

Design Statement

Rev A

THE PROJECT:

Demolition of existing outbuilding currently used as storage for 22 Melbourne Place. Existing building to be replaced with single storey, one-bedroom dwelling with associated garden ground.

The Agent



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Introduction

This planning statement is intended to provide comprehensive support for the conservation area consent and planning application at 22 Melbourne Place. It pertains to the proposed demolition of an existing outbuilding and the subsequent construction of a new single-story dwelling within the current garden grounds of 22 Melbourne Place, which is situated within the St. Andrews Conservation Area.

The existing outbuilding is presently a single-story structure made of brick with a slate roof, serving as a storage shed. The new single-story dwelling is to be constructed using identical materials. It will feature an open plan kitchen, dining, and living area, along with an accessible shower room and one bedroom.

The existing garden space will be apportioned between the existing property at 22 Melbourne Place and the newly proposed dwelling. Access to the proposed dwelling will be facilitated through an existing gate, which currently provides entry to 22 Melbourne Place, via a shared pedestrian path exclusively, without access from the private street to the south and west. Additionally, a new entrance will be established for the flatted dwelling at 22 Melbourne Place, involving the creation of a new opening in the existing garden wall.



Figure 1. Rear elevation of existing outbuilding viewed from Kinnessburn Cottages. Portion to be demolished highlighted in red, shared chimney to be retained highlighted in green.



Figure 2. Front elevation of existing outbuilding as viewed from access pend. Portion to be demolished highlighted in red, shared chimney to be retained highlighted in green.

Proposed Development



Figure 3. Existing access pend highlighted in yellow as viewed from Melbourne Place.

Access to Site

Presently, pedestrian access to the flatted dwelling at 22 Melbourne Place is achieved through street-level steps at the front of the property, while access to the rear garden is facilitated by a shared pend connecting to multiple properties.

The proposed plan will exclusively utilize the existing shared access pend situated to the rear of 22 Melbourne Place as the sole means of access to the property.



Figure 4. Shared access pend.



Figure 5. Existing gate providing access to rear garden of 22 Melbourne Place.

Design Aesthetics

The proposed single-story dwelling has been designed to harmonize with the scale and materiality of the surrounding outbuildings, which are subordinate to the row of terraced houses along Melbourne Place.

All elevations of the new structure will feature brick finishes, mirroring the neighbouring outbuildings to the north. However, the quality of the brickwork will be elevated, as these outbuildings are not intended for residential use. The hipped roof will be adorned with slate, in keeping with the distinctive architectural character of the St. Andrews conservation area, and will incorporate conservation roof lights.

The garden area will blend a combination of hardscape and softscape elements, utilizing both grass and slabbed paving. To establish clear boundaries and ensure privacy, a 1.8-meter-high timber fence will delineate the property's limits, effectively separating it from the adjacent northern garden and the existing garden at 22 Melbourne Place to the east.



Figure 6. Proposed west elevation 3D image.



Figure 7. Proposed east elevation 3D image.

Design Guidance

Pre-application recommendations received from Fife Council Planning services in 2020 (Ref: 19/03560/PREAPP) state:

Although located within the St Andrews Conservation Area, the proposal would not be visible from any public elevation. No indicative elevation drawings were submitted with this enquiry however it is considered that it would be possible to design an acceptable solution for this site, that would avoid any significant visual impact concerns on the immediate surrounding area and wider Conservation Area.

Historic Environment Scotland provides guidance within its document 'New Development in Historic Settings'. This identifies a number of principles to assess the appropriateness of new design:

New development should respond to:

- Urban grain and scale - new design should consider the surrounding scale, hierarchy and massing of the existing built form.
- Materials and detailing - the sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary, is also important. Their use and detailing, is crucial in making a development stand out or blend in.
- Views and landmarks - In some instances new designs might provide the opportunity to create new vistas towards landmarks, or create dynamic juxtapositions of old and new, so adding texture and variety to the townscape.

