

BUILDING DESIGN STUDIO

Inveresregan House

Ardchattan

Argyll

PA37 1RG

07766394079

DESIGN STATEMENT

PROPOSED HOUSE AT LAND NORTH EAST
OF WITCHWOOD PA34 5AQ 18/02652/PPP

MR GILBERT MACKECHNIE

MARCH 2019

Background

Following a formal negative response (see below) to a planning submission (18/00697/PPP this report has been prepared with a view to justifying the development of the proposed house at that site in terms of the LDP and policies contained therein.

I refer to the above application currently with the Planning Service for consideration.

In terms of the adopted 'Argyll and Bute Local Development Plan' (LDP) 2015 the application site is situated within the Countryside Zone where Policy LDP DM 1 only gives encouragement to small scale developments on an appropriate infill, rounding off, redevelopment and change of use of building development basis. This policy further states that, should an exceptional case be demonstrated, development in the open countryside may be supported if it accords with an Area Capacity Evaluation (ACE).

The site subject of your enquiry does not represent an opportunity for infill, rounding off, redevelopment or change of use as required by the terms of the above policy instead represents an inappropriate form of tandem development with no details of an exceptional case having been demonstrated. Furthermore it is considered that the open nature of the site contributes positively to the setting and amenity of the existing dwellinghouse 'Witchwood' and should be retained as such.

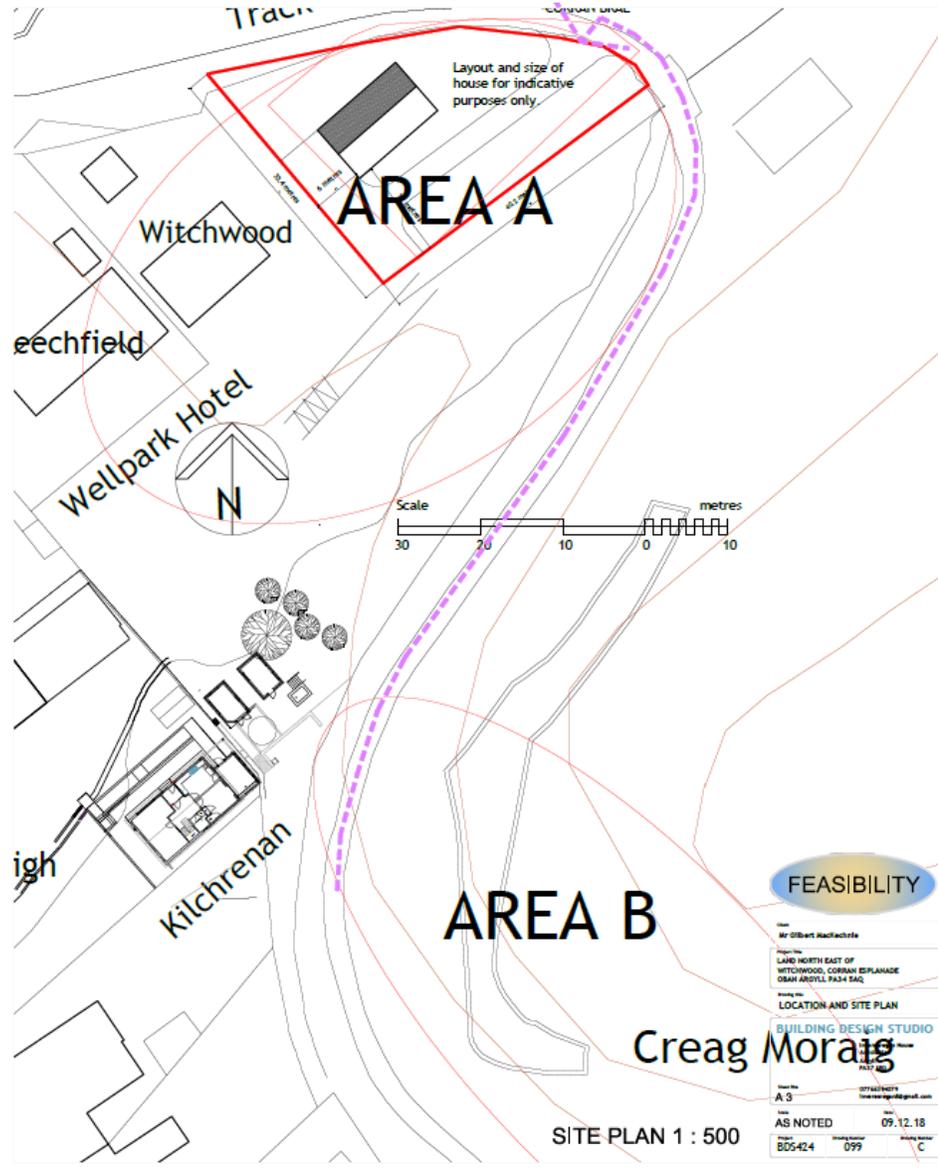
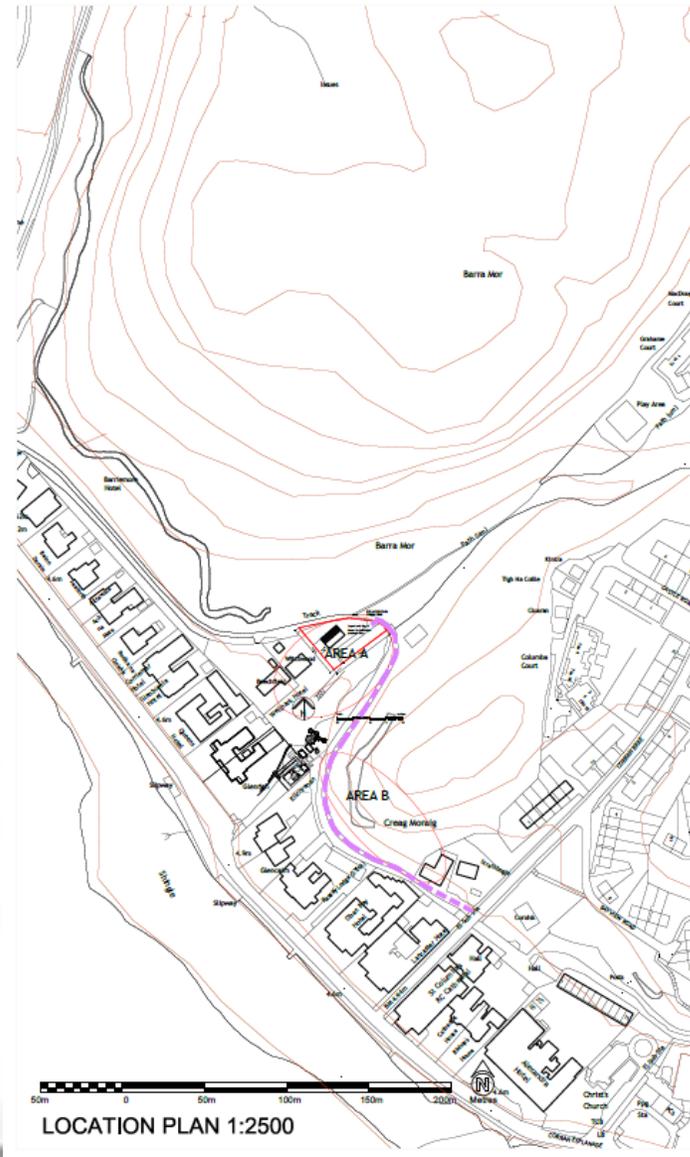
In light of the above, I must advise that development of the site with a dwellinghouse would be contrary to the terms of current LDP policy and the Planning Service is unable to support the application. I would therefore advise you to withdraw the application otherwise it will be recommended for refusal under delegated powers for the reasons set out above.

