

Replacement cottage at 30a King Street Oldmeldrum AB51 0EQ

Supporting Statement

Erection of replacement cottage

at

30a King Street Oldmeldrum AB51 0EQ

For

Mr William McBey

1. Background

This supporting statement is lodged in support of an application for the replacement of 30a King Street which existed as a single dwelling semi-detached adjacent to at 30 King Street Oldmeldrum AB51 0EQ

(The alteration to existing 30 and 30a houses and entrance were approved for 30 to be one house at 30 for alterations and extensions Reference LRB 592 APP/2023/0554 Approval by LRB

2. Site analysis

The existing site has two dwellinghouses, 30 and 30a .

The houses at 30 and 30a are now approved as above for ONE detached house of 4 bedrooms The houses were used for distillery management and 30a was approximately 70sqm metre on one and half stories as existing.

The intention is to have now only 2 houses retained on the site.

30a we intend as a replacement of existing 30a but only on one floor for retirement purposes and with disabled access situated at the rear of the site using the existing mutual much improved access from King Street which Roads Department have approved for access to main house at 30 King Street with better than existing visibility splays. The access is for 2 houses only as existing to which road removed their objection but have put a holding objection. as they have been advised it is three by planning which is incorrect.

The access to front of both houses' Roads Department preferred to the existing single narrow access adjacent 30 itself -- as it moved visibility splay to middle of plot and bettered it from existing which was preferred for safer ingress and egress.

It follows we believe that if ok for 2 houses as existing and bettered for safer access that 2 houses only should or would be in order and be similar to the many existing houses on the street visibility splay less or similar.

For example, right next door the council's own visibility splays are not to standard for roads either and no problem with 4 houses cars entering daily has ever been apparent and this turning come amenity area to new houses and existing also allows turning parking and south facing patio seating areas at both but is mainly to assist off street parking turning.

The existing houses at 30 and 30a always had garages attached in a linear fashion and was to East of gable of 30a existing.

So each house had a garage / store – We wish to have one garage on the

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rear 30a replacement site which adds to amenity as well and shelters house and as it is on a public path also prevent noise and improve amenity and privacy.



3. Design Principles

The design ethos was to create a small retirement home cottage reflecting the character of the area and this was arrived at in consultation with the Built Environment whose comment have been taken on board such as but not limited to plot ratios, material usage window design shape and even adding wall in lieu of picket fence previously suggested by Built Environment for the previous application.

The character of the area is such that its closeness and older style has made it the conservation it is now so we believe that this is maintained by the present design and reflecting the close nearby plots which have no rear gardens and similar mutual access.

Remembering also that the existing houses had only front garden and no back garden either, but we have created a private usable space which can be increased even by curving walls to make South facing amenity areas none of which existed to existing houses.

The new cottage is sensitively sited and designed in a linear design to match the existing character of the houses and garages and also adding a detached garage which on the

previous application Built Environment requested so we can accommodate that this time at the South and it enhances the privacy as there is a lane to the south used to access East of Oldmeldrum and adjacent houses at the upper level.

The siting of the new cottage and garage at rear do not detract from the use of 30 King Street itself and also meet the requirements for parking, access and front and back garden ground are provided noting that retired person do not usually want large gardens to look after.

As can be seen by the local authority houses at 1, 2, 3, & 4 Barnett Court which have no rear garden or front garden at all and these folks seem perfectly happy when we meet and chat with neighbours

Also, to meet the criteria set out in Policy P1 Layout, Siting and Design and Policy P3 Infill Developments within Settlements and Householder Developments (Including home and work proposals) and Policy HE2 (Protecting Historic, Cultural and Conservation Areas) and National Planning Framework 4 Policy 7 (Historic assets) and Policy 16 (Quality homes).

We therefore believe that our cottage is reasonable and certainly better than the recent addition of plastic facias and flashing and poor roughcast choice to local authority house adjacent and noting that the council have lock block driveways. Our will be lime rich roughcast slated roofs and granite chip covered drive (not lock block)

4. Key issues

The key opportunities identified were:

- the existing site has 2 houses, so opportunity exist for 2 again should be we feel perfectly reasonable
- The design proportions reflect the character of the immediate area housing in the area apart of course from the local authority own travesty of design –

Ours utilises traditional materials slate stone and lime rich roughcasts.

