March 2023

BURNSIDE BREWERY - DESIGN AND ACCESS

PROPOSED BUILDING AT WOODBURNDEN, N. FORDOUN

DETAILED PLANNING PERMISSION

CONTENTS

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BACKGROUND

Brief - To create a building and associated drainage retention basin within the curtlidge of the proposed events & wedding venue at Woodburnden Steading, Fordoun, Aberdeenshire. The building shall be energy efficient via an enhanced building fabric, generation of power on site and use of Low Carbon Technologies.

A. purpose of document. This design and access statement is designed to demonstrate to Aberdeenshire Council the methodology of the design and reasoning for the proposals. It will show how and what elements of the project are located on the development site and their context in the surrounding area of Woodburnden

B. applicant and agent details. Applicant - Finlay Brock of FJB Contracts LTD - Steven Taylor of Taylor Architecture Ltd, AB15 9LA

C. site location. The Steading at Woodburnden, Fordoun, Aberdeenshire, AB30 1JL

D. description of proposal. New Building within the site to accommodate Use Class 4 (Manufacturing of Goods not within use class 5) with ancillary Class 6 .

E. ownership and application history.

APP/2006/1384 | Erection of Dwellinghouse (for Agricultural Worker) and Formation of Vehicular Access | Land East of Woodburnden Fordoun Laurencekirk Aberdeenshire AB30 1JL Withdrawn April 2008 - Applicant Mr M. Gilbert

APP/2008/0736 | Erection of Dwellinghouse and Garage (for Essential Farm Worker) | Land East of Woodburnden Fordoun Laurencekirk Aberdeenshire AB30 1JL Approved 12th June 2008 - Applicant Mr M. Gilbert

APP/2010/2109 | Demolition of Existing Dwellinghouse and Erection of Replacement Dwellinghouse | Woodburnden Fordoun Laurencekirk AB30 1JL Approved 10th December 2010 - Applicant Mr M. Gilbert

APP/2010/2265 | Conversion of Steading to form 3 Residential Units, Erection of Business Unit and Alterations to Accesses | Woodburnden Steading Fordoun Laurencekirk AB30 1JL Approved 27th August 2010 - Applicant Mr M. Gilbert

APP/2015/1513 | Conversion of Steading to Form Dwellinghouse and Change of Use of Agricultural Land to Domestic Garden Ground | Plot 4 Woodburnden Fordoun Laurencekirk Aberdeenshire AB30 1JL Approved 12th July 2016 - Applicant Mr M. Gilbert

APP/2018/1968 | Demolition of Existing Dwellinghouse and Steading and Erection of Replacement Dwellinghouse and 3.4m Boundary Wall | Woodburnden Fordoun Laurencekirk Aberdeenshire AB30 1JL Approved 2nd of November 20108 - Applicant Mr F Brock FJB Scotland

APP/2020/0181 | Change of Use from Dwellinghouse and Steadings including Alterations and Extension to form Wedding and Events Venue (Class 11) | Woodburnden Fordoun Laurencekirk Aberdeenshire AB30 1JL Approved 24th December 2020 - Applicant Mr F Brock FJB Scotland **Current**

APP/2020/1108 | Erection of Office and Workshop Buildings (Class 4 Business) | Woodburnden Fordoun Laurencekirk Aberdeenshire AB30 1JL Approved 16th November 2020 - Applicant Mr F Brock FJB Scotland Ltd **Current**

The Landlord
FJB Scotland Ltd is a family run construction company offering a wide range of services tailored to our growing base of professional and private clients across Scotland and the UK.

“Predominately a commercial contracting company, FJB Scotland has developed a reputation for being at the very forefront of delivering outstanding commercial projects in Scotland. Our passionate approach and attention to detail sets us apart from the rest and with this comes a lifetime warranty on all our workmanship.” The diversified business also develops residential and commercial properties, of which the site at Woodburnden is personal to the company directors.

FJB Scotland Ltd identified the potential development of Woodburnden in 2017. The site was on the open market as lots consisting of The Steading, The Rear Cottage and a new dwelling to the North of the Site. To date FJB Scotland LTD has invested in the remediation and making safe the dilapidated steading building, site clear up of all loose scrap material and progressing to Planning Permission consents for various uses. These include a wedding venue to the steading part of the site, associated Guests and “Honeymoon” accomodation, along with a Caretakers Office and Workshop ancillary to the events building to the rear of the site.

THE LANDLORD AND NEED FOR BUILDING

The Proposed Building and Basin

FJB (Scotland) have identified a requirement for a small scale business use on the remaining part of the site at Woodburnden Steadings. The area of land for this proposed building is within the bounds of the Historic Farmstead of Woodburnden and therefore should be considered as re-development of an existing brownfield site under policy R2 .

The building will contribute to the renovation/protection of the Historical Built Environment noted as under Aberdeenshire N077SE0071.

Whilst it is acknowledged that the area of land to which this application relates was included within the previous applications for Wedding Venue, we don’t consider this as “land grab” or sequential development sought to intensify activity on the site more assist the function of the primary use as Wedding Venue. The red boundary line included for this application area was set so that it encompassed land areas required to fulfil the drainage design. The drainage scheme as submitted with the wedding venue will become obsolete by this subsequent applications inclusion of an enhanced drainage basin.

The proposed use of the building is predominantly for Brewery purposes (Class 5 according to the advice provided by Aberdeenshire Council). However within the unit it would be expected for tenant to have a ancillary mixture of Business Use Class 4 (process of goods that do not detriment the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.) along with ancillary Use Class 6 storage / warehouse up to 235sqm. There will also be space designated to a small office and welfare provisions.

The small scale employment use will be in keeping with its rural location and utilise the remaining portion of the site on a Monday to Friday basis, typically when the wedding venue isn’t operational. The applicant has considered other sites for the proposed building but no other suitable site or existing building is available within the Fordoun to Laurencekirk corridor. The new building will use the venue building during the week to showcase products and allow for purchasers and venders to stay over night, therefore beneficial to have close proximity to reduce vehicle trips.

The proposed Suds basin is designed to enhance the Sustainable Urban Drainage System currently approved for the Venue, Office and Workshop sites. A holistic approach to the Suds scheme for the entire woodburnden site creates:

1. Increased water retention within the site ownership of the applicant reducing discharge rate into the existing watercourse.

2. Increased bio diversity on the site with native species of Trees and shrubbery being introduced to the site creating habit and species for Birds and insects.

3. Provides a water source for fire fighting or irrigation during period of drought.

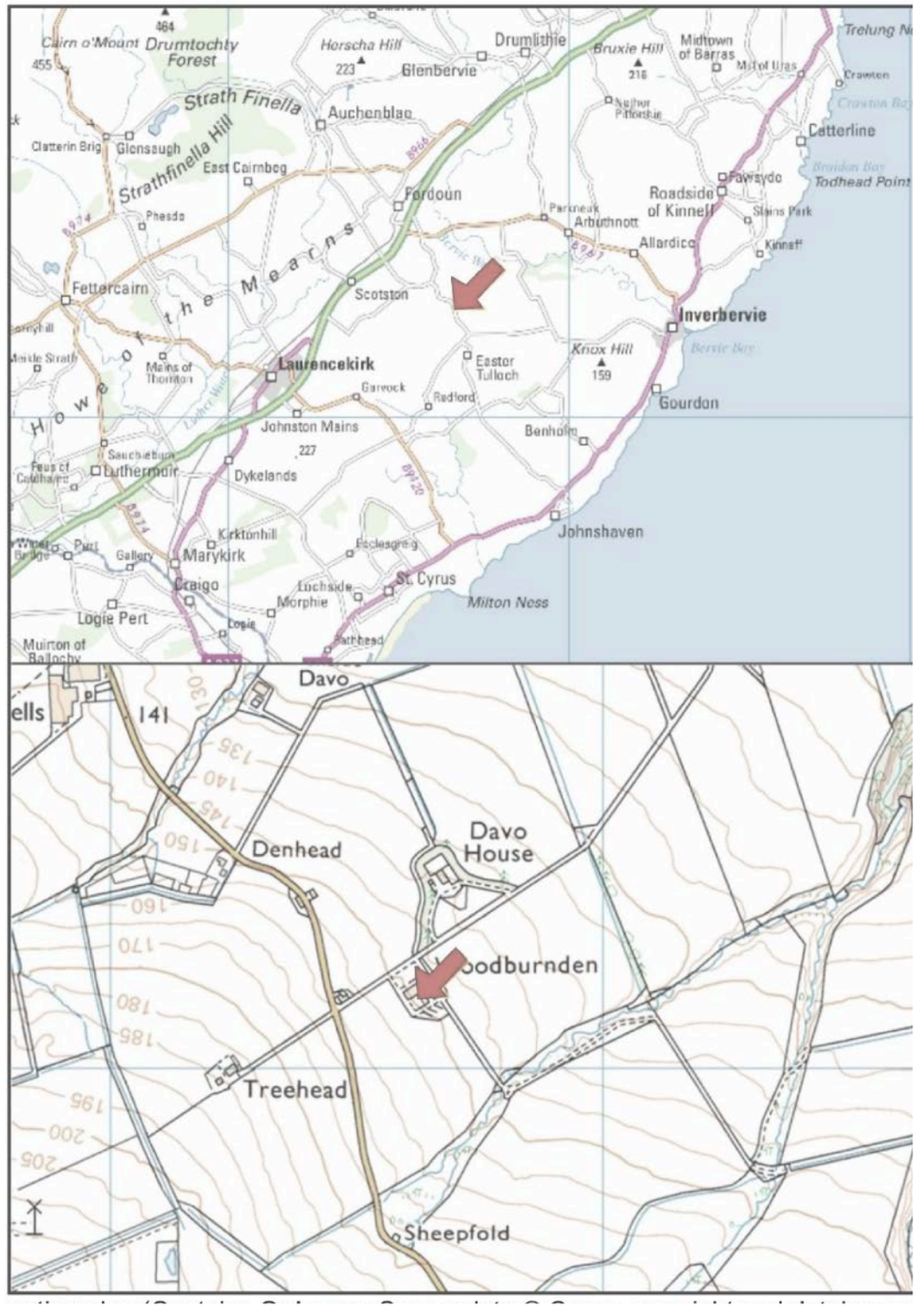
4. Provides amenity space for all users of the site to enjoy

