

## Welcome

This presentation provides details of the proposed residential development and associated infrastructure at land known as the *Site in Grounds of Kingsmeadows House, Kingsmeadows, Kingsmeadows Road, Peebles, Scottish Borders*, by Granton Homes.



The presentation forms part of a formal pre-application consultation process, the purpose of which is to seek your views on the proposed development.

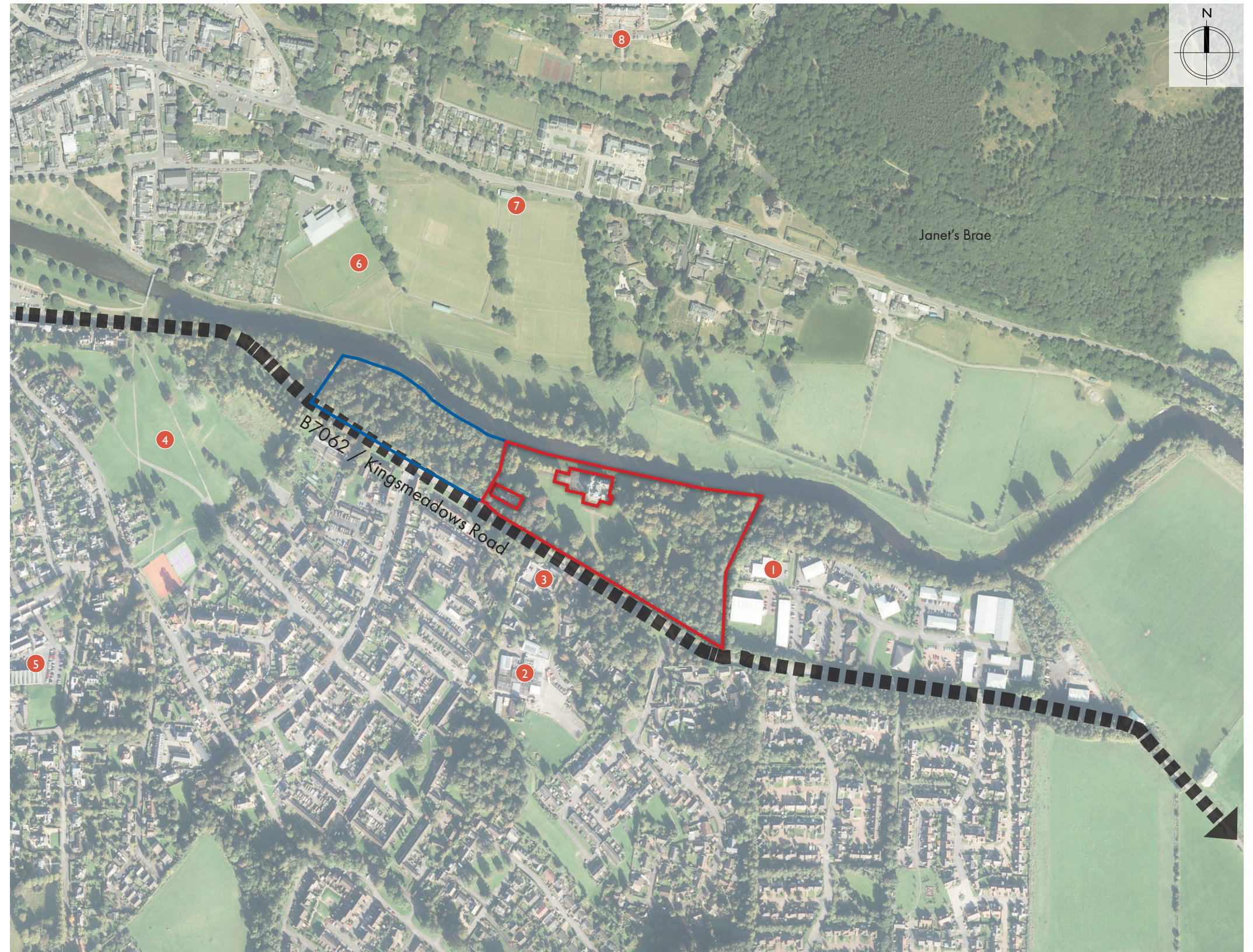
## The Site

The site is located to the south-east of Peebles, extending from the River Tweed to the north-east, to the B7062 Kingsmeadows Road to the south-west and covers an area of 4.41 hectares.

