

DESIGN STATEMENT



No 1 Dryinghouse Lane Kelso

rm architecture ltd

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INTRODUCTION

This document sets out the background, context and design of the proposed development of the site adjoining Rosebank Cemetery Lodge, more specifically the rationale behind the detailed planning application further to the outline planning permission for a new dwelling currently in place.

By providing open and transparent insights, the document serves as a tool for those involved in the formal planning decision making process, along with other key stakeholders, as appropriate.

DEFINITIONS

For the purposes of clarity, the following definitions are used withing this document

- Site: This refers to the complete site including Rosebank Cemetery Lodge, the current multipurpose building, and the land withing the boundaries as indicated in the site plan
- Lodge: Rosebank Cemetery Lodge
- Plot: This refers to northern part of the site adjacent to the shared access and driveway which is the subject of this planning application

SITE AND SURROUNDINGS

The building plot is adjacent to Rosebank Cemetery Lodge which is situated within the walls of Rosebank Cemetery. This is adjacent to Shedden Park, to the east of Kelso town centre. The site is situated on a prominent corner, opposite the northern approach to Hunters bridge, adjacent to the river Tweed and the main thoroughfare to Coldstream and Gordon. Whilst the current postal address of Rosebank Cemetery Lodge is Shedden Park Road The building plot faces Dryinghouse Lane and would form the first dwelling upon entering this road.



Figure 1 Location of site within Kelso (Grey dot)

It is thought that the site formed part of the former Rosebank estate with links to Sir Walter Scott who owned it briefly in 1804 after inheriting the estate upon the death of his uncle, Captain Robert Scott.

In recent times the Lodge and site were utilised for offices by the Scottish Border Council, supplemented by a large general-purpose building to the rear of the site. Following relocation to a purpose-built unit, the Lodge, general purpose building and plot, were sold off in 2016. The

site has stood somewhat neglected since then.

The site extends to approx. 0.20 acres and is bounded by a stone wall to the north and west, hedging and fencing to the east and the lodge to the south. The site is mostly hard surfaced with a large yard area accommodating a general-purpose building adjacent to the lodge.

Access via the main cemetery gates to Rosebank Cemetery is pedestrian only; vehicular and main access is through newly formed access from Dryinghouse Lane.



Figure 2 Plot for proposed development

The general-purpose building has a gross internal area of approx. 175sq m. This building is of steel portal framed construction with galvanized z-purlins supporting a pitched roof clad in corrugated fibre cement cladding incorporating polycarbonate roof lights. The eaves height is approx. 3.25m and ridge height is approx. 4.60m. The external elevations are finished in box profile metal sheeting with blockwork perimeter walls to a height of approximately 1.3 metres. There is a personnel access door to the southern elevation and sliding double doors (3m x 3m) to the north elevation originally providing vehicular access which is no longer in use. The building has solid concrete floors.

Rosebank Cemetery Lodge itself is a striking period sandstone former cemetery keepers lodge with an original gross internal area of approx. 95sq.m.

The property, most recently used for office space, comprises an entrance hall, three public rooms, kitchen and W/C. and boasts character features such as the traditional open gabled entrance porch, polished dressings, and octagonal chimney stacks. Windows are Victorian sash windows with a bay feature to the front. The roof is Scottish slate with fish scale slate feature tiling. The rear access from the lodge opens to a private courtyard with a paved area, a more recently single brick construction garage and useful stone-built outhouses for storage. The rest of the site is accessible from this point.

PLANNING APPLICATIONS

Previous planning applications, most relevant first.

Reference	20/00874/PPP
Alternative Reference	100290296-001
Application Received	Mon 10 Aug 2020
Address	Land Northwest of Rosebank Cemetery Lodge Shedden Park Road Kelso Scottish Borders
Proposal	Demolition of shed and erection of dwellinghouse
Status	Decided 02/12/20

The above application relates to planning permission in principle, for a dwelling on the plot, which this application is furthering

The application below relates to the shared access and driveway.

Reference	21/01076/FUL
Alternative Reference	100437466-001
Application Received	Tue 29 Jun 2021
Address	Rosebank Cemetery Lodge Shedden Park Road Kelso Scottish Borders TD5 7BW
Proposal	Formation of new access
Status	Decided 02/09/21

The above application supersedes the previous successful planning application 16/01553/FUL which expired prior to the purchase of the property by the current owners. The seller resubmitted the application, which was approved on 2nd September 2021, subject to several conditions. The conditions were purified on 4th February 2022.

