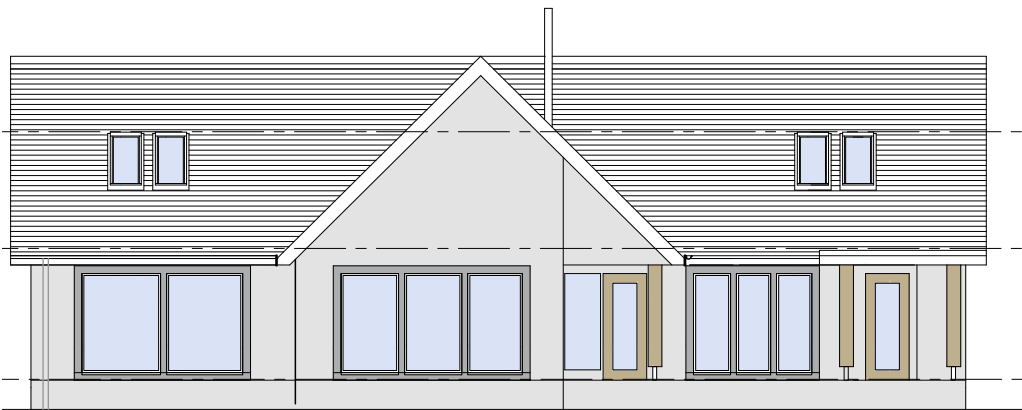


Proposed Replacement Dwelling

Replacement Dwelling – The Retreat, Birnam, Perthshire

Design and Access Statement



Design and Access Statement

In Respect of

Replacement Dwelling

Birnam

Perthshire

For

Mr and Mrs J McLean

C/O Upper Woodinch

Dalguise

Perthshire

Drawing No: D(20)001

First Drafted: 08/11/2023

By: JB

Revision: A

Date: 08/11/2023

Introduction

The applicant has recently purchase the Retreat, on Perth Road running through Birnam where an eclectic mix of house types are evident .

The Retreat is an Atholl steel house (1926). The Atholl prefabricated steel houses have displayed areas of deterioration, they are not mortgageable and offer very little thermal insulation.

Having reviewed the opportunities to remodel the current property to accommodate a fully insulated home, with modern space standards and mirror modern living, the decision was made that demolition would be more favourable.

The current house appears to have been built Circa 1930's and is located on the Perth Road running through Birnam. The house sits in a generous sized garden, screened heavily from Perth Road by a hedge. There is varied architectural styles found on Perth Road and within Willowbank located East of the site. The residential scales vary from single to storey and a half's to full two storeys, there is not a typical architectural style in scale, materials and in articulation evident on Perth Road.

Our application outlines the proposals for demolition and replacement of the Atholl house with a house of a slightly larger footprint but of similar scale, i.e. single storey and articulated to maintain the more traditional architectural styles found in the area which believe meets the required policy's as outlined within this document in more detail.

The proposed house is a single storey with rooms in the roof, 3/4 bedroomed retirement home which could also be a family home in the future. The layout has been based on a similar footprint to the site of the current house, maintaining the man façade line to Perth Road.

The house is specifically designed to be in keeping with the local vernacular, traditional in style, utilising wetdash render, slate pitched roofs but has a few modern interventions. Great time and consideration has been given to the siting and the subsequent design to ensure we are in keeping with houses of a similar scale within Birnam and the surrounding area.

1.0 Site Description and Local Context



Photo 1 - Houses to the East of site - Willowbank - Full 2 storey in scale



Photo 2 - Existing House on site and adjacent gable end to the north - Full 2 storey in scale



