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**Design Statement:**

The application is for two detached houses to be located on land to the East of No.1 Kelso Road. Whilst the proposed site lies beyond the current development boundary of Coldstream there exists at this location an existing building group consisting of three houses to the South of the A698 Kelso Road and the lodge house to the North of the Kelso Road. (Policy HD2)

The relationship of the existing and proposed houses in combination with the landscape of mature trees and stone walls flanking both sides of the Kelso Road create a strong sense of place as illustrated by the attached existing photograph. The two proposed houses would be situated to maintain the integrity of the existing sense of place created by the housing group and landscape when experienced from Kelso Road, as illustrated by the attached proposed context view. (Policy PMD2)

The two proposed houses also sit in close relation with and reflect the pattern of the existing houses and their gardens along the A698 when seen from the cemetery and land lying to the East and South. (Policy PMD2)

The retention of the existing trees to the North of the site and the proposed use of native species for hedgerows enclosing the garden grounds reflects the design of the adjacent cemetery landscaping. (Policies PMD2, EP13 & ED10)

The proposed houses would be served by a shared access from the existing cemetery access road from Kelso Road. Two parking spaces are provided within each house plot along with screened visitor parking and turning available on the shared access. (Policies PMD2 & IS7)

The shared access and hardstanding areas would be surfaced with permeable paving and each house plot would have a surface water soakaway and septic tank incorporated. Water would be taken from the public supply existing in the access road to the cemetery. (Policy IS9)

client:	Mr & Mrs A Douglas-Home		
project:	1 Kelso Road, Coldstream		
title:	Proposed context of building group		
status:	PPP application	drawn:	AS
scale:	N/A	@ A3	date: 30/08/2022
number:	10148_1_3	rev:	-

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