



DESIGN STATEMENT

for

PROPOSED NEW HOUSE

at

Woodend, Duns, TD11 3QW

SITE DESCRIPTION

Woodend farm consists of a mixture of agricultural buildings, farm cottages and the main Farmhouse.

The development site lies to the east of Woodend Farm and sits to the north east of the existing Farmhouse.

The proposed site will occupy an area of approximately 3,300sq.m and currently forms part of an adjacent field in arable use.



Site Location

BUILDING BRIEF

The application is being made by the current owners, Mr and Mrs Seed, of Woodend Farm and Farmhouse. It is their intention to retire from the family farm within the next few years and are therefore seeking to construct a new home for their retirement.

The house shall have 4 bedrooms, kitchen, dining and sitting area, plus all those spaces required of a modern family home.

Energy efficiency and sustainability are very important to the applicants, currently the farm generates a large amount of power from a land mounted array of solar voltaic panels and wind turbine and heat from a straw fire fired district heating system using straw produced on the farm.

The new home therefore will be designed to have minimal energy demands by adopting the principals of Passive House design. Materials used in the construction shall be selected, where possible, to be sustainable and recyclable at end of use.

In style it is proposed the new home will have a traditional form. It is likely to consist of a mix of single and two storey construction with pitched and slated roofs. Externally materials are to be a mix of traditional materials such as stone, slate, render and timber.

Siting of the house and orientation of windows will make the most of the extensive views available to the south, east and north.

Externally a large part of the garden ground is to be set aside as a wild flower meadow following a similar planting scheme recently adopted in the garden ground to the north of the Farmhouse. The meadow will be planted out with a mix of native grasses and over 30 species of wild flowers to maximise biodiversity

PLANNING CONSIDERATIONS

Principle of development

It is considered that the proposals to build a new home within the proximity of an existing building group which exceeds 3 dwellings and includes the Farm House, 5 Cottages and an assortment of agricultural buildings can be supported. Additionally providing a new home for retiring farmers on farmland has been supported for many years by Scottish Borders Council

Placemaking and design

The proposed site boundaries are to be defined as follows:

Western Boundary: This will be formed by the existing eastern boundary to Woodend Farmhouse and consists of a stock fence, hedging and existing trees.

Northern Boundary: This will be created by extending the line of the current northern boundary to the Farmhouse and shall consist of twin stock fences planted between with native species hedging. This boundary follows the original field margin between two previously smaller fields which is to be re-instated and is to be planted with a mix of native grasses and over 30 species of wild flowers to maximise biodiversity

Eastern and Southern Boundaries: These are to be formed with twin stock fences between which are to be planted out with native species hedging.

The above measures and traditional building form proposed will ensure that any new house at this location retains it's relationship with the existing building group and be appropriate for it's setting.

Residential amenity

The proposed location presents no loss of amenity to the existing farmhouse or other nearby houses.

Access and parking

Access to the house will be via a short length of drive taken from the existing farm access road to the northern boundary of the plot. This new section of drive will be swept in towards the plot and be defined with tree plating either side of the drive matching the tree lined pattern of the existing drives to the Farm and Farmhouse.

Parking and turning for a minimum of 2 cars would be provided on site

Servicing

Water: Mains water is available from the mains serving the farm.

Power: Mains power is also available nearby.

Waste Water Drainage: A new waste water treatment unit will be installed with the outfall taken to discharge to the ground via a soakaway or existing field drain system .

Surface water Drainage: Surface water will be taken to discharge to the ground or existing field drainage system.

Trees/Hedges

There are no existing trees on the proposed site.

Existing trees and hedges to the western boundary would be retained and protected during any construction works. No new buildings would be erected within the root protection area of any existing trees or hedges

Ecology, Wildlife and Protective Species

As the plot currently forms part of a field the development would have no detrimental impact upon the local ecology of the area. The addition of a new wild grass and flower meadow along with re-instated field margin will enhance the current biodiversity of the area.

Pollution

The proposed area for the site has been in constant use as farmland for several hundred years and therefore has no risk of containing harmful pollutants

SUMMARY

The proposal for a new dwelling in this location can be supported as the site clearly lies within a well defined building group of 6 dwellings and shall provide a new home for retiring farmers..

The location and siting of the plot will be a natural extension of the existing Farm and have minimal visual impact from publicly accessible areas outwith the site.

The proposed house will be designed and constructed to greatly exceed current energy usage standards and such meets the aims of local and central government to substantially reducing carbon emissions.

The house will be of a form and scale suitable for it's rural setting.