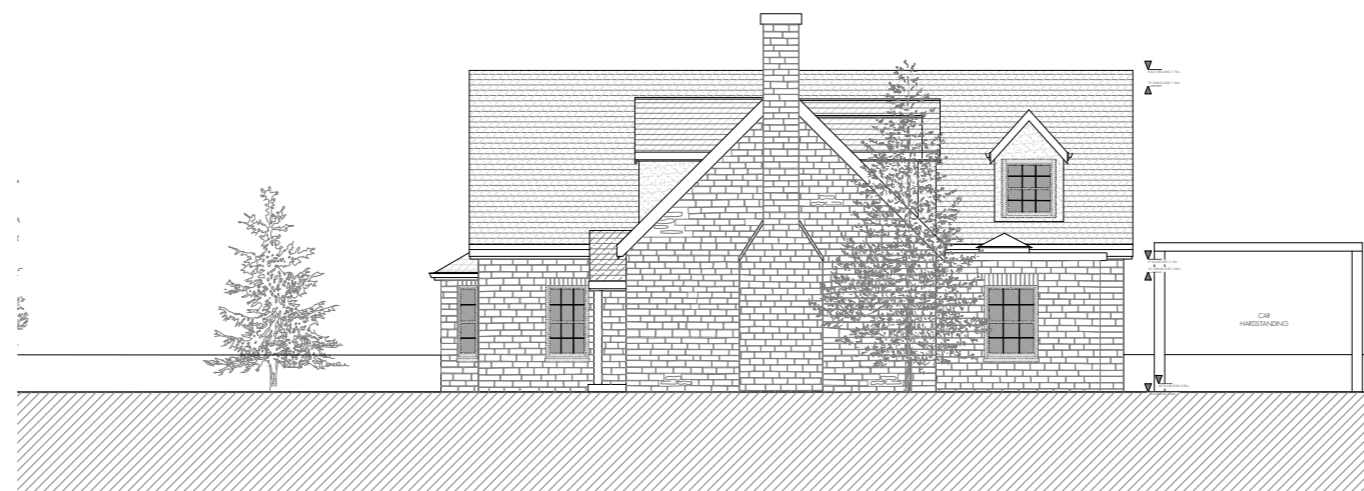


Fig. 17 Proposed Side Elevation

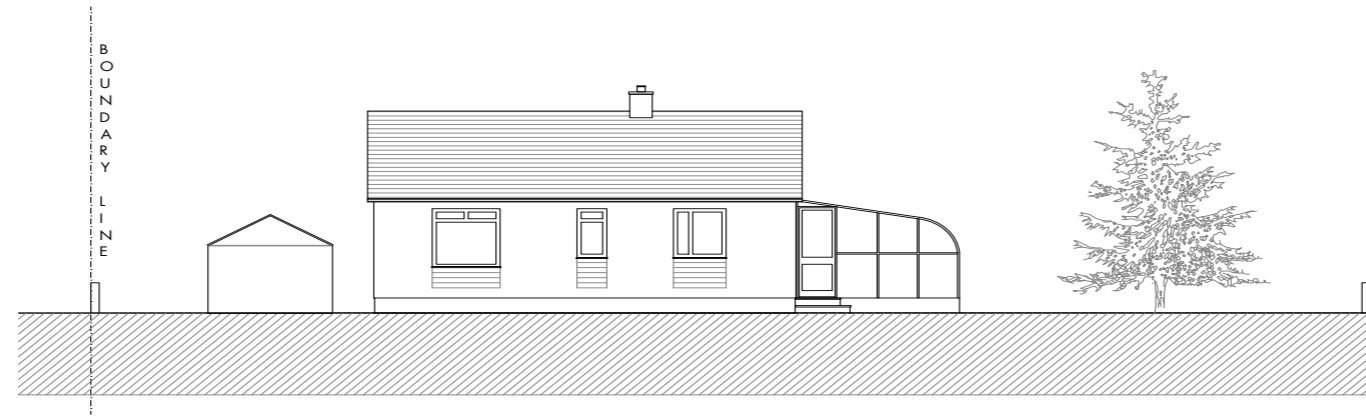


Fig. 18 Existing Rear Elevation



Fig. 19 Proposed Rear Elevation

PROPOSED PHOTOSTATIC IMAGES



Fig.20 Proposed photostatic image to front of property

This proposed front 3D image fig. 20 shows the front elevation of Larchwood with centre porch to front door entrance with dining room pop forward bay with double glazed sash windows. A pair of sash windows will provide a view to the living room which contains a fireplace in the side wall. A chimney can be seen externally to this side wall. the first floor will be contained within the envelope of the roof with double-glazed sash windows set within dormers with pitched gable ends. The roofs will be finished in Welsh slate.



Fig.21 Proposed photostatic image to rear of property

This proposed rear 3D image fig.21 shows the subservient flat roof structure containing the kitchen. The flat roof is capped with centered triple-glazed lantern light above. The main house is set behind with slate-lined pitched roofs with double-glazed dormer windows.

PROPOSED PHOTOSTATIC IMAGES



Fig.22 Proposed photostatic image to rear of property

This proposed 3D image fig. 22 shows Larchwood to the rear from the main road. This shows the location of the new drive to the rear neighbouring the boundary to the property next door. The covered car parking handstand as well as the outbuilding can be seen to the rear of the property. A back door is proposed to the centre of the main house. This will provide 'everyday' access to the house.

