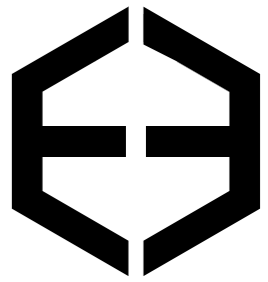


eb-architect.com



Replacement Dwelling

**Greenways, Kirkton Of Durriss,
Banchory, AB31 6BN**



eb-architect.com

Project Full Planning permission for the replacement dwelling house, new detached garage and associated access upgrades.

Introduction:

This document sets out a design statement for the proposed replacement house Greenways, Kirkton of Durris, Banchory, Aberdeenshire. The dwelling is located on the eastern edge of Kirkton of Durris and is accessed from the B9077 (SOUTH DEESIDE ROAD), which passes the north side of the application site.

Existing site Appraisal:

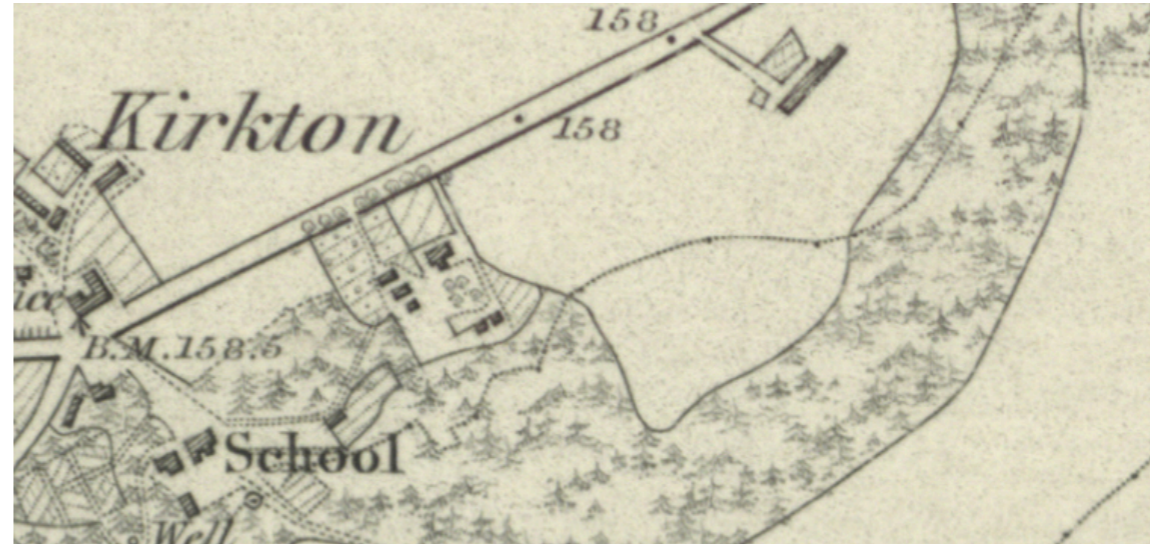
The existing site is located at the base of the Hill of Durris within a 2968 Sqm boundary. The detached house sits out with the main settlement and the clusters of houses formed within Kirkton of Durris to the West. There is another detached house to the east, which appears to have been part of the original Kirkton estate by historical maps. There is no further development to the north or the south of the site.

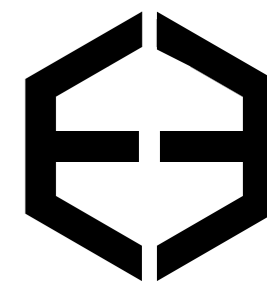
The site is located at the base of the Hill of Durris to the south resulting in a large portion of the site being heavily overshadowed throughout the year. The rear of the site is overtaken by mature woodland and rock formations. A burn runs through the site to the east although it runs dry for 90% of the year. There are large mature shrubs to the north of the site near the B9077 where the entrance is. Both boundaries to the east and west have a mix of trees and shrubs to form screening to neighbouring properties

The current site has power and water serving the existing dwelling which will be repurposed for the replacement dwelling. The existing septic tank is located to the north of the site with the soakaway located over the B9077 within the farm land.

The existing dwelling has been subject to unsympathetic alterations over the years resulting in a rabbit warrant of poorly lit, awkward, compromised and uncharacteristic rooms. The alterations have resulted in the house having some structural issues and being very difficult to upgrade to make it more energy-effective for modern living. As time goes on with the current property the owners are starting to see some serious defects with the alterations carried out on the property. The alterations to the existing property have left very little of the existing building and features intact. Only part of the front elevation, the dormer windows and the chimneys remain of the existing building.

