



SINGH NEW BUILD HOUSE | January 2021

DESIGN STATEMENT



ARCHITECT

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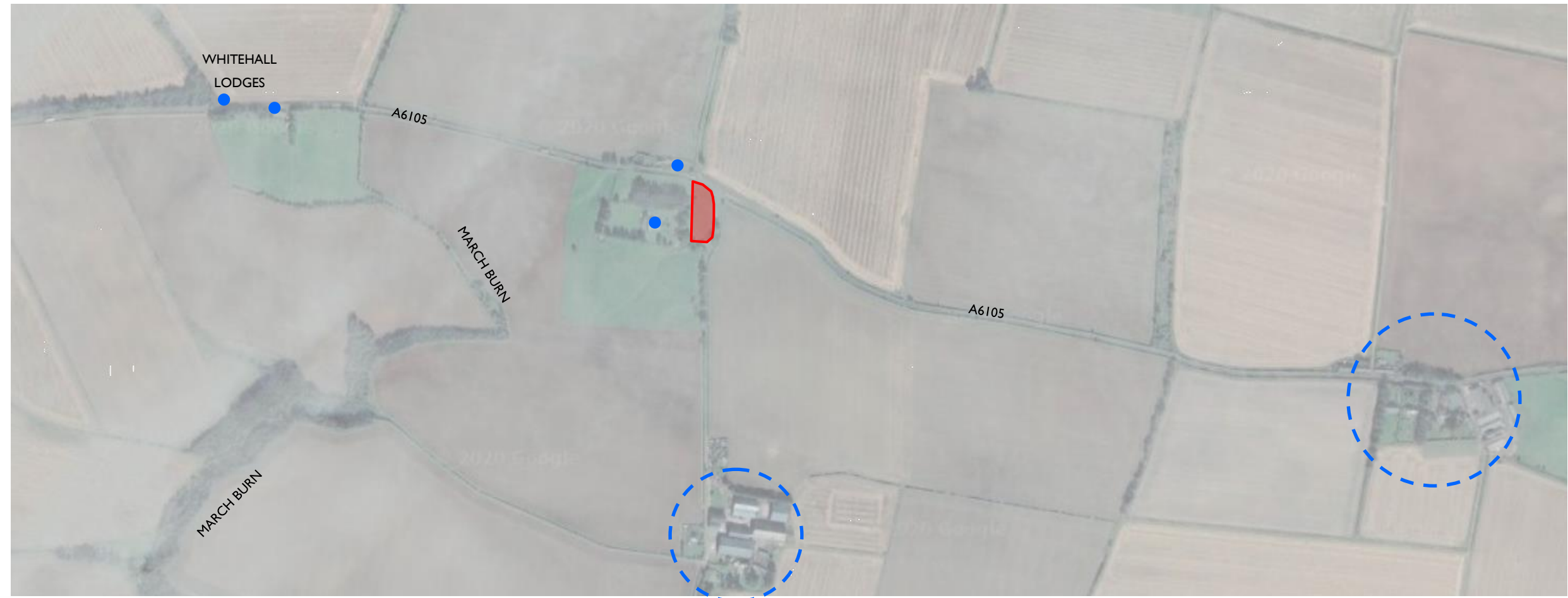
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THE SITE LOCATION



