
HOUSE IN GARDEN GROUND OF INYANGA, FINDHORN

PRELIMINARY INVESTIGATION

Denis E Forrest Chartered Architect

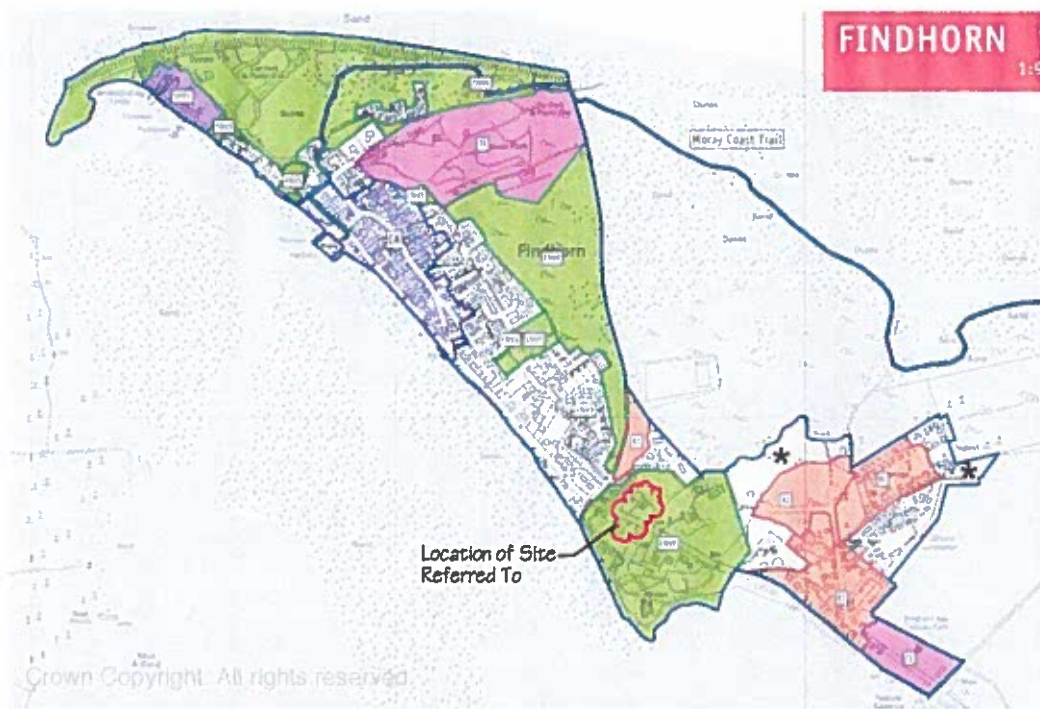
October 2015

SITE ANALYSIS

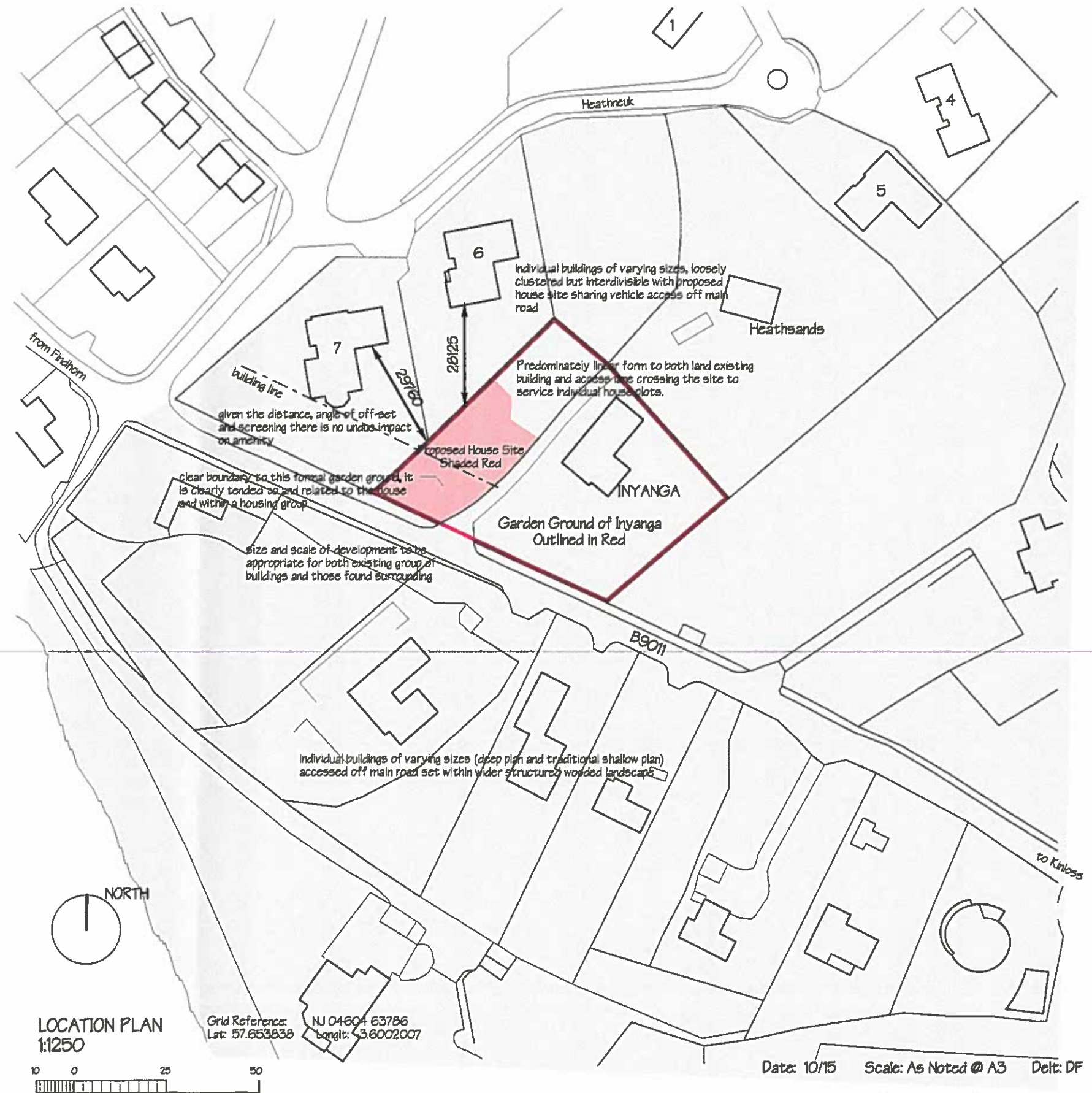
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WIDER COTEXT



