

Brown & Brown
POTARCH STEADING
Design Statement | Feb 2024

CONTENTS

- A PROPOSAL DETAILS
- B PROJECT BRIEF
- C SITE CONTEXT
- D SITE HISTORY
- E PROPOSAL

Location Plan	6
Existing Site Plan	10
Proposed Site Plan	14
Proposed Steading GF Plan	16
Proposed Steading FF Plan	18
Proposed Steading Elevations	19
Proposed Steading Section	20
Proposed Garage Plans	23
Proposed Garage Elevations	24
Proposed Garage Section	24
ARCHITECTS DRAWINGS:	

OTHER DRAWINGS SUBMITTED:



POTARCH STEADING | PROPOSAL DESCRIPTION:
Renovation of historic stable block/country house and garage.

POTARCH STEADING | SITE ADDRESS:
Potarch Steading, Old Military Road, Aboyne

POTARCH STEADING | APPLICANT & OWNER
Sam Colley & Jenny Nicol

POTARCH STEADING | ARCHITECT/AGENT
Brown & Brown Architects, 2 Station Square, Aboyne, AB34 5HX
brown&brown.studio

A — PROPOSAL DETAILS



POTARCH STEADING | APPROACH

The approach to the house is to be via the existing access - altered and improved to allow for better parking and turning provision within the site. No footpaths or public rights of way are impacted by these proposals.

OVERLEAF

CLOCKWISE FROM TOP LEFT:

Fg. 2

Existing parking amenity

Fg. 3

Existing east approach

Fg. 4

Existing driveway

POTARCH STEADING | RENOVATION OF EXISTING

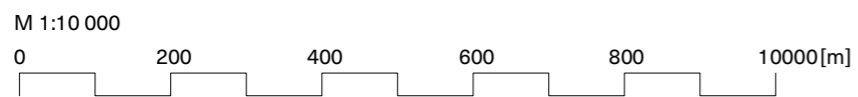
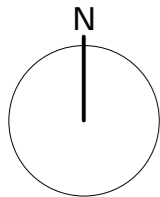
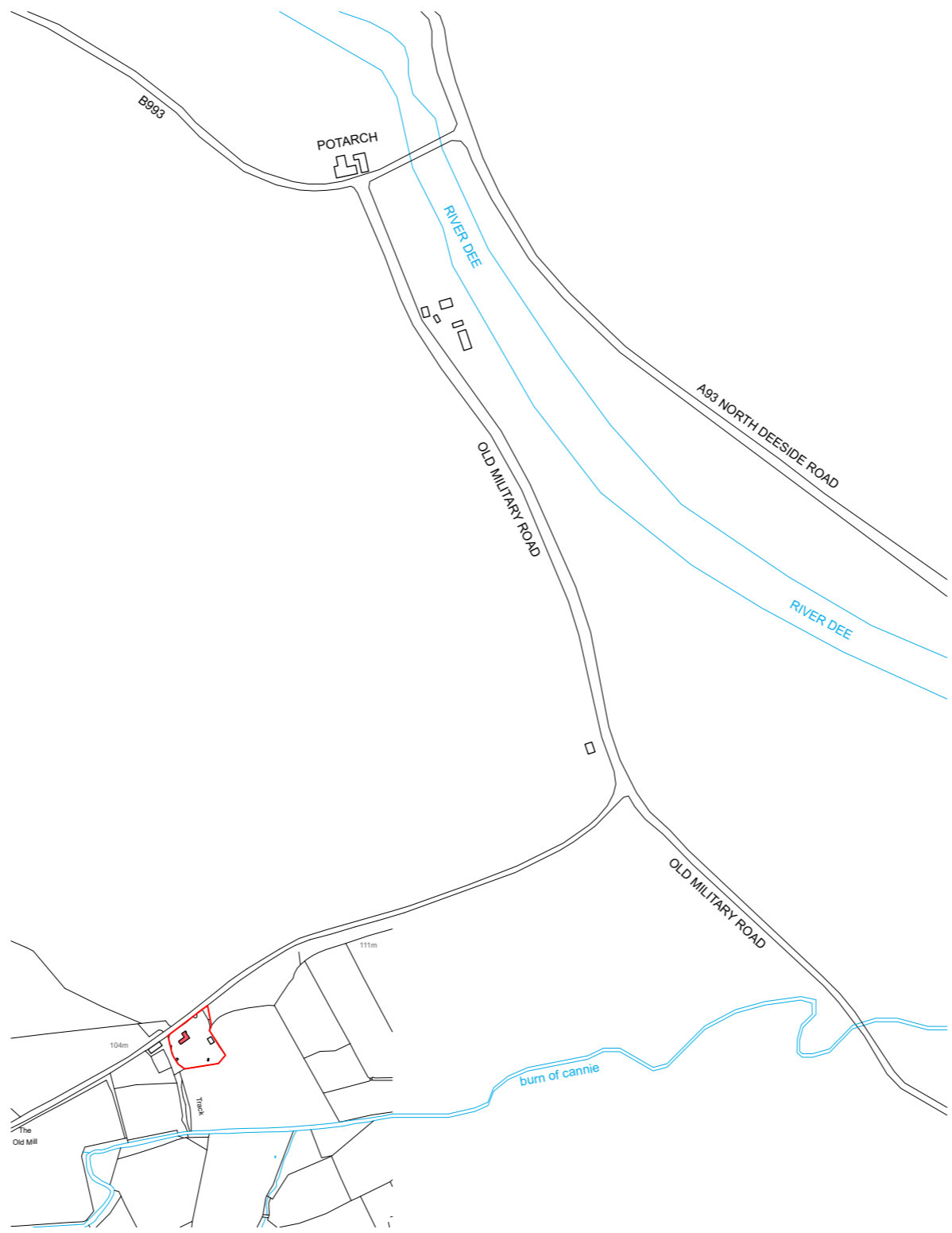
The proposed scheme is for the internal renovation of the existing converted stable block, the addition of a small dormer extension and the renovation of an external garage.

The existing Potarch Steading is of high quality and sits in private grounds to the east of the Old Military Road at Potarch. The applicant wishes to renovate and extend in a site specific manner; with the setting, existing contours, aspect and sun-path all key generators of the design.

The application plot is 1.45 acres in size and includes the existing house, access route and garden. The site is accessed from a minor road and private drive branching off the old military road. The house is located just east of the river Dee and sits towards the north of the overall ownership plot.

