

FERLIEHALD, THE LOAN, WEST LINTON

Design Statement



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1.1 INTRODUCTION



This Design Statement accompanies a Planning Application to extend and alter the interior of the existing dwelling house Ferliehald which is located on The Loan in West Linton.

The proposal is to construct a new single storey extension consisting of an additional living area to the front of the property, and a further single storey extension to the rear of the property containing a new master bedroom and en-suite. Externally this will include new windows to two existing bedrooms and lounge area and an increased rear patio area.

2.1 SITE LOCATION



The site sits approx 0.25miles to the north of West Linton, on the unadopted road The Loan.

In total the existing house sits within a plot of 1300m², and is bounded by neighbouring properties to the north west and south east, and Den Wood to the south west. Den Wood consists of a steep ravine down to the Lyne Water, with many large mature trees.

The site is out with the West Linton Conservation Area, and the house, being located part way up The Loan, is not visible from the centre of the village or any major roadway.

2.2 EXISTING DWELLING



View of existing house from The Loan to the north east



View of existing house from south east



View of existing house from the south



View of existing house from the south west

The existing house is two storey with four bedrooms, and was originally constructed in the 1950s. The house has been extended on numerous occasions, the latest being in 2016 when a new single storey entrance porch and utility room was added to the north west corner of the property. The current house has a footprint of 165m², taking up less than 13% of the overall site area.

Externally the house is predominantly covered in white wet dash render, with some areas of brickwork painted white and dark brown timber composite cladding. In addition, there is an area of red/brown concrete tile cladding to the rear of the main living room. The roof is red/brown concrete roman tiles, with dark brown wooden effect timber fascias and soffits, and brown upvc gutters and downpipes. All of the windows are white upvc.

2.3 SURROUNDING CONTEXT



View of existing Category A Listed Srongarbh



View of existing Broom Brae



View of existing The Heddles



View of Den Wood to the south west of the site

The surrounding context consists predominantly of the other houses on The Loan. These are a wide range of styles, having been constructed over a long period of time.

These include older period properties, such as the Category A Listed Srongarbh and The Heddles, but also more modern houses such as Broom Brae and Treetops

With this mixture of styles there comes a wide variety of materials, from rough cast render and natural slate to timber cladding and standing seam zinc.

To the south west of the site is Den Wood (also known as Catwalk), which consists of a steep ravine down to the Lyne Water, with many large mature trees.

The best views out from the site are to the south east, looking down the hill back toward West Linton and the Lyne Water valley beyond.

3.1 SITE



Proposed site layout

The proposed extension to the north east of the current house predominantly covers an area of existing lawn. There is the need to remove one tree, a Norway Spruce, which is the rear tree of a cluster between the house and The Loan. Whilst the tree is in reasonable condition, it is a non-native species, and being at the rear of the cluster, its removal will have minimal impact on the tree lined appearance of The Loan.

