
Design Statement

Project:

Application for Planning Approval for Alterations
and Extension to Dwellinghouse

Address:

Riverside Lodge
Huntly Place
Aboyne

Client:

Mr and Mrs Gray-Wannell

Job Number:

2023-026



Gerry Robb

architectural design services

Contents

1 – Introduction	3 – Aberdeenshire LDP
2 – Site Analysis	4 – General Layout & Siting of Development

Introduction

This is a design statement in accompaniment to the planning in application. It endeavours to demonstrate the suitability of the layout, siting, and design of the proposed extension to the existing property.

Site Analysis

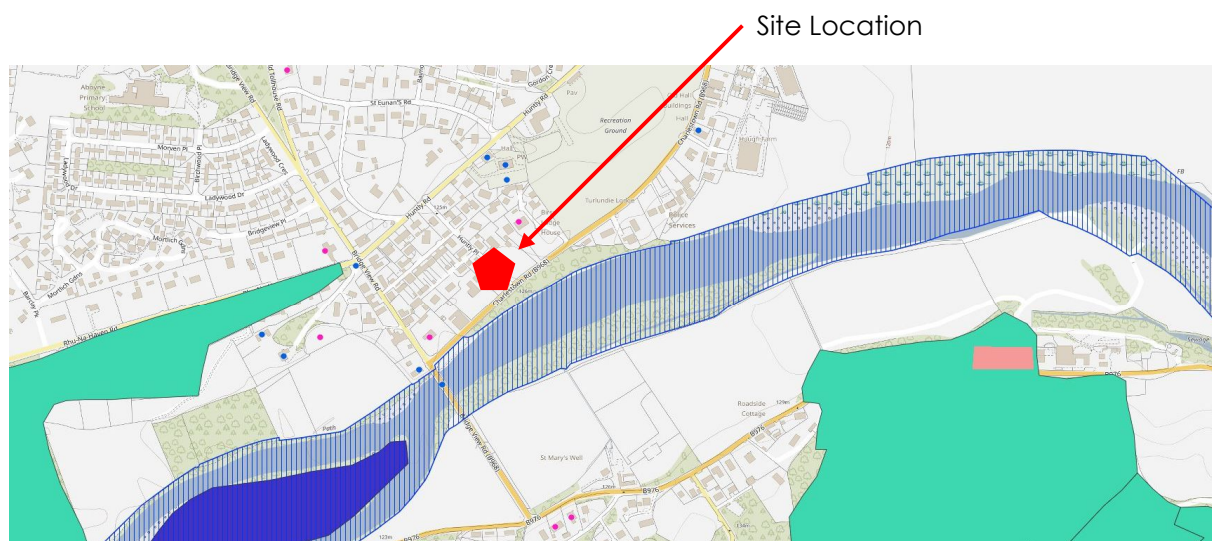
Observations and a desktop study have been used as an indicator to inform the site analysis. The identified site is approximately 0.175 acres and is accessed via *Huntly Place* off the B968.

The property is located to the North-West of the site with adjacent outbuilding and single garage, an open plan garden area laid to lawn is to the South-East. The North-East boundary is defined by a tall stone wall and the access road, The South-East boundary by a low stone wall, mature hedge and the B968. The South-West boundary adjoins the neighbouring property and is a mixture of tall timber fencing and hedging. The North-West boundary is defined by the garage.

The property consists of a semi-detached granite construction with traditional pitched slate roofs. To the rear is a rendered concrete blockwork element - forming the utility - with a steep pitched slate roof and flat felt roof.