Work has now commenced with the drop kerb installed along with a temporary surface driveway. Outstanding work to complete the access as per the application will be carried out on completion of all site works pertaining to the lodge. Further amendments were made to the driveway layout as part of 21/01907/FUL

The following applications refer to the lodge and shared access and driveway arrangements

Reference	21/01907/FUL
Alternative Reference	100512534-001
Application Received	Tue 07 Dec 2021
Address	Rosebank Cemetery Lodge Shedden Park Road Kelso Scottish Borders TD5 7BW
Proposal	Change of use from office, alterations and extension to form dwellinghouse (renewal of planning permission 18/00787/FUL)
Status	Decided

The above planning application is an amendment to the existing planning approval for change of use and extension of the lodge, ref 18/00787/FUL. Preliminary work is currently being undertaken to satisfy conditions related to the building warrant application

Other superseded applications on record.

Reference	18/00787/FUL
Alternative Reference	100125268-001
Application Received	Tue 19 Jun 2018
Address	Rosebank Cemetery Lodge Shedden Park Road Kelso Scottish Borders TD5 7BW
Proposal	Change of use from office, alterations and extension to form dwellinghouse
Status	Decided 23 rd January 2019

Reference	16/01553/FUL
Alternative Reference	100034363-001
Application Received	Thu 15 Dec 2016
Address	Rosebank Cemetery Lodge Shedden Park Road Kelso Scottish Borders TD5 7BW
Proposal	Formation of new access
Status	Decided 8 th February 2017

THE PROPOSED DEVELOPMENT

The Applicants

The current owners, Linda and Michael, are looking to relocate for a lifestyle change through the purchase and development of this site. Originally from Hawick, Linda relocated to Kent where they met whilst dedicating themselves as nurses to the NHS. After the accumulation of 76 years of service between them, they seized the opportunity to retire early and seek a lifestyle change. Following a two-year nationwide property search, Rosebank Cemetery Lodge and site was purchased.

The lodge and building plot provide the potential to accommodate the owners, their adult son, and elderly mother away from the high paced, densely populated southeast, for a more leisurely pace of life more suited to their stage in life. Furthermore, the plot offers the opportunity for development to provide the owners son with independent living.

Principles of Proposed Design

As reflected within this planning application the intention is to develop the plot into a dwellinghouse fit for modern flexible living whilst reflecting, maintaining and preserving the integrity, style, heritage, and patina of the adjacent lodge and surrounding architecture. The whole site is in a prominent position and the applicants are keen to ensure that the development provides a positive statement that reflects Kelso as a whole.

Upon the purchase of the lodge, planning permission in principle was in place for demolition of the shed and construction of a new dwelling. As a result of this, a comprehensive report was completed by Mr Euan Calvert, whose concerns are considered and mitigated within this detailed planning application.

A list of priorities constituting a succinct design brief were considered as follows:

- Structure and finish to complement the lodge and not be overbearing. Ridge height to be no higher than the Lodge Ridge height.
- To protect the private amenity of “Woodlands”
- To reflect and compliment the traditional curtilage of Shedden Park, the adjoining conservation area and local listed buildings.
- To have architectural merit in its own right
- An “upside down” configured layout to make best use of the location and outlook.
- Flexible multigenerational living space
- Ensuite “full size” double bedrooms.
- Complementary design features to the lodge and extension where they can be replicated without complexity or excessive cost, particularly the use of slate and stone.
- Some contemporary design features to enhance and contrast the older traditional style construction such as coloured and textured cladding, double glazing, and panoramic full height glazing.

