

DESIGN STATEMENT

Plot 19, Woodend of Crathes, Banchory, AB31 5QA

Job Reference: P/103-PLOT 19

Date: April 2024

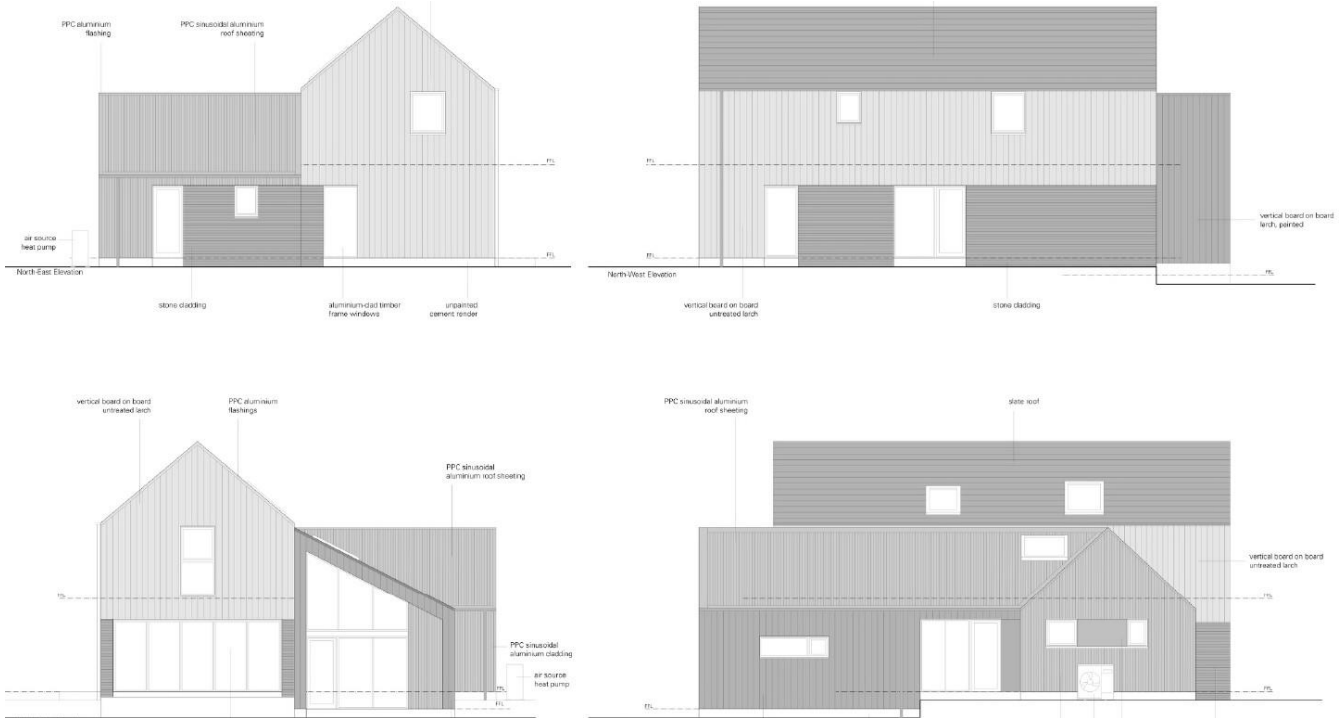


1.0 INTRODUCTION

- 1.1. This is an application for Full Planning Permission for a change of housetype and site layout at Plot 19, Woodend of Crathes, Banchory, AB31 5QA.
- 1.2. The application site and housetype currently have Full Planning Permission as part of the wider development APP/2019/1306, approved 24/11/2021.

2.0 PROPOSED CHANGES

- 2.1 The existing plot was approved with the 5 Bedroom Above Road housetype located in much the same location as the proposed amended housetype in this application. However, the purchaser of the plot requires an integrated garage which utilises the room in the roof above for a studio space.
- 2.2 The proposed dwelling has been based on a combination of the approved 5 Bedroom Above Road housetype and the dwelling which was more recently approved on Plot 21 slightly further up the road, APP/2022/2686. The customer requires the majority of the house to be on the ground floor level for future accessibility. They also required an integral garage for direct access to the dwelling.
- 2.3 Essentially, the three main sections of the 5 bedroom above road housetype remain the same but the single storey pitched roof gable section has been swapped to the other side to accommodate the integral garage, as per Plot 21. This positions the garage in a similar location to what was originally approved on the plot, maintaining the general approved streetscape.
- 2.4 Like Plot 21, the 2 storey section has been reduced in length on the first floor to accommodate a first floor Lounge only, to take advantage of the views and south west aspect. This is compliant with the suggested public room locations in the approved Design Guide. Likewise, the Bedroom above has been moved to the Ground Floor to form a master bedroom suite but remains in the same position / orientation as approved.
- 2.5 The single storey monopitch section has been reduced in length to only incorporate the Kitchen / Family / Dining area and a small Utility area to the rear.
- 2.6 The proposed plot layout is generally consistent with the approved layout. The proposed dwelling remains in the same orientation as approved but has been moved slightly further back into the plot to increase the distance between the dwelling and the road but respecting the 15m no-build buffer zone for the woodland to the north.
- 2.7 The location of the garage has been pulled closer to the road to reduce the length of driveway and increase the rear garden area, respecting the aforementioned no-build zone. The garage as been moved south east in the plot to attach to the dwelling.
- 2.8 The approved Design and Access Statement refers to "*plot widths ensure sufficient space between houses to ensure that views to the south-west are maintained between buildings*". As the plots to the north of the site are located at the top of the hill and have a woodland backdrop, this is not particularly necessary. However, as the dwelling has been moved directly adjacent to the garage, the space between the dwelling / garage and its neighbouring plots is improved.
- 2.9 In accordance with the Design and Development Brief the garage is "*located towards the back of the plot to ensure views are maintained from the principal living spaces within the house*" and the solar PV panels are located on the garage roof.
- 2.10 The external appearance and massing of the proposed dwelling remains largely as approved, particularly when read as its street elevation with the garage.



