

**Planning Application Supporting Statement**

**The Barns House, Letham Mains Holdings Road, Haddington,  
East Lothian.**

**Erection of B&B Accommodation / Detached Dwellinghouse**

**On behalf of**

**Mr & Mrs Sharman**

**December 2019**

**Clarendon Planning and Development Ltd**





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### **Appendices**

**Appendix 1:** Location Plan, Site Layout Plan, Floorplans, Elevations

**Appendix 2:** Design and Access Statement (Allan Corfield Architects)



## 1.0 Background

### 1.1 Description & Location

1.1.1 The application subjects are located to the west of Haddington forming part of Letham Mains Holdings, a building group mostly developed in the post-war period. Access is provided from an unclassified public road, which connects with the A6093 to the south. An existing gated entrance is located to the south of the plot. The application site measures c. 1.57 acres in total and constitutes an undeveloped infill between established dwellings. The site is essentially level, benefiting from a southerly aspect. To the north there is an area of open agricultural land bounded by mature woodland. See **Appendix 1** for the site location plan.

1.1.2 Whilst Letham Mains Holdings were developed for agricultural purposes, the building group has incrementally evolved into an established residential hamlet of private houses set within their own gardens with the traditional agricultural elements being absorbed into surrounding farmland reflective of commercial modern day practices. The majority of the residential units have been extended and development intensified as illustrated with the context plan in **Appendix 1**.

### 1.2 Application Proposal

1.2.1 The purpose of this application is to seek planning permission for the erection of a detached dwellinghouse accommodating 'high end' B&B accommodation at the aforementioned location with associated landscaping. The applicants currently own and operate Letham House as a private hotel which is situated to the north of the application subjects.

1.2.2 The infill works are represented in the accompanying site plans (**Appendix 1**). The proposal seeks to incorporate a new residential unit offering B & B accommodation within the established building group of Letham Mains Holdings. It is therefore proposed to create a high quality bespoke designed house to

complement the surrounding built form. The application site forms a natural infill opportunity respecting the character and surrounding residential amenity. The scale and footprint of the proposed building is commensurate with the variety of established dwellings at Letham Holdings as illustrated within the context plan accompanying the submission. The detailed design of the house is elaborated upon within the accompanying Design and Access Statement contained in **Appendix 2**.

- 1.2.3 The proposed site benefits from an existing driveway access into the plot which serves as a secondary access to Letham House which is also within the applicants' ownership.
- 1.2.4 By way of background, as aforementioned the applicants currently operate an established private hotel at Letham House. Following a comprehensive 2year restoration of the 'B' Listed Letham House, and associated investment, the applicants have run this business for approximately 10 years achieving a 5star gold rating. However, the applicants are now of an age at which they wish to consider downsizing and reducing their working commitments and dispose of Letham House and its associated upkeep. However, in recognition of the now well established and thriving local business, Mr & Mrs Sharman wish to continue offering accommodation for visitors to East Lothian but now in a smaller eco-driven new-build house. As established members of the community both personally and in business, they wish to remain in the location and not abandon the established brand of Letham built up over the past decade which, by its very nature, is geographically identifiable. Carefully chosen for context, character and being within the same ownership and close to the existing established business which will revert to private use, the application site offers this opportunity and continuity whilst fulfilling the applicants' desire to design and build their own unique property. Although the proposed dwelling is considerably smaller than the applicants' current three storey mansion house, the new property given its configuration offers scope to continue a high quality B&B offering. **At the outset, the applicants embrace and accept the requirement for a Section 75 Agreement, if required by East Lothian Council, to support this tourism-led proposal in this Countryside location.**

## 1.4 Planning History

- 1.4.1 The applicant is not aware of any previous planning history relating to the site, with the exception of a **Proposal of Application Notice (PAN)** lodged by the B&S Group in 2016. This PAN incorporated a much wider area abutting the settlement boundary of Haddington to the east. In addition, just to the east of the proposal, there is a live planning application on the Letham Mains expansion area (allocated site HN2) led by Taylor Wimpey Developments, and McTaggart and Meikle reflecting the urbanisation of the periphery of western Haddington.

## 2.0 Planning Policy Assessment

### 2.1 National Policy Setting

- 2.1.1 National planning policy provides the framework within which planning authorities are to assess development proposals which includes support for infill development where it can, ***“respect the scale, form and density of surroundings”*** (Scottish Planning Policy, Paragraph 82). Scottish Planning Policy states that ***“Development plans should promote economic activity and diversification in all small towns and rural areas, including development linked to tourism”*** (Paragraph 93).

### 2.2 Local Planning Policy – East Lothian Local Development Plan (Adopted 2018)

- 2.2.1 The proposed site falls within designated Countryside and out with the restricted coastline. Upon review, the Plan states a general presumption against new housing in the Countryside. However, in recognition that new development in the countryside can accommodate appropriate uses such as Tourism, the Development Plan narrates that ***“existing tourism and employment uses should not be expected to demonstrate an operational requirement to***

*justify the principle of development” (Paragraph 5.5 – Development in the Countryside).* Formally embracing this thread of planning guidance, **Policy DC1: Rural Diversification** supports the principle of development where it is for, inter alia, ‘**Tourism**’ subject to satisfying **Policies NH1** and **DC6** relating to **Internationally Designated Sites** and **Coastal Areas**. Notably, neither of these respective qualifying policy provisions apply to the application subjects. **Policy DC4 New Build Housing in the Countryside Criteria (ii)** does consider the opportunity for small scale housing proposals when same form a ‘**logical addition to an existing small scale rural settlement**’. In this regard, although Letham Holdings very much have their own identity, albeit not forming a settlement as such, the proposal is for one single dwelling house within an established building group mirroring the ethos of **Policy DC4**. Of note, the proposal does not fall within the **Edinburgh Green Belt** as defined and protected by **Policy DC7**. With regards to **Countryside Around Towns**, **Policy DC8** seeks to protect the landscape setting of East Lothian settlements, including Haddington. To reiterate, objective assessment of the proposal affirms that the proposal represents infill development of a small scale within a long established building group. The proposal will therefore have no net impact upon this wider designation. In addition it is noted that the application subjects do not fall within a **Special Landscape Area**, per **Policy DC9**.

- 2.2.2 In terms of the natural environment and cultural heritage, **Policy NH8** states a presumption in favor of protecting East Lothian’s woodland resources. In this regard, the proposals have no impact on the woodland backdrop to the north of the application boundary. In terms of flood risk, the building plot is not subject to flooding and is therefore compliant with **Policy NH11**. As noted above, Letham House is a Category ‘B’ listed building. However, given the established woodland setting this property is not only some distance from the application site but is also completely screened from the proposal due to the mature landscape structure. The development proposed therefore does not ‘**harm the setting of a listed building**’ in accordance with **Policy CH1 Listed Buildings**. In addition, Letham Mains Holdings do not fall within a designated **Conservation Area (Policy CH2)**.



Furthermore, the proposals do not fall within a **Designed Landscape**, as narrated within **Policy CH6**.

- 2.2.3 The applicants appreciate that the LDP has an important roll in delivering place making design as articulated via **Policies DP8 & DP9**. **Policy DP2: Design** sets out 8 criteria for new development to achieve. In this respect, the proposal in terms of its positioning, size, form, massing, proportion, and scale, together with a limited pallet of building materials reflecting the local vernacular are complimentary to the subjects' surroundings. It is the applicants' contention that, in conjunction with their Architects, the design proposals fully embrace **Policy DP2**. In addition per **Advice Box 11: Design Statements**, although not of a national or major scale, a Design and Access Statement is however provided at **Appendix 2**.