FINDHORN LOCAL PLAN



LEGEND FOR LOCATION PLAN

-  Land designated EN/6 Area in the Local Development/Settlement Plan
The object is to preserve the wooded approach to the village
-  The present garden ground of Inyanga outlined in red, extending to approximately 0.3764 ha
-  The proposed house site located in open garden ground shaded red, extending to approximately 0.07 ha

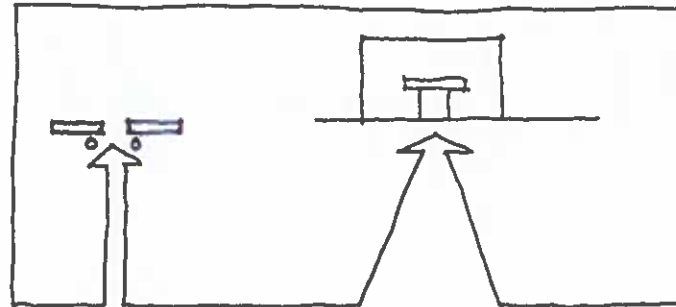
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THE BUILDING APPROACH

HOUSE IN GARDEN GROUND OF INYANGA

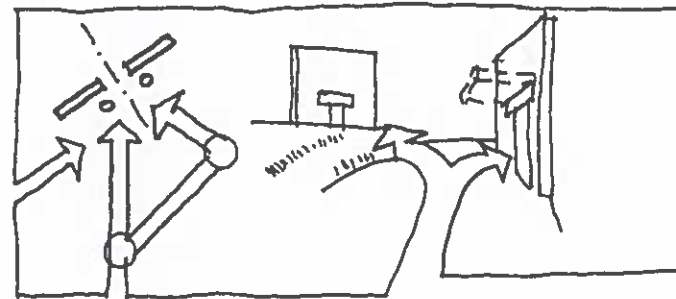
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- THE DISTANT VIEW -



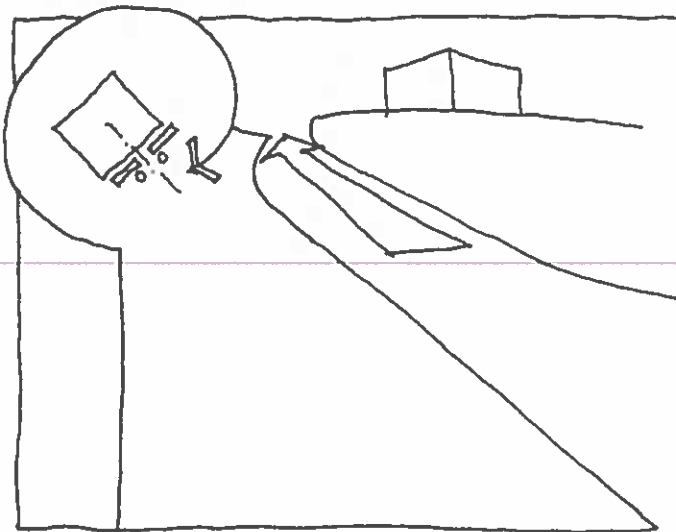
FRONTAL

Direct approach leading to the buildings entrance along a straight axial path.



OBLIQUE

Enhances the effect of perspective on the buildings form. Can be directed to delay and prolong the sequence of the approach.



