

# PLANNING ADVICE: NUMBER 6 /2012

## IMPLEMENTATION OF POLICY SG LSD2 LAYOUT SITING AND DESIGN OF NEW DEVELOPMENT

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### 1. INTRODUCTION

In support of the Scottish Government's commitment to raising the standards of urban design, as set out in national policy "Designing Places" and "Designing Streets", Aberdeenshire Council is driving forward improvements in the standard of layout, siting and design of new development.

Aberdeenshire Council has adapted and expanded the policy provided by these

documents within its Local Development Plan. This Planning Advice Note is intended to provide best practice advice in support of Aberdeenshire Council's supplementary guidance on "Layout, siting and design of new development" (SG LSD 2) and to a lesser extent, "Masterplanning" (SG LSD1), which expand on Policy 8, "Layout, siting and design" in the Aberdeenshire Local Development Plan (2012). Building on Scottish Government Advice the supplementary guidance outlines a list of design issues that need to be considered and taken into account in design of development.

This advice note clarifies how we expect those design issues set out in SG LSD2 to be applied in the assessment of design quality, and how we expect this to be evidenced in a design statement submitted with a planning application. It is recommended that design statements are prepared to provide the justification for the layout, siting and design principles proposed in masterplans.

This planning advice addresses not just design issues but sustainability as a whole, and is applicable to both individual houses and housing layouts. It applies also to non-residential uses, and in some cases structures (e.g. pylons, adverts/signage, walls and wind turbines).

### 2. THE DESIGN PROCESS

Modern developments often lack character and identity. To reverse this gradual erosion of character and identity of settlements, developers are encouraged to follow a rigorous and transparent *process* of asking questions about the functions of the design, rather than of applying a *prescriptive* guide to the answers. This advice identifies the elements of design that need to be taken into account in assessing the quality of proposals, which are listed as 43 questions in Appendix 1.

Aberdeenshire Council has produced, in association with the Scott Sutherland School of Architecture at the Robert Gordon University, a separate volume of background information titled 'Technical Advice Note: Further information on the design issues to consider in new development' on:

- why the question is important;
- what issues are involved;
- when this question applies to a development proposal; and
- a list of points to consider (prompts).

## DEMONSTRATING THE APPROPRIATENESS OF A DESIGN

To ensure that the designer of development has reasonably and appropriately taken into account the design issues as listed in SG LSD2, applicants are encouraged to submit a *Design Statement* to accompany a planning application. Further advice on how to prepare a Design Statement can be found in PAN68: Design Statements (2003) and Designing Streets (2010), both of which are available on the Scottish Government website, [www.scotland.gov.uk](http://www.scotland.gov.uk).

It is not expected that smaller scale developments (e.g. an extension or a house) would provide the level of analysis sought by Planning Advice Note 68 "Design Statements". However, each design statement is required to demonstrate how the design has considered criteria 2(a) to 2 (d) in supplementary guidance LSD2 and why alternatives have not been applied.

A design statement should be used to support a development proposal by explaining and illustrating the design principles and design concept of the

proposed layout, landscape, scale and mix, details and materials, and maintenance. Answering the questions presented in Appendix 1 will assist in considering these issues. It should show, as briefly as necessary, how these will help to achieve the qualities in "Designing Places", which describes successful places as being distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient.

The use of illustrations should be used as much as possible to explain the design approach and should not duplicate submitted copies of the drawings accompanying a planning application. Some duplication of illustrations in masterplans may be necessary as part of the site analysis or to explain the site's requirements. Illustrations may be annotated diagrams, aerials, site plan and orientation, site history, existing buildings, views, spatial diagram of the surrounding area, massing, linkages, elevations, landscape framework, sketch plan, section drawing of internal layouts, artists impressions, and computer generated images.

Best practice suggests that the process for preparing a design statement is divided into 5 stages: site analysis, identifying the design principles, analysis of key issues, design concepts, and design solutions. In preparing a design statement applicants are encouraged to start the statement when preparation for the development (i.e. the planning application or masterplan) is started, and be used as a tool to influence the design. The design statement should be relevant to the site and its context and explain how the design has come about and what you are trying to achieve.

Depending on the nature and scale of the development, there may be a need for public involvement during the design process. It is advisable that when design concepts are being worked up, these should be fed back to any contributors in order to check that nothing has been missed or incorrectly interpreted. This exercise may also help to influence the final design.

Practical examples of 'architects sketches' demonstrating the thought process used to evolve 'ordinary' and compliant designs, and

a design statement are provided in Appendix 2.

### ASSESSING THE DESIGN STATEMENT

A design statement will be appraised by Aberdeenshire Council on whether it reasonably and appropriately considers the four key design issues under the headings of context, resources, function and identity, as listed in SG LSD2. A separate worksheet has been prepared by Aberdeenshire Council which will be used by planning officers to appraise the design statement for a planning application. Advice on appraising the appropriateness of a masterplan is provided in the Masterplanning Planning Advice checklist.

## APPENDIX I: SUMMARY OF QUESTIONS TO BE CONSIDERED

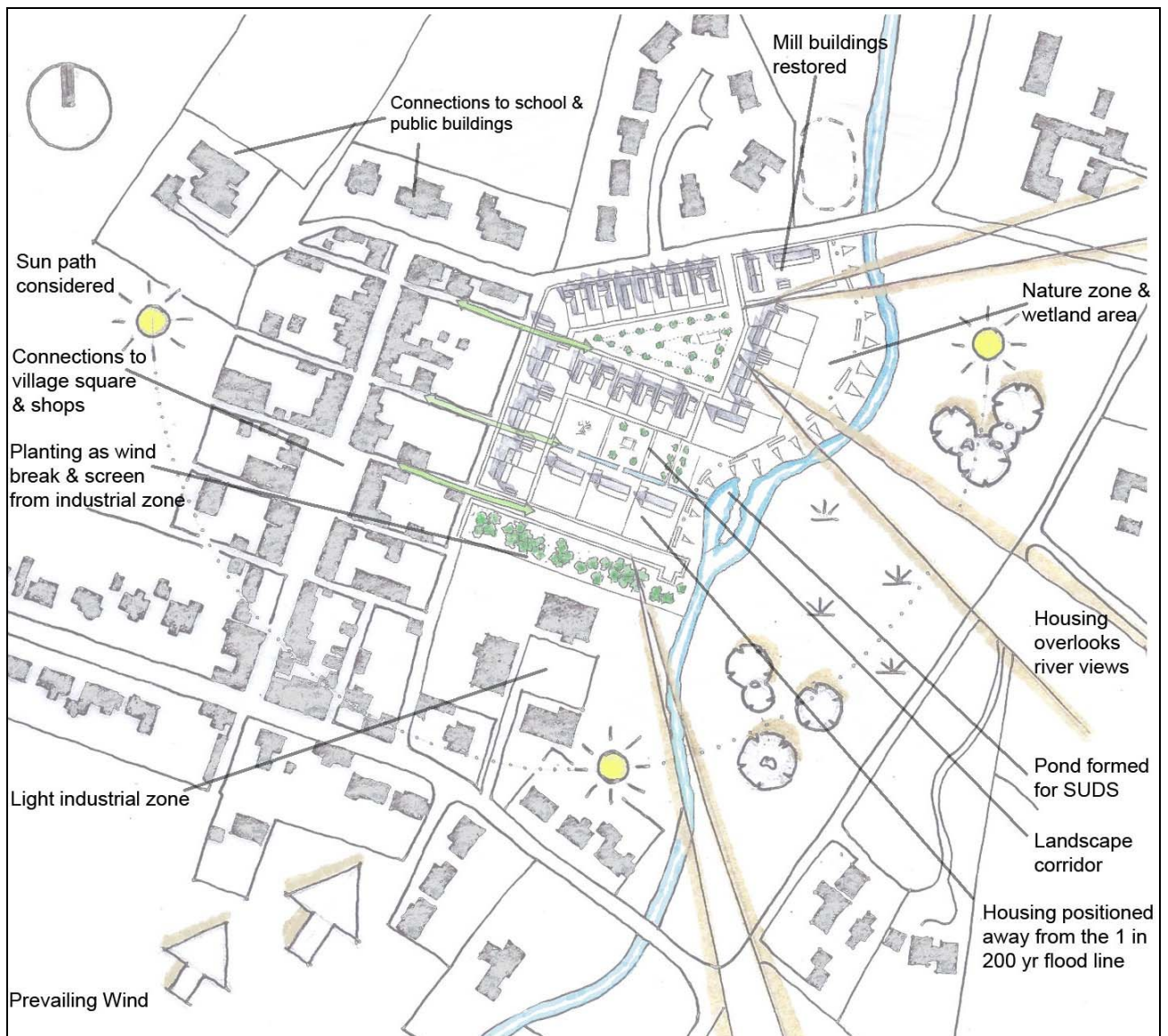
### DESIGN ISSUE A - CONTEXT

#### Part A)(i) – Response to local climate

1. How has wind-chill been reduced within the development?
2. How does the building(s) orientation maximise passive solar gain?
3. How do the key elements and features of the buildings' or structures' design respond to the climate?

