



Dirleton Expects *more*



Castlemains Farm Development

The Dirleton Village Association's Alternative Village Conservation Proposal

Introduction

This latest version of Dirleton Expects has been prepared in response to Community Consultations by Queensberry Properties Ltd (QPL).

Initially, the developers showed to the Community a slightly altered version of the much disliked scheme that had been designed by previous applicant, CALA Homes.

Since then, Consultation with QPL has been ongoing and more positive statements and proposals are emanating from the developer.

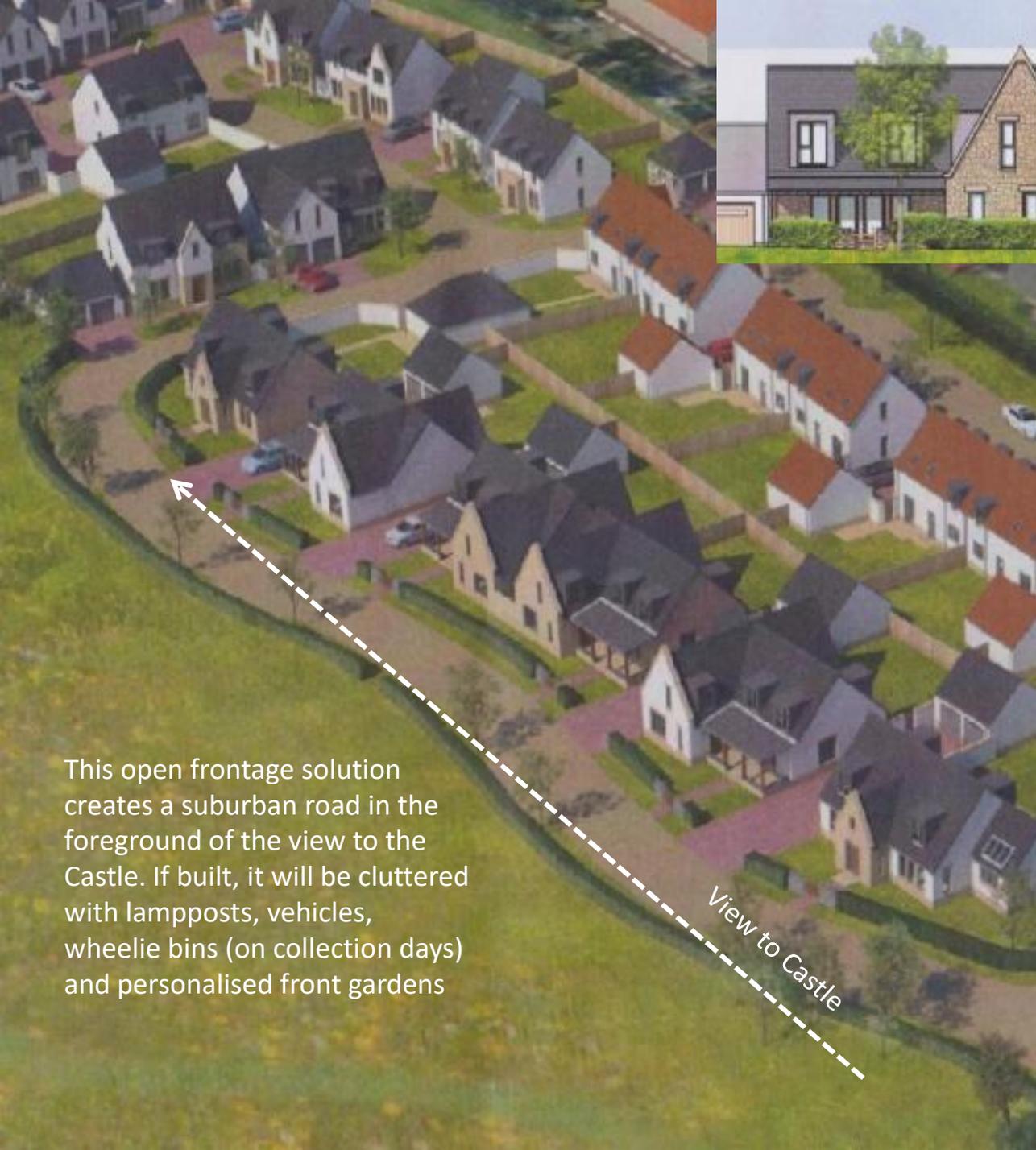
But there remains much that is uncertain. Plus past experience suggests that Community voices invariably take second place to those of the Developer.

