

PAPER 8

APPENDIX I

2014/0049/DET

DESIGN STATEMENT



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Proposed Affordable Housing Development

Sir Patrick Geddes Way,
Ballater, Aberdeenshire

Aberdeenshire Council

Design Statement January 2014



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PLANNING AND BUILDING STANDARDS



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Halliday Fraser Munro

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1. Introduction

The aim of the scheme is to provide rental accommodation within Balllater in response to a demand for local affordable housing. This site has been identified by Aberdeenshire Council Housing and Social Work as suitable for development to meet this need



Location Plan Not to Scale



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2. Site Description

The site is located at the Northern side of Ballater, to the rear of existing residential properties on Sir Patrick Geddes Way, Hawthorn Grove and Hawthorn Place to the North. Immediately to the South lies the Sluieimohr sheltered housing scheme which incorporates a pleasant landscaped courtyard.

The site is currently used as public open space incorporating a small children's play area equipped with three pieces of play equipment.

The site slopes gently from North West to South East with a change of level of approx 600mm

This plan shows the existing site features including existing levels, the approximate position of existing planting, and the approximate location & arrangement of the existing children's play area.



Existing Site Plan Not to Scale

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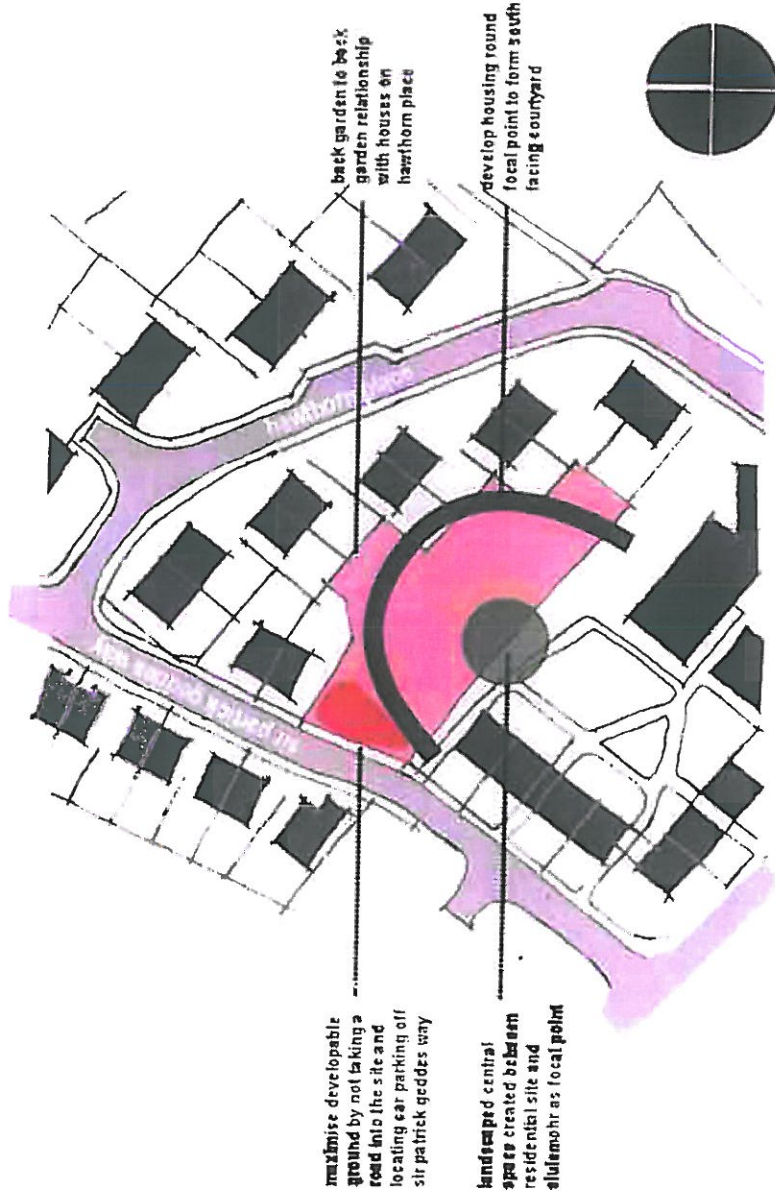


3. Site Analysis and Design Concept

Due to its location to the rear of existing residential properties, the site is very sensitive and the design of the development should aim to respect the privacy and amenity of these neighbouring houses.

