

SUPPORTING STATEMENT

**SITE ADDRESS:
3 & 4 East Mains
Milne Graden
Coldstream**

**APPLICANT:
Milne Graden Ltd**

**DATE:
March 2024**

Introduction

This statement is in support of a planning application concerning two existing houses at 3 & 4 East Mains, Milne Graden.

The purpose of the statement is to provide a document which sets out the design approach and supporting case for their proposed demolition and re- development.

Context and History

The two existing houses on the site are detached post-war, system-built houses (Dorran or similar construction), which are now well in excess of their expected life span.

The houses are single storey, having concrete panel walls with an exposed aggregate finish and a duo-pitch roof finished with concrete roof tiles.



It is likely that the houses were erected as an expedient method of providing quick and cost-effective accommodation for farm workers, however, the standard house type does not lend itself to the aspect characteristics of the site, with the front doors at the rear and the rear doors being used as the main entrances.

The houses are in extremely poor condition with an inherent number of faults, such as –

- Missing and loose render to the basecourse with the brick behind beginning to decay.
- Exposed sections of corroded reinforcement and spalling to the concrete panels with evidence on the surface of the panels of further hidden corrosion.
- Shrinkage cracks to the vertical joints between concrete panels with evidence of previous repairs.

- Evidence of water ingress to the roof boarding internally.
- Evidence of previous high levels of moisture in various locations within the houses which can be attributed to a mixture of rising damp and water penetration through the external wall panels.
- Condensation is present in various locations at low level and behind furniture.

In addition to the structural issues, the houses are extremely poorly insulated. There is adequate insulation to the flat ceiling of the pitched roof only, but the remainder, including the walls and roof, have no insulation. There would be significant construction challenges in providing adequate insulation to these areas.

The houses are in the rented sector where the Scottish government require a minimum EPC rating of C from 2025.

There would also be major concerns, including those of financial viability, in attempting to upgrade the inherently defective structures which have an extremely limited life span.

Proposal

Taking into consideration the points made above, the proposal is to demolish the existing houses and replace them with two new properties of a similar scale and built form.

The houses will be placed on the site in similar positions as previously, re-using the existing access drive and introducing parking and turning for two cars at each plot.

Existing drainage and service provision will remain.

The design of the new houses broadly follows the footprint of the existing but takes the opportunity to increase the accommodation by adding a second storey in the roof space with a 'cat slide' dormer to the south side of the roof. The existing roof space is quite large but currently unused, so this is a sensible approach to increase the accommodation without any significant enlargement of the built form.

The proposed design also takes into account the aspect and orientation of the site in order to benefit the amenity of the occupiers, as follows –

- Covered front entrances adjacent to the road and parking area
- Living accommodation on the south side
- Larger glazed openings on the south side will take advantage of the views
- Rear access from the living accommodation to the garden

The material palette would be kept simple and consist of self-coloured rendered walls and a natural slate roof. Vertical slating would be used on the 'cat slide' dormers in order to merge them into the overall roofscape.

The houses will be insulated above the standards of the current building regulations and the energy efficiency will be aided by the solar gain from the south and reduced heat loss to the north by restricting the size of openings on that side.

It is envisaged that heating would be provided by air source heat pump or direct electric heating.

Conclusion

We have demonstrated in the above statement that the proposal for demolition and re-development aligns with the guidance set out in policy HD2 (E) of the local plan in as much as the siting and design of the new buildings respect the historic building pattern and the character of the landscape setting and they are in keeping with the original buildings in terms of scale, extent, form and architectural character.

Taking the above into consideration, it is hoped that the Planning Authority will support this application which looks to replace the wholly inadequate existing buildings.