



Design Statement

Proposed Farm Succession House
Land at Raffanshaugh Farm
Gamrie
Banff
AB45 3HQ

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The following design statement has been written in accordance with Aberdeenshire Council's current Local Development Plan.

Context to Application

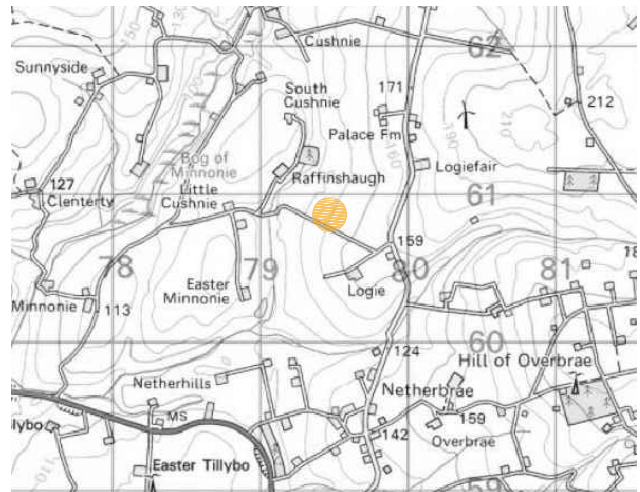
The following design statement has been written with reference to Policy R2 Housing & employment development elsewhere in the countryside in the Aberdeenshire Local Development Plan 2017.

Policy R2 states that *'we will restrict development proposals in the countryside area outwith the Aberdeen greenbelt to small-scale development that would:*

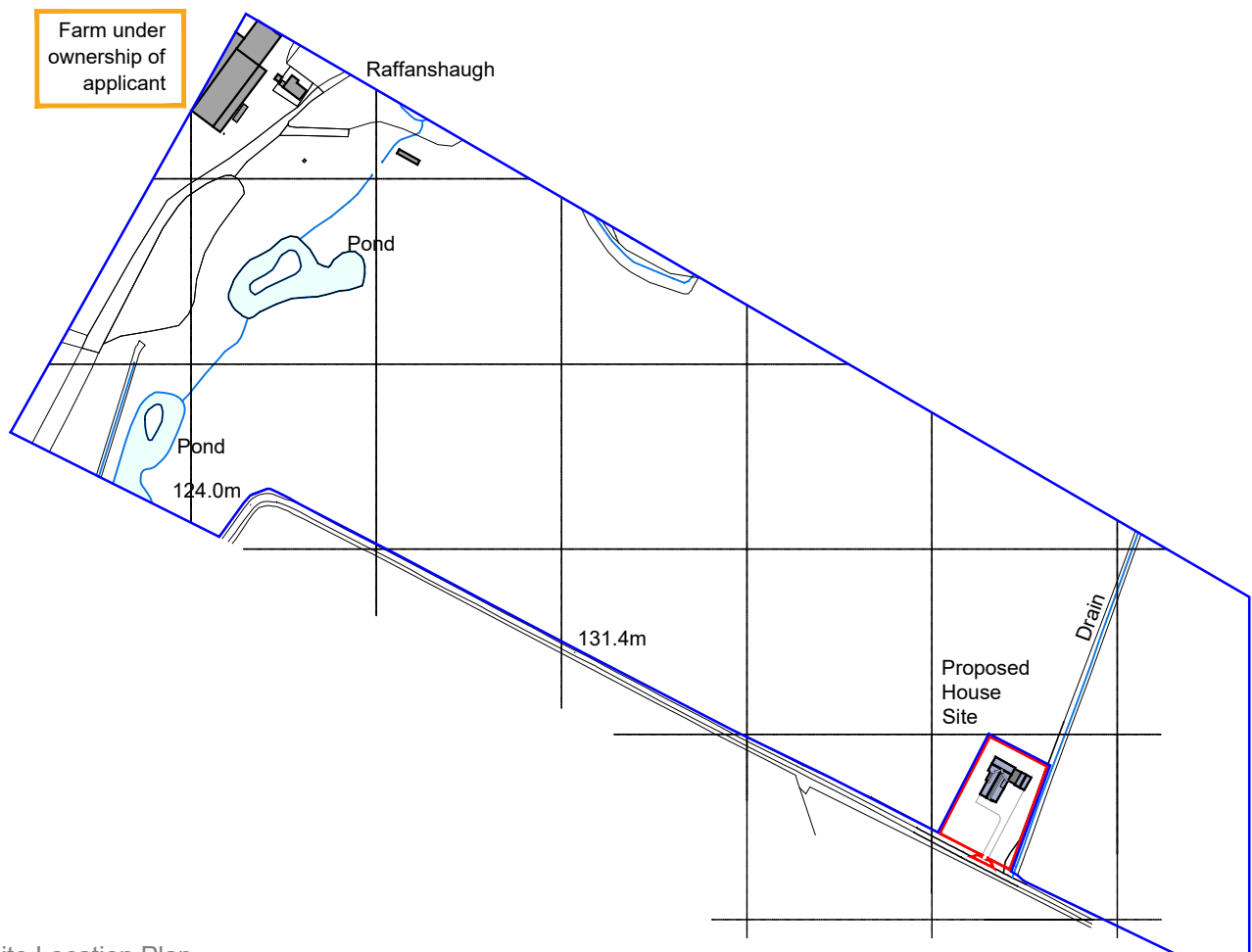
- *'be appropriate in the greenbelt (see Policy R1:Special rural areas)'*