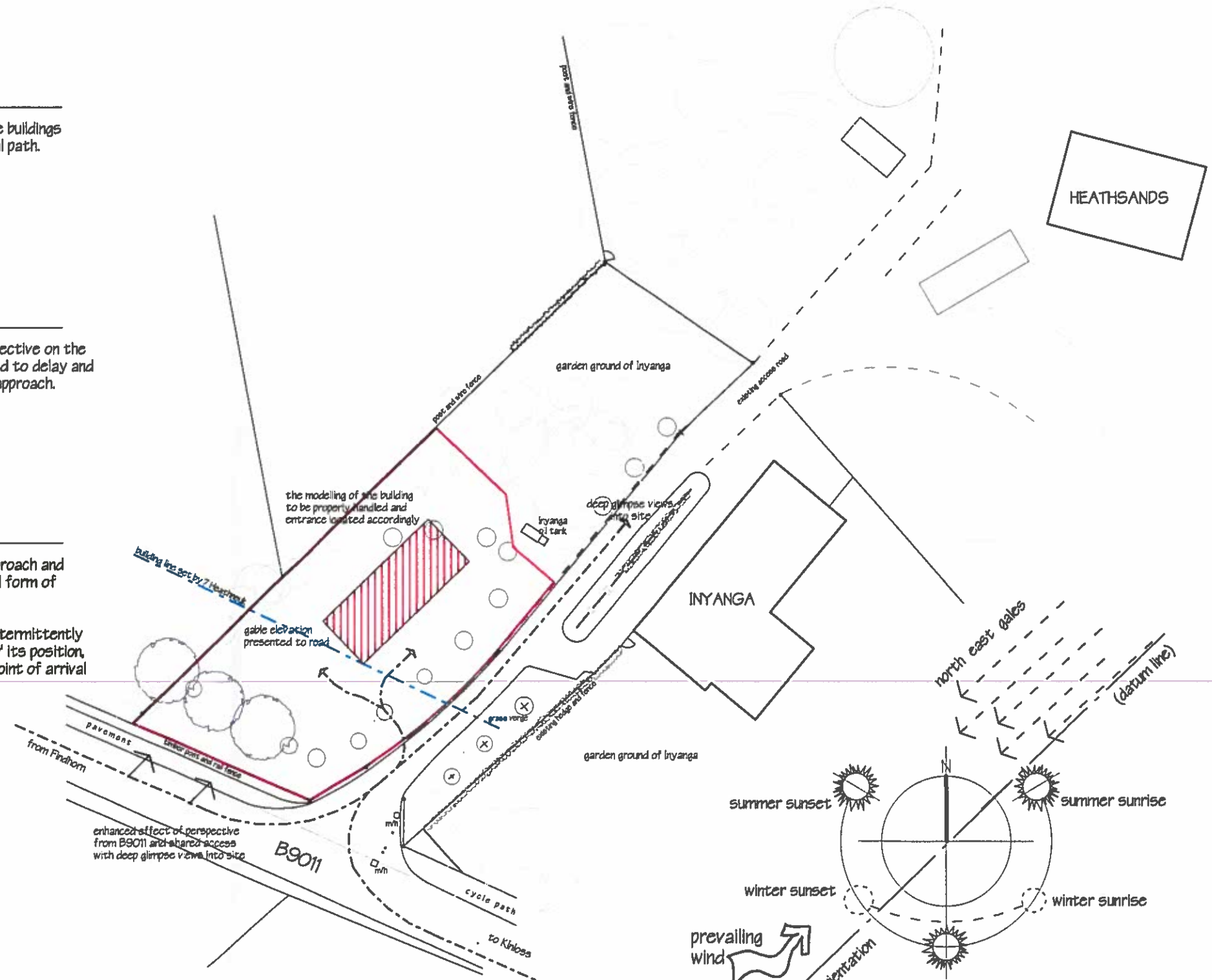
SPIRAL

Prolongs the sequence of approach and emphasises the 3-dimensional form of the building.

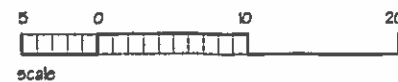
The entrance can be viewed intermittently during the approach to 'clarify' its position, or, it can be hidden until the point of arrival

NOTE

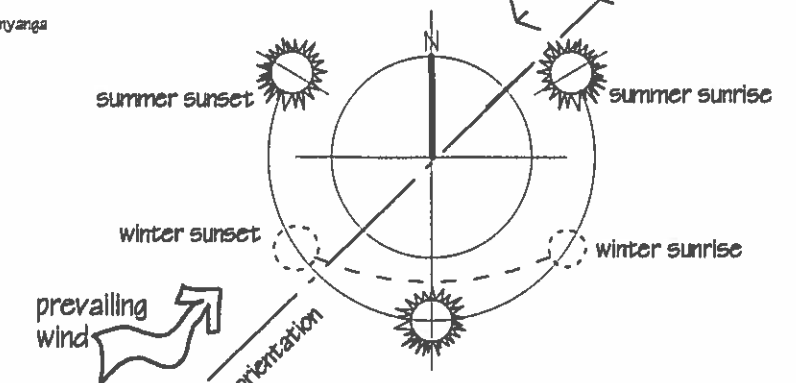
The approach is the first phase of the circulation system which prepares the visitor to 'see', 'experience', and 'use' the building spaces.



