

Design Statement

Project:

Proposed Re-Design of New Dwellinghouse previously approved

Including addition of detached double garage

Address:

Skyline Lodge,
Tarland
Aboyne
AB34 4US

Client:

Christopher Muirden

Job number:

2024-043

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Introduction

This design statement is submitted in support of the planning application for the re-design of the previously approved new dwellinghouse on the site of a former disused agricultural building. Previously approved application reference APP/2015/1698.

The proposed application is for a re-design of the dwellinghouse and the addition of a detached double garage with storage space above accessed via an external staircase.

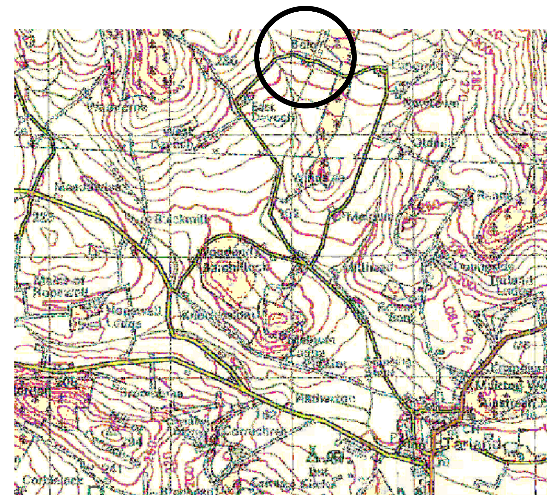
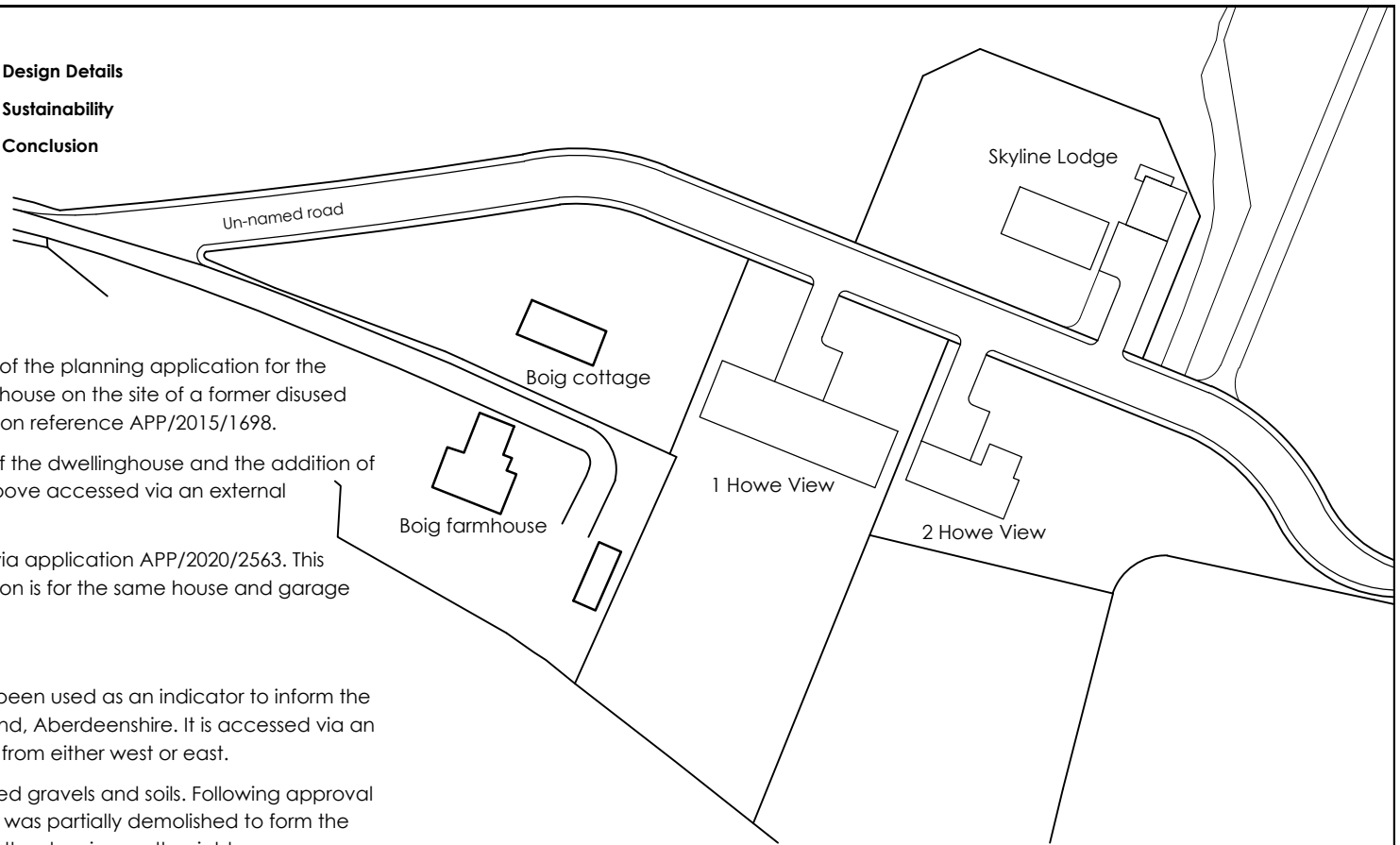
Planning Approval was previously obtained via application APP/2020/2563. This approval has since lapsed. The proposed application is for the same house and garage design as previously approved.

