AN CAMAS MÒR

Outline Design Guide for Builders

September 2014

DRAFT

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INTRODUCTION

This Design Guide applies to House Types in the Higher, Medium & Lower density areas. Houses in the High Street and the public realm will have similar Guides but are not covered here. The Guide generally applies to the fronts of houses, not the backs.

CREATING CONFIDENCE

The Design Guide is intended to assist the short and longer term marketability of the properties, easing social interaction and maintaining the value of the properties within the settlement. Whilst circumstances change, e.g. with regard to alternative energy generation, it is envisaged that the Design Guide would be based on sufficiently fundamental principles and general enough to last for a very long time. Any alterations to the Design Guide would go through a thorough consultative process.

FREEDOMS

It is an important principal that the appearance of the backs of buildings is very flexible and people are to be encouraged to do what they wish, subject to Technical Standards and overlooking. Similar freedoms apply in the Lower Density areas. Variation and individual responses are encouraged.

PHASE 1

The layout relates to the first phase of work, without the High Street which will be built later.

NOTE

This Design Guide and the quoted page numbers relate to the approved Proposed Masterplan, 27th April 2009.
Full details can be seen at www.ancamasmor.com/Downloads/Masterplan/ACM_masterplan_20090504b_PRINT.pdf (39MB)

BOUNDARIES p. 73

HIGHER DENSITY & MEDIUM DENSITY

Boundaries to back gardens and side streets would to be walls of similar construction as the building or a hedge (including a post and wire fence or double fence). The plots would be separated at the rear by hedges and biotope strips.

LOWER DENSITY

Plots would be separated from each other by post and wire fences with hedges or remain open.

ROOFS p.74

The roofs are the most prominent feature of the buildings from nearby hills and must be designed to help minimise their impact on the surroundings.

BUILDING & RIDGE HEIGHTS

HIGHER DENSITY AREAS;
A maximum height will be 3½ stories or 18m to the ridge.
MEDIUM DENSITY AREAS;
A maximum height will be 2½ stories or 15m to the ridge.
LOWER DENSITY AREAS;
A maximum height will be 2 stories or 10m to the ridge.

SHAPE

To minimise air turbulence and make best use of space, roofs of buildings more than1½ storeys high must be pitched and at an angle equal to or greater than 47½˚. No roofs on front elevations will be 45˚, the 'ugly angle'. Large buildings must appear to have similar roofs, in pitch and width, to keep the scale the same at a distance. Lower level flat or lower pitched roofs are acceptable to the rear.

MATERIALS

Roofs over 1½ storeys and rainwater goods must be of natural slate or non-reflective metal, of a dark grey colour. South-facing pitches may solar cells or heat collectors. The finish must be matt to minimise glare and reflection.

FLUES & VENTILATION STACKS

Flues and vents must be gathered into individual stacks positioned on the ridge, creating a tidier roof surface and a regular visual break.

WALLS p.75

FINISH
As suits a woodland setting and the sustainability criteria the predominant finish material may be timber, especially for the front elevations of the High Street and other dense areas. Traditional lime harling and local natural stone may also appropriate.

TIMBER DETAILING
The detailing of timber cladding must follow best practice , especially with regard to ventilation for durability and ease of maintenance. Fire-stopping of cavities, coatings and impregnation of timber, and the use of fibre-cement boarding on boundary walls, must also follow best practice and meet Technical Standards.

HARLING/MASONRY DETAILING
Likewise, harling must use local sharp sand from an approved source and be lime-based. The detailing must follow best practice with regard to weathering.

GROUND FLOORS
A masonry base course, generally 300mm high or higher of stone or a dark-coloured render, would generally be required. For some special buildings, e.g. some public buildings, a masonry ground floor may be appropriate, ideally made of local granite, or perhaps with local granite detailing.

PROPORTIONS
Front elevations are to be kept simple, with a pattern of vertically proportioned windows and dormers on the upper floors. Rear elevations are not regulated, except with regard to neighbouring privacy. Except where necessary for fire protection, side elevations must not be left blank and must include windows where practicable.

COLOURS
To help merge with the woodland setting white and similar pale colours are to be avoided. The local sand is a suitable beige colour. Weathered larch is also suitable. A range of red shades would be appropriate, in dense areas where a degree of harmony is desirable. Falu paint would be suitable; it is also permeable and a natural preservative. The colour of windows and doors is immaterial.

WALL OPENINGS p.76

DOORS
Main doors are expected to be part of a decorative or intended design, clearly marking the principal entrance to a property. The precise design and colour would be immaterial. Whilst steps are generally desirable, level access is also required and this would have to be considered in detail for each property.

CANOPIES/PORCHES
Canopies and porches are encouraged, to give shelter and help signify the door.

FRENCH DOORS
The opening up of Ground Floor rooms to the spaces around and the garden are encouraged, connecting internal and external environments where possible.

THRESHOLDS
The design of the doorway includes the paving to it. Sometimes steps will be required, in which case level access would have to be provided elsewhere. A platt or landing as a suitable place for personalisation and meeting people is to be encouraged.

WINDOWS
High efficiency windows are essential to achieve energy conservation standards. The proportions of windows on fronts in Higher and Medium density areas must be vertical and of the proportion 1:1.61, the 'golden ratio', unless they are less than 600mm high. The size of windows would vary with circumstances and on the Ground Floor they may be smaller on the street elevations to preserve privacy .

ASTRAGALS
Astragals or glazing bars are welcome, especially on the street front, to provide 'detail'.

BAYS/ORIELS /BALCONIES / LOGGIAS /VERANDAHS
Sheltered, covered open spaces are encouraged to take maximum advantage of the sun and views especially on prominent sites, where there are good views or where some natural surveillance are desirable.

