

DESIGN STATEMENT - FERRY LODGE (FERRY ROAD, EARLSFERRY, FIFE, KY9 1AJ)

THE CONTEXT

The Application site is located in Earlsferry, Fife and lies within the Elie and Earlsferry Conservation Area. The site is located on a corner site bounded by Ferry Road and High Street and is occupied by a C listed 2 storey semi detached house with a large garden.

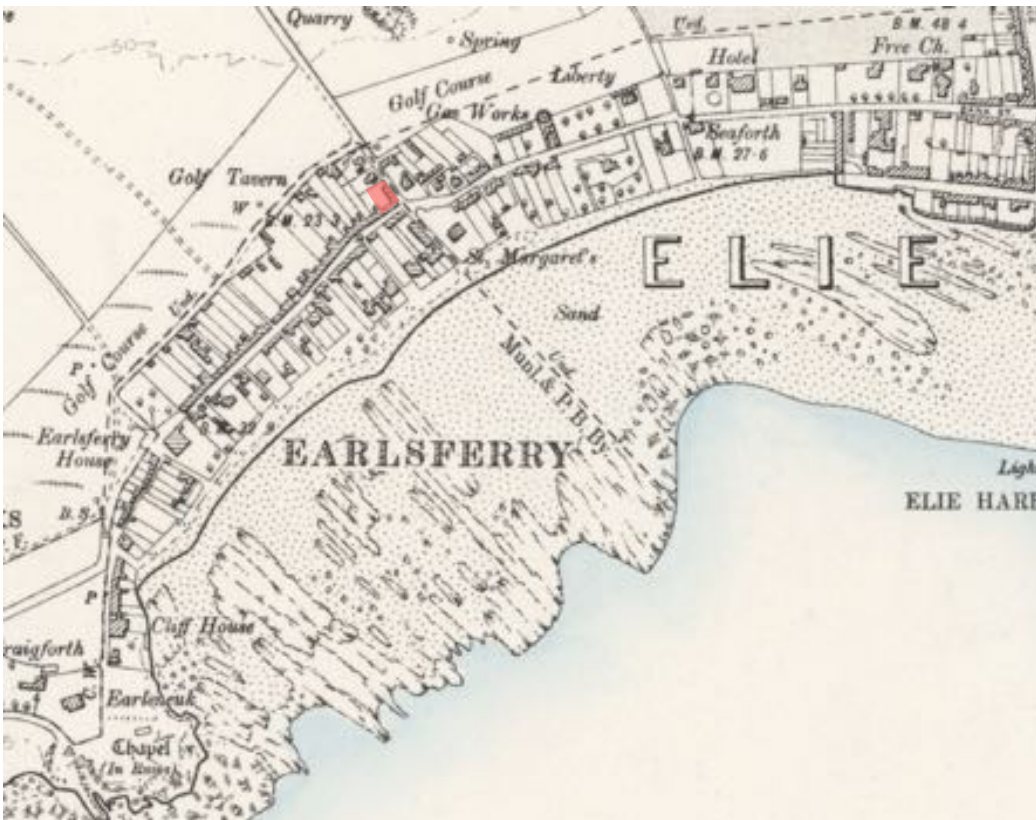
Earlsferry dates back to the 11th century when the settlement developed due to the position creating the shortest crossing point between North Berwick and Fife for pilgrims making their way to St Andrews. A chapel was built in the 11th century close to the landing point and is believed to have been connected to a small hospital for travellers. The village became a Royal Burgh in 1373 but following the end of the pilgrimage in 1559 the village experienced a decline. In the 18th century Earlsferry continued to deteriorate but by the 19th century this changed as they became increasingly popular seaside resorts. In 1929 both towns joined together and in 1977 the Elie and Earlsferry Conservation Area was established.

The characteristic form of settlement seen today has been created as Elie has become more and more popular with holidaymakers creating a continuous ribbon of seaside development.



