

Spademill Studii

Design Statement
May 2023

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Architects Drawings:

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Proposal Description:

Replacement of dilapidated office building on former mews lane, with dwelling house, and associated works

Site Address:

Spademill Studio
Spademill Lane
Aberdeen
AB15 4EZ

Applicant & Owner:

Diamond Property Developments

Architect / Agent:

Brown & Brown Architects
2 Station Square
Aboyne
AB34 5HX

brownandbrown.studio



Fig 01—
3D Visualisation looking North from South end of site

B — Brief



02



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Replacement dwelling house at Spademill Lane

The proposed scheme is for the erection of a contemporary dwelling house, to replace an existing office building to the rear lane, which is in a poor state of repair.

The existing building sits in an area of largely residential properties, on Spademill Lane, to the North of Queens Road. The existing building is of poor quality, both in design and construction, and does not contribute positively to the quality and character of the area.

The applicant wishes to create a high-quality contemporary home, which makes the most of the site, creates an oasis of greenery, and delivers a home with quality garden space in the heart of the West End.

The application plot is 0.12 acres in size, and is accessed from the public road (Spademill Lane) to the North of the site. The site generally slopes from North to South, with the existing building located on the Northern boundary of the plot.

Fig 02 —
View from Spademill Lane (from West)

Fig 03 —
View from within site looking to access

Fig 04 —
View of existing South Elevation

Fig 05 —
View from Spademill Lane (from East)

