



LOFT CONVERSION
6 BREWERY CLOSE
QUEENSFERRY EH30 9LN



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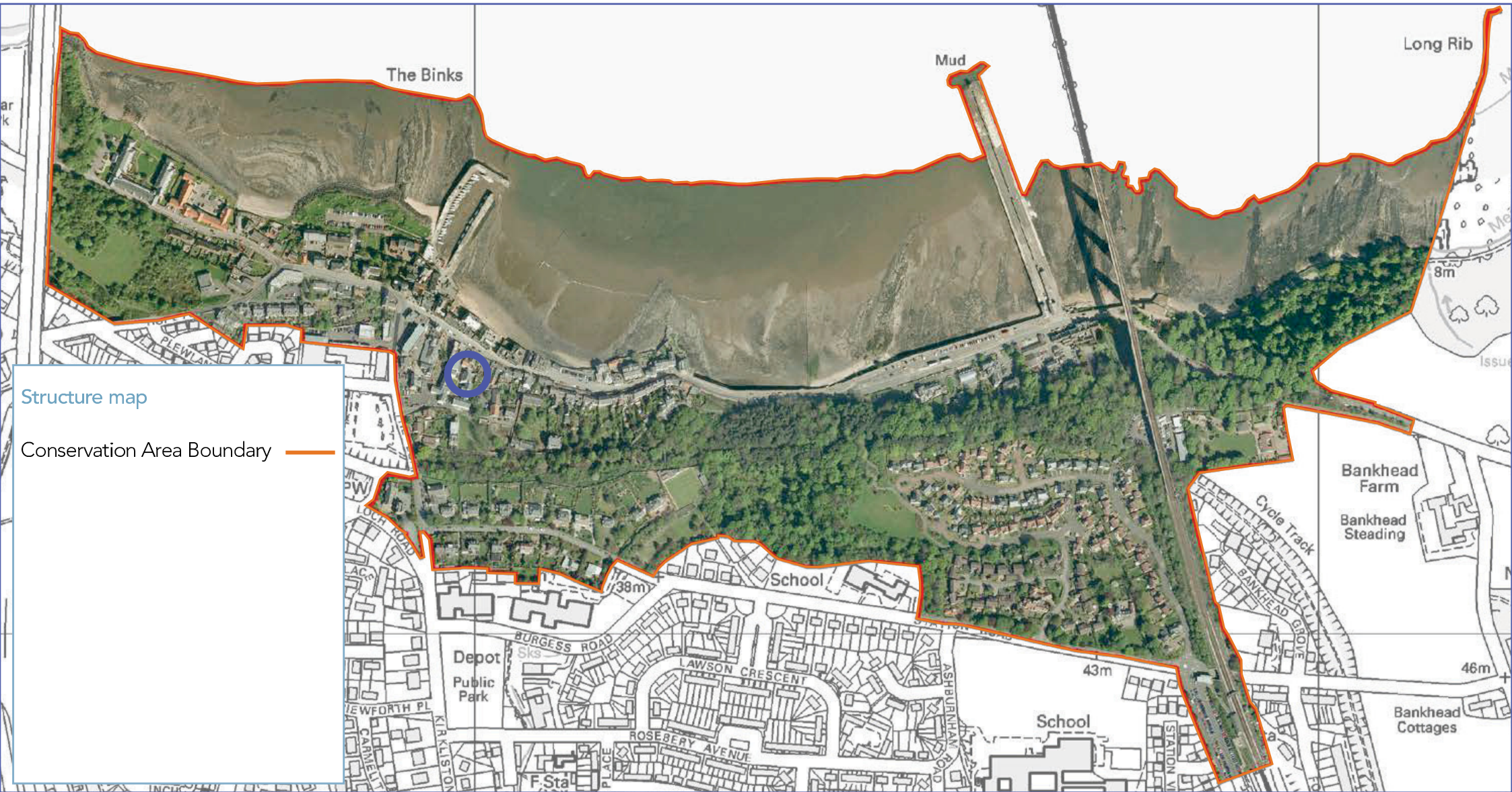




1.0 location

Brewery Close is located within the Queensferry Conservation Area, a few meters South of High Street. It features pedestrianised access with shared remote parking off Hawthorn Bank.