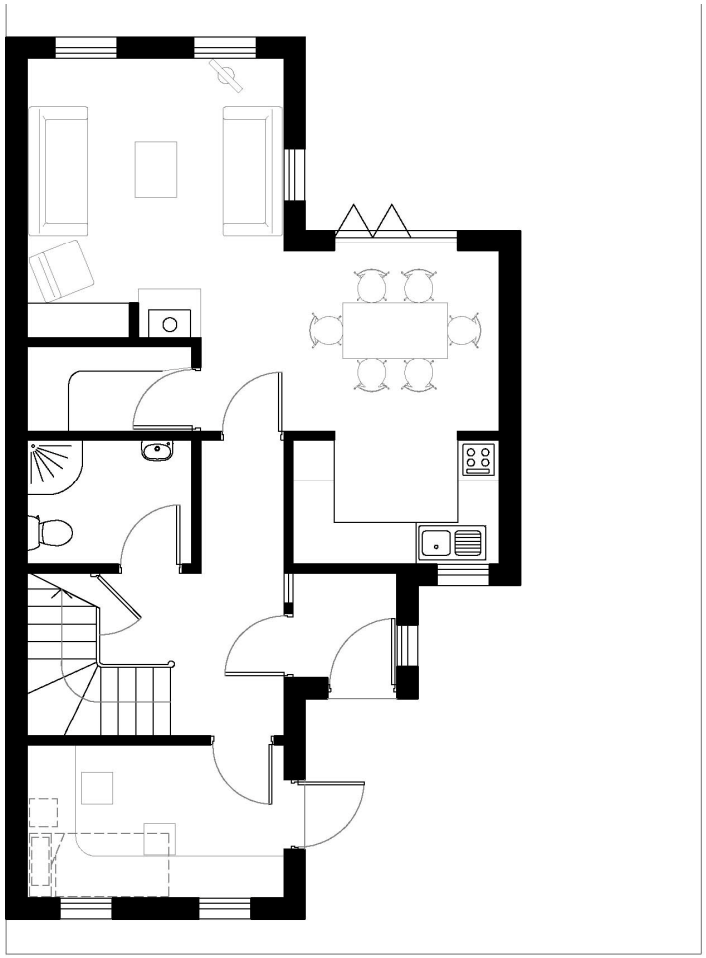
MATERIALS p.78

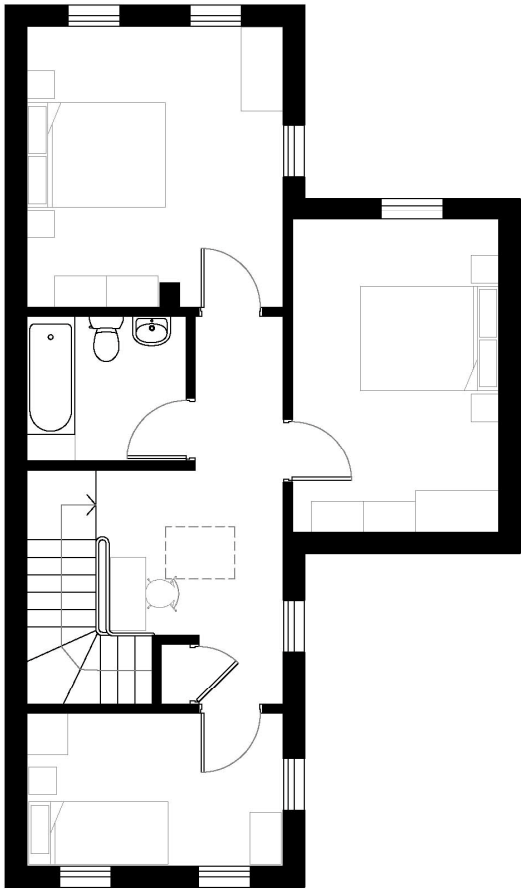
Sustainability is an important consideration and this includes a preference for materials to be sourced locally. The vernacular materials of An Camas Mòr, which would have come from within 400m, are granite, glacial and river borne boulders, pebbles, gravel and sand soil, turf, grass and heather, birch, pine and other trees and all the products that can be made from these materials.

To sustain contemporary life, modern materials and products are required too but an emphasis on durability, scale and texture is desirable, especially at hand and eye height.

DETAILS p.79

For a settlement based on walking it is particularly important that there is good detail at eye and hand level, to help make walking an easy and pleasurable experience for all, old and young, able and less able. Such detail needs to be deliberately and carefully designed, in ways that successfully expresses character or usefulness. Some of these details might be part of the original design and well integrated into the buildings and some might be added by users, 'personalising' the place. Some might be a seat or bench or some appropriate planting. Bird boxes and similar should be considered too. As far as practicable all buildings must have some unique detail/details to give them some individual personality .



