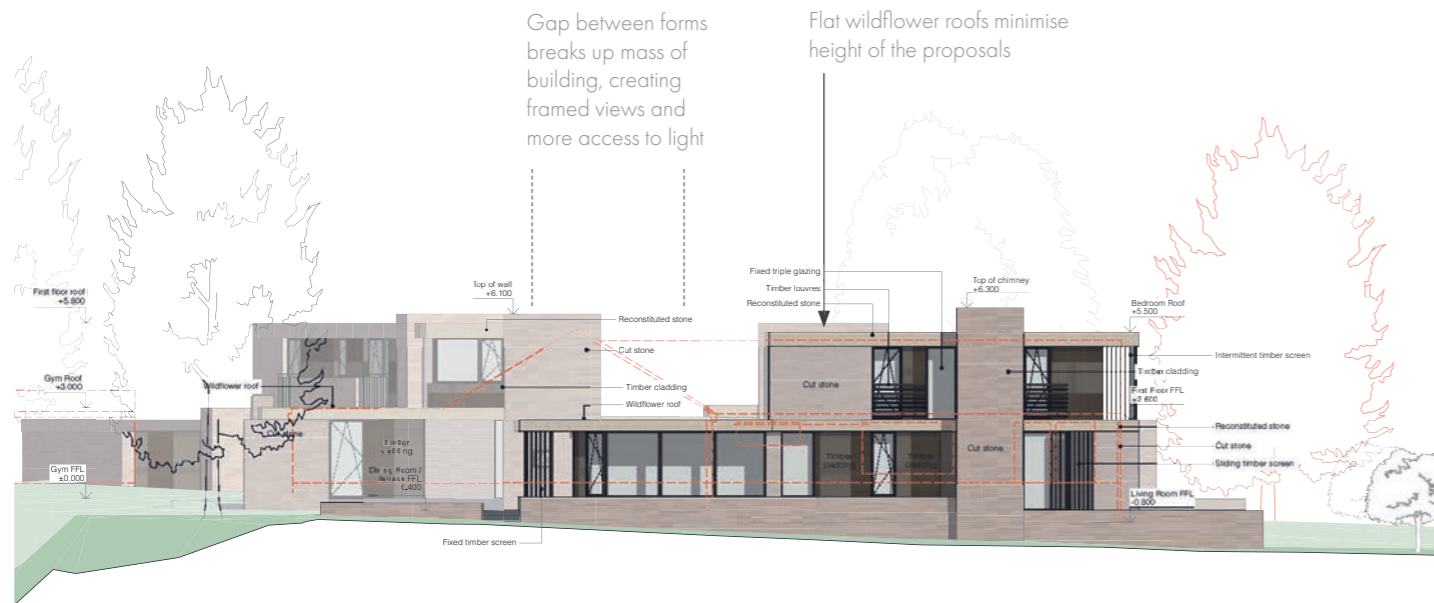
