

Johnston, Charles

From: Bryony Wallace [REDACTED]
Sent: 03 March 2014 15:55
To: localplan
Subject: Submissions on the Scottish Borders Local Development Plan - Proposed Plan
Attachments: SBC LDP Representation, Birgham 28.02.14.docx; Birgham_Haugh WEB Schedule.pdf

Dear Sirs,

Please find enclosed the following representations on the Local Development Plan - Proposed plan 2012:

10.5 - Birgham

We would be grateful if you could confirm receipt in due course.

Yours faithfully,

C Mark Richardson

Ristol Consulting Ltd
2 Kirk Street
Dunblane
FK15 0AN

VAT Registration: 175 6542 83

Click on the logos below to find out more about our property development business and our linked professional services and estate agency business, Ristol Estates.



RISTOL



This email may contain confidential information; if received in error please delete it without making or distributing copies. Opinions and information that do not relate to the official business of Ristol Consulting Ltd are not endorsed by the firm. Ristol Ltd may monitor outgoing and incoming e-mails. By replying to this e-mail you give your consent to such monitoring.



Please consider the environment before printing this e-mail

Briefing Note



RISTOL

Date:

28th February 2014

To:

Scottish Borders Council

From:

Mark Richardson

Ristol Consulting Ltd

2 Kirk Street
Dunblane
FK15 0AN

Subject:

Local Development Plan - Proposed Plan
Section 10 – Settlement Profiles and Maps
10.5 - Birgham

OFFICE 01786 465 782

EMAIL info@studioristol.com

studioristol.com

*Development and Safeguarding Proposals
ABIRG003 – Land at East Birgham*

1. Ristol Consulting Ltd are instructed by the landowner, Douglas and Angus Estates, to support the above allocation. This land is technically unconstrained as detailed in Sections 10.5.4 to 10.5.8 and is available for development through the life of the Proposed Plan.
2. Douglas and Angus Estates support the five site requirements accompanying the above allocation as detailed in the Proposed Plan.
3. In support of its position on deliverability and location and suitability of the allocation, Douglas and Angus Estates would note that they are currently in the process of developing land to west of the allocation at Birgham Haugh Steading for five residential units comprising three new build and two steading conversions. A copy of the sales and marketing material accompanies this submission as evidence of the ability of Douglas and Angus Estates to deliver rural development sites within Plan periods.

Enclosures

1. Birgham Haugh Marketing Brochure

C Mark Richardson BSc (Hons) MRTPI



Birgham Haugh, Berwickshire
A development of five bespoke homes by Ristol Hirsel

Ristol  Hirsel



Birham Haugh is a new development of 5 residential properties in the Berwickshire village of Birham, with fine views to the River Tweed and the Cheviots beyond. The properties are located on the eastern edge of the village and are within walking distance of the renowned Fisherman's Arms restaurant. The development comprises two single storey steading conversions and three detached two storey houses. Birham is approximately 5 miles to the north east of Kelso, and 4 miles to the west of Coldstream.

The site, previously a farm steading dating back to at least 1750, lies to the north of the current cemetery and is thought to have formed part of the grounds of a 12th century chapel. In the village itself, the Treaty of Birham, between the Scottish and English kingdoms, was concluded in 1290.

The Houses

The houses at Birham Haugh have been designed around a central courtyard, yet each one offers a high level of privacy and individuality.

