

2306 – The Bower, Stow, Galashiels, Scottish Borders, TD1 2TD Alterations and extension to existing house – 16 Nov 23	
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.	
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1.0	INTRODUCTION
	The project aim is to carry out alterations to enhance an existing house by adding new single storey extension with a sitting room and an attic conversion with new dormer roofs. The existing rear entrance is re-configured with a new utility room extension and a new ground floor en-suite extension.
	The internal ground floor and attic alterations and the new extension will enhance the existing house and provide more and improved living space.
	The proposed extensions will have timber cladding with a facing brick base course and a single ply or slate roof. The proposed dormers will have and single ply flat roof with timber cladding to the front & cheeks. The existing masonry/render chimneys will be removed.
	The window openings on the front and rear elevations are irregular with window heads misaligned. Some windows have stone cills, others don't
1.1	SITE, LOCATION AND CONTEXT.
	The house is detached and sits close to the river Gala Water.
	The site is level with access is via a shared gravel track from the A7.
	The scale of the existing adjacent houses is 1 and 1½ storey with pitched roofs. The materials of the buildings vary, mostly render/stone walls with tile/slate roofs and timber/PVC windows & doors.
	The overall site area including the existing house is approximately 1,320m ²
	The existing house is a 1½ storey building with dual pitched slate roof, single storey PVC conservatory and single storey rear extensions. The existing attic has bedrooms.
	The rear and side garden is enclosed with existing stone wall and fence. The store wall has collapsed over most of its length and at points is just a pile of loose stones.

2.0	PLANNING CONTEXT
	The house is not listed or in a conservation area.
	The house has been neglected for some time and needs significant upgrading.
	There are several extensions with a relatively new PVC conservatory on the front elevation.
	The rear elevation has several extensions with a variety of materials and roof profiles. The appearance is incoherent and random.
	The surrounding existing land/building use is agricultural.
	The proposed extension & dormers windows and roof lights won't overshadow or overlook neighbouring houses.
	Views - The existing house is not highly visible from the surrounding public roads, the frontage and north gable are visible from the shared access road.
3.0	THE PROPOSALS
3.1	USE
	The proposed house extension and alterations will be used as residential living accommodation.

3.2	AMOUNT
	The footprint of the existing house is 103.6m ² .
	The footprint of the extended/altered house and attic is 117m ² .
3.3	LAYOUT
	The ground floor will have a new open plan kitchen/sitting/dining room, utility room, and alterations to the existing rear entrance and store. A new attic access stair will be installed. The side door will have a new entrance canopy.
	The proposed attic bedroom and shower will have new front and rear dormer windows.
	The proposed extensions roof heights are below the existing gutter.
3.4	SCALE
	The eaves and ridge height of the house will remain as existing and the proposed extension are below the existing gutter. The dormer roof heights will match the existing ridge.
3.5	LANDSCAPING
	The existing garden/trees will be retained with a new patio.
3.6	APPEARANCE
	The style on the new front extension and dormer windows with timber cladding is intended to bring new elements to the traditional building with materials and design intended to bring some structure to the overall design.
	The rear utility room extension has an external render finish. The utility room roof replaces the existing felt and polycarbonate roofs with a simpler roof plane.
	The en-suite extension has an external render finish with a slate roof to match the existing rear bathroom roof.
	Existing house Walls – Masonry/render. House Roof – slates with a felt and polycarbonate roof to the rear entrance Dormers – Slate roof and cheeks with PVC cladding to the front. Windows – Double glazed PVC. Doors – Timber and Double glazed PVC. Conservatory – Glazed PVC frames with brick base. Gutters and RWP's – Cast iron.
	Proposed extension & alterations Walls – Facing brick base and timber weather boarding. Extension roof – Single ply or slates. Dormer – Single ply membrane flat roof with timber weather boarding. Porch roof - Slates Roof lights – Double glazed timber. Windows – Double glazed aluminium. Doors – Double glazed aluminium.
3.7	ACCESS & PARKING
	The new extensions and 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.
	The existing gravel drive will be maintained.
3.8	ENVIRONMENTAL CHECKLIST
	Heating – New gas boiler and storage tank.
	Insulation – The walls, roof and floor of the extension and attic 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