The applicant has a keen desire to retain, refurbish and restore the original house, in addition to adding the sympathetic dormer extension, to make the house both energy efficient and suitable for modern living.

B — PROJECT BRIEF





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Fg. 5
1:10000 Existing Location Plan

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Fg. 6
3D visualisation from the south



POTARCH STEADING | OUTLOOK

Benefiting from far reaching views across the valley to Tom's Cairn, several larger openings on the south façade will take advantage of these whilst improving links to the garden. The new dormer extension overlooks the rear garden and forest to the north. The privacy and amenity of any existing dwellings is to be maintained, with no direct overlooking or reduction in light levels.

OVERLEAF

CLOCKWISE FROM TOP LEFT:

Fg. 7

View to the south-east

Fg. 8

View to the south

Fg. 9

View to the north

POTARCH STEADING | CONTEXT

The site is located near the hamlet of Potarch, Aberdeenshire. The proposal has been developed using the principals of site-specific design, and will be constructed to the highest standards.

The design - being largely internal reconfiguration - is influenced by the existing layout, openings and the lifestyle of the client. The dormer extension is designed to reflect the form, proportions and materiality of the existing house in a more contemporary way.

Our clients wish to create a home which sits comfortably within the wider context, renovating the current home to become suitable for modern living. The brief centred around the desire to design a contemporary, future-proof and energy efficient family home; embracing a design style which is respectful to the original typology.

The steading is largely hidden from the public realm, with just one direct neighbour to the west. It is considered that the proposed extension would not alter the privacy or amenity of either the site itself, or any neighbouring/nearby properties.

C — SITE CONTEXT



M 1:250
 0 5 10 15 20 25 [m]



OVERLEAF
Fig. 10
1:250 Existing Site Plan
THIS PAGE
Fig. 11
3D visualisation from back garden

POTARCH STEADING | MATERIALITY

A simple material palette will be utilised throughout to complement the existing house. New doors, windows and roof-lights will match existing while a grey zinc has been chosen for the dormer extension - tying in with the original slate roof.



POTARCH STEADING | SERVICES

It is proposed that electricity supply will be connected to the existing public infrastructure which supplies the main house while water will be connected to the current private water supply. It is proposed that both foul and surface water drainage will outfall to the existing private drainage systems of Potarch Steading, with any revisions to existing systems to be specified by a certified drainage engineer.

OVERLEAF

CLOCKWISE FROM TOP LEFT:

Fg. 12

Existing house from back garden

Fg. 13

Existing south façade

Fg. 14

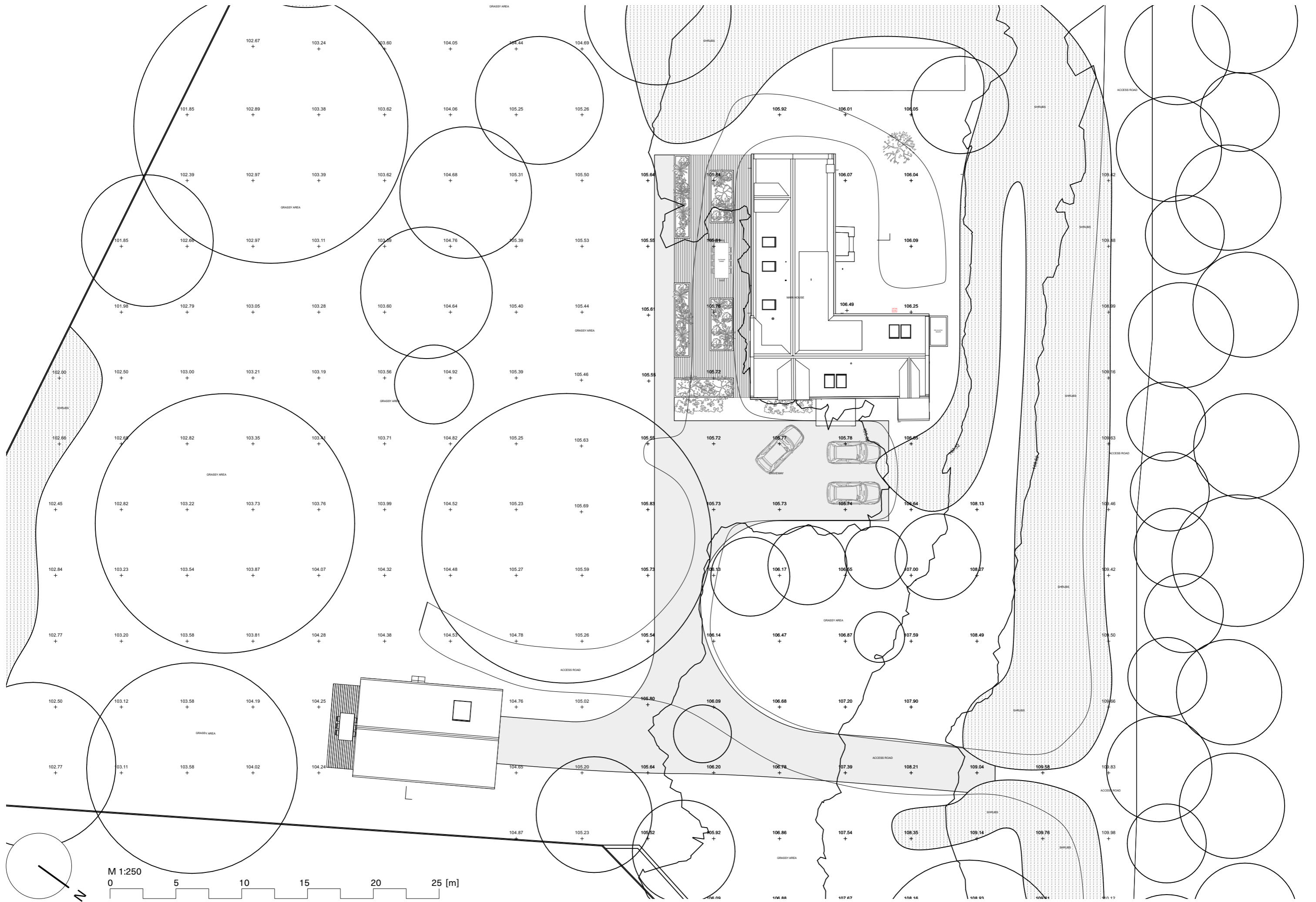
Existing boiler store on east façade

POTARCH STEADING | HISTORY

The existing Potarch Steading sits to the east of the Old military Road - built by General George Wade following the Jacobite uprising of 1715 to combat the treat of Highland insurrection.

