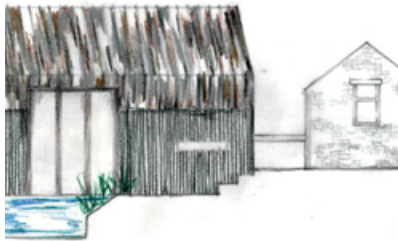


ARCHITECTURAL DESIGN AND ACCESS STATEMENT **ADDENDUM**

September 2019



Proposed New Dwelling
at Town-o'-rule

SADLER BROWN ARCHITECTURE

Planning Issue

This document supplements a planning application submission for a new dwelling at Town-o'-rule near Bonchester Bridge, dated June 2018 (ref 18/01194/FUL). This document should be read in conjunction with the Architectural Design and Access Statement, the formal drawings and accompanying reports submitted as part of the full planning application.

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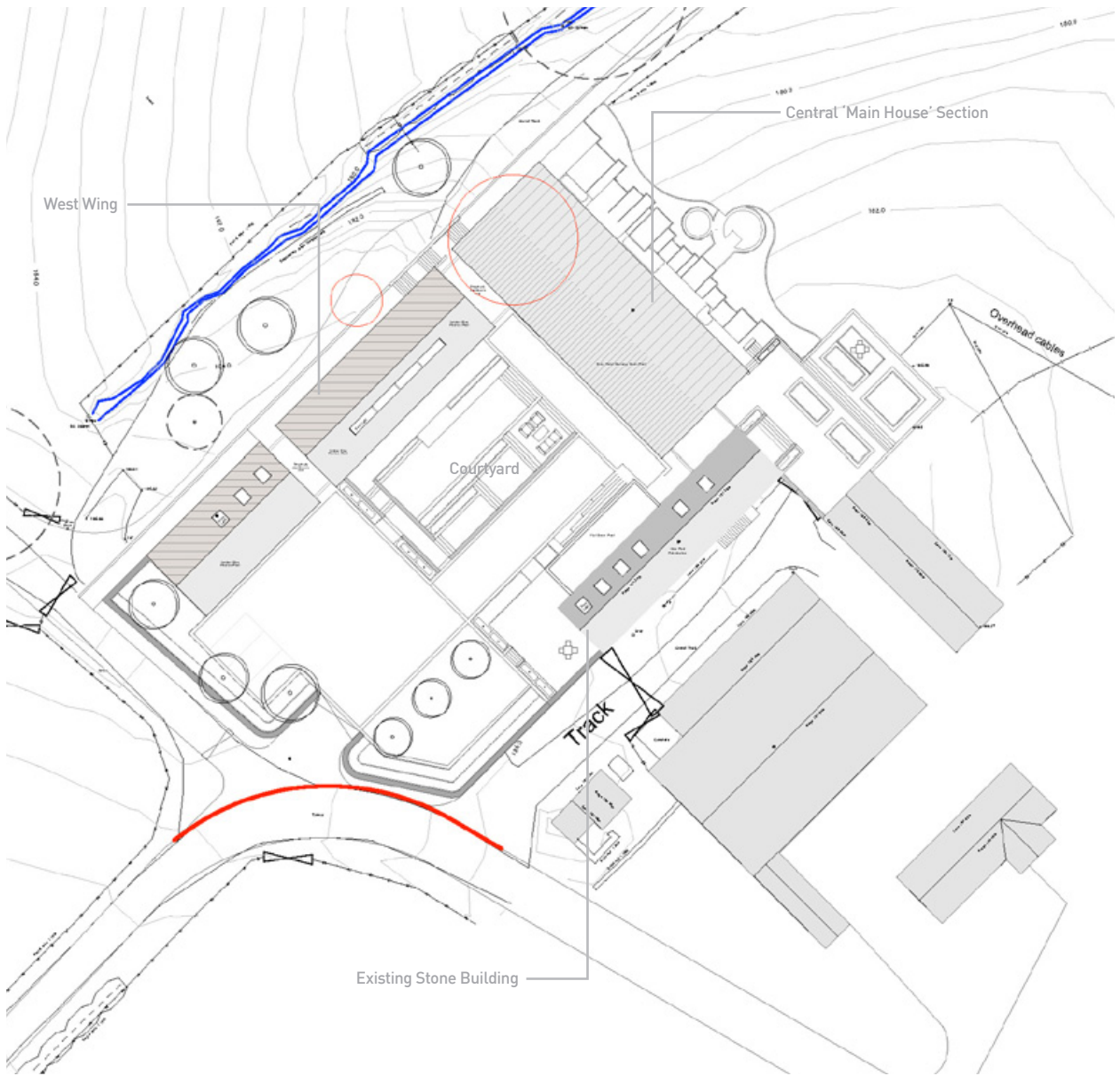
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1.0 INTRODUCTION

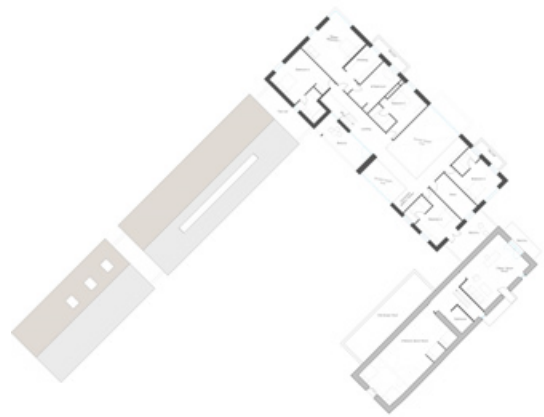
1.1 Purpose of the Statement Addendum

This addendum to the Architectural Design and Access Statement for the application to construct a new dwelling house in Town-O'-Rule near Bonchester Bridge, submitted in September 2018, has been prepared following a post-planning application submission dialogue between the Design Team and the Scottish Borders Council.

