

Scottish Government

Comhairle nan Eilean Siar

Scotframe

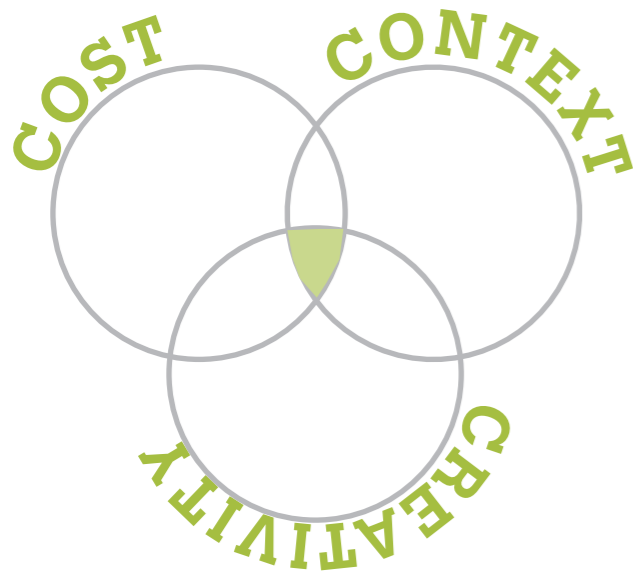
Outer Hebrides Kit House Study

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The unique character of the towns villages and dramatic landscapes of the Outer Hebrides is being continually changed by the construction of inappropriately designed homes. The scale, footprint, roof configuration and architectural detail of many standard designs is making a visually disruptive impact on the landscapes of the Islands.

Over the last 6 months Proctor and Matthews Architects has worked closely with Scotframe (kit house suppliers and manufacturers), the Scottish Government and Comhairle nan Eilean Siar to design an appropriate 'kit house' which will embrace the aspirations of 21st Century lifestyles with an attention to scale and sensitivity to context.

This study culminates in the design of a new Scotframe 'kit house' with optional plan and sectional variations which are both economically competitive and architecturally sensitive to setting.



COST:

- Homes have to be affordable

CONTEXT:

- Well sited and appropriate for context

CREATIVITY:

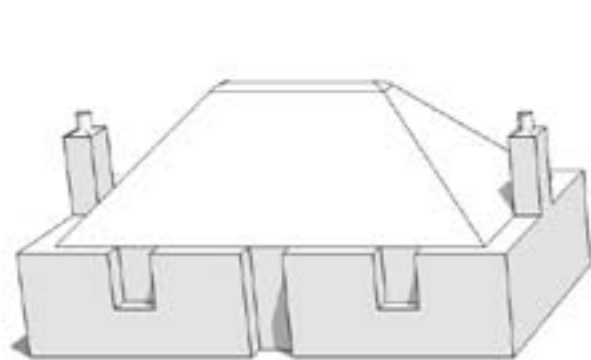
- Meet changing aspirations and express a sense of individuality / identity

BRIEF:

- A home which includes all the aspirational spaces of the previous kit house:
 - Single level if possible
 - Double garage when required
 - Family rooms and separate dining room
 - etc...
- A home which is comparable in cost to previous kit houses
- A home which sits comfortably within it's context
- A home which is flexible or adaptable
- A home which can respond to changing 21st Century lifestyles

Challenge

3



'Black House'

Traditional small croft house with thick stone walls, small windows and a thatched roof. often with outbuildings.

New materials and building techniques lead to slate /profiled metal roofs, thinner walls, larger and deeper house plan, larger windows and painted render walls

'White House'

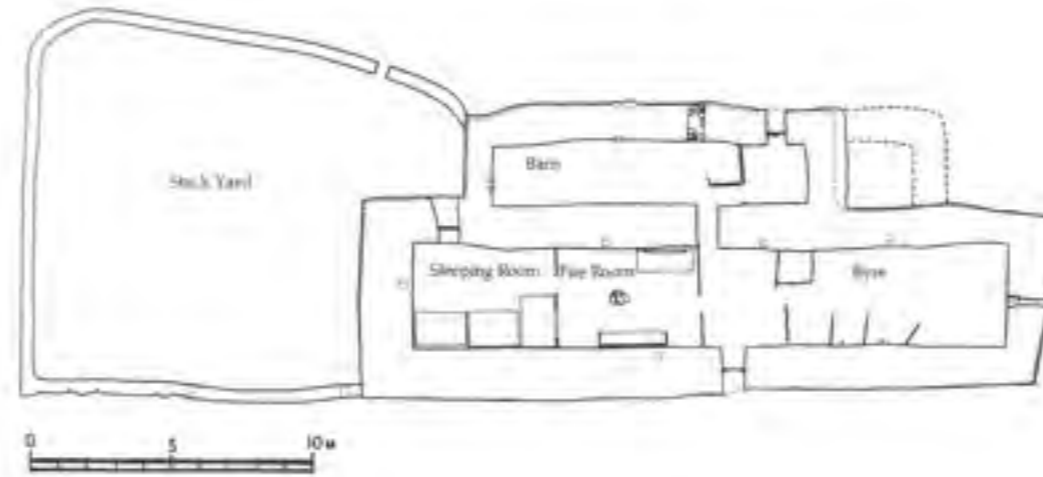
The constant improvement in building techniques/materials, as well as social changes, led to improvements in housing standards and construction. Bigger homes, more room and better facilities are becoming more commonly available.

'DAF House'

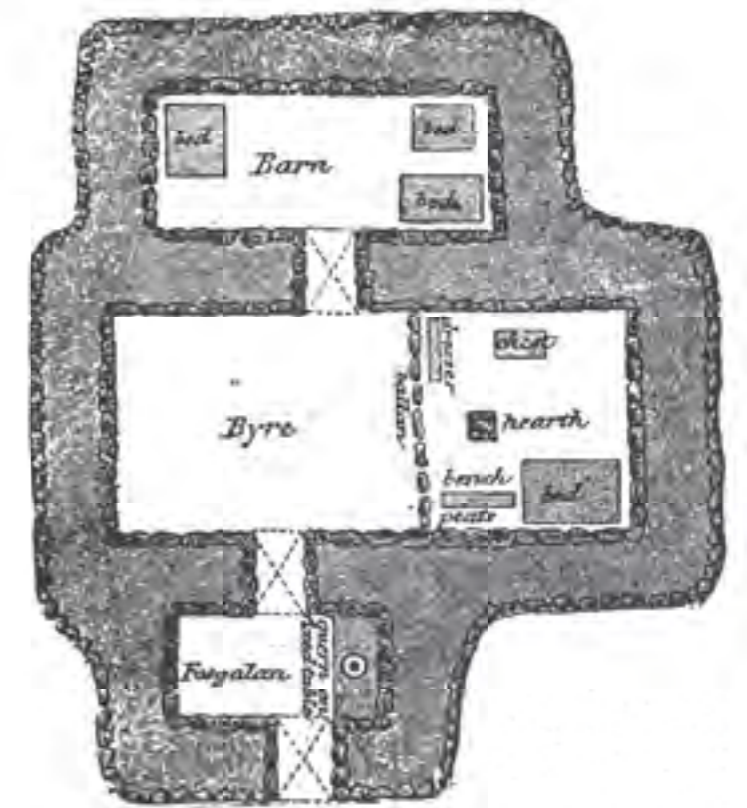
1930s/50s bungalow, housing design becomes uniform across the UK. Modernisation of materials and building techniques, largely generated in southern Britain, spread north and lead to the continual demise of traditional techniques and local character but deliver a sympathetic scale

Precedent

4



Plan of Arnol Blackhouse Museum



Plan of a thatched house on the Isle of Lewis



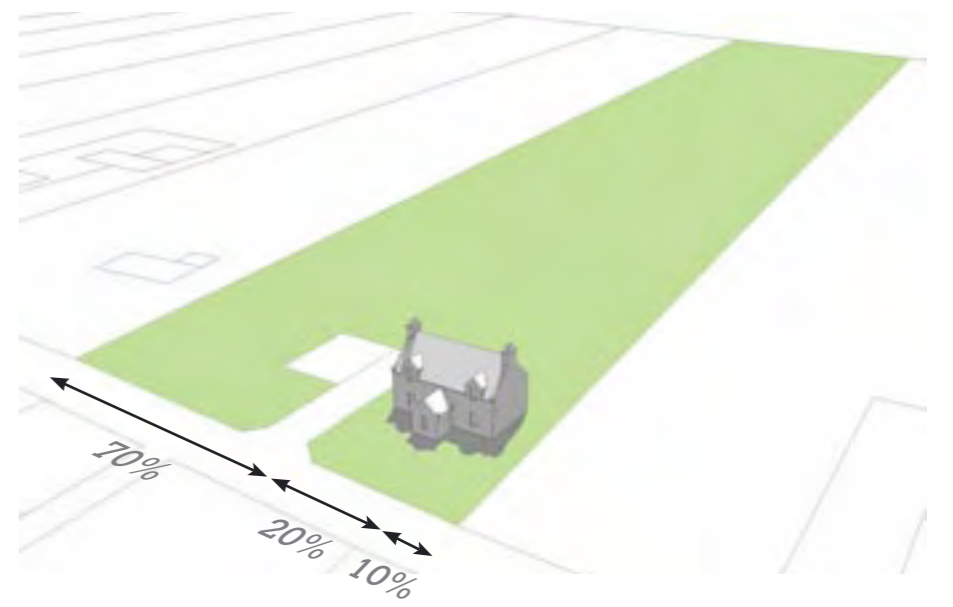
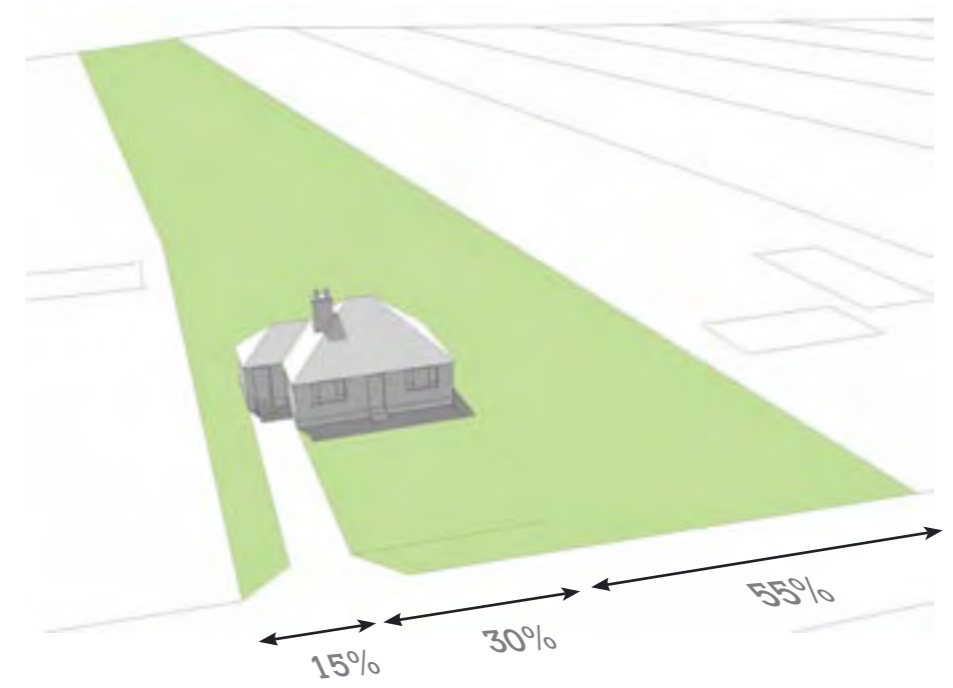
- A dwelling serves as a cluster of walled enclosures
- A precedent for reducing scale and mass

Precedent



Northton • Isle of Harris

... An issue of scale and footprint impact



Precedent

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Dwellings should have a size and width which is of an appropriate relationship to their historical precedent.