Map 1832

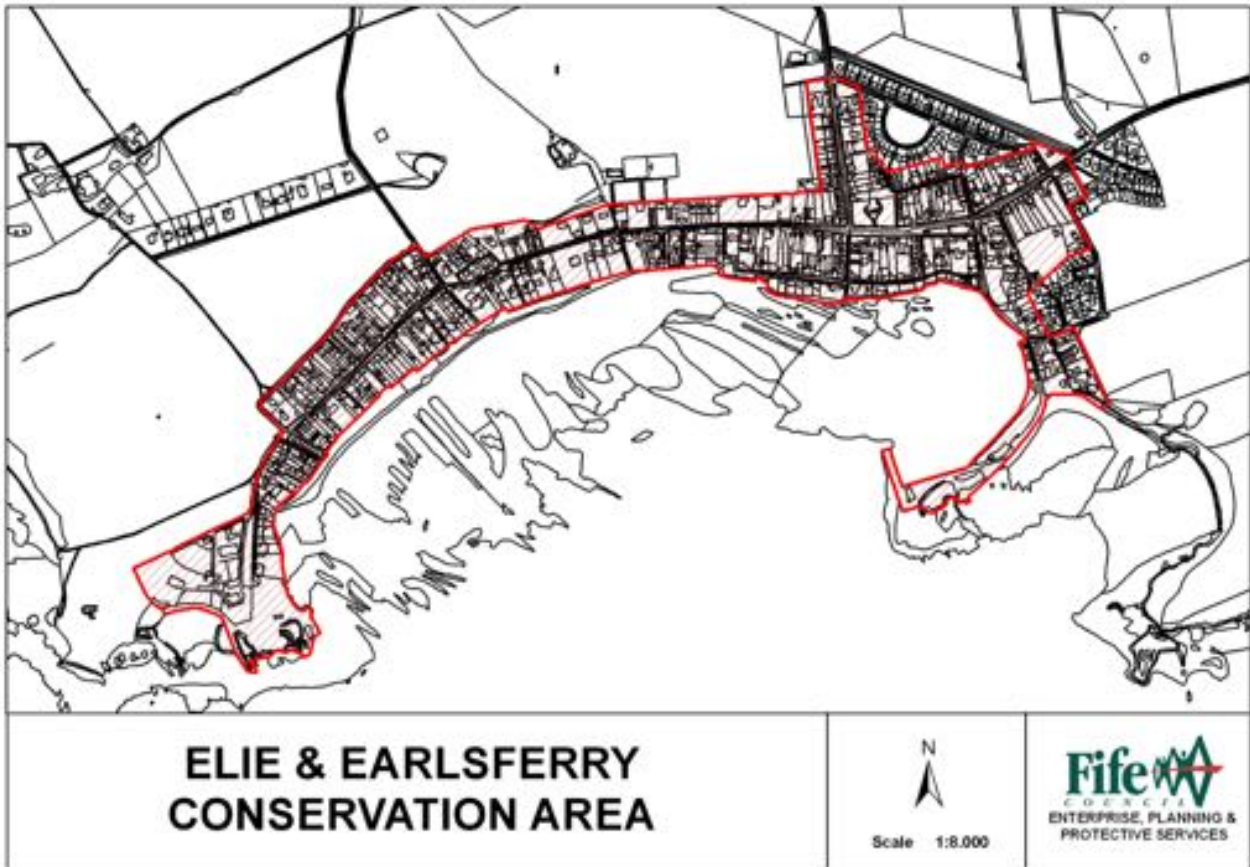
Historic Location Plans (showing development)



1853



1893



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Current map showing Elie and Earlsferry Conservation Area

THE EXISTING SITE CONDITION

The existing house, built some time in the early 19th century, has a 'C' listing and sits within the Elie and Earlsferry Conservation Area and is relatively plain but occupies an important location on the corner of Ferry Road and High Street where it creates an urban marker and forms an important aspect to the make up of the townscape, through its location and general massing.

Along with several other relatively plain residential buildings of a similar period, the house is key to providing a change in the urban grain from the large detached houses to the east of ferry road and the dense, more traditional high street to the west along Willilliamsburgh.

The proposed development seeks to be respectful of the above elements while ensuring the house as a whole is suitable for the modern day requirements of its owners and their family.

From listing on HES website:

Earlier 19th century, plain Georgian. 2-storey, rubble with polished ashlar dressings chamfers perhaps later. 3-window front with central panelled door, 12-pane glazing. Slated roof. Straight skews and rendered brick end stacks. 3 window harled rear with single-storey porch in centre and addition to north.

Photographs of Existing Context

Views from Williamsburg



Views from Williamsburg





View from high street



View from garden



Existing addition





Views of garden



THE PROPOSAL

The proposals include removal of an unattractive additional outhouse/porch replacing it with a modern high quality low lying addition with a view to creating the type of property that will ensure the continued maintenance of the existing house, whilst retaining the sense of a significant urban marker.

Despite having three bedrooms the house is poky and dark inside and lacks both living and bathroom accommodation. To help ensure the long term use for the family, additional accommodation is proposed to be added as an extension to sit within the large garden. As such a new extension will replace the current smaller, but unattractive additional structure and is proposed to accommodate the kitchen / living / utility, and a bedroom (with ensuite). Minor amendments are proposed internally to the ground floor including the provision of french doors to an existing living room.

To sit sympathetically while enhancing the townscape, the modern infill is proposed as a low lying pitched roof mass, subservient to the adjacent houses, providing a low elegant form in keeping with the surrounding single storey pitched roof dwellings and outhouses in the immediate vicinity.

The gable end of the main mass is set back substantially from the high street boundary edge to ensure that it has a limited impact on the street and that the prominence of the main house remains intact, while it is linked to the main house by a light weight minimalist 'transparent' glazed element to touch upon the existing house lightly.

The addition is clearly delineated as a new piece of construction using robust materials suitable for the marine environment. The anthracite grey zinc provides a clearly modern but subdued aesthetic to the traditional form and through its colour limits the visual impact of the development. High quality treated timber framed glazing to return aspect of tradition to the materiality building and soften the aesthetic.

The low roof line, and partial submersion of the back of the extension have been designed to place the new eaves level at that of the existing wall to provide no adverse effect on sunlight to the rear of the next door plot (Ivy Cottage).

Parking will be retained as existing with space for 3 cars to the land within the curtilage of the house providing off street parking.

Precedent images showing high quality zinc cladding and glazed link joining new addition to existing building



SUMMARY

We have put forward a proposal to develop this site in a careful and sympathetic manner that will construct positively to the local street scape and we respectfully request that the Council would support and approve this application.

ROXBURGH MCEWAN ARCHITECTS
November 2020.