Photo 3 - Adjacent gable end to the north - Full 2 storey in scale



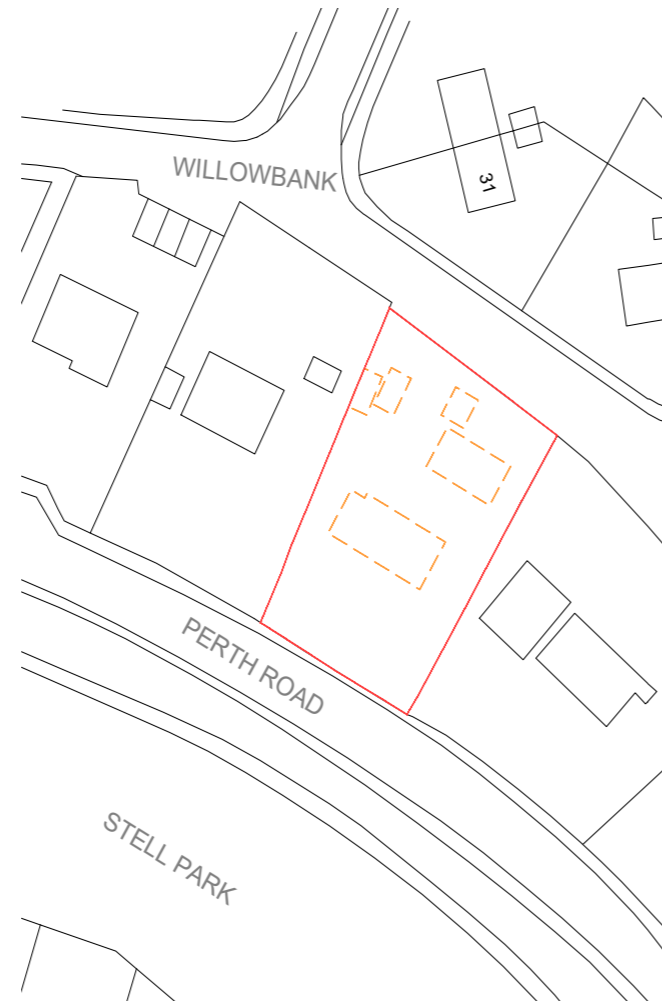
Photo 4 - Adjacent houses to the south - Full 2 storey in scale + single storey garage and bungalow with rooms in the roof



Photo 5 - Existing House on site and Adjacent houses to the south - Full 2 storey in scale + single storey garage and bungalow with rooms in the roof



Photo 6 - Adjacent houses to the north - Full 2 storey in scale with rooms in the roof



The site for the proposed replacement house lies on the north east edge of the Perth road running through Birnam and is located within a defined garden owned by the applicant. The site is set down from the road level but the existing house sits in an elevated position, the site is located out with the conservation area.

The access to the site is via an existing access from the public road , Perth Road is only on foot with vehicular access at the rear from Willowbank.

2.0 Justification

We have assessed the development plan policies with which our application site will be assessed under and we have noted them below:

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2019.

"By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs." (TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012)"

Our application site is located within the curtilage of Birnam but outwith the conservation area designation - as set out in the adopted Perth and Kinross Local Development Plan:-

Policy PM1A: Placemaking.

Development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

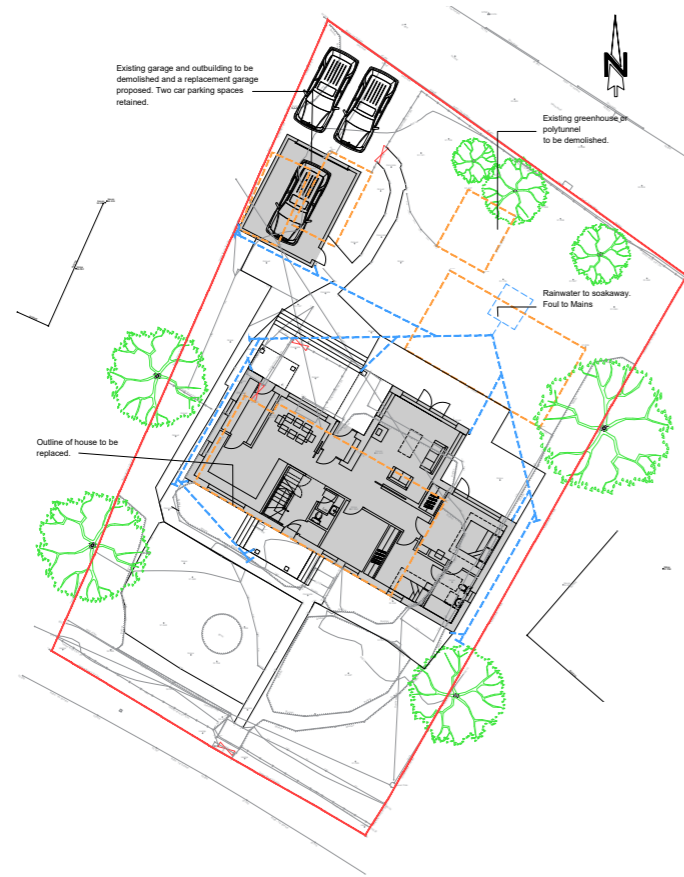
Under the Council's Policy Guidance, we believe favourable consideration will be given to proposals for the redevelopment of the site.

