Milngavie Road, Strathblane

Design and Access Statement

ISSUED 06.08.20 - Rev F

COLLECTIVE ARCHITECTURE

ADAM

Contents

1 _Background Information

1.1 Project Details

Name:	New Build Housing at Milngavie Road, Strathblane.
Proposal:	Construction of 7 new homes and 4 cottage flats.
Ref No:	20172
Applicant:	Adam (Scotland) Ltd
Architect/Agent:	Collective Architecture Ltd
Date:	6th August 2020

1.2 Introduction

This Design and Access Statement considers the proposed development in the context of National Planning Policy and Planning Advice Notes. It also takes cognisance of Local Authority design advice. Strathblane is designated as a rural village and Tier 4 settlement in the Local Development Plan Settlement Hierarchy. The site is allocated within the Adopted Stirling Local Development Plan 2018 (LDP) for residential use under H153. The aim of this DAS is to present a coherent explanation of the proposed development of the site, how the proposals have been conceived, and how the design is influenced by its context.

1.3 Site Description

The application site occupies a prominent position adjacent to the A81 to the east of Strathblane. It is a steeply sloping site (falling south to north) towards the A81. The northern edge of the site is defined by a hedgerow which effectively extends the rural character of the surrounding countryside to the very edge of the village. Bounded on three sides by existing housing the site is situated within an area already suited to residential development and the site represents an excellent opportunity to infill and strengthen this area and create a place of distinction and enduring quality which respects the historic environment, gateway setting and character of the village.

2 _Project Details

2.1 Site Constraints

It has been recognised from the outset that the site has particularly severe constraints, not least of which is the topography, which is challenging. The site has an overall change in levels between the southeast corner (100.0M AOD) and the northwest corner (80.0M AOD) of 20.0M. There are also geological problems as the bedrock comprising of lavas of the Cochno lava member and younger Mugdock lava member have been encountered at depths of just 500mm below the surface. Along the western flank there is a small burn/drainage ditch which occupies a narrow gulley populated by mature trees and scrub along its banks.

2.2 Groundworks

When looking at a proposed design layout the site constraints were assessed and evaluated throughout the design layout process and it was clear from the early stages that the maximum number of units on the site would need to be curtailed in order that full accessibility could be afforded to all the proposed properties. The level of the new road access point determines the height of the development platform and, by extension, the magnitude of the residual changes in levels around its periphery. The combination of these constraints require that a substantial amount of material will require to be excavated and relocated within the site during the initial site civilisation in order to provide a stable platform prior to construction. The presence of the bedrock also had to be taken into consideration as all roads, footpaths, driveways, foundations and all the service tracks within the site would literally have to be carved out of the existing bedrock.

2.3 Design

The proposed development will nestle discretely into its new landform. The houses are individually designed and laid out to create a variety of forms. Gables are expressed both towards the entrance road and the A81. Variation is also expressed by incorporating a mixture of Cumbrian Stanton Moor pitched face natural stone, Enewall Iceberg white render and Marley Riven Edgemere slate. The use of stone and render creates a vernacular aesthetic working with the current context and allows the proposals to emphasise prominent locations and create a variety of form generating interest. Gable elevations in particular are used as a means of expression, which are also typically used in the local context helping the proposals not only to blend into the landform but also the local built context. At the site entrance and at strategic points, such as prominent corners around the site, additional stone has been positioned on prominent facades. Chimneys have also been introduced as a main feature constructed from a rustic brick which compliments the natural stone. The overall layout and streetscape have been sympathetically designed to benefit from the splendid views of the Campsie Fells to the North, taking into consideration both the surrounding properties and the semi-rural character of the site. Further to discussions and agreement with Rural Stirling Housing Association four cottage flats have been included within the proposed development plan providing accommodation for residents within the local community.

2.4 Access and Movement

Agreement has been reached with the roads department for a main access road connection to the A81 on the north east corner of the site. It has also been agreed that a new footpath alongside the A81 will be constructed to enable pedestrian access within easy walking distance to all the local facilities of the village, including existing bus routes, which will encourage non motor vehicle generated trips and allow residents access to regular services to Milngavie, Glasgow, Balfron and Killearn. The proposed road within the new development will reflect the character and rural nature of the site. Carriageway widths can be varied and minimised as appropriate following further discussion with the roads department. The development itself is based around a single main carriageway which terminates in a cul-de-sac, comprising a turning head designed to minimise the extent of hard standing. The road within the proposed development will have limited traffic allowing for safe use by cyclists.

2.5 Inclusive Design

Access to each individual property will be achieved via public roads, shared surfaces and footpaths designed in accordance with Stirling Council Roads Guidelines. The Scottish Building Regulations have strict requirements relating to disabled access in terms of gradients, path widths, and barrier free thresholds. All of the new homes and flats have been carefully designed to ensure no relaxations will be sought in terms of the building regulations.