Policy R2 (Housing and Employment Development) also states that the following development will be permitted;

'Single homes will also be permitted for the retirement succession of a viable farm holding'



Ordnance Survey Map



Site Location Plan

Site Analysis

Local Area

Local amenities are provided nearby with Banff being approximately 6 mile drive to the North West and Turriff being 7.5km away to the South West. There are an abundance of services including schools, shops, post office, hair dressers, banks and recreational centres.

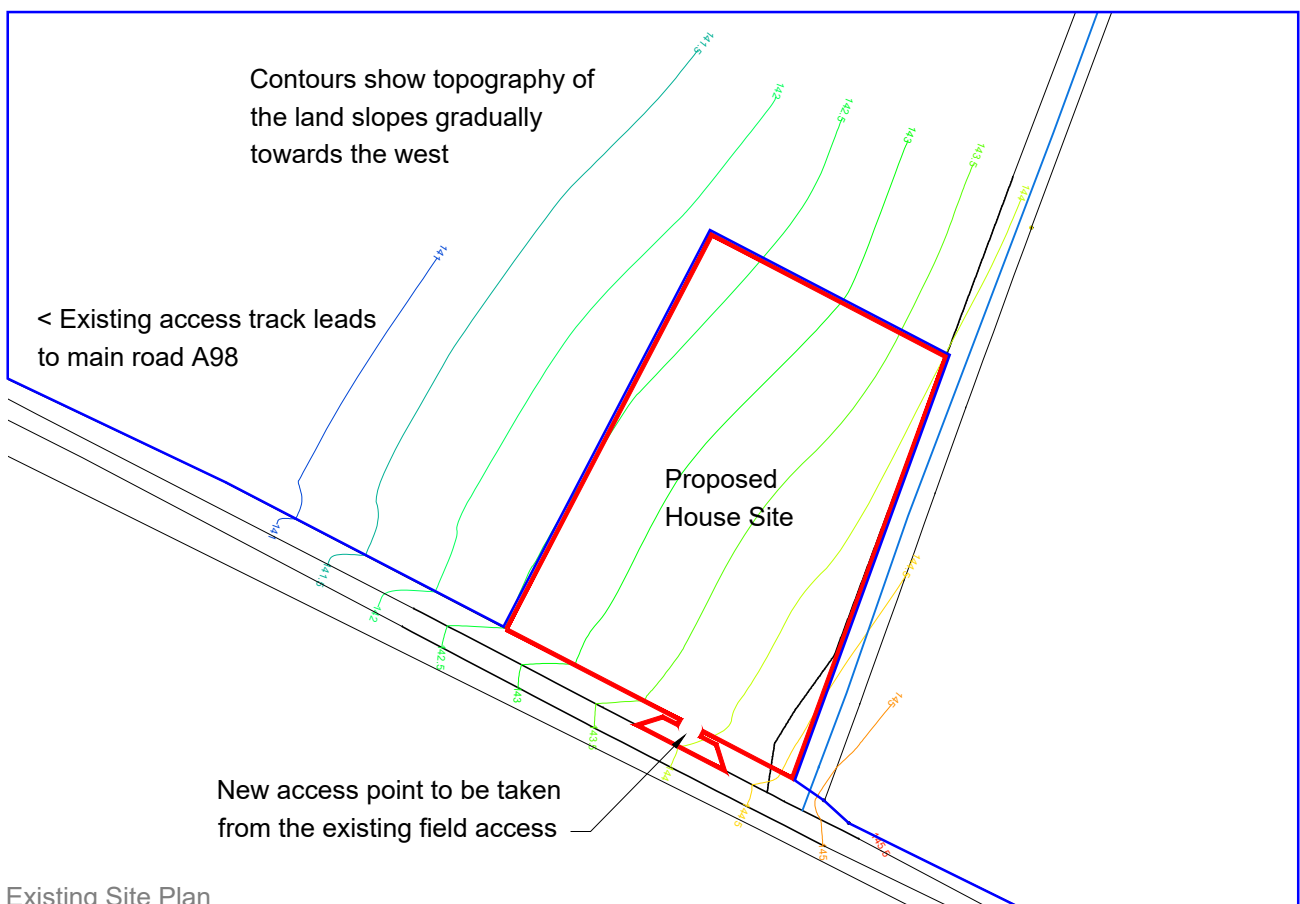
Site Description and Microclimate

The site is an existing agricultural field to the South East of Raffanshaugh farm accessed via an existing unnamed public road.

The site has two well established boundaries, one boundary bordering agricultural land and the other the single track access road. The road boundaries have hedge planting running the length of them which shelter the site. The site is accessed from the unnamed road between the A98 and B9031 via an existing field entrance.