The site is within close proximity to Peebles town centre, Victoria Park, Kingsmeadows Nursery, Priorsford Primary School, Peebles High School, Gytes Leisure Centre and playing fields and various other amenities.

- |                             |   |
|-----------------------------|---|
| 1 KINGSMEADOWS NURSERY      | 5 PEEBLES HIGH SCHOOL                   |
| 2 PRIORSFORD PRIMARY SCHOOL | 6 GYTES LEISURE CENTRE + PLAYING FIELDS |
| 3 KINGSMEADOWS STABLES      | 7 KERFIELD PARK                         |
| 4 VICTORIA PARK             | 8 PEEBLES HYDRO                         |

-  Site Boundary  
 Land under Applicant's Ownership





## Constraints + Opportunities







The site is subject to a number of constraints and opportunities which have informed the design of the development. The site is contained by Kingsmeadows Road to the south-west, the River Tweed to the north-east and existing woodland to the west and east.

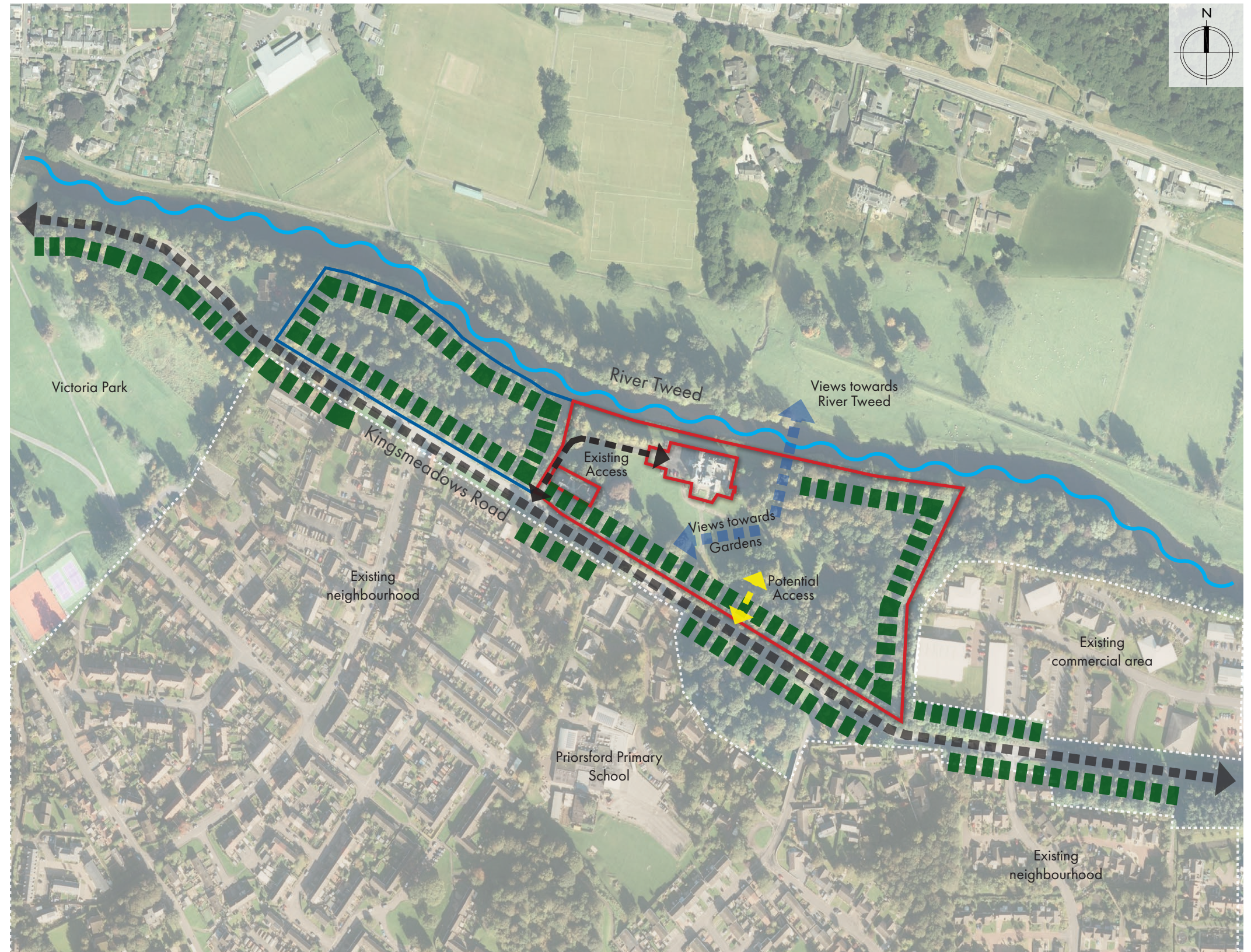
Kingsmeadows House is located to the north, whilst the Lodge House is located to the west, adjacent to the existing access from Kingsmeadows Road.