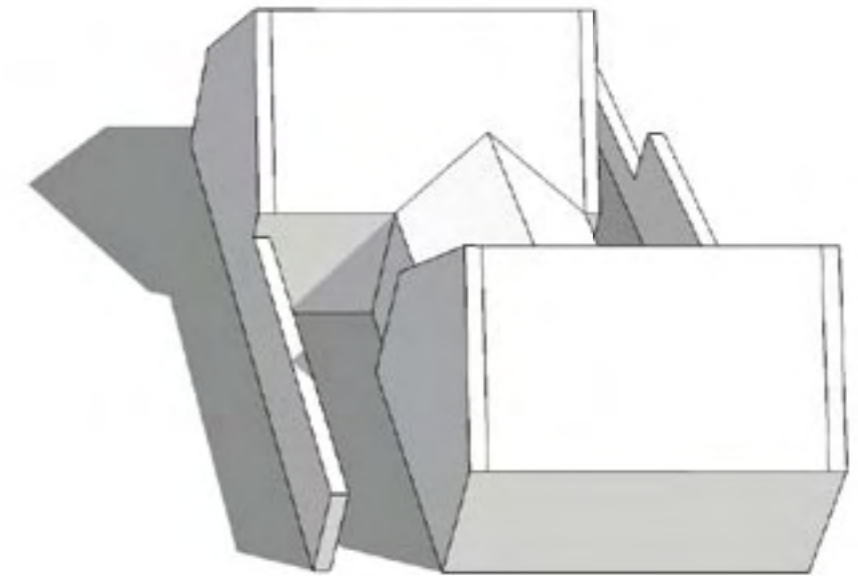
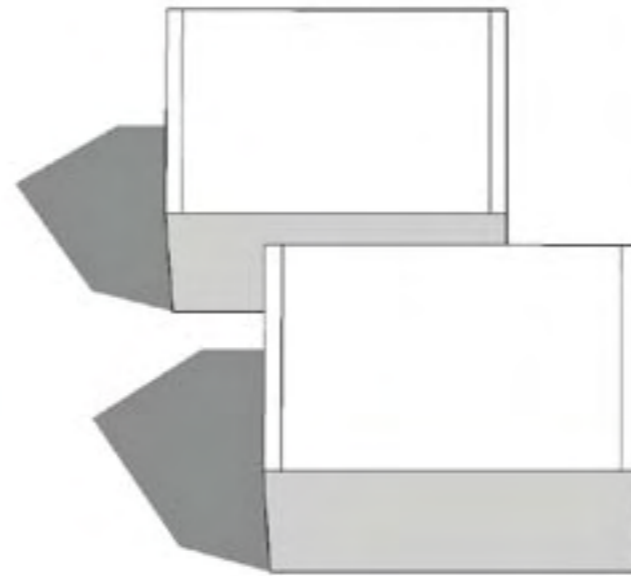
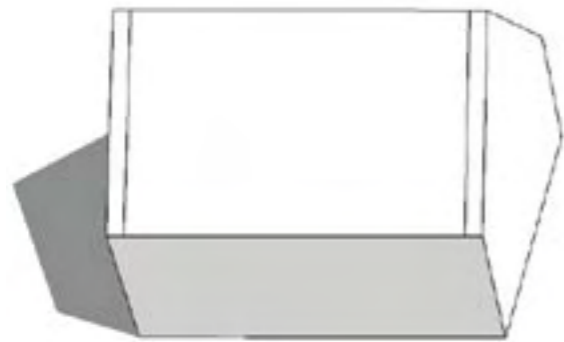
A cluster of smaller scale components is better than one roof covering a large footprint.



A cluster of linked components can achieve a variety of dwelling sizes and assist in providing sheltered courtyard spaces for use as outdoor private amenity spaces.

A typology which responds to historical precedent and provides a positive amenity for 21st Century living patterns.

Courtyard rooms: extending seasonal use of external space and improving the dialogue between inside and outside living areas

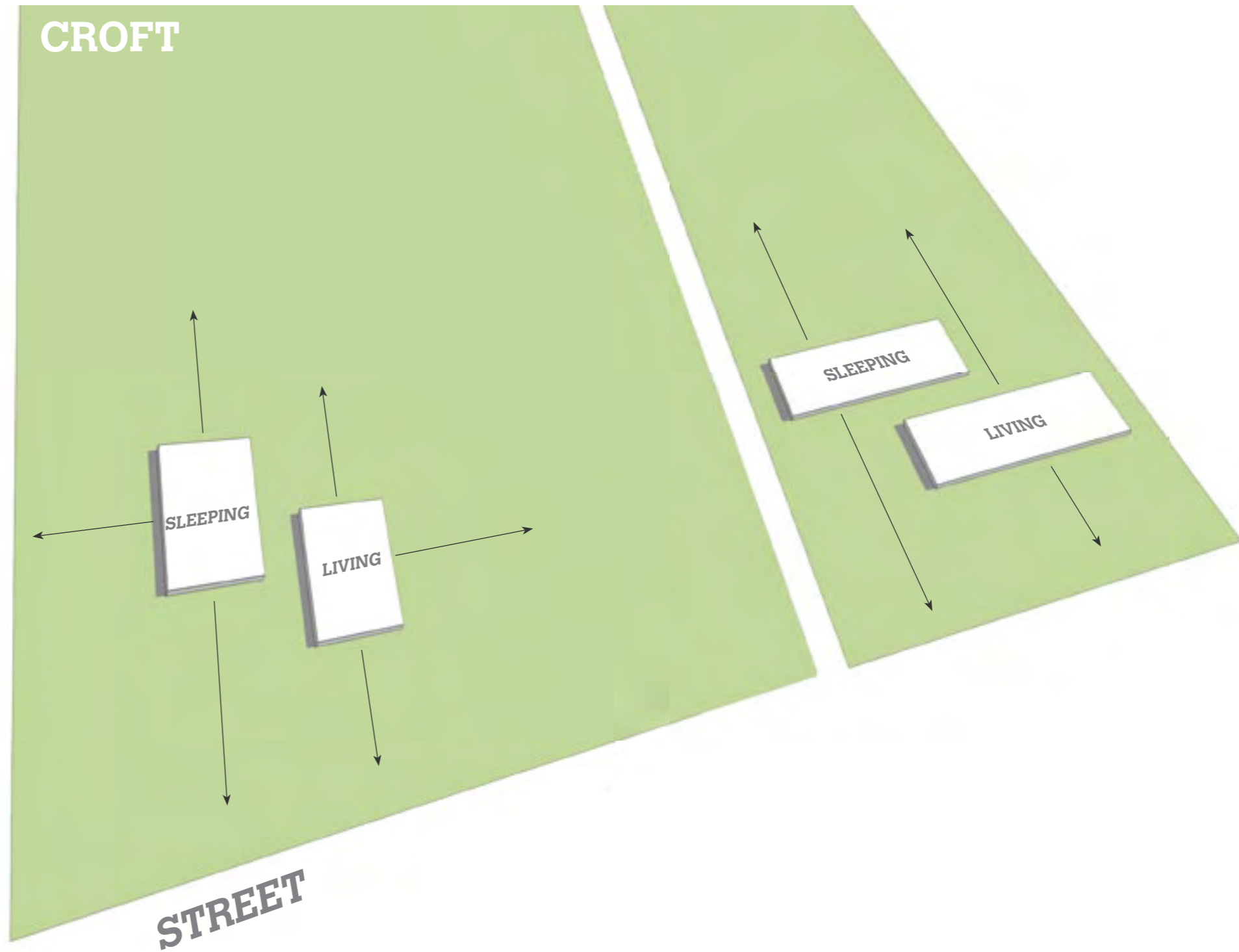


Concept

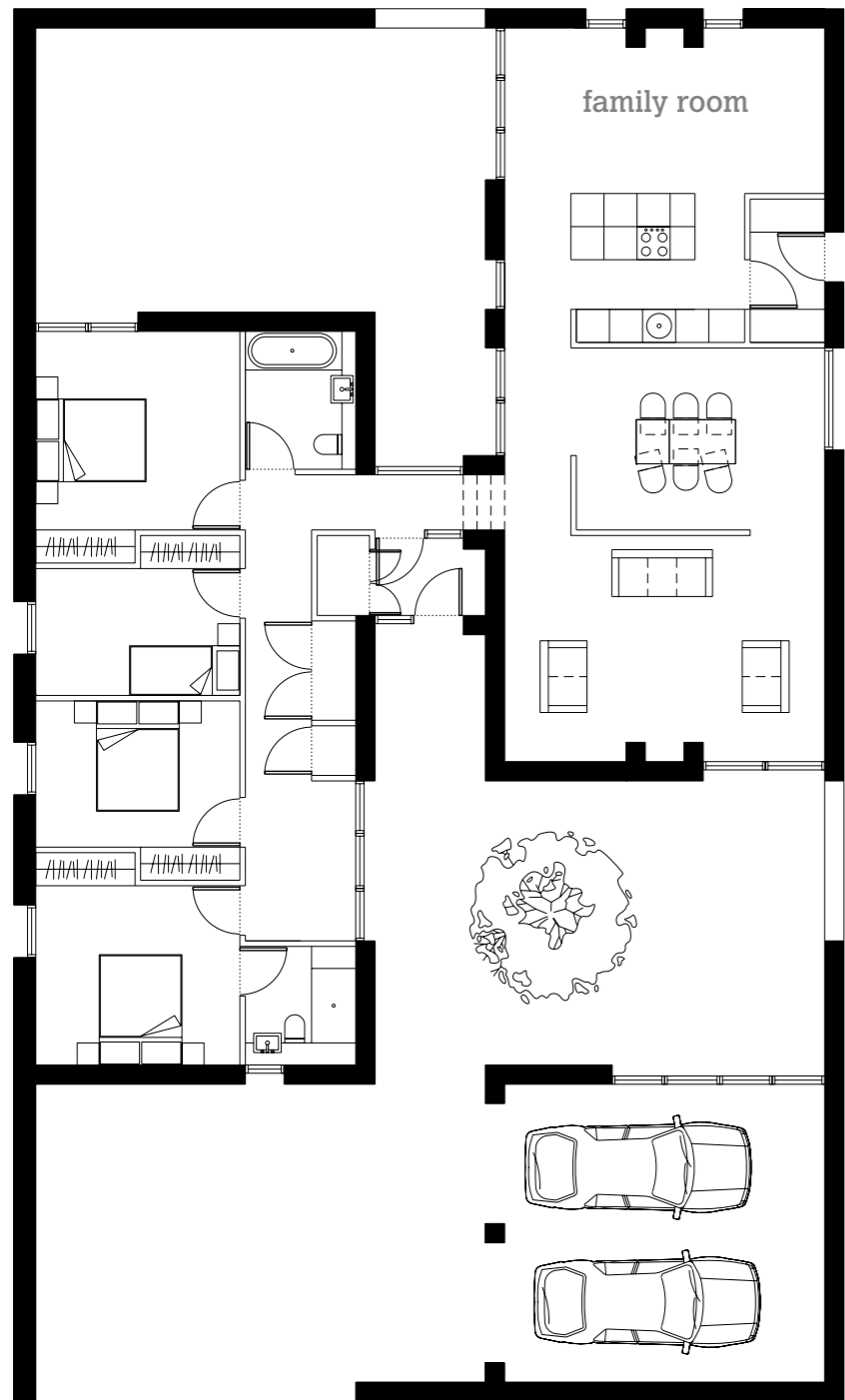
7

A cluster of linked components on a long, and wide croft can achieve outlooks from each component in multiple directions - towards the street and into the croft landscape.

A cluster of linked components on a long, but narrow croft can achieve outlooks in two directions.



