



Development Proposals for Visitor Accommodation on Easdale Island

Contents:

- A community project for Easdale Island

- An introduction

- A precedent study

- A study of relevant past and present architecture of the Hebrides and surrounding lands

- Site Analysis

- Land Ownership
- Settlement zone
- Public private spaces
- Public routes
- Views and site location
- Material Study

- Design strategy & development

- Design Brief
- Design proposals
- Visitor accommodation space study
- Justifications
- Energy efficiency and renewables

Design and Development of a Visitor Accommodation Lodge A Community Project for Easdale Island

This study is part of Eilean Eiseal's community consultation programme to promote the regeneration and development of Easdale Island.

The focus of this presentation is the design of a twelve bed Visitor Accommodation Lodge which seeks to promote and further develop community regeneration on the Island.



view from high ground tourist route looking towards Easdale Harbour

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It is necessary to understand and appreciate the style and quality of architecture in and around Easdale Island both within a modern and historical context.

It aims to address some of the ongoing constraints facing new development on Easdale which is not only within a conservation area but has a strong visual heritage that can be seen throughout the island.



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description: stone and slate; 1.5 storey with dormers; iconic circular section with conical roof

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description: stone and timber 1 storey with grass roof

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description: stone house over harbour, iconic ruin

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description: white render and feature corner turret style, asymmetrical wings either end

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description: the oldest house in Ellenabeich, external circulation

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description: 2 storey tower like dwelling, originally the pump for the quarries on Easdale

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description: iconic ruin near small harbour

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description: contemporary living within traditional stone build cottage

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A site analysis of Easdale Island

This analysis firstly defines the land according to trust ownership and settlement zones referenced from the A & B Council's local plan.




Key features are highlighted including communal areas, public paths; tourist routes and public buildings. This will help to analyse how a new development will impact on the existing physical, social and economic infrastructure on the island. A successful project will be able to promote and enhance the island in all these 3 key areas.



description: Easdale Island aerial view

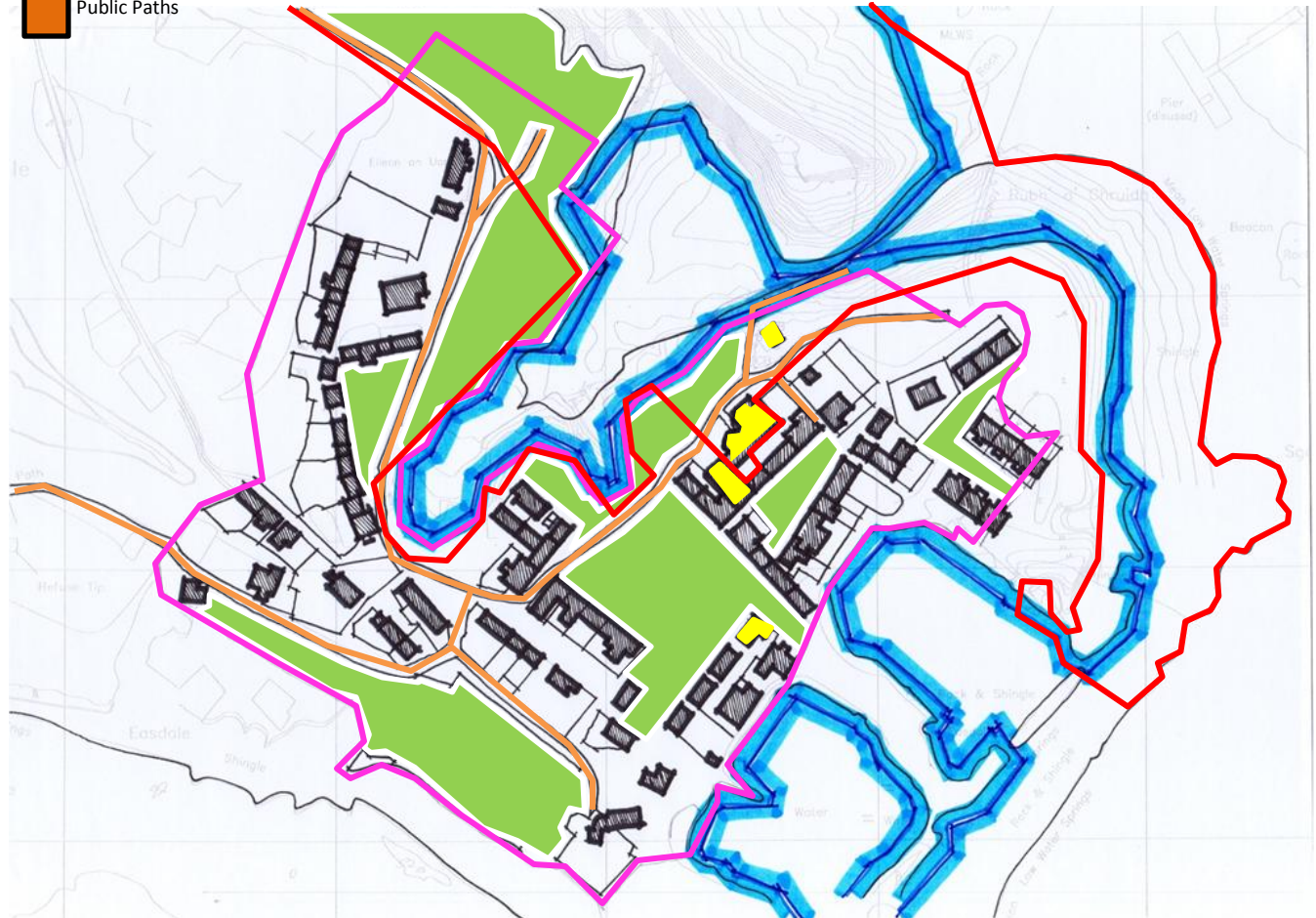
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-  Plan boundary showing land under Trust ownership
-  Plan boundary showing land within the settlement zone
-  Plan showing open green spaces
-  Public Buildings
-  Public Paths

