

19/00182/PPP
05.03.2021

DESIGN STATEMENT

FOR THE PLANNING APPLICATION IN PRINCIPLE
FOR NEW APARTMENTS AT

KINGSMEADOWS HOUSE, PEEBLES

January 2019 for
GRANTON HOMES



zone
ARCHITECTS

Introduction

This design statement has been prepared to accompany the planning application by Granton Homes to build an apartment block in the grounds of Kingsmeadows House in Peebles. ZONE Architects are the designers of the new building and agents for the planning application. Granton Homes, who own Kingsmeadows House and its surrounding woodland estate are keen to create a new building which is both sympathetic to its context and will last a long time and become a listed building in its own right.

This document has been prepared to follow the guidance of PAN 68 and it explains and illustrates the design principles and design concept of the proposed development. We will show how the proposed solution is the most suitable for this site and how we have not only considered the architectural design of the building but the landscape design and the development of a sense of place and legibility to the layout.

As architects we want these flats to be not only desirable to the first purchasers or inhabitants of the apartments but to provide an enduring and high quality place to live which will become valued and appreciated over time.

Designing Places defines successful places as:

- *Distinctive*
- *Safe and pleasant*
- *Easy to get to and move around*
- *Welcoming*
- *Adaptable*
- *Resource efficient*



We have carefully considered how all these criteria can be met on a beautiful site and this document illustrates how this has been achieved.

This is a draft form of the design statement and it has been produced to accompany an application for planning permission in principle (PPP). The design shown here is indicative of the scale and form of the building and it is intended to illustrate the ambition for the proposed building.

It intended to follow this application up with a detailed Planning application in due course.

Site and Area Appraisal



This site for this application is the rear of a country house which sits in a substantial woodland setting to the east of Peeblestown centre. The house and its mature woodland are bordered to the north by the river Tweed and to the south by Kingsmeadows Road.

Ste Location

Site and Area Appraisal: Kingsmeadows House



According to the Historic Scotland listing, Kingsmeadows House is:

Circa 1795 (for John Hay); additions, 1811 and extended to rear, 1855.

2storey and basement classical country house with projecting porch and canted central bay.

Droved pale ashlar with polished dressings; rear block and some returns whinstone rubble (harling removed, 2000) with tabbed pale sandstone margins. Eaves course and cornice.

Skew gabled extension with overhanging moulded putts.



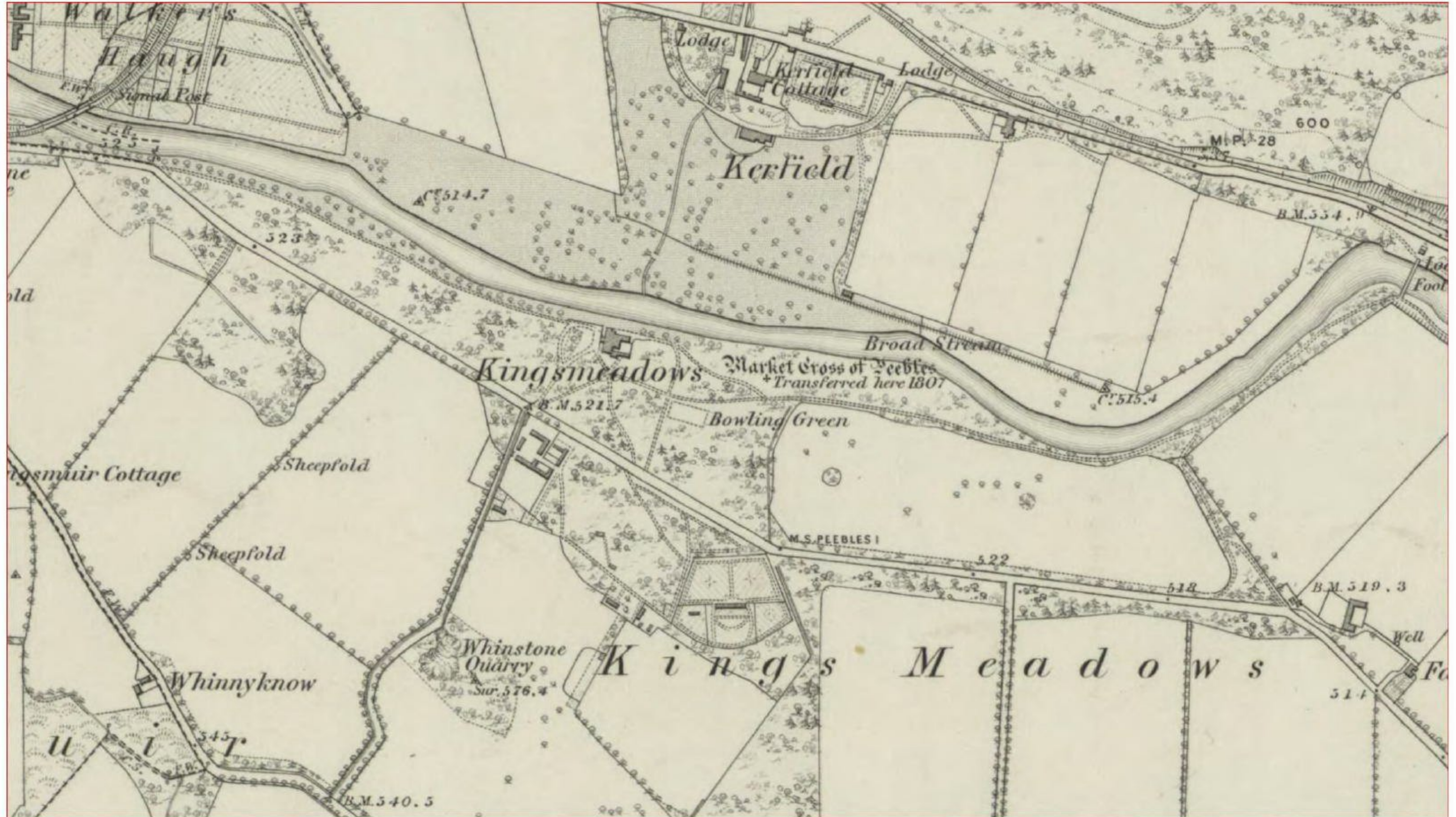
present day view of the house from the Tweed to the north east.

This description of the house is taken from W. Chambers, HISTORY OF PEEBLES (1864) :

Residing at King's Meadows with his numerous family, Sir Adam Hay, in process of time, felt the necessity for an enlargement of the family mansion, which he effected by an addition at the back of the former edifices, in 1855. King's Meadows, therefore, consists now of an incongruous cluster of buildings, amidst which, the old £600 house, with its white rough-cast gable to the river, seems to be most uncomfortably squeezed. An idea of the mansion will be obtained from the above cut, fig. 47 ; the view being taken from the north bank of the Tweed, which flows, glitt'ring in the sunny beams, under the windows of the house. The front commands a view of Peebles, half a mile distant on the west.