From the dialogue it was agreed, from the perspective of the Planning Authority, that the 'horse-shoe' layout of the proposals, utilising the existing stone building with a new 'mirrored' building facing and a central 'main' house section, was a suitable response to the site and farmstead language. It was also agreed that the language and massing employed in the design of the west elevation 'wing' was deemed to be a suitable response to the site. The Planning Authority however, expressed concerns that, without being addressed, would result in recommendation for refusal. A summary of the concerns raised, taken from the Design Teams notes in February 2019, are as follows:

- Concerns over the massing and scale of the project which would prevent them from supporting the scheme, particularly the central section of the horse-shoe and its north elevation.
- Concerns were discussed over the north elevation and it was suggested to break up the horizontality of the elevation. Increasing the vertical elements within the elevation would help to break up the horizontally, and potentially this could be developed further via the introduction of a taller, vertically proportioned element. Breaking up or creating a step within the ridge line could also help to reduce the massing and horizontal language.
- It was felt that there should be a more domestic feeling to the main house block, particularly the north elevation, as it is felt that the current approach is more commercial in its language.

The Planning Authority welcomed a submission of alternate massing and elevations options (particularly relating to the north elevation) for review with the aim of working with the Design Team to alleviate the concerns. The Design Team subsequently developed a series of 3D massing options that were tabled to the Planning Authority in August 2019.



2018 Application Scheme (Above) and 2019 Amended Scheme House Plans (Below) (Not to Scale)

1.0 INTRODUCTION

1.2 Additional & Existing Planning Information

This addendum statement should be read in conjunction with the existing Design and Access Statement (Dwelling at Town-o-rule Architectural Design and Access Statement) submitted in August 2018, alongside the following new plans that are intended to replace several of the existing, previously submitted, plans:

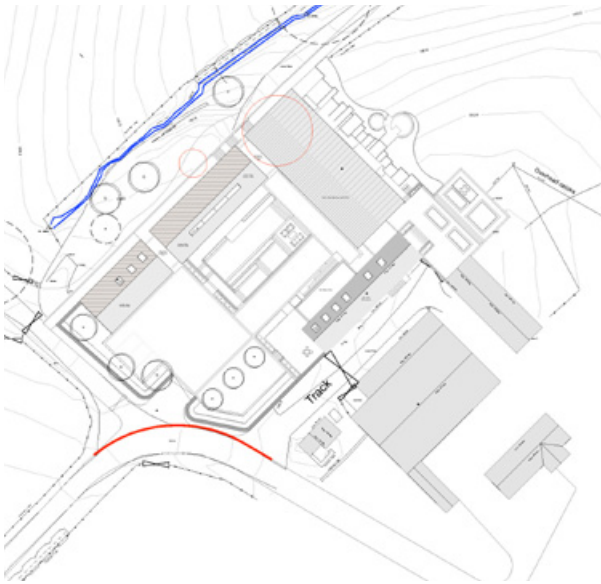
- AL(0)301 - Proposed Site Masterplan
- AL(0)302 - Proposed Site Plan
- AL(0)303 - Proposed Ground Floor Plan
- AL(0)304 - Proposed First Floor Plan
- AL(0)305 - Proposed Roof Plan
- AL(0)306 - Proposed North West and South East Elevations
- AL(0)307 - Proposed North East and South West Elevations
- AL(0)308 - Proposed Cross Sections

These drawings replace the following drawings:

- 1177-001 Rev C Outline Masterplan A1
- 1177-101 Rev B General Arrangement A1
- 1177-103 Rev B CDM Proposed Site A1
- 1177-104 Typical Landscape Details A1
- 1177-105 Proposed Landscape Visualisations A3
- AL(0)200 - Proposed Site Plan Rev E
- AL(0)201 - Propsoed Ground Floor Plan Rev L
- AL(0)204 - Proposed First Floor Rev G
- AL(0)205 - Proposed LGF Floor Rev F
- AL(0)206 - Proposed Roof Plan Rev B
- AL(0)207 - Proposed Elevations A&B Rev B
- AL(0)208 - Proposed Elevations C&D Rev B
- AL(0)209 - Proposed Sections A, B & C Rev B
- AL(0)210 - Proposed Elevations E, F, G & H Rev A

The plans from August 2018 submission the that are still valid to the application, to be read alongside the new information include:

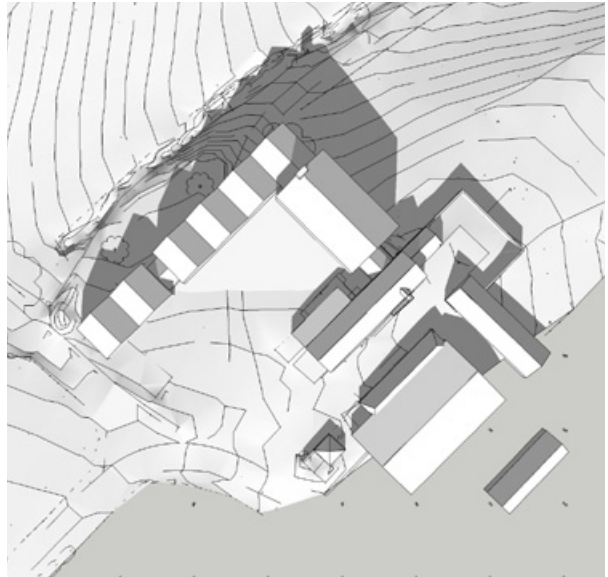
- 1177 RP001 Rev B Bonchester Bridge Landscape Appraisal - Planning LR
- 1177-100 Rev A Existing Site Plan A1
- 1177-102 Rev A CDM Existing Site A1
- AL(0)100 - Existing Site Plan Rev C
- AL(0)101 - Existing Ground Plan Rec C
- AL(0)102 - Existing Stone Building Plans & Elevations Rev A



