



Courtcairn Farm,

CASTLE FRASER,
INVERURIE, AB51 7JQ

PLANNING APPLICATION
DESIGN & ACCESS STATEMENT

NOVEMBER 2023
REVISION A

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fig 01. Courtcairn Farm - Storage Barn

INTRODUCTION

Ian Wylie Architects have been engaged by Linton Farm Partnership, the owners of the above property, to submit this Planning Application to Aberdeenshire Council for consideration. This application follows previous discussions with the Planning Officer at Aberdeenshire Council – and follows an earlier Pre-App submission relating to the building on the Farm property.

The previous Pre-App (pre-application enquiry ENQ/2023/0905) regarding the same property, was submitted directly by the Applicant's Admin Office and for a simpler scheme. It should be stated (with no implied criticism whatever; that in the process, some unintentionally incorrect information was provided. This pre-application seeks to correct the record and to amend the design. The Planning Officer dealing with this case was Mr Timothy Xu.

Later, Ian Wylie Architects presented an entirely new Pre-App (pre-application enquiry ENQ/2023/1341) to Aberdeenshire Council, together with more detailed information. Different design proposals (pencil sketches) were submitted for comment. Following a positive outcome of the Pre-Application, this Design and Access statement will analyse the proposed redevelopment of Courtcairn Farm.

Existing Building

There is an existing Garage Structure with triple timber sliding doors, and this is within the cartilage of the Steading. Having discussed the site distribution of farm-related buildings and their Planning use classification, with Mr Xu, it transpired that the Garage structure is linked to the Steading. Therefore, it was felt that a proposal to change the Garage to a residential building would be considered acceptable, as there was no change to the Use Class of the Farm's agricultural buildings.

Inadvertently the previous applicant had referred to Farm Workers as the likely users of this converted building, but that is not so. It is to be used by Guests of the owner, the Owner's family, and also possibly on rare occasions, by Staff related to the Linton Estate and the Linton Farm Partnership.

The key point is that the Garage structure is ancillary to the Steading.

This will remain and continue, even if the proposal to convert the building, from Garage to ancillary residential, is agreed by Council.

- The existing Garage is 14.2 meters long, 8.1 meters in depth, and 4.3 meters high.
- It is in agricultural style, with a rendered wall to the front and North Elevation, and a sloping metal roof all supported on masonry and steel frame structure.
- Access to the Garage is from the West.
- The Access route defines the curtilage of the residential part of the Farm.

PLANNING HISTORY AND POINTS RELEVANT & CONTEXT

APP/20221/0948 (Full Planning Permission for alterations and extension to dwelling house at Courtcairn, granted 13 July 2021)

As mentioned above, previous Pre-Planning Application was submitted for this property on behalf of Linton Farm Partnership ENQ/2023/0905. The advice given was that the proposed application in the terms mentioned in the Pre App enquiry would not be supported.

ENQ/2023/1341 Pre-Planning application was submitted in September 2023 and the advice stated the development would likely be supported.

This new Planning application seeks to establish that the Garage could be converted into two ancillary residential units and that the units would not affect the Farm's Agricultural Buildings and would remain ancillary to the Steading / Farmhouse. This was reconfirmed by the owner and it was also reconfirmed that there would be no wish, nor desire to separate the converted Garage in the future. It is - and would remain ancillary to the Farmhouse - as residential accommodation.

It is Proposed that there could be a viable alteration to the residential Garage structure in context of re-purposing the Existing building.

- The Farmhouse / Steading is not listed.
- The land is on the property known as Courtcairn Farm.
- The Agricultural Buildings are not affected.
- The Garage Barn is part of the residential designation of the site.
- The land is not within a Conservation Area.
- The property area is within the Green Belt.

There are no adjacent properties that would be adversely affected by the proposed works.

Planning Policies & Submission

It is proposed that the new houses 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 properties have been designed to optimise the views for daylight and sunlight through appropriate siting of the plan footprint and orientation.
- Ensuring there are 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 houses are located on a farm yard site, every effort will be made to contribute to the sense of place of the new dwelling houses are to respect the countryside and landscape.

National framework policies

Policy 14- Design, Quality and Place

The proposed houses are to 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 proposals will provide high-quality home that meet modern energy efficient and emission performance standards.



