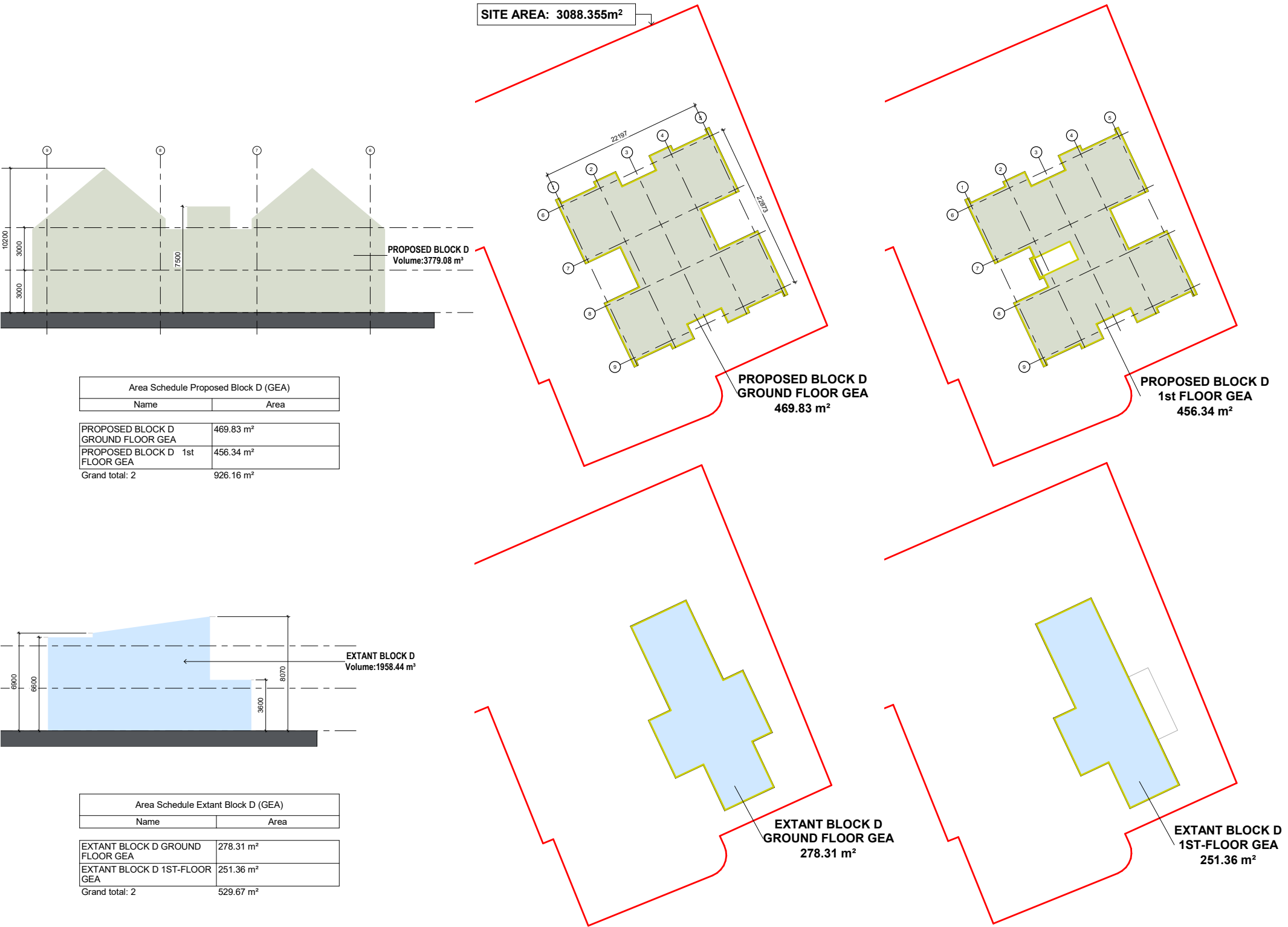


3.4 Extant Development Proposals - Massing



Extant Development Proposals and Proposed Massing

3.5 Landscaping Layout

The site plan proposes a contextually sensitive approach to its surroundings; much of the existing trees, soft landscaping and boundary treatments will be retained. A small number of new trees will be added to provide the necessary privacy given the proximity to the existing buildings. The amount of hard landscaping has been limited, a softer palette including gravel and CellPave is utilised in order to situate the proposal within the green belt context.

