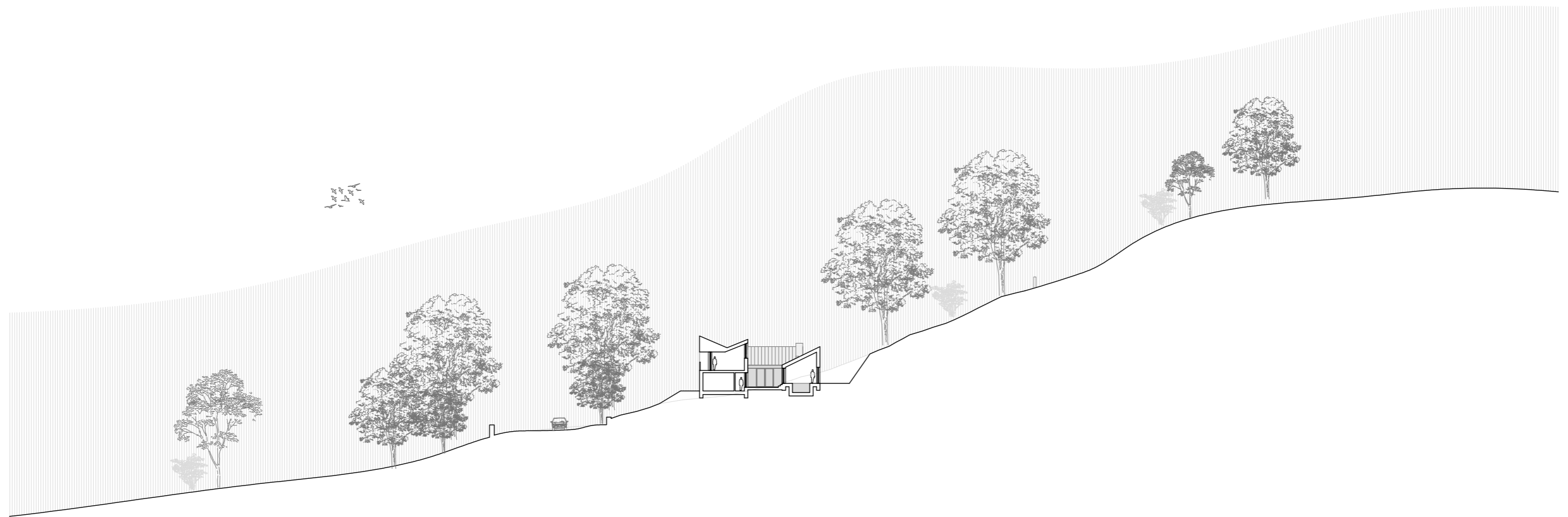


Design Proposals

- Proposed Context Site Section



0 5m 10m 20m
Scale Bar

Design Proposals

- Project Strategies

Access & Parking

The Key Principles of Inclusive Environments and Design have been considered in our proposals, with the intent of addressing obstacles to equal access, with reference to key guidance information such as BS 8300 – Design for Access, the Equality Act 2010 and the Scottish Technical Handbook - Domestic - October 2019.

Access to Site - An upgrade to the existing access road into the site is proposed as indicated on drawings, with new bellmouth with radii as shown on Proposed Site Plan.

Parking - 2 No. covered parking spaces are provided within the Carport as indicated on proposed drawings, this is supplemented by a designated turning / parking area within the site with provision for 2 No. additional external parking spaces for visitors or as otherwise required.

Access within Proposals - Covered Level Access Platt provided at main entrance door, leading to principal living level, with designated enhanced apartment area and accessible sanitary / washing facilities all accessible from this entrance level.

Access to Amenity Space - Amenity Space is provided both by the surrounding area of the proposed building comprising the site boundary and in a private courtyard within the centre of the building cluster.

Services & Renewables (Sustainability)

Health, mindfulness and wellbeing for the occupants of the proposed dwelling are all key drivers of the project and embracing environmental sustainability principles alongside is essential to achieve this. The proposed dwelling would be constructed with the aspiration to achieve the highest possible sustainability level from Section 7 of the Technical Standards, working within the limitations of the site.

Our design methodology when considering environmental sustainability is based on a 'fabric first' approach; firstly, to reduce energy demand by passive means and, secondly to reduce energy consumption, utilising efficient plant and adopting low carbon technologies.

Elements of the buildings external envelope, walls / roof / floor / windows are specified to achieve maximum energy efficiency at the time of construction, as these are the elements least likely to be replaced or altered through the lifecycle of a building.

We have then considered the use of site and context appropriate renewable technologies to further enhance environmental sustainability and reduce energy and water demands.

As the UK electricity grid is decarbonised, burning fossil fuels to heat our homes makes less sense. The future of residential heating will be based upon electricity delivered from renewable sources therefore an efficient air source heat pump has been specified to deliver heating and hot water demand.

Key to the use of such low temperature heating systems is a high level of air tightness, which will be achieved in the build and alongside the use of efficient MHVR systems, will ensure a healthy, low energy internal environment.

Equally, as a reliable green energy solution, and to offset CO2 emissions associated with the build and operational use, the proposals embrace the use of solar photovoltaic panels to provide on site generated renewable electrical capacity within the design, incorporating battery bank for maximum efficiency and additional flexibility to work alongside the air source heat pump system.

We have carefully considered the placement and detail of these panels to avoid any visually intrusive placement such as on prominent pitched roof faces, these are instead imagined set into the sloped landscape behind the proposed dwelling, which facilitates ongoing maintenance and future upgrading of technology alongside minimising visual impact.