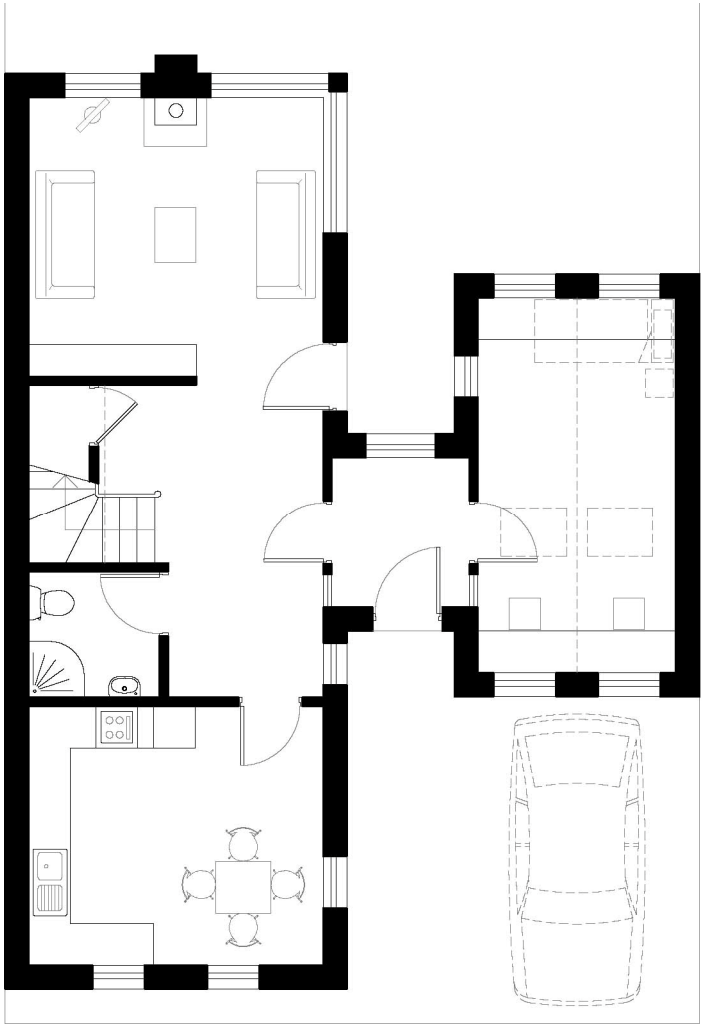


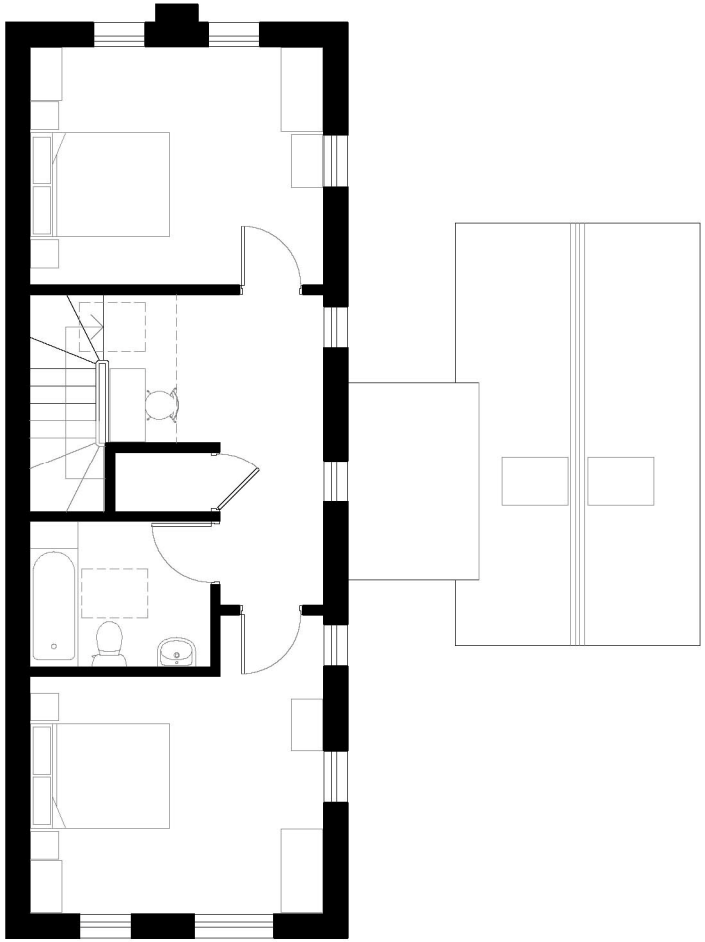
MEDIUM DENSITY - 6m T-SHAPED HOUSE TYPE p.91

