



DESIGN STATEMENT

RESIDENTIAL DEVELOPMENT

Burnside Poultry

Clinterty, Aberdeen

aka

Annie Kenyon Architects Ltd

Annie Kenyon Architects Ltd

South Lediken Studio

Insch

Aberdeenshire

AB52 6SH

01464 851621

www.akenyonarchitects.com

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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

Introduction

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

This document has been prepared for the site at Burnside Poultry, Aberdeen. The document aims to appraise the site, show the option identified in discussion with the client and how this has now developed further to form the planning submission.



Location in Scotland



Location in Aberdeenshire



Burnside Poultry, OS Map



Burnside Poultry, Aerial Photo

Appraisal

“Identify the environmental, infrastructure, cultural, social and economic context, identity and connectivity features.”

A range of site photographs were taken that record the character of the site, the surrounding views, and mature woodlands.



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Site Analysis

A recording of the key features, opportunities and constraints of a site. The drawing is prepared prior to the design process.



Site observations and a desk top study have been used as an indicator to inform the site analysis. A number of key issues were noted as opportunities and constraints when evaluating the site analysis.

- Redundant poultry sheds to be removed from site.
- Slurry tanks to be removed.
- Hardstanding areas to be cleared (material could be crushed & re-used in development).
- Silo to be removed.
- Overhead electricity lines need to be considered.
- Fantastic long range views across farmland and towards Kirkton Forest.
- South West aspect
- Native trees planted on North to create buffer from A96

Brownfield Appraisal



- 1) Rubble area
- 2) Slab
- 3) Rubble track
- 4) Silo
- 5) Slurry tank
- 6) Existing poultry shed
- 7) Hard standing
- 8) Caravan
- 9) Former poultry shed foundations
- 10) Paddock with topsoil covering

Rubble Area Diagram

The area (1) in grey is comprised of stones and rubble and does not contain any clean topsoil. It is not possible to cultivate this area in its current state as it contains so much in the way of large stones and boulders.

Two large slurry tanks constructed from concrete blocks are still present, one is located at the south - west corner of the existing shed (5) and was filled in with rubble, the other is at the south- east corner of the large concrete pad (4) and is currently fenced off but still visible.

Although partially overgrown weeds, there is also an access track leading to the rear door of the existing shed, this has been made up over the years with stones and rubble. Almost the entire area in yellow (below) is not at all usable in any way for agriculture and could be currently waste ground.