Consequently, this document has been prepared to show an alternative village development proposal that has been officially adopted by the village association.

Its purpose is to influence the developer and clearly illustrate to all involved parties what the community association consider necessary if a development of c. 30 homes is to fit in with the conservation constraints of the historic village and castle.

It also tests the proposal for 'about 30 houses' as suggested by the proposed Local Development Plan. If this number cannot be achieved without compromising key conservation issues, the village association will conclude that the suggested number is too high and will bring forward proposals incorporating fewer homes.

Let's look at what we have officially seen from the Developer to date...



Design we have seen is suburban :

Open street frontages

Road dominated layout

Over-fussy house types that are alien to Dirleton - in form and detail

Scheme does not comply with LDP guidelines:

No development green space

Houses on southern edge should be single storey

Number of homes should be 'about 30' (36 are proposed, which is 20% higher than LDP guidelines)

This open frontage solution creates a suburban road in the foreground of the view to the Castle. If built, it will be cluttered with lampposts, vehicles, wheelie bins (on collection days) and personalised front gardens

Homes to the west end of the site are elevated due to topography. It means that 1.5 storey homes are higher than 2 storey homes when related to levels at the eastern end of site. High density plan also impacts on views from Castle plus sight lines to Castle from Castlemains Place and from within new development itself.

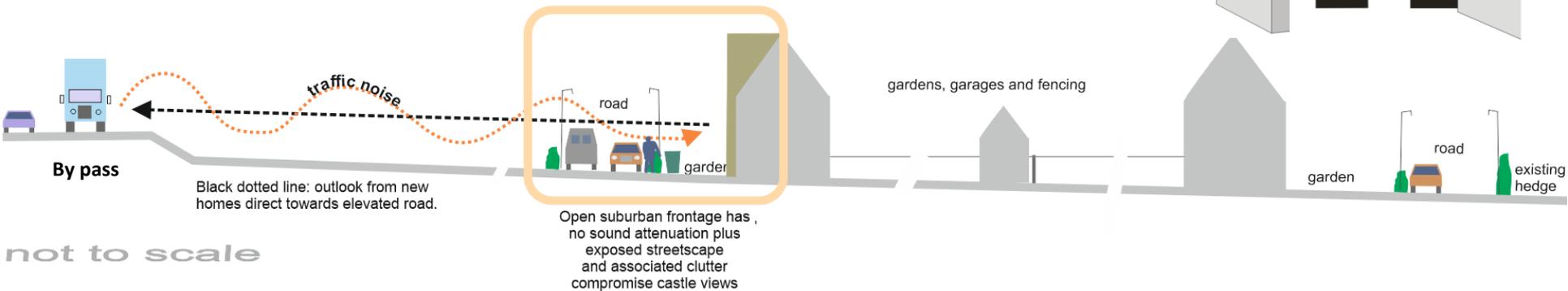
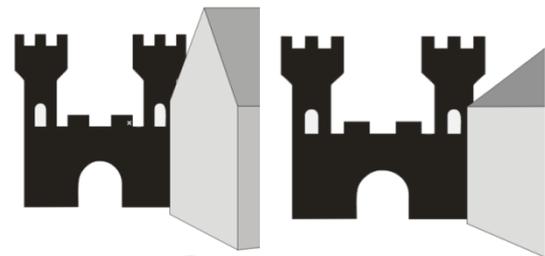


Layout is flawed

Open street frontage to south will create a suburban clutter zone that will detract from views to, and setting of, Castle.