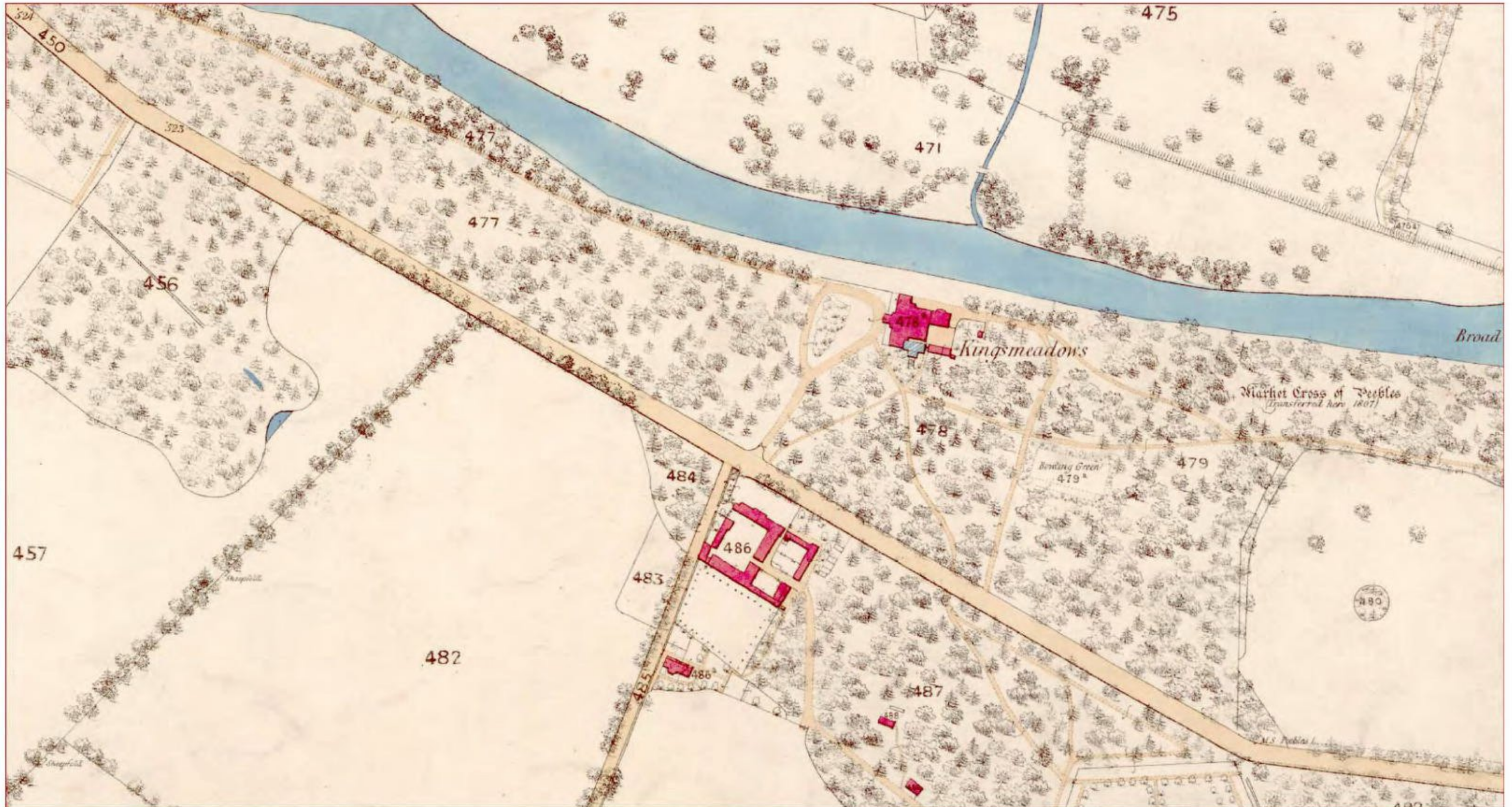
- The view of Peebles is now obscured by trees and the white gable has been stripped of its harling. The description of the house as an 'incongruous cluster' seems a bit unfair now as we appreciate the varied roofline and succession of indentations and bays.

Site and Area Appraisal: the site



From the OS plan of 1859, the house stands much as it does today.

Site and Area Appraisal: the existing building



A coloured map of 1890s

Site and Area Appraisal: the site.



View of the proposed development site from the existing house.

The site for development is to the rear of the house in an area of land currently occupied by a play area and a mixture of rhododendron bushes and fir trees.

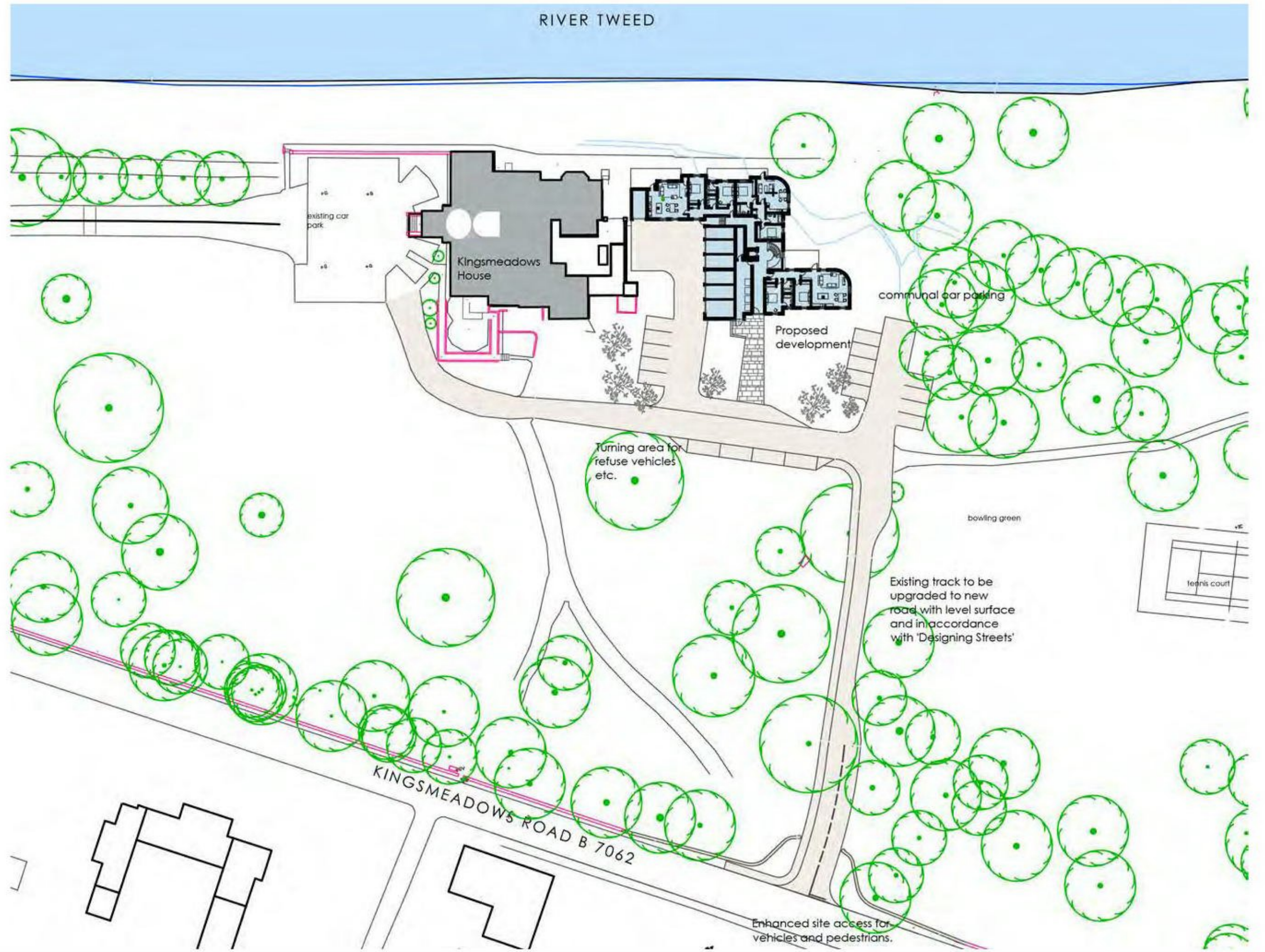
This site is considered suitable for development because it is not occupied by any mature trees, and being to the rear or east of the house it will not detract from its principle elevation which is to the front or west side. Furthermore the existing rear elevation of Kingsmeadows House is far from attractive with an unsightly water tower extension at the second floor level. This development has the potential to tidy up this view and provide a worthy elevation to the east, particularly when seen from the Tweed heading into Peebles.

