



RISTOL

“Barns offer a sense of space and scale, an understated elegance of exteriors and internal frameworks, whilst nestling naturally into their surroundings. At the same time they offer enticing potential to shape and mould interiors in an individual, bespoke and sometimes unconventional way that mirrors the way you want to live your life.”

We couldn't have said it better thanks to one of our favourite sources of inspiration:

'Barns', by D Bradbury & M Luscombe-Whyte

Sorry, but some of our properties may have sold.

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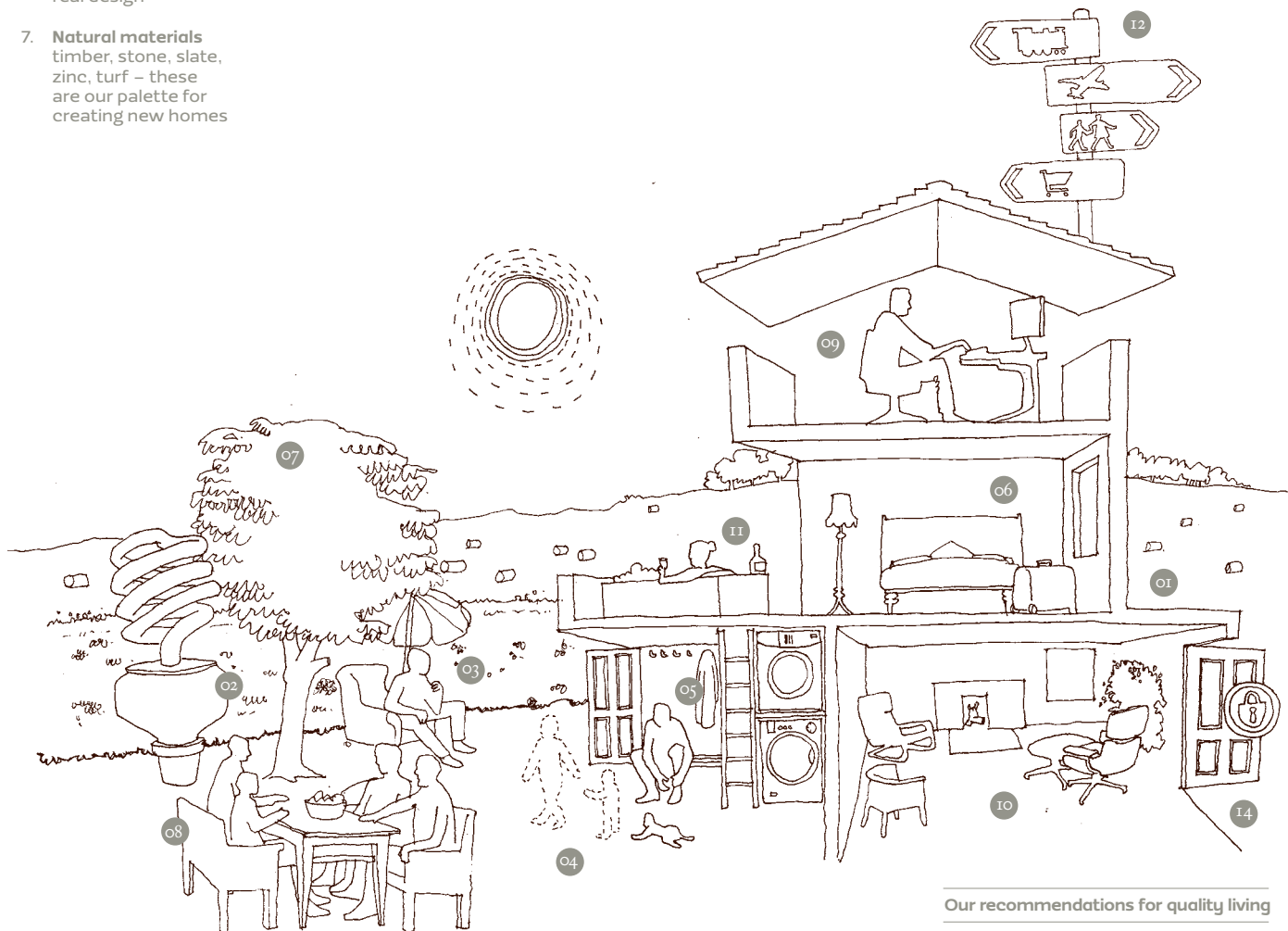
DEVELOPMENT OF SIX UNIQUE HOMES

Easthill, Gleneagles

Easthill, Auchterarder, Perthshire, Scotland.

