



This brochure tells a little bit about Ristol and a lot about our latest project. *Pisgah* on the Glen Road in Dunblane.

It's a special place. And we hope we have done the site justice.

If you like what you read, we'd love to hear from you. Have a look at our web site and come and see our studio (in a converted steading) and our lab.

If you don't like it, we'd still like to know.

Honest.

Sorry Pisgah No. 2 sold before we went to print.
That's another house gone to a good home.

PROPERTY ONE	<input type="radio"/> RESERVED	<input type="radio"/> SOLD	DATE / /
PROPERTY TWO	<input checked="" type="radio"/> RESERVED	<input checked="" type="radio"/> SOLD	DATE / /

DEVELOPMENT OF TWO UNIQUE HOMES

Pisgah, Dunblane

Pisgah, Glen Road, Dunblane, Scotland.

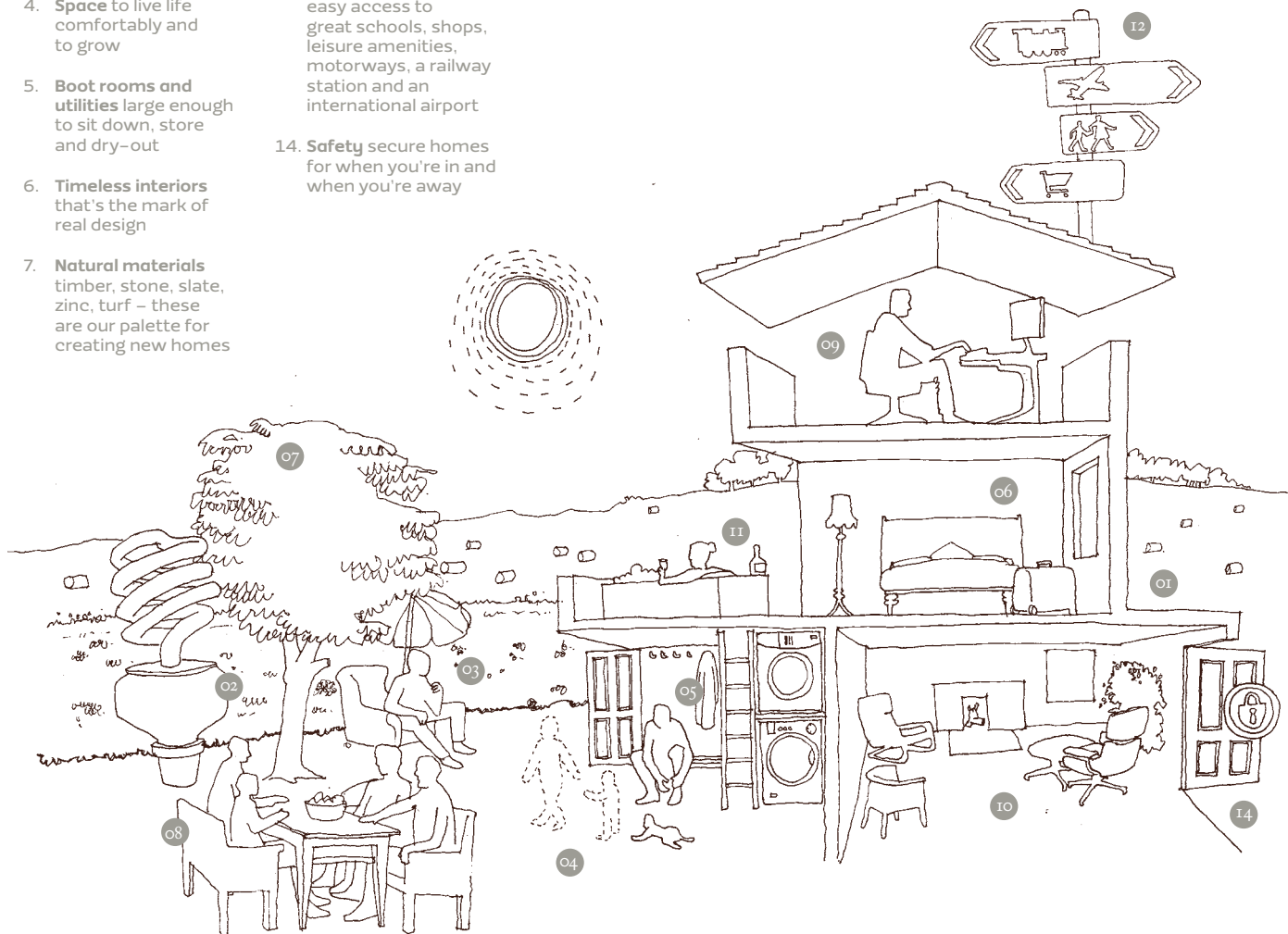
About Ristol

Before we start on the site and proposal, we thought it would be good to let you know a bit about us; what makes us tick. What we do and how we do it.

And how better than to do this with a sketch.

This is what we think the perfect house should have. You can call it our manifesto. We use it as our benchmark for the design process.

- 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



Oh and incase you were wondering there is no Number 13 – we're just a little superstitious.

Our recommendations for quality living

About Pisgah

Pisgah is a special place. To start with it's a pretty unique name. Sitting at the top of Glen Road it's also a unique location. Having lain vacant since ceasing to be used as the local estate sawmill in the 1960's, we were thrilled to have the opportunity to develop the site.

The Beginnings

Working with a talented design team we set about preparing a brief. Key elements the design process needed to respond to were;

- The woodland setting
- Protecting the setting and amenity of the adjoining Kippendavie Lodge.
- The sloping topography of the site
- Access off Glen Road
- The burn running along the boundary