### **3.0 Business Plan & Material Considerations**

- 3.1.1 It is acknowledged that Tourism is a significant sector of East Lothian's economy annually generating revenue of c £4.5 billion annually linked to overnight stays (*Source: East Lothian Council website*). In turn, this economic activity and tourism related-business support in excess of 200,000 jobs in East Lothian (*Source: East Lothian Council website*). **East Lothian Community Planning Economic Development Strategy 2012 to 2022** outlines the importance of Tourism to the East Lothian economy. The last available **East Lothian Tourism Action Plan 2016-18** recognises that *"tourism development plays a major role in contributing to the overall economy"*.
- 3.1.2 Mr & Mrs Sharman are established contributors to this economic activity and, while now seeking to downsize, wish to maintain a meaningful local contribution to same when ceasing to operate Letham House. The proposal is therefore not a business 'start-up' but an opportunity for continuity built upon an established model which the applicants grew through the recession whilst fully restoring a listed mansion house in the process. SWOT analysis within the **Action Plan** identifies *"closures of accommodation"* not just as a weakness, but a 'threat' together with *"downturn in the local economy"*. In terms of this planning

application proposal, the intention is to transfer and retain within East Lothian a tourism related business offering high quality accommodation. The Action Plan acknowledges the lack of large hotels within East Lothian placing all the more importance on business models such as that successfully run by Mr & Mrs Sharman at Letham. Concurrently, the **East Lothian Visitor Survey 2018** (Published February 2019) underscores the key economic impact that B&B/Guest House accommodation has in terms of visitor expenditure reporting an average spend, per person/per night of £75.33. In concluding, the Survey identifies that 56% of respondents perceived East Lothian as a secondary or additional holiday location and that this perception offers a latent opportunity to build upon **“to promote East Lothian as a weekend or get away location”**. Key to embracing this opportunity is of course accommodation to support overnight stays as is underscored by the applicants' proposal.

- 3.1.3 To recapitulate, the Letham accommodation brand is an established model which is proposed for relocation and adaptation. The business has achieved a 5 Star Gold rating and sustains a 60% occupancy rate well above the Scottish average as recorded by Visit Scotland. The business has an active role in the Haddington Business Community, Midlothian and East Lothian Chamber of Commerce, Haddington in Bloom and the Federation of Small Businesses (East of Scotland). Guests are generated through established mediums such as the Letham website ([www.lethamhouse.com](http://www.lethamhouse.com)) which would be adjusted, a long-standing relationship with Visit Scotland, Trip Advisor, Google, Booking.com, Hotels.com, Expedia, and business synergies with local golf courses, businesses such as McInroy & Wood, Paul's Malt, Tarmac, LeMac, East Lothian Council, St Margaret's University, Torness as well as word of mouth. The applicants also work closely with other venues such as Gilmerton House, Winton House and Private Shooting Estates to mutual advantage and support. Moreover, all food suppliers are locally sourced including Belhaven Smokery, Yester Dairy, Gosford Poultry, local Butchers, Falko bakery and all trades are similarly local. The applicants wish these local synergies to prevail in cohort with the development proposal.
- 3.1.4 In respect of annual gross income per room, with a 20% repeat rate, the Letham model generates in excess of £30k per room together with complimentary

revenue derived from lunches, dinners and small events in the region of £40k. In terms of employment, over and above the applicants themselves, this business supports 4 part-time staff as well as seasonal placements. Although of a more manageable scale, the applicants look to sustain the foregoing financial activity in the new accommodation offering 3 to 4 No. en suite letting rooms.

#### **4.0 Conclusion**

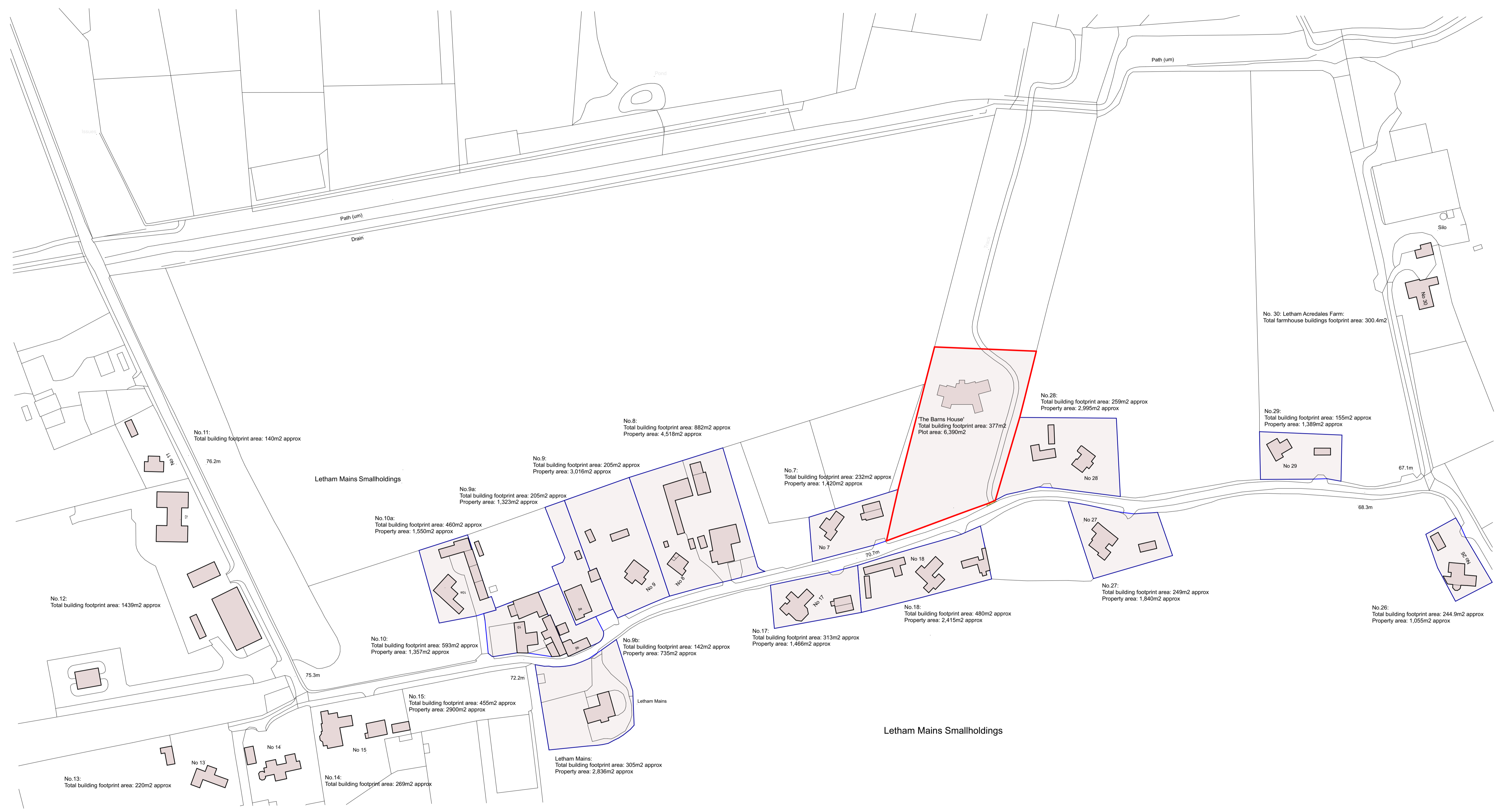
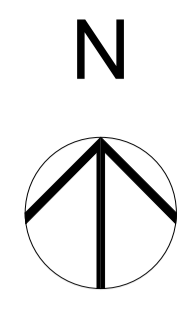
4.1 The preceding Statement, in conjunction with the appended supporting documentation, demonstrates the suitability of the proposal in the context of the site character and location and, by virtue of same, 'need' for which, if required, the applicants will accord with a Section 75 Agreement.

4.2 The grounds of support specifically relate to the following fundamental factors:

- the proposals falls within the terms of Policy DC1 relating to tourism and need;
- the site falls within an established building group;
- the proposal accords with national policy and guidance contained within SPP, Designing Places, Designing Streets and in terms of infill development, whilst not creating an 'over-engineered' development solution but utilising existing features to create a unique, high quality residential environment;
- the Listed setting of Letham House is protected;
- The application affords the opportunity for the applicants to downsize whilst providing continuity of residence and, moreover, sustaining economic development including employment facilitated by associated B&B accommodation when the applicants cease trading Letham House;

4.3 On the basis of the foregoing, it is respectfully requested that the submitted planning application be viewed positively by East Lothian Council.