The site is relatively flat with the land falling away towards the West. This offers the dwelling uninterrupted views of the surrounding countryside and opportunities to benefit from passive heating from the sun with no overshadowing from any surrounding buildings or trees.

The existing boundaries will remain the same with the exception of the West and North boundary which will be a new post and wire fence like most of the agricultural fields in the vicinity. The East boundary will be offset from the existing field fence to retain the ditch and follow the line of the edge of the field.



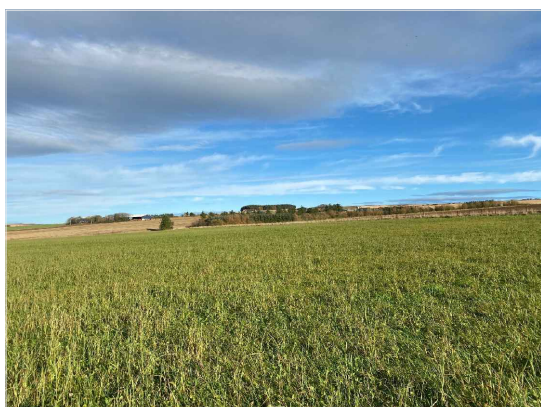
Site Photographs



View from the West looking towards the existing field boundary on the East



View from the North West corner looking South East towards the boundaries and access point



