

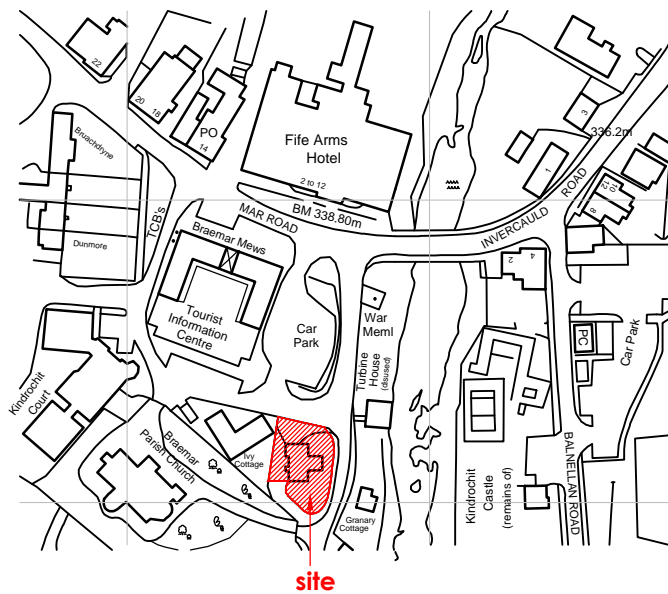
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# design statement

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project:  
Installation of External Oil Boiler  
and Internal Alterations

Clunie Bank  
Cluniebank Road  
Braemar  
AB35 5ZP



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External View of Venetian Window

**1. Historical Background**

Clunie Bank, Cluniebank Road, Braemar is a C(s) category listed building (LB6274), downgraded from a category B in 2006. The listing notes the house as an 'early 19th century, single storey and attic, T plan house'. It goes on further to say that Clunie Bank has the only example in the village of a Venetian window.



Internal View of Venetian Window

It should be noted that the central window of the Venetian window was not constructed as a 'working' window and has always been blocked in order to facilitate the internal fireplace to this room (see internal photo above).



Existing Electric Radiator

**2.0 Proposed Heating System**

The current form of heating in this historical property is provided by wall mounted electric heaters. They are of differing styles and models with no consistency and not in keeping with the character of the building.



Existing Electric Radiator



Proposed External Oil Boiler

The client wishes to install a new central oil heating system with cast iron radiators throughout, more visually appropriate to the listed historical character of the property. The oil boiler would be external and located on the external utility room wall (west), screened from the access road by the existing fence (see photo). The boiler casing is a neutral recessive colour and will blend with the local granite stone walls.