Site Analysis

Site observations and a desktop study have been used as an indicator to inform the site analysis. The site is located to the north of Tarland, Aberdeenshire. It is accessed via an un-named 'through road' which can be approached from either west or east.

The surrounding land is overlain by compacted gravels and soils. Following approval of application APP/2015/1698 the original steading was partially demolished to form the two separate buildings and new road as shown on the drawing on the right.

The nearest properties are Boig Cottage and Farmhouse which lie to the west of the steading. Further afield lie East Davoch (to the west) and Longfold (to the east).



General Layout & Siting of Development

The re-design of the development maintains the concepts of the original approval with regards to addressing the below list of requirements;

- Access to the site, both in terms of accessibility and legibility.
- Privacy, for both the proposed development and the surrounding properties.
- Natural light and views, for both the proposed development and the surrounding properties.
- Solar gains.
- Protection from the weather.
- Visual impact.

Access

Access to the site is directly off the new road layout that was formed following approval of application APP/2015/1698.

Form

The proposed re-design will maintain the elongated narrow 1 ½ storey form with a traditional roof pitch as previously approved. The proposed dwelling will be fractionally wider to allow a larger usable first floor area.

The garage will take on a similar form though with a lower eaves and ridge height to highlight its secondary nature.

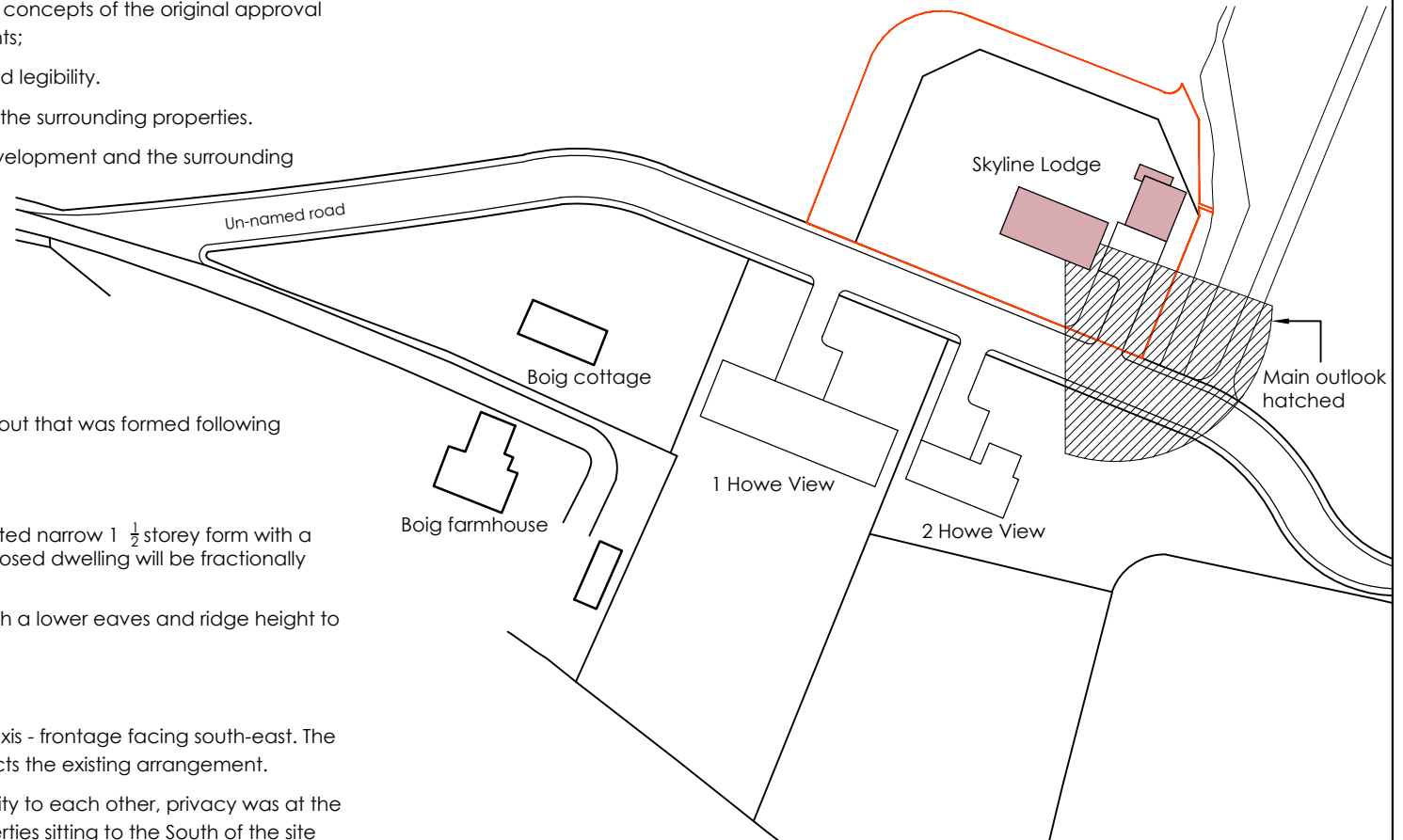
Orientation & Position

The neighbouring properties all sit on the same axis - frontage facing south-east. The proposed new build has been set on an axis that reflects the existing arrangement.

With the neighbouring properties in close proximity to each other, privacy was at the forefront of the design process. As such, the two properties sitting to the South of the site have been designed so that there is no overlooking of the main living areas of any of the adjacent properties [see APP/2015/1698] at all with window openings to the north having been minimized to reduce overlooking of the new build house.