The plot ratio for the replacement cottage and garage has less than 25 per cent coverage only

The normal non conservation plot ratio being 33 per cent coverage which we better by a large margin and better also new house plot ratio by quite a bit

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The coverage allowed should be noted is well under the required amount which provided in new houses adequate amenity area

Area of plot ratio is 636msq

Cottage & Garage = 111msq

Coverage of plot is 17%

The plot ratio is better than many around and adjacent eg plot ratio coverage is 636 sqm

The adjacent local authority retirement homes next door have no back garden at all nor any front garden either (eg same as ourselves) just a grassed 2 metre wide area in front of each

With a plot ratio per houses coverage is 266 sqm a ratio of 42 per cent and which 196msq is driveway area.

Making the plot ratio 60 per cent coverage

We have better than this by quite a margin.

The opportunity to create more sense of enclosure and shelter to this site is provided by the garage and we have elected to put up a garden wall to path to improve amenity of area

5. Design concepts

- utilise the shape of the site and the existing access point; this lends itself to a cottage which has access turning area and a frontage to the south, whilst taking advantage of the shape of the site to provide a sense of enclosure.
- the housing being orientated to the South and West to take advantage of solar gain to make the house economical to run and environmentally sympathetic.
- use proposed landscaping to create protection, habitat creation and a landscape setting in the conservation urban landscape.

6. Design Solutions

The design solution for this site for replacement cottage is to have it orientated to allow a frontage to take advantage of solar gain and looking at the usable garden space which is private from the lounge area.

And to have access to the road at King Street at West via a shared and existing approved mutual access to the narrow public road

That the public road has had the advantage of recently to allow almost a lay bye type use of our open access area at entrance which shall remain to be usable by both plots.

In terms of design and layout the replacement cottage on one floor comprises a detached 2 bed single storey property.

The layout provides lounge/dining/kitchen and all accommodation on the ground floor. Care has been taken to reduce the mass of the building by creating a cottage roof of slate at approx. 35 degrees so as to retain the character but not to cause any detriment to the East local authority houses whose windows really shouldn't look onto our property but have been allowed previously and which have high 1.8 fences to the back gardens so the privacy is unaltered and thus amenity remains same with views to king street due to our position from first floor windows as existing.

The proportions are traditional for this conservation area , the elevation treatment being : slate pitched roof with tabling to match 30a existing noting that existing 30 has none to East , UPVC grey fascia's, sash and case windows in a UPVC that creates a timber effect (grey), wall roughcast with lime finish to the South and West elevations.

The replacement house has been kept at a lower level to allow the local authority flats to have access to light as existing.

They are overlooking at present, from upper windows only as existing and we simply note that to be a character of the area of all being closely Built Environment.

The existing fence at East remains and the cottage being at a lower level should avoid the overlooking by East council terraced houses into the house plots as the gable is blank.

Each local authority property to the South is approximately 62msq with no rear gardens and does not blend in well with the Conservation character now with has a dissimilar roughcast to any house on the street –We feel our design agreed with Built Environment does.

DRAINAGE

The existing combined sewers take both combined rain and foul water drains from 2 houses so will be the same and remain as existing to West extended in UPVC to keep fall reasonable and self-cleaning and SW are happy with the arrangement as existing for 2 houses.

Noting that we have kept the area in granite free draining chips for rain dispersal for SEPA

The foul from two existing houses existed so from 2 new should be similar as there is still two kitchens used.

The bathrooms being en suite do not increase bathroom usage as one merely uses en suite which result in same outfall capacity just relieve peak time for occupants.

There is also an existing surface water drain from the site that will be reconnected to.

No new sewer connections are required.

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Power

We have also approached Scottish Power to have an electric charging point fitted.

Insulation and solar power

We have better than standard insulation to wall and roofs and floor which improve environmental performance. We have also positioned conservation type solar panel to roof to mimic roof light as preferred by Built Environment normally and these also are to South to be efficient.

7. Location

The site is located within Aberdeenshire Councils village of Oldmeldrum, 17 miles Northwest of the Aberdeen.