A site analysis of Easdale Island

Site Plan as existing



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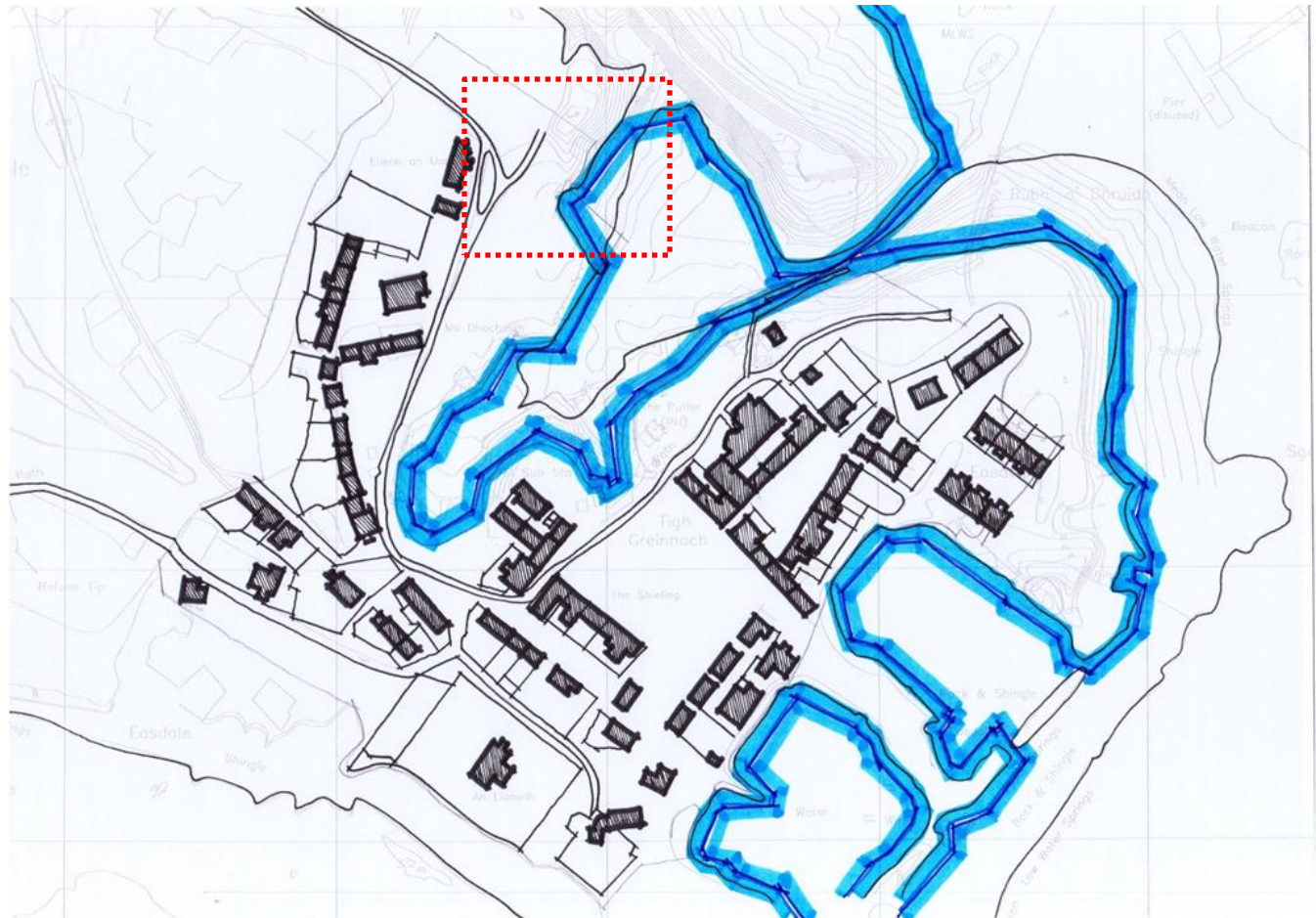
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A site analysis of Easdale Island ~ Site Location

The favoured site for development is in the north west section of the settlement zone.



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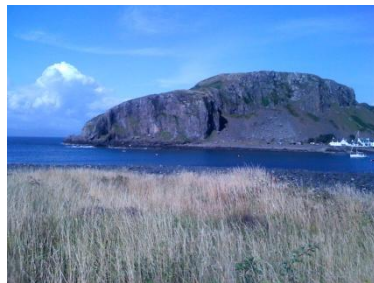
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Site Views

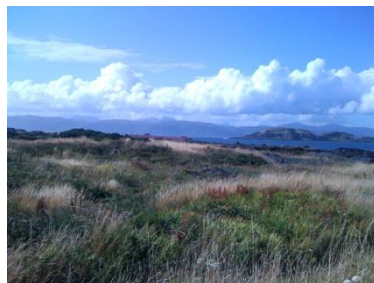
The vantage point offers some of the most spectacular views on Easdale



