



STONEFALLS HOLIDAY DEVELOPMENT
for
STONEFALLS DEVELOPMENT PARTNERSHIP

DESIGN & ACCESS STATEMENT



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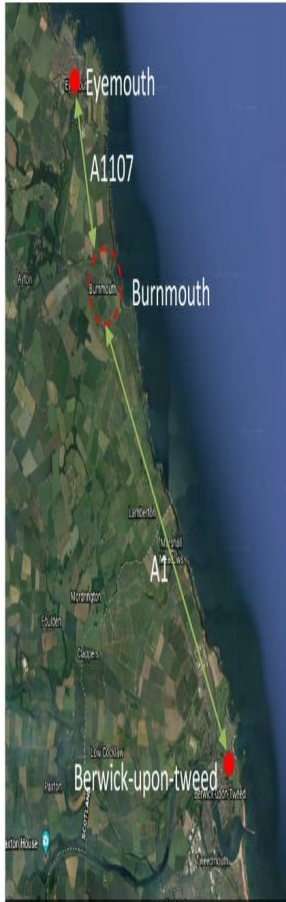


Fig 1. Satellite Image (Image from GoogleEarth)



Fig 2. Satellite Image (Image from GoogleEarth)

1.0 INTRODUCTION

This document has been prepared in support of the planning application for the construction of three new 1 bedroom holiday cabins and associated site works on the site described below.

2.0 CONTEXT

2.1 Location

The site sits between of Burnmouth Harbour and Burnmouth village to the West.

The topography slopes steeply from South to North towards coastline. There is currently woodland foliage to the East of the site and single-track B road to the Southern boundary with woodland foliage beyond.

Burnmouth Parish Church sits on the Western boundary.



2.0 CONTEXT

2.1 Neighbouring properties and Site History

The site previously had 3 fisherman cottages on it which were demolished in 1950 and shown in figure 8. There are still remanence of the demolished cottage's walls on the site. Properties in the vicinity of the site include Burnmouth Parish Church (figures 4 & 5), 19th-20th century Burnmouth Coastguard Cottage (figure 6) and a one and a half storey domestic dwelling further west of the site (figure 7).

The Category B listed Burnmouth Harbour is South-East of the site and will not be impacted by the proposal.



Fig 3. View along Road to rear of site



Fig 4. Burnmouth Parish Church



Fig 5. Burnmouth Parish Church



Fig 6. Nearby dwelling



Fig 7. Nearby dwelling

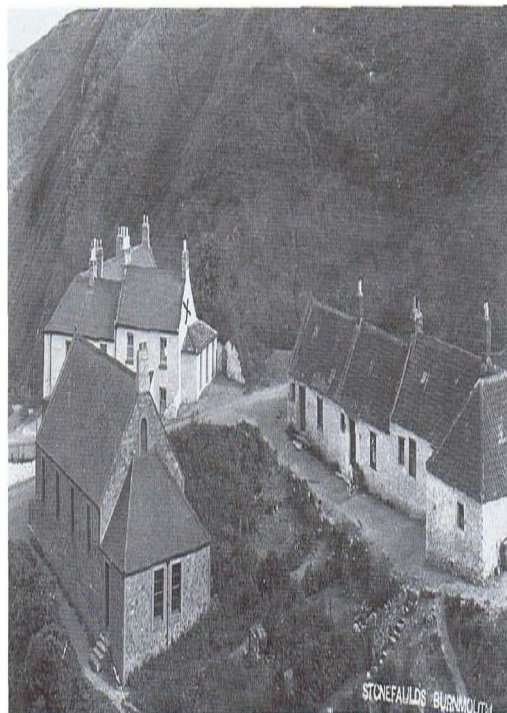


Fig 8. Previous cottages



2.3 EXISTING SITE PHOTOS



Fig 9. View of site from coast



Fig 10. View of site from road



Fig 11. View of existing site access to be retained



Fig 12. View of existing site access within boundary



Fig 13. View of site from the North-West



Fig 14. View of site from North





Fig 15. Example of previously built Cabins



Fig 16. Example of previously built Cabins



Fig 17. Example of previously built Cabins

3.0 DESIGN

3.1 House Typology

The proposed 3no. holiday cabins will have discrete overall volumes to not impose on their surroundings or disrupt views and will be carefully placed to match the site's steep topography. The cabins will be supported by structural stilts creating a small undercroft which will be concealed by a timber hit and miss louvre screen. Accessed by an external flight of stairs will be a paved patio area - lower than the cabin in order to preserve sightlines of the sea from the cabin's interior.