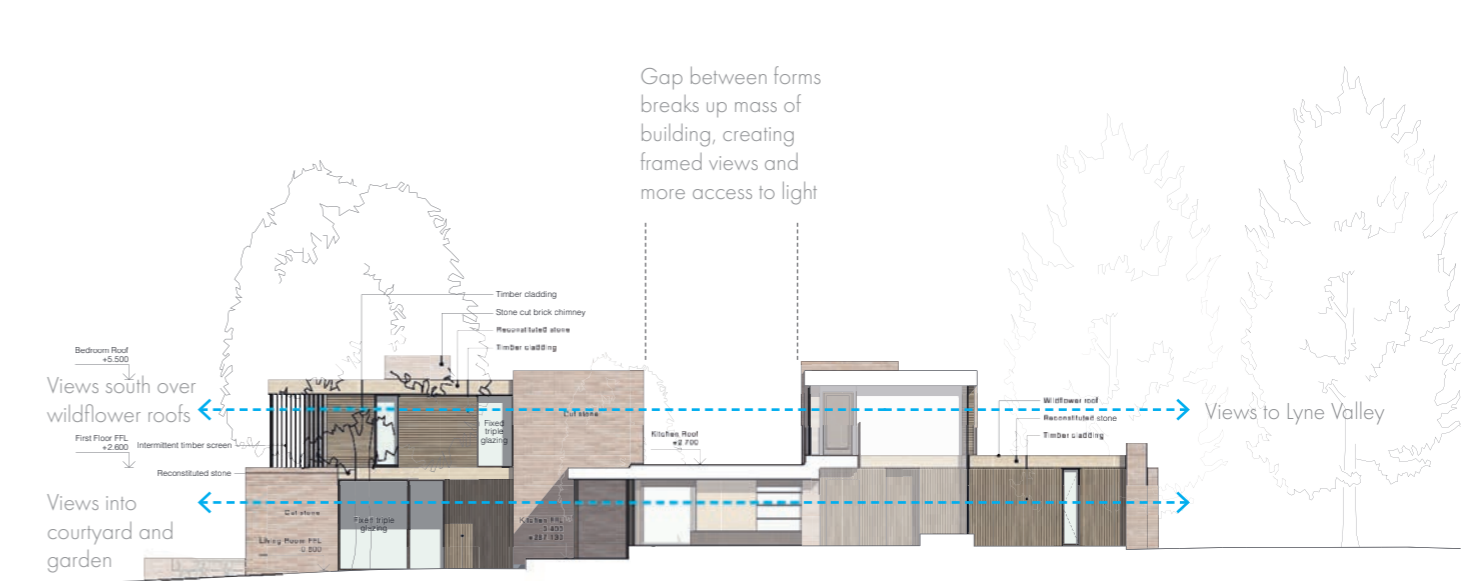