The site sits in the northern periphery of the Oldmeldrum Conservation Area.

Originally the site was part of the Glen Garioch Distillery area and formed two self-contained dwelling houses on separate plots extended 1950s with flat roofed rear extensions and a linear garage of 9 metre long to serve both and which linear design we have followed by keeping cottage on same building line.

The front of existing 30 to 30 a has the stepped down feature to lower house.

We have retained the lower roof line for 30a to retain character

8. Flood risk

The area is not within the flood risk zone as indicated on the map.

9. Access

The site benefits from pedestrian and suitable and approved vehicle access via mutual access

10. The Existing buildings

The existing buildings on site are arranged in a dense historical street pattern, facing their gable ends to the street and creating a unique, rural settlement character.

To the West, South and East of the site there are residential buildings, in the conservation area their heights vary from 1 storey to 2 storey with pitched roofs and many with high coverage plot ratios which our development betters in many cases

The boundary to the North is created by future road approved by planning along the Glen Garioch Distillery building, which is a bitmac area with grass around we have no control of that but as it is an access it is unlikely to be ever altered again

The site boundary to the West is the present approved 30 house and will have new stone wall erected on boundary using existing stone form the dilapidated existing wall including the John Gunn cope reused which is truly the best character of the area reused one can get

The south has a council two plank fence which has been damaged by their own workman and we expected to have that replaced by them in due course.

Failing that we will erect a picket fence at boundary and wall where Built Environment have directed and a low hedge planted along path side. Trees damaged during storms will be replaced.

10. The south face and any modern cottage property require solar panels as regulation and planning constraint do not allow fossil fuel boiler hence these are “ in roof “ conservation black panel panels The replacement cottage will have both solar voltaic and solar heat gain with a heat pump provided for and be heavily insulated to maintain an economical environmentally house eg the wall is to be insulated with super insulation even better than PIR there is a new gel available. There is no heat pump envisaged as had been asserted by an objector that planning posted.

12. Boundaries

There is a new block built retaining wall required along the South boundary that runs up the side of the communal path, this is to replace the timber fence that was damaged when the contractors were fitting the insulation on the local authority properties. There are existing stone walls to the North, existing timber fence to the East and a proposed timber fence to the West.

General

Oldmeldrum is served by the number 35 bus to Aberdeen

The site is also a short drive to Inverurie, which has frequent rail and bus services to Aberdeen.

Within the strategic growth area there is significant demand for both homes and business land, and this demand has probably increased with the upgrade of the A90 to a full dual carriageway as far as Ellon.

We have reflected the Scottish Government’s recommendation of provision of housing requirements which are presently well under what is actually needed.

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We maintain that this house infill an area in a pleasant way and reflects the character of the area but remain as it is to the rear or East of plot is highly private and quiet.

So will for any occupant old or even young for example grandchildren

- deliver a nice quality of life;
- help protect and improve the areas urban natural and cultural heritage.
- create sustainable mixed communities.
- make the best of our existing transport network.
- adds an electric charge point.

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Features within the conservation area vary considerably and are very mixed in design in the Oldmeldrum area.

There are tiled and slate roofs – also felt flat roofs and corrugated flat roofs.

Fyfestone walls brick wall to local authority property in this street

Brick facades to 2 storey council houses

New render walls and local authority have lock block drive next door.

So to single out this to be similar and in keeping with the Built Environment wishes is somewhat of a misnomer as there are many different characters existing as noted above and we have kept ours in line with built environment wished in this revised application. even though many nearby are different and thus are the mixed character of the area.

Summary

It is proposed to replace the existing 30a dwelling house lost by development of 30 to one house with a small single storey cottage to provide a well-designed and sited dwelling within the Conservation area.

The site shall still only have two houses as it currently has.

PHOTOS OF PROPERTY IN THE CONSERVATION AREA



New 2 storey house along King Street with UPVC windows and new driveway formed.

No front garden at all either a feature of the conservation area and thirty people are happy with same it appears.

