DEVELOPMENT MANAGEMENT REVIEW COMMITTEE APPLICATION FOR REVIEW – 19 JUNE 2024 FALLADY COTTAGE, FORFAR APPLICATION NO 23/00763/FULL APPLICANT'S SUBMISSION

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Angus				
Angus House Orchardba plnprocessing@angus.go	nk Business Park Forfar DD8 1AN Tel: 013 vv.uk	307 473360 Fax: 0130	7 461 895 Email:	
Applications cannot be va	alidated until all the necessary documentation	on has been submitted	and the required fee has been paid.	
Thank you for completing	this application form:			
ONLINE REFERENCE	100649041-004			
	ne unique reference for your online form onl ease quote this reference if you need to cor		prity will allocate an Application Number when ority about this application.	
Are you an applicant or a	Applicant or Agent Details Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)			
Agent Details				
Please enter Agent detail	s			
Company/Organisation:	Company/Organisation:			
Ref. Number:		You must enter a B	uilding Name or Number, or both: *	
First Name: *	Wilson Paul	Building Name:		
Last Name: *	Architects	Building Number:	4	
Telephone Number: *	01382737866	Address 1 (Street): *	Brook Street	
Extension Number:		Address 2:	Broughty Ferry	
Mobile Number:		Town/City: *	Dundee	
Fax Number:		Country: *	UK	
		Postcode: *	DD5 1DP	
Email Address: *	mail@wilsonpaul.co.uk			
Is the applicant an individual or an organisation/corporate entity? *				

Applicant De	tails			
Please enter Applicant d	etails			
Title:	Mr	You must enter a B	uilding Name or Number, or both: *	
Other Title:		Building Name:	Fallady Cottage	
First Name: *	Marco	Building Number:		
Last Name: *	Macari	Address 1 (Street): *	lvies	
Company/Organisation		Address 2:		
Telephone Number: *		Town/City: *	Forfar	
Extension Number:		Country: *	UK	
Mobile Number:		Postcode: *	DD8 2SP	
Fax Number:				
Email Address: *	sam@wilsonpaul.co.uk			
Site Address Details				
Planning Authority:	Angus Council			
Full postal address of the site (including postcode where available):				
Address 1:	FALLADY COTTAGE			
Address 2:	IDVIES			
Address 3:	LETHAM			
Address 4:				
Address 5:				
Town/City/Settlement:	FORFAR			
Post Code:	DD8 2SP			
Please identify/describe the location of the site or sites				
Northing	748773	Easting	356023	

Description of Proposal
Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: * (Max 500 characters)
Erection of two Erection of two dwelling houses within existing grounds
Type of Application
What type of application did you submit to the planning authority? *
 Application for planning permission (including householder application but excluding application to work minerals). Application for planning permission in principle. Further application. Application for approval of matters specified in conditions.
What does your review relate to? *
 Refusal Notice. Grant of permission with Conditions imposed. No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.
Statement of reasons for seeking review
You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)
Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.
You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.
Our view is that the proposals comply with policies DS1, TC2 and DS3, site has previously been developed (with buildings now demolished) and is a brownfield site (also with commercial/agricultural use). Proposals suggest 2 much needed high quality homes in a pattern of development seen across the wider area (with the proposed dwellings and their respective amenity space areas complying with Angus Council guidance). Dwellings are modest in scale and offer no precedent for further development.
Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *
If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)
Further evidence as to the brownfield nature of the site has been provided, we were not given notice of the refusal following the submission of additional supporting documents.

Please provide a list of all supporting documents, materials and evidence which you wish to s to rely on in support of your review. You can attach these documents electronically later in th			Itend	
Design Statement Rev A (002) 2088 PA 000 Location Plan Rev B 2088 PA 002 Proposed Floor Plan 2088 PA 004 HT1 First Floor Plan 2088 PA 005 HT2 Ground Floor Plan 2088 007 HT1 Elevations 2088 PA 008 HT2 Elevations 2088 PA 009 Site Sections VS-001 VS	Site Plan 2088 PA 00 PA 006 HT2 First Floor	3 HT1 Ground Plan 2088 PA		
Application Details			 	
Please provide the application reference no. given to you by your planning authority for your previous application.	23/00763/FULL			
What date was the application submitted to the planning authority? *	07/11/2023			
What date was the decision issued by the planning authority? *	28/03/2024]		
Review Procedure				
The Local Review Body will decide on the procedure to be used to determine your review and process require that further information or representations be made to enable them to determ required by one or a combination of procedures, such as: written submissions; the holding of inspecting the land which is the subject of the review case.	nine the review. Further	information may	y be	
Can this review continue to a conclusion, in your opinion, based on a review of the relevant in parties only, without any further procedures? For example, written submission, hearing sess X Yes No		yourself and oth	ıer	
In the event that the Local Review Body appointed to consider your application decides to ins	spect the site, in your o	pinion:		
Can the site be clearly seen from a road or public land? *				
Is it possible for the site to be accessed safely and without barriers to entry? *				
Checklist – Application for Notice of Review				
Please complete the following checklist to make sure you have provided all the necessary in to submit all this information may result in your appeal being deemed invalid.	formation in support of	your appeal. Fa	ilure	
Have you provided the name and address of the applicant?. *	X Yes	No		
Have you provided the date and reference number of the application which is the subject of the review? *	his 🛛 Yes 🗌	No		
If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with review should be sent to you or the applicant? *		No 🗌 N/A		
Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *	X Yes	No		
Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.				
Please attach a copy of all documents, material and evidence which you intend to rely on Xes No (e.g. plans and Drawings) which are now the subject of this review *				
Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.				

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Messrs' Wilson Paul Architects

Declaration Date: 26/04/2024



February 2024 – REVISON A

Erection of 2 new build dwellings, Fallady Cottage, Idvies, Forfar, Scotland Design Statement



Location:

The site is situated within Idvies, an area comprised of smallholdings, steadings and agricultural farmland. Positioned nearby is the town of Letham, the largest village in Angus, with a population of just over two thousand residents. Letham contains a small range of shops, bakers and retail. The village also contains a primary school. The area provides good amenity with an extensive pattern of green paths which is regularly maintained by village volunteers. Further West of Letham, located five miles away, is the Town of Forfar. The town provides a greater offering of facilities, amenity and recreation. The closest city is Dundee, located south, eighteen and a half miles away from Letham.

Further Information and ALDP / Planning Policy Considerations

The below information is provided as additional supporting evidence following correspondence received from Angus Council Planning pertaining to Planning Policy Compliance. The below information outlines our response to relevant Planning Policy Criteria, including:

Angus Local Development Plan 2016 - Policy DS1 : Development Boundaries and Priorities

Policy DS3 : Design Quality and Placemaking

Policy DS4 : Amenity Policy TC2 : Residential Development

DS1

The site is located outwith a development boundary and is not allocated or otherwise identified for development in the Angus Local Development Plan (2016) (ALDP). Policy DS1 states that outwith development boundaries proposals will be supported where they are of a scale and nature appropriate to their location and where they are in accordance with relevant policies of the ALDP.

The design of the proposed dwellings are modest in scale, being 1.5 storeys in height and typify the local housing stock of the area. These are comprised of rural type small settlements and groupings of 2 or more houses interspersed with working farms, steadings and larger type hamlets. The grouping of housing (3) proposed is common and widely seen in the immediate surrounds.

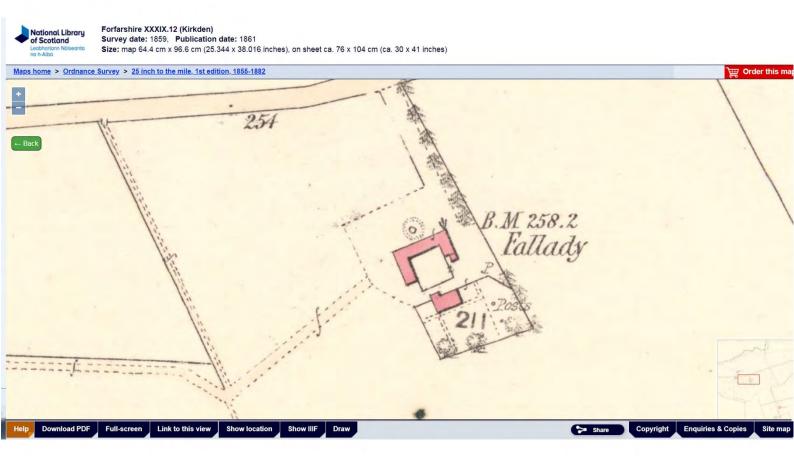
The proposed dwellings use a Scottish vernacular form of massing, being low rise and linear form. Traditional high-quality materials such as natural slate and render are also proposed, as well as areas of timber cladding. The above forms a restrained palette of materials that are common in the local area. The modest footprint of the proposed homes reflects that of the existing cottage and others seen in the area and thus would be in accordance with the character and nature of the existing area.