2306 - THE BOWER, FOUNTAINHALL, GALASHIELS

TIMBER WEATHER BOARDING

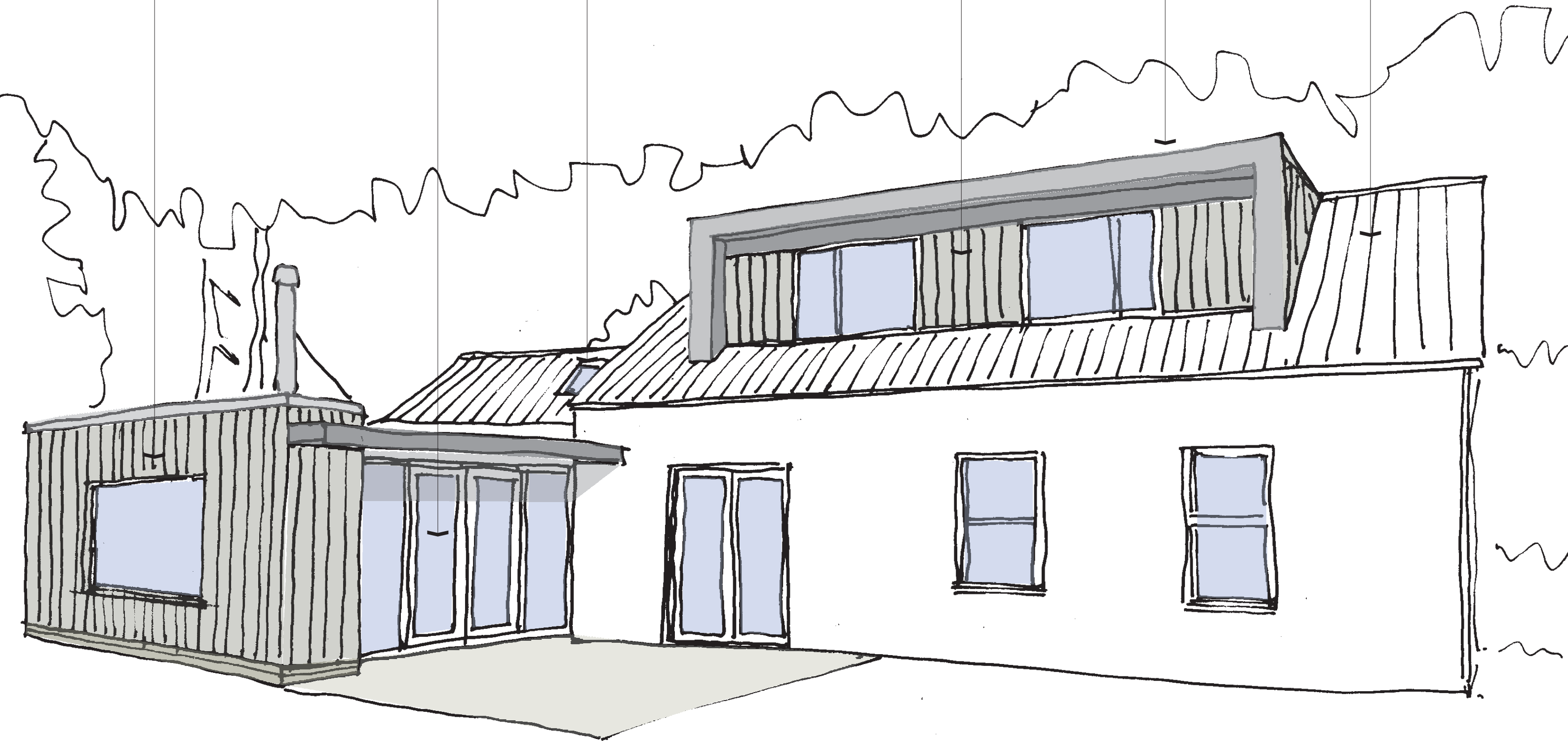
FRENCH DOORS

NEW ROOF LIGHT

TIMBER WEATHER BOARDING

NEW SINGLE PLY ROOF

EXISTING SLATE ROOF



PROPOSED SKETCH

2306 - THE BOWER, FOUNTAINHALL, GALASHIELS