I look forward to hearing how you wish to proceed with the matter.

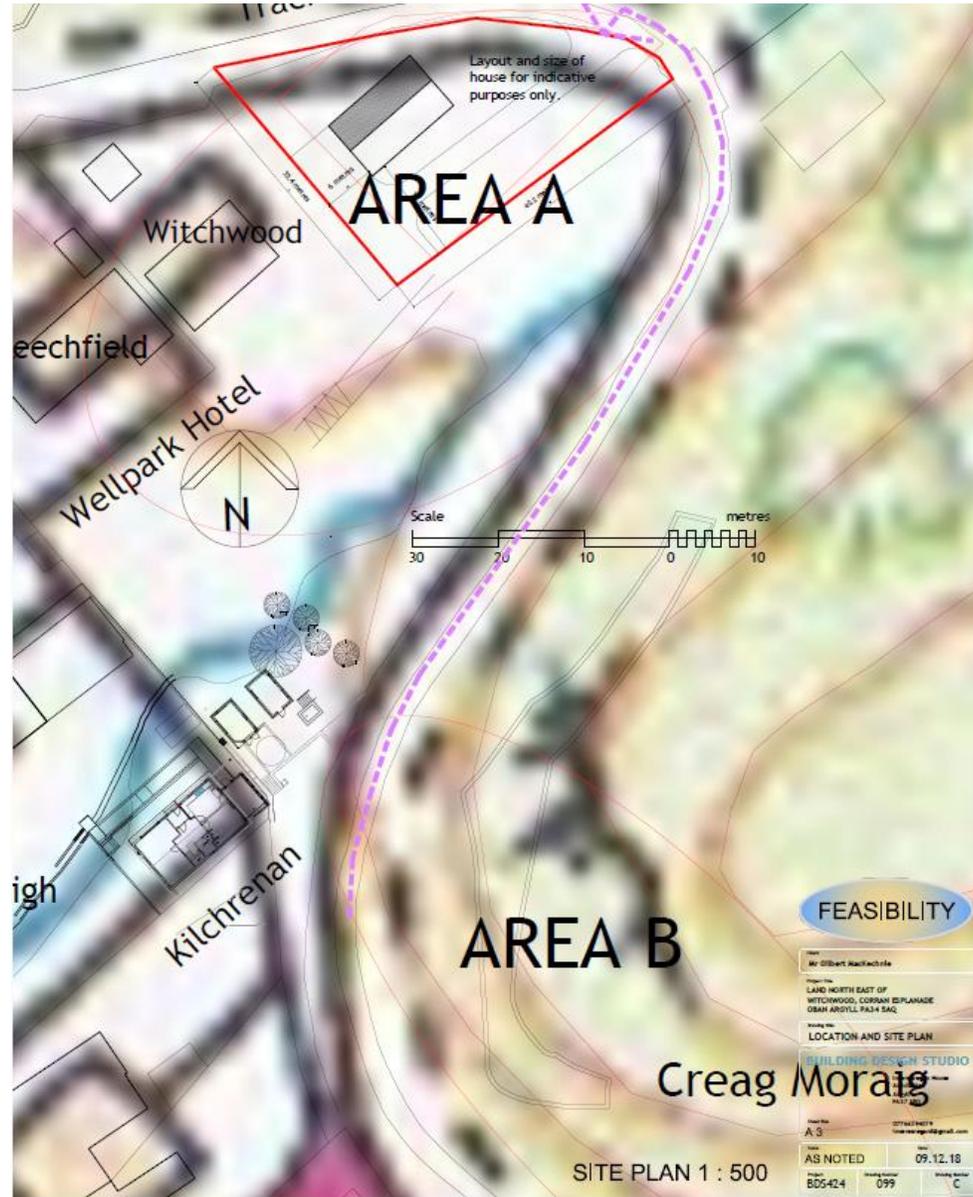
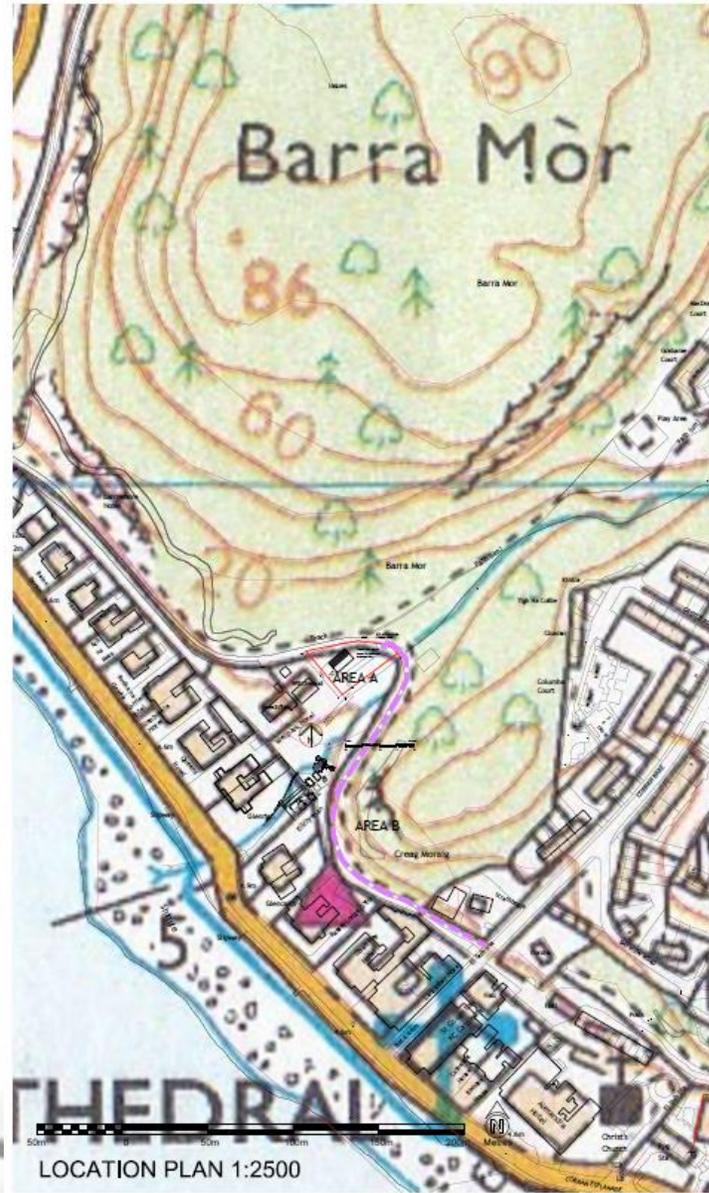
Kind regards