Site and Area Appraisal: Kingsmeadows House



The east or rear elevation of Kingsmeadows House is the undesigned back of the house which largely consists of service elements. It is dominated by drainage pipes and an extension at second floor level. The different eras of the building are revealed here with the original house in the centre flanked by later additions. The whin stone to the northern gable would originally have been harled but now could be considered an attractive feature of the building.

Site plan



Design Principles: Policy Guidance

In preparing this proposal guidance has been sought from the following documents:

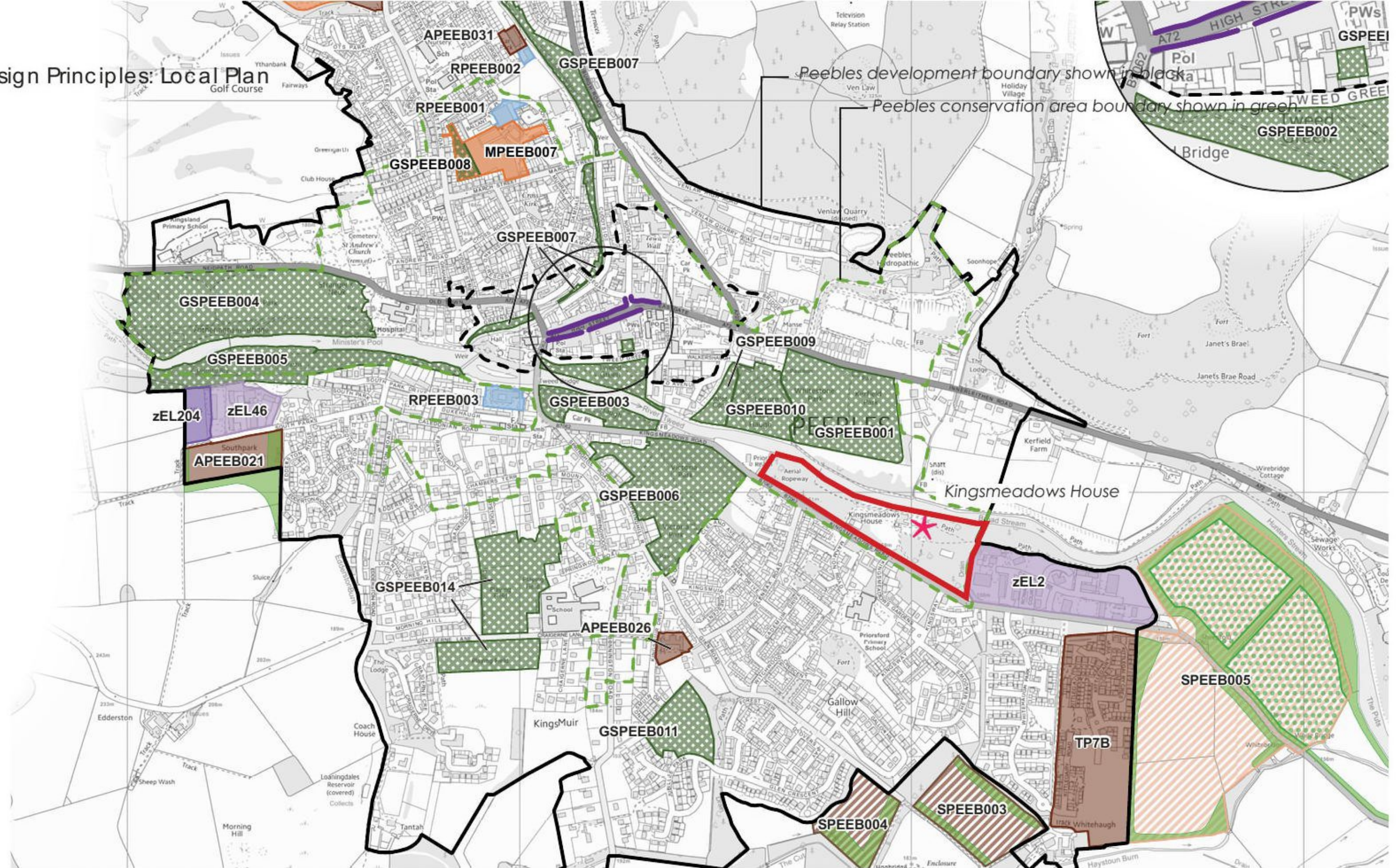
Scottish Borders Local Development Plan 2016

Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a high quality, sustainable living or working environment. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area to create or reinforce a sense of place, security and vitality.

The Council expects new development to be of a high standard of design and will encourage innovation in the design and layout of new buildings, streets and spaces, provided that the existing quality and character of the immediate and wider environment are respected and enhanced and local distinctiveness is generated.



Design Principles: Local Plan



Map from the Consolidated Local Development Plan 2016 - The site lies wholly within the development boundary of Peebles and also within the Peebles Conservation Area boundary.

Design Principles: Policy Guidance

Policy G1: Quality Standards for New Development

All new development will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings.

The standards which will apply to all development are that:

1. It is compatible with and respects the character of the surrounding area, neighbouring uses, and neighbouring built form.
2. it can be satisfactorily accommodated within the site.
3. it retains physical or natural features or habitats which are important to the amenity or biodiversity of the area or makes provision for adequate mitigation or replacements.
4. it creates developments with a sense of place, designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design.
5. in terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques in accordance with supplementary planning guidance referred to in Appendix D.
6. it incorporates appropriate hard and soft landscape works, including structural or screen planting where necessary, to help integration with its surroundings and the wider environment and to meet open space requirements. In some cases agreements will be

Comments on the proposed development:

- the proposed building will match the existing in scale and form and housing is an appropriate neighbour and use of the site.

- there are no trees on the site worthy of protection and at detailed application stage the impact on any natural habitats can be established.

- the proposed building is intended to be a contemporary version of the existing building and will be designed to sit comfortably in its site.

- the proposed building will be highly energy efficient in order to exceed the requirements of current Building Standards.