The design strategy for the proposed development adheres to these guidelines by employing the following measures:

- The design of the new construction is mindful of the existing conditions along the boundary with Kinnessburn Cottages, preserving the consistent "brick wall" aesthetic in terms of both materiality and scale.
- Considering the subpar quality of the existing outbuilding's brickwork and its history of previous modifications, the plan to demolish and reconstruct the structure is expected to significantly improve its external aesthetic, thereby enhancing its visual appeal when viewed from the adjacent private street.
- The design's materiality and form have been thoughtfully influenced by the architectural context of the neighbouring buildings. Specifically, the structure to the north has inspired the choice of a brick finish, while the building to the south has informed the incorporation of a hipped roof design. Consequently, this proposal aims to seamlessly integrate the two structures, resulting in a harmonious and contextually appropriate addition to the environment.

Location and Adjacent Conservation Area

The application site is located within the St. Andrews conservation area as shown in the map extract below. The conservation area is highlighted in blue with a black outline and the site is highlighted in red shown to be near the south/west border.

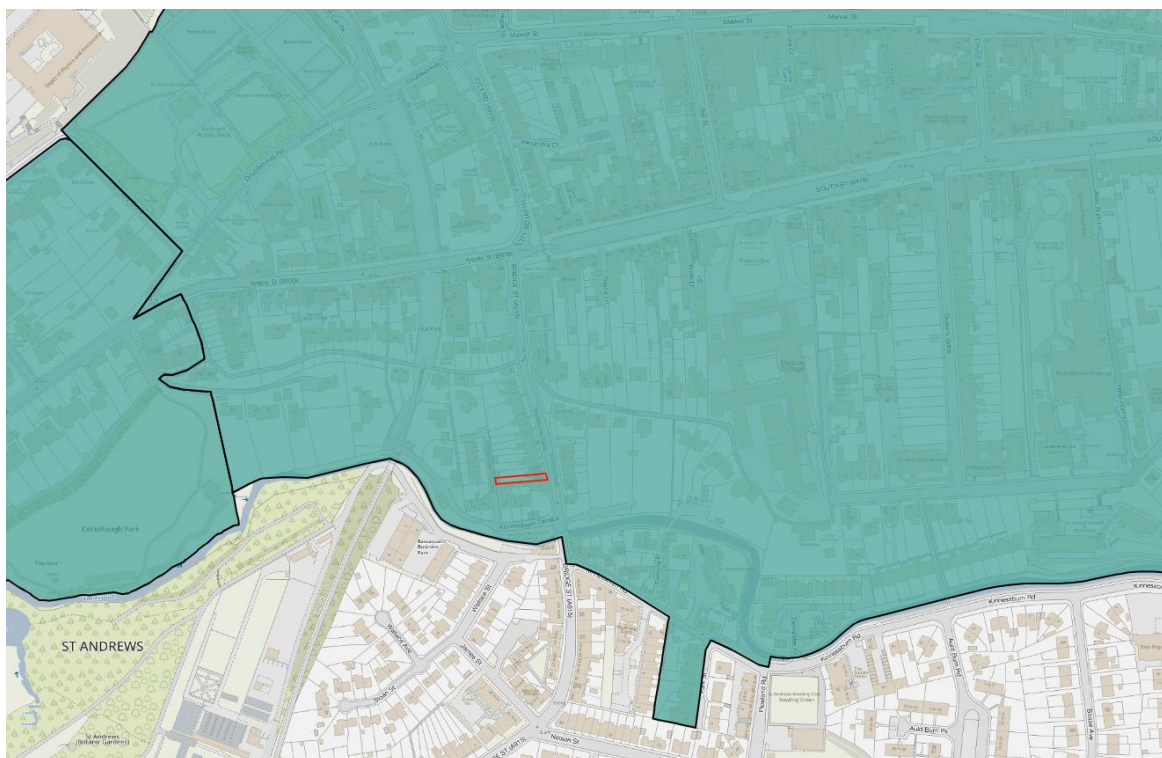


Figure 8. Site located on St. Andrews conservation area map.

