

DESIGN STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJACENT TO MEADOWLARK CARE HOME, MANNACHIE ROAD, FORRES – 5 BUNGALOW PROPERTIES

CLIENT: RENAISSANCE CARE (NO 1) LIMITED

The REVISED AND UPDATED Planning permission in principle submission is lodged on our client's behalf with a view to developing the site for private housing. The previous application reference – 12/01409/FULL was refused consent under delegated powers.

A subsequent appeal to the review body was unsuccessful despite a strong case having been submitted in support of the previous design submission.

This revised planning application is lodged a free submission which in turn addresses the concerns expressed within the previous decision.

The scheme proposed is again indicative and has been prepared to illustrate the feasibility of achieving a small scale development suited to the local environment. The scale and character of the scheme proposed is in-line with the type of family housing surrounding the site on all sides. The house types proposed have been reduced in number, and the proposal now suggests a development of only single storey bungalows as distinct from the previous submission.

There is one less house, the development is reduced in its massing and open space has been retained to the entrance to the site.

The building line has been kept back to ensure the visual amenity is retained to the street scene a point raised within the previous objections.

The new access roadway to the site has been introduced from Mannachie Road once again and restricted in its layout.

The road access retains a "private end" which will effectively become an extended private drive to a number of the properties.

The proposed bungalows are located a significant distance away from the adjacent care home, with a landscape buffer zone located between the residential site and the care home itself.

The Home as previously mentioned is significantly lower in level than the application site.

The category 6 access roadway with a private end section set out both in plan and level to suit the site contours.

The existing tree plantation onsite is retained intact and will be located to the rear gardens of the proposed housing units.

The scale and form of the house types is illustrated for "Information Only" with the types designed as single storey ONLY. The houses sit in harmony with the surrounding developments.

A new landscape scheme will be developed in detail at the Full Planning application stage, to provide a decorative screening zone between the development as proposed and the residential care home.

Home/

Our client's are investing in the Care facility, and the proceeds from the sale of the site for a development of the type proposed will allow the client to carry out substantial alterations and improvements to the Care home.

The scheme is an inward investment project geared to enhancing the care and facilities available to the home.

The external garden areas to the home will also be enhanced with the expansion of the private space from that which exists at present including the private courtyard for the dementia section of the home.

The scheme is proposed as a PPP submission, and a favorable recommendation is being sought from the local authority for this amended scheme.

The key consideration in preparing this revised submission is that the scheme as proposed will not adversely impact on the surrounding environment.

Policy H3 will not be compromised by this development which is a view previously expressed.

The design changes have however gone a way to addressing the concerns regarding the visual amenity when viewing the site from the roadway.

The site continues to be overgrown and the area defined within this application is not public open space.

The land is private ground.

The inherent and incumbent costs associated in the upkeep of the land which is surplus to the care home are not inconsiderable.

The purpose of the submission (revised) is to seek an agreement and approval from Moray council to assist with the continuing development of the site, the Care home and its residents.

The residents will directly benefit from the approval of this application, with plans for upgrading and extension of the home (previously approved) moving forward for implementation.

Stewart Davidson RIBA ARIAS

Davidson Baxter Partnership Ltd for Renaissance care (no 1) Limited

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