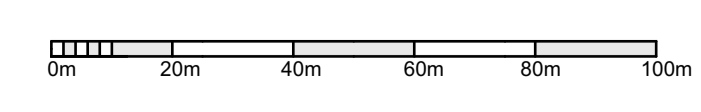




NOTE:  
PLAN PREPARED USING ORDNANCE SURVEY DATA  
OS LICENCE NUMBER: 100041041

PLAN OF LETHAM MAINS HOLDINGS WITH PROPERTY AND BUILDING FOOTPRINT AREAS

1:1250



DATE	INITIAL	REVISION	SUFFIX



CLIENT	Mr & Mrs Sharman		
PROJECT	Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.		
TITLE	Letham Mains Holdings Areas Plan <b>PLANNING</b>		
SCALE & A1	START DATE	DRAWN	CHECKED
1:1250	April 2019	SPH/CJA	ACC
NO.	296 - PL 110		
REV.	LEWIS HOUSE, UNIT 213, EAST WAY HILLEND IND EST, DUNFERMLINE FIFE, KY11 9JF, SCOTLAND		
	t - 01383 737101 e - info@acarchitects.biz w - www.acarchitects.biz		



ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

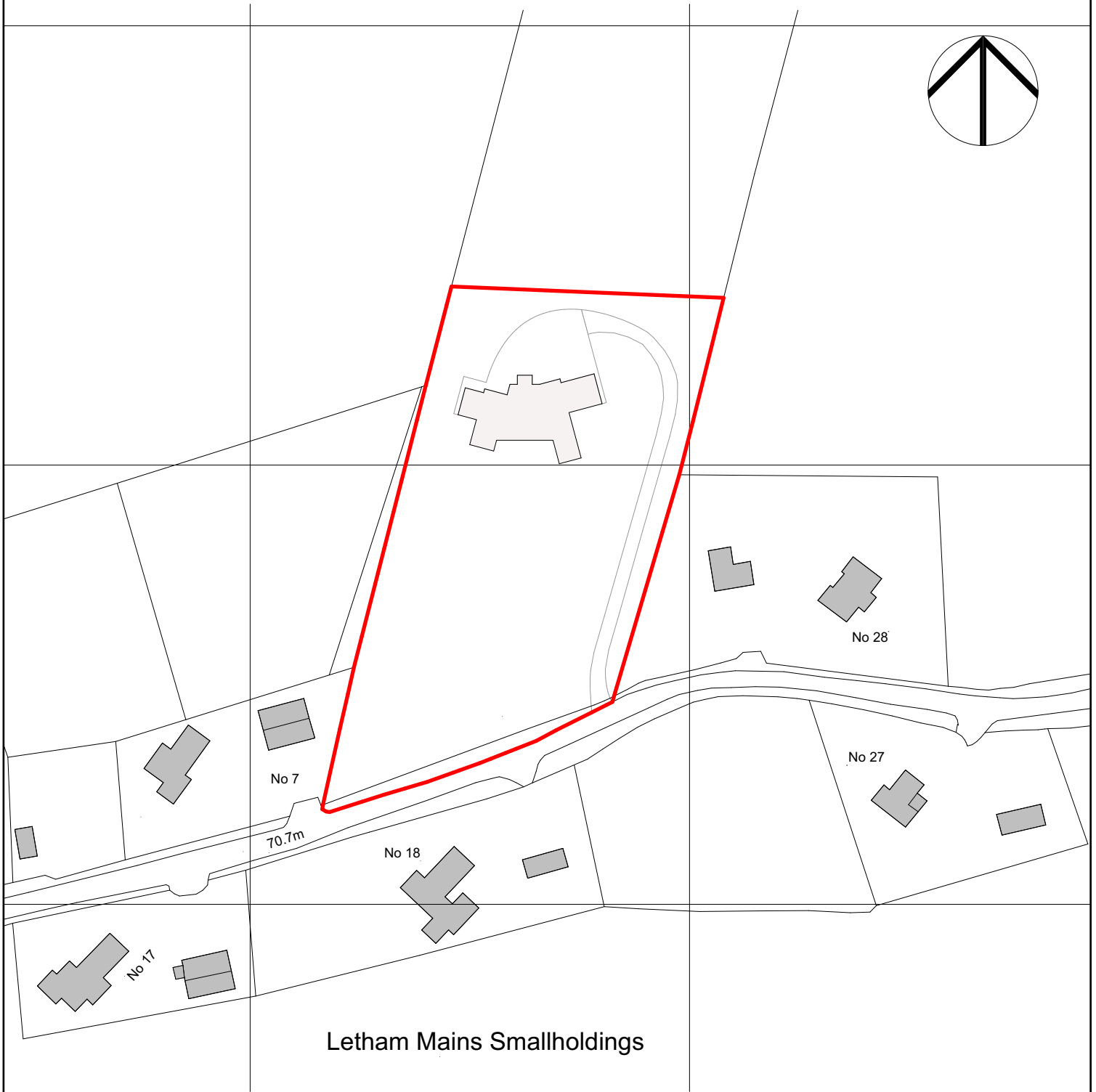
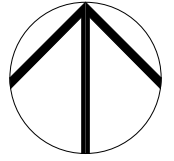


DENOTES EXISTING DWELLINGS



DENOTES SITE BOUNDARY

N



Letham Mains Smallholdings

LOCATION PLAN 1:1250  
LICENCE NUMBER: 100019980



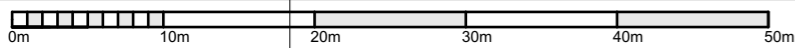
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CLIENT	Mr & Mrs Sharman
PROJECT	Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.
TITLE	Proposed Location Plan <b>PLANNING</b>

No.	296 - PL 100 A	REV.	A
SCALE @ A4	1:1250	START DATE	April 2019
		PRINTED DATE	12/12/2019
DRAWN	CJA	CHECKED	ACC









Scale Bar ~ 1:500



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 DENOTES EXISTING NEIGHBOURING DWELLINGS

 DENOTES PROPOSED NEW DWELLING PLOT BOUNDARY



12.12.19	CJA	Boundary adjusted.	A
DATE	INITIAL	REVISION	SUFFIX



CLIENT  
Mr & Mrs Sharman

PROJECT  
Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.

TITLE  
Proposed Block Plan

**PLANNING**

SCALE @ A3	START DATE	DRAWN	CHECKED
1:500	April 2019	CJA	ACC

No. 296 - PL 101 A  
REV. A

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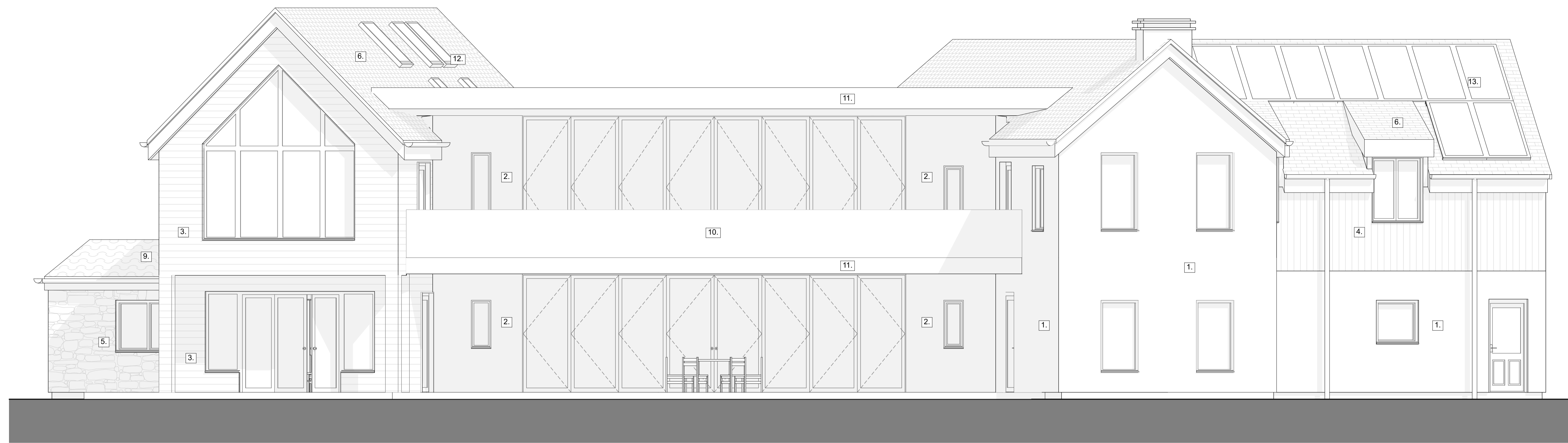
ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

MATERIALS KEY:

- 1. White render.
- 2. Coloured render (sandstone colour).
- 3. Horizontal weather board cladding.
- 4. Vertical weather board cladding.
- 5. Stone cladding.
- 6. Grey natural roof slates.
- 7. Metal standing seam roofing.
- 8. Metal corrugated sheet roofing.
- 9. Clay pantiles.
- 10. Glass balustrading/barrier.
- 11. Aluminium fascia.
- 12. Roof light (dark grey).
- 13. Solar PV Panels.

Windows & doors: light silver grey/ green colour.