Throughout the building and design process we kept referring back to our gut instinct about what makes a happy home. You could say this is our manifesto, but we think every home should have these qualities:

1. **Individuality** layout, aspect, internal features, materials and specification all matter. We build small, discerning communities, not new, 'executive' estates
2. **Low energy use** your home should help reduce your household bills and help the environment
3. **Shelter and privacy** whether you're in the house or garden
4. **Space** to live life comfortably and to grow
5. **Boot rooms and utilities** large enough to sit down, store and dry-out
6. **Timeless interiors** that's the mark of real design
7. **Natural materials** timber, stone, slate, zinc, turf – these are our palette for creating new homes
8. **Outdoor space** for dining, sitting out and fun
9. **Room to work** whether you're running a business, or simply want a retreat
10. **Room to entertain** space to bring people together and space for guests to stay
11. **Bathrooms** that could come straight from a luxury spa
12. **Amenities** fast, easy access to great schools, shops, leisure amenities, motorways, a railway station and an international airport
14. **Safety** secure homes for when you're in and when you're away



Our recommendations for quality living

This is Easthill, a small group of new barns with panoramic views across the Perthshire landscape.

You are just on the edge of Gleneagles, Perthshire – and less than 1,000 metres from the hotel and country club gates.

The Beginnings

The three acre site originally formed a traditional farm holding – there's still a handsome stone farmhouse nearby.

It's a fabulous setting. So it called for a very special approach. We commissioned an independent design team – made up of an architect, structural and civil engineer, landscape architect, mechanical and electrical engineer and an interior designer to work with us and do the site justice.

This is what we asked them to create:

- A private, low density group of new houses, anchored naturally into the landscape. The homes had to reflect the heritage of rural building patterns, form and materials
- Large, detached and individual properties. The layouts had to reflect the way people want to live
- An unrivalled level of interior design and specification
- Sound environmental building design and practice

The Outcome

The homes are a modern interpretation of the barn vernacular. They capture the essence of what makes barns so attractive: scale, space, light and flexibility.

This is what we've achieved:

- Six detached and individual homes ranging in size from 3,200 sq.ft. to 4,100 sq.ft. Yes, these are large homes
- Open plan, bespoke kitchens that are pieces of crafted furniture
- The "third space" offering flexible space for say a home office, TV room or (grand) kids' room
- Informal family room - with log burning stove and dining area
- Formal sitting room with log burning fire and recessed shelving
- Double garages with workshop for hobbies
- Exposed timber beams to the living room ceiling, expressing the barn influences of the home
- Boot rooms and utilities. The underfloor heating keeps boots, clothes and animals dry
- Dressing rooms that make you feel you are ready to face the world
- Large windows and doors, reminiscent of agricultural buildings
- Wide hallways, ideal for that big Warhol
- Bedrooms with built-in wardrobes
- Bathrooms that match the very best of international luxury hotels
- An external material mix of natural stone, slate, painted timber, zinc and glass
- Pre-wiring for computers or home networking
- Built-in home security system, with external cameras and connection to Redcare

Explore The Site

Make no mistake - at three acres Easthill is a very large site for only six houses.

By researching traditional rural building groups it became clear that a key element of a rural building group is a large, internal courtyard. This is the central area where cars and people can access their property - it offers space, shelter and identity.

To achieve this whilst avoiding the creation of an austere space, we have enclosed the courtyard with a 1.5m high mature beech hedge. It's inviting - and there's recessed lighting to help in the winter and subtle landscape design. The space is designed to be tidy too. A separate bin store is framed in timber with a sliding louvered door. Handy for you and the bin men.

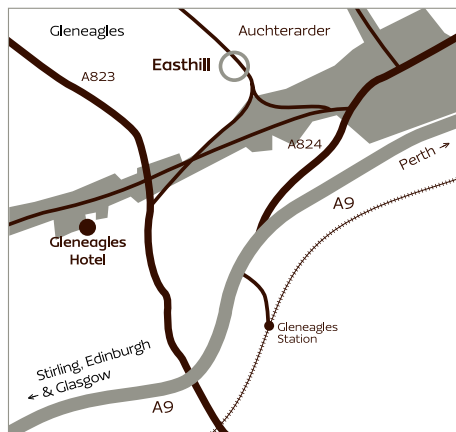
Location

i Easthill forms a hamlet of six large houses, offering panoramic views of Perthshire. Easthill is only 1,000m from the entrance to Gleneagles - one of the leading hotel, golf and spa resorts in the world. Gleneagles has hosted the G8 and is the venue for the 2014 Ryder Cup.

