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## Replacement Roof

**The Hollies,  
High Street,  
Auchenblae,  
Aberdeenshire,  
AB30 1XR**

The Hollies Auchenblae Laurencekirk Aberdeenshire AB30 1XR

In Auchenblae conservation area

Cat B listed – added to Listing 25<sup>th</sup> November 1980

The Hollies, situated within the Auchenblae Conservation Area and listed as Category B since November 25<sup>th</sup>, 1980, holds historical significance as an early 19<sup>th</sup>-century dwelling. Originally characterised by its two-story structure, ashlar façade, and distinctive architectural elements such as raised cills and 12-pane sash windows, the property embodies the charm and craftsmanship of its era.

However, the integrity of The Hollies has been somewhat compromised by a 1970s extension, marked by a flat-roofed design and modernist features that detract from the listed building's aesthetic cohesion. This extension, with its disjointed spatial configuration and incongruent scale, presents challenges to the overall visual harmony and historical integrity of the property.

#### **Brief.**

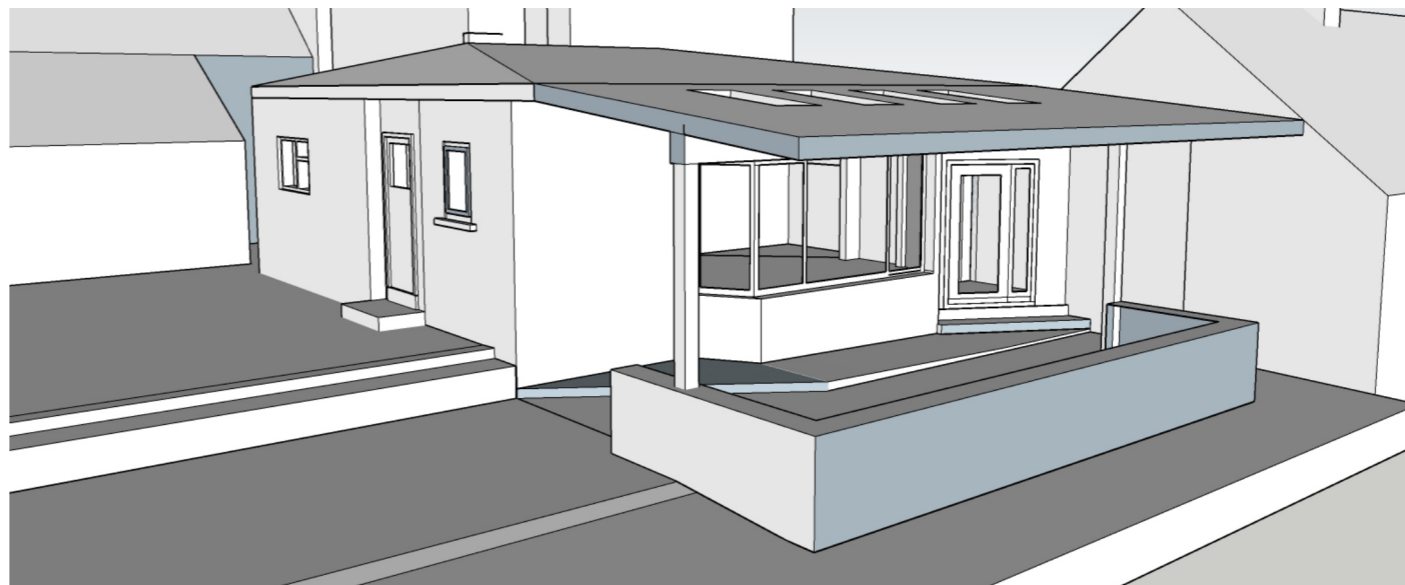
In response to the client's concerns regarding the deteriorating condition of the flat roof and inadequate thermal performance, as well as their desire to enhance the extension's visual appeal and functionality, we propose a thoughtful intervention that respects the heritage of The Hollies while meeting contemporary needs.

They want to take this opportunity to enhance the appearance as well as its thermal performance, with a more appropriate design roof pitch and a good choice of materials.

#### **Design.**

The proposed extension of the roof structure to create a covered external seating area responds to the client's desire for enhanced functionality and improved solar screening. By seamlessly integrating this addition with the existing architecture and neighbouring context, we aim to create a harmonious transition that enhances the spatial quality and visual coherence of the site.

Careful consideration has been given to the design details, including the choice of material, colour and the configuration of eaves, to ensure a subtle and harmonious integration with the existing dwelling. The shallow pitch of the proposed roof minimises visual impact while maintaining a cohesive aesthetic language that respects the historic character of The Hollies.



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Planning Supporting Statement

Due to the large area of the flat roof, consideration needed to be given to the scale of the proposed roof intervention. Understanding the physical restrictions of the design, which were the existing window on the gable, the neighbouring building and the proposed covered seating area. It was agreed that the best solution was to provide a shallow pictured roof, which would be a better fit for sitting so close to the traditional building.

### **Sustainability.**

When the main building was constructed, careful consideration was given to selecting materials that have proven to withstand the test of time. Unfortunately, this same level of consideration was not extended to the installation of the extension, which utilised inferior materials lacking in durability.

Opting for zinc presents a sustainable solution that mirrors the quality and durability of the main building's materials. Zinc offers robustness and low maintenance, aligning with the ethos of sustainability.

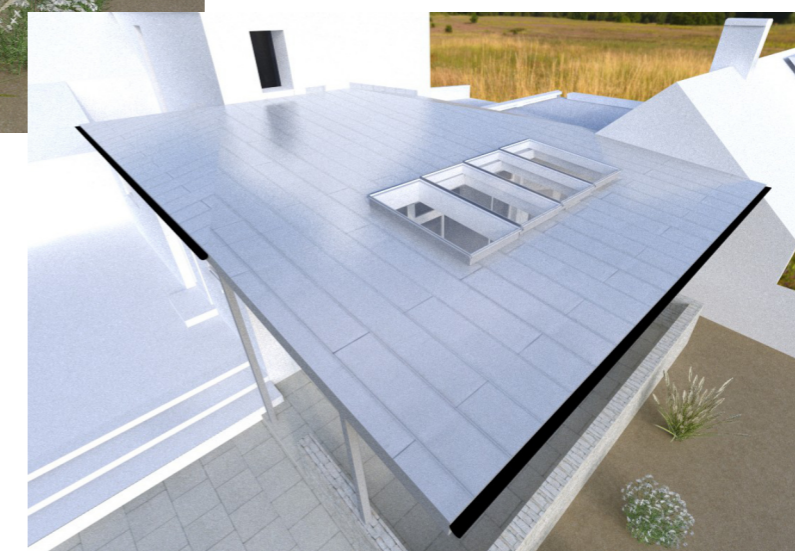
The existing extension faces challenges during the summer months, with excessive solar gain due to expansive glazing and insufficient insulation. The proposed replacement roof presents an opportunity to improve the building's thermal performance by integrating modern insulation materials. Additionally, the new roof will provide effective screening from solar heat, addressing the discomfort experienced in the current space during the summer.

### **Materials.**

Utilising zinc cladding for the roof offers a blend of durability, longevity, aesthetic charm, versatility, and sustainability. This makes it an ideal selection for this project, especially given its proximity to notable examples of period architecture. Employing zinc ensures the provision of high-performance roofing solutions that retain their beauty over time.

### **Summary.**

The proposed upgrades to The Hollies represent a sensitive and contextually responsive approach to heritage conservation and architectural intervention. By marrying traditional craftsmanship with contemporary design principles, we seek to safeguard the integrity of this historic property while enhancing its functionality and sustainability for future generations.



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