THE PROPOSED DESIGN

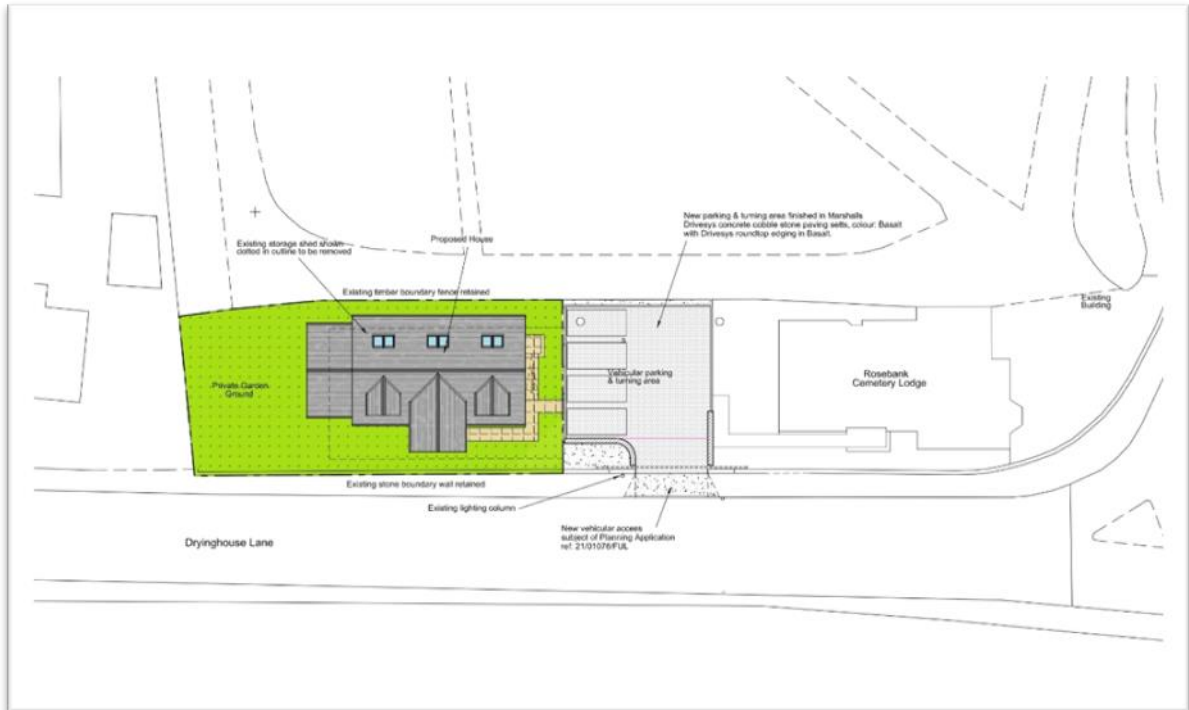


Figure 3 Site Plan

The proposed dwelling is a 3-bedroom detached 1.5 storey timber framed construction sited on the footprint of the original multipurpose shed within the plot. The style is typical of Scottish Borders rural homes, with render and stone finishes and a natural slate roof. The dwelling reflects the style and finish of the recently approved plans to extend the adjacent lodge, complimenting the older period styling of both the lodge and the area around Shedden Park



Figure 4 CGI of the proposed development from Dryinghouse Lane



Figure 5 CGI of Proposed development from Shedden Park



Figure 6 Front Elevation



Figure 7 Rear Elevation



Figure 8 South Elevation



Figure 9 North Elevation

The proposed development and lodge share access and parking along with a separate pedestrian access from the road. Amenity space is to the north of the proposed development adjacent to Woodlands

The proposed development will be bounded by the existing substantial stone wall and fencing previously installed to separate its function from the cemetery.

As highlighted in the list of design priorities, the dwelling compliments the older traditional style, also incorporating some contemporary design aspects. This includes full height glazing and upside-down living, to capitalise on the outlook, giving the proposal its own architectural stamp and merit.