- Capturing the character of the site and reflecting this in the design

The Outcome

After 18 months of real effort involving the design team, Ristol, the landowner and the Council planning officer we fixed on a scheme.

Here are the headline points:

- Just under 1 acre (0.9 to be exact)
- 2 large homes – property 1 is set in 0.4 acre and property 2 in 0.5
- Using a blend of natural stone, timber, slate & zinc
- Private driveways with timber gates, formed with a mature (2m high) beech hedge
- Double garages with workshops
- Mains services – gas, water & drainage
- Reducing the carbon footprint of each home through orientation, high air tightness, insulation made from recycled paper and solar panels for hot water
- Bespoke interiors

The Design

A key design element was how we capture the essence of the site within the design. From the earliest sketches we felt this raised three important considerations; density, material and roof treatment.

Density

For density, the issue was to keep this low. The result was that a 0.9 acre site ended up with only 2 houses. Since new build developers could have got 4+ houses on the site, we felt this decision reflected our whole approach to development. Bespoke design not pre-formed ideas.

External materials

On materials, not only did they need to be high quality they needed to be relevant to the site.

As a sawmill, the concept of using timber cladding for sections of the houses emerged.

After much research and searching, involving a rough sea crossing to Ireland, a cramped trip back and numerous tests at the lab, we found what we wanted. 200 wide painted timber panels, stained a light blue/green to fit within the woodland setting, that won't cup (i.e. shrink or move) and have a massing and scale reflective of the history of the sawmill. Set next to Caithness stone which is back bedded to give a drystone effect, the palette of materials anchors itself naturally into the site and surrounding whilst being undoubtedly modern.

