



Nicholas Lindsay Architects



Design Statement

(To accompany Full Planning Permission)

Erection of single dwelling,

Plot 2 Orchard Farm,

Crossford,

Carluke,

ML8 5PY

February 2024

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Castle House

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Opportunities should be taken to deliver high quality sustainable development that reconciles local traditions, on the one hand, with the latest technologies, building types and needs on the other. In addition, if new development meets the above design objectives it should be able to sit alongside an old building without needing to replicate it.

South Lanarkshire Supplementary Guidance 3 Placemaking and Design.

To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable rural homes in the right locations.

National Planning Framework 4: Policy 17

Proposals should establish a high degree of architectural quality and take advantage of opportunities to improve the character and appearance of the area and to establish a 'sense of place'.

South Lanarkshire Supplementary Planning Guidance: Residential Design Guide 2011

b) Proposals on greenfield sites will not be supported unless the site has been allocated for development or the proposal is explicitly supported by policies in the LDP.

National Planning Framework 4: Policy 9

In areas where there are few positive characteristics to build on, a contemporary design solution creating a distinctive new character which creates a strong sense of place that complements local building styles and layouts is encouraged.

South Lanarkshire Supplementary Planning Guidance: Residential Design Guide 2011

1.0 Summary

Principle of Development

- The application site lies within designated Greenbelt, next to a Category B Listed farm steading.
- Planning Permission has been approved for a large two-storey detached dwelling on the application site – CL/12/0180, P/18/0374 & P/22/0345.
 - Therefore, the principle of a dwelling on the application site has been established.

Application Site

- Gently sloping topography (Northeast (high) to Southwest (low))
- Vehicular access previously approved and retained.
- The site contains existing distinct boundaries and mature woodland.

- Plot Area: 4,202m² – comparable to neighbouring plots
- Garden Amenity: 3,680m² – better than council guidelines
- Dwelling Footprint: 500m² – comparable to approved design (482m²)

Building Group (Neighbouring Dwellings / Local Vernacular)

- The building group contains a mixture of building styles and ages with listed buildings, Italian Garden, and modern residential development (Gillfoot Nursery).
 - Example of traditional buildings with slated roofs, stone walls and simple detailing.
 - Example of modern dwellings with concrete tiled roofs, grey uPVC windows, timber cladding, wet dash roughcast, and stone walling.

Design

- 1.5 storey dwelling – less than approved design (2 storey)
- Internal Floor Area: 453m² – less than approved design (610m²)

- The proposed dwelling has been orientated to maximise solar gain and natural daylight.
- The siting of the proposed dwelling is 60m at the nearest point from the B Listed farm steading.
- The proposed ridge height is 0.8m lower than approved design and 2.5m lower than existing farmhouse.
- The dwelling features a considerate material palette and simple detailing in-keeping with the local rural & wider vernacular.
- The parking provision and site layout has been designed in accordance with council guidelines and the National Roads Development Guide.
- The fundamental aim is to achieve a high level of design, fitting the local vernacular prepared by a design led and contextually sympathetic Architect



Photograph of application site looking (Southwest) towards Italian Garden



Photograph from application site looking (Northwest)

2.0 Introduction

Nicholas Lindsay Architects have been commissioned to develop a design proposal for the erection of a purpose-built family dwelling on a vacant plot with planning permission (CL/12/0180, P/18/0374 & P/22/0345). The aim of this design statement is to show how the application meets the policies within the South Lanarkshire Local Development Plan 2 April 2021, Supplementary Guidance and National Planning Framework 4.

The proposal provides the opportunity to achieve a high-quality development that would positively contribute to reducing the energy use, embodied and whole life carbon reducing emissions to mitigate climate change and have a positive impact on financial management. Utilising high standards of design that incorporates low and zero carbon energy sources, sustainable materials and construction methods. We anticipate the proposed dwelling will sequester more carbon than released in construction.

The applicants and Nicholas Lindsay Architects are excited by the proposal and keen to work with South Lanarkshire council towards a successful outcome.

Nicholas Lindsay Architects

Nicholas Lindsay Architects (NLA) is a design led, creative and practical contemporary Scottish architecture practice. We have extensive experience across a wide range of sectors but particularly specialise in residential one-off housing.

Our projects are composed in a contemporary Scottish style. Careful consideration is given to the local planning policies, surrounding landscape and our aim is to design buildings distinctly of their time. Our work celebrates beautiful materials, careful detailing and the surrounding environment.



External CGI of entrance

3.0 Housing Requirement

The application site lies within designated Greenbelt, next to a Category B Listed farm steading. The principle of development of this site was established under the following 3 planning permissions:

CL/12/0180 – Detailed Planning Permission for to convert farm steading, renovate farmhouse and erect three dwellings.