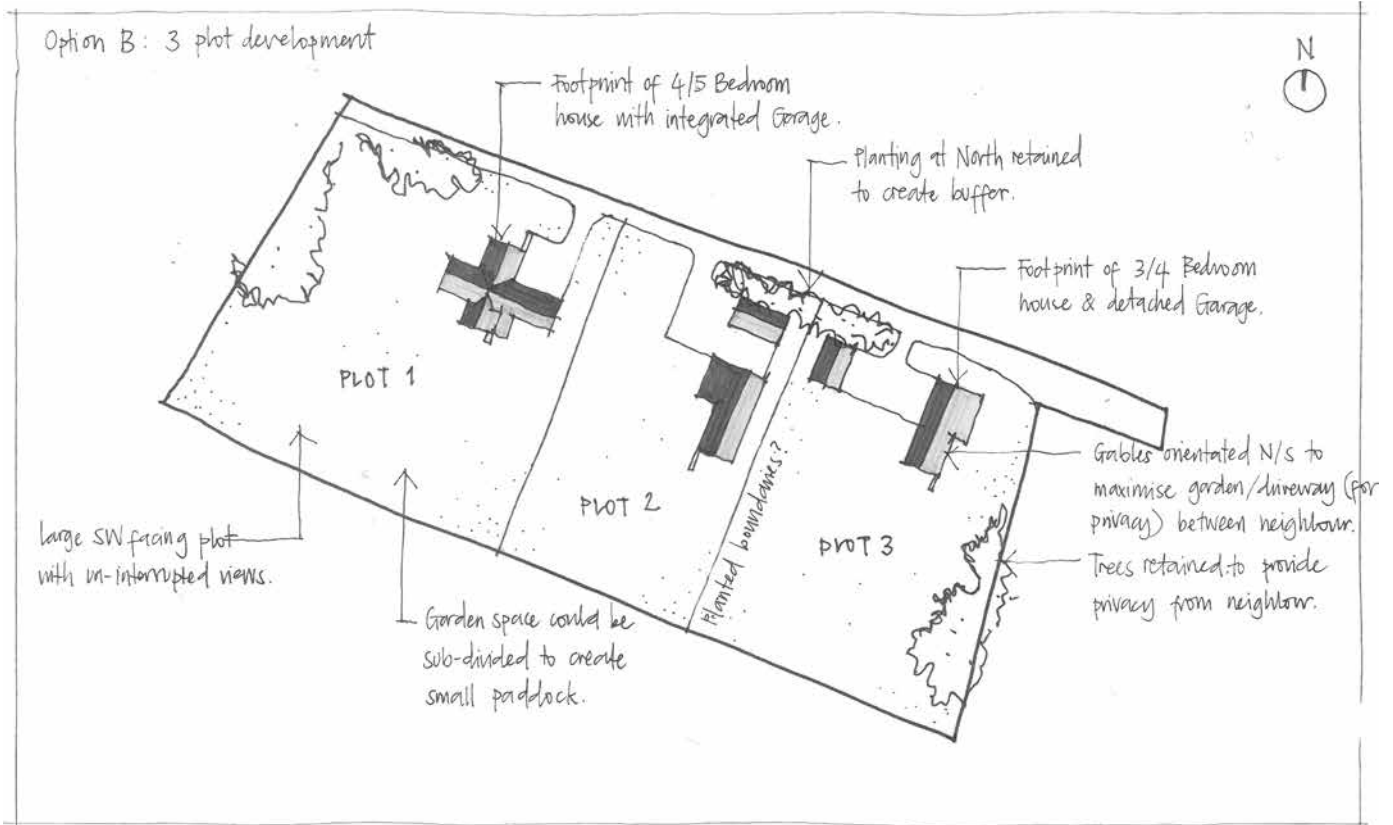
