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PROPOSED NEW HOUSE SITE IN GARDEN GROUND OF INYANGA, FINDHORN

APPLICATION FOR PLANNING IN PRINCIPLE

DESIGN STATEMENT



Existing Site Entry With Site Beyond

The house site to which this application refers is located within an existing house site in the village of Findhorn, at the northern edge of the designated ENV6 Area, shown on the local Development / Settlement Plan, which seeks to preserve the wooded approach to the village. The overall area of the existing house site is approximately 0.3764 Hectare and is divided into two parts by a shared common access serving adjoining properties.

The parcel of land identified as a potential house site is an open area of garden ground extending to approximately 0.078 Hectare, which could be developed without endangering the established natural wooded green corridor.



Site Frontage Viewed from West



Site Frontage Viewed from East

The reasons for submitting this proposal are founded on life stage and family needs - a basic need to plan for later years and improve the 'living environment' in the process. Due to age the present owner now finds the garden ground difficult to maintain and has no wish to re-locate. The sale of the ground would contribute to future financial security.

The brief is to submit an application for Planning In Principle for a single dwelling in the garden ground of Inyanga. As part of that process a site analysis has been undertaken to identify and understand the characteristics of the site and wider surroundings in terms of landscape, pattern of settlement, size of building etc. to determine if the site is suitable for development. From the information gathered the site can support a modest 3 bedroom building which, with proper site planning architectural design and attention to detail, will result in a building that will maintain and reinforce the distinctive local character/ building traditions, fulfil sustainable requirements and make a positive contribution to the 'sense of place' that Findhorn enjoys. It will be for the purchaser to develop and finalise the brief.



Site Viewed Along North Western Boundary

The final design strategy would follow this design statement and endeavoured to:

- understand and evaluate how to work within inherited space;
- create a house plot of an appropriate size and shape, compatible to those surrounding;
- siting and design of new house to be site specific and sensitive;
- maintain and reinforce distinctive local character in sensitive interesting ways;
- adopt a sustainable approach in the design and construction to provide a building that is inherently energy efficient and compliant with current building standards whilst respecting traditional building forms;
- use a simple palette of materials including timber, glass, slate and zinc;
- ensure that the proposed development is in line with the Moray Council's Planning Guidance which aims to achieve sensitive development that contributes to the local character and provides a distinctive asset.



Access Road - View In



Access Road - View Out

The challenges:

- Respect the traditional building forms that help define Findhorn;
- Design within the limitations of the site;
- Let the unique aspects of the site inform the design and;
- Harmonise traditional with modern technical construction standards.



Open 'Garden' Site

The application is described in the following drawings:

- 1508 L(--)-01 Location Plan
- 1508 L(0)-01 Site Plan
- 1508 Preliminary Investigation (Site Analysis / Design Development etc)

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