



DESIGN STATEMENT
RE-DESIGN OF PLOT 1 - THE BOTHY
BOGFOSSIE,
SLUIE, GLASSEL,
BANCHORY
ABERDEENSHIRE

aka

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Contents

“Don’t make something unless it’s both necessary and useful; But if it’s both necessary and useful, don’t hesitate to make it beautiful.”

Stage 1. Appraisal

“Identify the environmental, infrastructure, cultural, social and economic context, identity and connectivity features.”

Stage 2. Design Solutions

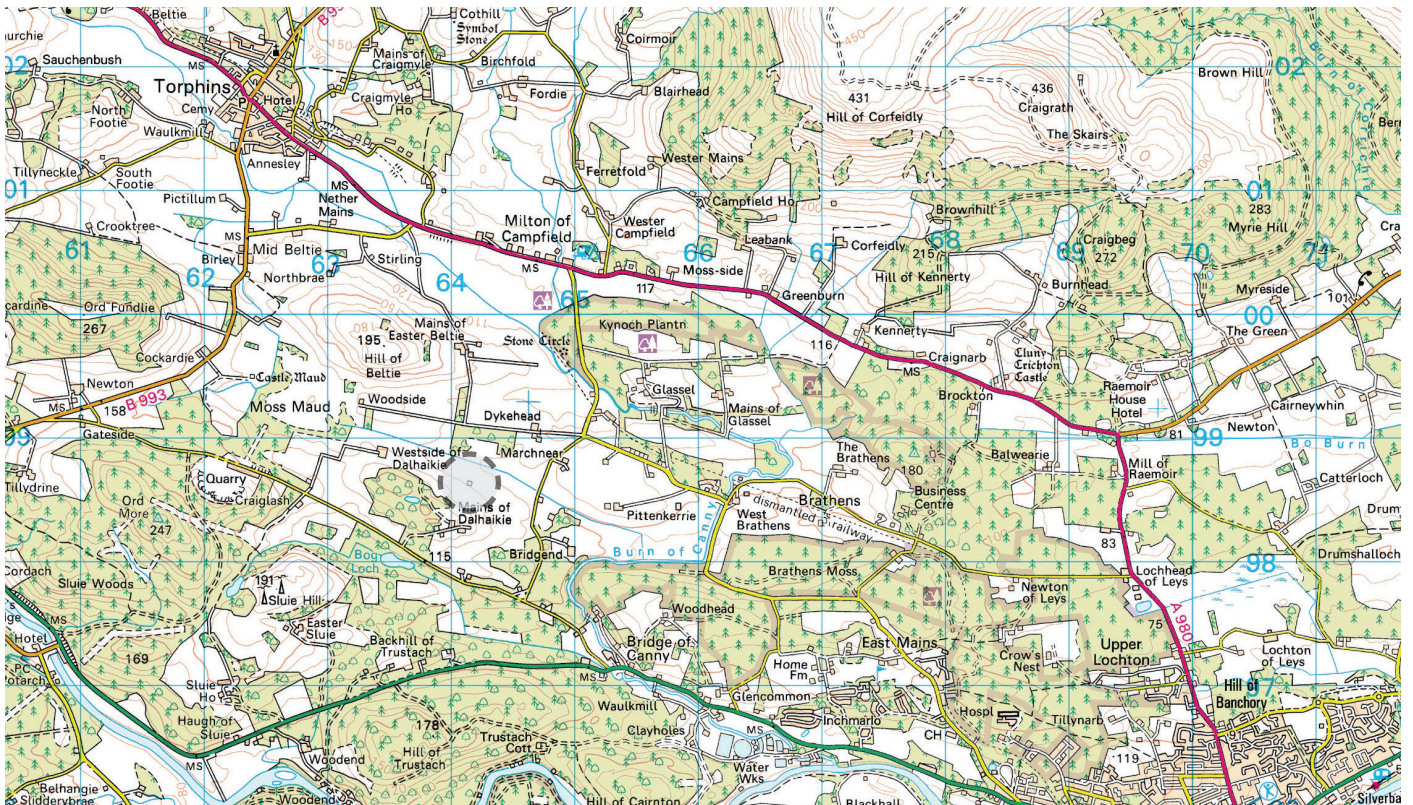
“How the layout, landscape, scale, mix, details, materials and maintenance will achieve the design principals identified.”