LOCATION

View from SW

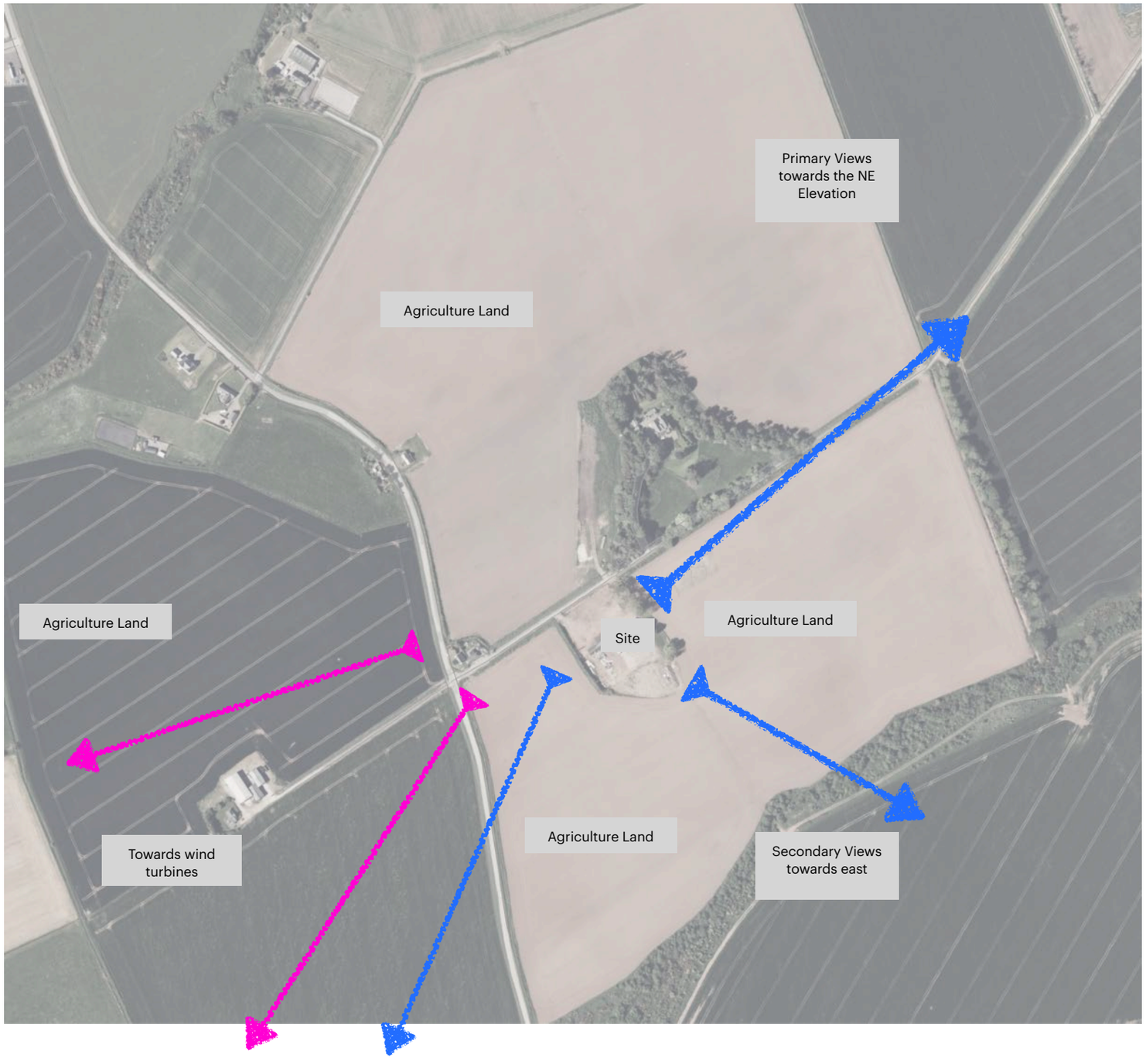
The site is located 5.5Km east of the town of Laurencekirk and is situated within a rural setting surrounded by agricultural land. The site currently consists of traditional residential farm buildings sited within landscaped gardens.

The site is accessed off the unclassified public road (U119K) to the north boundary of the site.



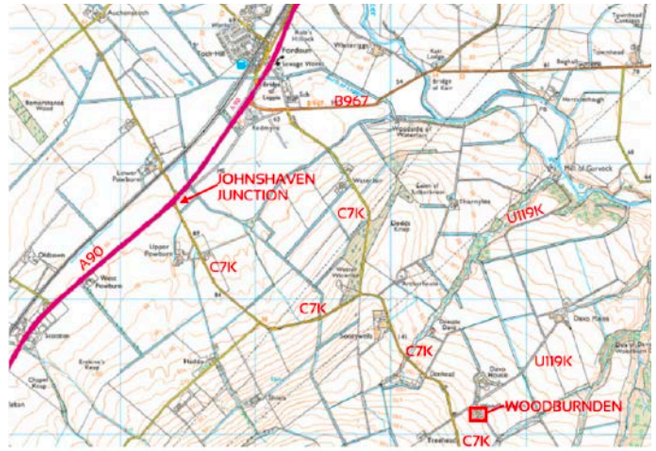
Location Map

Woodburnden, The site (Illus 1) is located on the on the SE side of the A90 opposite Fordoun. It is centred on NGR NO 76630 73146, at 140-145m OD (Illus 1) and in the parish of Garvock.



View West up access road

THE SITE



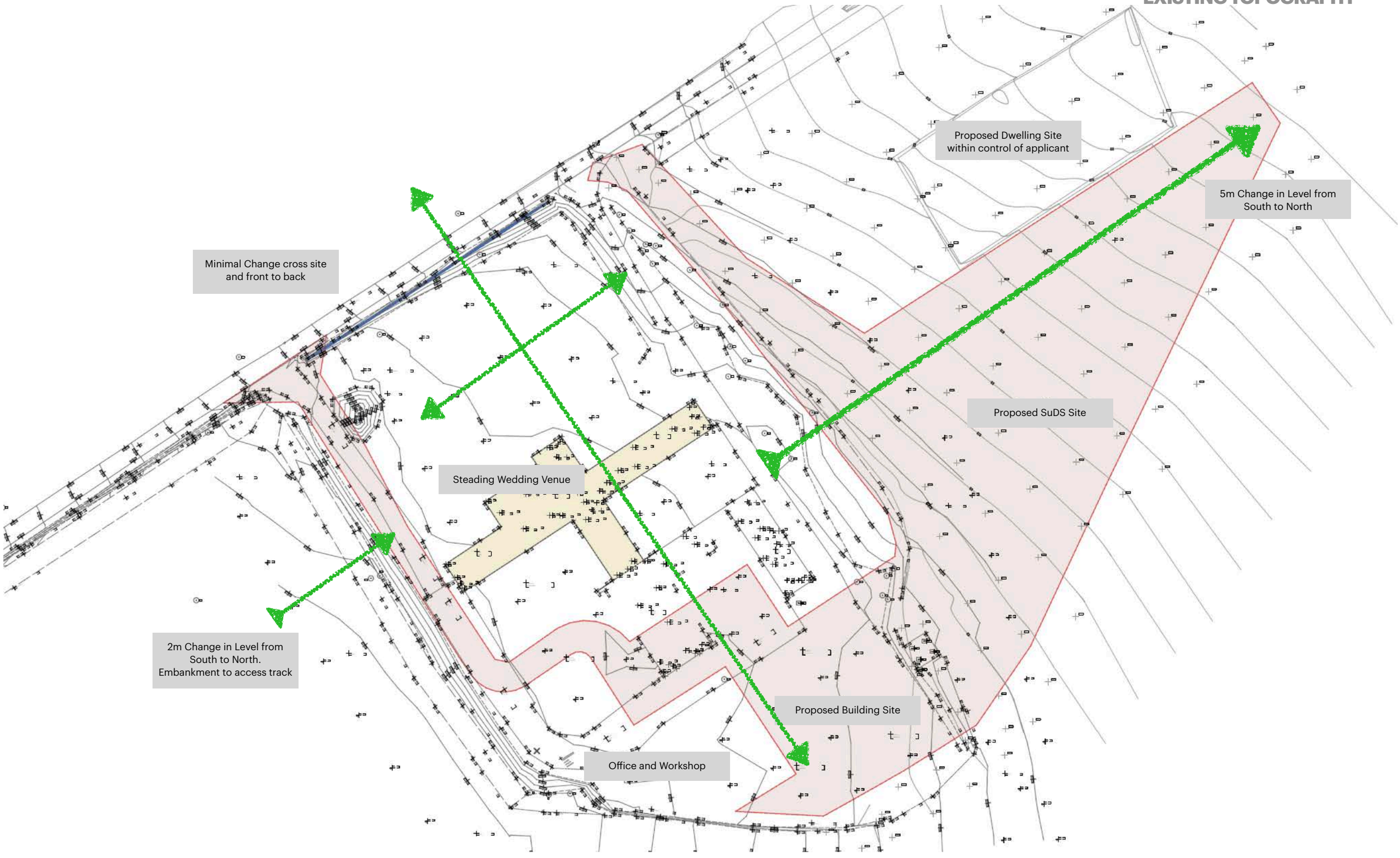
EXISTING TRAFFIC USE - SITE INSPECTION
The site is accessed off the unclassified public road (U119K) to the north boundary of the site. The unclassified road connects with the C7K crossroads to the west of the site which also serves Davo House and Davo Mains to the east.