Fiona

SITE AND LOCATION PLAN



SITE AND LOCATION PLAN



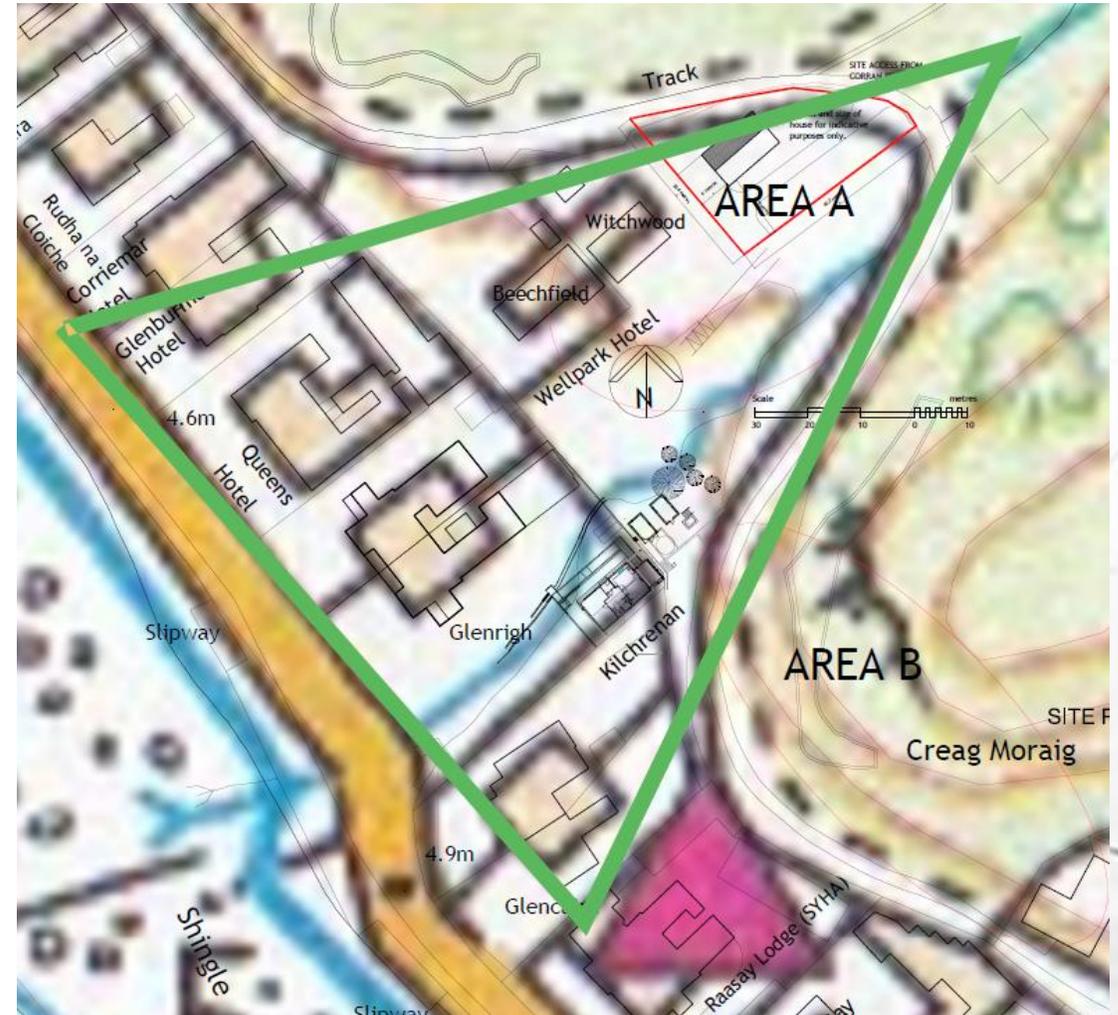
SITE DESCRIPTION

The site is located visually in what is effectively the extended garden ground of the house Witchwood, although not within the legal curtilage.