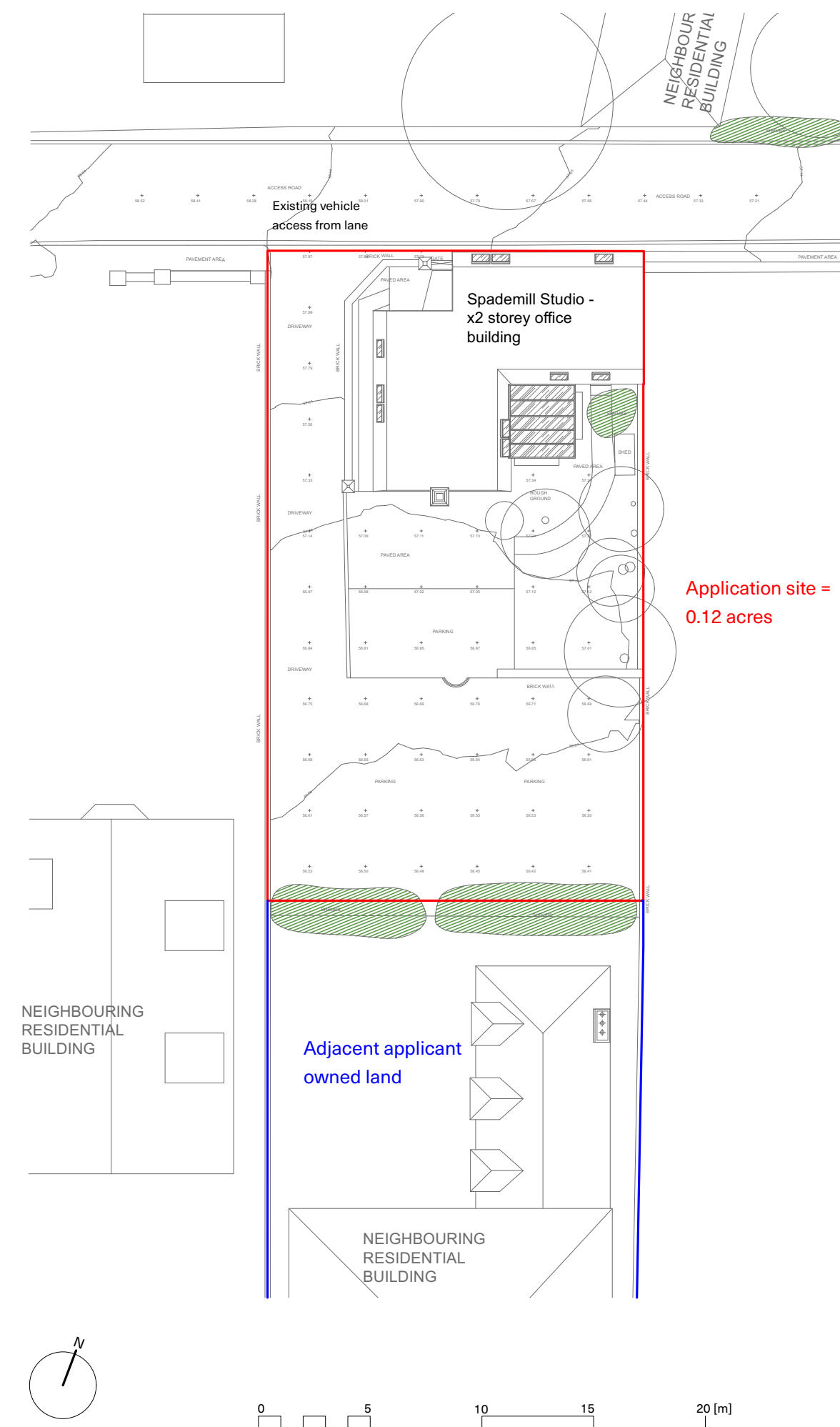


Fig 06—
Existing building seen from West up Spademill Lane



Fig 07—
Proposed building seen from West up Spademill Lane

C — Site Context



The site is located on Spademill Lane, to the rear of 78 Queens Road, and was formerly used as a commercial office. The existing building sits to the North of the site, with the remainder largely laid with tarmac for surface parking.

The design is influenced by both the surrounding cityscape, and the proposed form has been developed to create a contemporary family home, which can enjoy a well-sized garden. The area of Spademill Lane contains numerous other residential developments, notably to both the East and West of the site, where rear developments have previously been permitted.

Our clients wish to create a home which sits comfortably within the wider context, whilst presenting a coherent elevation to the lane, inspired by contemporary mews developments, and creating a private walled garden to the South and West of the site.

The site sloped generally from North to South, and the proposed garden would be hidden from all areas of public realm by the existing boundary walls, and proposed planting, with several trees in close proximity to the existing building being removed, as these are considered of low quality, and problematic with regards to maintenance and structure of the existing building.

