
DESIGN STATEMENT

Project: Caber House, Proposed Low Energy Dwelling, Scotlandwell, Scotland

Client: Ms Fisher

Reference number: CH1035

Date: 7 May 2021

The Site:

The site is around 666m², 0.0666 hectares, and is accessed off Leslie Road. To the North of the site there is a rear garden up until the boundary thereafter is open field, and to the East is a second plot of land. The South offers garden grounds and parking area before the pavement and Leslie Road. To the West is the property Arkle cottage and garden grounds. This defines a strong boundary to this gap site.

The Application Site is located within the Scotlandwell Settlement and Conservation area. Located at an infill site on Leslie Road. As stated in policy RD1 or RD3 development within residential or countryside areas would be supported with regards to infill sites, with appropriate design and scale. As the site also falls within the Conservation area reference has been made to the Policy HE3A of the LDP & Scotlandwell Conservation Area Appraisal (2009) which state a presumption in favour of development which preserves or enhances its character or appearance.

The existing property's on Leslie Road have a wide variety within their design and finish. The houses range from single story to two stories and have a variety of house material finishes.

The proposed development site with regards to Sepa's floor risk map is out with any flood risk area. As the proposal is for a single dwelling house on the site, we do not perceive any further risk to flooding.



Figure 1(Artist impression of New Dwelling)

The Proposal:

The proposal is for a low energy one bedroom house with a single storey design and attached garage.

The form of the house is long and thin, with a 35° roof pitch; strong gables echo the typical Scottish vernacular.

Every aspect of the house, from each stage of construction and build, through to the use and future potential has been carefully considered resulting in an efficient, warm, dry, light filled and beautifully practical building that will fit in to its local environment whilst minimising the impact on the wider environment.

We have taken a fabric first approach; use of a Structural Insulated Panel kit provides a fully insulated, air tight construction. The design is based on Passivhaus principles.

Making use of natural resources the design is orientated to take best advantage of solar gain from the south. A front veranda provides shading from high summer sun to prevent overheating, allows low winter sun to penetrate the living space and creates shelter from the rain. Passivhaus detailing eliminates cold bridging, whilst inhibiting condensation and mold growth. High performance windows complete the insulation envelope. Fresh air is provided through a Mechanical Heat Recovery Ventilation Unit, retaining heat from the extracted stale air.

Open plan spaces and reduced internal partitions make best use of materials and also provide a spacious, light, living environment.

The construction dimensions take full advantage of standard sizes to reduce cutting and avoid waste.

Location on the Site:

The house has been sited to rear of the site allowing the dwelling to sit back from the road promoting green space to the front. Facing the main elevation due South, fully using the potential of solar gain to minimize heat demand on the property.

The site itself slopes gently to the South.

Access & Parking:

An access drive off from the Leslie Road is proposed to the right-hand side of the southern boundary edge. Visibility splays are shown on the drawing and full visibility is possible from this access point.

Finishes:

The gable walls of the proposed house are finished with Siberian Larch vertical rainscreen cladding, slate stone veneer is used as a feature material positioned centrally on the southern gable-end wall to reflect the historic stone cottages within the area. Along with being sustainable materials they also synonymies with the housing of Perth & Kinross rural villages. The proposed scale and finishes are well represented within the neighbouring buildings and we believe this proposal would be a welcomed addition to the surrounding community. It would further represent the best in modern, sustainable practices.

The windows are to be high performance triple glazed alu-clad, powder coated red (RAL 3028) a colour of which many precedents can be found in the village. There are no trickle vents to ensure elimination of any drafts to work alongside the MVHR system. The underside of the veranda will be finished with flat metal panels coloured in Anthracite (RAL 7016). The roof will be corrugated metal profile also coloured in Anthracite (RAL 7016), a high-quality traditional material known for its longevity and also well represented in the surrounding area.

Boundary & Landscape:

As the site shares a boundary with the pavement & main road, the existing stone boundary wall located in the South West corner is proposed to be continued. The existing post and wire fence & hedge boundary will be retained to the West and North.

Summary:

We believe this proposal provides an appropriately sited, designed, detailed and finished dwelling that will be of its place and provide excellent, sustainable accommodation for Ms Fisher.