THE GREEN ZONE SETTLEMENT TRIANGLE

In planning terms it can clearly be seen as a visual extension of the triangular built environs linking back through from “Witchwood” through “Beechwood” to the classical and listed buildings on the Esplanade being the Queens Hotel, the Wellpark Hotel and the Glenrigh Hotel.

To the rear and north of the cycle track a mature woodland owned by Dunollie Etstaes, has been taken into the care of the Woodland Trust for a peppercorn rent to ensure its ongoing sustainability under a 99 year lease.



SITE DESCRIPTION

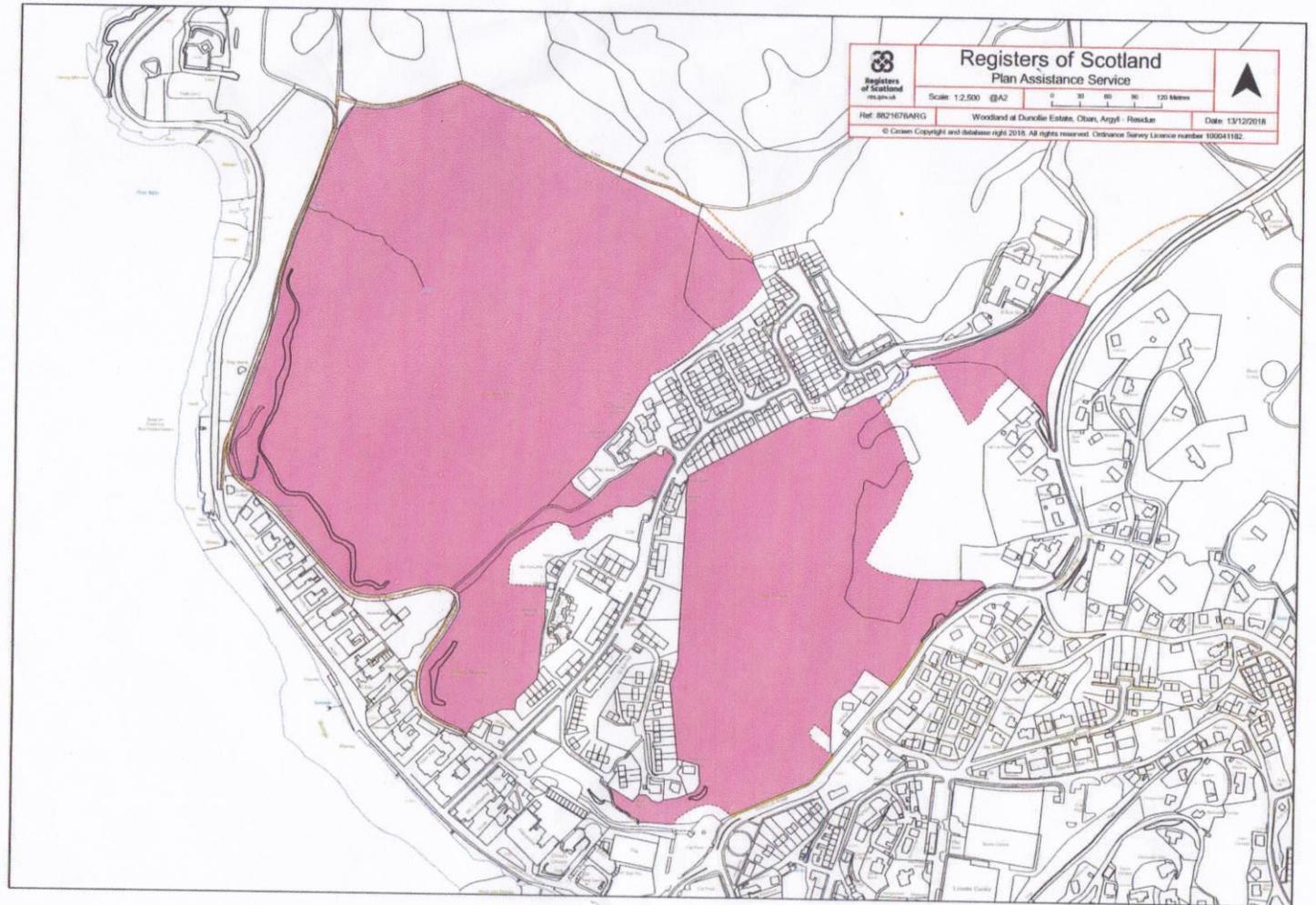
THE WOODLAND OF DUNOLLIE ESTATE

This is now under the care of the woodland Trust as from February 2019. The area of pink refers.