Location in Scotland



Location in Aberdeenshire



Bogfossie, Glassel

Appraisal

“Identify the environmental, infrastructure, cultural, social and economic context, identity and connectivity features.”

A range of site photographs were taken and record the character of the site, surrounding views, existing buildings and landscaping.



Existing Building - The Bothy - South and West Elevation



Viewing North West towards The Bothy



Existing Building- The Bothy - South Elevation



Existing Building - The Bothy - North Elevation



Existing Building - The Bothy - Internal and Front Door



Existing Building - The Bothy - North and East Elevation



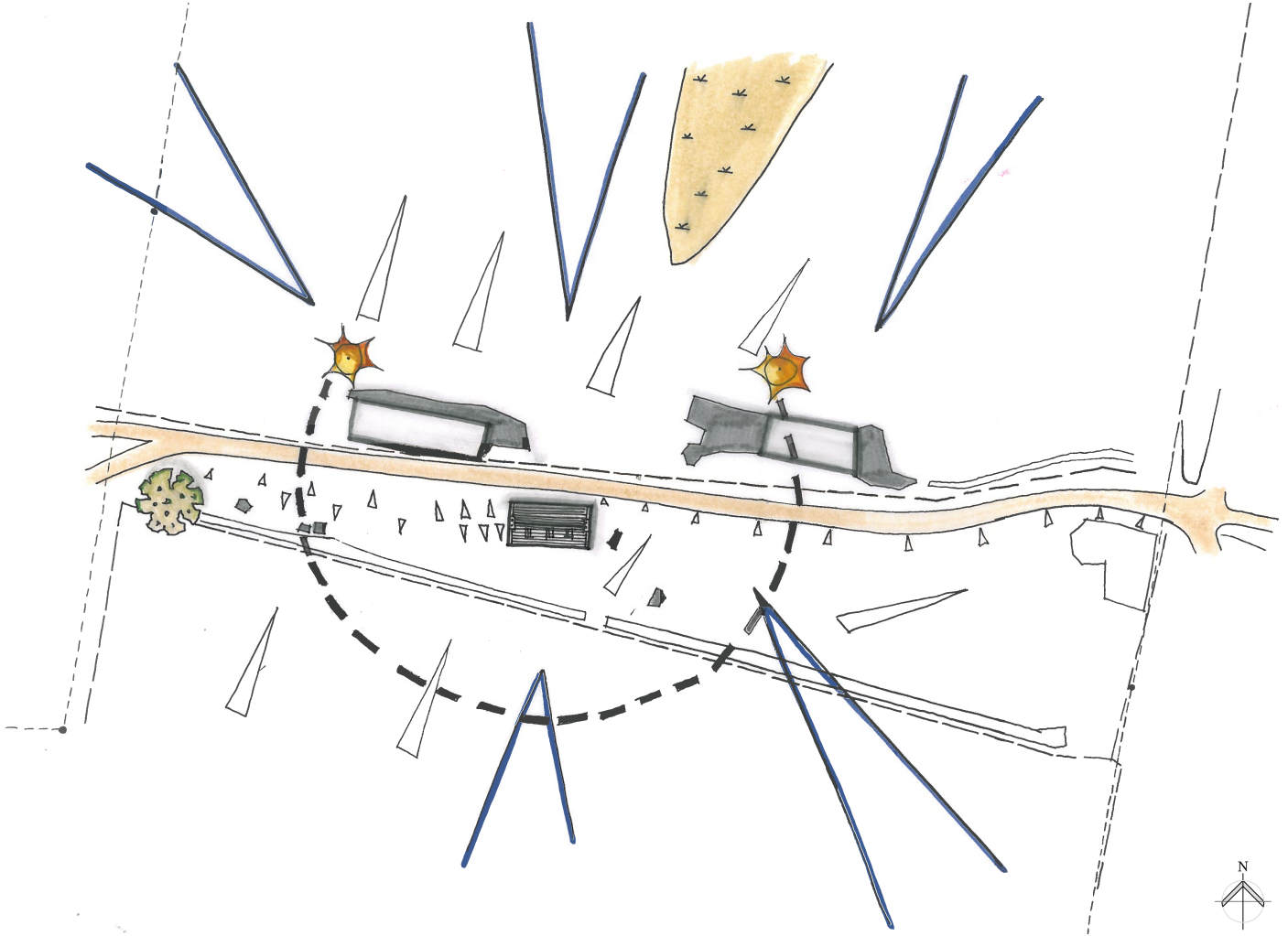
Viewing North East along existing drystone dyke and post and wire fence