P/18/0374 – Renewal of planning application CL/12/0180

P/22/0345 – Renewal of planning application P/18/0374

Plot 2 within the above planning permissions is the subject of this application. The approved design for plot 2 features a large two storey dwelling with a linear arranged floor plan of 610m² and detached garage. Materials included natural stone walling, natural slate and weatherboarding. The proposed ridge height is approximately 1.677m lower than the existing farmhouse.



Photograph of neighbouring dwelling at Gillfoot Nursery.



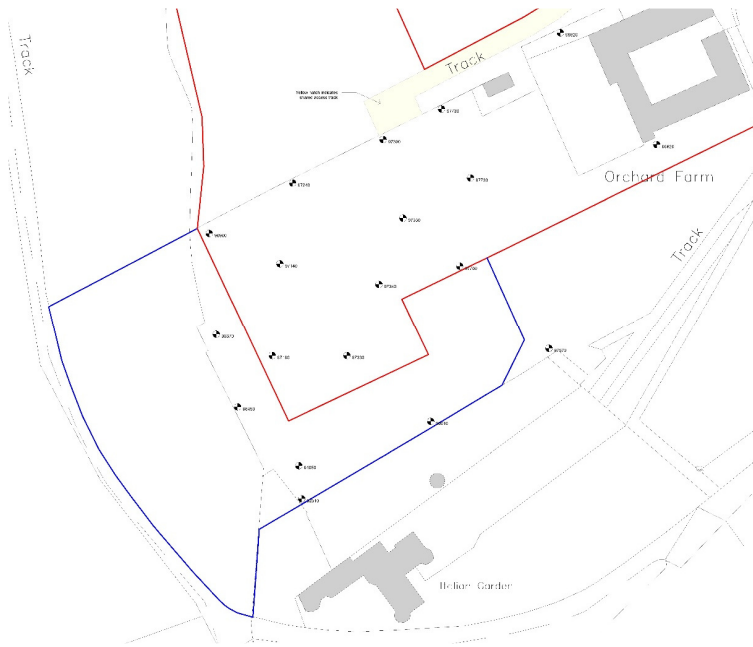
Photograph of neighbouring farmhouse.



Photograph of nearby agricultural buildings featuring metal cladding and roofing.

4.0 Context

The local area features a variety of building styles and materials as evidenced on the adjacent page. There are examples of modern residential development, traditional dwellings, and agricultural buildings. Materials include roughcast render, stone walling, metal cladding, timber cladding, concrete tiled roofs, slated roofs, and metal roofs.



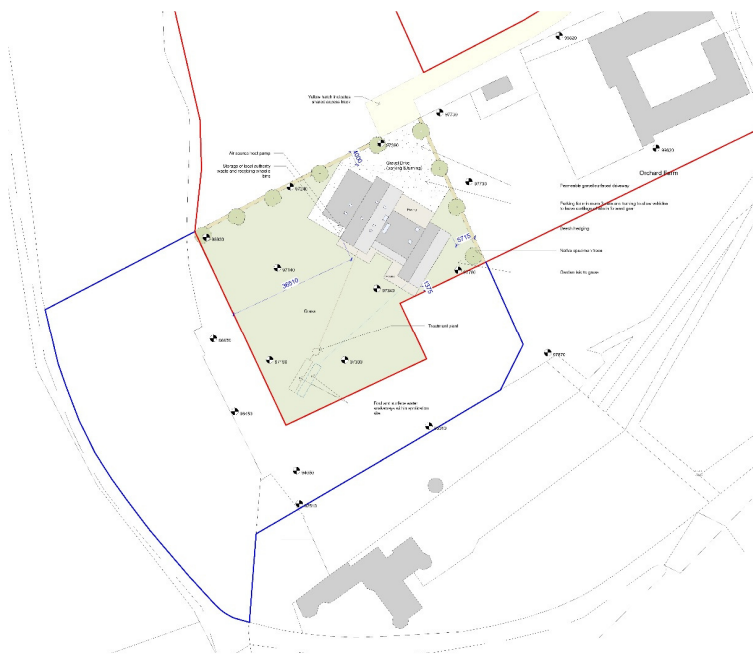
Existing Site Plan

5.0 Site Analysis

The application site is approximately 4,202m² and is situated to the Southwest of the Category B Listed Farmhouse and steadings. The site features distinct natural boundaries:

- North (Post + wire fence and adjacent building plot 1)
- East (Fruit tree orchard and farmhouse)
- South (Mature woodland and Italian Gardens)
- West (Mature woodland)

The land which, is gently sloping upwards from Southwest to Northeast, is currently designated as a vacant building plot.