fig 02. Front view of Courtcairn Barn

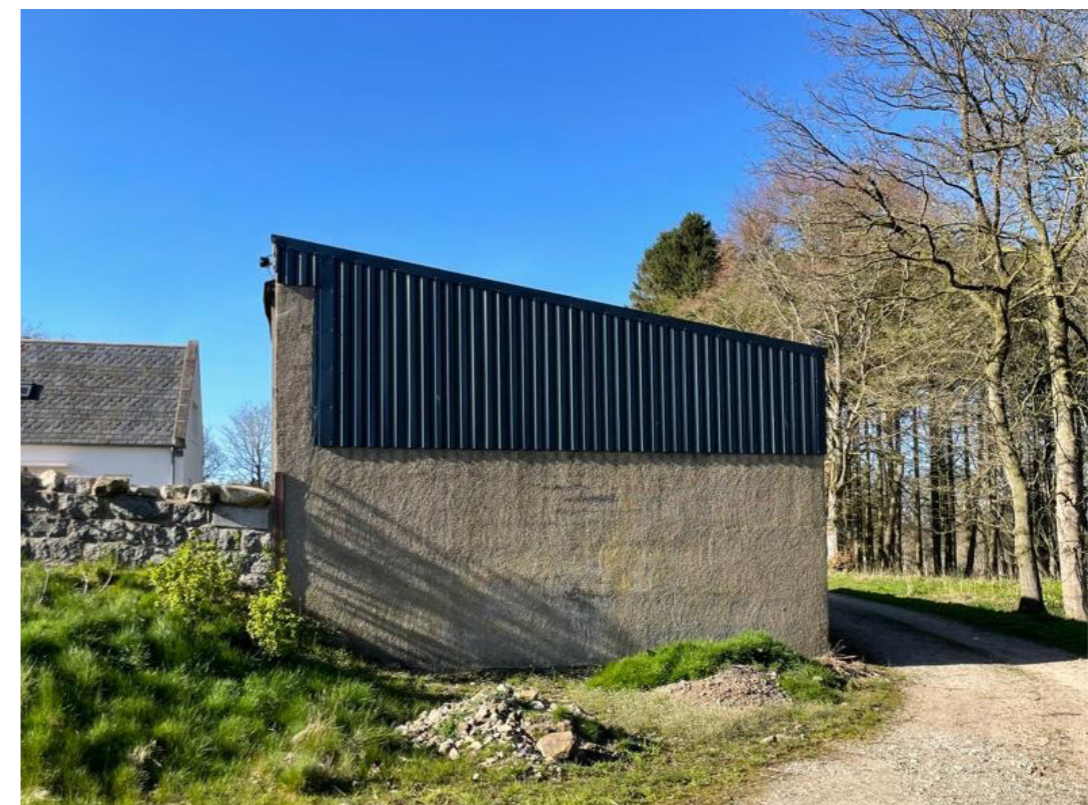


fig 03. Side view of Courtcairn Barn



fig 04. Aerial view of Courtcain Farm and surrounding village



fig 05. Closer Aerial view of Courtcain Farm site and boundary walls

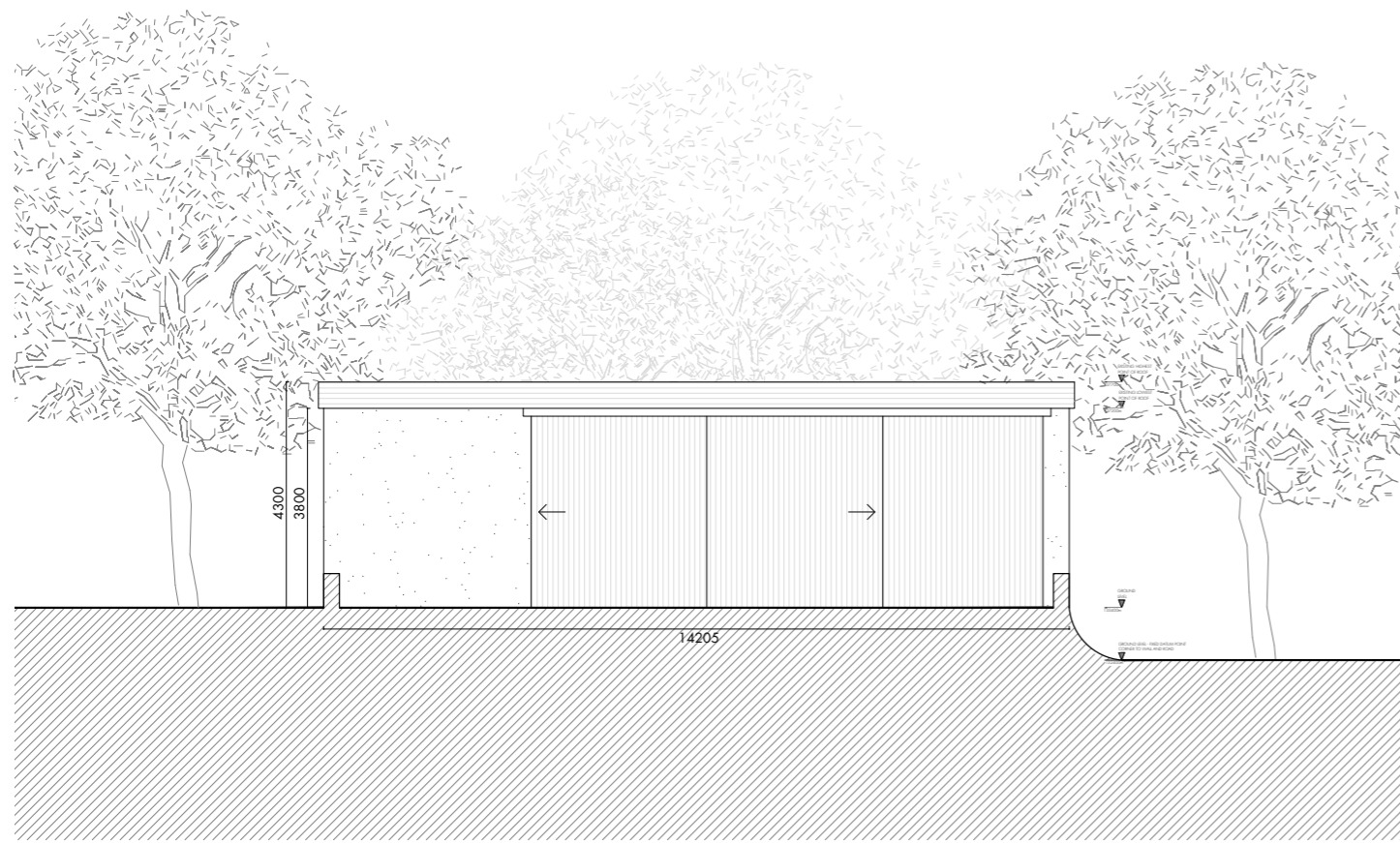


fig 07. Existing Front Elevation

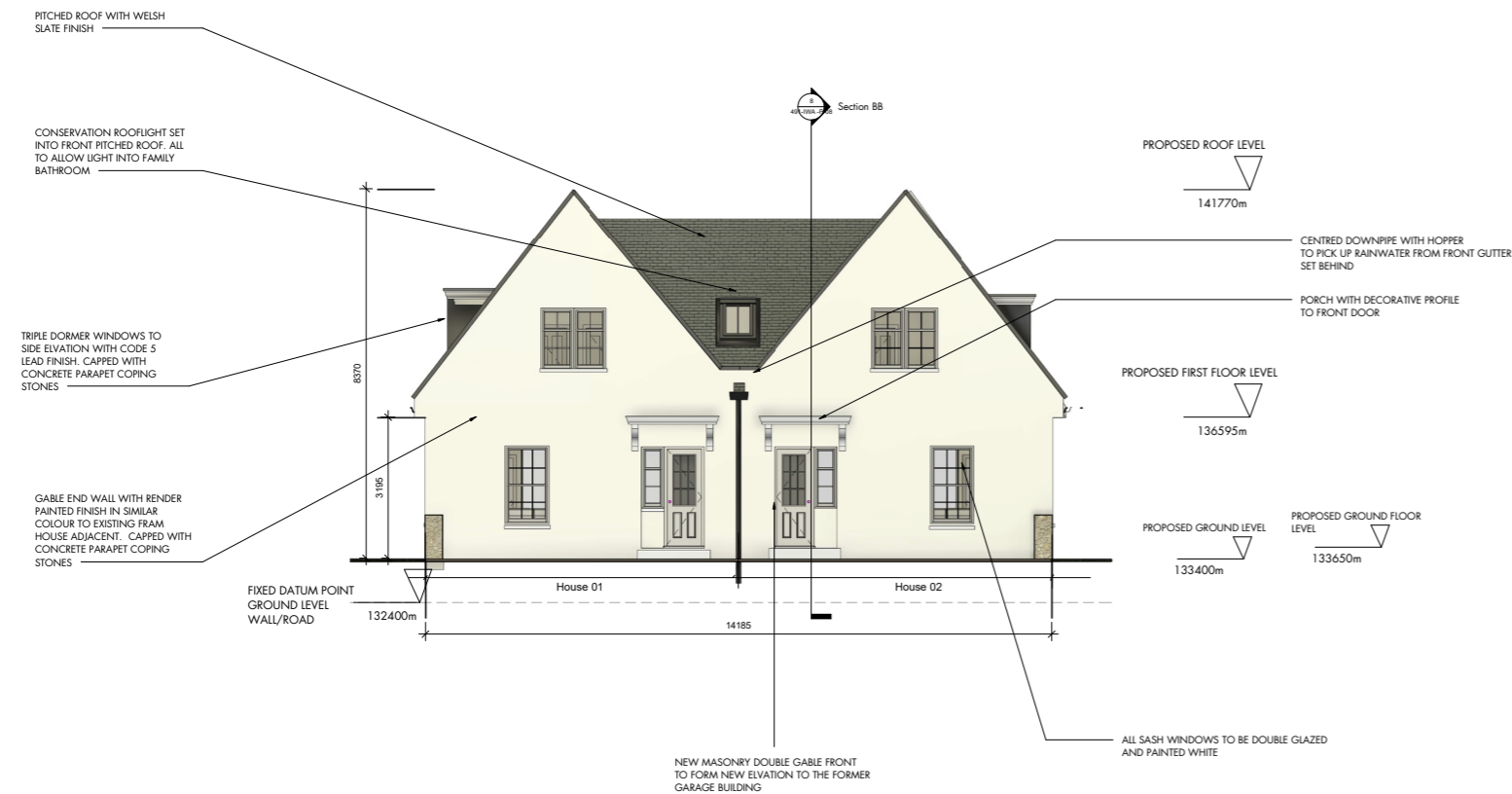


fig 08. Proposed Front Elevation

THE PROPOSAL

Design Statement

This Planning Application is for the construction of a building that exudes the charm and elegance of late Victorian or Edwardian architecture while embracing simplicity in its form.