#### Part A)(ii) Respect for its setting: its response to the existing landscape, townscape and neighbouring features

4. How does the design respond to the local landscape?
5. How does the design respond to valuable characteristics in the surrounding townscape?
6. How does the built design relate to existing neighbouring features, such as public open spaces and landmarks?



**DESIGN ISSUE B – RESOURCES**

**Part B(i) – Embodied energy and reuse of construction materials**

1. How does the design maximise the use of durable and renewable, and how will the general energy cost implications of getting the materials to the site be as low as it can be?
2. How has end of life recycling been considered?

**Part B(ii) – Compactness of built form**

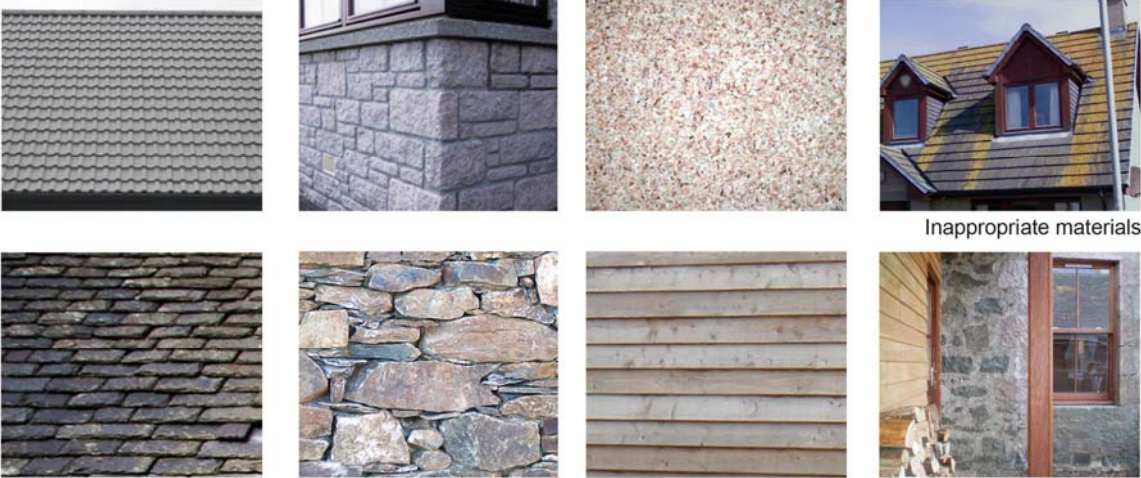
1. How does the building design and/or road layout optimise the density of the site?



Examples of density & road layout analysis; to achieve the most resource efficient form of development

**Part B(iii) – Appropriateness of materials**

1. How do the finishes, textures and colours of the materials relate to each other and to the surroundings?



Inappropriate materials

Appropriate, Locally Sourced, Natural Materials

## DESIGN ISSUE C – FUNCTION

### Part C(i) – Basic functions

1. How does the design provide a reasonable level of privacy and amenity?
2. How does the design provide for a reasonable level of security?
3. How does the design provide a reasonable level of comfort? How well does the design of the garden(s) integrate with the proposed house(s)?
4. How does the design provide for places for children to play and what is their nature?
5. How does the design provide easy and safe routes to walk and cycle to and between available services

### Part C(ii) – Support systems

1. How will the energy needed to run the building over its life-cycle be minimised?
2. How renewable are the energy sources proposed?
3. How has light-pollution been minimised?
4. How has the recycling of water been maximised?

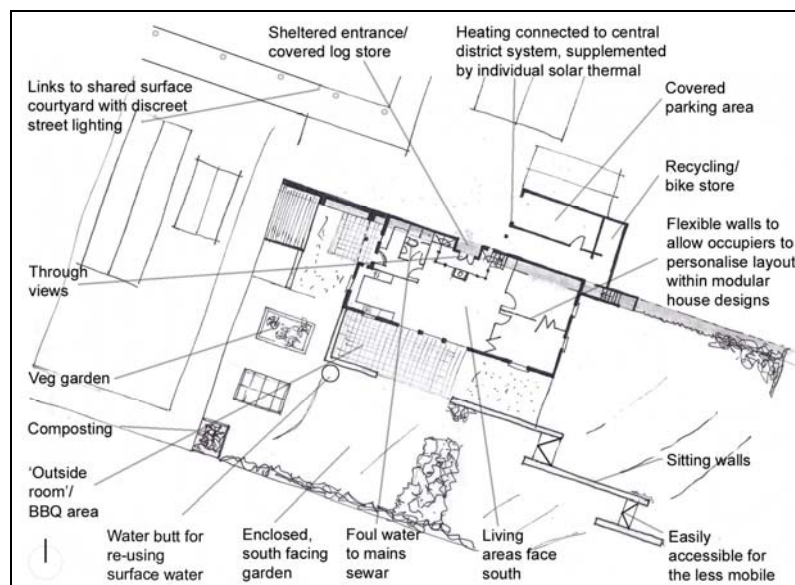
5. Is the drainage system proposed the most sustainable for the site?
6. How efficiently will waste be managed in terms of the principles of "reduce, re-use, recycle and recover"?

### Part C(iii) – Connectivity

1. How will pedestrian movements be given priority over vehicles? Is there a clearly defined transport hierarchy? How will the variety of ways of getting to and between the key services and places of employment been optimised?
2. How will the environmental impact of providing adequate parking space be minimised?
3. Is road access for key services the most appropriate?

### Part C(iv) – Flexibility

1. How effectively will access be provided for those who are permanently or occasionally less mobile?
2. How adaptable will the design of the building(s) be to changing circumstances?
3. How adaptable will the design be to different uses?



*A design statement should contain the information necessary to come to a view on whether the development will be fit for its intended function, now and in the future*

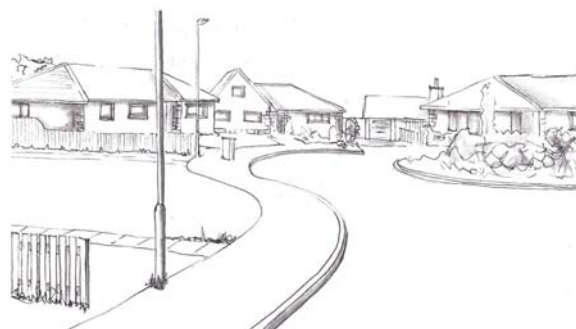
## DESIGN ISSUE D – IDENTITY

### Part D(i) – Balance of community

1. Is an appropriate mix of house type and tenure planned?
2. Is the mix of land-uses appropriate?

### Part D(ii) – Sense of place

1. How does the proposed landscape design contribute to a sense of place?
2. How will each open space or landscaped area be fit for the purpose required?
3. How does the proposed urban design of the layout contribute to a sense of place (NB not the aesthetics of individual building design)?
4. How will the pattern of development relate well to its neighbours?
5. How does the layout of the buildings contribute to useful semi-public spaces?
6. Is the quality and quantity of planting proposed adequate?
7. How adequate are the arrangements for implementation and subsequent maintenance of both existing and new landscaping?