Fig 08 — Existing site plan

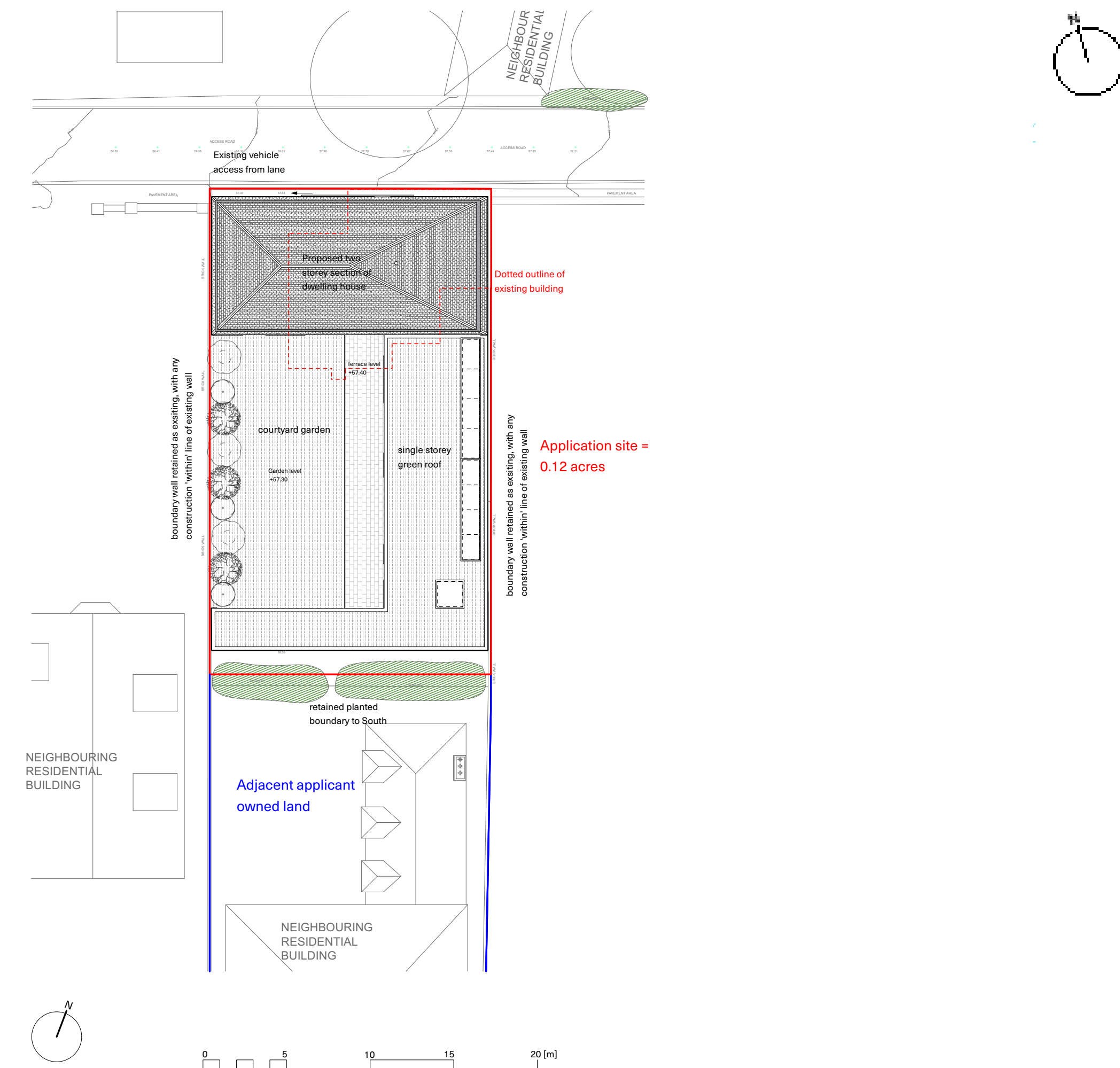


Fig 09—
Existing building seen from East down Spademill Lane



Fig 10—
Proposed building seen from East down Spademill Lane

D — Proposals



Siting & Massing

The proposed is single-storey to the East elevation of the site, with a two-storey section proposed to the North side of the site, where it can be accommodated without being in proximity to, or overshadowing, other dwellings.

The form of the building is broken into distinct elements, with a clear visual hierarchy created by the ground floor plinth of stone and dark render creating a visually 'solid' element, in particular to Spademill Lane, before the placing of a first floor pitched roof pavilion of timber and glass atop.

The position of proposed openings have been carefully considered to retain privacy from the public realm, whilst maximising views outwards to the South. The massing of the proposals has been designed to create a sheltered courtyard garden to the South, and to not result in any additional loss of amenity to the property to the South in particular, where a tall mature planted boundary already exists.

The expression of differentiated materiality, reflecting a more solid / traditional ground floor and a lighter contemporary first floor is of prime importance. The proposed two storey section would be finished in a hipped roof covered in natural slate, with the single storey elements having 'green' sedum roofs, to maximise the green area of the site and enhance biodiversity.

It is felt that the composition of the proposed dwelling would create a built form which is contemporary, but which take clear visual and material cues from traditional materials, and the built-form of the surrounding area.

Fig 11 — Proposed site plan

D — Proposals (cont)