The site is also quite narrow and the use of conventional roads would not be appropriate. The development would benefit from a pedestrian priority approach with the majority of parking located adjacent to the site entrance, with only limited spaces incorporated within the layout.

The existing landscaped courtyard within Sluieimohr to the South represents a fine opportunity for the new scheme to enhance and complete an improved South facing courtyard with a new landscape feature acting as a focal point for the whole



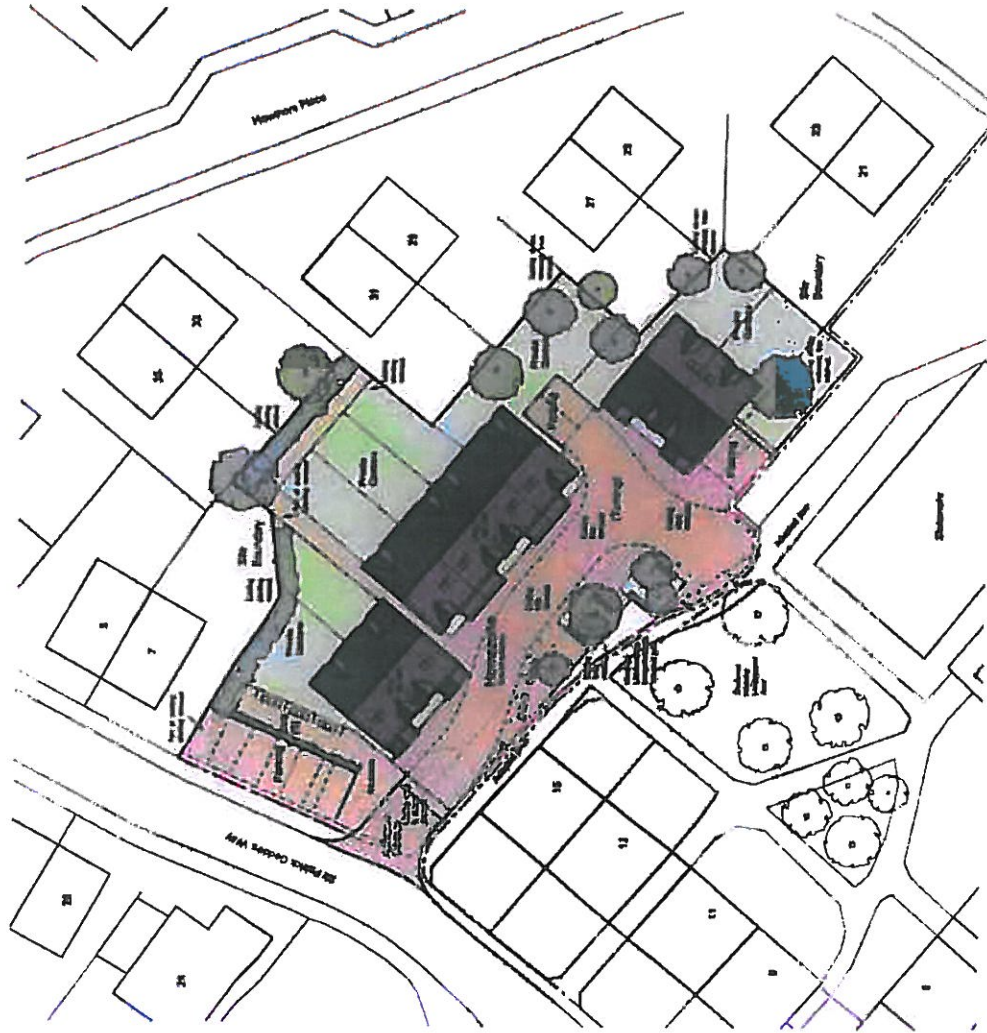
4. Proposed Details

4.1 Proposed Site Plan

The proposed solution respects the privacy and amenity of the existing residential properties by maintaining a 'back garden to back garden' relationship to the houses. In response to comments from residents it is proposed that as much as possible of the existing planting, which currently gives a degree of screening, will be retained.

The design adopts a 'Homezone' approach with the access having pedestrian priority and the majority of parking located adjacent to the site entrance. There is only limited parking within the site however facilities are provided for emergency vehicles to turn

The opportunity offered by the existing landscaped courtyard within Sluimhor to the South is taken up, with the proposed houses completing the third side of a South facing courtyard. A new landscape feature with seating areas and new planting acts as a focal point for the courtyard and integrates existing pathways into the new design.