*By taking inspiration from the existing traditional architecture it is possible to create a development with a distinct identity*

### Part D(iii) – Aesthetics

1. How do the key elements, features and associated infrastructure of the building(s) contribute to the unity of the design and the sense of place?
2. How do the key elements, features and associated infrastructure of the building(s) contribute to the rhythm of the design and its setting?



### Part D(iv) – Visual appeal

1. How does the design allow the new building(s) to fit within the role and function of neighbouring buildings (i.e. its scale, size and prominence)?
2. How does the scale (i.e. size) of the building or structure sit appropriately within its location?
3. How does the design create a welcoming environment (i.e. the design's “feel good” quality)?
4. How does the style of the design suit the location?



## APPENDIX 2: EXAMPLE OF A DESIGN STATEMENT

The following pages illustrate best practice in a design statement which illustrates in an accessible form the design principles used for a site while at the same time proving clear answers for the questions asked as part of Policy SG LSD 2.

The best practice example considers 5 key stages in the development of the design and illustrates how the analysis of the site, identification of the design principles, analysis of key issues and evaluation of design concepts can lead to a design solution that is entirely appropriate (but at the same time allows for an architect's design aesthetic).

It also demonstrates how the questions posed in appendix 1 have been used to inform the ultimate design solution and how compliance with the policy SG LSD 2 has been achieved.

The result of this exercise has been a housing layout that fully meets the requirements of all policies in the plan ( including requirements for sustainable mixed use developments, open space and affordable housing) while still remaining a marketable product with a variety of house types based on a standard form that will appeal to a wide range of customers.



## Design Statement

Housing Development  
Braes of Newton  
Duncanstown

The following is a 'best practice' model design statement prepared by Annie Kenyon Architects, with advice from the planning authority. The statement should be used as a tool throughout the design process in order to achieve the best solution.

There are many solutions to the brief and this proposal is only the approach by Annie Kenyon Architects. This document is intended to show a model *process* as opposed to a *standard design solution*. There should be no standard, each design solution should be site specific.

Duncanstown is a hypothetical village, created by AKA solely for the purpose of this model design statement. It is intended to be a 'generic' Aberdeenshire village, having the same types of problems and issues as other places in the region. As such, it has been generally based on a number of drawings and photographs of towns and villages in the area. Any likeness to 'real' sites in or around any other Aberdeenshire villages is purely coincidental and is not intended to cause offence.

aka

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"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." ●

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## Stage 2. Design Principles 5

"Identify a framework of ideas that the design will be developed from in order to set out what the development is trying to achieve and why."

## Stage 3. Key Issues 7

"Evaluate the information collected in stage 1 & 2 and identify the specific issues that require to be considered/ reflected in the layout and design."

## Stage 4. Design Concepts 8

"Identify and evaluate options for development in response to the specific issues identified."

## Stage 5. Design Solution 9

"How the layout, landscape, scale, mix, details, materials and maintenance will achieve the design principals as identified in stage 2."

Context



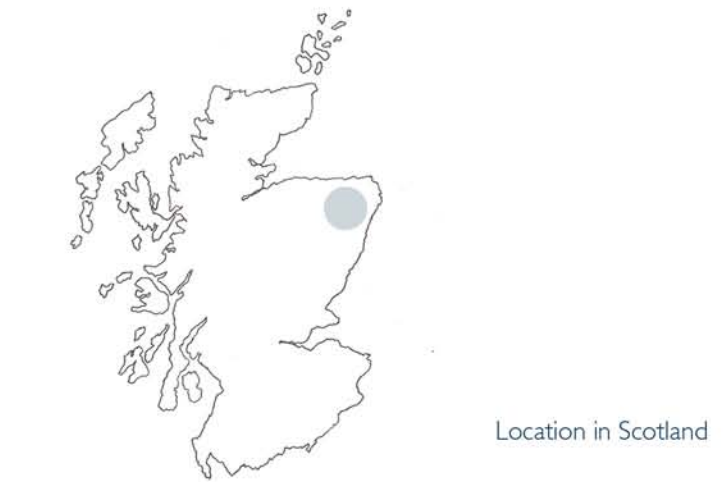
Resources



Function



Identity



Location in Scotland



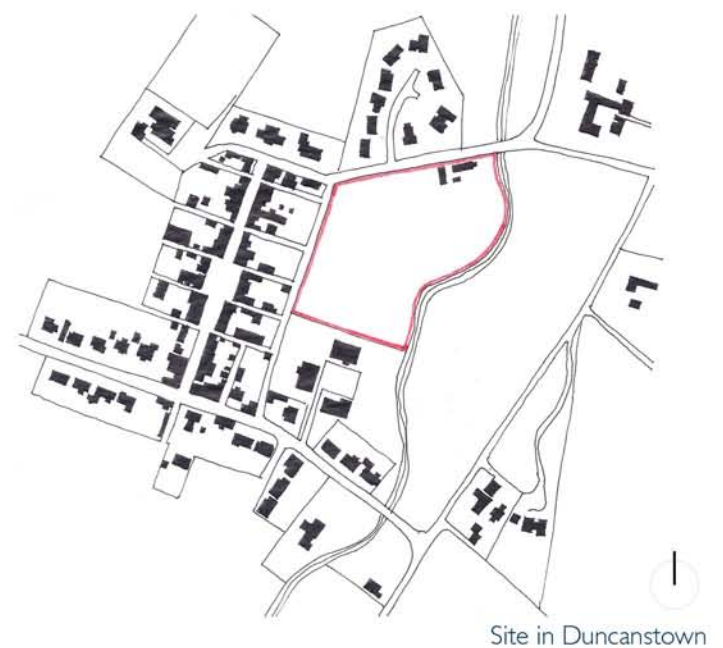
Location in Aberdeenshire\*

10

12

13

15



Site in Duncanstown

# Appraisal

stage I

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

Duncanstown is a small farming village in the north east of Aberdeenshire, with a population of approximately 500. The main street runs north to south with a number of perpendicular lanes between houses leading to the fields and farm buildings beyond. Surrounding the town is a mix of arable farmland and woodlands. The River Galloch runs parallel to the town on the east of the site.

The proposed site, to the north east of the village, is approximately 1.5 hectares and is currently used as agricultural ground. The site is bound by the town to the west, light industrial zone to the south, and a late 20th Century housing development to the north. The highest point is to the north west and the ground gently slopes towards the river.

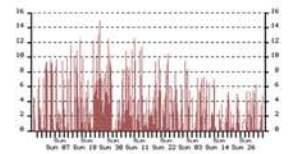
Looking at the 1870 ordnance survey map it is clear the village was part of the wider agricultural revolution, when a large number of planned towns and villages were established. The layout shows a central market square with the key buildings at the north end of the main street. A series of lanes lead to the backs of the housing. To the north east of the site the remains of a mill stand on the edge of the river. These buildings are of significant historical importance as they show links to past industries which gives the village its unique character and identity.