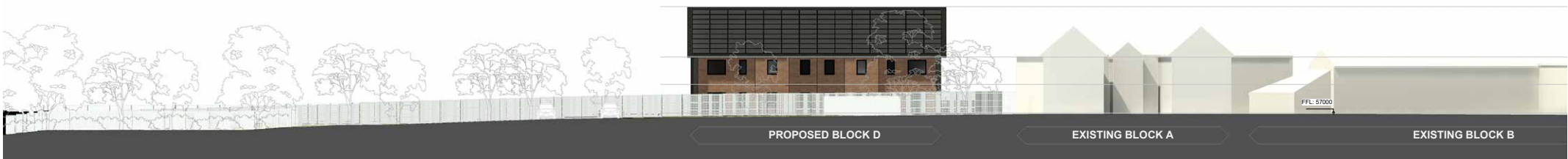


3.6 Site Elevations

The development is designed to be sympathetic to the surrounding historic buildings, it follows the material palette and fabric of the existing farm buildings, while incorporating contemporary, contrasting elements.



West Elevation



South Elevation



East Elevation



North Elevation

3.7 Scale

The scale of the proposed Block D responds to the existing Farmhouse building levels and morphology.

Floor to floor levels are similar to Block A and C. The external brick walls preserve a common height by keeping in line with the roof eaves levels.

The cruciform layout with the protruding central volume is a reference to the historical configuration of the Farmhouse's two-storey porch.



Block A



Block C



Block A - West Elevation



Block C - North Elevation

4.0 External Appearance

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4.1 Apartment Elevations

The elevation treatment incorporates a simple, sympathetic material palette in order to link to the existing historic buildings, including replica reclaimed brickwork, subtle timber cladding and soft landscaping.



South-West Elevation

Material Specification

- 1. Replica reclaimed brickwork
- 2. Larch board timber cladding
- 3. Aluminium framed glazing - PPC dark grey
- 4. PPC metal fascia / gutter - dark grey
- 5. PPC coping - dark grey
- 6. Solar Thermal Panels
- 7. Natural slate roofing - Specification TBC



South-East Elevation



North-East Elevation



North-West Elevation

Material Specification

- 1. Replica reclaimed brickwork
- 2. Larch board timber cladding
- 3. Aluminium framed glazing - PPC dark grey
- 4. PPC metal fascia / gutter - dark grey
- 5. PPC coping - dark grey
- 6. Solar Thermal Panels
- 7. Natural slate roofing - Specification TBC

