



# FEASIBILITY DOCUMENT

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ABERDEENSHIRE

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SIMPLE NOT COMPLICATED

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



Location in Scotland



Location in Aberdeenshire

“Introduce the project, its background and identify the context.”

This document has been prepared for Logie Newton, Strichen, Aberdeenshire. The document aims to appraise the site, show the options identified in discussion with the client and show initial proposals for alterations and extension of the dwellinghouse.

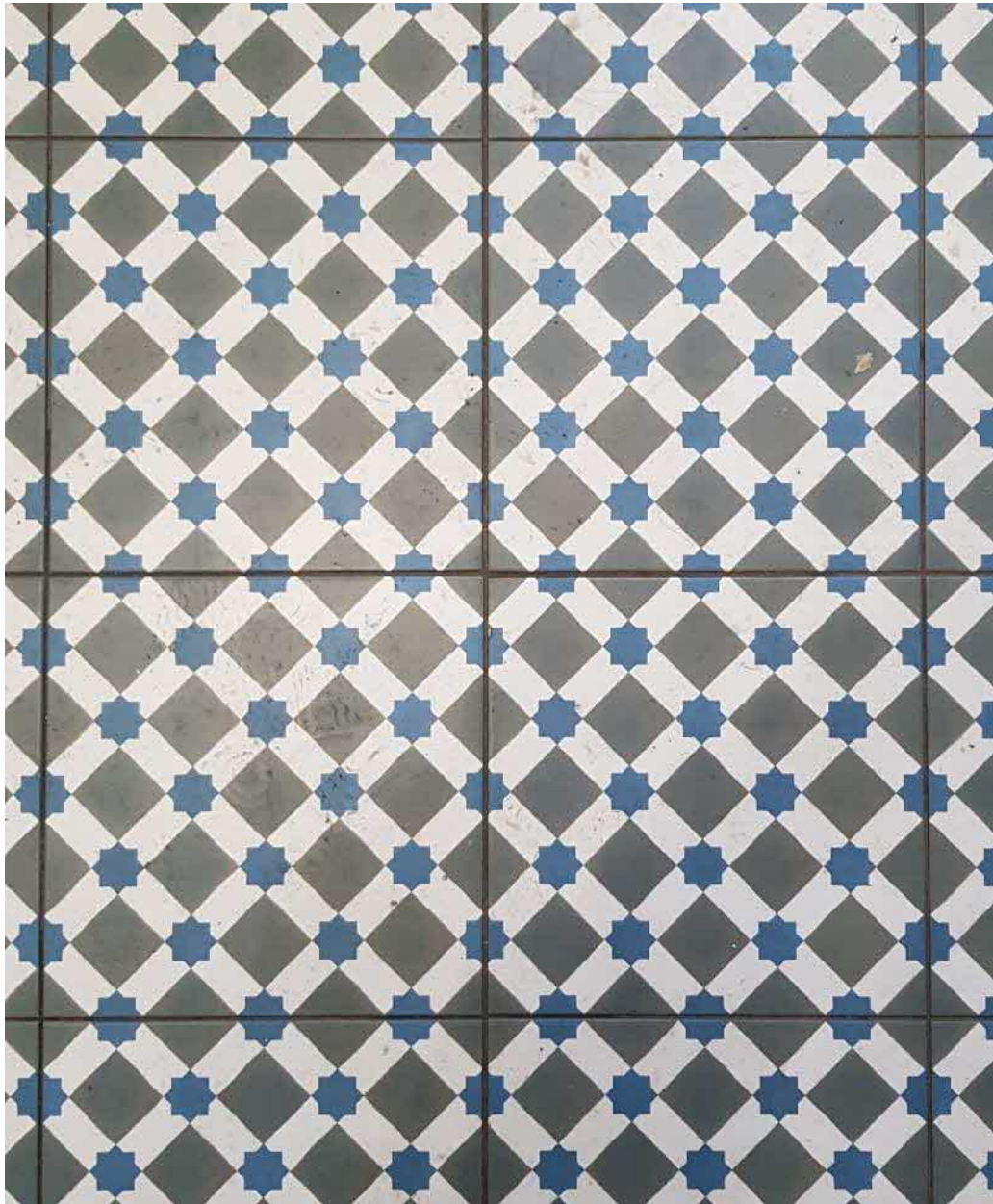


OS MAP



Aerial Photo





#### Client Brief:

- Potential new rear extension
- Open up existing kitchen for increased daylight
- Sliding/patio doors to kitchen to connect to garden
- Form opening between kitchen & living room for dual aspect
- Internal alterations to suit
- Consider large rooflights
- Consider materials (prefer dark cladding)
- Budget around £50k (TBC)

For all 3 options, the proposals are modest to suit the brief/budget, and all focus on opening up the kitchen/dining/living space to create open plan with dual aspect to increase daylight to the interior.



