

	2236 – 20 Burnet Crescent, East Saltoun, East Lothian, EH34 5BZ Alterations to existing house
	DESIGN AND ACCESS STATEMENT
	This Design statement is not to be considered as a document for approval but is intended to be supplementary supporting information.
	CONTENTS 1.0 Introduction. 2.0 Planning Context 3.0 The Proposals 4.0 Diagrams & Layouts

1.0 INTRODUCTION	The project aim is to convert the existing garage into a new living room/bedroom, en-suite, and kitchenette with a store at the rear and new French doors and windows.
1.1 SITE, LOCATION AND CONTEXT.	The site is located in Burnet Crescent, East Saltoun The overall site area including the existing house is approximately 685m ² . The existing house is a 2 storey building with pitched roofs and bay window with the front elevation facing north west, the garden is generally level. There are no buildings directly opposite the front elevation, the land opposite is agricultural and slopes down away from the house. Access will be through the existing drive/access from Burnett Crescent. The rear garden space of the house is enclosed with existing walls/fence and the front garden is open to the access road/drive. The house is part of Burnet Crescent a residential development completed approximately 20 years ago. The scale of the existing surrounding houses are mostly 2 storeys with pitched roofs. The materials of the buildings are render/stone walls with slate roofs and timber double glazed windows/doors.

2.0 PLANNING CONTEXT	The house is in East Saltoun which is a Conservation Area. The village has a mixture of modern and historic buildings with a variety of materials and styles. The main street has single and 2 storey buildings some on the path edge and others set back with some courtyard developments behind. Burnet Crescent is a linear development with a single vehicular access at the north and pedestrian access at the north and south ends. Most of the houses front onto Burnet Crescent although numbers 1, 2 and 20, 21 face onto the access road to Strawberry Woods. Recent approvals – 17/00319/P - 13 Burnet Crescent East Saltoun, East Lothian EH34 5BZ 16/00643/CLU - 2 Burnet Crescent East Saltoun, East Lothian EH34 5BZ 16/00440/P - 2 Burnet Crescent East Saltoun, East Lothian EH34 5BZ 12/00385/P - 16 Burnet Crescent East Saltoun, East Lothian EH34 5BZ The adjacent steading has been converted into residential accommodation. The surrounding existing land/building use is agricultural and residential. The form of the new window, wall base and French doors match the existing house.
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3.0 THE PROPOSALS	
3.1 USE	The new space will be used as living accommodation.
3.2 AMOUNT	The footprint of the existing house is 156m ² . The garage conversion is 35m ²
3.3 LAYOUT	The ground floor will have a new living room/bedroom with en-suite and kitchenette. Views - The new window will be visible within the immediate vicinity of the house. The French doors will not be visible from the surrounding roads.
3.4 SCALE	The eaves and ridge height of the house and garage will remain as existing.
3.5 LANDSCAPING	No trees will be removed. The existing fence and boundary walls will be retained. The existing path and slabs will amended to suit the new French doors.
3.6 APPEARANCE	The design and materials on the new alterations reflect the style of the existing house. Existing house Walls – Stone/render. House Roof – Slates Windows – Double glazed / timber framed. Doors – Timber/glass. Proposed living/bedroom Walls – Stone/render Windows – Double glazed / timber framed. French Doors – PVC double glazed. Deck - timber
3.7 ACCESS & PARKING	The new alterations will not generate the need for any additional car parking spaces. The house currently has space for 2 cars. Pedestrian access will be maintained and there is a footpath at the south end of Burnet Crescent.
3.8 ENVIRONMENTAL CHECKLIST	Heating – As existing Insulation – The walls, roof and floor of the family room will be insulated to meet and exceed the current building standards. Drainage, The existing drainage connections will be maintained. Use of local materials that are renewable, recyclable and contain non-toxic finishes. The accommodation allows for home working. This could reduce the need for commute to work, thereby helping reduce carbon emissions and congestion.
3.9 REFUSE & SERVICING STRATEGY	As existing