Towards Ellenabeich



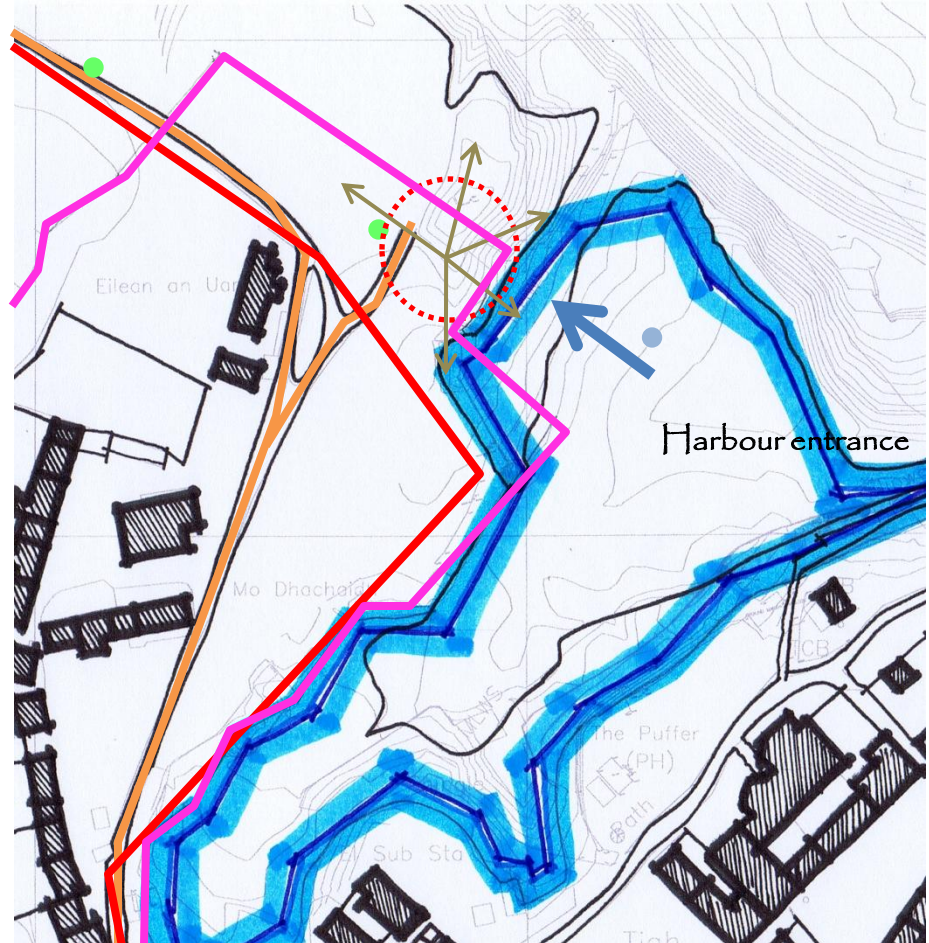
Over the Firth of Lorn



Over Easdale towards Mull

A site analysis of Easdale Island ~ Site Location

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Advantages

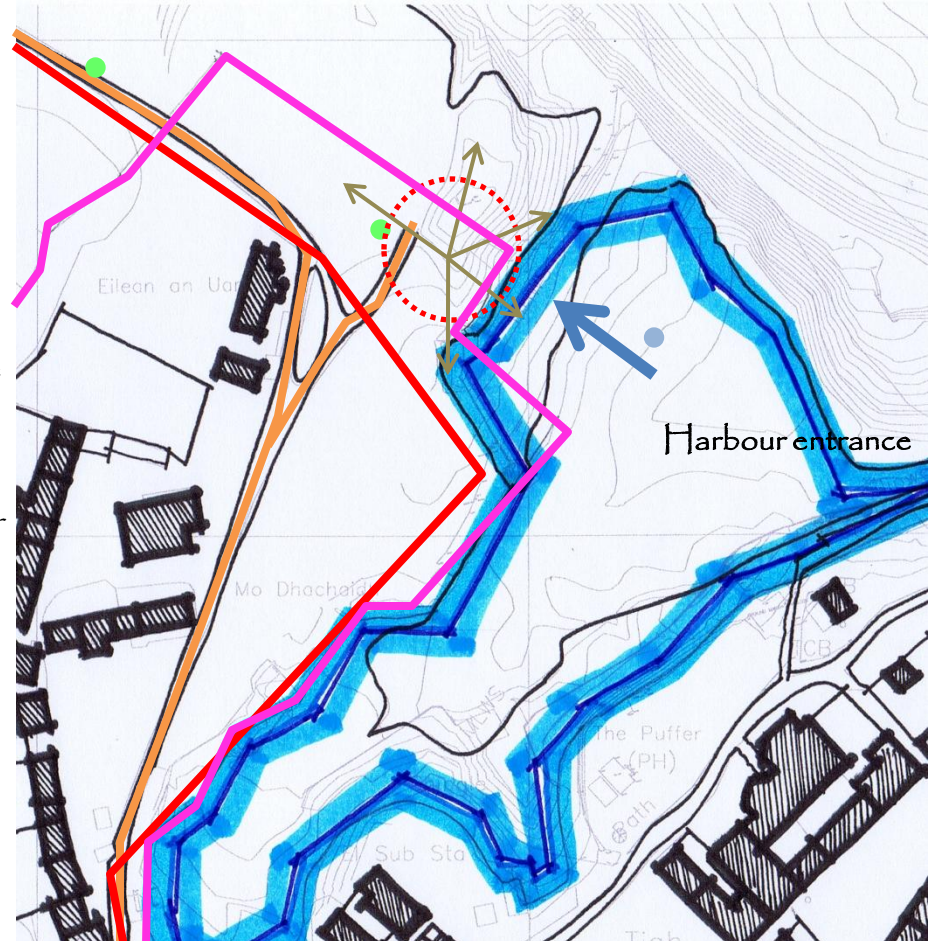
- Public path naturally flows around the harbour to this location and leads to tourist walk
- Site accessible from the harbour
- Spectacular views across the harbour, island and The Firth of Lorn