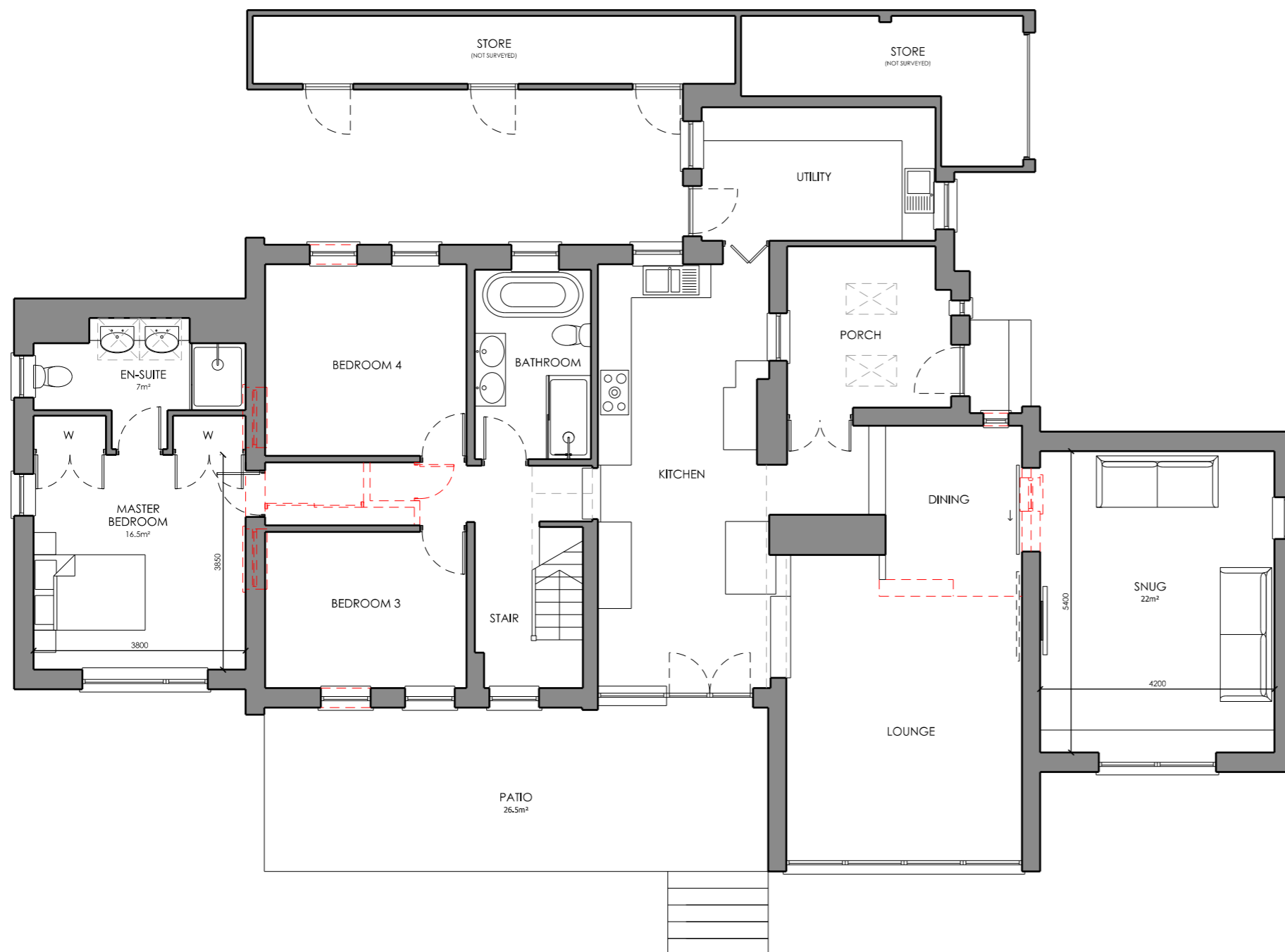
The proposed extension to the south west covers an area of gravel, resulting in minimal loss of greenery, and is not visible from The Loan.

The total footprint of the house increases to 225m², however this is still less than 18% of the site area, and the new extensions to the house are over 10m away from any adjacent dwellings.



Trees to be removed, a Norway Spruce

3.2 PLANS



Proposed ground floor plan

The north east extension to the house creates a new more intimate living area to the front of the house, which is immediately accessed from the main open plan kitchen/living/dining area.

Minor internal alterations allow the creation of a new passageway leading to the south west extension consisting of a master bedroom and en-suite.

Both extensions have generous glazing to the south elevation overlooking the garden, but also windows positioned opposite the entry doors to allow glimpses of the outside garden from the inner areas of the house.

New windows are proposed in the two existing rear bedrooms, to make-up for the loss of the existing windows in the south west elevation, and also beside the existing front door, to provide a view of arriving visitors and also replace light lost from the removal of the window in the north east elevation.

A new enlarged patio area is proposed to the south east of the property immediately adjacent to the existing patio doors, making the most of the daytime sun.

3.2 ELEVATIONS



Proposed north east elevation



Proposed south east elevation



Proposed south west elevation



Proposed north west elevation

Due to the multiple extensions that have been added to the house since the original construction, the current house has quite an ad hoc feel, albeit there is a consistent pallet of materials which help give the house overall cohesion. The disjointed nature of the existing house allow the new extensions to be added without break any lines of symmetry or order, and by re-using the same materials, retain the same cohesive feel.

The existing north east facade is dominated by a rendered wall and large mono-pitch roof. The new extension breaks-up this mass, and also includes a section of corner cladding that leads the eye around the extension towards the front entrance of the house. The introduction of additional glazing to this elevation has been deliberately avoided to prevent unwanted views into the dwelling from The Loan, which is heavily used by walkers.

The south west extension to the rear has a lower eave and ridge line than the rest of the house to minimise the scale of the single storey, and is clad predominantly in red/brown concrete tiles to match the existing cladding at high level on the side of the main living space. The cladding, along with low cill windows, give the rear extension a more modern feel, whilst breaking-up the mass of white render and painted brickwork at the rear of the house.

Matching concrete roof tiles are proposed to each extension, and all new fascias, soffits, gutters and downpipes will be brown to again match the existing house.

4.1 CONCLUSION



3D view of proposed house from north east



3D view of proposed house from the south

This application seeks planning permission for the proposed extensions and internal alterations to the existing Ferliehald house.

The existing house is relatively small for the plot on which it sits, and as such the overall increase in size of the house will not feel overbearing on the site.

The two extensions will provide an additional separate living space as well as a master bedroom facility, both of which the existing house is currently lacking.

Whilst the new extensions add to the existing random massing of the house, the use of materials to match the existing retain the houses overall cohesive feel.

It is therefore considered that the proposals are appropriate to the setting and are considered to have minimal impact on the surrounding area.