The proposal would be compatible with the land uses in the surrounding area. The surrounding area is characterised by agricultural land and dwellinghouses. It is not uncommon for rural dwellinghouses throughout Angus to be located in close proximity to agricultural land. Adequate separation would be achieved between the proposal and the surrounding agricultural land by the provision of the boundary treatments as illustrated on the site plan and visualizations, as well as the existing access road to the East. Outline planting proposals are also illustrated and have been designed to create a high-quality environment for the occupants.

TC2 & DS3

Policy TC2 allows for new housing on sites related to existing housing, building groups and on appropriate brownfield sites.

Fallady Cottage (remaining in use) formed part of the larger Fallady Farm and Livery Yard. The application site has seen a variety of commercial/agricultural uses, with the proposals being sited in the position of the previous main farm buildings and stables, see figure below from the National Library of Scotland:



Above: The application site in use as a farm and livery yard, remnants of the existing stable block remaining visible in the current condition. Further to the North an existing well was located in the yard area, used for exercising horses. Existing access road remains in the current condition.

As can be seen above the application site has seen use both as a livery yard and for arable farming purposes. The existing farm buildings were sizeable in footprint, the proposed dwellings being less than the original footprint combined.

The North West of the site shows use for arable farming at this time according to parish maps and records (the current land ownership now includes the North West third, encompassing the agricultural land, used as a horse paddock).

The main farm building became disused and appears to have fallen into ruin in the latter half of the last century, though the yard and remnants of the building footprint remained.



Above: Map illustrates the yard area and outline of the existing building remaining, though the main building no longer stands. The Northern half of the application site remains in agricultural use, though parish records suggest pastural farming. The well also remains.

The Northern portion of the site remained in agricultural use until the late 1990's, after which this area of the site was subsumed into the Fallady ownership boundary. We understand it's most recent use has been as a horse paddock, though is no longer used as such. Though existing areas of the yard and remnants of the existing building remain the ground would be remediated as part of the construction process of the 2 dwellings. There are no mature trees/hedging that would need to be removed to facilitate the new dwellings.

Policy TC2 also states that all proposals for new residential development must be compatible in terms of land use; provide a satisfactory residential environment; and not result in unacceptable impact on the built and natural environment, surrounding amenity, access and infrastructure; and include as appropriate provision for affordable housing in accordance with Policy TC3 Affordable Housing.

The housing group proposed (2 homes) is of a type and nature that compliments the area and reflects dwelling groups of a similar nature in the immediate surrounds. It provides much needed affordable housing on a brownfield site in an area of housing scarcity. The development would provide modest rural family homes in a small community type grouping, in line with Angus Council guidelines. The proposals would demonstrably not result in an unacceptable impact on the built and natural environment and would support those who live and work in the area.

Although not directly applicable to this application, the proposed dwellings are to be fabricated by Scotframe and would classify as affordable housing. Our client intends to build the proposed dwellings for their 2 offspring, all working for the same family business locally. As a currently unused

gap site it represents an opportunity to provide owned, otherwise unaffordable, quality homes within the area in which they live and work. Both offspring currently reside in the existing cottage and static caravan on the site. The proposals then represent the prospect of reusing a brownfield site (which is currently too large to maintain) without detriment to the local area and without impact on the amenity of existing properties. The existing condition would be enhanced by the placement of the Northernmost house forming a frontage to the main road and thus falling further in-line with Angus Council Policy for rural sites. It is well documented that there is an increasing shortage of quality affordable housing in rural areas; ultimately in the event these houses are later sold it would also release highly efficient, environmentally conscious and affordable homes into the local housing stock.

The following is taken from the Gov.scot website in relation to rural housing provision:

"The housing stock in many rural areas is regarded 'not fit for purpose' (SRUC, 2014). This is mainly due to the lack of suitable affordable housing available, lack of modern housing and single occupancy homes. These problems have social and economic impacts on the area.

For example:

The lack of affordable housing means that young first-time buyers are priced out and have to leave the area (SRUC, 2014). This out-migration of young working people increases the dependency ratio (the number of people aged 65 or more per a hundred people aged 15-64).

As low-income workers are unable to afford housing, small businesses and service providers which rely on a low-income workforce are unable to source staff (SRUC, 2014).

Older, larger, detached, or non-gas heated homes, which are more common in rural areas, have lower energy efficiency ratings (Scottish Government, 2016b). For example, 63% of rural households are not covered by the gas grid and use other fuel sources to heat their homes which are more expensive than mains gas. This is a larger proportion than for urban areas where just 7% of households are not covered by the gas grid (Scottish Government, 2016c)."

The proposed houses will meet contemporary insulation standards and an air source heat pump (amongst other sustainable technologies) will provide the type of housing to meet the demands outlined above.

Detailed Countryside Housing Criteria In addition to taking account of the provisions of the Policy TC2:

Development proposals should:

- not create a gap or rounding off opportunity for additional greenfield development. The
 proposals comply with this policy as the proposed dwellings would create no further
 opportunity for development the site is bordered by an access road to the East, trunk road
 to the North and agricultural land to the South and West
- meet the following plot size requirements Category 1 RSUs between 0.08ha/800m2 and 0.2ha/2000m2. The proposals are in compliance with this policy; plot and amenity space figures are given elsewhere in this document.
- not result in the coalescence of building groups or of a building group with a nearby settlement. The proposals would not allow for the above and are therefore in compliance.

- contribute to the rural character of the surrounding area and not be urban in form and/or appearance. The proposals are of a traditional rural appearance and widely seen in the surrounding area.
- *Materials and design should reflect and complement traditional properties in the locality.* All materials used are reflective of those commonly seen in the locality.
- provide a good residential environment, including useable amenity space/private garden ground, and adequate space between dwellings whilst retaining the privacy of adjacent properties. The resultant garden ground provided is well in excess of Angus Council design standards in each case and meet all associated policy criteria. Each dwelling is afforded high quality, private garden grounds with uninterrupted views across the countryside.
- Note 25 Agricultural Land to Garden Ground. Make provision for affordable housing in line with Policy TC3: Affordable Housing and the guidance set out in the Developer Contributions and Affordable Housing Supplementary Guidance; where the proposed development will have a demonstrable cumulative impact on infrastructure and community facilities provision, an appropriate developer contribution from will be sought. Not applicable to this application, although both new dwellings will classify as affordable housing.
- not adversely affect or be affected by farming or other rural business activities (subject to provision of a good residential environment may not apply to proposals for essential worker housing required for the management of land or other rural business); The proposals would have no impact on farming businesses in the immediate surrounds.
- not take access through a farm court; (subject to provision of a good residential environment may not apply to proposals for essential worker housing required for the management of land or other rural business). The proposals utilise their own access existing road and are in compliance with council policy/guidelines.
- *and not require an access road of an urban scale or character.* As above, the proposals are in compliance with Council Policy. We note there have been no objections from the Roads Team.

The proposal would be compatible with the character of the surrounding area and the pattern of development. In terms of the residential environment to be provided, the proposed development sites would measure around 1905 m2 (Southern) and 1586 (Northern) which far exceed the plot size requirements for a C1RSU as identified in the Council's Countryside Housing Supplementary Guidance (2016).

There would be in excess of 100 square metres of private garden ground; adequate space to provide vehicular parking and turning arrangements; and refuse collection/storage and recycling arrangements.

The proposed vehicular access, parking and turning arrangements would be in accordance with the Council's standards. The Council's Roads - Traffic Service has confirmed no objection in relation to the proposal

The site does not contain any built or natural environment designations.

The proposal would be consistent with the character and pattern of development in the surrounding area and would provide an acceptable design solution as considered against the Council's Design and Placemaking Supplementary Guidance (2018). There would be an adequate separation distance between the proposal and other dwellinghouses when assessed against Council guidance.

The proposed water supply arrangements would connect to the public water main. The proposed foul drainage arrangements would connect to a septic tank and soakaway. The proposed surface water drainage arrangements would connect to a sustainable urban drainage system. The proposed water supply, foul drainage and surface water drainage arrangements are acceptable and compatible with relevant policy in the ALDP and would be further regulated through the building warrant process.

In terms of the detailed criteria provided in Appendix 3 of the Council's Countryside Housing Supplementary Guidance (2016), the proposal would not create a gap site or rounding off opportunity for additional housing development and would not require the subdivision of an existing residential curtilage. The proposal would not result in the coalescence of building groups or of a building group within a nearby settlement. The proposal would not give rise to any significant issues in terms of the Appendix 3 requirements. The site is located in an area of prime agricultural land (Class 3.1).

