**DESIGN and ACCESS STATEMENT**

**REPLACEMENT BUNGALOW/FARMHOUSE**

**BRAXFIELD FARM, NEW LANARK.**

**SITE HISTORY:**

THE APPLICANT PURCHASED THE 72 ACRES OF PARKLAND; PERMANENT PASTURE; MATURE WOODLAND AND FARM BUILDINGS BACK IN 2020, WHICH PREVIOUSLY WAS AN INTEGRAL PART OF THE FORMER BRAXFIELD ESTATE, LANARK.

WITHIN THE OVERALL BUILDINGS, THERE EXISTS THE PART REMAINS OF THE FORMER “B” LISTED, BRAXFIELD HOUSE, WHICH WAS LAST OCCUPIED DURING THE 1930’s AND IS NOW DERELICT, IN A RUINOUS CONDITION.

EAST OF BRAXFIELD HOUSE LIES A “C” LISTED OUTBUILDING BEING THE FORMER DAIRY, LEADING ON TOWARDS SEVERAL COURTYARD OUTBUILDINGS, INCLUDING A “B” LISTED TRADITIONAL STONE-BUILT STABLE BLOCK AND A TRADITIONAL STONE-BUILT BARN.

ROUNDING-OFF THIS COURTYARD IS THE MORE MODERN 4 BEDROOM DETACHED BUNGALOW/FARMHOUSE, WHICH WAS LAST EXTENDED IN 1967, WHICH NOW FORMS THE OVERALL FOOTPRINT OF THE DWELLING AS SEEN ON THE GROUND TODAY. THIS STRUCTURE WAS A MIX-MATCH OF PITCHED ROOF AND FLAT ROOF EXTENSIONS, UTILISING DIFFERENT STYLES OF FENESTRATION AND A VARIETY OF EXTERNAL MATERIALS.

ALL THE BUILDINGS WITHIN THE FARM ARE PRESENTLY UNUSED AND HAVE BEEN VACANT FOR A FEW YEARS WITH THE EXCEPTION OF THE BUNGALOW, THAT WAS OCCUPIED RIGHT UP UNTIL THE APPLICANT ACQUIRED THE FARM IN 2020.

**SOUTH LANARKSHIRE COUNCIL LDP POLICY 3 and GREEN BELT & RURAL AREA Supplementary Guidance 2 :**

POLICY 3 : STATES THE GREEN BELT AND THE RURAL AREA FUNCTIONS PRIMARILY FOR AGRICULTURE, FORESTRY, RECREATION AND OTHER USES APPROPRIATE TO THE COUNTRYSIDE.

DEVELOPMENT WHICH DOES NOT REQUIRE TO LOCATE IN THE COUNTRYSIDE WILL BE EXPECTED TO BE ACCOMMODATED WITHIN THE SETTLEMENTS, OTHER THAN IN THE FOLLOWING CIRCUMSTANCES:-

* WHERE IT IS DEMONSTRATED THAT THERE IS A SPECIFIC LOCATIONAL REQUIREMENT AND ESTABLISHED NEED FOR THE PROPOSAL – **For more than 60 years, the present fire-damaged bungalow/farmhouse** **has functioned as an integral part of the Braxfield Farm, demonstrating that the existing residential accommodation served an established need for the farm operation and a requirement at this specific courtyard location.**
* THE PROPOSAL INVOLVES THE REDEVELOPMENT OF DERELICT, OR REDUNDANT LAND AND BUILDINGS, WHERE THERE IS SCOPE FOR SIGNIFICANT ENVIRONMENTAL IMPROVEMENT TO BE SHOWN – **The extensively fire-damaged and vandalised existing bungalow/farmhouse, as depicted in the accompanying photographs, demonstrates that this residential accommodation requires to be demolished and rebuilt. The new proposal is of a similar size and scale, utilising a similar single-storey footprint at the same location as the original property. The new replacement bungalow/farmhouse design considers the pitched-roof structure as a whole, rather than a mix-match of flat roof extensions and uses a palette of traditional materials that will complement the courtyard buildings and should be considered as a significant environmental improvement over the original bungalow/farmhouse structure.**
* THE GREEN BELT AND RURAL AREA SUPPLEMENTARY GUIDANCE 2 STATES UNDER GREEN BELT: NEW HOUSING IN THE GREEN BELT WILL BE SUPPORTED IN THE FOLLOWING CIRCUMSTANCES, SUBJECT TO APPROPRIATE CRITERIA BEING MET:

REPLACEMENT HOUSES – **This proposal is to replace the extensively fire-damaged and vandalised existing bungalow/farmhouse, with the new design being of similar size/shape/scale, utilising a new palette of external materials, resulting in a vast improvement over the former structure.**

* WITH SPECIFIC REFERENCE TO REPLACEMENT HOUSES IN THE SUPPLEMENTARY GUIDANCE 2 DOCUMENT IT STATES:– OLDER HOUSES IN THE RURAL AREA MAY NO LONGER MEET THE STANDARDS FOR MODERN LIVING IN TERMS OF THE BASIC AMENITIES WITHIN THE HOUSE. THEY MAY HAVE FALLEN INTO A POOR STATE OF REPAIR, BECOME DELAPIDATED, OR BEEN AFFECTED BY SERIOUS STRUCTURAL DEFECTS.