Buildings are a medium-density mixture of 2 or 3 storey flats, semi-detached & terrace houses with efficient private or shared gardens.



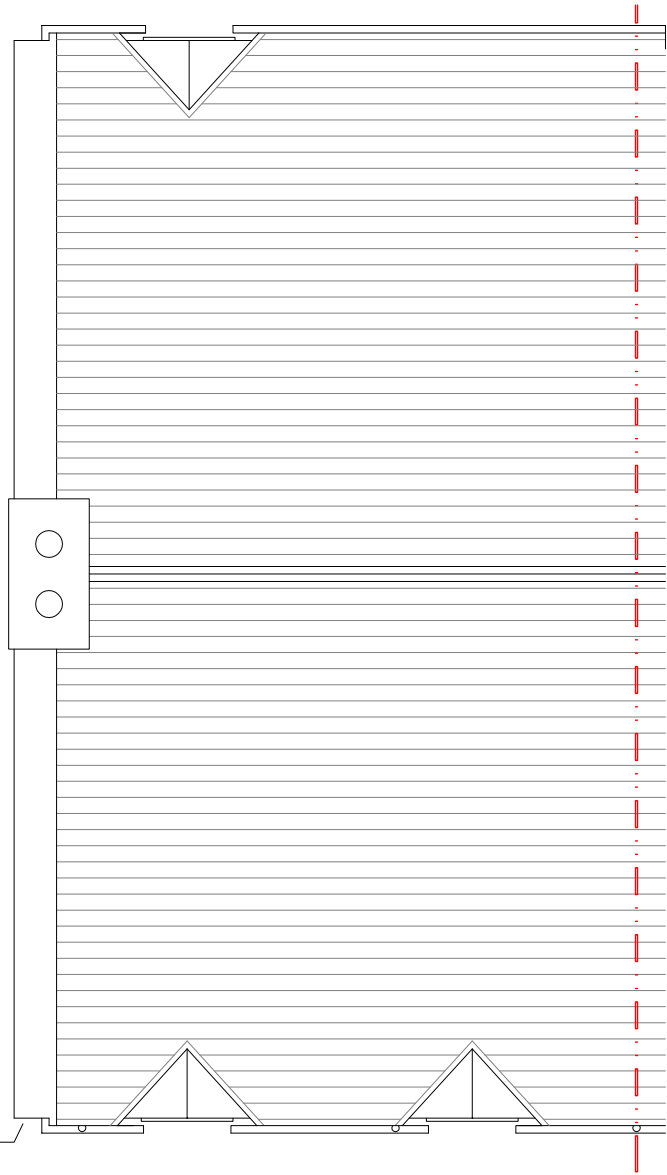
2.0 existing

6 Brewery Close is a semi-detached 2-storey house with an adjoining single storey lean-to property neighbouring to the North. Built in the late 90s, it features a ground floor living space, kitchen/dining room & WC, 3 bedrooms, a bathroom & ensuite at first floor. There's a modest private rear garden to the East.

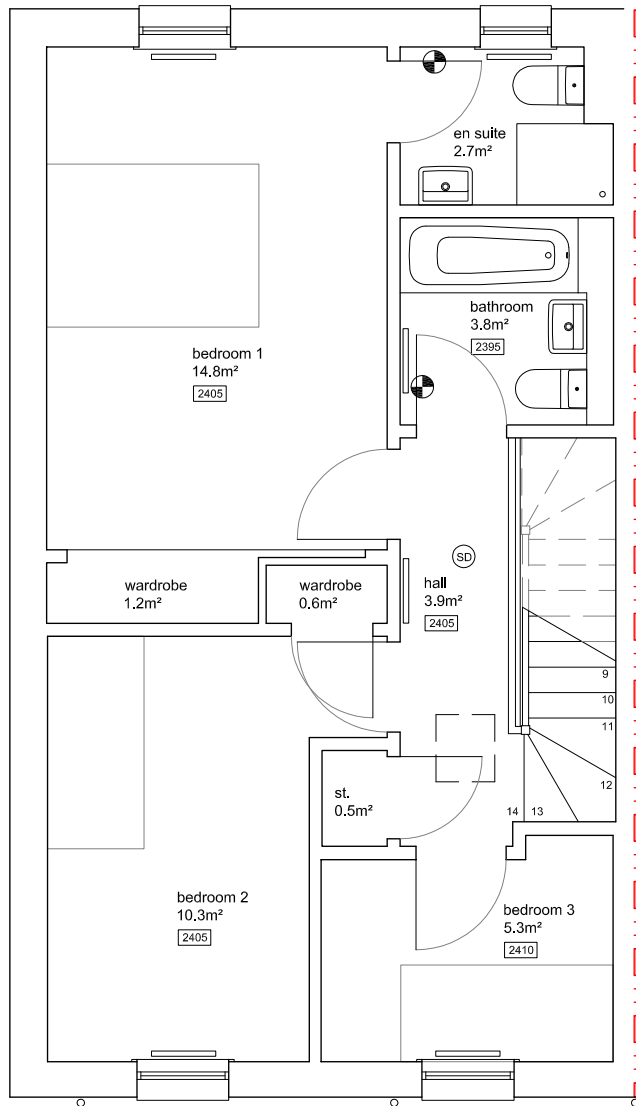
Harled, off-white external walls, white timber windows are mock sash & case. The slate pitched roof features lead-capped gable parapets at boundary and party walls. First floor windows have a miniature dormer head, capped with lead and clad with a black shiplap timber gable face that dissects the gutter line.