SITE PLAN
1:500



Grid Reference: NJ 04604 63786
Lat: 57.653838 Longit: -3.6002007



SUN PATH DIAGRAM

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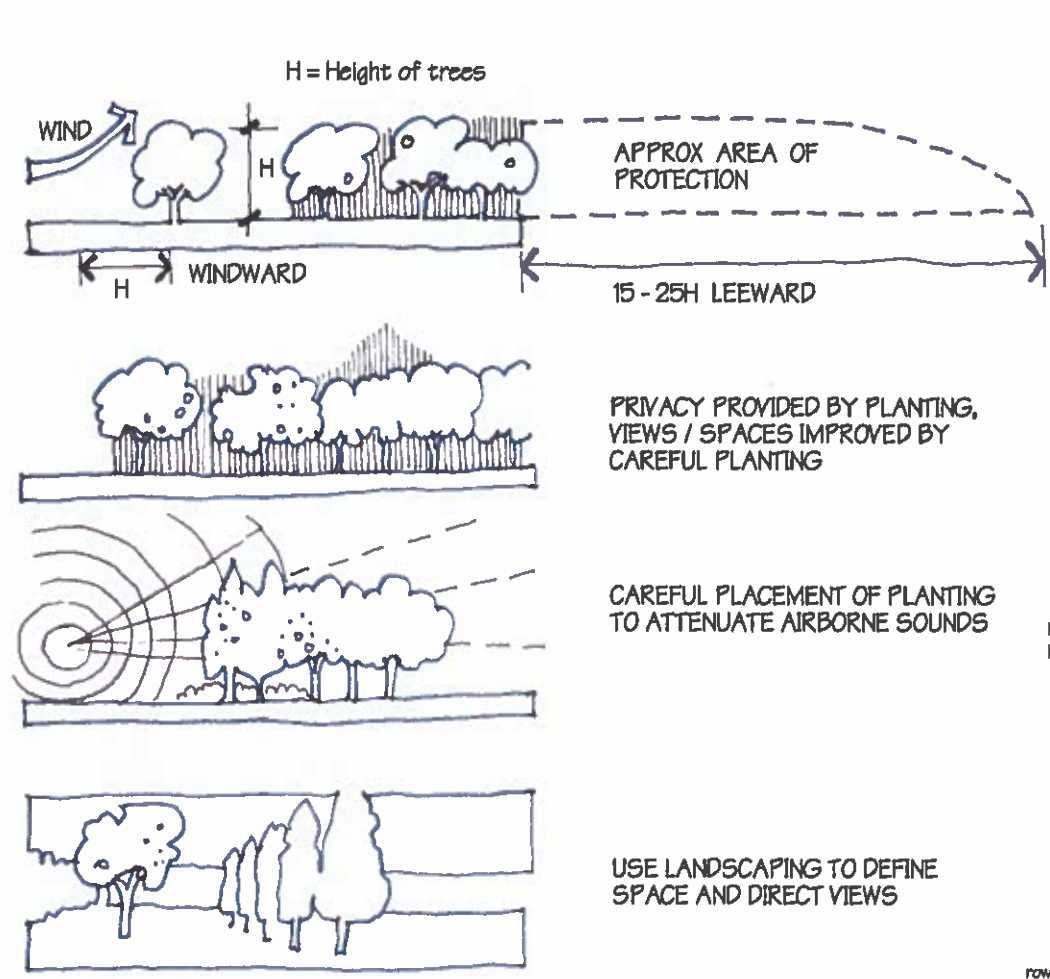
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SITE ANALYSIS

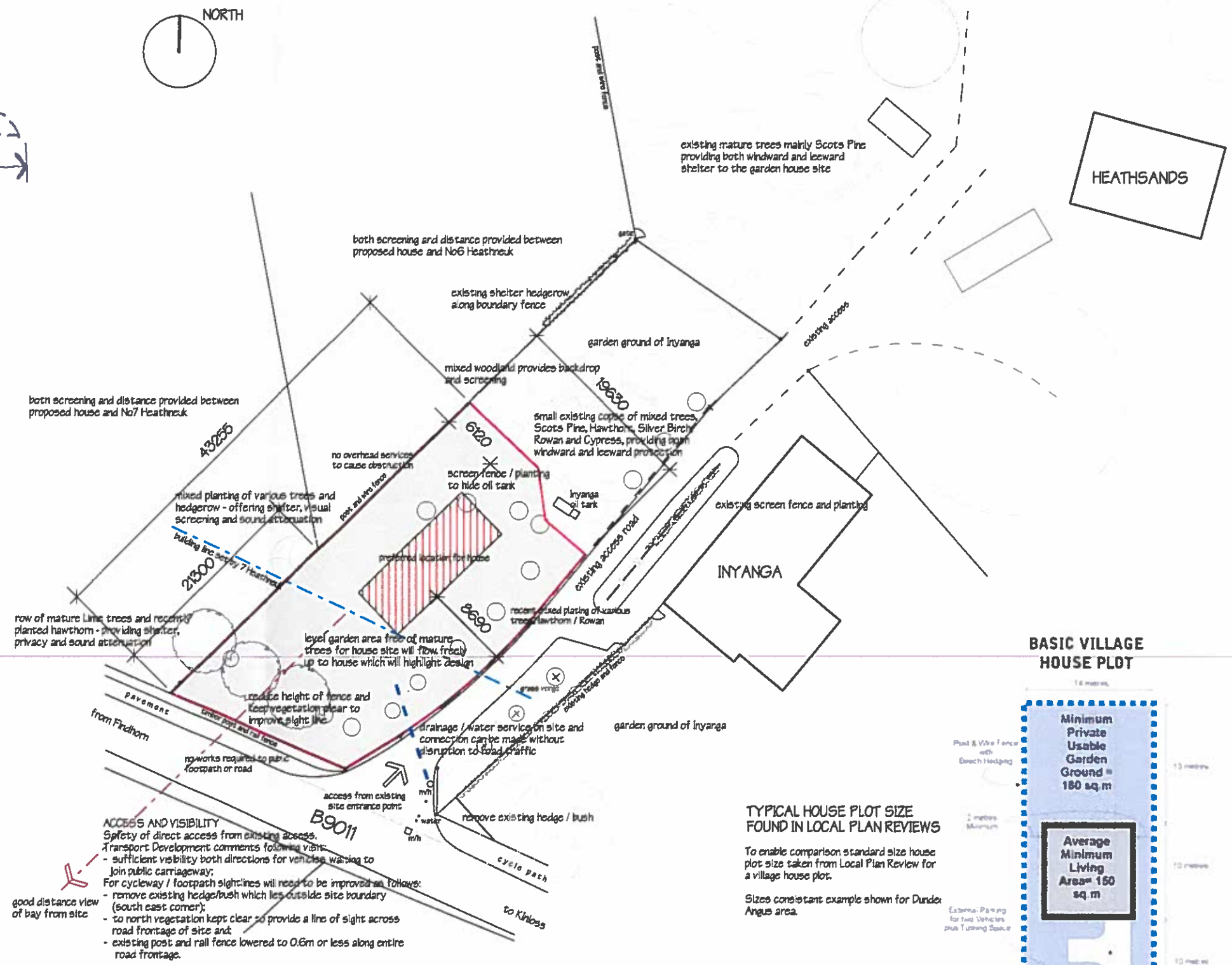
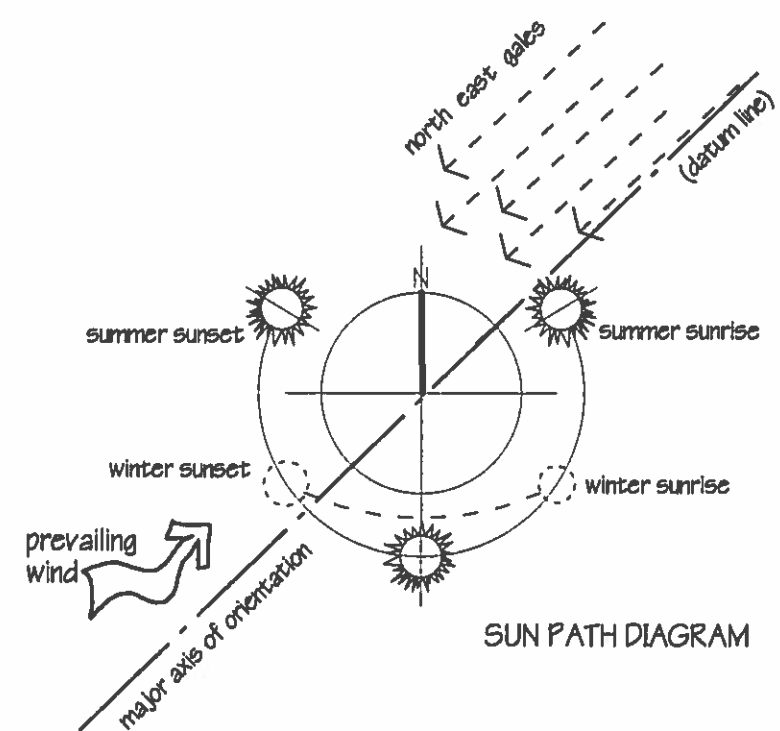
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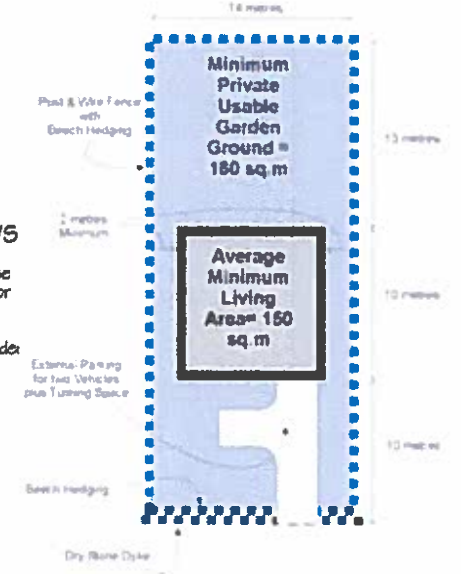
- POINTS FOR DISCUSSION -