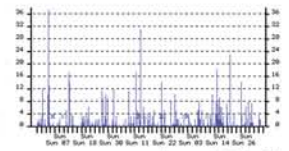
Photo of Site\*



Urban Grain Analysis



Annual Sunshine Hours



Annual Rainfall

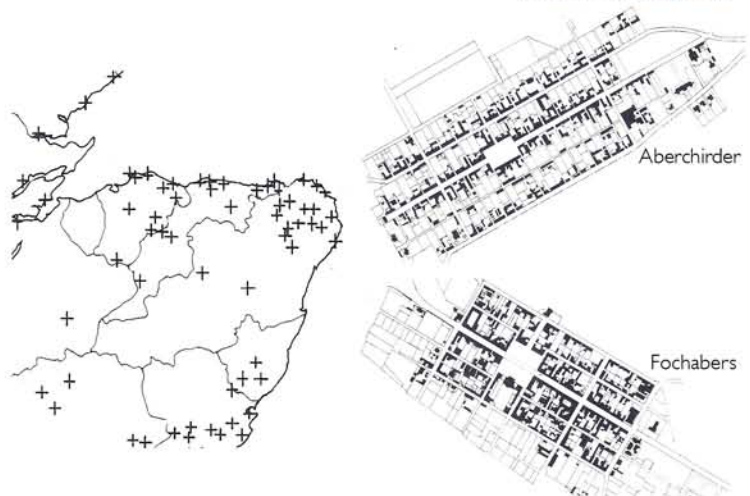
Climate Graphs



OS Map c 1870



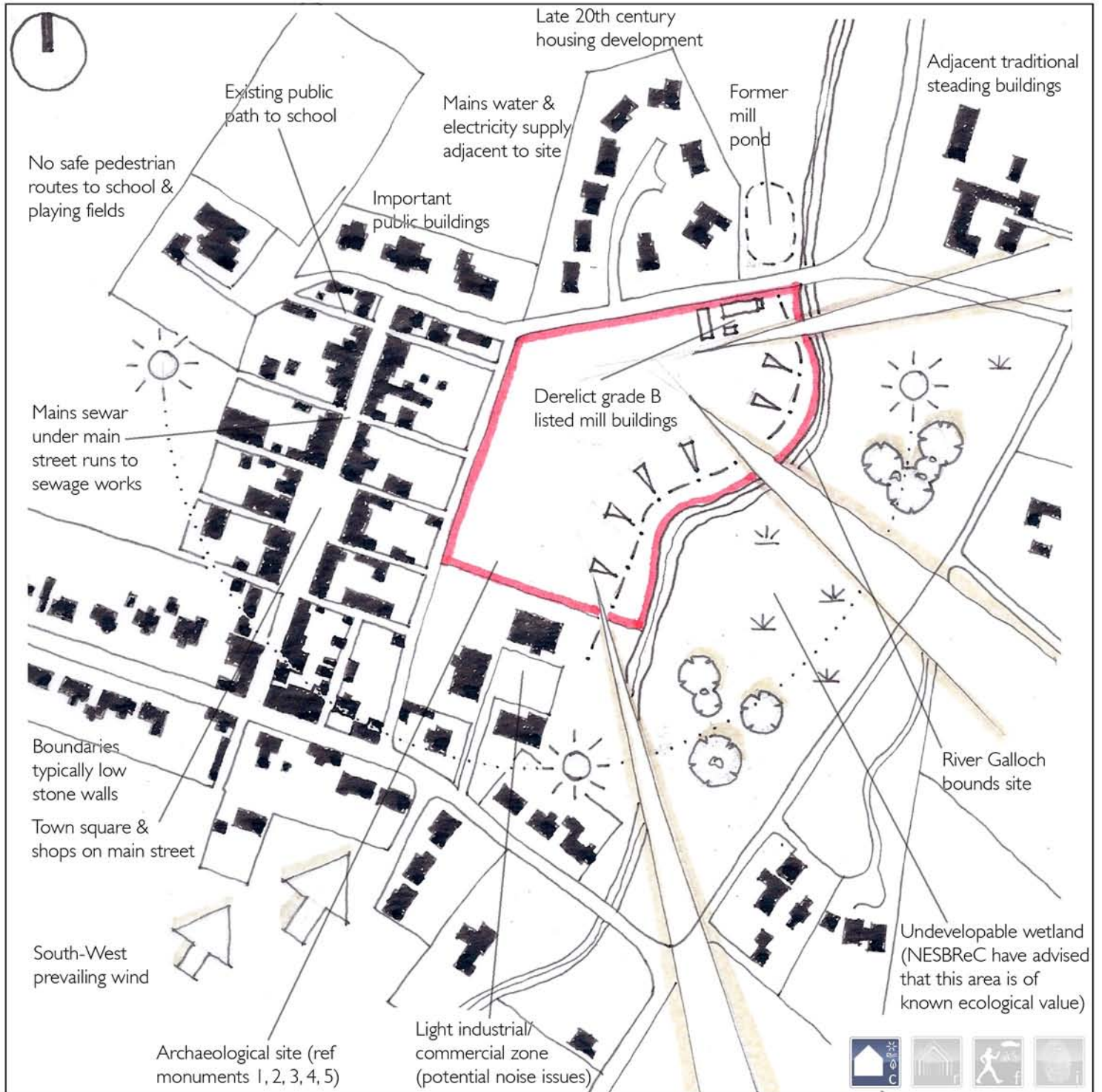
Historic Photographs\*



Extracts taken from "Buildings of the Scottish Countryside" (Naismith 1989). The principles that can be derived from other planned villages provide a strong starting point for the design of the new development.

# Appraisal

stage 1



## Site Analysis

Site observations and a desk top study have been used as an indicator to inform the site analysis. The analysis shows that the main views are across the river to the farmland beyond. The site benefits from a south facing sloped aspect with no overshadowing features. There are no existing trees on the site and the 200yr flood line restricts development adjacent to the river. A light industrial zone is located to the south of the site. The site is exposed to the prevailing wind from the south west.



# Design Principles

stage 2

"Identify a framework of ideas that the design will be developed from in order to set out what the development is trying to achieve and why."

Establishing the design principles, by studying the site and context appraisal, has enabled the practice to make informed decisions of rules to be applied to the site. The practice was set a brief to create a proposal that was contemporary in spirit but rooted in tradition. This is achieved by learning from the traditional vernacular architecture within the area. In order to create a successful place it is clear that a variety of uses, as well as forms should be used.

A number of references have been studied and it is essential to follow the guidelines as set out in "Designing Places" and "Designing Street's"\* These include, to create a scheme that is:

- Distinctive
- Safe and pleasant
- Easy to get around
- Welcoming
- Adaptive
- Resource efficient

A community consultation was held to engage the local residents in the design process. This helped gain an insight into the hopes and aspirations of the people who were to be affected by the development. From this it was clear a number of local residents were unhappy with a previous mediocre housing development that was proposed. It not only had minimal links to the town centre in terms of connectivity and design, but also demolished the historically important mill. There were many concerns that the common trend of proposing standard house types that lack identity and character would form yet another soulless community on the outskirts of Duncanstown. The residents were keen to see a diverse, forward thinking solution.

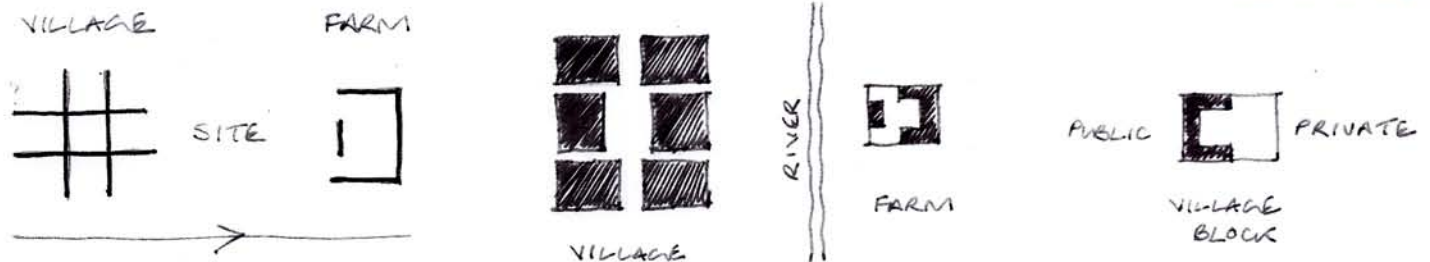
By looking at the context of the site, a number of rules were defined and considered. Taking the layout and forms of the village core structure, alongside the adjacent farm steading arrangements, the concept was clear:



Reference material



Aerial view of village

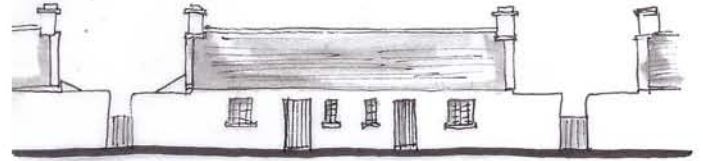


The design intends to create new village 'blocks' which illustrate the transition from village to farmland. These blocks respond to the best elements of the village architecture and re-interpret it in an interactive and attractive way.