The adjoining neighbours at 8 Brewery Close completed a loft conversion in 2013 providing 2x additional bedrooms with conservation style roof windows.

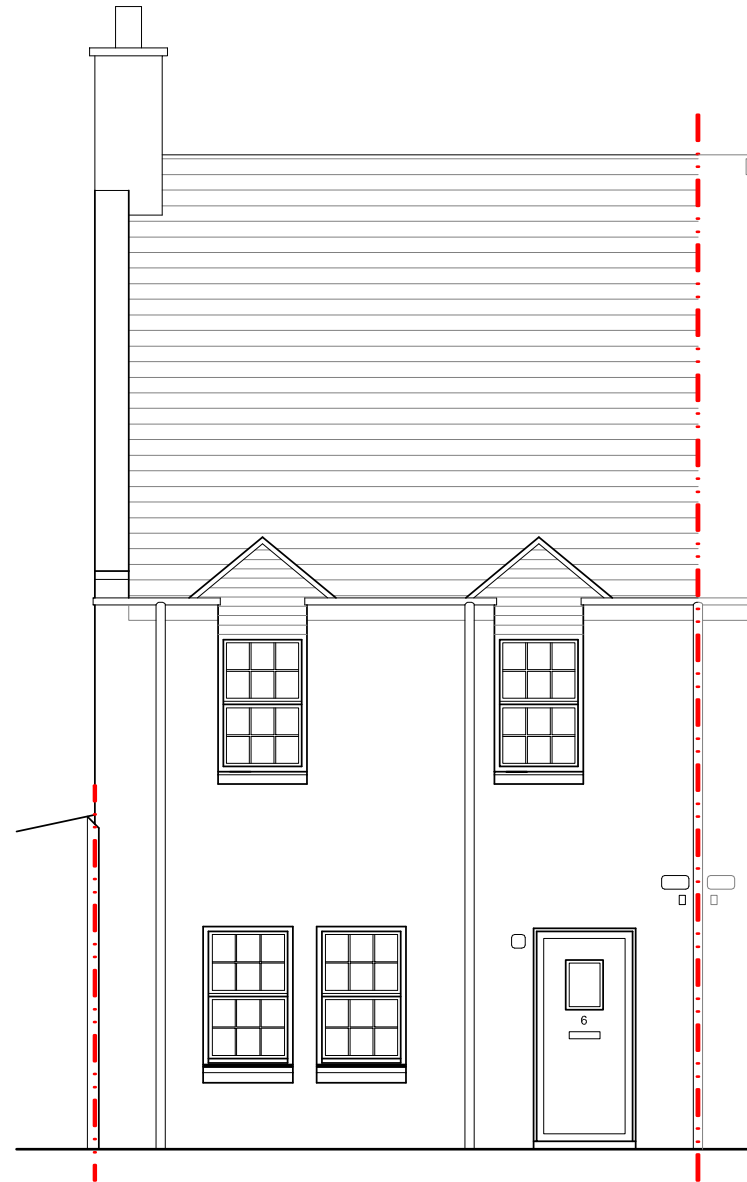




Existing Roof Plan
1:50



Existing First Floor Plan
1:50



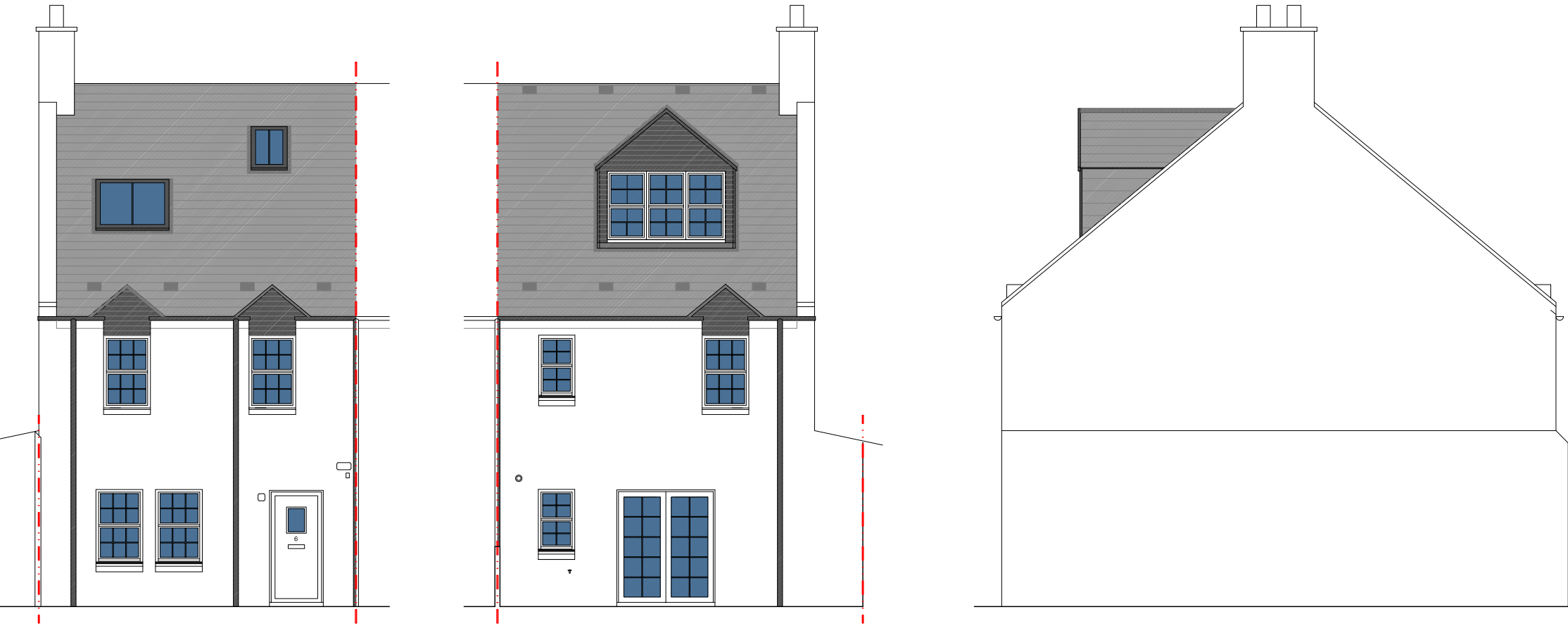