LEGEND

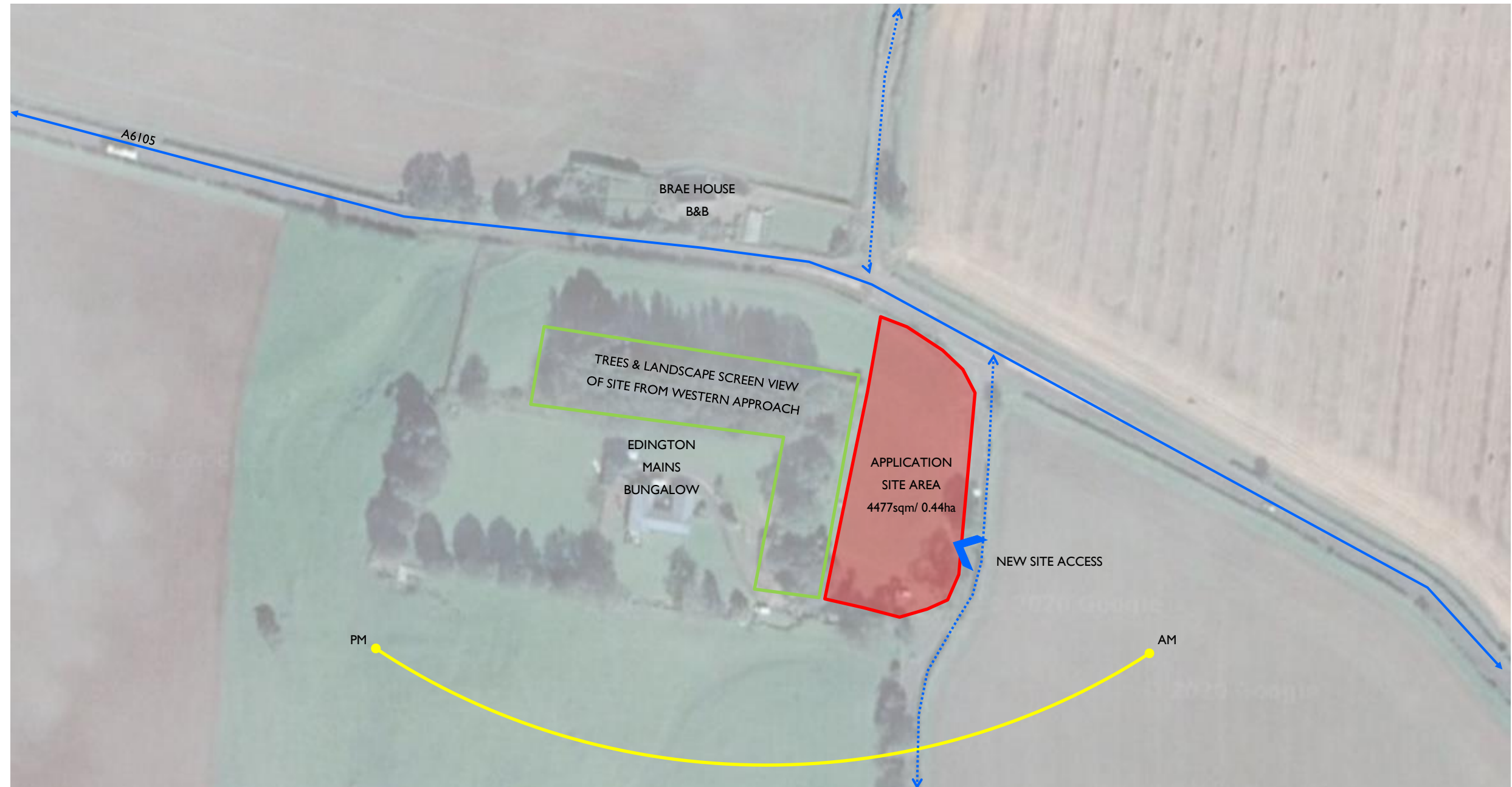
-  Application Site
-  Individual Dwelling
-  Clusters of dwellings

PROPOSED SITE

The plot for the proposed new build house is located within the current extended grounds of Edington Mains Bungalow. The site, located east of the bungalow is approx. 2 miles east of Chirside accessed via the A6105 road. The site is approx. 4,477 sqm/ 0.44 hectares.