The C7K connects to the A90 Aberdeen to Dundee dual carriageway at the Johnshaven junction around 3km north west of the site. Entry and exit both northbound and southbound to/from the A90 are available at this junction. The C7K main through route to the A90 is typically between 4.3m to 5.0m with an average road width of 4.8m. The minimum road width is 3.8m.

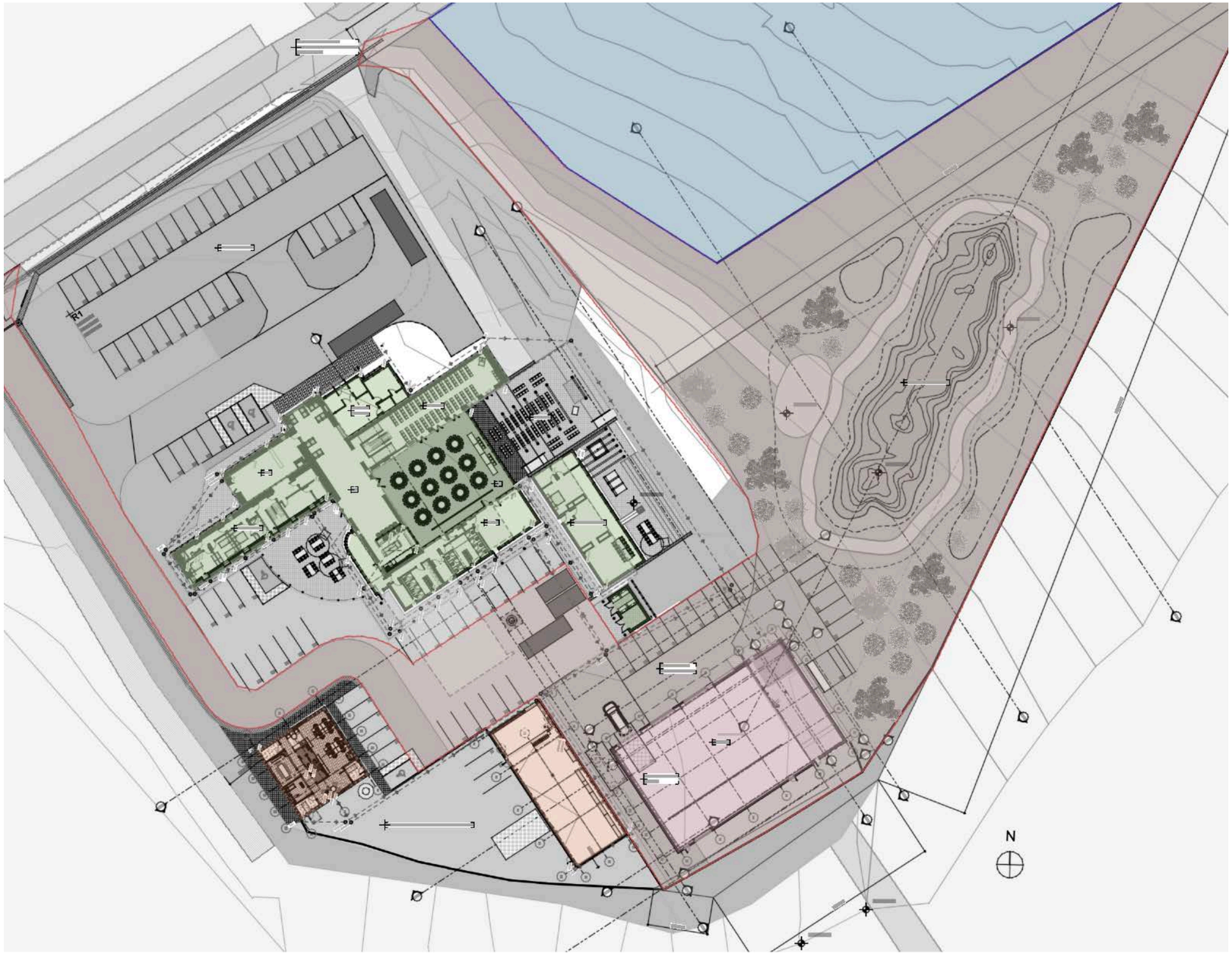
There is a T-junction midway between the site and the A90 where the C7K north link road accesses the main C7K through route to the A90. This route connects to the B967 road which in turn connects to the A90 at the Arbuthnott/Inverbervie Junction. The C7K north link road is generally between 3.8 to 5.0m wide over its northern section and 3.0m to 3.4m wide to the southern section. Some Passing places are provided. The overall average width of the C7K north link is 4.2m.

Whilst classed as single track with passing places due to being less than 5.5m wide the majority of the C7K route i.e. where the average width is shown to be 4.8m this is considered wide enough for an HGV and a car to pass safely. The roads are generally in good condition and there is little evidence of verge overrun and carriageway creep.
There are no footpaths and pedestrian and cycle use occur within the extents of the surfaced carriageway.
The observed usage of the road network within the study area is to serve a small number of scattered residential properties and the needs of the farming community. The roads provide access for residential services such as refuse collection, deliveries including fuel oil and coal, they are also used by agricultural vehicles to access fields and distribute materials. While these roads provide a link between villages such as Johnshaven, Laurencekirk and Fordoun, the roads are not preferred for longer distance movements with drivers choosing to use the more direct higher classification routes such as the B9120 and A92.
Road usage is very light with am and pm peaks generated around commuter travel times and the school run. During extended site visits the volumes of traffic on the roads in the vicinity were very low with private cars forming the majority with one tractor and one HGV noted. Numbers of vehicles noted on the C7K were limited to less 20 vehicles per hour. Only a few vehicles used the U119K. Traffic speeds noted were not recorded but during the walkover vehicles were travelling with care and slow speeds. There were no pedestrians or cyclists noted.

EXISTING TOPOGRAPHY



SITE CONTEXT



SITE OCCUPANCY - VENUE BUILDING

Aerial showing roof Massing of proposed Venue

APP/2020/0181 | Change of Use from Dwellinghouse and Steadings including Alterations and Extension to form Wedding and Events Venue (Class 11) | Woodburnden Fordoun Laurencekirk Aberdeenshire AB30 1JL Approved 24th December 2020 - Applicant Mr F Brock FJB Scotland **Current.**

The above named live Planning Permission utilises the existing steading building to create a venue to host weddings, incorporating ceremony, drinks reception, bar and kitchen facilities. Also included for within this application is guest sleeping quarters and a detached “Honeymoon Suite” with views over the rural setting. Consideration was given to the shape and form of the extensions to the building and a material palette was selected to offer a harmonised aesthetic formed in quality natural products. The local fieldstone is celebrated in connection with a vertical timber cladding and slate roof. Elements of metal cladding draw inspiration from the former agricultural holding use of the site.

Streetscape view from the Main Access road.

Aerial View looking to South Gable of Venue Building

SITE OCCUPANCY - VENUE BUILDING

Proposed Ceremony Honeymoon Suite

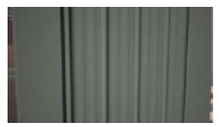
View to NW of Primary Entrance

SE Courtyard

View of Courtyard and Residential accomodation

Outdoor Seating Area on South East Elevation

Outdoor Ceremony area to the North Courtyard

1 

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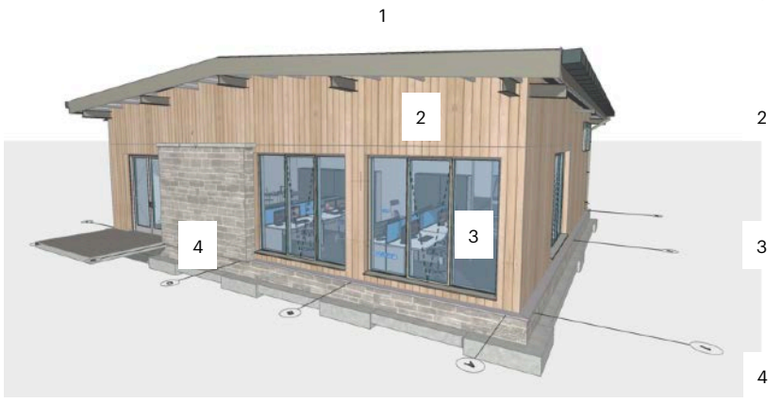
1. Metal Cladding - Merlin Grey 2.. Vertical Larch Boards 3. Aluminium Clad Windows and Doors, Double Glazed. 4. Re-used from down takings field stones.

