

HYVE | ARCHITECTS

DESIGN STATEMENT

THE COCH HOUSE

PARKHILL HOUSE

DYCE

ABERDEEN

AB21 7AL

February 2021

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CONTENTS



INTRODUCTION

BACKGROUND

HISTORIC MAPS

SITE IMAGES

INFRASTRUCTURE

DESIGN CONCEPT

DESIGN FORM AND MATERIALS

ARCHITECTURAL PRECEDENTS

INTRODUCTION

This Design Statement is written in support of the Planning Householder Application to convert and renovate an existing redundant Coach House and extend it to create a contemporary four bedroomed family home. The statement has been prepared by Hyve Architects Ltd on behalf of the applicant.

DESCRIPTION

The proposals include removing the existing Coach House roof and providing a new insulated roof structure with a slate finish to match the existing. The ground floor of the new dwelling will accommodate two bedrooms, en-suite, family bathroom, entrance hall and a double height lounge. A single storey extension will replace the existing derelict greenhouse to the rear. The proposed extension will occupy its existing footprint. The extension is designed to be low lying at a lower floor level to The Coach House with a shallow roof pitch. This allows a contemporary unobtrusive addition which connects to the garden ground and maximises the south facing natural day light. A first floor will be created within the new dwelling and this will accommodate a further two bedrooms with en-suites and a study/office space.

SITE ADDRESS

The Coach House, Parkhill House, Dyce, Aberdeen, AB21 7AL

APPLICANT/OWNER

Mr & Mrs C Stenhouse

ARCHITECT

Hyve Architects



Fig.01 Parkhill House



Fig.02 Lake and Parkhill House



Fig.03 Modern replacement, Parkhill House in 2015



Fig.04 Parkhill House extended

BACKGROUND

The existing Coach House sits within the estate grounds of Parkhill House. The estate is situated north of Aberdeen on the outskirts of Dyce. *Fig.01 & Fig.02* shows the manor house in the background of the estate setting. Parkhill House was demolished and a modern dwelling was erected in its vicinity in approximately 1960, as shown in *Fig.03*.

The current owners of Parkhill House approached Hyve Architects in 2015 to extend the existing modern dwelling. Planning Application Ref: APP/2015/1570. The completed extension as shown in *Fig.04*.

The existing Coach House is currently falling to disrepair with only part of it being used as storage. Our client wishes to develop the existing building sustainably, and the proposed extension has been designed with this in mind. Our aim is to provide a high quality, well insulated contemporary extension, which complements the existing Coach House, maintains the character of the original building and respects its scale. The Coach house will be refurbished and renovated to meet contemporary living standards while maintaining the building's history and character.