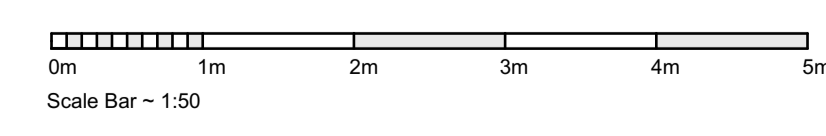
Rainwater goods: metallic grey colour.



Front (South) Elevation



Rear (North) Elevation



DATE	INITIAL	REVISION	SUFFIX



CLIENT: Mr & Mrs Sharman

PROJECT: Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.

TITLE: Proposed Elevations  
**PLANNING**

SCALE @ A1	START DATE	DRAWN	CHECKED
1:50	April 2019	SPH/CJA	ACC

NO: 296 - PL 300

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ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

MATERIALS KEY:

- 1. White render.
- 2. Coloured render (sandstone colour).
- 3. Horizontal weather board cladding.
- 4. Vertical weather board cladding.
- 5. Stone cladding.
- 6. Grey natural roof slates.
- 7. Metal standing seam roofing.
- 8. Metal corrugated sheet roofing.
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- 10. Glass balustrading/barrier.
- 11. Aluminium fascia.
- 12. Roof light (dark grey).
- 13. Solar PV Panels.

Windows & doors: light silver grey/ green colour.

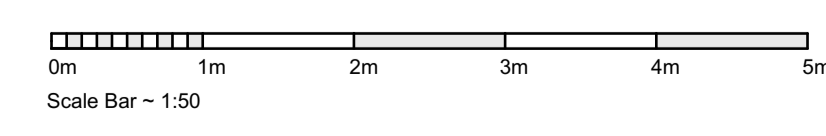
Rainwater goods: metallic grey colour.



Side (East) Elevation



Side (West) Elevation



DATE	INITIAL	REVISION	SUFFIX



CLIENT  
Mr & Mrs Sharman

PROJECT  
Proposed New Dwelling:  
'The Barns House', Letham  
Mains Holdings Road,  
Haddington, East Lothian.

TITLE  
Proposed Elevations

**PLANNING**

SCALE @ A1	START DATE	DRAWN	CHECKED
1:50	April 2019	SPH/CJA	ACC

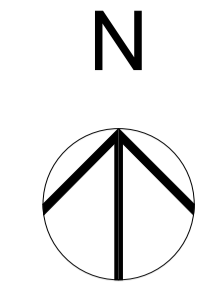
NO. 296 - PL 301

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FIFE, KY11 9JF, SCOTLAND

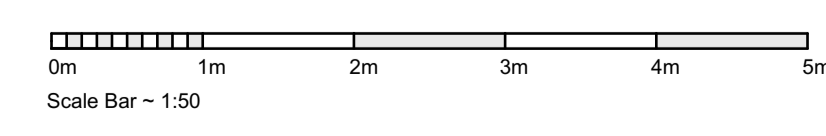
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Bedrooms 2, 3, 4 and 5 to form proposed bed & breakfast accommodation



12.12.19	CJA	Bed and breakfast areas highlighted.	A
DATE	INITIAL	REVISION	SUFFIX



CLIENT  
Mr & Mrs Sharman

PROJECT  
Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.

TITLE  
Proposed First Floor Plan

PLANNING

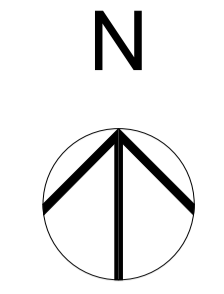
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No. 296 - PL 201 A			

REV. A  
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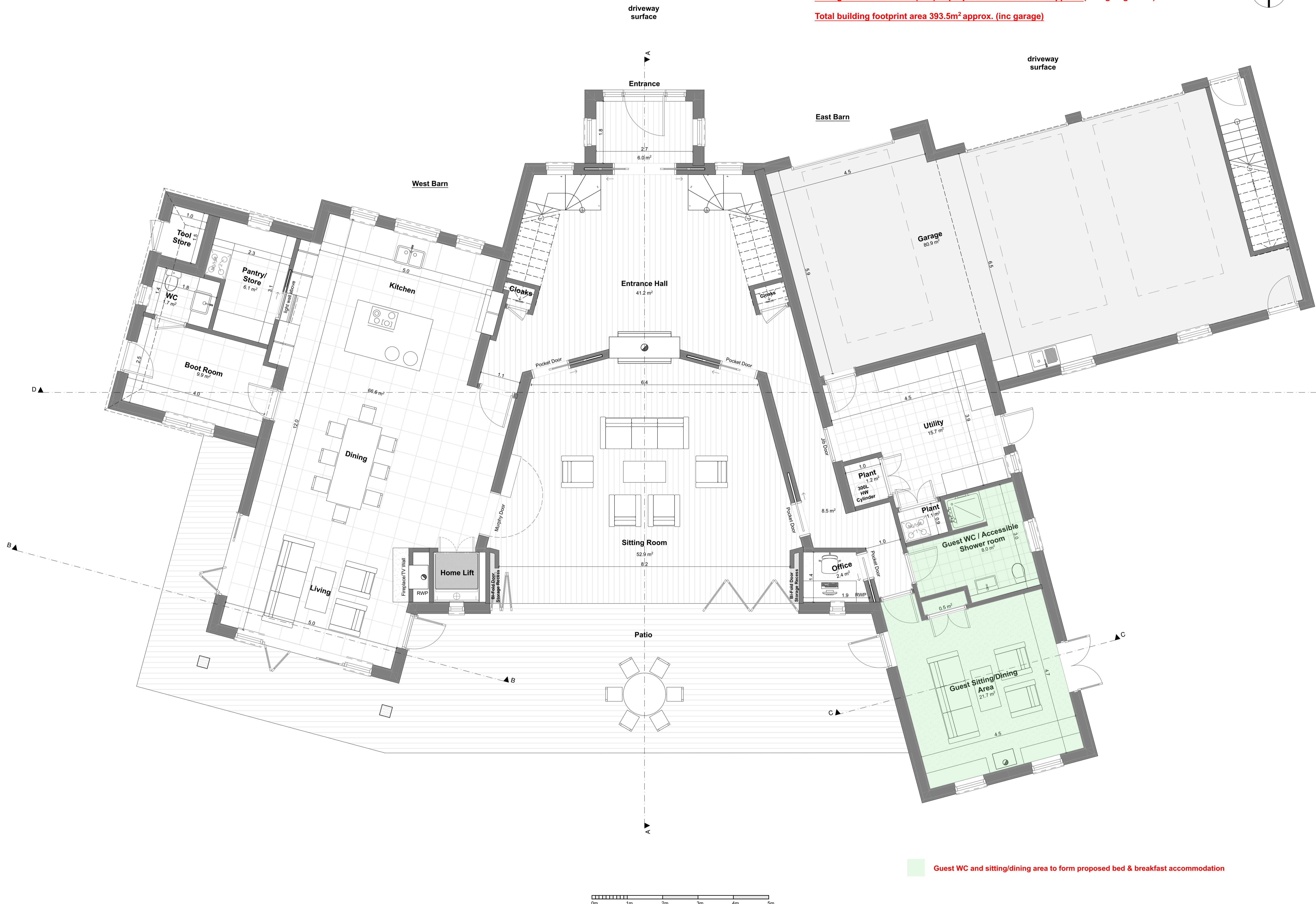




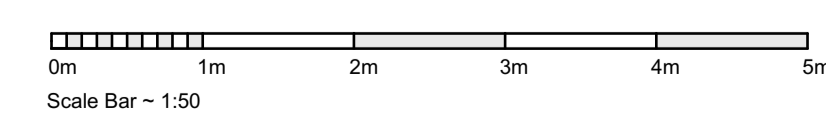
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Ground floor gross internal area (GIA) 352.7m<sup>2</sup> approx. (inc garage areas)  
First floor gross internal area (GIA) 251m<sup>2</sup> approx. (inc gallery, excl balcony)  
Total gross internal area (GIA) of proposed house 522.8m<sup>2</sup> approx. (excl garage area)  
Total building footprint area 393.5m<sup>2</sup> approx. (inc garage)



Guest WC and sitting/dining area to form proposed bed & breakfast accommodation



12.12.19	CJA	Bed and breakfast areas highlighted.	A
DATE	INITIAL	REVISION	SUFFIX



CLIENT  
Mr & Mrs Sharman

PROJECT  
Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.