INFLUENCE OF EXISTING LANDSCAPE



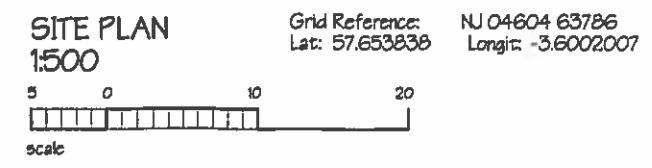
BASIC VILLAGE HOUSE PLOT



TYPICAL HOUSE PLOT SIZE FOUND IN LOCAL PLAN REVIEWS

To enable comparison standard size house plot size taken from Local Plan Review for a village house plot.

Sizes consistent example shown for Dundee Angus area.

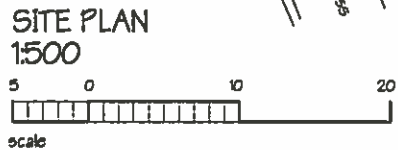
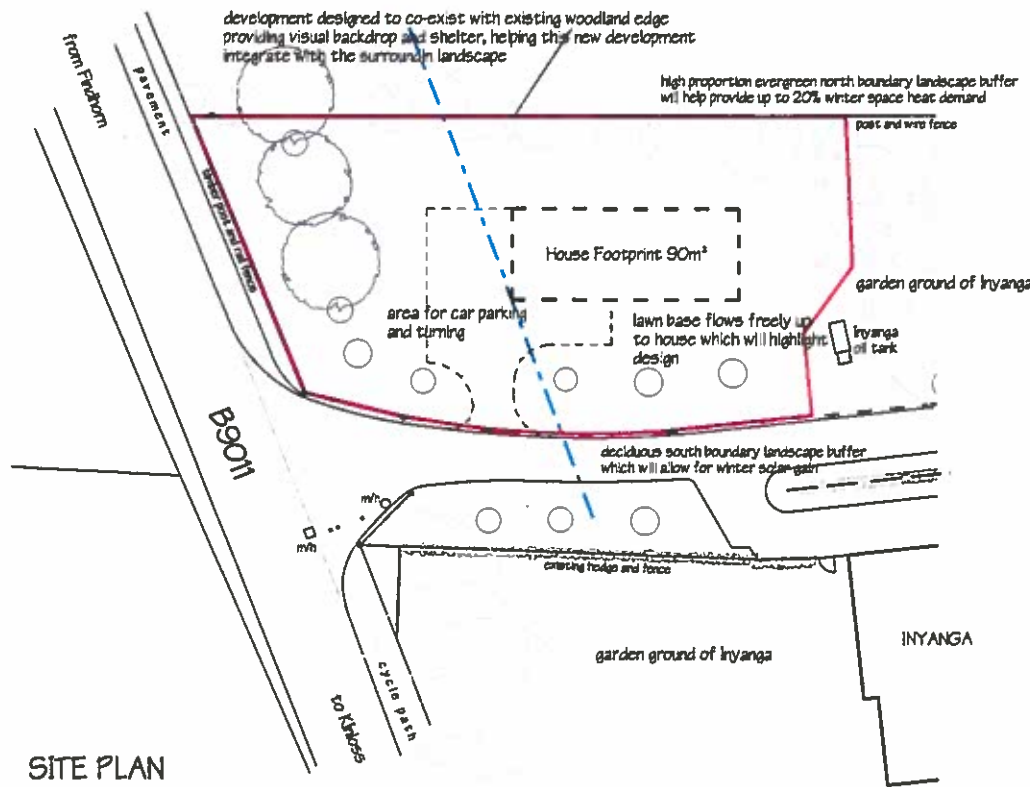