Proposed Site Plan

6.0 Site Strategy

The applicants approached NLA to design a contemporary and energy efficient family home suitable for modern living. The dwelling will be their family home and is expected to be passed on to their children. The house has therefore been designed with future living in mind.

Siting, layout, and density of the new dwelling has been considered and the proposals have been set out to respect, complement, and connect to the existing rural context and building group. The proposed dwelling is of a similar footprint to the approved design. It has been orientated to face Southwest, within 30° of due South, in accordance with South Lanarkshire Residential Design Guide. This helps maximise solar gain, natural daylighting and prevents overlooking of neighbouring residential amenity.

The proposed dwelling will extend to 4 bedrooms and is located within the flattest part of the site in the Northeast. This allows the dwelling to fit the topography without unnecessary and expensive alterations to the landscape. The siting of the dwelling focuses the house and garden to face the panoramic views to the South and West.

The proposed dwelling is clearly compatible with the surrounding land use and although contemporary in nature is fully respectful of the traditional characteristics of the wider rural vernacular. The proposed block plan illustrates how the dwelling, in addition to providing garden ground and parking provision (in accordance with National policy), can be accommodated within the site. It is therefore considered that in terms of scale, design and siting, the application site is capable of accommodating the proposed dwelling without having any detrimental impact on the daylight, sunlight or amenity of the adjacent dwellings or surrounding area.

The proposed access arrangements to the site are to remain unaltered from the current approval in P/22/0345. 2.5x60m visibility splays will be maintained in either direction at the junction with Waygateshaw Road.

A landscaping strategy has been implemented showing new native hedgerow and specimen trees (see PL-04). This will help preserve the local wooded vernacular whilst maintaining privacy to the application site and neighbours.



External CGI of front of dwelling (Northeast)



External CGI of side of dwelling (Southeast)

7.0 Proposed Design

National policy supports high quality design that fosters a sense of place. Scottish Planning Policy, Designing Places, PAN 68 Design Statements, PAN 44 Fitting New Housing Development into the Landscape, and Creating Places all give direction and guidance with the overall aim of driving up design standards for all project types across the country. High quality design is recognised as an essential part of delivering economic growth, sustainable development and strong identifiable communities.

In summary, our client's brief was to create a contemporary, energy efficient, four-bedroom family dwelling that compliments the architectural style of the surrounding rural environment and can adapt to the current and future needs of the occupants. The brief required the design to respect and reflect the scale, massing, and form of rural agricultural architecture. A high quality of design has therefore been afforded to a site that has laid vacant, despite numerous successful planning applications.

Form

The form of the house has been developed in direct response to our site analysis and local rural style. The aim of the design is to appear as a set of agricultural buildings linked by a low-lying flat roof. To avoid a large monolithic plan the massing of the dwelling has been divided into 4 distinct elements to help break up the massing and provide an overall modest form.

Materials

Careful consideration has been afforded to materials to respect both the neighbouring dwellings and wider rural area. In-keeping with the agricultural theme, the dwelling will be finished in metal and natural timber cladding. These materials are commonplace within the local and wider rural context and have been widely used on both domestic and agricultural buildings in the area.

Layout

A linear plan was developed to reference the approved design and allow the accommodation to take advantage of the stunning views of the surrounding landscape and the sun path throughout the day. The 4 distinct forms of the dwelling are summarised below:

- **Single storey mono-pitched roof:** Garage, workshop, and plant rooms.
- **One and a half storey dual pitched roof:** Private bedroom accommodation.
- **Single storey flat roof:** Entrance and connecting corridor.
- **Single storey dual pitched roof:** Main living and public area of the house.

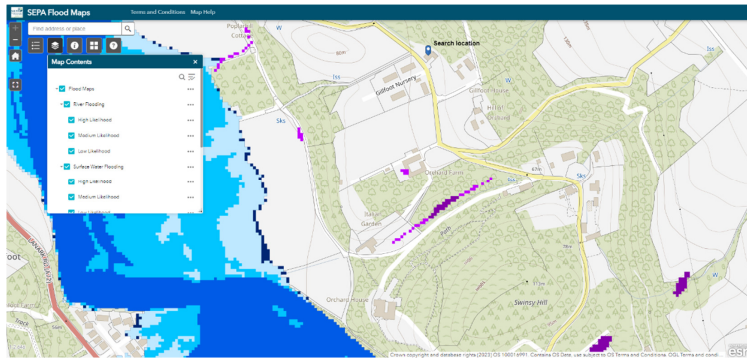
The adaptable open plan layouts cater for the living trends of modern family life. Additionally, a substantial garden with covered patio area provides opportunity to enjoy being outdoors throughout the year.