One of the key aspects of this proposal is the conversion of the existing garage, where it is planned to re-purpose some of its structure, including the slab and foundations. This not only aligns with our sustainability goals but also makes efficient use of existing resources.

At the front of the building, we envision new twin gables, each crowned with pitched roofs, giving the structure a distinct, timeless appeal. Furthermore, we plan to render the side walls and rear walls in a stipple-dash, which will complement the surroundings.

A fundamental principle guiding the design is to create a building that seamlessly blends with the existing Farmhouse, ensuring a harmonious architectural landscape. To define the entrance, we will retain the 0.7 - 1m high perimeter stone wall, which not only defines the approach to the building but also adds a touch of historical authenticity to the environment.

The proposed design aims to keep the perimeter of the building largely unaltered. While dimensions may vary slightly due to the pitch of the roofs, the overall structure will maintain the current footprint. This approach not only respects the existing layout but also minimises disruptions to the surrounding environment.

To underline our commitment to environmental preservation, we've conducted a thorough assessment and found that no trees will be affected by our proposal. We are dedicated to retaining and protecting these valuable natural assets. Similarly, the nearby Beech hedges, and other local flora, will remain untouched and undisturbed as part of our commitment to conserving the local ecosystem.

Access Statement

Our proposed pair of ancillary residential houses will be easily accessible via a sloping concrete drive, which will be bordered by stone walls that define the access space. This design choice not only ensures ease of access but also blends with the character of the landscape.

Adjacent to the access route, the Farmhouse Garden will be thoughtfully integrated, enclosed by stone walls and lush hedges and trees. The natural beauty of the surroundings will be carefully preserved.

In terms of parking, we anticipate that cars can be parked outside the residences, eliminating the need for additional vehicular access points and maintaining the aesthetic of the area. We are also dedicated to preserving the existing falls to the drive, keeping the current topography and landscape intact.

The design of both paired buildings ensures convenience and inclusivity. Each building will feature one entrance per gable, as depicted in the plans, enabling residents and visitors to access the properties with ease. Moreover, the ground floor of each building will be designed to be wheelchair accessible without the need for additional ramps. While we anticipate a barrier-free experience for wheelchair users, we are also prepared to install further accessibility features should they be required in the future.

Accommodation Description and Area Schedule

Existing Garage Area:

- Ground Floor Area: 99.17 sq m (1,067 sq ft)
- Proposed Residential Ancillary Space: House 1:
- Ground Floor Area: 48.86 sq m (526 sq ft)
 - 1st Floor Area: 28.36 sq m (305 sq ft)
 - Number of Bedrooms: 1 or 2
 - Total Area: 77.22 sq m (831 sq ft)

House 2:

- Ground Floor Area: 49.81 sq m (536 sq ft)
- 1st Floor Area: 29.6 sq m (318 sq ft)
- Number of Bedrooms: 1 or 2
- Total Area: 79.42 sq m (854 sq ft)

Ecology Statement

The proposed development is situated within a greenfield site, and our careful planning ensures that it will have a minimal impact on the local wildlife. We are committed to the preservation of the natural environment, and as such, all hedges and trees, where local wildlife may reside, are set to be retained and protected. This dedication to ecological conservation aligns with our broader commitment to sustainable and responsible development.