Location is within the settlement zone and is under the Community Trust Ownership

Promotes potential for further development

A site analysis of Easdale Island ~ Site Location

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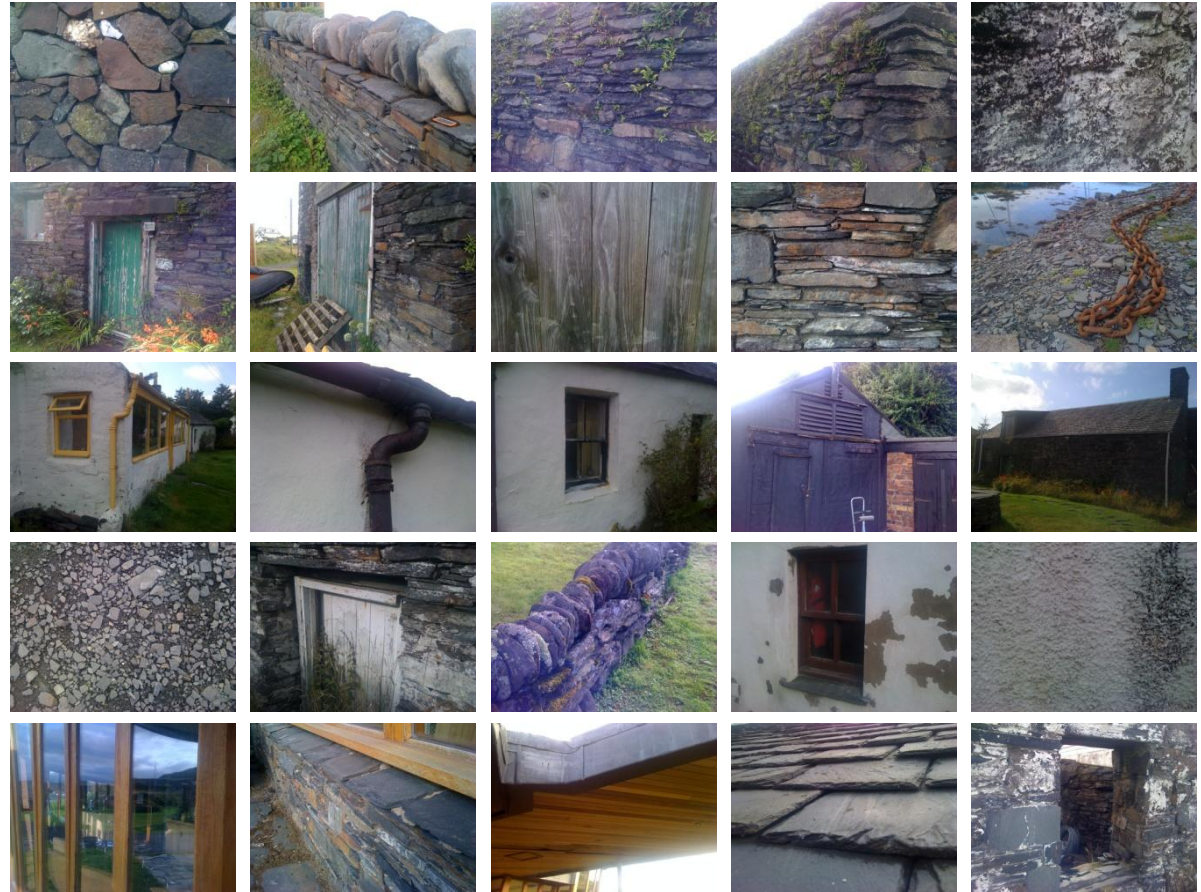
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A site analysis of Easdale Island ~ Site Location

Material Study



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The Brief

Design and development of a Visitor Accommodation Lodge. The following design criteria is to be considered:

- 12 no. Beds with en-suite facilities comprising:
 - 6 Bedrooms of which 2 no. should be family size
- Consideration of external facilities comprising:
 - Showers, Drying room, Laundry / Wash room
 - Used by the public, kayakers, Seafari adventurers, water sports
- Managers Office within or in close proximity to the lodge

The visitor accommodation should not be an entirely self contained unit and should encourage customers to use existing facilities in and around the island.