SITE OCCUPANCY - OFFICE AND WORKSHOP

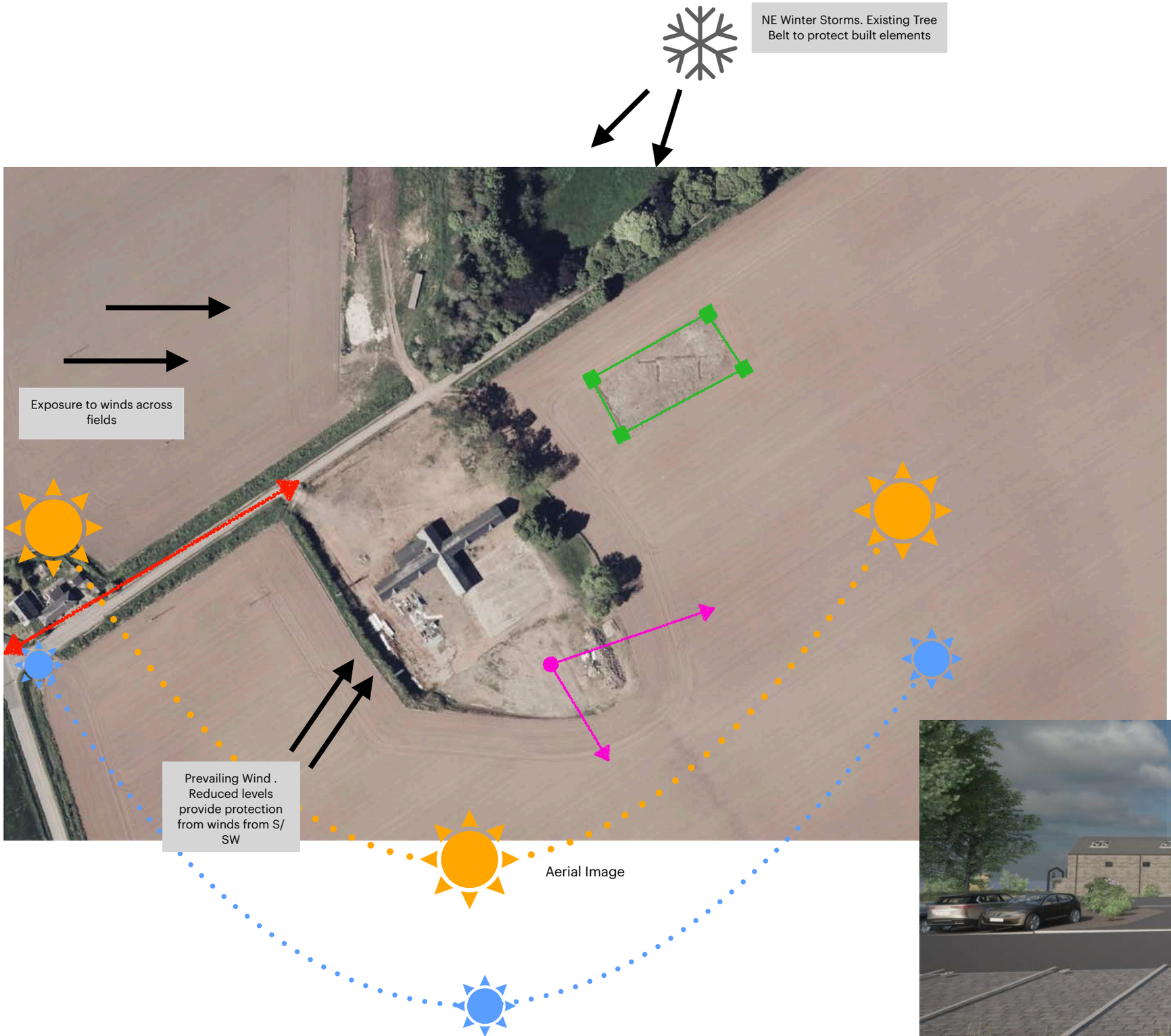


Proposed Office for FJB (Scotland) Ltd Application Reference: APP/2020/1108

Proposed Office / Workshop

1. Metal Cladding - Merlin Grey 2.. Vertical Larch Boards 3. Aluminium Clad Windows and Doors, Double Glazed. 4. Re-used from down takings field stones.

SITE ANALYSIS

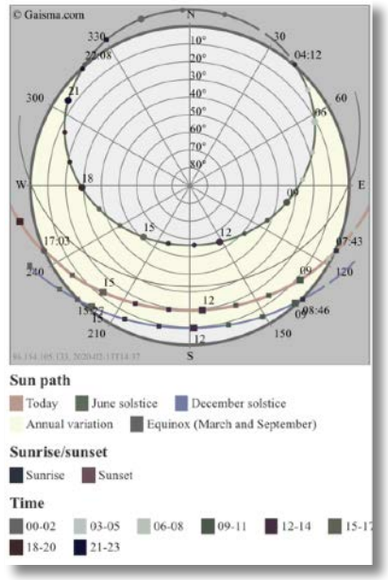


Aerial Image

Vehicle Access

Principal Views

House Site



Principal Elevation (Roadside)

TAYLOR architecture

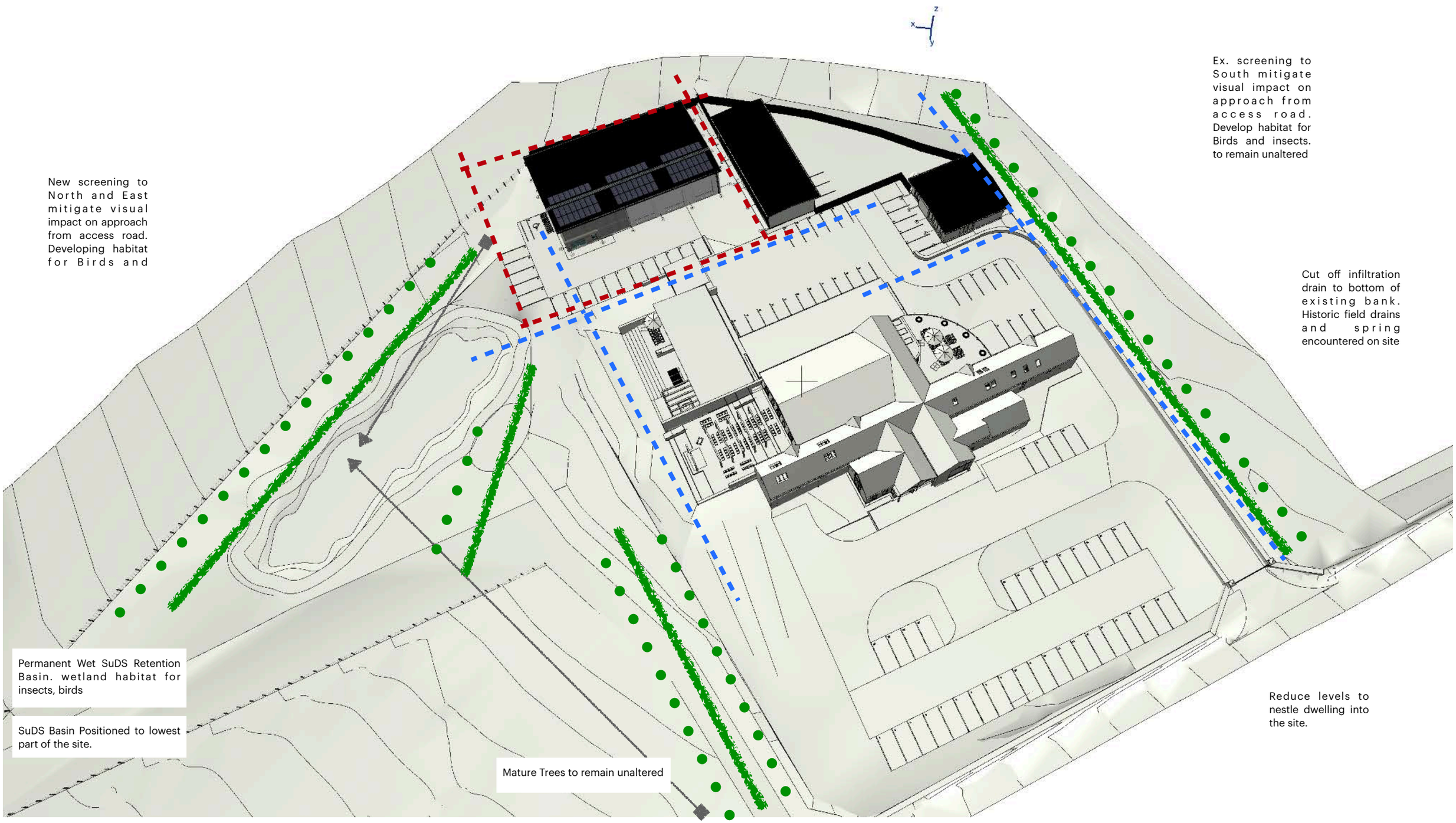
DESIGN RESPONSE

Footpath access to retention basin

Screening / habitat

Proposed Site

Indicative SW drainage



New screening to North and East mitigate visual impact on approach from access road. Developing habitat for Birds and

Ex. screening to South mitigate visual impact on approach from access road. Develop habitat for Birds and insects. to remain unaltered

Cut off infiltration drain to bottom of existing bank. Historic field drains and spring encountered on site