ELEVATIONS

For clarity, elevation show key trees close to the building but not the many trees in foregrounds and backgrounds that screen the building from its wider context.



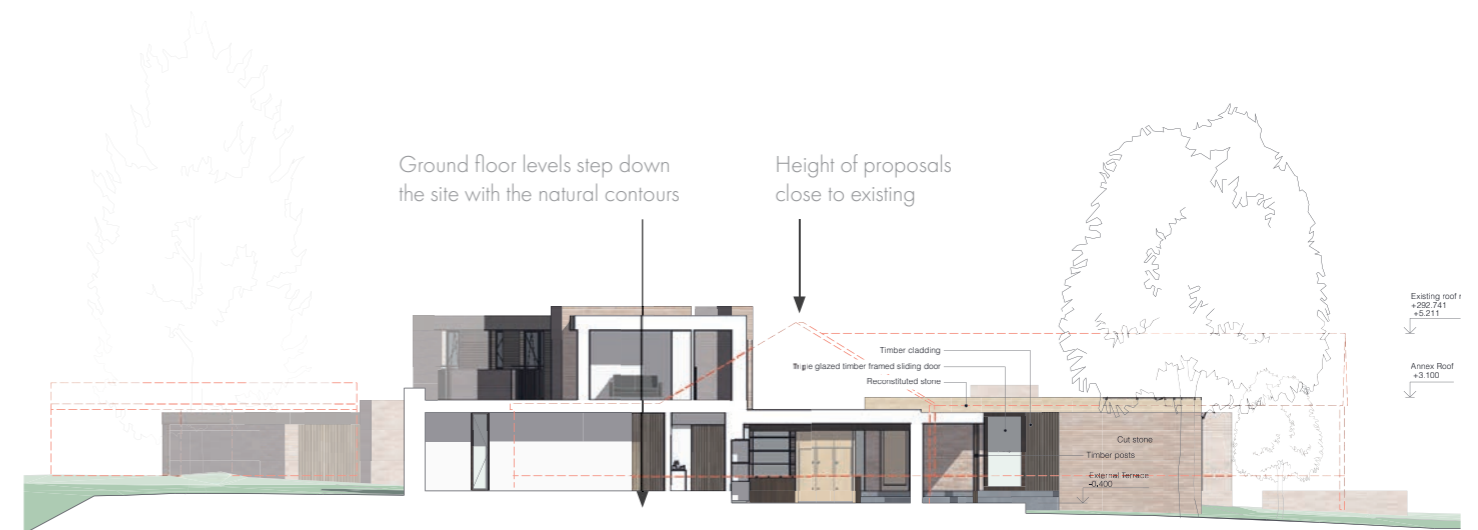
West Elevation - NTS



East Courtyard Elevation - NTS



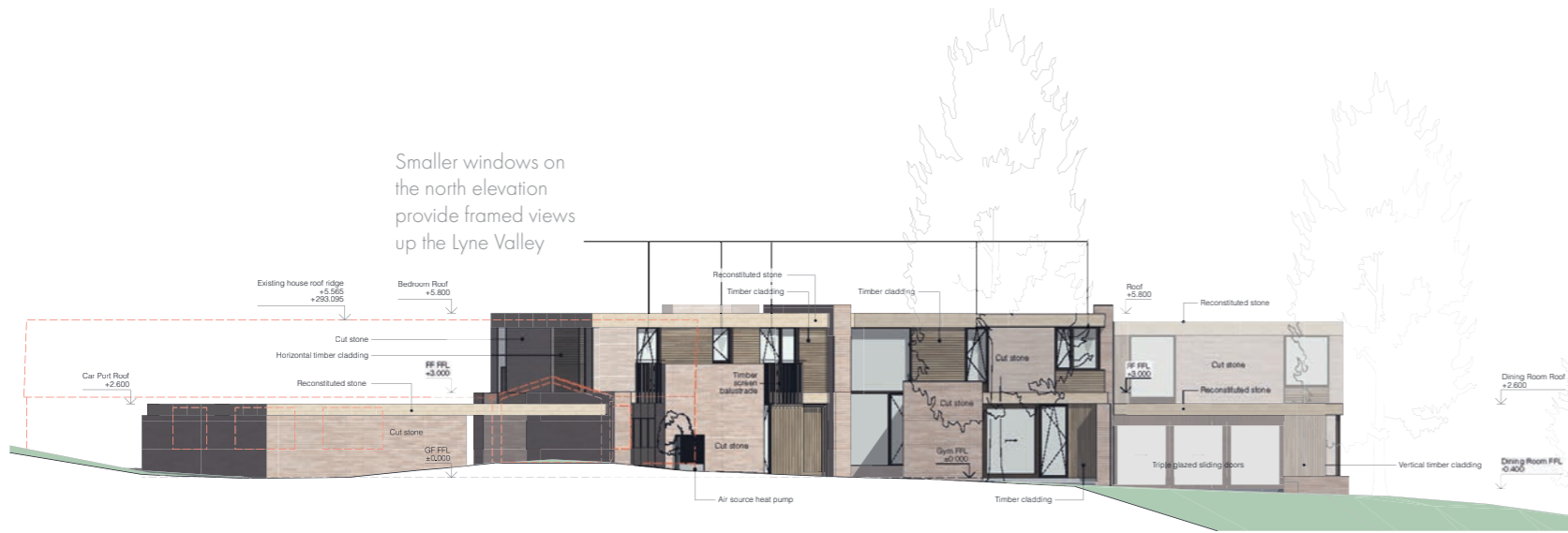