Proposed Cast Iron Radiator

proposed location of oil boiler



West Elevation of Utility Room Wall

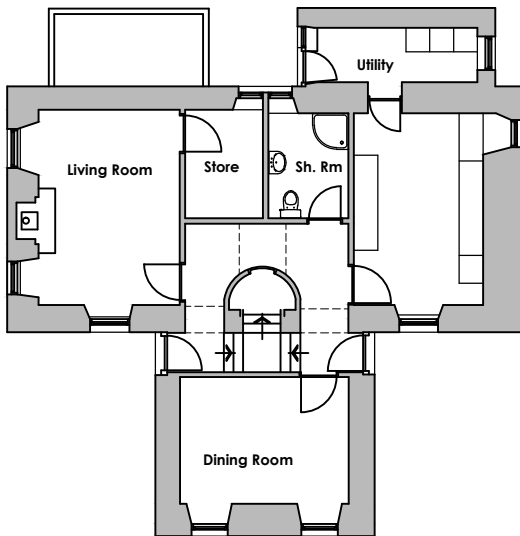
proposed location of oil boiler



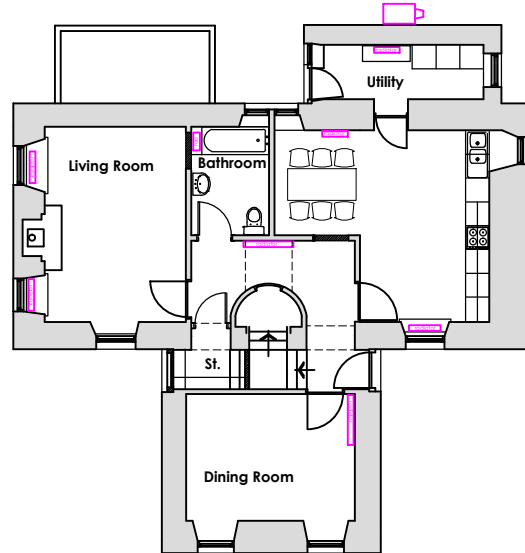
North Elevation

### 3.0 Internal Alterations - Ground Floor

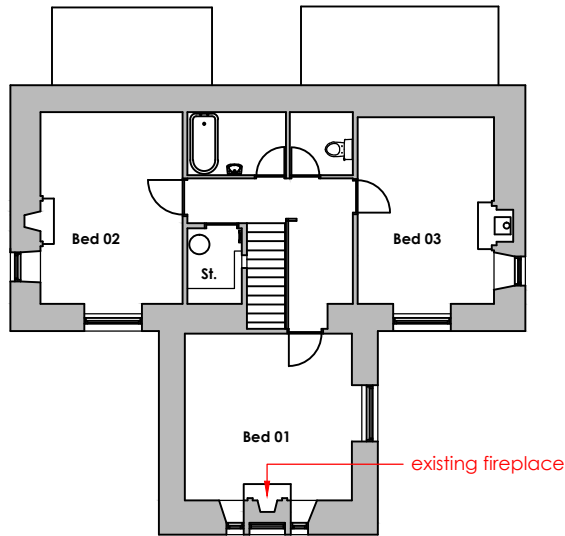
Alterations to the internal layout are proposed by the client to maximise the accommodation in the property. The removal of a partition between the shower room and the kitchen will open up the space and become open plan, more suited to modern living, with an integral dining space located in the resulting alcove. The good sized current store accessed from the living room is proposed as being re-purposed as a shower room, accessed from the hallway. This shower room will achieve the accessibility activity spaces required by building regulations. It is proposed to re-use the existing door and framing from the store, to the new shower room, so allowing continuity in the hallway. The house currently has 3 external access doors. Sealing the south redundant access door will allow a store to be formed with limited internal intervention.



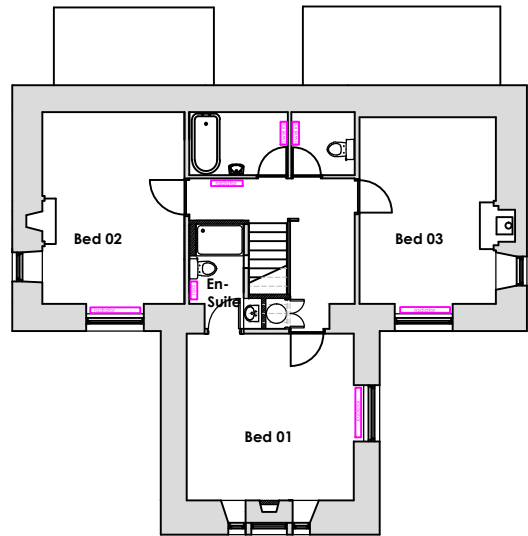
Ground Floor Plan as Existing



Ground Floor Plan as Proposed



First Floor Plan as Existing



First Floor Plan as Proposed

#### 4.0 Internal Alterations - First Floor

As part of the proposed heating and plumbing works to the property, a new hot water tank will be required. Locating this tank in the space above the stairwell will allow the existing store to be re-purposed as an en-suite to bedroom 01 as shown. It is also proposed to remove the existing fireplace to bedroom 01 as it is not in current use. The fireplace surround is not original (see below photos) and the windows either side will be retained as existing (Venetian window).



Elevation of Existing Fireplace to Bedroom 01



Detail of Modern Fireplace Mantlepiece



New base block to Fireplace Surround