



## **Brownfield Redevelopment for Proposed New House at Lochmill, Forfar.**

### **Site Analysis and Background**

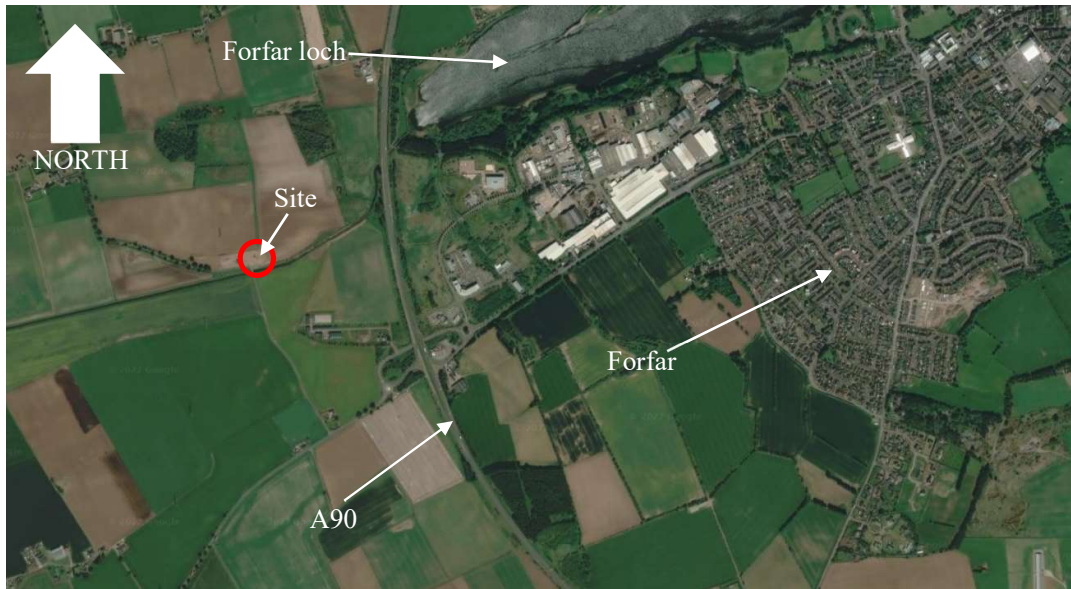
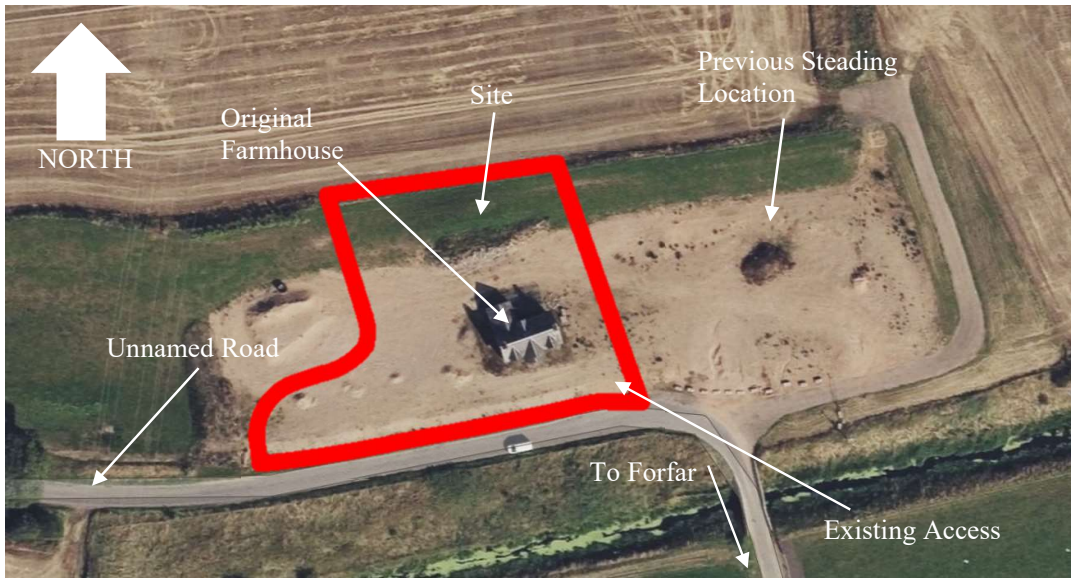
The proposed site is located within the Angus countryside, less than a 5-minute drive west of the town Forfar. Sitting upon an unmarked road, the site is a very short drive from the A90. Access is via an existing track to the south of the site which enters the site through the southern boundary.