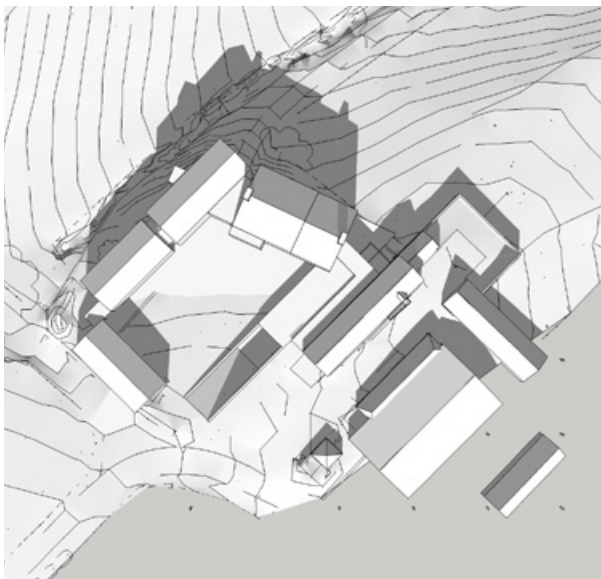
2018 Application Scheme



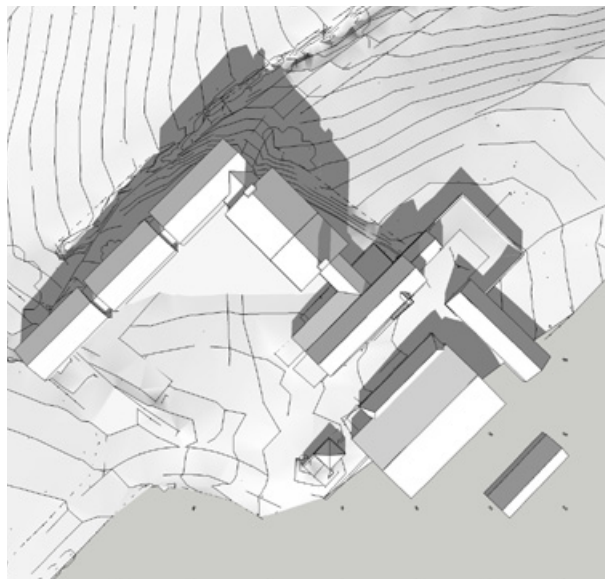
Option 01



Option 02



Option 03



Option 04

2.0 PROPOSED OPTIONS

2.1 Four Massing Options

A total of four options with different massing arrangements were supplied to Planning Authority in August 2019 in the form of 3D computer model images taken from various key viewpoints. All of the options retain the previous proposed accommodation with the exception of Options 01, 02 and 04 that omit the home exercise pool and sauna, previously located on the subterranean level. In addition to the proposed changes to the massing, each of the options has included either one or two additional chimneys to the central main house section to address the requirement of achieving a greater overall domestic feel.

The four options are described as follows:

Option 01

Massing that considers reducing the footprint of the central main house form with accommodation re-located in the west wing, which is extended northeast and split into three forms as opposed to two.

Option 02

A development on Option 01 with the west wing roof ridge arrangement re-organised into a 'sawtooth' formation.

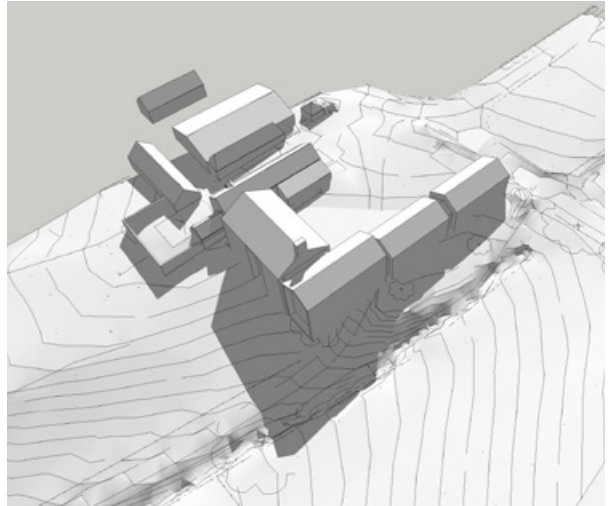
Option 03

Development on Option 01 that reacts to the existing fall in topography; with the central form rotated off-axis to follow the line of the existing contours, resulting in perceivably reduced verticality to the north east elevation. The three forms of the west wing are pushed further south west as a result, with the southernmost form rotated through 90 degrees to enclose the central courtyard space. The central form roof ridge line is broken and stepped in height to visually break the massing. The lowermost accommodation is re-located by the existing stone building to be refurbished.

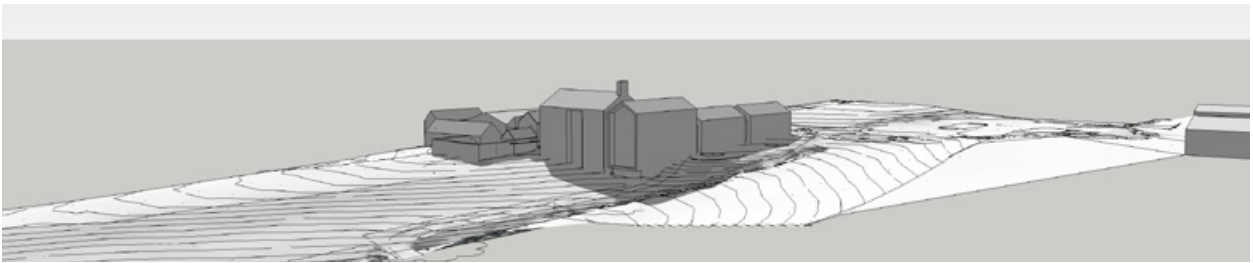
Option 04

Similar to Option 03 but without rotating any of the forms off-axis; the central form is pushed further south west to avoid resting over the steep drop in topography, resulting in perceivably reduced verticality to views from the north. Unlike Option 03 the three forms of the west wing are retained in a linear formation and the subterranean accommodation omitted.

