

**Replacement cottage at 30a King Street Oldmeldrum AB51 0EQ**

**Design Statement**

**Erection of replacement cottage**

**at**

**30a King Street Oldmeldrum AB51 0EQ**

**For**

**Mr William McBey**

## 1. Background

This Design Statement is lodged in support of an application for the replacement of 30a which was a single dwelling adjacent to 30 King Street Oldmeldrum AB51 0EQ (the house and entrance were approved for the house at 30 for alterations and extensions Reference LRB 592 APP/2023/0554 Approval)

## 2. Site analysis

The existing site has two dwellinghouses, 30 and 30a .

The houses at 30 and 30a are now approved as above for a detached houses of 4 bedrooms The houses were used for distillery management and 30a was approximately 70sqm metre on one and half stories.

The intention is to have 2 houses retained on the site.

30a replacement but only on one floor for retirement purposes at the rear of the site using the mutual access from road which Roads Department have preferred to assist off street parking turning.

The existing houses at 30 and 30a always had a garage attached to the gable one of 30a so each house had a garage / store – We wish to have one garage on the rear site.



### **3. Design Principles**

The design ethos was to create a small retirement home cottage reflecting the character of the area. such as but not limited to plot ratios, material usage and reflecting the nearby plots which have no rear gardens and similar mutual access.

The new cottage is sensitively sited and designed in a linear design and also adding a detached garage which on the previous application Built Environment requested so we can accommodate that this time at the South and it enhances the privacy as there is a lane to the south used to access East of Oldmeldrum

The siting of the new cottage and garage at rear do not detract from the use of 30 itself and also meet the requirements for parking, access and front and back garden ground are provided noting that retired person do not usually want large gardens to look after As can be seen by the local authority houses at 1, 2, 3, & 4 Barnett Court which have no rear garden or front garden at all.

Also, to meet the criteria set out in Policy P1 Layout, Siting and Design and Policy P3 Infill Developments within Settlements and Householder Developments (Including home and work proposals) and Policy HE2 (Protecting Historic, Cultural and Conservation Areas) and National Planning Framework 4 Policy 7 (Historic assets) and Policy 16 (Quality homes).

We therefore believe that our cottage is reasonable and certainly better than the recent addition of plastic facias and flashing and poor roughcast choice to local authority house adjacent and noting that the council have lock block driveways. Our will be lime rich roughcast slated roofs and granite covered drive (not lock block)

### **4. Key issues**

The key opportunities identified were:

- the existing site has 2 houses, so opportunity exist for 2 again.
- The design proportions reflect the character of the immediate area housing in the area apart of course from the local authority own travesty of design - Ours utilises traditional materials slate stone and lime rich roughcasts.

The plot ratio for the replacement cottage and garage has 25 per cent coverage only the normal non conservation plot ratio being 33 per cent or one this coverage allowed we are well under the required amount.

Area of plot ratio is 635msq

Cottage & Garage = 111msq

Coverage of plot is 17%

The plot ratio is better than many around and adjacent eg plot ratio coverage is 636 sqm adjacent local authority retirement home no back garden at all and houses coverage is 266 sqm a ratio of 42 per cent and which 196msq is driveway area.

Making the plot ratio 60 per cent coverage

We have better than this by quite a margin.

- an opportunity to create more sense of enclosure and shelter to this site.

## **5. Design concepts**

- utilise the shape of the site and the existing access point; this lends itself to a cottage which has access turning area and a frontage to the south, whilst taking advantage of the shape of the site to provide a sense of enclosure.
- the housing being orientated to the South and West to take advantage of solar gain to make the house economical and environmentally sympathetic.
- use proposed landscaping to create protection, habitat creation and a landscape setting in the conservation urban landscape.

## **6. Design Solutions**

The design solution for this site for replacement cottage is to have it orientated to allow a frontage to take advantage of solar gain and looking at the usable garden space which is private from the lounge area

And to have access to the road at west via a shared and mutual access to the narrow public road

That the public road has had the advantage of recently to allow almost a lay bye type use of our open access area at entrance which remains usable by both plots.

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In terms of design and layout the replacement cottage on one floor comprises a detached 2 bed single storey property.

The layout provides lounge/dining/kitchen and all accommodation on the ground floor. Care has been taken to reduce the mass of the building by creating a cottage roof of slate at approx. 35 degrees so as to retain the character but not to cause any detriment to the East local authority houses whose windows really shouldn't look onto our property but have been allowed previously.