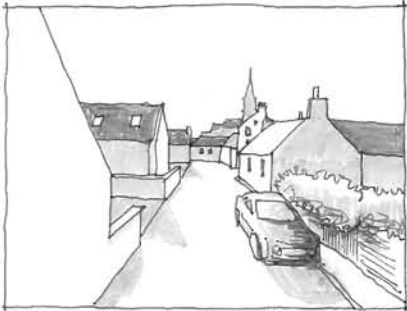
# Design Principles

stage 2

By studying the vernacular forms and details of the buildings in the town and the surrounding area, it can be established which forms, proportions and materials are most appropriate. It is important to learn lessons from history but not necessarily mimic. By analysing the forms of the neighbouring buildings of Duncanstown a series of rules became apparent. 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.



Continuous Walls



Street wall, gaps between houses, varied orientation, varied ridge height, hedge boundary, focal point of spire, clipped eaves.



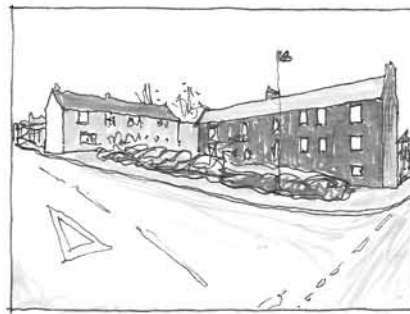
Informal arrangement of steading/courtyard, Lean-to's, informal openings, shelter, mature tree's, prominent gable with large openings, clipped eaves.



Gaps between houses, varied orientation, informal openings on gable, window surrounds, focal point of church, recessed entrance, clipped eaves.



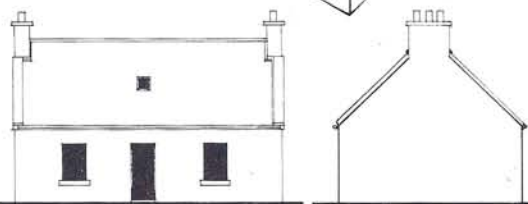
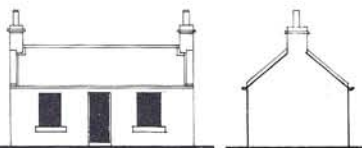
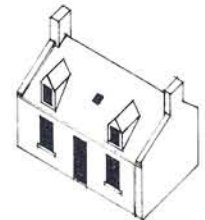
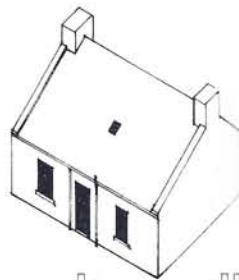
Stepped ridge height, mature trees & hedges, privacy, security, clipped eaves.



Sloping ground, houses taller at lower gables, shelter:



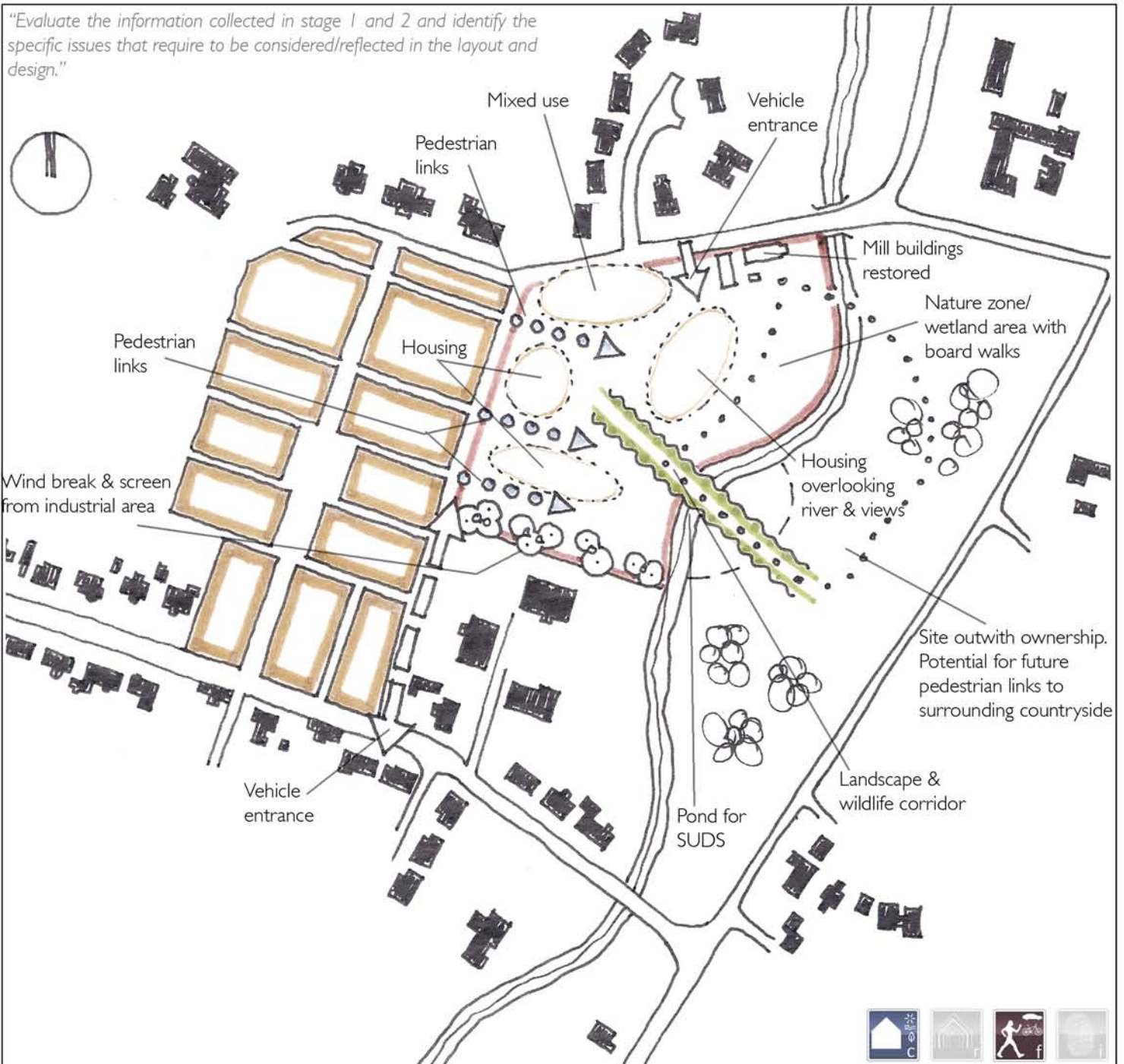
Sloping ground, houses taller at lower gables, street walls, varied orientation, hedges & trees, clipped eaves.



Examples of traditional house proportions (Naismith 1989) which are reflected in the design of the new development.

# Key Issues

stage 3



## Site Response

Opportunities and constraints were realised within the site, when analysing the findings of stage 1 and 2. Matters such as retaining the historic mill building and considering site orientation and views were all at the forefront of the decision making process. The access points and connections to the village were established. By addressing the river a landscape corridor with potential for a Sustainable Urban Drainage Scheme (SUDS), gave the opportunity to provide a wildlife area to encourage biodiversity. It was apparent there was a business and social opportunity within the mill building

to bring this important building back into a use that could be enjoyed by the whole community.

Constraints included the need to screen the industrial area to the south, as well as shelter private areas from the main thoroughfare to the north. By reflecting the adjacent lanes and built forms of the village to the east, a distinct rhythm was created within the site. Evaluating all this information it was clear where the built development should take place.

