

	2239– The Hunting Tower, 19 Whitemoss Road, Kirknewton, EH27 8AF
	Alterations and extension to existing house
	DESIGN AND ACCESS STATEMENT – 29 March 21
	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, Photos & Layouts

1.0	INTRODUCTION
	The project aim is to construct a new single storey garden room extension and a new single storey workshop.
1.1	EXISTING BUILDING
	The house is a detached 3 storey house with a dual pitched roof. It was formerly a pub and historically would have been linked to Kirknewton House.
	The materials on the house are dressed masonry walls with dressed stone window surrounds, parapets and chimney stacks etc. The roof is a dual pitched slate roof with a lead flat roof to the tower.
	Generally the windows and external doors are single glazed timber sash and case
	The rear the building has been converted to residential use and the attic has an access stair and roof lights to bedrooms and bathroom.
	The rear garden is on the South side of the property and it backs onto agricultural land. The house has a drive accessed via Whitemoss Road.
1.2	CONTEXT:
	The Hunting Tower is located on the southern edge of Kirknewton.
	No 21, the former Southern Gatehouse is a 1½ storey dressed stone house.
	The surrounding area is medium density residential and agricultural land uses.
	The forms of the buildings in the immediate context are manly pitched roof 1½ and 2 storey buildings with render, stone and brick work with clay tiles and slate roof finishes.
	There are some extensions with a wider variety of materials including render & timber weather boarding.

2.0	PLANNING CONTEXT
	The Hunting Tower is in the Kirknewton Conservation Area.
	The Hunting Tower is a listed building with category B. LB7348
	The Hunting Tower has been extended and altered several times. Most recently in 2001 planning ref: 0680/01.
	The new extension is to the rear and will be subservient to the existing house. It is set down and is not highly visible from the surrounding roads/paths.
	The new workshop is to the rear and will be subservient to the existing house. It is set down and is not highly visible from the surrounding roads/paths.
	The new doors to the sitting room are not visible from the surrounding roads.
	The new Garden room extension floor area is 15.3m ² . the workshop is 56m ² .
	The applicant purchased the house in 2018 and at this time only one of the gate piers was remaining and a timber 5 bar gate (see attached photos). He located the stonework for the missing pier and has rebuilt it to match the existing. He also located, refurbished and, re-instated the original, missing gate.

	The house was used as a pub and at this time there was a flat roof single storey extension to the games room. The new garden room extension design is more sympathetic to the existing house.
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3.0	THE PROPOSALS
3.1	THE EXTENSION BUILDING FORM:
	The proposal is to construct an oak or Douglas fir frame dual pitched roof single storey garden room extension to the side of the house. Dressed stone quoins and stepped parapets to match the existing house.
	The ridge & eaves of the new garden room will be lower than the existing house.
	The new window proportion is designed to match the existing house windows. The sliding glazed screen and roof lights are located so they face the garden.
	A new patio area will be built with stone slabs.
3.2	WORKSHOP BUILDING FORM:
	The proposal is to construct an oak or Douglas fir frame dual pitched roof single storey workshop to the rear of the house with profiled metal roof designed for future integration of solar panels on the south facing pitch. The eaves will descend to ground level on the South side.
	The garden will be altered to add a retaining wall to form a flat hard standing area for the new workshop. The existing green house will be relocated.
3.3	MATERIALS:
	Existing Building Walls – dressed stone. Roof – slates and lead. Windows – single glazed timber sash and case. Doors – Double. Rain water goods – cast iron
	New Garden Room Extension Walls – Dressed stone quoins and stepped gable with render. Frame – Green oak or Douglas fir frame. Pitched roof – slates to match existing. Windows/doors to extension – Double glazed timber framed. New sliding doors – Double glazed timber/aluminium composite. Rain water goods – cast iron
	New workshop Retaining Wall & North facing wall – Masonry with render. Gable end Walls – timber cladding. Frame – Green oak or Douglas fir frame. Pitched roof – profiled metal roof. Rain water goods – PVC
3.4	ENVIRONMENTAL STATEMENT
	Heating – New radiators will be connected to the existing ground source hot water central heating system.
	Heat Loss – The floor and roof and of the extension will be insulated to meet and exceed the current building standards.
	Trees – No trees will be removed.
	Drainage, The existing main drain will be maintained. New surface water drains will connect into the existing system.
	Use of local materials for timber frame and cladding and use of materials such as timber sources that are renewable, recyclable and contain non-toxic finishes.
3.5	CAR PARKING
	The extension will not generate the need for any additional car parking spaces.
3.6	LANDSCAPING:
	The existing garden will be maintained and re-landscaped.