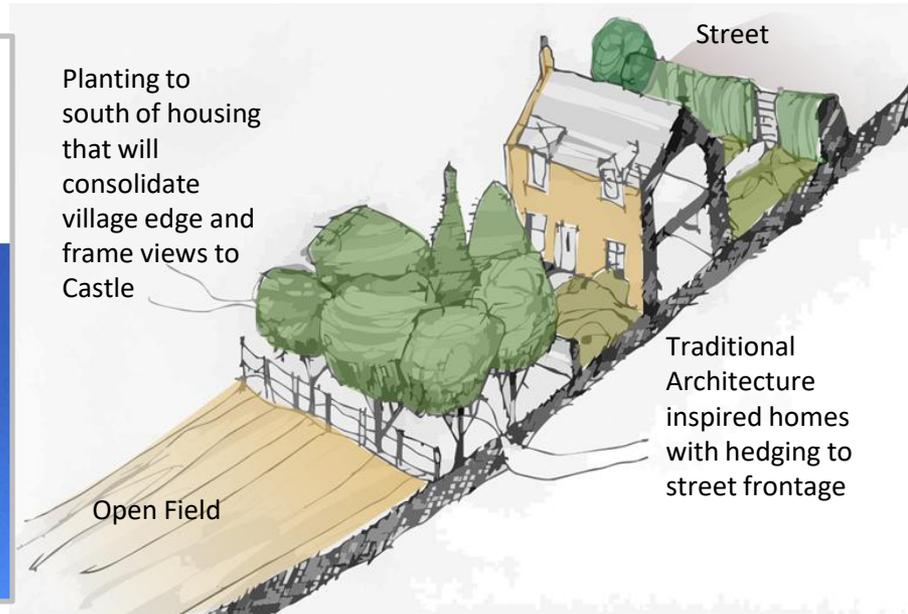
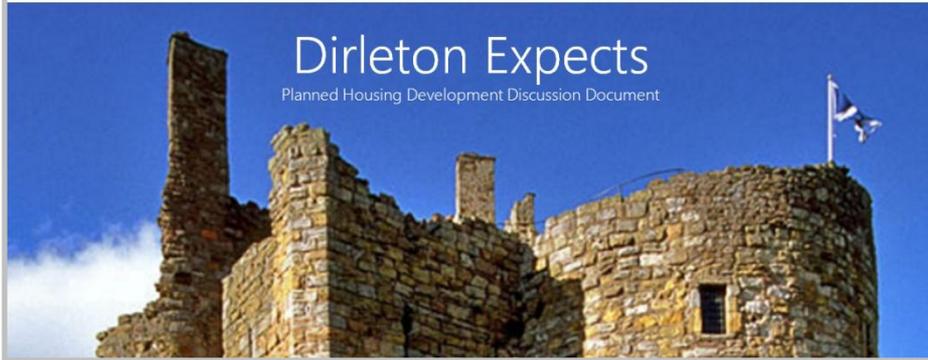
Same open design will expose homes to significant traffic noise that is higher than minimum recommended standards for homes.

Gable fronted house types with unusually steep roof pitches impact upon views to castle as shown below.



Suburban arrangement adversely impacts on views to and from Castle

'it is important to protect against...the suburbanisation of the countryside...sensitive and attractive areas deserve enhanced protection, for example the landscape settings of some settlements, or landscapes of particular quality...'
 (extract from Draft Local Development Plan)



Open Fields surround most of the village

Tree planting edges the village apart from Castle mains Farm and Guylers Road

Simple house shapes: gables with tabling, chimneys, slate or pan tile roofing, traditional gutters (no barge boards) and window styles, homogenous facades (either all stone or all render). All define the village

Front gardens and tall hedges characterise Dirleton streetscapes. Parked cars and other clutter is mostly hidden.

The original *Dirleton Expects* – These extracts confirm that the village analysis remains valid.



The main messages contained within the original *Dirleton Expects*:

Development should be inward looking, screened by landscaping to consolidate village edge and reduce visual impact of homes on Castle.

Views to and from Castle be respected.

House design to also respect conservation character of village.

The following pages illustrate our alternative, Conservation-led proposals

The plans and character study elevations highlight a 30 unit scheme that comprises a high percentage of modest homes and meets all of the objectives that we have collectively agreed are vital.

While not a fully developed design, it is much more than a vision. It is a design that can be the basis for a fully developed development.