Appraisal

“Identify the environmental, infrastructure, cultural, social and economic context, identity and connectivity features.”

SITE ANALYSIS

This is our way of recording the key features and opportunities of a site - it is the drawing we prepare before we start designing anything. Site observations and a desk top study have been used as an indicator to inform the site analysis. A number of key issues were noted as opportunities and constraints when evaluating the site analysis.



KEY OBSERVATIONS AND CONSIDERATIONS

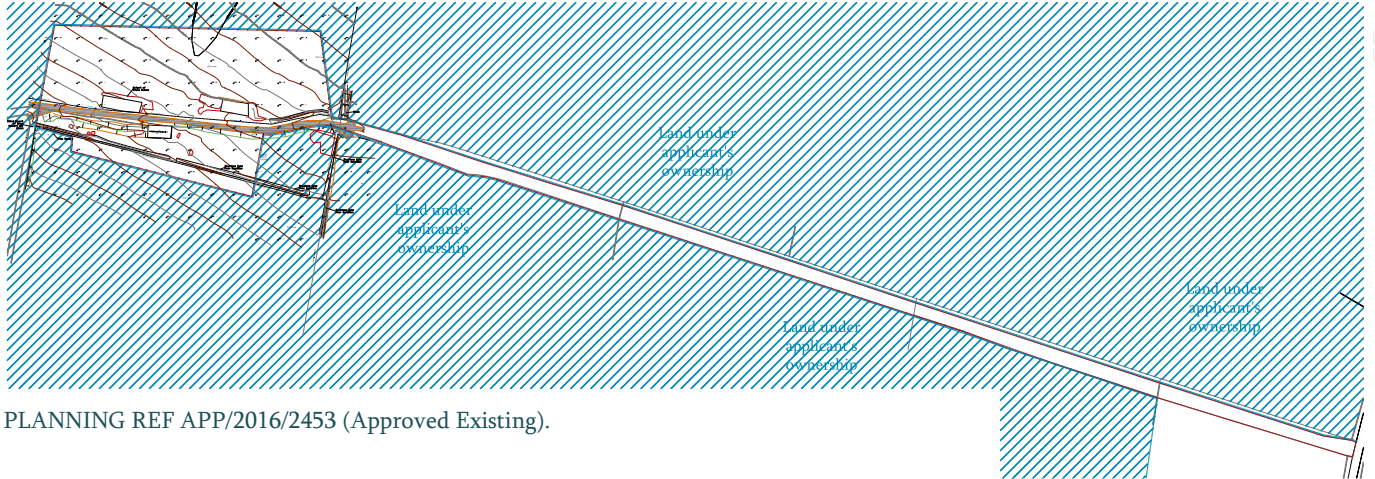
- Orientation and views are key constraints in which to consider during the design process.
- Topography across the site shows areas of slight slopes and banks - likely these will help to inform the positioning and design of the new build dwellings on site.
- Potential to retain, convert and extend the traditional stone bothy to provide a modern family home.
- The new build dwellings should respect the form and character of the existing building on site.
- Attractive short range views North across farmland - an opportunity for the bothy building to exploit.
- Fantastic long range views South - an opportunity for all dwellings to capatlise on and in turn benefit from solar gain throughout the day.