The original house was initially converted in the 1990s and, prior to the clients purchase, had been uninhabited for some time.

D — SITE HISTORY





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Fg. 15
1:250 Proposed Site Plan

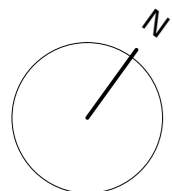
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Fg. 16
3D visualisation of south façade

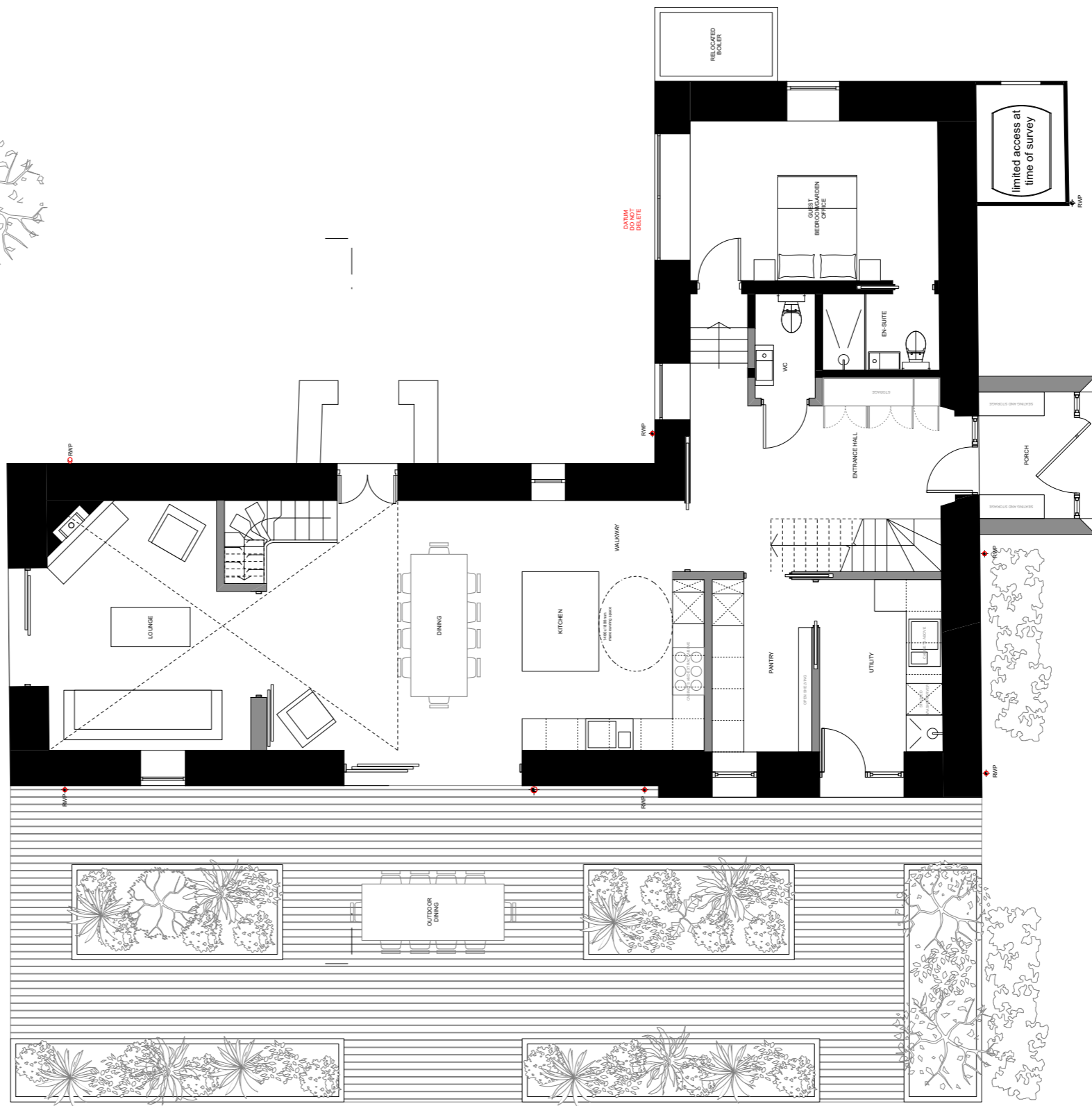
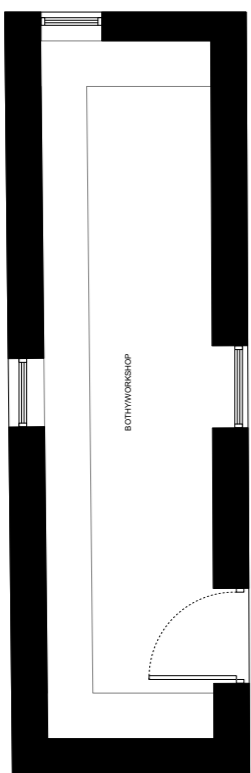
POTARCH STEADING | LANDSCAPING

The existing topography and landscape is to be maintained and enhanced - with only minimal re-contouring required to accommodate works due to the raised level of the back garden in comparison to the internal floor level.

The proposal will incorporate a large external terrace to the south and the overall scheme will focus on creating good quality garden ground for the use of the main house.



M 1:100
0 1 2 3 4 5 6 7 8 9 10 [m]



POTARCH STEADING | SITUATION & MASSING

Designed to create a clear flow and increase head-height throughout the main house, the internal renovations and dormer extension are designed to sit in harmony with the existing. Externally, visual hierarchy remains unchanged - with the east entrance remaining dominant from both the private and public realms.

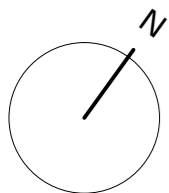
The positioning of proposed openings has been carefully considered to maximise existing windows, retain the privacy of the main house, improve links to the garden and maximise far reaching views of the surrounding countryside. The massing of the proposed dormer is designed to be subservient to the existing dormer windows while modern punched windows are placed in line with existing openings to maintain balance.