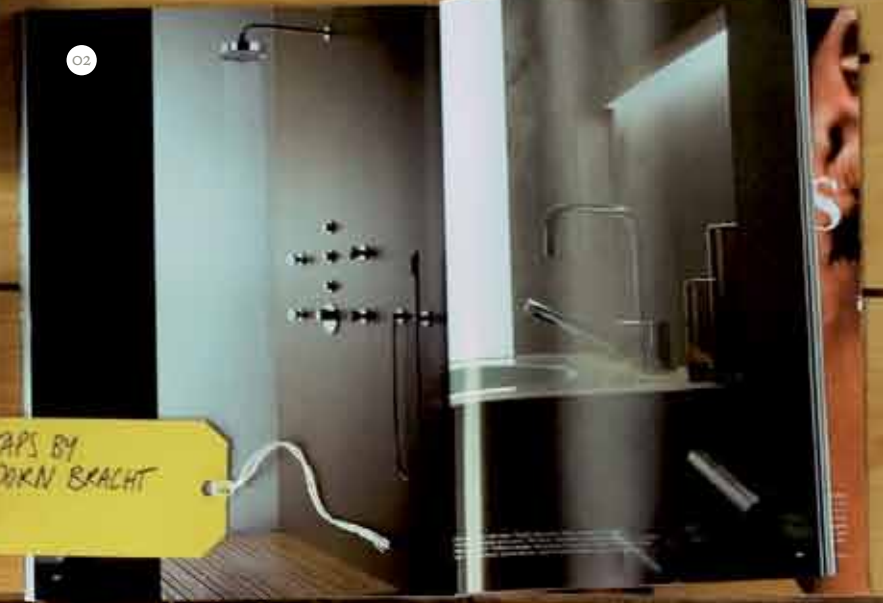


The Site

Emily is an architectural student, and made balsa wood models of each house as part of the design testing process. At 1:200 they were invaluable technical tools. They also look stunning and we thought they would be great in presenting the properties. We hope you agree - and that Emily has a great career ahead of her.



The Specification

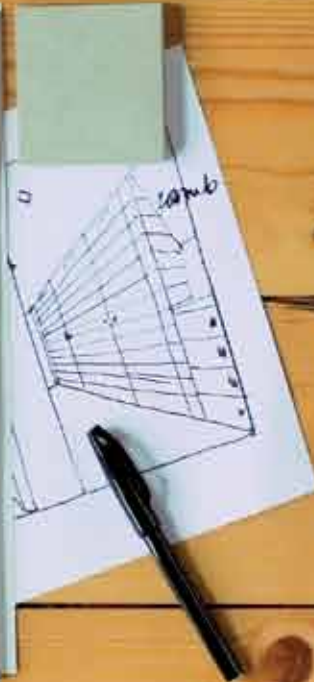
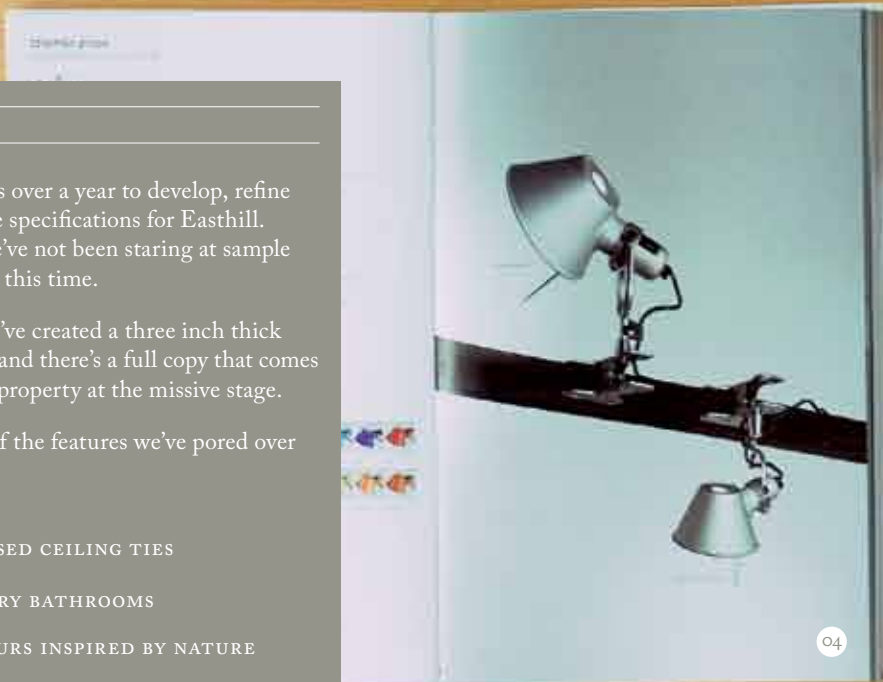