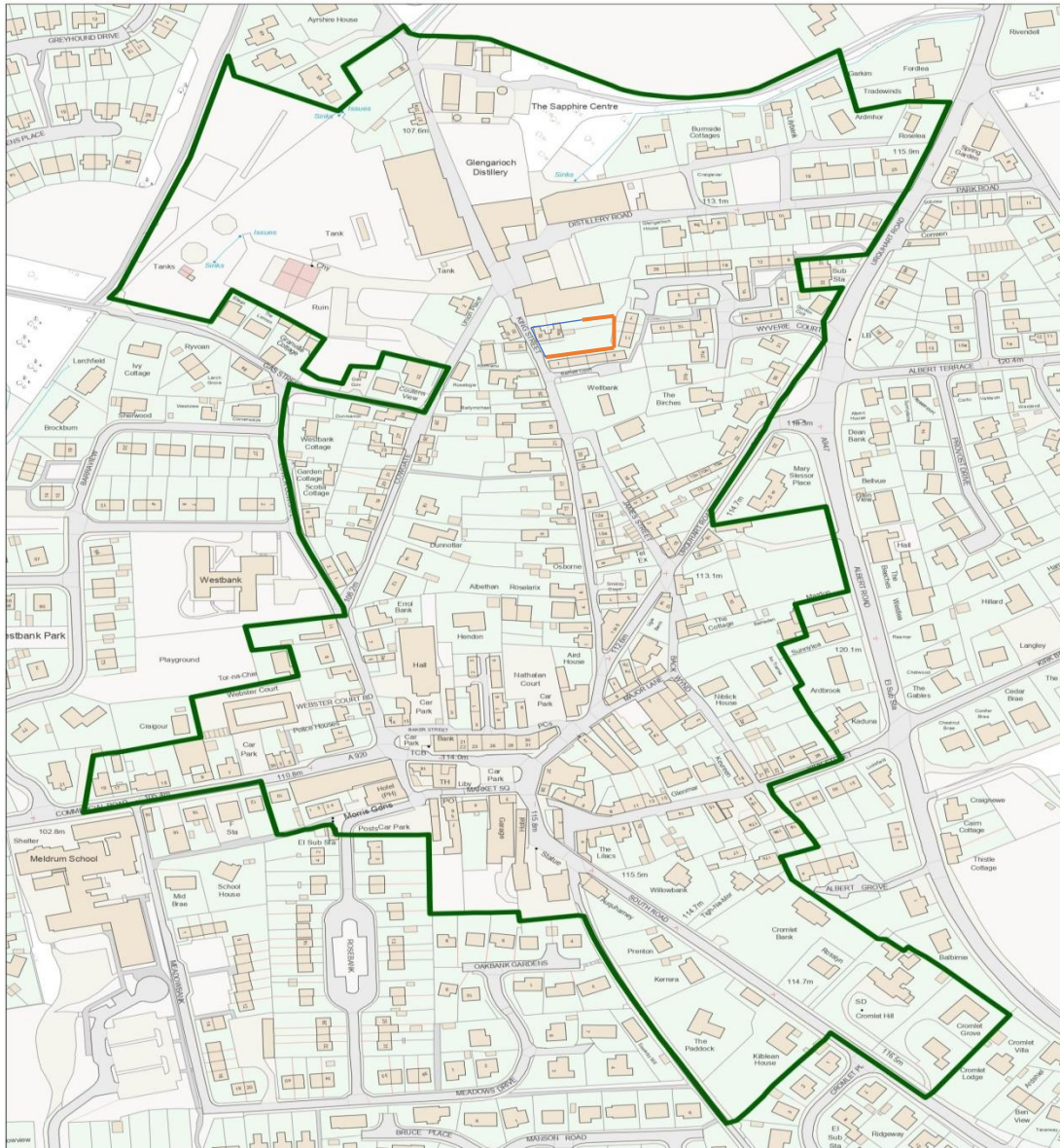
As per the following drawing numbers:
PL1024-01 Site Location Plans
PL1024-02 Proposed floor plan elevations cross sections

Also added photos of brick faced houses along King Street to show diversity of character, these houses are facing brick and tile and have no front garden and small rear gardens.



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Conservation Area of Oldmeldrum in green



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Oldmeldrum Conservation Area

Scale - 1:3000

28th July 2017

Aberdeenshire
COUNCIL