High quality landscaping is proposed around the building.

Policy G1: Quality Standards for New Development continued . .

required to ensure that landscape works are undertaken at an early stage of development and that appropriate arrangements are put in place for long term landscape/open space maintenance,

7. it provides open space that wherever possible, links to existing open spaces and that is in accordance with current Council standards pending preparation of an up-to-date open space strategy and local standards. In some cases a developer contribution to wider neighbourhood or settlement provision may be appropriate. supported by appropriate arrangements for maintenance,

8. it provides appropriate boundary treatments to ensure attractive edges to the development that will help integration with its surroundings.

9. it provides for linkages with adjoining built up areas including public transport connections and provision for bus laybys, and new paths and cycleways, linking where possible to the existing path network; Green Travel Plans will be encouraged to support more sustainable travel patterns,

10. it provides for Sustainable Urban Drainage Systems where appropriate and their after-care and maintenance.

11. it provides for recycling, re-using and composting waste where appropriate.

12. it is of a scale, massing, height and density appropriate to its surroundings and, where an extension or alteration, appropriate to the existing building.

There is more than adequate high quality open space around the building and the estate is available to residents to enjoy.

The development is well connected to Peebles town centre.

SUDS will be incorporated into the design.

The development will have high quality recycling and refuse collection facilities.

- the proposed building will match the existing house in scale and form.

Policy G1: Quality Standards for New Development continued . .

13. It is finished externally in materials the colours and textures of which complement the highest quality of architecture in the locality and, where an extension or alteration, the existing building.

14. it incorporates, where required, access for those with mobility difficulties,

15. it incorporates, where appropriate, adequate safety and security measures, in accordance with current guidance on 'designing out crime'.

- High quality materials are proposed including natural sandstone to the exterior cladding.

- All proposed flats will be fully accessible to wheelchair users.

- The development will be designed to 'Secured by Design' standards.



view of Peebles looking north from the Tweed Bridge

Design Principles: Policy Guidance

The site is located within the Peebles Conservation Area and this statement from the Local Plan provides a good description of the site and its environs:

Peebles benefits from a dramatic setting at the convergence to the River Tweed and the Eddleston Water. The settlement is framed between high hills on all sides and has extensive views both into and out of the settlement. The settlement and its hinterland are of high amenity value with mature woodland and spacious parkland. There are attractive views of the town on particularly the south, eastern and western approaches and views out to the south to the adjoining hill ranges beyond Cademuir. The town has a strong landscape framework as already highlighted above; the northern portion of the town nestles into the slopes of Venlaw Hill and onto the flatter land to the west of the Eddleston Water towards Jedderfield. The southern portion of Peebles over the Tweed lies within the flatter haughland of the river valley and on the lower slopes of the Cademuir Hill.



Peebles High Street is 15 minutes walk from the site.

Within the Peebles Conservation Area there are also a considerable number of residential properties on either side of the River Tweed. Housing to the north consists mainly of terraces, semi-detached and villa style properties that were built in the 19th century. Along the south side of the Tweed, to the east and to the south, 19th century villas and mansion style properties are found. Peebles Conservation Area is not only made up of large groups of buildings but also of the substantial areas of landscape, planting and individual trees. Tweed Green and Ninian's Haugh are the most significant areas of green open space but there are other areas within the Conservation Area. Tweed Green has had a long history and strong visual presence within Peebles. Originally it was a communal drying green.

It is evident that within the Peebles Conservation Area there is a wide range of building types, styles and periods. These all reflect the history, diversity and development of the town. Properties range from single storey and upwards, depending on location. Building materials vary from whin stone, sandstone, harl, slate and in some instances a flat red clay tile. Architectural details range significantly, transom lights, fanlights, rybats, margins, dormers, quoins, along with a wide range of other elaborate details such as turrets within the Conservation Area. As all of these elements contribute to the Conservation Area, together they all form its character, any new development or alterations must respect the individual building and the wider Conservation Area. It is therefore important that all of these individual features are taken into account.



The Priorsford Bridge gives pedestrian access from the development to Peebles town centre.

Design Principles: Policy Guidance

Policy BE3 Gardens and Designed Landscapes

the gardens and estate land of Kingsmeadows House is not included within Historic Scotland's Inventory of Gardens and Designed Landscapes or the Council's Sites and Monuments Record.

Policy BE4 states:

1. Development within or adjacent to a Conservation Area that would have an unacceptable adverse impact on its character and appearance will be refused.
2. All new development must be located and designed to preserve or enhance the special architectural or historic character of the Conservation Area. This should accord with the scale, proportions, alignment, density, materials and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes.

Policy BE1 Listed Buildings

1. The Council will support development proposals that protect, maintain, and enhance active use and conservation of Listed Buildings.
2. All Listed Building contained in the statutory list of Building of Special Architectural or Historic interest will be protected against all works which would have a detrimental effect on their listed character, integrity or setting.
3. New developments within their curtilage, must meet the following criteria:
 - i) must be of the highest quality
 - ii) must respect the original structure in terms of setting, scale, design and materials, whilst not inhibiting contemporary and/or innovative design.
 - iii) must maintain, and should preferably enhance, the special architectural or historic quality of the building.
 - iv) must demonstrate an understanding of the building's significance.
4. New development that adversely affects the setting of a Listed Building will not be permitted.

Design Principles: Policy Guidance

Comments on the proposed development:

Policy H2: Protection of residential amenity.

Development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any developments will be assessed against:

1. The principle of the development, including where relevant, any open space that would be lost;
and
2. The details of the development itself particularly in terms of:
 - i) the scale, form and type of development in terms of its fit within a residential area.
 - ii) the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking and loss of privacy. These considerations apply especially in relation to garden ground or 'backland' development,
 - iii) the generation of traffic or noise,
 - iv) the level of visual impact.

- High quality materials are proposed including natural sandstone to the exterior cladding.

Policy H3: Land Use Allocations

Development will be approved in principle for the land uses allocated on the Land Use Proposal tables and accompanying Proposal Maps.

