

Design Proposal 03

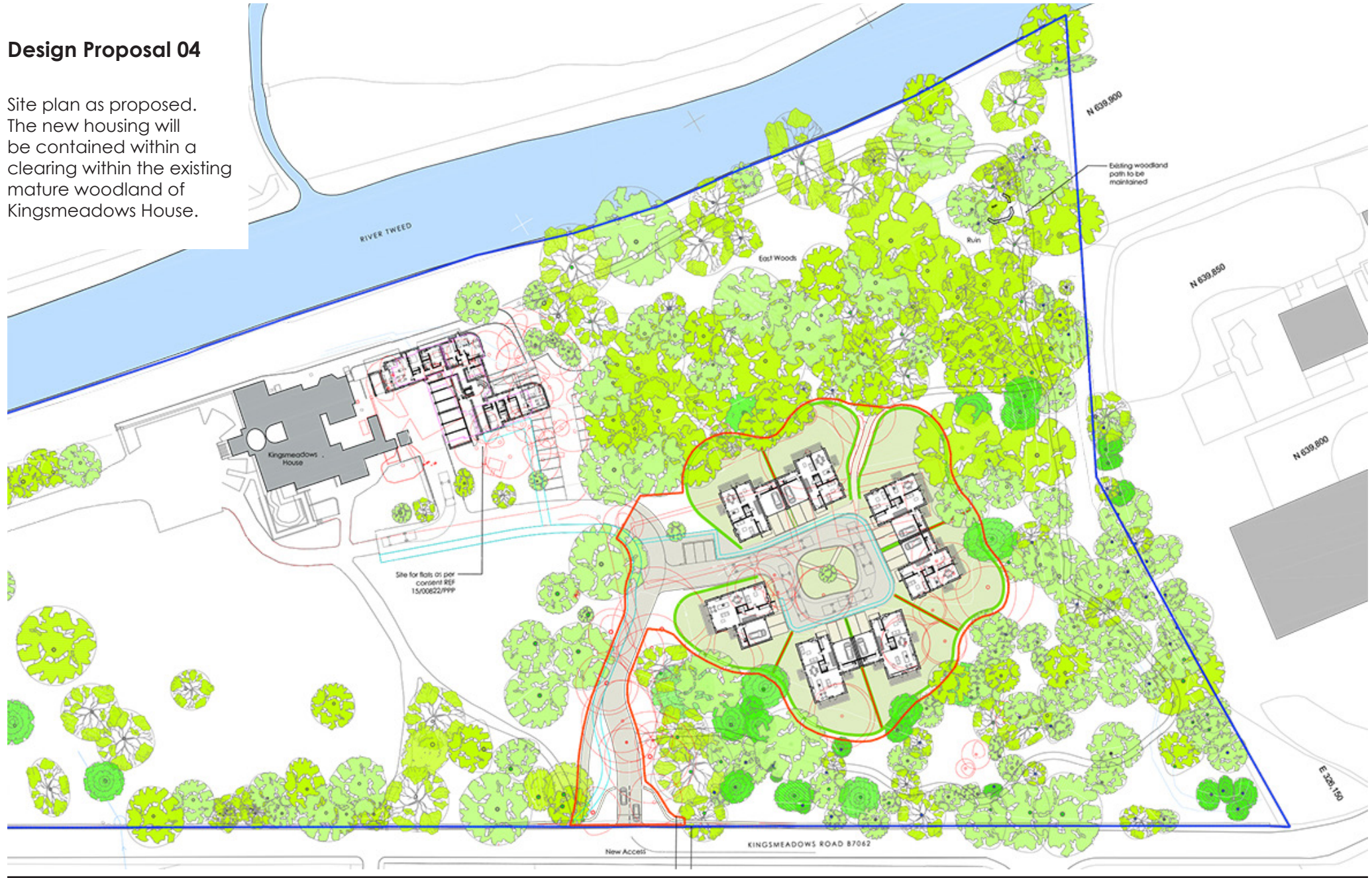


View from the north

The houses will be finished with a combination of blond brick and larch timber. The architects have found this combination of materials to work well in terms of ongoing maintenance and weathering. The white colour and grey timber will contrast well with the green of the trees and bring a touch of lightness to this glade in the woods.

