

KANAK K BOSE

B ARCH HONS DIP ARCH

OGSCASTLE
CARNWATH
LANARK
ML11 8NE

TEL 01555 840971 MOB 07736 503321 E kanakbose@yahoo.co.uk

Site to north west of Alderbank
Macbiehill
West Linton

DESIGN STATEMENT AND BACKGROUND.

This application is a further application following a refusal of a previous request for consent, reference 16/01319/FUL. Rather than appealing the refusal it was felt better to try to address the issues raised by the planning officer by redesigning the proposals.

I talked with the planning officer at the time of refusal and was made aware of the matters leading to the refusal. It was felt that whilst some of these could be easily addressed others may need either more flexibility or a strengthened argument.

In particular, what seemed to be important was a definition of 'robust' boundaries binding the building group together. In my opinion, this is where there needs to be a more critical look at the building group at Macbiehill, as I do not believe the 'robustness' of the boundaries has been properly assessed.

I would also stress that I have been working at Macbiehill for a number of years, and I have seen the countryside in all states of the four seasons, and have also watched how the extensive planting carried out has taken shape.

HISTORY

Previously there was a granted consent for the paddock to the North East of the building group. I attach a copy of the site plan for this (see document No 1). This consent has now lapsed, however it does create the precedent that a further house can be accommodated within the building group. It is my further understanding that the current adopted local plan can also support one more house at Macbiehill.

The previous designs submitted for this site were for 1.5 storey houses, and whilst room-in-the-roof buildings do occur within the building group, I decided that single storey would be a better approach.

STATEMENT

Alderbank, which was built in the last five years, is a good design solution for a rural dwelling and I have used the style and massing of Alderbank and created a smaller, more compact house sited at the end of the existing Alderbank drive which results in an informal courtyard.

The frontage or principle elevation of the house respects the building line defined by the principle elevation of Alderbank.

PRODUCTION 7 (3 PAGES)

A mixture of home-grown Larch and render has been used which again ties with the colour and textures of Alderbank. Principle rooms take advantage of the views and aspect, whilst there is limited overlooking towards Alderbank's less important elevation.

THE BUILDING GROUP AND BOUNDARIES

The buildings are located at the head (south west end) of a private access drive. The drive proper terminates at the building group although there is further access to fields beyond and a suggestion that the drive did once link to adjacent cottages within a larger estate.

The principle building group was a 'C' shaped steading punctuated on the South West side by the principle farmhouse.

The steading originally sat at the rear of Macbiehill House which was sited to the south east of the building group, overlooking the burn and the ornamental lake below Macbiehill.

The developments which have taken place in recent years have generally been in a south-east/north-west direction which given the jux-ta-position of the building group shown on the 1st edition Ordnance Survey map (Document 2) is the logical progression. It has extended the building group at right angles to the access drive, rather than creating a ribbon along the drive.

This emphasises the argument that the site as shown on Document 1 does not reflect any logical progression in extending the building group, whereas the current application for planning consent falls within the North West/South East extent of the original estate (I have outlined this on document 2) and continues this progression of extension.

The applicants have spent a number of years developing the buildings at Macbiehill Farm. They have created a group of fine rural dwellings, and developed a small community at Macbiehill. Whilst doing this, they have also been conscious to put energy and effort into the landscaping, and not least to create a physical boundary to encompass the building group. This can be seen from the information contained in Document 3, where again I have shown what I believe to be the true 'robust' boundary' The photographs show the extent of planting along these lines and within the 'buffer zone' noted.

In particular, the boundary I believe to be most important when considering this application for consent - the North East boundary - is not only defined by a fence & planting, but also by a drainage ditch separating it from what would have been the policies of Macbiehill Estate and the neighbouring farmland. Reference back to Document 2 shows how this ground fell within the original policies.

Lastly, and although not strictly a planning issue, the applicants are older in years and now retired, but have suffered as a result of the 2008 property crisis. The granting of this application means a great deal to them financially, and without this they may be unable to stay within the community they have played such a large part in creating.

Kanak Bose
April 2017