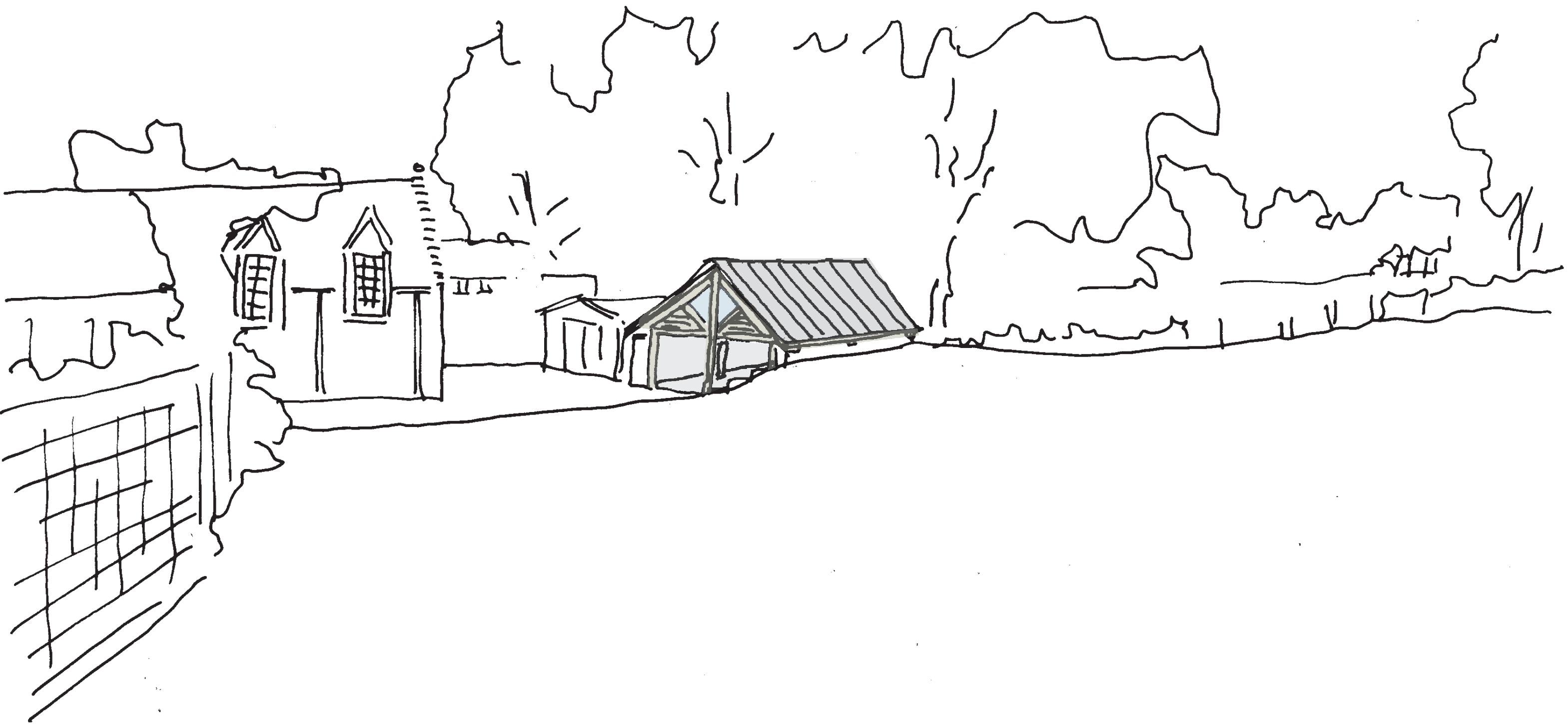
AERIAL VIEW

2239 - THE HUNTING TOWER, KIRKNEWTON



EXISTING PHOTOGRAPH

2239 - THE HUNTING TOWER, KIRKNEWTON



PROPOSED SKETCH

2239 - THE HUNTING TOWER, KIRKNEWTON



EXISTING PHOTOGRAPH