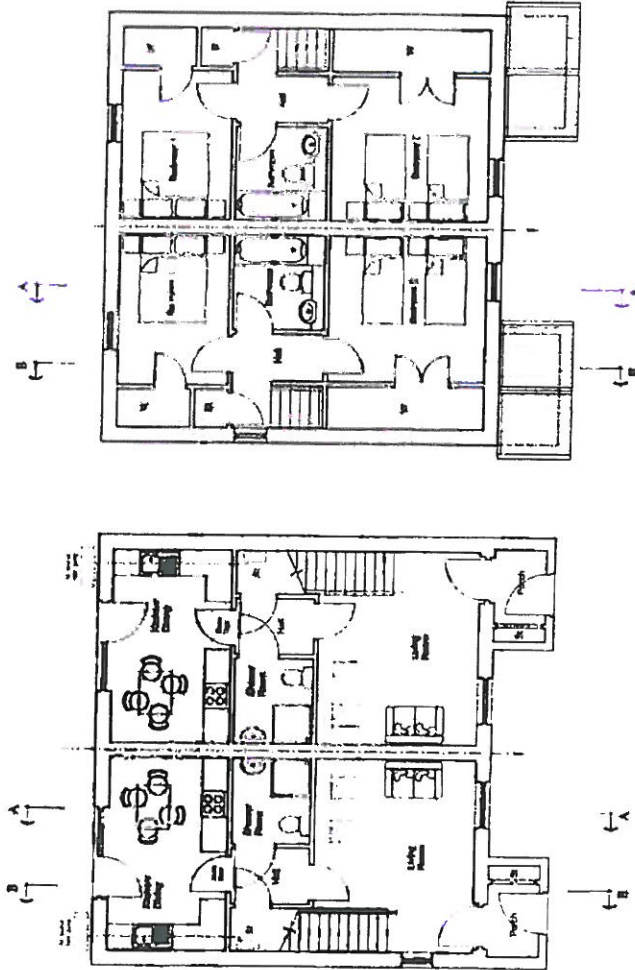
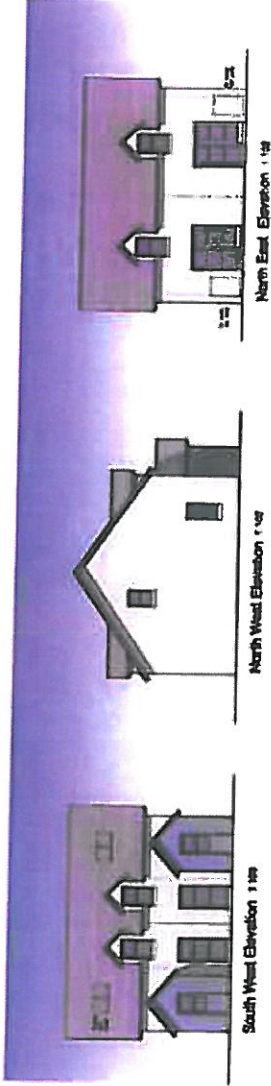
Proposed Site Plan Not to Scale

4.2 Proposed House Types

The Houses proposed are all 2 bedrooomed units of 80 square metres, in a mixture of terraced and semi-detached arrangement and of traditional pitched roof design. The height is restricted to 1 1/2 storeys to mitigate any impact on existing properties.

Traditional dormer windows are included along with coloured weatherboarded porch features. Where possible, gable windows are incorporated.

Materials proposed are cream rendered walls to suit existing neighbouring properties and slate coloured concrete roof tiles.



Typical House Type Not to Scale

5. Consultations

5.1 Planning

Pre-application consultations took place with both Aberdeenshire Council Planning and also the Cairngorm National Park Authority.