traditional

contemporary

MEDIUM DENSITY - T-SHAPED HOUSE TYPE p.91



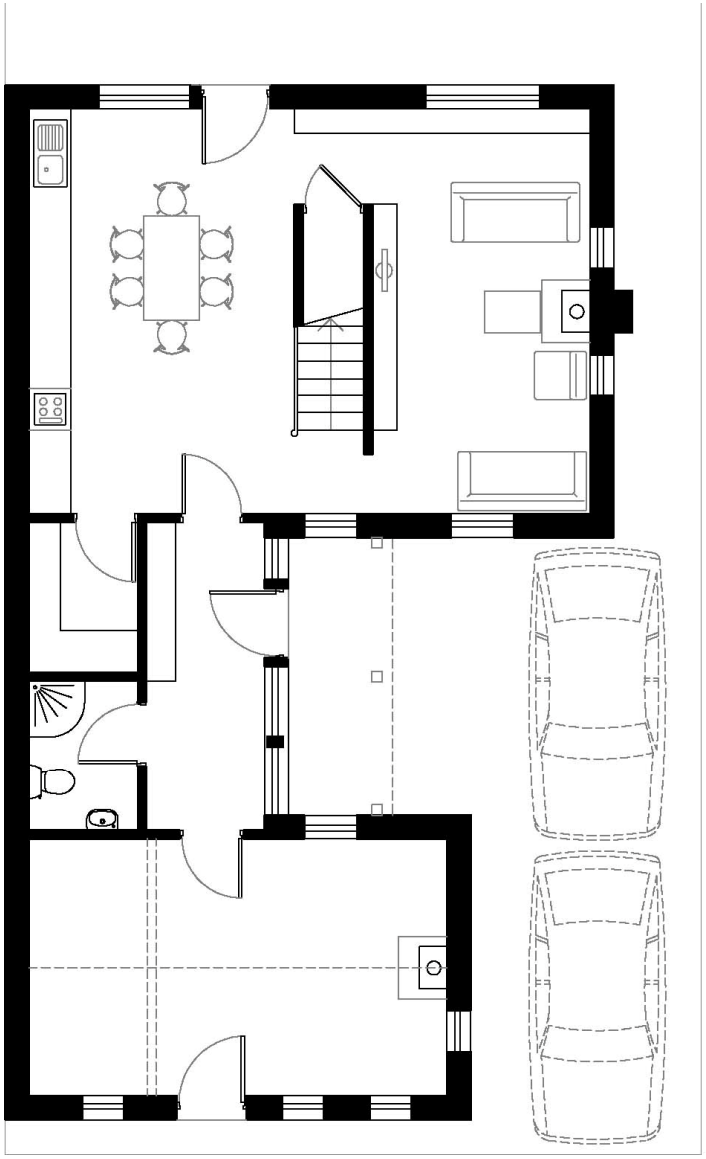


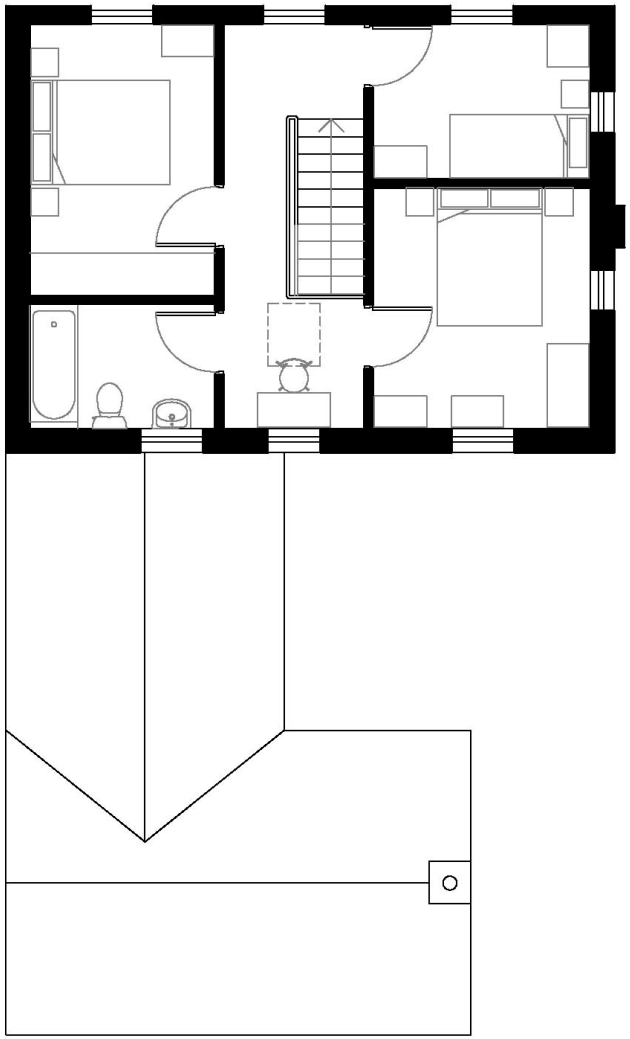
MEDIUM DENSITY - 10m SIDE-BY-SIDE (SHOEBOX) HOUSE TYPE p.92

traditional

contemporary

MEDIUM DENSITY - SIDE-BY-SIDE (SHOEBOX) HOUSE TYPE p.92





MEDIUM DENSITY - 10m COURTYARD HOUSE TYPE p.93

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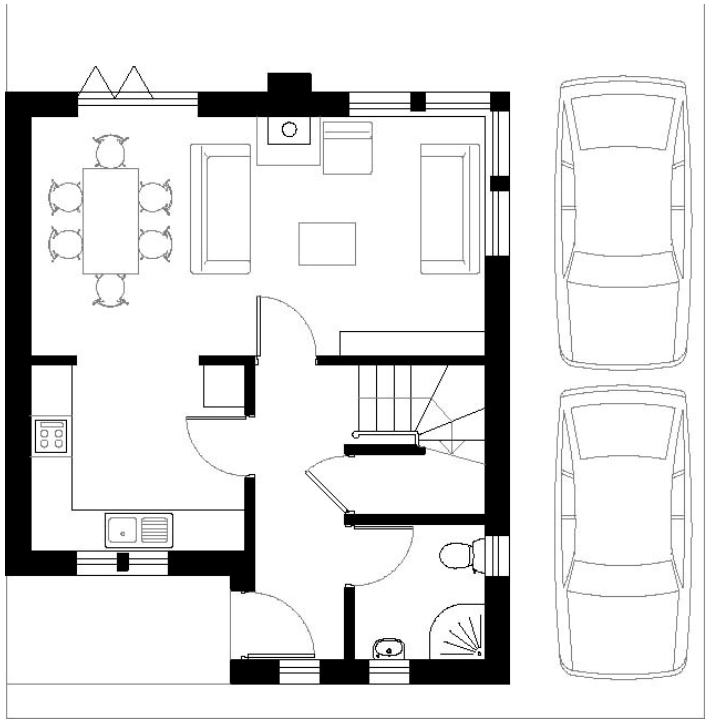
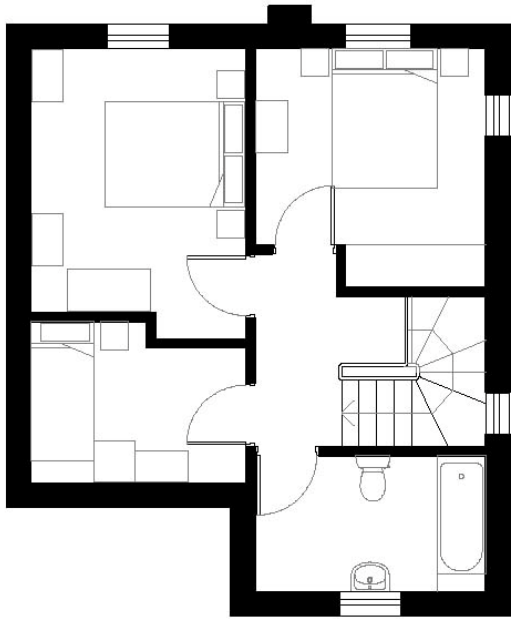


