

Design Statement

Smiddy Conversion

Forgehead, Smithy Rd, Balmullo, KY16 0BG



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Contents

1.0	Introduction
2.0	Site & Topography
3.0	Access
4.0	Design & Materials
5.0	Sustainable Development
6.0	Drainage & Services
7.0	Landscaping
8.0	Policy Assessment
9.0	Conclusion

1.0 Introduction

This report has been prepared to support the Change of Use Application for the conversion of an Existing Barn (Smiddy) into short term holiday let accommodation. The application site is located on Smithy Road, at the North-East edge of the village of Balmullo, Fife. The existing building is not listed, nor is the site located within a Conservation Area. Following a review of the SEPA Flood Maps, the site does not appear to be located within a flood risk area.



Figure 1: Aerial View of Site

2.0 Site & Topography

The area of the application site is circa 1984m² and is currently accessed off a communal parking area from Smithy Road. The site is located to the North-East edge of the village of Balmullo in Fife.

The Existing Barn is located adjacent to the applicants own dwelling house, Forgehead, which is also situated within the application boundary.

The site is defined by a boundary fence to the West, and hedge planting to the North and East. The site is generally quite flat with open views across fields towards the South-East. No trees on the site are proposed to be removed as part of the proposals.



Figure 2: Site Photo of the Existing Barn



Figure 3: Photo of View from Site

3.0 Access

The site is accessed by a communal parking area from Smithy Road.



Figure 4: Access to Site

Within the communal parking area, two spaces will be allocated as guest parking for the new short term holiday let accommodation.



Figure 5: Parking to front of Barn



Figure 6: Communal Parking Area

Core Path

There is a Local Path (LP14 – Balmullo 12) situated at the NE edge of the site which travels North through the surrounding fields, heading away from the site. The path will not be affected by the proposals.



Figure 7: Fife Core Path Plan

4.0 Design & Materials

Concept

The brief was to convert the Existing Barn (Smiddy) into Short Term Let Holiday Accommodation. The existing building is currently used as a Garage/ External Store which is ancillary to the applicants house adjacent. Originally constructed as a Smiddy or blacksmith's workshop, the building has now become weathered and in need of repair/ renovation works as can be seen in the below images. The external render finish has started to come away from the masonry leaf and has been repaired in places over time in an attempt to protect the main structure. The windows are beginning to fail, and the roof also requires attention.



Figure 8: Images of Existing Barn

The intention is to renovate the Existing Barn to give the building a new lease of life, whilst retaining the existing footprint and form, along with key traditional features which give the buildings its traditional vernacular character.

By restoring and renovating the barn, it will return the building to its original state, but provide a new purpose which will regenerate the building and surrounding area.

Massing

The form and detailing of the proposals are typical of the style of the existing building itself, but also other barns and old smiddies located around the region of Fife and across Scotland as a whole.

A simple rectangular footprint with a pitched roof forms the basis of the structure. Large roller barn doors which will be retained as part of the proposed renovation, provide direct access to a large, open space internally, offering a good space for a multitude of uses including storage space, workshop and garage.

Design and Layout

The building will be split into two floors. The roller sliding barn doors provide access to the Ground Floor entrance level where a large vestibule area with adjacent WC and Boot Room provides plenty of space for guests to store their outdoor coats and footwear. The entrance area leads through to an open plan, double height Living/ Kitchen/ Dining Space. New bespoke rooflights fill the space with natural light, to provide a spectacular bright and airy space for holiday guests to visit. It is proposed to retain the existing roof trusses within the barn and

keep them exposed as part of the internal alterations to the building as a prominent feature which is traditional of old barns and agricultural buildings, reminding the inhabitants of the history of the building. Located at the back of the Ground Floor Level are two Bedrooms, each with an En-Suite and a small Utility Room.

At the First Floor Level, there are two further Bedrooms providing four Bedrooms in total, again each with their own En-Suite. The upper landing area looks across the double height Living space towards a Mezzanine Snug Room which is accessed from a separate spiral staircase located within the Entrance Vestibule/ Lobby. A glass balustrade surrounds the Mezzanine, providing a visual connection to the main Living area below. A new full height glazed external screen will provide South light to the Mezzanine/ Snug and offer panoramic views over fields towards Leuchars.