THE SITE
SITE DETAILS





THE SITE

EXISTING SITE PHOTOS





THE SITE

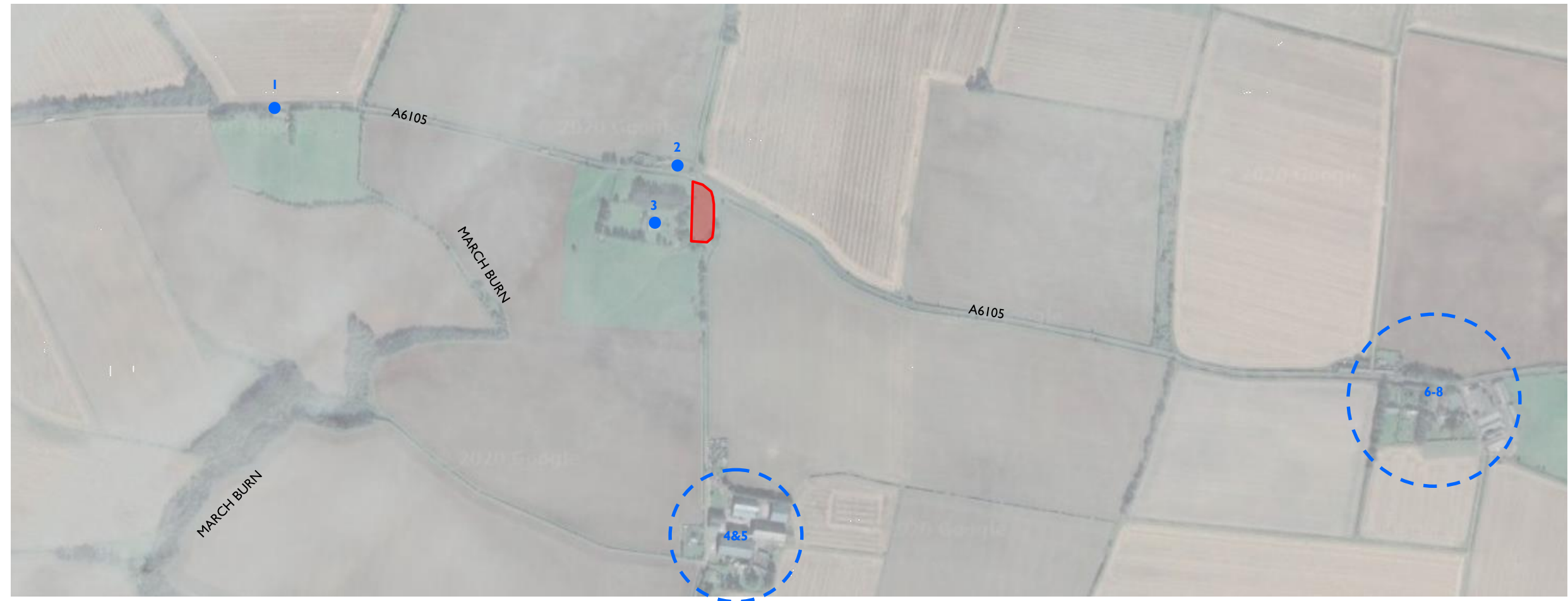
EXISTING SITE PHOTOS








PRECEDENTS

LOCAL PRECEDENTS - OVERVIEW



LEGEND

-  Application Site
-  Individual Dwelling
-  Clusters of dwellings



PRECEDENTS

LOCAL PRECEDENTS



1

Single storey house increasing to 1.5 storey with roughcast elevations. Minimal openings on road elevation. Pitched slate roof with stone copes, velux style windows and chimneys. Aligns with tree line & fence position, set back slightly from road line.



2

1.75 storey house with standalone garage and feature main entrance porch. Red facing brickwork to basecourse. Smooth render with feature buff corner quoins, mullions and stone surrounds. Sash & case style windows. Plain concrete roof tile with chimney, feature barge boards at gables & traditional eaves details. House set back from road line with stone boundary wall. Parking at front of house.



3

Single storey house with U-shaped footprint. Off white roughcast elevations with buff stone basecourse and feature panels. Brown timber cladding feature panels. Feature windows and full height glazing elements. Concrete roof tiles with deep soffits and uPVC fascia boards/rainwater goods.



PRECEDENTS

LOCAL PRECEDENTS



4

Single storey semi-detached houses with roughcast elevations and brickwork basecourse. Stone surrounds to windows & doors. Slate pitched roof with stone copes and chimney. Houses set back from road line with fenced front gardens. Parking at front of house.



