

New dwellings at Haughead Farm, Innerleithen EH45 8PR

Design Statement

The proposal is for the erection of 2 no detached dwellings on the Haughead Farm site.

The existing site consists of a derelict farmhouse with attached outbuildings and steading building. Although both the farmhouse and steading buildings are intact up to wall head level, they have deteriorated significantly in the last 6 years.

A part culverted burn runs through the site to the River Tweed. The total site area is approximately 2272 m².

Planning Permission was granted in 2016 (15/00742/FUL) for the conversion and extension of the existing steading to form a new 4 bedroomed dwelling.

Planning Permission was granted in 2016 (15/00741/FUL) for the siting of 6 holiday cabins in the neighbouring field along with a new access layby on the unclassified road.

Steading Site

These proposals are to demolish the existing steading and re-build a new extended dwelling on almost exactly the same footprint and building form as the original approval. We propose a rendered finish to “the steading” with timber cladding to the “the extension”. Slate roofs to match the existing buildings.

Farmhouse Site

These proposals are to demolish the existing farmhouse and re-build a new dwelling on a similar footprint. We have moved the living accommodation to the upper floors to take advantage of both the views down the Tweed valley and to get some southerly aspect into the living accommodation. We have re-instated a traditional style 1½ story building to the river-side with a new timber clad “extension” to the road-side. The concept here is to give the impression of an existing house that has had a modern extension added- similar to the new Steading.

Shared access to the Steading and Farmhouse sites will use the existing farmyard access with gradients adjusted as previously approved in 15/00742/FUL.

With both houses built from new, we will be able to create highly insulated, air-tight dwellings with triple glazed windows to minimize CO2 emissions close to Passivhaus standards. With the new arrangements, glazing is utilised on the south elevations where possible to maximise passive solar gain. Renewable energy sources i.e. ground/air heat source along with mechanical heat recovery will heat the dwellings and provide hot water.