TITLE  
Proposed Ground Floor Plan

PLANNING

SCALE 1:50	START DATE April 2019	DRAWN SPH/CJA	CHECKED ACC
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NO. 296 - PL 200 A

REV. A

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VIEW OF ENTRANCE



CROSS SECTIONAL VIEW (SECTION A-A)

DATE	INITIAL	REVISION	SUFFIX



CLIENT  
Mr & Mrs Sharman

PROJECT  
Proposed New Dwelling:  
'The Barns House', Letham  
Mains Holdings Road,  
Haddington, East Lothian.

TITLE  
Proposed Renders  
**PLANNING**

SCALE & DATE	START DATE	DRAWN	CHECKED
1:200	April 2019	SPH/CJA	ACC

NO. 296 - PL 700

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FRONT VIEW 1



FRONT VIEW 2

DATE	INITIAL	REVISION	SUFFIX



CLIENT: Mr & Mrs Sharman

PROJECT: Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.

TITLE: Proposed Renders 2  
**PLANNING**

SCALE & DATE	START DATE	DRAWN	CHECKED
1:200 - April 2019		SPH/CJA	ACC

NO: 296 - PL 701

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FRONT VIEW 3



ENTRANCE VIEW 2

DATE	INITIAL	REVISION	SUFFIX



CLIENT: Mr & Mrs Sharman

PROJECT: Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.

TITLE: Proposed Renders 3  
**PLANNING**

SCALE	DRAWN	CHECKED
AS SHOWN	SPH/CJA	ACC

NO: 296 - PL 702

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VIEW FACING NORTH TOWARDS PROPOSED HOUSE

DATE	INITIAL	REVISION	SUFFIX



CLIENT  
Mr & Mrs Sharman

PROJECT  
Proposed New Dwelling:  
'The Barns House', Letham  
Mains Holdings Road,  
Haddington, East Lothian.

TITLE  
Render View  
**PLANNING**

SCALE	DATE	DRAWN	CHECKED
1:200	April 2019	SPH/CJA	ACC

NO. 296 - PL 712

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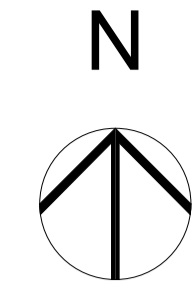


ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

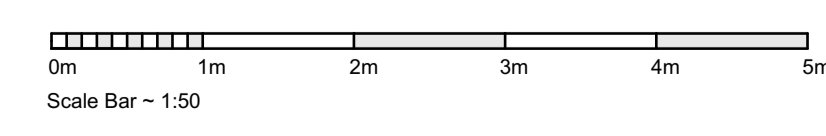
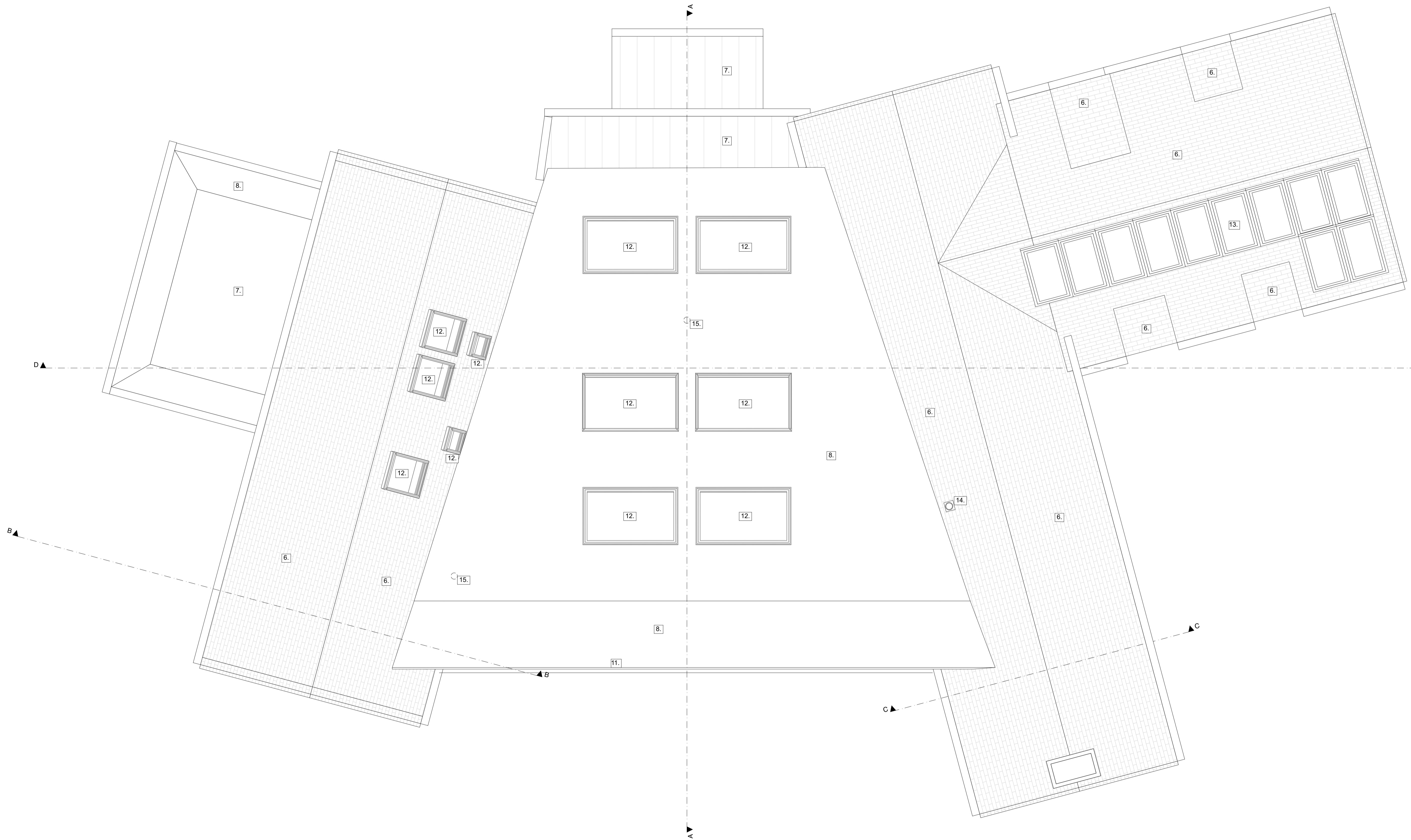
ROOF MATERIALS KEY:

- 6. Grey natural roof slates.
- 7. Metal standing seam roofing.
- 8. Metal corrugated sheet roofing.
- 9. Clay pantiles.
- 10. Glass balustrading/barrier.
- 11. Aluminium fascia.
- 12. Roof light (dark grey).
- 13. Solar PV Panels.
- 14. Sun tunnel.
- 15. Flue terminal.

Rainwater goods: metallic grey colour.



Ground floor net internal area 315m<sup>2</sup> approx. (inc garage areas)  
 First floor net internal area 220m<sup>2</sup> approx. (inc gallery, excl balcony)  
 Total net internal area of proposed house 535m<sup>2</sup> approx. (inc garage areas)  
 Total building footprint area 377m<sup>2</sup> approx. (inc garage)



DATE	INITIAL	REVISION	SUFFIX



CLIENT: Mr & Mrs Sharman

PROJECT: Proposed New Dwelling; 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.

