



FORMATION OF 2 DWELLING HOUSES PLOTS 1 + 2 THE WELLNAGE, DUNS

SUPPORTING STATEMENT

1.00 PREFACE

This Supporting Statement has been prepared by Stuart Davidson Architecture on behalf of C+V Development Ltd in relation to the formation of 2 detached dwelling houses on land adjacent The Wellnag, Station Road, Duns.

2.00 SITE LAYOUT

The proposed site has been laid out to respect + integrate with the existing mature trees + associated landscape, with both inset into a natural dip in the landscape they become subservient to the developed form + reflect that of the existing surrounding dwellings including the listed structures of the wellnag + those of the now built Plots 3-6. The finished floor levels of the dwellings are set between 750mm + 1000mm below that of the adjoining carriageway.

The proposed access drive has been formed at a suitable point to create a safe access point as well as improving the road safety to the adjoining driveways, it is designed to reflect that of a secondary estate entrance picking up the curves of the existing entrance walls but in an understated fashion, its proposed to form the entrance bellmouth to SBC standards in tarmac falling back from the road edge to ensure no additional water flow onto the carriageway, the further driveway will be formed in a pervious surface to encourage SUDS drainage + also create a softening of the visual impact the driveway has. The drive turns to run behind the existing wall + is then shielded by the existing + proposed planting.

As detailed within the implemented Planning Approval 16/01061/FUL it is proposed to complement the existing mature planting with the introduction of mixed mass planting as detailed within the approvals Landscaping Plan to further integrate + seclude the dwellings, the extension of beech hedging to the public edges of the proposed plots further emphasises the visual feel of an estate drive. This will be complimented within the sites by lightweight post + wire fencing softening the linkage between each plot.

3.00 DESIGN + PLACEMENT

The form of the dwellings are a contemporary twist of the traditional Victorian dwelling massing, scale + shape, this is picked up in the external heights + footprints which in turn allows for higher ceilings internally + comfortably spacious rooms, each property is set with a lowered floor level to ensure that there are no unsightly raised level access pathways serving the properties with simple paved paths linking gravel driveways to the dwelling landscaped into its surroundings.

Both properties have a focal point entrance area with open + light hallways linking all parts of the dwellings utilising all areas of floorspace with no unrequired wastage.

4.00 MATERIAL

The material choice to the external are aimed to provide a high spec reserved impact with use of natural stone or untreated natural larch cladding creating feature points of mass of walling with natural stone cills to openings complimenting the property, all areas of stone will be formed without quoins + simply dressed on vertical edges removing any unrequired fussy detailing.

Roofs will be finished with natural Welsh/Spanish slate to further integrate the dwellings into the listed surroundings of the site with zinc ridges + valleys + slates simply finished with overhanging slated edges to all verges.

All windows will be high specification double glazed with mid grey frames to the external allowing the openings to be emphasised + all doors finished in an agreed period estate colour.

5.00 SUSTAINABILITY + SERVICING

Both dwellings will be constructed from low VOC, sustainable materials taking advantage of modern methods creating a highly insulated airtight construction, which in turn will reduce the energy needs of the building.

The buildings have been designed with sustainability at the heart of the project with the structure formed from an oversized timber structure incorporating "super insulation" throughout ensuring that cold bridging is removed from every junction with airtight sealing to the internal to surpass airtightness standards.