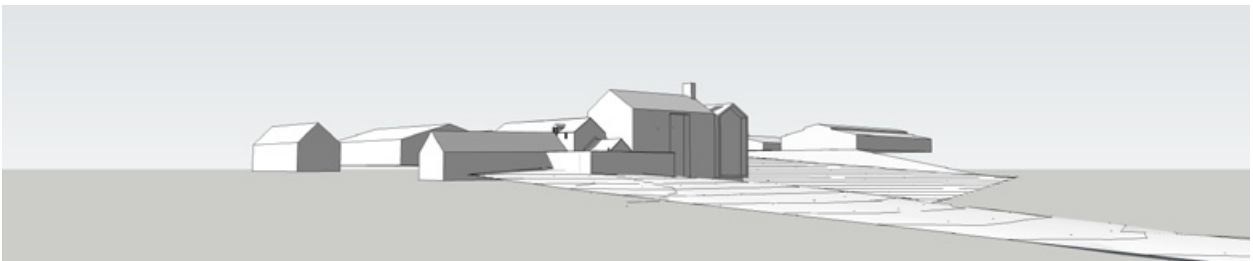
2.1 Four Massing Options: Option 01



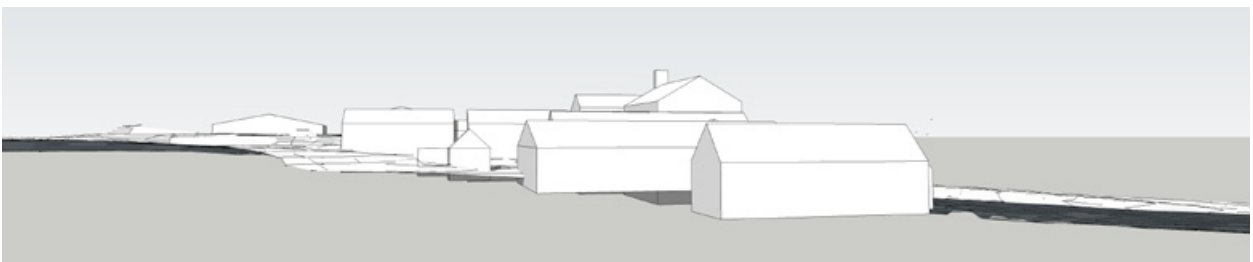
Option 01: Birdseye View



Option 01: View from the North



Option 01: View from the East

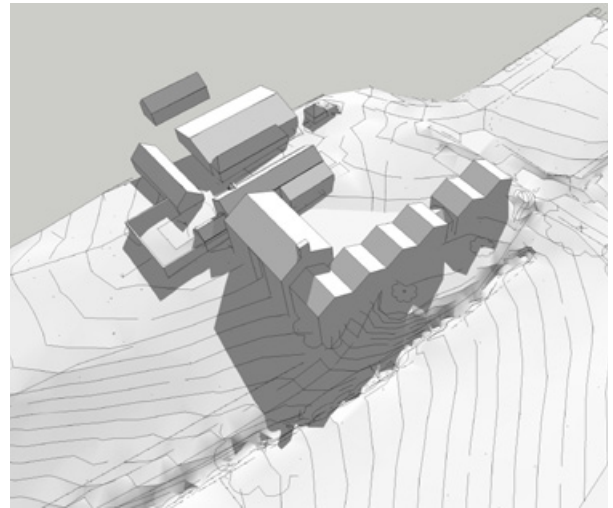


Option 01: View from the Southeast Along the Existing Access Track

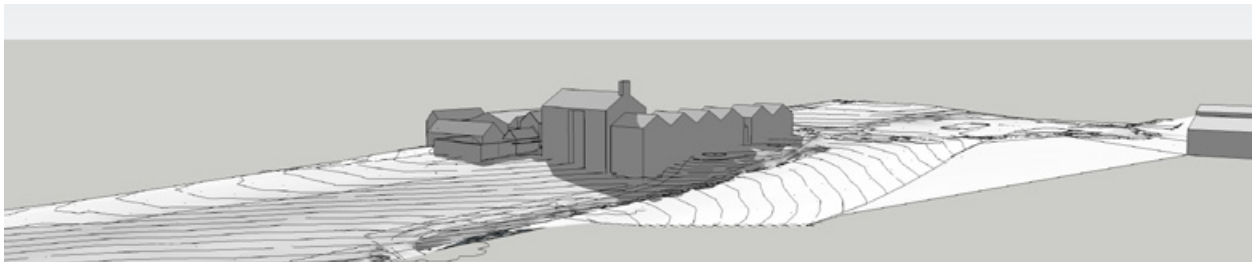


Option 01: View from the Southwest Along the Existing Access Track

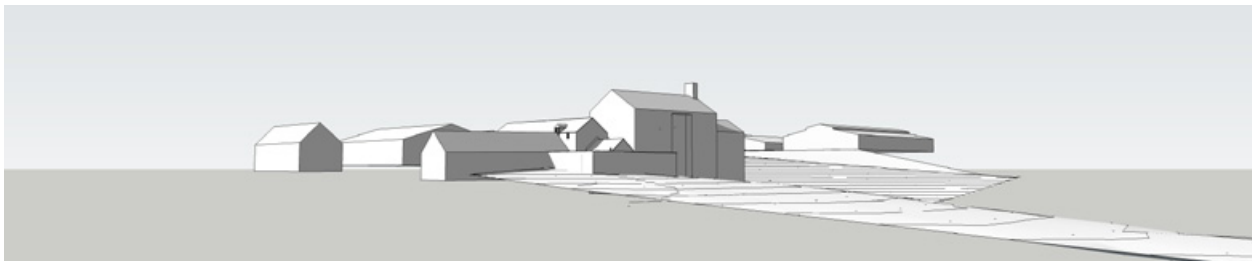
2.1 Four Massing Options: Option 02



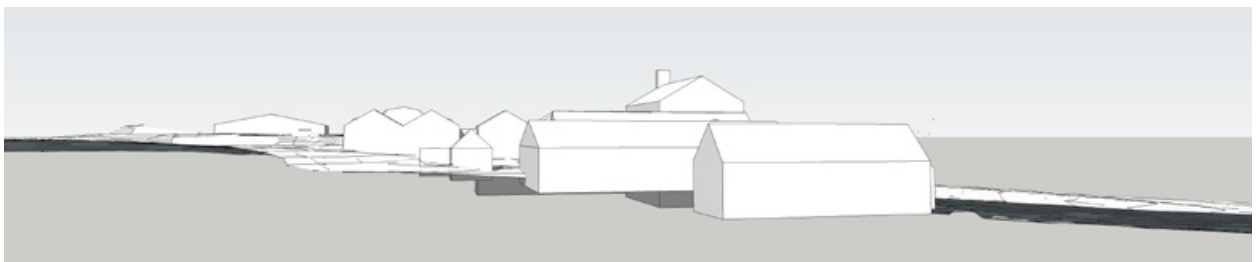
Option 02: Birdseye View



Option 02: View from the North



Option 02: View from the East

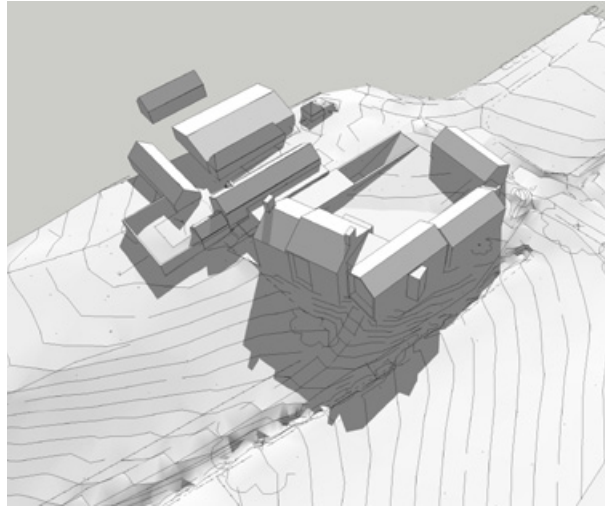


Option 02: View from the Southeast Along the Existing Access Track