Development of housing within settlements was said to be generally supported by Policy 20 of the Cairngorms Local Plan, subject to it being compatible with existing land uses and enhancing the character of the settlement, providing appropriate amenity, access and parking, and complying with other relevant policies of the Local Plan

Two main issues were raised: firstly the loss of public open space, given that the site is presently used as such, and contains a small children's play area. This is addressed with the proposal that a compensatory public open space area will be provided at Craigview Road, not far from the proposed development. It is proposed that the play equipment currently on the site will be relocated here and enhanced with additional items to form a new play area

The second issue raised was that of the height of the development, which was originally proposed as 2 storeys, and its possible impact on surrounding properties. This has been addressed by the reduction in height of the houses from 2 storey to 1 1/2 storeys as now shown on the drawings

5.2 Roads

Initial pre-application consultation with Aberdeenshire Roads resulted in the original layout being rejected by them for possible adoption, due to the narrow entrance and a lack of turning space. This issue has been addressed by a re-design of the external works to widen the access and incorporate improved turning facilities for cars, delivery vehicles and emergency vehicles within the Homezone area



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Aberdeenshire Council Roads have now indicated that the layout now shown could be adopted, subject to the submission of satisfactory swept path analyses which have now been prepared

Parking levels have been agreed at 10 non-allocated spaces including one disabled space

5.3 SEPA

5.3.1 Flooding

SEPA have indicated that as the site lies outwith the local flood area as shown on the 1:200 year flood map, they would be unlikely to object to the proposal and would not require a Flood Study to be carried out for the development.

Finished floor levels for the houses have been set to give well over the minimum 600mm freeboard above local flood levels recommended by SEPA.

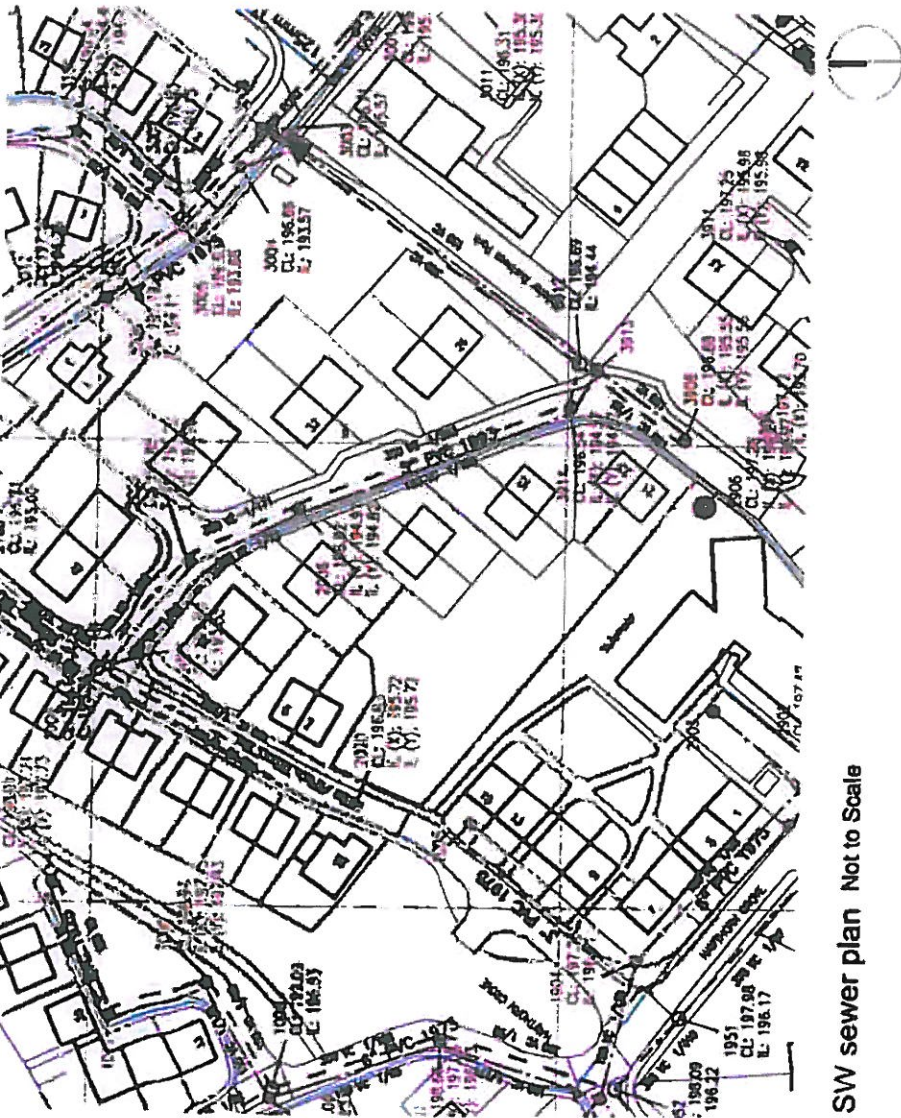
5.3.2 SUDS

Proposals for suitable Sustainable Urban Drainage Systems (SUDS) are being prepared by the project civil engineers providing appropriate levels of attenuation and will be submitted in support of this application

5.4 Waste Management

Aberdeenshire Waste Management have accepted in principle the arrangement of roadside collections, recommending accommodation for two wheelie bins plus one recycling box per property, which has been agreed to be provided within each curtilage, with level access provided to a collection point. As the collections of bin type are staggered, the collection area is required to accommodate nine wheelie bins, which has been shown on the site plan, with appropriate collection access and visual screening.

