

DESIGN STATEMENT.

NEWSEAT OF SCHIVAS, YTHANBANK,

AMENDING CONSENT APP/2023/0547

Replacement of Redundant Steadings with Two Dwellings.



Fig 1 Cleared Site Looking North

DESIGN STATEMENT

REPLACEMENT DWELLINGS, NEWSEAT OF SCHIVAS

This design statement relates to the proposal to replace the existing disused farm buildings at Newseat of Schivas with two new dwellings. It is intended that alterations are made to the approved design. A second approval for 3 houses (App/2018/1637) adjacent to the site will also be the subject of an application similar to this.

The proposal has Planning Consent APP/2023/0547 and the original farm buildings were demolished prior to our Client acquiring the site. The existing buildings were in poor condition and no longer used.

This application is primarily to update the approved designs to meet current Building Warrant regulations (these have developed considerably since initial approval) and secondly to change some of the external finishes principally the omission of stonework as the demolition, prior to acquisition by the applicant, has left little in the way of usable stone.

During our work in bringing this application forward we can see that the previous applications were made on the basis that the site would be sold on by development by others and as such little seems to have been done in terms of looking at known likely future legislative requirements. This has led us to make some alterations necessary to meet Building Regulations, structural stability and expectations of the Applicant

EXISTING BUILDING / SITE

The site has been cleared of all building with the solid downtakings crushed for reuse on site during the works. As noted above this clearance was done by the previous owner prior to acquisition by the applicant.

ACCESS

Access to the site will be from the Public Highway via the new access road to the North East of the site. This junction to the public road has already been formed in accordance with the amended drawing submitted and accepted by the Planning Department 23.09.2023. The 120m x 2.4m visibility splay + 8m x 2.5m splayed layby, bin stance and the internal access network proposed are unaltered from that approved.

PROPOSED AMENDMENTS TO APPROVED HOUSE DESIGNS

Fenestration

In order to comply with current Building Regulations, we have altered the fenestration arrangement. Principally this relates to Building Regulations 3.14.3 Purge Ventilation (which looks to balance ventilators on opposite sides of dwellings) and 3.28.1 Mitigation effects of Overheating (which looks to negate overheating by restriction of glazing / room floor area in rooms with an element of southward outlook). This can clearly be seen at Plot 4 where the south facing Family Room has less east and west facing windows and the peaked glazing has been omitted with the roof now being a hipped roof.

Finishes

Due principally to the lack of suitable stonework following demolition (by others) we have eliminated the use of stonework in the proposal replacing these elements with natural larch reflecting the finishes approved for Plot 1 house.

The applicant has asked that we use tiles rather than slate hence the change to Marley Edgemere “slate range” concrete interlocking tiles.

Layout

Minor internal alterations have been made to Plot 5 to allow for structural stability.

The entrance porch to Plot 4 has been increased in size to allow the required manoeuvring space as the principal accessible entrance. The family room roof has been altered to a hipped roof.

Floor Levels.

Following demolition of the existing farm buildings minor changes to floor and adjacent ground levels have been made to reflect the actual cleared ground levels without the need for excessive underbuilding and artificial changes in ground levels.

Garages

These have been repositioned to be at least 1m from a boundary (primarily Plot 1), this allows the continued use of timber cladding due to Building Regs fire standards

SERVICES

Drainage. Percolation tests have shown that the proposed site sub-soils are suitable for soakaways. Further testing has been carried out (report is in the application) for the surface water soakaways have been repositioned to be within the curtilage of their sites without the need to have further excavation into the rising ground to the north of the site

Electricity. An existing overhead electrical supply serves the site and enquiries have confirmed that this would be able to serve this proposal by the upgrading of the pole mounted transformer

Water. Mains water is not currently available to the site. Private water supply will be by means of the Borehole approved in APP/2023/0547. Notes added to the online file confirm that this is acceptable subject to a Risk Assessment of Water Safety and a Management Plan for the water supply being in place before the commencement of works.

Telephone. Overhead cables supply the existing farmhouse and it is anticipated that these will allow telephone service to the site.

Renewables. It is proposed that the dwellings be served by PV panels for electrical production located on garage roofs and Heat Pumps. Details relating to noise to neighbours are included with the application using the MSC format calculation.

Stephen G Brown, March 2024