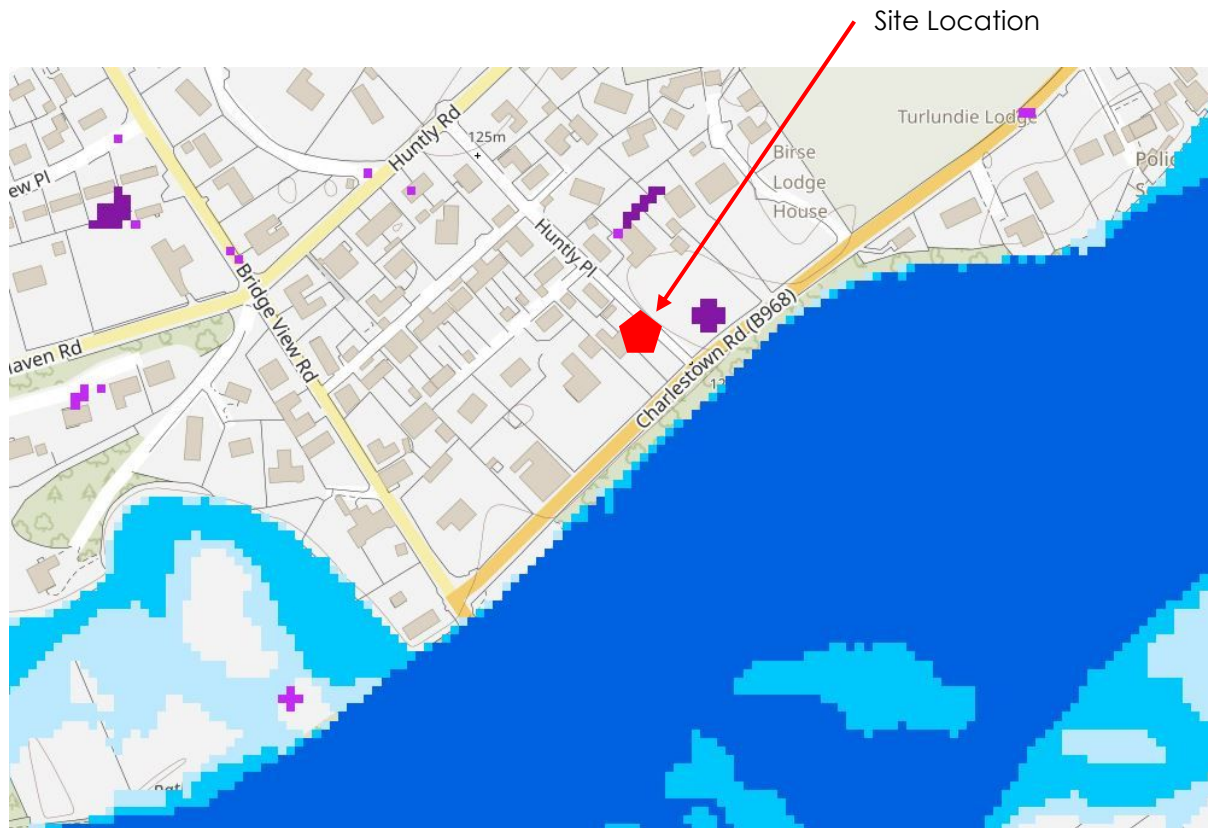
Using the Scotland's Environment web map, the surrounding area has been reviewed for points of interest highlighted below:

- Ancient Woodland inventory,
- Canmore points terrestrial,
- Conservation areas,
- Listed buildings,
- Sites of special scientific interest,
- Special areas of conservation



The site is located in the Conservation Area of Aboyne. There are no Listed Buildings in the immediate vicinity of the site. Ancient woodland areas are highlighted green on the above map and are unaffected by the proposal. The River Dee [SAC Ref: UK0030251] is approximately 46m South of the site.

Review of the SEPA flood mapping indicates the site does not flood – map shown below. The proposed development is to the North-West of the site and will no impact the River Dee.



Aberdeenshire Local Development Plan

The proposal will be assessed against *Policy 1: Layout, Siting and Design* and *Policy 3.2: Householder Developments*.

Policy 1 & Policy 3.2

For the proposed development, the main directive of these two policies is for developments to meet the six qualities of successful places.

The LDP requires that proposals consider and address the six qualities of successful places. It should be noted that several of the qualities are aimed towards developments of multiple houses or units, that have a greater impact on public perception, and use, when compared to single dwellings and extension proposals. When proposing extensions to domestic dwellings, it is understood that these qualities are met as far as is reasonably practical, recognising the scale of the development being proposed.

- Distinctive:

Distinctive can be broken down into several key factors, including Building Line, Settlement Pattern, Boundary Treatments, Detailing, Form and Materials. Together these elements come together to create distinctive developments.

