INTRODUCTION
The following is a Design Statement, which describes outline proposals for the development of Gogar Mains, a derelict agricultural farm steading located south of the village of Blairlogie, to the east of the city of Stirling.

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01. SITE CONTEXT
01 a) LOCATION
Gogar Mains is an agricultural farm steading located south of the village of Blairlogie, to the east of the city of Stirling.

01 a) BACKGROUND
The buildings on the site constitute a dwelling house constructed in circa 1970, a traditional, Victorian era farmhouse on the east side of the site, and various barns constructed in stone, concrete and metal, which are in a derelict condition. There is currently no domestic or agricultural activity occurring on the site.

The site was subject to a planning application, to demolish and rebuild the majority of the existing structures, and consent was granted in early 2018. This consent allowed for the construction of 8 no. new houses and the retention/ restoration of the existing cottage and farmhouse; 10 no. residential units in total.
01 c) SITE CHARACTER

Gogar Mains is set in an isolated position, within a flat agricultural landscape.

A band of mature woodland is located to the south and west, providing a backdrop to the site when viewed from the main Blairlogie road, to the north. From the south and east the site can be seen from some distance across the low-lying fields.

The village of Blairlogie has a traditional character and is of a linear arrangement, set alongside the road at the base of the Ochil hills, which rise steeply above the north side of the village. The Ochils run from east to west and give an impression of rugged, steepness in contrast to the flat, pastoral landscape on the valley floor.

There are several farmsteads and residential developments in the vicinity of Gogar Mains. Traditional white-washed or rendered buildings predominate, but there are also natural stone and timber clad buildings. Dormers set onto slate roofs are a commonly used feature as are prominent gable ends and chimney features.

Fields are generally separated by post and wire fencing, but with mature hedgerows to road-edges.
The existing site has a collection of ruined and semi-ruined agricultural buildings. They are predominantly at the southern edge of the site, facing the public highway.

The cottage is a modern, single-storey dwelling house located on the north-west corner of the site. The farmhouse is of a traditional style, one and a half storeys in height with dormers on a slate roof and rendered external walls.

The site is defined by post and wire fencing to boundaries.

One larger, mature tree is located on the east side, adjacent to the farmhouse.

It was confirmed during the 2018 planning application that this site can be considered as Brownfield land.
Evening sun

Views to hills

Morning sun

Views to open farmland

Midday sun

Views to trees and open farmland beyond

PREVIOUSLY CONSENTED SCHEME LAYOUT

BUILDING GROUPS

02: SITE ANALYSIS
02a. SITE LAYOUT AND ORIENTATION

SUN PATH
02a. SITE LAYOUT AND ORIENTATION

This plan shows the existing site boundary of the agricultural steading in green. The 2018 consented scheme expanded the boundary to the east side and also struck a line between the northern corners of the site.

The proposals illustrated later in this document follow those boundaries, but also to slightly expand the site area on the west side, to provide additional garden and access space for the cottage and to create a more rational site layout.

02b. EXISTING BUILDING CONDITION

The 2018 consent included for the demolition of all of the existing buildings on the site, with the exception of the farmhouse and cottage.

This new application also follows this strategy.

The existing stone steading buildings are in a poor state of repair with no roofs and unstable masonry walls in parts. The other structures on the site are utilitarian, agricultural buildings, constructed of steel or concrete with corrugated cladding.
02c) PLANNING CONTEXT

An analysis of the consented scheme raises the following issues:

- The new housing closely conforms to the footprint of the original, agricultural steadings, however the application included for the demolition of all of the existing structures on the site (with the exception of the farmhouse and the cottage). The resulting layout has various drawbacks and would result in poor quality internal and external spaces.

- Houses 1-4, have very narrow spaces between projecting wings of the buildings and garages located on south facing elevations. This will minimise daylight and outlook from both gardens and internal spaces.