Design Proposal 04

Site plan as proposed. The new housing will be contained within a clearing within the existing mature woodland of Kingsmeadows House.

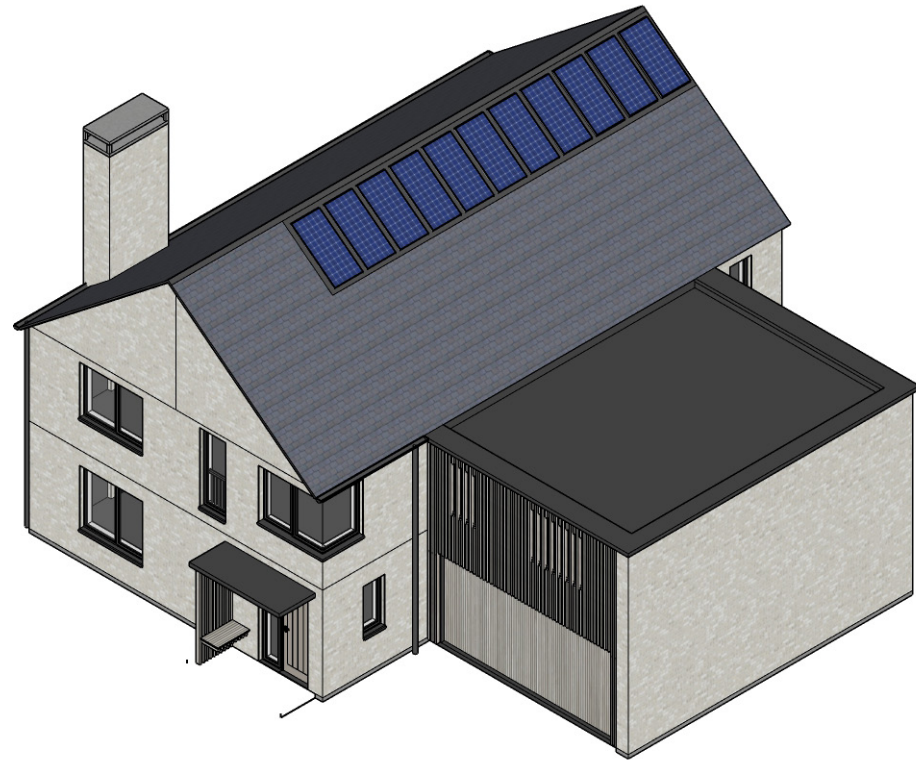


Design Proposal 07

House type 1 is a five bedroom family home with integral double garage and with a gross internal floor area of 279 m² (3000 feet²).

The ground floor provides spacious living space in a flexible layout and the first floor accommodates the bedrooms. The layout has been created to maximise the potential of each house's corner location within the development so that the living space and many of the bedrooms are dual aspect. This ensures that the house will receive sunlight throughout the day.

It is intended that the house will be constructed from a timber framed structure with brick and timber cladding. The house will exceed the requirements of the building standards in terms of energy efficiency and a 2kwPv solar array will contribute to the house's energy load.