Orientation



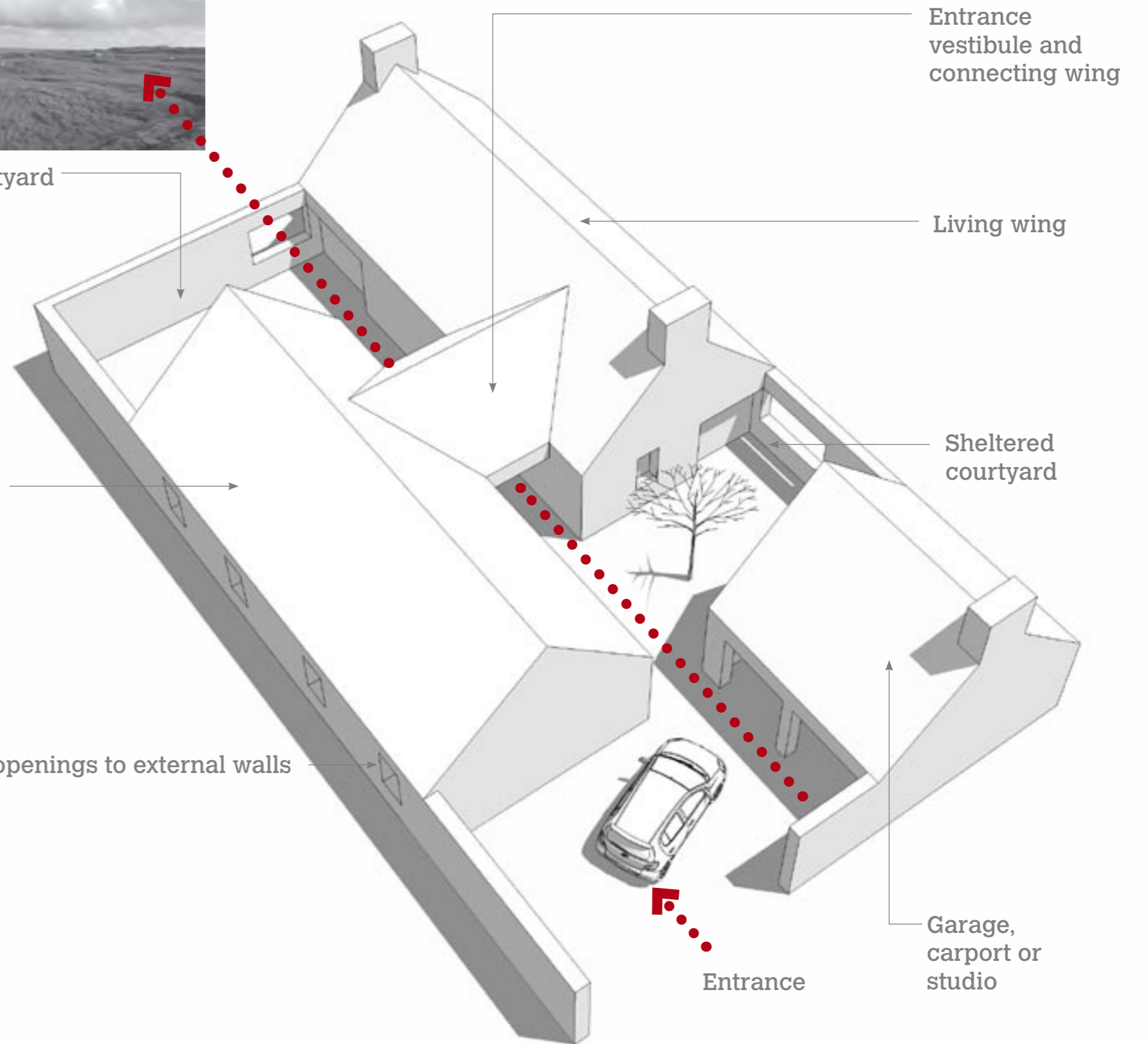
4 bedroom (162m²)



Sheltered courtyard

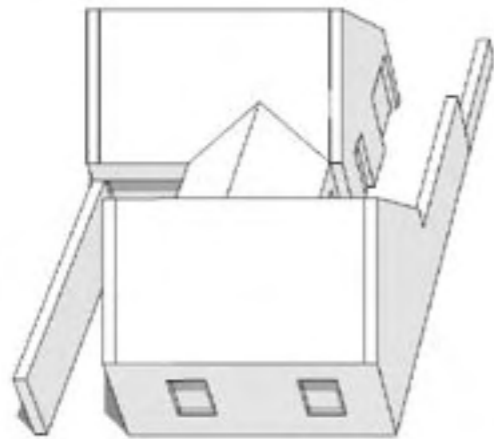
Bedroom wing

Small window openings to external walls



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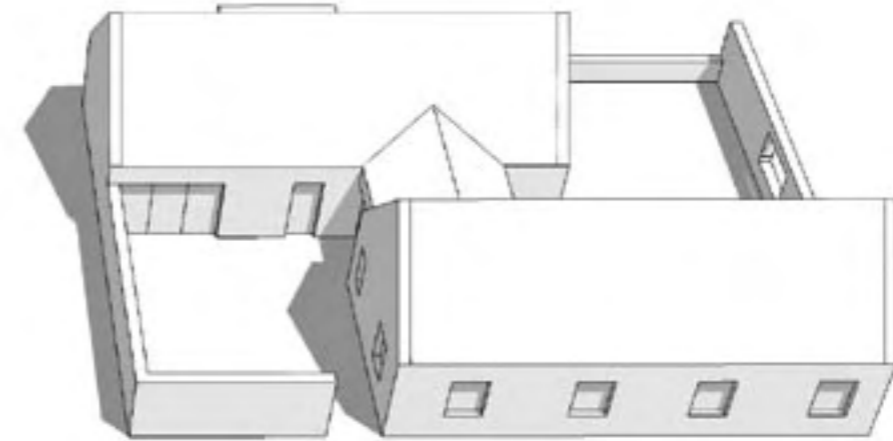
A cluster of components can achieve a variety of dwelling sizes and assist to provide sheltered courtyard spaces for use as outdoor private amenity space:



two bedroom configuration

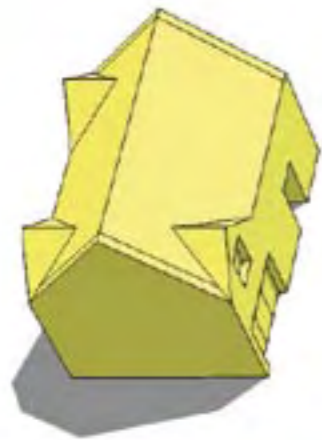


three bedroom configuration

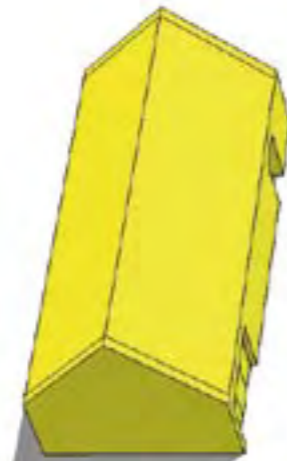


four bedroom configuration

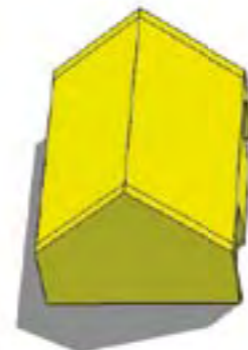
Pick and choose components to suit your lifestyle and budget:



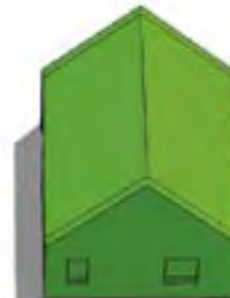
living 3



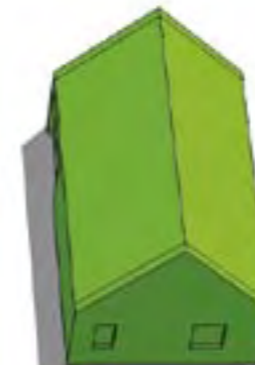
living 2



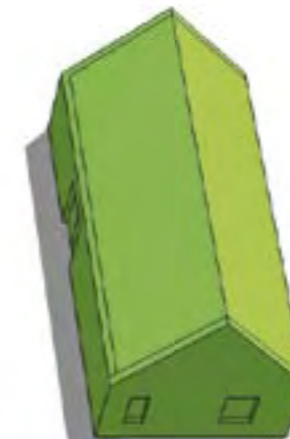
living 1



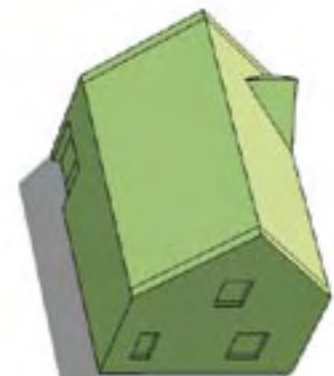
two bed



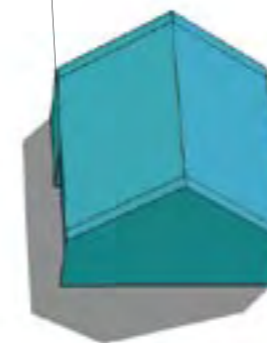
three bed



four bed



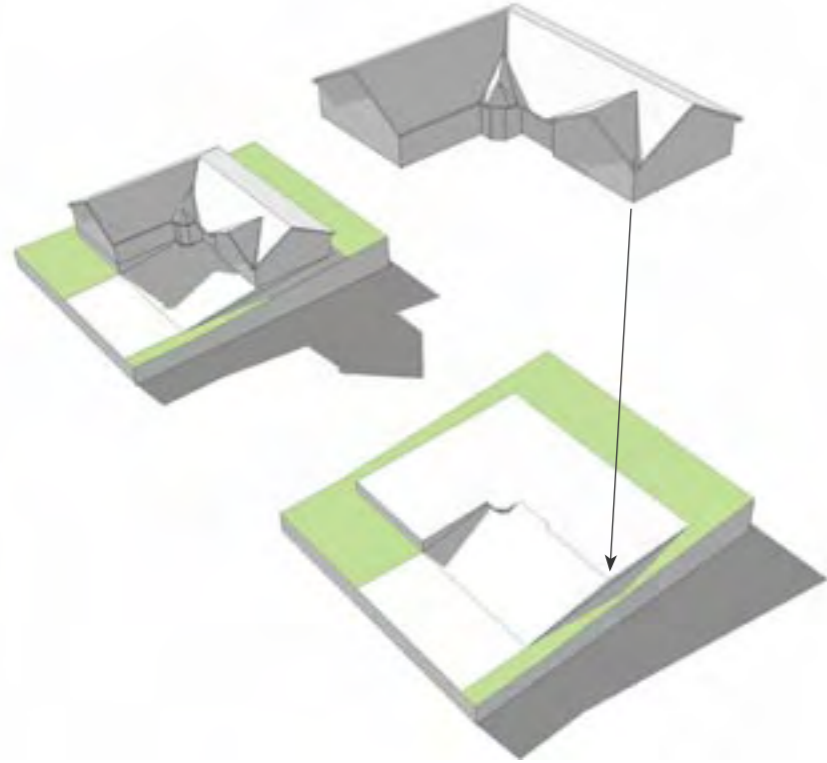
four bed



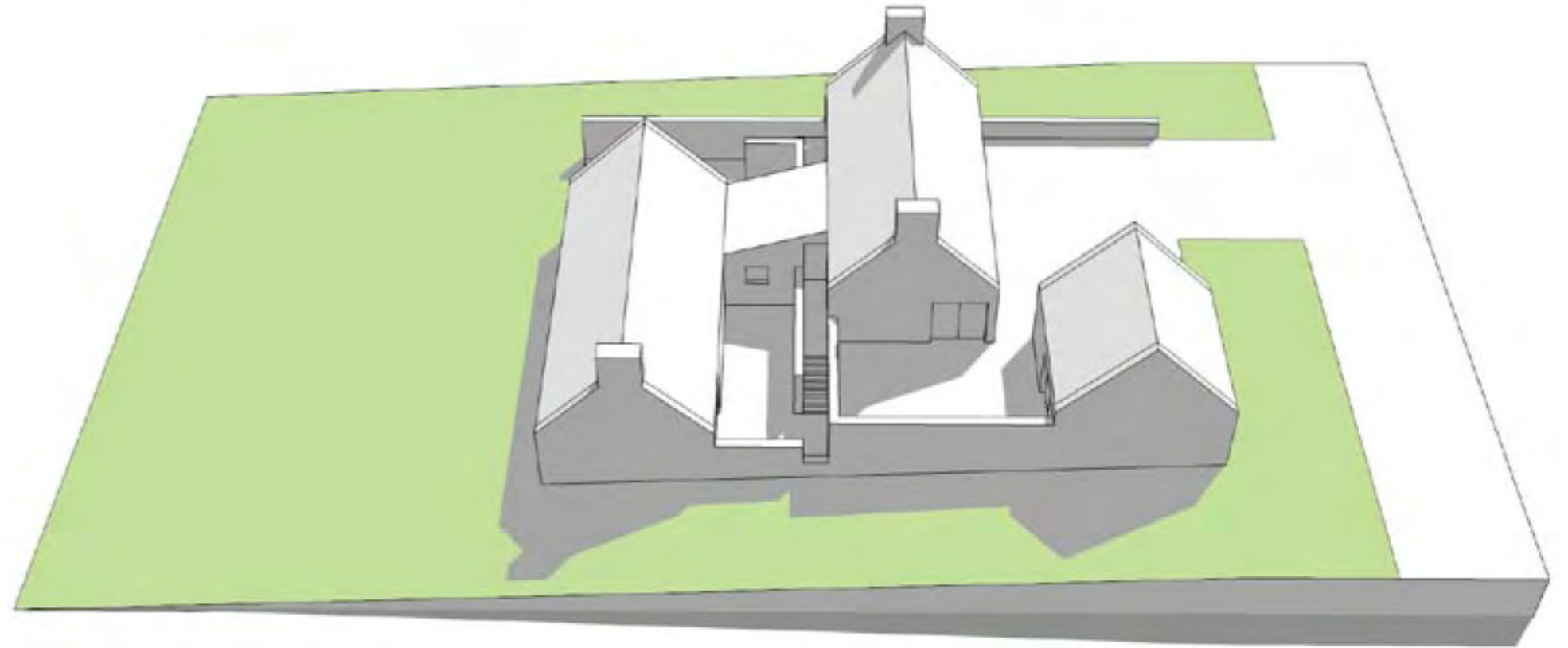
garage

Components

10

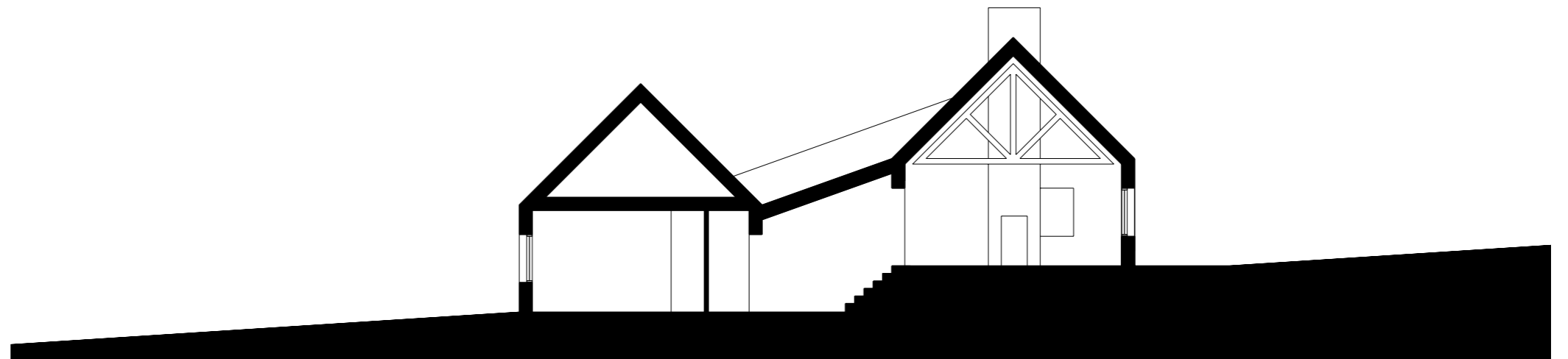


A large dwelling footprint tends to be less successful in accommodating a change in level with a site.



A cluster of linked components can accommodate a change in level within a site more successfully than one large footprint.

By partially cutting into the site and filling, excavations are retained within the site.



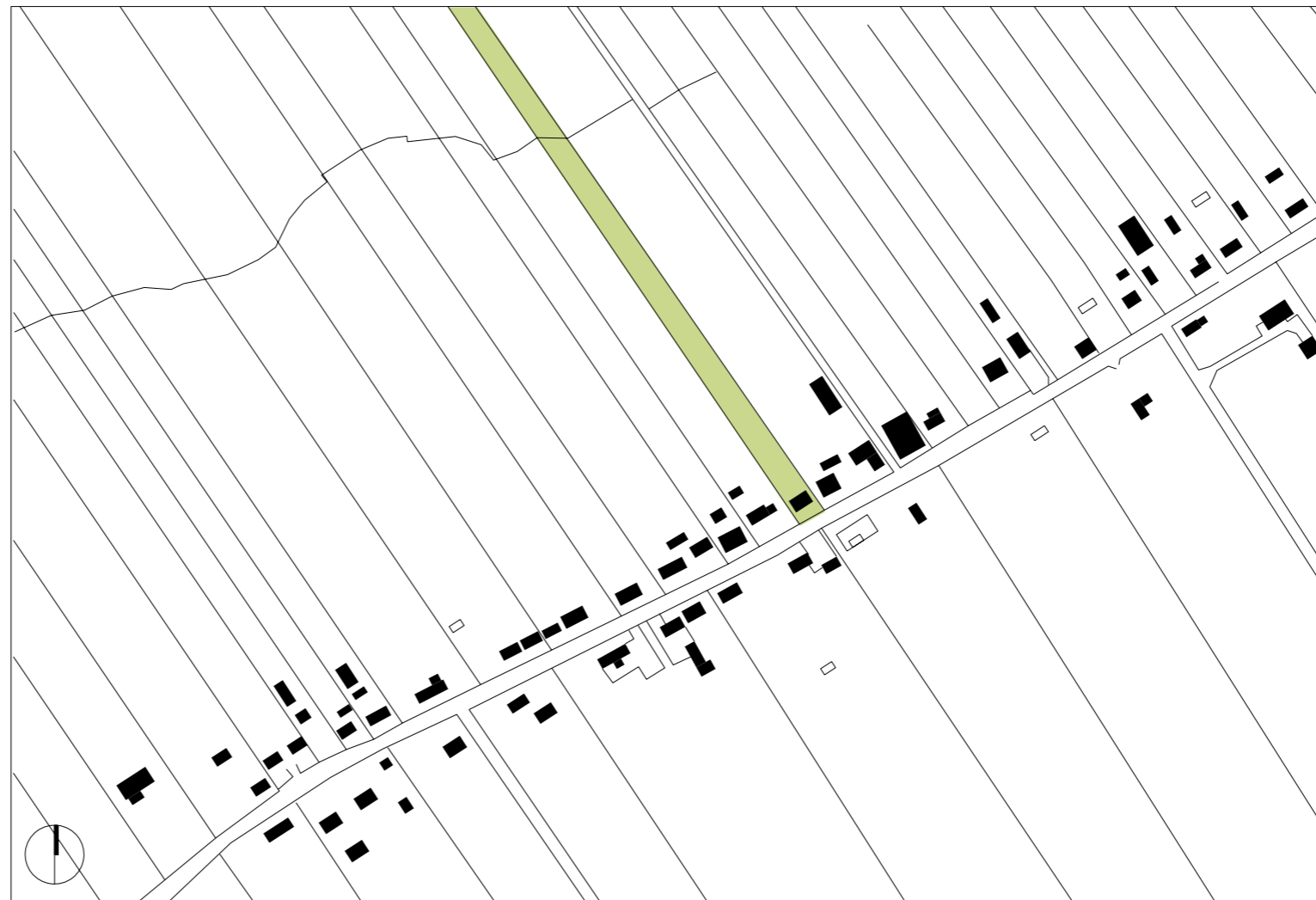
Topography

11



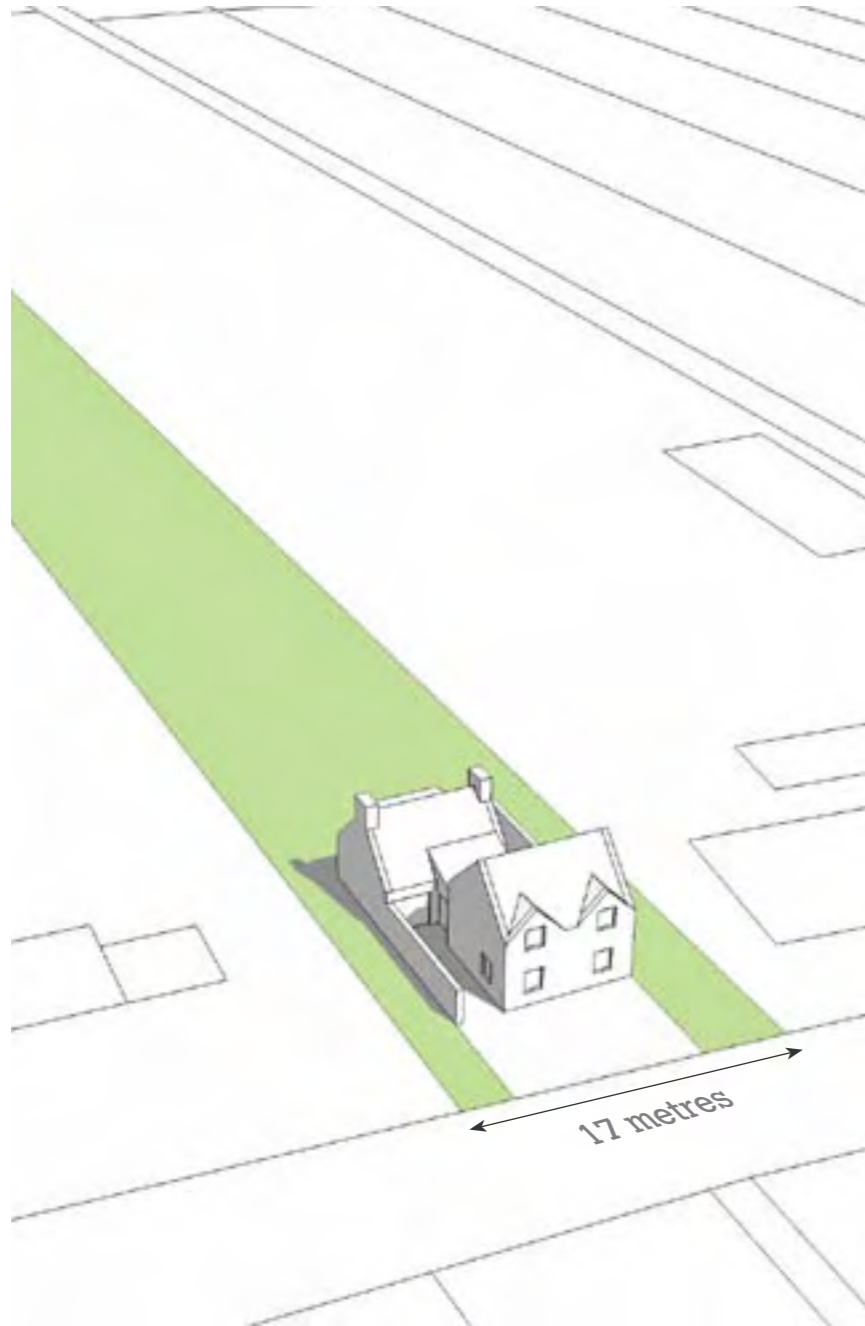
Tabost • Isle of Lewis

Narrow crofts of up to 20 metres in width



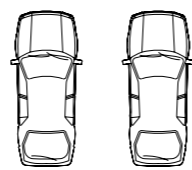
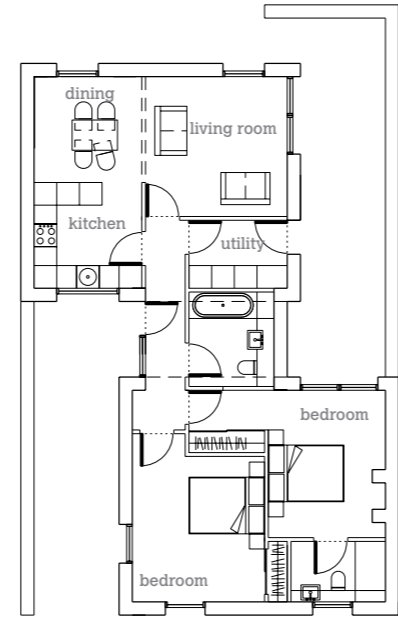
Context