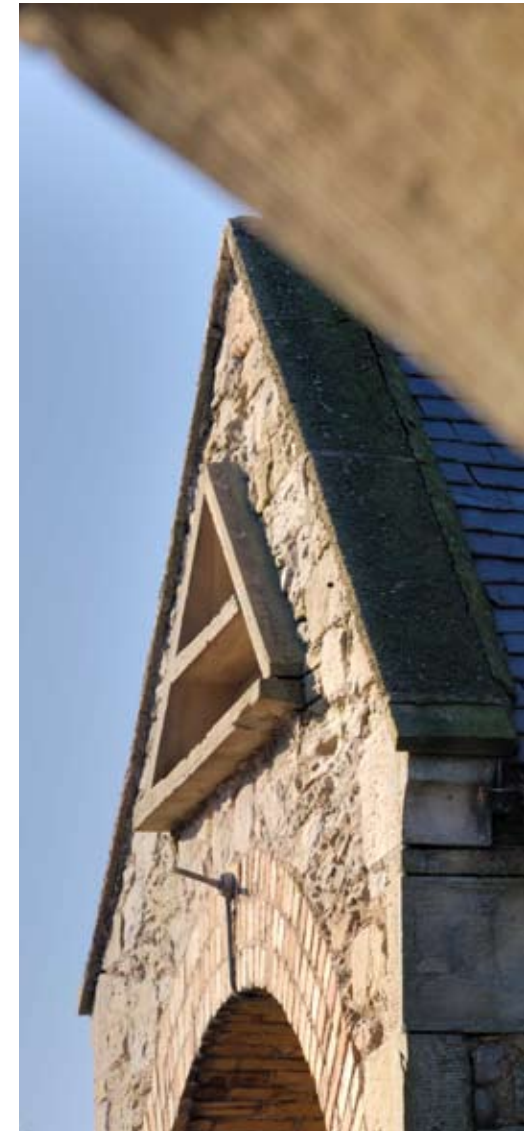
The two steading units are situated to the front of the site and retain many original features of the former buildings, with a high level of specification and design detailing. With adjoining garages and spacious, flexible accommodation, these two bedroom properties are ideal for professional couples and retirees.

The three detached houses are situated to the rear and incorporate contemporary and traditional design influences, with particular emphasis on capturing the far-reaching views down to the River Tweed and beyond. The houses are ideal for families and comprise three main bedrooms and a further 4th bedroom/study.

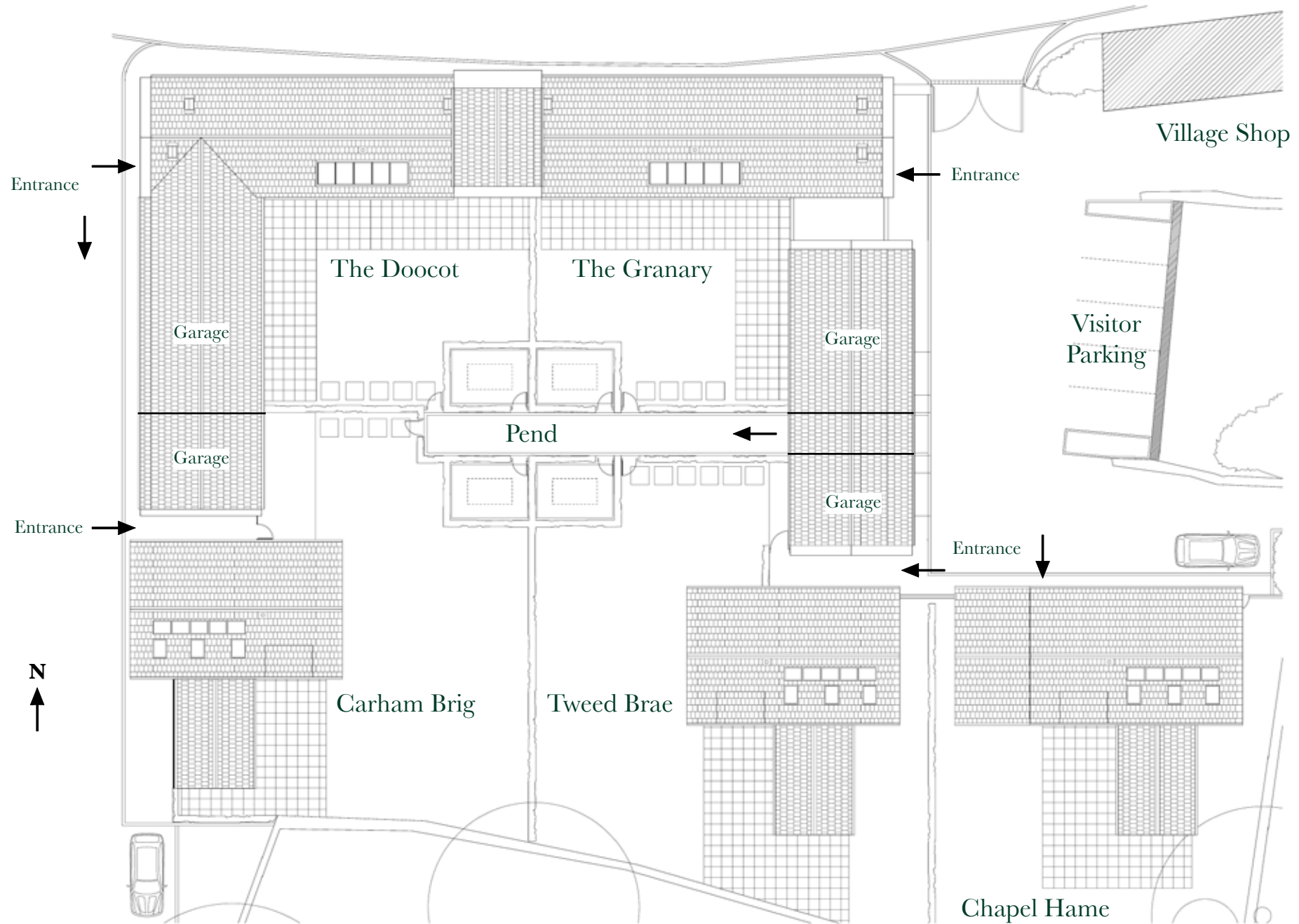
All five houses are designed with the environment in mind, with extensive glazing to maximise solar gain, a high level of insulation and solar panels for hot water heating.