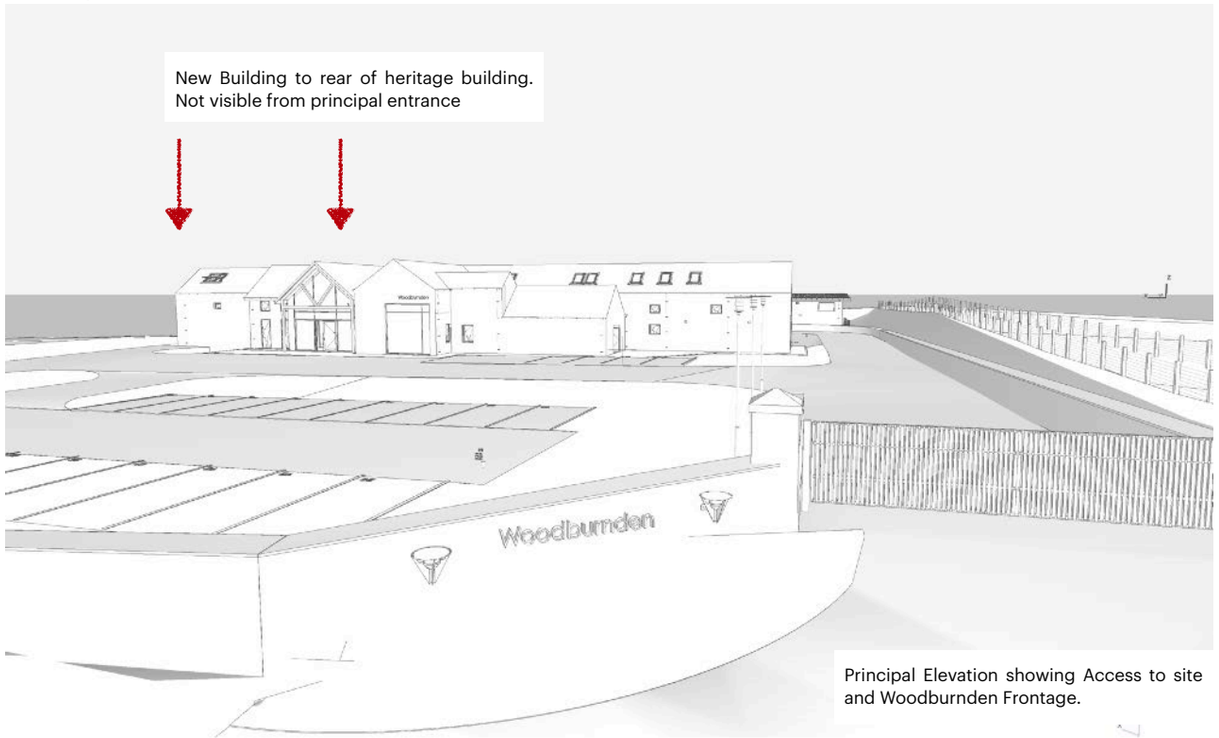
Permanent Wet SuDS Retention Basin. wetland habitat for insects, birds

SuDS Basin Positioned to lowest part of the site.

Mature Trees to remain unaltered

Reduce levels to nestle dwelling into the site.

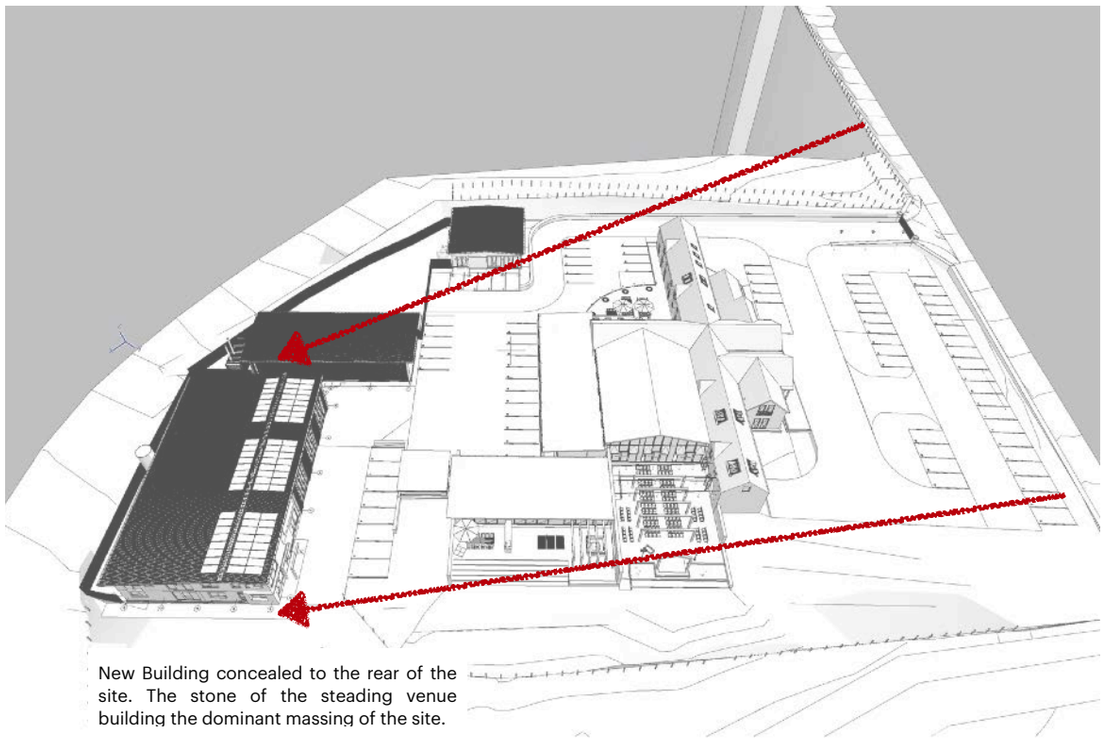
DESIGN RESPONSE



Principal Elevation showing Access to site and Woodburnden Frontage.

Positioning the New Building

In carrying out 3d conceptional modelling of the site the position of the proposed building was considered relation to the established mass and form of the steadings and subsequent future buildings as approved. Upon approach Woodburnden offers a substantial stone frontage dating from the mid 1800s. Additional buildings to the site are to be rendered as ancillary to this massing. Therefore the additional building opportunity land is to the rear of the steading building.



New Building concealed to the rear of the site. The stone of the steading venue building the dominant massing of the site.

Aerial view showing relationship of new buildings to the rear of the historic elements.

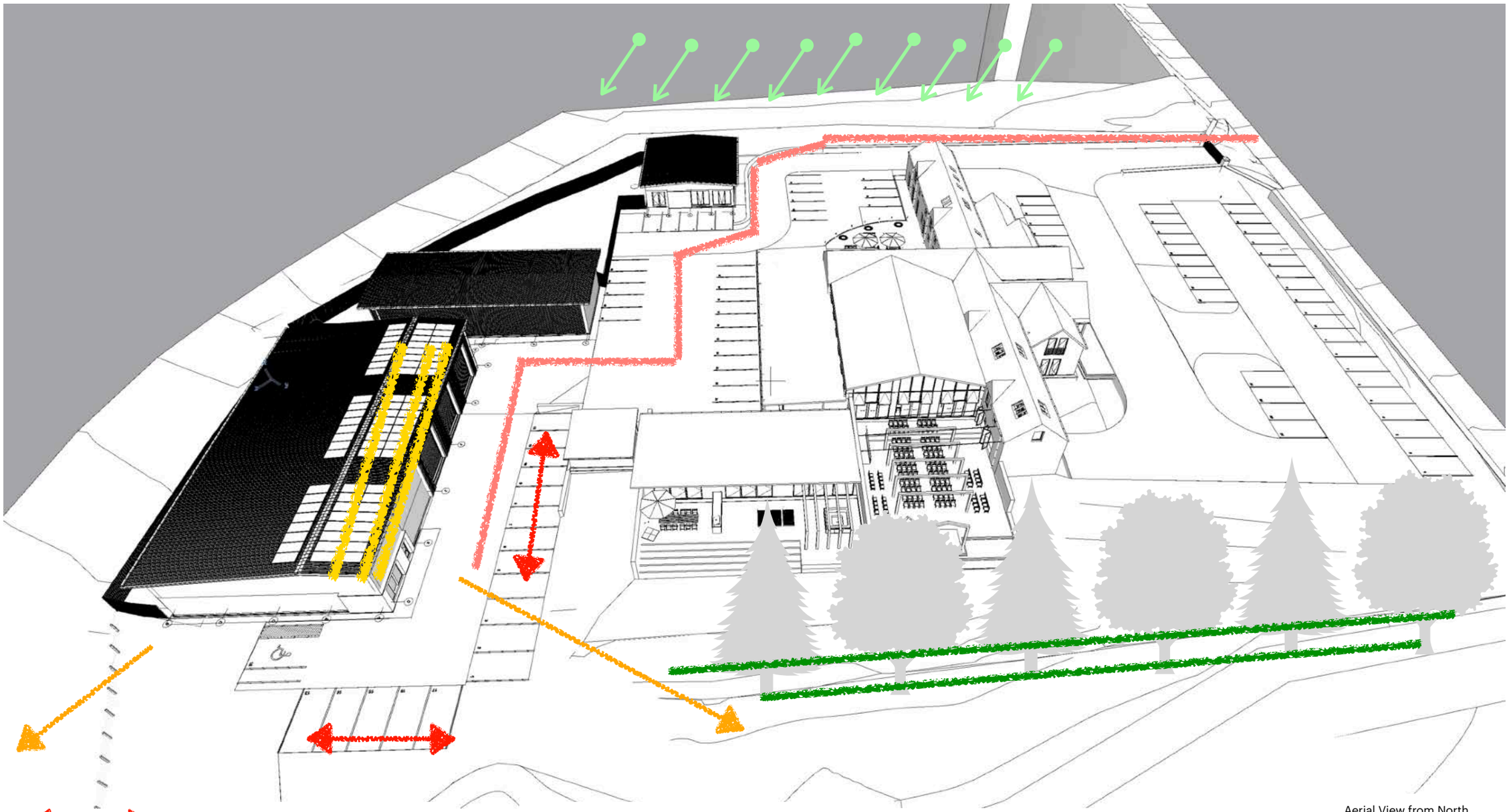
Additional Buildings to be Positioned to the rear of the existing Steading building.

