



Fig 1 – elevation to frontage from west

## 1.00 PREFACE

The application relates to the formation of an individual luxury holiday let unit set within a former stone quarry designed to blend into the existing natural surroundings, offering a different + importantly private experience without making an impact on the surrounding area.

The Design Statement forms part of the “Full Planning” application on behalf of our client + should be read in conjunction with all current + submitted architectural drawings along with the “Feasibility Study” produced by Bright Light Marketing.



Fig 2 – site denoted by hatched red circle

**2.00 SITE LOCALITY + BACKGROUND APPRAISAL**

The farm is still fully functioning + family run by our clients focusing predominantly sheep + cattle. The proposed site is nestled just below the ridge line in an existing sheep grazing field, it is proposed to allow the grazing to continue all around the proposed development ensuring the existing natural aesthetic is retained, this in turn has no impact on the usability + functioning of this area.

The surrounding land continually falls from the ridge to all sides, with the area of development proposed to sit within an area currently scarred by a former stone quarry. The scarring caused by the quarry has left a visible mark on the landscape which the re-development would remove + return the section to match the surrounding land.

The site though just below the ridge, is further softened by the commercial forest set to the West of the site which is proposed to be further + extensively extended as detailed below.

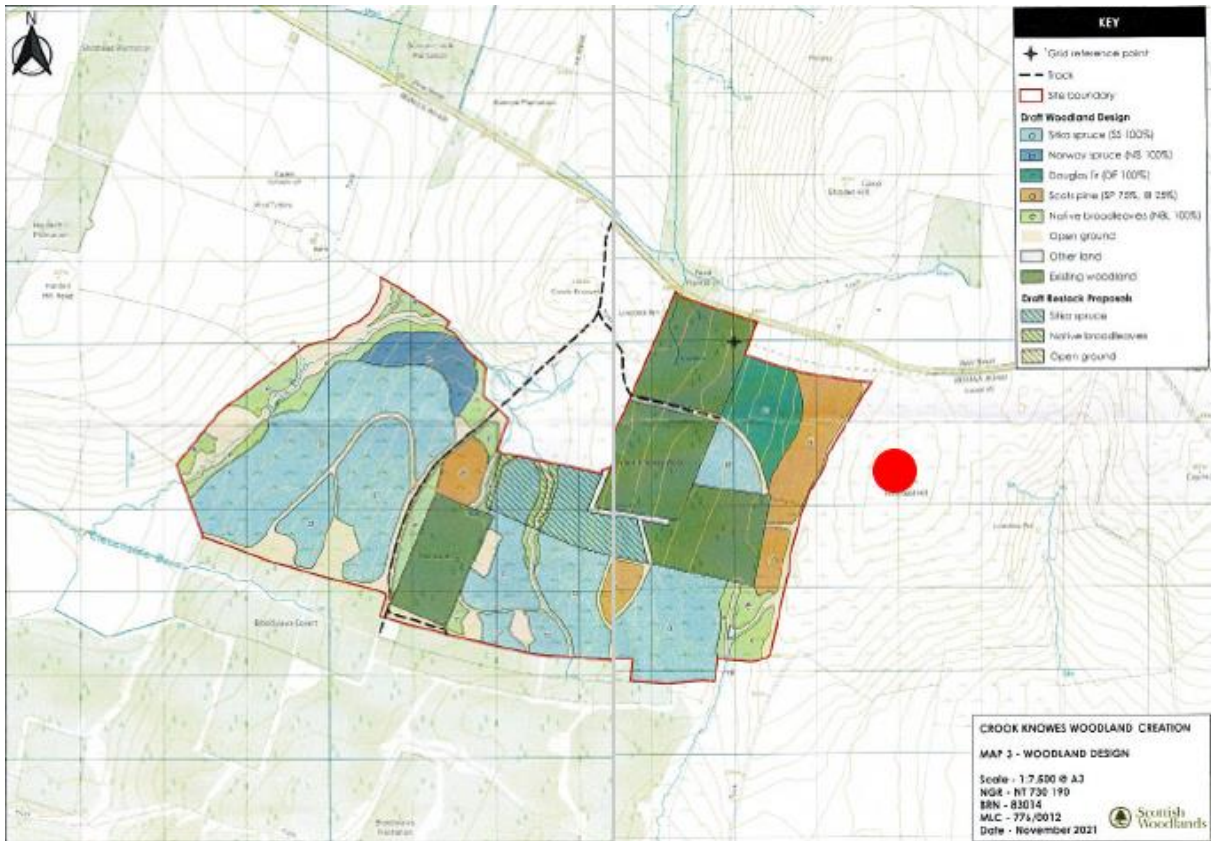


Fig 3 – tree planting scheme on neighbouring land to be carried out in 2022, site identified by red dot