East Elevation - NTS



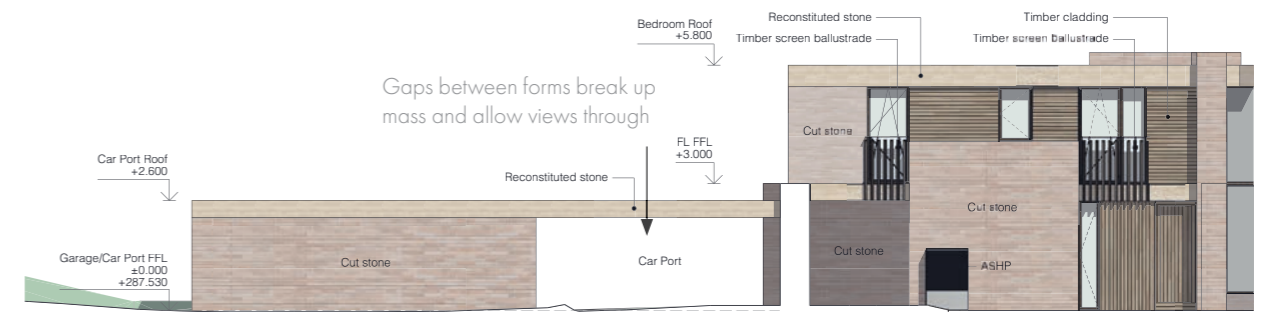
West Courtyard Elevation - NTS

ELEVATIONS

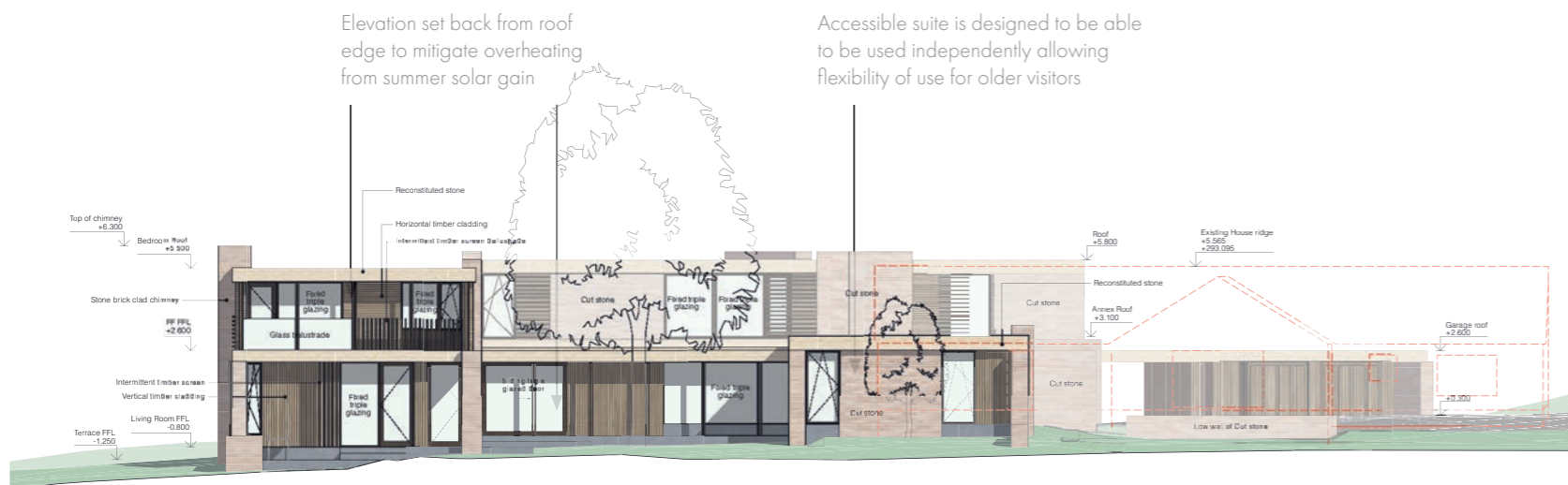
For clarity, elevation show key trees close to the building but not the many trees in foregrounds and backgrounds that screen the building from its wider context.