The Village Shop

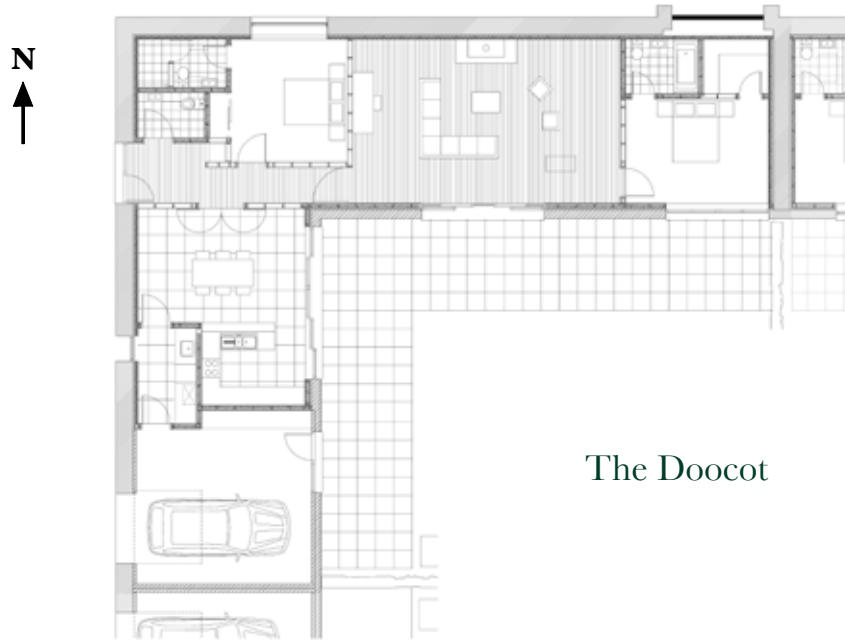
The development includes provision for a new village shop to sell local and regional produce. The location of the shop is shown on the plan opposite. This will further enhance the amenity within the village and will be well screened from the housing development, with dedicated car parking for customers.



Site Plan



As this development evolves, the above layout may change and therefore interested parties should contact Ristol to ensure they are kept fully up to date.



The Doocot – approximately 149m² (1,603 ft²)

The Doocot comprises a single storey conversion of the steading which overlooks the central courtyard and is the larger of the two steading units. The house is constructed of stone under a slate roof, with extensive glazing to the south and east, providing an excellent level of natural light.

