

PROPOSED DWELLING
Plot adjoining 9 Victoria Street, Tobermory, Isle of Mull

DESIGN STATEMENT



PROPOSED DWELLING, PLOT ADJOINING 9 VICTORIA STREET, TOBERMORY, ISLE OF MULL

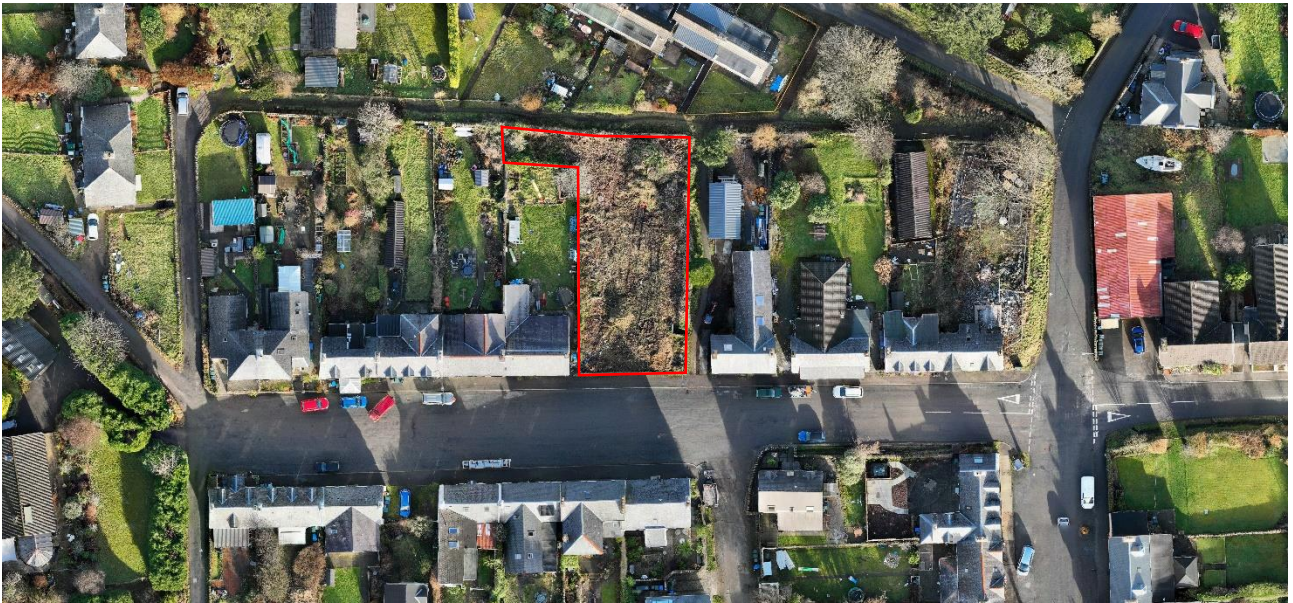
1: DESIGN STATEMENT

1.0 INTRODUCTION

This Design Statement has been prepared in support of a detailed planning application which has been submitted to Argyll and Bute Council by CP Architects, Oban on behalf of Mr Robert Chegwin.

The applicant seeks consent for erection of a new dwelling house on the existing vacant plot adjacent to No 9 Victoria Street, Tobermory, Isle of Mull.

2.0 THE PROPOSED SITE



Location

The proposed site is located to Eastern side of No9 Victoria Street in Tobermory. Victoria street comprises two rows of rectilinear buildings running roughly East to West and made up of predominantly semi-detached dwellings interspersed with detached properties. The proposed site is vacant and is boundaried by the semi-detached No9 to the West and Breadalbane Lane and Stone Cottage to the East.



3.0 PLANNING

Pre-Application Consultation

A pre-application enquiry was undertaken in June 2022 Ref: 22/01028/PREAPP. The planning department noted that, and we quote; *"it is considered that the site may offer an appropriate opportunity for development within the defined Key Settlement of Tobermory with a modest dwellinghouse. The dwelling must be designed to integrate with the existing built development of the surrounding Conservation Area; new development should respect the existing pattern of plots which have established the historic layout of the settlement. The dwelling would be required to be appropriate in terms of scale, form and design and sympathetic to the existing built development within the locality. Any variation from the established development pattern and building design may appear out of place and incongruous within the established street scene."*

Also noted was that consideration should be given in terms of siting and design to ensure that the development does not lead to adverse impacts upon neighbour amenity resulting from overlooking, visual intrusion or shading.

4.0 CONTEXT AND SETTING

Context

Due to the sensitive nature of the site and the various policies that cover it, we have worked very carefully with our clients to design a dwelling that responds to the existing street scape and is respectful of the buildings adjacent.

5.0 DESIGN PRINCIPLES

Early discussions with the local planning department, highlighted a requirement for a building that sits quietly within the Tobermory Conservation Area, and also contains some elements of the local traditional built forms. Our client was also at pains to stress that he wanted this building to be integrated within the location without resorting to a pastiche of the local vernacular. To this end the house reflects the simple forms of the existing housing stock while using contemporary elements to make the most of the site's location and aspect.