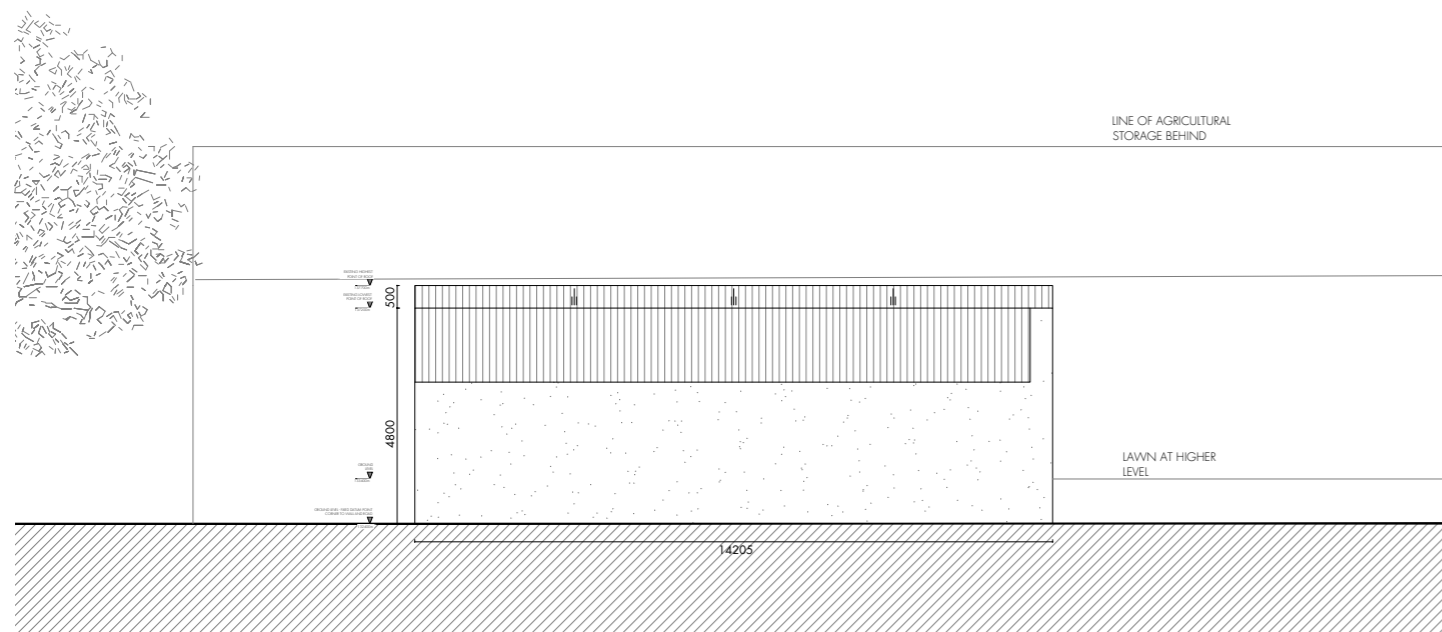


fig 09. Existing Rear Elevation

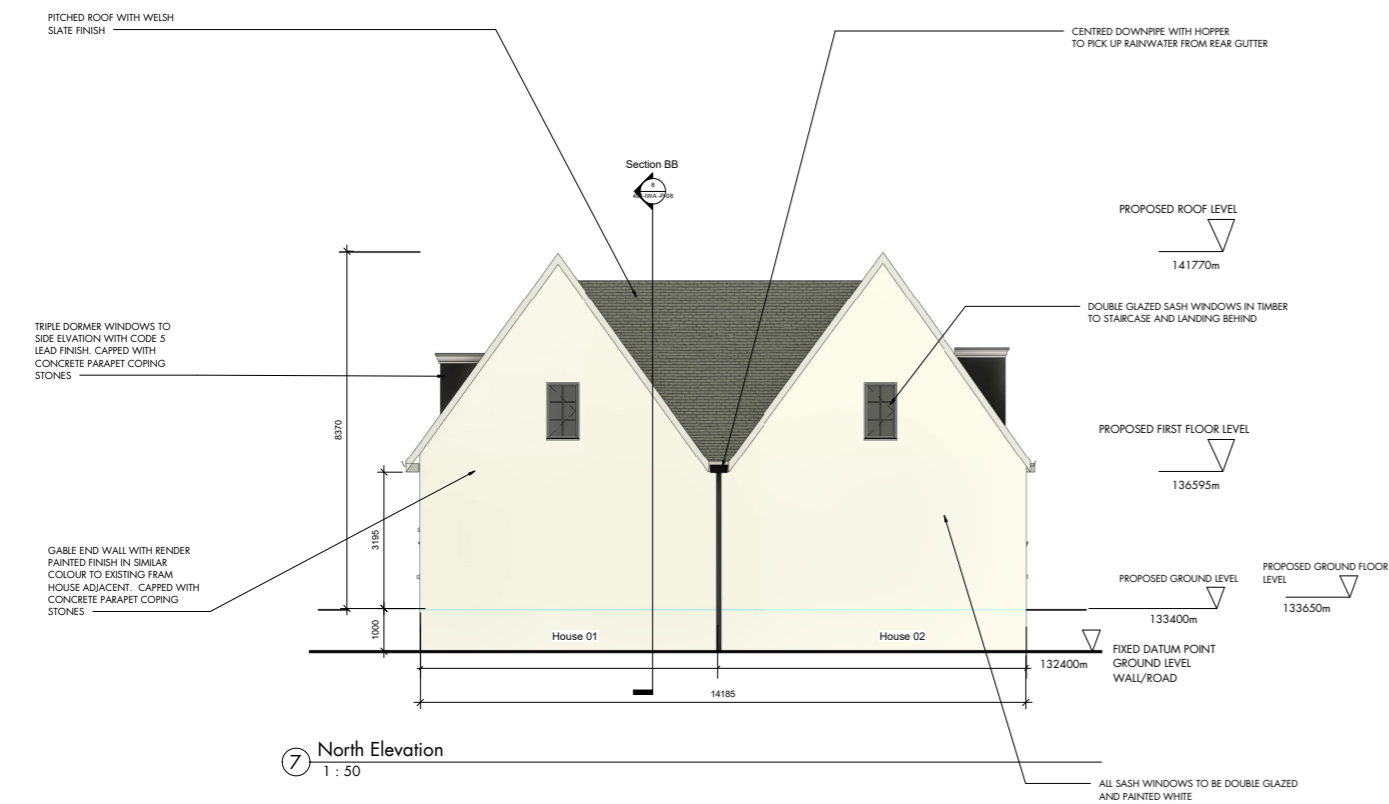


fig 10. Proposed Rear Elevation

Access

The proposed houses have been designed to take into account Part M, and allow for disabled access. There will be a step up into each house of 250mm approx consequently a future ramp would need to be installed to allow for disabled access to the house. The houses have been future proofed to consider disabled access to doorways and access to the first floor.

There are no changes to road use or access to the site under this proposal. The hard standing in front of the houses will remain the same, no change is proposed.

Energy and Sustainability

The proposed properties will minimise energy use and meet current sustainability standards. The houses will be insulated to a high standard with an insulated cavity wall to front gable wall. The existing walls will be retro fitted with rigid insulation with render finish externally.

The heating system will be powered by a heat pump. New electricity supply will be provided to both properties.

Drainage system

The existing farm house has its own septic tank. These new properties are to be connected to this system. An alternative to this is a larger system installed to feed both houses.

Water supply

The existing farm house is supplied by mains water. A feed would be taken of this to both new houses.

SEPA Flood risk Assessment

SEPA locates the properties in an area not prone to flooding and to have a 0.1% chance of flooding each year. The property is not known to be in a flood risk area. Please see Flood Risk map in Appendix B (page 18).

Tree protection and landscape

There are several trees on site that will not be affected by the redevelopment of the barn into two houses.