There are opportunities to take advantage of views across the River Tweed, the existing woodland and gardens providing an attractive outlook, and a safe and welcoming environment for the Kingsmeadows Estate residents to enjoy.

There are a number of informal footpaths which traverse the site, integrating residents with the surrounding environment.

The layout has been developed to respond to these opportunities and constraints.

-  Key Views
-  River Tweed
-  Reinforced woodland edge
-  Existing settlement
-  Site Boundary
-  Land under Applicant's Ownership





## Design Development



February 2019 - March 2020 (Zone Architects Design)

*Apartment Scheme (19/00182/PPP) + Dwellinghouse Scheme (20/00275/FUL)*

- Planning Permission in Principle for erection of residential apartments adjacent to Kingsmeadows House was approved on 12th March 2021.
- Details of the layout, siting, design and external appearance of the apartment building(s) are subject to approval by the planning authority via an Approval of Matters Specified in Conditions application.
- Detailed planning permission for erection of 7 detached and semi-detached houses was submitted and subsequently withdrawn in early 2020 due to concerns in relation to the scale, massing, design and lack of information in relation to the impact on existing woodland.



December 2020 (EMA Architects Design)

- The massing of the apartment block was amended to accommodate the revised flood level, increase the distance to the Kingsmeadows House, rationalise the parking strategy and protect the significant trees along the western edge of the east woods.
- Area of open plan land adjacent to the riverbank kept clear to maintain character and open nature of grounds.
- Five dwellinghouses are proposed, combined into a courtyard arrangement to reduce the overall development footprint and minimise impact to surrounding trees.

--- Denotes outline of 19/00182/PPP + 20/00275/FUL proposals.



## Design Development



April 2021 (EMA Architects Design)

### Proposed Apartment Scheme

- Massing of the apartment block has been further rationalised in respect of Kingsmeadows House and the projected flood levels from the River Tweed.
- 14 apartments are proposed, with respect to the location, scale and general design principles established through the PPIp consent (19/00182/PPP).
- The apartment block recognises the scale of Kingsmeadows House, aligning with the existing eaves and ridge levels.

### Proposed Dwellinghouse Scheme

- The scale and massing of the housing has been reduced and the design re-imagined into a traditional steading arrangement. The housing has been articulated to respect the listed building and its woodland setting.
- The removal of trees has been minimised, with trees of merit retained where possible and compensatory planting proposed elsewhere.

--- Denotes outline of December 2020 proposals.



## Proposal



Our proposal offers the opportunity to provide a residential development which is rooted within its surroundings and well integrated with the local area. The site is already suited to residential use and close to local amenities.

Planning Permission in Principle (PPiP) was granted for the erection of residential apartments (renewal of previous consent 15/00822/PPP granted March 2016) on land to the east of Kingsmeadows House in March 2021. Detailed designs have now been prepared for 14 apartments, providing a mix of homes which range in size and style for people of varying ages and stages of life. A new access road will be formed to the south-east of the site from Kingsmeadows Road.

It is proposed that 5 family homes will be situated within the existing clearing in the East Woods, forming a traditional courtyard arrangement. The building form and architecture is influenced by the traditional steading vernacular, synonymous with the local area, such as Kingsmeadows Stables located to the south of the site.

An Estate Management Plan will provide a structured plan for the future management of the estate, to deliver wider and long-term social and environmental benefits to the residents of Kingsmeadows Estate.