As the proposal lies within the conservation it is necessary to ensure that the alterations and extension respect the aims of the conservation area appraisal and management plan to preserve and enhance the character and appearance of the area.

Residential Amenity Impact

Privacy

The design of the proposal deliberately excludes any windows or openings facing directly onto the private street to the west, thereby preventing any potential conflicts or infringements involving direct line-of-sight interactions with neighbouring windows.

Furthermore, given that the proposal comprises a single-story dwelling, there are no concerns of overlooking into adjacent gardens. The presence of a 1.8-meter-high fence along the boundary effectively maintains privacy, effectively demarcating the boundary between the existing garden at 22 Melbourne Place and the garden space belonging to the new dwelling.

Sunlight/Daylight

The intended structure is positioned along the southern boundary, designed not to extend beyond the footprint of the adjacent neighbouring outbuilding. This particular placement ensures that there is no overshadowing effect to the south.

Conversely, the proposal aligns with the northern boundary and does extend beyond the neighbouring outbuilding. However, the design incorporates a pitched roof configuration, which results in lower eaves set at approximately 2.3 meters in height. This serves to mitigate any further overshadowing that might be attributed to the existing 1.8-meter-high fence along the boundary.

Materials Sourced from Local Sustainable Sources

The development will endeavour to provide materials from local and sustainable sources. This not only provides sound environmental benefits, but also seeks to invest in the local community and region.

Sustainable Urban Drainage

Pre-application recommendations received from Fife Council Planning services in 2020 (Ref: 19/03560/PREAPP) state:

As the application is for a single dwellinghouse, there is no requirement to provide a SUDS scheme.

It is intended that any surface water on the proposal site is redirected and connected into the existing combined system.

Travel and Transport

Pre-App Recommendation

Pre-application recommendations received from Fife Council Planning services in 2020 (Ref: 19/03560/PREAPP) state:

“There is no off street parking associated with the existing property and there is none proposed for the proposed dwelling. Therefore, this would be a policy refusal on insufficient off street parking. A two bedroom dwelling would require two parking spaces whilst a one bedroom dwelling would require one parking space.”

The proposal seeks to receive a relaxation on the recommendations stipulated above, due to the specific site circumstances; firstly, due to the existing site access and right of way, which does not allow for any current vehicular access, and the proximity to the urban core of St Andrews and the proximity to good public transport links.

Further guidance from the pre-application states that:

“Visibility at the junction access where the private access meets with the A917 classified public road is obstructed to the North by permanent features that are outwith the control of the applicant. Any intensification of vehicular traffic using this substandard access would be to the detriment of all road users.”

The proposal does not seek right of access via the private road and is to be accessed via the pedestrian path only, therefore shall have no impact to road safety at the junction noted within the pre-application response.



Figure 9. Map of St. Andrews with site boundary highlighted in red and bus station highlighted in green.

Off Street Parking

As the site is only accessible via the shared pedestrian access from Melbourne Place there is no possible means of vehicular access on to the site, nor is there adequate space for providing parking at the front.

Public Transport

Due to the proximity of the site to public transport, it is believed that residents could be less car dependent, thus reducing the need for a single off-street parking space.

The St Andrews bus station is just over 400m away, with many buses frequently serving routes to Dundee and Leuchars, with a stop at the train station. There are frequent services to other parts of Fife, and Glasgow and Edinburgh are also hourly served with buses from here.

Due to the abundance of regular, reliable transport options, the applicant believes that residents could rely less on the need for car parking.

Due to provision of private garden ground within the proposal there is also scope for storage of sustainable means of transport such as bicycles.

Local Amenities

The proposed development is located just outside the urban core of St Andrews. Within a 5-minute walk, small supermarkets and local grocery shops and other services are easily reached on foot.

Larger supermarkets, M&S Food, Aldi and Morrisons are 1km and 1.5km away, which is still reachable on foot or by bicycle. Morrisons and M&S also offer grocery deliveries.

Due to provision of private garden ground within the proposal there is also scope for storage of bicycles as a more sustainable means of transport.