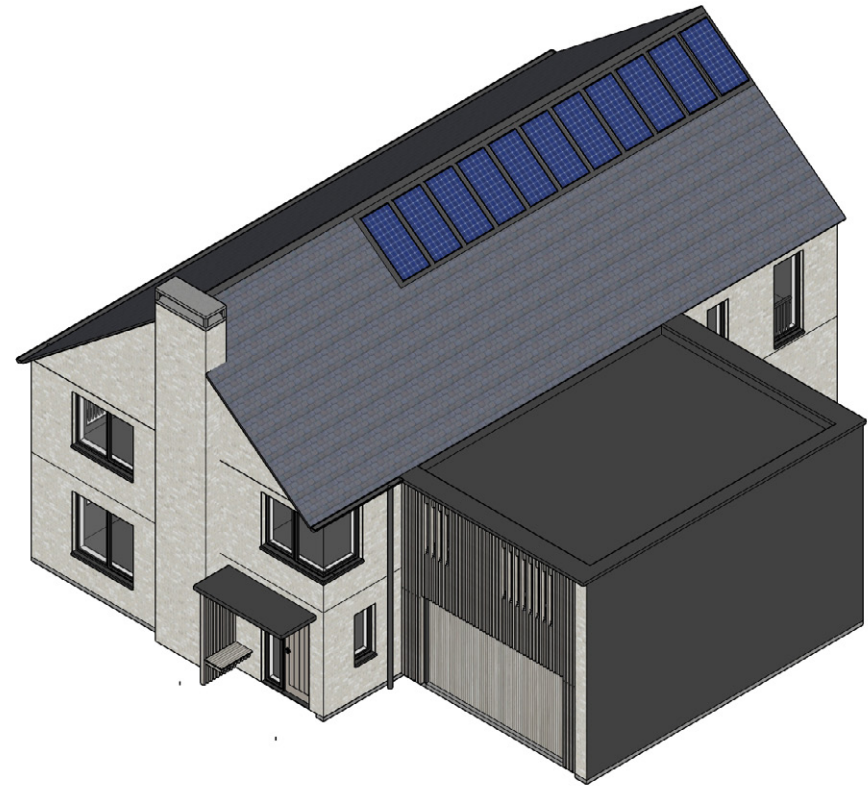
Proposed House Type 1
not to scale

Design Proposal 08

House type 1 is a five bedroom family home with integral double garage and with a gross internal floor area of 311 m² (3348feet²).

The ground floor provides spacious living space in a flexible layout and the first floor accommodates the bedrooms. The layout has been created to maximise the potential of each house's corner location within the development so that the living space and many of the bedrooms are dual aspect. This ensures that the house will receive sunlight throughout the day.

It is intended that the house will be constructed from a timber framed structure with brick and timber cladding. The house will exceed the requirements of the building standards in terms of energy efficiency and a 2kwPv solar array will contribute to the house's energy load.



Proposed House Type 2
not to scale

Design Proposal 09: Existing Woodland



The existing woodland will continue to be carefully managed by the Kingsmeadows Estate with the aim to continue to provide a high quality landscape environment for residents to enjoy. This image of the woods to the north of the development shows the condition that these trees will be maintained in, i.e. a semi-wild natural look and that they will continue to provide natural habitat for wildlife.

Design Proposal 10: Existing woodland



The woodland to the south will be managed more intensively to create a woodland parkland setting. This image shows the path alongside the boundary wall to Kingsmeadows Road.