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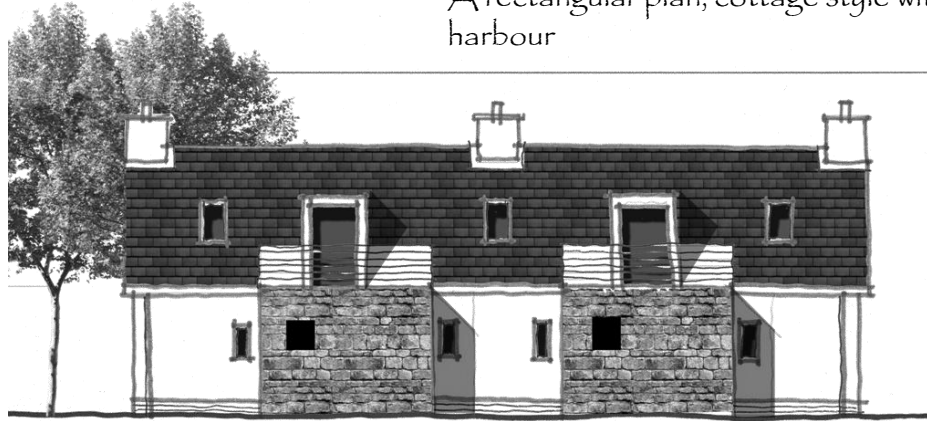
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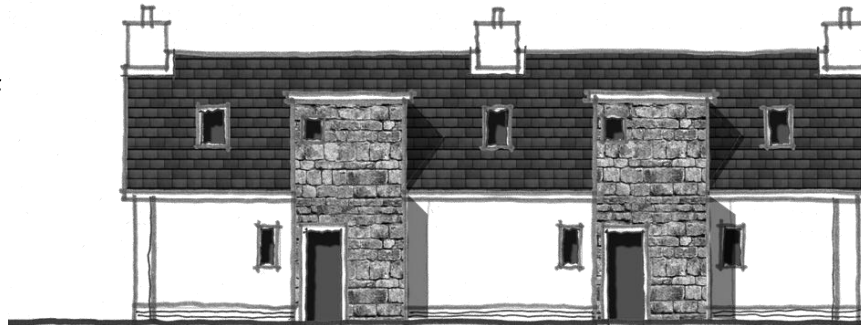
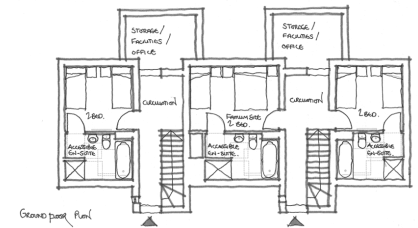
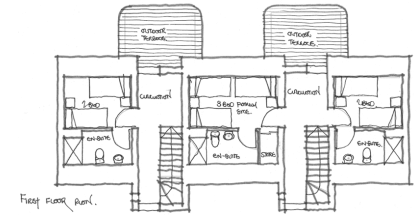
Design Proposals

Option A - Elevations & Plans

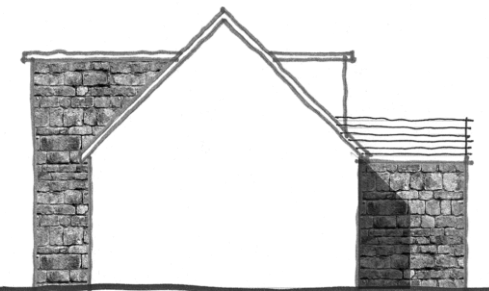
A rectangular plan, cottage style with terraced views over the harbour



Harbour elevation



Rear elevation



Gable elevation

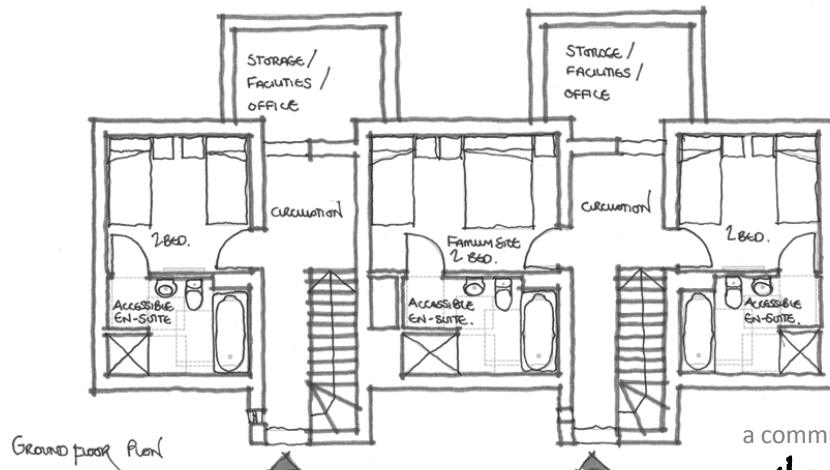
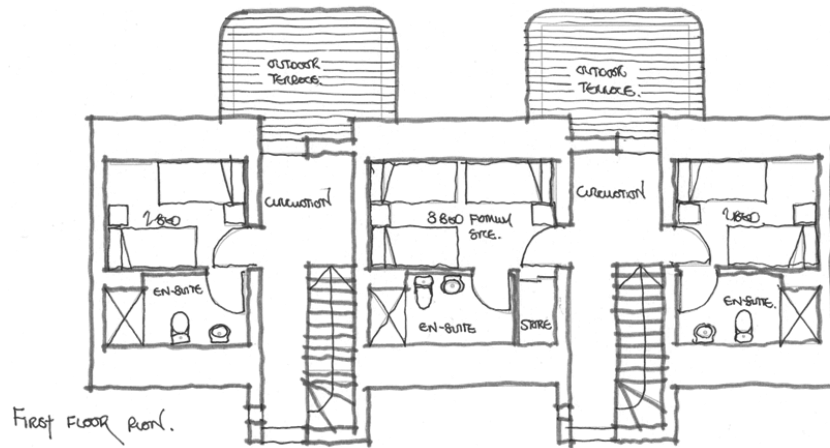
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Design Proposals

Option A - Plans

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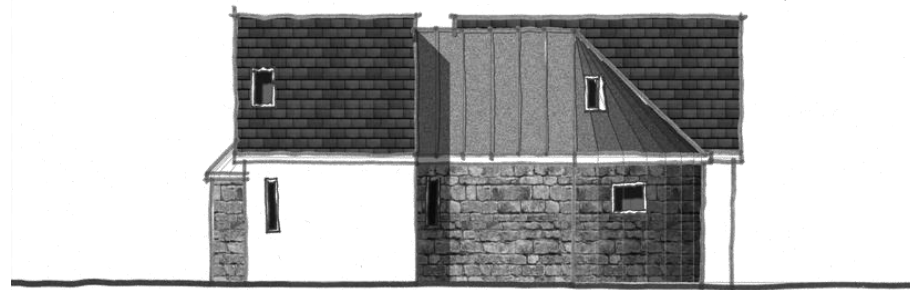
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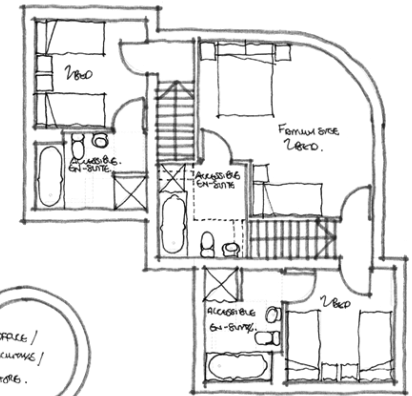
Design Proposals

