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Design and Access
Statement for
farmhouse at New
Steading ML11 7RB

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1.0 INTRODUCTION AND PROJECT BACKGROUND

- i. This application requests approval for the establishment of a retirement home on a farm in accordance with NPF 4, Policy 8. This policy facilitates the development of residential accommodations within designated green belts or Countryside under the Local Development Plans (LDP) under specific conditions. Such conditions include providing housing for key workers integral to the operation of their enterprises or for retired workers when no suitable alternative accommodation is available.
- ii. The inception of this project is driven by the current farmer's need to retire, prompted by advancing mobility challenges and other health issues. The farmer's son-in-law, who is deeply committed to the farm's future, is prepared to take over the farm operations. The envisioned retirement home is not just a residence but a place where the retiring farmer's vast agricultural knowledge and expertise can continue to benefit the family. This is particularly important for the son-in-law and daughter, who will inherit the management of the farm.

2.0 APPRAISAL OF THE SITE AND ITS CONTEXT

The site chosen for the retirement home is approximately 60 meters from the intersection of Greentowers Road and the farm's access road, as shown in **Figure 1 below**. It is surrounded primarily by agricultural land. Adjacent to the site is a row of trees, which will be preserved or replaced with native broadleaf species if necessary. This should help to screen the dwelling from the perspective of people looking over from the Lanark area.

This site's selection is strategic for several key reasons:

- i. It enables the retiring farmer to stay closely connected to the farm, offering guidance and sharing expertise.
- ii. Its proximity to the farm enhances security, allowing the retiring farmer to monitor and report suspicious activities.
- iii. The site offers easy access to essential services such as water, electricity, and telephone connections, with waste management facilitated through a bio-disc treatment system to ensure environmental sustainability.

Furthermore, the retirement home will be integrated into an existing cluster of farm buildings, see **Figure 2 below**, enhancing architectural cohesion and fostering a sense of community. This integration ensures the retiring farmer remains a vital part of the farm's ecosystem, benefiting from close family ties and increased security.



Figure 1: Distance from the main entrance

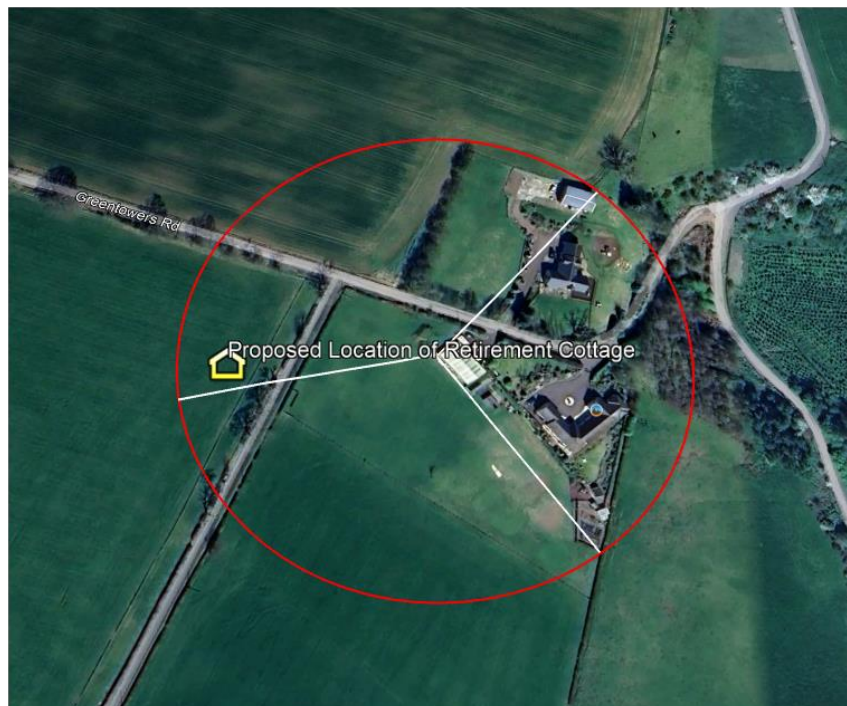


Figure 2: the proposed development under cluster development

In summary, the proposed retirement home development aligns with NPF 4, Policy 8, providing a viable solution to the retiring farmer's housing needs while supporting the farm's ongoing operations and contributing to the local agricultural community's resilience.