TITLE: Proposed Roof Plan

PLANNING

SCALE	DATE	DRAWN	CHECKED
1:50	April 2019	SPH/CJA	ACC

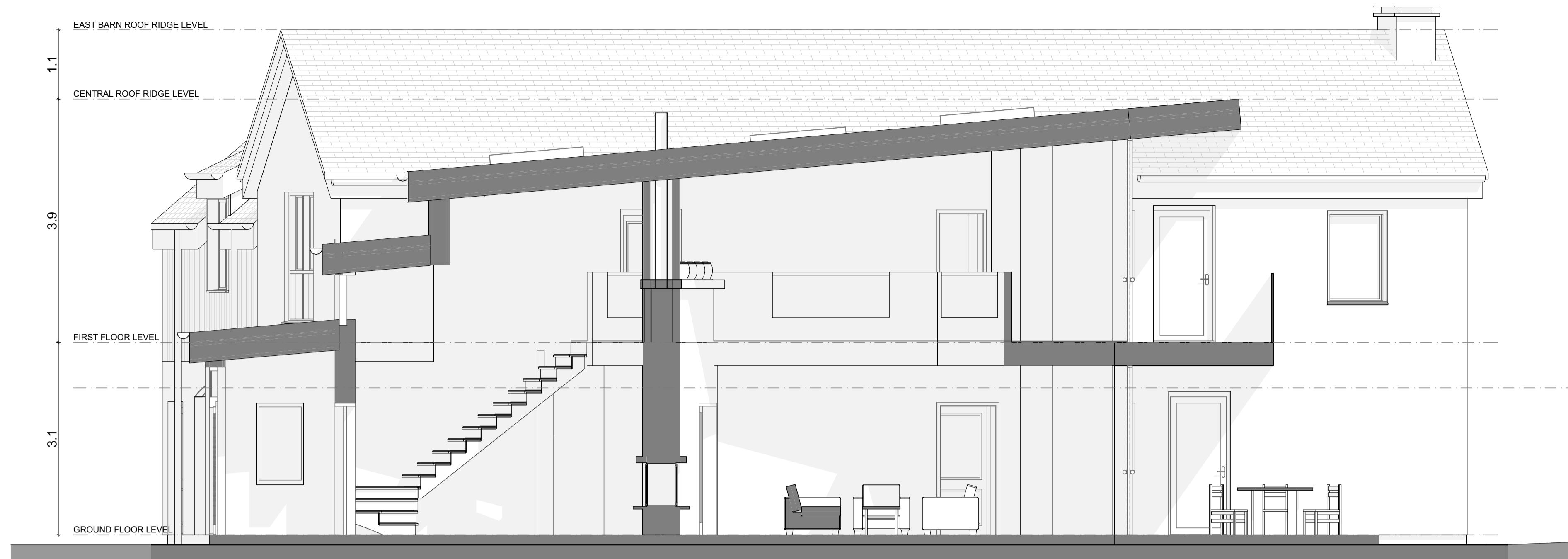
NO: 296 - PL 202

REV:

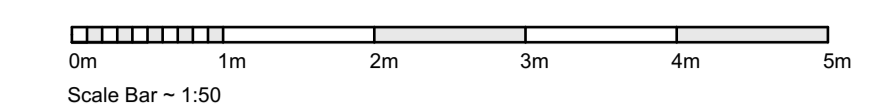
LEWIS HOUSE, UNIT 213, EAST WAY HILLENDD IND EST, DUNFERMLINE FIFE, KY11 9JF, SCOTLAND

