

Planning Application - Supporting statement 3 Hawthorn Gardens, Loanhead, Edinburgh EH20 9ED

suburban area in Loanhead. The existing property consists of a bungalow-attic conversion with a large, paved parking area to the front and large grassed garden area to the rear.

The purpose of these alterations is to provide the property with an additional bedroom, additional craft/garden room and expanding the existing utility/larder space whilst tailoring the space to the occupant family's lifestyle and hobbies.

The rear southern boundary has tall coniferous trees to provide privacy from neighbouring dwellings. The proposal will replace the previous larder/utility lean to extension with a larger space on the ground floor connecting into the existing kitchen.

The existing window & door between the kitchen and proposed craft/garden room will be removed to create an open hatch for ventilation and natural lighting. The proposed extension is to the south of the site and will not be visible from B702 Hawthorn Gardens. Proposed windows facing towards neighbouring properties at the South end of the site have been modestly designed to provide architectural interest without creating any oversight concerns and are at least 24m from the properties at the rear and over 9m from the boundary line. There are no oversight concerns from properties on either the East or West side of the site.

The proposed extension has a partial envelope covering the roof and part of the western elevation with a standing seam zinc wrap. This will shelter a vertical timber hit and miss cladding and off-white render finish, sourced locally and sustainably.

Figure 1: Photograph of the South elevation of the existing dwelling (red circle indicating volume to be removed)



Figure 2: Photograph of the rear garden and Southern boundary



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