TAPS BY
DORN BRACHT

TIMELESS COLOURWAYS
FOR FLOOR
AND PAINT FINISHES



03



SOLID
OAK
FLOORING



The Spec

It's taken us over a year to develop, refine and test the specifications for Easthill. And no, we've not been staring at sample sizes for all this time.

Instead, we've created a three inch thick portfolio – and there's a full copy that comes with every property at the missive stage.

Just some of the features we've pored over include:

- 01 EXPOSED CEILING TIES
- 02 LUXURY BATHROOMS
- 03 COLOURS INSPIRED BY NATURE
- 04 LIGHTING BY ARTEMIDE
- 05 TIMELESS INTERIORS

House Overview

One of the enduring images of the rural landscape is the haystore: a timber barn with large openings and sun filled spaces.

Honest, durable and welcoming, the core of No.1 Easthill reflects this theme through its design and layout based on a classic timber barn. A stone tower with slate roof sits next to the barn and houses the sitting room (ground floor) and master suite on the first floor.

This is a large, contemporary home with real flexibility for modern living.

Plan



Key features

- 01 KITCHEN, FAMILY & DINING ROOM *in a large, open plan layout*
- 02 SITTING ROOM
- 03 STUDY *it could also be a library, cinema or games room*
- 04 MASTER SUITE *with dressing room and ensuite*
- 05 GUEST SUITE *with ensuite*
- 06 TWO FURTHER DOUBLE BEDROOMS
- 07 MAIN BATHROOM *with bath and shower*
- 08 DOUBLE GARAGE *and workshop*
- 09 PRIVATE GATED DRIVEWAY
- 10 SOUTH FACING GARDEN



No.1 Easthill

Paint

i We love Scotland; the landscape, space, light and people. But it can be dark for quite a while. That's why, historically, lots of timber cladding was painted.

Combined with the strong agricultural connections of Easthill, we felt that painting the timber cladding would achieve two important aims – providing a strong historical connection with the landscape and building type, while also being contemporary, fun and visually appealing.

The challenge has been sourcing the right colours and tones. After more than 20 sample panels (and lots of debate with the design team, family and friends), we've decided on a series of colours for each home that meets these aims.

Come and see them in our lab.



House Overview

After we'd designed No.1 Easthill and pored over our balsa wood model, the landscape seemed perfect for another modern interpretation of a haystore.

So that's exactly what we built.

Accessed off the landscaped courtyard and neighbouring the stone farmhouse, No.2 Easthill offers the features below.

Plan



Key features

- 01 KITCHEN, FAMILY & DINING ROOM in a large, open plan layout
- 02 SITTING ROOM
- 03 STUDY *it could also be a library, cinema or games room*
- 04 MASTER SUITE with dressing room and ensuite
- 05 GUEST SUITE with ensuite
- 06 TWO FURTHER DOUBLE BEDROOMS
- 07 MAIN BATHROOM with bath and shower
- 08 DOUBLE GARAGE and workshop
- 09 PRIVATE GATED DRIVEWAY
- 10 SOUTH FACING GARDEN



No.2 Easthill



ENTRANCE

GROUND FLOOR

Accessibility

i Easthill has direct access to the trunk road network and national rail network- it's just 1.5km from the A9 and Gleneagles' Station. International airports in Edinburgh & Glasgow are an hour away, while Stirling and Perth are within a 15 minute drive. The Royal Burgh of Auchterarder is 1km away, offering high quality shopping, eating and leisure facilities.



House Overview

At the southwest corner of the site, No.3 Easthill is ideal for gardening, and offers wonderful evening views across to Ben Vorlich.

Continuing the barn theme we created a series of ranges catering for various living needs. The garage and workshop, the living space and the private wing. Interlocked, they wrap around a private south facing courtyard.