Previous Design

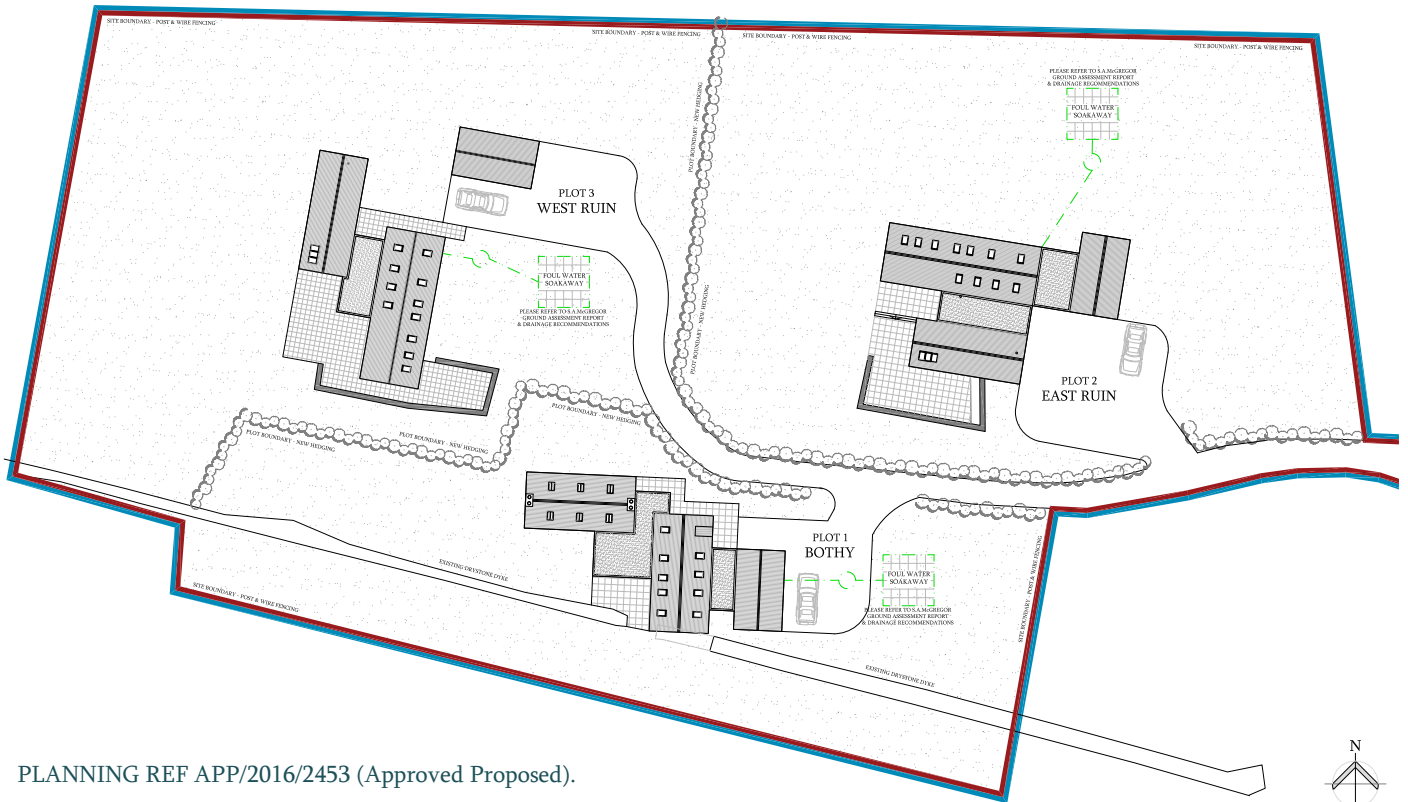
“How the layout, landscape, scale, mix, details, materials and maintenance will achieve the design principals identified.”