With a red line area of approximately 2998m<sup>2</sup>, the brownfield site contains a derelict farmhouse which is in a state of disrepair. A structural report was carried out by Millards which states that the building has suffered significant settlement, and as a result the front gable is pulling away from the remainder of the building. Millards structural report, which has been submitted under separate cover, states that they are 'of the opinion that the building has reached the end of its useful life' and have stated that it is their 'recommendation that the building be carefully demolished'.

The majority of the site is level, with a slope at the north and southern boundaries of the site. The farmhouse has sat vacant for over 20 years with the farming activity consolidated at Mains of Glamis. The proposed site is surrounded in agricultural land, with the previous steading building located to the east already approved to be replaced with two newbuild properties.



Site prior to the demolition of the steading and storage units.



In terms of flooding, the SEPA flood maps confirm that the site is located out with the area liable to flooding.



**Site Photographs**



Front Elevation of House



Rear Elevation of House





Front Entrance



Decaying interior



Vegetation growing from building



Image showing the decaying interior of the building



Deteriorating internal image





Front elevation following demolition works on adjacent plots



Side elevation following demolition works on adjacent plots

### **Proposals**

This proposal, if deemed acceptable, is a detailed application for planning permission for a new domestic replacement house at Lochmill, by Forfar. Policy TC2 Residential Development states:

*Policy TC2 Residential Development*

*All proposals for new residential development including the conversion of non-residential buildings must*

- *Be compatible with current and proposed land uses in the surrounding area*

- *Provide a satisfactory residential environment for the proposed dwellings*
- *Not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure*
- *Include as appropriate a mix of houses sizes, types and tenures and provision for affordable housing in accordance with Policy TC3 Affordable Housing.*

*In countryside locations Angus Council will support proposals for the development of houses which fall into at least one of the following categories:*

- ***Retention, renovation or acceptable replacement of existing houses***
- *Conversion of non-residential buildings*
- *Regeneration or redevelopment of a brownfield site that delivers significant visual or environmental improvement through the removal of derelict buildings, contamination, or an incompatible land use*
- *Single new houses where development would*
  - o *Round off an established building group of 3 or more existing dwellings*
  - o *Meet an essential worker requirement for the management of land or other rural business*
  - o *In rural Settlement Units (RSUs), fill a gap between the curtilages of two houses, or the curtilage of one house and a metaled road, or between the curtilage of one house and an existing substantial building such as a church, a shop or a community facility*
- *In category 2 Rural Settlement Units (RSUs), as shown on the proposals map, gap sites (as defined in the glossary) may be developed for up to two houses.*

Our client is looking to demolish the existing farmhouse and replace it with a new property, given the disrepair of the existing building it is more financially viable to replace the building and given the modern construction the proposed will be more energy efficient. A structural report has been carried out by Millard Civil Engineers, which has concluded that ‘given the severity of the above note defects, we are of the opinion that the building has reached the end of its useful life and is now in danger of suffering ongoing movement until partial collapse of the front elevation takes place. It is therefore our recommendation that the building be carefully demolished.’ This report has been submitted with this application under separate cover.