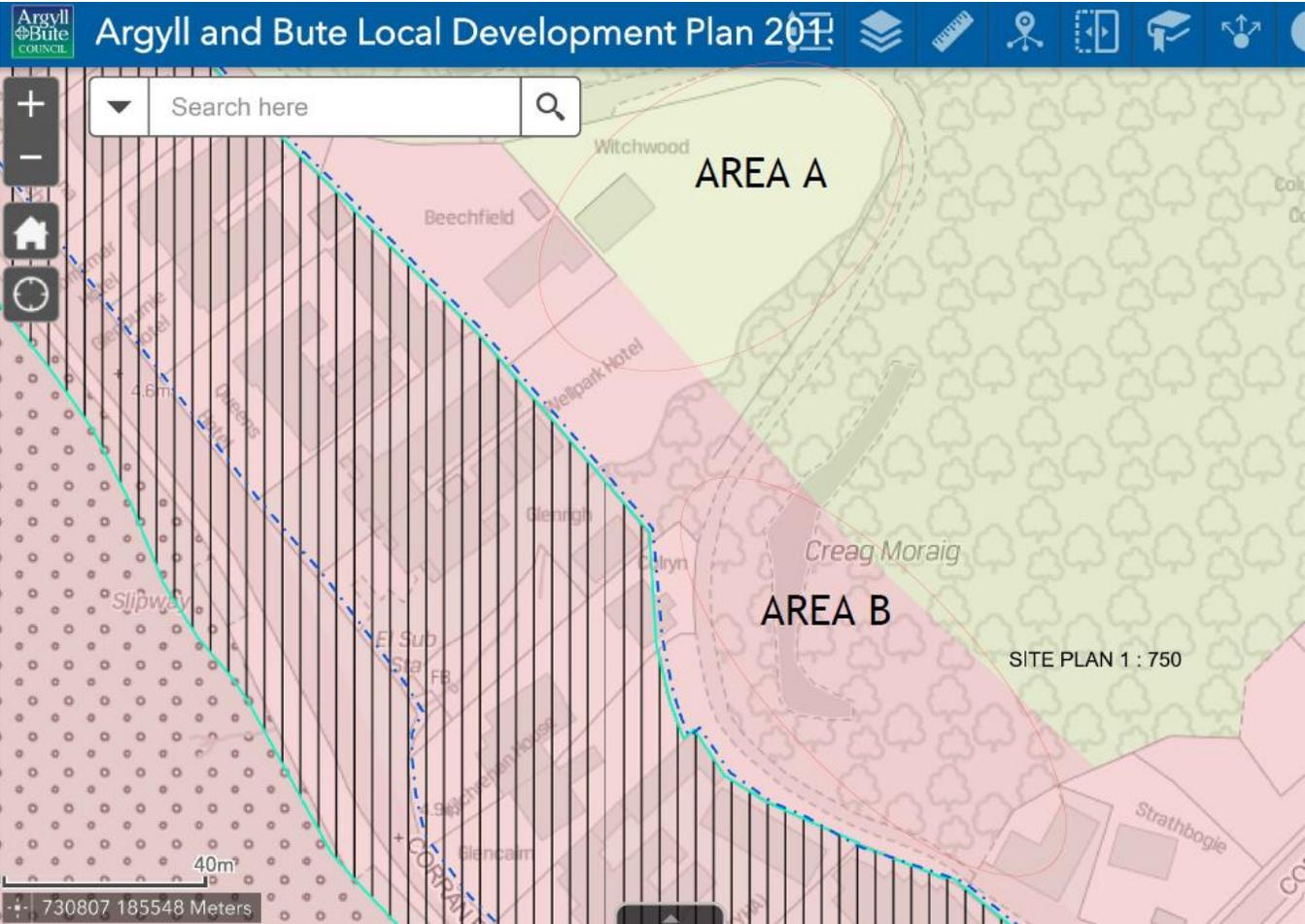
If you consider area A and area B on the plans above you can see an inconsistency in terms of what is countryside and what is settlement.

Area a clearly within settlement and area b clearly with in countryside and contrary to the terms of the current LDP.

Dunollie Estate is keen to sell the land to the applicant to generate further income to enhance the sustainability of the Estate.



LDP MAP



LOCAL DEVELOPMENT PLAN

Under the policy LDP DM1 (as noted below), you can see from the previous slide that the designation of countryside has been inaccurately assigned without due regard for the existing built environment, the natural and physical environment and without any recognition of the contours and gradients of the adjoining environs.