12



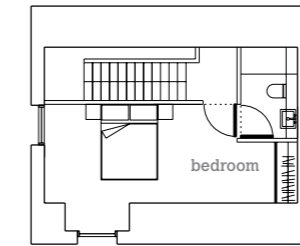
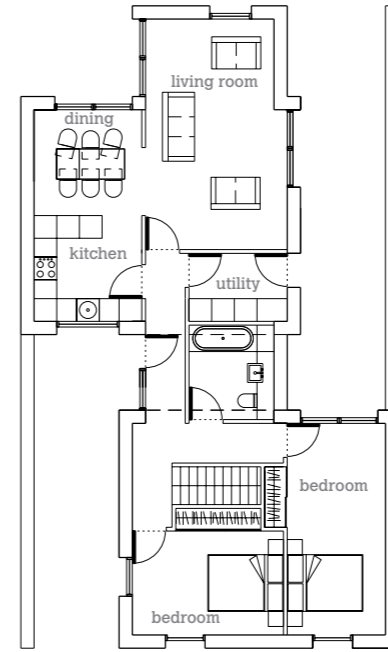
Components configured to provide a building width arrangement of 10 metres, suitable for narrow croft widths

10 metres



2 bed (84m²)
1 storey configuration

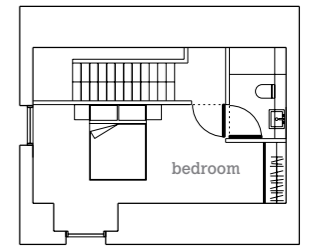
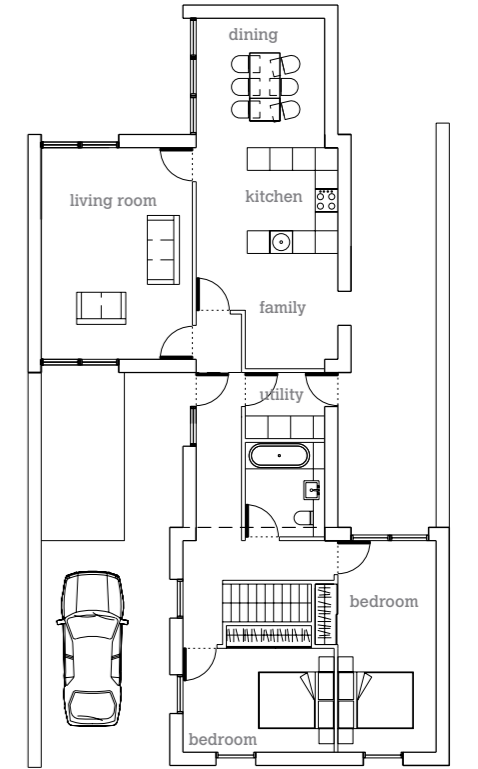
10 metres