The roof

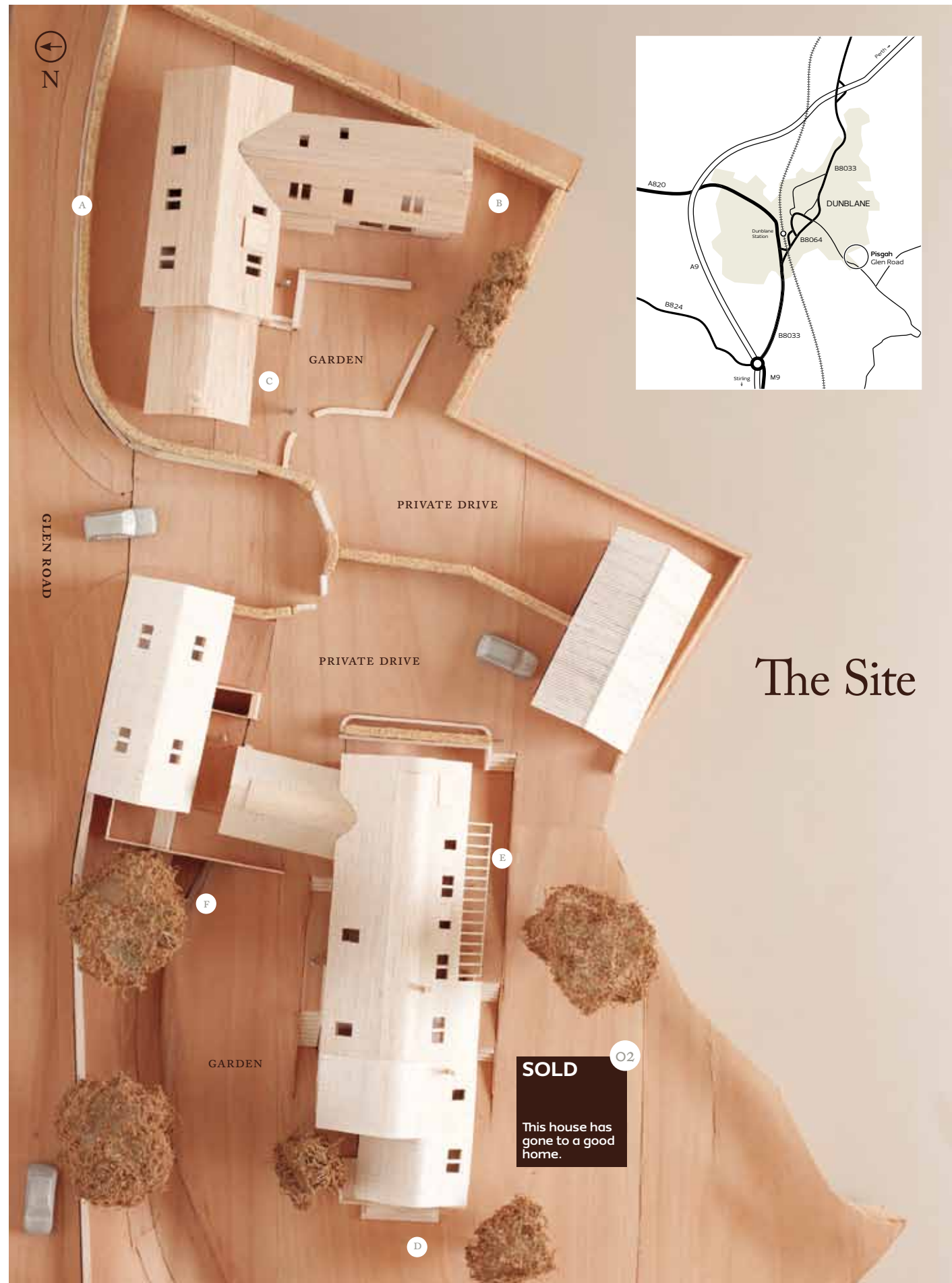
How we dealt with the roof was another challenge. Achieving high ceilings whilst not impacting on the adjoining houses which form part of the conservation area meant we needed to re-interpret the conventional pitched roof shapes with a profiled zinc roof. Why? Well it's elegant, reflects the agricultural context of the site and enabled us to provide high ceilings without visually impacting on the surrounding area. Few people have done them in Scotland. After various lab tests we got the pitch, exposed eaves, colour and spacing between standing seams right.

Having made these decisions we worked with two very talented craftsmen (Jonathan and Peter) and produced a 1:100scale model of the site. This helped us understand the project and we thought it would actually be a really effective way of presenting the project. Hopefully you agree.

The Name

i "Pisgah" is a long established name for this elevated part of Dunblane. Pisgah, or Mount Nebo its other name is sourced from the Old Testament and was the mountain that Moses stood on when he viewed the promised land. There you go!