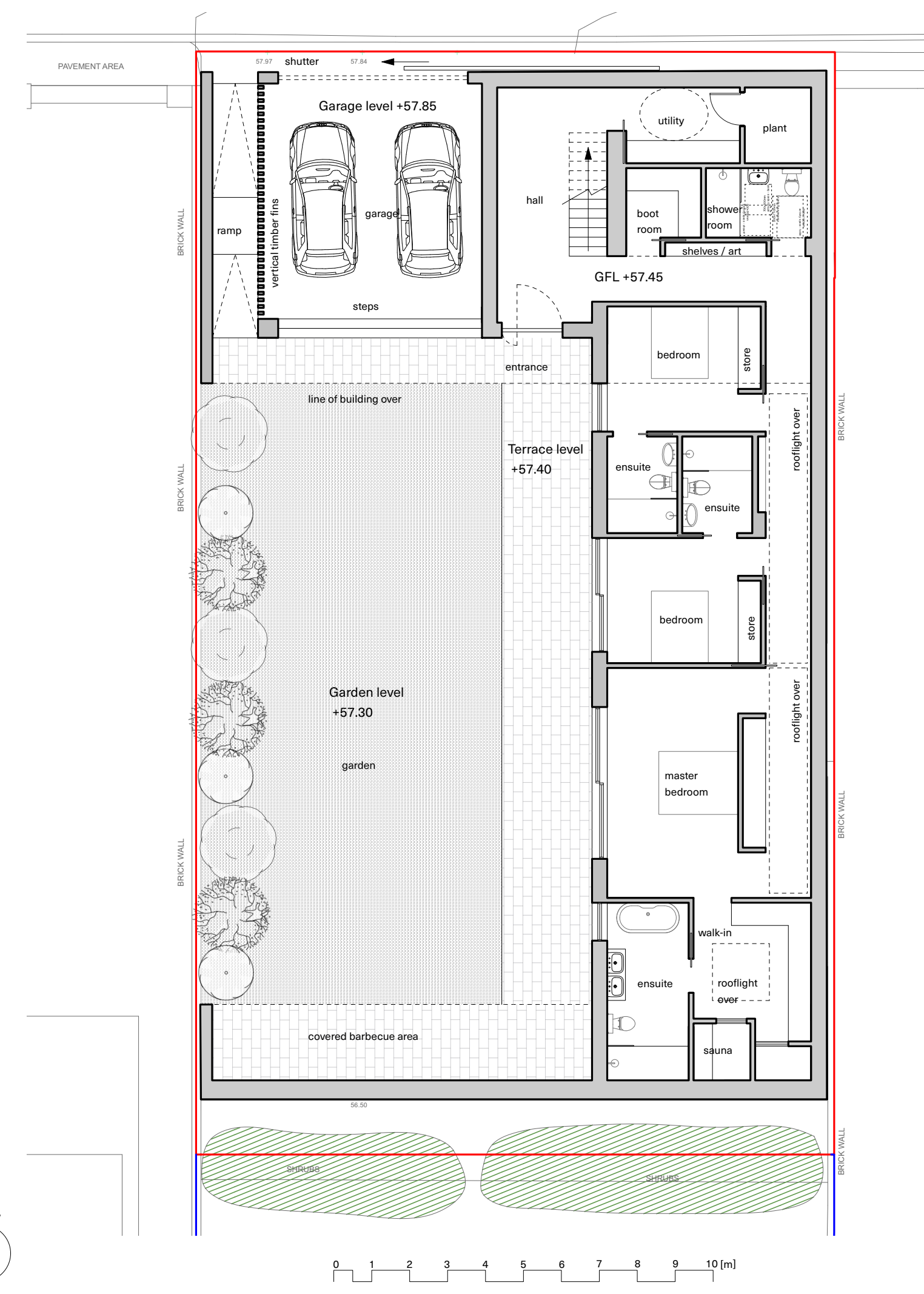


Fig 12 — Proposed Ground Floor Plan

Approach

The approach to the house is to be via the existing access from Spademill Lane, with direct garage access taken from the lane, as supported by Aberdeen City Council Sumplementary Guidance: Transport and Accessibility.

It is considered that the parking provision is appropriate, given the city centre location of the application site, with both excellent pedestrian and public transport links abundant throughout the area.

The proposed carport / garage would be screened from the lane for privacy and security by a sliding shutter.

Outlook

The house will address the private garden created to the South, with direct access given from ground floor bedrooms.

The privacy and amenity of all existing dwellings is to be maintained, with no direct overlooking or reduction in light levels.

Materials

A simple material palette is proposed, with a complementary palette of traditional stone, laid in a contemporary recessed pointing pattern, combined with dark pigmented render to the ground floor.

The proposed first floor is conceived as a modern pavilion of timber and glass, topped with a natural slate pitched roof.

Single storey elements of the proposed house would be finished in sedum roofs, increasing the 'green' area of the site, and improving biodiversity.

D — Proposals (cont)