4.2 3D Views



3D View from Existing Entrance Road



3D View from Car Park



3D View of North & West Elevation



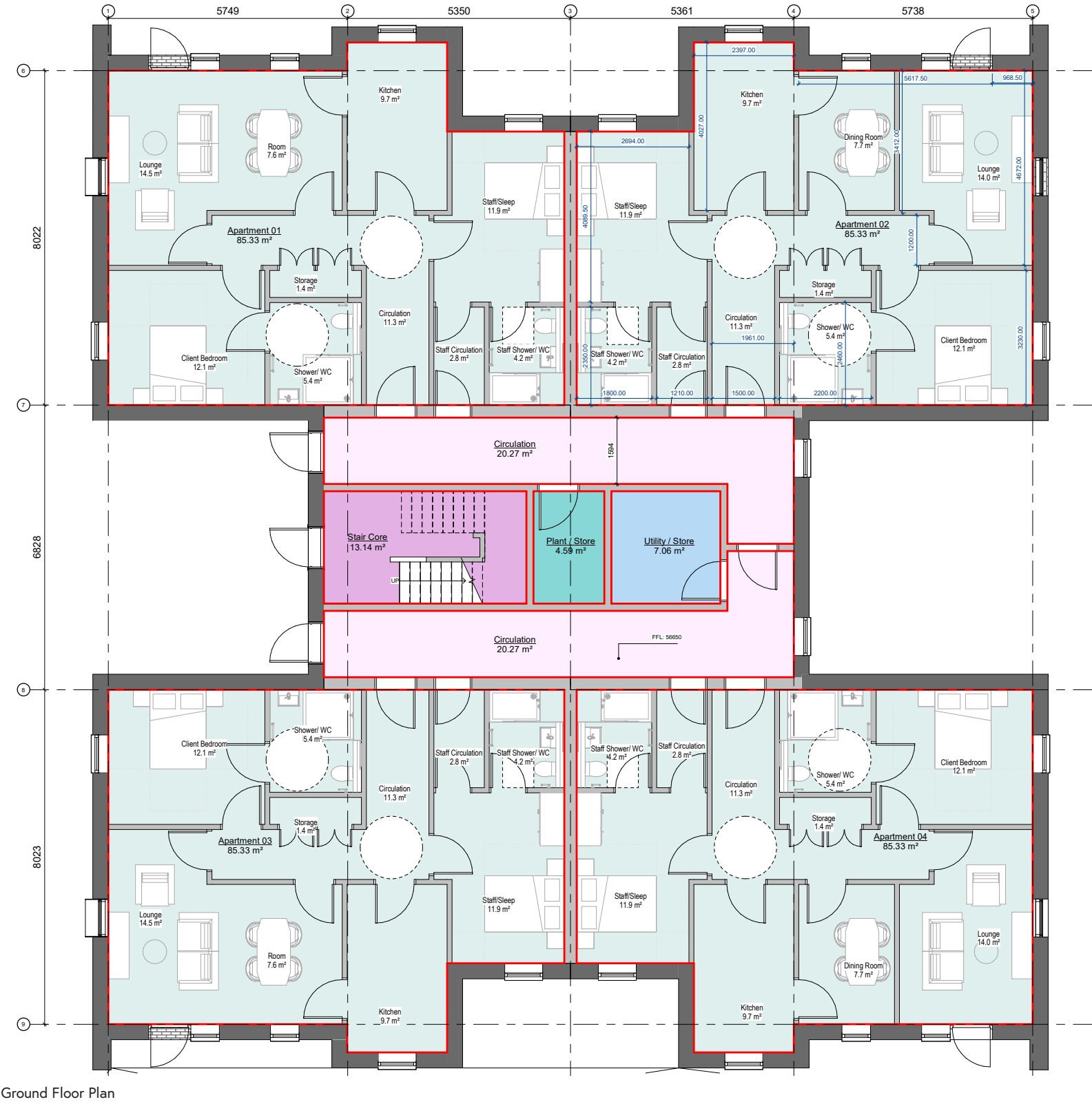
3D View of West Elevation & Amenity Area

5.0 Internal Layout

5.1 Ground Floor Layout

The ground floor includes 4no. 2 bed/4 person accessible apartment units as well as a stair core, plant, store, circulation and utility spaces in a symmetrical layout.

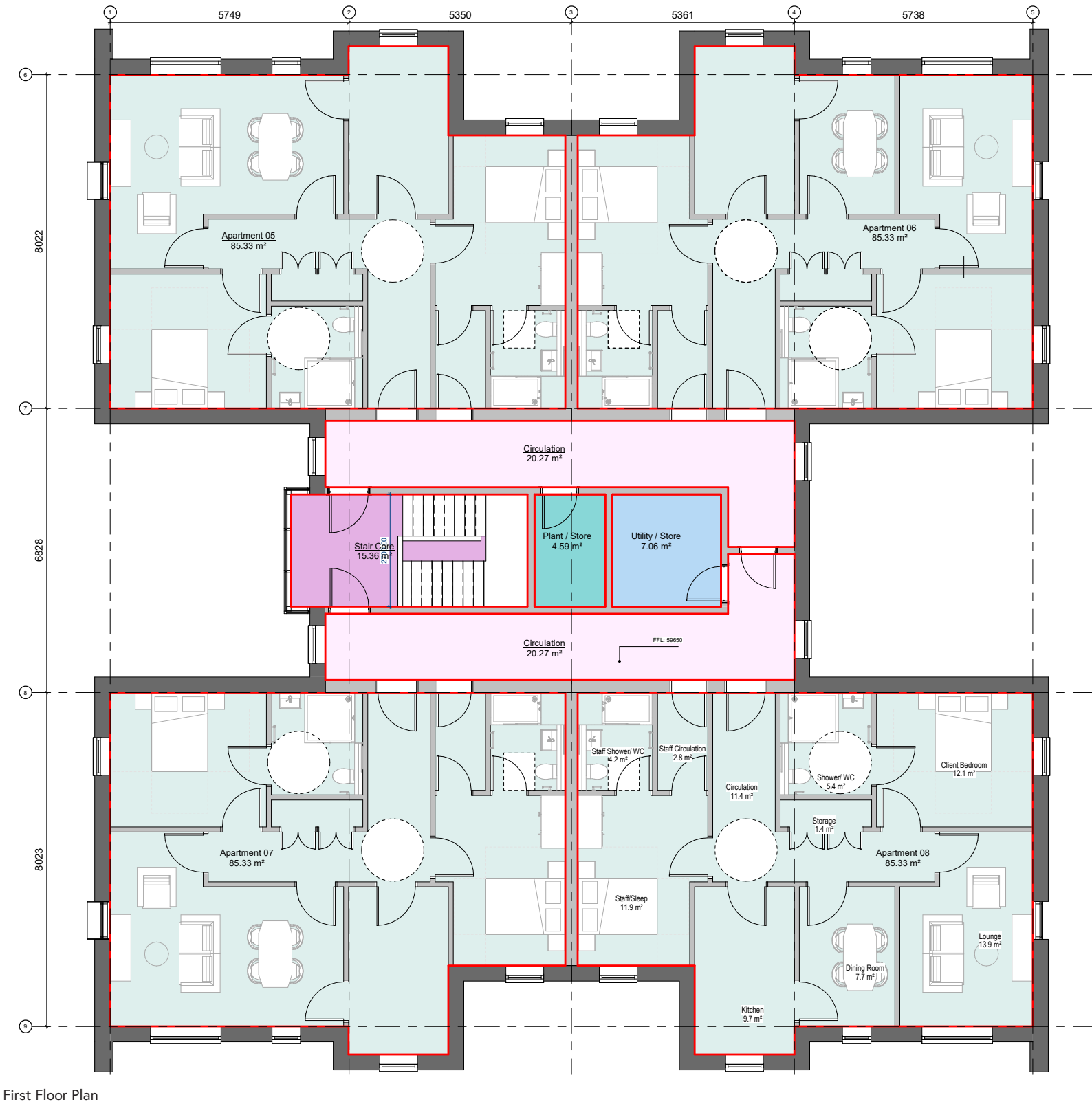
Area Schedule (GIA) - GF	
Apartment	Area
Apartment 01	85 m ²
Apartment 02	85 m ²
Apartment 03	85 m ²
Apartment 04	85 m ²
Circulation	20 m ²
Circulation	20 m ²
Plant / Store	5 m ²
Stair Core	13 m ²
Utility / Store	7 m ²
Total: 9	407 m ²