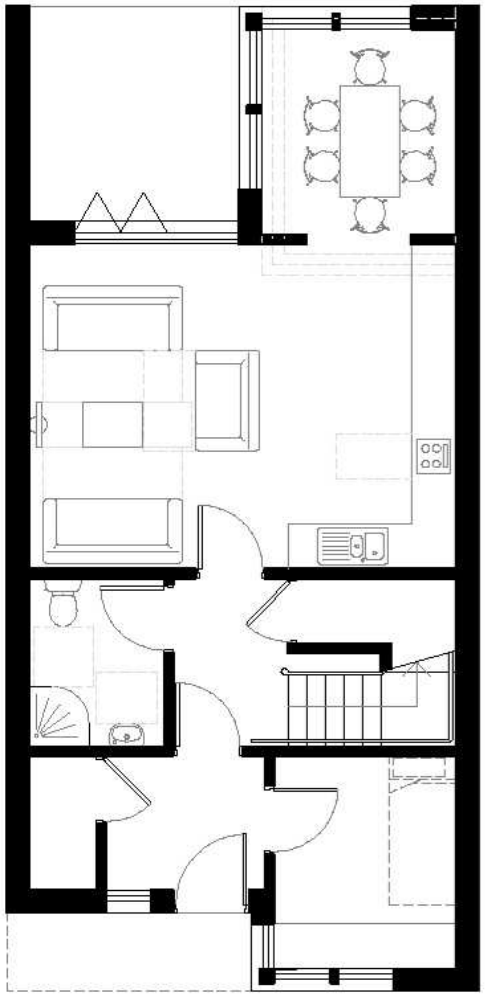


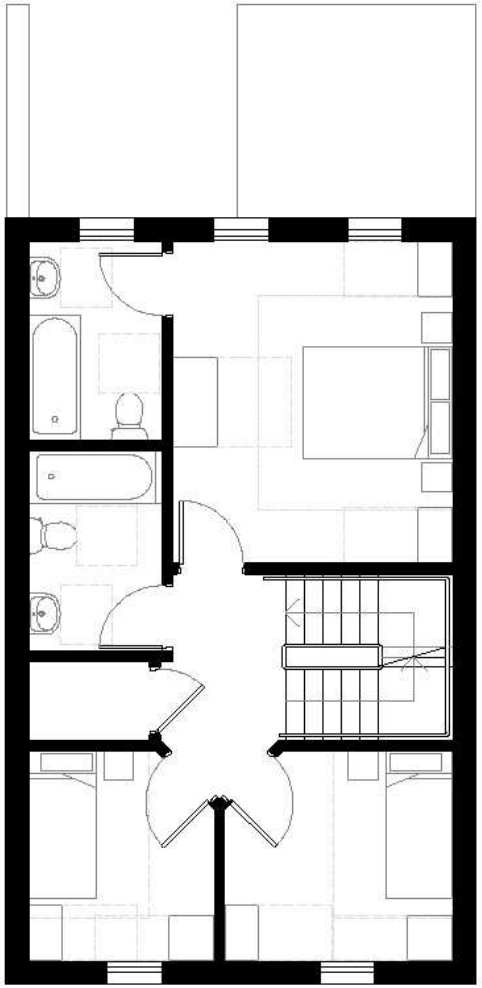
MEDIUM DENSITY - 10m CONVENTIONAL HOUSE TYPE p.94

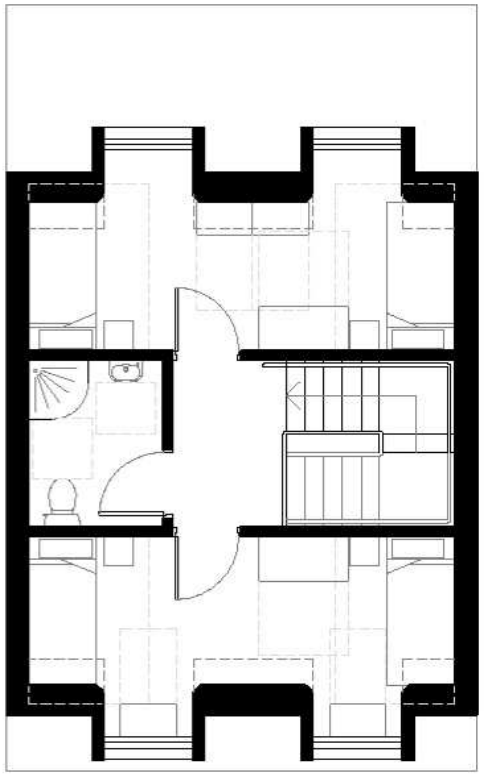
traditional

contemporary

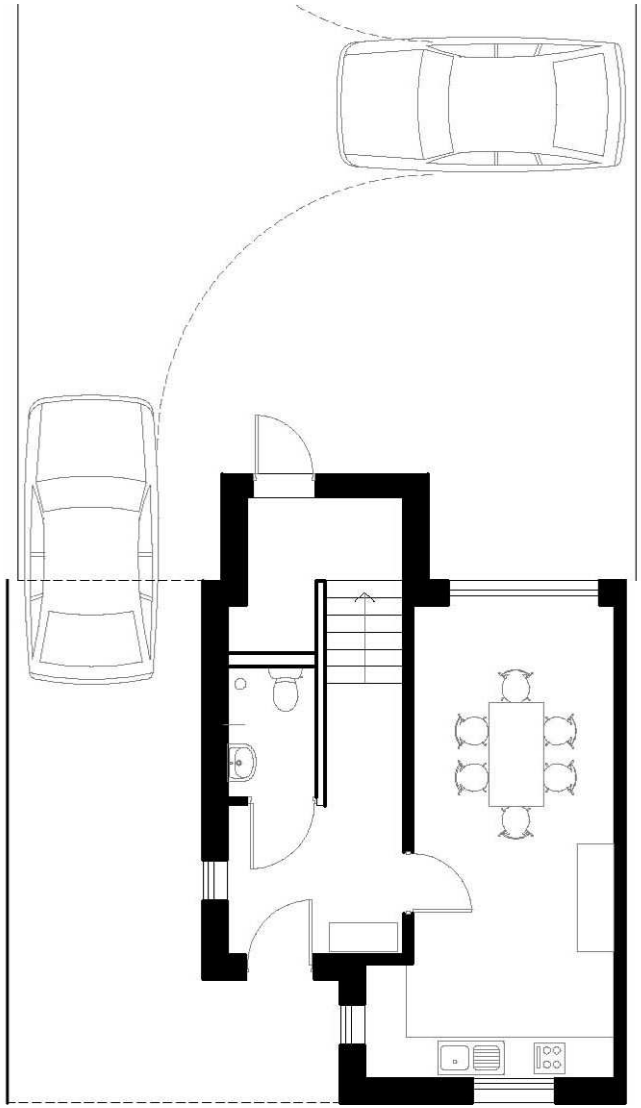
MEDIUM DENSITY - CONVENTIONAL HOUSE TYPE p.94