View looking towards the North



View looking towards Raffanshaugh to the West



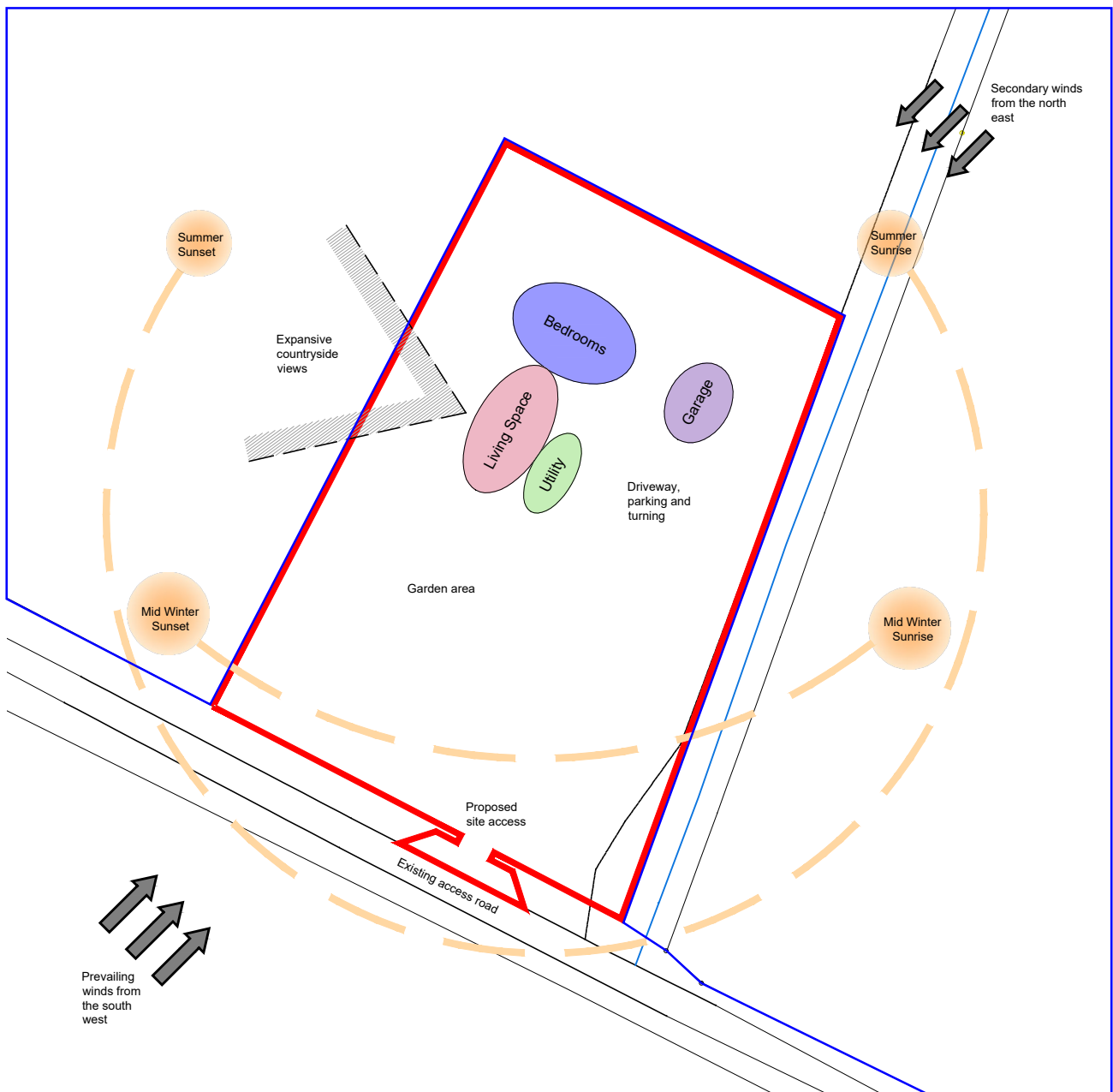
Site in Context

Design Principles

The proposed house has been situated to allow the occupants to enjoy the views of the surrounding countryside.

