
Design Statement

Project:

Application for Planning Approval for Garden Studio

Address:

Ingleby
St Eunan's Road
Aboyne

Client:

Mr and Mrs Smith

Job Number:

2023-081

Gerry Robb

architectural design services

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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 garden studio at Ingleby, St Eunan's Road, Aboyne.

Site Analysis

Observations and a desktop study have been used as an indicator to inform the site analysis. The identified site is approximately 0.4 acres and is accessed directly off St Eunan's Road.

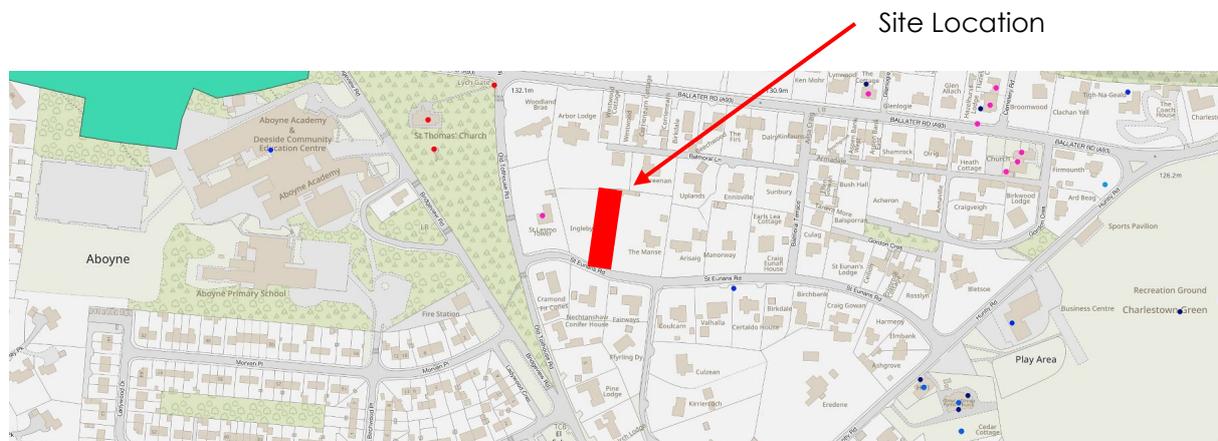
The property is positioned to the south of the site near the access. The access driveway is position at the south-east corner of the site and consists of a gravel driveway and parking area. The remainder of the site is overlain with grass and planting.

There is a small timber outbuilding in the rear garden area along the south boundary wall. The building consists of a small garden store and covered seating area. the external finish is black.

The site boundaries are defined by a mixture of stone walls and post and wire fencing. Dense woodland follows the north and west boundaries.

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 is a 'C' Listed Building neighbouring the site – St Lesmo Tower (LB47071). However, due to the established mature woodland between the properties, it is anticipated that the proposed garden studio would not impact the Listed Building.

Ancient woodland areas are highlighted green on the above map and are unaffected by the proposal.

Aberdeenshire Local Development Plan

The proposal will be assessed against *Policy 3.2: Householder Developments*.

Policy 3.2

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 applications for small ancillary buildings.

When proposing ancillary buildings, 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 take inspiration from the existing house and outbuilding through a mix of design details, form, and materials.

The house is a light grey rendered blockwork property with a traditional pitch slate roof, the existing outbuilding is a timber construction (log style build) with a shallow mono-pitch roof painted all black. Both buildings have a rectangular form.

Proposed garden studio will feature a rectangular form with a traditional pitched roof and finished in a mixture of timber cladding and rendered blockwork. Finished in all black. Instead of slate, the roof will be finished with a black profiled metal sheeting.

Existing boundary walls and fencing will be retained.

- 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 ancillary buildings to existing properties, welcoming can be met as far as is reasonably practicable by providing a development that complements the existing buildings on-site though 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 ancillary building developments adaptable can be encompassed by the provision of a space that complements the accommodation offered by the existing house.

Due to the site being quite narrow around the house it is not possible to extend the existing building without significant alteration to the internal layout to allow legible access to the extension.

By providing a separate ancillary building instead, the additional space can be provided without undue disruption.

- 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.

The proposal is surrounded by mature trees to the North and West. There is a small gap in the trees on the east boundary where the neighbouring property outbuilding is located. To

maintain privacy to both the neighbouring property and the proposal, the window on the east gable of the garden studio is set high up to limit overlooking.

- 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:

The site is in the centre of Aboyne with access to public transport links.

General Arrangement and siting of development:

- Access

The site is accessed directly off St Eunan's. The proposed garden studio does not affect how the site will be accessed.

- Siting

It is proposed to locate the garden studio to the north of the site, this approach has been chosen for two reasons. First, it matches the neighbouring property – *The Manse* – which has an outbuilding in the north-west corner of their plot and second, the location takes advantage of the natural sunlight afforded to the site, making it an idea spot for a studio.