5.2 First Floor Layout

The first floor includes 4no. 2 bed/4 person accessible apartment units as well as a stair core, plant, store, circulation and utility spaces in a symmetrical layout.

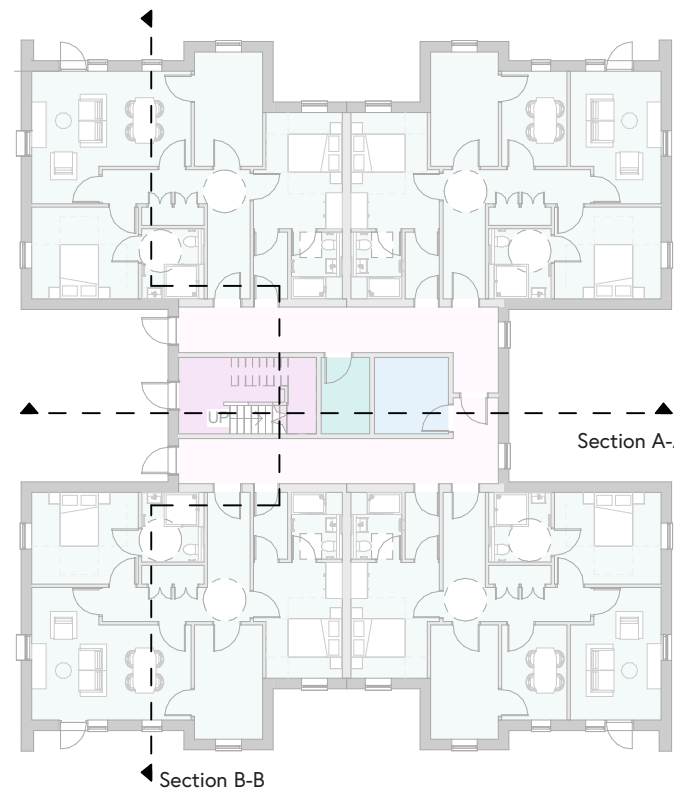
Area Schedule (GIA) - FF	
Apartment	Area
Apartment 01	85 m ²
Apartment 02	85 m ²
Apartment 03	85 m ²
Apartment 04	85 m ²
Circulation	20 m ²
Circulation	20 m ²
Plant / Store	5 m ²
Stair Core	13 m ²
Utility / Store	7 m ²
Total: 9	407 m ²