- A** NO 1 PISGAH
- B** NO 1 SOUTH GABLE
- C** NO 1 FAMILY ROOM (*option*)
- D** NO 2 WEST GABLE
- E** NO 2 KITCHEN TERRACE
- F** NO 2 CANTILEVERED TERRACE OVER BURN



The Site

SOLD
This house has gone to a good home.

The Specification

Each home needs to be individual and offer a level of specification that matches the demands of modern living but is also different from what is currently on offer. Working with a really good interior designer, Fiona Denholm, we prepared a comprehensive interior design which reflects the external characteristics of each house, such as its layout and light, as well as capturing the things that interests our customers.

We also wanted to deliver viable and effective energy conservation measures that are not gimmicks but deliver real and long lasting value.

We felt the best way to describe what we offering at Pisgah is infact not to, but rather let you see it for yourselves at our studio and on our website.

As a taster, here is a summary:

- A bonded gravel courtyard with 2m+ high beech hedge and timber gates leading up to each property. Externally both properties are a mix of Caithness stone, timber, slate, zinc and glass
- Landscaped gardens, set within a wooded environment
- Retaining the stone boundary walls and burn
- Solar panels, high insulation levels, using recycled paper and venting through the roof - not the walls - to minimise heat loss
- Mains water, gas, electricity & BT

INTERNALLY

- Bespoke kitchens by Murray & Murray
- Lighting by Artemide
- Log burning stoves in the family room and living room
- Bespoke bathroom cabinetry designed for the homes, with stone surfaces
- Fully fitted dressing rooms
- Bootrooms with oak bench and timber wall panelling
- Full floor finishes throughout, comprising oak, carpets and tiles

1. The kitchen



2. Bedside headboard & light



3. The exhibition space



4. Bootroom coat hook



These photos are of our studio, built next to our office as a way of testing and presenting our internal specification. They are real shots of our homes and what we provide. We'd love to show you round.

5. Dressing room



6. Kitchen – oak drawer detail



House Overview

Property 1 stands on the site of the original sawmill barn, which in later years became the Estate handyman's store.

This stone and slate building became the core part of the house, which we then extended with a modern range to create a 4+ bedroom house.

The house is accessed through the old Sawmill gates and sits within a 0.4 acre with a separate double garage and workshop. A 2m+ beech hedge (that survived testing in the lab) wraps itself around the house offering the requisite high level of privacy.

The core house is constructed of Caithness stone and a slate roof, with galvanised drain pipes & gutters. It is within this building that the kitchen, family room, utility and study are located. The contemporary extension is treated with a zinc profiled roof and painted timber lining, with large glazing opening onto the private garden. It is here that the dining room and living room are located (with log burning stove). West facing it is ideal for evening relaxation and entertainment. Bedrooms run along the first floor, with a luxurious master suite within the 12 meter extension.

The principal rooms face south and west, and are open onto a private landscaped courtyard. The panoramic southerly views across to the Campsie Fells are captured by the 1st floor rooms, including the master suite with its glazed gable.



No. 1 Pisgah, Glen Road

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.

Timber cladding also performs perfectly well in our temperate climate. It is pre-treated, painted and installed with stainless steel fixings to avoid staining. A mix of 200 wide horizontal cladding set

on a module, combined with traditional vertical boards reflects the agricultural heritage of the properties.

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



KITCHEN DOOR (SOUTH FACING)