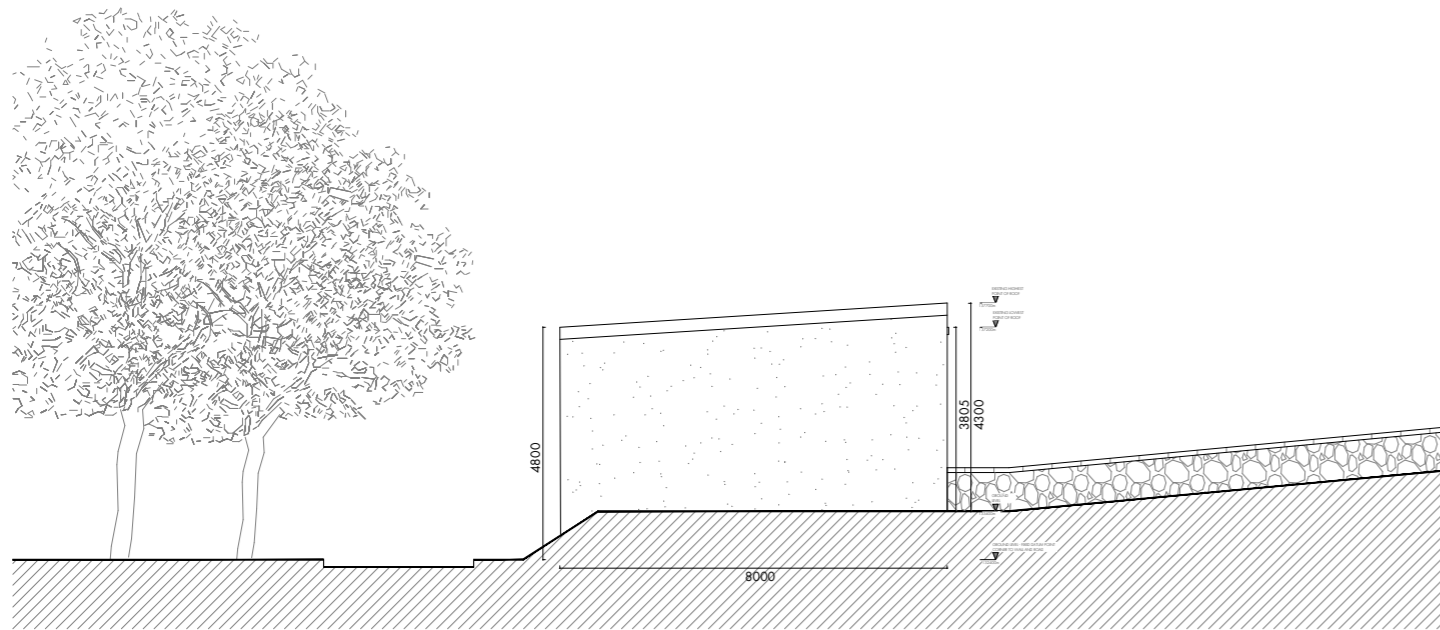


fig 11. Existing Side Elevation

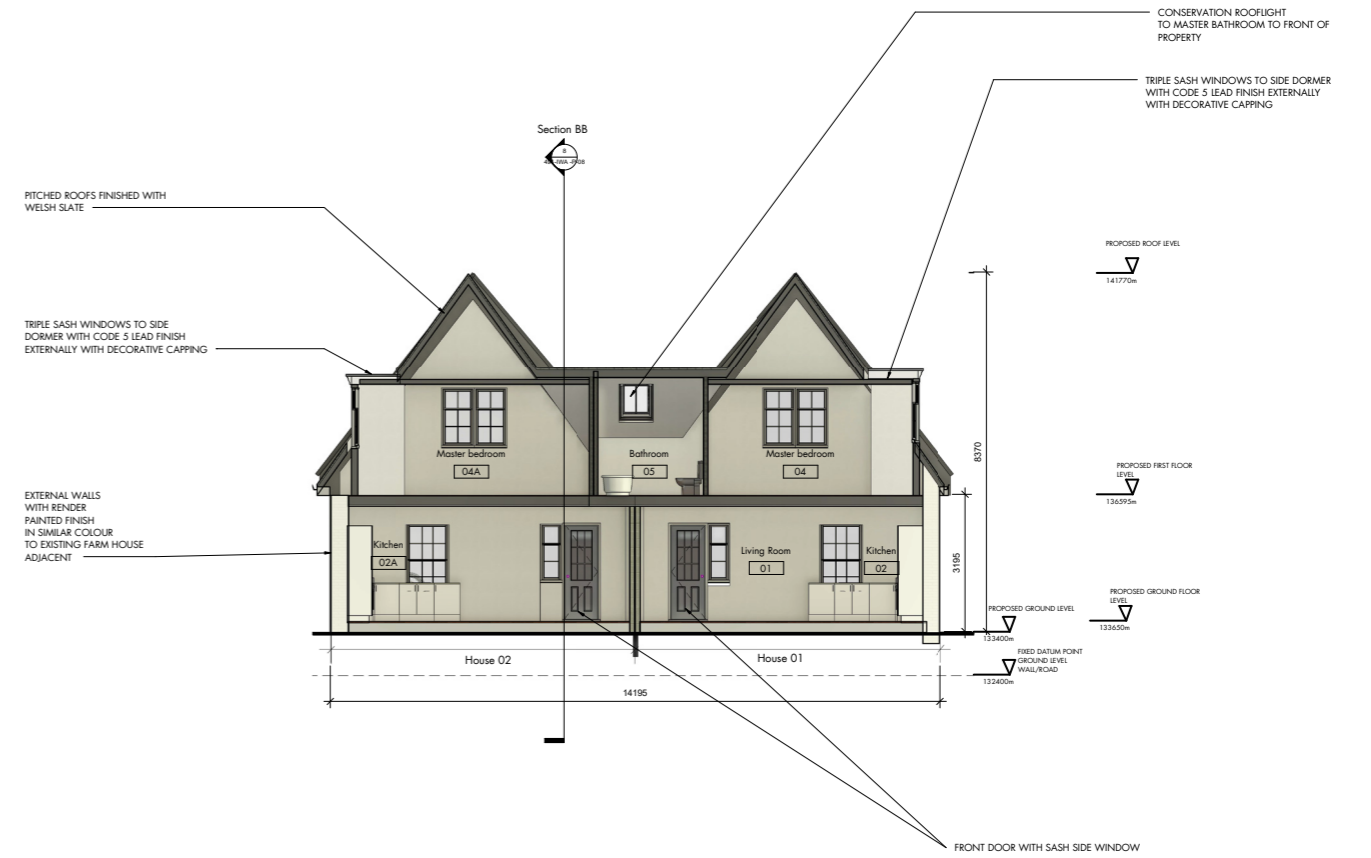


fig 13. Proposed Section AA

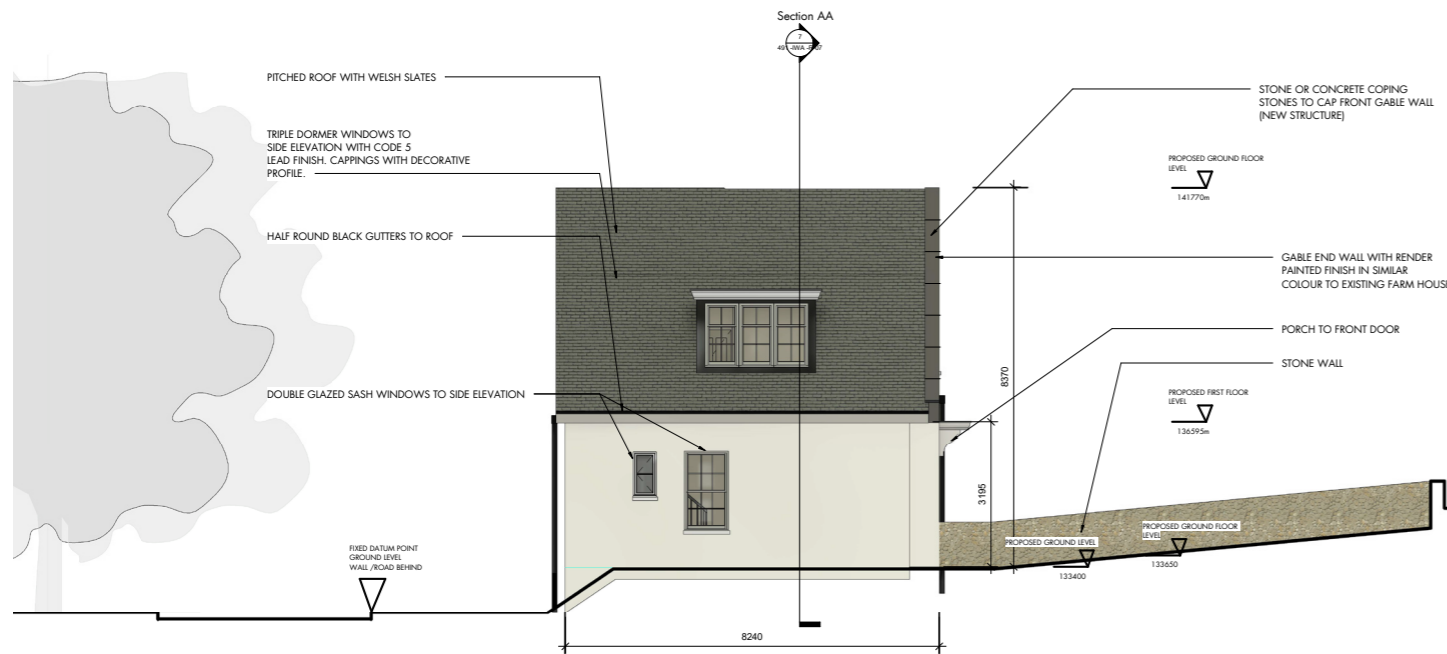