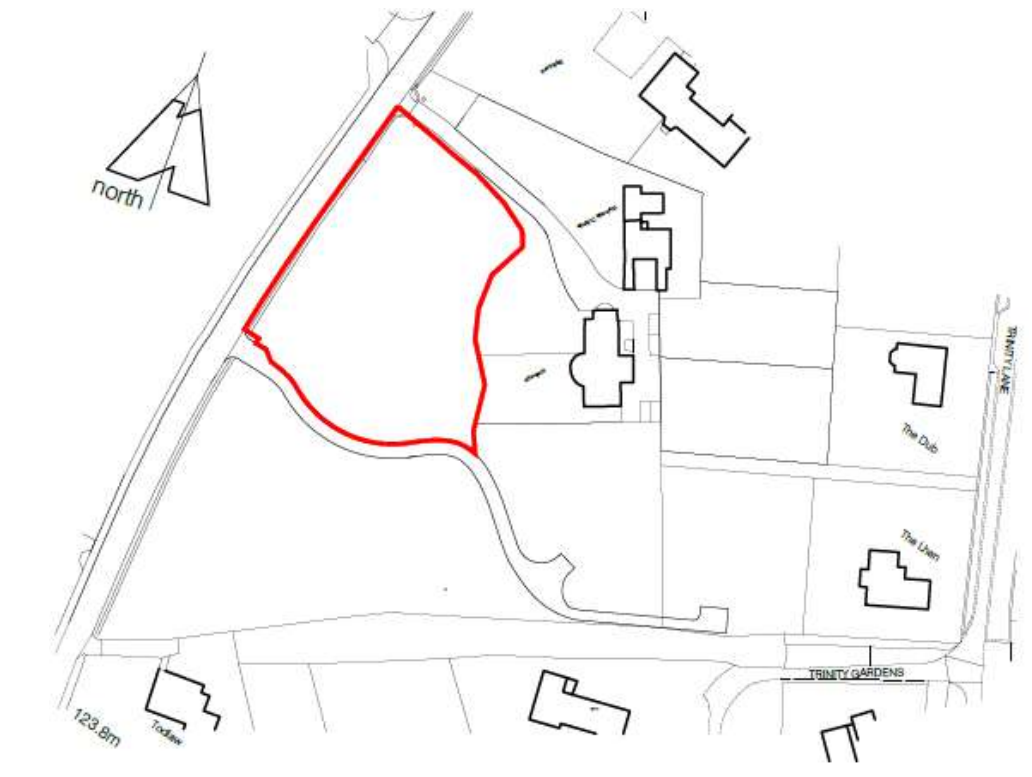
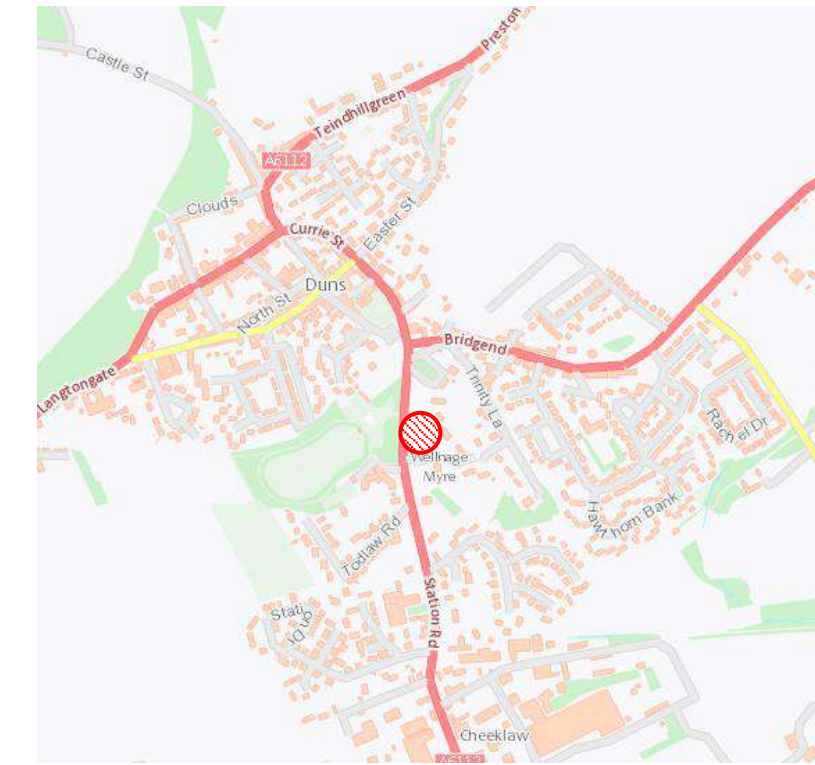
The mixture of the above provides a highly sustainable envelope for the building Which will require very low energy consumption, it is proposed that the dwelling will be served by a low energy heating system.

It is proposed to finish the new access driveway in a fully permeable surface to encourage SUDS + also ensure that the surrounding visual area is not impacted.

All foul water drainage will connect to the existing public drainage system.

All surface water drainage will be sustainably disposed via land drainage in a controlled manner.

The site will be served by a mains water supply + electric connections with heating/hot water systems supplemented in part by a renewable source.





SITE PLAN ANNOTATING VIEW POINT A

The location of View Point A is highlighted by the orange circle on the site plan with the line of sight highlighted by the hatched arc.

VISUAL ASSESSMENT

The adjoining visuals provide a visual impact study highlighting how the proposed dwellings on Plots 1 + 2 will integrate within the surrounding landscape.

Image A1 provides a visual immediately post completion viewing the site from the North side of the new entrance from Station Road, including the formation of the new stone entrance walls + the proposed planting (including beech hedging) within the 1st available planting season.