Option B - Elevations & Plans

Feature curved stone wall with office facilities in detached rotunda serving as a focal point



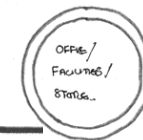
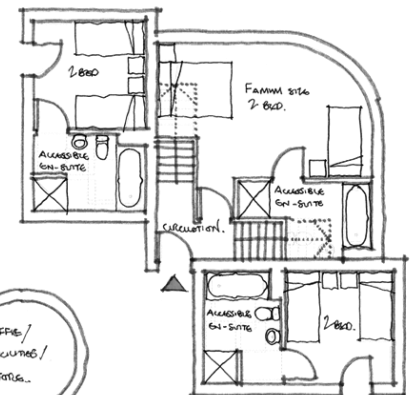
Side elevation



First Floor Plan



Front Elevation



Ground Floor Plan

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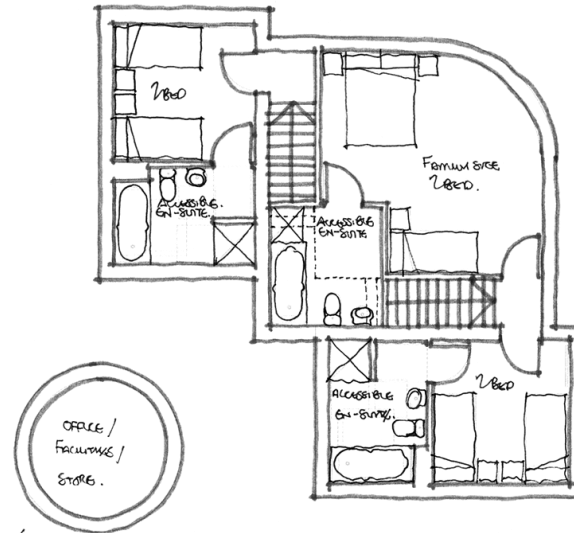
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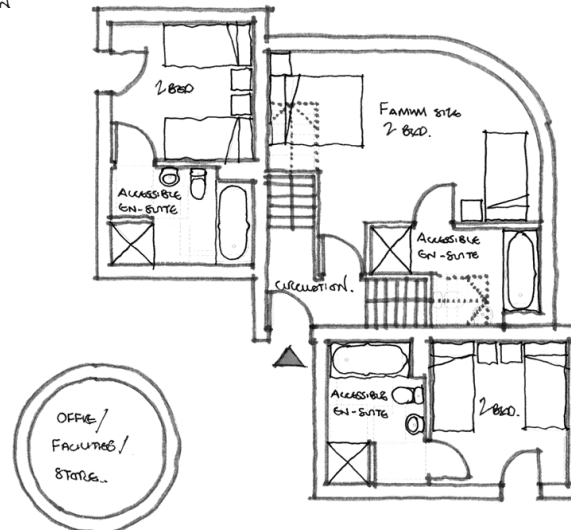
Design Proposals

Option B - Plans

On plan, the family sized rooms are clearly defined



First Floor Plan



Ground Floor Plan

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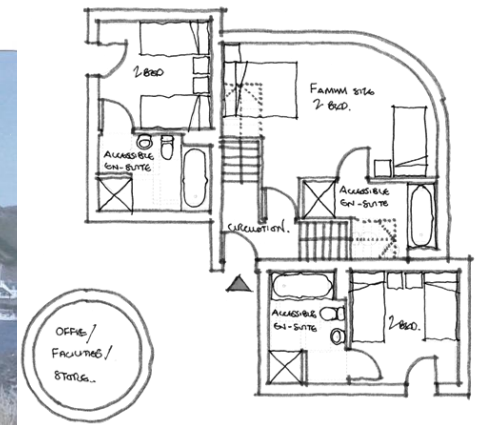
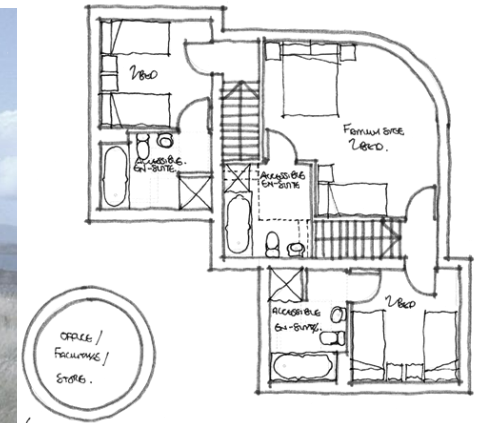
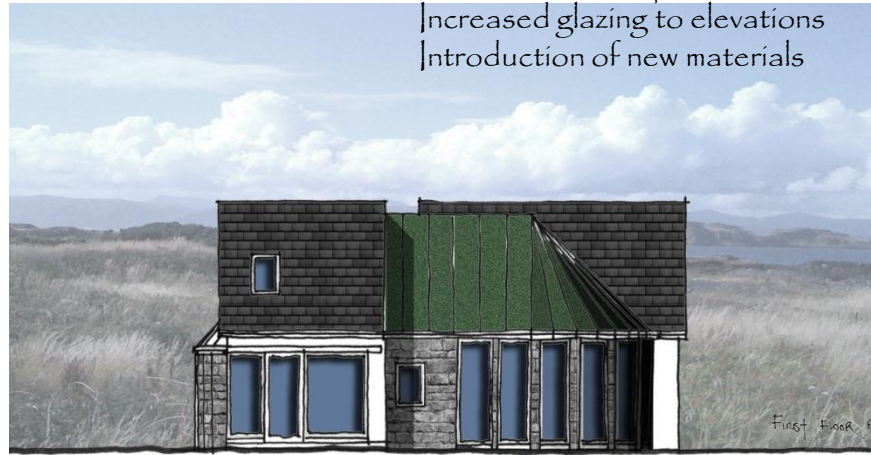
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Design Proposals