Figure 9: Proposed 3D Perspective Section of Each Floor

Materials

The existing render will be replaced with new smooth white render to give the Barn a fresh, clean appearance. The existing roof will also be removed, and new structure is proposed to match the existing pitch with new corrugated black metal roof cladding to replicate the existing. Integrated solar panels are also proposed to the roof. The inclusion of black high-performance doors and windows and uPVC rainwater goods complete the material palette.



Figure 10: External Perspective of Renovated Barn

5.0 Sustainable Development

The Converted Barn will be designed as a low carbon building with high levels of insulation and energy efficient glazing.

The following technologies and sustainable design principles are intended be included within the scheme:

- High performance doors and windows with low u-values.
- High performance timber frame construction with enhanced airtightness.
- Use of renewable technologies for domestic heating/hot water services such as Ground Source Heat Pump/Photovoltaic panels.
- Sustainable drainage including surface water retention as applicable.

6.0 Drainage & Services

Foul & surface drainage will be connected to mains drainage available within the street. Design of these systems will be carried out in full detail by the project engineer, once engaged.

If site conditions allow, following further investigation by the project engineer and consultation with Scottish Water, SUDs designs will be considered to facilitate sustainable drainage of surface water on site.

The electricity supply will be provided by an existing mains connection available on the site which currently provides power to the Existing Barn. Water will be provided by mains connection also available.

7.0 Landscaping

The land around the Existing Barn is currently used as garden ground and has been maintained along with the amenity space around neighboring Forgehead. The easy to maintain approach is proposed for the landscaping around the renovated Barn with a lawn surrounding the building.

A new timber deck/ terrace area is proposed to the North-East Elevation as shown on the drawings, providing an area for outdoor dining and seating in good weather.

The existing boundary treatments will be retained/maintained as far as reasonably practical.

To the front of the Barn there is currently an area of concrete and gravel. This area will be replaced with new gravel, along with a stepped patio/ platt at the entrance to the building. This will enhance the visual aesthetics of the building and surrounding amenity space as a whole, creating a welcoming appearance for guests and visitors alike.

8.0 Policy Assessment

The FIFEPlan is the most recent statement of Council policy and is augmented by Supplementary Guidance. The relevant principal policies are:

Policy 3: Infrastructure and Services

Policy 13: Natural Environment and Access

Policy 11: Low Carbon Fife

The proposals have been carefully designed to meet the requirements of the above policies, as demonstrated in the drawings and documentation supplied.

Policy 3: Infrastructure and Services

3.2 foul and surface water drainage, including Sustainable Urban Drainage System (SUDS)

As the footprint is not being extended to the Barn and the area of roof is not being increased, there should be minimal increase to the surface water drainage. There is also no new hardstanding proposed as part of the external landscaping. All surface water from the Barn roof will connect to the existing drainage connection. Where there is potential for any additional surface water drainage from the property, SUDs will be considered as part of the detailed design stage and in conjunction with Scottish Water. This will allow for the sustainable drainage of surface water from the site through the use of a soakaway system.

Policy 13: Natural Environment and Access

There is a Local/ Core Path (LP14 – Balmullo 12) heading North from the edge of the site. The path will not be affected by the proposals, therefore the proposals do not pose any adverse impact on the core path.

Policy 11: Low Carbon Fife

As noted previously in the design statement, the proposals incorporate new low and zero carbon generating technologies in the form of a new solar PV array and Ground Source Heat Pump.

The alterations will also include the addition of a high-performance timber frame to line the existing structure, with new insulation and enhanced airtightness.

National Planning Framework 4 (NPF4)

Policy 30: Development proposals for the reuse of existing buildings for short term holiday letting.

The proposals do not result in the loss of a residential building to create a short term holiday let as the Barn is a not a dwelling. The proposals also do not negatively impact on the character of the area or loss of amenity as they intension is to re-use and restore an existing building which will enhance the surrounding context. Therefore, the proposals to do have a negative impact on the village of Balmullo and neighbouring area.

9.0 Conclusion

The renovated Barn will restore a tired building which is in need of a new lease of life. The proposals will be of a high quality in terms of design and materiality. By utilising some of the existing design features, along with new material finishes, high performance fenestration and new energy efficient technologies, the proposals will create a contemporary design that enhances the existing building and complements the surrounding context. In conclusion, the proposals have been designed to reflect the site constraints, project brief and requirements set out by the applicant, to create a space that offers a new use for a tired building that is an eyesore on the surrounding landscape.



Figure 11: Internal Perspective of Barn