The proposal aims to complement the existing building through design details, form, and material use.

Large vertical glazing elements with proportions matching the existing property will be used throughout the ground floor. The tall and narrow design will also be replicated in the form of the new entrance porch. Such detailing draws inspiration from the existing building, allowing the extension to settle into its environment.

As part of the work, the existing rendered blockwork utility infill will be removed to suit the alterations. The proposed extension will develop the entirety of the small courtyard space. Whilst there will still be an element of flat roof in the design, the extension will feature a predominant traditional pitched slate roof.

This approach removes the current steeply pitched slate roof finish on the first-floor level of the current build, a detail which is not present anywhere else on the building, allowing the overall structure to feature a more traditional aesthetic.

It is proposed to finish the extension in a mix of off-white render and fibre cement cladding boards finished in a wood stain [pine] colour.

Examples Fibre Cement Board in the Conservation Area:

- APP/2023/0706 - Thistlebank. Flat roof extension to rear of property.
- APP/2012/3159 - Hillview. Erection of Domestic Store and Workshop.
- APP/2017/1073 - Cruadalach. Extension to rear of property.

- Welcoming:

The requirement to provide a welcoming development is predominately aimed towards larger proposal where it is expected that there would be greater numbers of public coming and going. This is evident in the requirement to '*favour an informal building layout*' and '*Integrated communal or shared spaces.*'

For extensions to existing properties welcoming can be met as far as is reasonably practicable by providing a development that complements the existing building through its use of materials and design detailing.

- Adaptive:

This quality is again aimed towards larger developments where future needs can be met through a balanced provision of land uses, building types, density, sizes, and tenures. In terms of single dwelling developments and extensions adaptable can be encompassed by the provision of a building that adapts to the needs of the occupants.

The proposal is an extension to an existing building, adapting to the needs of the occupiers by providing additional accommodation to suit their growing family.

- Safe and Pleasant:

Safe and pleasant for individual properties can take the form of protecting privacy and amenity of existing neighbouring properties while ensuring the proposal has adequate private garden grounds for the occupants.

- Resource Efficient:

With current high energy prices, material prices and the importance applied to reducing carbon footprint, it is necessary for new developments to be conscientious of resource efficiency. Improving resource efficiency can be done in a variety of ways.

- Materials –

Whilst it is not possible to eliminate transporting of materials to a building site, it is possible to reduce excessive travel by sourcing materials appropriately. One of the main items in the building is timber. A timber frame reduces on-site wastage by being made to order in a factory and delivered to site ready to erect. Depending on manufacturer, windows, doors, and insulation can all be factory fitted. Reducing overall travel requirements.

- Insulation –

The use of high-performance insulation products can reduce demand on the central heating system by reducing heat losses at external walls and roofs.

- Easy to Move Around and Beyond:

For an extension to an existing building, there are limitations to the provision of active travel due as it is not possible to re-locate the existing structure. In this instance, the property is located in Aboyne with a regular bus route on the A93 approximately 800m distance.



General Arrangement and siting of development:

Access

The site is accessed directly off Huntly Place. The proposed extension does not affect how the site will be accessed. It will however provide more legible access to the property by providing clear access to the entrance porch.

Currently this access is tucked around the back out of site of visitors and leads directly into the utility space.

The proposed extension will improve this situation significantly.

Form

The majority of the extension consists of an infill of the existing small courtyard area. The infill works will feature a flat roof – similar to the existing section of building that will be demolished as part of the proposal. The new flat roof will be fractionally taller than the existing to allow for improved levels of insulation.

The entrance porch, with bedroom over, consists of a tall narrow form with a traditional pitched slate roof. Replicating the form of the adjacent granite gable.



Design Details

The properties adjacent to the proposal are a mixture of natural granite constructions with slate roofs and dormer windows or various styles and, rendered blockwork constructions with concrete tile roofs.

The proposal takes inspiration from the varied mix of local vernacular to provide additional accommodation to suit the needs of a growing family. The biggest departure from the immediate vicinity is the use of fibre cement cladding in lieu of timber, providing a low maintenance cladding option for the extension.