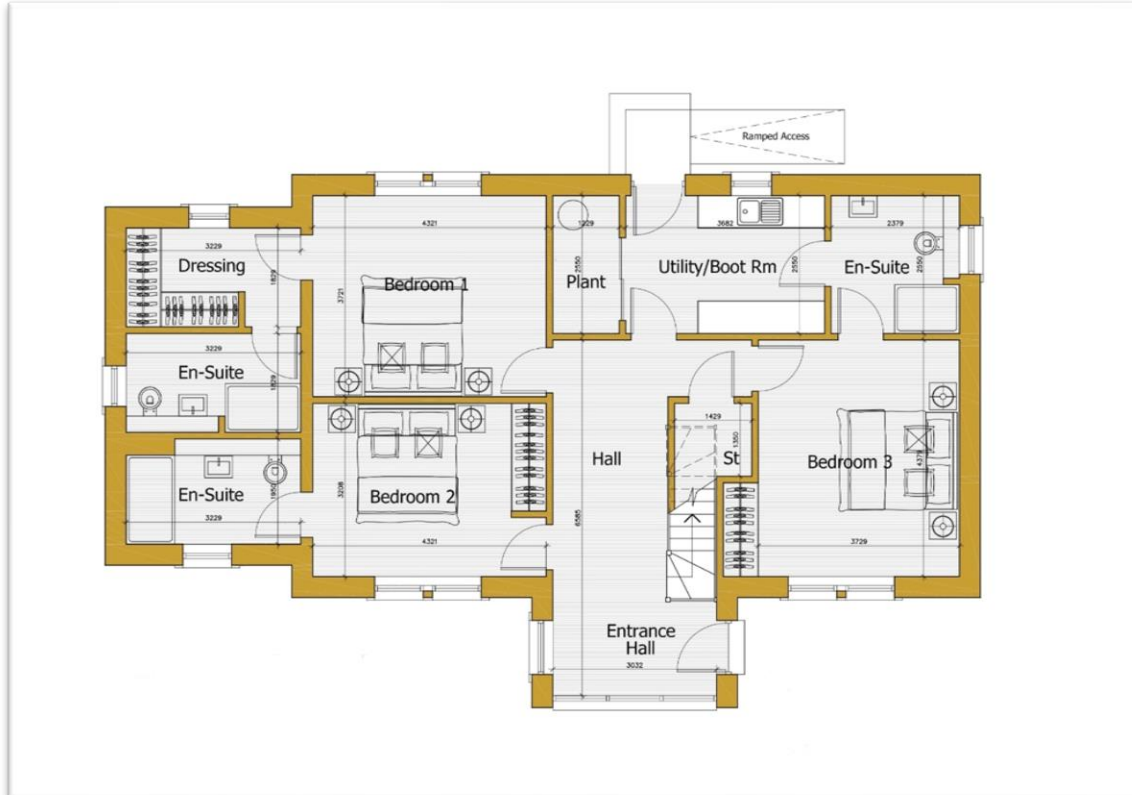


Figure 10 Ground Floor Plan

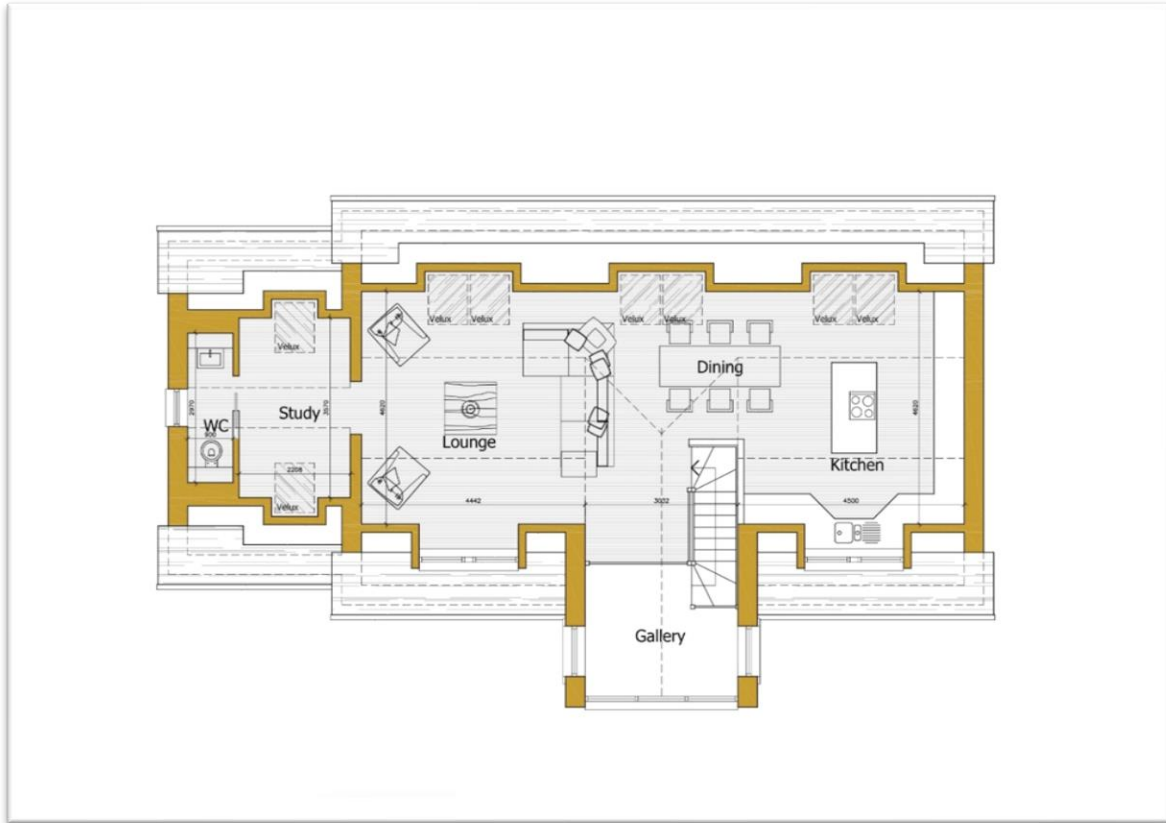


Figure 11 First Floor Plan

POLICY CONSIDERATIONS

The plot is in an established settlement area, set within the settlement boundary of Kelso.

The plot has existing access to the public road shared by the lodge.