The proportions are traditional, the elevation treatment being : slate pitched roof no tabling as per 30 has , UPVC fascia's (grey), mock sash and case windows UPVC (grey), wall roughcast with lime finish to the South and West elevations.

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The replacement house has been kept at a lower level to allow the local authority flats to have access to light

They are overlooking at present, and we simply note that to be a character of the area of all being closely built environment

The existing fence at East remains and the cottage being at a lower level should avoid the overlooking by flats into the house as the gable is blank.

Each local authority property to the South is approximately 62msq with no rear gardens and does not blend in well with the Conservation character.

### **DRAINAGE**

The existing combined sewers take both rain and foul water drains.

The foul from two existing houses should be similar as there is still two kitchens used.

There is also an existing surface water drain from the site that will be reconnected to.

No new sewer connections are required.

### **Power**

We have also approached Scottish Power to have an electric charging point fitted.

### **Insulation**

We have better than standard insulation to wall and roofs and floor

## **7. Location**

The site is located within Aberdeenshire Councils village of Oldmeldrum, 17 miles North West of the Aberdeen.

The site sits in the northern periphery of the Oldmeldrum Conservation Area.

Originally the site was part of the Glen Garioch Distillery area and formed two self-contained dwelling houses on separate plots extended 1950s with flat roofed rear extensions and a linear garage of 9 metre long to serve both and which linear design we have followed by keeping cottage on same building line.

The front of existing 30 to 30 a has the stepped down feature to lower house.

We have retained the lower roof line for 30a to retain character

## **8. Flood risk**

The area is not within the flood risk zone as indicated on the map.

## 9. Access

The site benefits from pedestrian and suitable and approved vehicle access via mutual access

## 10. The Existing buildings

The existing buildings are arranged in a dense historical street pattern, facing their gable ends to the street and creating a unique, rural settlement character.

To the West, South and East of the site there are residential buildings, their heights vary from 1 storey to 2 storey with pitched roofs.

The boundary to the North is created by future road approved by planning along the Glen Garioch Distillery building, which is a bitmac area with grass around we have no control of that but as it is an access it is unlikely to be ever altered again

The site boundary to the West is the present approved 30 house and will have new stone wall erected on boundary using existing stone form the dilapidated existing wall including the John Gunn cope reused .

The south has a council two plank fence which has been damaged by their own workman and we expected to have that replaced by them in due course failing that we will erect a picket fence at boundary and a low hedge plated along path side.

10. The south face and any modern cottage property require solar panels as regulation and planning constraint do not allow fossil fuel boiler

hence these are “ in roof “ conservation black panel panels

The replacement cottage will have both solar voltaic and solar heat gain with a heat pump provided for and be heavily insulated to maintain an economical environmentally house eg the wall is to be insulated with super insulation even better than PIR there is a new gel available.

## 12. Boundaries

There is a new block built retaining wall required along the South boundary that runs up the side of the communal path, this is to replace the timber fence that was damaged when the contractors were fitting the insulation on the local authority properties. There are existing stone walls to the North, existing timber fence to the East and a proposed timber fence to the West.

General

Oldmeldrum is served by the number 35 bus to Aberdeen

The site is also a short drive to Inverurie, which has frequent rail and bus services to Aberdeen.

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Within the strategic growth area there is significant demand for both homes and business land, and this demand has probably increased with the upgrade of the A90 to a full dual carriageway as far as Ellon.

We have reflected the Scottish Government's recommendation of provision of housing requirements which are presently well under what is actually needed.

We maintain that this house infill a area in a pleasant and reflect the character of the area but remain as it is to the rear private and quite.

So will for any occupant

- deliver a nice quality of life;
- help protect and improve the areas urban natural and cultural heritage.
- create sustainable mixed communities.
- make the best of our existing transport network. But adds an electric charge point.

Features within the conservation area vary considerably and are very mixed in design in the Oldmeldrum area.

There are tiled and slate roofs – also felt flat roofs and corrugated flat roofs.

Fyfestone walls brick wall to local authority property in this street

New render walls and local authority have lock block drive next door.

### **Summary**

It is proposed to replace the existing dwellinghouse with a small cottage to provide a well-designed and sited dwelling within the Conservation area.

**PHOTO OF PROPERTY IN THE CONSERVATION AREA**



New 2 storey house along King Street with UPVC windows and new driveway formed.