t - 01383 737101  
 e - info@acarchitects.biz  
 w - www.acarchitects.biz

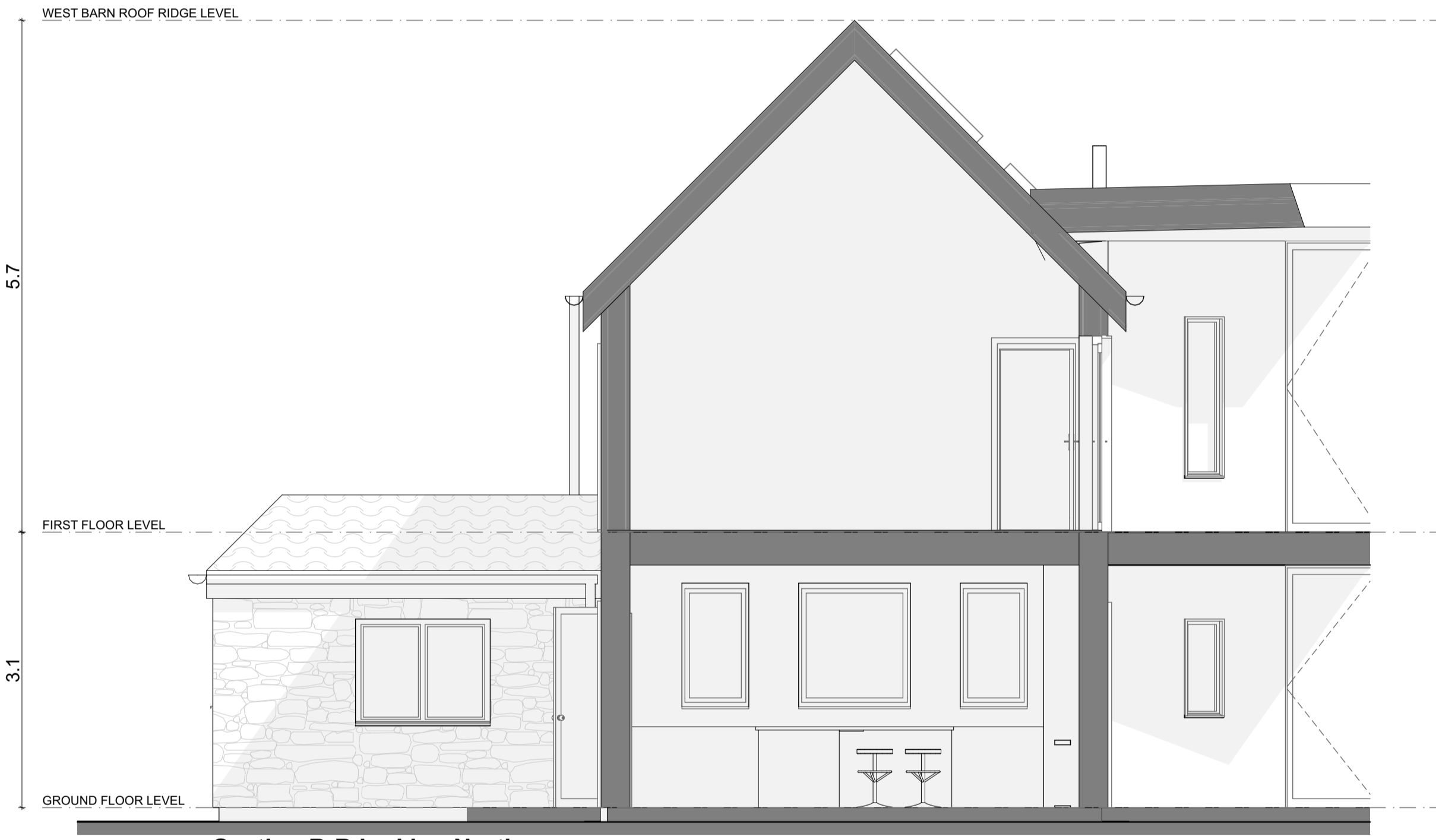




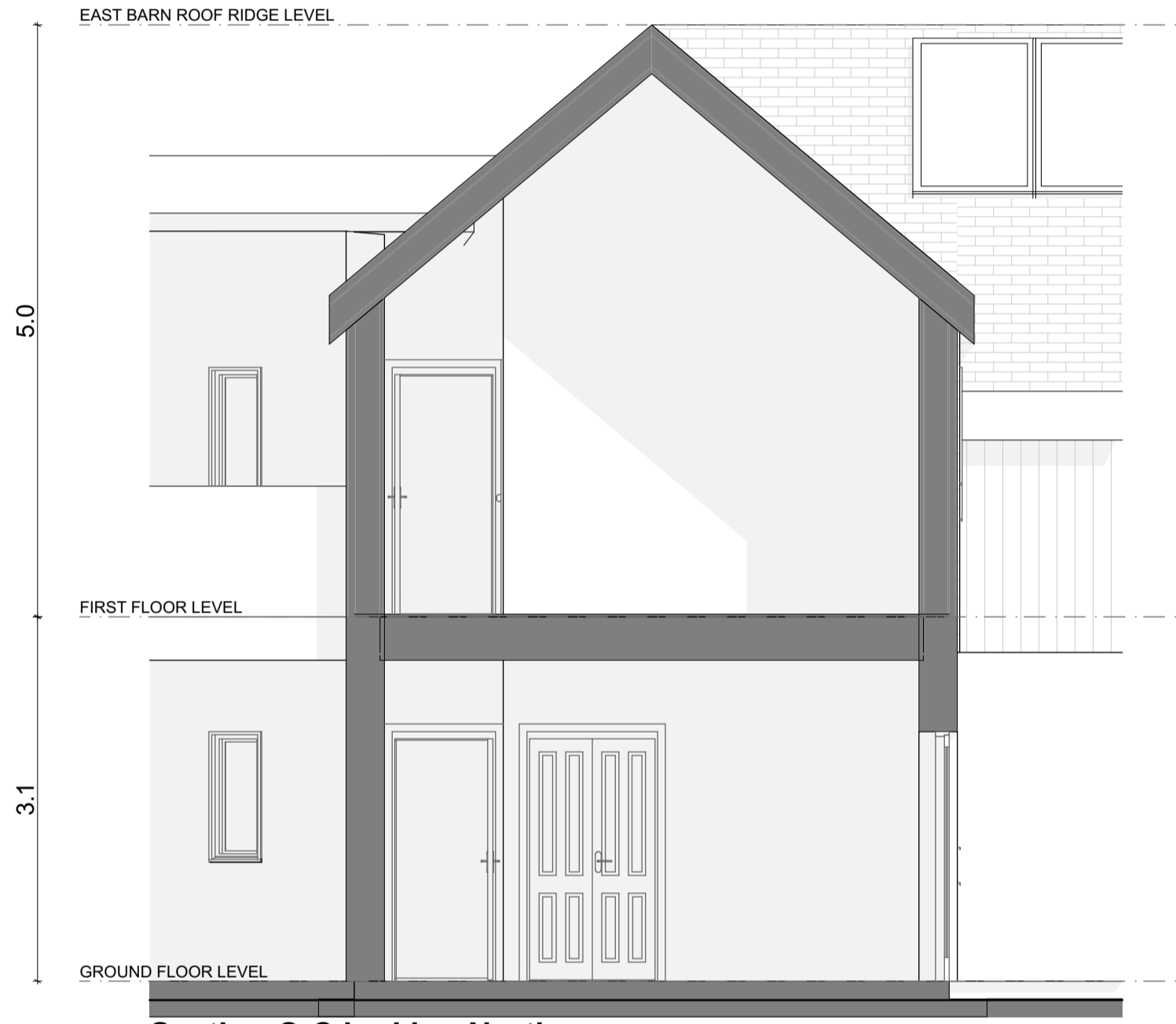
Section A-A looking East



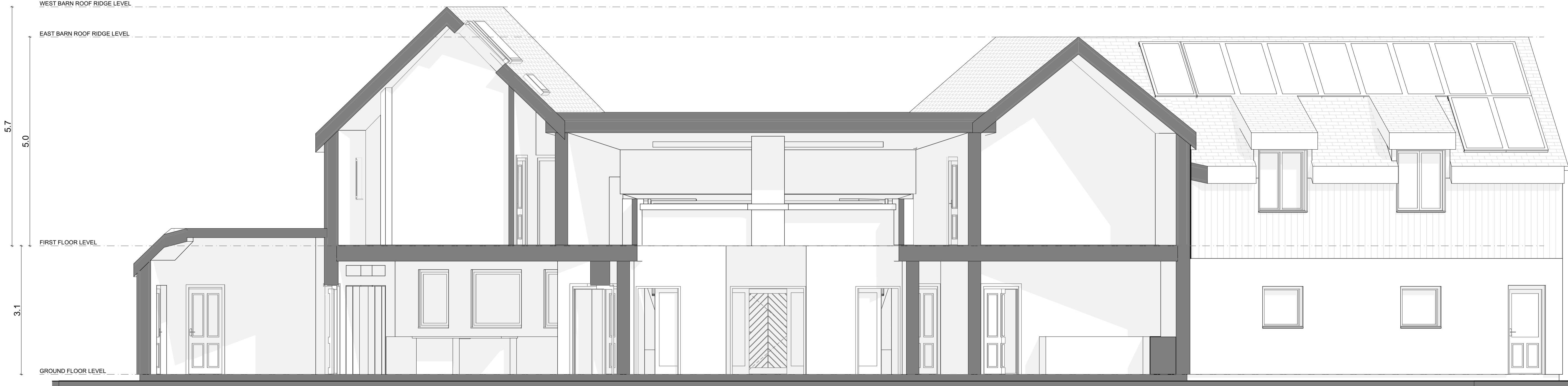
ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION



Section B-B looking North



Section C-C looking North



Section D-D looking North

DATE	INITIAL	REVISION	SUFFIX



CLIENT: Mr & Mrs Sharman  
 PROJECT: Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.  
 TITLE: Proposed Sections  
**PLANNING**  
 SCALE: 1:50    START DATE: April 2019    DRAWN: SPH/CJA    CHECKED: ACC  
 No: 296 - PL 400  
 REV: LEWIS HOUSE, UNIT 213, EAST WAY HILLEN IND EST, DUNFERMLINE FIFE, KY11 9JF, SCOTLAND  
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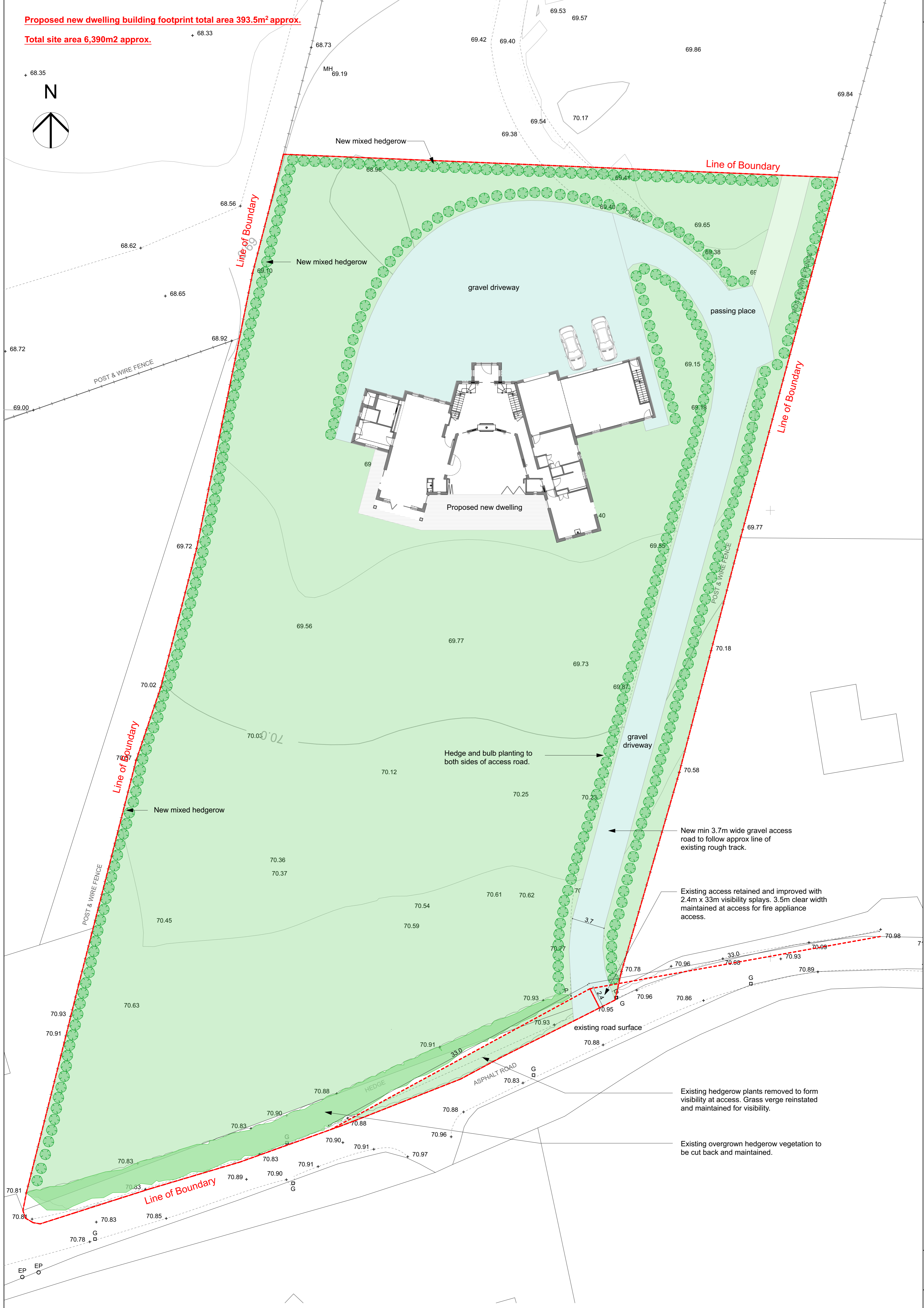
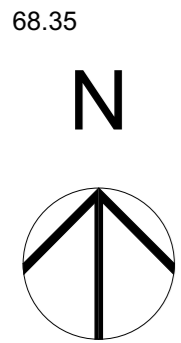
Proposed new dwelling building footprint total area 393.5m<sup>2</sup> approx.

Total site area 6,390m<sup>2</sup> approx.