The proposal is small scale and the site has not been in agricultural use for several years which ensures that it would not render any farm unit unviable. The proposal would not conflict with the main aims of Policy PV20.

We would be happy to provide recent examples of recent developments in the area at request.

Design Statement

Key Aim:

The aim of the project is to provide a small holding comprised of three houses. Presently the site is occupied by one existing property, which sits within a large tract of land, accessed from an existing private road. Our client is seeking to introduce two new low massing house types supplied by regional supplier Scotframe. The existing house has an excess of ground at present (previously in uses as agricultural land) which is well in excess of other examples in the local area. The size at present is unmanageable for the owner, requiring maintenance on a commercial scale. This application aims to provide much needed housing within the area, each house with significant garden grounds and private aspect.

Scotframe specialises in self-build timber frame kit homes for rural settings, many of which are seen in the local area. The client has selected two different self-build homes, each at one and a half storeys, which we believe is an appropriate scale for the site. The positioning of each has been carefully considered so as to be reflective of the existing context, deliver an enhanced level of privacy between the properties, maximise natural daylighting to key areas and minimise the loss of existing trees.

Positioned on site 1 is the Ptarmigan house type (house type 1) (Further details of the house types can be found at the following address https://scotframe.co.uk/house-style/ptarmigan/ if required). At one and half storeys, with a total floor area of 177.68m2. The property includes 4 bedrooms, with master bedroom containing ensuite and dressing room. South-west facing lounge, north-east positioned

kitchen/family space and utility. Along with a shower room and bathroom. The exterior is formed of white render finish with areas of dark stained timber and a stone chimney to the lounge. Triple glazed windows and rooflights.

Site 2 has a slightly different house type, a bespoke form of house (developed from the 'Spey' house type). Also, at one and half storeys, with a total floor area of 192m2. The property includes 4 bedrooms, with two including ensuites. South-west facing lounge/kitchen/dining space with attached utility. Along with bathroom. Similarly, the exterior is finished with white render with areas of anthracite grey cedral cladding board. It also sees anthracite grey uPVC windows and rooflights.



Aerial view – looking South

The site is accessed via private road with an established vehicle access that has excellent visibility, this already serves the existing property. With the site's remote location, there is no current overlooking onto any neighbouring properties. The site offers scenic views out onto the local farming fields and rolling hills. The approximate total area of the overall site is 6206.46m2. Site 1 has a residual footprint of 1736.93m2 and offers 1670.14m2 of amenity space. Site 2 has a residual footprint of 1460.72m2 and offers 1328.32m2 of amenity space.

Both new house types will incorporate a BioDisc sewage treatment system to remove wastewater, this treated wastewater will then be discharged to a soakaway. In addition, soakaways will be installed to treat discharge surface water on the site. Both systems provide an efficient, low-environmental impact solution to drainage.



Aerial view – looking North

New porous gravel driveways for each of the house types have also been included, with areas of highquality porous paving setts demarcating the entrance areas.

It is proposed that a small number of small low grade existing trees are removed. Replanting proposals are on a minimum of a like-for-like basis, with at least one new tree planted for every tree removed. The proposals also include for high quality soft landscaped areas which also assist in providing additional privacy and site demarcation.

There are no windows in the proposed homes that are within 18m of an adjacent property. Living areas and key habitable spaces have been orientated South, South-West in order maximize sunlight and views across the landscape. Both houses include external terraced areas for amenity.

This proposal aims to provide modest scaled affordable homes for the area of Idvies, with massing and materials reflective of the local area. Each offers a substantial garden, parking and amenity spaces, positioned off the county road accessible via private road and situated with magnificent views across the agricultural landscape.

WILSON PAUL ARCHITECTS

16.10.2023



House Type 1 – East elevation



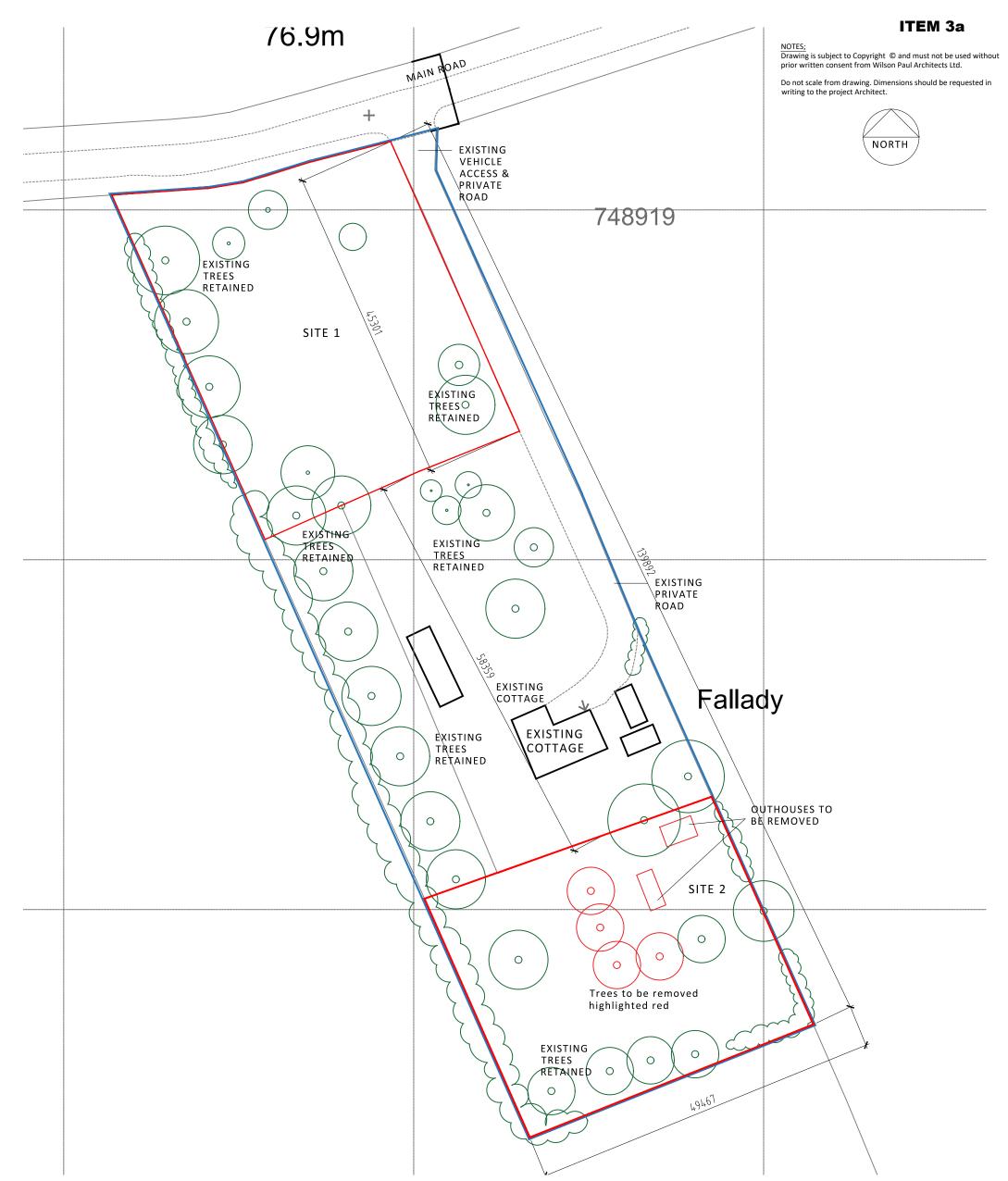
House Type 1 – West elevation



House Type 2 – South elevation



House Type 2 – North elevation



Project Title : NEW BUILD HOUSES FALLADAY COTTAGE

MACARI FAMILY

Sheet Contents :	EXISTING SITE PLAN	
Designed by:	sw	Drawing Number :
Drawn by :		2088 PA 001
Date :	110623	
Scale :	1:500 @ A3	Revision : B