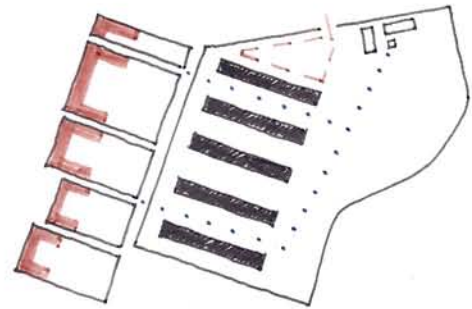


# Design Concepts

stage 4

"Identify and evaluate options for development in response to the specific issues identified".

Combining the principles and analysis the following design concepts were considered. It is clear the site context has been embraced and interpreted. The planning department were approached at this stage of the design, as well as further community engagement to obtain constructive feedback and engage in a dialogue as to which of the design solutions were considered to be the most appropriate. The sketches below show a clear progression of how the initial ideas were developed into the final proposal.



1. 'Row' typology housing following the lanes of Duncanstown



2. Address main road & bring landscape into the scheme



3. Arrange buildings around green space



4. Try vehicle access along river; split buildings into smaller forms.



5. Try something different. An informal steading type arrangement



6. Vehicle access to centre of scheme, smaller units overlook river



7. Access to west of site, formal arrangement of linear buildings



8. Building forms split up into individual units



9. Vehicle access separated, buildings grouped together informally.



10. Reduced permeability through site. The design is also modified to have more commercial viability.

# Design Solution

stage 5

"How the layout landscape scale mix details materials and maintenance will achieve the design principals as identified in stage 2."



## Final Layout Plan

The design solution combines all the findings from stages 1-4. By considering orientation, in terms of sunpath and wind direction, the houses have been orientated to maximise all solar gain and shelter from prevailing wind. Views in and out of the site have been considered. The existing established roads and patterns of movement, define the desired routes through the site. The scheme is based on a series of north inhabited walls. This gives the overall proposal unity in design. The walls link terraced housing on gables and also on long elevations.

In order to achieve commercial viability and reduce build costs, modular house designs, with 4 basic styles have been shown. Flexibility and adaptability can be achieved by altering the basic houses using varying forms & materials, thus creating a sense of individuality and identity. Site specific alterations would be covered in further reserved matters applications.

The overall solution creates not only a sense of place, but a vibrant and sustainable extension to the community, that is contemporary in spirit yet rooted in tradition.

# Design Solution

## Context

### A) (i) - Response to Local Climate

1. How has wind-chill been reduced within the development?
2. How does the building orientation maximise passive solar gain?
3. How do the key elements and features of the buildings design respond to the climate?

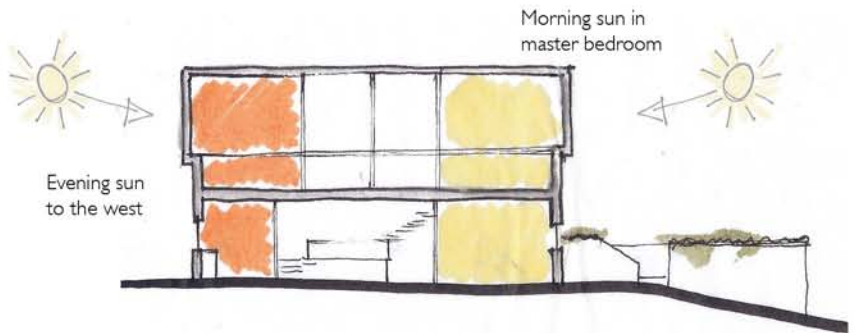
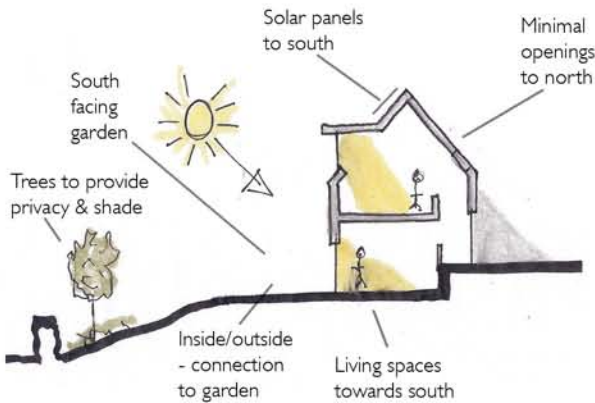
### A) (ii) - Respect for Setting

1. How does the design respond to the local landscape?
2. How does the design respond to the surrounding townscape?
3. How does the built design relate to existing neighbouring features?



## Solar Gain

The buildings have been orientated to maximise passive solar gain. Every house in the development has a south facing garden. Living spaces are situated towards the south of the buildings to benefit from daylight. This will also help to reduce the heating costs.

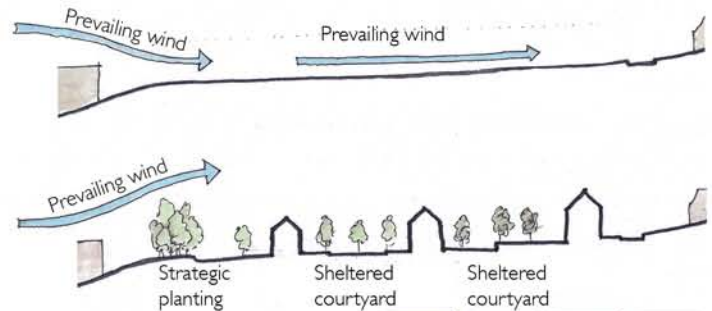


\*Further detail of all house designs can be found in the detailed planning application drawings.



## Wind Chill

In order to reduce wind chill in the development, the buildings have been orientated to ensure that there are no open channels or streets in the direction of the prevailing wind. Currently, the wind gusts across the site as it is exposed to the elements. To counter this, strategic planting has been placed on the southern boundary of the site to direct the wind away from the housing. The houses are also arranged to create sheltered courtyard spaces.

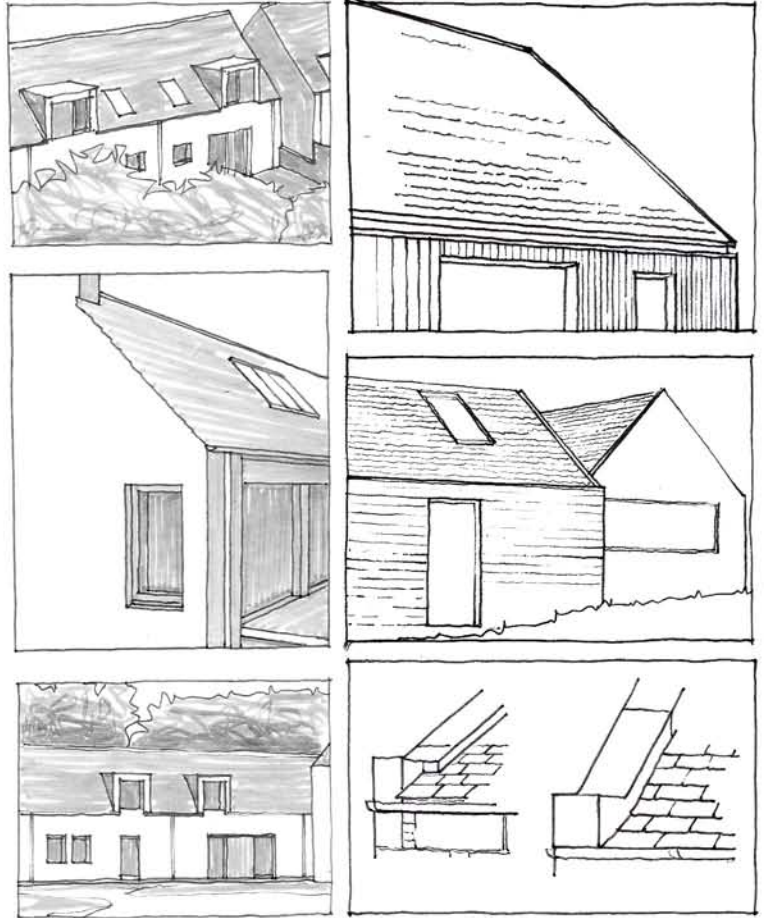


# Design Solution

stage 5

## Elements & Features

By considering the context, the brief was to consider how a sense of place could be created. Responding to the local climate as well as the local vernacular buildings, a series of contemporary approaches to traditional details can be formed. Traditional pitched roof details, dormer windows and vertical emphasis on windows are proposed. Careful attention to detail, from layout to construction methods has been given. The fenestrations and proportions of the dwellings are a simple response taken from the surrounding vernacular architecture.