The main outlook from the development is through the large area of glazing to the corner of the dining room. This glazing has been located on the corner to get a view to the South-East and past the steading in front. The proposed dwellinghouse does not overlook any habitable spaces of neighbouring properties

The windows provide light into and views out of the Dining room, Kitchen and Family areas. This orientation has the benefit of allowing the property to capitalise on the southern aspect afforded to them, with its abundance of natural sunlight and stunning views.





Boig Cottage



Boig Farmhouse



Longfold

Design Details

Dwellinghouse

The buildings immediately adjacent are built in granite with slate roofs (profile metal roof to Boig Cottage). Longfold to the east has areas of untreated timber cladding and a rendered extension to the rear.

The proposed development has taken inspiration from all these properties and will feature untreated timber cladding, a traditional wet render wall finish and slate roof.

The biggest departure from the immediate surrounding architecture is the more extensive use of glass and timber cladding. Glass was traditionally kept to a minimum due to its expense and heat loss properties; however, with the advent of super insulated triple glazed units (such as NorDan N-Tech 0.7) these are no longer such limiting factors.

As discussed, the use of glass allows the primary living spaces to capitalise on solar gain, receive and abundance of natural light and benefit from the views.

The use of timber, especially if left untreated to weather a silver grey over time, will bring a subtle finishing touch to the properties

Boundary

The site boundary will be defined by a low post and wire fence in order to provide a sense of openness to the surrounding landscape

Sustainability

The use of high performance windows and door sets and well insulated walls, ceilings & floors, will mean the house performs better than the minimum requirements currently set by Scottish Building Standards.

The use of glass will reduce the dependence on artificial lighting and, through the benefits of solar gain, the output required from the open wood burning fireplace.

Conclusion

The proposed design provides for light, open plan, contemporary feeling family home, using modern and sustainable methods of construction. The design, while acknowledging and responding to vernacular architectural features, is generated out of a very specific local context, both benefiting from and protecting the surrounding landscape features and existing properties.