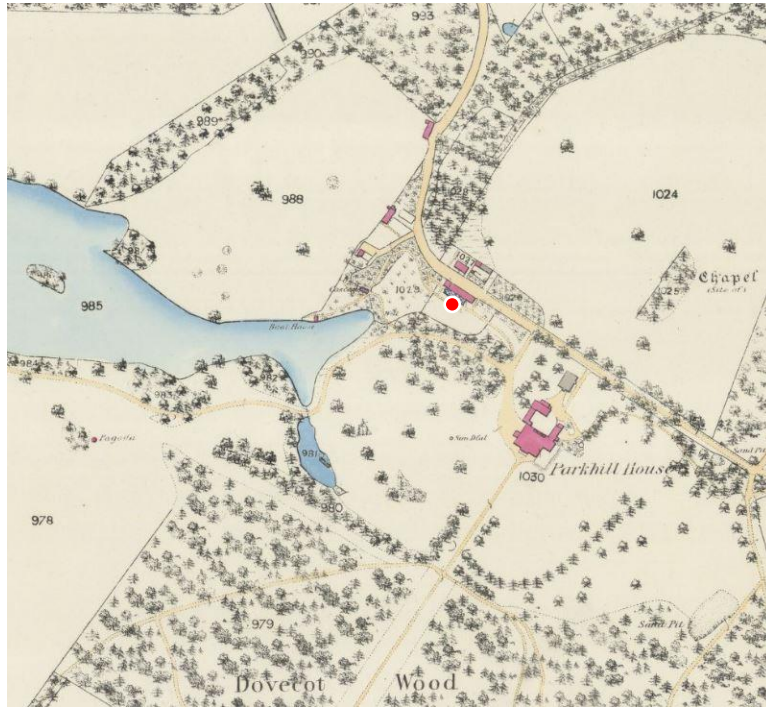


Fig.05 Parkhill House estate in 1867

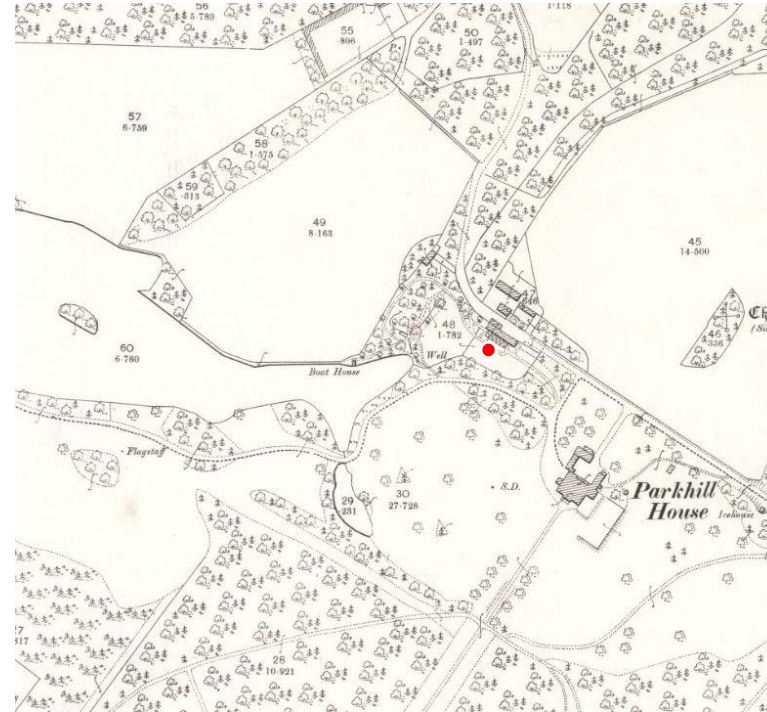


Fig.06 Parkhill House estate in 1900

HISTORIC MAPS

The Coach House is located north west of Parkhill House as noted with a 'red dot' in Fig.05,06,07.

From viewing historical maps, The Coach House has been part of the estate as early as 1867-which the appears to the be earliest map on record showing the estate in detail.

