

EXTENSION TO LAND, SEA & ISLANDS CENTRE

Over the summer of 2014 we asked for your thoughts on the idea of refurbishing and extending the Land, Sea and Islands Centre to create more space for displaying and storing local artefacts, to sell locally-made produce and crafts, and to create a community hub open throughout the year for the benefit of the increasing number of people living in, working in and visiting the village.

After a very positive response to this idea we carried out a feasibility study and series of constructive community consultations on different layouts, which resulted in the design you see here.

Planning Permission was granted for this design in December 2014.

Since then the existing building has been refurbished, significantly reducing our energy bills and making the building even more attractive to residents and visitors alike now that we can stay open throughout the year.

We are now re-focusing on the extension of the building and need to renew our planning permission, which gives us the opportunity to make sure we are happy with the external materials of the extension.

These four posters show the design that we have planning permission for, together with three alternatives for the external wall cladding and roofing. Please let us know which of the four you prefer by taking ONE sticky dot from reception and placing it on your favourite poster.

Thank you!

ORIGINAL DESIGN:

Timber cladding and metal roofing

Before an overhaul in 2000 the original Smiddy was a squat, stone building with a slate roof no render – a look that reflected its low-key original industrial / agricultural use. In a presumed effort to give it an air of respectability the 2000 extensions and white cement render have ‘domesticated’ the building, giving it the appearance of a house.

While the existing building is quite wee, the proposed extension will more than double the overall floor area. To minimise the visual impact of the extension a different material was deliberately chosen to avoid the extended building looking too large. The building clearly looks like a small public building – not a house.

The use of natural, untreated timber cladding for the wall cladding along with dark-grey zinc roofing give the extension its own identity, while the shape of the extension (with the pitched roof, same eaves height and long rectangular plan) is similar to the existing building so that the two parts clearly relate to each other.

High quality untreated timber cladding has an expected lifespan of at least fifty years. It can be easily replaced and (if not painted) needs very little maintenance. It can be chipped or burnt at the end of its life.

Metal roofing is strong, very durable and requires very little maintenance. It will easily last 75 years and can be recycled at the end of its useful life.

ALTERNATIVE 1:

Timber and stone cladding; slate roofing

In this option a small section of stonework has been added beside the entrance to the extension and the roof finish changed from dark grey metal to slate.

The visual impact of the building is minimised by having different materials on the extension and original building.

While stone is a very expensive option for cladding there is only a very small area of it in this option so the cost increase may be in the region of £5,000.

Slate roofs are easy to maintain and have a lifespan of at least fifty years as long as they are well looked after. Slate roofing costs a similar amount to metal roofing.

ALTERNATIVE 2:

Render and stone cladding; slate roofing

In this option the timber cladding is replaced with white render to match the existing building, together with a small section of stonework beside the entrance to the extension. The roof finish changed is shown as slate.

By using the same white render finish around the whole building its visual impact increases significantly, making it stand out much more than the other options.

White render requires a reasonable degree of maintenance and cleaning to keep it looking white and free from algae, especially on north-facing facades (which will be seen most as people approach from up the hill). It has a likely lifespan of around 25 years before needing repair or re-rendering.

Render has a similar cost to timber cladding. While stone is a very expensive option for cladding there is only a very small area of it in this option so the cost increase may be in the region of £5,000.

Slate roofs are easy to maintain and have a lifespan of at least fifty years as long as they are well looked after. Slate roofing costs a similar amount to metal roofing.

ALTERNATIVE 3:

Dark timber cladding and metal roofing

The last of the three alternatives to the original design, this option explores the use of dark timber cladding for the walls of the whole extension, together with dark grey metal roofing.

When viewed from the Rhu Road or from either direction on the main road it is clear that the landscape background behind the Land, Sea and Islands Centre is fairly dark: tall deciduous and coniferous trees, along with heather-covered hills around the Rhu Road all help to create this backdrop.

Using dark coloured cladding to the walls and roof helps the extension to merge into this background, reducing its visual impact and increasing the prominence of the original, older building.