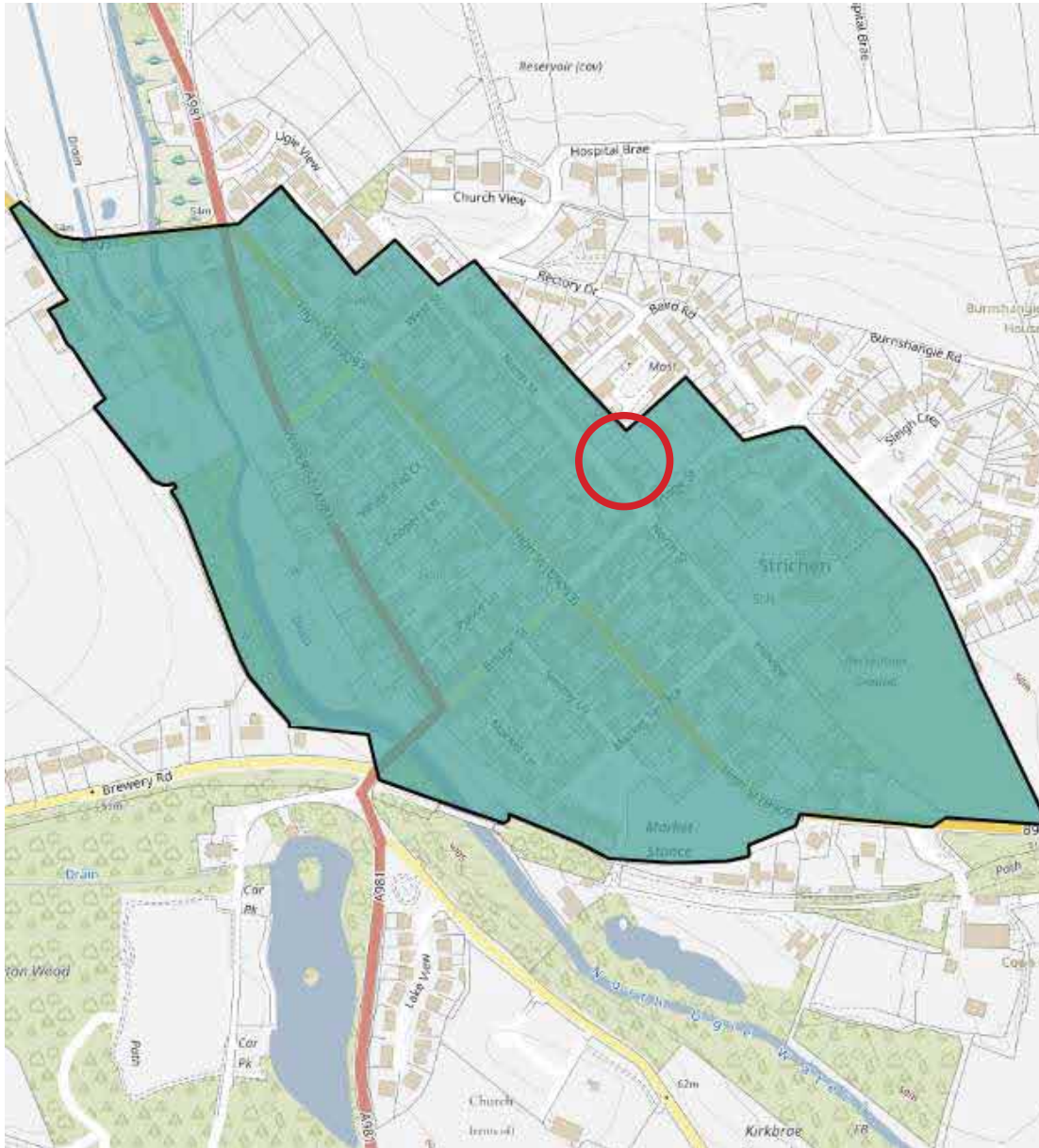
Old maps 1843-1882



Old maps 1892-1949

# HISTORIC MAP





## Description

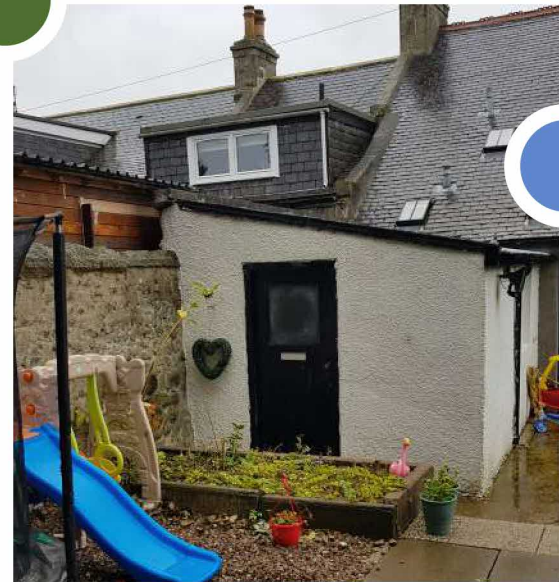
A conservation area is defined as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'

In a conservation area it is the buildings and the spaces between them that are of architectural or historical interest and frequently both. Therefore it is important that the integrity of the area as a whole is safeguarded and enhanced. This is achieved by: Defining the character that merits protection; Use of appropriate controls over development, demolition and advertising; Protection of trees; Appropriate management and enhancement schemes.

Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not damage the appearance or character of the area. Local residents especially property owners have a major role to play in protecting and enhancing the character and appearance of the Strichen Conservation Area.