Scale and Design

The footprint provides a comfortable family home and the elevations of the proposed dwelling house illustrate that it is traditional in form and scale which will complement the existing dwelling houses located in and around Birnam, with a pitched roof design and good quality external materials.

Visual Impact and character

A replacement dwelling should not have a detrimental visual impact on the adjacent properties and it should respect it's context and surrounding character. The proposed dwelling house meets the required siting criteria and the guidance.



3.0 Brief

3.1 Brief Prepared and Developed

The brief was to design:

- 1 to 1.5 storey detached dwelling house
- Accommodation suitable for a family
 - Open plan Kitchen and Dining space
 - Separate lounge
 - Pedestrian access to Perth Road
 - Rear Access Entrance area with Utility
 - Utility room
 - Small snug space
 - Front entrance area
 - Ground floor master bedroom with ensuite + adjacent supporting box room.
 - Minimum 3 bedrooms
- a building which has a sympathetic traditional appearance with a modern twist and full of light and warmth
- a building which is able to survive both the test of time and harsh Scottish weather
- a building which will sit comfortably on the site and complement the surrounding properties.
- A house which will have good access and generous amenity space.

Residential Amenity

The plot size is sufficient to accommodate the dwelling house and provide a suitable level of amenity for the occupiers in terms of private garden ground. The siting of the dwelling house will not have any detrimental impact on any neighbouring residential properties.

Access and parking

Access to the proposed dwelling house will be via an existing access off Willowbank to the east. There is sufficient space within the plot for car parking and the proposed replacement garage.

Conclusions

The proposal are considered to be in accordance with the Council's relevant Policy Guidance.

The proposal will not have any detrimental impact on existing residential amenity and there is satisfactory access and parking arrangements proposed.

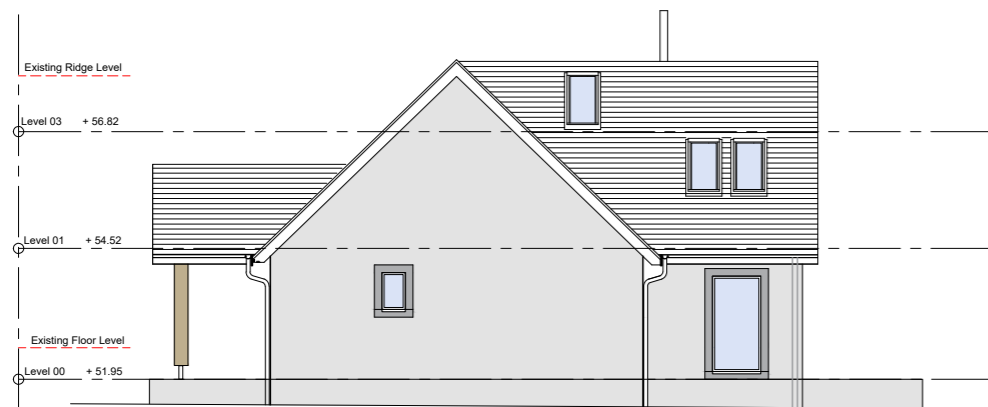
4.0 Design

4.1 Response to Site and Context

In a direct response to the sites setting, it is intended that the proposed house would be a contemporary interpretation of vernacular forms, materials and scale.

Materials

The utilisation of simple and rational construction methods (timber frame, pitched roofs) and use of robust, local and sustainable materials (render, timber frame, slate) will form a simple and elegant building, responding to and sitting comfortably within its context.