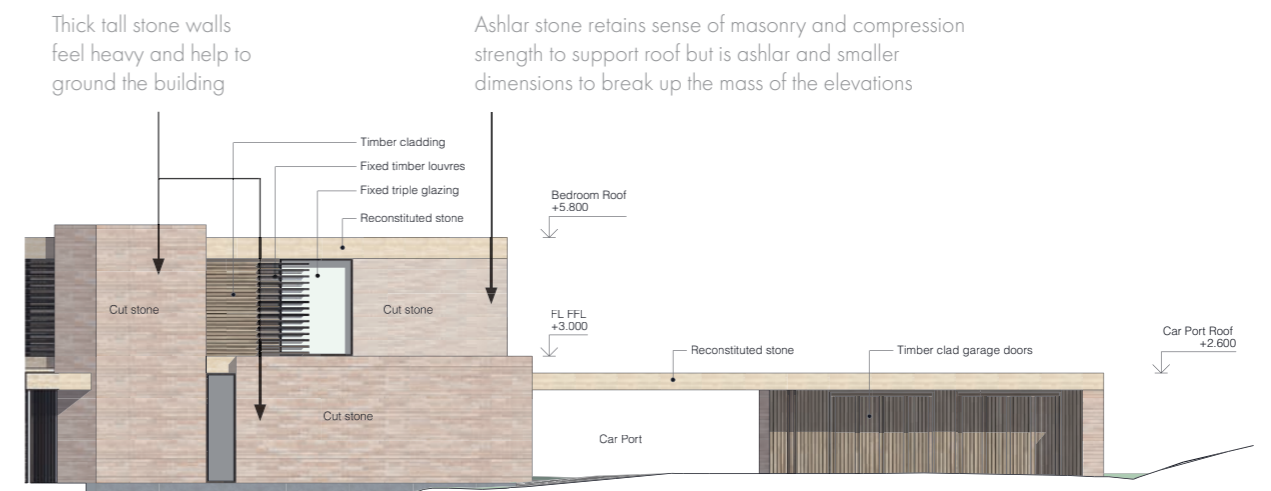
North Elevation - NTS



North Car Port Elevation - NTS



South Elevation - NTS



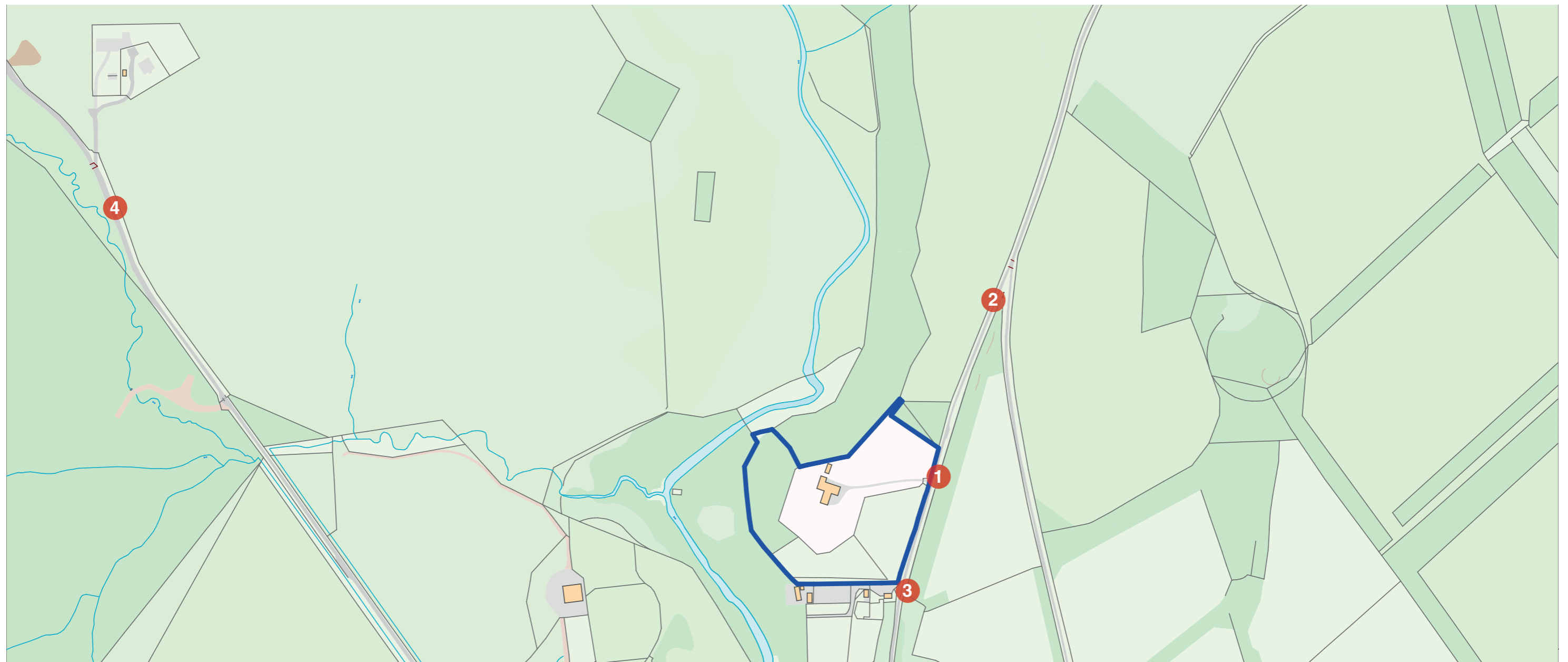
South Car Port Elevation - NTS

VISUAL IMPACT ASSESSMENT

The site sits within the western Pentlands Special Landscape Area and therefore the proposals have been carefully considered to minimise the visual impact on the wider landscape setting. Materials have been chosen to help blend the building in with its woodland setting and hillside backdrop when seen from both close range and afar. The form of the building has been designed to minimise the area seen through openings in the existing woodland.

The removal of 1 medium quality tree to the south of the proposed building does not contribute to the screening of the building from the west or east. Its removal is also balanced against sustainability opportunities to reduce overshadowing and increase passive solar gain. The existing woodland to the north and west screens the building from view as seen from longer distance views in the valley.

The following images show the existing and proposed views from a number of key visual receptor points in the valley.



Visual impact locations

VISUAL IMPACT ASSESSMENT



The proposals are pushed further west and set lower down in the land which reduces the scale of the building on approach. The orientation of the building in relation to the entrance track over the hillock creates a pleasant slightly winding route to the front door. The buildings material tone and split massing also help to reduce the perceived size of the house from this side of the site.



VISUAL IMPACT ASSESSMENT



The views from the north east, further up to the track show the existing house more prominently than the proposals partly due to the white render but also given the new building is set further west behind the trees.



VISUAL IMPACT



Again, the building's staggered form stepping down the site helps to reduce its perceived scale from the south east corner from the public road. The trees even in winter time help to obscure the building quite well.



VISUAL IMPACT ASSESSMENT



The new building is just perceived through the gap in the trees but its distance at 820m away makes this negligible as the building is so small. Its materiality also reflects the tone of the landscape helping it blend in further, in contrast with the white render of the existing house. The barn to the west is also much more prominent in this view.