SAIL CANOPY



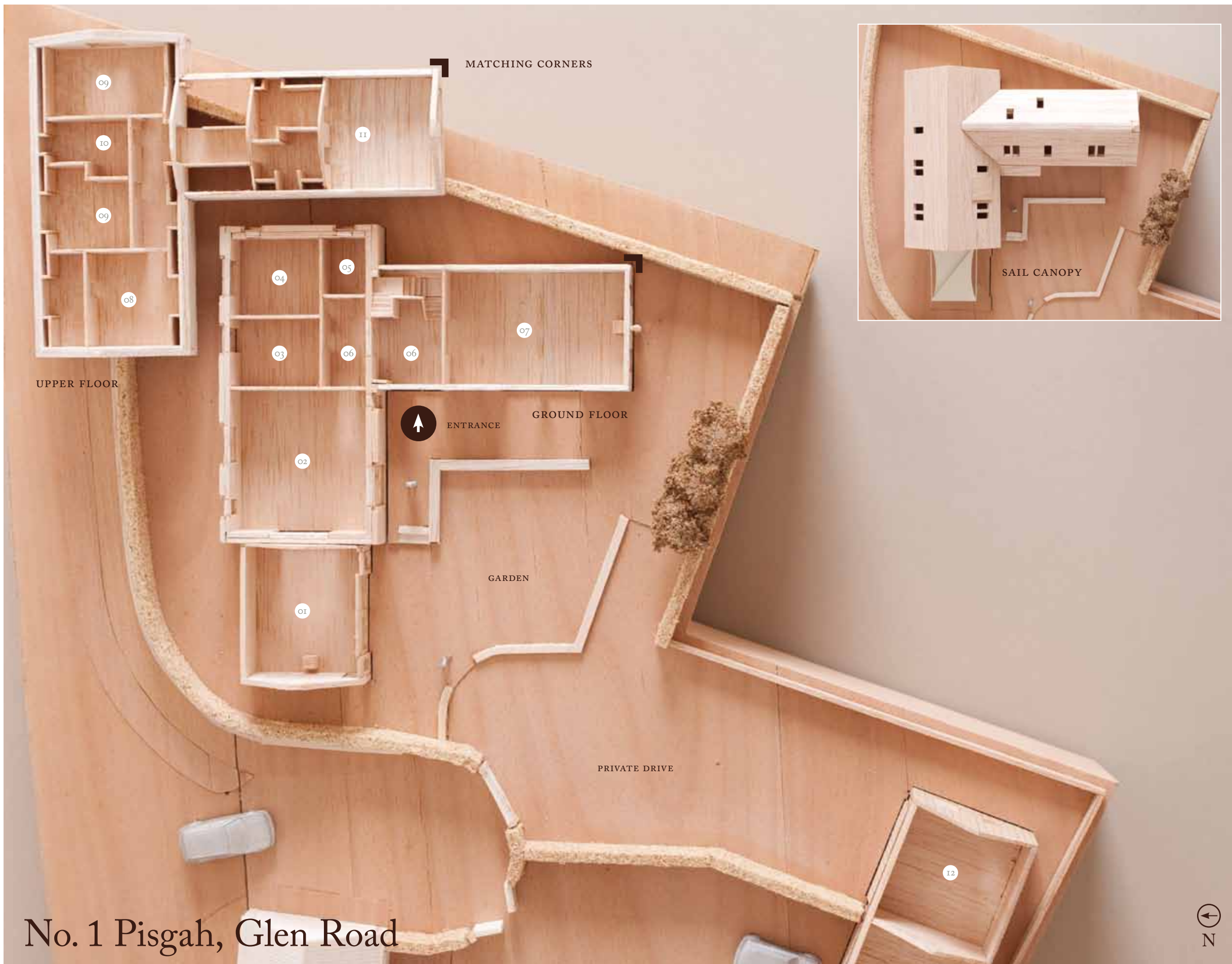
LIVING ROOM (WEST FACING)



GARAGE / WORKSHOP

Dunblane

i As Stirling's second largest settlement, Dunblane is a well connected town with a main line train station, motorway connection and great schools. The historic High Street with the Cathedral as its focus, offers a range of retail and leisure facilities. Glen Road hosts secluded villas set behind stone and mature hedges, with easy access to the town and hills. A short walk, or even shorter cycle takes you to the High Street or the open hills of Sheriffmuir.