 Site Boundary  
 Land under Applicant's Ownership



KINGSMEADOWS, PEEBLES

# Community Consultation Event



Ground Floor Plan



First + Second Floor Plan





Third Floor Plan



# KINGSMEADOWS, PEEBLES

## Community Consultation Event

**ema**  
architecture. masterplanning. placemaking



Front Elevation



Side Elevation

Apartments  
Proposed Elevations



# KINGSMEADOWS, PEEBLES

## Community Consultation Event

**ema**  
architecture. masterplanning. placemaking



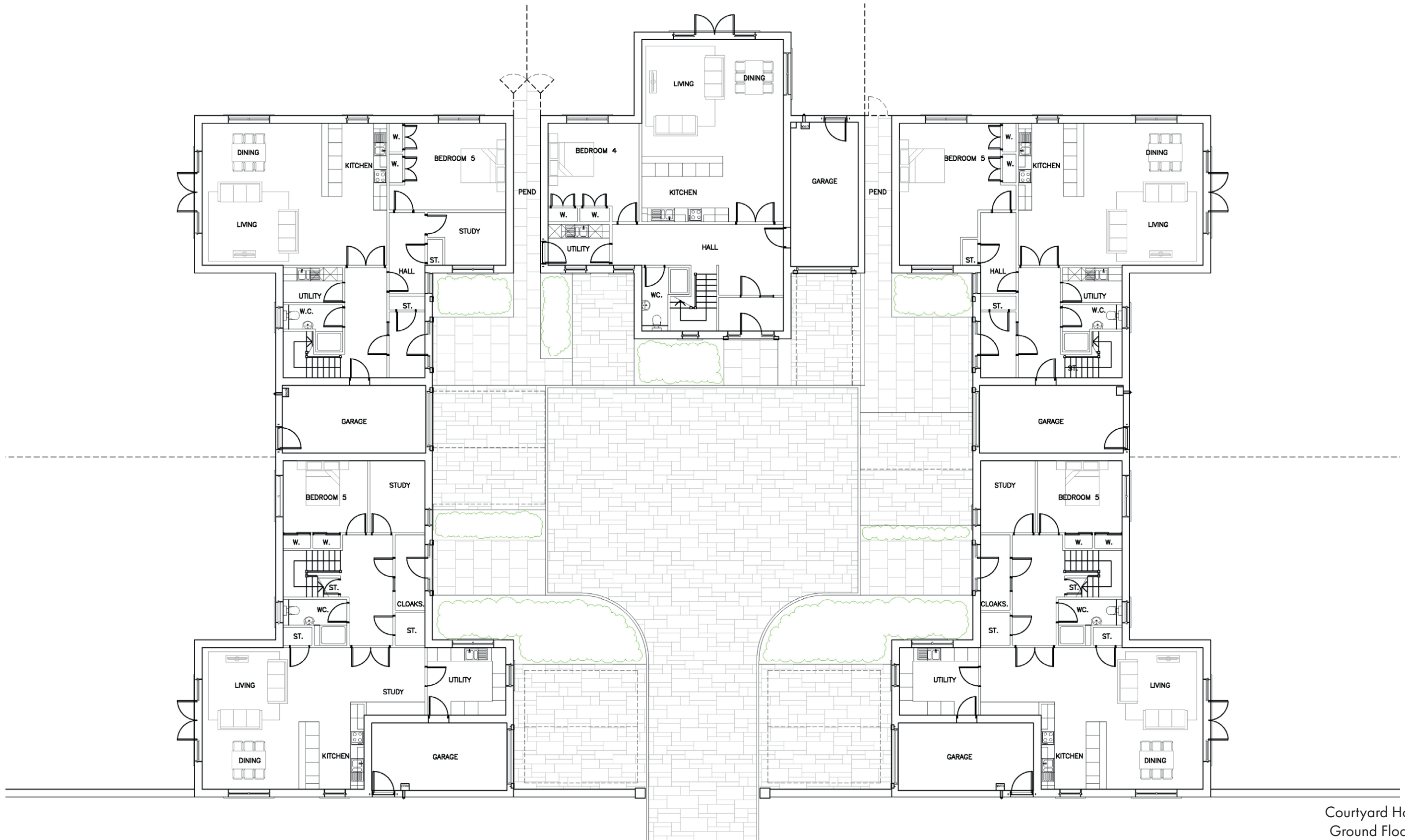
Rear Elevation



Side Elevation

Apartments  
Proposed Elevations



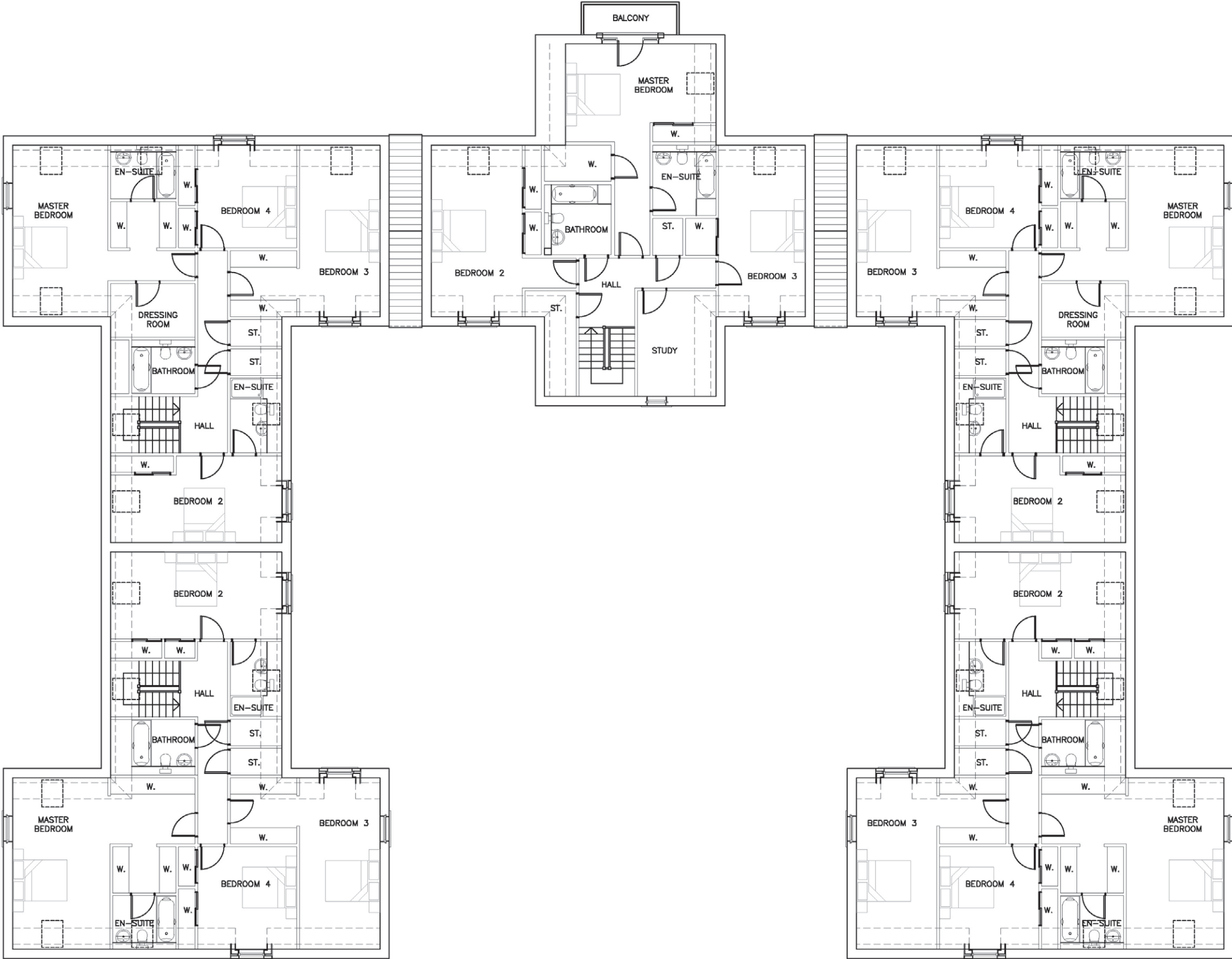


Courtyard Housing  
Ground Floor Plan



KINGSMEADOWS, PEEBLES

# Community Consultation Event



Courtyard Housing  
First Floor Plan



# KINGSMEADOWS, PEEBLES

## Community Consultation Event

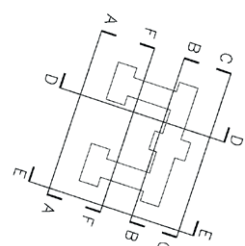
**ema**  
architecture. masterplanning. placemaking



Elevation A



Elevation B



Key Plan

Courtyard Housing  
Proposed Elevations

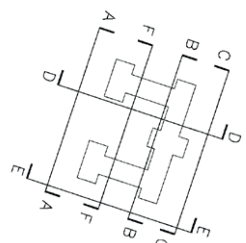




Elevation C



Elevation D



Key Plan

Courtyard Housing  
Proposed Elevations

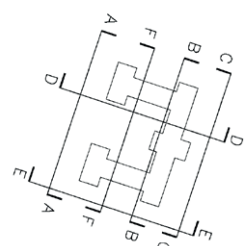




Elevation E



Elevation F



Key Plan

Courtyard Housing  
Proposed Elevations



## Tree Survey





# Drainage Strategy

### Proposed Surface Water - Roofs and General areas

The new proposals will increase hard cover and ultimately run-off. However, connection to the Public network is not viable for the following reasons:

- There is an existing sewer crossing the estate, however since the outfall discharges below the flood line, this cannot be used.
- There are combined sewers to the south of the estate, however since they are combined (surface and waste water), Scottish Water does not allow connection to them.

