

## DESIGN + SERVICES

### Introduction

This planning application has been prepared on behalf of Mattwood Developments Ltd and is submitted in support of our planning application for **full planning approval** to create a new detached dwelling house to a building **plot 1** at Greystonelees Steading on the edge of Burnmouth.

This document should be read in conjunction with the following submitted information prepared by Hodgson + White \_ Architecture + Design.

- Drawing numbers hwad-209-MWD-010 + 011 and 100 to 103, including revisions where appropriate prepared by Hodgson + White \_ Architecture + Design
- Material Pallet prepared by Hodgson + White \_ Architecture + Design
- Site Photographs prepared by Hodgson + White \_ Architecture + Design

**Site** Plot 1, Greystonelees Steading, Burnmouth, Eyemouth, Scottish Borders TD14 5SZ

**Client** Mattwood Developments Ltd for Mr S. + Mrs H. Birkett

**Agent** **Kevin White MCIAT, Chartered Architectural Technologist**

**Hodgson + White \_ Architecture + Design, 50 Hide Hill, Berwick-upon-Tweed, Northumberland, TD15 1AB**

**Project Reference** hwad-209-MWD\_Plot1

**Date** 21<sup>st</sup> December 2020

**Local Area** Eyemouth

### Brief / Proposal / Development Objectives

The applicant purchased the plot as part of a group of 3 building plots with planning permission in place for 3 detached dwelling houses. The houses were never built, but the roads infrastructure, drainage provision and site servicing work was all carried out following the original approvals (details elsewhere in this document)

The applicants will get these houses built and the site will be developed, unlike what has happened previously. They already have purchasers for the other 2 plots (submissions for Plots 2 + 3 have already been submitted, reference numbers 20/01389/FUL + 20/01206/FUL) This will get an eyesore of a site sorted out once and for all and bring 3 new families into the area. The applicant had advertised the plots to offer a design and build service to generate interest but also control the look and materials utilised in the builds to create a cohesive development. They also wanted to create sustainable, low impact detached homes but internally will be designed very specifically for their purchasers needs and requirements.

The site requires a certain amount of clearance to remove spoil and soil which was moved on to it during the construction works to the north of the plots to the steading to create 4 properties a number of years ago. This developer went bust and the remainder of the site, although serviced and accessible was not developed out.

The houses proposed previously were very generic and based upon houses more likely to be found on a large scale housing developers site in an urban environment and were, in our opinion not suitable for this location in the countryside.

Although all the plots have purchasers in place, and they all have different requirements, the house designs will all utilise the same detailing and use of materials as detailed within the attached documents. We are proposing creating dwellings which would give a nod towards the original farm steading buildings, with detailing including quoins to external corners, 40 degree roof pitch and lead clad watertables / skews.

The applicant has a history of building and developing this type of difficult / neglected site (current examples of their work within the Scottish Borders can be found in both Burnmouth and The Crofts in Ayton and many other ones within nearby Berwick-upon-Tweed) this group of plots creates an opportunity to build the properties and finally finish the development off nearly 15 years after the original approvals were granted.

The properties the applicants have built elsewhere have proven very popular and have all sold off plan prior to construction being completed. This has proven to be the case here once more and they have a good track record in this type of development.

We believe that our proposals to develop this plot (and the other 2 plots) with new detached properties will complement the current house types and styles and various materials used within the steading, but also create a distinctive grouping within the building group which will all link together with material use and detailing. We believe the house will fit in well with the current vernacular and building styles.

The properties proposed will suit a family or people downsizing from larger properties and will ultimately add three further families to the area to utilise the remaining facilities within the nearby towns.

### Current Land Use

Building plot.

### Planning / Background Information

**PLOT 1** - planning approval reference number 07/01207/FUL

**PLOT 2** - planning approval reference number 06/01001/REM

**PLOT 3** - planning approval reference number 06/01000/REM

PLANNING APPROVAL WAS GRANTED AS ABOVE FOLLOWING INITIAL OUTLINE PLANNING PERMISSIONS BEING SECURED FOR THE 3 PLOTS

THE PLANNING APPROVALS WERE CONSIDERED TO BE ACTIVE AS THE NEW ROAD ACCESS + PASSING PLACE / ENTRANCE LAYBY WERE CREATED TO THE PLOTS AND SITE SERVICING WORKS CARRIED OUT IN THE 2 YEARS PROCEEDING THE GRANTING OF THE APPROVALS.

EACH PLOT HAS A MAINS WATER, BT, ELECTRIC + MAINS GAS CONNECTIONS TO THE PLOTS + BOTH FOUL AND SURFACE WATER DRAINAGE SYSTEMS WHICH WERE DESIGNED AND INSTALLED FOR UP TO 3 No. 5 BEDROOM PROPERTIES.

### Pre-application Discussions

No recent pre-application discussions have taken place prior to the submission of this application. We did have discussions with the planning officer Paul Duncan + Keith Paterson of Technical Services some 2 years ago regarding the plots.