While efforts have been made to illustrate the building's 'worse case' scenario in winter, it should be said that the building would be significantly hidden through spring, summer and autumn when the leaves return. The tree planting proposals (illustrated later on) will also further help to obscure the proposals from further afield.



ABORICULTURAL IMPACT ASSESSMENT

Trees

An Arboricultural Impact Assessment was carried out for the site in November 2023. A report detailing survey findings and the assessed impact of the proposed development on trees and shrubs is included in the application submission.

There are a good number of scattered trees within the grounds of Tocher Knowe and these range from newly planted to semi-mature to mature. Species recorded within the site include: silver birch, willow, maple, copper beech, sycamore, rowan, cherry, poplar, beech, whitebeam, holly and oak.

The AIA identifies four categories of trees on site: Category A (high quality), Category B (moderate quality), Category C (low quality) and Category U (unsuitable for retention). The proposals have no impact on Category A woodland and limited impact on Category B trees with only 1 tree proposed to be removed. This impact along with the removal of a few Category C trees is to be mitigated through proposed planting to replace trees proposed for felling.

The Category A woodland to the north and west of the site, along with key isolated trees elsewhere on the site forms a valuable part of the site setting and character. This woodland also provides highly effective screening for both the existing and proposed buildings. Retention of Category A woodland forms an important part of the building brief, in accordance with **PMD1 Sustainability** which notes the requirements for "c) the protection of natural resources, landscapes, habitats, and species" and **PMD2 Quality Standards: Placemaking and Design** which supports a proposal where "v) it retains physical or natural features or habitats which are important to the amenity or biodiversity of the area or makes provision for adequate mitigation or replacements"



1 - North boundary trees not to be removed



2 - Bushy trees around pond to be removed



3 - Trees down hillside at NW corner



4 - Tree for courtyard (left) to be retained and tree (right) to be removed.



5 - Looking south into parkland - no trees removed