By encapsulating the aspirations of the Community Association, it is a tool that can, hopefully, secure a solution that respects the Dirleton Conservation Village status, its historic Castle's setting and, importantly, the wishes of the Community.



30 units in total

See next page for detailed layout notes



New village green space and pedestrian/cycle link: trees screen views of housing from Castle

Affordable homes and car parking opposite

Castlemains Place

Station Road

Short one-way access at accident prone area

Landscaped SUDs unit surrounded by dense trees

Village bypass

Play area

The single spine road is essential to ensure that the width of development is minimised and that inevitable streetscape 'clutter' is internalised so as not to detract from views to the Castle.

Feature ditch
Mown grass paths

Trees shrubs and hawthorn hedging of maximum height of 3.5m. Fence to north side

1m high mounding

Wet hollow

1.5m high mounding

Field developed as a mixed habitat area to encourage all types of wildlife and plants. Due to traffic noise the field is not a useable people space, but it can be designed to act as a compensatory installation to replace some of the habitats lost by the area-wide new house building programmes.

Single storey steading development. Buildings and walling finished in natural stone. Curved shape minimises impact on castle setting and outlook. Plus gives views of castle from within development

Perimeter hawthorn hedging 1m high



Castle view zone: height of planting within zone restricted to 3.5m maximum, building eaves heights of less than 3m.



Castle view zone: Due to single storey western development, Castle will be visible from new village green, new road within development and Castlemains Place.

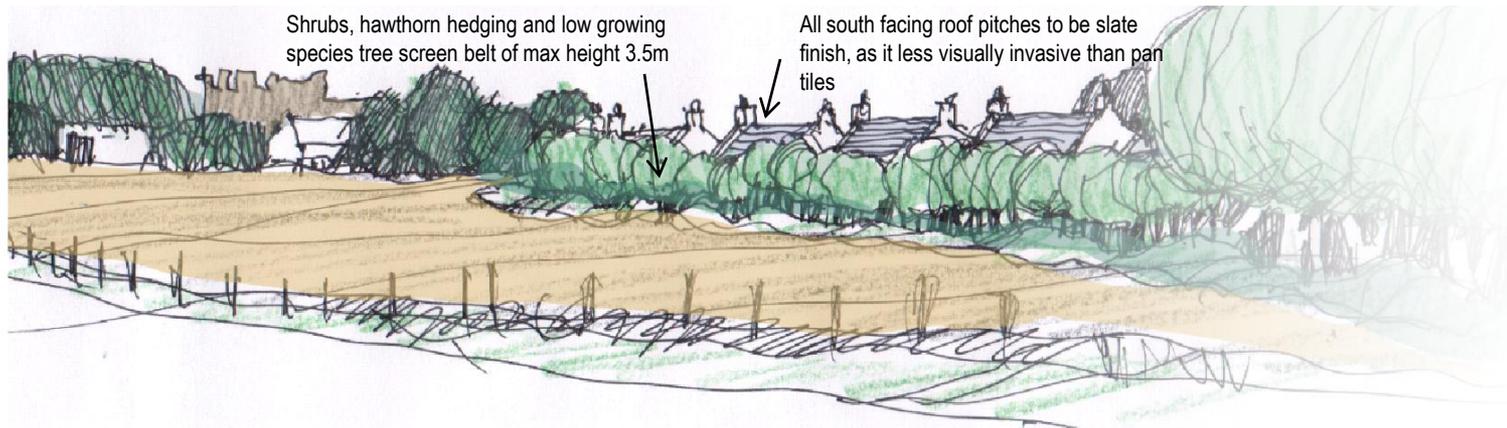


Castle outlook zone: strategic view from high point will still be compromised



Castle outlook zone: view to North Berwick Law uncluttered by suburban road

North-south site cross section shows design philosophy (not to scale)



Sketch above shows western aspect of houses across field to Castle, from bypass (treatment of field not shown for clarity reasons).