3.0 proposals

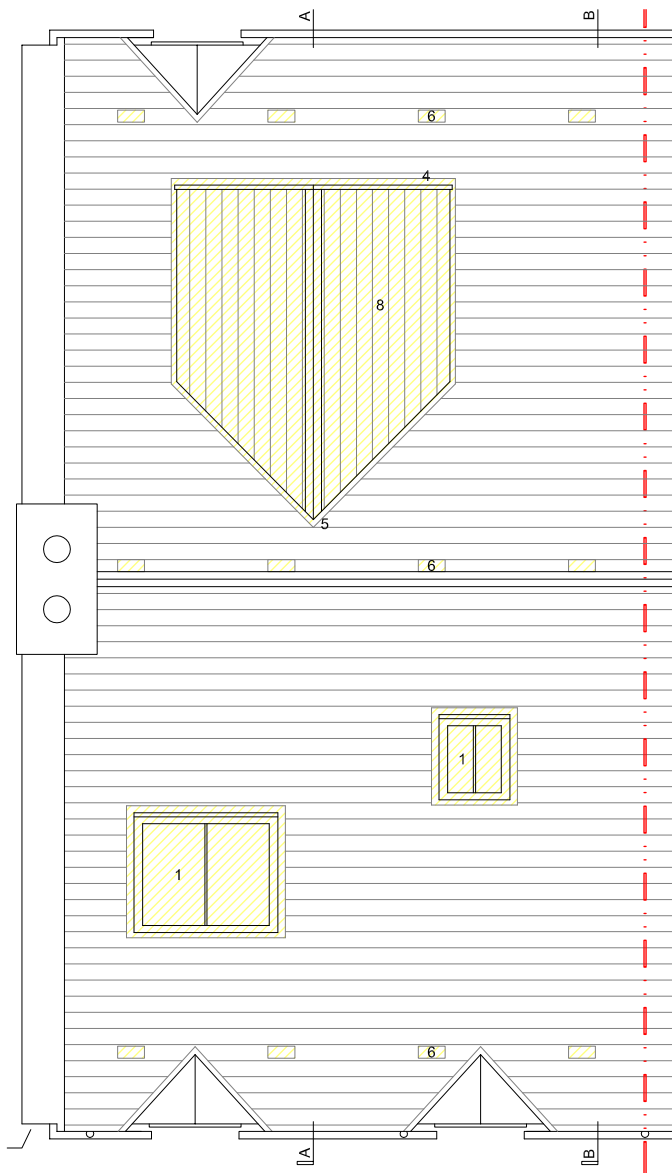
The applicants require additional and improved living accommodation for their growing family of 4x young children.

The proposed alterations include for a new internal accommodation stair leading to 2x additional bedrooms and storage space at second floor.