Design approvals have been completed on the existing property to retain the existing structure with upgrading and extensions, however, this has proven to be cost-prohibitive. With very little return in terms of better living space or energy-efficient construction for the money invested in the property. With very little character of the existing cottage building retained intact, it is believed that the best course of action would be to demolish the structure and build a replacement dwelling.





eb-architect.com

Proposal:

Proposal: The proposal is to replace the existing house with a new highly energy efficient home served by the same access.

Located on the site of the existing dwelling the house allows for green space all around without overshadowing or overpowering any surrounding developments. It also responds to the rock formations to the rear of the site and no additional excavation of Stone should be required to the rear of the site.

The proposal considers its surroundings and is designed to capture views to the north, west and south of the site. The living spaces placed in these locations allow the users to experience the garden at different times of the year as well as in the different seasons.

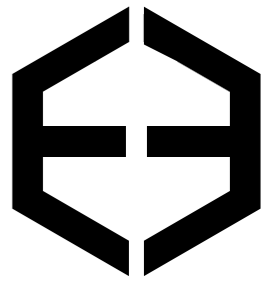
The proposal sits in three forms, the first being the modern sleeping accommodation to the east in the 1 ¾ - storey building running north to south on the site, pulling its scale form and style from barns and outhouses within close proximity to the site. This houses 3 bedrooms, bathrooms, and the associated internal plant room of any modern home. The formation of two gables allows for spectacular views to the north and south while retaining a large area of the external wall to the east and west to provide a highly insulated structure. This form will incorporate Solar energy panels within the cladding to reduce the visual appearance of the modern panels.

The second is the open entrance and staircase linking the three volumes and allowing for light to penetrate the circulation space and give the sense of being outside and connected to the garden. On entering the building you get a view right through the property and into the Hill of Durriss to the south and the woodland. The stepped arrangement reduces the scale to the principal elevation but allows for the grand stairwell to the south without overpowering the buildings.

The third space is the main living space with an open plan kitchen dining and living. There is a vaulted living area and a bedroom area located over the kitchen, accessed from the main stairwell. This building pays homage to the existing building it would replace. With traditional scale and proportion of windows and vernacular dormer windows. The intention of this building is to give the appearance of a traditional building connected to a modern one, but this will allow the clients to have a highly insulated home that is more rational in layout and better-flowing space and connections to the outdoors. Traditionally houses in this area were symmetrical with an entrance door to the centre, windows on either side with dormers directly above.

To the Northwest corner of the site, the client wishes to locate a new double garage with ancillary storage space above, with the material for wall and roof cladding emulating that of the new sleeping accommodation block. Setting the garage in the northwest corner does not hinder the views of the dwelling or that of any neighbouring building and will also be screened from the road by the mature shrubs. The existing driveway will be widened and better-turning circles provided to allow better vehicular access and egress.





eb-architect.com

Materials:

A simple vernacular palette of materials is being proposed with our client keen to use low-maintenance materials with a long lifespan. Different cladding options were discussed, however, it was decided that fibre cement cladding would be preferred as it would reduce maintenance, rotting or splitting on the East wing with accented natural Scots larch timber in more sheltered areas. The cladding will imitate the beauty of timber and be in the form of cladding boards. Metal standing seam was preferred for the roof which gives a nod to the many metal roof farm buildings in the area. The West wing work finished with render to the walls, with reclaimed slate roofs to replicate the dwelling that it has replaced. There would also be the reused stone from the building within the two chimney breasts at either end.

Environmental:

The proposal is designed on a “fabric first” approach to the construction using highly insulated timber frame construction and cladding systems combined with high-performance windows and doors. It is proposed to install a mechanical heat recovery system, in conjunction with solar panels and air source heat pumps are also being proposed for the scheme. The building is orientated to try and maximise the solar gain to the building and the PV panels given its location.

The current drainage system will be upgraded to use treatment plant and soakaways.

Summary:

It is our opinion that the redevelopment of this site with a replacement dwelling will not be detrimental to the surrounding area and will enhance the living standard of the property on the site. Any character that was formed with the existing building has been slowly eroded over time with poorly planned and unsympathetic alterations and additions. With the main structure now starting to fail it would be more cost effective to replace the dwelling. The design is sympathetic to the site considering locations, massing and material choice, while still achieving modern living for our client.

