

SITING AND DESIGN ADVICE SUMMARY: AN APPROVAL

LOCATION: The site has not previously been in agricultural use. It has been chosen because of its natural features - the existing tree cover and the backcloth of hills.

SITING: The natural features of the site, the trees, hedgerows and the contours have dictated the position of the house and the general aspect of the building. The contours allow the house to be 'tucked' into the site making it appear comfortable in its setting and making it an attractive feature in the landscape.

Garden treatment is 'natural' and not excessively ornamental.

Boundary treatment has been sympathetic rural character, beech hedging, post and rail fencing, and the dry stone dyke is retained as a feature.



Unobtrusive access point retaining existing wall, trees and bushes. Driveway has been surfaced in gravel and not harsh tarmac. Positioning of the house allows the garage to be located unobtrusively behind the house.

DESIGN: Clearly to modern standards but with rural design elements - 45' roof pitch, vertical windows, good form and proportions. The house has been designed to be built in to the slope and not placed on an artificial platform.

Back drop of hillsides used to advantage.

Site features retained - mature trees.

Land not in productive agricultural use.

Landscaping and new planting partly screen the house from the road, reducing road noise and providing privacy to the dwelling.

SITING AND DESIGN ADVICE SUMMARY: A REFUSAL

LOCATION: The site is poorly selected. It has simply been carved from the corner of a field, is elevated above the road and bears no relation to landscape features or natural boundaries such as contours and trees. The site is open and the house highly conspicuous from the road.

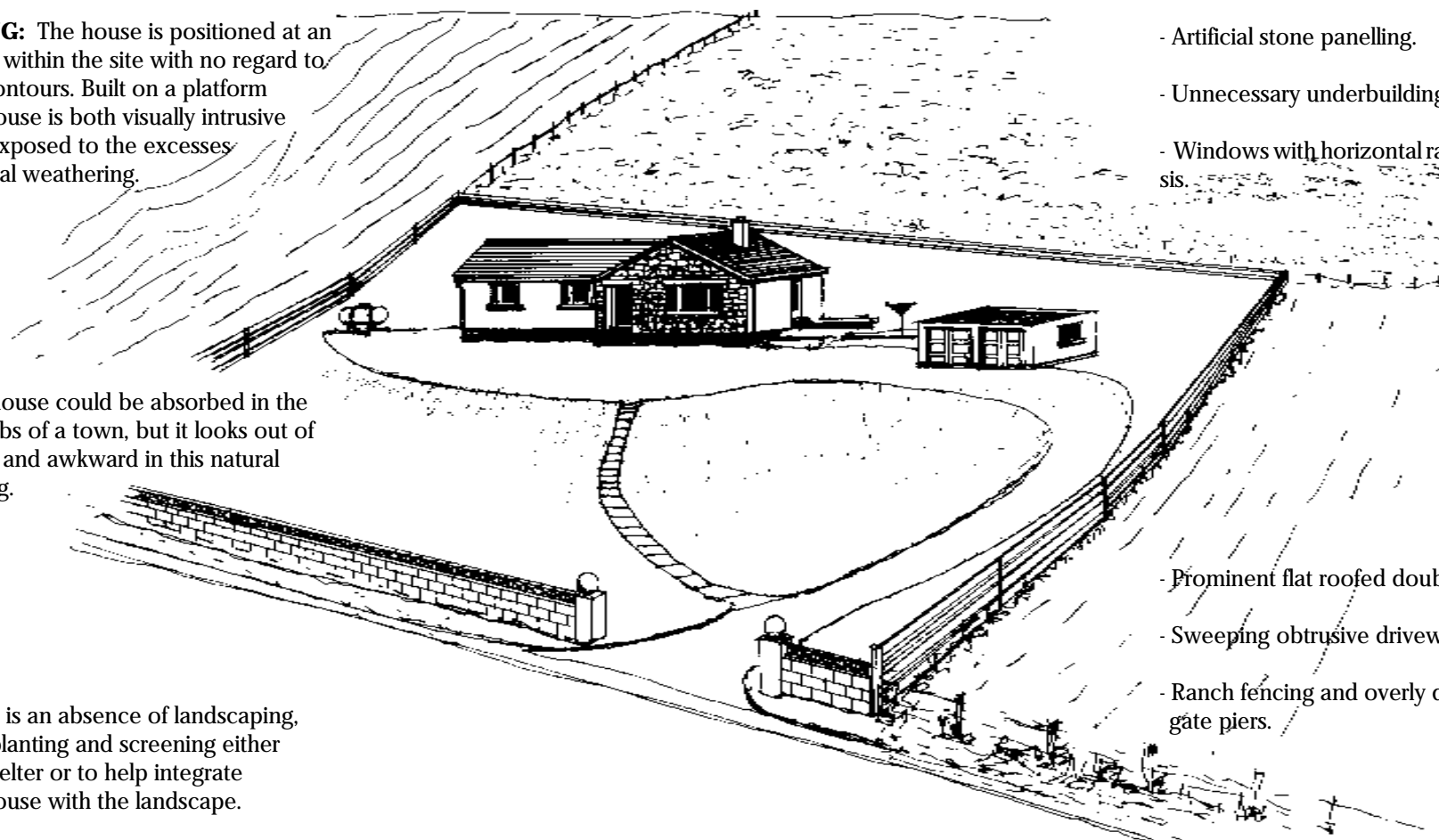
SITING: The house is positioned at an angle within the site with no regard to the contours. Built on a platform the house is both visually intrusive and exposed to the excesses of local weathering.