CONCEPT MODELLING

Access Road and vehicle parking positioned to minimise visual impact when viewed from principal Elevation

Cut development levels to reduce mass as viewed from principal road to south. Existing screening to top of embankment

Views clear of obstruction. No building mass or out buildings to be positioned to the east facing side of the site



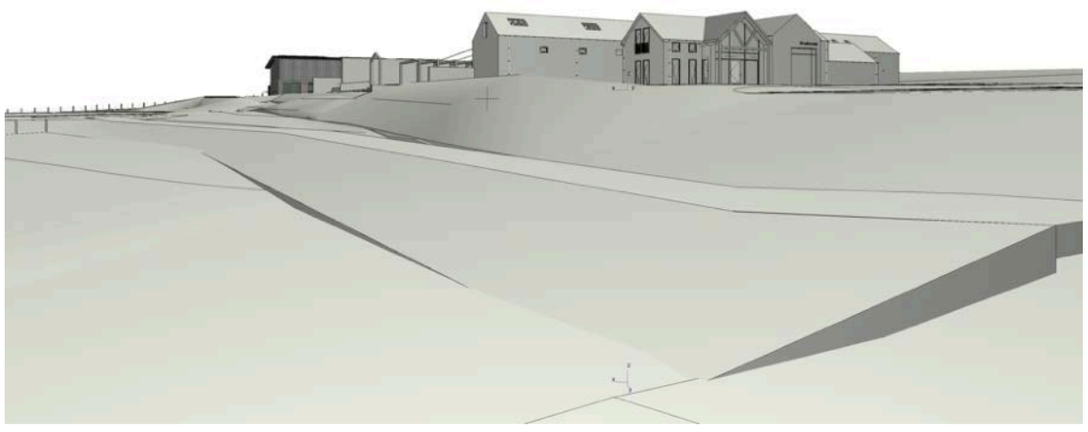
Parking clearly defined from other uses on the site.

Existing Mature Tree Belt to remain

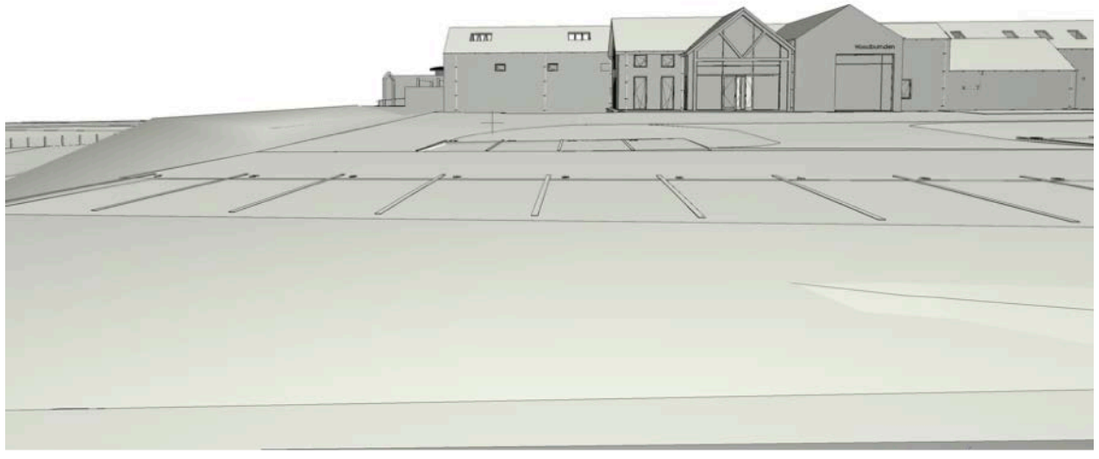
Solar PV Array

Aerial View from North

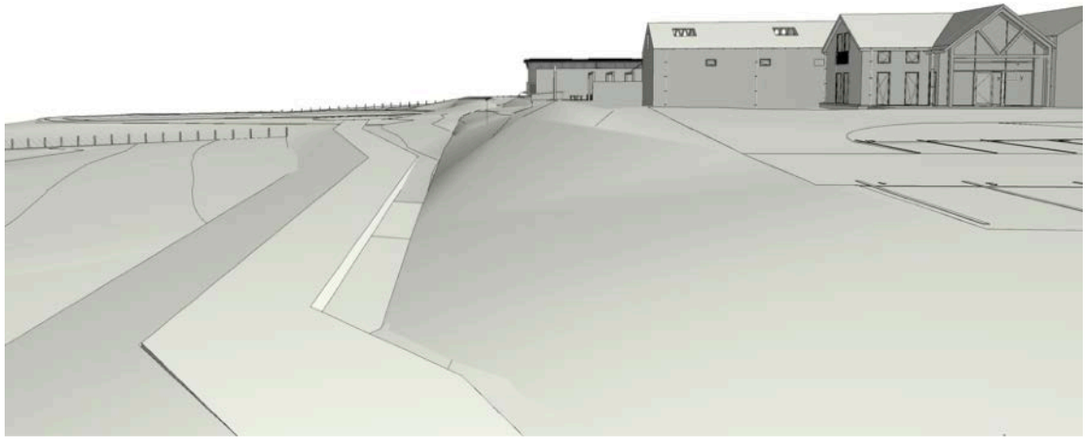
VISUAL IMPACT TEST 01 - ROADSIDE



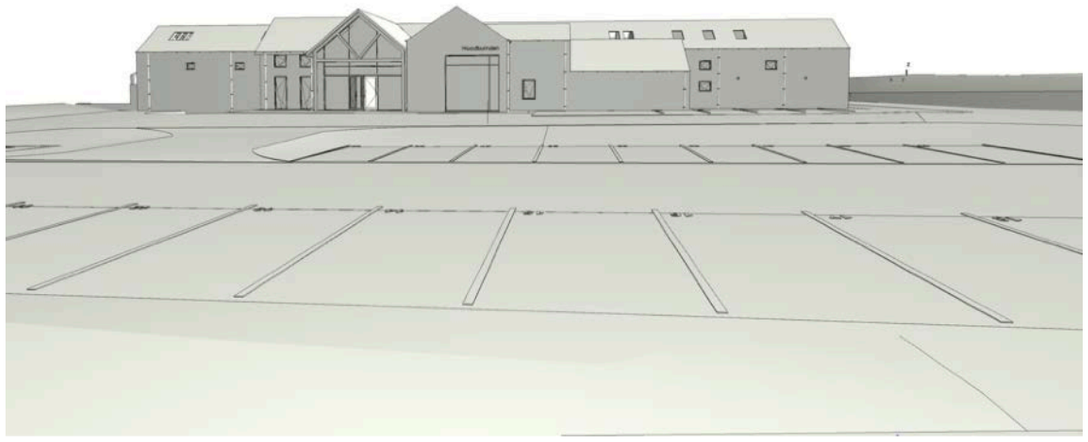
Roadside view 01 - Minimal View of proposed building to the rear of the ex. Built Historical Environment



Roadside view 3 - Building completely concealed behind built environment .

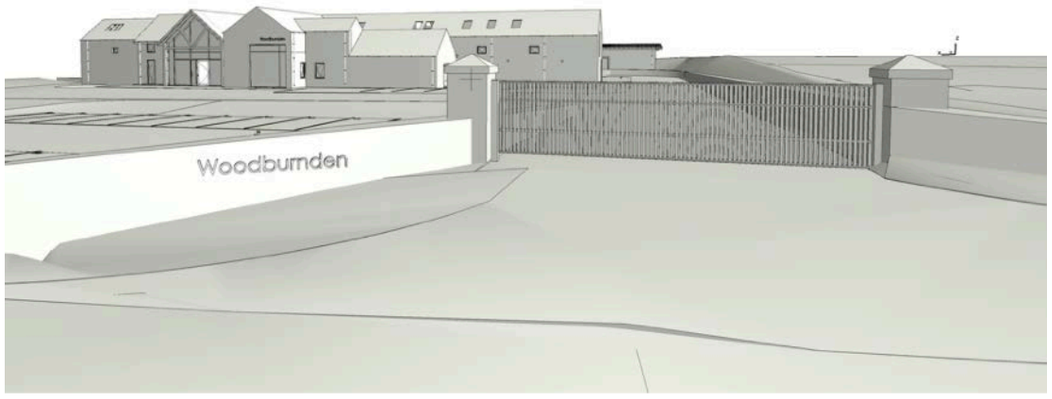


Roadside view 02 - Diminishing view of proposed building as viewed heading South on the access road



Roadside view 4 - Frontage of wedding venue as approved .

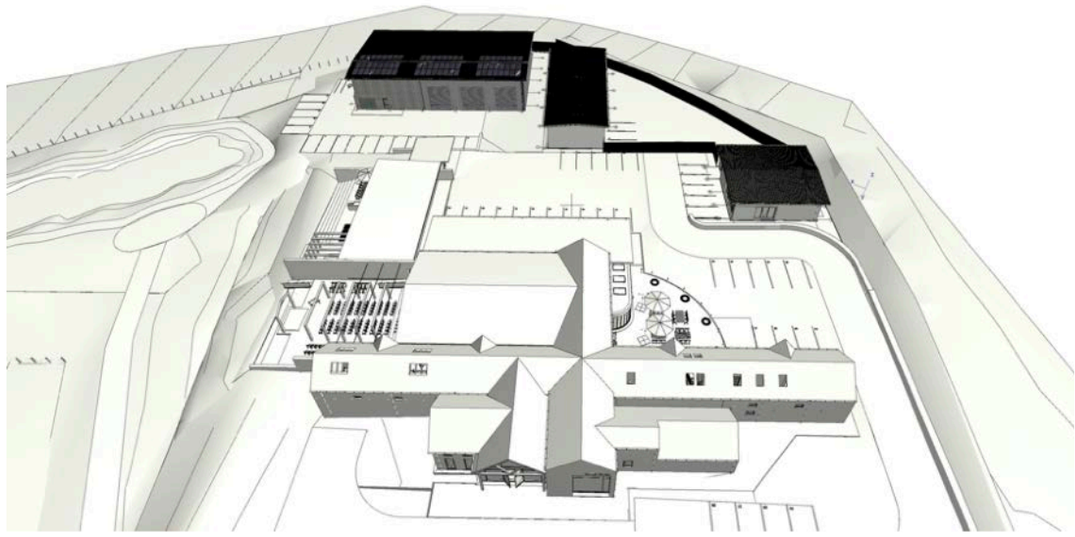
VISUAL IMPACT TEST 01 - ROADSIDE



Roadside view 5 - Taken at principal entrance gate. Proposed building not visible.