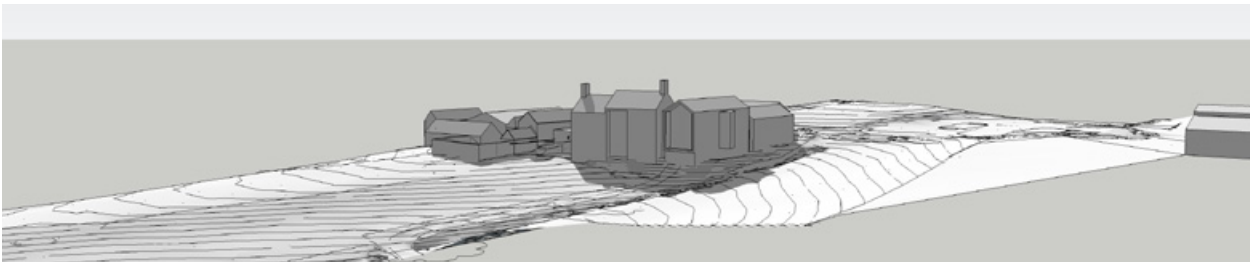


Option 02: View from the Southwest Along the Existing Access Track

2.1 Four Massing Options: Option 03



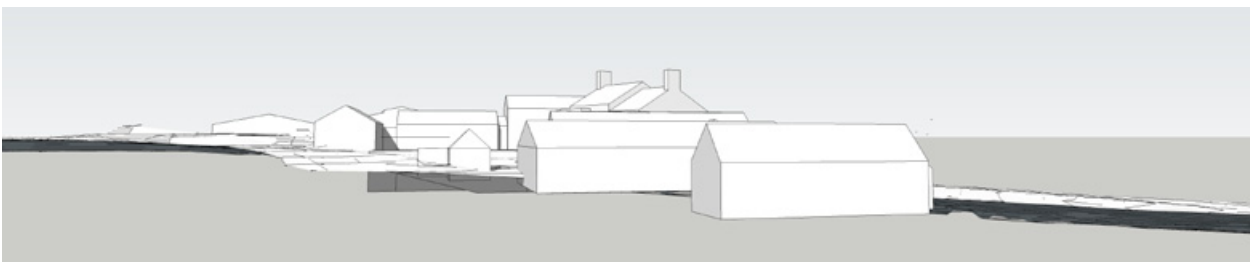
Option 03: Birdseye View



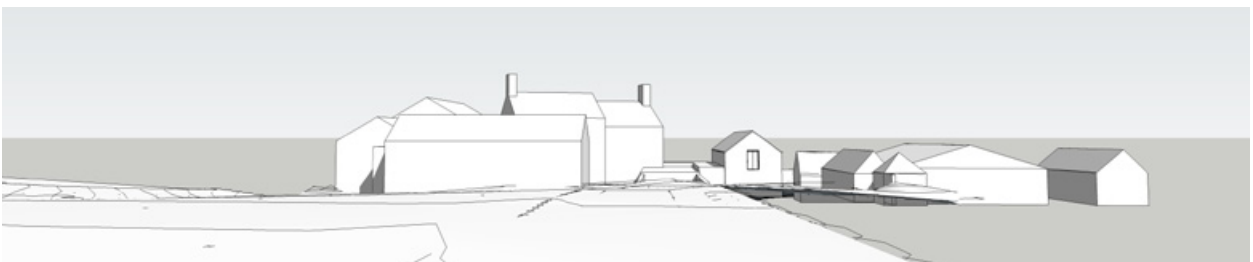
Option 03: View from the North



Option 03: View from the East

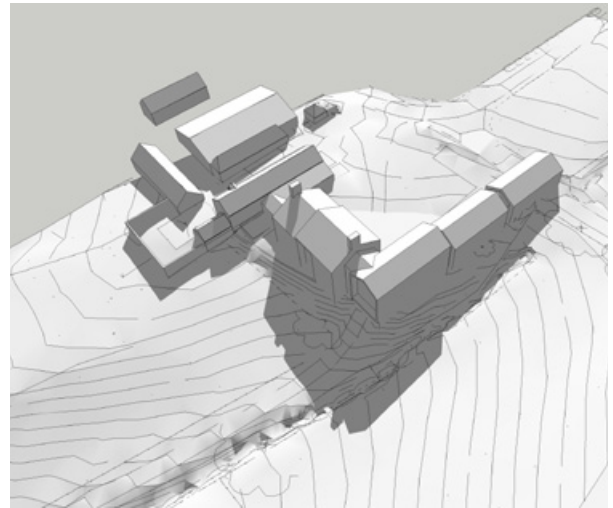


Option 03: View from the Southeast Along the Existing Access Track

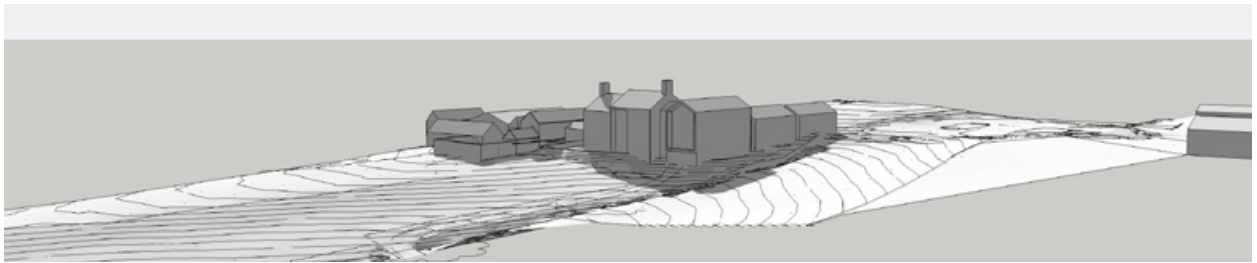


Option 03: View from the Southwest Along the Existing Access Track

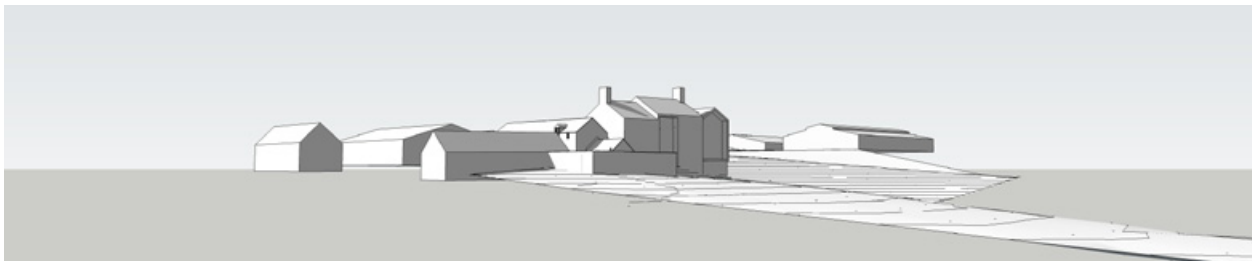
2.1 Four Massing Options: Option 04



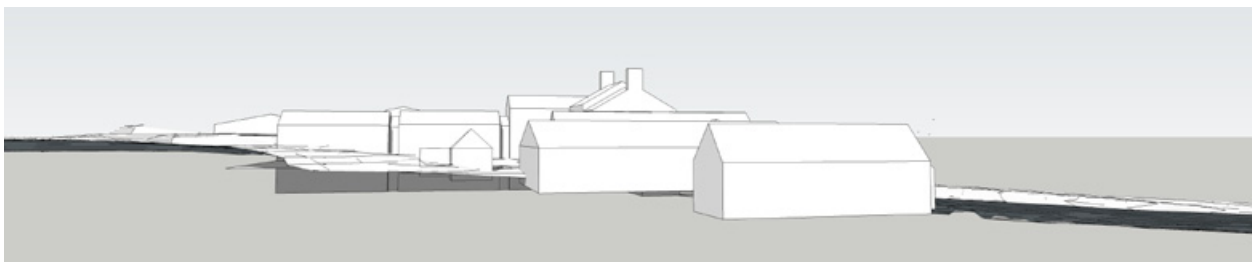
Option 04: Birdseye View



Option 04: View from the North



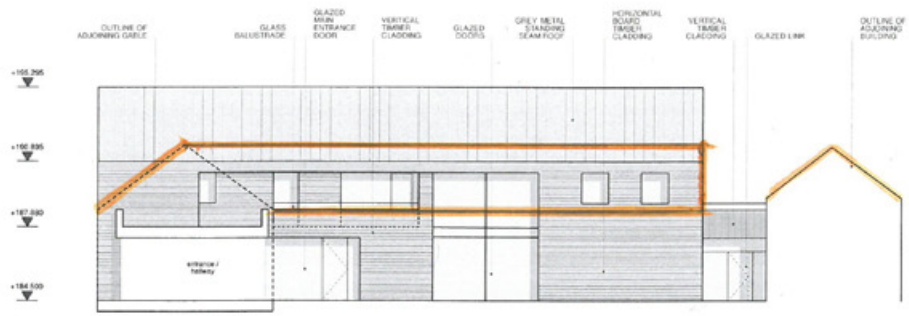
Option 04: View from the East