PROPOSED SITE LAYOUT - N.T.S - Scale to fit

Planning permission has previously been approved on this land for 3 no dwellings Planning Ref APP/2016/2453. This application is for full planning permission for the re design of Plot 1 - The Bothy site.



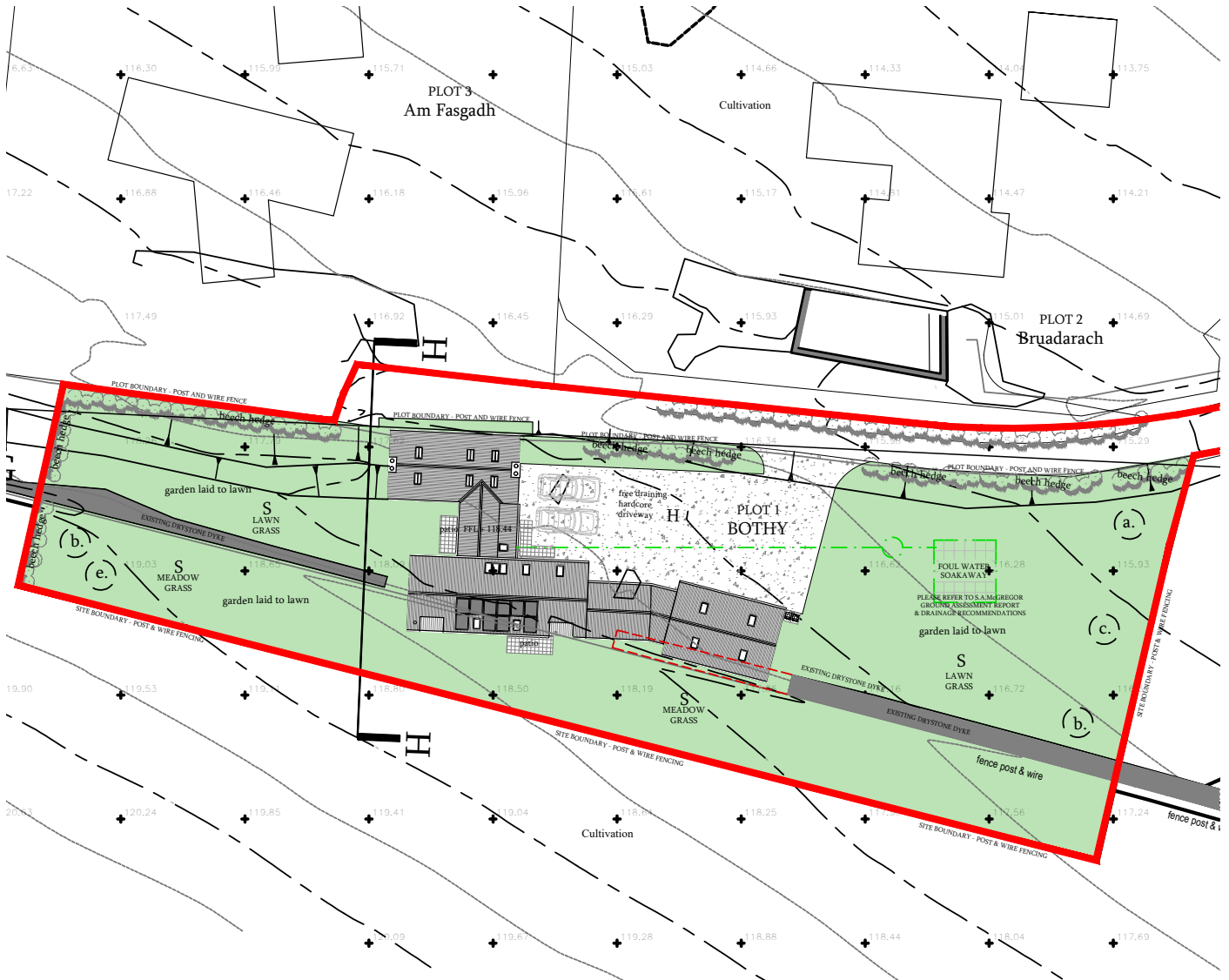
PLANNING REF APP/2016/2453 (Approved Existing).