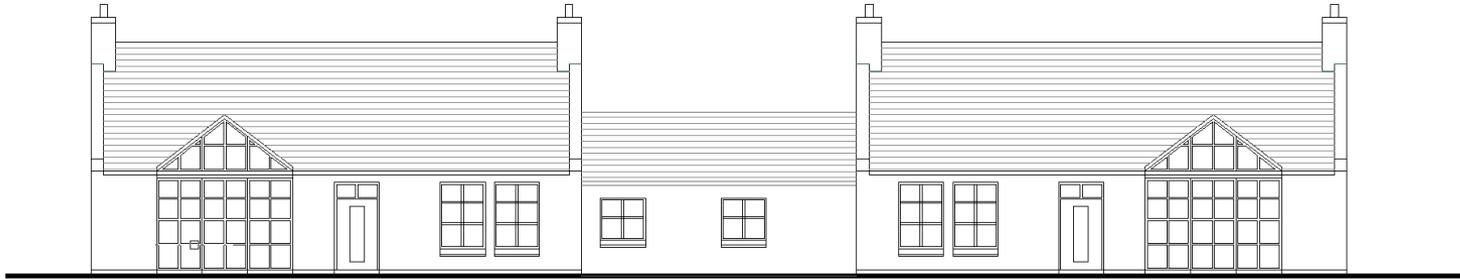
As part of our study into the suggested character elevations shown on the next pages, we have compiled a visual summary of the 'Essence of Dirleton'. It is a fusion of traditional, simple forms and proportions, detailing and landscaping. This is our inspiration.



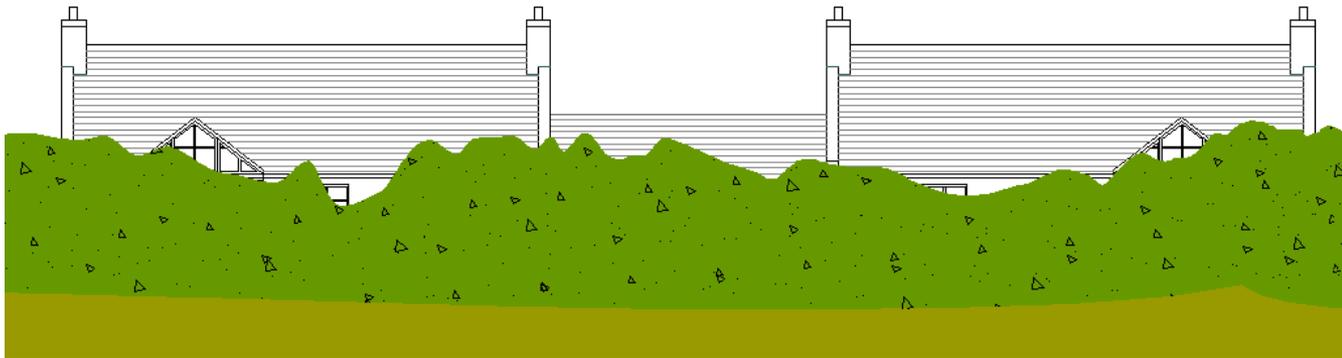


Character Study: East facing view of steading-style homes by Castle
Clad in natural, random stonework



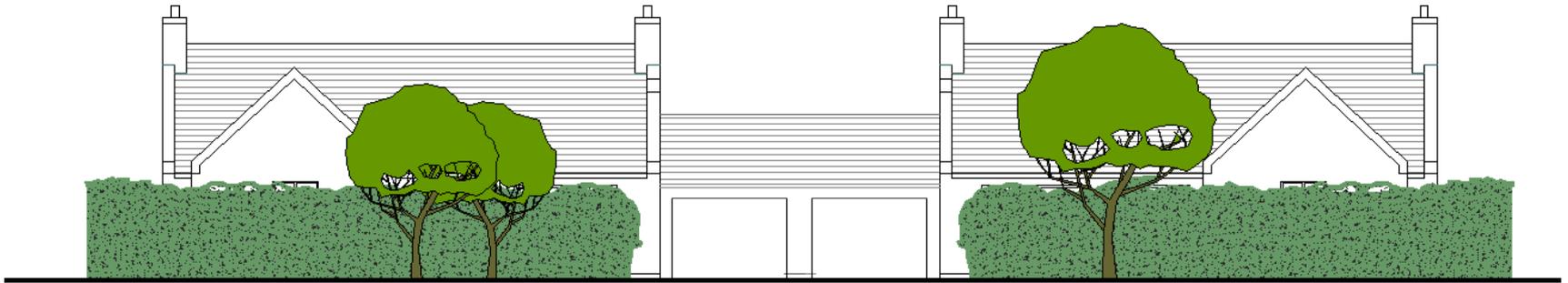


Character Study: South facing, private garden, view of single storey homes that overlook field

