

---

# Design Statement

---

Project:  
Alterations and extension to existing  
property

Address:  
Greystone,  
Crathie,  
Ballater,  
AB35 5UJ

Client:  
Mr and Mrs Noreen Stephen

Job Number:  
2021-088

# Gerry Robb

---

**architectural design services**

---

Bridgend, Bridgeview Road, Aboyne,  
Aberdeenshire, AB34 5HB

(013398) 86359 [info@gerryrobb.co.uk](mailto:info@gerryrobb.co.uk)

## Contents

- 1 - Introduction
- 2 - Site Analysis
- 4 - National Park Policy
- 5 - General Layout & Siting of Development
- 6 - Sustainability

## Introduction

This is a Design Statement submitted in accompaniment to the planning application. It endeavors to demonstrate the suitability of the layout, siting and design of the proposed alterations and extensions to an existing domestic dwellinghouse

## Site Analysis

Site observations and a desktop study have been used as an indicator to inform the site analysis. The analysis shows that the site benefits from spectacular southerly views. The site is surrounded by a mixture of mature forests and open fields.

The site is located off the A93 approximately 1.9 miles East of Crathie.

The site is serviced by electricity, telephone and private drainage.

### **National Park Policy:**

Situated within the Cairngorm's national park, the proposed development requires to satisfy not only the clients brief, but also the standards set by the Cairngorm's National Park Policy.

### **Policy 3 - Sustainable Design**

Policy 3 requires proposals to have been designed to:

- Minimise the effect of the development on climate change in terms of siting, construction and, once complete, to achieve at least the minimum standard in compliance with those set out in the Building Standards Technical Handbook;
- Be sympathetic to the traditional pattern and character of the surrounding area;
- Use materials and landscaping that will complement the setting of the development;
- Make sustainable use of resources;
- Enable the storage, segregation and collection of recyclable materials and make provision for composting;
- Promote sustainable transport methods including making provision for the storage of bicycles;
- Improve or add to existing public and amenity open space;
- Maintain and maximise all opportunities for responsible outdoor access;
- Protect the amenity enjoyed by neighbors;
- Include an appropriate means of access, egress, levels of private amenity ground and space for off-street parking; and,
- Create opportunities to further bio-diversity and promote ecological interest.

In applying these criteria, it should be noted that not all of these will be relevant to all developments, with requirements in respect to improving or adding to public amenity space not being relevant to private properties such as that proposed in this instance.

Likewise, the assessment of proposals against these criteria requires to be proportionate to the nature and scale of the development proposed, in respect of which it should be noted that the development proposed constitutes the extension of an existing building. As such, opportunities to further bio-diversity or minimise the effect on climate change through siting are limited.

With regards to the criteria which are relevant to this application, these are addressed below.

- Be sympathetic to the traditional pattern and character of the surrounding area,
- Use materials and landscaping that will complement the setting of the development,
- Respects the design, massing, proportions, materials and general visual appearance of the area and,
- Protection of amenity of surrounding properties.

### General Layout & Sitting of Development

*Sympathetic to the traditional pattern and character of the surrounding area and respects the design, massing and proportions of the surrounding area*

### **Form:**

The existing sunroom is split in to two distinct parts - lower natural granite base and upper white uPVC plastic and glass structure with a polycarbonate roof. It is the intention of the proposals to remove the upper section and increase the height of the granite walls with natural stone to match the existing property. The footprint of the sunroom will remain as is. The existing sunroom roof is a low pitch, the proposed flat roof will increase the massing of the sunroom only fractionally.

The area of glazing will be reduced and new timber frame windows, in lieu of uPVC, will be installed. New windows will be of equal proportions to the existing property.

In addition to the sunroom, it is proposed that the existing dormer window bargeboards will be replaced with decorative boards

*Use materials and landscaping that will compliment the setting and general visual appearance of the area*

### **Materials:**

The materials palette is intentionally small; natural granite and a high performance flat roof membrane. This is done to mimic the existing building which itself is just two materials; Granite and slate.

The proposed development seeks to conform with the local vernacular through the use of granite stone and large timber frame windows, a combination seen throughout the area.

The biggest departure from the immediate surrounding architecture is the use of a high performance single ply roofing membrane to form the flat roof. The surrounding buildings have a traditional pitched slate roof. Due to the existing dormer windows to the first floor it was necessary to keep the sunroom below the existing slate roof line. The proposed flat roof allows for this requirement, it also has the benefit of being only fractionally taller than the current roof structure, so does not dominate the frontage of the building.

*Protection of amenity of surrounding properties*

Due to the footprint of the sunroom being unchanged and the amount of glazing being reduced, there will be no adverse affects to the privacy of neighboring properties.

### **Sustainability**

High performance windows and door sets and well-insulated walls, ceilings & floors, will mean the utility extension performs better than the minimum requirements currently set by Scottish Building Standards.