In terms of the adopted 'Argyll and Bute Local Development Plan' (LDP) 2015 the application site is situated within the Countryside Zone where Policy LDP DM 1 only gives encouragement to small scale developments on an appropriate infill, rounding off, redevelopment and change of use of building development basis. This policy further states that, should an exceptional case be demonstrated, development in the open countryside may be supported if it accords with an Area Capacity Evaluation (ACE).

Whilst it is noted that the property “Beechwood” lies within settlement in terms of the LDP, the fact that approval has been granted previously to “Witchwood”, assigned currently to fall within countryside according to the LDP, sets a precedent that opens the site to a third and final development opportunity that would satisfy “infill and rounding off” as set out under countryside policies.

The extension of settlement well into Dunollie Woods, (see area B), suggests that the designation was carried out as a straight line desktop exercise rather than by proper on-site evaluation which would have addressed the inaccuracies referred to in para 1 above.

LOCAL DEVELOPMENT PLAN

A secondary response from the planning authority suggests there is no capacity within the existing open space to absorb further development and that development of what is effectively garden ground of “Witchwood” would adversely affect the setting and amenity of the existing dwelling house.

However, if you consider reversing that logic, and accepting that there is ample space for the provision of private and public space within the development site, again within the constraints of the green zone “settlement” triangle, see page 5 above, then in a straight forward settlement situation the presumption for development would be undoubtedly favourable.

The site subject of your enquiry does not represent an opportunity for infill, rounding off, redevelopment or change of use as required by the terms of the above policy instead represents an inappropriate form of tandem development with no details of an exceptional case having been demonstrated. Furthermore it is considered that the open nature of the site contributes positively to the setting and amenity of the existing dwellinghouse 'Witchwood' and should be retained as such.

Design Statement : Overview

The three broad strategic approaches to the design of new urban infill development.

Option 1; Contemporary 'Landmark' development

Design of a high architectural quality which is essentially of a different architectural 'style' to the buildings surrounding it

The development of new buildings of quality can help to redefine areas of character in a positive way. Sensitive contemporary design can often better meet the needs of the 21st century for light, services and "presence" than design based on the simple repetition of traditional buildings. Designing a development from this strategic starting point allows the building to be designed functionally from first principles. A high quality design can enhance and improve its setting and the lives of those that use it. A good design should demonstrably tackle any inherent functional conflicts associated with the context or with following the more traditional construction approach.

Option 2; Contemporary 'Integrated' Development

Design which more obviously is based on the architecture of the buildings adjacent

Not all buildings require to make an individual statement of their 'presence' in a settlement. In many cases it is appropriate that new development should quietly integrate into its setting in order to contribute best to a Sense of Place. The design of such developments should be based on the sensitive integration of scale, plot relationship, materials and any key construction details into the proposals as demonstrated in the pattern and construction of buildings within the development setting. In this approach sensitive interpretation of the essential qualities of the existing context can allow for an appropriate re-interpretation of some of the architectural elements within the composition of the new development.

Option 3 Traditional Design

Some designers may chose to develop proposals entirely based on the traditional architecture of their setting. This approach may be particularly appropriate in sites that are very sensitive historically and where the construction of buildings is particularly important to the community's history. In this case it is highly important that the development is authentic in its design and construction and that the tradition of local construction is understood and utilised. This will require the use of experienced conservation architects and craftsmen.

