



Design and Access Statement

In Support of a

Planning Application

Proposed Bungalow

Land Adjacent
27, Main Street,
HEITON,
Kelso
TD5 7UG

APPLICANT

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1. INTRODUCTION

This statement is written to accompany an application for planning application under the Town and Country Planning (Scotland) ACT 1997. Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

2. SITE LOCATION

The application site, is situated in the village of Heiton, to the West of the Main Street (A698 Jedburgh Kelso road), behind the dwelling named Carnlee.

- 2.1 To the North of the site is an existing shared vehicular access road, giving vehicular access to the site. This access road joins the main A698.
- 2.2 The western side of the site adjoins the dwelling known as Hillcrest.
- 2.3 The Southern side of the site adjoins, dwelling houses and a private garage

3. ROADS

Access to the site is gained off an existing shared access road, leading from Main Street (A698), the A698 supports two-way traffic, also subject to a 20 mile per hour speed limit

4. PLANNING POLICIES

The development is currently not within a conservation area.



5. SCALE

- 5.1 The proposed development carefully considers the requirements of national and local planning policies to provide high quality design principles, to provide good quality residential unit and to utilise the land available.
- 5.2 The proposed development carefully considers the relationship, between the existing dwellings, with regard to amenity, privacy and overlooking. All as recommended by Scottish Borders Council.

6. DESIGN PRINCIPALS

- 6.1 The submitted plans are to construct a dwelling house, to replace a house known as Khansbur, clearly indicated on the 1965 edition of the Ordnance Survey map.
- 6.2 The design of the new bungalow is such, the proposed bungalow has been designed, with a minimum ridge height as practically possible, given the slate roof covering material.
- 6.3 By utilising the topography of the site which slopes gently from West to East, To help keep the roof line, as low as possible, the site over the area of the build, will be set down, taking the lowest point from the East.
- 6.4 With regard windows, no window openings will be sited in the West elevation, taking into account privacy and overlooking, A 1800mm high hedge to be planted along the West, East and South boundaries, species to be agreed with the LPA.
- 6.5 The external materials, chosen in the design reflects the dwellings in the area, Facing brick basecourse, Rendered walls and a Slate finished roof
- 6.6 The bungalow has also been designed in such a way as to reflect the character of the area, whilst providing and incorporating modern house design, with good arrangements.

6.8 It is considered that the design and layout of the bungalow, is suitable for the needs of young people, established families, also senior living.

7 ACCESS

7.1 Vehicular and pedestrian traffic access is gained, off the existing access Road leading from Main Street, to the North of the site. Utilising the existing vehicular access, which at present allows vehicular access to the existing garage position near the South boundary of the site. Within the existing site boundaries.

7.2 The established residential use of the site, retains the established access, via a shared access road, off Main Street. The retained vehicular access from the Main Street, this includes to the site and the existing on site Garage.

7.3 On-site parking is to be provided, also a turning space, enabling forward moving access/ egress to the site. All to comply with Scottish Borders Council guidelines.

7.4 The existing access/egress to the site remains extant and established. This is apparent on the site, access to the site and garage, in the title deeds for the property. Furthermore, the site retains the legal right of vehicular access, via the land registry title deeds, this also requires the landowners to contribute towards the upkeep of this access/ egress route. Mr and Mrs Graham did not apply for planning permission to form a new access, this remains well-established for the existing site.

7.5 A proposed turning space is proposed for the benefit, of the adjoining properties. To enable cars and service vans, to access the properties, also enter onto Main Street (A698) in a forward movement.

Mr and Mrs Graham are losing garden and amenity space to provide this facility.

- 7.6 The use of ramps and steps, leading to the front entrance door, allows easy access for both disabled persons and those with young families.
- 7.7 Driveway, parking, turning space, ramp and footpath to be of permeable construction, for details see drawings.

8 RELEVANT PLANS + DOCUMENTS

8.1 PLANS

- PDK-23-169-000 Location Plan
- PDK-23-169-001 Ground Floor Plan + North Elevation.
- PDK-23-169-002 East, West + South Elevations.
- PDK-23-169-003 Site Layout Plan
- PDK-23-169-004 Block Plan
- PDK-18-118-005 Section Through Site
- PDK-18-118-006 Existing Site + Demolition Plan
- CGI's

8.2 DOCUMENTS

- Design + Access Statement.
- Planning Statement: Prepared by Ferguson Planning, Galashiels.
- Transport Supporting Statement: Prepared by Sweco UK Limited.

9 BUILDING REGULATIONS

All current Building Regulations and Standards to be complied with.

- | | |
|---------------------|----|
| • Flood Risk Area | No |
| • Listed Building | No |
| • Conservation Area | No |
| • Tree Preservation | No |

10 SUSTAINABILITY

- 10.1 The application site is sustainably located within Heiton, a well-established settlement. Also at a site with extant Planning Permission for a single dwelling.
- 10.2 The proposal considers the connectivity of the site for people including the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport.
- 10.3 The proposed new building will fully comply with the newly updated and increased requirements of the Building Standards Scotland, as such, will as a minimum far exceed the sustainability credentials.
- 10.4 The proposal will maximise the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes consideration of technological and natural means, such as drainage systems, solar gain, renewable energy, in the form of solar panels and Air Source Heat Pumps.
- 10.5 The KEY RESOURCE, efficiency is for the redevelopment of the site, utilising an extant Planning permission and a Brownfield site that is both vacant and derelict. The site is located within Heiton directly accessible to services, facilities and modes of sustainable transport.
- 10.6 As the Government aim to prioritise the reuse and redevelopment of Brownfield land, this proposal achieves and accords with this aim and delivers the development of an extant site and Brownfield site.

10.7 As our population gets older, government policy seems to be leaning more to care at home for Senior Citizens. This dwelling is design to comply with access to the property, also the spacial requirements required to meet such demands. All to comply with the Building Standards Scotland.

11 BIO DIVERSITY

The proposed design has in our opinion no adverse effects on bio-diversity. With landscaping and hedge planting to be undertaken.

12 HERITAGE STATEMENT

13 CONCLUSION

The Local Planning Authority is therefore urged to back this proposal for what it is, to all intents and purposes, a well-designed development which respects its surroundings, making the most efficient use of the site in a sustainable location. Furthermore, the development will be built to the highest standards in place, with regard to the sustainable construction. Thus, securing another significant planning benefit.

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