8.0 Sustainability

The proposals recognise the need to reduce the environmental impact of any development and are committed to aiding the local area as much as possible. Central to the ethos of this proposal is the design of a sustainable project and the contribution to a sense of place, in accordance with South Lanarkshire Supplementary Guidance: Sustainable Development and Climate Change. The proposal benefits from:

- A fabric first approach with the incorporation of high-performance timber frame construction with high performance insulation.
- The incorporation of air tightness within the building eliminating cold bridging in the insulation envelope through the use of Passivhaus detailing.
- High performance windows with low U values.
- Use of renewable energy for domestic heating and hot water via an air source heat pump.
- Sustainable drainage.
- The installation of low energy lighting components.
- Local authority waste and recycling storage

As the design process progresses, the Design Team will incorporate Sustainable Drainage Systems (SuDS) into the proposals, designed in accordance with the recommendations in PAN 61, Planning and Sustainable Urban Drainage Schemes; guidance in The SUDS Manual (CIRIA C697, published in 2007); and Enhancing Sustainable Urban Drainage Schemes for Wildlife (SEPA, undated).



Extract from SEPA Flood Maps

9.0 Drainage & Services

SUDS infrastructure will be utilised with all proposed areas of hard landscaping to be permeable paving/gravel laid over geo-textile. All surface water drainage will be piped and discharged to new land soakaway (within applicant's ownership). All foul drainage will be to a private treatment plant with clear water outflow to new land soakaway (within applicant's ownership). These have been noted on drawing number PL-04, however full design of the drainage system will be carried out by the project engineer, once engaged.

Electricity will be provided by a new mains connection available from Waygateshaw Road, adjacent to the site. Water will be provided by a new mains connection also available from Waygateshaw Road.

There will be a bin store outside the garage which will house an appropriate amount of space to fit the required external storage containers for domestic waste. All waste containers will be stored within the boundaries of the property until presentation for collection and will be easily accessible to the occupier. They will not be moved through a building to the collection point. There is sufficient space on the site to facilitate home composting for use in the garden.

Flood Risk Management

The SEPA flood maps indicate there is no risk of flooding from either river, coastal or surface water on the site.



Photograph of wooded area between application site and existing farmhouse.



Photograph of wood land adjacent to application site.

10.0 Biodiversity

The application site lies within a Special Landscape Area and is surrounded by mature woodland. The siting of the house does not require tree removal within the application site. The creation of the house will enable active management of the land allowing the applicant to improve biodiversity.

Protecting the natural habitat is of paramount importance and a landscaping scheme will be carried out at the site to create habitat for local birds, animals, and insects. The proposals aim to encourage biodiversity through the use of native and indigenous species in the planting. The current area of the site where the new proposal is sited consists of overgrown grass on made ground; the building will create differing areas of shade, sun and shelter on the site which is hoped will facilitate new habitats for wildlife to occupy.

‘Development plans should support more opportunities for small scale housing development in all rural areas, including new clusters and groups, extensions to existing clusters and groups, replacement housing, plots on which to build individually designed houses, holiday homes and new build or conversion housing which is linked to rural businesses or would support the formation of new businesses by providing funding. Opportunities to replace rundown housing and steadings, and to provide limited new housing along with converted rehabilitated buildings, should be supported where the new development is designed to fit in the landscape setting and will result in a cohesive grouping. Modernisation and steading conversion should not be constrained within the original footprint or height limit unless there are compelling design or conservation reasons for doing so.’

The Scottish Planning Policy Document February 2010 (Paragraph 94)

All new development should respond to the specific local character of the location, fit in the landscape and seek to achieve high design and environmental standards, particularly in relation to energy efficiency. Planning authorities should apply proportionate standards to access roads to enable small developments to remain viable.’

The Scottish Planning Policy Document February 2010 (Paragraph 95)

11.0 Conclusion

NLA are mindful of the policies within the South Lanarkshire Local Development Plan 2, Supplementary Guidance and National Planning Framework 4 and believe that the proposed design responds well to the spirit of the policies.

The new dwelling presents a high quality of design and detailing and will reflect local rural design characteristics. The design of the proposed house is of a scale, mass, form, and materiality which is coherent with the wider residential and agricultural vernacular. The coherent nature of the proposals ensure that the new addition will be an easily identifiable part of the existing building group.

The simple form of the proposed dwelling has been conceived to complement and sit within the landscape creating a considered and aesthetically pleasing addition to the area. The proposals will contribute a positive addition to the local built environment and create a well-designed and highly efficient home that will provide a unique and inspiring space to live, work and relax for the end user.

We believe we have demonstrated through this Design Statement and the detailed drawings, that the policies against which this proposal will be determined, have been met. In these circumstances, we would hope that our aspirations and hope for the future will be shared by the local authority and the application be fully supported.

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