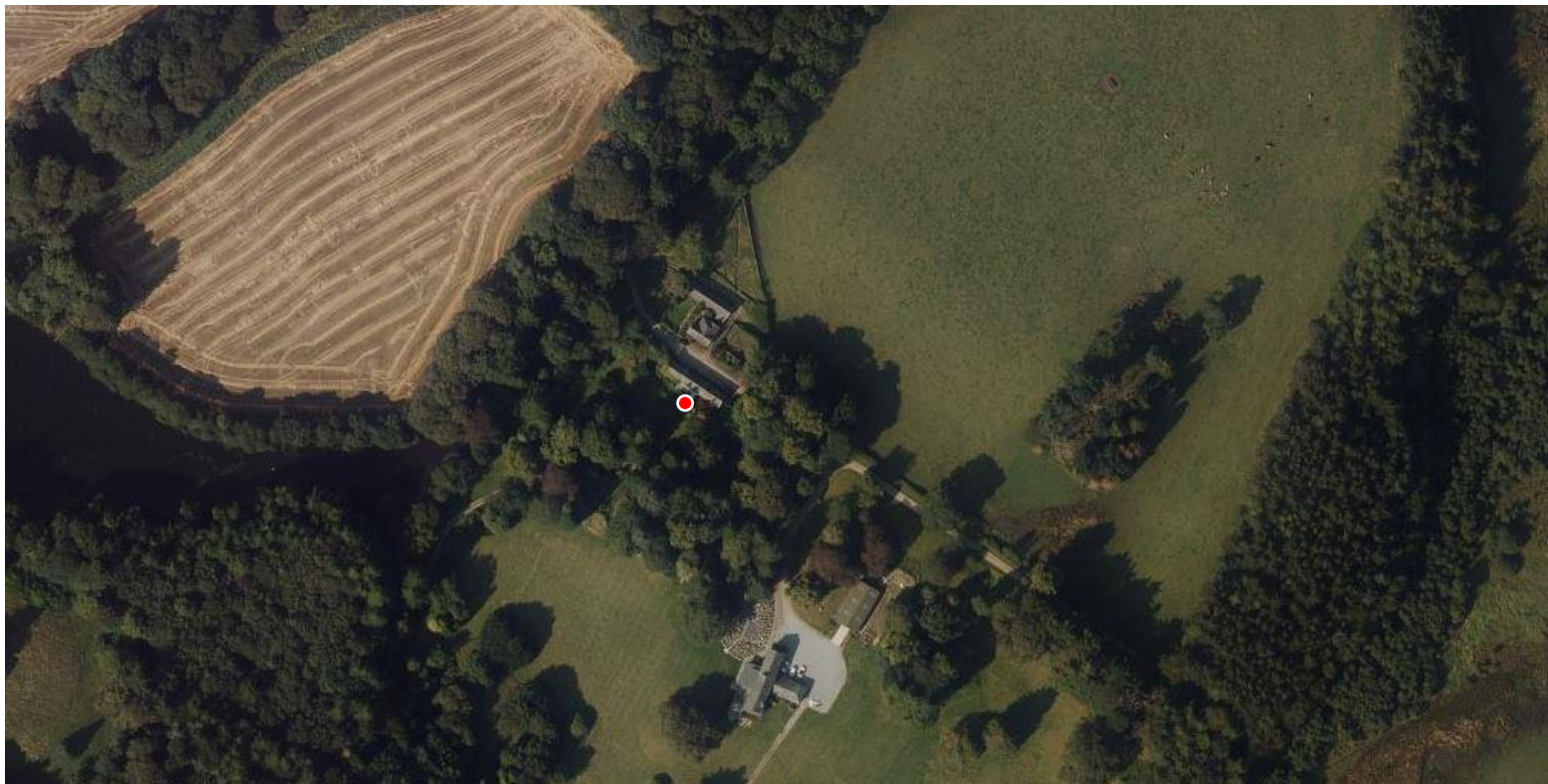


Fig.07 Parkhill House estate in 2021



Fig.08



Fig.09

SITE IMAGES

Site images of the primary elevation of The Coach House.



Fig.10



Fig.11



Fig.12



Fig.13

SITE IMAGES

Site images of the rear elevation of The Coach House, greenhouse and garden ground.