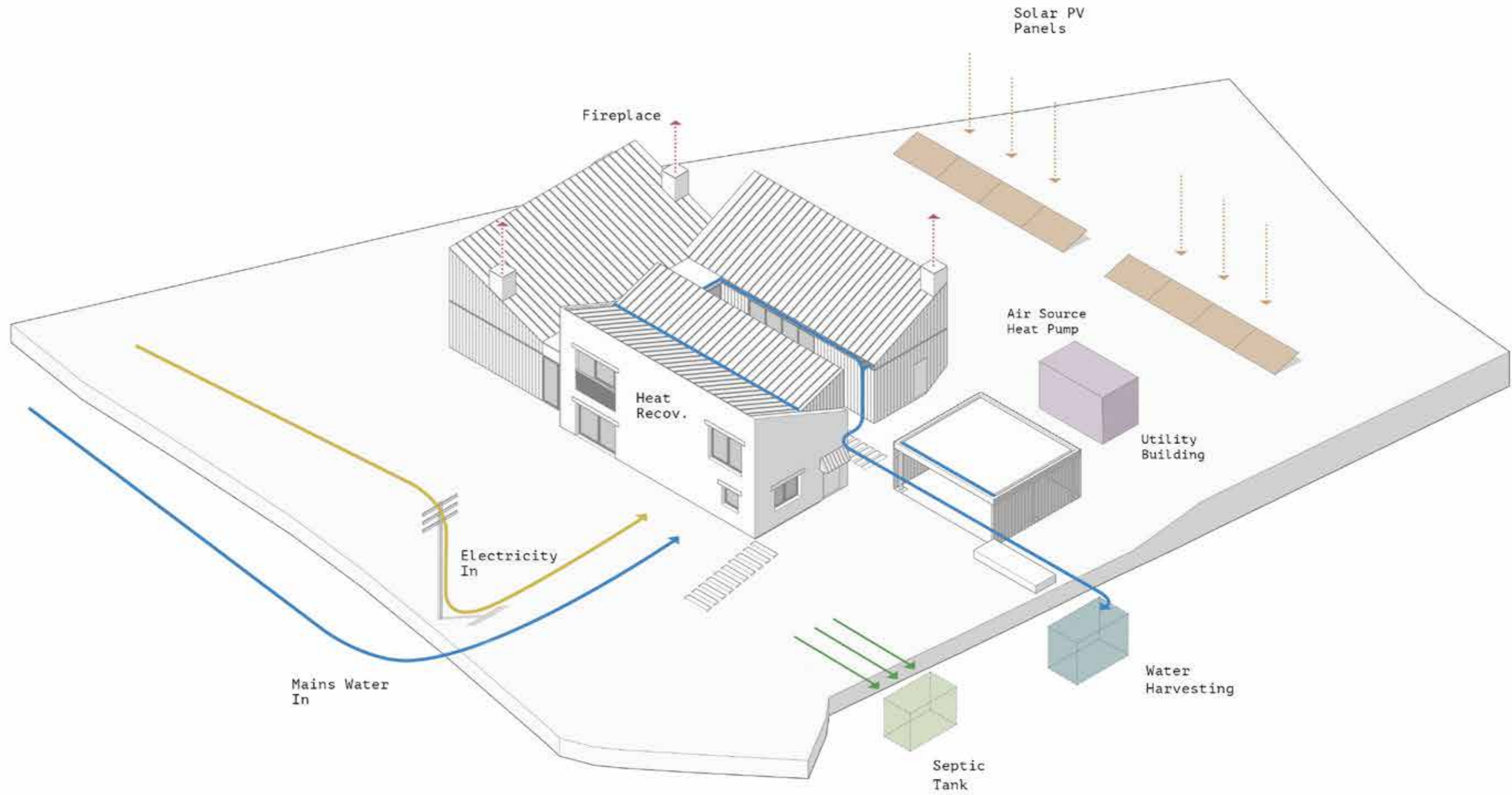
Rainwater harvesting tanks have been incorporated to deal with surface water drainage and to be utilised within the dwelling to supplement non-potable water needs.

Indicative areas have been shown on the proposed drawings and the following diagram for incorporation of the outlined renewable technologies, including air source heat pumps, solar PV panels and rainwater harvesting tank.

It is envisaged that approval of position and size of renewable technologies to be utilised on site can be dealt with by way of Planning Conditions.

Design Proposals

- Project Strategies - Services & Renewables



Design Proposals

- Project Visualisations



East Elevation



North Elevation



Oblique View



Oblique View



South Elevation



West Elevation

Design Proposals

- Project Visualisations



Design Proposals

- Project Visualisations



Design Proposals

- Material References

Proposed Materials

The materials for the proposed new dwellinghouse have been carefully considered based upon the local vernacular of farmhouses and buildings, and how these will weather over time and protect the building from the climatic conditions experienced on the site, alongside visually integrating with the surrounding landscape.

External Walls - Random Coursed Natural Stone Walling / Black Timber Cladding

Glazing - Aluminium Framed Glazing System

Roof - Coloured Metal Standing Seam / Planted Green Roof

Facade Detail - Coloured Precast Concrete Lintels

* All proposed materials are to be high quality, long term, low maintenance and sustainably resourced - Images shown are illustrative only

We envisage that approval of proposed materials can be dealt with by way of Planning Conditions.



Metal Standing Seam Roofing



Planted Green Roofing



Random Coursed Natural Stone Walling



Black Timber Cladding