There are no designations on the plot or site.

The conservation area is adjacent to the site.

The exceptional period character of the lodge is noted and acknowledged

The most relevant policies of the Local Development Plan will be:

- PMD2: Quality Standards
- PMD5: Infill Development
- HD3: Protection of Residential Amenity
- EP9: Conservation Areas
- IS2: Developer Contributions
- IS7: Parking Provision and Standards
- IS9: Wastewater Treatment Standards and Sustainable Urban Drainage

Also relevant will be the following supplementary guidance

- Developer Contributions, April 2015
- Guidance on Householder Developments, July 2006
- Placemaking and Design, 2010

ASSESSMENT AGAINST POLICY

Considerable work has been completed to ensure the proposed design meets the policy requirements along with addressing the planning officer's concerns within his part III report (20/00874/PPP). Reference to this report is made throughout this assessment.

Quality standards PMD2

Scale Form and Design

Policy PMD2 concerns quality standards and placemaking and design. Scale, form, design, materials and density of the proposal. As highlighted by the planning officer in his previous report, "scale and form will require careful consideration. The adjacent Lodge characterises this site and, owing to this relationship, the design on this plot must be influenced, and will have to respond, appropriately".

In relation to scale the proposal whilst in the same position relative to the existing shed the proposed dwelling is considerably smaller in footprint to the existing building. The multipurpose shed has a footprint of 176m² and the proposed developments footprint of 130.4m².

Whilst the plot is elevated from the public road, it is acknowledged that any addition has potential to be a highly prominent addition to the street scene. Therefore, the impact of the proposed development has been considered through obtaining accurate levels and ensuring roof heights are no greater than the lodge.

Ridge height has been further reduced where the property is adjacent to Woodlands.

The height of the property is further reduced by removing oversight across the whole plot to the same levels required for the approved access and driveway. This will reduce the prominence of the dwelling whilst maintaining the character of the design and ensuring the lodge is not overwhelmed. As a result of this, the disabled access is also further improved.

Accurate levels of the site have been obtained and is depicted in drawing 22-009-SD-03. A representation of which follows in Figure 12.



Figure 12 Street view depicting the levels

It is also noted that the proposed dwelling is positioned equidistant from the adjacent properties, so its prominence is further reduced against the lodge and the neighbouring property, "Woodlands". The driveway and garden spaces act as buffers between the adjacent properties reducing prominence and ensuring privacy. Prominence is further reduced by utilising the existing cemetery wall, changes to which are kept to a minimum within this proposal.

Whilst the priority for the form and design is the adjacent lodge, consideration was given to the dwellings in Dryinghouse Lane, including Woodlands, which is adjacent to the plot. The Form and design cues are also drawn from dwellings placed around the park curtilage as this is the predominant landscape that the lodge and proposed dwelling form a considerable part of.

Whilst the planning officer was of the view a 1.5, 1 3/4 or 2 storey dwelling may appear over-dominating and out-of-place for this sensitive site, the proposed development is a 1.5 storey design. This proposal mitigates his concerns on several levels.

It is of note that the adjoining property "Woodlands" is a 1.5 storey non-traditional construction. Whilst there are few design cues to garner from this property, other than perhaps the quirky render colour, therefore the proposed 1.5 story development is not setting a precedent in this instance.



Figure 13 Woodlands

Almost all dwellings around the curtilage of Shedden Park are of 1 3/4 or 2 story construction with a large multistorey apartment development adjacent to Dryinghouse Lane, to the right in the image below. There are various dormer window designs utilised across the various property styles.



Figure 14 Shedden Park Curtilage

There are very few period properties within the curtilage of Shedden Park, mostly existing to the south of the park. They have been considered within the context of this proposed development

Again, the proposed dwelling fits in with the park landscape whilst complimenting the lodge and Woodlands.

The proposed design is easily accommodated within the plot and site. The space afforded for private garden ground under the present proposals meets with the recommendations noted in the SPG for Privacy & Sunlight. For a 3-bed property the requirement is stated at 70-90sq.m. The space afforded under the proposals is 126sq.m. The positioning of the proposed development and private garden ground replicates the lodge with the rear of the property adjacent to the cemetery boundary and the private garden space to the north of the dwelling which is bounded by the original cemetery wall adding to the sense of place.

Placemaking Construction and Finishes

The proposed dwelling reflects the design, construction and finish of the Lodge extension preserving and complimenting the lodge continuing the architectural narrative throughout the site. The proposed dwelling is of timber frame construction, utilising sandstone features created from appropriate oversite and stone. This would be complimented by small areas of render and cement weather board cladding. It is envisaged the weatherboard cladding colour would match the soffits, fascias, bargeboards etc, installed throughout the building to ensure a cohesive look. The building will also compliment the Lodge with the extension built with the same finishes including the use of traditional materials.