Option 04: View from the Southeast Along the Existing Access Track

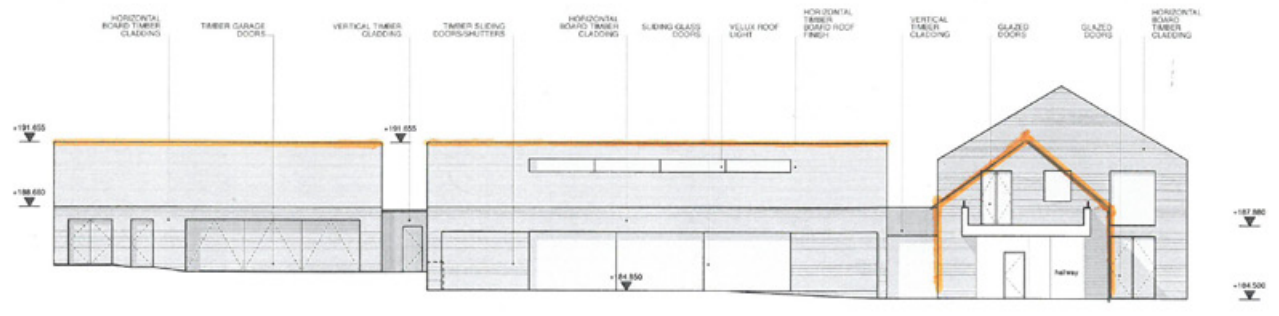


Option 04: View from the Southwest Along the Existing Access Track



Elevation A Proposed South Elevation

DATUM 180.00



Elevation B Proposed West Elevation

DATUM 180.00

A



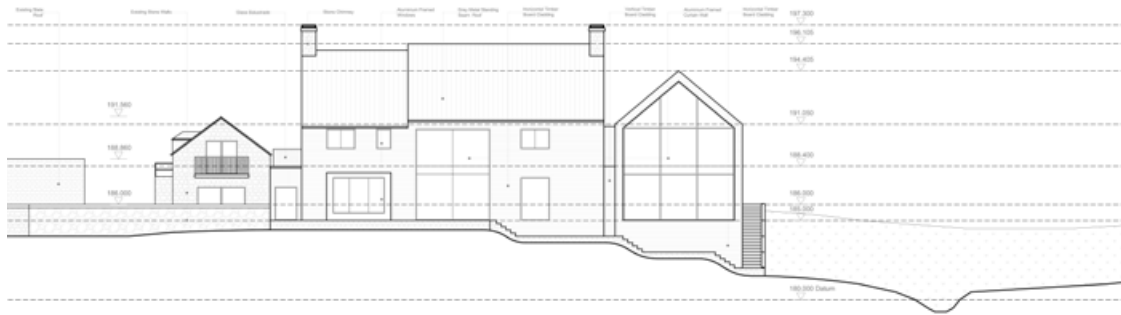
2.0 PROPOSED OPTIONS

2.2 Planning Authority Response

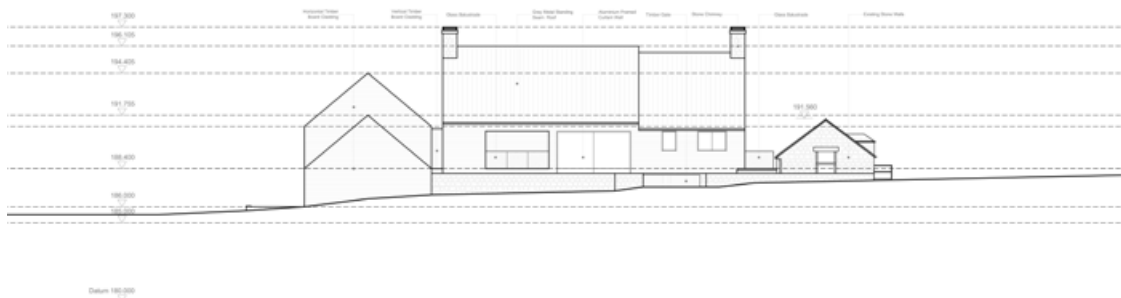
The Planning Authority reviewed the options and supplied a formal response in July 2019: Despite the efforts of the design team to reduce the perceived scale without compromising the accommodation requirements, the Authority expressed that the central main house was still 'too large and out-of-character with the site of the former farmyard'. As a result the Authority would anticipate that each option would be recommended for refusal.

