

Design Statement

Change of use of orchard to car parking area including formation of opening in boundary wall to accommodate vehicular access and installation of timber gates at Land to rear of 35 - 37 High Street, Pittenweem

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Design Statement

1 Background

- 1.1 This design Statement is submitted in support of an application for planning permission for the change of use of an orchard to a car parking area at land to the rear of 35-37 High Street, Pittenweem. The application also involves the formation of an opening within an existing boundary wall to accommodate a vehicular access and the installation of timber gates.

- 1.2 Regulation 13 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 sets out when a local planning application should be accompanied by a Design Statement. In this instance, the relevant criteria is for where the land to which the application relates is within a Conservation area. Regulation 13 then lists the types of development within a Conservation Area where a Design Statement is not required including a material change of use. As this application is primarily an application for a material change of use, it is considered that it falls outwith the remit of the requirements of a design statement. The application does, however, involve some minor alterations to a boundary wall and the installation of a gate within the Pittenweem Conservation Area. As such this Design Statement has been prepared in support of the alterations to the wall and installation of the gate only.

2 Site Appraisal

- 2.1 The application site is an existing, walled orchard to the rear of the 37 to 39 High Street, Pittenweem. The application site is mainly enclosed by neighbouring boundary walls and buildings with only a limited public frontage onto routine Row. Currently, this area of public frontage comprises a stone built wall with a non traditional door installed for pedestrian access directly onto Routine Row. The wall does not have any coping, giving it an unfinished, rubble look. The wall is attached to buildings on either side, one being a single storey stone and brick building that has little architectural merit and is functional in form. The other attached building is a traditional, stone built, stepped gable building. This traditional architecture of this building is continued along routine Row and was considered the main focus for the design concept proposed as part of this change of use application. Routine Row is a narrow street with built development on both sides, immediately fronting the street, creating a strong building line along its frontage but with gates and garage doors all being stepped back from this building line. Again this aspect of the street has been taken in account as part of the focus for the design.

3 Site Design

- 3.1 As set out in 2 above, the design focussed on the traditional nature of the neighbouring properties and the pattern of development where gates and garages doors are stepped back from the strong building line of the street.

- 3.2 The design therefore incorporates a traditional wooden gate, that is slightly stepped back from the building line. The removal of the existing, non traditional door and replacement with the traditional gate is considered to be a positive design feature that is more in harmony with the traditional nature of the street scene. The alterations to the wall to create the opening also involve the addition of coping stones to the remainder of the wall which is considered to give it a more traditional and planned aspect which again is considered to be in keeping with the area and enhance the existing aspect of the street.

4 Conclusion

The design of the alterations to the wall and installation of the gate have been designed to be traditional in nature and follow the pattern of development by having the gate slightly stepped back from the building line it is considered that the proposals are in keeping with the street scene and the traditional design is a beneficial replacement of what is existing that again, ties in with the surrounding street scene and enhances it.