

JAMES G IRONSIDE LIMITED

DETAILED PLANNING APPLICATION :

PROPOSED HOUSE ON LAND AT MEIKLE KIRKHILL
FARM, MAUD, ABERDEENSHIRE, AB42 5PG

R & L LAMB

DESIGN STATEMENT



VIEW OF SITE FROM SOUTH EAST

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BACKGROUND:

This document is intended to set out a brief statement in support of the erection of a new house at Meikle Kirkhill, Maud, Aberdeenshire.

SITE DETAILS:

The application is sited at Meikle Kirkhill, Maud, Aberdeenshire and is situated in a area of ground opposite the existing main farm buildings at the aforementioned address, the proposed application site extends to 0.30Ha and will accommodate a new house for an essential farm worker to undertake the sheep side of the farming enterprise . The site will be accessed off the

existing main road with a layby formed so refuse vehicles can park off road to empty bins etc in accordance with roads service requirements with layby positioned so as to give relevant visibility requirements in both directions at exit to site.

The proposed site is chosen so as to give the best views over the existing farm land used for sheep / lambing

enterprise at Meikle Kirkhill Farm and will be situated beside the new lambing shed so as to enhance security as well as for the best animal husbandry with a worker situated on site.



SITE APPRAISAL

The proposals contained within the attached application for our clients has taken into account the services for the application site, the electricity supply and a private water supply are already on the site of the proposed development.

All new Foul water drainage will connect to a new Graf one2clear treatment system and discharging to a sub-surface soakaway, all rainwater goods will be connected together underground and taken to a soakaway system, all drainage plant as well as the soakaways are all contained wholly within the red boundary line of the application site.

The site is of a good size which will easily accommodate the proposed house and has adequate parking and turning areas to the front of the large garage leaving ample room for private garden ground.

The house will be highly insulated to meet current building standards (April 2024 edition) as outlined in the attached energy statement, and is being sited to give panoramic views over the surrounding countryside and the farm land in ownership of the applicants and will benefit from enhanced solar gain due to its South West facing.

The proposals will be built incorporating various types of sustainable materials as well as renewable technologies which again are outlined in the attached energy statement.

STANDARD FINISHES

The proposed development will have finishes as outlined below but is to be agreed with planning authority prior to works commencing on site;

- ROOF** - main roof is to be finished in corrugated iron cladding - black in colour.
- EXTERNAL WALLS** - The external walls are to be finished with in light grey dry dash render on light grey background, with accent panels of corrugated iron cladding in black to match roof light grey granite effect stonework to base course.
- WINDOWS / DOORS** - all windows and doors are to be black in colour finish as per manufacturers designs with a u values as low as 1.1W/m2K,
- FASCIA / SOFFIT BOARDS** - All fascias and soffit boards are to be finished in light oak upvc timber effect.
- RAINWATER GOODS** - All rainwater goods are to be in Black uPVC.



Fig 1

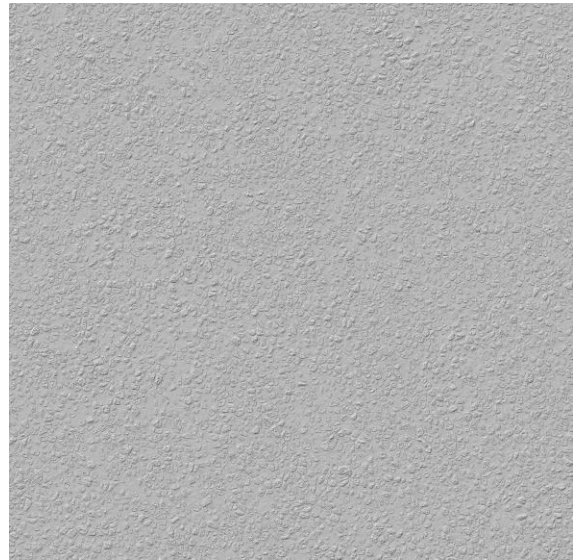


Fig 2



Fig 3



Fig 4

Fig 1, 2, 3 & 4 are for illustrative purposes

PLANNING POLICY.

Policy R1 Special Rural Areas

R1.1 In order to safeguard the special nature of the green belt and coastal zone, development opportunities will be restricted and subject to the considerations set out in paragraphs R1.2 to R1.5. The boundaries of the green belt are shown on the proposals maps where applicable and in detail in Appendix 4, Boundaries of the Green Belt. The extent of the coastal zone is shown in detail in Appendix 5, Coastal Zone.

R1.2 In the green belt the following developments are permitted:

- development associated with agriculture, woodland and forestry, fishing and horticulture;
- development for a recreational use that is compatible with its agricultural or natural setting. The development of single huts not associated with a tourist proposal under Policy B3 Tourist Facilities will be prohibited;
- development meeting a national requirement or established need, if no other suitable site is available; intensification of an established use subject to the new development being of a suitable scale and form1 ;
- **accommodation within the immediate vicinity of the place of employment required for a worker in a primary industry, where the presence of a worker is essential the efficient operation of the enterprise, and there is no suitable alternative residential accommodation available.**
- essential infrastructure such as digital communications infrastructure and electricity grid connection

R2.2 In the accessible and remote rural areas outwith the green belt and coastal zone we will permit small-scale development that would be compatible with the location being in the green belt as listed under R1.2.



Fig 5.

PHOTO REALISTIC 3D VIEWS OF PROPOSED HOUSE



Fig 6



Fig 7

ENERGY REPORT

The aim of the development will be to work towards the proposed Gold level of sustainability as outlined in the Local Development Plan 2023.

The proposed house will be constructed with sustainability in mind as per the points outlined below;

1. High quality insulation to all exposed elements of the proposed structure.
2. Buildings would be orientated to achieve maximum solar gain as well as reducing heat loss.
3. Renewable heating system in the form of the Daikin Altherma hybrid heat pump system being installed.

All walls are to be designed to achieve a minimum U Value of 0.15w/m²k

Double glazed windows are to be used within the house and are to have a maximum unit U Value of 1.1 W/m²K external doors are to be off composite style with a minimum construction of 70mm reinforced frames with door being in high insulation foam core within a stable timber inner frame with strong through colour woodgrain fibre glass face or similar and approved so as to give a maximum u Value of 1.0W/m²kK.

Ceilings are to be designed to achieve a maximum U Value of 0.09w/m²k

Passive ventilation system will be used within all bathrooms / kitchens.

Low water usage fittings and dual flush toilets will be provided throughout the house.