## Relationship to Existing Features



A sense of place is created by forming local distinctiveness as well as visual quality.

# Design Solution

stage 5

## Resources

### B (i) - Embodied Energy & Construction Materials

1. How does the design maximise the use of durable & renewable materials and lower energy costs related to transportation of materials
2. Has end of life recycling been considered?

### B(ii) - Compactness of Built Form

1. How does the design and road layout optimise the density of the site?

### B(iii) - Appropriateness of Materials

1. How do the finishes, colours and textures of materials relate to each other and to the surroundings.



"Every wall has a story to tell"

## Choice of Materials & Recycling

By exploring the context, a palette of natural materials is established which will reflect the local character, as well as be appropriate for the climate and setting. These materials will be sourced locally, reducing embodied energy, and will also be durable throughout the life of the building meaning that end of life recycling will not be an issue. Please refer to the full planning application drawings for more information and detailed house elevations.



Timber cladding



Local stone



Slate



Render



Corrugated sheeting



## Compactness of Built Form

Site Area - 1.4 Hectares

Total Dwellings - 30

Density - 22 dwellings/ Ha

Open Space - 0.64 Hectares (46%)

Roads - 0.14 Hectares

Car parking complies with maximum car parking standards

## Appropriateness of Materials\*



Variety in house types, layout and elevational treatment all create uniqueness in the development, and reflect the established building lines of Duncanstown.



# Design Solution

stage 5

## Function



### C(i) - Basic Functions

1. How does the design provide for a reasonable level of security?
2. How does the design provide for a reasonable level of privacy?
3. How does the design provide a reasonable level of comfort?
4. How well do the design of the gardens integrate with the houses?
5. How does the design provide places for children to play?
6. How does the design provide easy & safe routes between services?

### C(ii) - Support Systems

1. How will the energy requirements of the houses be minimised?
2. How renewable are the energy sources proposed?
3. How has light pollution been minimised?
4. How has recycling of water been maximised?
5. Is the drainage system proposed the most successful for the site?
6. How efficiently will waste be managed?

### C(iii) - Connectivity

1. How will pedestrian movements be given priority over vehicles
2. Is road access for key services most appropriate?

### C(iv) - Flexibility

1. How is access provided for those who are less able?
2. How adaptable are the buildings to changing circumstances?
3. How adaptable is the design to different uses?



## Security/ Privacy

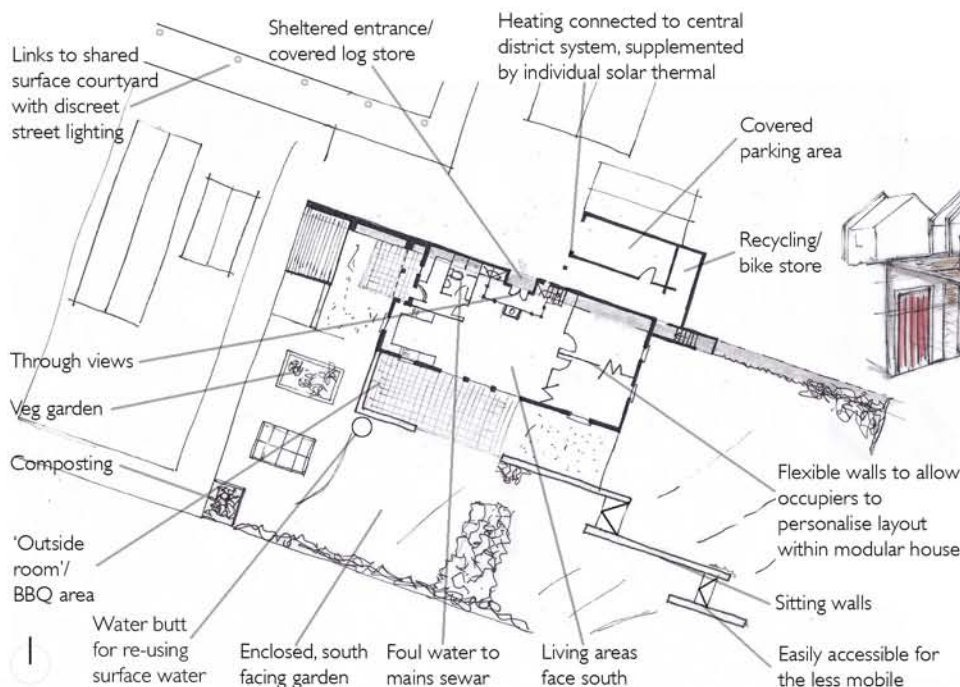
The scheme has been developed to ensure security and privacy is provided to all residents. Buildings overlook all streets, public spaces and routes through the site to ensure a safe and secure environment. Privacy in each house has also been considered by careful arrangement of the floor plans.

## House Design

The houses and gardens have been designed simultaneously to provide a good connection between the house and the surrounding landscapes. Flexibility has been built into the plan. An inhabited north facing wall is incorporated into the plan to house all the services and circulation. Openings to the north are minimal with the plan opening to the southern aspects.



Public Semi-Public Private



# Design Solution

stage 5

## Play

A central play area is proposed in the landscape corridor to create a safe sociable atmosphere. Each dwelling also has living areas that link to gardens to provide visual links to play areas in private gardens.

## Lighting

Low level unobtrusive lighting is provided to reduce glare and unnecessary lighting pollution.

## Drainage

A small pond has been created by the river for use as a SUDS system, as well as to encourage and promote bio-diversity within the development.

## Renewables

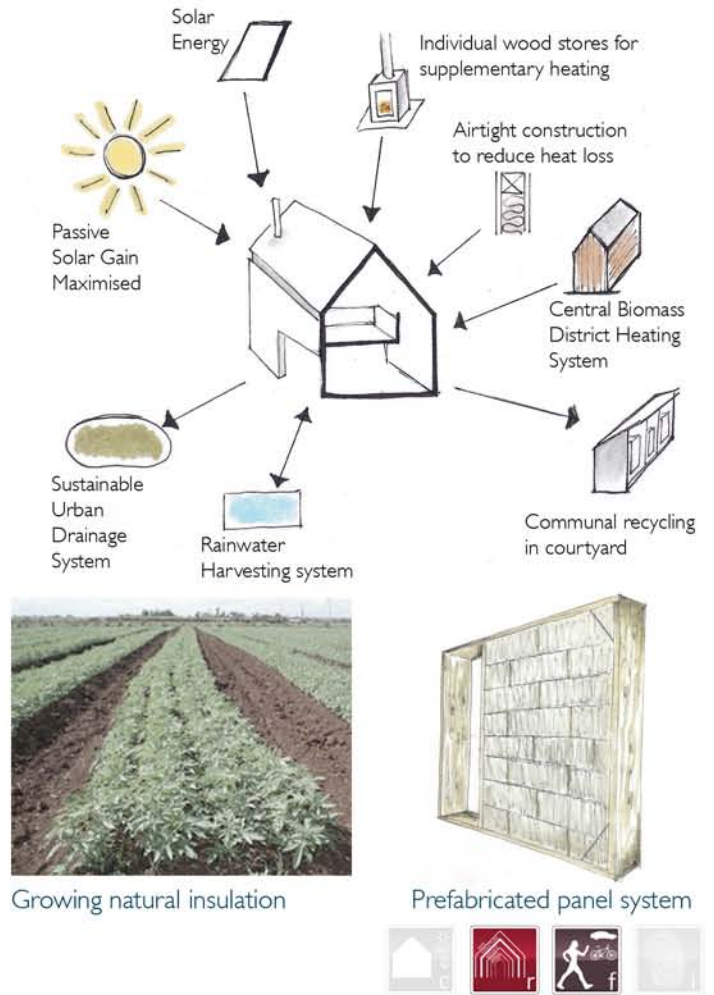
A central biomass district heating system is proposed. This is situated to the north west of the site. The building will have PV panels on the south facing roof pitch. Each property will have the option to have a wood burning stove which will provide background heat, as well as solar thermal panels to provide hot water all year round. These solutions are not 'additional' and will be incorporated into the fabric of the designs.