WILSON / PAUL Chartered Architects 4 Brook Street Broughty Ferry Dundee DD5 1DP



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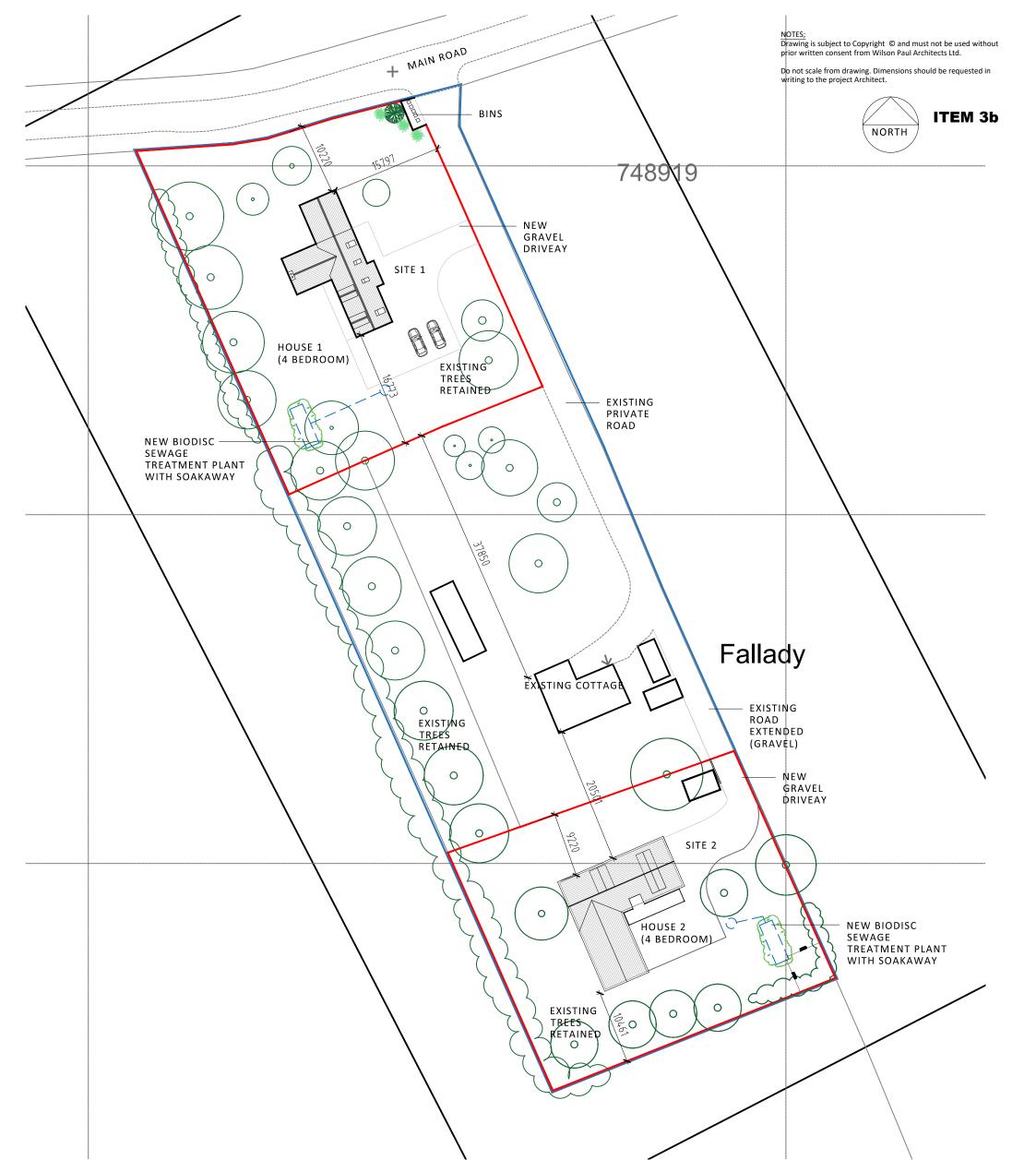


SCALE (M) 1:500

ALL NEW PAVING MATERIALS TO BE POROUS.

TREE PLANTING WILL BE ON A LIKE FOR LIKE BASIS, EACH TREE REMOVED WILL BE REPLANTED.

ALL BOUNDARY TREATMENTS TO BE1.6M HIGH TIMBER FENCE



Project Title : NEW BUILD HOUSES FALLADAY COTTAGE

MACARI FAMILY

Sheet Contents :	PROPOSED SITE PLAN		
Designed by:	SW	Drawing Number :	
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Date :	110623		
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WILSON / PAUL

Chartered Architects 4 Brook Street Broughty Ferry Dundee DD5 1DP



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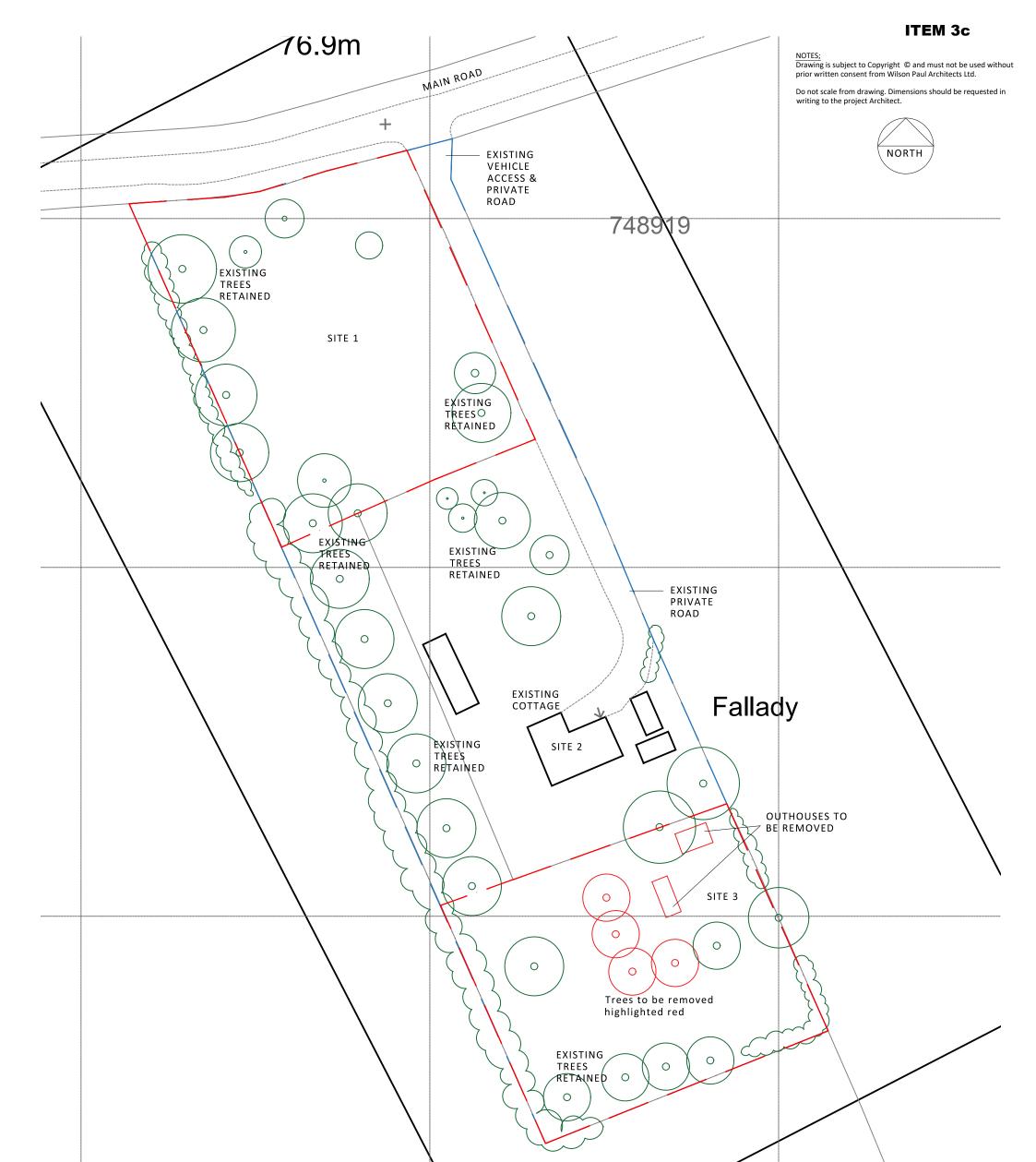