Consciously lower and stepped back from the leading lines of the main house, the new addition both completes and respects the primary volume of the existing house.

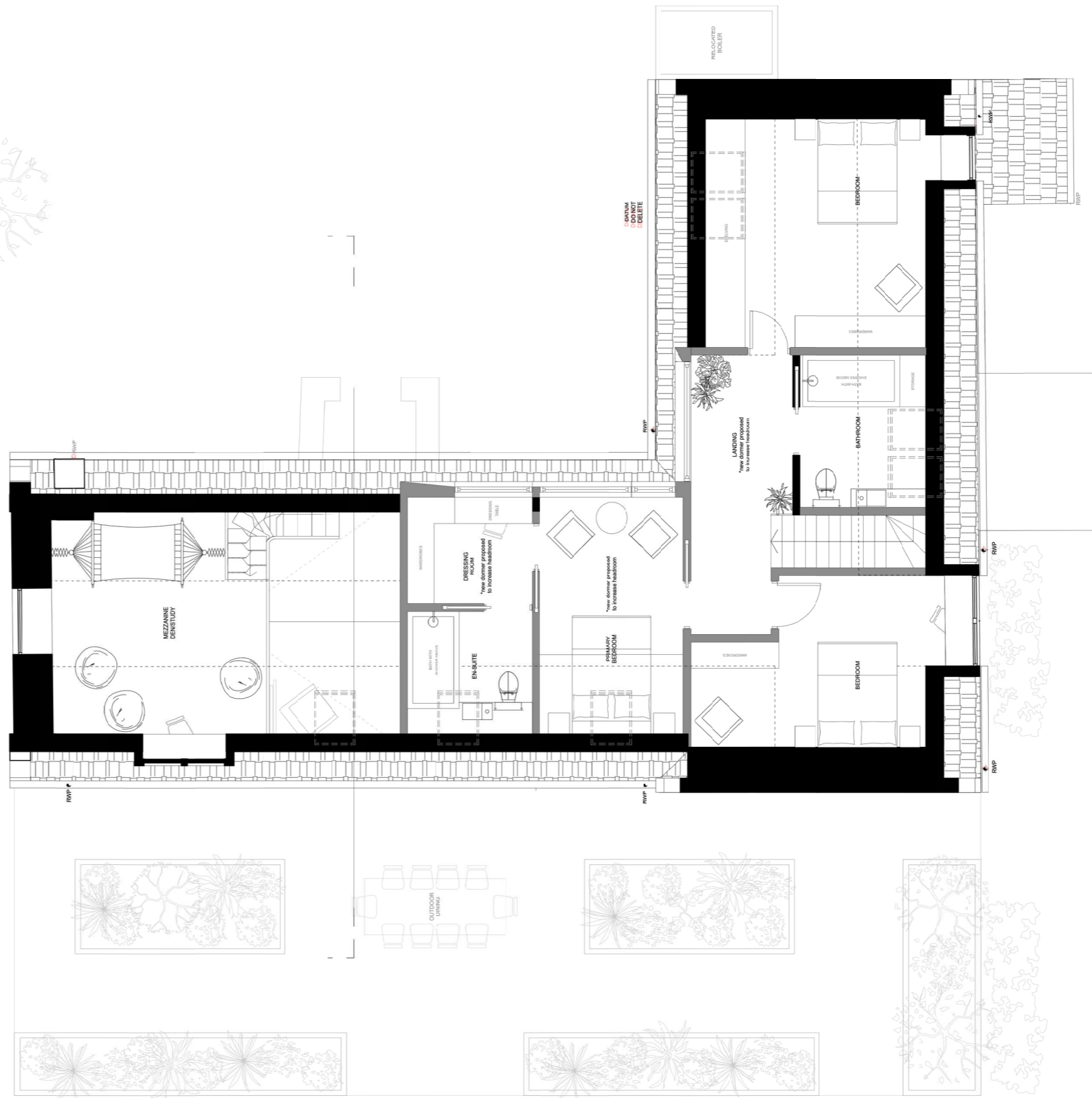
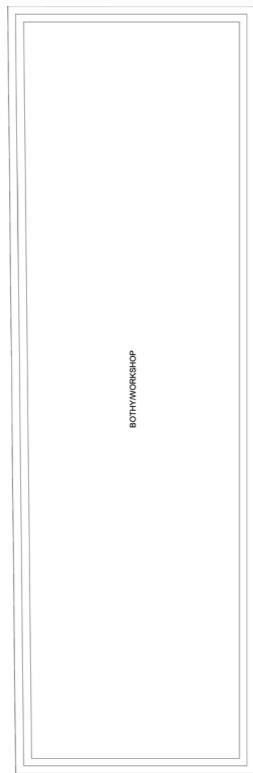
Drawing inspiration from the material palette of the existing house, grey zinc will be utilised on the proposed dormer; executed in a simple, contemporary way.

It is felt that both the internal changes and proposed dormer extension will be a complementary addition within the wider context, which possesses buildings of varying architectural style.