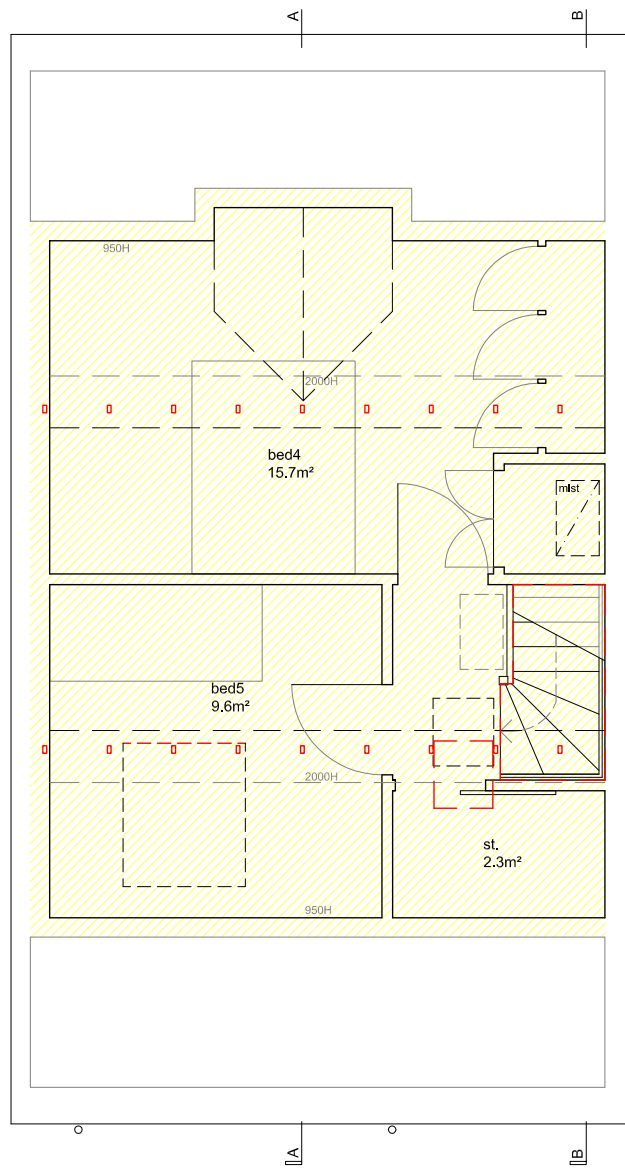
Velux conservation style roof windows are proposed to the front (W) elevation, 1x large (~1.3x1.4m) unit to the bedroom, 1x smaller (~650x980mm) unit to provide natural light to the new internal stair. Both are in a portrait orientation to match other windows.