Finishes are as follows:

- Roof - Siga 35 natural slate
- External Walls - Stonepak PE Scraped Textured Render, colour – buff
- Cladco/Hardie Planking/Cedral woodgrain shiplap Cladding, colour - slate grey. RAL 7016
- Forticrete Anstone reconstituted stone to base course, colour - Brown Old Weathered.
- Windowsills -Reconstituted concrete, colour - buff.
- Windows - Casement in aluminium clad timber, colour - dark/slate grey. RAL 7016
- Doors - Insulated composite doorset, colour - dark/slate grey. RAL 7016
- Rainwater Goods - Guttercrest/Alumasc Heritage powder coated cast iron style half round gutters and circular downpipes, colour - dark/slate grey. RAL 7016

- Fascias/barge boards - Eurocell uPVC in dark/slate grey. RAL 7016

A very recent development in Birgham has been finished in the same manner. The following images are from the development.



Figure 15 Birgham development

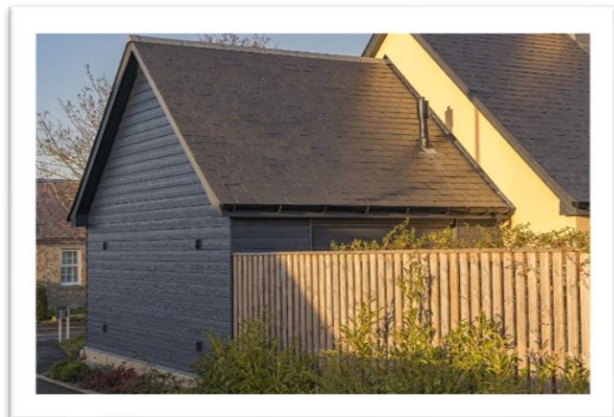


Figure 16 Birgham development

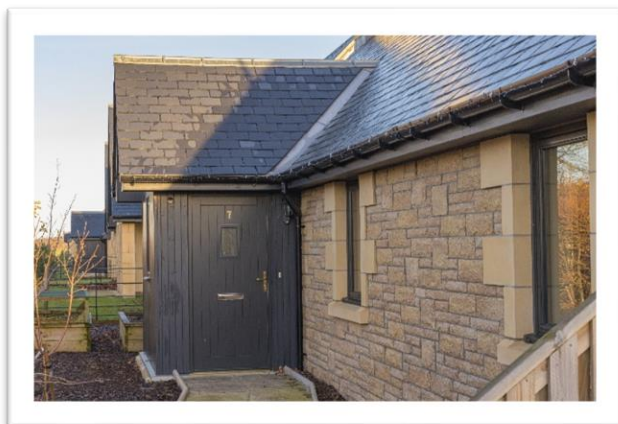


Figure 17 Birgham development

The overall design reflects typical rural Scottish Borders Architectural styles. Along with the addition of some contemporary aspects, such as the upside-down living arrangement and full height glazing, ensures a sense of place within the park curtilage and the wider surrounding area.

The proposed design mitigates the planning officers' views and concerns by reducing the height, impact and dominance of the design in relation to the immediate and surrounding area, furthermore the design is compatible with, and respects the character of the surrounding area, neighbouring uses, and neighbouring built form.

Infill Development PMD5

As highlighted in the planning officers previous report (20/00874/PPP), the planning officer is satisfied that this development meets all the policy criteria in Policy PMD5. The full detail as follows.

“Policy PMD5 promotes infill/ windfall opportunities, and this building makes no positive contribution to the character of the area and cemetery site and can be lost without adverse impact.

Residential accommodation would be appropriate and plot/ building ratio is shown to both afforded privacy and provide adequate garden ground, separate from the graveyard, for private enjoyment. Policy HD3 is satisfied in this instance.

The surrounding use is predominantly residential in nature and character therefore there will be no conflict. This site is located out with the town centre designation and there is no policy requirement to ensure industrial use in this location. I am satisfied that this proposed change of use does meet all policy criteria within Policy PMD5.”