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Sheet Contents :	EXISTING SITE PLAN		
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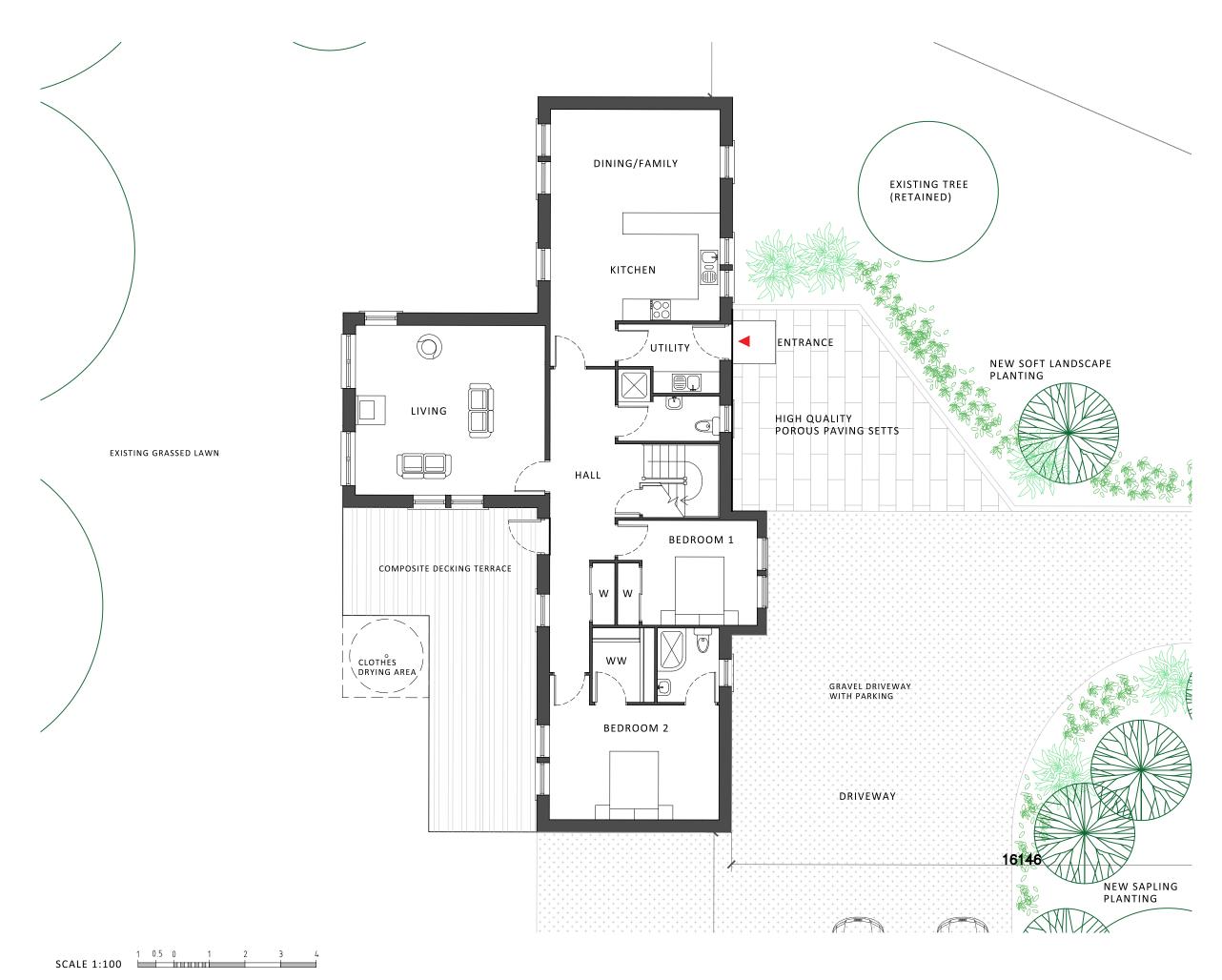


SCALE (M) 1:500

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ALL BOUNDARY TREATMENTS TO BE1.6M HIGH TIMBER FENCE



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NORTH

ITEM 3d

NEW BUILD HOUSES FALLADAY COTTAGE

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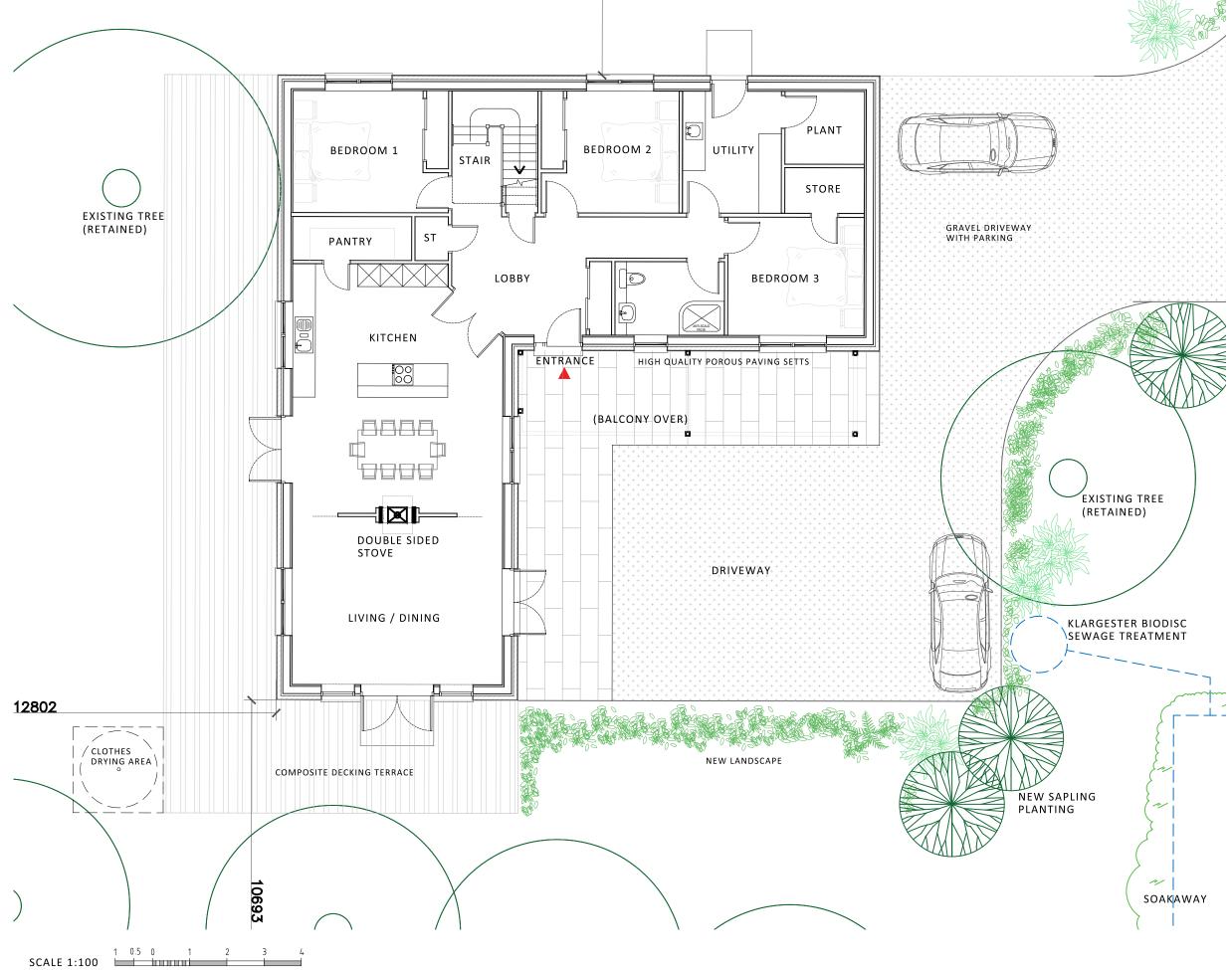
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Proiect Title :

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NEW BUILD HOUSES FALLADAY COTTAGE