The accommodation of the house includes a modern dining kitchen, with glazed doors to the garden and a utility room off, and a large lounge with wood burning stove and further doors to the garden. There are two en-suite bedrooms, the master bedroom being located in the former archway, with glazed wall to the south.

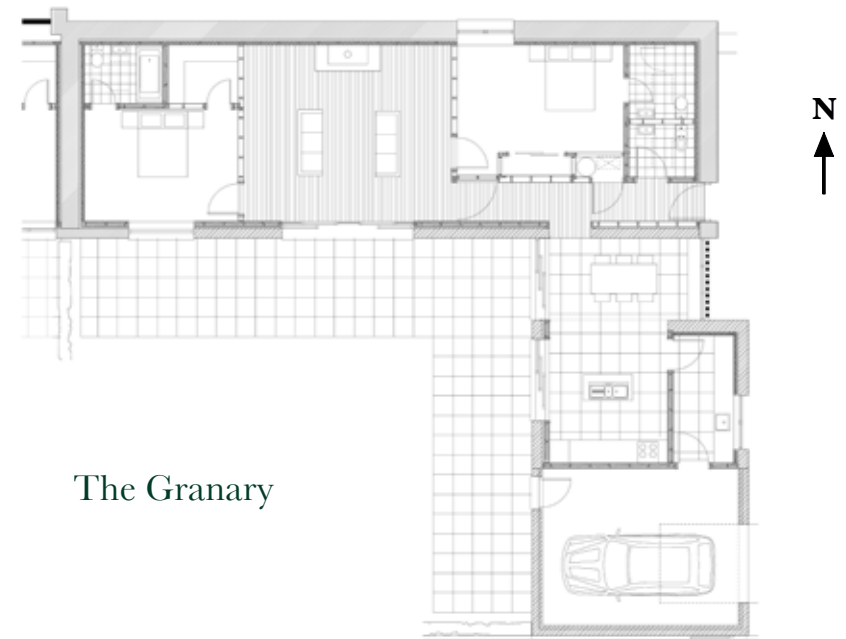
There is a hall cloakroom, and a single garage adjoins the house to the south, with direct access into the utility room.