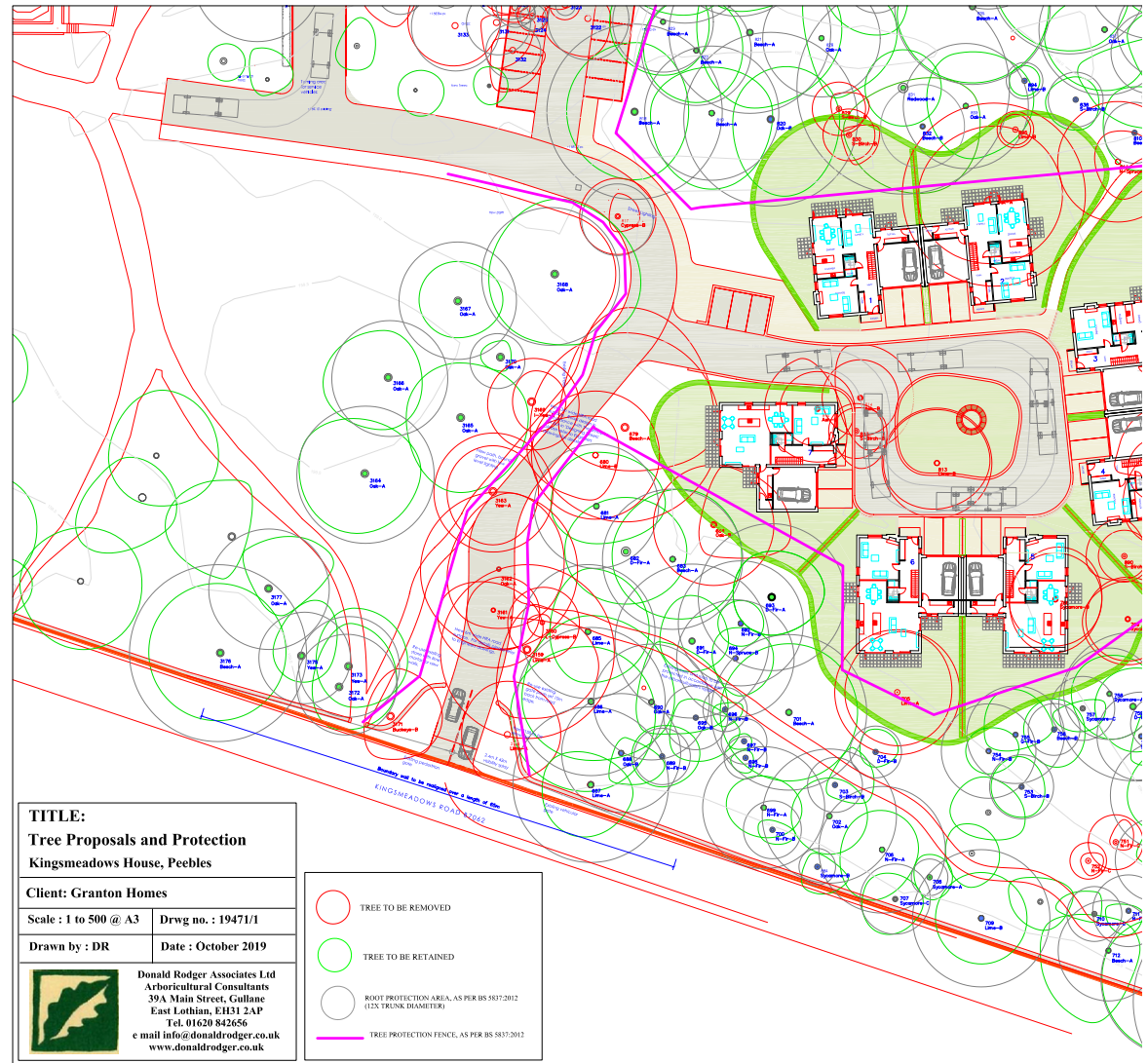
Design Proposal 11: Arboriculture

A detailed Arboricultural Implication Assessment and Tree Protection Proposal Statement accompanies this application and this sets out which trees are to be retained and protected and which are to be felled.

These reports were prepared by Donald Rodger who is an independent consultant specialising in all aspects of arboriculture, amenity tree care and urban forestry.

He is a Chartered Forester, a Chartered Biologist, a Chartered Environmentalist and a Fellow and Registered Consultant of the Arboricultural Association. He is also a member of the International Society of Arboriculture and is included in the 'Expert Witness/Expert Consultant Scotland Directory', the Arboricultural Association's 'Directory of Registered Consultants' and the Institute of Chartered Forester's 'Register of Consultants'.