As per the following drawing numbers:

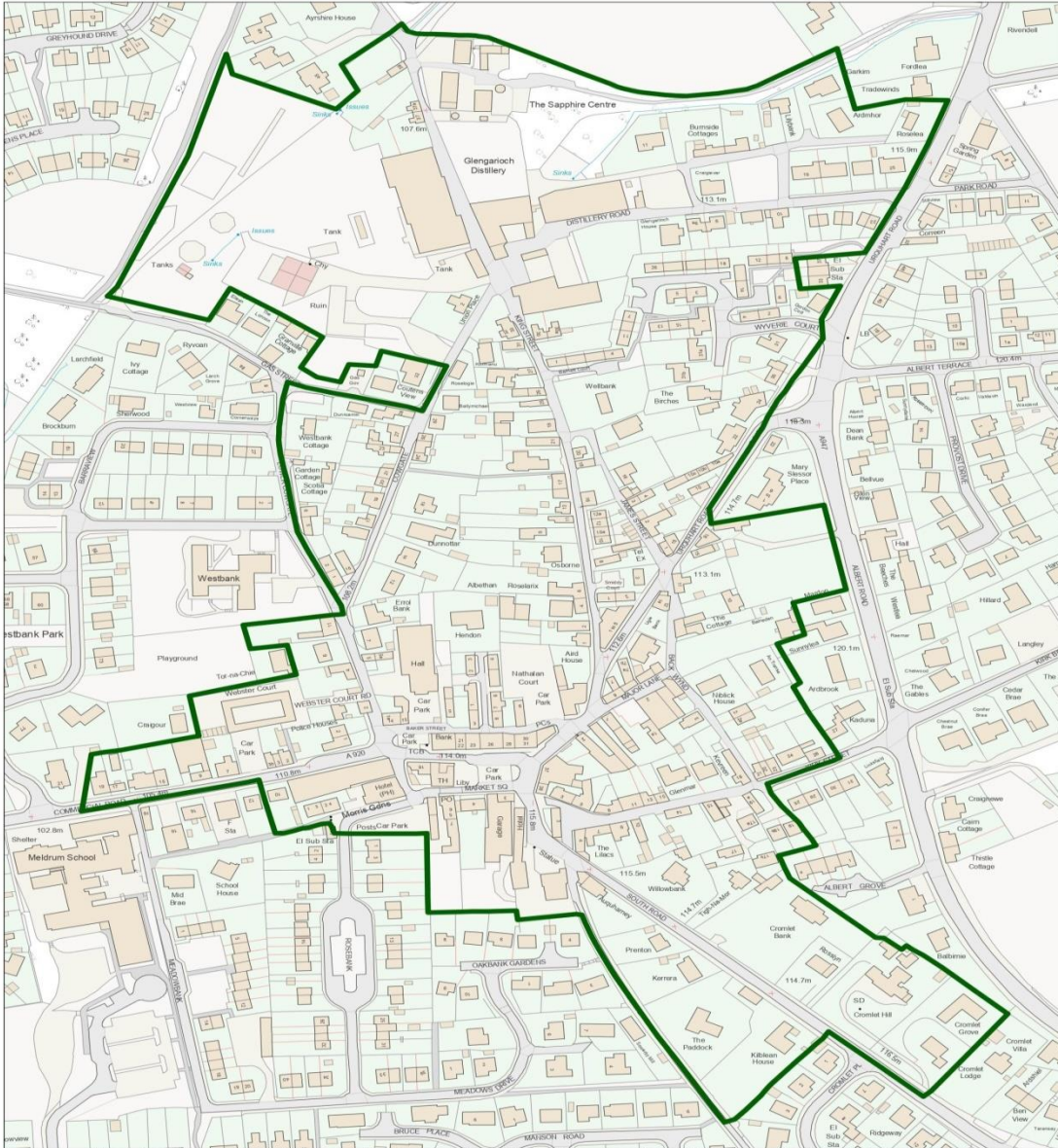
PL1024-01 Site Location Plans

PL1024-02 Proposed floor plan elevations cross sections



# Replacement cottage at 30a King Street Oldmeldrum AB51 0EQ

Conservation Area of Oldmeldrum in green



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**Oldmeldrum Conservation Area**

**Scale - 1:3000**

**28th July 2017**

**Aberdeenshire**  
COUNCIL