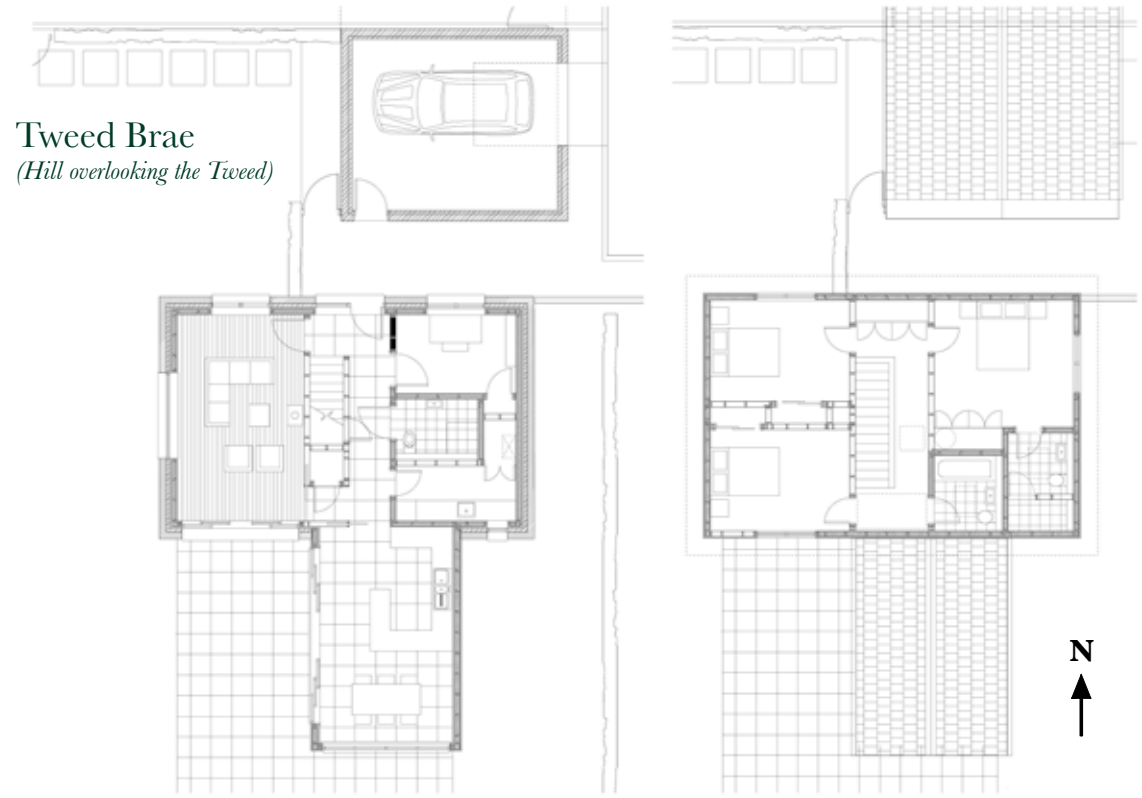
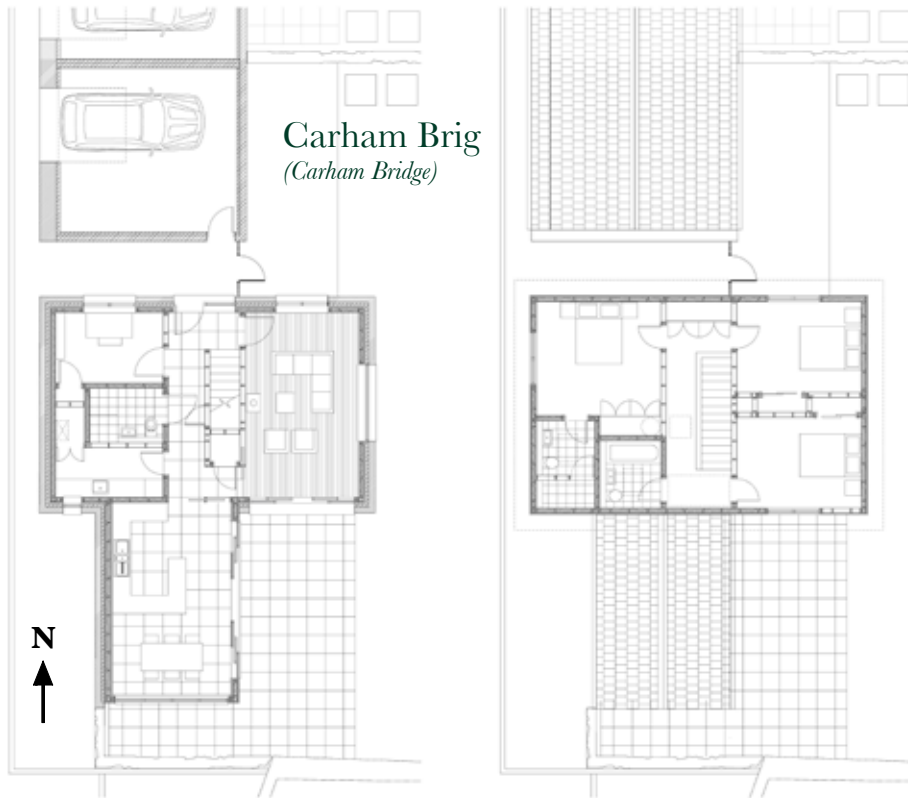
The Granary – approximately 139m² (1,494 ft²)

The Granary is very similar to The Doocot in terms of a single storey home with the majority of the accommodation facing south and west. A lovely feature of this property is the 'link' between the two stone ranges, a glazed room which houses the dining area of the kitchen.

The accommodation of The Granary comprises two en-suite bedrooms, the master suite including a walk-in dressing room, a large lounge with log burning stove and access to the garden, and a modern fully fitted kitchen with glazed dining area and utility room off.

Once again, a single garage is located to the south, with direct access from the utility room.