Design Principles: Policy Guidance

Policy Inf3

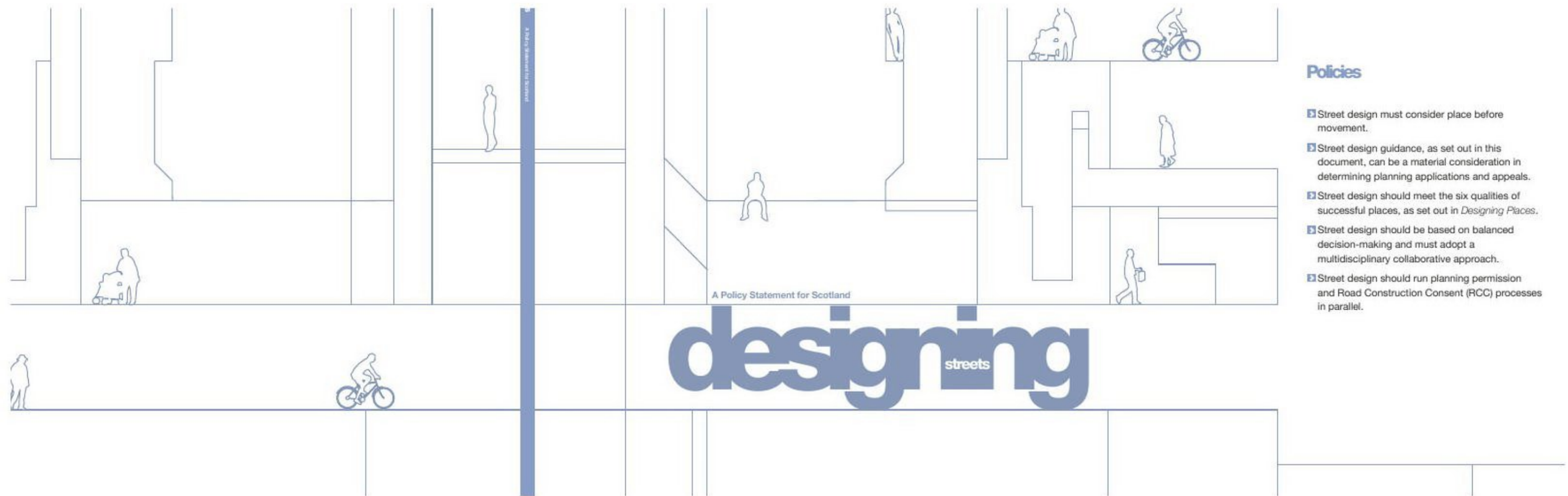
New roads, footways, footpaths and cycleways, and/or extension thereto, to be adopted by the Council will require road construction consent and must also be constructed to the Council's published adopted standards, or any subsequent standards which may subsequently be adopted by the Council.

- New roads, footpaths and cycle routes will be designed to an adoptable standard. Reference has been made to *Designing Streets* in the preparation of the design.

Policy Inf4

Development proposals should provide for car and cycle parking in accordance with the Council's published adopted standards, or any subsequent standards which may subsequently be adopted by the Council.

- 175% communal car parking provision is allowed for in the development along with 100% indoor cycle parking. Garages shown are additional to this allocation.



Policy Inf11 Developments that generate travel demand.

The Council is committed to guiding development to location which are accessible to existing or proposed bus corridors and train stations and which maximise the opportunities for walking and cycling.

- The development is within 15 minutes walk of Peebles town centre where buses are available to Edinburgh and other Border towns. All amenities such as shops and leisure facilities can be found within walking distance.

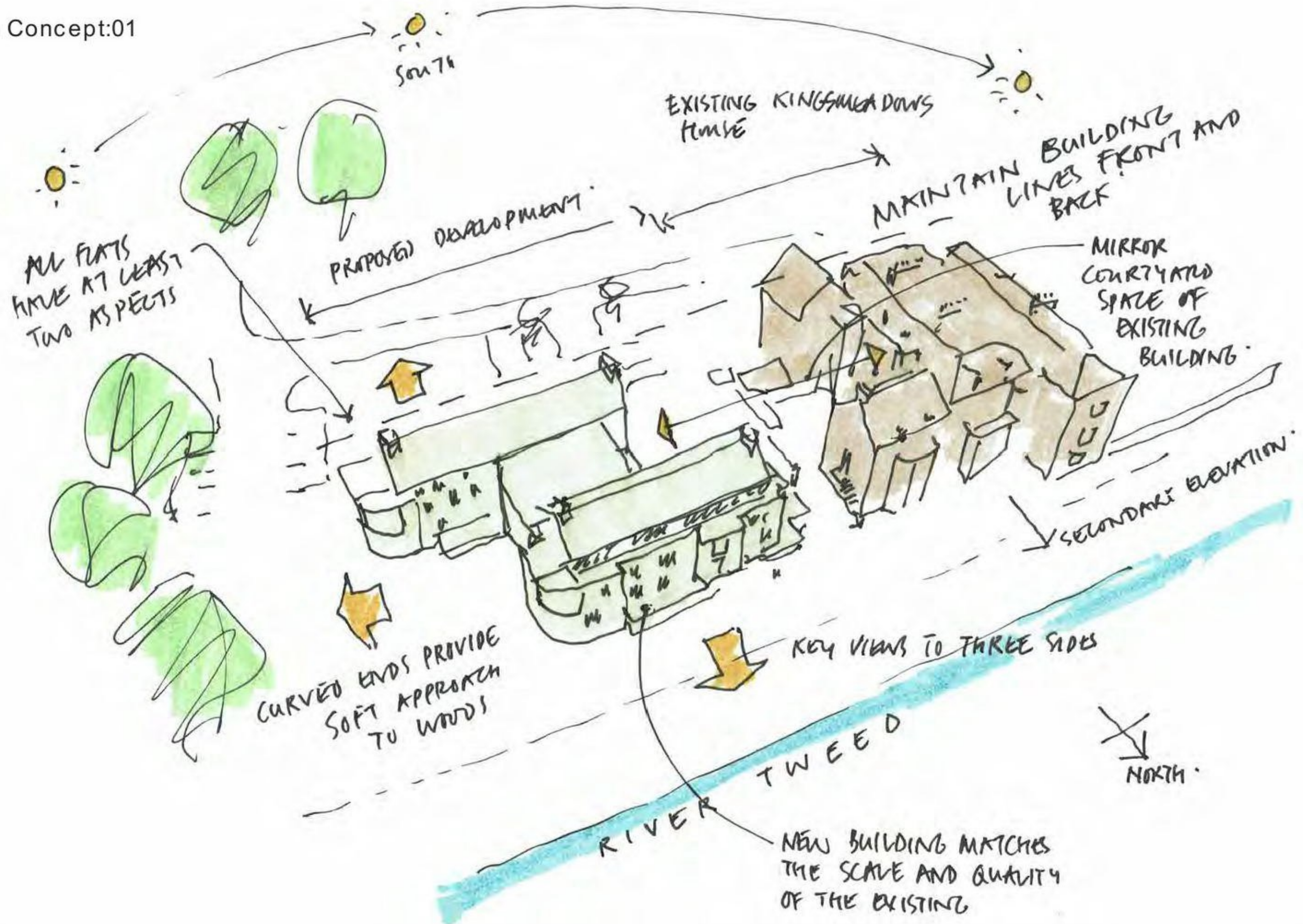


Design Concept: Roads and Landscape

The landscape design will be studied in more detail at the Detailed Planning Application stage. The following measures will be used to guide the design in order to make a building and landscape that is worthy of the unique setting of Kingsmeadows. Many of these are the guiding principles from the Government's 'Designing Streets':

- streets as social spaces - walking, if only a short distance to the car or refuse bin is encouraged by the layout.
- car parking areas are broken up and distributed around the perimeter of the building and amongst existing and new trees in order to reduce the visual dominance of car parking.
- shared surface, possibly with block paving, reduces traffic speeds and gives a more formal visual appearance. Kerbs will be flat with no separate pavements in order to avoid making the development feel like a housing estate. New roads should feel like country lanes as much as possible.
- Landscape and street design will aim to make the most of existing features and biodiversity. Existing trees will be protected and new roads designed around them with appropriate root protection measures.
- Signage and road markings will be minimised and designed where necessary to be discrete and sympathetic to the overall landscape design.
- Street lighting should be appropriate and sympathetic to the overall landscape design to avoid the visual dominance of lighting columns.