upper floor

3 bed (120m²)
1 1/2 storey configuration

12 metres



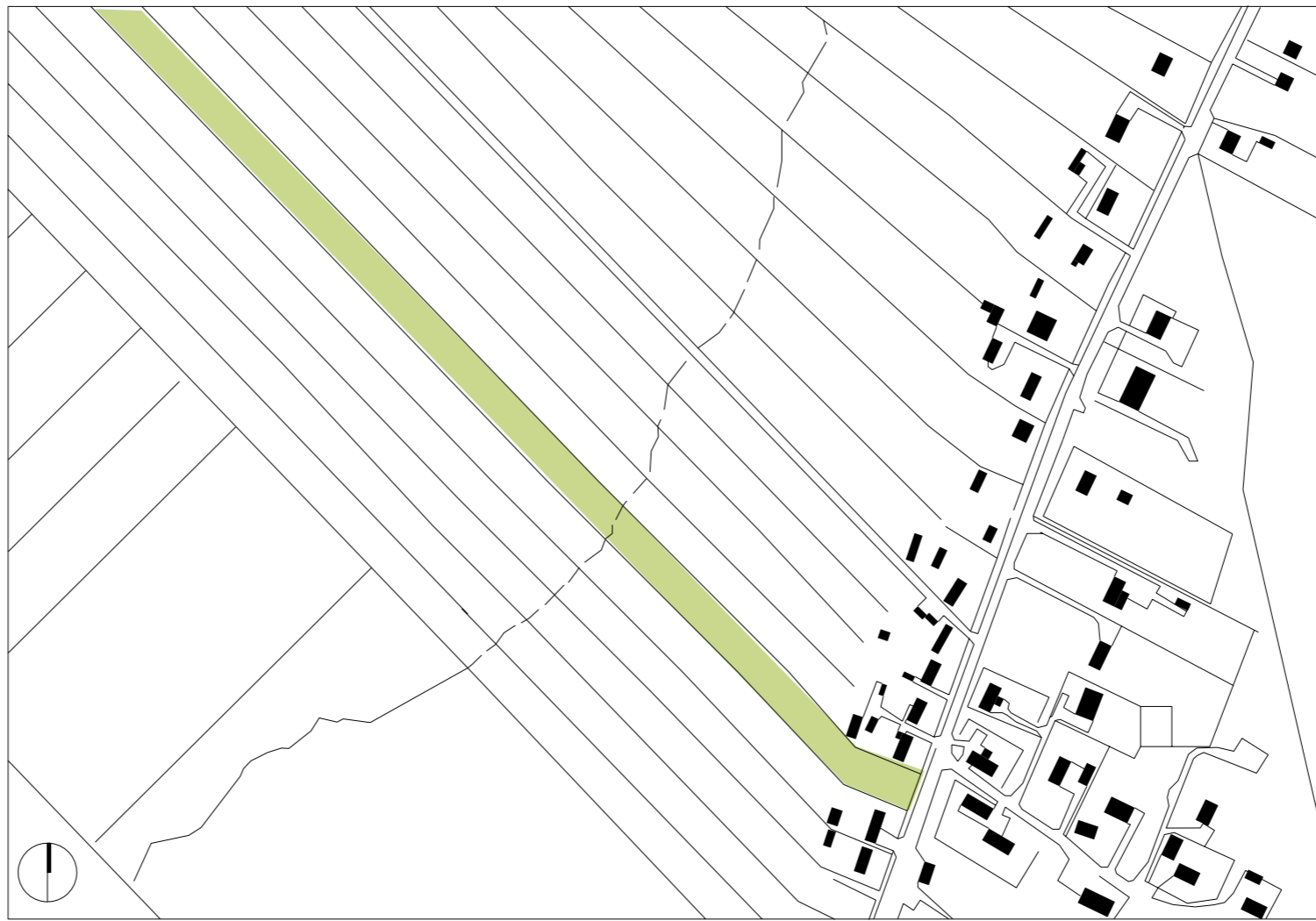
upper floor

3 bed (137m²)
1 1/2 storey configuration

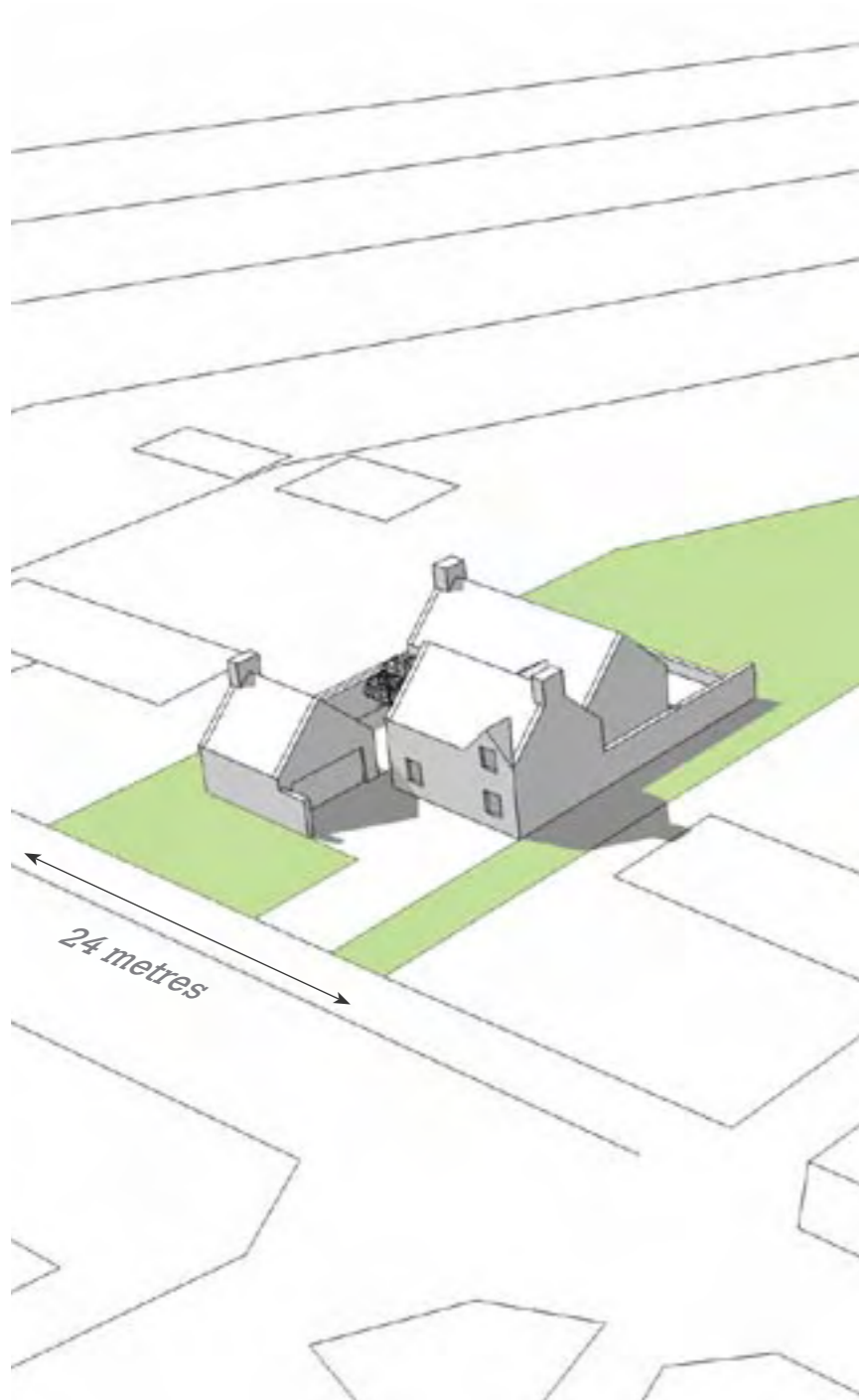
13



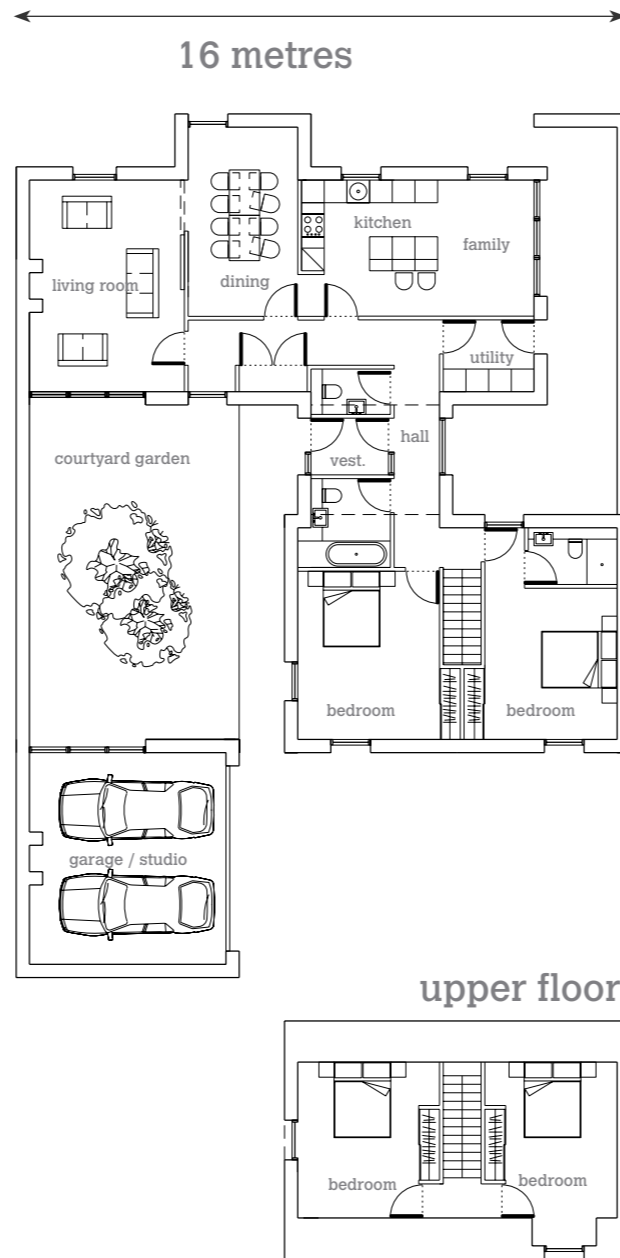
Narrow croft widths of up to 20 to 30 metres



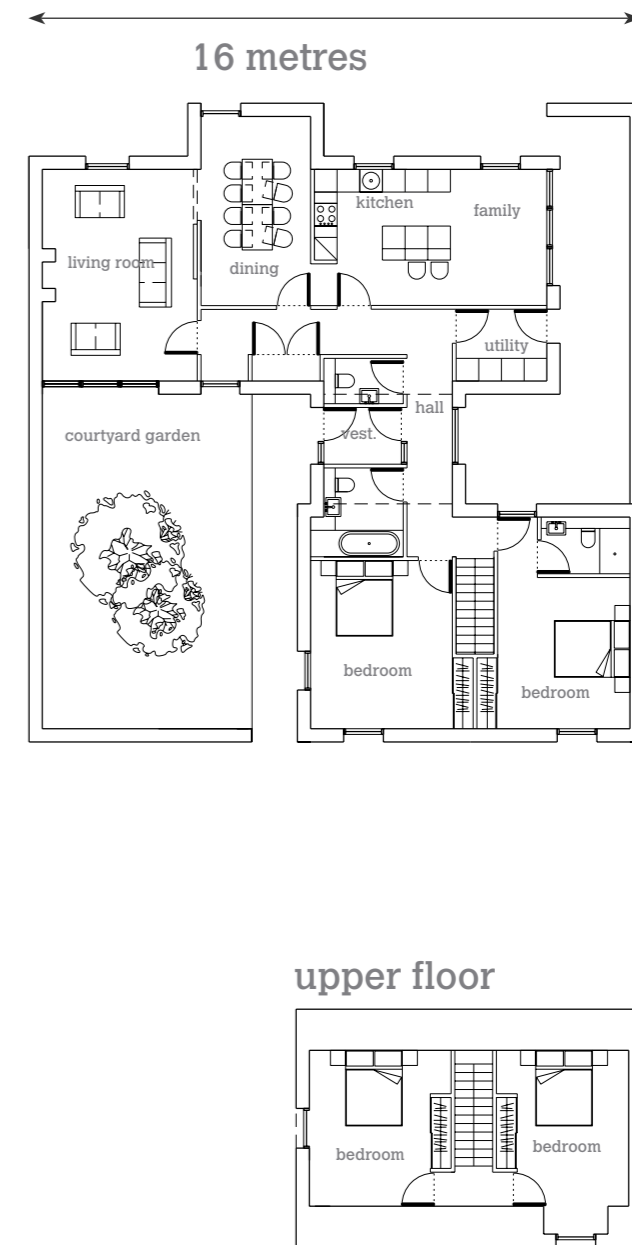
Context



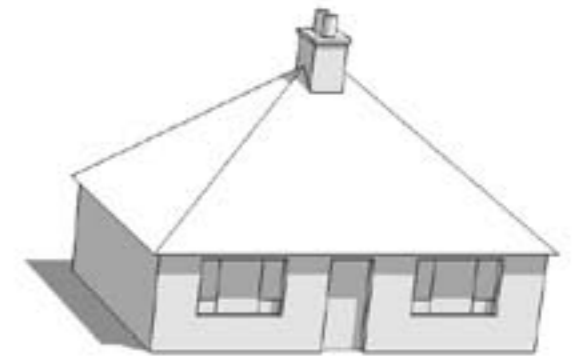
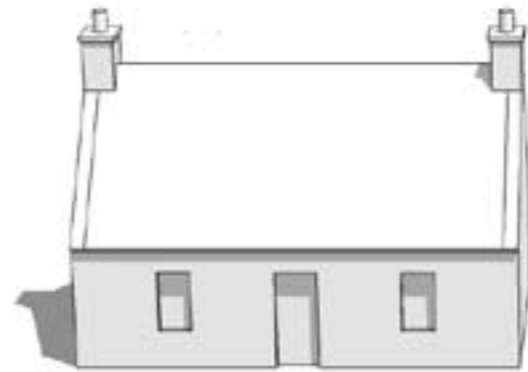
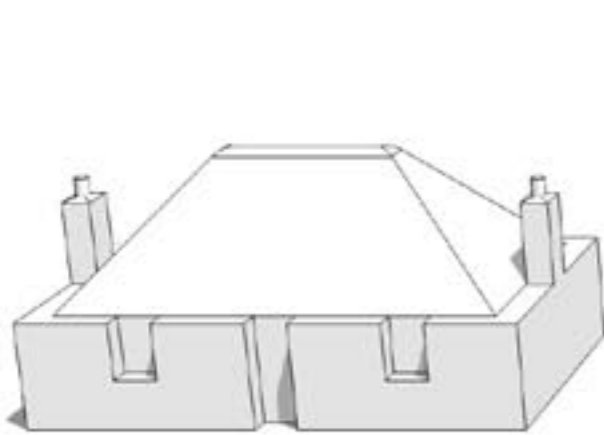
Components configured to provide a building width arrangement of 10 metres, suitable for narrow croft widths of up to 20 to 30 metres