Fig.14



Fig.15

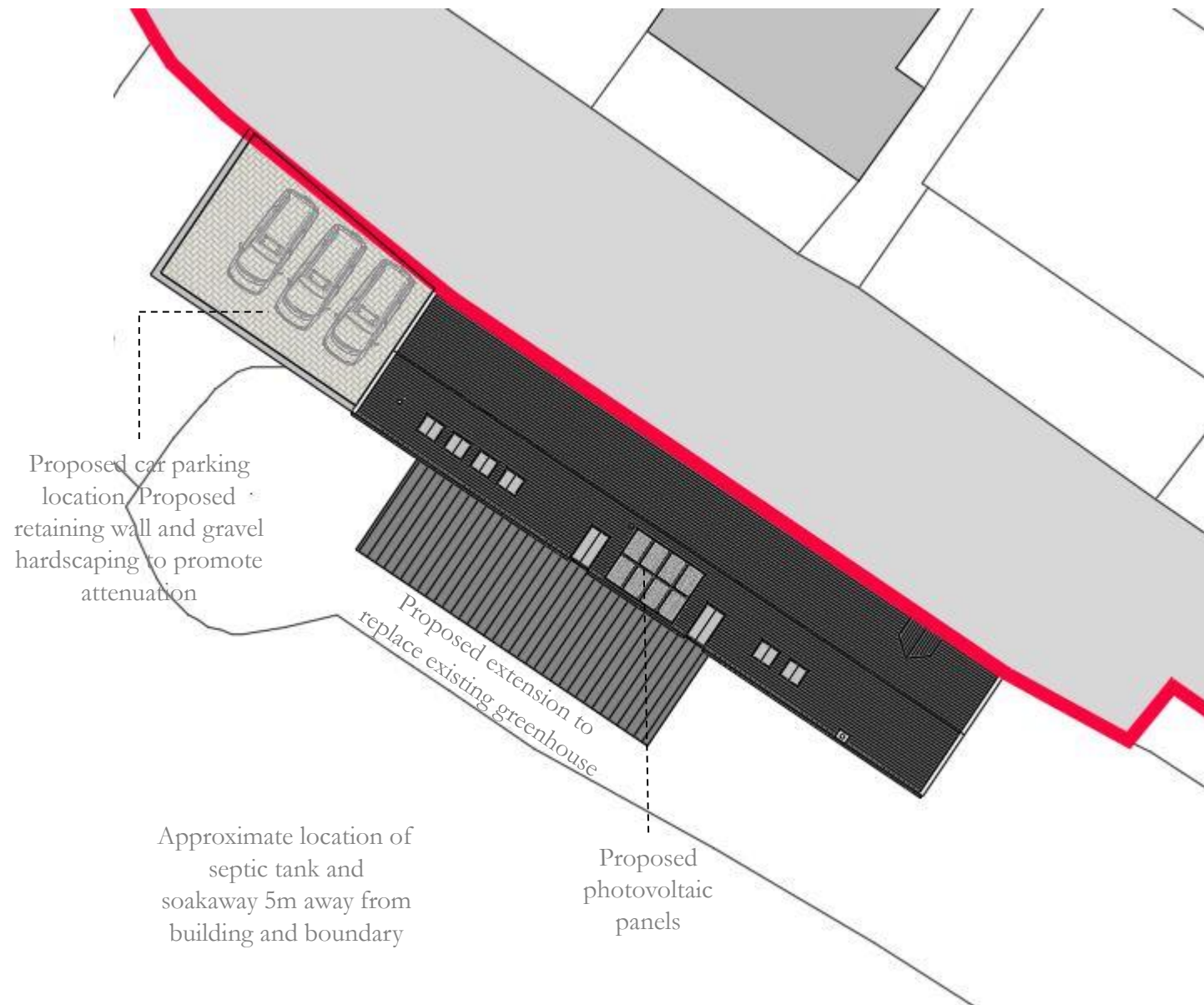


Fig.16 Site Plan

INFRASTRUCTURE

ENERGY

The Coach House and extension will be highly insulated to meeting current Building Regulations using sustainable and healthy materials such as, wood fibre insulation and sheep's wool insulation. Proposed photovoltaic panels will be introduced to the south west elevation roof of the Coach House to maximise renewable energy.

DRAINAGE

The proposals will have a septic tank and soakaway installed within the garden ground. A separate percolation test and drainage report is submitted with this proposal, which confirms that adequate private drainage is viable on the site.

BAT SURVEY

A bat survey report has been undertaken and is attached to this application. The report identifies that there is bat activity at the property and therefore renovation of the property will have an impact. A bat licence will be required prior to works commencing. However, the short to long-term impact will be low as a replacement roost will be provided before renovation takes place.

ACCESS

Vehicular access is via a shared private road into the estate. Three car parking spaces are proposed to the north west of the site as highlighted in Fig.16.

LANDSCAPING AND TREES

Boundary treatments will be enhanced and maintained, with planting being retained, or re-planted if removal is necessary for construction. The remainder of the garden is to be maintained and enhanced where applicable. A separate tree survey and report is submitted with this application identifying trees to be removed for development as well as tree protection measures.