Planning applications have already been submitted for plot 3 (planning reference number 20/01206/FUL) + plot 2 (planning reference number 20/01389/FUL) and these are currently being considered by the planning dept.

Further discussions have taken place with the case officer and an additional planning justification document is being prepared and will be submitted in support of the application early in the new year.

### The Site / Location

Plot 1 is approximately 0.169 hectare or thereby. The plot has a combination of existing post and wire, stock proof fencing and what will be new fencing (to agreement) between the plots, with the existing fencing and stone walls to the original steading development.

### Design

The proposed new detached dwelling house to plot 1 will have accommodation across two floors + all associated external works, parking and turning + minimal landscaping.

The house will have 3 bedrooms and be largely open plan to suit the purchasers requirements. An workshop + garage / external store has also been included in the design to provide a room for garden implements and other household items. The applicants also wish to create an annexe within the property for an elderly relative who can enjoy their own space but utilise the facilities within the main house as well.

We believe that this house will fit in with the current building group and when seen in context with the other 2 plots will create a cohesive grouping and will at long last finish off this development which has been in a half built state of limbo for too long.

The proposed house has a simple material pallet and design, with a few strong features including the lead clad watertables / skews. These elements together with maintaining the same material pallet throughout the other plots, which are subject to separate applications, which are already being considered.

This plot has a few unseen challenges as a large diameter concrete cundy runs below the ground and limits us to the possible location of the property. We propose keeping it towards the top of the site and setting it at an angle to utilise the views towards the sea and also so that it is set to face the gap between the existing farm cottages and the existing steading development.

The design also includes for a first floor gallery and balcony off of the master suite to maximise the views to the north and east towards the coast. The house will not look into the neighbouring properties so everyone will maintain their privacy and no overshadowing will be caused by the proposals.

#### FLOOR AREAS - dwelling house

**GROUND FLOOR AREA** - 95.2 sqm

**FIRST FLOOR AREA** - 105.7 sqm

**WORKSHOP** - 17.8 sqm

**GARAGE / EXTERNAL STORE** - 26.6 sqm

**ALL AREAS ARE NET INTERNAL IN SQUARE METRES**

#### FLOOR LEVELS

PROVISIONAL FLOOR LEVELS AS FOLLOWS SUBJECT TO ON SITE CHECK

**GROUND FLOOR LEVEL** : 102.15m

**FIRST FLOOR LEVEL** : 104.85m

**EXTERNAL STORE LEVEL** : 102.15m

**EXTERNAL GROUND LEVEL** : 102.00m (around property)

#### **Building Construction**

Highly insulated timber frame structure walls with a fabric first approach to maximise airtightness with natural stone cladding externally, under a pitched slate roof.

#### **Landscape**

At present we are proposing the exclusion of any on site planting within the plot boundaries. The open areas of garden will be simply laid to grass.

The driveway, turning + parking will share the existing site access and will be as detailed on the drawings.

#### **Site Services**

##### DRAINAGE

**FOUL** : new foul drainage from house to be connected into existing foul drainage system which connects into a package treatment plant to the north of the site. The new drains from the house will be connected into a new disconnection manhole within the site boundary and connect into the existing manhole in the access road as indicated.

**SURFACE WATER** : new surface water drainage from house to be connected into the existing surface water drainage system which discharges into an existing cundy drain within the field to the north of the site. The existing onsite drain is a 450mm diameter drain which takes surface water from the adjacent fields and existing dwelling houses previously constructed on the adjacent sites.

**WATER SUPPLY** : existing mains water connection available to the plot within the existing access road.

**ELECTRIC SUPPLY** : existing electric connection available to the plot within the existing access road.

**BT SUPPLY** : existing BT connection available to the plot within the existing access road.

**MAINS GAS** : existing mains gas connection available to the plot within the existing access road.

#### **SUDS Solutions**

The new areas of footpaths, parking, etc will be finished with permeable paving or gravel to allow for the passage of surface water to the bearing strata below. This measure will minimise surface water run-off from the site. Any paving will be the permeable type and other areas will have a gravel finish.

The remainder of the gardens will be laid to grass.

**Access / Driveway / Parking / Turning - Permeable Construction**

**Construction**

Form new driveway as indicated (gravel finish) + parking + turning provision for the proposed new house. Excavate as required form base course with minimum 300mm thick recycled crushed stone to dust on imported graded 40mm to dust and finish with 50mm thick gravel (colour to agreement) Base to be mechanically compacted in two layers to achieve CBR value not less than 30%.

**Parking**

Form as indicated suitable on site turning area and minimum 2 No. parking spaces ( 4.8 x 2.4m each ) will be provided within plot boundary.

Parking area to be finished with Permeable Pavedrive paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick setts laid in irregular pattern) or similar approved / agreed

**PAVING ( INCLUDING RAMPS + PATIO AREAS)**

Permeable Pavedrive paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick setts laid in irregular pattern) or similar approved / agreed

**Bin Storage**

The bins from the new properties will be wheeled to the perimeter of the site for emptying. Bin stances are shown on the proposal drawings.