In addition, the Authority supplied a mark-up of the August 2018 planning application south and east elevations to indicate the scale of the central main house form that they would accept as in-keeping with a 'traditional rural farm building' (opposite), showing significantly reduced heights of the roof ridge line, eaves positions and footprint.

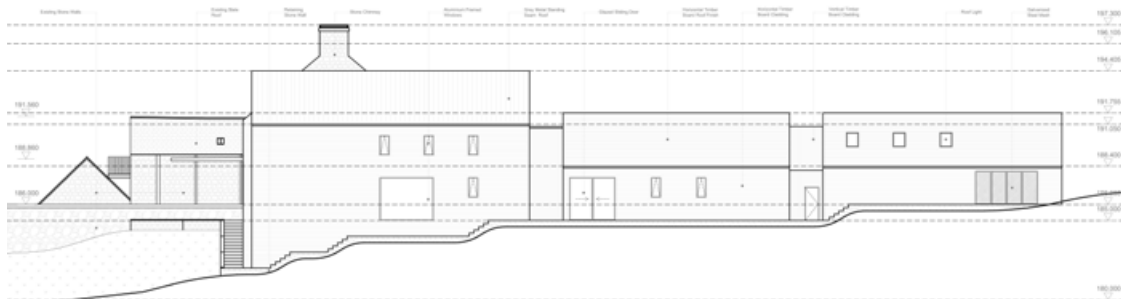
The Authority outlined a number of ways to amend the planning application including the option of proceeding with one of the massing options of the design teams choice, highlighting the anticipation of a recommendation for refusal. A recommendation to withdraw the application was also put forward.