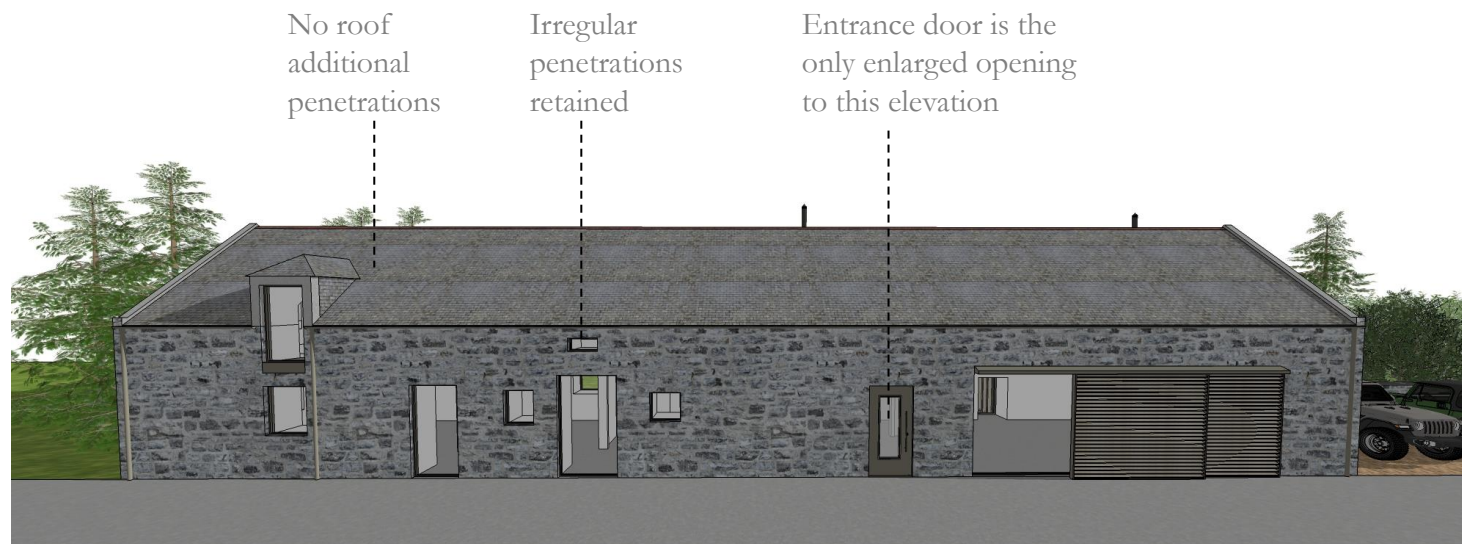


Fig.17 Primary elevation of the Coach House

DESIGN CONCEPT

The primary elevation of The Coach House has been carefully considered with making minimal additional openings as well as utilising the existing irregular openings to maximise natural day light entering the internal spaces. The existing stonework will be cleaned and re-pointed. There will be no new penetrations to the roof of the primary elevation. A timber sliding shutter system will be installed in front of the lounge windows as a contemporary reflection of the previous agricultural sliding barn doors. The shutters will provide solar shading and security. These design considerations are a conscious decision to retain the existing character of its historic agricultural beginnings. As shown in Fig.17.