E — PROPOSAL

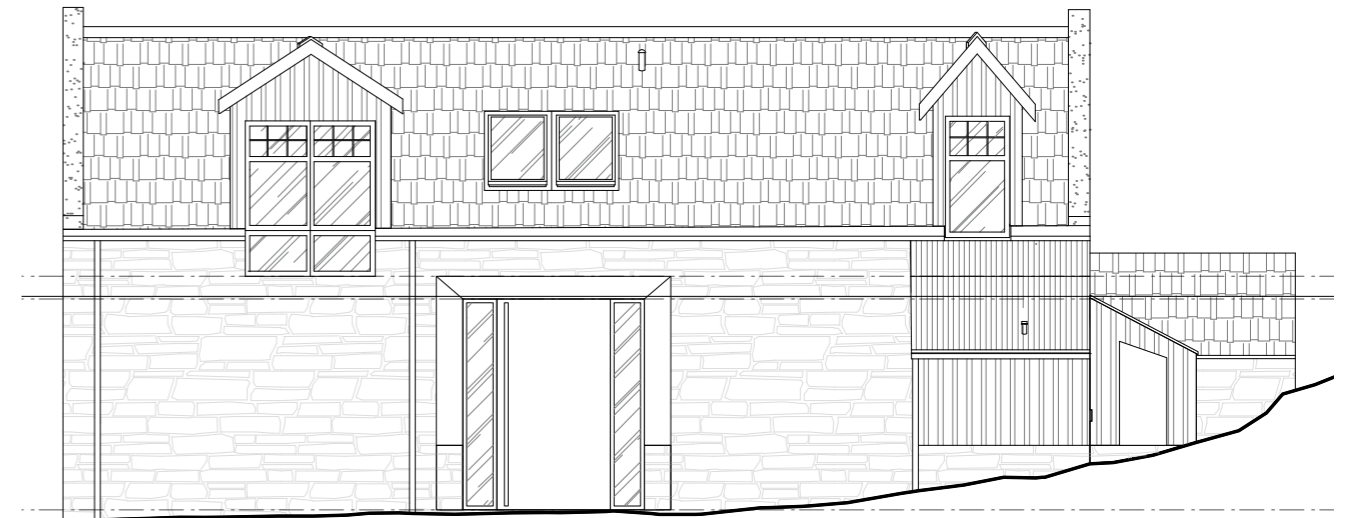


M 1:100
0 1 2 3 4 5 6 7 8 9 10 [m]





NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



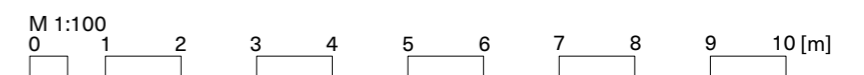
SOUTH ELEVATION

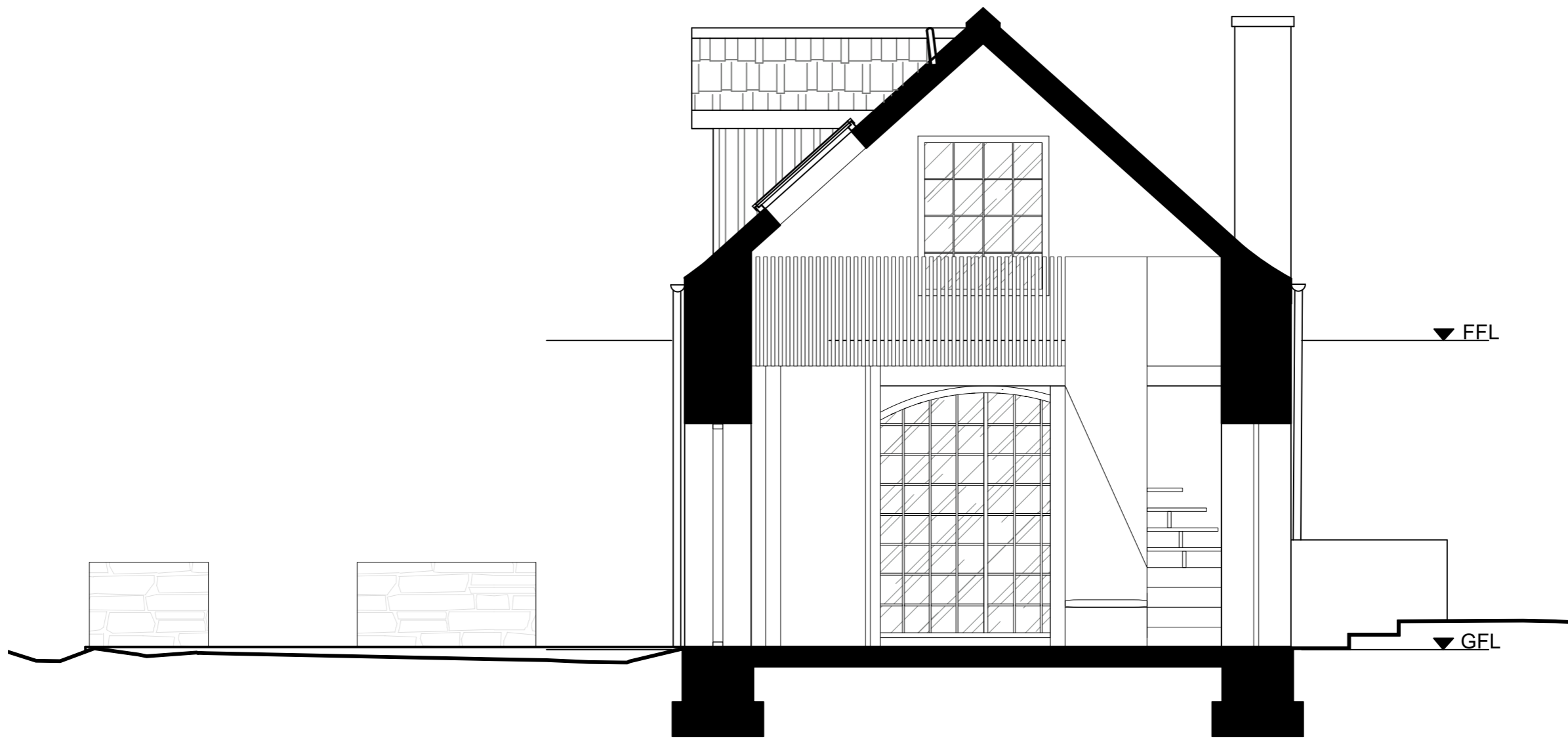
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Fg. 18
1:100 Proposed Steading FF Plan

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Fg. 19
1:100 Proposed Steading Elevations