5

Single storey bungalow with large footprint and T shaped floor plan. Smooth off-white render, buff stone basecourse, corner quoins and feature panels to elevation. Feature lintels and sills to windows. Pitched slate roof with stone ridge and chimney. Velux style windows to roof. House set back from road line with parking at front of house and in integral garage.



5



PRECEDENTS

LOCAL PRECEDENTS



6

Two storey terraced houses. Buff stonework elevations at ground floor with feature corner quoins, lintels and sills. Grey roughcast elevations at first floor level. Pitched roof with concrete tiles and chimney. Door on 'street' line with parking directly in-front. Box eaves detail with uPVC fascia.



7

Single storey terraced cottages with buff stonework to elevation. Stone lintels, corner quoins and sills. Pitched roof with slate, stone copes and chimneys. Velux style windows to roof. Gardens to rear.



8

Two storey detached houses set back from road line with deep front gardens. Smooth, cream coloured render to elevations with stonework basecourse. Glazed openings with stone surrounds and stone mullions. Feature entrance porch. Vertically emphasised dormer windows with pitched concrete tiled roof and chimney. Box eaves detail with uPVC fascia. Integral garage and parking to front of house.



PROPOSED DESIGN

OVERVIEW



DESIGN INTENT

The proposal is for a new build bungalow of 317 sqm with associated infrastructure, landscaping and parking.

The house will provide 4 bedrooms, an open plan living space, games room and ancillary rooms such as a utility room and WC's. A rear patio acts as an extension of the open plan living space.

The proposal is set back from the road line, located towards the rear of the site and is split into smaller massing to reduce its impact on the site. A new point of access will be formed to allow safe entry and exit to the site for vehicles.

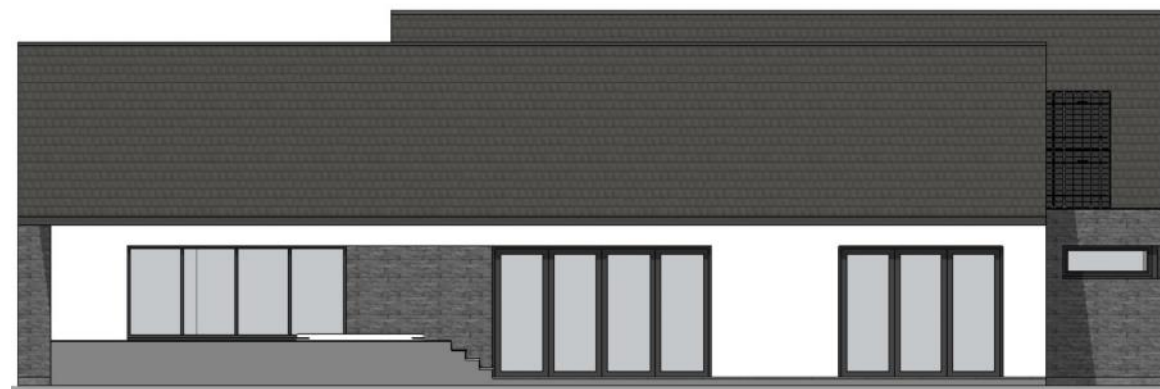
The design draws from traditional, rural forms and details with a contemporary twist. Use of sustainable energy sources and high levels of thermal performance minimises the impact of the house on its environment.

The design team have consulted the following resources to inform the design proposals:

- Scottish Borders Local Development Plan - HD2 Housing in the Countryside
- Scottish Borders Local Plan SPG - New Housing in the Borders Countryside
- Scottish Borders Council SPG - Placemaking & Design
- PAN 67 - Housing Quality
- PAN 68 - Design Statements
- PAN 72 - Housing In The Countryside



