

PLANNING STATEMENT	
This document is not to be considered as a document for approval but is intended to be supplementary supporting information.	
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1.0	INTRODUCTION
Netherbyres House, existing building and alterations.	
The land for the new house was recently purchased by Marcus Russell & Sally Lakeman from Alan McCrone. It previously formed part of the grounds and gardens of Reiverslaw House.	
Reiverslaw House originally know as Bonnyrcraig was built in 1902-4 in the Arts & Crafts style using cream sandstone and terracotta roof tiles. The Historic Scotland Listing of Rieverslaw House is Category B, with the listing date 29 Mar 1995.	
Marcus and Sally intend to build a home that will fit into the landscape and respond to their present and future lifestyle. The concept for the house is to tread as lightly as possible on the landscape to blend in to the plot, to enhance rather than stand out from it.	
The house must work as a home with great views and the feeling that the home and plot work seamlessly.	

2.0	The Development Team		
	Bonnington Road, Peebles, Scottish Borders, EH45 9HF		
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Building Services	TBC	TBC	T F
Planning Supervisor	N/A	N/A	
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3.0	THE PROPOSALS
	<ol style="list-style-type: none"> 1. The Site & Constraints 2. Context 3. The Building 4. Landscape 5. Lighting & Services 6. Parking, visibility splay 7. Environmental Statement 8. Access – Cars, People, Fire 9. Materials
3.1	The Site & Constraints
	The site is mostly wooded with a mixture of tree species and maturity. The access into it is from Bonnington Road which runs along the eastern boundary of the site.
	A driveway from the site access comes along the north of the site along the boundary with Reiverslaw House. The drive provides access to an existing barn on the site and also provides access to the garden to the rear of Reiverslaw and to the paddock to the west of the garden.
	It's a long narrow site about 180m long and 24m wide with a slope from west to east of about 17m. It slopes steeper from the west and levels out as it meets Bonnington Road.
	There's a barn on the site formed around existing facing brick garden walls and constructed using a steel frame and profiled metal roof and walls. This will be removed to form a hard standing area that can be used for parking cars.
	The land and adjacent Reiverslaw House and buildings would have been remote from Peebles in the past. With the growth of the town and recent residential developments close by it is now on the edge of the urban fabric of Peebles.
	The previous Use of land is not known but there appears to be evidence of some old walls and garden features, although some of this is likely to be loose building rubble.
	Constraints <ul style="list-style-type: none"> • The large number and density of the trees limits the scope for the position of the house. • The sloping ground • The existing drive and access position. • Overshadowing of trees.
3.2	The Context
	The site is located on the edge of Peebles to the south over the river Tweed at the foot of Cademuir Hill. The surrounding land is mostly open agricultural land. The ground slopes from west to east with good views and looks over the land at Bonnyrcraig reservoir to the south and the hills beyond.
3.3	The Building