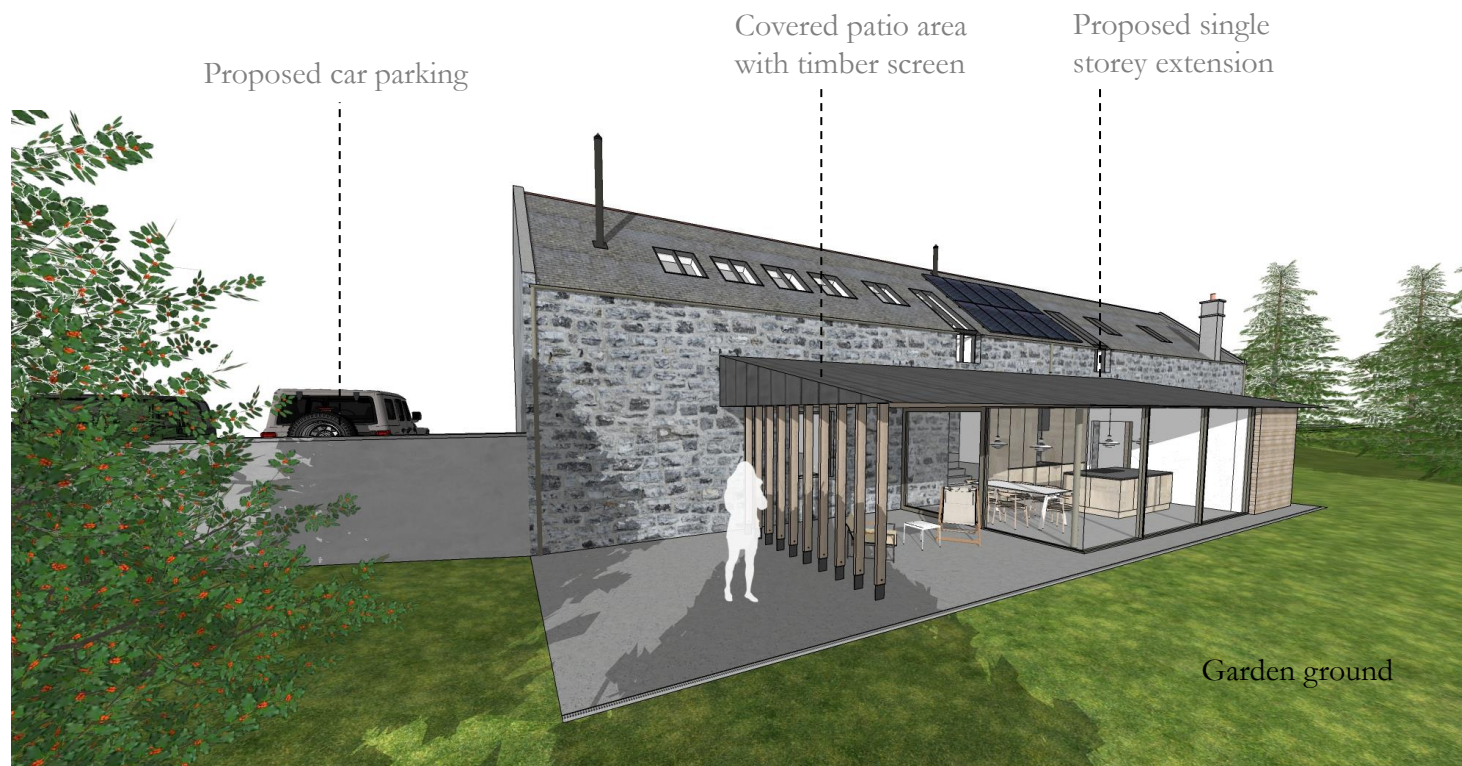


Fig.18 South west elevation of the proposed extension

The proposed extension is designed as a contemporary addition which contrasts with the existing Coach House, distinguishing between old from new. The proposed single storey extension comprises of a family kitchen/dining space with a pleasant south facing outlook and connection to the garden ground. A utility room and WC are located to the south east of the extension. The proposed zinc roof extends to create an external covered area with patio to be enjoyed throughout the year. A screen of timber columns will break up direct sunlight, providing dappled light to the covered area. As shown in Fig.18.

DESIGN FORM AND MATERIALS

Fig.19 Zinc standing seam - grey



Fig.20 High quality glazing with aluminium frame



Fig.21 Timber Cladding



Fig.22 South west elevation of the proposed extension

The low pitched roof form of the extension follows the gentle slope of the garden ground and restricts its massing to maintain the architectural dominance of the existing Coach House. The new extension take the form of a pavilion and cannot be seen from the front elevation of the property and its original character is not impacted.

Proposed materials are small areas of horizontal timber cladding to the extension. Grey standing seam zinc is proposed for the extension roof as this high quality material that can accommodate such a low roof pitch. Windows and doors on the rear extension will be grey aluminium frames.

The existing Coach House will retain the natural stonework which will be repointed where necessary with lime mortar, and it will have a re-slatted roof.



Fig.23 Capel Manor House Pavilion – Ewan Cameron Architects

ARCHITECTURAL PRECEDENTS

These images show architectural examples of low pitched zinc standing seam roofing responding to its site topography.

These examples demonstrate that bold contemporary design can compliment a traditional building.

The materials shown are similar to those proposed, a combination of timber cladding and grey zinc standing seam.



Fig.24 Strathdon House – Brown & Brown Architects

PLANNING POLICY

Reference has been made to the current Aberdeenshire Local Development plan 2017, in particular, Shaping Development in the Countryside, Shaping Places-layout, siting and the design of new development, Natural Heritage and Landscape.

Policy R1 Special rural areas

The site is located within the Green Belt, and although development is significantly restricted within this area, there are examples of new build housing approval within the vicinity of the site. This proposal is for the sensitive restoration, conversion and extension of the existing vernacular building which has architectural merit and is worthy of retention and improvement. This proposal will ensure that the building is retained, its fabric is upgraded, and its new use as a dwelling will ensure it will remain part of the local architectural character far into the future.

Policy P1 - Layout, siting and design

The proposals are distinctive in its mass and material choice. The massing and its scale does not dominate the existing Coach House. The proposed timber cladding compliments the immediate wooded setting. Contemporary design with sharp detailing provides visual appeal. The floor plan can be altered over time to suit the needs of various occupants. Proposed wood fibre insulation and sheep's wool insulation to be used for the construction of the extension and renovation of the Coach House to provide breathable and sustainable construction with high thermal properties.

The proposed single storey extension respects the scale and massing of the surrounding area as well as the existing Coach House. The low pitched roof nature of the extension restricts its mass and its impact on the existing Coach House. The proposed rear extension will not be in view from the front elevation, and the architectural dominance of the existing building is maintained visually. The proposals do not affect or compromise neighbouring amenity in terms of overshadowing or overlooking due to rural setting of the proposal.

The proposal is a high quality refurbishment and extension of the existing building, which preserves architectural character and makes a positive contribution to the local area.