Built from random rubble stone with timber panelled sections, these buildings reflect the agricultural heritage of the site whilst providing light filled living spaces.

Plan



Key features

- 01 KITCHEN, DINING & SITTING ROOM in a large, open plan layout with exposed timber ceiling ties
- 02 FORMAL ENTRANCE HALL
- 03 OFFICE/GAMES ROOM with separate access
- 04 CLOAKROOM
- 05 COVERED VERANDA UTILITY, WC AND BOOT ROOM with bench and storage
- 06 LIVING ROOM with fireplace
- 07 GROUND FLOOR GUEST SUITE with ensuite
- 08 MASTER BEDROOM with dressing room and ensuite (shower and free standing bath)
- 09 TWO FURTHER DOUBLE BEDROOMS with built in wardrobes
- 10 DOUBLE GARAGE and workshop
- 11 MAIN BATHROOM with shower and free standing bath
- 12 PLANT ROOM for all the services



No. 3 Easthill

Acoustics

i Many of the living, kitchen and family room spaces are 1.5 storeys high, four metres from floor to ceiling, with feature timber ties. Stunning, light and airy? Yes. But there was the potential for uncomfortable echoes. That's why we brought in **Arup Acoustics** – the same people who helped design Glyndebourne Opera House – to plan the acoustic treatment of these homes in close consultation with the design team.



House Overview

Easthill opens up along its north face to offer an incredible panoramic landscape. Property No.4 catches the whole view and recognising this, we had to create a very special home that still sources its influences from the adjoining buildings – and the concept of barn living.

The result is a house of over 4,000 square feet with garden, accessed off its own private loggia, ideal for a swinging chair or hammock! The house also features a south facing landscape courtyard.

Plan



Key features

- 01 KITCHEN, DINING & SITTING ROOM in a large, open plan layout with exposed timber ceiling ties
- 02 FORMAL ENTRANCE HALL
- 03 OFFICE/GAMES ROOM with separate access
- 04 CLOAKROOM
- 05 COVERED VERANDA UTILITY, WC AND BOOT ROOM with bench and storage
- 06 LIVING ROOM with fireplace
- 07 GROUND FLOOR GUEST SUITE with ensuite
- 08 MASTER BEDROOM with dressing room and ensuite (shower and bath)
- 09 TWO FURTHER DOUBLE BEDROOMS with built in wardrobes
- 10 DOUBLE GARAGE and workshop
- 11 MAIN BATHROOM with shower and free standing bath
- 12 PLANT ROOM for all the services



No. 4 Easthill

Stone

i After five tests, we still weren't happy with the stone colour and texture. What could we do? We really wanted these homes to feel part of the rural landscape, so we managed to source over 900m² of reclaimed random rubble stone to ensure Easthill is both authentic and honest to its setting and design.

This recycling connects Easthill directly to the area; we've even kept some moss on the stones.

Our history – Scotland is a land of stone. We produce some of the world's finest natural building stones. Part of the appeal of stone is the way its appearance responds to local weather and natural lighting conditions. From the sparkle of wet granite to the rich tones of red sandstone, the best of Scotland's historic architecture demonstrates how to take advantage of each stone's specific qualities.

Want a good read? (Yes, honestly). Try **'Building with Scottish Stone'** from the National Stone Institute. ISBN 1-904320-02-3



House Overview

The panoramic northerly views at Easthill are awe-inspiring. From the rugged profile of Ben Vorlich, across to the town of Comrie and further east to the Angus Glens. You can literally see for miles.

This majestic view is framed in the windows of No.5 Easthill. Originally the site of traditional farm buildings, it seemed very natural to reflect the heritage of the site in the design whilst offering the space, volume and flexibility important for modern living.

To achieve this we carved the house into distinct areas.

1. *A living range* for everyday activities – cooking, eating, homework, reading, talking and watching TV. Built with timber, large glazed screens and a high ceiling with exposed timber ceiling ties, this range has all the qualities of a solid, spacious barn.
2. *A stone outbuilding* with slate roof for garaging, storage and hobbies.
3. *A private wing* for bathing, sleeping and unwinding. This is formed out of random rubble stone to the 1st floor with vertical, painted timber cladding above, offering panoramic views across the fields and countryside below.