Aerial View - Looking East . The proposed building is concealed to the rear of the site and poses no visual detriment to the principal and dominant mass of Woodburnden steading building.

Roadside view 6 - View taken looking upon site entrance gate on approach.



Aerial View - The proposed wedding venue dominant and visible to the roadside . Ancillary Office, Workshop and stores to the rear . These buildings are

VISUAL IMPACT TEST 02 - COURTYARD

Courtyard View from wedding venue Terrace . The proposed building is “nestled’ to the background. No visual detriment deemed and materials in harmony with the Office side elevation, workshop gable and wedding venue extensions. (All approved under separate applications)

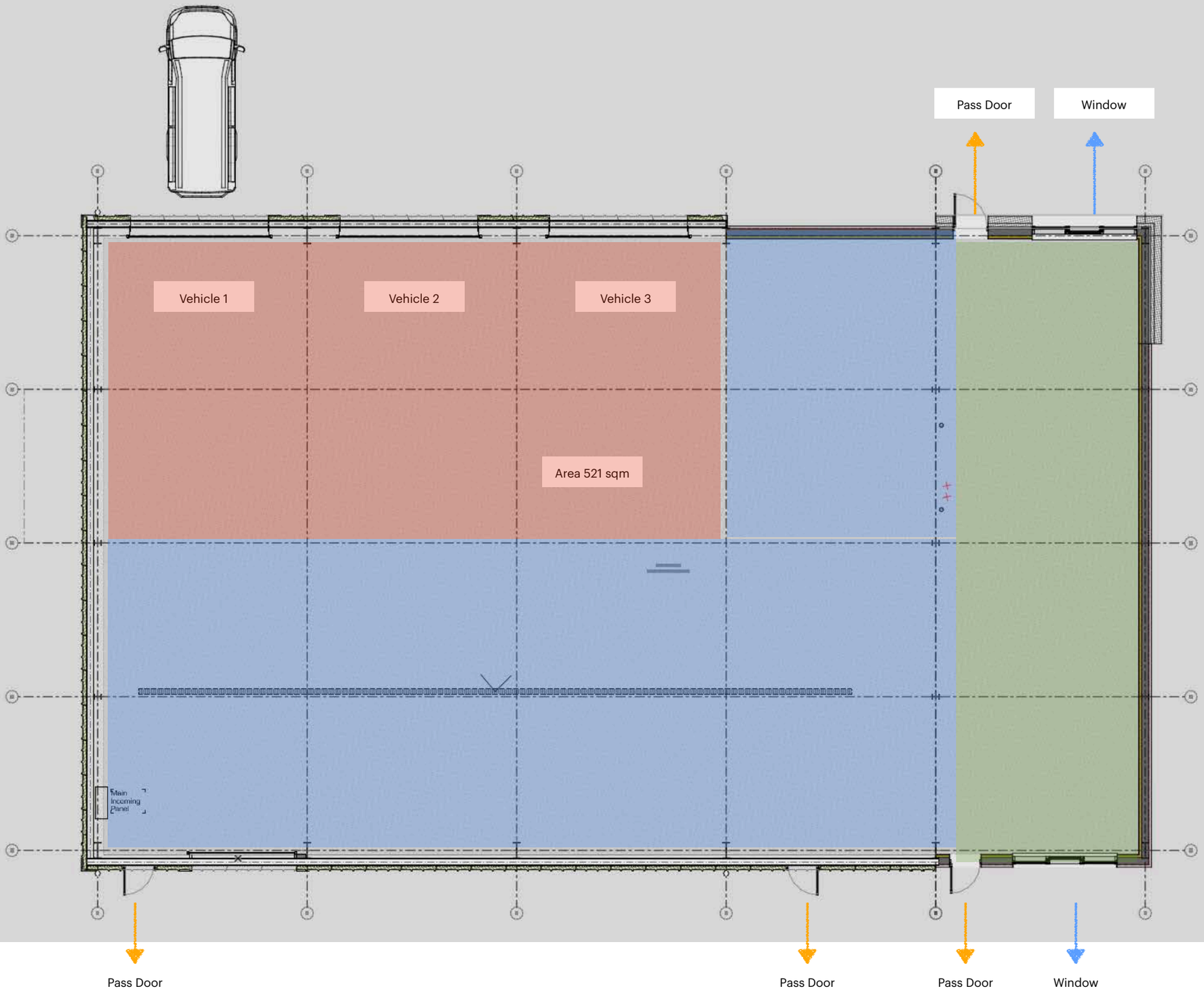
Courtyard view from rear of Wedding Venue servicing area. The finished floor level has been set below the level of the workshop and wedding venue to fall with the natural shape of the land and ensure the building appears sub - serving to the principal mass of wedding venue.

View from Fields to the North (inaccessible other than farm workers) The proposed building profile is consistent and harmonious with its agricultural context.

Denotes Area up to 235sqm for the purposes of storage and distribution

Light Industrial process use . Causing no nuisance with Noise , Smell , Vibration or any other environmental factor. All activities carried out inside the building

Small Office, Meeting Areas and associated WC and Canteen Facilities . For up to 8 members of staff.



DESIGN MODELLING - BUILDING

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Materials including Timber cladding, Metal and Field stones will be used to allow the building to harmonise within the surrounding built environment. These materials are repeated through out the wider woodburnden site to create consistency on the streetscape. This view is considered important from vista from the retention basin looking South towards the built elements

1. Insulated Roof Cladding - Merlin Grey c/w Translucent Roof lights. 2. Photovoltaic Cells >6Kw 3. Insulated Wall Cladding Merlin Grey. 4. Vertical Larch Boards 5. Re-used from down takings field stones. 6. Aluminium Clad Windows

DESIGN MODELLING - BUILDING

Sw Corner of Proposed Building, Metal Cladding and Roller Doors.

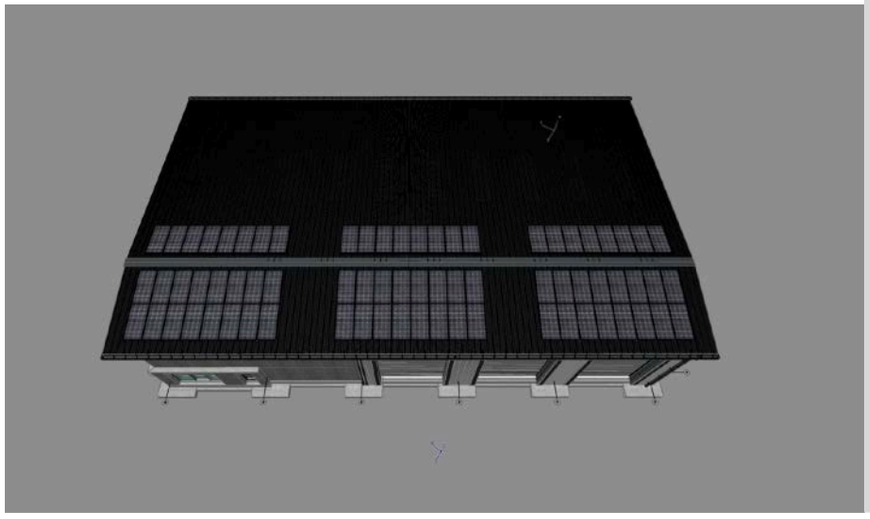
West / Courtyard Facing elevation. Metal Cladding In conjunction with Timber and Stone feature creating continuity of materials through out the site

NE Corner of proposed building. Timber cladding section to anchor buildings palette of materials to that of the Wedding Venue, Office and Workshop. Consistency of Materials identified as critical for enhanced place making.

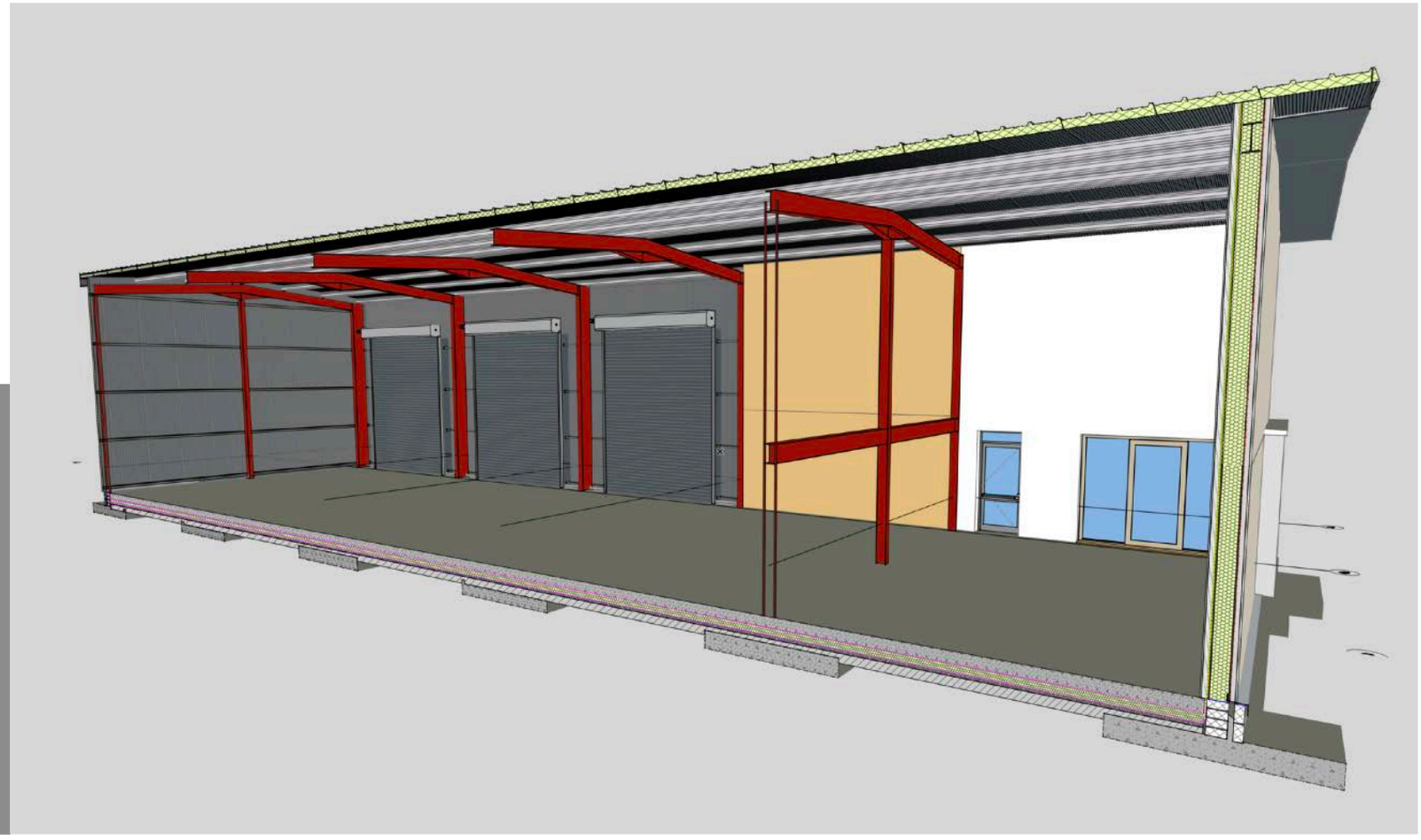
SE Corner of Building - Metal Cladding, Roller doors and rainwater goods.