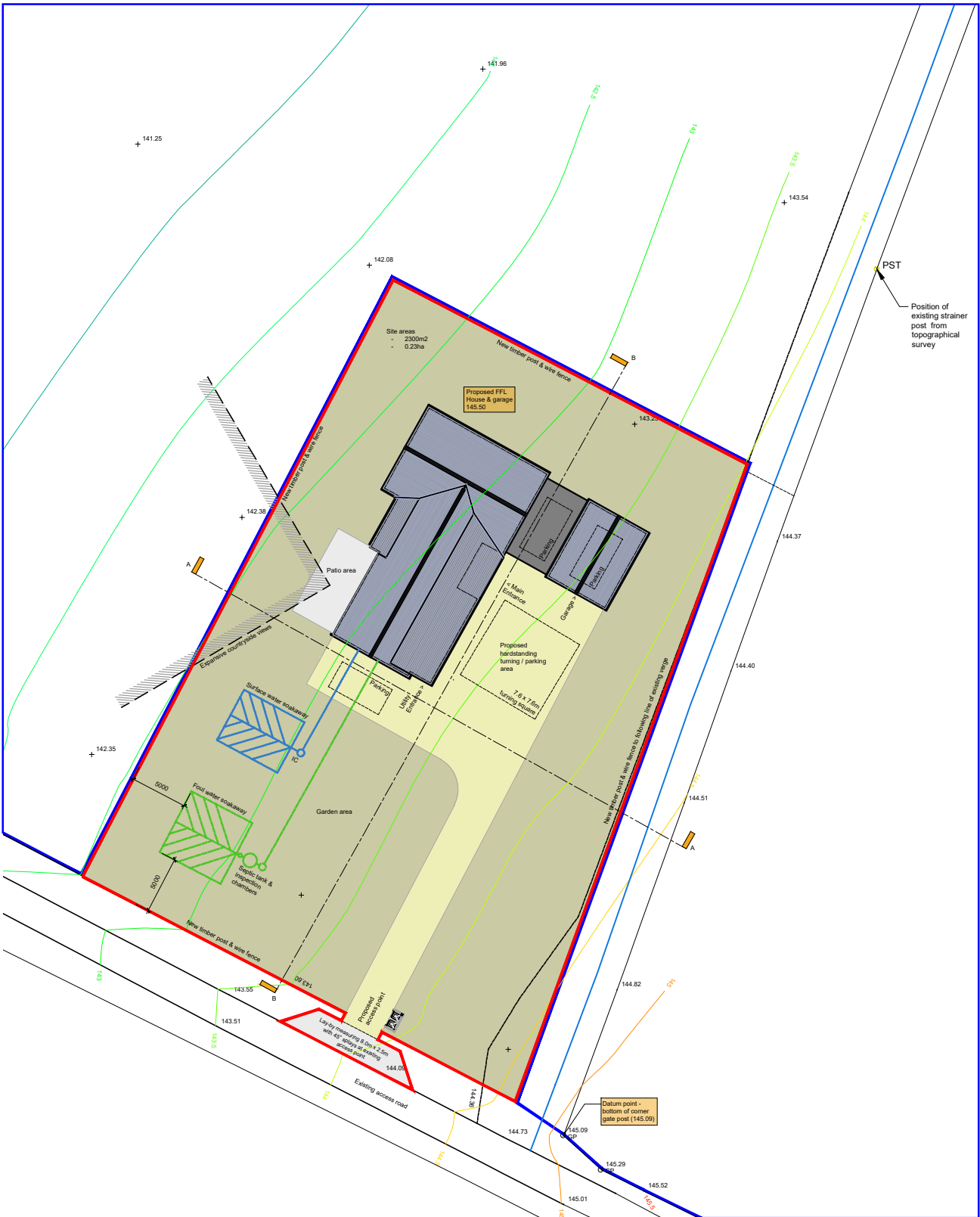
The house will be situated to the North of the site to with the house focusing towards the West. The garage is located to the East which will be easily accessed from the driveway to the South.

The rooms are positioned to maximise solar gain relative to the time of day they are likely to be occupied with the bedrooms to the North and main living areas to the West & South.



