

4.0 ADJACENT DEVELOPMENTS (Continued)



Figure (v) View of Brunstane Steading Phase 2 Courtyard Looking South.



Figure (vi) View of Brunstane Steading Phase 3 Courtyard Looking South-west.
(Currently under construction)

Caledonian Trust PLC also propose to construct the recently consented ten houses on the land to the east of the application site and this development will form Phase 4, (the final phase) of this development.

5.0 CONDITION OF EXISTING BUILDING

Over the past few years, the condition of the existing building on this application site has significantly deteriorated and it is now in very a poor state of repair; (see photos Figures (vii) to (ix)). An investigation into its condition has recently been carried out and the conclusion reached was that the best solution is to demolish what remains of the building and replace it with a new building or buildings.



Figure (vii) Existing Building Looking South-west.



Figure (viii) Looking North Towards the Existing Building.

5.0 CONDITION OF EXISTING BUILDING (Continued)



Figure (ix) Looking East Towards the Existing Building.

6.0 PROPOSED DESIGN

The previously proposal for this site was to convert the existing building into one large house as at the time, the site benefited from its semi-rural location with views over the adjacent farmland; see Figure (x) below which illustrates the view from site to the north across fields to the sea in the distance. This is no longer the case as the planning status of the surrounding land to the north and east has changed with the result that housing will at some time in the near future, surround the site. The floor area of the house previously consented totals over 3,300 sq ft (plus garage) and it is now considered that as a result of the recent changes, two smaller houses would be a more appropriate solution. The area of the footprint of the two houses now proposed is similar to the footprint of the one consented house.



Figure (x) View from Site Looking North.

6.0 PROPOSED DESIGN (Continued)

The adjacent steading conversion consists of a group of buildings which form three semi enclosed courtyards, two of which are visible when approaching this site. To the east, ten detached houses area proposed, (see Figure (iv) on page 4 and Figure (xi) below, Brunstane Phase 4) and this group of houses will combine to provide a more suburban appearance, similar in form to the housing within the adjacent Gilbertson development. The position of the two new houses proposed for this application site, together with houses on plots 9 and 10 of the Phase 4 site and east building within the steading development will combine to form a transition 'courtyard grouping' between the traditional courtyards found within the adjacent steading and the detached houses to the east. This is illustrated in the site layout below (Figure (xi)).



Figure (xi) View from Site Looking North.

6.0 PROPOSED DESIGN (Continued)

The footprint of the two houses proposed are narrow in depth and long in width in order to provide a building form which replicates the long and narrow farm buildings found within the adjacent steading. A car-port is to be positioned between the two houses which will visually link the two houses. The roofs of both houses are to be traditional with steep pitches but fairly simple in form; (see Front Elevations, Figure (xii) and Floor Plans, Figure (xiii)).



Figure (xii) Front Elevations of Proposed Houses.

It is proposed that the elevations incorporate traditional detailing such as stone quoins and built utilizing traditional materials. Windows have been designed with a vertical emphasis and materials proposed are natural slates to the roof, timber framed windows and a mixture of natural and reconstituted stone walling. To the rear, large glazed openings are incorporated to maximise the benefit of the views towards the south facing rear gardens and also to benefit from the solar gain.

Within both houses, the ground floor accommodation consists of large open plan areas which provides space for the three functions of living, eating and cooking (the kitchen area) and this space benefits from the large south facing glazed openings and views to the rear gardens. A separate reception room is also provided and on the first floor and four bedrooms are provided within each house. A single detached garage is to be provided within each plot and this garage has been designed to be wider than a car to allow space for storing bikes, garden tools, etc. Generous rear gardens are to be provided and will be enclosed by a timber screen fence.



Figure (xiii) Ground Floor Plans

7.0 CONCLUSION

Planning consent was previously granted for the conversion of the existing building into one large house. This is no longer considered appropriate for two reasons:

- the existing building is in a very poor state of repair and its demolition now consider to be the most appropriate solution.
- with a large housing development now proposed on the adjacent land, one large house is no longer considered appropriate.

The design of the two houses proposed has been carefully considered to provide a transition 'courtyard' grouping, (combining with Plots 9 and 10 within the adjacent proposed development and the east building within the steading development). The form and detailing of the proposed houses will combine with the buildings within the steading conversion to the west and the proposed ten house development to the east to providing a visually cohesive development, built utilizing high quality traditional materials and detailing.