fig 12. Proposed Side Elevation

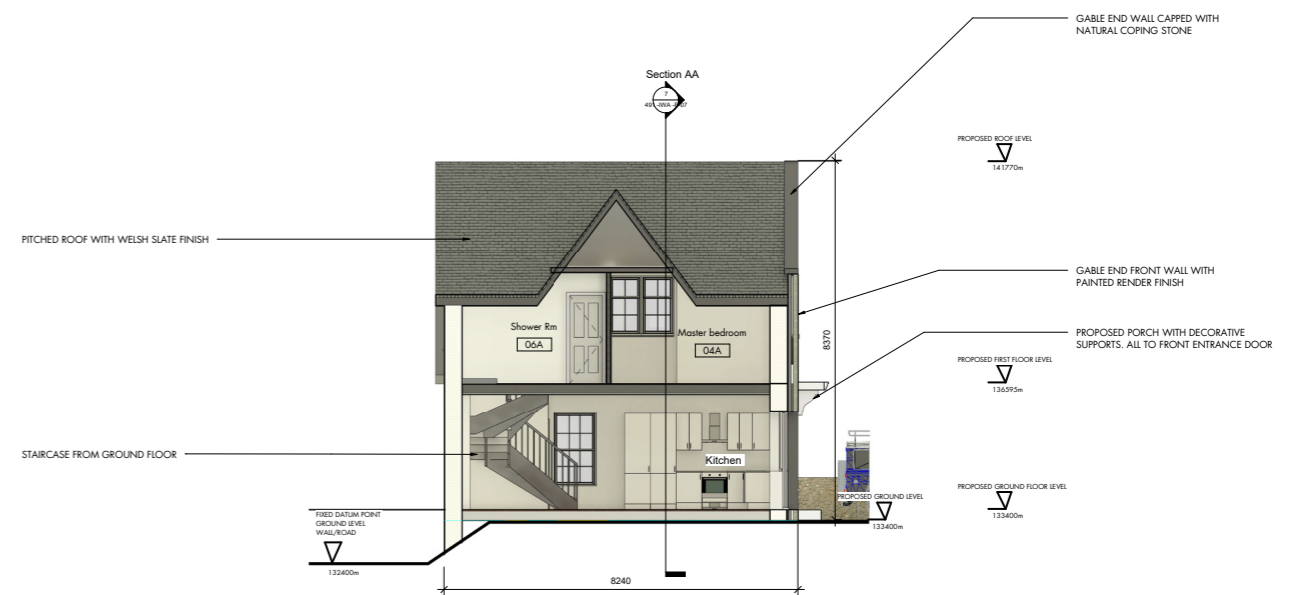


fig 14. Proposed Section BB

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.