PROPOSED DESIGN
ELEVATIONS





PROPOSED DESIGN

VIEW I





PROPOSED DESIGN

VIEW 2



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PROPOSED DESIGN

VIEW 3



CD ARCHITECTS



PROPOSED DESIGN

VIEW 4



CD ARCHITECTS



PROPOSED DESIGN

VIEW 5



CD ARCHITECTS



PROPOSED DESIGN

VIEW 6





PROPOSED DESIGN

FORM & PROPORTION



The form and proportion have been greatly considered within the proposal to allow a footprint which meets the space standards necessary for a modern lifestyle, whilst considering the traditional forms of the countryside. The large floor area is broken down into smaller elements, reducing the appearance of mass on the site from the northern & eastern approaches. The design aims to give the appearance of a narrow and short frontage with a feature entrance porch. The aspiration to create a traditional composition is further demonstrated through the use of a 40 degree roof pitch which acknowledges the roof style of older houses in the Borders.





PROPOSED DESIGN

BUILDING ELEMENTS



Windows & Doors

The front of the house draws from traditional references with an emphasis on the verticality of windows and the introduction of mullions to split larger glazed elements. In contrast, the rear of the property incorporates large, horizontals and bespoke openings where not located on the principal elevations.

Use of roof lights bring natural light into the spaces in the centre of the plan and have a vertical emphasis. Where flat roof lights are used, these are not visible to passers by, disguised behind a parapet wall.

Eaves & Verges

The eaves have been designed to a minimum to replicate traditional details found in local precedents. Verges are also minimised with a small projection beyond the gable and slim barge boards to give the appearance of a slate roof.

Chimney

A chimney flue will project beyond the roof from the main living space.





PROPOSED DESIGN

PARKING



Three car parking spaces will be provided on the development. One accessible space and accessible route is provided with access to the ramped entrance.

The car parking spaces are set to the side of the house elevation so as not to detract or clutter the elevation. An area for turning has been provided to ensure vehicles can exit the site in a forward gear ensuring vehicle and pedestrian safety.



PROPOSED DESIGN

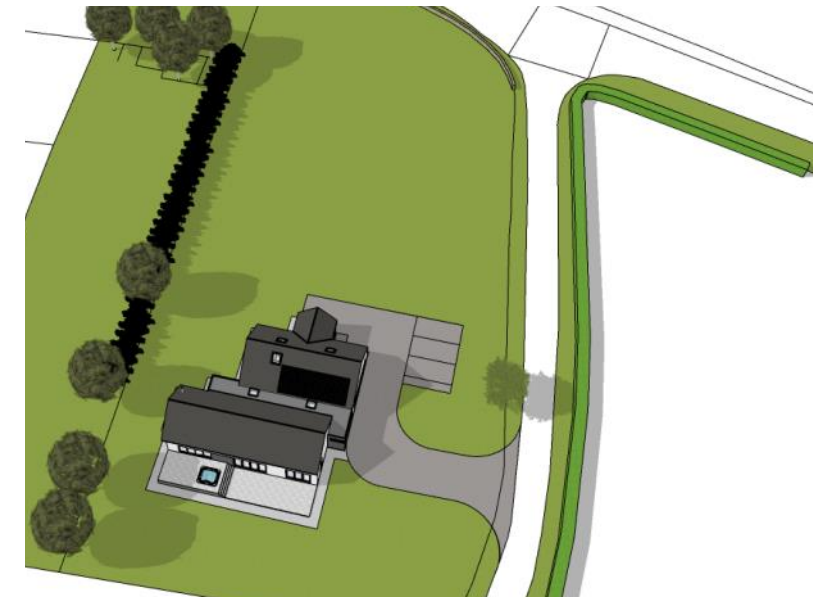
SITING



The house is set back from the main road line of the A6105 road reducing its overall presence on the site. Its siting reflects that of the nearby Edington Mains Bungalow. A new access is taken from the road which runs south towards Edington Mill. The design aims to reduce the overall appearance of the large footprint by breaking this into smaller elements. A large area of natural landscaping to the front of the house will remain.