EXISTING PHOTOGRAPH

2306 - THE BOWER, FOUNTAINHALL, GALASHIELS

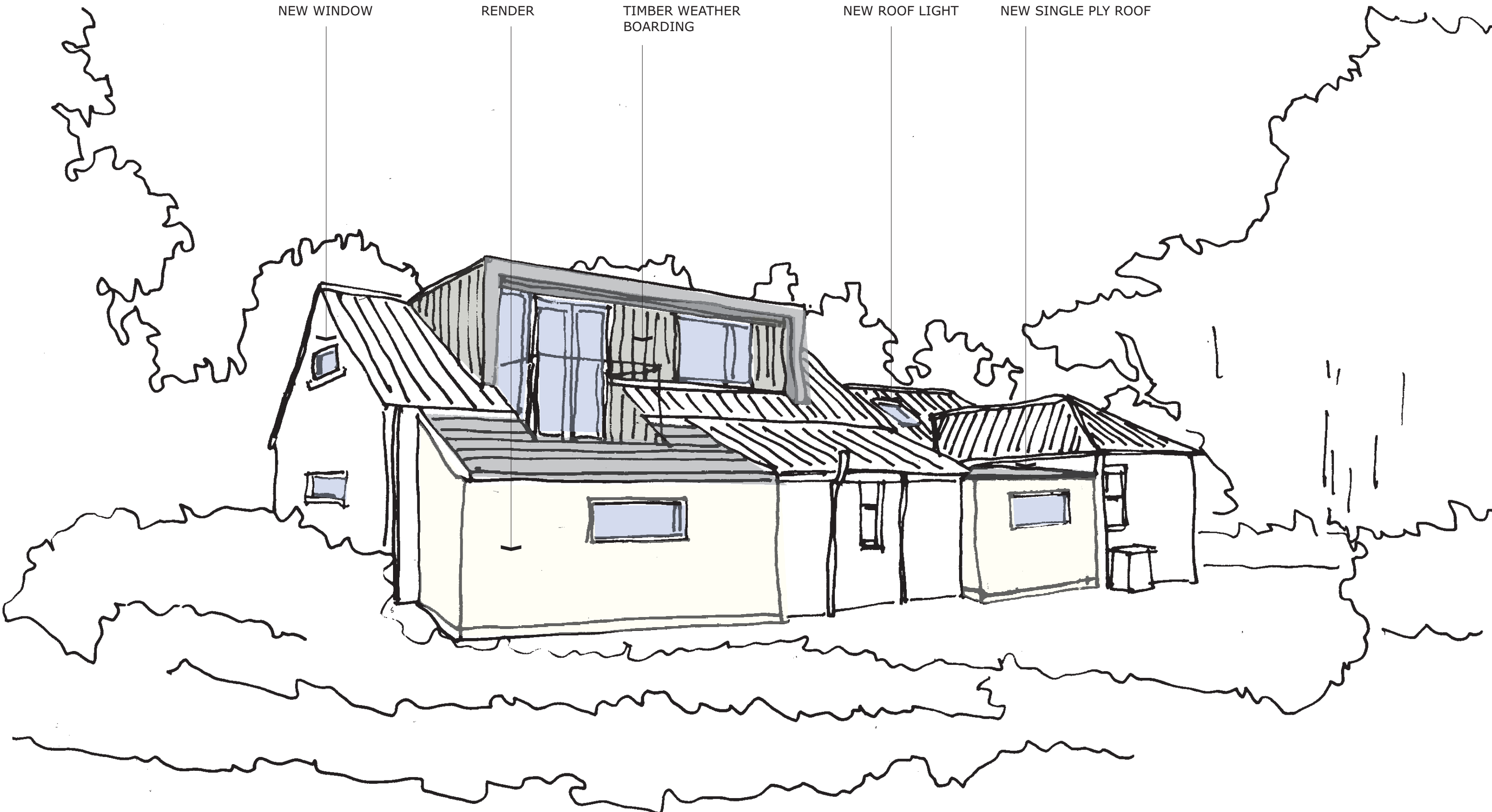
NEW WINDOW

RENDER

TIMBER WEATHER
BOARDING

NEW ROOF LIGHT

NEW SINGLE PLY ROOF



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