Design Statement : Overview

CHECKLIST

Action checklists; small scale development

- 1** **Establish a PATTERN FOR THE DEVELOPMENT** - The site layout or siting of the building should be based on a considered response to the development pattern of settlements and buildings in the immediate area.
LEARN FROM THE PAST - AVOID the worst features of some new developments such as linear ribbon development (road frontage sites), mounding, developments which intrude on the skyline and inappropriate groupings.
CONSIDER a contemporary interpretation of the traditional approach using contours for shelter and grounding buildings in the landscape.
- 2** **Consider the LANDSCAPE AND BUILT SETTING** - New development must be carefully considered in the context of its setting. The natural landscape and features of Argyll and Bute will often be the most dominant visual feature and development must appear appropriate for its setting. Most buildings need to be well integrated into the landscape. To achieve this, retain as much as possible of the existing landscape and boundaries within a site or consider renewing or replacing existing planting with appropriate species. Consider the prominence of a proposed development, either-
MINIMISE IMPACT ON LANDSCAPE SETTING by integrating sensitive, low-key, cohesive development within its surroundings or INTRODUCE HIGH QUALITY through the design of exemplar contemporary landmark buildings
- 3** **Design for LONG TERM SUSTAINABILITY** - take account of the need for shelter (natural and built features and wind direction) and utilise solar gain and natural ventilation. Site buildings to allow for future extensions such as garages or outbuildings. Plan buildings and design layouts taking account of security. Housing types and size should be appropriate for their plot. Design-out opportunities for overlooking by good planning - not simply by setting buildings apart from each other.
- 4** **Design for ACCESSIBILITY** - think about access issues at the earliest possible stage of site development. Refer to relevant publications to ensure that plan dimensions are suitable for all (eg. Lifetime Homes; Joseph Rowntree Foundation, Housing for Varying Needs Guidelines; Communities Scotland; RIBA Guidance Notes for the Disability Discrimination Act)
- 5** **Consider a SUSTAINABLE DESIGN FOR INFRASTRUCTURE, ACCESS, PARKING AND SERVICING** - Consult early with service providers to ensure that design proposals can realistically accommodate their requirements, and with the Roads Department to establish access requirements can be complied with and if necessary check dimensions; use simple, contemporary entrance treatments. Ensure adequate parking can be provided without dominating the proposals.
Provide a suitably screened location for storage of fuel and waste; provide facilities for recycling.
Use lighting which is appropriate for its rural location and which minimises light pollution.
Consider the use of a sustainable sewerage treatment system and recycling rainwater.
Consider the use of renewable energy systems such as wood fuel, solar energy, wind and water power
- 6** **Consider the MASSING, PROPORTION AND SCALE of the house or development** - Scale buildings to suit landscape and house type; larger buildings need bigger sites. Simple, well proportioned building forms based on a narrow plan are often appropriate in the rural landscape. Most large houses require to be designed as a series of elements in terms of massing. Minimise the extent of unused and undesigned underbuilding.
- 7** **Consider MATERIALS AND CONSTRUCTION DETAILS** - take account of the building's location when choosing materials; many materials and details are less appropriate for exposed locations. Consider the use of locally appropriate, traditional colours. Avoid 'artificial' decorative features which are not related to the context, locally appropriate tradition or the buildings function. Where the site is prominent - unless design is of the highest quality, use a more traditional choice of materials so that the development is sensitive. Where site is less visible - a more individual approach can be taken.

Design Statement : the building on site

The design solution seeks to utilize the existing built environment to reflect a more urban approach in acknowledging the existing linear development by keeping the development to the back of the green triangle zone and setting up and reflecting the existing rectangular and linear patterns.

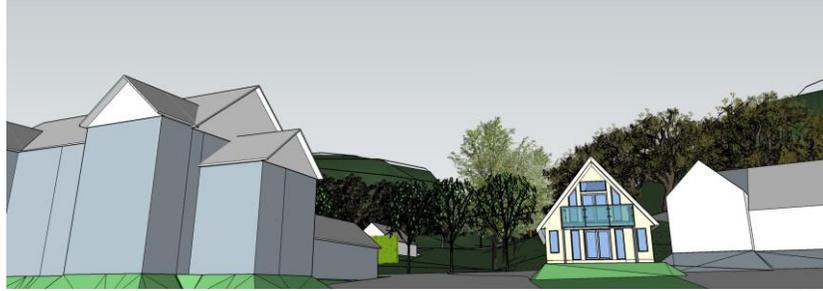
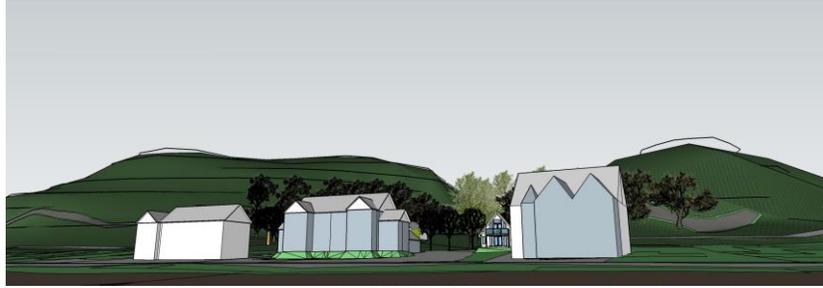
This will minimize the visual impact when approaching from the south by the cycle track and separate the two distinct land forms of settlement and wooded hillside, the separation line being the cycle track and which should also be the LDP zone separation line.

This will align the public spaces of each property whilst affording reasonable private space to the south of the adjoining property and to the north of the proposed property.

The design of the building will incorporate contemporary materials, dark stained larch cladding with stone/render detailing, windows and doors will be coloured sympathetic to the natural landscape. The form of the building will reflect traditional design as a contemporary solution.

The positioning of glazing will maximize solar gain and heat retention to back up air force heat recovery whole house heating.

IMAGES 1



IMAGES 2