Flood Risk

A flood risk analysis was carried out in March 2015 and the proposed development slightly impacts on the 1 in 200 year flood area. A specific flood risk analysis with recommendations for mitigation will accompany this application.

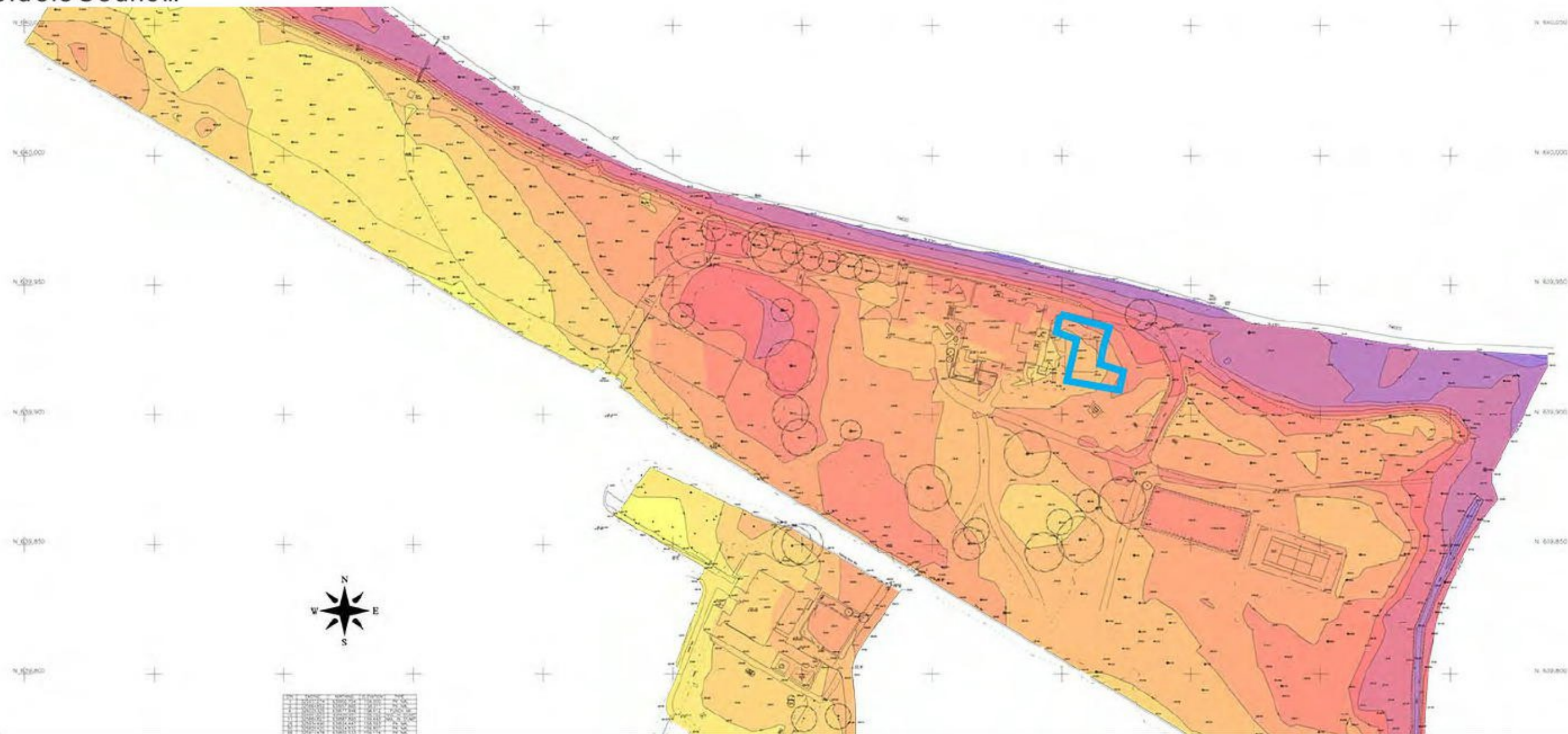
The ground floor level has been raised to the minimum level as recommended by the Watermans FRA of March 2015 and will be 159.25m AOD. This allows for a level, wheelchair accessible entrance to the development.

SUDS will be incorporated into the site to restrict the runoff to Greenfield runoff rates, the rate of which is to be confirmed with Scottish Borders Council.

The drainage system will be designed in accordance with Sewers for Scotland and Building Regulations such that no flooding should arise from a rainfall event not exceeding the 1:30 year return period.

External levels should be designed so flooding is directed away from buildings.

Onsite drainage will be designed using appropriate software to ensure that flooding will not occur as a result of surcharging.





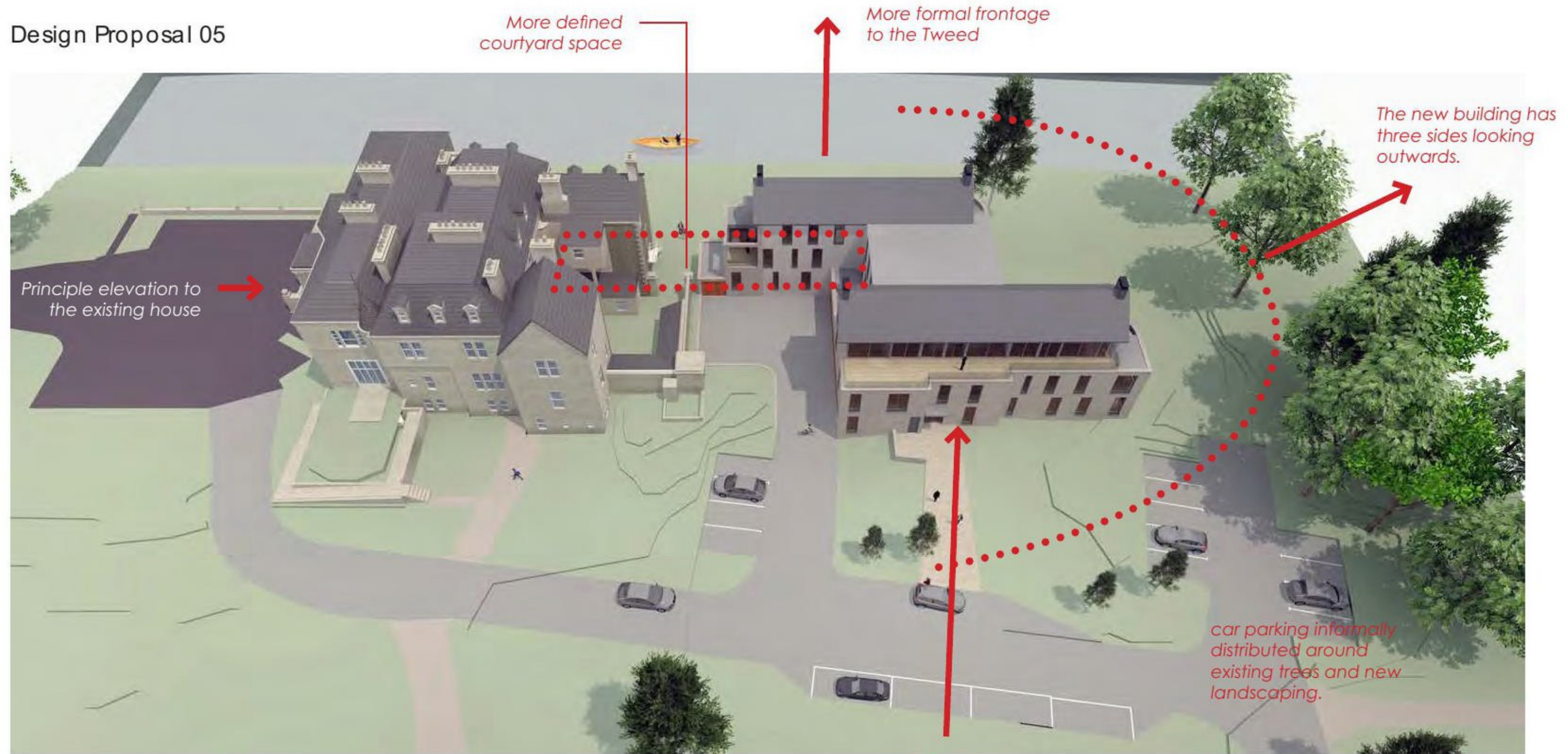
View from the north bank of the Tweed.