No. 1 Pisgah, Glen Road



Plan



Key features

- 01 FAMILY ROOM *(optional)*
- 02 KITCHEN *in large open plan layout accessed of the main hall and also the garden*
- 03 UTILITY AND BOOTROOM *with garden access*
- 04 STUDY *games room or 5th bedroom*
- 05 CLOAKROOM
- 06 GRAND ENTRANCE HALL *with gallery*
- 07 DINING ROOM *and formal sitting room*
- 08 GUEST SUITE *with ensuite*
- 09 DOUBLE BEDROOMS
- 10 MAIN BATHROOM *with separate bath and shower*
- 11 MASTER SUITE *with dressing room and ensuite*
- 12 DOUBLE GARAGE *and workshop*

WITH FAMILY ROOM



House Overview

Property 2 sits on the site of the original Sawmill. This will be rebuilt as a new house, respecting the form of the existing buildings. A major influence in the design was the concept of designing a house that respected the woodland setting and aspect of the site. This translated into the shape, material selection and critically the roof profile for the house. Caithness stone, painted timber, glazing and a zinc profiled roof are intended to make the house fit into the landscape whilst offering privacy, aspect and light.

The house is rectangular in form running on an east-west axis. It follows the contours of the site and has 3 split levels. Externally, the property will be built from a combination of natural stone, painted timber and a zinc roof.

In addition to the main property is a walled garden, double garage and circa 0.5 acre garden.

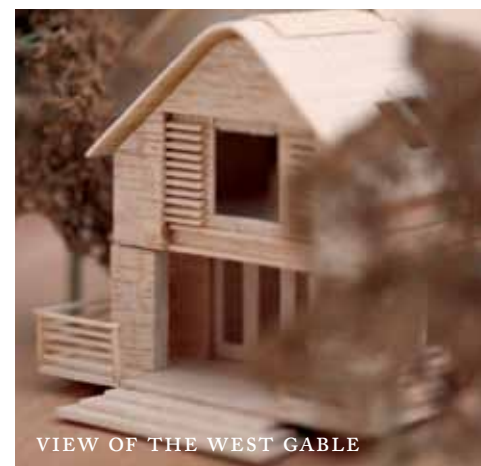
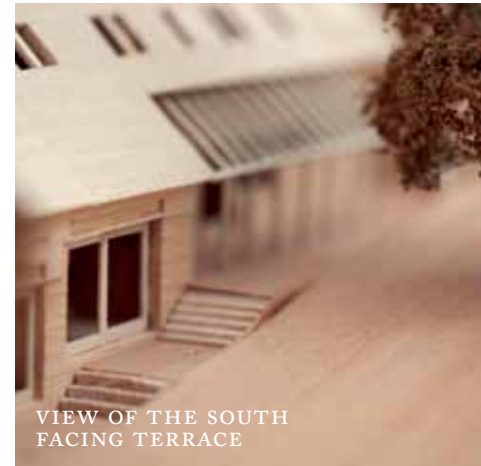
The rooms are orientated towards the garden, offering privacy and light. This is achieved through large opening glazed screens along the south elevation from which the kitchen, family room, dining room and lounge access. Additionally, a steel walkway and deck overhanging the burn will offer a west facing entertaining area.

The garden will comprise hard and soft landscaping, including gravel paths and terrace.

Zinc

i So why did we use zinc? Really because it enables us to achieve the important roof profile that makes the extensions look elegant and work as enjoyable spaces. As a recycled material it is a good material to use. Having tested it extensively at our lab (we built a large roof section)

and working closely with both the supplier, VM Zinc and the installer, Blakes, we felt comfortable that pre weathered, VM Zinc + Quartz with a standing seam within a woodland setting would meet our design & performance objectives. Come and have a look.



SOLD

This house has gone to a good home.



Plan



Key features

- 01 LARGE ENTRANCE HALL
- 02 STUDY
- 03 WC and SHOWERROOM
- 04 UTILITY
- 05 KITCHEN AND FAMILY ROOM
- 06 DINING ROOM (*formal lounge*)
- 07 DOUBLE HEIGHT (*formal lounge*)
- 08 4 DOUBLE BEDROOMS
- 09 MEZZANINE LIBRARY
- 10 BATHY
- 11 DOUBLE GARAGE

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.excellfibre.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. 2 Pisgah, Glen Road



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.

Neither these particulars nor any subsequent communication on behalf of Ristol Ltd relative to any development shall be binding (whether acted on or otherwise) unless the same is incorporated within a written document signed by Ristol Ltd or on their behalf satisfying the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995 or is granted in pursuance of any such document.

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Good Creative
Brochure and Website

Premier Guarantee
Buildmark Warranty