Dark timber cladding can have two possible finishes: **paint**, which will require maintenance and repainting every ten years or so, and; **charring**, which involves scorching the surface of the cladding and makes it rot and vermin resistant, as well as fire-proof. The latter option is known as *Shou Sugi Ban*, and has been used for centuries in Japan to increase the durability of timber. It can be chipped and composted at the end of its life.

The cost increase for this may be in the region of £5,000.

Metal roofing is strong, very durable and requires very little maintenance. It will easily last 75 years and can be recycled at the end of its useful life.

Original design - Timber cladding : zinc roof



Image 1 - view facing south-east



Image 2 - view from the seashore (north)



Image 3 - view towards the bay (facing south)



Image 4 - view from Rhu Road (facing north)

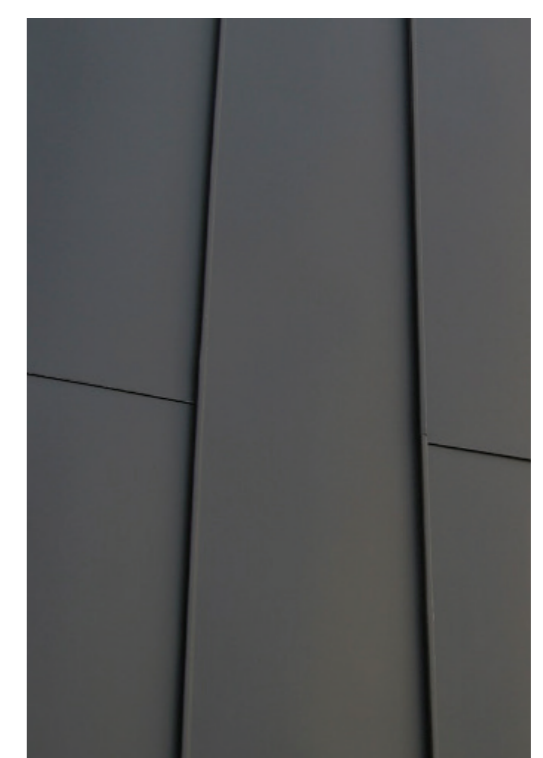


Image 5 - view towards the bay (facing south-west)

Implications

- Planning permission has been granted for this option
- Different timber cladding to extension reduces massing (bulkiness) and visual impact
- Timber cladding identifies extension as new addition; white render identifies original building
- Durable timber cladding (eg siberian larch) requires minimal maintenance
- Zinc roof requires minimal maintenance
- Timber cladding identifies LSIC as public building

Materials



Option 1 - Timber and stone cladding : slate roof



Image 1 - view facing south-east



Image 2 - view from the seashore (north)



Image 3 - view towards the bay (facing south)



Image 4 - view from Rhu Road (facing north)



Image 5 - view towards the bay (facing south-west)

Implications

- Timber cladding on extension reduces massing and visual impact.
- Timber cladding identifies extension as new addition; white render identifies original building
- Durable timber cladding (eg siberian larch) requires minimal maintenance
- Timber cladding identifies LSIC as a public building
- Stone requires regular maintenance (repointing)
- Slate roof will require regular maintenance
- New planning application unlikely to be required.

Materials



Option 2 - White render and stone cladding : Slate roof.



Image 1 - view facing south-east



Image 2 - view from the seashore (north)



Image 3 - view towards the bay (facing south)



Image 4 - view from Rhu Road (facing north)



Image 5 - view towards the bay (facing south-west)

Implications

- Stone, mortar and slate require regular maintenance
- Use of the same building material on extension increases the massing (bulkiness) and visual impact
- Unclear which part of the building is original
- Building looks domestic with white render
- New planning application likely to be required.

Materials



Option 3 - Charred timber cladding : zinc roof



Image 1 - view facing south-east



Image 2 - view from the seashore (north)



Image 3 - view towards the bay (facing south)



Image 4 - view from Rhu Road (facing north)



Image 5 - view towards the bay (facing south-west)

Implications

- Different material on extension reduces massing (bulkiness) and visual impact
- Charred timber cladding identifies extension as new addition; white render identifies original building
- Zinc roof requires minimal maintenance
- Timber cladding identifies LSIC as a public building
- Charred timber requires oiling to prevent charring rubbing off
- New planning application likely to be required

Materials