Protection of Residential Amenity HD3

The proposed development does not lead or contribute to any adverse impact on the amenity of neighbouring properties. The development is equidistant to the adjacent property's, with Garden spaces and driveway access acting as a buffer between the properties. Furthermore, the ridge height is reduced adjacent to woodlands to minimise the loss of daylight and ensure no shadows are cast over Woodlands. A shadow path analysis has been completed which demonstrates that the proposed development has no adverse impact on light or shadow to Woodlands

The proposed development is considerable distance away from the adjacent properties protecting the private amenity of all properties. There is one opaque window within the ground floor of the gable end facing the lodge. by virtue of two similar opaque windows in the lodge and the distance between them privacy is not affected to either properties or the private garden ground between them.

The proposed development does not overlook Woodlands by virtue of the distance from the boundary. Privacy is further enhanced by the existing substantial boundary wall. It is of note Woodlands private amenity space is to the rear of the property with the proposed development is adjacent to the driveway area of Woodlands, therefore privacy to Woodlands private amenity space is not affected.

Within the gable end adjacent to Woodlands there are two small windows, again privacy is protected by the substantial boundary wall, furthermore the windows are opaque to also protect privacy of the occupants within the rooms they serve.

In summary there will be no loss of privacy to private garden ground or habitable rooms, no loss of daylight to windows, and no significant loss of sunlight to private garden ground. As the adjacent houses have considerable space between them along with the existing and proposed minimal boundary treatments privacy will not be affected.

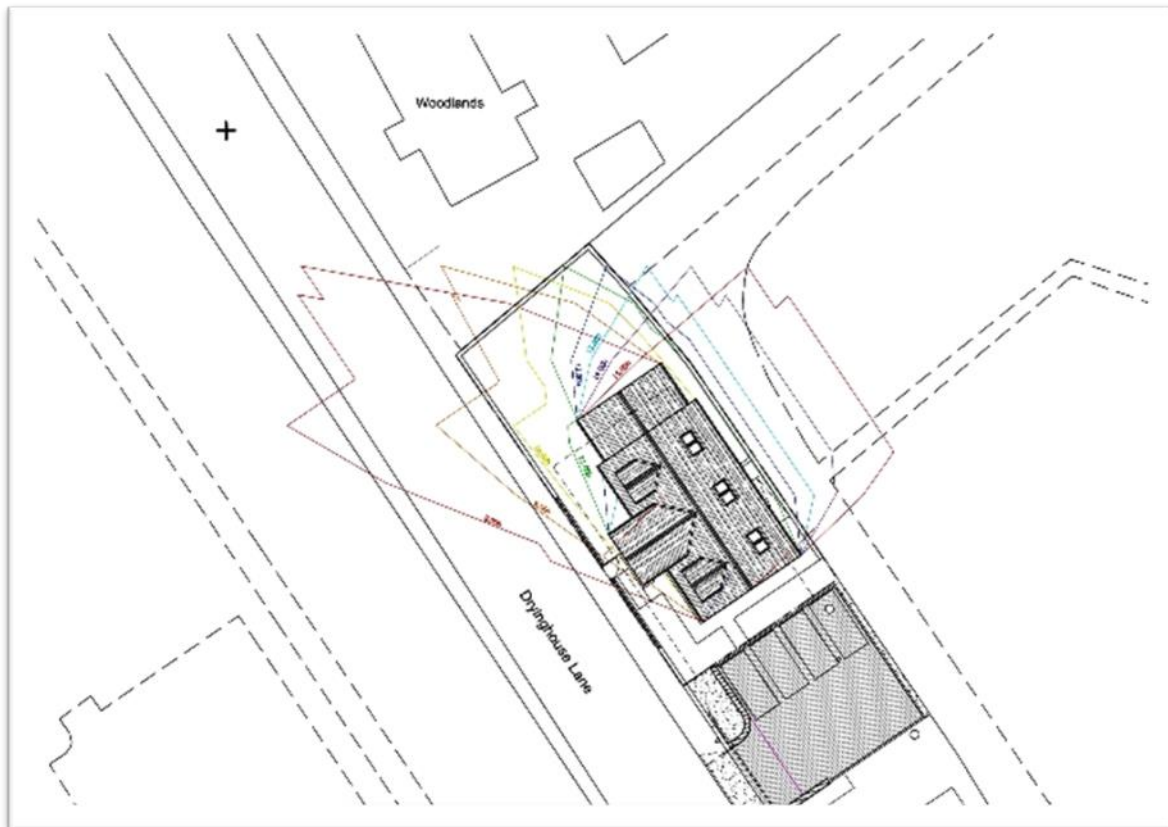


Figure 18 Shadow path analysis

Conservation Areas EP9

Whilst Rosebank Lodge has considerable period character it is neither protected by listed Building status nor does it fall within the Kelso Conservation Area. Conversely the plot and current multipurpose shed has no architectural merit and offers nothing to add to the character of the surrounding area other than negative impact. This is further exacerbated by the run-down nature of the site as a whole.