# CONSERVATION AREA

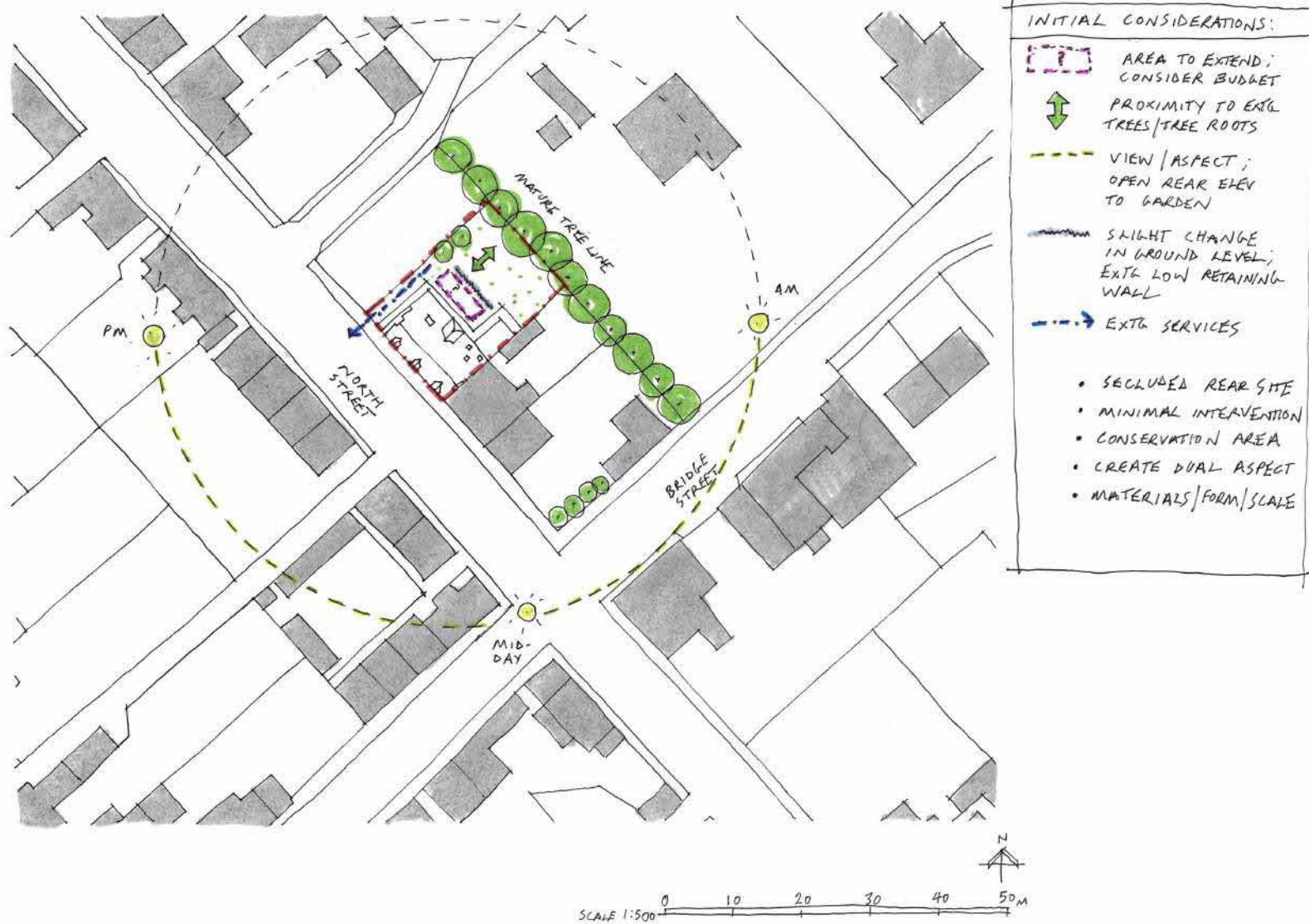




SITE PHOTOS

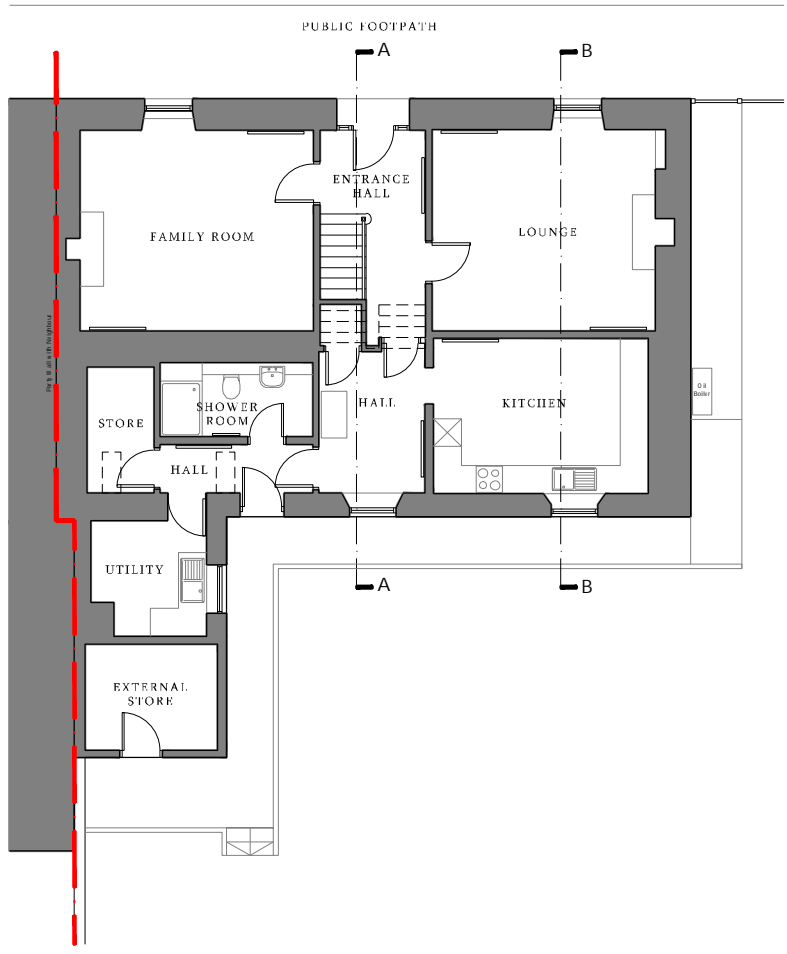


“Identify and evaluate options for development in response to the specific features identified”.