### 3.00 ACCESS + TOPOGRAPHY

It is proposed to access the site from an improved existing gated field access point from the Oxnam – Hownam public carriageway, within the proposal this will improve the access formed by tarmac for the 1<sup>st</sup> 6m, discharging drainage to a natural land swale, the access point also provides an additional passing point on the public carriageway. Thereafter the gated entrance will be formed from a low impact natural farm style hardcore track, carefully following contour lines so not to scar the landscape with all areas provided with additional grass seeding to either side of track. This will access as shown a new recessed parking area, accommodating 3 parking spaces, created as a slight cut into the bank with the bank graded back + finished with topsoil + mixed grass seed to blend back into the landscape. The front edge will be banked up with a natural stone dyke run along the ridge edge to ensure any parked car will be fully hidden behind the front edge. All fully finished in SUDS compliant hardcore finish.

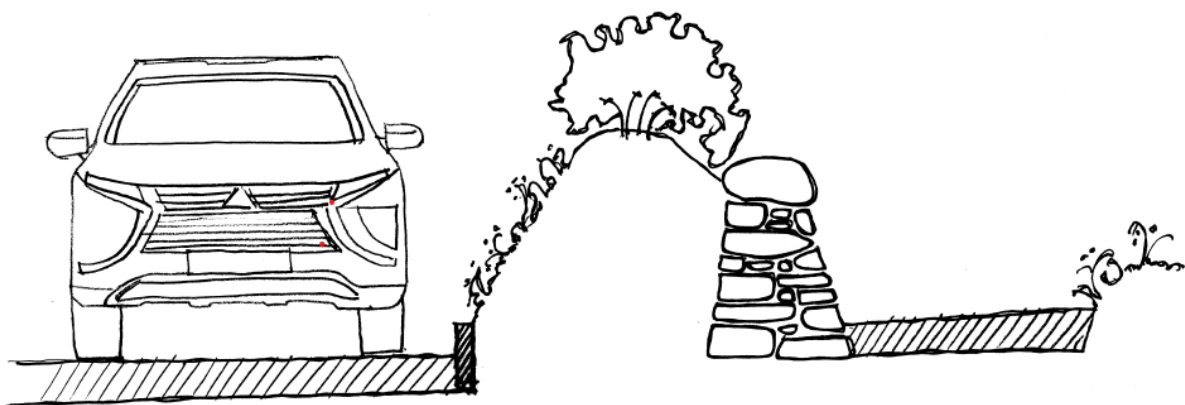


Fig 4 – section through parking area/access path, highlighting parked cars are fully obscured from view

From the parking area the final pedestrian link will again be finished in the same way with a blinded wearing top to protect the quality of the access, set below the grass line to ensure no visual impact is created.

The immediate surrounding land will be secured by a low impact stock fence, to form a seamless aesthetic continuation of the grazing land up to the property.



Fig 5 – elevation of property from access path approach

**4.00 DESIGN**

The focus of the overall design is to create a forced earth structure, pushing the full mass of the structures back into the existing banking + over dressing to form an aesthetic of the natural rounded top of the ridge. Initial investigations + historic knowledge have highlighted that the stone face is friable + easily excavated, allowing the existing levels to be further reduced + all structures to be set directly into the bank, in addition the excavated stone will be utilised as bottoming to the new access track.