The applicants do acknowledge the architectural importance of the site and its prominence and proximity to the conversation area. This is reflected in the high quality of the design within the approved plans for the lodge and this current proposed development.

The design has captured some traditional characteristics of typical Scottish rural living incorporating contemporary full-length glazing an upside-down living configuration. The use of traditional materials, flattering and mirroring the character of the lodge, ensures the design fits well with its immediate surroundings as well as being worthy of merit in its own right.

To ensure the design is congruent with the surrounding area, stone and natural slate are utilised in the construction along with cladding and colours to tie in with the lodge.



Figure 19 Conservation area- green dash line, Plot-orange dot

As stated by the planning officer, “the surrounding wall is of significant character to the site and adjacent conservation area. Its removal is likely to be of significant adverse impact to the character of the site that will require to be mitigated. Lowering a portion of the wall is supported in principle..”

The applicants are of the same view and wish to preserve the integrity of the perimeter wall as much as possible. The plans indicate a reduction in wall height across the width of the property with an access gate. The design of which reflects the previously approved access arrangements and is in line with the previous outline planning approval. Period railings and gate will be installed to match the vehicle access arrangements, which in turn compliments the existing railings to the front of the lodge and cemetery. The extensive stone wall is to be repointed and made good as required. Any alterations as agreed, would be borne out of oversite or reclamation materials

Developer Contributions IS2

Developer contributions were paid upon submission of when planning application 20/00874/PPP

Parking Provision and Standards IS7

The access and parking arrangements are subject of previous approved planning applications pertaining to the lodge. There is shared access, parking and turning for two vehicles designated to this dwelling. It is hoped that the driveway and associated paths can be

constructed from period cobbles or Marshall's cobble sets with sandstone walling. Period style gates and railings to be installed at the shared access and pedestrian access to the dwelling.

Wastewater Treatment Standards and Sustainable Urban Drainage IS9

Drainage is to the main sewage system and appropriately sized soakaways will be constructed for surface/rainwater.

Contamination IS13

Due to the shed's previous use as a machine store, it is acknowledged that the potential for contamination exists. A relevant condition or conditions to assess potential contamination and highlight appropriate remedial action would be expected as an outcome of this planning application.

Ecology EP2, EP3

The planning officer previously highlighted the potential for breeding birds within the existing shed, boundary walls and hedgerow. A condition pertaining to the protection of breeding birds and appropriate action would be expected as an outcome of this planning application. It was also noted that the existing shed is of negligible suitability for bats due to its thermal properties and lack of crevices within the structure.

PROJECT VIABILITY

The project needs to be financially viable, providing value for money and generate a saving normally associated with self building, compared with buying the equivalent property on the open market. This is a particular challenge given the current volatile property market, the economic climate and impending recession. This impacts on increased labour and material costs which have increased considerably during and post covid. There are also increased costs associated with a brown field site such as demolition, decontamination, and hazardous waste. Whilst probably not viable to a commercial developer, the proposed three-bedroom development is a realistic and viable development for a resilient self builder to undertake. To ensure viability, the applicants would be required and are prepared to undertake a considerable amount of work themselves to ensure the project remains viable and in budget.

Options such as a single storey proposal were considered, though ruled out due to cost. In simplistic terms, a single storey construction costs more per square metre, due to double the amount of ground works and roof construction, to obtain a similar floorspace to a two-storey construction. Whilst some cost savings could be made with a very simple single storey design, this would be incongruous to the site, adjacent buildings and surrounding area.

Considerable concessions have been made, throughout the design process, to ensure the proposed development meets local policy. Ridge height has been reduced by reducing the size of the footprint and pitch of the roof, which in turn has reduced floor space particularly on the first floor. In addition, the site ground levels have been lowered and the full height gallery has been reduced in size to the front of the design. Bedrooms have also been reduced to three.

Whilst not affecting the overall integrity of the design, the concessions do have an impact on the project viability, either through added cost or reduction in potential value. Any further concessions would potentially render the project unfeasible.

Whilst the appropriate development of the site is the owners' primary objective, if there are no viable options available, other options under consideration would include purchasing a more straightforward site and mothballing the project until such time costs can be recouped by sale or rental through the commercial property market.

CONCLUSION

In summary the development proposal outlined in this application is well considered, thought through and encompasses the principles defined in the relevant national and local planning developments policies and Scottish Borders Council Guidance. The proposed development will provide an attractive addition to this part of Kelso, enhancing the character of the immediate site and the surrounding area, revitalising a long neglected prominent part of the local landscape.

1st December 2022