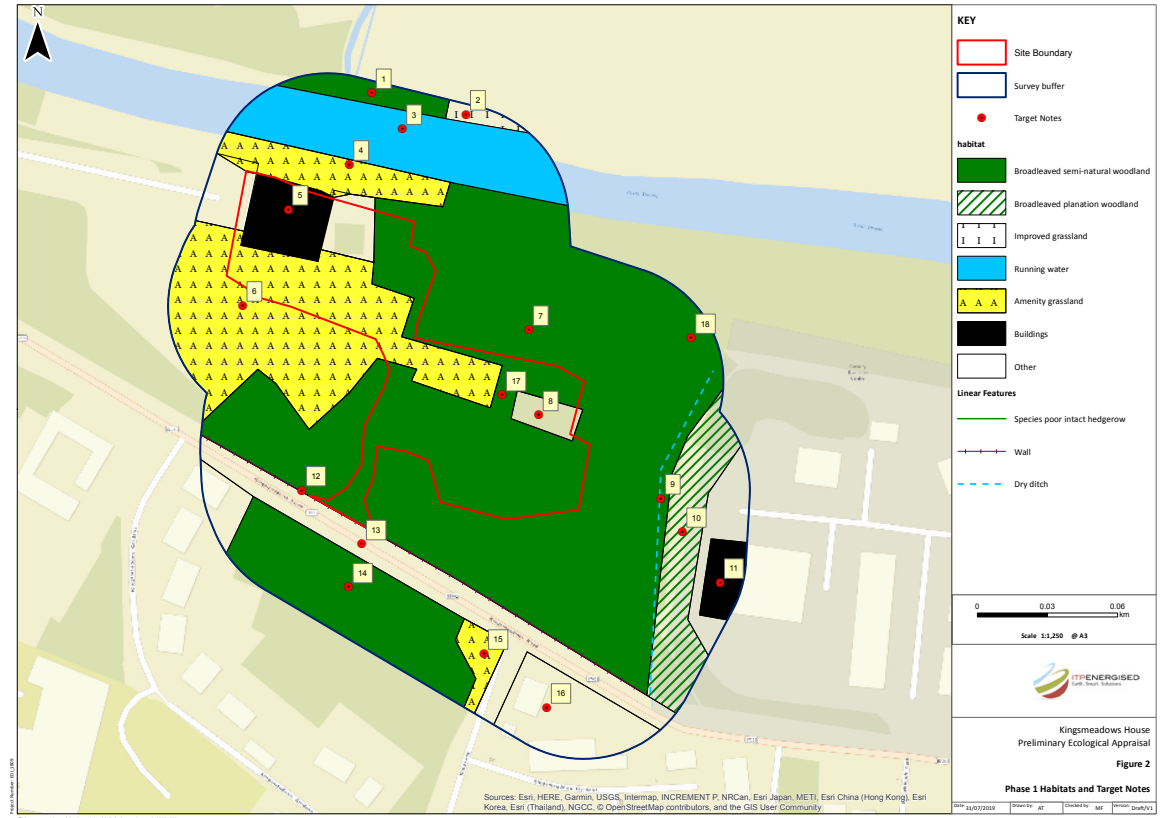
Granton Homes are committed to an ongoing tree management plan and they are carrying out annual maintenance work to keep the woodlands in the best condition.



Design Proposal 12: Ecology

An Ecology Baseline Report has been prepared for this application and a copy accompanies it.

This appraisal has been prepared by ITP Energised and it includes a Preliminary Roost Assessment and an otter and badger survey of the area of land that would be developed by this proposal.



Design Proposal 13: Materials

The materials proposed for the external finishes have been carefully selected and will be carefully detailed to provide maximum longevity and the best weathering properties.

The roofs will be finished in natural heavy blue slate, the walls mostly a buff/off-white brickwork and there will be some areas of larch cladding.



Conclusion

This development will deliver high quality and distinctive homes on a compatible site within the development boundary area of Peebles. The new buildings will sit comfortably within the grounds of Kingsmeadows house. The development will be designed around the existing mature trees and will not detract from its unique landscape setting.

The buildings will be constructed from quality materials: sandstone, natural zinc and timber windows.

We have demonstrated how the proposed design complies with the Scottish Borders Council's planning policy and guidelines and the Peebles Conservation Area guidance for new development.





ZONE Architects

ZONE Architects are an award-winning Edinburgh-based architects and interior design studio working throughout Scotland and the rest of the UK.

In 12 years of practice, they have developed a portfolio of exceptional buildings, many of which are located in sensitive settings where constraints have dictated a considered design approach. These buildings are different in style, but share an ambition to develop a contemporary architecture which sits comfortably in its particular context.

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