Site Plan

Design Proposal



Proposed Site Plan

Design Solution

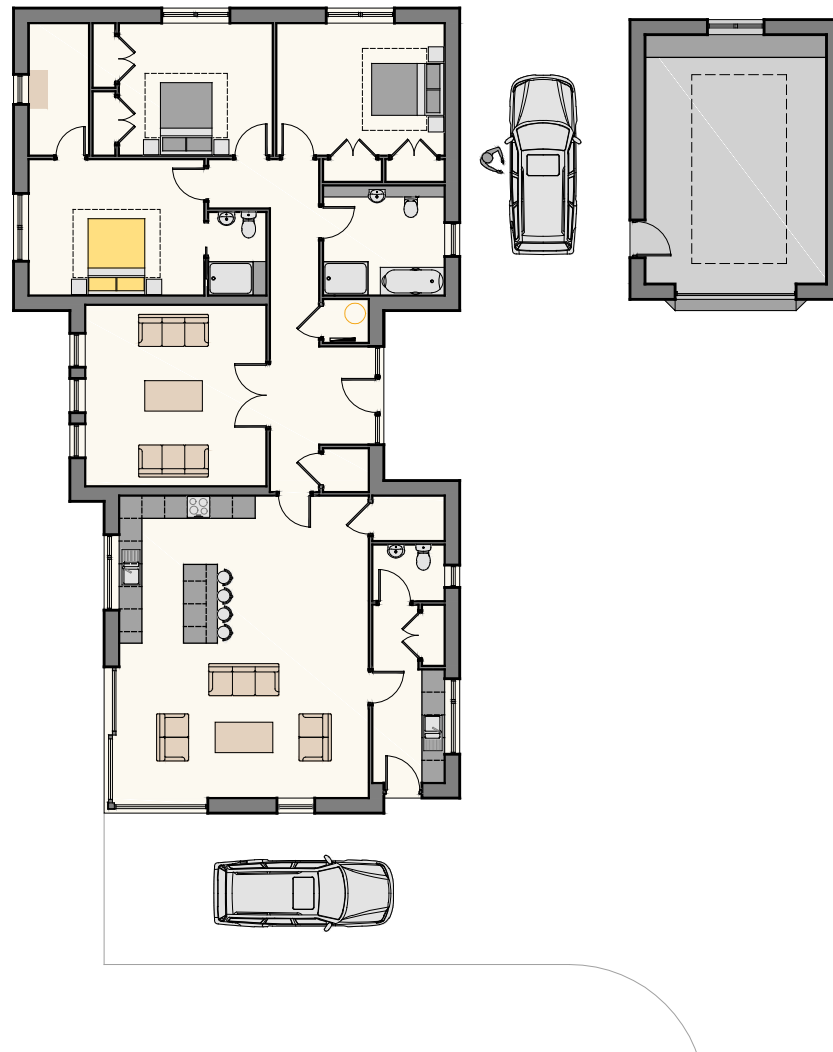
Form, Plan and Sustainability

Recognising the vernacular forms of the existing houses and buildings in the area, we have proposed a traditionally proportioned single storey dwelling. The house has been positioned to take advantage of the orientation, sun movement, views and layout of the site.

The primary living area, which includes the kitchen, dining & family area will be located to the West & South of the site and feature large areas of glazing to maximise the desirable countryside views. The proposed glazing also balances the natural light quality in this space and ensuring that the main living space maximises solar gain and reduces reliance on the heating system. The family area will also have access directly to the garden via sliding doors on the West.

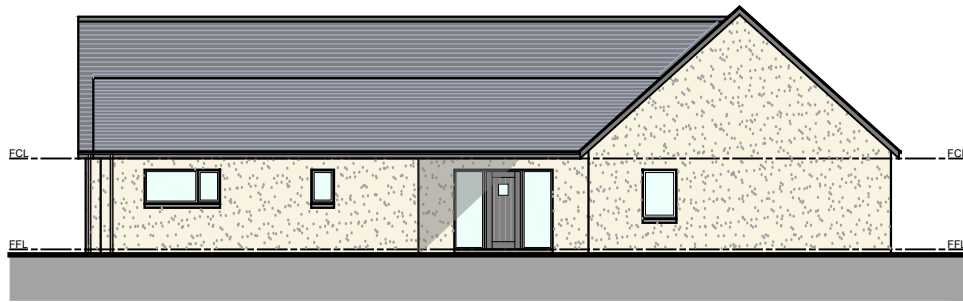
To improve the thermal performance of the house it will be highly insulated and have an air tight envelope which will reduce the houses reliance on the primary heating system.