The main structure will be formed utilising 90% natural materials including a highly insulated timber structure utilising high performance ecologically sound sheep wool insulation + variable airtightness layers to both control the ambient temperature + air quality within the overall building. The floor structure will be formed with a polished concrete finish, utilising the overall mass of concrete as a “heat sink” which will slowly release heat built up through the day reducing heating demand on the building, finally the roof structure formed from high strength engineered timber roof beams + finished with natural green roof over ensures the control of temperature changes, regulating the ambience of the building.

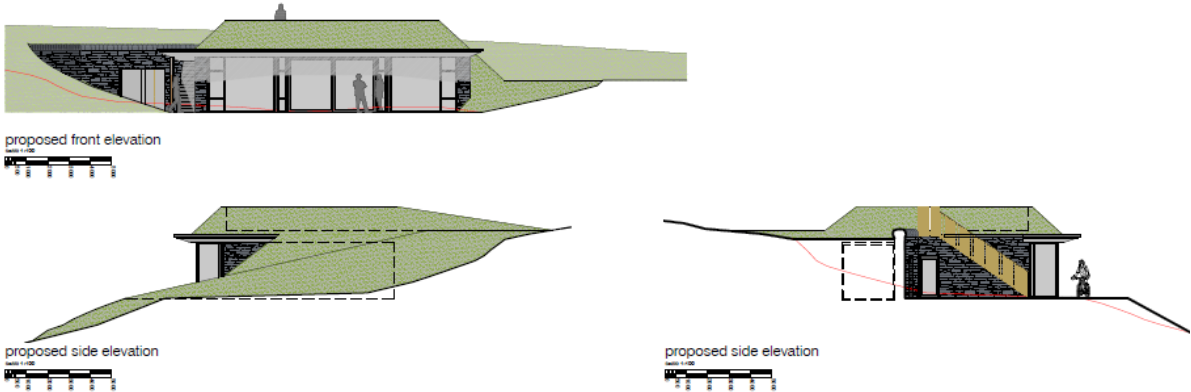


Fig 6 – proposed elevations

Every area of the dwelling will be provided with natural light, both from the westerly facing glazed sections, finished with solar glare reducing glass, which will ensure there is no impact from sun reflection + flat rooflights set into the recessed roof terrace providing a high of high quality light throughout the day.