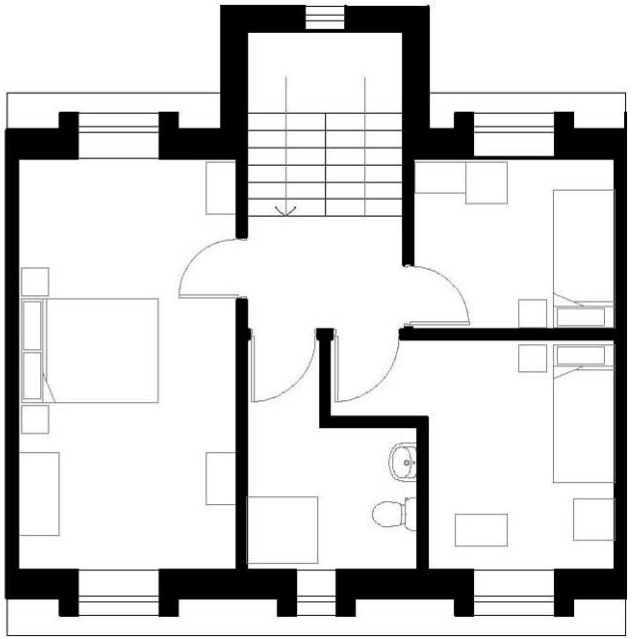






HIGHER DENSITY - 6m TERRACED HOUSE TYPE p.88





HIGHER DENSITY - 9m PEND HOUSE TYPE p.87


NORTH
PHASE 1

PLOT PLAN — NORTH SECTION

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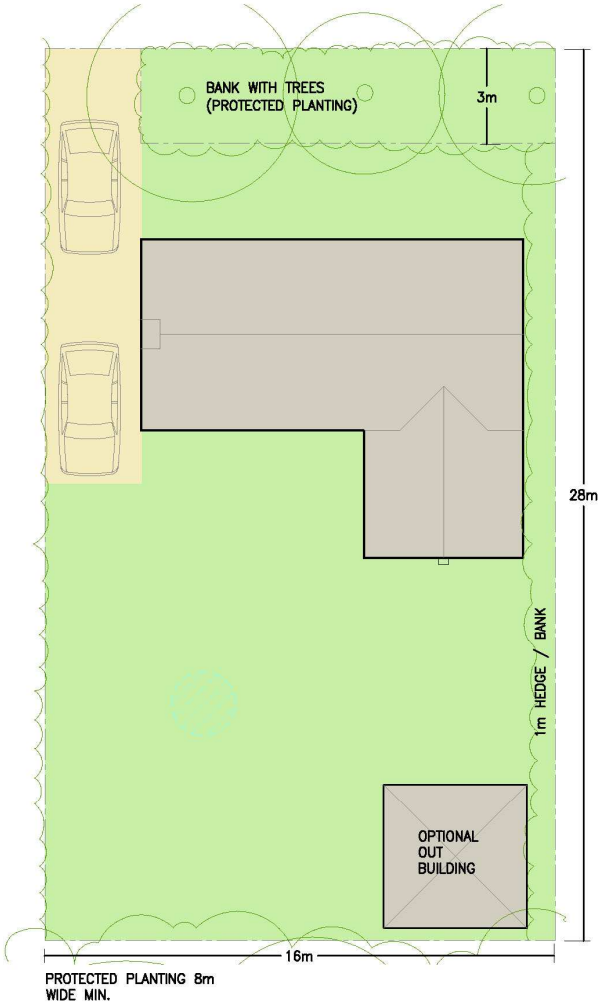
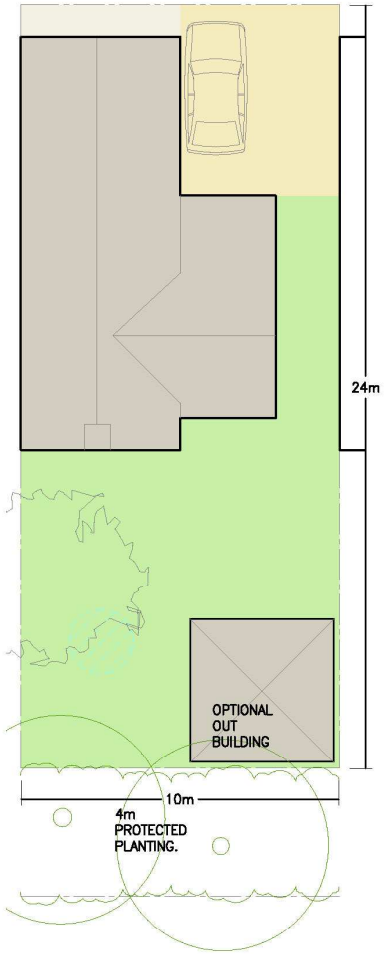
PLOT PLAN—SOUTH SECTION

