

Supporting Statement

Submitted in support of planning application for a new timber 'Post & Beam' Log Cabin.

Land Northeast of Runningburn Farm Stichill Scottish Borders

This statement is to be read in conjunction with the package of detailed drawings that accompany the application.

1.0 Site

- 1.1 The site is currently an undeveloped grassland land on the surrounding the existing pond. approximately 0.25ha to the east of Runningburn farm.
- 1.2 Access to the site is via the unclassified farm track which serves the fields and pond adjacent. At present the boundary is undefined by any viable means.

2.0 Site History

- 2.1 Before this application, there has been no applications submitted for the site. However, there was applications submitted for the wedding venue, detailed below.

16/00336/FUL: Erection of events marquee (retrospective)
Approved April 2016, Subject to conditions

19/009020/AGN: Erection of general purpose building
Approved February 2019

20/00123/FUL: Erection of wedding venue/function building (retrospective)
Approved April 2020 – Conditions & Informatives

3.0 The Proposed Scheme

- 3.1 The intention is to construct the cabin on the farm to be let as self-catering accommodation to accompany the existing wedding venue business on site. With a high level of fit and finish, specifically to both UK and foreign couples, individuals, or families. Creating a highly sustainable, environmentally sensitive, innovative, and enjoyable holiday location, complementing and enhancing the high amenity farm surroundings and their accessibility to the general public, and with potentially significant multiplier effects. Specifically, the target market should have a comparatively high potential spend in the local area.
- 3.2 The proposed dwelling is a timber 'Post and Beam' house. The orientation to the South, with views over the ponds for coastal views, overlooking Kelso and the Cheviot Hills in the distance. Centrally located on the site, the entrance to the dwelling is East facing accessed via ramped path around the house.
- 3.3 Using 'Post and Beam' as a construction method provides flexibility for future adaptation, the internal partitions can be relocated with relative ease to make internal layout changes if necessary.

- 3.4 Comprising of two bedrooms, open plan kitchen/dining/living space on the main level.
- 3.5 The materials selected compliment the site and over time will help blend the house into the environment. The 'Post and Beam' structure will be pre-manufactured offsite, handcrafted using materials sourced from local forests that are Forestry Stewardship Council (FSC) approved.
- 3.6 The pitched grass roof with extended overhang to protect the structure from the element. It also helps to ground the building and blend into its surroundings.
- 3.7 All the timber cladding, soffits, fascia and internal finishes are locally sourced and cut to size in Caledonia's Sawmill based in Liliesleaf.
- 3.8 The wood's natural greying process can be prevented by applying a transparent protection oil. Alternatively, the log work and cladding can be left untreated to allow the wood to age naturally and blend into its surroundings. The panels between the posts will be clad using locally sourced FSC approved larch cladding.
- 3.9 All windows and doors will be aluminium clad windows with an extruded aluminium exterior, powder-coated with industrial-strength paint for superior resistance to fading and flaking.

4.0 Access and Parking

- 4.1 The existing private track on the site will be upgraded with the inclusion of new passing places. Crushed aggregate will be used to allow any excess surface water to drain away, preventing ponding.

There will be a minimum of two car parking spaces allocated to each cabin and one additional space per house for visitor parking. In accordance with SBC's recommendations, the access and parking will be low key and casual.

5.0 Energy and Sustainability

- 5.1 The desire is to be 'off-grid' and as self-sufficient as possible, with a sustainable energy solution for environmental comfort.
- 5.2 The high level of insulation within the building fabric help create a highly efficient building.
- 5.3 Electricity will be generated on site through a solar array. Any excess electricity generated will be stored in batteries and distributed around the site.
- 5.4 The lighting within the building will be low energy using LED lamp sources that have 8+ years of lamp life and low energy consumption.

6.0 Ecology

- 6.1 All existing boundary treatments are to be retained, repaired or upgraded where required. The majority of which are post and wire fencing.
- 6.2 Landscaping, in general, will be minimal to protect all wildlife habitats, ecosystems and natural processes in the area.
- 6.3 All new hedgerows will be native species.
- 6.4 The green roof will create a habitat for birds and insects.

7.0 Conclusion

- 7.1 The proposed cabin has been designed to sit on the site inconspicuously. The massing and siting of the house have been carefully considered.
- 7.2 The additional of on site accommodation enhances the existing wedding venue business and also provides a location for more visitors to the. Local area.
- 7.3 Through subsistence living and an off-grid approach with sustainability at its core, the proposed development offers an excellent quality standard for future living.