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SW sewer plan Not to Scale

5.5 Existing Services

5.5.1 Sewerage

Sewerage services of sufficient capacity exist within Sir Patrick Geddes Way. To allow for a gravity fed system, floor levels have been set a minimum of 1.5m above the known invert level of the existing sewer

5.5.2 Water

A water main of sufficient capacity exists within Sir Patrick Geddes Way

5.5.3 Electricity

An electricity supply is located nearby however the local transformer will require to be upgraded to suit the proposed method of heating.

A local feed pillar will require to be relocated to the opposite side of Sir Patrick Geddes Way to allow formation of the proposed access.

5.5.4 Gas

There is no mains gas available within Ballater

6. Sustainable Energy

The sustainable energy strategy for the development is to firstly provide energy efficiency within the building fabric, in terms of air tightness, insulation levels and ventilation

Secondly, a hybrid system of providing heating and domestic hot water is proposed, comprising an electrically powered wet heating system with radiators, supplemented by air source heat pumps and, if necessary, solar pre-heat panels.

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7.0 Views

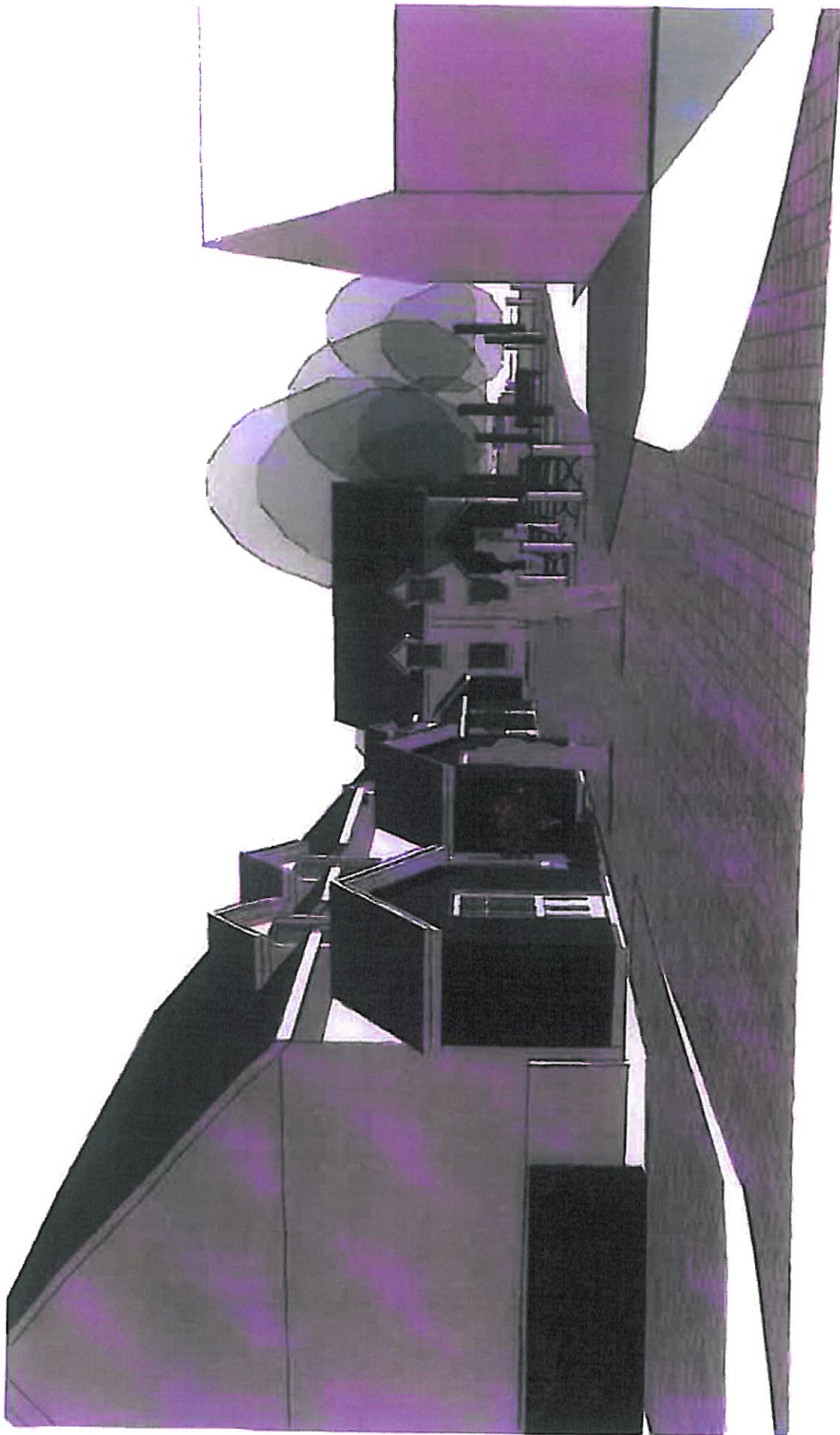
The following pages show a selection of views of the proposed development:



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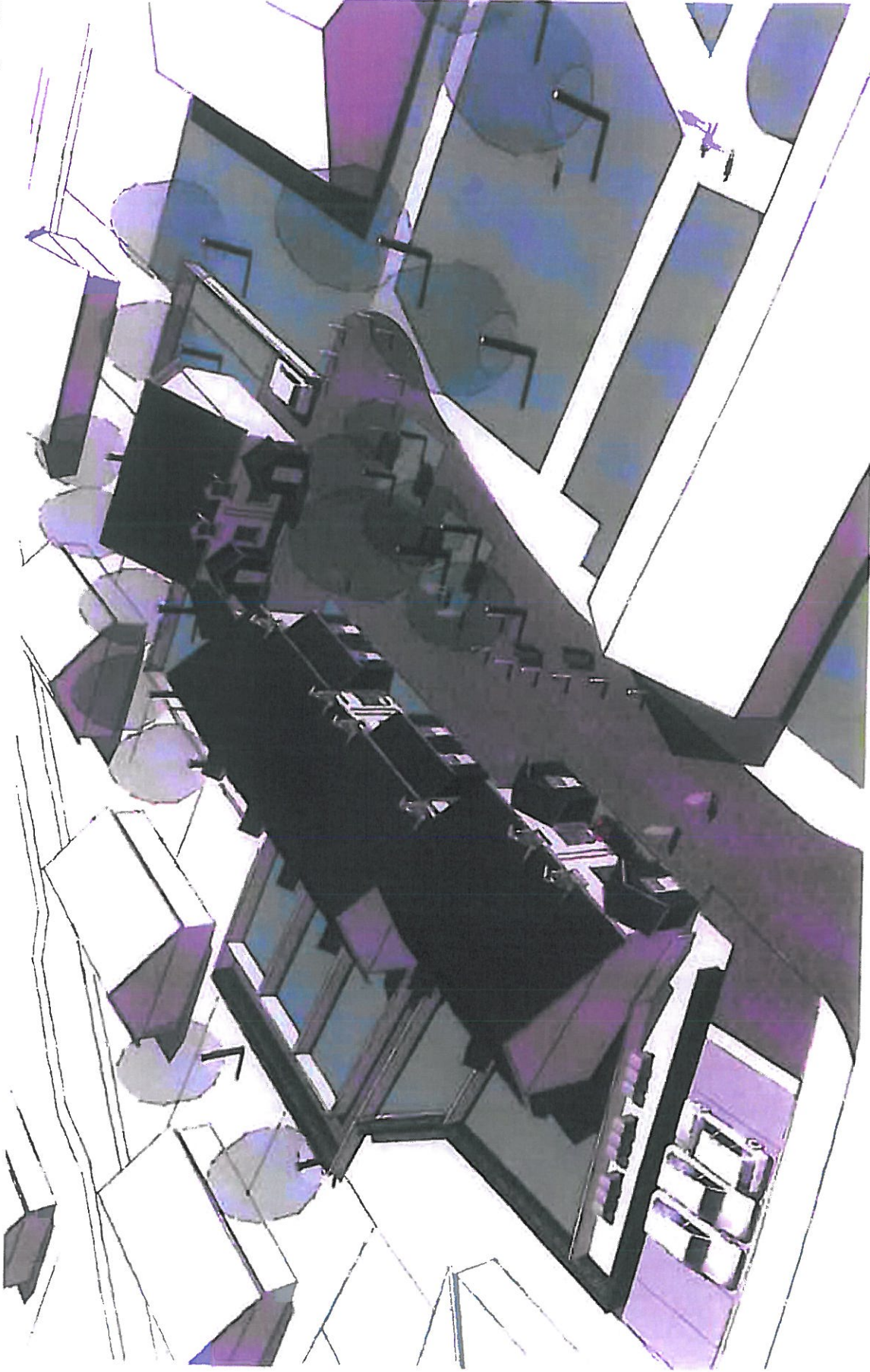
View from entrance