The proposed building will be of a similar scale and form as the existing house. Significantly, it will close the untidy rear courtyard of Kingsmeadows House and provide a proper frontage to the east, particularly when viewed from the Tweed.



View from the south

Design Proposal 05



Aerial view from the south

The new building will not touch the existing house but will mirror its footprint and forming a more clearly defined courtyard.



Aerial view from the north



Aerial view from the north-west



Proposed south elevation
not to scale



Proposed north elevation
not to scale

Design Proposal 10

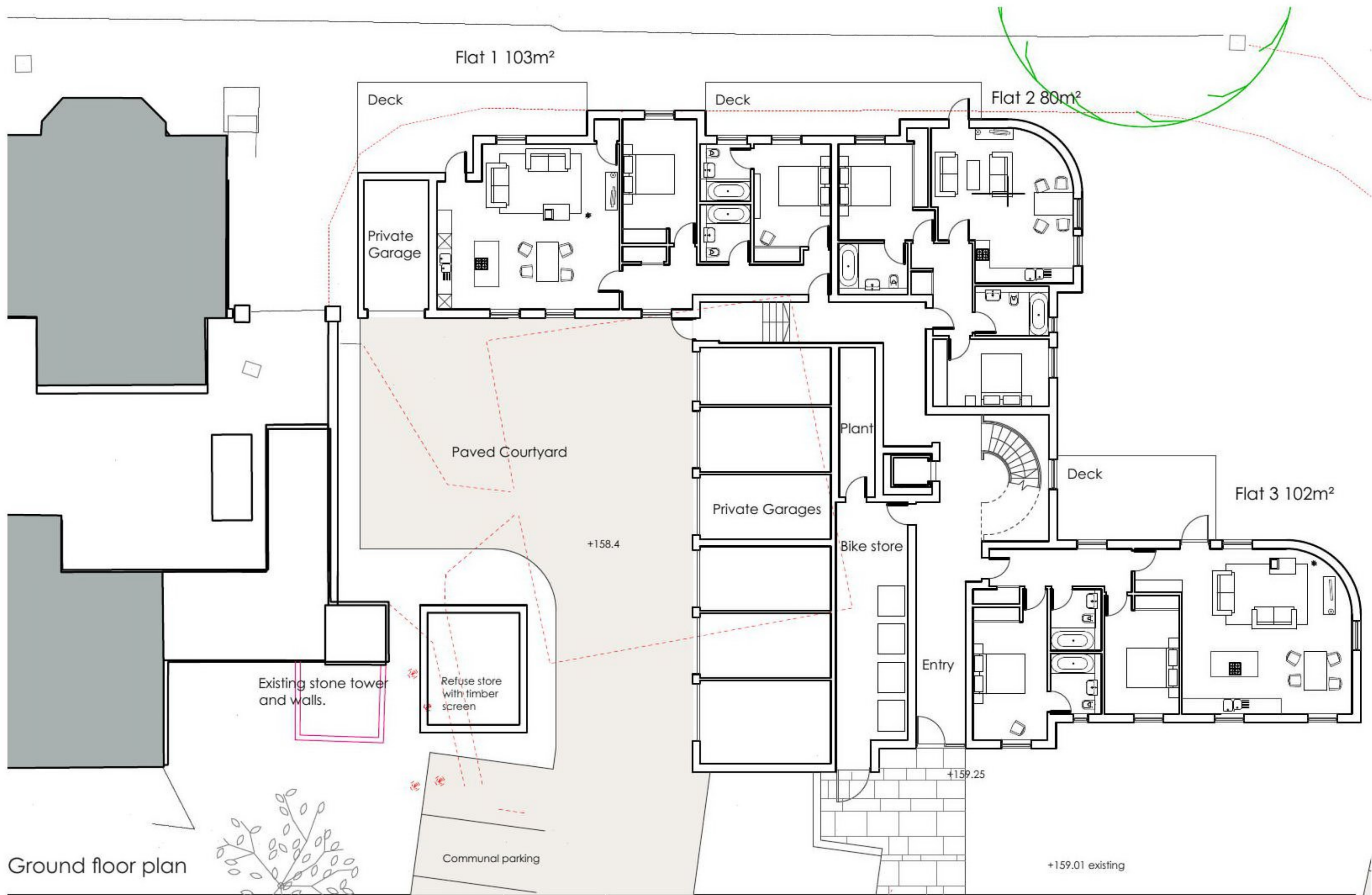


Proposed west elevation
not to scale

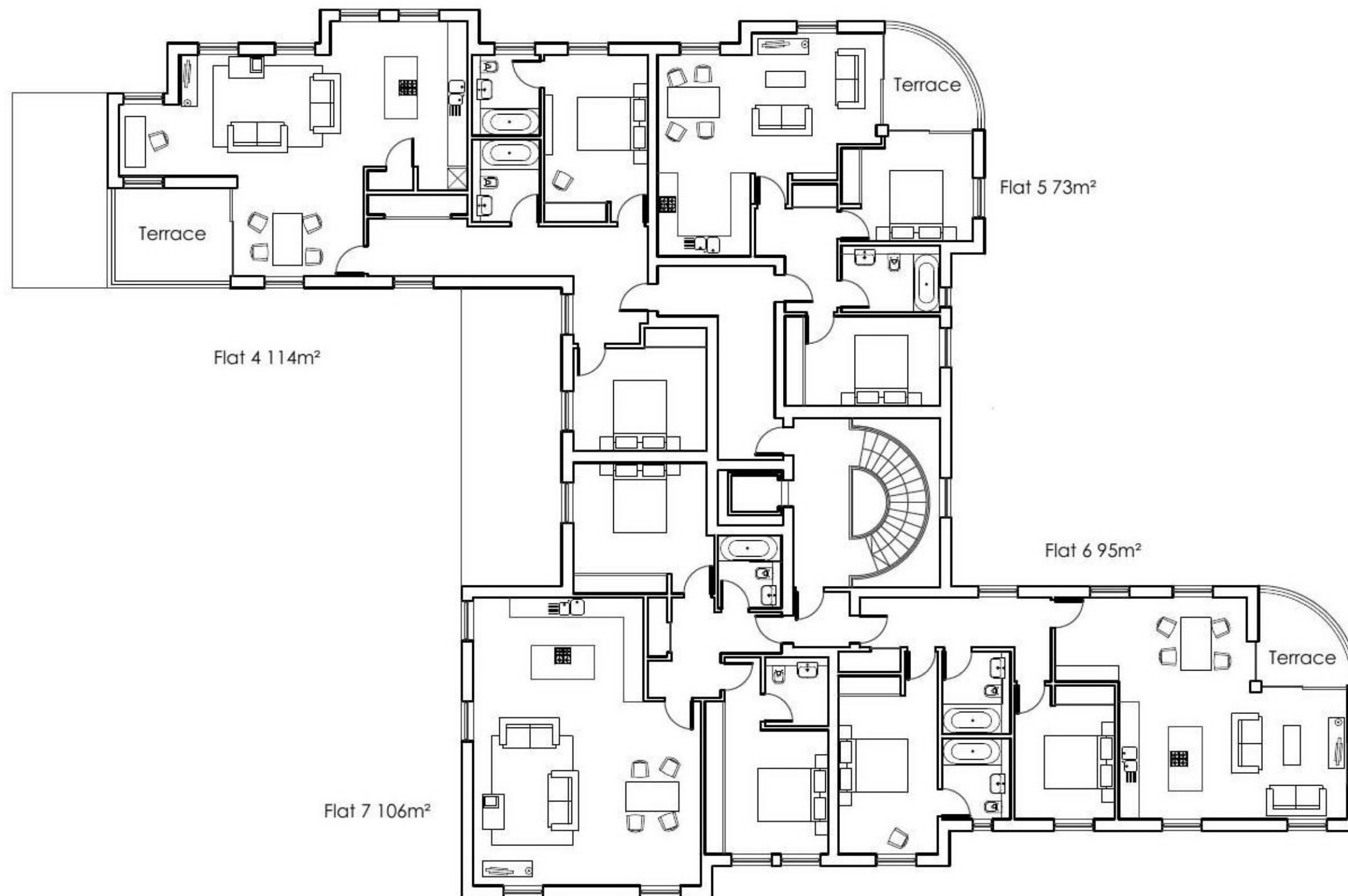
Design Proposal 11



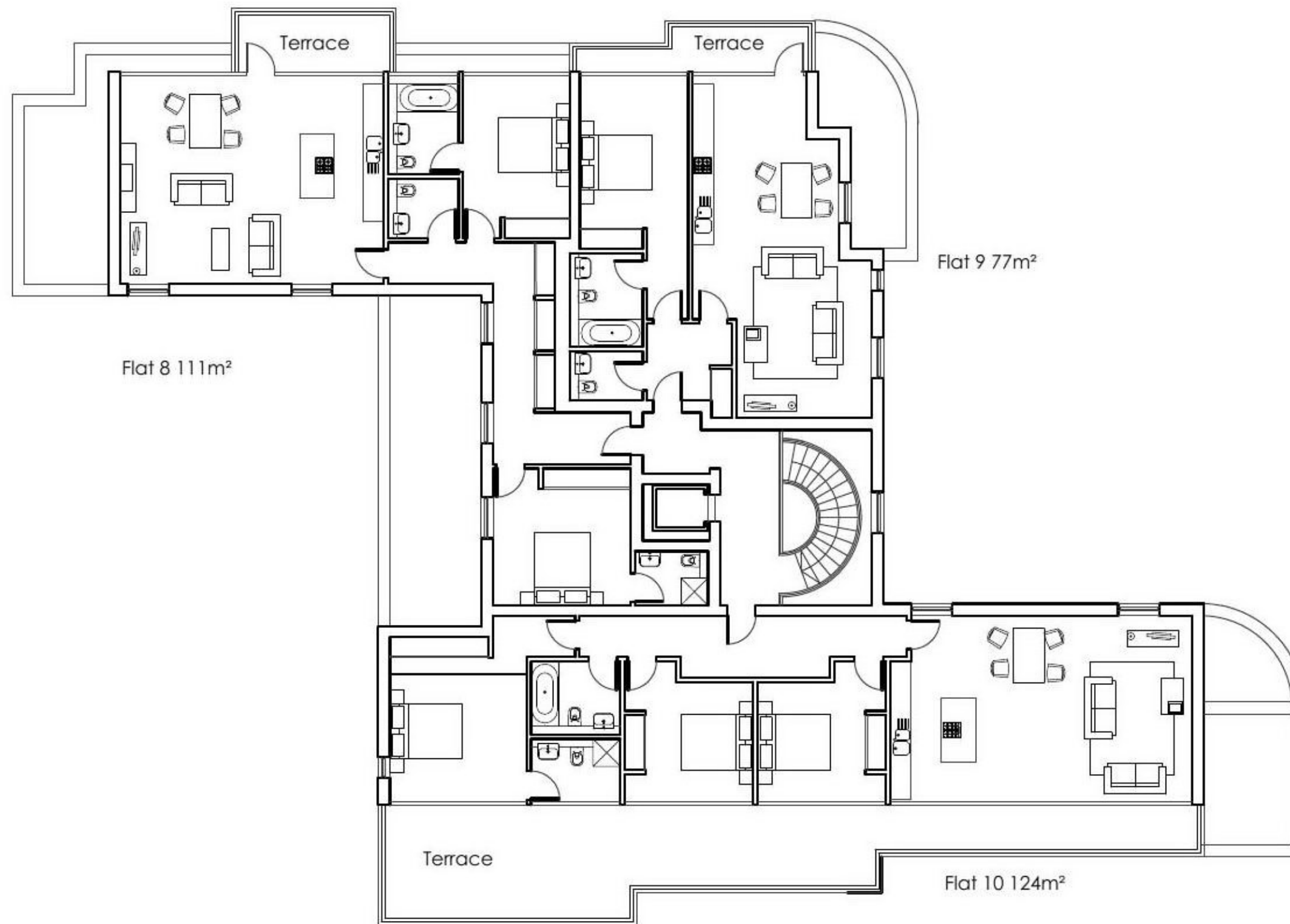
Proposed east elevation
not to scale



Ground floor plan



First floor plan



Second floor plan

Conclusion

This development will deliver high quality and distinctive homes on a compatible site within the development boundary area of Peebles. The new building will sit comfortably next to the existing house and will tidy up its unfinished eastern elevation. The development will be designed around the existing mature trees and will not detract from its unique landscape setting.

The building will be constructed from materials of equal quality to the existing house: sandstone, natural zinc and timber windows.

We have demonstrated how the proposed design complies with the Scottish Borders Council's planning policy and guidelines and the Peebles Conservation Area guidance for new development.





ZONE Architects

ZONE Architects are an award-winning Edinburgh-based architects and interior design studio working throughout Scotland and the rest of the UK.

In 12 years of practice, they have developed a portfolio of exceptional buildings, many of which are located in sensitive settings where constraints have dictated a considered design approach. These buildings are different in style, but share an ambition to develop a contemporary architecture which sits comfortably in its particular context.

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