Key features

- 01 DOUBLE GARAGE *and workshop*
- 02 COVERED VERANDA UTILITY AND BOOT ROOM *with bench and storage*
- 03 CLOAKROOM
- 04 OPEN PLAN KITCHEN, DINING & SITTING AREA *with double height space and exposed ceiling ties*
- 05 FORMAL ENTRANCE HALL *with separate entrance to the study*
- 06 LOUNGE *with fireplace*
- 07 GROUND FLOOR GUEST SUITE *with ensuite*
- 08 MASTER BEDROOM *with dressing room and ensuite (shower and bath)*
- 09 TWO FURTHER DOUBLE BEDROOMS *with built in wardrobes*
- 10 MAIN BATHROOM *with shower and bath*
- 11 OFFICE/GAMES ROOM *with separate access*
- 12 PLANT ROOM *for all the services*

Plan



Timber

i Why use timber as an external cladding material? Well, it looks good, reflects the rural, barn aesthetic of the project, allows for original and innovative design – and it's sustainable.

Expertly designed, detailed and installed, timber cladding also performs perfectly well in our temperate climate. Pre-treated, painted and installed with stainless steel fixings to avoid staining, the timber requires minimal maintenance. A mix of traditional ship-lap design for horizontal cladding and wide overlap for vertical boards reflects the agricultural heritage of the properties. But don't worry, we have a full information and maintenance pack on the timber.

Another good read:
'Timber Cladding in Scotland'
Scottish Executive
ISBN 1 904320 00 7

House Overview

Sitting proudly at the entrance, No.6 Easthill is an 'L' shaped building, made up of two stone and timber barns, connected by a glazed link with separate double garage.

The property consists of two ranges, offering a stunning 11m x 7m open plan kitchen and sitting room with high ceiling, exposed timber ties and log burning stove, living room, dining room/study, 2 large bedrooms including a master suite with fitted dressing room and ensuite.

The private courtyard creates a south facing, sun filled space complementing the west garden for evenings, entertaining and the dramatic north view.

Plan



Key features

- 01 KITCHEN, DINING ROOM & SITTING ROOM *with log burning stove – an open plan space with a bespoke, moveable room divider*
- 02 UTILITY & CLOAKROOM
- 03 FORMAL LIVING ROOM *with fireplace*
- 04 GUEST SUITE *with ensuite*
- 05 MASTER SUITE *with dressing room and ensuite*
- 06 ONE FURTHER DOUBLE BEDROOM *with ensuite*
- 07 DOUBLE GARAGE *and workshop*
- 08 PRIVATE GATED DRIVEWAY
- 09 SOUTH FACING COURTYARD
- 10 GARDEN



Insulation and solar power

i A home can lose up to half the heat you've paid for through poor insulation. So before thinking about high technology systems, let's make sure heat is retained. And let's try and do this in a sustainable way.

That's why we use warmcell insulation. Made from 100% recycled newspaper, it's CFC and VOC (volatile organic compound) free. And it's sprayed on to eliminate gaps and other 'cold bridges'.

If you want to know a bit more, visit: www.excellibre.com

And did we mention the solar panels on each house? These supply your hot water, making for very high performing environmental houses. Good for the planet and good for you.



No.6 Easthill

For our story, our values and people please have a look at our brochure 'Moving Homes', which can be downloaded from our website or call us for a copy.

And if you like the sound of what we've done, we really hope you'll come and visit our studio (in a converted barn, of course). It's a chance to see the specification in real life, check out the detailed drawings and meet the team.

Sorry about this but we can't escape from the small print.

Please check with Ristol Ltd or our agents on sizes, dimensions and measurements. This brochure has been prepared in good faith, but is for information only and not a definitive guide to the properties or development.

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Ristol Ltd

Touch Business Centre
Touch Estate
Cambusbarron
Stirling FK8 3AQ

OFFICE 01786 465 782

FAX 01786 471 438

EMAIL info@studioristol.com

studioristol.com

CONTRIBUTORS

James Denholm Partnership
Architect

McKinney Nicolson
Consulting Engineer

Hawthorn Boyle
Mechanical & Electrical Engineer

Fiona Denholm Interiors
Interior Designer

Sue Gray
Landscape Architect

Arup Consulting
Acoustics

Geotechnics
Ground Investigation

Absolute Model Makers
Models

Reuben Paris
Photography

Michael Stirling-Aird
Landscape Photography

Kerr Stirling
Solicitors

Good Creative
Brochure

Premier Guarantee
Buildmark Warranty