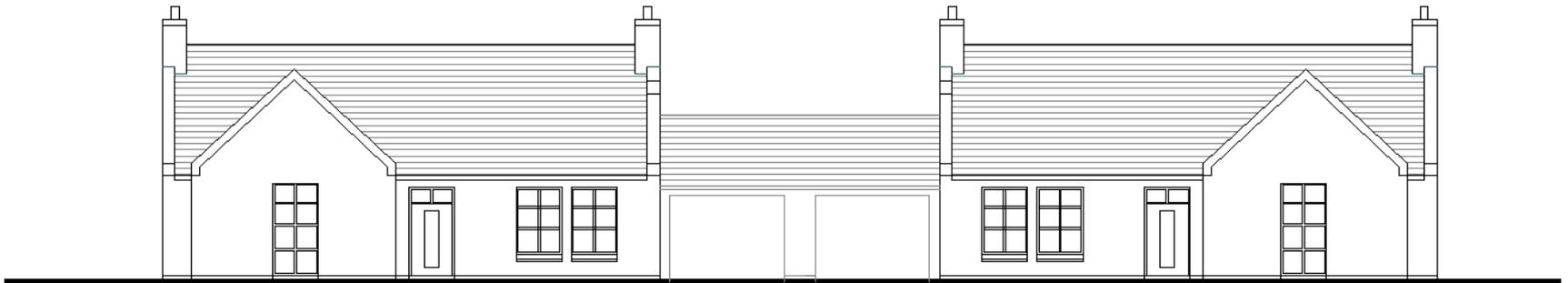


Character Study: South facing view of same homes from field and bypass



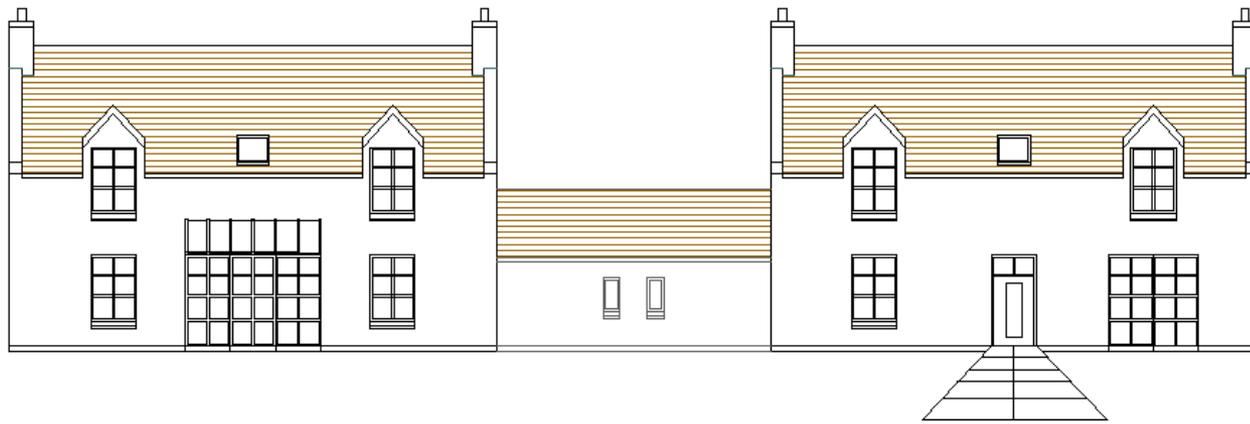


Character Study: North facing, private garden, view of single storey homes towards spine road



Character Study: North facing view of same homes from spine road





Character Study: North facing private garden view of 1.5 storey homes that look towards Castlemains Place



Character Study: North facing new-village-green view of same 1.5 storey homes