2.6 Landscape Design

In formulating the strategy for the development, it has been considered paramount to protect the rustic nature of its locale. This necessarily precludes an overtly over engineered response incorporating high retaining walls and consequently the remodeling of the site has had to be based upon the creation of naturally stable slopes which can be readily vegetated with only structures which can be totally integrated within a co-ordinated landscape scheme being used where absolutely necessary.

Along the site's principal frontage, it has been established that even with the introduction of a new footway along the line of the road, it is practical to replace the existing hedgerow, which is in poor condition, with a well-stocked diverse hedgerow and post and wire fence. This has important visual significance by maintaining the impression of the pre-existing condition at this point of arrival for drivers approaching Strathblane. A low-level random rubble sandstone wall would delineate the new entrance to the site. Inboard of the new hedgerow, it is proposed to form an embankment with a maximum slope of 1:2 which, because it doesn't have the same constraints imposed upon it as would be the case with an artificially stabilised slope, can be further planted to reinforce the green foil through which only glimpses of the proposed development will be had. To the rear of the site, i.e. to the south, it is once again intended to form a naturally stable 1:2 terraced slope which will be naturalised as a wildlife meadow with supplementary indigenous planting of local character being used to provide a suitable backdrop for the residential properties.

It is proposed to retain the riparian corridor to the west and to afford the burn the added protection of improved containment which will be provided by an extended and elevated embankment which would offer the opportunity to improve the biodiversity along this burn. All deciduous trees on the site boundary are to be retained.

All the dwellings will benefit from generous gardens. Front gardens will be turfed and unenclosed with title provision precluding the erection of walls or fences. Rear gardens will have post and wire rylock fences incorporating hedging as boundary separation in keeping with the

surrounding properties whose combined contribution will add towards the overall visual amenity of this important site on the edge of Strathblane.

2.7 Environmental

A PDE enquiry has been submitted to Scottish Water in relation to the capacity of the foul drainage network and they have confirmed that there is sufficient capacity within the existing network. Septic tanks are present within the site, serving some of the properties on Milndavie Road. The proposed development would provide new drainage systems to serve both the development and the adjacent properties, which have septic tanks within the site. There is a small watercourse along the West boundary and an FRA has been carried out to evaluate measures to mitigate any impact on the watercourse and any surface water mitigation required due to the new development. Any proposed works requiring approval would be submitted to SEPA. Construction phase SUDS as well as completion phase SUDS would be required as part of the design process. Scottish Water approval would be sought for the proposed new drainage system. All utility mains – gas, water, electricity and telecoms are available locally to the site boundaries. There is the possibility of the remains of a medieval / post medieval farmstead on the site. A Heritage Impact Assessment has been carried out and is attached.

2.8 Sustainability

(a) Measures to ensure that materials are sourced sustainably: The houses will be constructed using traditional masonry external walls and clad in the main using render with natural stone and clay facing brick features, which as part of the Green Guide to Specification (4th edition) form an ‘A’ rating. The internal leaf, loadbearing and non-loadbearing walls and the roof will be formed using timber construction from FSC-certified timber.

(b) Measures for capture and re-use of rainwater and grey water: The project will be subject to full SUDS requirements, an FRA has been carried out and the project will be designed to ensure that there are no flooding issues. Rainwater harvesting through the use of water butts will be included.

(c) Measures to minimise carbon emissions: Solar Photovoltaic panels will be installed. High efficiency ‘A’ rated gas boilers with advanced controls will be fitted. Insulation standards will exceed the current compliant SAP rating utilising an airtightness rating of 6 Mcu. / Msq.h @ 50Pa.

(d) Measures to minimise construction waste: WH Tracey Ltd (Waste Management Licence granted under the control of pollution (amendment) act 1989) will prepare, oversee, and execute a site waste management plan.

(e) Measures to promote flexible building components to allow re-use at end of life: In the main the project is constructed using a timber frame construction, which allows all loadbearing and non-loadbearing walls to be easily demounted and reused.

(f) Details on monitoring and reporting: To confirm that these measures are delivering the intended results and to show what remedial action will be taken if any are found to be ineffective. Adam Scotland Ltd will monitor all the above measures during their normal monthly site meetings and include a section in the monthly report to confirm that the measures are delivering the intended results. If any of the measures are found to be ineffective Adam (Scotland) Ltd would report and take immediate action to remedy the situation.

2.9 Summary

The proposed development represents a site-specific design solution which respects the sensitive settlement edge and the established amenity of the adjacent residential properties.