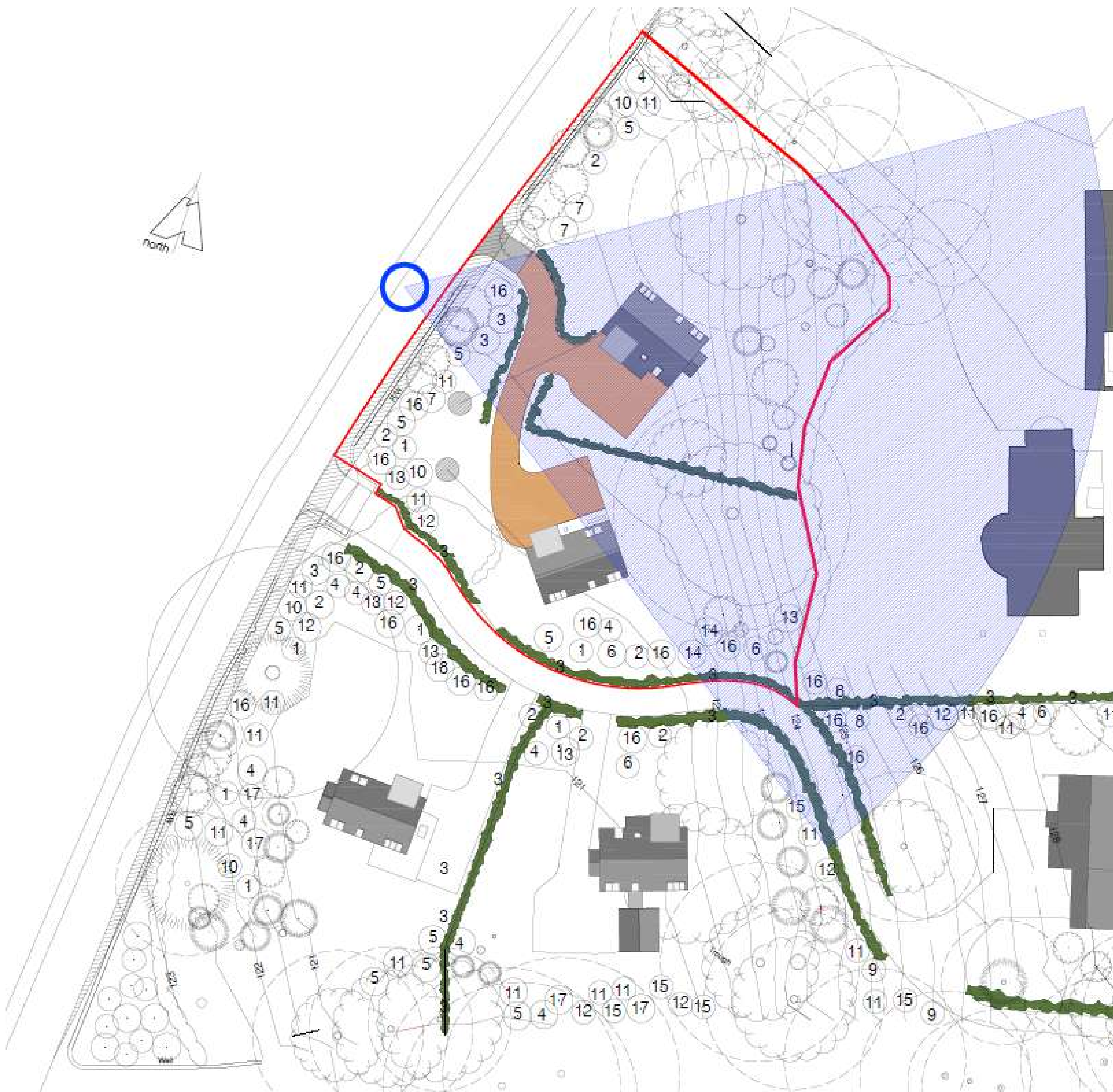
Image A2 provides a visual 5 years post completion allowing for standard growth of the new planting + maintenance of the existing, showing the screening of both the proposed dwellings + also that of The Wellnage.



VIEW POINT A1 - IMMEDIATE POST COMPLETION



VIEW POINT A2 – 5 YEARS POST COMPLETION



SITE PLAN ANNOTATING VIEW POINT B

The location of View Point B is highlighted by the blue circle on the site plan with the line of sight highlighted by the hatched arc.

VISUAL ASSESMENT

Image B1 provides a visual immediately post completion viewing the site from the South side of the new entrance from Station Road, including the formation of the new stone entrance walls + the proposed planting (including beech hedging) within the 1st available planting season.

This provides a view towards the existing Wellnage drive which is unaffected by the proposals + highlights the planting fully obscures any view to the Wellnage.

Image B2 provides a visual 5 years post completion allowing for standard growth of the new planting + maintenance of the existing, this highlights the developing of the screening to the new dwellings + further obscuring of the Wellnage from the public vista.



VIEW POINT B1 - IMMEDIATE POST COMPLETION



VIEW POINT B2 – 5 YEARS POST COMPLETION



SITE PLAN ANNOTATING VIEW POINT C

The location of View Point C is highlighted by the red circle on the site plan with the line of sight highlighted by the hatched arc.

VISUAL ASSESSMENT

The adjoining visuals provide a visual impact study highlighting how the proposed dwellings on Plots 1 + 2 will integrate within the surrounding landscape, also picking up the newly constructed properties on plots 3 + 4.

Image C1 provides a visual immediately post completion the view as shown is taken from the Southerly approach to the site adjacent the entrance to Boston Court. It is clear that currently the view to the Wellnage behind is obscured by Plot 3 + the existing planting with the proposed Plots 1 + 2 partially visible.

Image C2 provides a visual 5 years post completion allowing for standard growth of the new planting + maintenance of the existing, the development of the planting further obscures both Plots 1 + 2 from view along with Plot 3.



VIEW POINT C1 - IMMEDIATE POST COMPLETION



VIEW POINT C2 - 5 YEARS POST COMPLETION