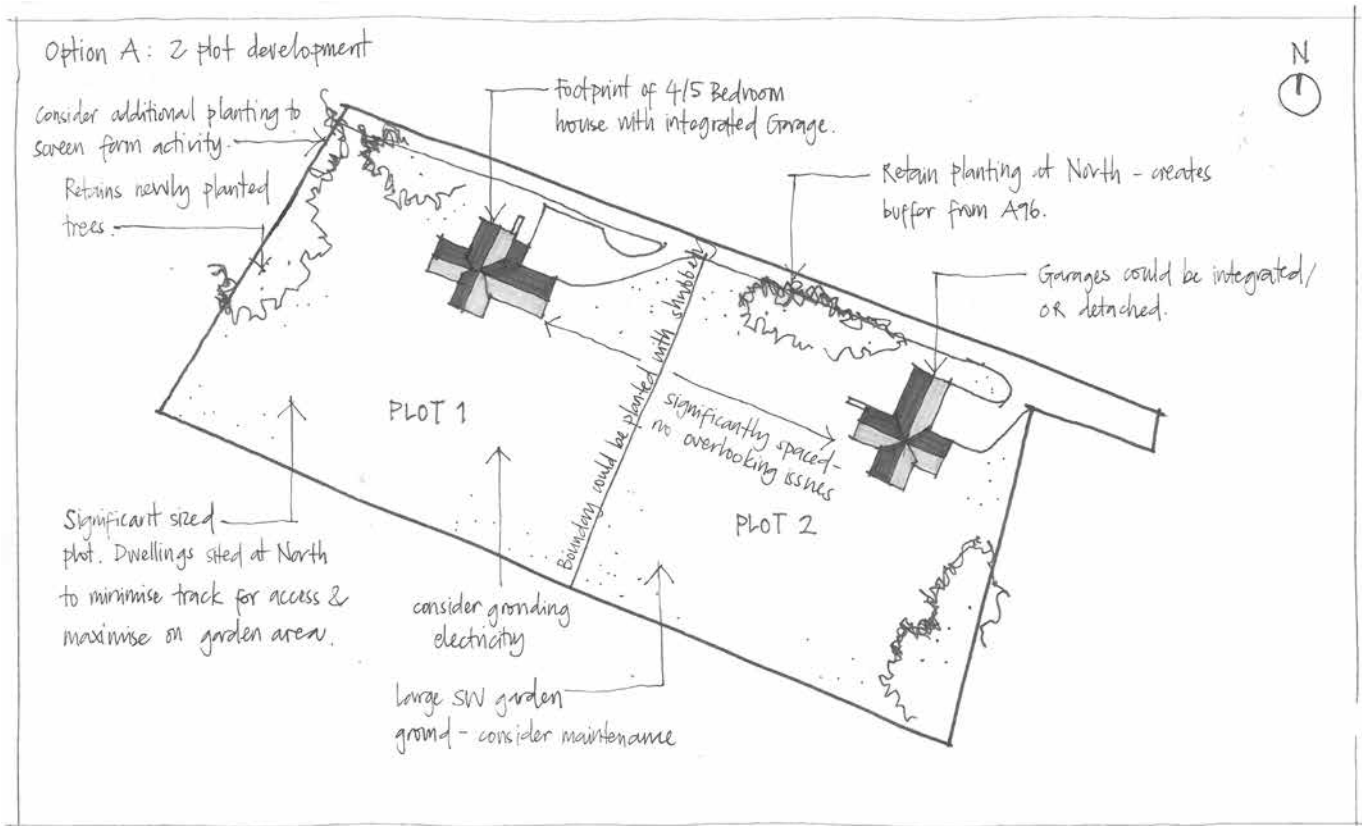