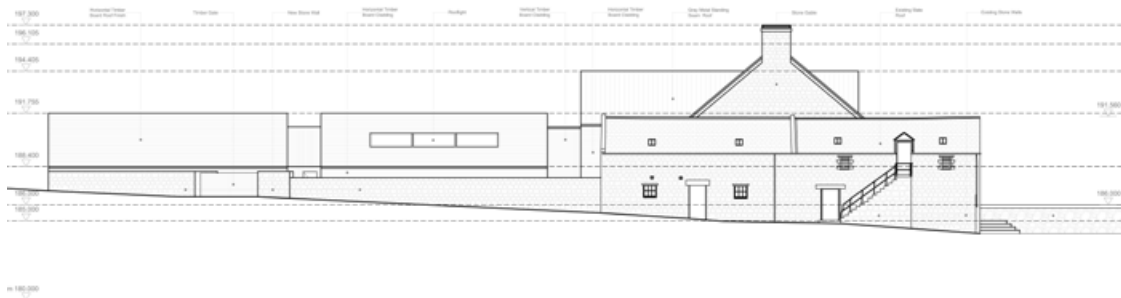
North East Elevation



South West Elevation



North West Elevation



South East Elevation

Amended Elevations (Not to Scale)

3.0 AMENDED SCHEME

3.1 Development of Option 04

The team, alongside the client, decided that pursuing the development of Option 04 would be the preferred route to amend the design and re-submit to the Planning Authority. A summary of the design changes from the development of Option 04 are as follows:

- The northeastern edge of the proposed central main house section is moved further southwest away from the existing steep fall in topography to reduce the perceived verticality to views from the north.
- The central main house form is shortened along the northwest-southeast axis with accommodation re-located in the west wing, which is extended northeast. The west wing is subsequently split into three forms with the new third form accommodating two levels under a newly proposed metal-finish standing seam roof (as opposed to timber).
- The central main house roof line is split and stepped to further break-up and reduce the perceived horizontal aspect.
- The lower subterranean level is omitted along with the proposed exercise pool and sauna that were accommodated in this level.
- The new position of the main house rests in front of the existing stone building to be renovated, located approximately in the centre of its elevation and is proposed to be separated by a larger lobby structure.
- Balconies off the ground floor reception room and dining room are omitted.
- The gables of the central main house are proposed in stone rising to form two chimney structures either side to give a greater domestic feel, while in keeping with the materiality of the existing adjacent stone buildings.

3.0 AMENDED SCHEME

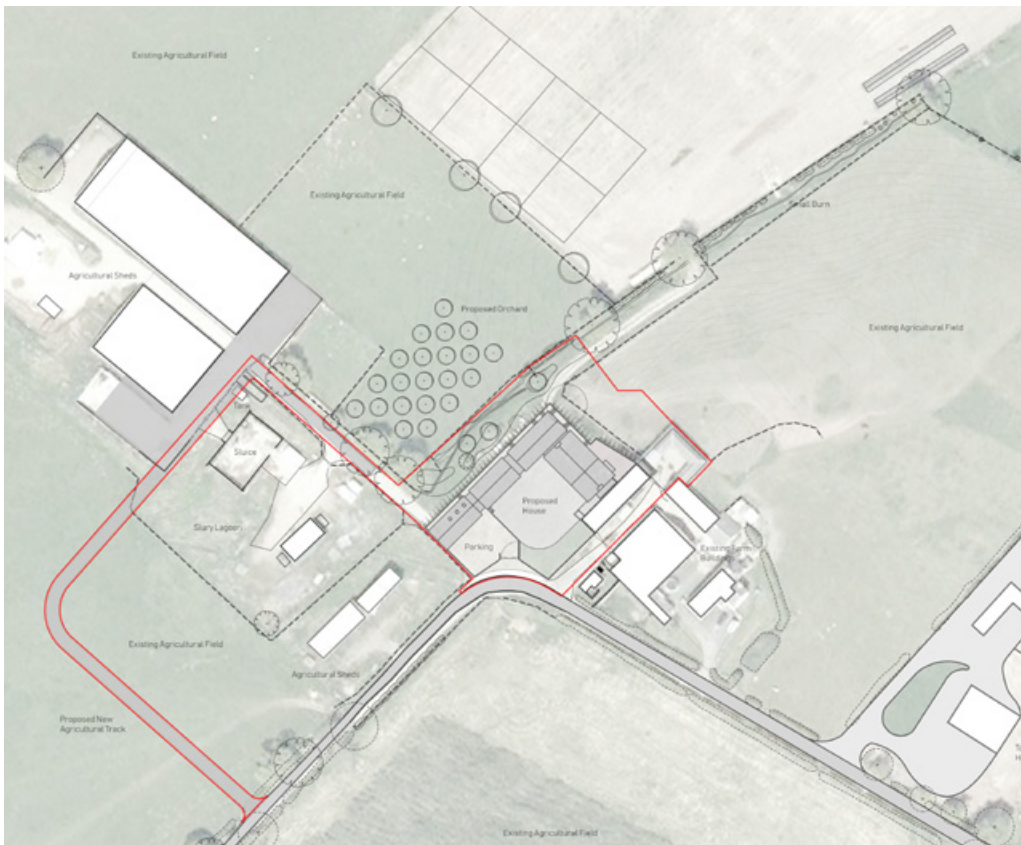
3.2 Curtilage

The proposed domestic curtilage of the amended design varies in position to the previous 2018 proposals as a result of moving the northeastern edge of the proposed central main house section further southwest. In principle the area of curtilage does not vary.

3.3 Landscaping

The landscaping proposals in the amended design have been pared-down in comparison with the 2018 scheme, with the intention of being more conservative in creating the sense of a traditional farm steading. Changes include:

- All external water features have been removed, including the natural swimming pond, jacuzzi and plunge pool.
- The courtyard is reduced to a single datum of natural stone paving replacing the stepped terraced spaces. Structural planting offer visual interest to the southernmost edge of the courtyard.
- High quality lawn adjoins the building and associated stepped path low natural stone retaining wall edge to the north, blending outward into the native rough grass context.
- The kitchen garden inside the existing stone wall structure is maximised and domestic features such as the pergola, timber decking and ornamental planting are removed.
- A terrace of timber decking with views north adjoins the internal dining and kitchen spaces along the north edge.



2018 Application Scheme (Above) and 2019 Amended Scheme (Below) Site Plans (Not to Scale)

3.0 AMENDED SCHEME

3.4 Access

The access arrangements between the 2018 proposals and the 2019 amended proposals do not change with the exception of the removal of the existing informal agricultural access track located off the bend in the existing lane: Access to the agricultural sheds located northwest is still intended to be accessed from the proposed agricultural track further southwest to separate agricultural from domestic traffic.

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