The site is subject to repeated vandalism, a prime example of this is all the boarded-up windows which conceal the smashed windows behind. The farmhouse is unfortunately at the mercy of continuous breaking and entering, with vandals stealing the copper, the lead and damaging the fireplaces. Sadly, the boarded-up farmhouse makes for an ideal location for drug consumption and anti-social behavior, which happens almost every night. Given the disrepair of the site, it is no surprise that it is also a hotspot for fly tipping and litter, aiding further to the eyesore of the site.

Additional policies which are likely to be relevant to the application are:

- Policy DS1 Development Boundaries
- Policy DS3 Design Quality and Placemaking
- Policy DS4 Amenity
- Policy DS5 Developer Contributions
- Policy PV12 Managing Floor Risk
- Policy PV20 Soil and Geodiversity

**Design**

Our client is looking to demolish the existing farmhouse and replace it with a new property. The proposed new property has been designed with a similar front elevation, this means that although the house is to be new and larger, it will give the appearance of an extension to the existing building.

The proposed house comprises of an L-shaped 1 and ¾ building with a single story T-shaped extension. The 1 ¾ section of the building will be constructed in stone – reclaimed from the existing farmhouse - to mimic the existing farmhouse whilst the single story property will be finished in cream wet dash render. The proposed is to feature white uPVC cladding and a natural slate roof, which will provide a sleek finish.

Below are examples of the materials to be used within the development:

Cream Wet Dash Render



Natural Slate



Natural Stone



White uPVC Linings



White uPVC Windows and Doors



Black uPVC Rainwater Goods





Overhanging  
Fascias

Main gable

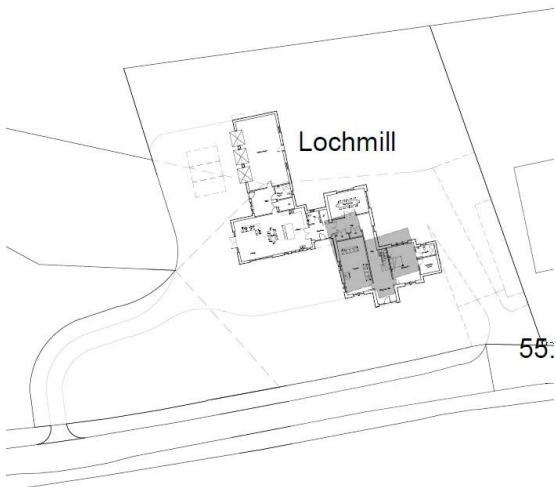


Symmetrical  
Dormers

Symmetrical Ground  
Floor Windows with  
mullions



Comparison  
Of Existing  
Elevation of  
house



Access will be provided to the new house plots via a new access track on the southern boundary, which achieves 2.4m x 60m sightlines. We propose that the property is located on the existing house footprint sharing a similar orientation, this will maintain the existing appearance whilst utilizing the panoramic views to the south.

The image to the left shows the proposed house with the existing footprint shown shaded.

The proposed property sits within a generous plot, offering ample amenity ground, onsite parking and turning space. Given the ample site areas we propose that the drainage for the property will be contained within the boundary.

A Preliminary Roost Assessment was carried out which assessed the house as having negligible bat roost potential because of its condition and poor habitat. No signs of bats were found in a search of the house.

### **Conclusion**

The proposed site currently lies vacant and in much need of regeneration, the previous steading buildings adjacent were unsafe and unfit for conversion so were demolished leaving the site unoccupied. It is proposed that a replacement house is to be erected upon the site, which will provide a sleek finish and will vastly improve the site.

We feel that the site will be very desirable location for a dwelling house and will make a great family home along with the 2 new houses on the steading site to the east. It is greatly believed that the development will be an improvement to the area, and that the proposed design fully complies with the Angus Local Development Plan. The proposals will provide a statement home within the Angus countryside, whilst also being sympathetic to the surrounding area and the existing house. We believe this will make a beautiful addition to the location and hope for a positive outcome for this application.

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