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DESIGN DEVELOPMENT

HOUSE IN GARDEN GROUND OF INYANGA

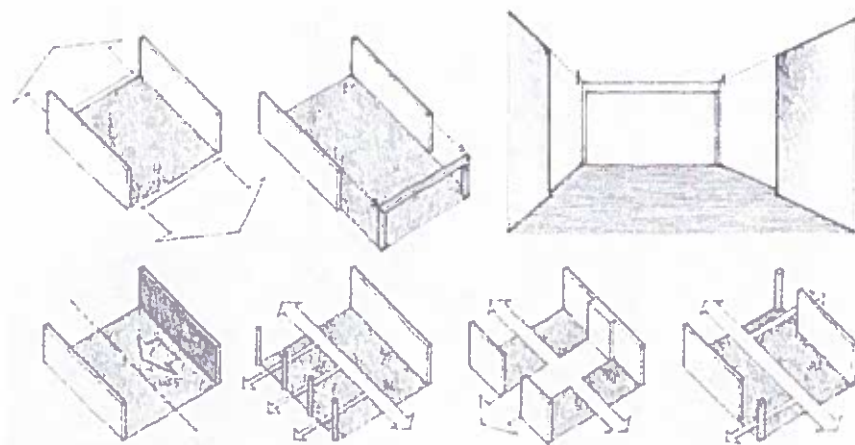
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The object is to apply design principles to this site to establish if it is possible to develop this site without compromising the wooded approach to Findhorn and integrate the building into the landscape without detriment to the existing woodland. As in all good design the site, the buildings context and the sun path will serve as organising elements in the design and life of a house and help it blend into the landscape.

The arrangement of the land, existing access and neighbouring building suggests a linear organisation which by its nature is inherently flexible and can respond to the various conditions of the site and is the form of settlement adopted in a large part of Findhorn

The sets of parallel planes (interior or exterior) can be transferred into a wide variety of configurations. Their spatial fields can be related to one another and linked in intriguing ways. On a small site this can be used to good effect. Extending the base plane beyond an open end between vertical wall planes the space becomes extroverted in nature linking with the space beyond (site as a whole).



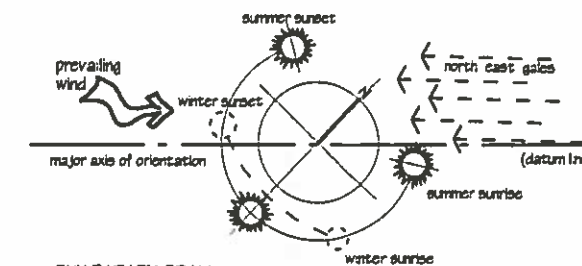
If the vertical planes are differentiated from one another in form colour or texture secondary axis will be produced.

The siting and design of the new house must:

- Make a positive contribution to the 'sense of place' of its surroundings;
- Maintain and reinforce distinctive local characteristics by being sympathetic to the landscape setting, patterns of settlement, and prevalent building traditions;
- Be sustainable by applying common sense design principles to layout in relation to orientation, shelter etc.

Principles held by architects include:

- should reflect history and culture of local area;
- should be site specific and sensitive;
- be ecologically sound using natural materials with climate awareness;
- be low maintenance and have high insulation



SUN PATH DIAGRAM

LAYOUT AND DESIGN

Ensure that this is in line with current guidelines to achieve an attractive and interesting living environment. High quality design required from skilled qualified designers who will be able to discuss and develop the design through early pre-application discussion with The Moray Council.

In true architectural design linear organisations although consisting of a series of spaces in line can have their importance articulated by their size and form and their significance by their location.



The paths of movement within a building also express the natural flow of the space defined by parallel planes.



