

**PROPOSED NEW DWELLING ON LAND TO THE SOUTH OF THE CLACHAN OF
GLENDARUEL, ARGYLL**

Design Statement

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Design Statement

Proposed New Dwellinghouse at Plot 4
Land to the south of the Clachan of Glendaruel,
Argyll

1.0 The Vision

The Supporting Planning Statement, by A & K Solutions Ltd, confirms the suitability of the site for residential development and supplies policy justification under the terms of STRAT DC 2.

The site itself lies to the south of the Clachan of Glendaruel and occupies a narrowing portion of ground between the A886 and the unclassified single track road leading into the Clachan. The site slopes from east to west and is partly covered in birch scrub it is a slightly elevated site with its principal view west. Further views look out over open fields to the south west and south of the site.

The site sits in an area of common landscape defined by rising ground from the farm land to the west to a low ridgeline at the eastern boundary of the site. It is surrounded on three sides by roads. The proposed new dwelling sits immediately adjacent to and south of three new dwellings recently approved for planning purposes. The new dwelling in similar fashion to the adjacent approved development will be oriented to take maximum advantage of the views west.

The proposed dwelling will be of contemporary design and will be built using traditional materials and building techniques. Through choice of materials, external form and detail, the design will be sympathetic to the tradition and functional character of local vernacular design. A high level of insulation together with the use of an air source heating system will help minimise energy use.

2.0 The Project.

The intention is to create a modern house type capable of internal adaptation, located on relatively level ground in a location which should not dominate the surrounding landscape and in a fashion illustrated in the accompanying drawings. The design is in keeping with that recently approved for the adjoining property. Access will be from the existing track leading from the main road (A866) into the village and taken from the point approved by the Roads Authority for the adjacent development.

The house is a 3 Bedroomed property with accommodation comprising a lounge, a large breakfast/kitchen, 3 Bedrooms (one ensuite) together with ancillary accommodation. Car parking and turning will be provided within the site.

3.0 Design Principles

The dwelling is a one and a half storey detached property with separate private garden terraces. The roofs will be steep pitched (40 degrees) finished with slate. Traditional materials will be used in its construction but reflecting advances in material technology extensive use on the ground floor is to be made of glass. The building will be contemporary in appearance with walls clad in render and glass. The accompanying drawings illustrate what is proposed:

It is intended to provide a highly energy efficient development using materials locally acquired. The installation of components will be designed in such a way as to achieve minimum waste during construction. Water harvesting techniques may be employed in conjunction with systems for treating 'grey' water for toilet provision. To ensure low running costs it is intended to use an air source heating system to supply space heating and hot water.

Design and detailing will blend together to provide a cohesive appearance for this small scale development. It is intended, in keeping with the adjacent development, that a common approach is adopted in matters of roof pitch, cladding, design and detailing. The building will therefore blend with the adjacent but have a distinctive identity.

It is intended that the range of materials for use in the design will be restricted.

The following materials and colours are proposed for use in the development:

Glass: double glazed, clear.

White render: to the external walls of the main house

Windows and glazed screens: white UPVC

Timber doors: meranti painted or stained light brown

Random rubble low stone walling (900mm high) forms an entrance to the footpath leading to the main entrance and provides a visual link between house and adjacent access and car parking

A 1.2m high wire mesh stockproof fence will help define the rear garden ground areas.

4.0 Design Guidelines

The orientation of the dwelling will provide sun to all elevations during the day and will respect principal features such as the farmland to the west, main access track and field edges formed by the adjacent burn to the north of the site. Sufficient space will be left between the buildings to ensure adequate light. The angle and alignment of roof will be the same as the adjacent dwellings recently approved for planning purposes.

The new building will be one and a half storey high and embody design features, materials and colours of the neighbouring development in order to blend with and achieve a design continuity.

4.1 Boundary Treatments:

In this rural setting a 'soft edge' is preferred where divisions occur. It is proposed to build low stone walling to delineate the car parking areas and to visually tie these to the adjacent dwellings. The main frontage to the west of the property will be left open.

4.2 Landscaping:

Mature vegetation and trees will be retained to the south of the site to provide an edge to the development and a limit to further building. Local species of trees and shrubs will be used in the proposed landscaping scheme to help integrate the development within the local landscape.

4.3 Parking:

Informal vehicle parking is to be provided to accommodate house owner's needs as well as the needs of delivery vehicles, emergency services and visitors. Parking will be located within the area between the house and the main access track. Gravel will be used in the informal parking area but paved and other large areas of hard landscaping will be avoided.

5.0 The Layout

As a result of the previous planning approval, the existing tarred access track will be extended 5.0m into the site from the main road. It is proposed that the remaining car parking areas are surfaced in gravel subject to Building Standards which recognise the need for access for emergency services. The new accesses to be formed will continue to be used for both vehicular and pedestrian traffic. It is intended that this access will be connected into and extended to provide vehicular and pedestrian access for plot 4.

External lighting will be restricted to the use of a Passive Infra Red (PIR) system installed below eaves height on the external walls to the front and rear of each house. 1.2m high bollard lighting set 500mm back from the path/road edge will guide visitors to the main house entrances. There will be a minimum of signs to each of the houses.

5.1 Services: mains water and sewage is available to the site and will be connected to the development.

A power line crosses close to the site at high level supported on poles. The Electricity Authority will provide a scheme and a cost to connect the property to mains electricity. Sewage disposal will be through a septic tank with an outfall to an infiltration bed all contained within the applicant's ownership boundary to the south of the site.

As far as possible all services will be unobtrusive, below ground where possible and screened from view where above ground. They will be sited in such a way as to guarantee unobstructed access but positioned to minimise interruption of important local views.

Annex I

Landscaping and Lighting scheme
(to be read inconjunction with layout drawing 1050/002)