EXISTING PHOTOGRAPH

2236 - 20 BURNET CRESCENT, EAST SALTOUN

NEW FRENCH DOORS TO MATCH
EXISTING



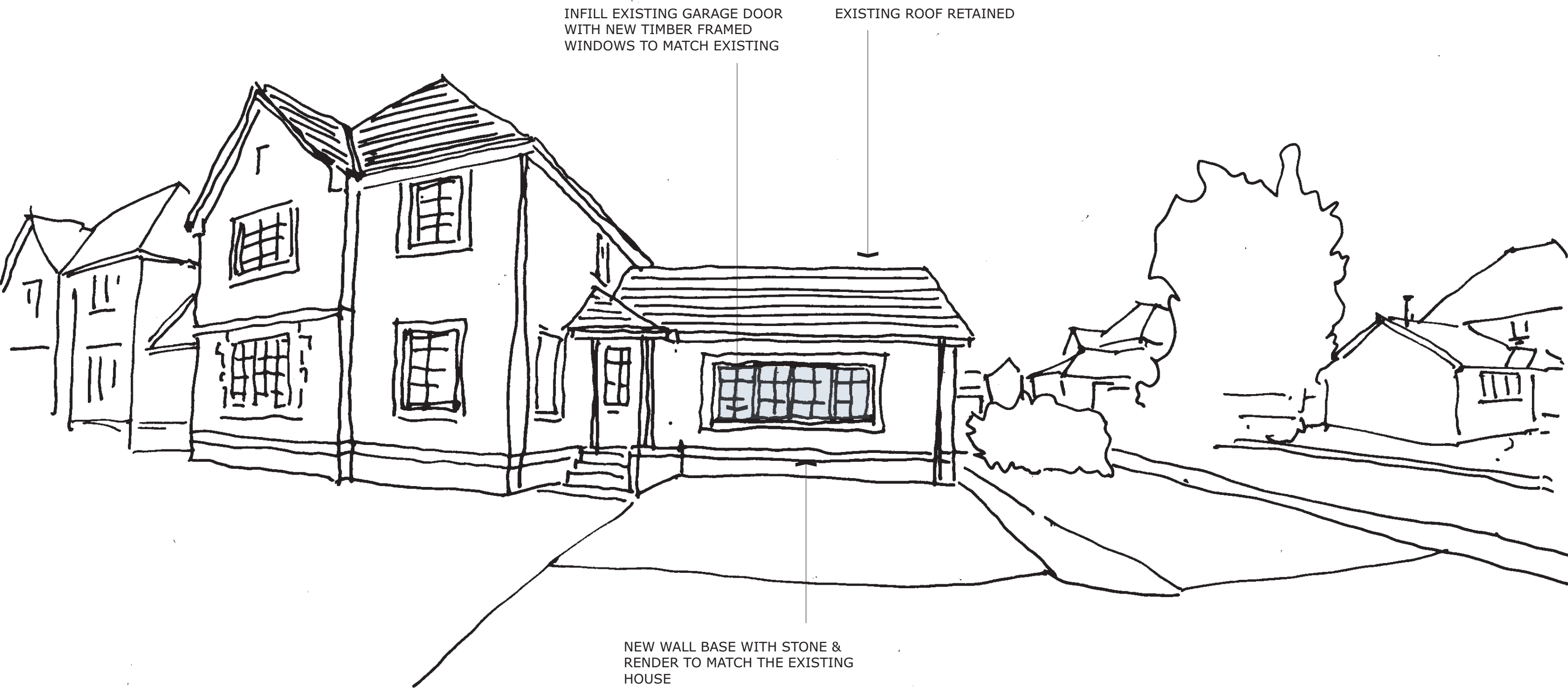
PROPOSED SKETCH VIEW

2236 - 20 BURNET CRESCENT, EAST SALTOUN



EXISTING PHOTOGRAPH

2236 - 20 BURNET CRESCENT, EAST SALTOUN



INFILL EXISTING GARAGE DOOR
WITH NEW TIMBER FRAMED
WINDOWS TO MATCH EXISTING

EXISTING ROOF RETAINED

NEW WALL BASE WITH STONE &
RENDER TO MATCH THE EXISTING
HOUSE

PROPOSED SKETCH VIEW

2236 - 20 BURNET CRESCENT, EAST SALTOUN