PLANNING REF APP/2016/2453 (Approved Proposed).

Design Solutions

THE BOTHY - N.T.S - Scale to fit



Proposal & Design Solution:

We have presented our finished annotated and scaled site layout plan that shows our design solution for the re design of Plot 1 at Bogfossie.

We trust you will be able to review this section alongside our fully annotated, dimensioned and to scale planning proposals that now form part of our planning pack.

Full design proposals can be viewed as part of the application see drawings PL-01-PL-09.

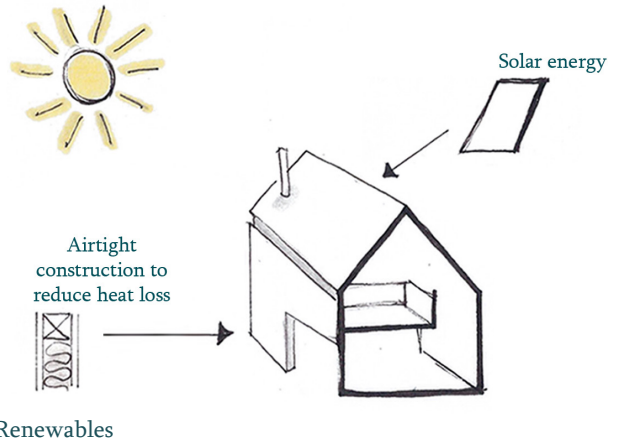
Design Solutions

“How the layout, landscape, scale, mix, details, materials and maintenance will achieve the design principals.”

IDENTITY | SENSE OF PLACE | MATERIALS | FUNCTION

AKA are proposing the Bothy at Bogfossie will have a simple palette of external materials including natural slate, corrugated sheet metal, pale smooth render and timber cladding. There may be possibilities to introduce some feature solid timber in Oak or Douglas Fir.

By converting the traditional bothy on site, the design retains part of the site's history and features. The overall objective is to provide a well designed timeless dwelling. This new dwelling will be highly sustainable, sit well in the landscape and benefit from the site orientation and fantastic views.



Through examining and understanding the traditional rural architecture of the area and reinterpreting it in a contemporary manner, we believe that the proposed designs are appropriate for the site. The designs aims to combine simple gable to gable forms with appropriate proportions, detailing and materials in order to provide a design which ties into the local context. It is important that we learn from the traditions and re-interpret design in a contemporary way, as to not mimic, and to create a design which is rooted in tradition but contemporary in spirit.

RENEWABLES | LANDSCAPING

Boundaries will be landscaped and planted to age gracefully while screening neighbouring properties without the need for tall timber fences. Renewable measures include heating and hot water by a renewable system, supplemented by a wood burning stove within the dwellings. The new home will be super insulated with U-values well beyond those required by current building standards.



Natural planting of hedging



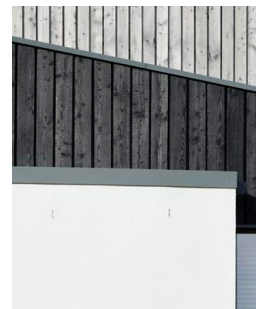
Pale smooth render



Timber and steel post



Covered entrances



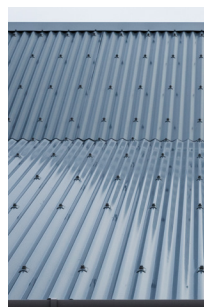
Layering of materials



Scottish larch cladding



Profiled corrugated metal sheeting



Profiled corrugated metal sheeting



Existing stone walls (re-pointed)



Natural slate