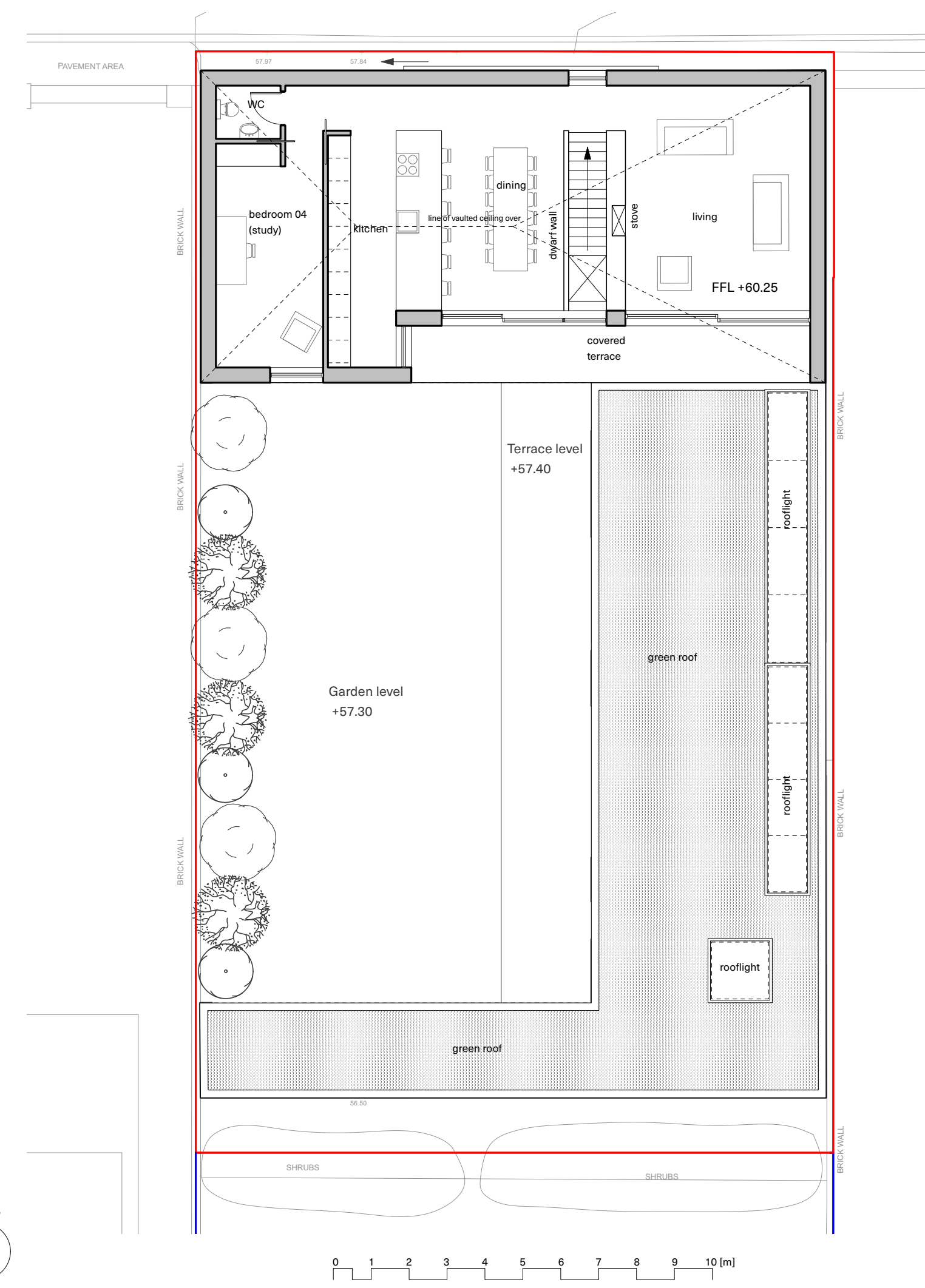


Fig 13 — Proposed First Floor Plan

Services

It is proposed that electricity and water supply will be connected to the existing public infrastructure.

It is proposed that both foul and surface water will connect to the existing public infrastructure, with the elements of sedum roof reducing drainage run-off, and acting as an attenuating element in times of severe rainfall.

Landscaping

The existing topography and landscape is to be enhanced and re-worked to allow for the creation of a largely level private garden for the dwelling.

The proposed house would occupy the site in a contextual manner, greatly increasing the green are over the existing site..

Scottish Government: Inspirational Designs

Table 01 (pg 23) 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 (page 23) 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.



Fig 14—
3D visualisation of North Elevation to Spademill Lane



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Fig 15 —
Precedent - McLean Quinlan Architects
Fig 16 —
Precedent - DF Roofing
Fig 17 —
Precedent - Cameron Webster Architects
Fig 18 —
Precedent - Haar Architects
Fig 19 (overleaf) —
Tables

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 reflect the surrounding context, with matching stonework used for the rear elevations to the lane, and a clear visual language of more contemporary timber placed atop. The levels of the current lane, have informed the siting and design of the proposed house, with the lower floor level set below this (following the contours of the site). The massing of the building has been designed to keep the overall building height low and unobtrusive, with the green roofs to single storey elements specified to ensure that the visual impact of the proposed house is minimised. 	<ul style="list-style-type: none"> The immediate context has dictated the proposed house's position, with maintaining a clear relationship to Spademill Lane a key driver for the lane. The proposed house has been designed to sit quietly, creating high-quality private garden area to the South. The proposed house 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 house 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 dwelling.

Brown

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Brown

Aberdeenshire

Station Square
Aboyne,
AB34 5HX
T 01339 352800

Inverness

IV Two, Kintail House,
Beechwood Park, Inverness,
IV2 3BW
T 01463 630640

info@brownandbrown.studio

People

Place

Connection