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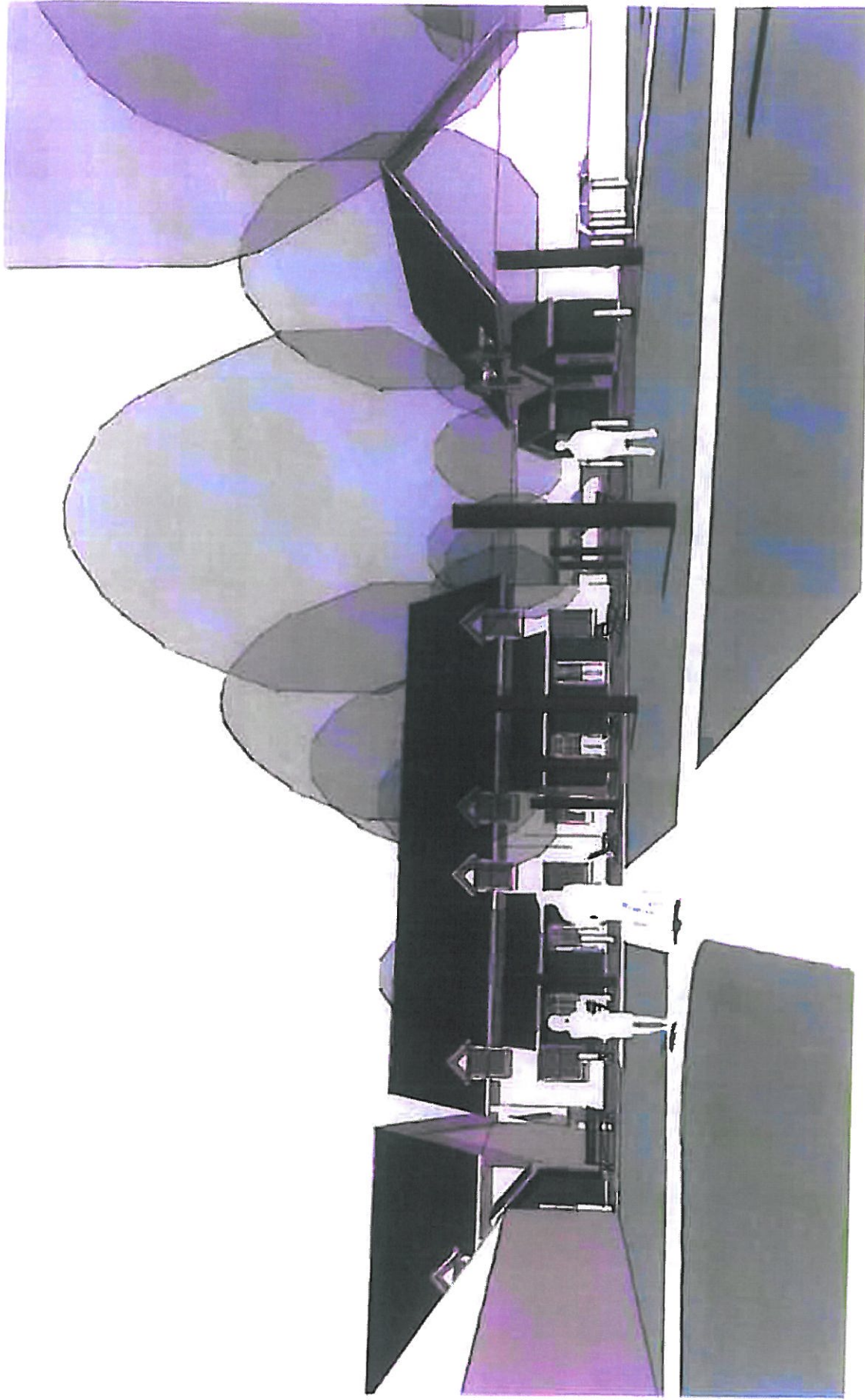
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Aerial view from West

