

EAGLE ROCK –Eagle Rock, Lochaline, Morvern, Argyll, PA80 5XU

Owner: Roderick James
Design: Roderick James Architects LLP (www.roderickjamesarchitects.co.uk)
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SUMMARY: Eagle Rock, a 400m² family house sited high above the mainland shore overlooking the Sound of Mull.

ENERGY EFFICIENCY: Eagle Rock is an extremely energy efficient and environmentally friendly house with the EPC confirming of an Energy Efficiency Rating of 99 out of 100 and an Environmental Impact (CO₂) Rating of 100 out of 100 (the average EPC rating in Scotland is 61 and 59 respectively). These ratings are driven by the inclusion of 450mm thick Warmcell (recycled newspaper) insulation in the walls and roof and all windows and doors having triple glazed, argon filled k-glass. The heating for the house is generated by an air source heat pump, with wet underfloor heating pipes, very closely spaced, enabling us to store excess heat in the thick concrete beneath the timber floors. Two wood-burning stoves also help to heat the house. The heat pump also produces the hot water for the house. 15kW of ground mounted pv electric panels generate all of the electricity for the building with our monitoring to date suggesting that we have NO net electricity costs per year.

EXTERIOR DESIGN: Designed to blend into the landscape at the top of the hill, its turf roof and low lying aspect ensures it is even less visible than traditional gable houses. The elliptical plan and gently battered walls of rough cast lime mortar on Celenit woodwool panels further help to bed it in to its site.

STRUCTURE: The primary structure of the house is a heavy Douglas Fir Glulam frame with softwood tongue and grooved ceilings and textured plasterwork using only Carlite bonding undercoat. Beams are washed with a gentle dilute white undercoat and softwood floors also have washed finish.

INTERIOR DESIGN: The ground floor has a dramatic entry courtyard topped by a large elliptical glazed roof. The outer walls contain service areas, laundry, cloakroom, lavatory and larder with a resonance of the traditional Scottish Broch. The large living room has 270° views of the Sound of Mull, and incorporates an open plan kitchen and dining area with French doors opening on to a timber deck. Symmetrically located either side of the main living space there are four en-suite double bedrooms, all with spectacular private views and French doors to the garden.

The gentle access ramps and elliptical plan make for very informal, relaxed spaces internally. The extensive soundproofing between rooms and further separation between the master and guest areas, ensures reassuring privacy.

On the first floor gallery, accessed by gently curving stone stairways either side of the internal courtyard, there is a cinema, music and games area, library and two desks with views to East and West. There is also the possibility for occasional sleeping accommodation for up to 6 more people.

NORTH AND SOUTH ELEVATIONS: The Northerly, arrival, aspect is deliberately austere with small energy conserving windows and a double oak front door. The Southerly aspect has low overhanging eaves to shade summer sun with turf and lead roofs offering a far gentler elevation.