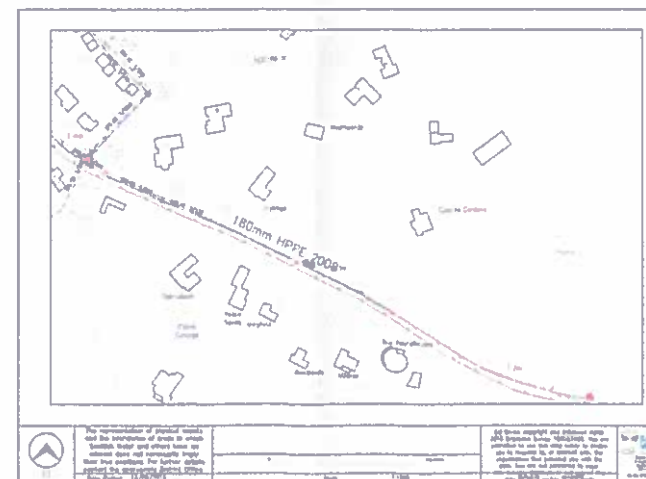
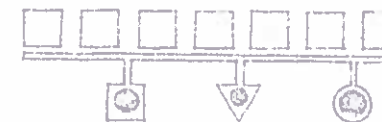
Path Space Relationships

Circulation used as an axis regulating spaces in clear simple forms along its length:

- pass by spaces (give flexibility)
- pass through spaces (pattern of stop / rest)
- terminate in space (importance of space)



All of this gives opportunity for exciting, well considered design.



INFRASTRUCTURE

Water and drainage already exist on the site. Road access is already in place.

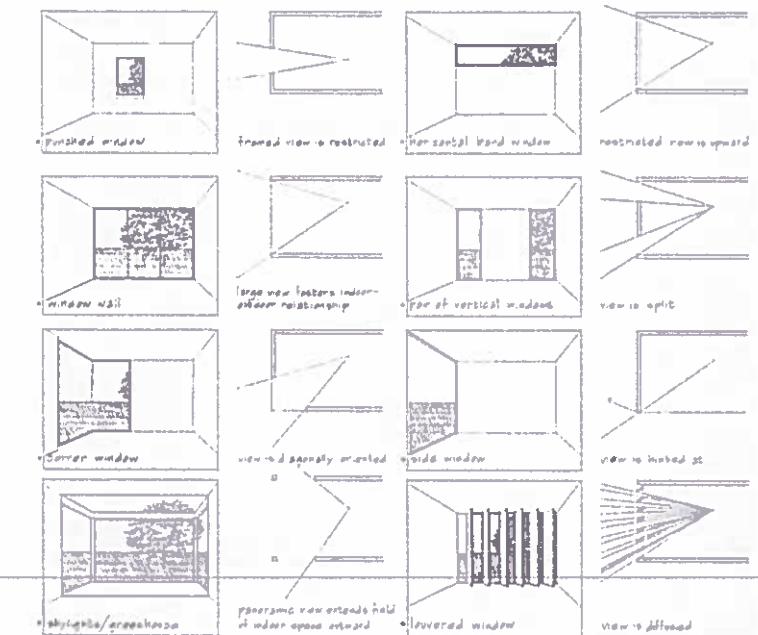
DEGREE OF ENCLOSURE:

This will be determined by a wide range of design and practical factors:

- light
- view
- solar gain
- access
- privacy
- massing of the building

All requiring a skilled design / technical knowledge to implement successfully.

"Architecture is the mastery, correct and magnificent play of masses brought together in light. Our eyes are made to see forms in light; light and shade reveal these forms..... Le Corbusier.

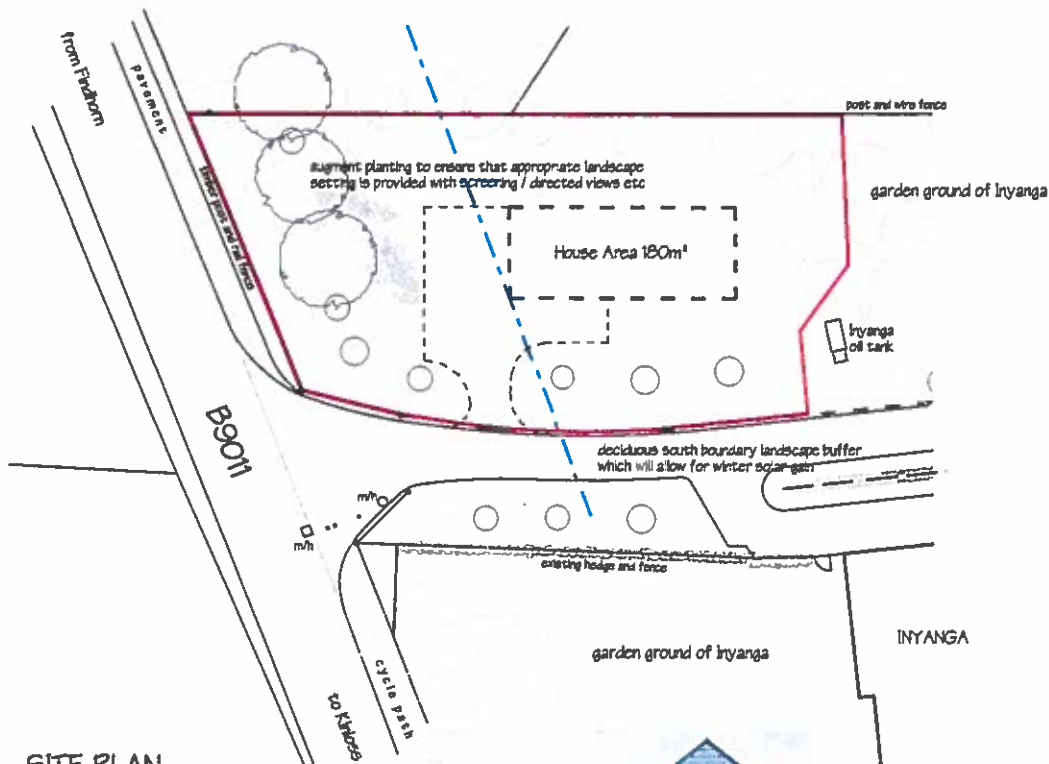


Location, orientation, size, and purpose all need to be carefully considered.