see p.23 for Notes

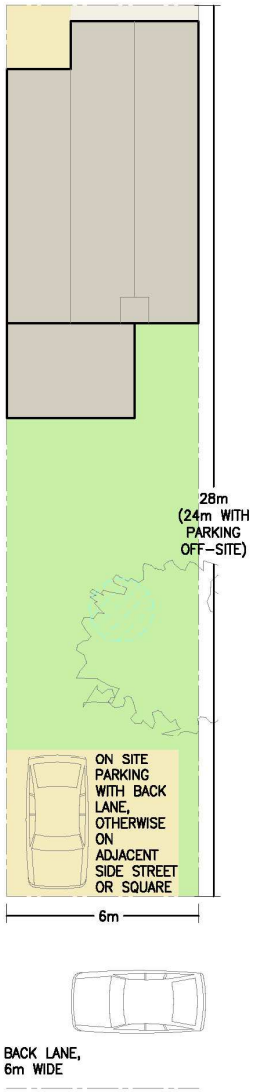
DETACHED HOUSE LOWER DENSITY ZONE



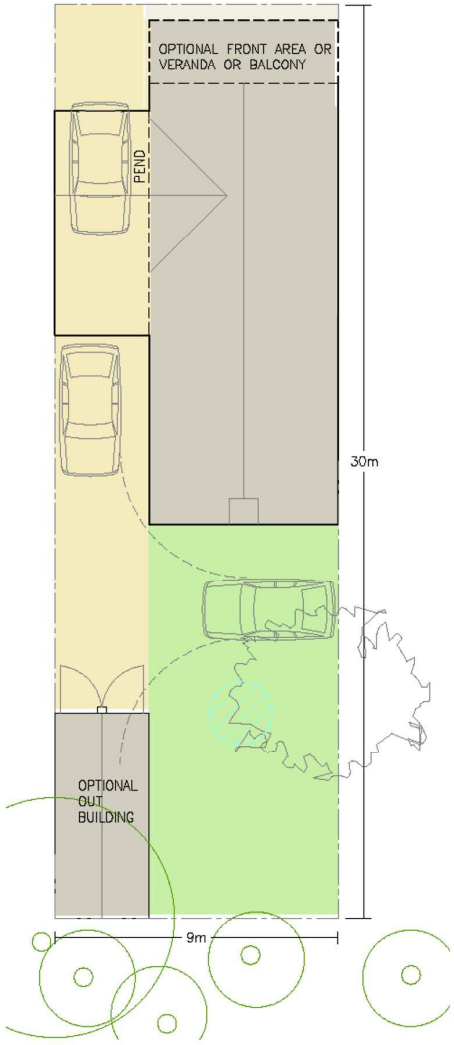
DETACHED (OR LINKED) HOUSE MEDIUM DENSITY ZONE



