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From: [Ross Martin](#)

Sent: Mon, 4 Apr 2022 10:45:06

To:

Subject: Application Ref: 21/01618/FUL - Erection of Dwelling House, Land South-West of Castleside Cottage, Ashkirk, Selkirk

Sensitivity: Normal

Attachments:

[21-001-SD-002 Rev D.pdf](#)  [21-001-SD-001 Rev K.pdf](#) 

CAUTION: External Email

Dear Brett,

I refer to the above noted application and your recent correspondence with regard to our planning submission.

I have discussed the issues raised with the applicant and we have carried out a series of amendments to the design proposals which I have attached for your further consideration. I have summarised our response to these issues as follows:

Vehicular Access

We have adopted the advice of the Roads Officer and created a new access to the north side of the proposed dwelling. This is illustrated on the attached site plan together with improved visibility splays and turning arrangements within the plot.

Floods Risk Consultation

The flood level indicated on our initial submission drawing was noted as indicative and reflected the advice that formed the basis of the approval (ref: 11/00213/FUL) for the conversion of the existing steading buildings to residential use. This was noted on the site flood sections and levels drawing dated 04/05/11 which confirmed the flood level to be 185.454. Our initial submission had indicated that the minimum proposed floor level would be at least 186.054, by allowing for an additional 0.6m freeboard on this level. However, I can confirm that the levels have been checked within the application site which is elevated sufficiently to achieve the 183.600 or 400mm above the existing roads level desired.

Design

In view of your advice relating the treatment required to the principal elevation, we have elected to reorientate the proposed house so the gable end faces the public road. This replicates the nearby Granary building albeit with a material finish that is consistent with rural/agricultural building and reflects the infilling of the original large door opening on the Granary building with timber lining. A vertical emphasis has also been introduced to the openings on this elevations. As discussed, a less formal and more contemporary architectural style can be adopted on the side and rear elevations as the applicant has elected to do.

We trust that you will find the above to be in order and look forward to receiving your feedback at your earliest convenience.

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Kind Regards

Ross Martin



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Finalist - Property Team of the Year



Finalist - Small Private Development of the Year