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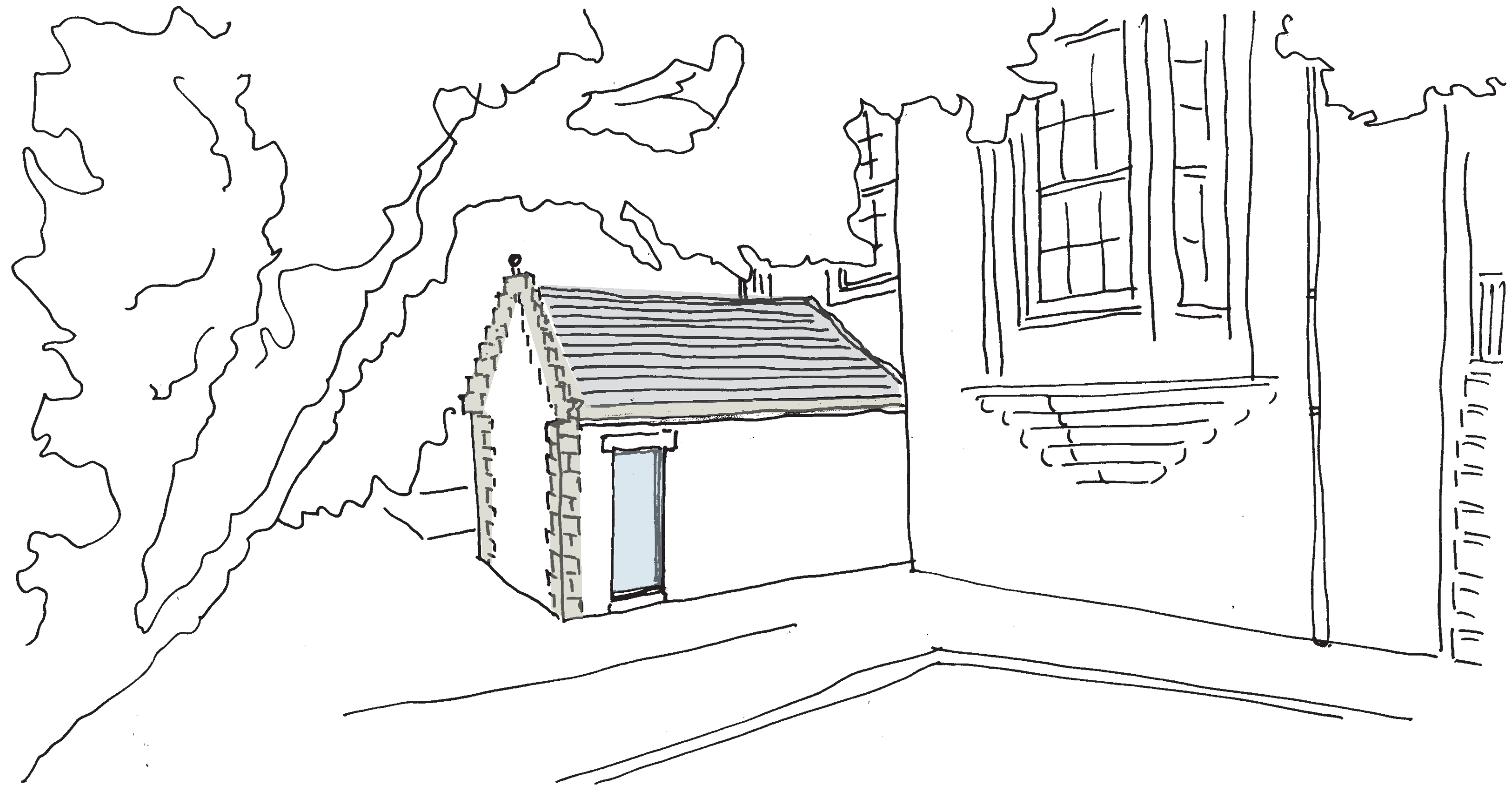
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EXISTING PHOTOGRAPH

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