

# Ardgeal

## Near Kincaig



Design Case study Design Case study Design Case study Design Case study

This is a development of four detached houses, set on large plots in a woodland setting. It was developed by the Highland Small Communities Housing Trust to provide affordable and sustainable housing for local people to live in.

The houses were designed to fit well into their woodland setting, and also to provide homes with high environmental performance.

### Use of local people in the design and construction of the development

The main contractor for the project was AW Laing Ltd of Grantown-on-Spey. The architect was David Somerville of Inverness, and other contractors and sub contractors from the local area were involved in the build.

### Environmental credentials

The design of the houses has an environmental ethos throughout. All the properties are well insulated. They are raised off the ground in order to reduce the environmental impact of the foundations. Scottish larch is used for all the external timber cladding. The main form of heating for the properties is from a wood burning stove linked to a back boiler, along with solar thermal panels.

### Making the best use of what was already on site

Material excavated during the construction of the houses was used



### Location

Ardgeal, Near Kincaig

Highland Small Communities Housing Trust

David Somerville Architects

AW Laing Ltd

### Budget

£680,000

### Awards

Cairngorms National Park Design Awards 2012 - Commendation

### Links

[www.hscht.co.uk](http://www.hscht.co.uk)

[somervilledesign.co.uk](http://somervilledesign.co.uk)

[www.awlaing.co.uk](http://www.awlaing.co.uk)

MORE OVERLEAF



**CAIRNGORMS**  
NATIONAL PARK AUTHORITY  
ÙGH DARRAS PAIRC NAISEANTA A' MHONAIDH RUAIDH

Design Case study Design Case study Design Case study Design Case study



as a base for the road. Any waste timber from the site was left to be used as fuel by the homeowners.

**Affordability**

The houses were deliberately designed and built to provide sustainable, affordable housing for local families. Highland Small Communities Housing Trust retains a 35% share in the property, with the residents having purchased their share for £109,000. This allows the owners to benefit from any improvements or increase in the value of the house whilst they own it, whilst retaining a house for allocation by the trust to more local families should they be sold.



The environmental credentials of the designs also ensure that the houses have low running costs, aided by the good levels of insulation, solar hot water and wood burning stoves in all four properties.



**Ardgeal**



If you'd like to find out more about this project email Ronnie MacRae at: [ronnie.macrae@hscht.co.uk](mailto:ronnie.macrae@hscht.co.uk)