

Plot 5, South Dalnair, Dalnair Estate, Croftamie for FM Group.

Design Statement.

Proposed new house, Plot 5 South Dalnair.



Location.

The application site is situated on the North side of the A809, Main Street, Croftamie. To the Eastern edge of the village of Croftamie, within the Dalnair Estate. The site is directly behind and to the East of Dalnair Cottage.

Site History.

The Site is part of the wider Dalnair House Estate. The site area was rezoned for residential use in 2013 with further planning applications in 2018, 2022 and 2023. Following investigations, the initial house types proposed in 2018 for this area of land were unsuitable due to the existing site topography. The application site slopes steeply downwards from a high point on the Northern site boundary to the Southern edge. The site will be accessed from South Dalnair, a road which has yet to be formed off the existing main road within Dalnair Estate.

The original approval from 2018 utilised the same house types as those built recently in Mid Dalnair and the Walled Garden phases of the Dalnair Estate development.

There has been a recent planning approval in 2022 for the adjacent section of South Dalnair for a change of house types which have been designed to take account of the site topography.

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T. 0141 204 5316 campbell@rosswoodsarchitects.com

Enabling works.

This application is an enabling development to provide financial assistance to the overall Dalnair Estate project. FM Group have existing planning and financial commitments from previous consents along with ongoing drainage improvements throughout the site which require to be completed. The overall Dalnair Estate project has encountered severe delays to date. The planning department are fully aware of these delays. The delays include; delays in processing and issuing final technical approvals for Dalnair House, which as a result, saw the development then effected by covid delays, subsequent site closures, and then the main A 809 bridge collapse restricted works progressing on the footbridge construction. There were additional costs to the project for utility upgrades as a consequence of these technical approvals.

It should be noted that in the original planning consent, the Planning Statement submitted by Michael Hyde Planning Consultants, concluded that at that point in 2013, the package of proposals put forward at that time were the minimum necessary to secure the listed building. These did not take account of future delays and utility upgrades. FM Group progressed works on the listed building phase for Dalnair House to completion. They then commenced works on the walled garden and Mid Dalnair phases. It is now at this point in the overall development we propose additional enabling works to allow a development completion.

All the delays and the associated extra costs encountered have substantially impacted the financial viability of the overall project. The approval of this extra house would provide further assistance towards the site completion costs. As part of the most recent planning application 23/00392/FUL for 2 houses in Mid Dalnair an economic viability statement was prepared from FM Developments. This viability statement proposed 3 new houses overall within the estate to support completion of the development. This report was independently assessed by the District Valuer. The application to Mid Dalnair was reduced to 2 houses from being 3 houses originally. The extra house within this current proposal relates to the extra house referred to in the economic viability statement submitted to the District Valuer.

Proposals.

The proposal sees the erection of a single detached house at, plot 5, South Dalnair. The house style is the same style as that for the house designs approved for South Dalnair in 2022. The proposal for an additional house would see a cluster of 5 houses in total at South Dalnair, 4 houses of which have already been approved.

Site Layout

The design of the site layout continues the format as recently approved under 22/00290/FUL. The house design sees a 'lower ground floor' built into the existing ground to allow the 'ground floor' above, to have level access to rear garden levels.

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The proposed plot size is consistent with the adjacent approved South Dalnair development.

A footpath connection will be formed to meet previous planning conditions linking the overall estate to the newly built footbridge.

Materials

The proposed external materials will be of high quality and continue those approved for the remainder of the South Dalnair phase.

Conclusion

The proposal for an extra single house to South Dalnair is a modest increase from the original consent. The original house designs proposed were not fit for purpose due to the difficult site topography. FM Group have saved the listed building and now require additional enabling funds to support the remaining works.

The original planning consent in 2013 confirmed that the package of proposals at that time were the minimum required. Now in 2024, 11 years later FM Group require additional support from Stirling Council. The level of enabling proposed has been independently verified by the District Valuer. This support will enable the project to be viable and allow the development to be progressed to a standard that compliments the restored Dalnair House building.



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