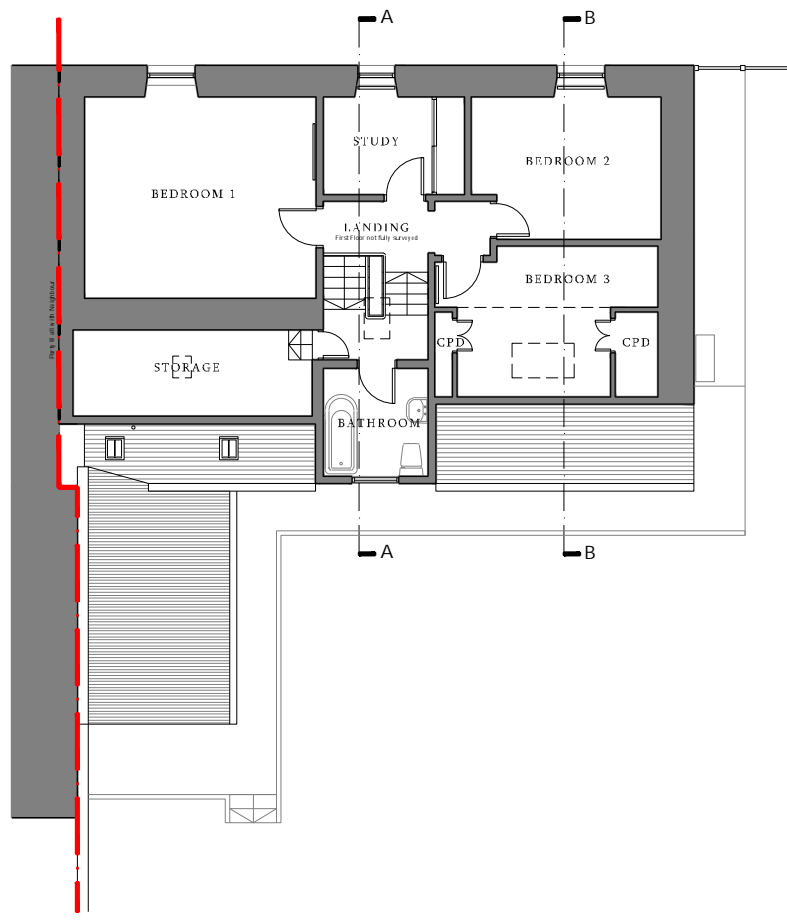


# SITE ANALYSIS





Ground Floor Plan

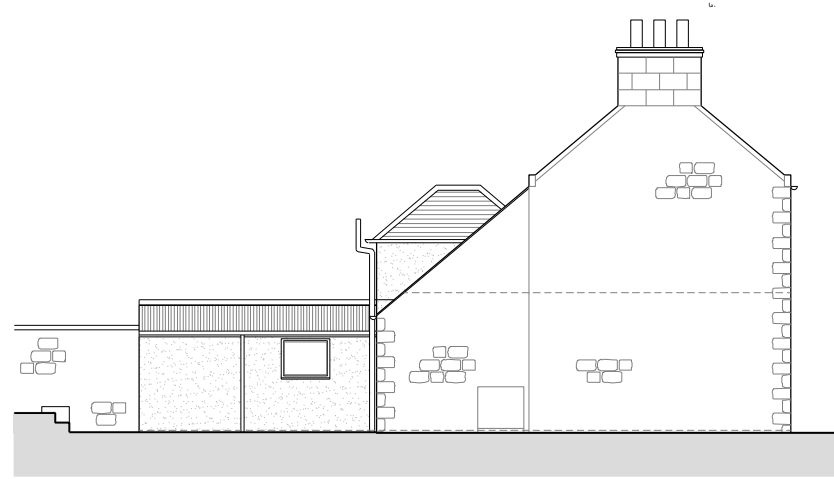


First Floor Plan

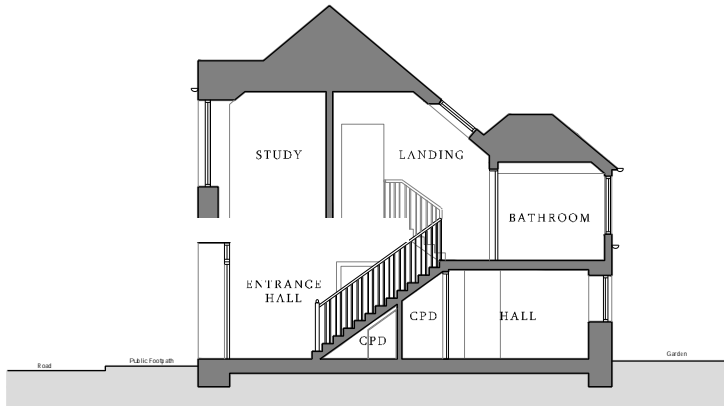
EXISTING HOUSE



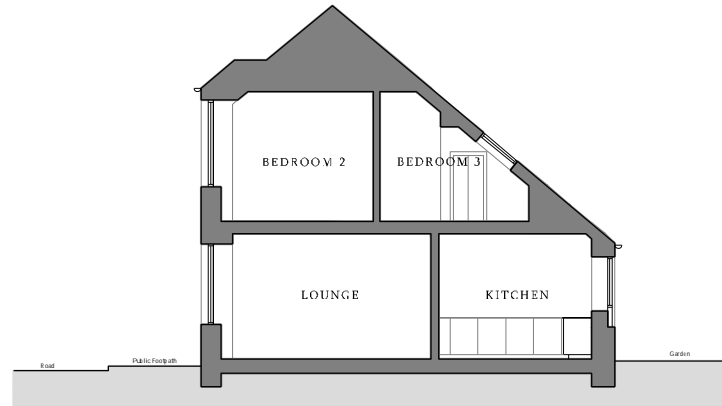
North East Elevation



South West Elevation



Section A-A

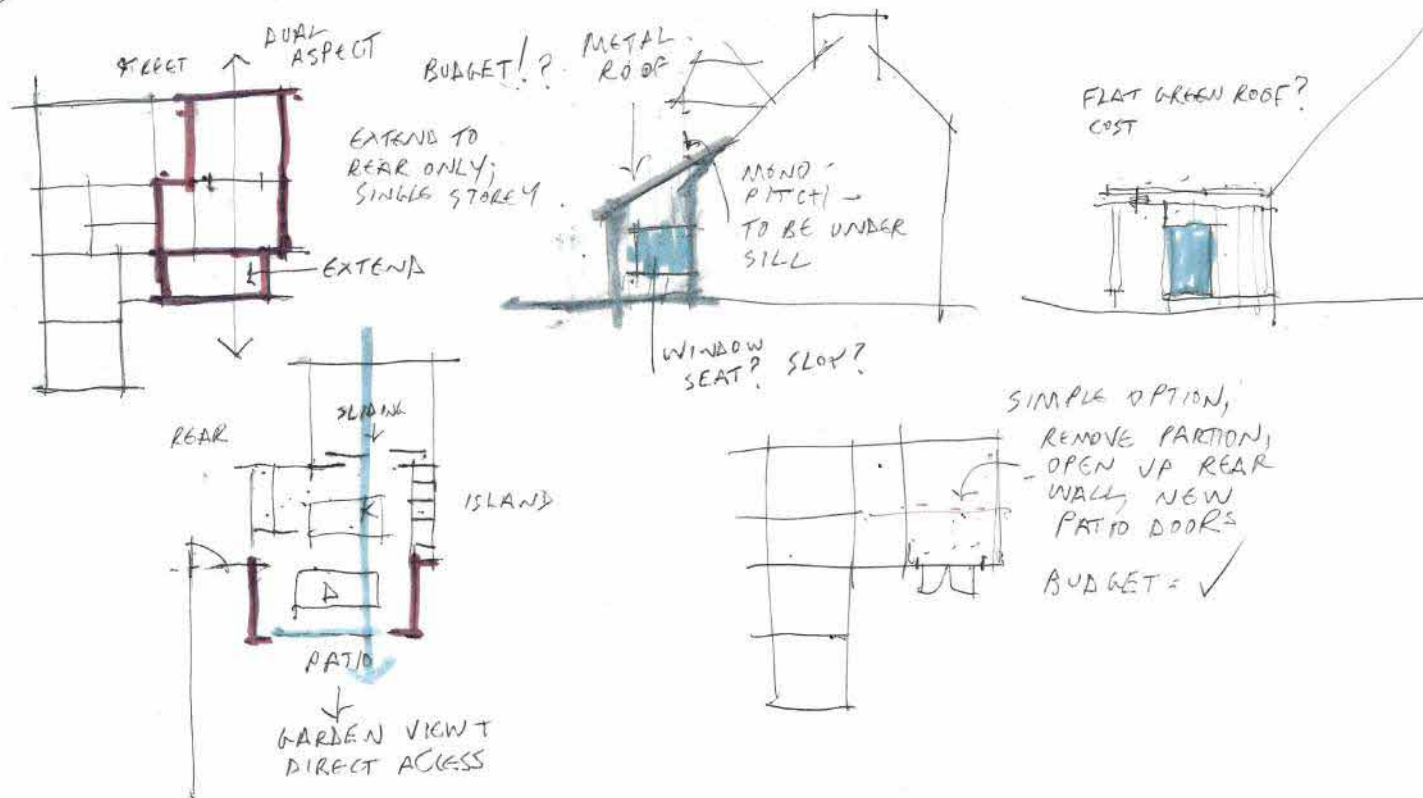


Section B-B

EXISTING HOUSE

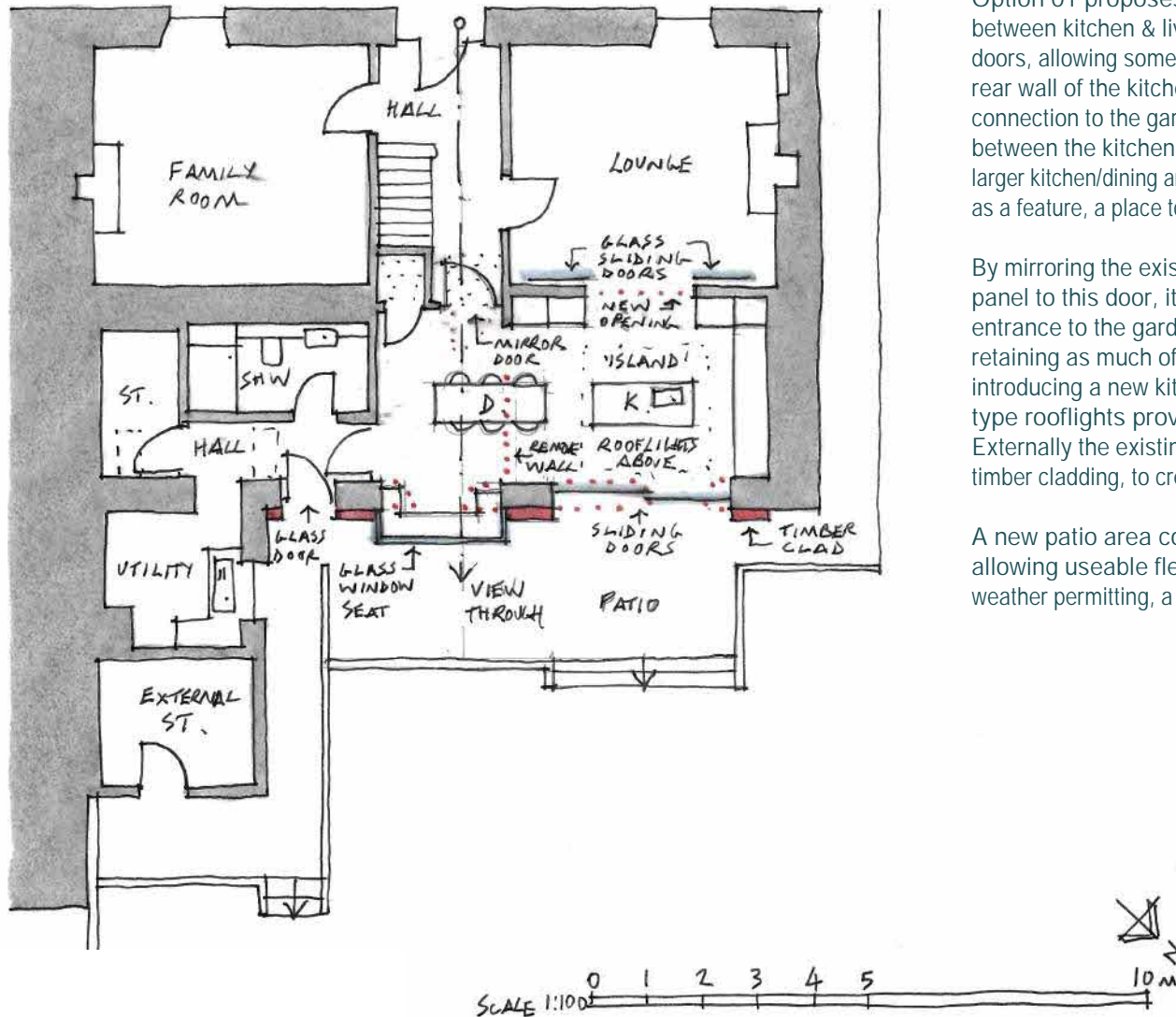


INITIAL SKETCHES



# INITIAL IDEAS

Option 01

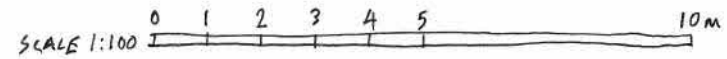
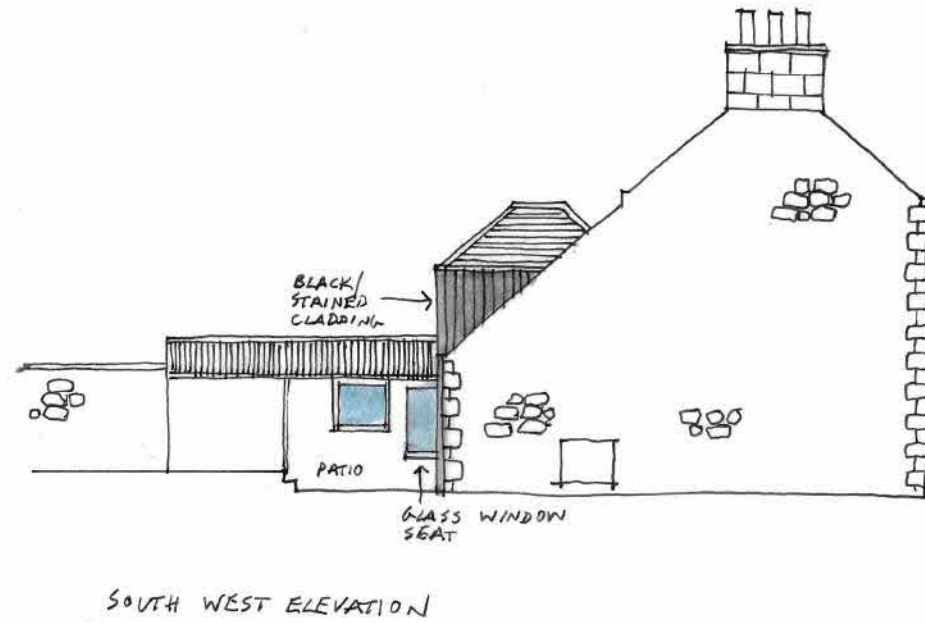


Option 01 proposes to create a new opening within the partition between kitchen & living area, with the option to include glass sliding doors, allowing some space separation whilst allowing for daylight. The rear wall of the kitchen opens up with sliding glass doors, to create a connection to the garden and abundance of natural light. The partition between the kitchen and hall is proposed to be removed, to create a larger kitchen/dining area. A frameless glass cantilevered seat is proposed as a feature, a place to sit and read and look across the garden.

By mirroring the existing door from the hallway, and adding a glazed panel to this door, it also provides a view straight through from the entrance to the garden. The existing kitchen is to be altered to suit, retaining as much of the existing units and worktop as possible, and introducing a new kitchen island as a focal point. Large conservation type rooflights provide the space with some additional top light. Externally the existing rear wall could be over clad in a black/stained timber cladding, to create a more contemporary aesthetic.

A new patio area could also be formed outside the sliding doors, allowing useable flexible space for the kitchen to open onto when weather permitting, a sociable space for summer BBQ's.