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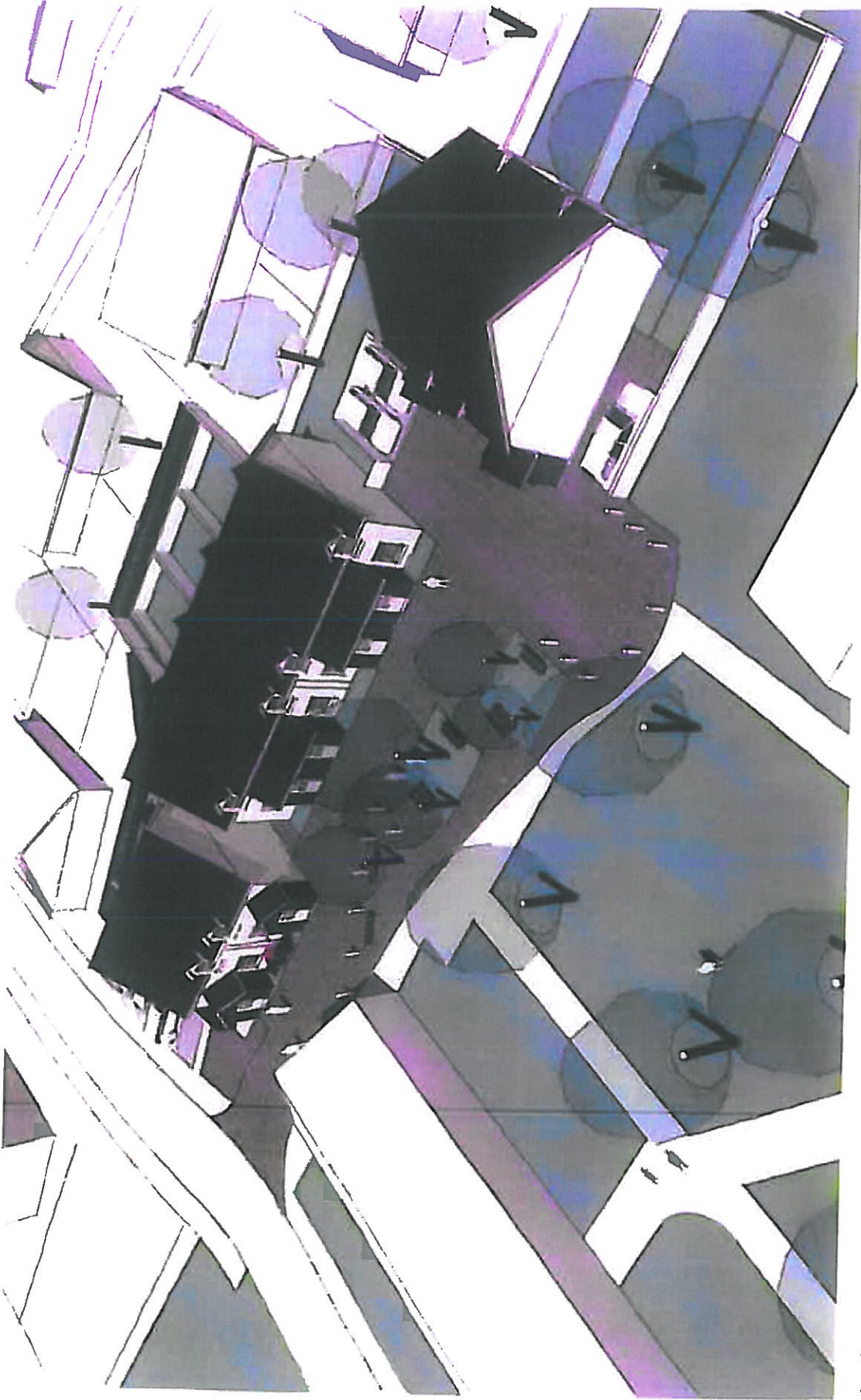


View from Courtyard

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Aerial view from South

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