Four bedroom with garage (172m²)
1 1/2 storey configuration



Four bedroom without garage (172m²)
1 1/2 storey configuration

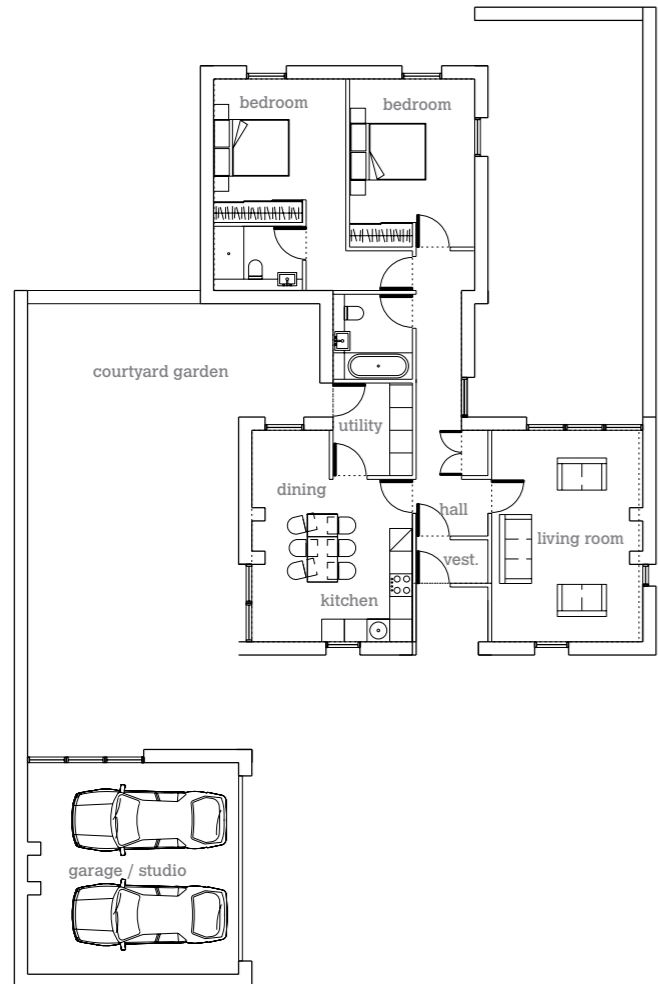


.... a dominant historical precedent for symmetrical entrances

Central Entrance

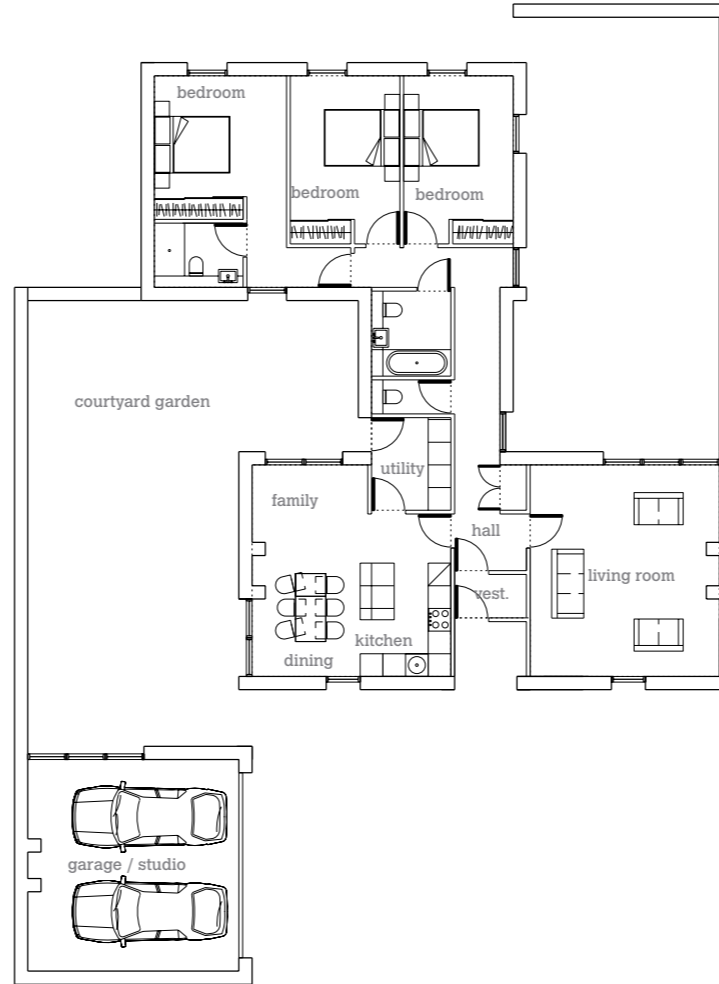
16

17 metres



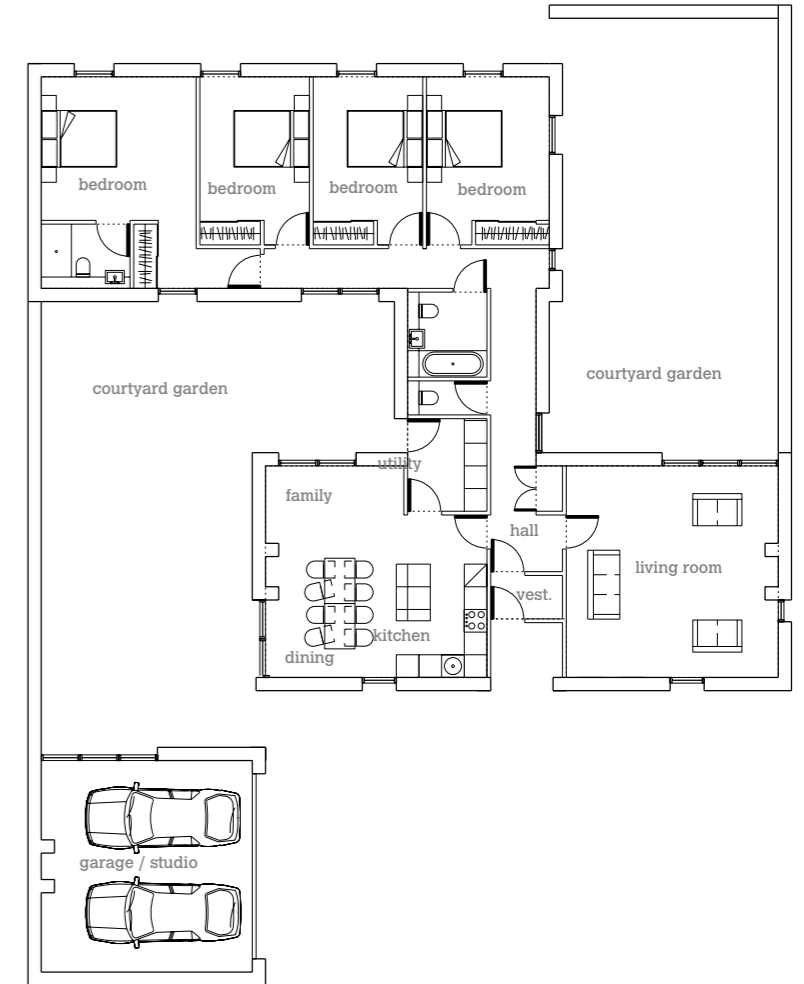
Two bedroom (105m²)

19 metres



Three bedroom (136m²)

20 metres



Four bedroom (164m²)

.... kit house configurations with a central entrance

Central Entrance

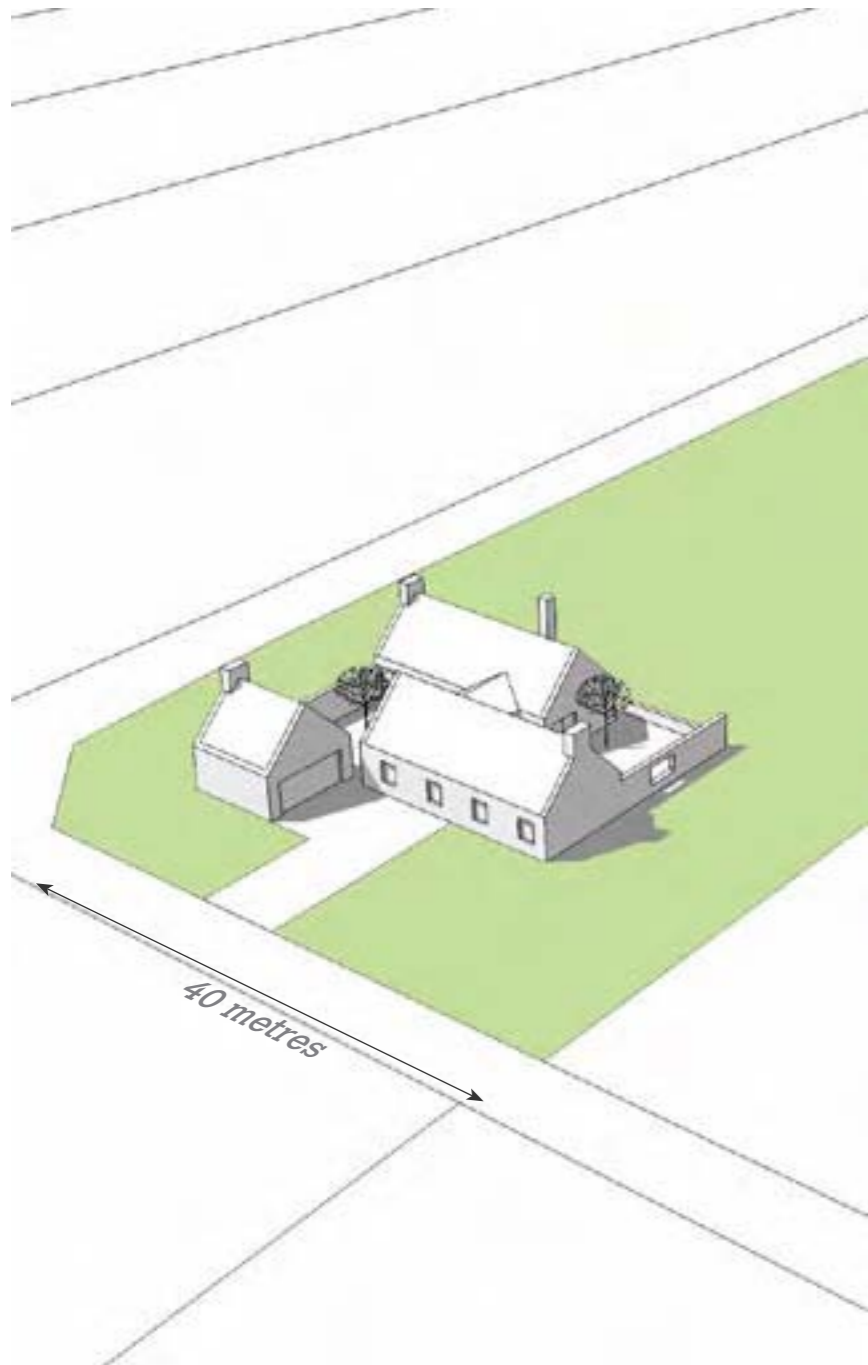
17



Medium croft widths of between 20 and 50 metres

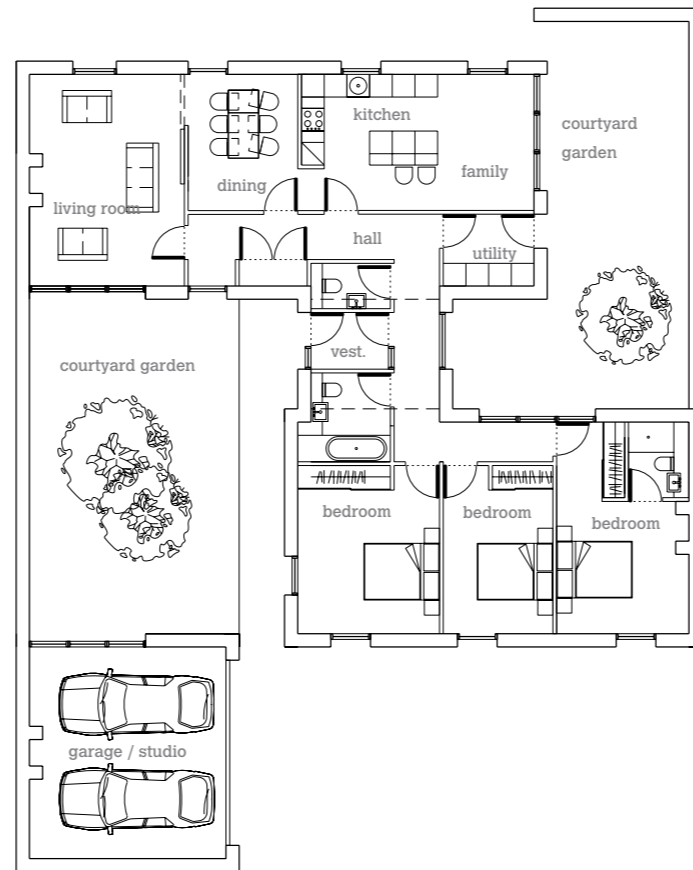


Context



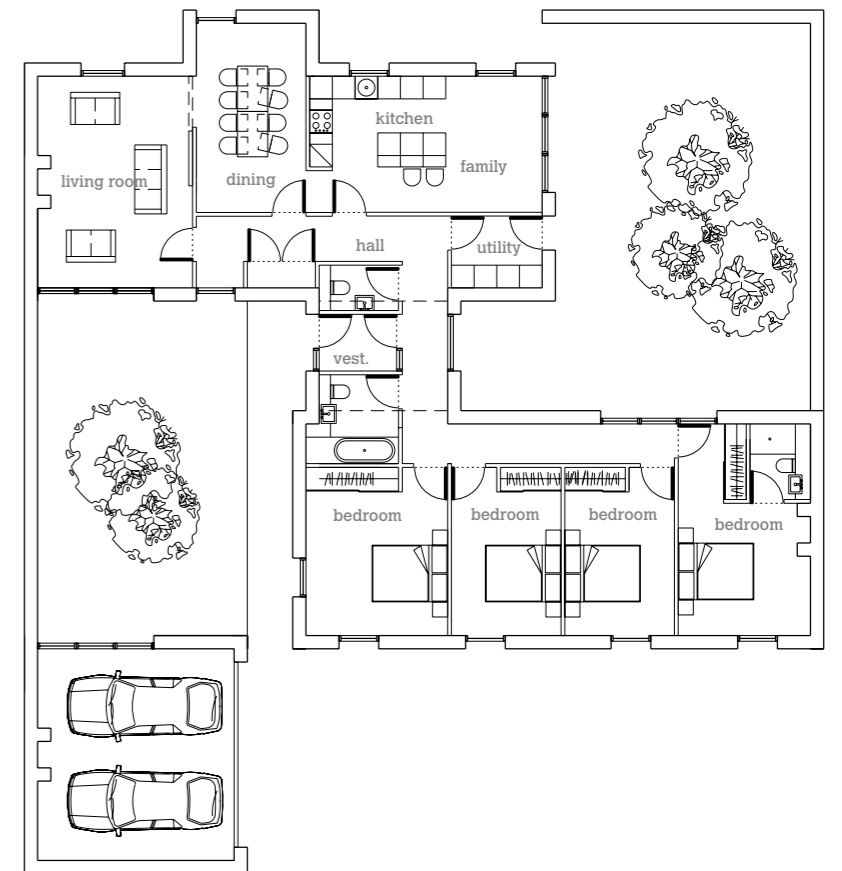
House configuration parallel to the street with courtyard entrance

18 metres



Three bedroom with garage (146m²)