HIGHER DENSITY ZONE SMALLER HOUSE

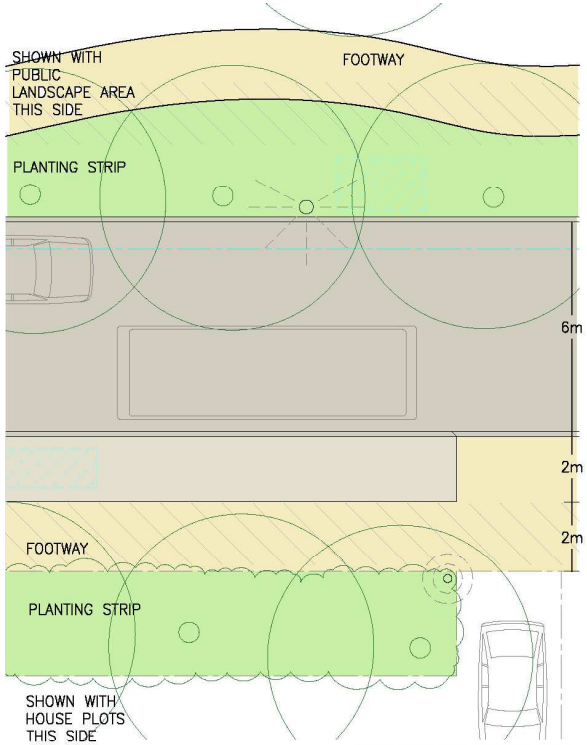


HIGHER DENSITY ZONE LARGER HOUSES WITH PENDS



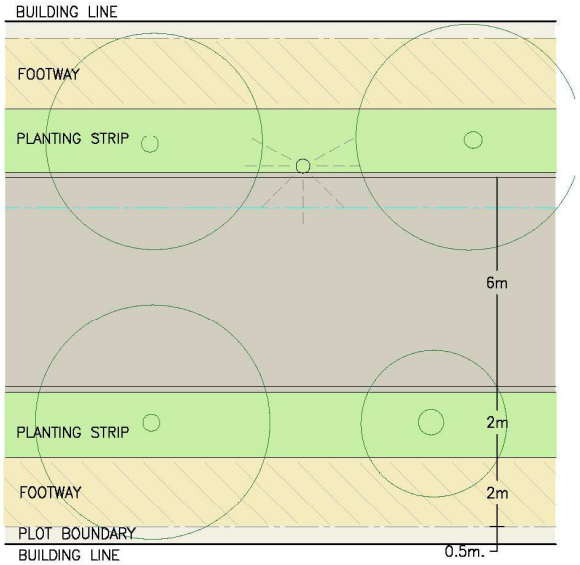
TYPICAL HOUSE PLOTS

see p.23 for Notes

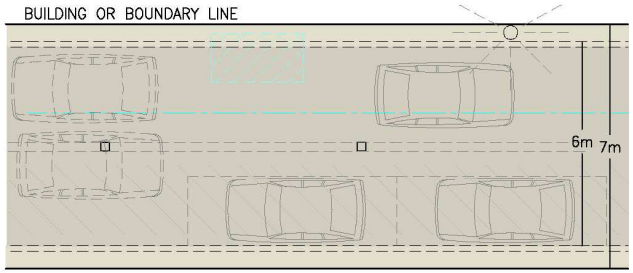


BUS ROUTE THROUGH LOWER DENSITY ZONE

PLANTING STRIP: WITH TREES IF NO PROTECTED PLANTING WITH TREES ON ADJACENT PLOTS

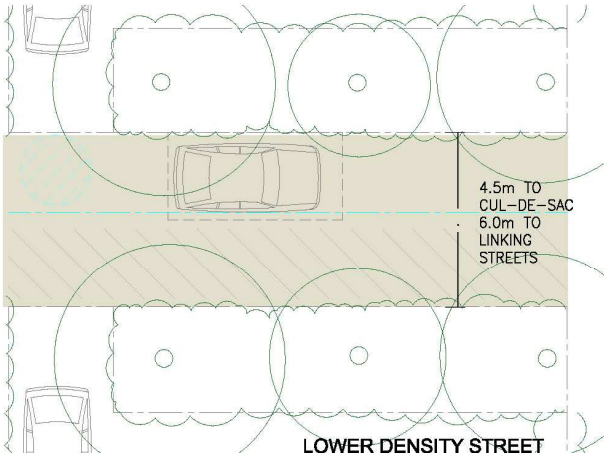


BUS ROUTE THROUGH MEDIUM DENSITY ZONE

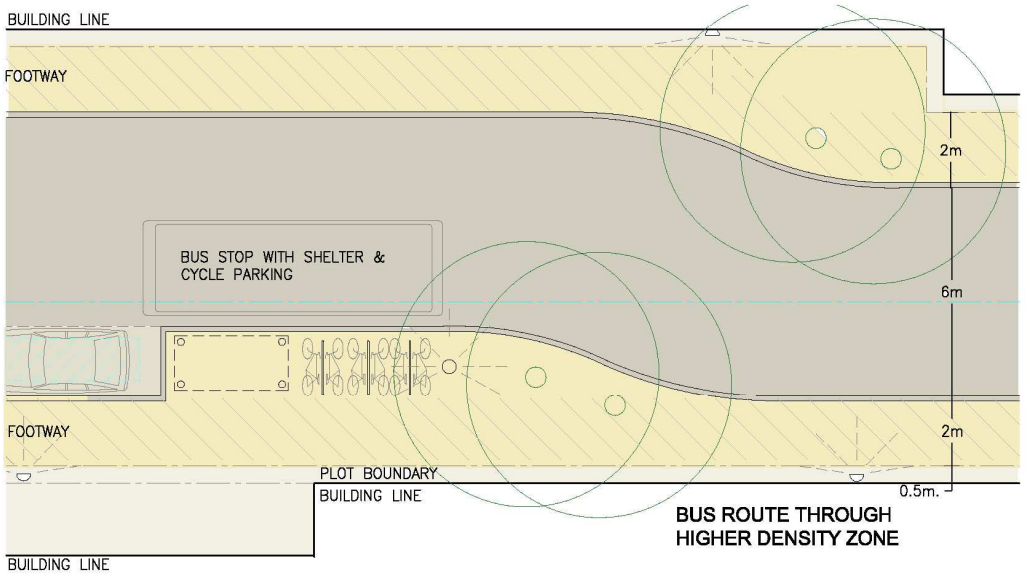


PARKING AT INTERVALS REDUCES STREET TO SINGLE TRACK WITH PASSING PLACES

MINOR STREET



LOWER DENSITY STREET



BUS ROUTE THROUGH HIGHER DENSITY ZONE

STREET SCAPE

NORTH AREA							
	type	*plot*	*floor area sqm*	*sq ft*	*No Units*	*total sqm*	*total sq ft*
	Higher Density 2fl	6x24m	105	1,129	12	1,260	13,548
	Higher Density 3fl	6x24m	140	1,505	19	2,660	28,602
	Medium Density	10x24m	110	1,183	47	5,170	55,591
	MD outbuilding 50%		15	161	23	345	3,710
	Lower Density	16x28m typical	200	2,151	32	6,400	68,817
	LD outbldg 50%		20	215	16	320	3,441
	Cottage	10x15m typical	40	430	2	80	860
	Commercial					200	2,151
	Total House Units				149		
	Total Units				149		
	Total Floor Area					16,435	
			ha				
	Site Area		5.5				
	House Units / ha		27				
						sqm / ha	sq ft / a
	Floor Area / site area					2,972	12,958
SOUTH AREA							
	type	*plot*	*floor area sqm*	*sq ft*	*No Units*	*total sqm*	*total sq ft*
	Higher Density 2fl	6x24m	105	1,129	14	1,470	15,806
	Higher Density 3fl	6x24m	140	1,505	19	2,660	28,602
	Higher Densit Pend	9x30m	145	1,559	2	290	3,118
	Medium Density	10x24m	110	1,183	21	2,310	24,839
	MD outbldg 50%		15	161	9	135	1,452
	Cottage	10x15m typical	40	430	1	40	430
	Commercial		80	860	2	160	1,720
	Total House Units				33		
	Total Units				35		
	Total Floor Area					7,065	
			ha				
	Site Area		2.3				
	House Units / ha		15				
						sqm / ha	sq ft / a
	Floor Area / site area					3,140	13,690
TOTAL		ha					
	North	5.5					
	South	2.3					
	link roads	0.3					
	Total	8.1					
	Units	184					
	Units / site area	22.8					
	Total floor area	23,500					
		sqm / ha	sq ft / a				
	Floor area / site area	2,908	12,681				
						GABTA 22/09/014	

SCHEDULE OF PLOTS & AREAS