CONSIDERATION WILL BE GIVEN TO THEIR REPLACEMENT WHERE THIS WOULD RESULT IN THE PROVISION OF A HABITABLE HOUSE THAT MEETS CURRENT BUILDING REGULATIONS, REMEDIES STRUCTURAL DEFECTS, OR WHERE THE REPLACEMENT BUILDING WOULD RESULT IN ENVIRONMENTAL IMPROVEMENTS IN TERMS OF THE IMPACT OF THE DEVELOPMENT ON ITS SURROUNDINGS AND THE LANDSCAPE.

PROPOSALS FOR REPLACEMENT HOUSES IN THE GREEN BELT AND RURAL AREA WILL BE REQUIRED TO MEET THE FOLLOWING CRITERIA:

* THE DEVELOPMENT OF SUCH SITES SHALL BE ON A ONE-FOR-ONE BASIS – **The new proposal replaces the extensively fire-damaged and vandalised existing bungalow/farmhouse on a ONE-FOR-ONE basis.**
* APPLICANTS WILL BE REQUIRED TO SHOW THAT THE HOUSE TO BE REPLACED HAS A LAWFUL USE FOR RESIDENTIAL PURPOSES AND HAS NOT BEEN ABANDONED – **Braxfield Farm was purchased by the applicant back in 2020 and up until this acquisition, the existing bungalow/farmhouse was permanently occupied as a residence.**
* THE REDEVELOPMENT OF SUCH SITES SHOULD NOT RESULT IN ANY EXTENSION TO THE RESIDENTIAL CURTILAGE UNLESS IT CAN BE SATISFACTORILY DEMONSTRATED THAT THIS WILL ACHIEVE SIGNIFICANT ENVIRONMENTAL IMPROVEMENTS – **The new design proposal is single-storey and of similar size/scale/shape as the original and is located on a similar footprint within the curtilage of the previous bungalow/farmhouse.**
* THE SIZE OF A NEW HOUSE SHOULD SYMPATHETICALLY REFELECT THE ORIGINAL HOUSE AND MUST NOT RESULT IN A BUILDING THAT IS DISPROPORTIONATELY LARGER THAN THE ONE IT IS REPLACING – **The size/scale/shape of the new single-storey structure is almost identical to the footprint of the existing bungalow/farmhouse, (as demonstrated on the floor plans “existing and proposed”). The new structure has a full overall pitched roof structure, as opposed to the mix-match of flat roof extensions , however, the new structure shall be formed of single-storey design, albeit the new ridge height is marginally higher than the original, with the new building to be erected on a similar footprint, set within the existing location. There should be no increase in the overall visual impact of the building in the landscape, however, the design and selection of a more attractive palette of external material finishes should be considered as an improvement and betterment to the visual amenity of the existing setting.**
* THE REPLACEMENT HOUSE MUST BE OF A HIGH QUALITY IN TERMS OF DESIGN AND APPEARANCE AND MUST MAKE A POSITIVE CONTRIBUTION TO THE LANDSCAPE SETTING OF THE SITE – **The new bungalow/farmhouse is a more coherent overall structure, improving greatly over the former poor quality mix-match of an extended building that had no true form, or identity.**

**Located adjacent within the courtyard is the late 18th century “B” Listed Stable Block, rectangular in plan form, originally symmetrical with a “piended roof”, classical design with a central pedimented entrance bay. Also, in close proximity is the early 19th century “C” Listed Dairy being square in plan form, single-storey, with a pyramidal roof.**

**The design of the new replacement bungalow/farmhouse continues with this roof structure approach incorporating “hipped ends” with the principal living apartment having the feature glazed gable end as the focal point of the new structure.**

**The Historical Environmental Scotland (HES) description of the adjacent Listed Buildings refers to the buildings having a “PIENDED ROOF” which is a Scottish term for a “HIPPED ROOF” i.e. with sloping rather than gabled ends, therefore I considered it appropriate to continue this fundamental design element through onto the proposed new-build bungalow/farmhouse.**

**DESIGN:**

THE APPLICANT HAS REQUESTED THAT I ASSESS THE CONDITION OF THE EXTENSIVELY FIRE-DAMAGED, 4 BEDROOM DWELLING AND PROVIDE A RECOMMENDATION FOR THE RETENTION OF THIS PRIVATE RESIDENTIAL ACCOMMODATION ELEMENT IN SOME FORM WITHIN THE FARM SETTING.