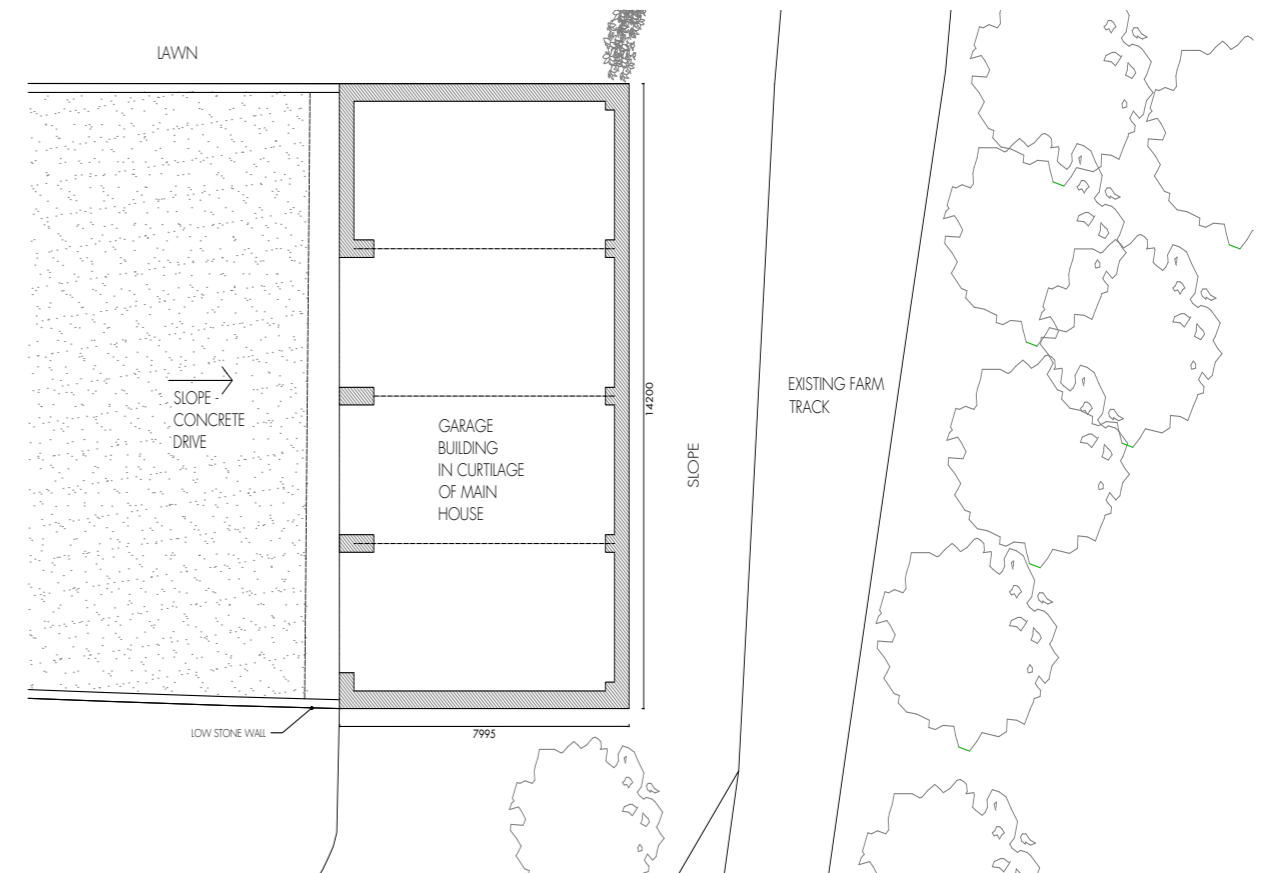


fig 15. Existing Ground Floor Plan

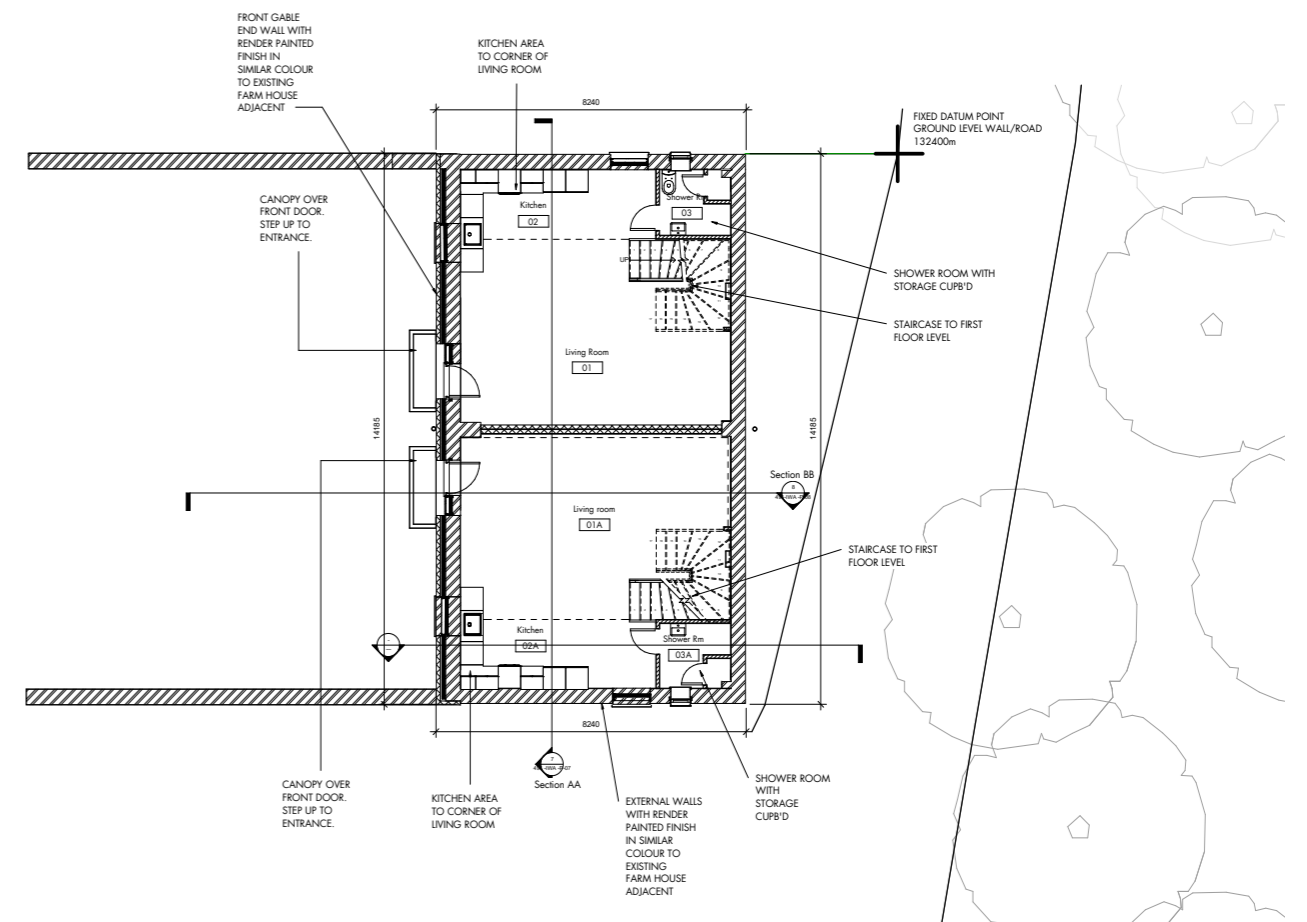


fig 16. Proposed Ground Floor Plan

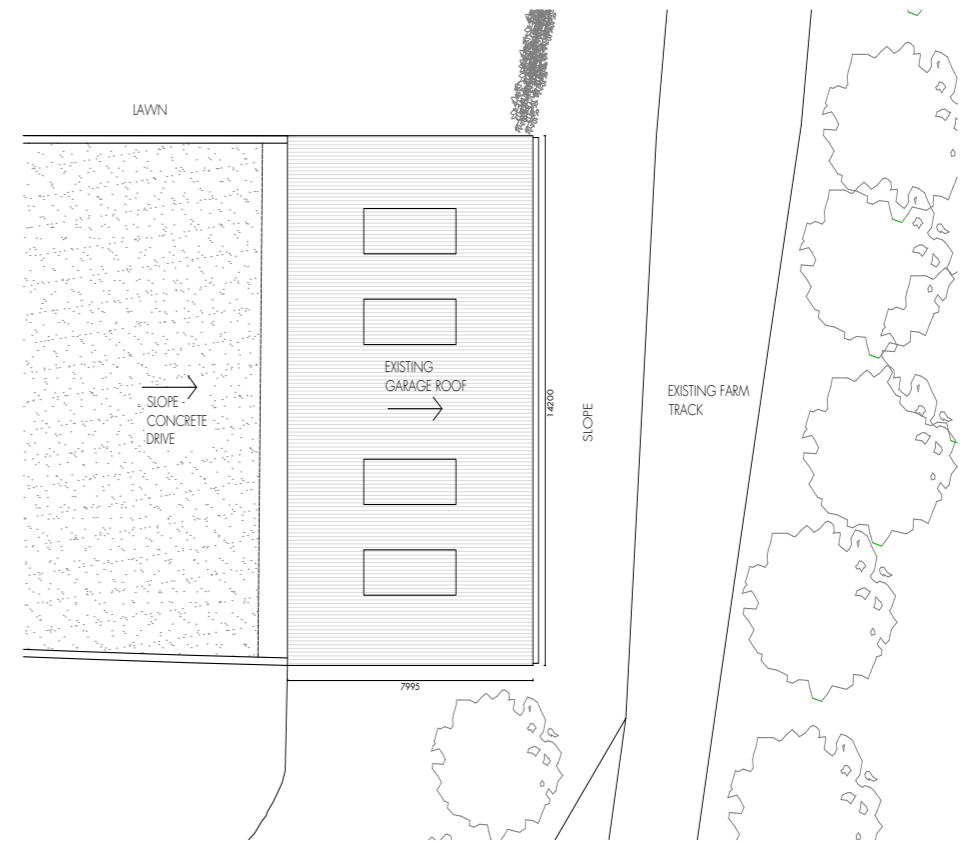


fig 18. Existing Roof Plan

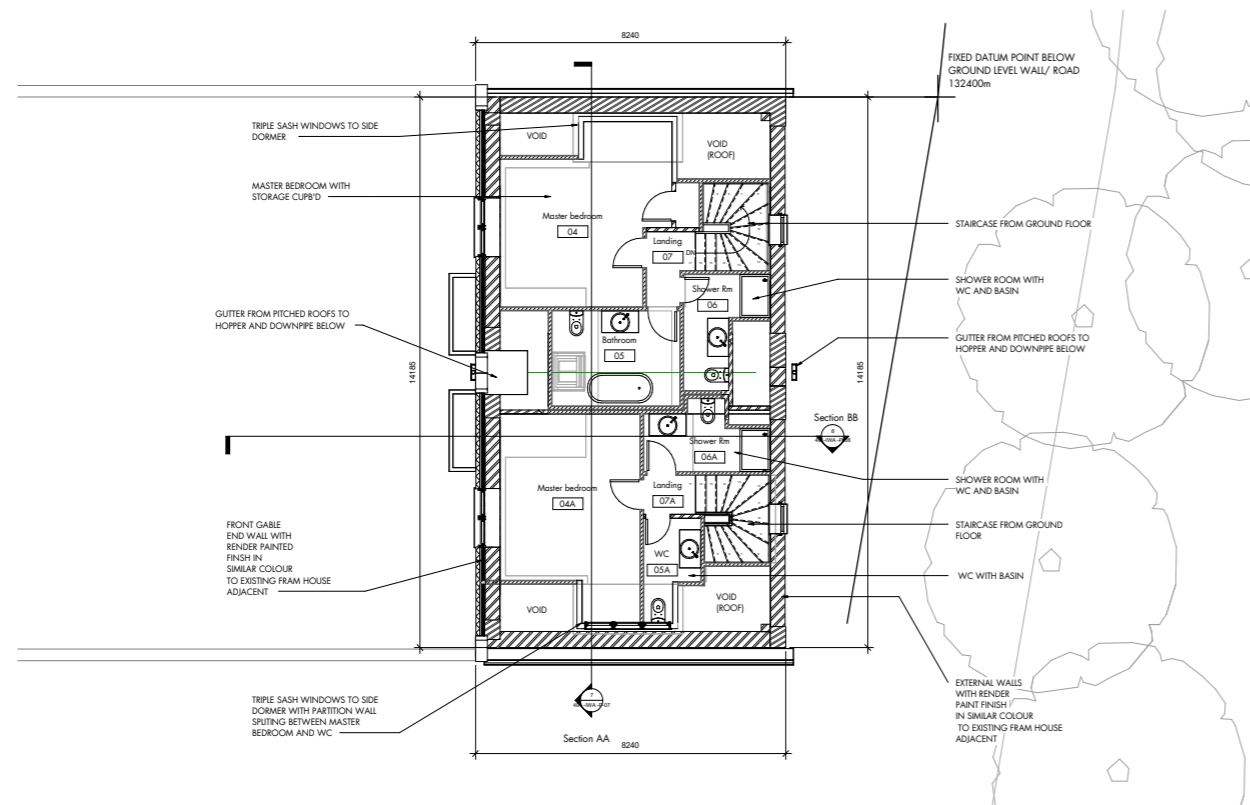


fig 17. Proposed First Floor Plan

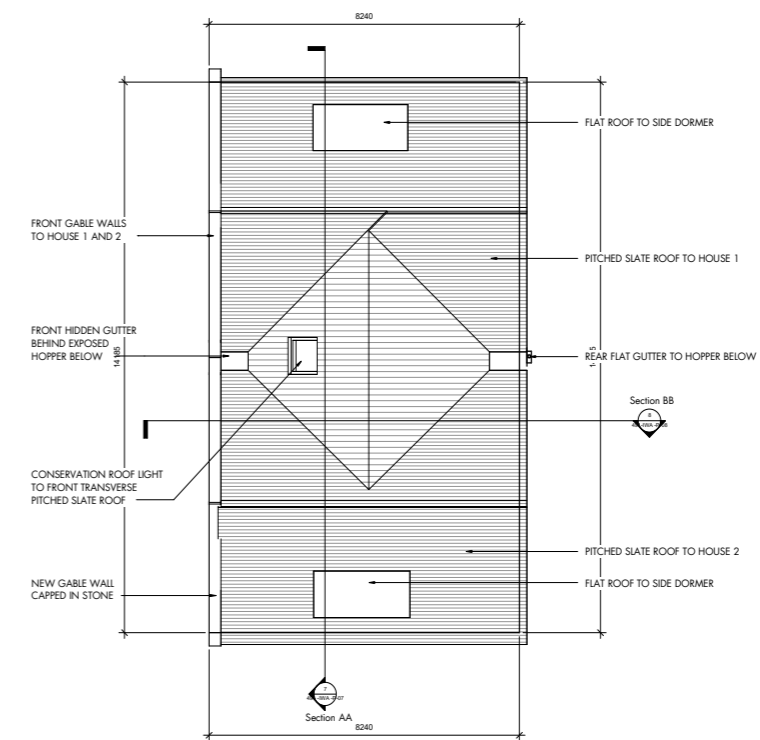


fig 19. Proposed Roof Plan

PROPOSED PHOTOSTATIC IMAGES



fig 20. Existing Roof Plan



fig 21. Existing Roof Plan

PROPOSED PHOTOSTATIC IMAGES



fig 22. Existing Roof Plan



fig 23. Existing Roof Plan

CONCLUSION

The design has been developed to fit in with the character and style of the existing Farmhouse / Steading.

We believe that these twin gabled elevation structures and pitched roof behind, as proposed, are in keeping with the surrounding area, and the existing buildings – (ie. Courtcairn Farm) and the surrounding landscape. A purposeful effort has been made to follow the existing design style and architectural language.

A similar purposeful effort has been made to select proposed materials that are of the natural vernacular in Aberdeenshire

- Rendered brick and exposed stone cappings.
- Painted windows
- Slate roof with traditional lead ridges and flashings.

It is suggested that the proposals would be an enhancement to the Farmhouse and its Garden setting.

The altered building on this site would form a comfortable relationship between the host building (the Farmstead) and its surrounding site / landscape and vegetation.

The Architect, the Client (the Applicant) and the Estate Builder have strived to produce a practical, yet harmonious solution to the Client's brief and to optimize the architectural presence within the existing Farm and its landscape.

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>

Outbuilding at Courtcairn Farm, Sauchen
Preliminary Roost Assessment



Preliminary Roost Assessment

Outbuilding at Courtcairn Farm, Sauchen

Grid ref. NJ724117

Survey Date: 24 October 2023