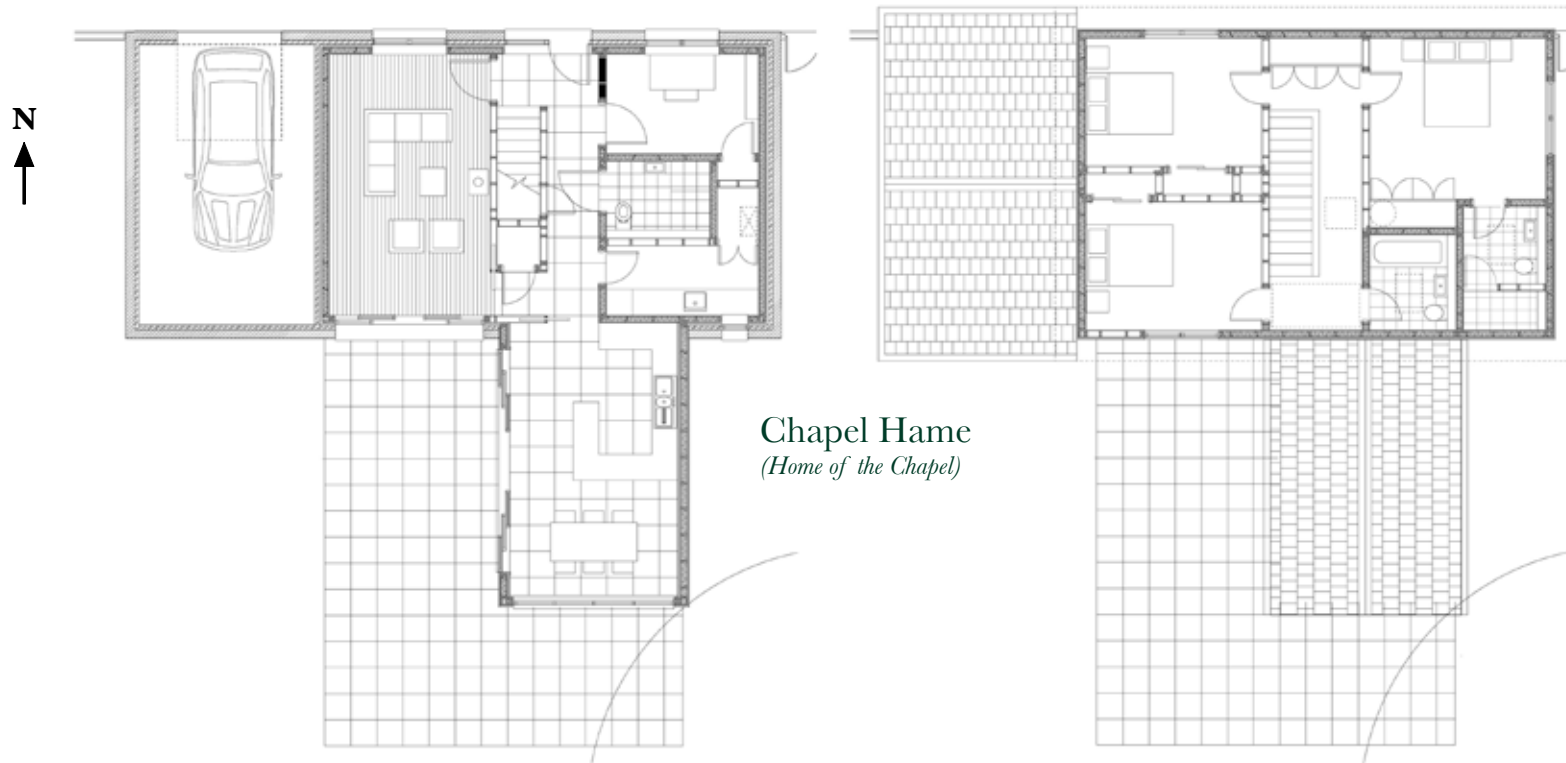
Carham Brig, Tweed Brae and Chapel Hame – approximately 151m² (1,622 ft²)

Externally, these houses have been designed to capture the stunning views and to reflect the heritage of the site, with stone walls and extensive glazing to the ground floors. Painted horizontal timber boarding on the upper levels, under slate roofs, continues this theme, while also being contemporary and visually appealing.