21 metres

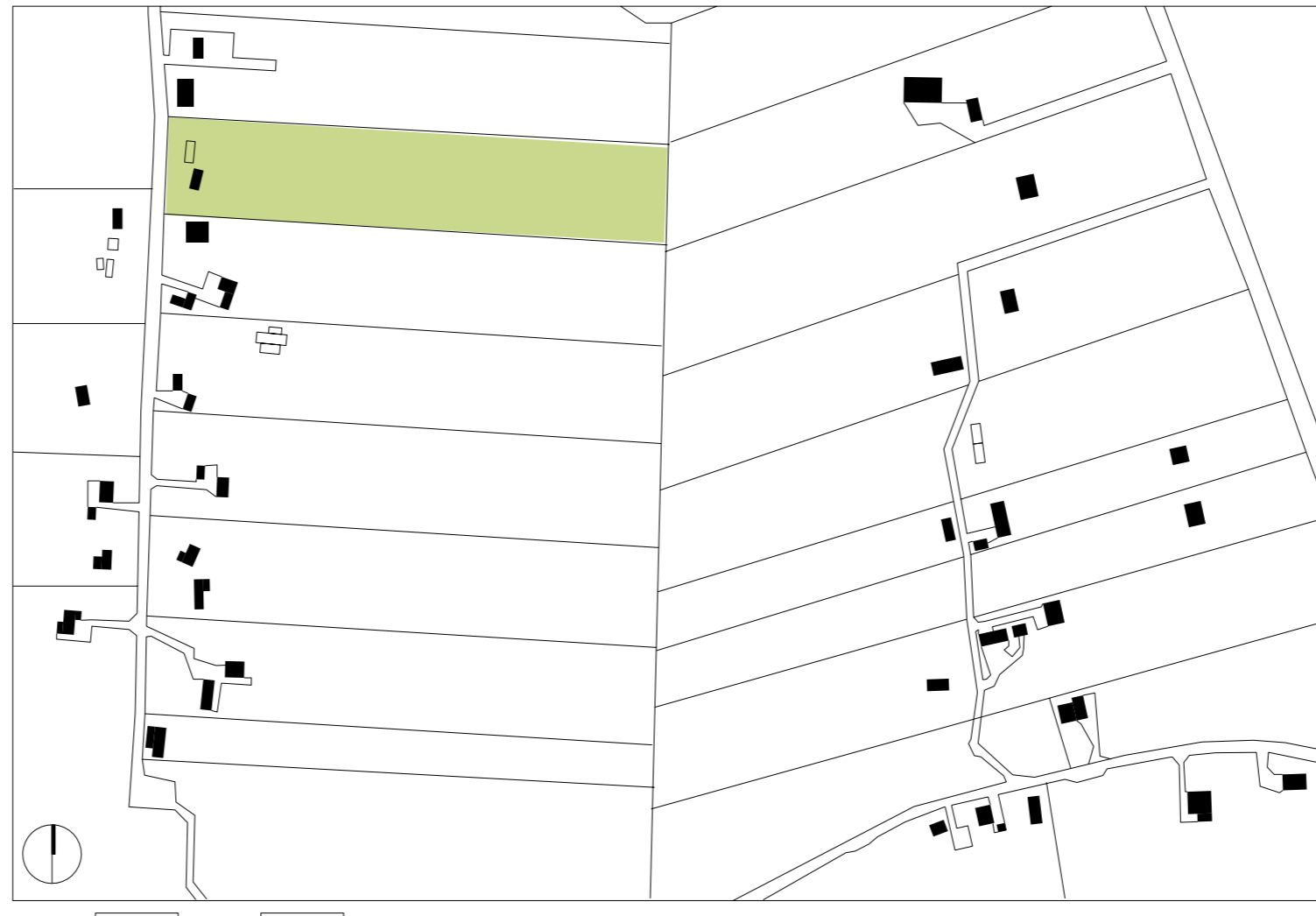


Four bedroom with garage (162m²)

19



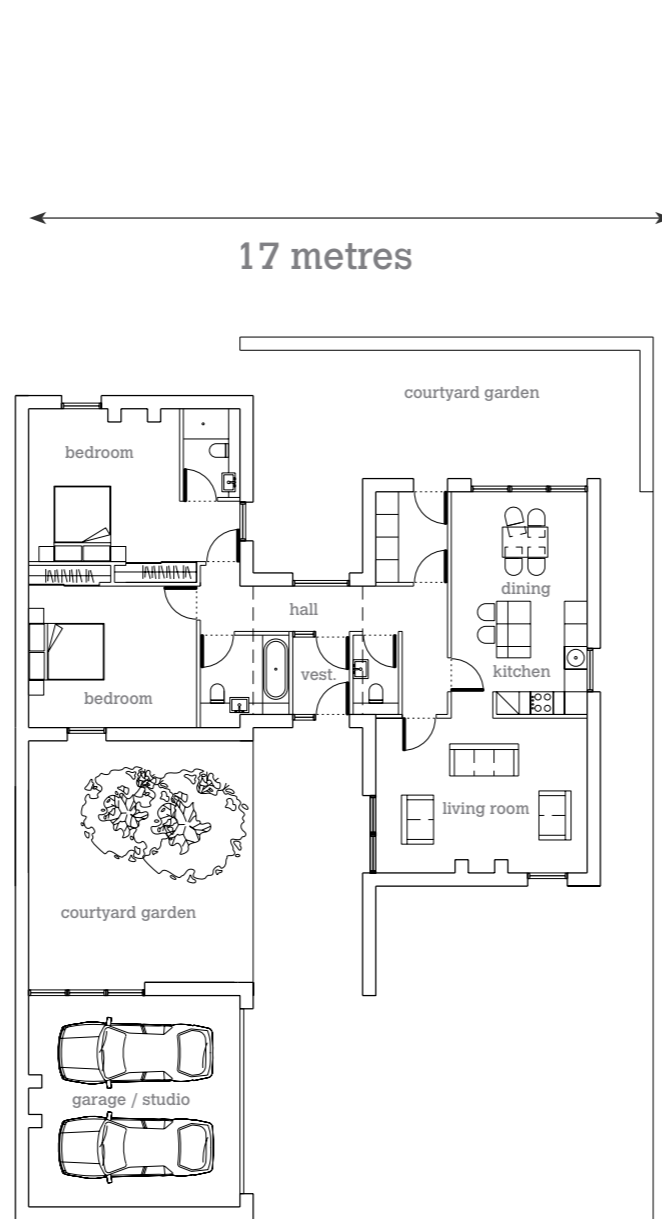
Large croft widths over 50 metres in width



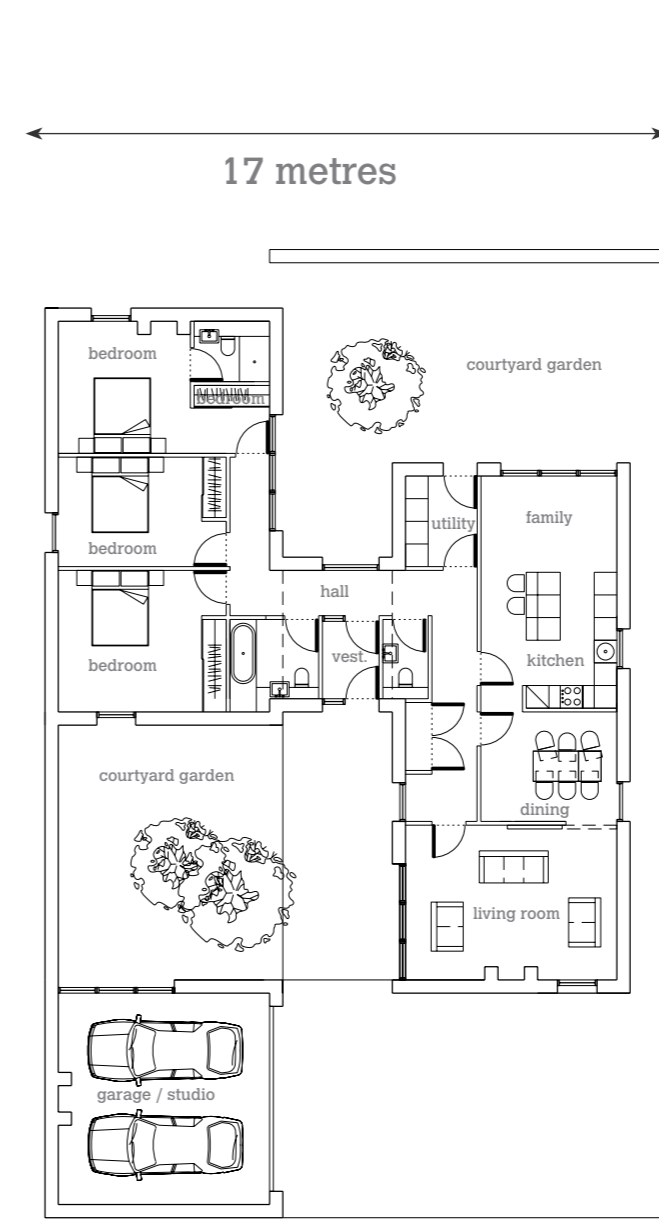
Context



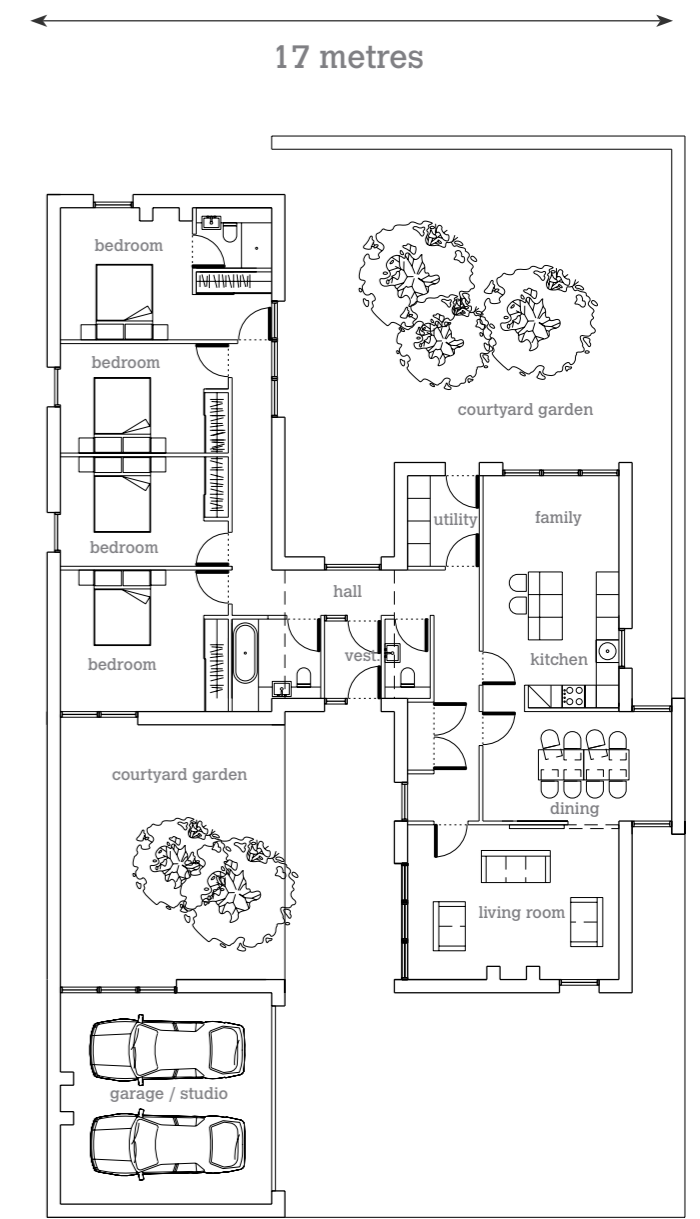
House configuration perpendicular to the street with courtyard entrance



Two bedroom with garage (116m²)



Four bedroom with garage (145m²)



Four bedroom with garage (166m²)