Rubble Area

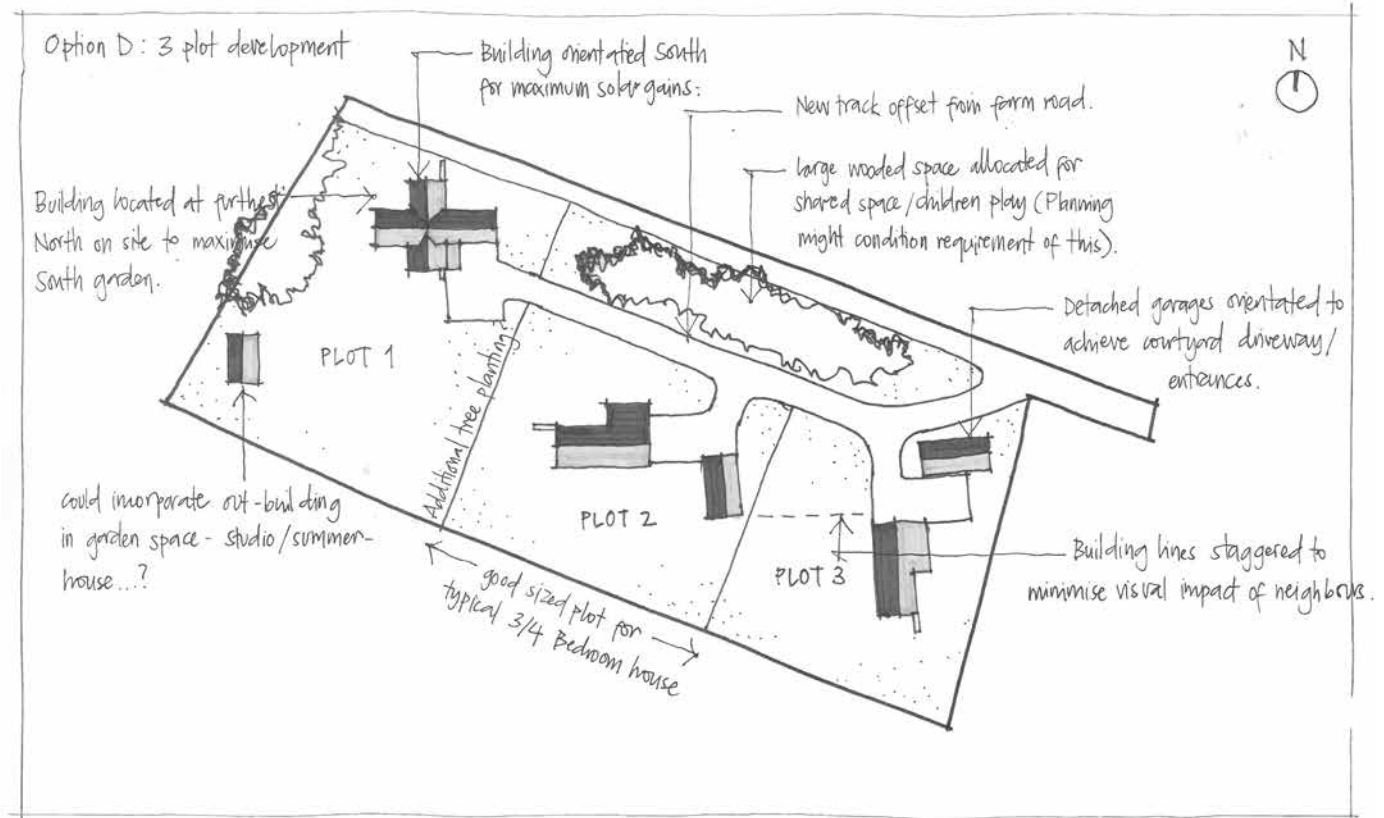