3.2 Materials

The cabins will be built in quality and sustainably sourced materials, in keeping with the local aesthetic. Windows and accessories such as gutters will be gun metal grey. The cladding will be painted a dark green so the cabins blend into and sit quietly on the hillside.



Fig 18. Material Palette -
Concrete paving slabs, horizontal timber cladding, traditional slate roof



Fig 19. Proposed Cabins



Fig 20. Proposed Cabins



4.0 ACCESS

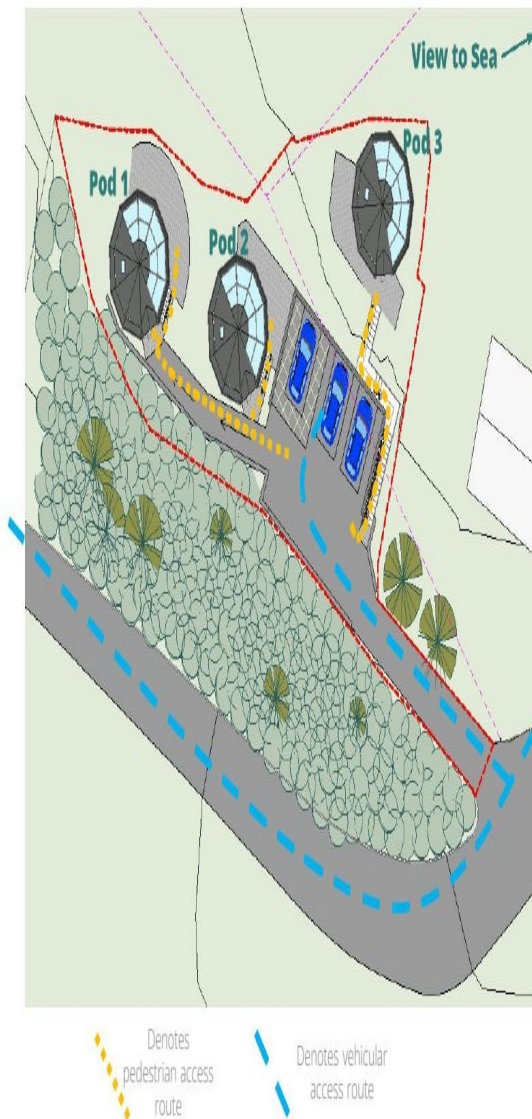


Fig. 21. Proposed Site Access Plan

4.1 Access

The Site layout allows for the adequate provision of 3 parking bays, one of which is an accessible parking bay to be on the entrance level to the site. A level parking and turning area will be achieved by a cut & fill method supplemented with necessary retaining wall structures. This will allow vehicle to leave site in a forward gear.

The existing site access is to be reused as the entrance to the development. The access entrance is to have its surface upgraded accordingly.

The existing site access previously served the three fisherman cottages demolished in 1950 and subsequently served as informal vehicular parking for Burnmouth Parish Church for a number of years prior to the site coming into ownership of the applicant.

4.2 Arrangement

Each Holiday cabin is positioned to achieve optimal views of the sea and surrounding vista whilst not having glazing facing each other or overlooking habited sites – enhancing privacy for the cabin users and neighbouring sites.

The Cabin pods 1 & 2 towards the west of the site have patios at a lower level than cabin to fit the existing steep topography – reducing the scale of ground retention and undercroft required.



5.0 SUPPLEMENTARY INFORMATION

5.1 Business Plan

The attached Business Plan outlines the Stonefalls Development Partnership's structure and highlights the company's passion for making this site an attractive holiday destination, boosting the local economy by responsibly increased tourism.



Fig 22. Proposed Cabins



Fig 23. Proposed Cabins