Option B - Elevations & Plans

Feature curved stone wall with office facilities in detached rotunda serving as a focal point
 Increased glazing to elevations
 Introduction of new materials



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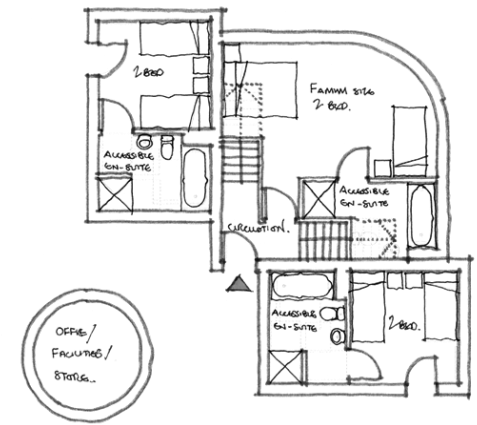
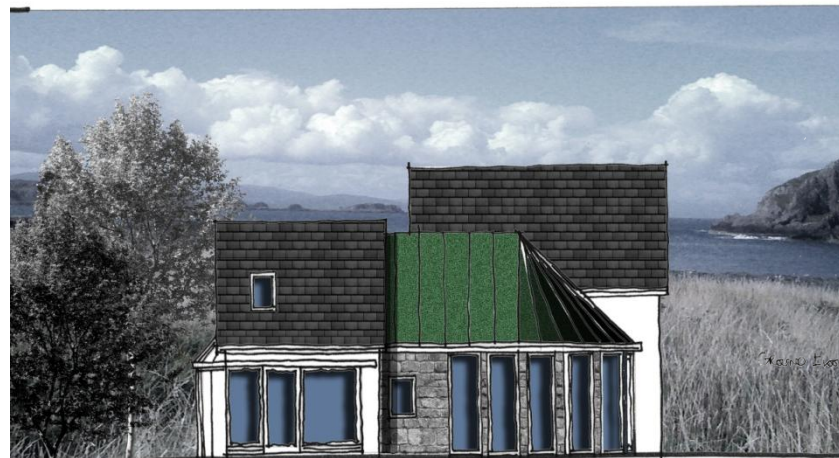
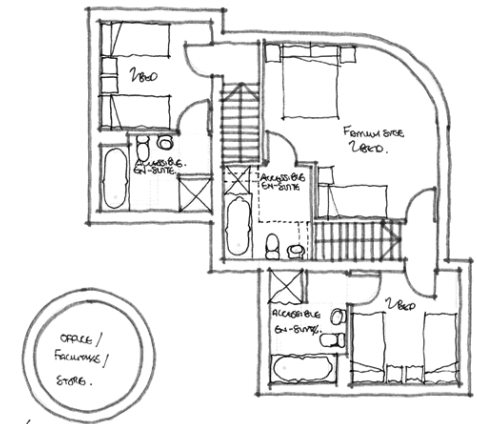
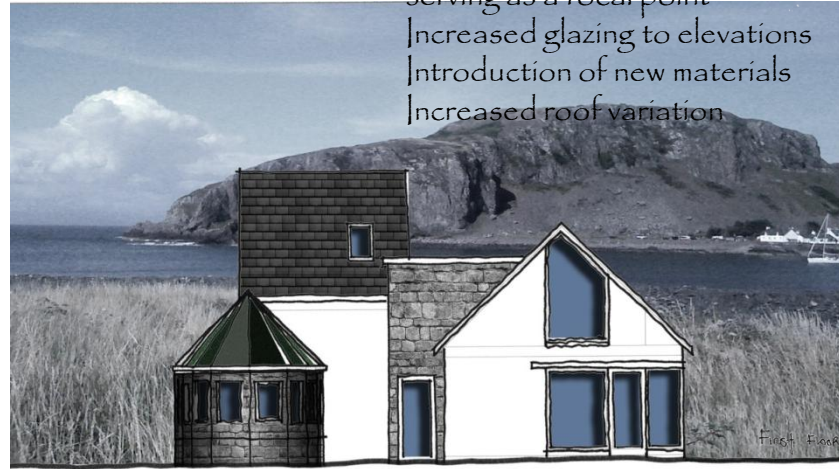
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Design Proposals

Option B - Elevations & Plans

Feature curved stone wall with office facilities in detached rotunda serving as a focal point
 Increased glazing to elevations
 Introduction of new materials
 Increased roof variation