SECTION AA





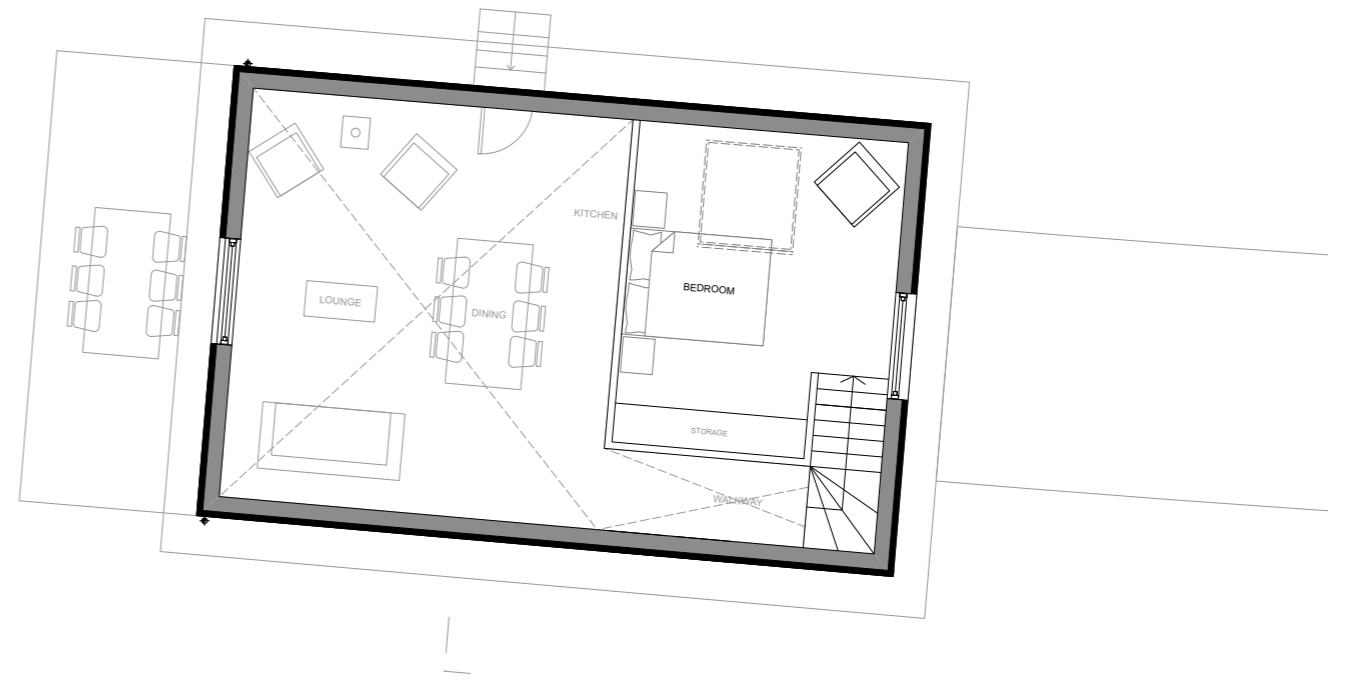
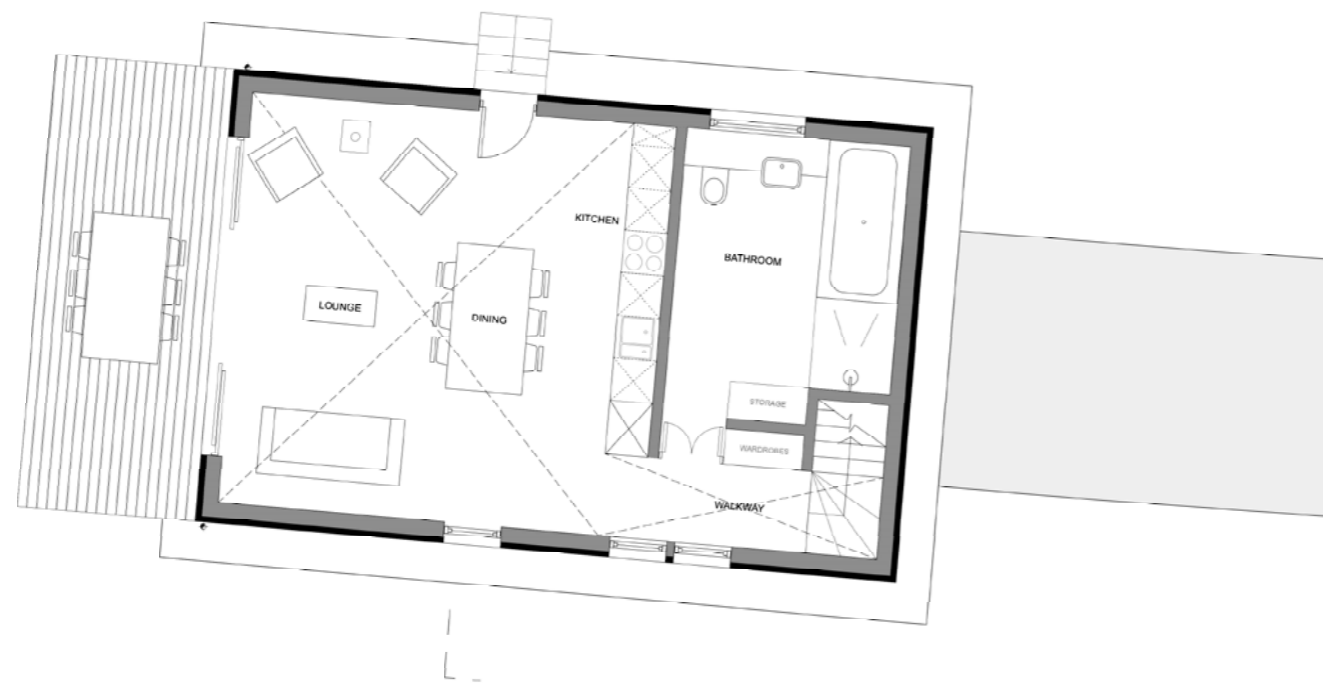
OVERLEAF

Fg. 20
1:50 Proposed Steading Section

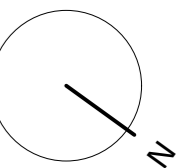
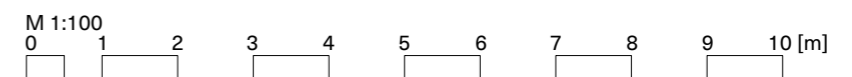
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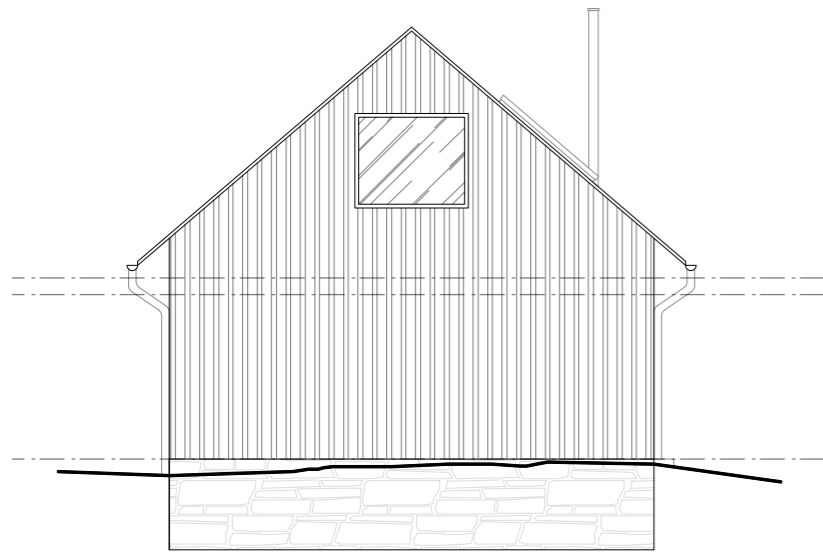
Fg. 21
3D visualisation from south-west