- There is too-close a proximity between the corners of the blocks, which would give rise to serious issues of overlooking from one property to the next. Related to this, there is a lack of clear definition between plots and gardens.

- The layout following the configuration of various existing structures on northern part of the site, which will have had a logic that related to their agricultural use, but it results in a seemingly random positioning of new properties on, with a convoluted road access.

Pre-planning consultation and Design Guidance:

The following guidance has been considered during the design development:

- To ensure that the number of units, and scale of the resultant development is appropriate for its surroundings and setting.

- To develop a layout that respects the characteristics of traditional steadings by closely grouping the buildings together and using them to enclose much of the external space.

- Residential or mixed use of the ‘footprint’ of adjacent derelict or modern buildings, and the associated ‘brownfield’ land will be permitted provided that the overall development achieves a coherent design concept and quality appropriate to the restored buildings and to the countryside setting.

- The site as a whole is considered to be brownfield and therefore the new buildings do not have to replicate the footprints of the existing farmsteading. All new buildings should be kept within the existing site boundary however.

The plans illustrated on the following pages seek to address these issues, by generating a new layout for the site, appropriate for the residential use and working within the terms of the above design guidance and planning policies.
02 c) PLANNING CONTEXT

Existing boundary line was revised on east and north edges.

Re-construction of the stone barns, following the existing footprint, leads to very poor relationships between the dwellings, with lack of privacy, poor definition of gardens and shared spaces and compromised internal arrangement with spaces that will be dark, and with a limited outlook.
03. SITE PLAN SHOWING LA YOUT OF CONSENTED SCHEME AND REVISED SCHEME OVERLAID

04. SHARED GREEN SPACES

Dotted lines indicate consented scheme buildings. Black lines show indicative footprints of proposed new houses.

Proposed enlargement of site area for revised scheme.

GENERAL NOTES:
Do not scale from drawings. Contractor to verify all dimensions on site prior to commencement of any works. Any discrepancies to be notified to the designers immediately. All drawings & specifications related to this building project are copyright of Taylor Architecture Practice Ltd. and are not to be reproduced in part or whole without prior written consent.

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PROJECT:
CLIENT:
DRAWING:
ISSUED:
Job No:
DRWG No.:
Scale:
Drawn: AVB
Rev:-
1 : 250 @ A1

Gogar Mains,
Blairlogie, Stirling
Proposed Site Roof Plan
Planning Issue 21-003

Uphall Estates
Proposed Application Boundary

a. Detached, 4 bed, Courtyard House
b. Semi-detached, 3 bed houses
c. Existing Cottage
d. Existing Farmhouse
e. New vehicle access road from public highway
f. Bin store
g. Passing place / visitor parking

10 No. Units total: 8 No. new-build & 2 No. existing.

Notes:
- Location and size of proposed house footprints are indicative only.
- New tree planting is indicative only.

03a. PROPOSED SITE STRATEGY

- Access is provided from the street edge to the south facing houses. A new access roads serve the houses on the north edge of the site.
- The farmhouse and cottage are retained.
- Note that proposed new-house footprints are indicative only.
03. SITE PLAN SHOWING LAYOUT OF CONSENTED SCHEME AND REVISED SCHEME OVERLAID

Dotted lines indicate consented scheme buildings. Black lines show indicative footprints of proposed new houses.

04. SHARED GREEN SPACES

The existing cottage retained.

05. PLOT DEFINITION

Each of the proposed plots is well defined with clear boundaries between each.

Spaces for tree planting on the corners of the plot will soften the appearance from the views towards the site.

Generous back gardens for each houses, with this open space creating a new setting for the original farmhouse.

06. VEHICLE ACCESS

A new access road serves the house on the west side.

A new driveways give access to front entrances, from the main road.

A new access road can serve the houses on the east and north sides.

03a. PROPOSED SITE STRATEGY

The following diagrams illustrate the characteristics of the revised site layout:

Note that proposed new-house footprints are indicative only.