Hence the only option is to consider soakaways on site, similar in principle to existing. A detailed porosity assessment has been done and flood response times considered. The results show drainage in the top 1 to 2m is feasible and certain strategic areas have been identified to locate soakaways.

## Proposed Surface Water - Roads

The existing bituminous road across the site has no positive drainage and simply drains to the verges where natural percolation takes place.

The proposal for the new road is exactly the same, but with the added benefit of SUDS details to pre-treat the water through swales before discharge. This is recognised methodology noted within the SUDS manual and SUDS for roads publications.

Carparking areas will have porous blocks and filter tanks which again offer storage and treatment.

### Proposed Foul Water

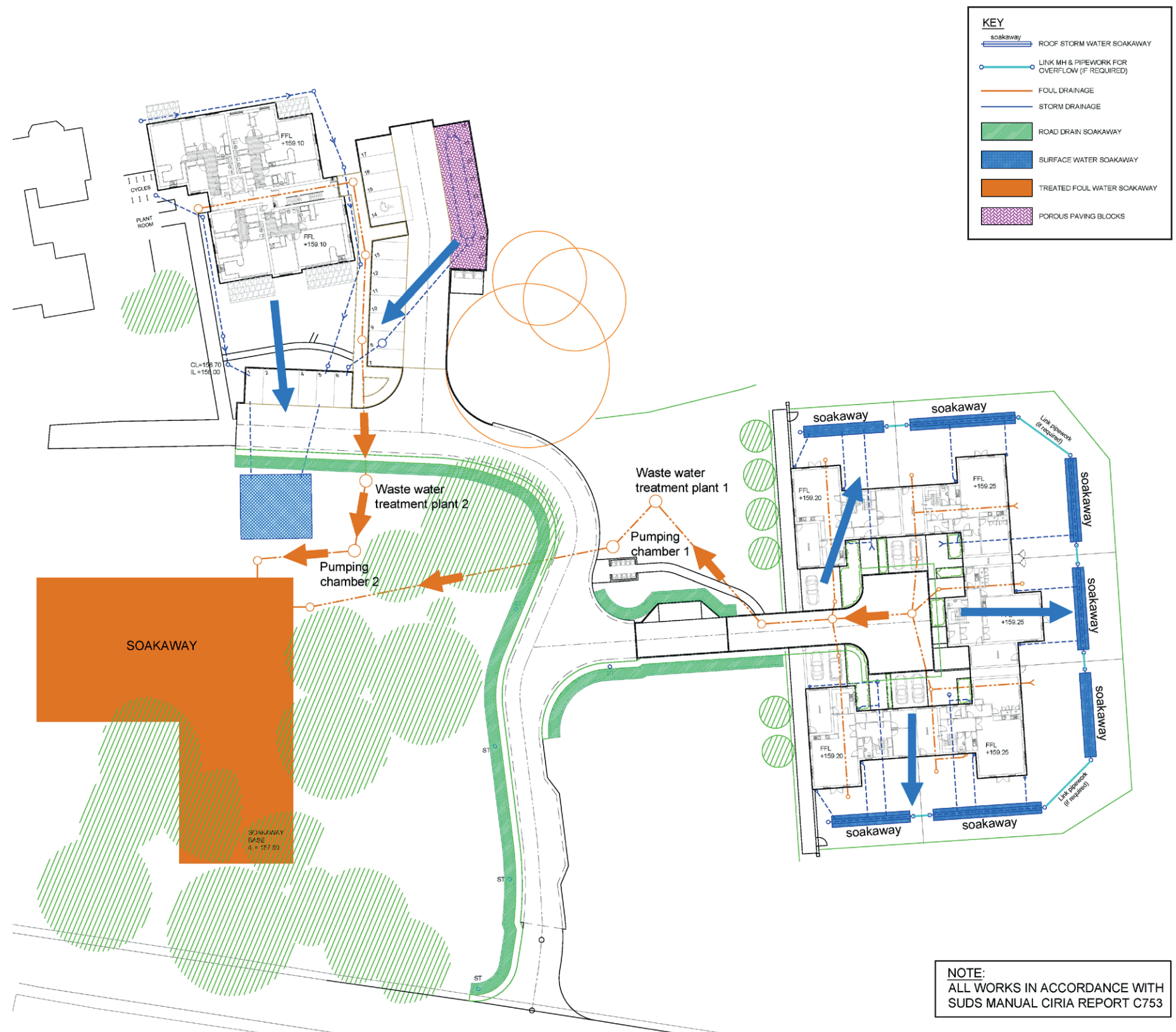
As with surface water it is not viable to connect to the public network for the reasons noted above and the following:

- There are no existing sewers crossing the estate.
- The existing sewer to the south of the estate is too great a distance away for connection.

Two private treatment plants are proposed to serve the houses and flats, respectively. These will be below ground and set to discharge limits agreed with SEPA. The outfall from these plants also discharge to a soakaway within the exiting lawn.

## Flood

A Flood Risk Assessment was undertaken. The risk assessment shows the limits for the development and the design of the drainage network takes this into account.





## Estate Management Plan

### Estate Context

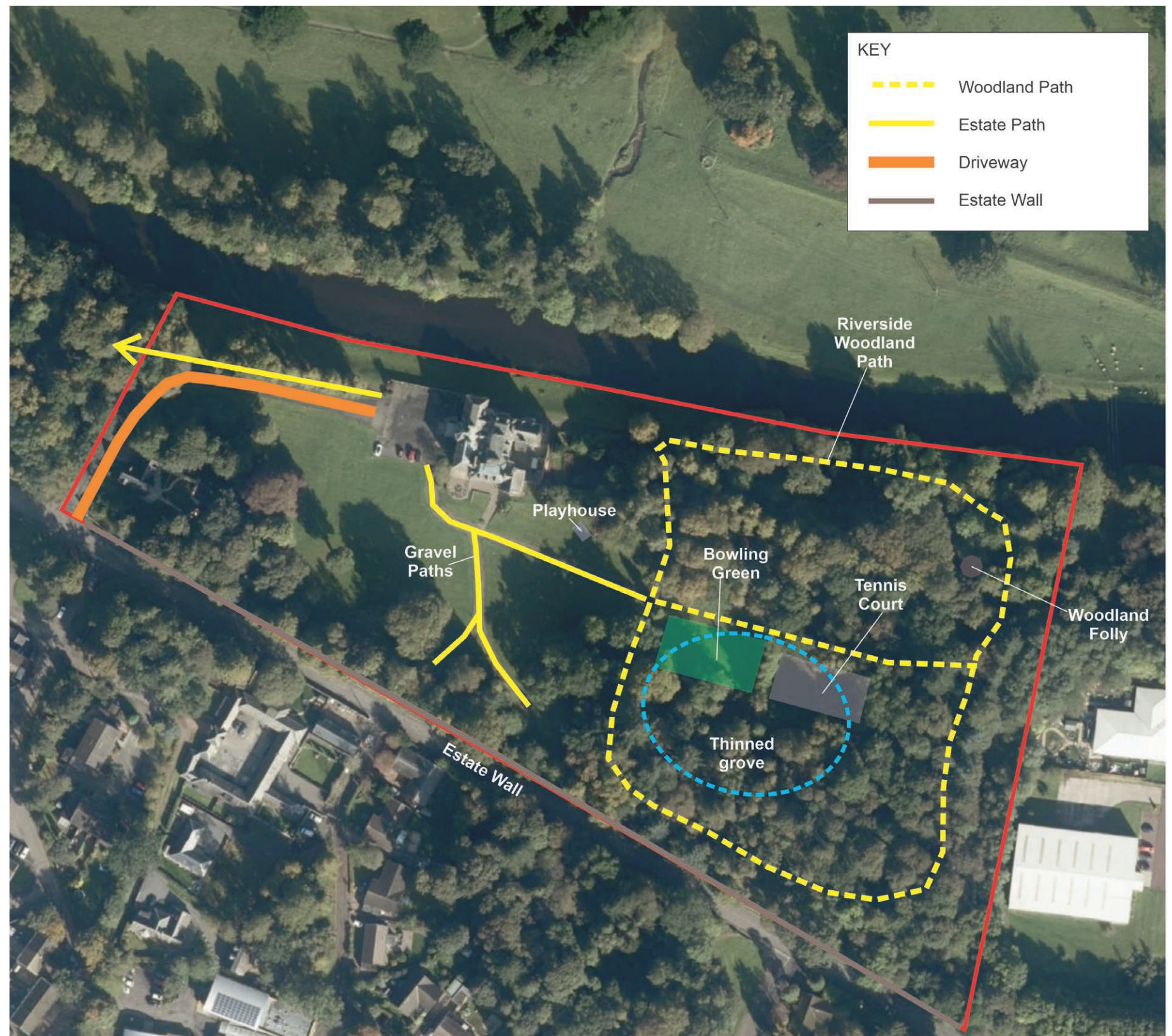
The Estate at Kingsmeadows dates back to 1795 when the house was originally built, lying between Kingsmeadows Road and the River Tweed. It is comprised of a large area of mature mainly deciduous woodland with a central area of open space around the house. There are several large specimen trees within this open space including a tree lined Lime Avenue along the entrance drive. Kingsmeadows House is now a category B listed building. The grounds do not specifically make up this listing and have no specific landscape status such as a Garden or Designed Landscape but are part of the wider Peebles Conservation Area.