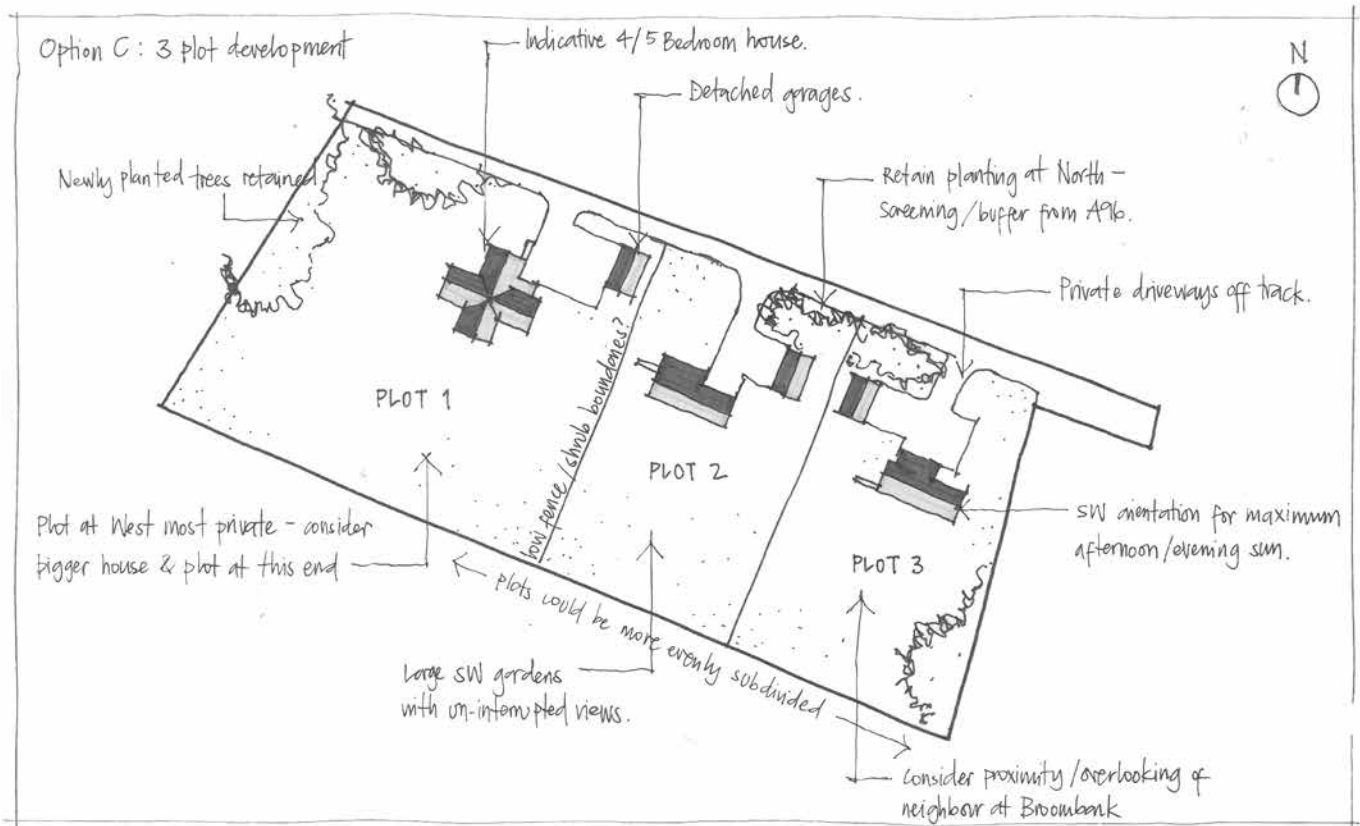
Brownfield Calculation

