



160m² eco-friendly 'safari lodge' Eskbank, South of Edinburgh on confined site

Project Brief

Gerry and Susan Goldwyre wanted to build a 160m² contemporary home in the 1.5 acre garden of their converted Victorian water tower home, which they intended to live in upon completion.

Planning was an issue due the protected nature of the site, as well as the limited space available. The house had to fit between three protected trees, and the site was further complicated by the 75 degree drop on one side to the River Esk.

The resulting design is heavily inspired by the houses they had seen on a trip to the US, specifically the eco-architecture and organic houses along the California coastline, and is a minimalist one storey square with open plan living/kitchen/dining room downstairs, and bedroom, bathroom and storage in the roof space.



Project Type/Application

The protected nature of the site influenced several aspects of the build; for example, the house is built on pad foundations which saved the clients from having to dig traditional foundations which could have damaged the tree roots.

SIPS Industries' panels were chosen over timber frame for their superior insulating qualities and lightweight nature as well as for the speed of installation. By choosing an off-site construction method, the clients were able to limit both site wastage, and site storage, as well as achieve the factory precision necessary for such a restricted site.

The restricted nature of the site also had a knock-on effect to the building itself, as every bit of living space had to be used to best advantage. Although from the outside the house resembles a single storey building, the roof space utilises the self-supporting nature of SIPS panels to encompass a bedroom, en-suite bathroom and built in wardrobe/storage facility.



Outcome/Result/Success Factors

The completed house is a compact, minimalist design, which makes the best use of the limited space available on the site.

The high levels of structural insulation coupled with double glazed windows and doors with trickle air vents have resulted in a home that only needs one main source of heating, along with underfloor heating in the bath and shower rooms, resulting in reduced living costs.

By using SIPS Industries' panels, the clients were able to make the most of all the available space by creating living space in the roof area.

The result is a light, airy home, with spacious interior despite the small external footprint, which achieves the clients' goal of creating a contemporary home which combines their eco-friendly ideals with the wooded nature of the site.



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