Over the past few years several mainstream housebuilders have looked to develop this site, but all have been forced to withdraw due to the extreme challenges of development.

The density of the development has been driven by the natural capacity, constraints and viability of the site i.e. topography, ground conditions and the additional works required associated with the construction and servicing of each individual plot.

The design has resisted the commercial pressure to accommodate more units on the site as this could only ever have been achieved as a result of an overtly over engineered response incorporating high retaining walls which would have been totally out of character with the desire to create a new enclave commensurate with the character of Strathblane.

As a successful niche house builder, Adam (Scotland) Ltd feel that we are better placed than the mainstream housebuilders to take on and design around the problems that exist with the development of this site. We have extensive experience of building on tightly constrained sites by taking on what others would consider to be negative aspects and using innovative and individual design techniques turning those negatives into positives.

We would respectfully ask that you support this application.

3.0 Site Boundary

Please refer to the location plan below

Site Location Plan

3 _ Site Appraisal

3.1

Please refer to attached site photograph sheets (EX)10, (EX)11, (EX)12 attached below

campsie fells

landscaped edge to site

view from Old Mugdock Road lane towards site

campsie fells

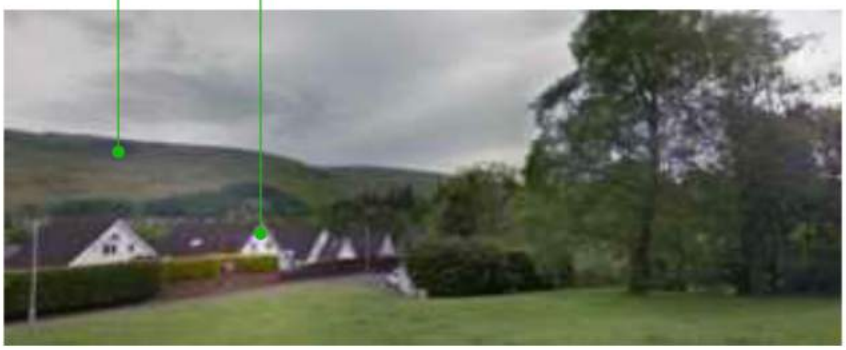
white render buildings with stone features
prominent gables and chimneys

milndavie road

Buildings on Milndavie Road

campsie fells

white render homes with expressed gables



view from Old Mugdock Road towards site

						ADAM SCOTLAND	COLLECTIVE ARCHITECTURE
						MILNGAVIE ROAD, STRATHBLANE	
						SITE PHOTOGRAPHS SHT 1	
						MAY 2019 / CS / NTS	
						- / (EX)10	

sloping site
(north facing)

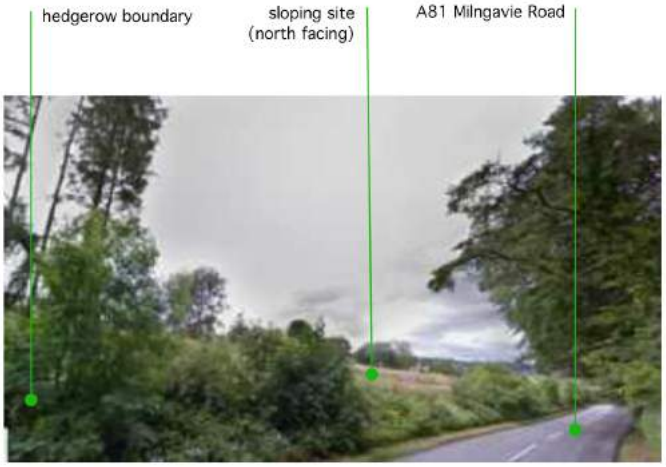
site

hedgerow boundary

campsie fells

white render buildings with
stone features
prominent gables and chimneys

						NOTES:	CLIENT: ADAM SCOTLAND	COLLECTIVE ARCHITECTURE
							PROJECT: MILNGAVIE ROAD, STRATHBLANE	
							DRAWING: SITE PHOTOGRAPHS SHT 3	
							DATE: MAY 2019 / BY: CS / SCALE: NTS / REV:	
							JOB NO: - / STAGE: / DRAWING: (EX) 12	
DATE:	BY:	CHKD:	REV:	REVISION NOTE:				



						CLIENT: ADAM SCOTLAND		COLLECTIVE ARCHITECTURE
						PROJECT: MILNGAVIE ROAD, STRATHBLANE		
						DRAWING: SITE PHOTOGRAPHS SHT 2		
						DATE: MAY 2019	BY: CS	SCALE: NTS	REV:
						JOB NO: -	CHKD:	DRWG NO: (EX)11	

Proposed Site Plan – Rev Z