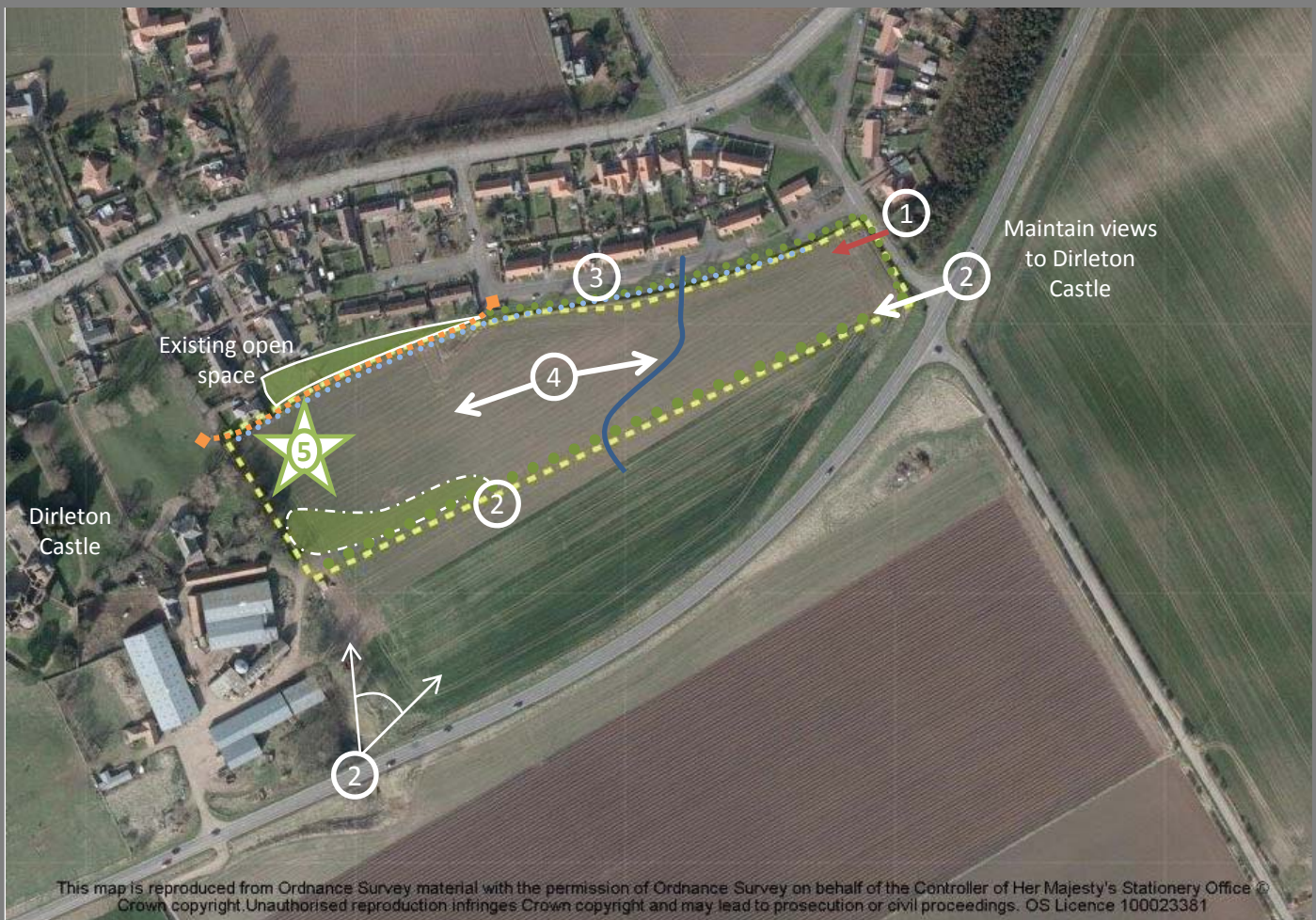


NK11 - Castlemains, Dirleton

Residential development of circa 30 homes



1. Vehicular access should be provided from the east of the site from Station Road or via Castlemains Place (east only). The site could incorporate a circular spine road. The existing hawthorn hedgerow along Station Road should be retained, where possible.
2. Careful and sensitive design of the built form along the southern boundary of the site should successfully integrate the development into its landscape setting. A landscape edge incorporating a beech hedgerow and occasional specimen trees to frame built form should be created on this south boundary. Views across the site to Dirleton Castle from the A198 must be maintained. The south-western portion of the site could be left as open space.
3. The existing trees and beech hedgerow that enclose the north boundary of the site should be retained. They may be improved by the provision of a landscaped swale or linear detention feature. The built form of the development on this part of the site should have frontages that reflect the scale and character of the built form along the north side of Castlemains Place.
4. To maintain key views across the site, buildings should be no higher than 1.5 storey in height. Roofs of buildings should be clad with either pantile or slate. The external walls of the building should be of muted colour palette to be agreed in advance by the Planning Authority. The buildings should be grouped together according to roofing materials to avoid pepper-potting throughout the site. The layout of the site must be in keeping with the village grain with a variety of terrace, semi detached and detached buildings. Streets and spaces should be positioned and orientated to frame views through the site west to Dirleton Castle and east to North Berwick Law.

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5. Consideration should be given to the site as a whole in terms of layout and planned open spaces. An area of openspace could be located in the western part of the site, adjoining and enhancing the existing area of open space immediately to the north of the site. If suitable, buildings should front onto and overlook this area of enlarged open space. A landscaped swale or well-designed and well-landscaped SUDS could be incorporated into the area of openspace or alternatively a well designed SUDS scheme could be located at the eastern side of the site. Footpath connections through the site and beyond to link with the existing path network should be provided. The electricity line that runs across the site must be undergrounded.
6. Consideration should be given to the guidelines contained in the Dirleton Conservation Area Character Statement and the Council's Cultural Heritage SPG.
7. A culvert runs across the site and should not be built over, or should be re-routed.

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