Former Poultry Building (9) =	696.77 m ²
Existing Poultry Shed (6) =	445.93 m ²
Slurry Tank SW (5) =	41.80 m ²
Access Track (3) =	111.48 m ²
Foundations (2) =	278.66 m ²
Slurry Tank SE =	27.87 m ²
Total =	1602.45 m²
	.16 HA
Total Site Area =	6385.5 m²
	.63 HA
Percentage of Brownfield on Site =	25.1%

Initial Ideas



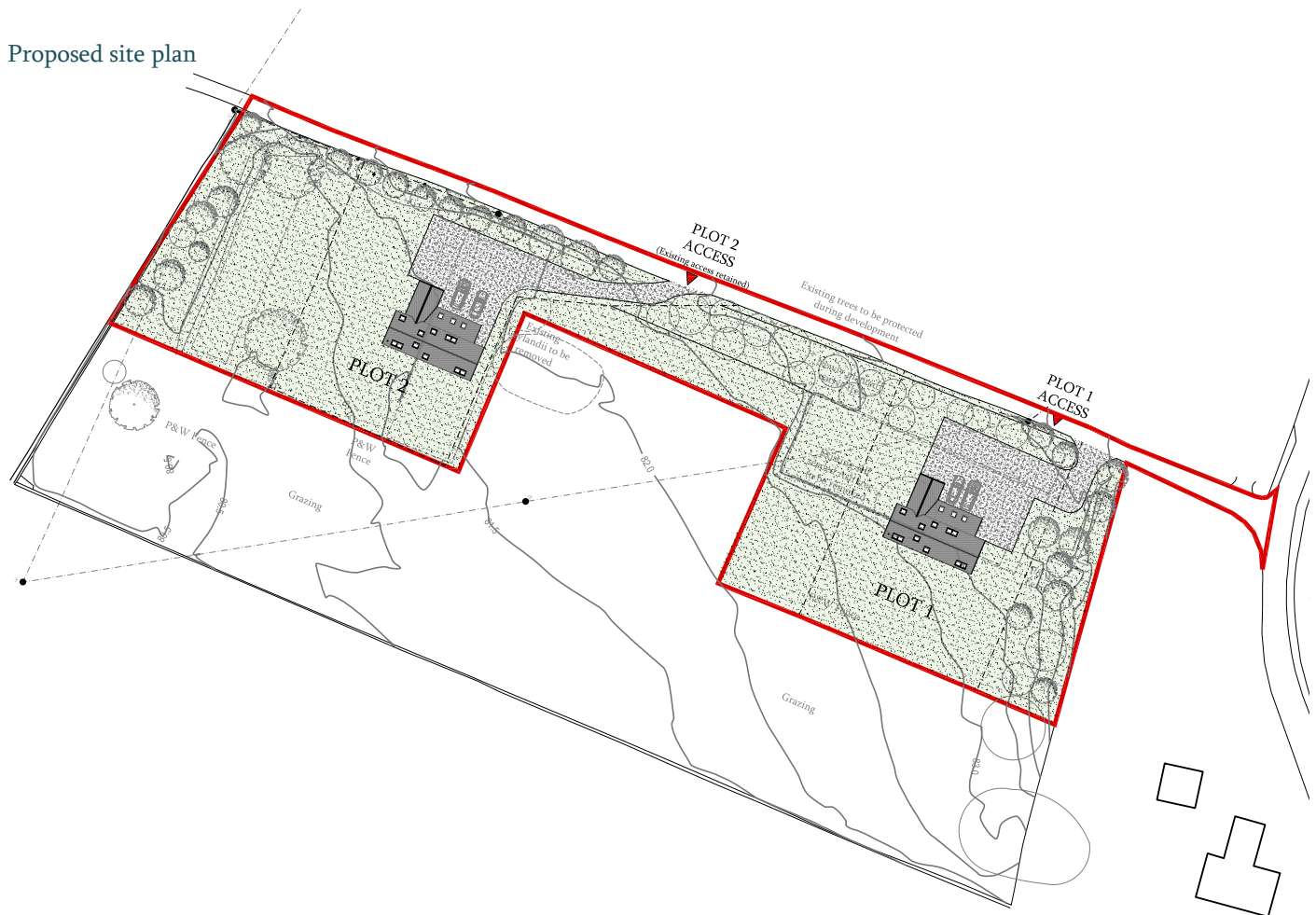
Initial Ideas



Design Solution

“How the layout, landscape, scale, mix, details, materials and maintenance will achieve the design principals identified.”

Proposed site plan



Establishing design principles by studying the site and context appraisal has enabled informed decisions of rules to be applied to the site.

By studying the vernacular forms and details of the buildings in the surrounding area, it can be established which forms, proportions and materials are most appropriate. Historically these principles have been adopted due to climatic conditions, as well as materials that are available close to site. The concepts for the new design are based on these rules and aspire to re-interpret these traditional forms and ideas to achieve a contemporary solution.

We have developed proposals for 2 separate houses on the site at Burnside Poultry using a single house type. The design of this is contemporary in spirit yet rooted in traditional rural architecture. The houses have been designed to read as a whole together.

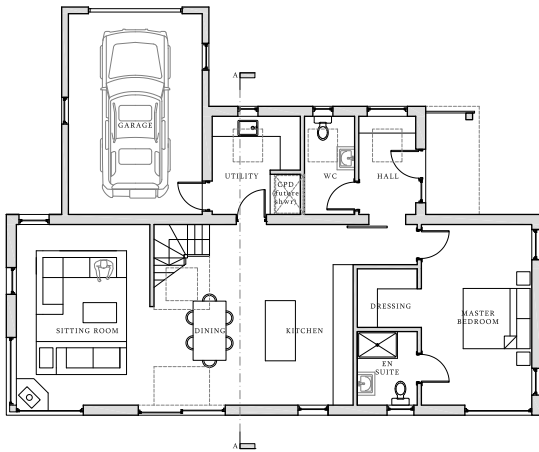
Both plots are 4 bedroom dwellings and include:-

- Carefully placed to allow uninterrupted views South.
- Individual driveways to obvious front entrances and accessing integral or detached garages.
- Everyday back doors to boot rooms and utility spaces
- Options for open plan living.
- Maximised south facing glazing with fewer North facing openings.
- Snugs and living spaces with wood burning stoves.
- Interesting and varied roof lines.
- Double height volumes with sky-lighting over feature staircases and voids.
- Master bedroom suites with prime views, dressing and en-suite facilities.