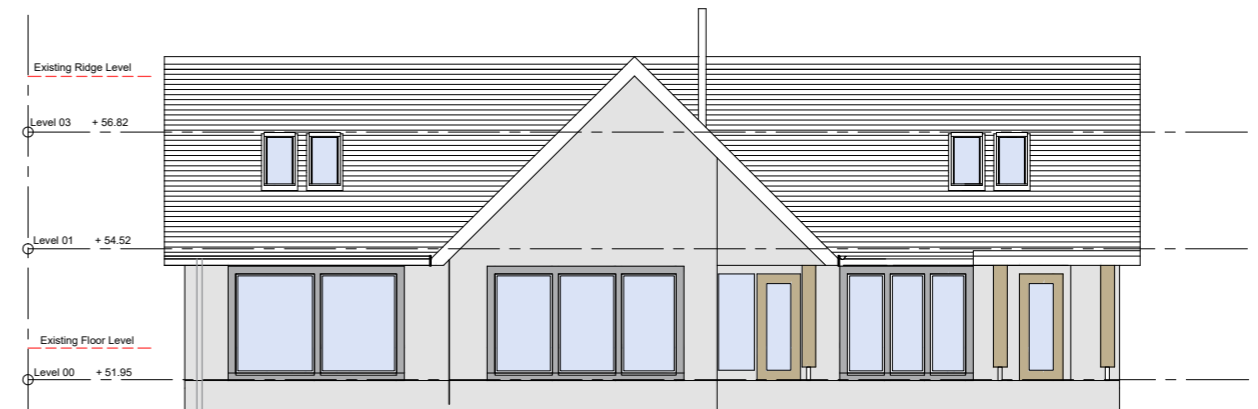
Proposed South East Elevation



Proposed South West Elevation

Views

The property has been positioned, orientated and internally planned to ensure the main living, dining and kitchen spaces take full advantage of the available views to the rear garden, but also benefit from the sun path.



Proposed North East Elevation

Site access

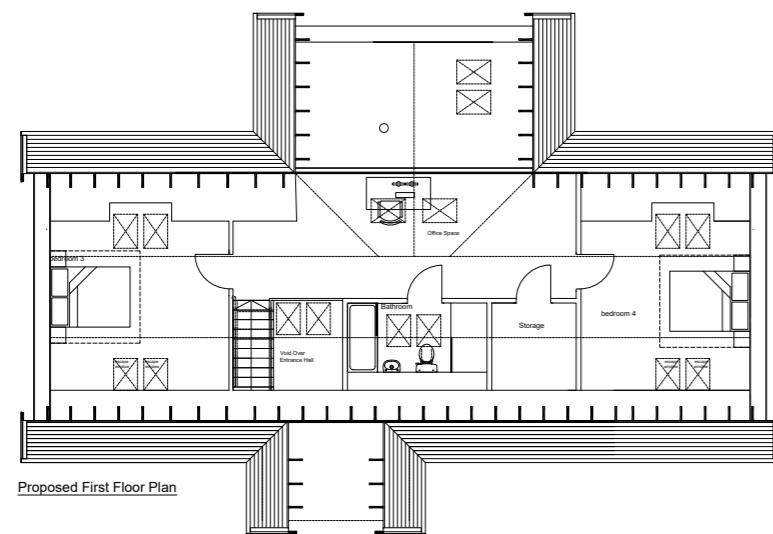
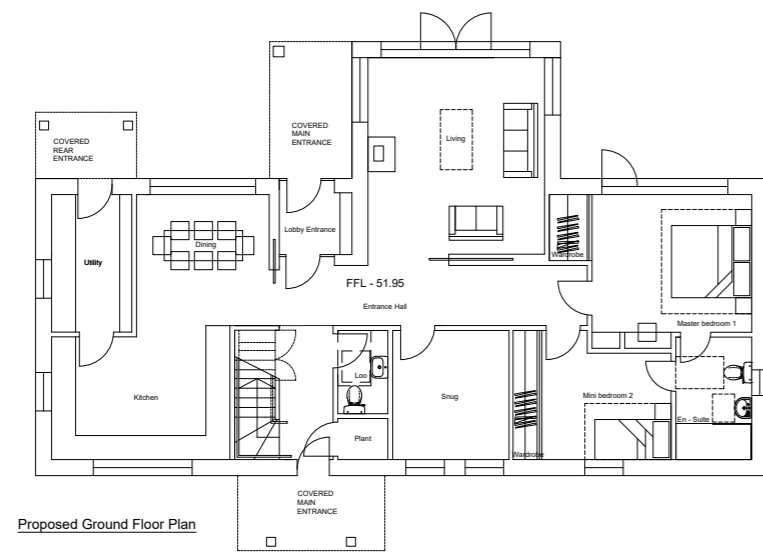
By situating the new dwelling house is in line with the Retreats current siting, sitting just back from the main Perth Road. The rear access will remain as is on land which the applicant owns and enables an off street parking solution for the house.