This house could be absorbed in the suburbs of a town, but it looks out of place and awkward in this natural setting.

There is an absence of landscaping, tree planting and screening either for shelter or to help integrate the house with the landscape.

DESIGN: An anonymous bungalow with few features which relate to rural Scottish building traditions. Poor design features include:

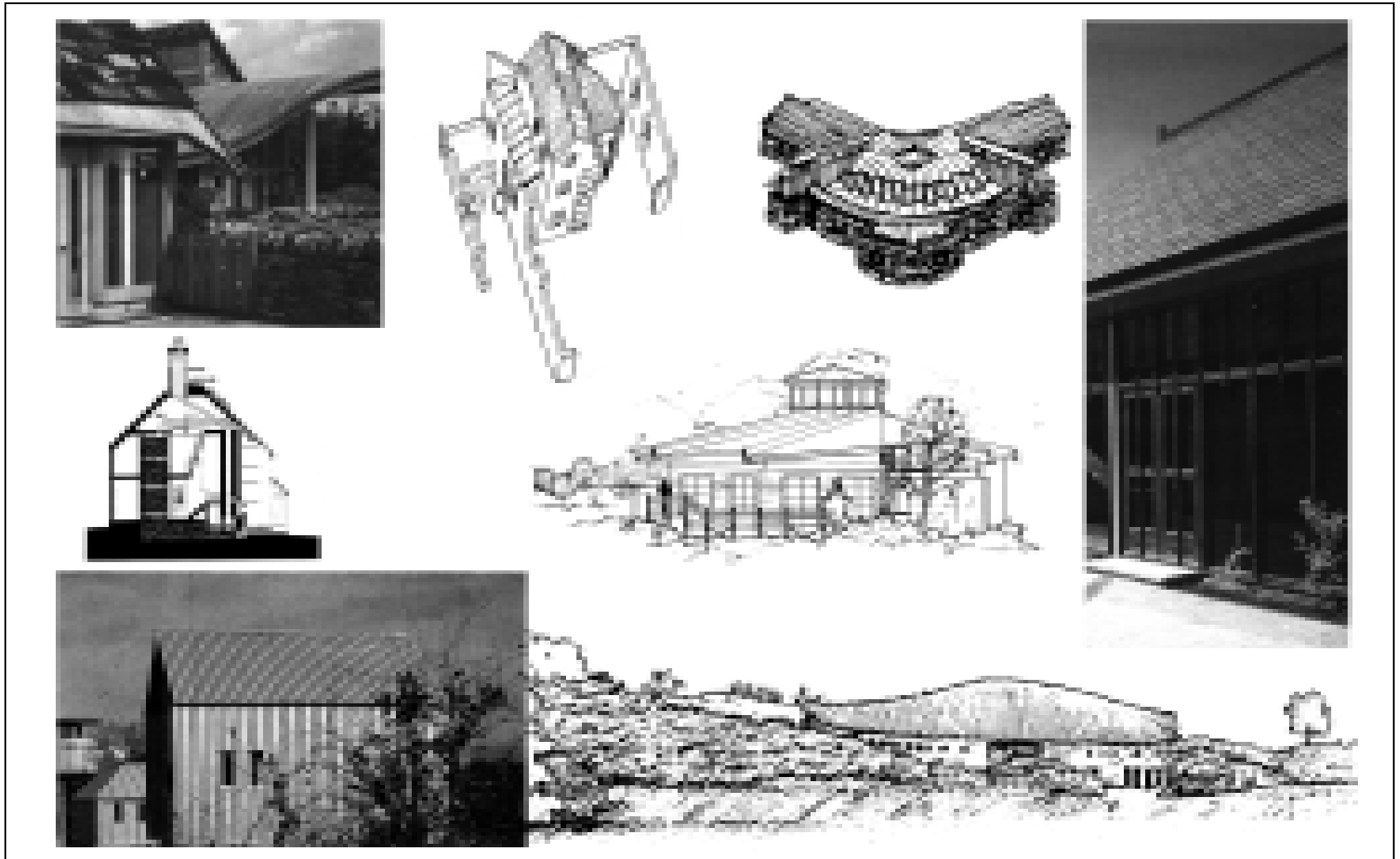
- Shallow roof pitch and wide gable.
- Artificial stone panelling.
- Unnecessary underbuilding.
- Windows with horizontal rather than vertical emphasis.
- Prominent flat roofed double garage.
- Sweeping obtrusive driveway.
- Ranch fencing and overly decorative block wall and gate piers.





We are entering a new millennium and should perhaps consider building houses which more confidently reflect our advanced technology and modern lifestyles. At the same time however, we have a duty, perhaps more than ever before, to demonstrate an environmental and cultural awareness of our countryside.

The success of truly modern rural housing in Moray will be judged on how well these two objectives are met.



These pages are intended to provide a flavour of innovative buildings which might be appropriate in certain rural situations. The content has been compiled using material provided by the Robert Gordon University, the Architectural Press, RIBA Publications, The Law and Dunbar-Nasmith Partnership, (Forres) and 'Out of Nowhere Design', (Darnaway, Forres).