5.3 Building Sections



Section A-A



Key Plan



Section B-B

6.0 Policy Compliance

Safer Places

The safety of residents has been considered in the design of the site layout and the relationship between the proposed building, private spaces and public spaces. In developing these proposals, the following principles have been adopted:

- The main access to apartments and the positioning of habitable rooms has been designed to promote natural surveillance of external public spaces.
- A mix of apartment types is proposed which will provide homes that are occupied at different times of the day, encouraging community interaction and surveillance of external areas by residents.
- Good lighting will be provided outside apartments and within car parks to aid use and provide confidence of residents and visitors.
- The completed development will include clear, highly visible routes and signage.
- The design of apartments, external areas and community areas follow the principles set out in the Secure by Design initiative in addition to Building Regulations Approved Document Part Q.

Adaptability and Accessibility

Each ground floor apartment will be provided with a private path or drive designed to provide level or gently sloping access (maximum 1:20) to the principal private entrance all in accordance with Building Regulations, Approved Document Part M.

Every apartment within the proposal is indicated as fully accessible, they are designed to comply with the optional requirements described with the Building Regulations Approved Document Part M4(2)

The first floor apartments are not expected to house wheelchair users.

Sustainable Design

Principles set out for the use of sustainable building methods and materials have been adopted as part of this development with the objective of reducing the amount of construction waste. The Applicant is committed to using one or more of the seven genres of MMC (Modern Methods of Construction) in the construction of the new homes to be built. The options being considered include:

- Mass Engineered Timber (MET)
- Timber Framed (TF)
- Light Gauge Steel Framed (LGS)
- Hot Rolled Fabricated Steel (HRS)
- Hot Rolled / Light Gauge Steel Combination (SC)
- Concrete and Cement Derived (C)
- Timber Framed / Concrete Combination (TFC)

There are various building sustainability measures considered in this proposal, for example, the installation of electric vehicle charging points, the implementation of a rainwater harvesting system suggested by Geosmart and the use of water saving products in the specification of sanitary fittings within the accommodation.

In providing heating and power to the new homes, the development will seek to utilise energy from renewable sources. The proposal aims to incorporate renewable technologies in building design in an innovative and unobtrusive way, i.e. the introduction of solar panels (precedent in previously approved extant proposal).

The solar panels to the roof are specified as AVANCIS PowerMax Unit (Please see the submitted Planning, Green Belt and Heritage Statement for product information):

- The energy yield of PowerMax® in terms of kWh generated is one of the highest among all photovoltaic technologies.

- The CIS technology has the maximum efficiency of all thin-film technologies and maximizes the installed power generation capacity (kWp) per square meter.
- In addition to the general low resource production of CIS modules, all PowerMax® modules are free of lead and cadmium and do not need a separate recycling process.



AVANCIS PowerMax unit in use on a residential scheme

Refuse Storage and Collection

The adoptable highway infrastructure has been designed to accommodate the refuse collection vehicles currently used by the local authority. Refer to the Transport Statement for more details.

Refuse storage for the houses is to be located in a separate bin store enclosure to the north of the site and is designed to allow residents to segregate household and recyclable waste, as such will accommodate:

- General Refuse 140Lt - 8x wheeled bin
- Pulpable Recycling 140Lt - 8x wheeled bin
- Mixed Recycling 140Lt - 8x wheeled bin

Please refer to separate highway consultant's details for information regarding the tracking of refuse vehicles.

Parking

In accordance with the requirements of the local planning authority, the following parking provision is proposed:

- 16no. General parking spaces
- 2no. Accessible parking spaces (inc. 2no. EV charging points)
- 8no. Overflow parking spaces

Cycle Parking

Sufficient space is provided within the parking area of the site for cycle storage. Each apartment will be provided a cycle storage space within an external covered, lockable store designed to provide secure storage for one bicycle per apartment.

Sustainable Drainage

The development will incorporate sustainable drainage measures.

For further information, refer to specialist's report and details submitted with this application.

Landscaping

The submitted proposals include a fully co-ordinated soft and hard landscaping scheme designed to create a sensitive environment, a unique sense of place and an appropriate response to the adjacent historic buildings and green belt location.

For full details, refer to the landscape proposals which are submitted in support of this application.

Flood Risk

The site lies within Flood Zone 1 and therefore given that the site area falls under 1ha a Flood Risk Assessment is not required.

Corstorphine & Wright

Contact us to discuss your project

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-  contact@cw-architects.co.uk
-  [corstorphine-wright](#)
-  [@cwrightarch](#)
-  [corstorphinewright](#)