A new dormer window is proposed to the rear (E) elevation. This is to match the existing and local examples as much as possible with slate pitched roof and cheeks, a timber-clad (horizontal shiplap) gable face painted black (RAL9005) and lead flashings, all to match the existing. White timber mock sash & case windows also match the finish, proportion and size of the existing units.

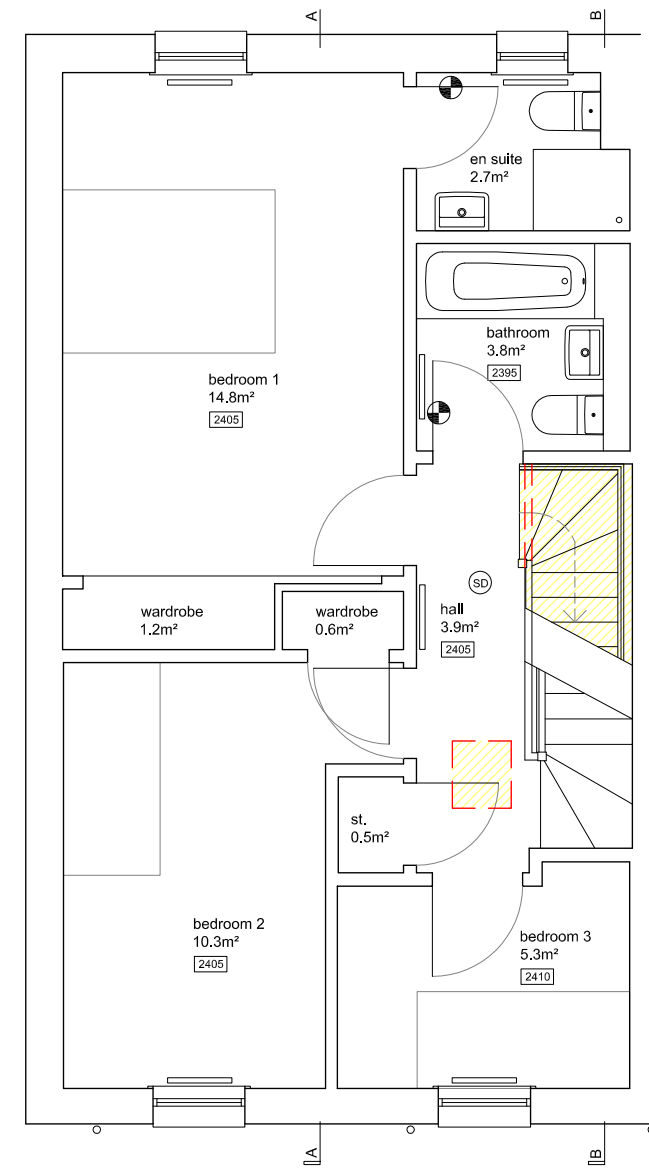




Proposed Roof Plan
1:50



Proposed Loft Plan (second floor)
1:50



Proposed First Floor Plan
1:50

The face of the dormer is set back nominally 1.4m from the rear elevation of the main house and the dormer apex is approximately 700mm below the existing roof ridge. The proposals would qualify as permitted development if not for it being within a conservation area.

Discreet inline slate vents are to be fitted (minimum quantity to achieve building regulations compliance) at the eaves and rear (E) ridge of the existing roof, by Ubbink or equal & approved.

4.0 conclusion

These proposals are well integrated and sympathetic to the existing building, respecting the form and character of the house. We feel the development is of a nature that safeguards the historic character and setting of the area and the building, leading to no significant detrimental visual impact while improving amenity.

The proposed materials and artisan finishes are of suitably high quality, matching the existing as well as numerous local examples.

The internal alterations will significantly enhance the amenity & functionality of the property as a family home.

We feel the proposals are physically and visually subordinate with materials to match. They also respectfully protect the existing character, appearance and function of both this building and Queensferry's wider historic built heritage.

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QUEENSFERRY EH30 9LN
DESIGN STATEMENT

Project no: 2308
Document number: DS01

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