CONCLUSION

This proposal requires the demolition of the existing bungalow and redevelopment of the site with a more substantial 5-bedroom house.

We consider this proposal to be an efficient use of the land and a sensible approach to its redevelopment. The proposals maintain and enhance the setting, with balanced interventions that aid modern-day family home and work life. The scheme creates flexible spaces, appropriate, and congruent, in respect of maintaining the quality and character of the village. The new house is designed to provide efficiency, sustainability and improve daylight to a modern standard.

The proposed design seeks to balance the living accommodation in the property, with an appropriate style of construction that does not adversely impact any of the adjacent buildings.

We would conclude that the proposals would result in significant improvement with the redevelopment of this house, but without sacrificing the intrinsic character of the area, or the harming of the character of Larchwood.

When designing the proposed house, we have taken into account the following policies:-

Aberdeen Local Plan

Policy D1- Quality place making
Policy D2 - Amenity
Policy D4- Landscape

Policy H1 Residential Areas

National Framework polices

Policy I4 - Design, Quality & Place
Policy I6- Quality Homes

REFERENCES

1. Aberdeen Local Development plan 2023
2. Aberdeen Building Design Guidance 2023
3. Aberdeen Housing Land Allocation 2023
- 4 National Planning Framework 4
5. Google Maps. (2023). Retrieved 16 October 2023, from <https://www.google.com/maps>

Larchwood, Sauchen
Preliminary Roost Assessment



Preliminary Roost Assessment

Larchwood, Sauchen

Grid ref. NJ698120

Survey Date: 24 October 2023

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Larchwood, Sauchen
Preliminary Roost Assessment

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1. Summary

Planning permission is being sought to demolish and replace this house. A Preliminary Roost Assessment was carried out which assessed the building as having low bat roost potential because of its construction, however signs of roosting bats were found. Further surveys and an European Protected Species license will be required before any work can proceed.

2. Objectives of the Survey

The objectives of the survey are to establish:

- The location of any roost
- The species and numbers of bats if found on the site
- The impact of the development

3. Legislation

All British bat species are listed on Annex IV of the EC Habitats Directive, and fully protected through The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended by the Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007) transposed in Scotland as The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007 and the Conservation (Natural Habitats, &c.) Amendment (No.2) (Scotland) Regulations 2008

These Regulations make it illegal to intentionally or recklessly kill, injure or capture bats, deliberately disturb bats, damage, destroy or obstruct access to bat roosts, whether or not bats are present at the time, and disturb a hibernating or migrating bat. The UK is also a signatory to the Bonn Convention, the Agreement on the Conservation of Bats in Europe which also protects key feeding areas. A NatureScot licence is required for operations that will damage or destroy bats or their roost sites.

4. Description

This is a harled block and tile bungalow in reasonable condition but appears to have been empty for some time. It is located in a group of buildings close to the village of Sauchen.

There are trees surrounding the site, a small watercourse nearby and well connected to woodlands in the wider area providing very good bat habitat.

The owners propose to demolish and replace the building.

5. Personnel

The survey was carried out by Isobel Davidson who has held a roost visitor license for over 20 years.

6. Method

6.1 Desk Study

A data search was carried out for details of any known roosts in the area.

6.2 Daytime Survey

The building was searched carefully to identify any suitable entry holes and roosting spaces following methodologies outlined in Bat Conservation Trust (BCT) guidelines (2016).

All accessible surfaces and crevices and the attic were checked using a strong torch for droppings or other signs such as insect parts or dead bats.

7. Limitations of the Survey

There were limitations to the survey. The optimum time for carrying out bat surveys is between May and September when bats are in their summer roosts. This survey was carried out with that preferred timescale, however signs of use by bats are likely to be visible and weather conditions were good. It is possible to assess buildings and any signs found to determine the species and extent of use by bats.

8. Results

8.1 Desktop Study

There records of common and soprano pipistrelle, Daubenton's and brown long eared bats within 5km of the site.

8.2 Daytime Surveys

The house appears to be in reasonable condition though there are clear signs of water ingress on the northeast corner and the fabric of the building is very dated.

There is good access to the attic space. There is insulation on the floor of the attic. There are boards under the roof covering. These show signs of damp and the surfaces are mouldy.

Bat droppings were found on the West side of the chimney breast in the attic. There also appears to be water ingress in this area and there is plastic sheeting, probably to protect the ceiling below. There is no fireplace in the house so the chimney has not been in use for some time.

The droppings appear to be pipistrelle, possibly a small maternity roost.

A full summer survey will be required to confirm the species and numbers.

8.4 Hibernation Potential

Little is known about hibernating bats so it is difficult to fully assess the potential of buildings. No bats were found roosting in the attic or anywhere else in the building during this survey but it does have potential for hibernating bats as it is unheated and there is evidence of a summer roost.

9. Impact Assessment

Proposal: Demolish and replace the house.

Impact: Low/Moderate – a bat roost will be destroyed.

Risk: With mitigation, the impact can be reduced

Mitigation: A Species Protection Plan and European Protected Species license will be required once a summer survey has been completed.

10. Photographs



South

Southwest



Northwest

Likely roost entrance



Attic



Bat droppings adjacent to disused chimney



Roosting area

Droppings in cobwebs

ADDENDUM B: FLOOD MAP