DESIGN MODELLING - ENERGY EFFICIENCY

The building will target an A rated EPC and a sustainability label rating of silver active.



The building space heating, hot water systems and on site generation of electricity shall be fully compliant with the latest Non-domestic building services compliance guide 2022. It is anticipated that on site storage of electricity generated will be deployed by the tenant.



Building Section - 01

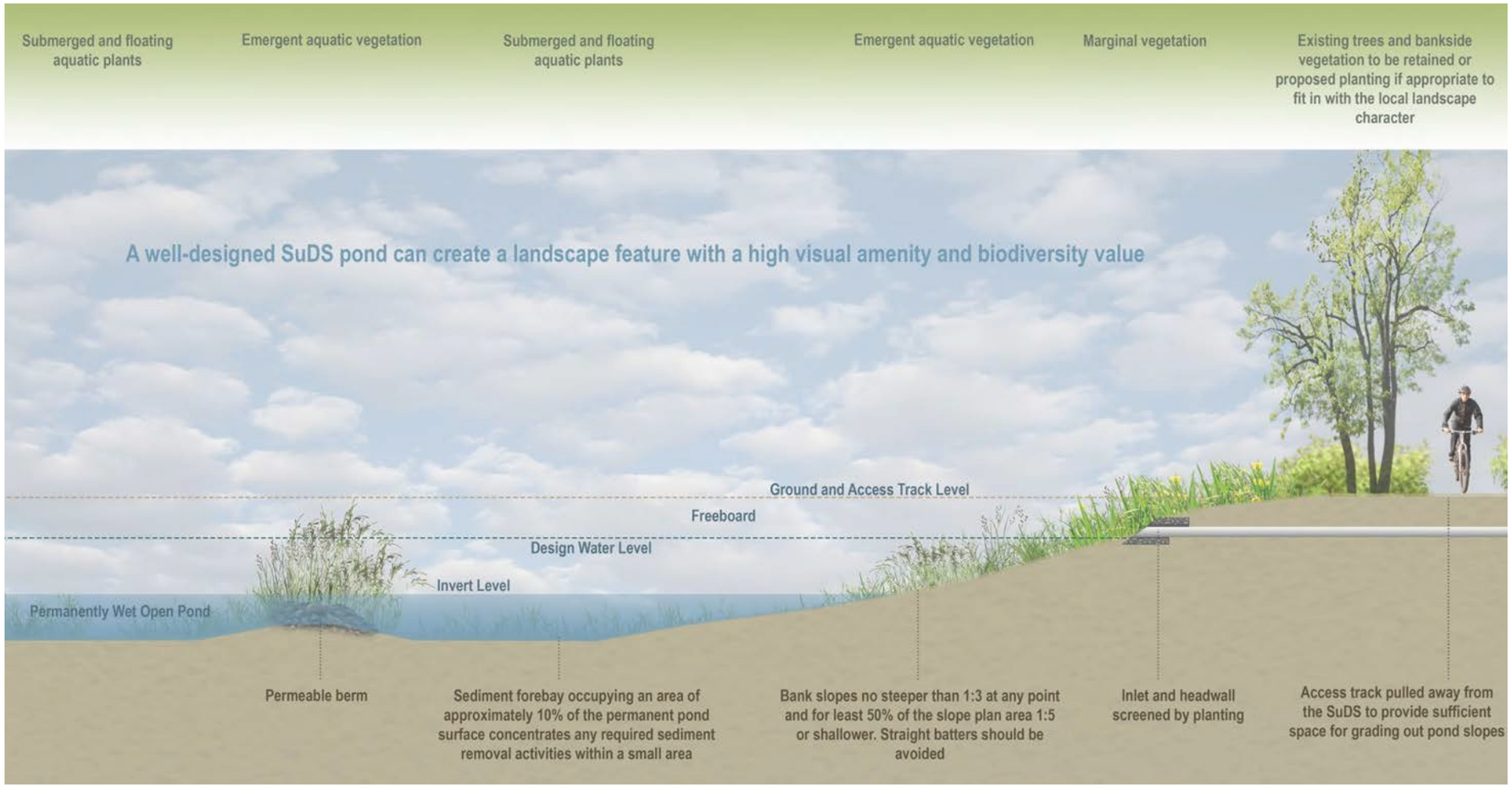
The proposed building will be constructed using the latest standards in thermal efficiency.
U Values for the Floor, Walls and Roof panels will surpass the minimum requirements required under the Scottish Building Standards
The treatment and detailing at junction shall promote air tightness inline with best practice and be tested to provide EPC and sustainability statement.
Local -reused stone shall be used for the feature entrance.

DESIGN MODELLING - RETENTION BASIN

Plan view of SUDS basin. Applicant Investing heavily introducing Wet area Biodiversity on the site. Area to be used by Proposed Building and Wedding Venue users .

View from North edge of retention basin towards Brewery and Venue Building

Aerial view looking NE towards retention basin.



Indicative Section through the retention basin.

The drainage system will be designed so that the SuDS retention pond occupy the low lying areas of the site and perimeter access tracks should be at an existing grade or in cutting to avoid a bunded appearance. The access track and path will be on embankments and the outer slopes should be graded out to varied slope angles to tie in with the surrounding landform, and planted to integrate the slopes into the landscape.

The gradients of the SuDS retention pond between the access track/path and the permanent water level will be varied along their length to reflect the naturally occurring topography of the immediate surroundings. These bank slopes should be no steeper than 1:3 at any point and for least 50% of the slope plan area should be 1:5 or shallower. Slopes will have varied microtopography and straight batters will be avoided. The localised compression and loosening of the soil will also allow a variety of different plant communities to establish. This may require sections of the SuDS access track/path to be pulled away from the SuDS pond/wetland to provide sufficient space. The access track will be surfaced with crushed stone to reduce its visual impact.

The gradients of the slopes below the permanent water level will be no steeper than 1:3 and ledges and shallows with a permanent water depth of up to 0.3m should be included over no less than 10% of the permanent wet pond surface area.

The maximum water depth of the SuDS pond should be between 0.6m and 1.2m, with a maximum permissible depth of 1.8m.

The permanently wet area of the SuDS retention pond will have a varied outline with irregular shaped promontories and embayments to increase the distance over which the water must travel between the inlet and the outlet, forcing it to flow through areas of emergent vegetation within shallows thus enhancing the level of treatment, and to achieve loose, flowing shape.

Planting design is to take naturalistic form to provide visual and ecological enhancement.

The retention pond is likely to be naturally colonised by vegetation, it is our preferred approach to ensure a quicker “green” effect to enhance the visual amenity by planting and seeding the SuDS feature with species appropriate to the local context. The following principles area to be followed:

Native plant species/assemblages/communities tolerant of wet and dry conditions are to be used.

Planting will mimic plant communities that are found within natural systems in the locale (wetlands and marshy areas) and be of local provenance.

Permanently ‘wet’ retention pond water volume to be calculated using the treatment volume equation for Scotland (SuDS Scottish Working Party, 2009).

Temporarily wet areas of the sloping banks to be sown with species rich / wet grassland.

No tree or shrub planting below maximum water level.

Flatter areas around the permanent water margin to be planted with native marginal aquatic species (e.g. water plantain, bottle sedge, common spike-rush, meadowsweet, water avens, small sweet-grass, floating sweet-grass, marsh pennywort, yellow iris, jointed rush, greater bird’s-foot trefoil, purple-loosestrife, water mint, water forget-me-not, lesser spearwort, water-cress, ragged-robin and brooklime). Wet grassland species would also be suitable for margins.

Typha should be avoided as it can quickly dominate.

Include native aquatic, emergent and marginal species (apart from the marginal species mentioned above, examples of suitable emergent and floating species include bur-reed, white water-lily, amphibious bistort and broad-leaved pondweed; wetlands to include a higher density of planting.

Landscape Architect to be included in detailed design team.