4.2 Design Proposals

Accommodation

The main entrance is located on the eastern elevation, leading directly into the main entrance hall and from here you can access the main living spaces (kitchen, dining, lounge) which provide views through to the front garden which also provides an access to Perth Road. The secondary door, recessed on the north / west elevation will be from the rear and day to day access, and provides a utility room leading to the kitchen area.

A central staircase leads to the upper floor. There are two bedrooms provided within the roof space, work space and a bathroom area.



Materials

We feel that the approach of utilising a traditional form with traditional materials will work extremely well on this site through well considered and appropriate detailing, which will present a stunning property.

The property has a timber frame structure and clad in rendered blockwork, we have introduced a banding around the windows, a detail which is found on the traditional buildings within the village, providing a very balanced and uniformed appearance. The eaves and cable ends will have considerable overhangs to protect the elevations and to add depth to the elevations. The roof finishes will be natural slate and, where noted lead, adding a variation in texture and the appearance.



Proposed South West Elevation

5.0 Accessibility

The property has been designed in line with the current Building Regulations and provides:

- Adequate vehicular access to the property
- Gradients sufficient to allow any new roadways to drain but provide universal access from the designated parking spaces towards the entrance
- Level entrance platts and thresholds
- Entrance lobbies with sufficient space for a wheelchair user and assistance to manoeuvre between the doors
- A kitchen area with sufficient space for a wheelchair user to manoeuvre
- Level access out onto the path and proposed landscaping.

6.0 Sustainability

The approach to sustainable design is a holistic one where all aspects are integrated into a single design approach rather than a fragmented piece meal one, as we believe that simple solutions are better than over complicated solutions, which rely upon bolt-on technologies.

6.1 Wind and Solar

The building sits well in it's context and does not overwhelm the surrounding landscape. The proposed orientation provides a sheltered, milder microclimate along the north elevation and the proposed landscaped garden.

The building will be well insulated and the adoption of timber-framed construction will achieve an excellent level of air tightness. Cross ventilation is provided in the main living spaces to avoid overheating in summer. An optional draft lobby is available at the main entrance and the entrance lobby which also acts as a draft lobby to minimise heat loss.

6.2 Materials

One of the main aims of sustainability is to exploit all opportunities to recycle and reuse products and generally reduce production in the first place, both during construction and after occupation of a development.

The proposals indicate a timber framed building with significant environmental credentials.

We have a wide range of experience in designing, specifying and detailing low energy buildings. Our approach is a holistic one and we believe the simplest solutions are the best. The starting point for how we approach this is through the design process itself, and in that process we first consider the basics of the design. We make use of this experience and current best practice and guidelines, for example BRE Green Guide to Specification, BRE Sustainability Checklist for Developments, SEDA Design for Airtightness, amongst others.

Moreover, we have experience of working with contractors to reduce waste on site and it is often simple actions, such as understanding how construction waste can be avoided or re-used, that can make the biggest difference.

The proposed house will be insulated to meet the technical standards and the glazing fenestrations will be designed with the view to further minimisation of heat loss at or above prescribed limits. This ensure a beautiful and appropriate house to replace the former Atholl Kit house which has come to the end of its useful life, but also one which can be run efficiently.

7.1 Trees

The proposals do not result in the loss of any trees as the built form is out with the trees and the canopy of the trees.

The levels adjacent to the trees will remain as is and the driveway location avoids the need to remove any of the adjacent tress. Our proposals therefore are in line with the Scottish Forest Strategy, the National Planning Framework as well as policy 40A and 40B of the Perth and Kinross Local Development Plan 2 (2019).

As we are not removing any trees the current proposals are in line with Policy 39 of the Perth and Kinross Local Development Plan 2 (2019) Ensuring Perth and Kinross's landscape character, visual, scenic qualities of the landscape and the quality of landscape experience is retained.

8.1 Flooding

Our identified site is proximate - 210m away from the River Tay which is susceptible to flooding as identified by the SEPA flood maps. However the proposed FFL of the house is raised and this is a replacement dwelling and therefore believe our proposals meet the requirements of Policy 52 New Development and Flooding of the Perth and Kinross Local Development Plan 2 (2019).

9.1 Bats

Please refer to appended bat survey carried out and reported by Emma O'Shea a qualified ecologist. The reports findings confirm there are no bats present within the original house, which is to be demolished.