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Design Proposals

Option C – Elevations & Plans

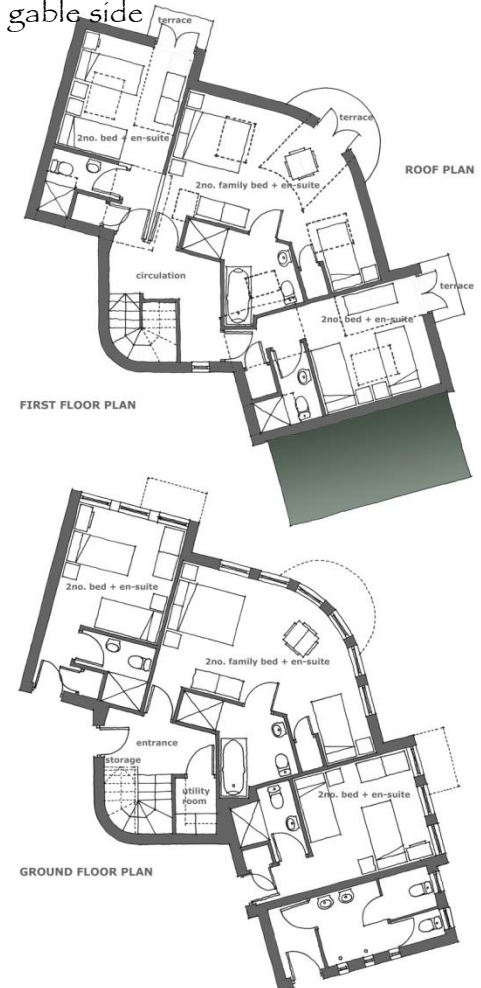
1.5 storey plan with external stair case within stone built tower
External facilities positioned on gable side



Towards stone tower and entrance



Principle Elevation towards harbour



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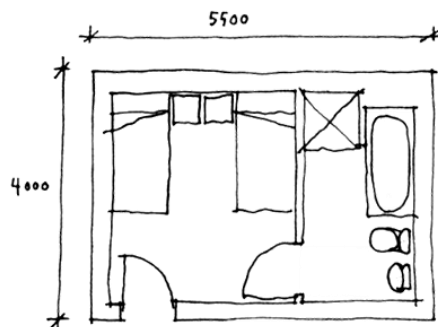
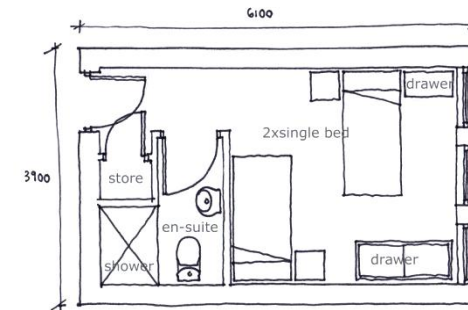
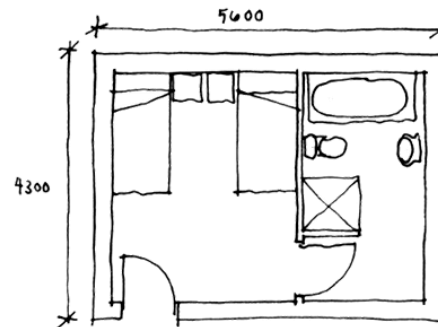
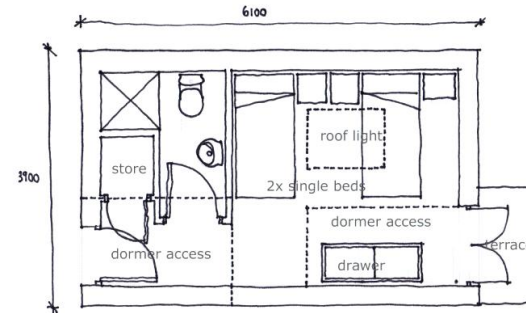
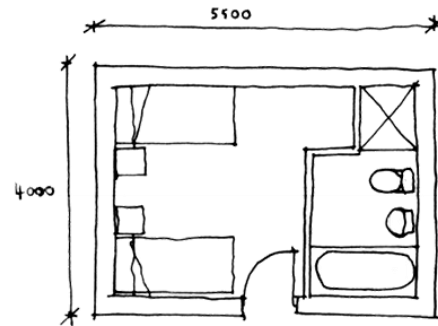
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Space Planning



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Design Proposals

How the Visitor Accommodation will be a Community Building

The Lodge will operate in close collaboration with the existing community and businesses on the island and can be illustrated by the following examples:

The Lodge purposely omits any kitchen/ dining rooms allowing the existing Puffer Bar and restaurant to serve as the main eating facility

Visitors of the Lodge could use the community as a place of meeting and congregation when in larger groups thus utilising existing community spaces on the Island

A joint partnership could be agreed between Seafari and The Lodge offering tourists and visitors an inclusive ticket that provides Seafari adventure trips and accommodation

Community events which occur regularly require accommodation both for performers and visitors

The Lodge will offer a place to stay for family and friends visiting the Island

Kayaking and boating equipment belonging to Island residents could be rented out by visitors wishing to carry out water sports

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Energy Efficient building and Construction

- Photovoltaic's

- South facing roof panels can generate electricity and so reduce energy consumption.

- Solar Gain and Energy

- South facing glazing will maximise solar gain. Excessive build up can be controlled by overhangs and louvers.

- Surface water recycling

- Rainfall can be re-used to operate internal sanitary appliances.

- Increased Insulation in walls, roof and floor

- Increasing thermal efficiency and better u-values will reduce the amount of energy required to heat the building in winter months.

- Local materials indigenous to the Island

- Reduced requirements for the transport of materials to the island will reduce the carbon footprint of the building.

- Ground and air source heat pumps

- Operating at higher efficiencies than current systems, space and water heating will require less energy with a ground or air source pump.

- Low energy lighting.

End of presentation.