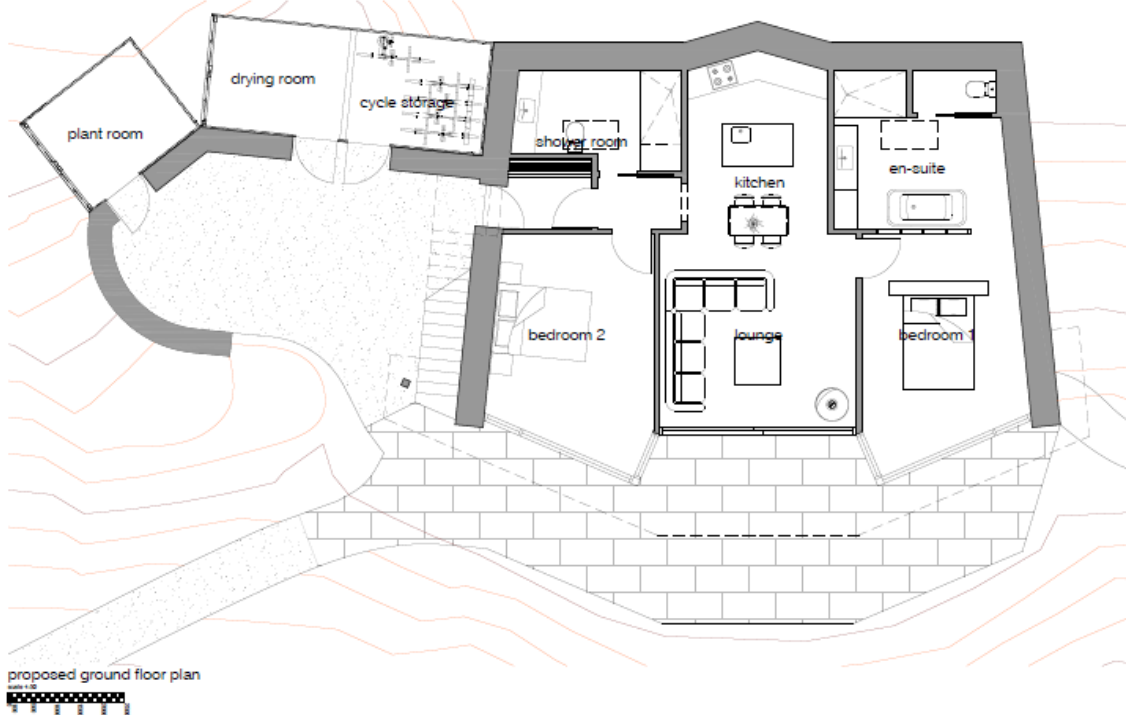


Fig 7 – proposed floor plan

To further reduce the impact on the overall area it is proposed to form the external service areas housing cycle storage + plant areas from shipping containers, all again will be created as forced earth structures + fully buried into the existing bank, with no element of structure exposed, set within a recessed courtyard area, all will be fronted with natural random whinstone, continuing to the frontage columns of the proposed dwelling.

All exposed frontages + facias including window + door frames will be finished in matt anthracite, set with natural larch finishes as detailed.

The overall structure will be formed from a concrete slab set directly on to the structurally stable sub base, ensuring that the overall embodied concrete utilised in the development will be reduced by 25%, with all containers set on simple concrete pads for stability.

All of which would ensure there is little impact to the surrounding land + if required could be reversible in the future + bank dressed back over to the natural lines if required.

The overall structure with roof terrace tucked behind a naturally finished grass bank to the perimeter of the roof both hides all evidence of development + creates a contemporary individual holiday let property.

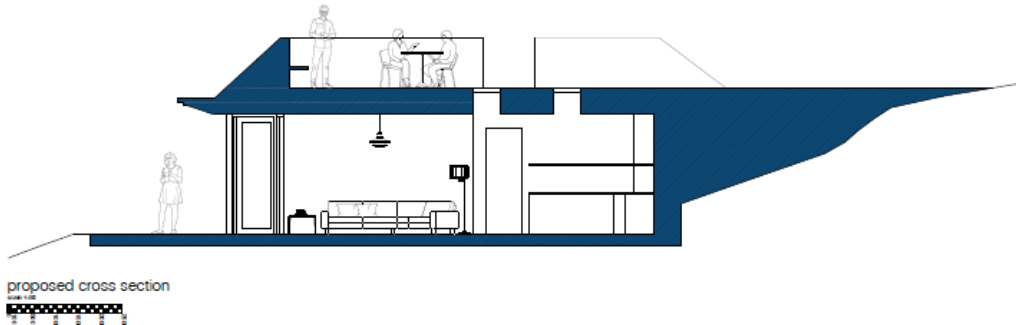


Fig 8 – proposed cross section

The design ethos of the internal matches that of the contemporary external with minimalist finishes such as birch plywood panelled walls, polished concrete floors + clean simple lines.



Fig 9/10 – internal views from living space

The external pallet of materials proposed for the property on the approval of the Planning Department reflects the traditional materials of the area.



Fig 11-13 – proposed external finishes

To create this we have utilised a select natural palette of materials including natural whinstone walling with cut back un-pointed joints, narrow profile pressure treated larch cladding to soffits + external stair ensuring softened visuals to users as well as low maintenance, mixed grass green roofs + dark framed high performance windows.

Externally the covered area is designed to accommodate a parked car as well as secure cycle storage, E-Vehicle + E-Cycle points + covered log storage.

## 5.00 SUSTAINABILITY + SERVICING

The building 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 building has been designed with sustainability at the heart of the project with the structure formed from an oversized timber structure to the new build element 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 building will be served by a low energy ground source heating system supporting the central multi fuel stove.

Both E-Vehicle + E-Bike charging points will be installed as a main feature ensuring that future technologies + growing markets are pre-catered for. Wi-Fi connections will also be installed to ensure high speed internet is available as standard.

As previously noted 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 be made to a new water treatment unit serving the dwelling with outfall to SEPA approval.

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

The site will be served by borehole providing water + serve heating + hot water.



FORMATION OF LUXURY HOLIDAY LET UNIT  
AT SWINSIDE TOWNFOOT, NR JEDBURGH