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Sheet Contents :	HOUSE TYPE 2 GROUND FLOOR PLAN		
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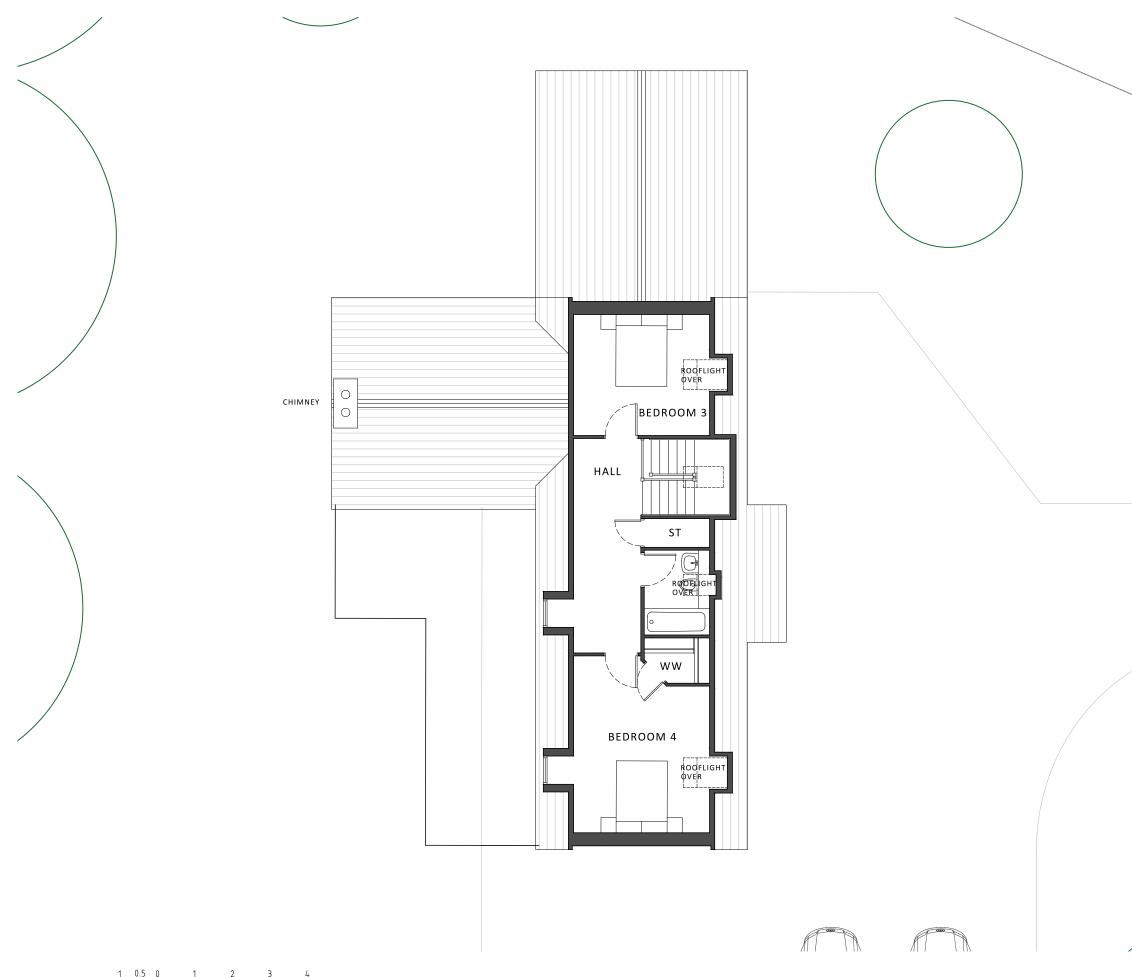
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www.wilsonpaul.co.uk





STOVE: Ecosy+ Hampton 5 Double Sided TALL Defra Approved Ecodesign Wood Burning Stove. DEFRA Approved for smokeless zones. 5Kw.



SCALE 1:100

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NORTH



Project Title : NEW BUILD HOUSES FALLADAY COTTAGE

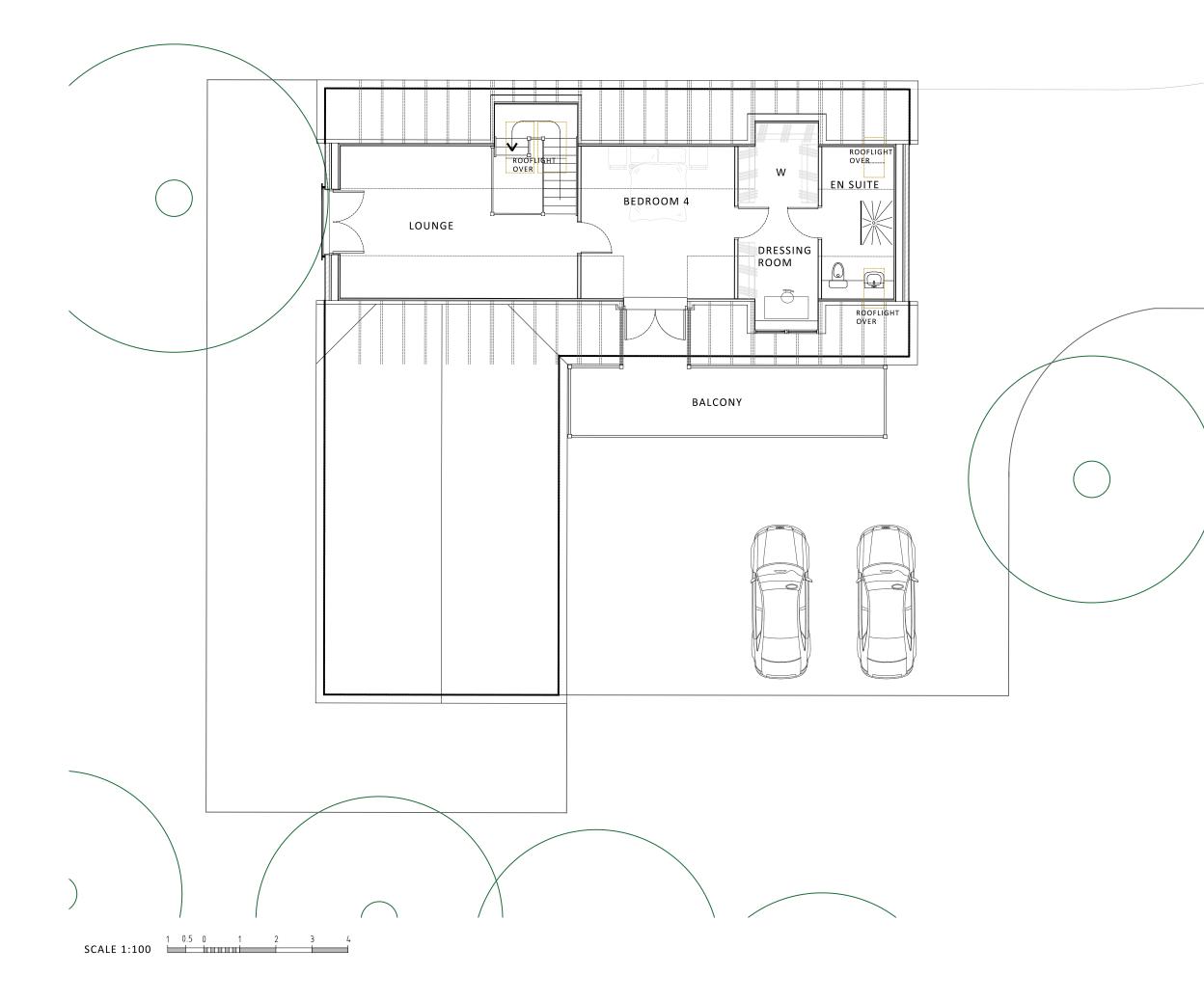
MACARI FAMILY

Sheet Contents :	HOUSE TYPE 1 GROUND FLOOR PLAN		
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Project Title : NEW BUILD HOUSES FALLADAY COTTAGE

MACARI FAMILY

Sheet	HOUSE TYPE 2		
Contents : FIRST FLOOR PL		LAN	
Designed by:	SW	Drawing Number :	
Drawn by :	SB	2088 PA 006	
Date :	120723	2000 17.000	
Scale :	1:100 @ A3	Revision : A	

