

Design Statement

Lochend Lodge
Lochend Road
Dunbar
EH42 1NA

for
New Homes for Life

Date : **19/02/2020**

Our Reference : **E3466**

1. Introduction

The proposal is for a small development of four detached houses at the corner of Lochend Road and Spott Road. The renovation and remodelling of the existing Lochend Lodge on the site will form a separate application.

2. Context

2.1. Description of existing

The site is situated on the boundary of an established residential area.

The site is well served with public transport links. Nearby bus stops on Spott Road and Lochend Road provide a wide range of local and longer distance bus services. The railway station is around 10 minutes away and serves the East Coast Main Line with services to all parts of the UK.

The site is around 10 minutes' walk from both the town centre and a large ASDA supermarket. The primary school is 15 minutes' walk and the secondary school not much further.

The site consists of the garden ground of Lochend Lodge. The garden is disproportionately large for the area at around 1500m². Typical neighbouring plots have an area of around 250m².

2.2. History

The existing cottage on the site, Lochend Lodge, is the East Lodge of the former Lochend Estate. Lochend House was built in 1684 and remodelled by William Burn in the 1820s, but subsequently largely destroyed by fire in 1859.

The east boundary of the estate is defined by a stone wall which runs along the boundary of the site before dropping down to a low wall to the north of the site.

The building is neither listed nor in a conservation area.

2.3. Trees

The trees on the site form two main groups. There is a group of Scots pine to the north west of the site and a cluster of mature sycamore trees to the south west. The condition of these trees is covered in the attached tree survey.

Outwith the south boundary of the site, there is a continuous band of mature trees running just inside the stone estate wall. This band of trees stops at the south boundary of the site and the trees within the site relate to its status as a garden.

2.4. Policy

This site is covered by policy RCA1 which seeks to safeguard the residential character and amenity of existing housing areas.

2.5. Constraints

There are two potential access points to the site. The existing gate to Spott Road and the inshot on Lochend Road. It is considered that direct access from the busy Spott Road, particularly when the access is on an incline would not be desirable. That limits the site access to Lochend Road.

The root protection areas for the existing trees obstruct development in a large part of the site.

The adjacent two storey housing on Lochend Avenue overlooks the rear of the site.

3. Description of Proposals

3.1. Design Strategy

The strategy for the site is to retain the existing Lochend Lodge (which will be remodelled as part of a separate application) and bring in a new site access route from Lochend Road around which the new houses are grouped.

Various options for the site were considered, but the pre-application guidance suggested that a development of houses would be preferred over a block of flats and market research suggests that the demand in the area is for four-bedroom detached houses in a relatively traditional style.

The position of the houses avoids major windows overlooking the properties on Lochend Avenue.

3.2. Materials

The proposed houses will have slate roofs and white rendered walls in keeping with the surrounding area. This will be combined with stone detailing to tone with the stone of the existing cottage. Dark window frames and doors will give a crisp contemporary feel.

The hard landscaping will be a combination of resin bound gravel, permeable block paving and paving slabs.

3.3. Trees

The Scots pine to the northwest of the site are considered to be only of fair condition and add little to the amenity of the site. They are also rather close to the adjacent property and only have a relatively limited life.

The mature deciduous trees in the southern half of the site would be desirable to retain. Unfortunately, the large root protection areas and the shape of the site means that there would be no viable way to develop the site while retaining most of these. We have tried every possible layout to minimise the loss of trees, but the loss of several trees has proved unavoidable. This will be partially mitigated with the planting of new trees to the southern edge of the site.

3.4. Parking

Each property, including the existing cottage, will be provided with two private car parking spaces. This is as well as the very good public transport links noted above.

4. Impact of Proposals

The proposed development will provide more housing in an established residential area.

It will also allow the retention and renovation of the historic Lochend Lodge which is in a run down condition and would have been lost if the site had been redeveloped as flats as originally proposed.

While the loss of trees is regrettable, it is considered that the impact of the proposals are generally positive and help to consolidate this corner of an established residential area, reducing the demand for new peripheral development.