In the absence of a firm proposal to demonstrate the various points raised (*Application in Principle*) reference is made to similar types of projects being undertaken by skilled architects in the Highland area to illustrate what is possible.

DESIGN DEVELOPMENT

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NOTIONAL SCHEDULE OF ACCOMMODATION

| | |
|-----------------------|--|
| Living Area | all areas compliant with Building Standards requirements |
| Dining Area | |
| Kitchen Area | |
| GF WC / Shower | |
| Utility | |
| 3 Bedrooms | |
| Bathroom and En-suite | |
| Related storage | |

The above accommodation provided within a house area of 180m² sitting on a 90m² footprint.

BUILDING TO CREATE SENSE OF PLACE

Progressive sensitive highland architecture. Over the last half-dozen years Scotland's far north has witnessed the emergence of a new Highland's regionalist architecture in tandem with the growing use of timber in construction. Here are a number of the contrasting ways practices in the Highland's are applying timber to their work.

Neil Buchanan, Buchanan Building Design, Clancy David Architects, Northwoods Design and Lachlan Architects and others.



FORM FUNCTION AND DELIGHT

Although simple in form proper architectural working of the massing, interior volumes and surface finishes does create spaces that excite and delight the senses and make it a pleasure to live there



left + right: opening up of the enclosed area to change perception of space and relationship to site

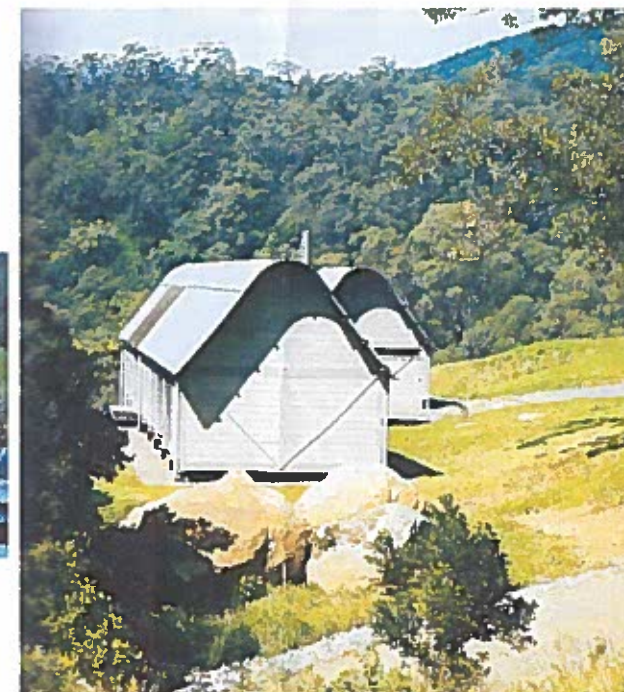
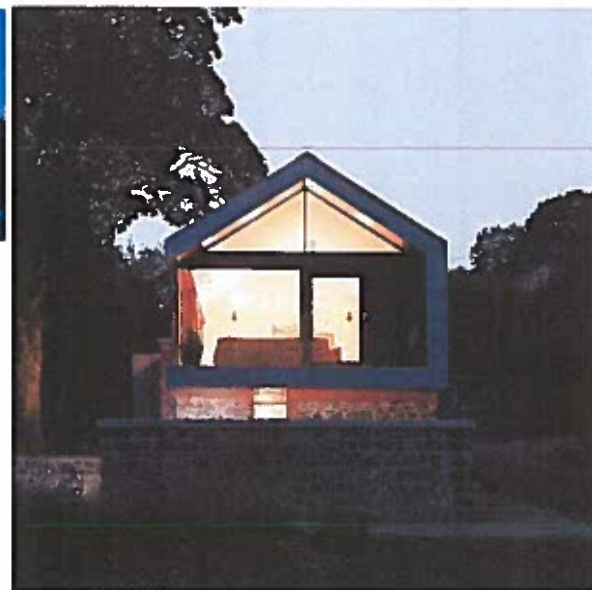
VARIATIONS IN TREATMENT OF GABLE ELEVATION

- Simple well proportioned building shape with traditional pitch (35° - 50°)
- 1 1/2 storey to provide the level of accommodation required from a small width plan:
- Vertical traditional proportioning of windows and careful placement and internal planning to enhance views and take advantage of passive solar benefits offered by the site:
- Presenting gable to the road will repeat a Findhorn practice and help avoid a feeling of 'linear' suburban development:
- Simple palette of materials, wisely used, well detailed (timber, stone, glass, slate, lead, zinc):
- Stepped wall plane to assist in indicating direction:
- Open end wall plane and extended base plane to link interior / exterior
- On this site integrate with the landscape and shelter from the prevailing wind and rain.

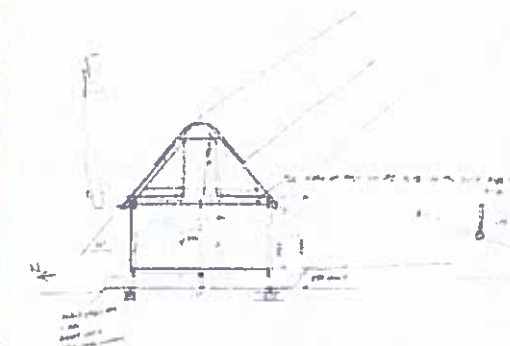


above: wall texture adding to a directed view

left: wall / ceiling texture linked with linking of 1 1/2 storey and double volume spaces.



current examples of buildings being designed by skilled architects sensitive to the needs of client and site, working with planning authorities.



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