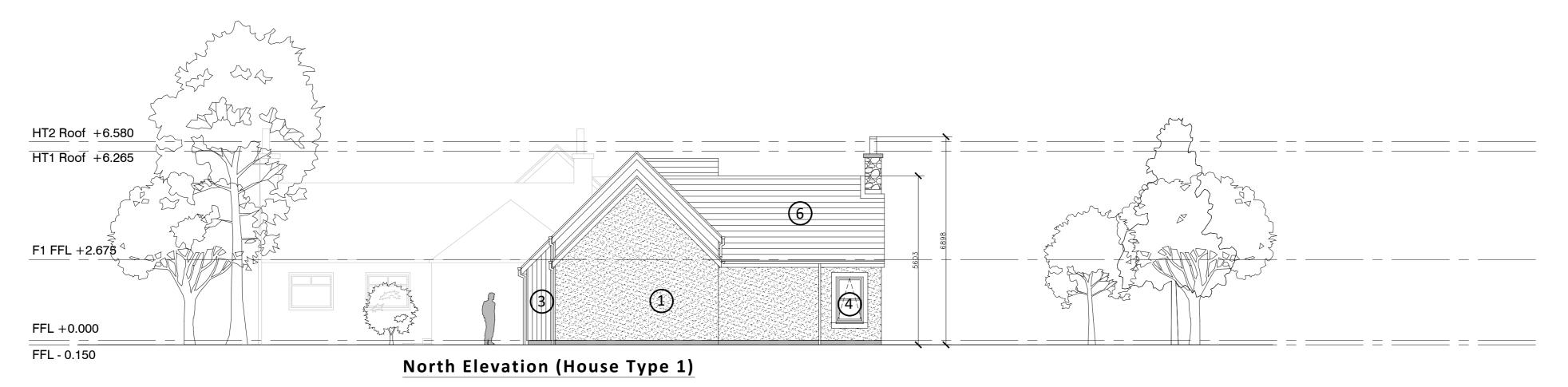
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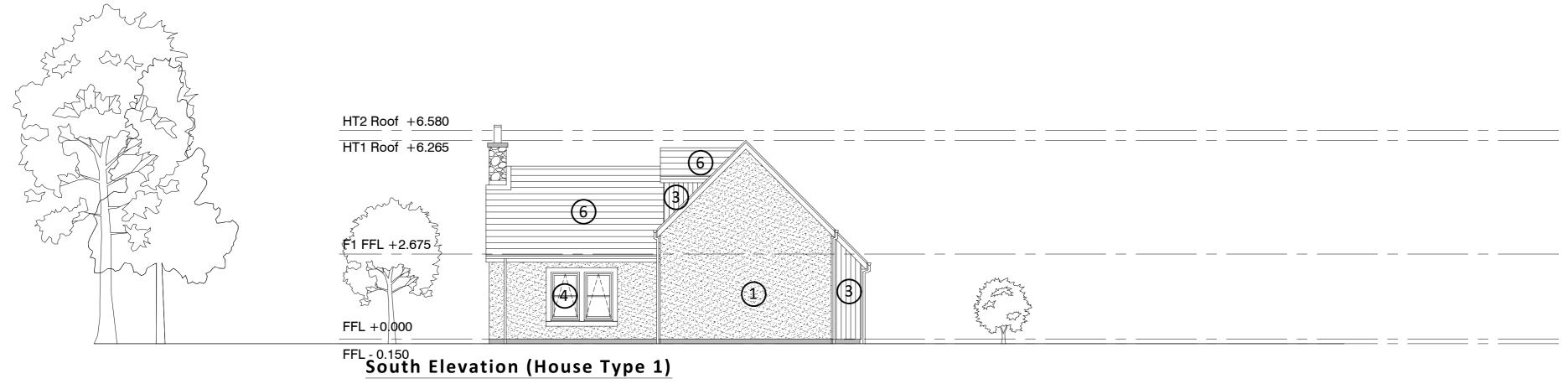
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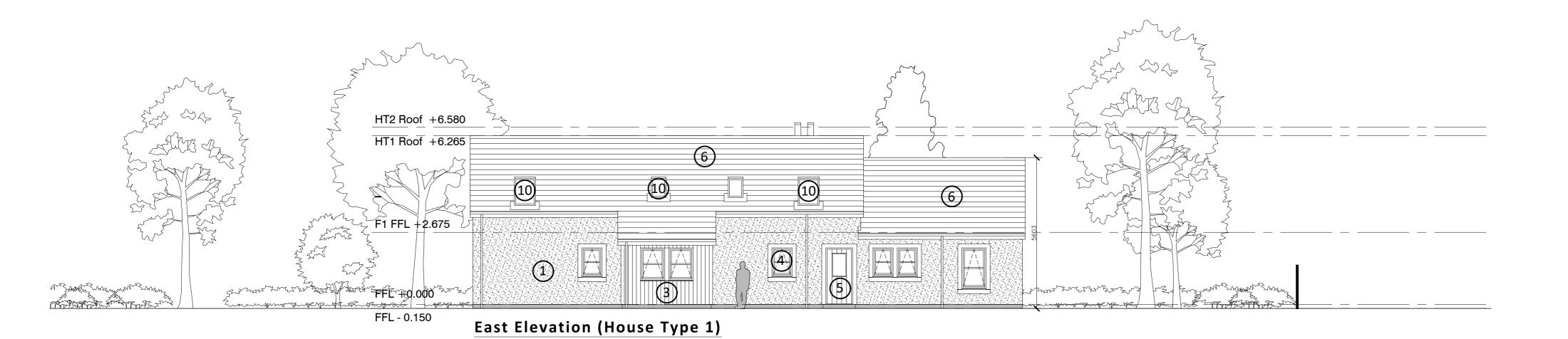


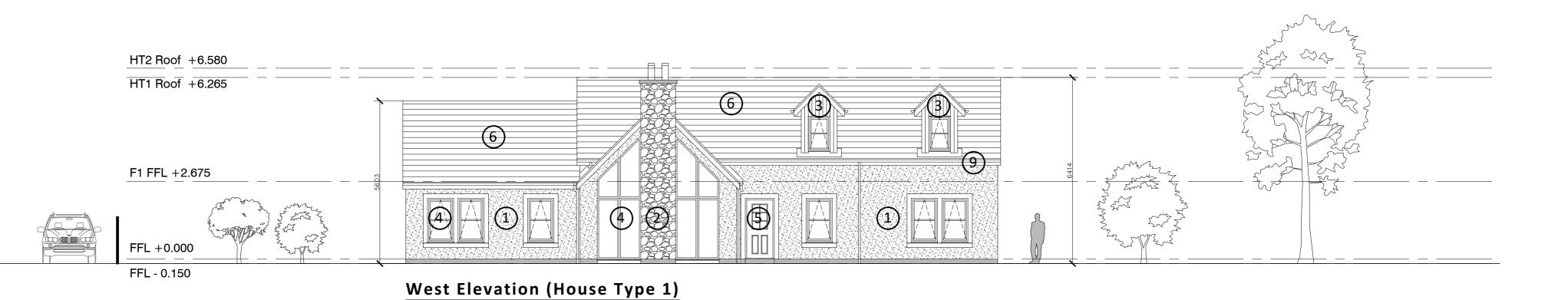


Do not scale from drawing. Dimensions should be requested in writing to the project Architect.









Proposed Elevations (2088)

SCALE 1:100@A1

1 0.5 0 1 2 3 4

(1) (2)	High quality silicone render - off white Natural stone cladding	STOVE: Ecosy+ Hampton 5 Double Sided TALL Defra Approved Ecodesign Wood Burning Stove. DEFRA Approved for smokeless zones. 5Kw.
3	Anthracite grey cedral composite cladding	
4	Anthracite grey uPVC double glazed windows	
5	Oak entrance door, clear coated	
6	High quality natural slate roofing	
7	Toughened glass balustrade with integrated handrail	
8	Anthracite grey uPVC glazed double doors	
9	Anthracite grey painted timber fascia	
10	Anthracite grey rooflights	

NEW BUILD HOUSES FALLADAY COTTAGE Project Title :

MACARI FAMILY

HOUSE TYPE 1 ELEVATIONS	
SW	Drawing Number :
SB	2088 PA 007
240723	2000 1 / (00 /
1:100 @ A1	Revision :
	ELEVATIONS SW SB 240723