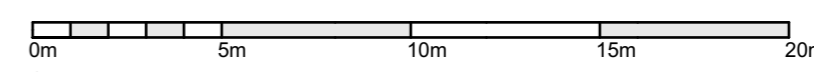
ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

MATERIALS NOTES:

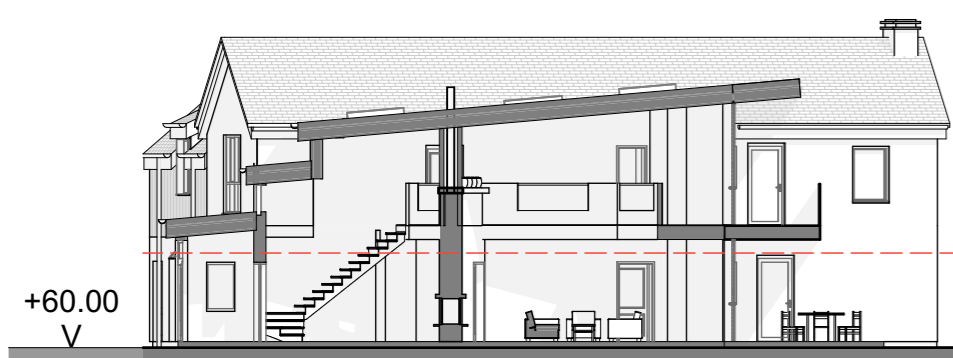
Gravel driveway specification: 'Sney Quartz' honey coloured gravel chippings, nominal size 20mm, on well compacted type 1 hardcore base, on permeable geotextile membrane.



Site Layout Plan



EXISTING ROAD LEVEL  
+70.90  
V



Building section A-A continued through site to show relationship to existing road

12.12.19	CJA	Boundary adjusted.	A
DATE	INITIAL	REVISION	SUFFIX

**AC** Allan Corfield Architects  
*The Self Build Experts*

CLIENT: Mr & Mrs Sharman

PROJECT: Proposed New Dwelling: 'The Barns House', Letham Mains Holdings Road, Haddington, East Lothian.

TITLE: Proposed Site Plan

PLANNING

SCALE @ A1	START DATE	DRAWN	CHECKED
1:200	April 2019	SPH	ACC

NO: 296 - PL 102 A

REV: A

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# DESIGN AND ACCESS STATEMENT

PROPOSED NEW DWELLING –  
'THE BARNS HOUSE', LETHAM MAINS HOLDINGS ROAD,  
HADDINGTON, EAST LOTHIAN



VIEW OF PROPOSED DWELLING FROM SOUTH

## DESIGN AND ACCESS STATEMENT

### CONTENTS

- 1.0 Introduction
- 1.1 Site Context
  
- 2.0 Site Layout and Access
  - 2.1 Scale
  - 2.2 Landscaping
  - 2.3 Building Layout
  - 2.4 Building Appearance
  - 2.5 Environmental
  - 2.6 Access
  
- 3.0 Conclusion

## 1.0 Introduction

This application refers to the proposed erection of a new dwelling house on land accessed from Letham Mains Holdings Road to the west of Haddington, East Lothian.

### 1.1 Site Context

The proposed building plot is located on land to the western edge of Haddington. The land is currently an open field, accessed from the south via gated access to the road connecting Letham Mains Holdings to the A6093 in the south.

The proposed plot is currently an open field that sits between two previously developed parcels of land within Letham Mains Holdings. The land has a gentle gradient slope from the south down towards the north and is bordered by a mix of agricultural fencing with mature planting. To the north, a mature woodland setting provides the backdrop to plot as viewed from the south.

The proposed new building plot measures approximately 1.57 acres.

The site enjoys an open aspect to the south that allows good levels of direct sunlight and offers a pleasant outlook over the neighbouring East Lothian countryside in all directions.

## 2.0 Site Layout

The layout of the house takes the form of two barn shaped wings that splay outwards forming a V-shaped building plan. The space between the two wings houses the main living and social space of the house. The footprint is positioned so as this central living space opens up to the south.

The positioning of the dwelling on the proposed building plot allows for garden ground to be formed on all sides and provides ample car parking for the owners and visitors within the proposed curtilage of the dwelling.

The main living spaces of the proposed dwelling are found to the southern side of the house plan to take advantage of sun light and maximise the views over the southern garden ground. These living spaces have also been positioned in plan so as they benefit from evening sun setting in the west. Window openings therefore, are generally much larger to the south and west to maximise the light and views.

The intention is that the house will be thermally and energy efficient. Solar PV panels are shown as being located on the entire south facing roof pitch of the garage to further take advantage of the southerly aspect.

## 2.1 Scale

The proposed detached dwelling house is designed as a two storey house with vaulted ceilings at first floor in the barn wings to enhance the feeling of space to the upper floor whilst adding architectural interest.

The pitched roof forms of the barn wings echo the visible forms of the neighbouring buildings within the setting of Letham Mains Holdings.

The site levels and the location of the house on the plot, mean that the lower storey of the house will not be visible from Letham Mains Holdings Road - reducing the impact of the two storey house visually from both the road and neighbouring properties.

## 2.2 Landscaping

The proposed building plot layout allows garden grounds and soft landscaping to be formed around the house. The position of the house on the plot allows for the possibility of a variety of useable garden spaces to be formed between the house and plot boundaries.

Level access will be provided to the building via the main front door and all other external doors. Decking or decorative paving laid to gentle gradients compliant with The Building Regulations, will allow access to the entrances and provide barrier free access around the perimeter of the house.

The access road and driveway will be formed in a permeable gravel surface. The proposed hedge and shrub planting will be of indigenous species.

## 2.3 Building Layout

The proposed dwelling has a straightforward layout, with the main living accommodation and utility spaces located at ground floor level and the bedroom accommodation housed at first floor.

The house is entered from the northern side via an entrance vestibule that projects outwards from the surrounding building to mark the entrance.

Upon entering, a double height hallway with feature double staircase and fireplace set the scene for the house. At ground floor, the entrance hallway allows access to the main central living space along with the hallways to both wings of the house. Access to the upstairs is provided by the feature staircases.

External covered outdoor patio/decking areas are accessed via bifold/sliding doors in the main ground floor living spaces.

The dwelling layout has been designed with future accessibility considered from the outset. The downstairs bathroom accommodation ensures that the ground floor of the dwelling is accessible in terms of wheelchair use and the proposed lift will allow unassisted access between the accommodation levels.

The main central living space at ground floor has been designed to allow flexibility of use and layout.

Combinations of roof lights and high level windows allow natural light to enter into the dwelling from all directions.

The overall aim has been to create a modern house layout that provides flexibility and functionality.

## 2.4 Building Appearance

A mix of white render, weatherboard cladding and natural stone form the palette of materials for the external walls. The approach has been to arrange these materials so as the building reads as two distinct, traditional barn forms joined together by the central glazed living area.

Simple white render is proposed to create a clean, sharp finish to the rendered areas. Divisions between the render and cladding are shown to be simple in nature to avoid unnecessary detailing issues.

Window frames are to be coloured to contrast with the weatherboard cladding and render colours.

Natural slates are proposed to the barn roofs which will allow traditional building detailing to be incorporated. The central area roof material of corrugated metal sheeting will further differentiate this area from the barn forms either side and provide an agricultural aesthetic that ties the building further into the setting.

The materials have been chosen to create an appearance for the new dwelling that is modern in nature and at the same time respects the traditional style of buildings in the local area.

The render, weatherboarding and roof materials chosen for the building will be low maintenance and offer longevity in terms of appearance.

## 2.5 Environment

It is proposed that the house will be constructed using a highly thermally efficient and airtight wall and roof system. This, together with generous levels of insulation in the ground floor, will ensure that the house comfortably exceeds current energy requirements outlined in the current Scottish Building Regulations.

In addition to this, it is proposed that the house will incorporate the following technologies –

- Mechanical Ventilation Heat Recovery System.
- High performance glazing.
- Solar photovoltaic panels.
- Air source heat pump.
- Rainwater harvesting.
- Battery bank power storage system.
- Electric car charging.
- LED lighting.

The aim is that all materials for internal finishes will be selected to provide low VOC healthy living spaces and for the majority of materials used for the building fabric to be low processed and natural allowing for easy demolition and biodegradable waste management.

## 2.6 Access

It is proposed that the building plot is accessed from Letham Mains Holdings road, utilising the existing gated access that exists between the current open field and the road.

The new access driveway to the proposed dwelling will follow the course of the existing rough track that currently runs through the open field.

## 3.0 Conclusion

We believe that the proposed new dwelling has been designed to a high standard. The layout and materials address the specific site constraints and context to form a unique, modern dwelling that sits well within the immediate surroundings.