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Outbuilding at Courtcairn Farm, Sauchen
Preliminary Roost Assessment

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1. Summary

Planning permission is being sought to convert this building. A Preliminary Roost Assessment was carried out which assessed the building as having negligible bat roost potential because of its construction. No signs of bats were found. No further surveys are required.

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 profile sheet agricultural shed in good condition. It is wind and watertight with intact roof windows and wooden barn doors. There is no sarking under the roof covering and the walls appear to be single skin.

There are trees surrounding the site and in the wider area providing very good bat habitat.

5. Personnel

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 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 outwith 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

No bats or signs of bats were found in or around the building. There are very few, if any suitable spaces in the building for bats. The walls are in good condition with no cracks, there are no suitable spaces around the doors and the roof has no boards or sarking. No droppings or other signs of bats were found.

No signs of bats were found anywhere around the building and there are very few potential roosting sites for bats. The building therefore has negligible potential for bats and no further surveys are required.

8.4 Hibernation Potential

Little is known about hibernating bats so it is difficult to fully assess the potential of buildings. No signs were found to suggest that bats roost in this building at any time of year and there are no suitable spaces for hibernating bats.

9. Impact Assessment

Proposal: Convert the building.

Impact: None.

Risk: None

Mitigation: None required

10. Photographs



West



North



East



South



Interior



Barn door interior

ADDENDUM B: FLOOD MAP

