

# DESIGN STATEMENT

**PROJECT** – Demolish house and erect 2 houses

THIS DESIGN STATEMENT SHOULD BE READ IN CONJUNCTION WITH THE  
DRAWINGS SUBMITTED IN THE PLANNING APPLICATION.

## BACKGROUND & SITE INFORMATION

The property is situated within the rural area of Craigory, which lies on the outskirts of the Village of North Kessock, approximately 6 miles from Inverness City centre.

The house is a detached bungalow with double garage, occupying an elevated site above the Beauly Firth with panoramic views across the countryside.

The application boundaries are defined below in RED.



The proposal is to demolish the existing house and erect 2 houses with associated garages. Refer to the Condition Report for the justification for demolition.

## **DESIGNING PRINCIPLES**

All proposals for new development will demonstrate the use of high-quality design, materials, and finishes. All proposals will take account of local context, views, townscape, setting, scale, massing, materials and detail.

Support from the council will be given where it is satisfactorily demonstrated that proposals will not have an unacceptable impact on the natural environment, amenity and heritage resource.

The proposals subject to this application will take account the environment in which it is set and be of a design quality that enhances the environment.

## **PLANNING POLICY CONTEXT**

The application is likely to be assessed against the following;

### **HWLDP**

Land associated with residential use and housing is a valuable resource in rural areas.

The settlement of Craigory is long established. The house is approximately 50 years old.

The house currently occupies a plot with ownership area of 2200msq. If you compare the areas of the 3 properties to the north east and the adjacent property to the south east, they have an average plot area of 830msq. This demonstrates that the subdivision of the property to 2 plots is consistent with the existing settlement.

### **POLICY 28 – SUSTAINABLE DESIGN;**

The site has public service provisions. Electrical, Water and BT supplies are all present on site. Drainage arrangements will be via a shared treatment plants Access is provided via existing private road. In terms of existing local facilities, amenities including local shop, primary school and transport facilities to Inverness City Centre can be found within North Kessock.

The houses will be constructed to surpass the current building regulations both materially and mechanically.

The application site will have no negative impact on habitats, fresh water systems, species, marine systems, landscape, cultural heritage, scenery or air quality.

### **POLICY 29 – DESIGN QUALITY & PLACEMAKING;**

The houses are finished in materials typical of the Highland setting. All proposals will be of the highest quality design and construction.

#### **EXISTING CHARACTER**

-Buildings within the vicinity of the application site are mainly finished with stone or render to the walls and slate, metal sheeting or tile to the roof. Buildings typical of the area have traditional forms with narrow gables and 35–45-degree roof pitches. Buildings range from single story, 1½ stories, 1¾ stories and 2 story properties.

#### **PROPOSED DESIGN**

The houses have a material palette of, white render and timber cladding. Natural slate roof. Windows have a strong vertical emphasis. Narrow gables with 40 degree pitch roof.

The proposed houses are 2 storey, with the lower floor cut into the site so the frontage of the buildings are perceived as single storey as viewed from the roadside.

The proposed houses are orientated to make use of solar gain and take advantage of the views.

### **POLICY 61 – LANDSCAPING**

It is proposed to remove the Leylandii trees to the north west boundary. They are a undesirable species and are preventing sun and air movement to the existing property.

It is proposed to plant additional trees as shown on the site plan along with a wild flower mix area to enhance the Biodiversity.

#### **Development of sloping site**

The site slopes down from east to west. There is approximately 6m in level change across the site.

The houses will be cut into the slope and a retaining wall will be installed, which will allow suitable level access off the existing private road.

The split level arrangements provides the homes for opportunity of 2 storey height to the south west, providing large glazed areas that can take advantage of solar gain.

Large visible underbuildings have been avoided by sitting the houses at the lowest point on the existing ground line, which in turn avoids land raising.

## **Planting**

Tree Planting and wild flowers mix are proposed to further integrate the development into the existing landscape.

## **ACCESS**

Refer to site plan showing access off the existing private road.

## **DRAINAGE**

Refer to site plan showing a shared Treatment plant and individual soakaways.

## **NATIONAL PLANNING FRAMEWORK 4**

Scottish Government has recently adopted new planning policy that relates to all development. Policies relevant to this proposal relate to the section promoting Sustainable Places. Developments should recognise the climate emergency and nature crisis.

The proposed building is designed to meet the stringent controls regulated through the Building Regulations and will minimise emissions, requiring minimal energy input.

**POLICY 3 – BIODIVERSITY** – seeks to protect biodiversity and deliver positive effects from development and strengthen nature networks.

Tree Planting and wild flowers mix are proposed, to be diverse and enhance biodiversity and opportunity for improved species habitats.

**POLICY 5 – SOILS** – seeks to protect carbon-rich soils, restore peatlands, and minimise disturbance to soils from development.

The siting of the houses, avoids any construction or infrastructure works taking place on any of the following land categories.

- Prime Agricultural Land.
- Croft Land
- Peatland or Carbon-Rich Soils

Soils disturbed during excavation works for the proposed dwelling house will be re-used elsewhere on the site.

**POLICY 16 – QUALITY HOMES** – Seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

The proposed dwellings are designed to have proportions, scale, height and materiality to be in keeping with the local and wider highland context.

The houses will not impose any overlooking or overshadowing on any neighbouring properties and will not have a detrimental impact on the adjacent property.

The proposals will be constructed in accordance with the latest building regulations and as a minimum meet the basic requirements outlined. The U-Values of floors, walls, roofs/ceilings and windows/doors will be designed to surpass the current regulations. The buildings will be fitted with one (if not multiple) renewable methods of electrical/mechanical equipment, with items such as; an airsource heat pump and solar panels as standard.

## CONCLUSION

The proposed works will enhance the site and its setting by allowing a new, modern and energy efficient dwellings to be formed as part of the existing settlement. The buildings will be constructed with materials and a design that is of the highest architectural quality and workmanship. This will result in a building that provides comfortable living standards, whilst respecting the heritage of the site and wider area.

The proposals ensure that the new property is distinguishable from other buildings within the vicinity of the site by using techniques such as a simple, contrasting material palette, a slight form and a scale empathetic to the character of the area. This ensures that all new works to the building are clearly defined as modern additions and not trying to compete with the traditional forms near the site.

The detailed design will be formulated to ensure that the development respects the character of the site and its surroundings. The choice of materials and detailed elements of the massing and developed to ensure a high-quality response to the local environment thereby making a positive contribution to the site's immediate/wider context and to minimise the impact to the surrounding landscape.