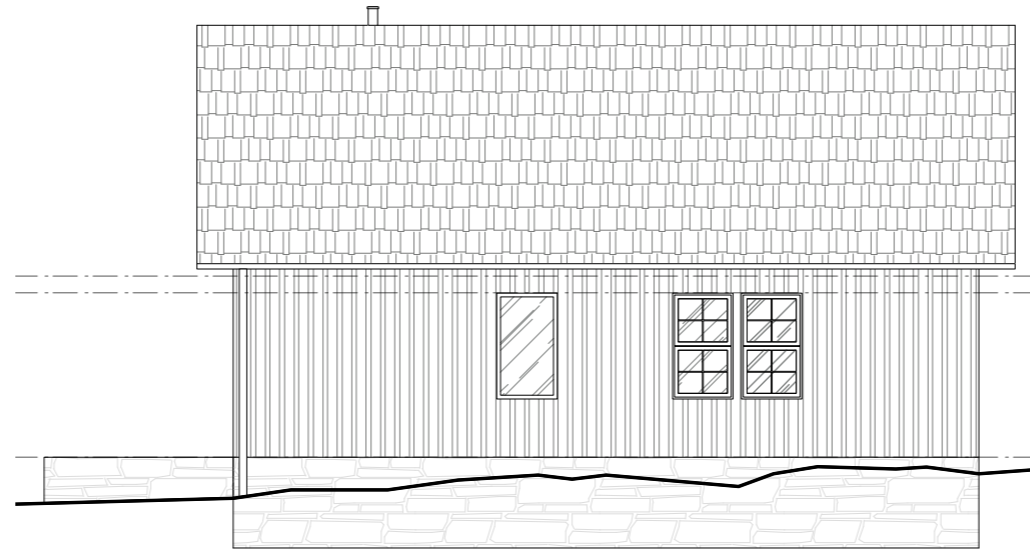


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 Fig. 22
 Existing garage condition
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 Fig. 23
 1:100 Garage plans