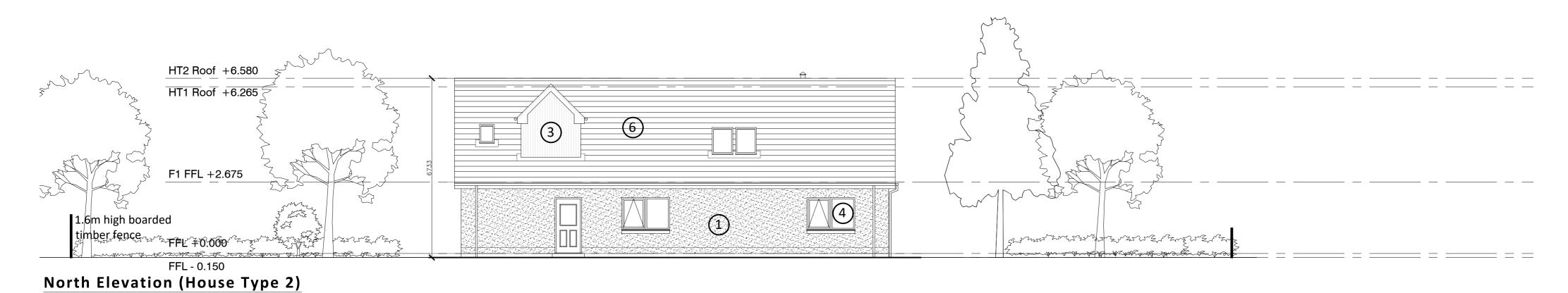


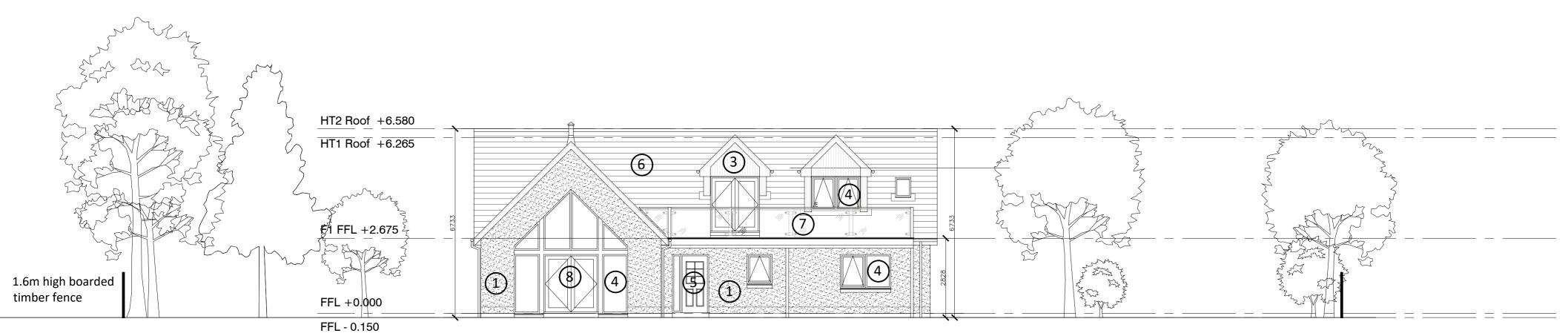


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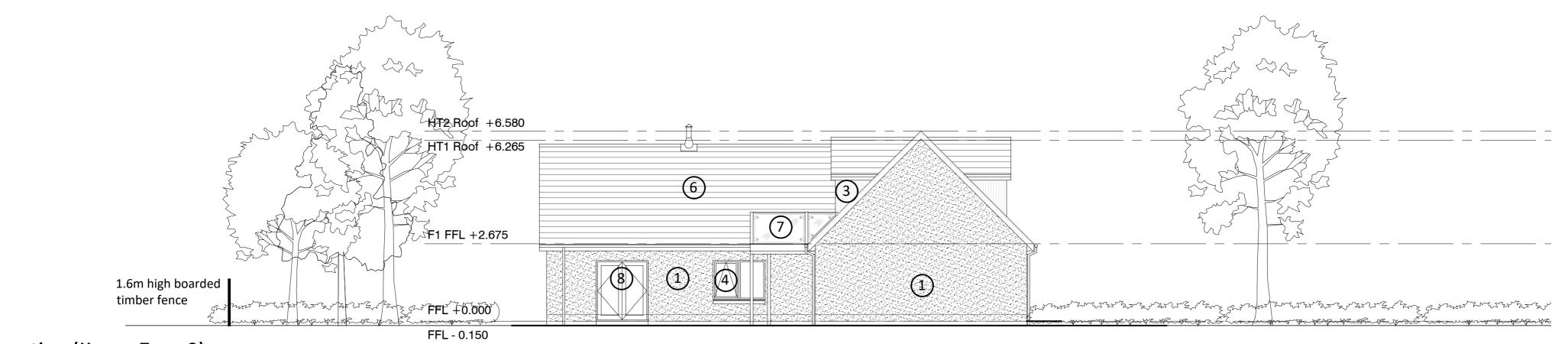
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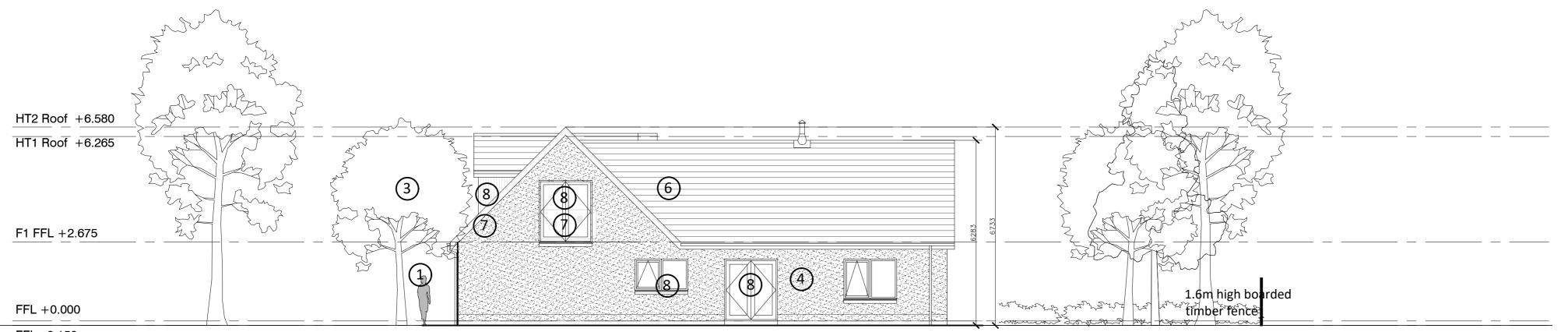




South Elevation (House Type 2)







FFL-0.150 West Elevation (House Type 2)

0.5 0 1 2 3 4 1 1 1 1 1	STOVE: Ecosy+ Hampton 5 Double Sided TALL Defra Approved Ecodesign Wood Burning Stove. DEFRA Approved for smokeless zones. 5Kw.	
High quality silicone render - off white		
2 Natural stone cladding		
Anthracite greycedral composite cladding		
4 Anthracite grey uPVC double glazed windows		
5 Oak entrance door, clear coated		
6 High quality natural slate roofing		
Toughened glass balustrade with integrated handrail		
8 Anthracite grey uPVC glazed double doors		
9 Anthracite grey painted timber fascia		
(10) Anthracite grey rooflights		

Project Title : NEW BUILD HOUSES FALLADAY COTTAGE

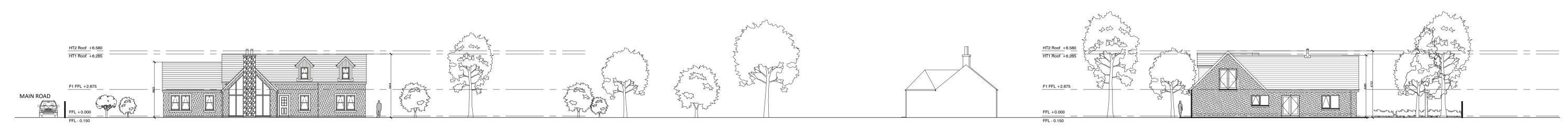
MACARI FAMILY

Sheet Contents :	HOUSE TYPE 2 ELEVATIONS	
Designed by:	SW	Drawing Number :
Drawn by :	SB	2088 PA 008
Date :	240723	2000 7 000
Scale :	1:100 @ A1	Revision :

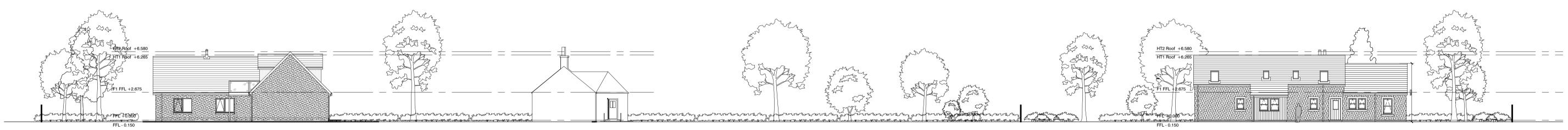
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East Elevation (House Type 1 + 2)

20

Proposed Sit	e Section	(2088)		
	10 5	0	10	

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Project Title : NEW BUILD HOUSES FALLADAY COTTAGE

MACARI FAMILY

Sheet Contents :	SITE SECTION	
Designed by:	SW	Drawing Number :
Drawn by :	SB	2088 PA 009
Date :	240723	2000 1 / 000
Scale :	1:200 @ A1	Revision :

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2088 VS 001 FALLADY COTTAGE SITE AERIAL VIEW LOOKING SOUTH IDVIES, SCOTLAND

HOUSE TYPE 01







2088 VS 002 FALLADY COTTAGE SITE AERIAL VIEW LOOKING NORTH IDVIES, SCOTLAND

HOUSE TYPE 02





2088 VS 003 FALLADY COTTAGE | HOUSE TYPE 1 VIEW OF EAST ELEVATION IDVIES, SCOTLAND





2088 VS 004 FALLADY COTTAGE | HOUSE TYPE 1 VIEW OF SOUTH WEST ELEVATION IDVIES, SCOTLAND





2088 VS 005 FALLADY COTTAGE | HOUSE TYPE 2 VIEW OF NORTH EAST ELEVATION IDVIES, SCOTLAND

161 P 11





2088 VS 006 FALLADY COTTAGE | HOUSE TYPE 2 VIEW OF SOUTH WEST ELEVATION IDVIES, SCOTLAND