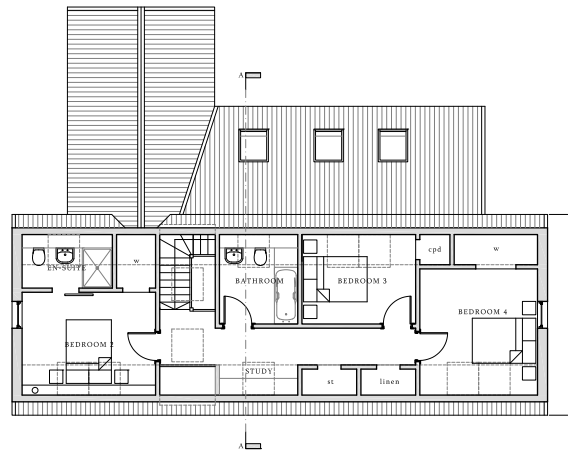
Design Solution

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

Plot design for both dwellings



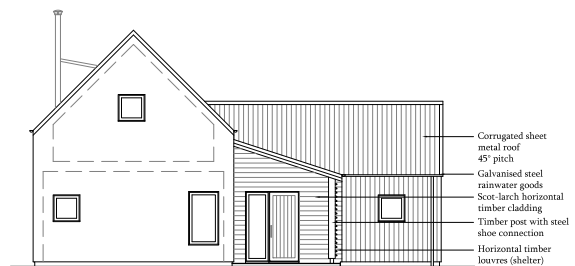
Ground floor plan



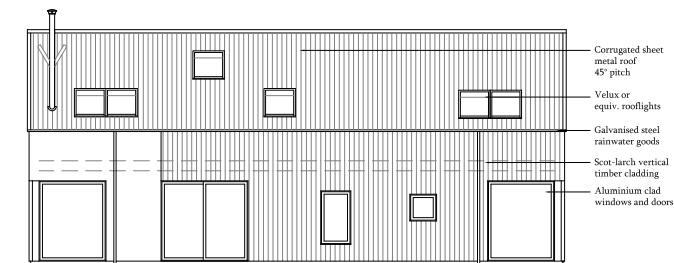
First floor plan



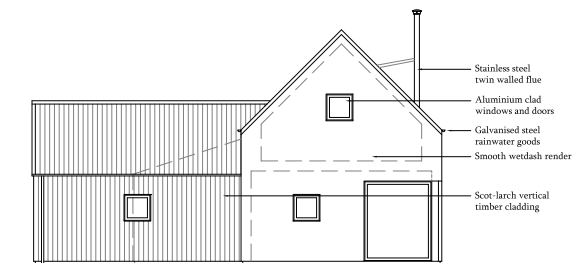
North East Elevation



South East Elevation



South West Elevation



North West Elevation

Design Solutions

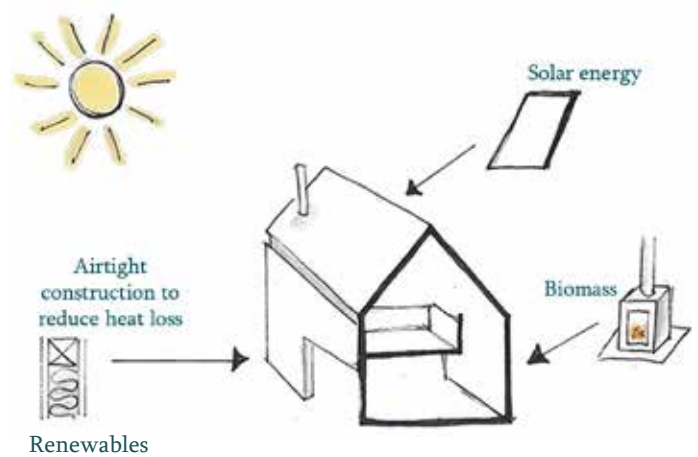
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Identity | Sense of Place | Materials | Function

ak|a are proposing Burnside Poultry will have a simple palette of external materials which includes corrugated sheet metal, pale wet dash render and timber cladding. There may be possibilities to introduce some feature solid timber in Oak or Douglas Fir.

Through examining and understanding the traditional rural architecture of the area and reinterpreting it in a contemporary manner, we believe that the proposed designs are appropriate for the sites.

The designs aim to combine simple gable to gable forms and lean-to additions with appropriate proportions, detailing and materials in order to provide a design which ties into the local context. It is important that we learn from the traditions and re-interpret design in a contemporary way, as to not mimic; to create a design rooted in tradition but contemporary in spirit.



Renewables | Landscaping

Boundaries will be landscaped and planted to age gracefully while screening neighbouring properties without the need for tall timber fences. The new homes will be highly sustainable and super insulated with U-values well beyond those required by current building standards.

The development aims to provide well designed timeless dwellings that create a unique sense of place, sit well in the landscape and benefit from the site orientation and views.



Natural planting of hedging



Rural post and wire fencing



Dry stone walls



Gabion baskets - mixed fill



Scottish larch cladding



Wet dash render



Profile corrugated metal roof sheeting



Natural slate