We have also taken a sustainable approach to the drainage system, proposing that the surface and foul water will be disposed to separate soakaways; a system that allows water to disperse naturally back into the water table. These will be positioned in the South West area of the site, following the topography of the land and draining away from the proposed property.

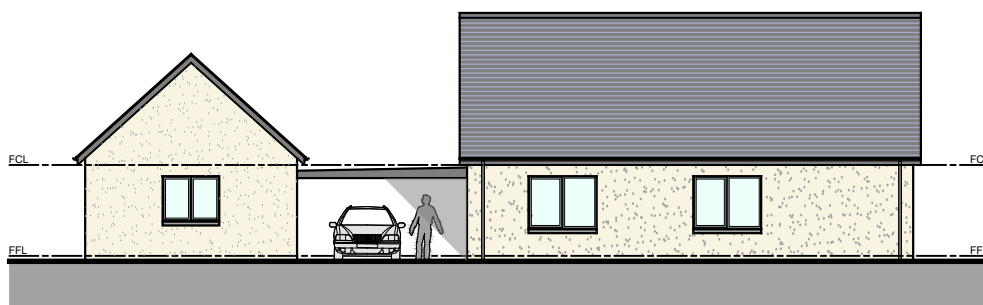


Ground Floor Plan

Design Solution



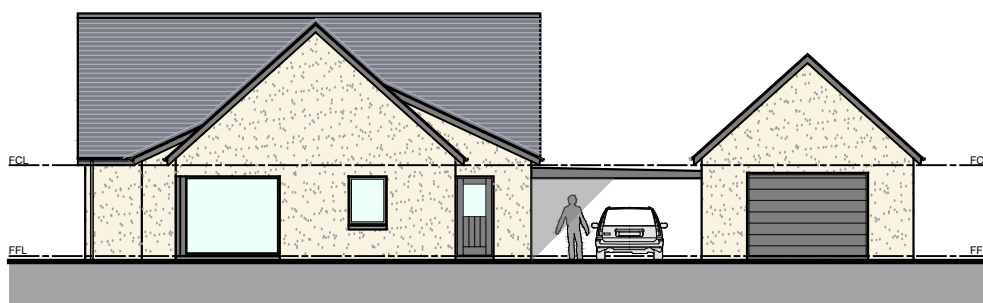
East Elevation



North Elevation



West Elevation



South Elevation

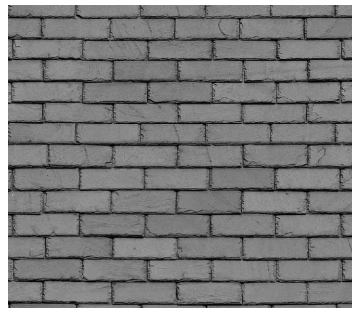
Design Solution

Materials

The house will be primarily finished in an off-white dry dash render. This has been selected because it is a quality, finish that is abundant throughout Aberdeenshire's countryside. The roof will be clad in slate effect concrete tiles and high performance uPVC windows and doors are proposed throughout to minimise maintenance for the occupant.



Off-white render



Roof tiles

Site and Access

When designing houses, capturing solar gain is of primary importance and the position of the house on the site has a large part to play in maximising the buildings exposure to the sun. The access to the site has already been defined by the existing field access.

Future Considerations

Should an occupant of the house become permanently or occasionally less mobile there will be an easy access to the front entrance door. The patio slabs leading up to the entrance of the building will incline at a gradient in excess of 1:20 ensuring a gradual rise up to finished floor level that can be easily negotiated.