## Construction materials

In order to provide maximum energy efficiency, a structural insulated panel system is proposed. To maximise sustainability, a panel system which uses natural insulating materials has been chosen. This provides an airtight, yet breathable solution. It is also a rapid form of construction and reduces site construction times.

## Sense of Place

A sense of neighbourhood is created by providing open, welcoming public spaces. Positive character is created by providing areas for children to play and people to socialise.



# Design Solution

stage 5

## Identity



### D(i) - Balance of Community

1. Is an appropriate mix of house type planned?
2. Is the mix of land-uses appropriate?

### D(ii) - Sense of Place

1. How does the landscape design contribute to a sense of place?
2. How will each landscape area be fit for purpose?
3. How does the urban design contribute to a sense of place?
4. How will the pattern of development relate to its neighbours?
5. How does the layout contribute to useful semi-public spaces?
6. Is the quality & quantity of planting proposed adequate?
7. How adequate are the arrangements for implementation and maintenance of landscaping?

### D(iii) - Aesthetics

1. How do key elements, features and infrastructure contribute to the unity of design and sense of place?
2. How do the key elements, features and associated infrastructure of the buildings contribute to the rhythm of design and its setting?

### D(iv) - Visual Appeal

1. How does the design allow new buildings to fit with the neighbouring buildings (i.e. scale, size, prominence)?
2. How does the scale of the building sit within its location?
3. Does the design provide a welcoming environment with a 'feel good' quality?
4. How does the style of the design fit the location?



## Community & Commercial Mix

A varied mix of uses are proposed for the site. Unique detached dwellings to semi detached properties. Live work units are also provided to attract small businesses into the development, which in turn encourages a growth of economy. This in turn provides units that are affordable to a mix of residents from first time buyers to retired residents.



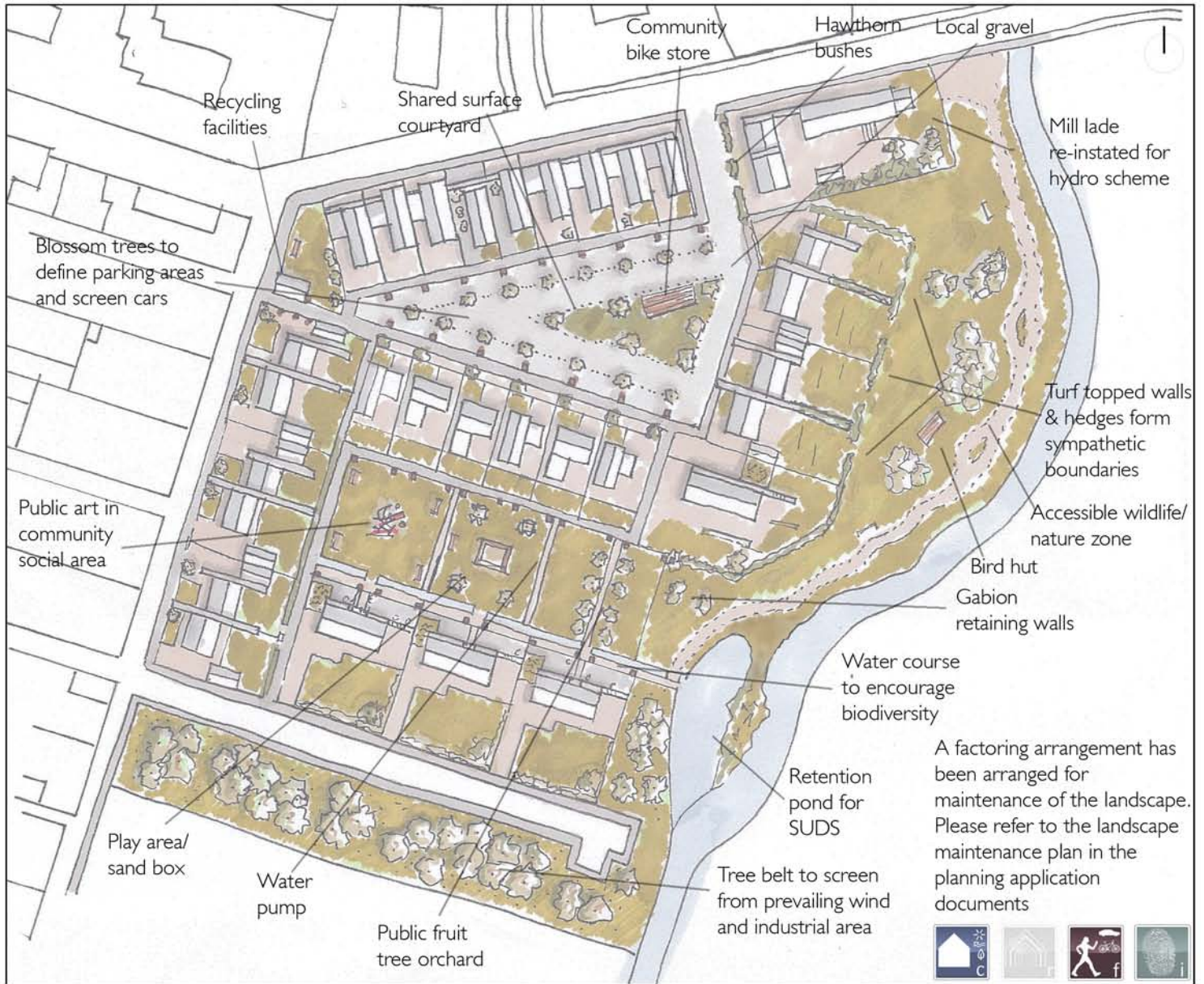
## Sense of Place





# Design Solution

stage 5



## Landscape Plan

The landscape plan shows a sensitive design incorporating native planting. Unobtrusive parking solutions are created by integrating the landscaping within the courtyard. A small pond has been created to contain a SUDS scheme. Permeable paving and urban watercourses provide habitats for wildlife and biodiversity. Boundaries are defined by subtle changes in materials and the use of planting. Garden walls are a continuation of the architecture of each house rather than an add on. Each property is provided with a south facing garden. All of these features provide varying areas with unique individual sense of place contributing to a coherent overall scheme.



Turf topped wall

# Design Solution

stage 5



## Sense of Place

By identifying and acknowledging the sites context and features a framework of ideas are apparent, and these are reflected in the design solution. The re-interpretation of the surrounding urban design contributes to the new pattern of architecture, and relates well to the neighbouring buildings.

The layout of new architecture and semi public spaces contribute to achieving a unique sense of place, which is contemporary in spirit yet rooted in tradition.



# Appendix

## References

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- Shaker Design Philosophy

## Disclaimer

Refer to full planning application for detailed drawings

There are many solutions to the brief and this proposal is the approach by Annie Kenyon Architects. This document is intended to show a model process rather than a standard design solution. There should be no standard, each design solution should be site specific.

\*Duncanstown is a hypothetical village, created by AKA solely for the purpose of this model design statement. It is intended to be a 'generic' aberdeenshire village, having the same types of problems and issues as other places in the region. As such, it has been generally based on a number of drawings and photographs of towns and villages in the area, however any likeness to other Aberdeenshire villages is purely coincidental and is not intended to offend any land owners.