Internally, the houses will be completed to a high standard. On the ground floor, a single storey range to the south houses a large dining kitchen, with glazed walls and doors to the front garden. This room is one and a half storeys in height and has feature ceiling trusses. In the heart of each house is a living room, with wood burning stove, and further doors to the front garden. There is also a utility room, and a study/4th bedroom.

On the upper floor are three bedrooms, the master with en-suite shower room, and a family bathroom.

Each house includes a single garage and a large area of private garden ground to the front.



Specification

A full specification schedule will be issued upon reservation. However, all properties will be finished to a high specification and will include quality fully fitted kitchens, luxury bathrooms, oak doors, a mixture of floor finishings including carpets, ceramic tiles and timber, under floor heating on all ground floors and radiators to second floors, a mixture of recessed and pendant lightings, fitted furniture in all bedrooms, wood burning stoves on slate hearths and feature ceiling trusses in the kitchens of Carham Brig, Tweed Brae and Chapel Hame, and in the living room of The Doocot.



Ristol Hirsell

Ristol Hirsell is a partnership between Ristol and the Hirsell Estate (part of the Douglas and Angus Estates). The experience of our award winning development team combined with the sustainable management provided by the Home Family, who have been guardians of the Hirsell Estate for the last four Centuries, has resulted in the sensitive development and creation of five new and modern homes at Birgham Haugh.

Douglas and Angus Estates is the Douglas-Home Family estate company. The Family, an amalgam of two of the great Border Families (Home and Douglas) also own the Douglas Estate in South Lanarkshire, where unbroken Stewardship goes back for nearly 1,000 years.

Both estates are firmly embedded in their local communities and throughout history the Family have taken the "long-view" and always sought to protect, maintain, improve and sustain their local environments - both for their own benefit and for those who share and live within them.

Birgham Haugh will be no exception and the estate, working with Ristol, aim to deliver a scheme that will leave behind it a positive long-term legacy of a well designed, well built, environmentally sound development providing five contemporary, yet traditional, homes.

Timescales

Planning consent is in place for the creation of these properties, with work due to commence in 2011. The properties are available to purchase off-plan, and some minor amendments to the current specifications and design may be considered, depending on the build stage.

How to Find Us

Birgham is located on the A698, approximately 5 miles to the north east of Kelso, and 4 miles to the west of Coldstream. Upon entering Birgham from the east (Coldstream), the site is located on the left hand side of the road, just after the large farmhouse.

There are a good range of shops in both Kelso and Coldstream, and Birgham is approximately 1 hour from Newcastle and Edinburgh, both of which have International airports. Berwick-upon-Tweed is approximately 18 miles away, and offers a mainline railway station with a regular daily service to London.

The Scottish Borders is renowned for its scenery and country pursuits. There are several long distance walks available, a range of excellent golf courses nearby, fishing on the Tweed, and a variety of local estates offering shooting.

Viewing and Further Information

Please contact us on 01786 465 782 or visit our website www.studioristol.com for further details of the development.

A sales studio with further information can also be found at The Hirsell Estate Homestead, Coldstream.

Date of Information

Particulars prepared: February 2011

Photographs taken: February 2011



www.studioristol.com

01786 465 782

info@studioristol.com

The Small Print

1. These particulars, including text, photographs and plans, are produced for guidance purposes only and do not form part of any offer or contract. 2. Whilst believed to be correct, Ristol Hirsell and their clients take no responsibility for any statement that might be made. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. Prospective purchasers are asked to undertake their own inspections and seek their own professional advice. 3. Where given, all areas or measurements are approximate and should be treated as such. 4. Ristol Hirsell has not tested any services or equipment, and cannot verify that they are in working order. It should not be assumed that the property has all necessary planning, building regulation or other consents. 5. Any plans produced are not to scale. 6. Any specific queries should be addressed to Ristol Hirsell prior to viewing to avoid unnecessary travel. No responsibility can be accepted for travel expenses incurred in inspecting properties that have been sold or withdrawn.

Ristol  Hirsell