Positioning

The site is on one of the steepest sections of Victoria Street with a considerable difference in level from the adjacent No 9 to the Northwest and Stone Cottage to the Southeast. While this is challenging for the positioning the building, it also allows the opportunity for the proposed dwelling to act as a link between the higher and lower roofscapes as outlined below.



Proportions/Design

The dwelling's proportions are of a 1 and 3/4 storey type to Victoria Street with a single storey wing to the rear. This form coupled with its position centrally on the site, and the hipped roof to the West, ensures that overlooking and over shadowing is kept to a minimum to both adjacent properties and their gardens. We have also used an increased floor to floor height (2.9m) to further reflect the proportions of more traditional housing and enhance the verticality of the building. The street elevation has a simple symmetrical arrangement of openings with a central main entrance which is recessed off the street for privacy and to allow ramped level access.

The windows are designed to generally have a strong vertical emphasis and are proportioned on the main street elevation to reflect the existing dwellings. To make the most of the sea views, we have placed the living room on the first floor and added a large projecting bay window. This has been carefully angled to allow expansive views while preventing overlooking into garden of Stone Cottage. When used in conjunction with rooflights, these openings will provide an abundance of natural daylight to the living and circulation spaces. Also, by having the contemporary zinc clad dormer element set back from the main street elevation, it does not then impact on the overall streetscape when looking up or down Victoria Street.

6.0 MATERIALS

The finishes selected of wet dash render and natural slate, will reflect the traditional buildings on Victoria Street and will provide a high-quality robust aesthetic that will be recessive and sit comfortably on the site. The zinc to the dormers is a further traditional material which in this case is used in a more contemporary way but will age and soften with the other finishes.

Roofing

The roof will be heavy gauge natural slate to reflect the majority of the roofs on Victoria Street

Walls

Walls are to be predominately wet dash render painted white to provide a robust and simple finish that reflects the surrounding dwellings. This will be enhanced with zinc cladding to the viewing dormer and the roof and cheeks of the traditional rendered dormer windows.

Windows

Windows to be a mixture of fixed and opening lights in double/triple glazed high performance aluminium clad timber. All finished in dark grey to reflect the zinc elements.

Rooflights to the landing area and the living dining area will provide lots of natural daylight in these common areas.

7.0 CONSTRUCTION



The dwellinghouse is to be constructed using high performance timber frame technology, clad with rendered blockwork. This will be placed on a highly insulated concrete floor which coupled with under floor heating and air source heat pump, will aid with the aim of producing a very efficient home that requires very little energy to run year-round.

8.0 ACCESS/PARKING

Car parking to be on street in keeping with the adjacent properties and this then allows the front façade of the dwelling to be in line with the existing properties to further reinforce the streetscape of the Tobermory Conservation Area and the provisions of SG LDP ENV17.

Two gates off the main street offer practical garden access to the rear of the property. Existing lane accesses to be maintained to the Northeast and Southeast.

9.0 SERVICES

Main services (water, electricity and BT) within site.

Foul drainage is proposed to be discharged to existing public sewer. Surface water will be to a soakaway within the site.

10.0 BOUNDARIES/LANDSCAPING

Garden ground to be landscaped and seeded for grass with pathway to existing rear access on to lane. Existing natural stone boundary wall to be retained where possible and cleaned and re-pointed.

11.0 NATIONAL PLANNING FRAMEWORK 4

Under the terms of NPF4 we have set out the relevant policies below.

- **Policy 1:** By using renewable heating and by maximizing insulation levels, air tightness and window performance, the property will be best placed to reduce carbon emissions and adapt to changing weather conditions.
- **Policy 2:** As noted above the building will be constructed to make best use of modern building technology to reduce emissions.
- **Policy 4:** Due to the use of what is effectively a brown field site in a more built-up environment the proposals minimize their impact on local natural environments.
- **Policy 7:** The proposals have been designed to reflect and enhance the existing historic street scape and aid regeneration of a vacant plot.
- **Policy 9:** The proposals utilize a brown field site and as such have no impact on the greenbelt/rural landscape.
- **Policy 11:** The proposals are to make the best use of renewable energy sources such as an air source heat pump and to look at the possible integration of a whole house heat recovery and ventilation system.
- **Policy 13:** By building within Tobermory it allows reduced reliance on car transport and allows better access to public transport.
- **Policy 15:** As mentioned above, the proposals' location helps open up the opportunity for accessing facilities locally in line with the aims of the "20-minute neighbourhood" policy.
- **Policy 19:** While care has been taken to maximise light into the property, window size and location has also been considered to reduce the potential for overheating. One example of this is the roof overhangs designed into the rear extension to provide partial shading to the family room and kitchen areas when the sun is at its highest point.

