



**Westbank Steading / Longforgan**  
Private Developer Case Study

## WestBank Steading / Longforgan

### The Brief

To utilise the existing group of redundant traditional stone farm buildings, rationalising and extending them as required producing nine up market properties clustered around a communal courtyard. In order to maximise the development potential six individually designed houses with private gardens were sympathetically sited around the conversion on brownfield sites. Each home was to be finished to a high standard with a mix of contemporary and traditional fixtures and fittings

### The Solution

A well thought out and detailed design at an early stage ensured the existing buildings were utilised to their maximum potential, providing a mixed range of units. Stone from the duntakings was salvaged and reused on new openings and to form boundary walls within the courtyard. Small areas of private garden in the steading leading onto the open communal courtyard promote a more social living experience. The new build houses incorporate stone detailing and are a mix of more contemporary and traditional materials aimed at enhancing the existing converted buildings.

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**£1.2m residential development including steading conversion and new build houses**

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### The Outcome

Westbank Steading is a good example of the retention and reuse of traditional stone farm buildings that would otherwise have been left to fall into disrepair and ultimately demolition. By finding them an alternative use it will ensure these traditional Scottish buildings remain in our landscape for future generations. The outcome has been a well balanced development with old and new sitting comfortably along side each other enhancing the rural environment. The success of the development was tremendous with all the units being sold prior to the development being completed.



Client Quote: Mark Richardson (I & H Brown)

*"Bell Ingram Design is an enthusiastic and imaginative team, well resourced and commercially aware. They are very committed to projects and a good team player"*