APPROVED ELEVATIONS



South East



North East



South West



North West

PROPOSED ELEVATIONS

2.11 As the plot purchaser is concerned about future accessibility, the change in level in the kitchen / dining area has been removed. Plot 19 is located at the top of the hill and does not have the same steep gradient over the site as the plots further down the hill. Therefore, the change in level in the housetype is not required.

2.12 The external materials proposed have generally been selected from the approved palette of materials listed in the approved Design and Development Brief.

- 2.13 However, the approved Design Guide / Design Brief states one of the accepted external materials as timber cladding, painted or unpainted. Treated Scotlarch has been accepted for the approved houses so far, however Scotlarch is not recommended for painting as it is not stable enough. Thermopine has therefore been specified to achieve the approved painted finish. This was discussed in an email on 15/11/23 to Ann Grant, the Planning Officer dealing with several other Plots on the site, who advised whilst it sounds an acceptable solution in theory, the eco credentials of Thermopine should be provided to ensure it is justified.
- 2.14 In terms of an alternative to Scotlarch, there is nothing locally sourced that could be painted as Scottish timber just isn't dimensionally stable enough to recommend painting. However, the suggested alternative for painted timber (Thermopine) is Scots Pine, sustainably sourced from well managed forests and is PEFC certified. No chemicals or hazardous substances are used in its preparation. Further manufacturer's information on Thermopine and also its Environmental Product Declaration and Factsheet have been uploaded with the application for reference.
- 2.15 Sinusoidal steel cladding has been accepted and approved on Plots 1 & 14. Information on its eco credentials has been uploaded with the application.
- 2.16 The potential for a small roof terrace area within the south west facing gable by creating a similar recess to that of the single storey monopitch area adjacent was also discussed with Planning Officer, Ann Grant, in the same email dated 15/11/23. She advised that this would need to be assessed on its own merits, depending on the particular plot it is proposed on. She advised that if the alteration is always on the front elevation which overlooks the front gardens and then road, this may not cause an unacceptable amenity impact.
- 2.17 The proposed roof terrace on Plot 19 meets the above criteria and does not cause any adverse impact on privacy to rear gardens or windows on the plots opposite. The design retains the approved scale, massing and form of the overall dwelling and reflects the same accepted design style as that of the single storey monopitch gable recess. The remaining gable design, eaves detailing and window scale / placement are all in accordance with the approved Design and Development Brief.
- 2.18 In accordance with the approved Design and Development Brief *"living spaces are located closest to solar gain and view. Kitchen, dining and family spaces are configured as open-plan with a separate living room opening onto this space. While the kitchen is at the heart of the open plan area, it is also immediately adjacent to the utility space which has direct access to the garden. Bedrooms are located together for ease of access, privacy and acoustic separation from the main living spaces. The master bedroom is configured as its own 'suite', with walk-in wardrobe and ensuite bathroom"*.
- 2.19 The proposed location of the garage continues to allow the views and sunlight to be unaffected in both the application site and surrounding plots.



PROPOSED 3D VISUALS

2.20 The dwelling has been designed to meet the current Gold Standard of Sustainability in the Building (Scotland) Regulations 2004 Technical Handbook 2024 (April). Renewable technologies such as an Air Source Heat Pump and Solar PV Panels are currently proposed. The solar panels will be located on the south facing roof of the garage, in accordance with the approved Design and Development Brief and the approved garage.

2.21 SAP Calculations have been carried out for the proposed dwelling to ensure it meets the current requirements for Gold Standard. These, along with the Sustainability Label, detail how the dwelling meets the Sustainability criteria in the Design and Development Brief and will be submitted to discharge Condition 9 of the current approval prior to commencement on site.

3.0 CONCLUSION

3.1 The application would appear to meet all the criteria of the approved Design and Development Brief and therefore a positive recommendation is respectfully requested.