Site area breakdown:

Site Area	4477sqm
House Footprint	317sqm
Pedestrian Paving Area	157sqm
Vehicular Hardstanding Area	324sqm
Grass Area	3679sqm
Plot to Build Ratio	7%





PROPOSED DESIGN
SITING IN WIDER CONTEXT





PROPOSED DESIGN

SITING OF PROPOSALS - VIEW I



APPROACH FROM WEST

The natural landscaping on the western approach screens all development on the site. Layers of trees, hedges and gradual grading of the site prevents any views of the new development until passers by are in the immediate vicinity of the site.





PROPOSED DESIGN

SITING OF PROPOSALS - VIEW 2



APPROACH FROM NORTH

The proposed house will be visible on its northern approach however natural rise and fall in the landscape on the approach limits visibility until the approach to the junction of the road with the A6105. The existing hedges, around the historic Edington Castle settlement, screens the front of the proposed house. The design of the front elevation aims to create a narrow and short frontage in line with traditional typologies found in the Borders countryside.





PROPOSED DESIGN

SITING OF PROPOSALS - VIEW 3



APPROACH FROM EAST

The approach from the east has the most prominent views of the site which has been considered in the design of the principal elevations. The house has been split into smaller elements to reduce its visual impact within the landscape. On this approach, the house has a backdrop of trees and combined with a traditional pitched roof, this locates the proposals well within the landscape. Use of the dark cladding sections on the porch & linking element of the house further blends the proposal into the layers of the surrounding context.



PROPOSED DESIGN

SITING OF PROPOSALS - VIEW 4



APPROACH FROM SOUTH

On the southern approach the road is lined with hedges and trees along its western edge. This creates a natural screen with the layers of trees shielding the view to the new house. While the view to the proposed house will become more visible in the winter months the hedgerows will limit its visibility all year round.





PROPOSED MATERIALS

MATERIALITY



1&8



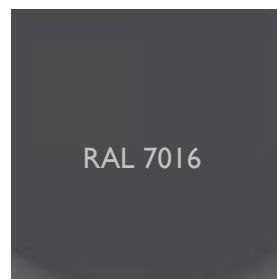
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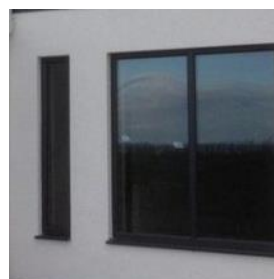
3



4



5-8



6

1. Marley Modern concrete roof tiles - Colour: dark grey.
2. 18-20mm smooth white render system.
3. Pavestone black rock stack cladding - Colour black.
4. Grey facing brickwork to basecourse.
5. uPVC double glazed windows/doors - Colour dark grey RAL 7016.
6. Aluminium double glazed windows - Colour dark grey RAL 7016.
7. Aluminium double glazed Bi-Fold Doors - Colour dark grey RAL 7016.
8. Electrically operated Velux windows.
9. Electronically operated flat rooflights
11. Slabbed patio.
12. Single ply roofing membrane.

All new rainwater goods to be dark grey/ RAL 7016 uPVC.
All new soffit and fascia boards to be dark grey/ RAL 7016 Eurocell Roofline uPVC.





SUSTAINABILITY

PASSIVE ENERGY DESIGN



DESIGN APPROACH & CONSIDERATIONS

An important aspect of the design strategy is the use of passive energy design to minimise the overall carbon footprint and reduce energy consumption .

The dwelling will have enhanced levels of insulation to retain heat and reduce space heating requirements.



ENERGY

Photovoltaic / Solar Panels
The south facing site would benefit from the use of PV panels for electricity. These could be sensibly positioned and integrated as part of the roof design on each of the residential units to reduce electricity consumption.

WATER

Rainwater harvesting could be considered for the collection, storage and distribution of recycled rainwater. As an increasingly valuable and sustainable source, rainwater collected from roofs provides high quality water for applications such as toilet flushing.



HEATING

Air/ Ground Source Heat Pump
The primary heating would be supplied by a heat pump.

Wood Burning Stove
The integration of wood burning stoves are beneficial for room heating in the houses. These are an efficient way of heating using renewable fuel sources and reducing the overall carbon footprint.

HRS:
Implementation of a Heat Recovery System, could also be considered which would greatly reduce heating demand.