BWM Architectural Services

Architectural Technologist & Building Design Consultant

Monday 1st October 2012

Design Statement

Erection of House & Double Garage & Installation of Sewage Treatment Plant, Sample Chamber & Infiltration Field Drain
at Land 310 metres South of Pollowick Cottage, Cromdale, Grantown on Spey.
Application Number : - 2012/0237/DET

Site description & layout

The Site is located on arable farm land 310 metres South of Pollowick Cottage, Cromdale. The Site sits up on a level plateau which is approx 5.5m elevated above the A95 Trunk Road & it will be accessed via an existing access track from the trunk road which leads you up into Tom-An-Uird Forest, this will be a shared access with Fountain Forestry & the applicant will have a wayleave over this access which is owned by Mr William Cassells. In order to make way for a new access branch off the existing track numerous self seeded saplings will need to be removed, this track will then cross over a small culvert & lead you up onto the Site.

The house, garage & parking areas are sited as far back into the Site as possible, so they have minimal impact on the surrounding landscape & compliment the dense backdrop of trees from the forest. The house & garage will also be less intrusive for motorists travelling on this stretch of road.

The existing access track is straight & is steep, it is approximately 32.5 metres long & we propose to lessen the gradient on it.

The access track will be significantly upgraded in order to meet all the following requirements of Transport Scotland.

1. Access road will be widened to 3.9m, this will require a degree of improvement to the surface at the junction with the Trunk Road. This will be resurfaced for the first 5m, measured along the centre line of the access road from the edge of the Trunk Road.

2. Visibility splays will be provided on both sides of the access. The visibility splay is the triangle of ground bounded on both sides by the first 2.4m of the centreline of the access (the set back dimension) & the nearside Trunk Road carriageway measured 215m (the y dimension) in both directions from the intersection of the access with the Trunk Road. In a vertical plane, nothing shall obscure visibility measured from a driver's eye height of between 1.05m & 2.00m positioned at a set back dimension to an object height of between 0.26m & 1.05m anywhere along the y dimension.

In order for this to be achieved any trees within this line of visibility will be removed

& any of the ground banking & vegetation down to the road side will need to be dug out & new banking will be reinstated at a safe set back distance from the sightlines.

3. A channel drain will be used to ensure that no water from the access road discharges onto the Trunk Road. The water from the drain will then connect into the existing burn adjacent to the access.

The Site is generally flat with views over the Cairngorms & Cromdale hills, the village of Cromdale & further afield Grantown on Spey.

There is a popular walk which follows the line of the old dismantled Speyside railway from Pollowick which can take you right into Grantown on Spey. Cyclists & walkers can use this in order to reduce the need for travel & is within easy walking distance to local amenities at Cromdale without the need to go onto the busy road. Some walkers coming from Cromdale cross over the road at Pollowick Farm & head up the forestry access track into Tom-An-Aird forest & can continue on to Aberlour.

There has been a full Aquatic survey carried out on the Site to ensure that the private water supply would be made available & the electricity supply would be underground so electricity poles will not scar & impact the landscape.
There are also no known issues of flooding or subsidence in the immediate area.

Design & Scale
The design conforms to design principles laid down by the Government & Local Plan Policy. There is a local mix of house styles in Cromdale & the surrounding countryside where there is houses of both traditional & not so traditional construction. The house gables of the house are not wide, the roof pitch is at 40 degrees, the windows have a vertical emphasis & the materials used in construction are natural, sustainable & environmentally friendly. The almost fully glazed gable will benefit from solar gain.

Landscaping
Native trees/bushes & shrubs will be planted on the Site that are typical of the area & shall also be used for screening purposes & softening the landscape.

Sewage & Waste
Foul drainage water will be processed via a sewage treatment plant, this will break down any solids to produce a very high quality of effluent, the effluent can be checked periodically by taking samples from the inspection chamber before it discharges to the infiltration field drain. Mr Andrew Falconer owns the adjacent field to the Site & he has agreed that the applicant can position the treatment plant, sample chamber & infiltration field drain on his land & will allow for maintenance to be carried out in order to ensure that it is situated at least 50m away from the applicants water supply.

Surface water drainage
Surface water from the house will be taken to soakaways via gully traps & surface water from the garage will be collected from the downpipes into a rain water harvesting system, the water can then be re-used for gardening & washing of cars etc.

Materials
Materials to be used on the build will be natural, sustainable & renewable & will be sourced locally where possible.
Concrete will be used in the foundations with concrete blocks for underbuilding & garage walls & the infill of the solum will be from local materials.
Laminated timber logs will be used for the outer skin of the house with a profile of 135 x170mm. Timber frame, joists, roof trusses & Scandinavian windows & doors will all come as part of the Kit & will be imported from Finland. The Finnish Log company chosen have an excellent replanting programme where they replant 5 trees for every tree that is harvested & all waste wood can be re-used for other heating or building resources. Timber is a natural & far more environmentally friendly material to use rather than traditional bricks & mortar.
Sheeps wool will be used to insulate the house & heating will be via underfloor heating & radiators which will be driven by a Biomass boiler system which will use use wood pellets as fuel.
Slates or tiles with a flat profile will be used for the roof covering of both house & garage as it is both traditional & mostly used in the area.

Transport
Consideration will be given to reduce the number of half loads of materials delivered to & from Site in leau of full loads.

Conclusion

Good design principles have been adopted, privacy & amenity of local residents will remain unaffected. The house & garage will be built to a specification simultaneously more sustainable than many that has been constructed before & is attractively natural in its materials, making it a positive contribution to its beautiful setting.

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