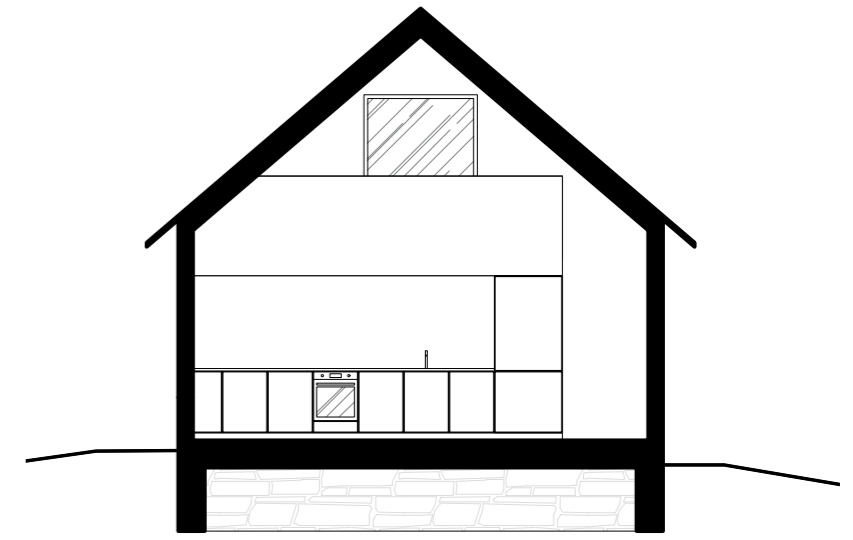




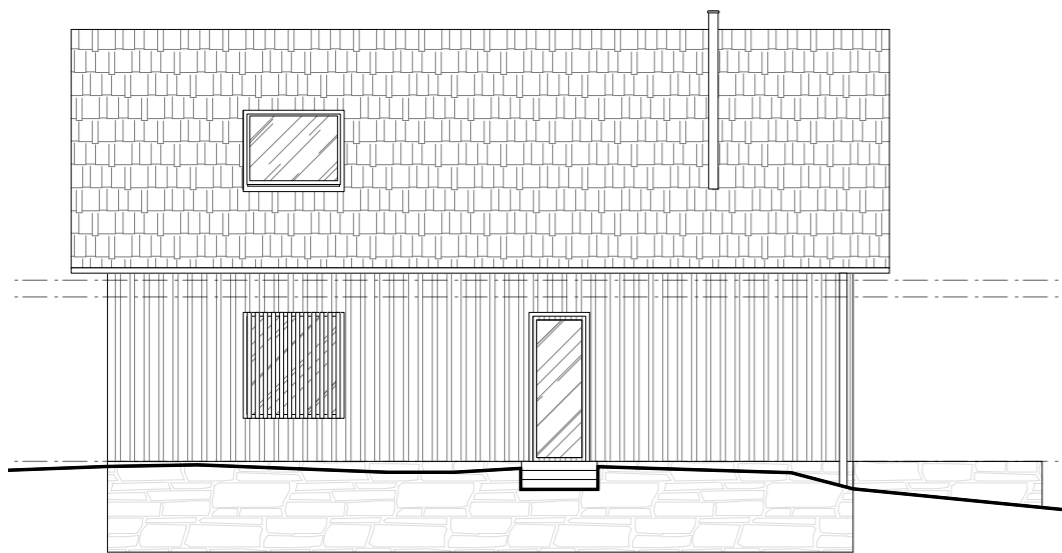
NORTH ELEVATION



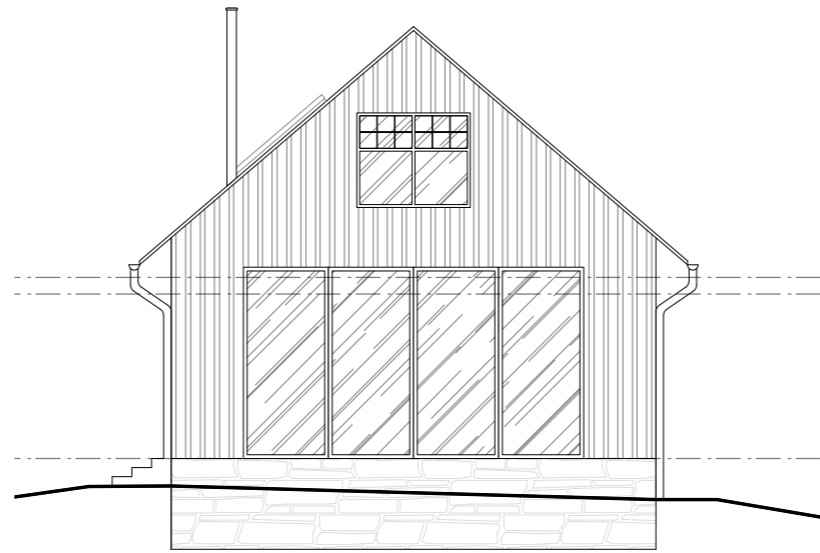
EAST ELEVATION



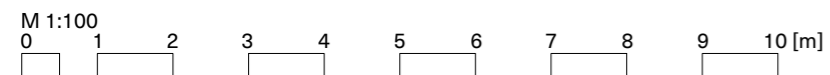
SECTION BB



WEST ELEVATION



SOUTH ELEVATION





OVERLEAF

Fg. 24
1:100 garage elevations

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Fg. 25
3D visualisation of garage



SCOTTISH GOVERNMENT: INSPIRATIONAL DESIGNS

Table 01 is an excerpt from the Scottish Government's Design Exemplar website, which outlines the key qualities for good design in Scotland, and lists examples of buildings which are to be celebrated. The highlighted section on the table showing the 6 key qualities for 'exemplary design' shows the elements which are directly relevant.

Table 02 illustrates our response to the governments headings which show the way that this development meets the requirements for good design in Scotland. Please refer to all submitted drawings for further information.

Table 01

1. Distinctive	2. Safe and pleasant	3. Easy to move around
<p>Creating a sense of identity</p> <ul style="list-style-type: none"> Places where distinctive landscapes, natural features, buildings, streets, spaces and skylines inspire patterns of new building. 	<p>Creating safe and pleasant places</p> <ul style="list-style-type: none"> Places where streets are livelier and feel safer because a building has windows, doors or active uses on to the street, rather than presenting a blank façade. Places where footpaths and open spaces feel safer because buildings overlook them. Places with residential accommodation above shops to provide inhabited rooms overlooking streets and to encourage evening activity. Places where the distinction between public or private space is made clearer. Places where a gap in an otherwise continuous building frontage, that detracts from the street's quality, is either filled or made into usable space for pedestrians. Places that create a sense of enclosure by enclosing streets, squares, parks and other spaces by buildings and trees of a scale that feels right. 	<p>Creating easier movement</p> <ul style="list-style-type: none"> Places that ensure that the density of development is highest where access to public transport is best. Places that site bus stops more conveniently and make them safer and better lit. Places that make railway stations accessible by foot from all directions. Places where roads and footpaths are better connected into well used routes, so that the presence of more people makes them feel safer. Places with public spaces that are better linked into a route that is well used by people on foot. Places that encourage cycling. Places that pedestrians go to and from which are connected by more direct routes.
4. Welcoming	5. Adaptable	6. Resource efficient
<p>Creating a sense of welcome</p> <ul style="list-style-type: none"> Places where new landmarks create or improve views and help people find their way around. Places where views are opened up. Marking places that act as gateways to particular areas Places where better lighting improves safety, helps people find their way around, highlights landmarks, shows off attractive buildings or disguises eyesores. Places that create distinctive works or art and craft. Places where better signage is used. 	<p>Making a place adaptable</p> <ul style="list-style-type: none"> Places that ensure that new development, or other improvements, support a mix of compatible uses and tenures, helping to make the place one where people live, work and play, rather than having a single use and being 'dead' after hours. Places where buildings and areas are adaptable to a variety of future uses, by ensuring that they are not tightly designed to a particular use. 	<p>Making good use of resources</p> <ul style="list-style-type: none"> Places where new and existing buildings minimise their use of energy through the way they face the sun, how they are sheltered from the wind by the slope of the land, trees and other buildings, and how they are constructed. Using and developing buildings, sites or areas that are underused. Using building materials that are available from local and or sustainable sources. Utilising natural features that are important to conserve and emphasise. Places where a park or green space has been created or improved. Places that improve habitats and support wildlife, attracting and protecting living things.

Table 02

Working with the LANDSCAPE	Responding to the SITE	How to BE INSPIRED...
<p>Respect the landscape setting and the traditional building patterns of the locality</p>	<p>Consider the immediate context and allow specific site conditions to influence design</p>	<p>Inspirational ideas for sustainable, creative and innovative design</p>
<ul style="list-style-type: none"> The materials palette has been chosen to complement the existing building, with a simple palette proposed which will highlight the colour and texture of the slate and stone of the existing house. The massing of the proposed dormer extension has been designed to keep the overall building height as existing to ensure that the visual impact of the extension is minimised, particularly from the neighbouring existing houses. 	<ul style="list-style-type: none"> Internal headlight and the immediate context has dictated the proposed extension's position, with the maintenance of the existing house as the visually dominant of prime importance. The proposed dormer extension has been designed to sit quietly below the existing roofline, maximising views over the back garden and adjacent forest. The proposed extension has been designed to be low-energy, and sustainable. Site specific design allows large amounts of solar gain from the south, with the angle of the winter sun used as a generator for the extent of glazed facade. 	<ul style="list-style-type: none"> The orientation and design of the proposed dwelling will allow it to be heated by a significant amount of solar gain - substantially reducing its carbon footprint. We have reviewed the previous winners of the RIAS Awards, Scottish Design Awards, and the Scottish Government Inspirational Designs website, during the design of the proposed extension.

OVERLEAF

CLOCKWISE FROM TOP LEFT:

Fg. 26

Farnham House | Rural Office Architecture

Fg. 27

Carpenter's House | Loader Monteith

Fg. 28

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People

Place

Connection