3.0 DESIGN PROSES

The paramount consideration in the design process was to ensure the retirement home harmonises with the surrounding landscape and does not detract from the views across the valley from Lanark. The retirement home will be positioned behind a row of mature trees, with any necessary replacements undertaken during construction. The design aims for the house to be equidistant from the centre of the existing cluster of buildings, ensuring it blends seamlessly with the environment, as shown in Figure 2 above.

4.0 DESIGN PROPOSALS

Design considerations have included feedback from planning officers, including suggestions for narrow windows. However, to ensure the property aligns with the surrounding area's character, a decision was made to propose a hybrid version of tall windows instead. Like the image shown above in **Figure 3: Precedent and existing houses.**



Figure 3: Existing house with vertical windows

5.0 ACCESS STATEMENT

Vehicle access will be via the existing farm access road, with adequate visibility splays to the west. Despite a 90-degree bend to the east, which naturally slows down traffic, visibility and speed assessments have been conducted to ensure safety and taking in the **Maximum speed of the bend is 32 MPH (not accounting for the camber)**. The visual splays are within guidelines.

The property will also be fully disability-compliant, featuring level entrances and an internal layout suitable for wheelchair users and individuals with mobility issues.

6.0 MATERIALS

- i. **Off-white Roughcast for the Exterior:** Roughcast, also known as pebbledash, offers a textured finish. Its off-white colour will provide a classic and elegant look, reflecting sunlight and keeping the building cooler.
- ii. **Corner Detailing in Quoin:** Quoins are the cornerstones of a building, often used for decorative purposes. Contrasting them with the roughcast can add an element of grandeur and structural depth.
- iii. **Spanish Slate Roof with Solar PV:** Spanish slate is known for its durability and beauty. Incorporating solar PV panels into such a roof aligns with modern sustainable practices and maintains aesthetic appeal.
- iv. **Grey UPVC Double-Glazed Windows:** Grey UPVC frames can complement the off-white roughcast and the darker hues of the Spanish slate roof, offering a contemporary twist. Double glazing improves insulation and energy efficiency.
- v. **Permeable Type 1 Crushed Stone for the Driveway:** This material choice for the driveway supports rainwater drainage and reduces runoff, aligning with sustainable landscape practices. The natural stone appearance can also enhance the overall aesthetic.

The roof is covered in dark grey Spanish slate and has Solar PV panels. Grey UPVC double-glazed windows complement the colour scheme, and a driveway made of permeable Type 1 crushed stone leads up to the house, blending naturally with the landscape. This design aims to balance sustainability, functionality, and aesthetic appeal.

7.0 VISUAL AND RESIDENTIAL AMENITIES IMPACT

The proposed dwelling is strategically positioned approximately 61 meters from Greentowers Road, deliberately selected for its advantageous natural screening provided by mature trees. This careful placement preserves the picturesque views from Lanark and guarantees that there will be no adverse impact on the quality of residential amenities.

8.0 SUMMARY

The submitted application presents a proposal for constructing a retirement home on a farm. This proposal aligns with the National Planning Framework 4 (NPF 4), specifically Policy 8 of the Local Development Plan (LDP), which permits residential development within designated green belts under stipulated conditions. The motivation behind this initiative stems from the current farmer's decision to retire due to health concerns, leading to the farm's future management being handed over to the farmer's son-in-law and daughter.

The retirement home's strategic location near the farm is intended to preserve the retiring farmer's connection to the farm, ensuring security and convenient access to essential services. Throughout the design process, a strong emphasis has been placed on environmental integration and minimising visual impact to maintain the landscape's natural beauty. Contrary to suggestions for narrow windows, the design incorporates a hybrid tall window style to align with the area's character.

Vehicle access to the retirement home will utilise existing farm roads, incorporating safety measures and compliance with disability access requirements. The chosen construction materials include off-white roughcast for the exterior, Quoin detailing at corners, a Spanish slate roof equipped with solar PV panels, and grey UPVC double-glazed windows, selected for their sustainability and aesthetic harmony with the local environment.

The project aims to minimise the impact on visual and residential amenities. Positioning the dwelling to take advantage of the natural screening offered by mature trees ensures the protection of local views. It negates any adverse effects on the surrounding community.

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