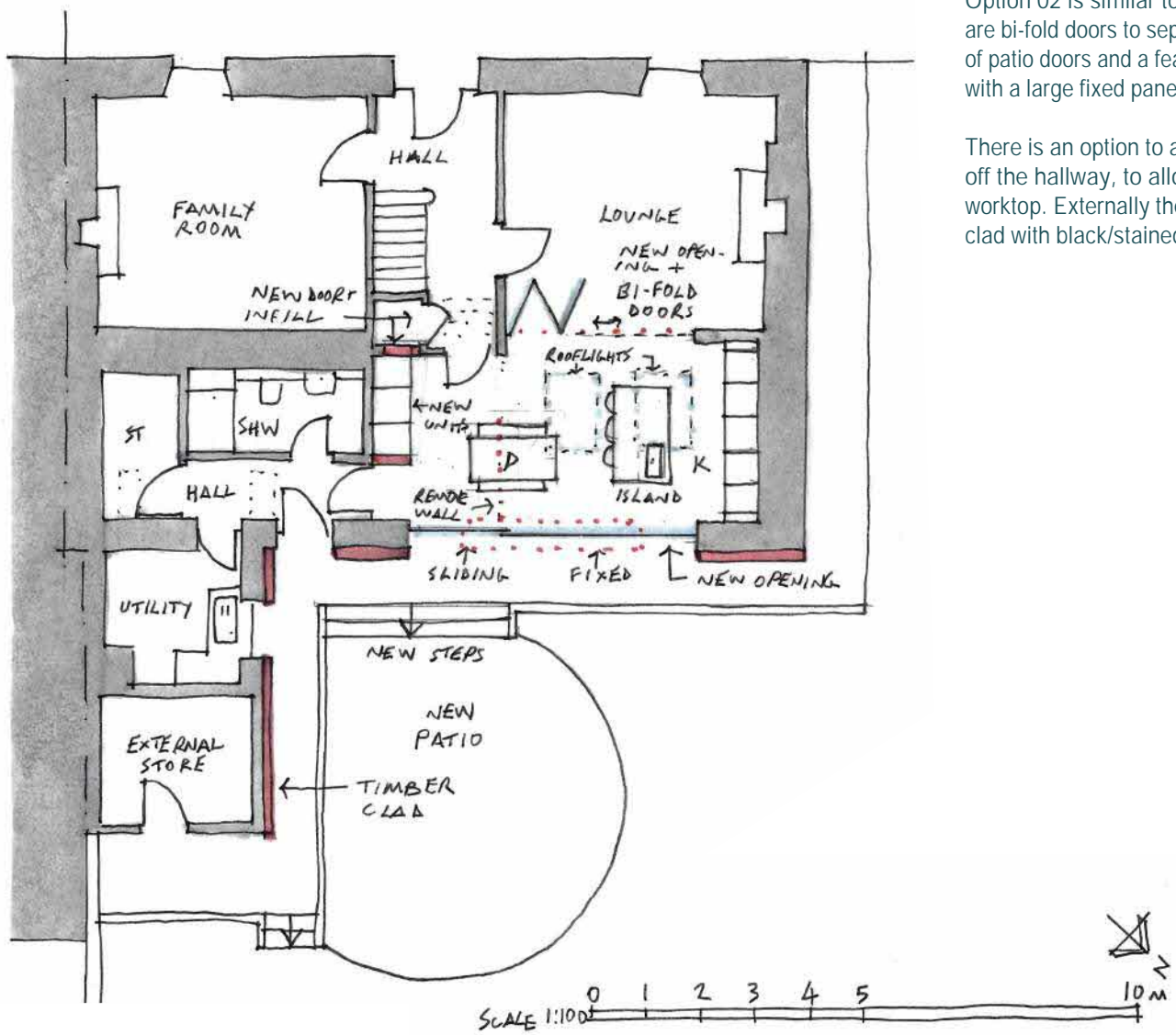


# OPTION 1: FIRST FLOOR

Option 02

Option 02 is similar to Option 01. The main differences are that there are bi-fold doors to separate the existing kitchen/living area, and instead of patio doors and a feature window seat there is a larger glazed opening with a large fixed pane and sliding pane.

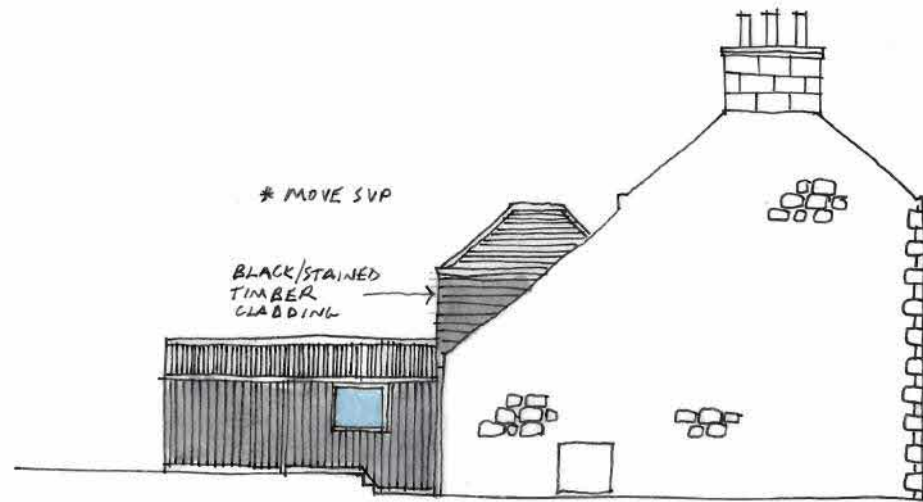
There is an option to alter the door/storage under the stair with access off the hallway, to allow for a row of tall units, or low units with extra worktop. Externally the existing walls facing the garden could be overlaid with black/stained timber cladding.