### Estate Landscape

Within the grounds are several landscape features including estate walls, a woodland folly, brick playhouse and bowling green (now disused). More recent additions are also present in the tennis court and outdoor brick cooking stations. The house sits close to the river to the north of the estate with clear views along the water to the east and west, and northwards across the bank.

### Woodland

The woodland is a mix of mainly deciduous tree species with some conifers, including some large Cypress and Fir trees and several Yew trees. The woodland is also heavily populated by Rhododendrons which have spread throughout. These plants although often attractive, are considered an invasive species due to their prolific nature and the way in which they will monopolise space and resources to the detriment of other species. This is bad for natural woodland regeneration and biodiversity. The woodland varies in conditions throughout with a central space south of the tennis court having fewer mature species and being mainly comprised of regenerating saplings. It is within this area, and across the tennis court, that a section of





## Estate Management Plan

the proposed development is proposed, in order to minimise wider disruption.

### Management and Maintenance

The estate grounds at Kingsmeadows are a valuable asset but require ongoing maintenance and management in order to ensure their longevity. The estate management plan will define a programme of ongoing management to include:

- Clearing of Rhododendron and other invasive species.
- Selective clearing to allow natural regeneration.
- Restocking of tree species to ensure regeneration.
- Clearing and maintenance of paths to encourage access to the Riverside.
- Preservation of estate features.
- Regular assessment of tree stock and felling or dead wooding carried out to ensure overall health of the woodland.
- Cutting and stacking of felled wood to encourage habitat creation and biodiversity.
- Protection and promotion of bird and mammal species as appropriate.

A full management plan to set out the future stewardship of the estate would be produced in the course of the development proposals.



Informal Woodland Path, East of Kingsmeadows House looking towards the River Tweed



Garden, South of Kingsmeadows House looking towards Kingsmeadows Road



## Feedback

Thank you for taking the time to review our proposals.

Representatives of Granton Homes will be available to discuss the proposals via an online web-based chat which can be accessed via [www.kingsmeadowspeebles.co.uk](http://www.kingsmeadowspeebles.co.uk) on Thursday 29<sup>th</sup> April 2021 between 3pm and 7pm.

Comments on the proposed development can be made using the consultation response feedback form available at [www.kingsmeadowspeebles.co.uk](http://www.kingsmeadowspeebles.co.uk). Feedback should be submitted by 27<sup>th</sup> May 2021.

Persons wishing to ask further questions after the public event should do so no later than 13<sup>th</sup> May 2021, preferably by email to [kingsmeadowspeebles@ema-architects.co.uk](mailto:kingsmeadowspeebles@ema-architects.co.uk).

If you are unable to email, then the feedback form (by 27<sup>th</sup> May 2021) and any questions (by 13<sup>th</sup> May 2021) should be posted to:

EMA Architecture + Design, 42 Charlotte Square,  
Edinburgh EH2 4HQ

Telephone: 0131 247 1450

Comments should not be made to Scottish Borders Council. Any comments made to the prospective application are not comments to the planning authority. If a planning application is submitted to Scottish Borders Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.