THE BUNGALOW/ FARMHOUSE SINCE BEING UNOCCUPIED HAS REGULARLY BEEN TARGETED BY VANDALS, WITH THE APPLICANT CONTINUOUSLY ERECTING HOARDINGS OVER ALL THE APERTURES TO STOP THE VANDALS ENTERING THE DWELLING.

DUE TO THE REMOTE LOCATION OF THE FARM BUILDINGS, EVENTUALLY THE VANDALS GAINED ACCESS, BREAKING ALL THE GLAZING, ACCESSING THE ROOF STUCTURE, DAMAGING THE CONCRETE ROOF TILES AND FELT ROOFING, WHICH ALLOWED INGRESS OF WATER INTO THE INTERNAL STRUCTURE. THE VANDALS THEN SMASHED ALL THE SANITARYWARE AND KITCHEN FITTINGS, BURST THE INTERNAL PLASTERBOARD PARTITIONS AND LASTLY IN THE SPRING OF LAST YEAR, THEY SET FIRE TO THE BUILDING, CREATING SERIOUS STRUCTURAL DAMAGE.



PHOTOGRAPH OF EXISTING FIRE-DAMAGED BUNGALOW/FARMHOUSE.

THE EXTENT OF THE VANDALISM TO THIS FIRE-DAMAGED DWELLING IS NOT WORTHY OF REPAIR/RETENTION AND THEREFORE, NOW CREATES AN OPPORTUNITY TO DESIGN A NEW REPLACEMENT 4 BEDROOM BUNGALOW/FARMHOUSE OF SIMILAR SCALE, SIZE AND FOOTPRINT, TO BE CONSTRUCTED AT THE SAME LOCATION AND ORIENTATION.

I SUGGESTED TO THE APPLICANT THAT THE MOST COST-EFFECTIVE WAY FORWARD WOULD BE TO FULLY REPLACE THE BUNGALOW/FARMHOUSE, INCORPORATING A MORE ATTRACTIVE PALETTE OF EXTERNAL MATERIALS, MORE UNIFORM FENESTRATION AND A PITCHED-ROOF STRUCTURE THAT WOULD ENCOMPASS THE OVERALL FOOTPRINT STRUCTURE.

ULTIMATELY, THIS WOULD RESULT IN AN ENHANCEMENT TO THE FARM COURTYARD SETTING, CREATING A MORE ATTRACTIVE RELATIONSHIP WITH THE ADJACENT BUILDINGS AND HAVING THE NEW STRUCTURE BENEFITTING FROM MODERN TECHNICAL CONSTRUCTION, COMPLIANT WITH TODAY’s BUILDING STANDARDS.

FOLLOWING DISCUSSION WITH THE APPLICANT, I PREPARED THE DESIGN FOR THE PROPOSED REPLACEMENT BUNGALOW/FARMHOUSE, UTILISING A SIMILAR SIZE OF SINGLE-STOREY FOOTPRINT, WITH THE INTERNAL ACCOMMODATION ORIENTATED SIMILAR TO THE ORIGINAL STRUCTURE.

THE ONLY ADDITION THAT I HAVE INTRODUCED IS THE PROVISION OF A DETACHED DOUBLE GARAGE OUTBUILDING TO BE LOCATED TO THE REAR OF THE DWELLING.

I CONSIDER THE NEW REPLACEMENT BUNGALOW/FARMHOUSE DESIGN TO BE A VAST VISUAL IMPROVEMENT, TO WHAT THE ORIGINAL FIRE-DAMAGED STRUCTURE REPRESENTED AND ON COMPLETION/OCCUPATION, SHALL ASSIST IN SAFEGUARDING THE FUTURE REGENERATION OF BRAXFIELD FARM.

**ACCESS:**

ON THE GENERAL POINT OF ACCESS, BOTH VEHICULAR AND PEDESTRIAN CONNECTIVITY SHALL CONTINUE UNALTERED AND REMAINS AS EXISTING, ACCESSED ALONG THE FARM TRACK THAT HAS SERVICED THE BRAXFIELD FARM COURTYARD IN THE PAST.

THE PROPOSAL IS A REPLACEMENT ON A “ONE-FOR-ONE” BASIS AND THEREFORE HAS NO INCREASE IN TRAFFIC FLOW, NO ADVERSE IMPACT ON THE EXISTING RESIDENTIAL AMENITY, OR ANY ROAD SAFETY CONCERNS.

THE PROPOSAL IS READILY SERVED BY THE REQUIRED INFRASTRUCTURE, INCLUDING WATER, SEWERAGE, ELECTRICITY PROVIDED TO THE EXISTING BUNGALOW/FARMHOUSE AND ABLE TO PROVIDE THE REQUIRED THREE “IN-CURTILAGE” PARKING SPACES WITHIN THE CURTILAGE OF THE RESIDENTIAL PROPERTY, IN MANDATORY COMPLIANCE WITH SOUTH LANARKSHIRE COUNCIL’S ROADS DESIGN STANDARDS.

ROY MITCHELL DESIGN LIMITED JANUARY 2024

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