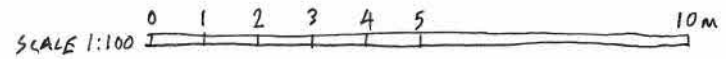




NORTH EAST ELEVATION

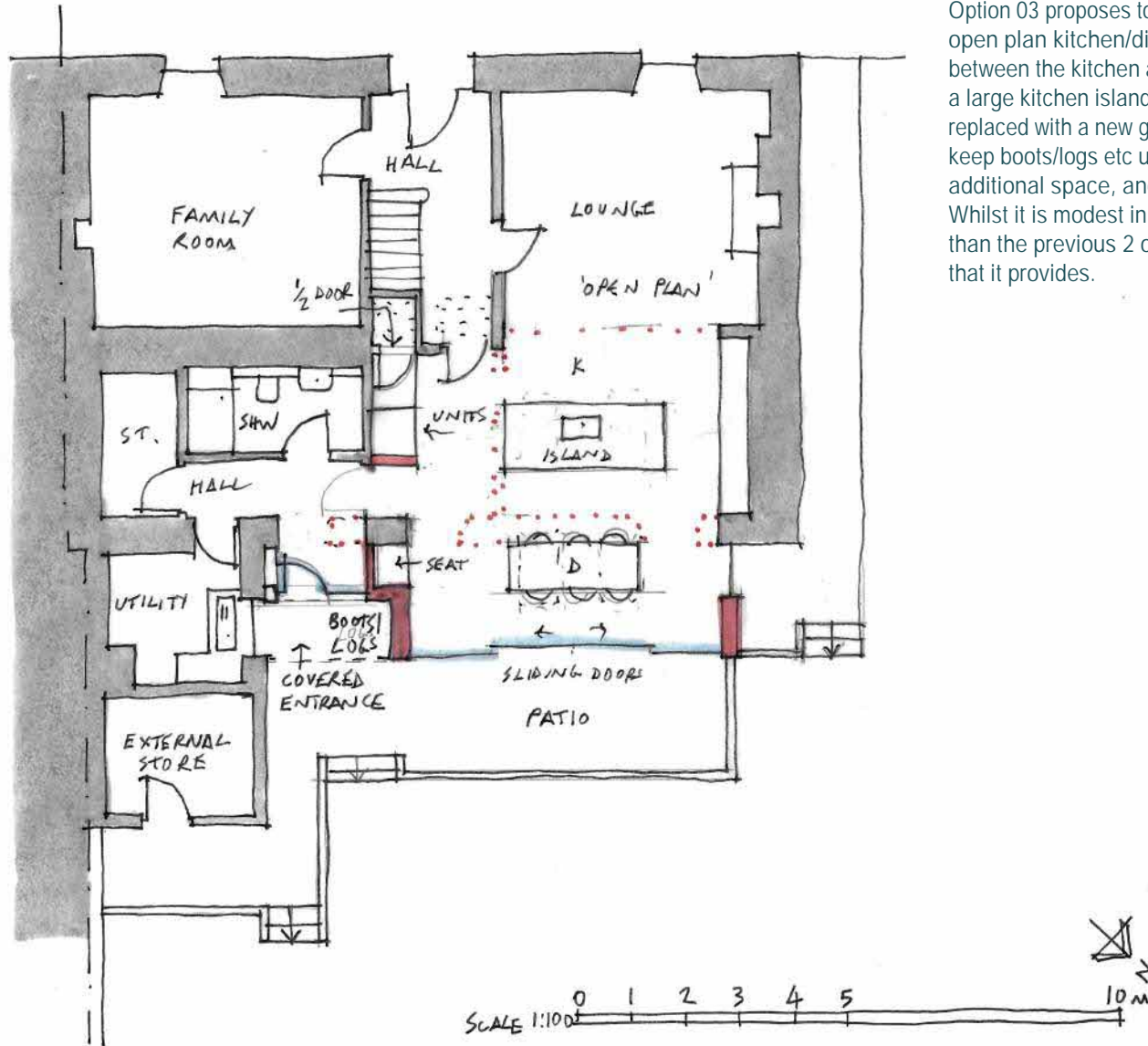


SOUTH WEST ELEVATION

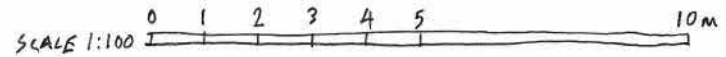
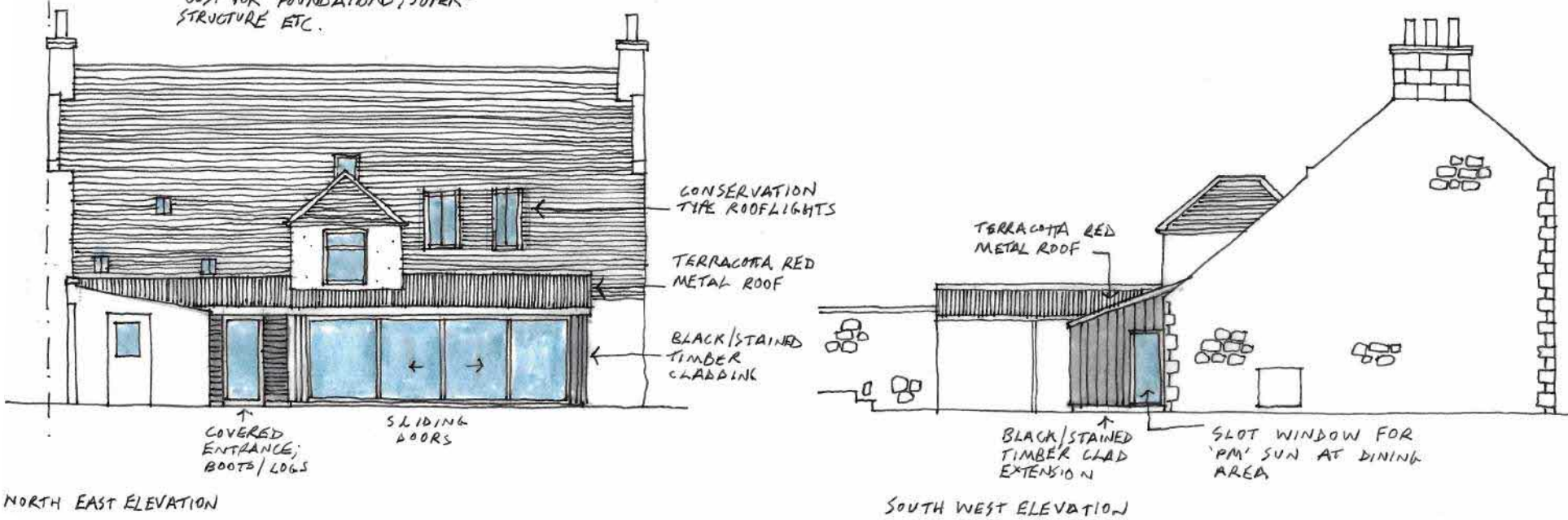


Option 03

Option 03 proposes to form a modest rear extension to allow for a larger open plan kitchen/dining/living area. As with Option 01 the partition between the kitchen and hall is removed, and there is ample space for a large kitchen island and dining table. The existing rear door could be replaced with a new glass door with a covered external area, a space to keep boots/logs etc under cover. This option offers the most amount of additional space, and consideration ought to be given to the budget. Whilst it is modest in size, approx. 10sqm, it would be more expensive than the previous 2 options, but worth considering for the extra space that it provides.



\* N.B. BUDGET TO BE CONSIDERED SHOULD EXTENSION BE A PREFERRED OPTION. INCREASED COST FOR FOUNDATIONS, SUPER-STRUCTURE ETC.



OPTION 3: ELEVATIONS



OPTION 3 PERSPECTIVE







DESIGN INSPIRATION