



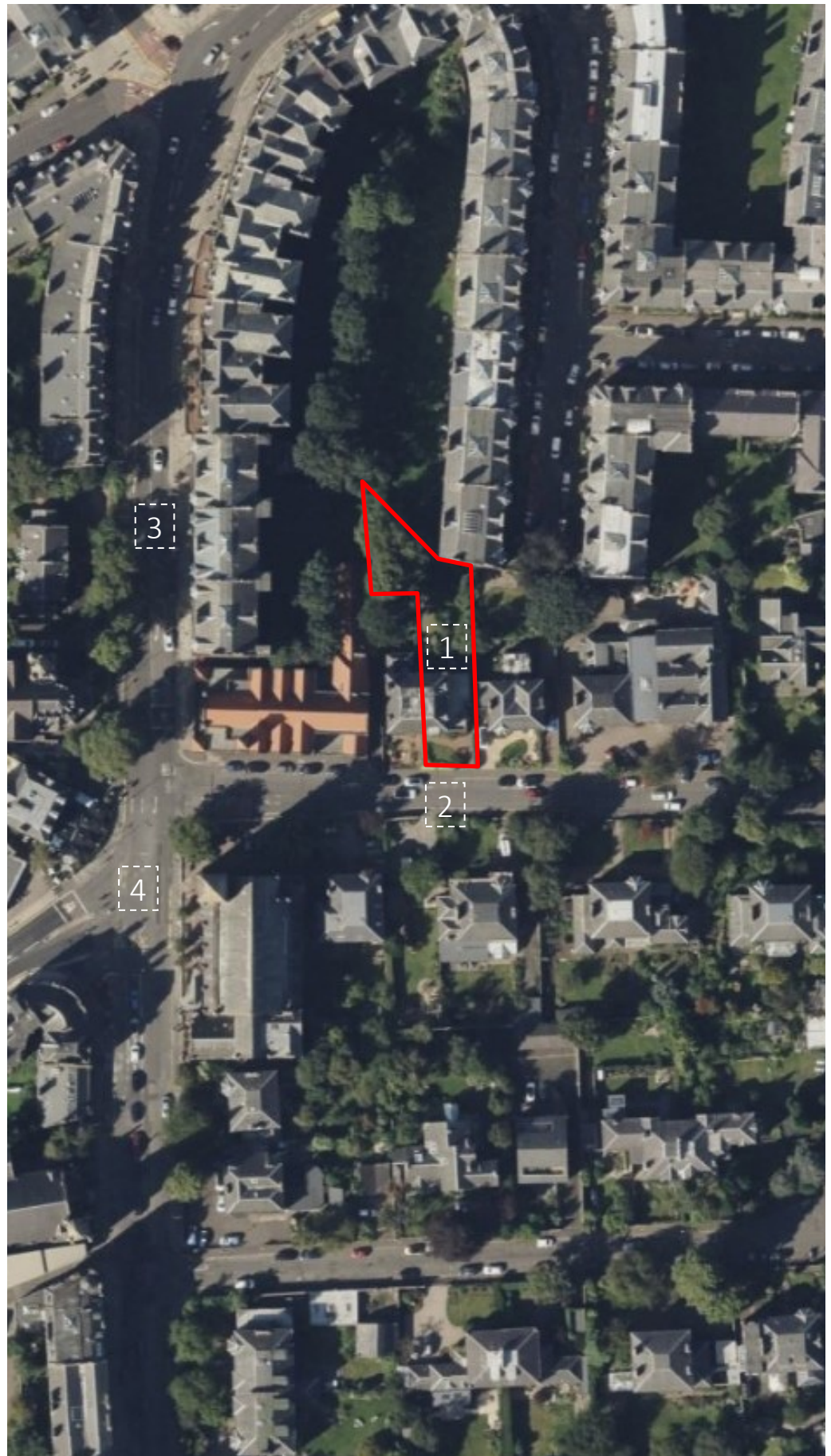


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# DESIGN STATEMENT

## SITE LOCATION AND INFORMATION

1. Site location—site currently comprises a historically divided villa with historic extension—dwelling forming the Application is located to the ground floor and comprises a 2 Bedroom flat with main door access
2. Chamberlain road
3. Bruntsfield place
4. Holy corner Junction



SITE LOCATION MAP

# DESIGN STATEMENT

## SITE INFORMATION

### SITE LOCATION

13 CHAMBERLAIN ROAD, EDINBURGH

### SITE AREA

579SQM

### CURRENT DWELLING AREA

105SQM

### CURRENT SITE CONDITION

Existing building is a residential dwelling which sits within a large front and rear garden. The site is 579sqm and the existing dwelling has an internal floor area of 105sqm.

The dwelling currently forms half of the ground floor of a listed villa (Category C - description on the following page) and includes a single storey extension to the side gable added circa 1990s.'

The building is predominately finished in sandstone with large format windows with white frames (mix of timber and upvc) to both the villa and the existing extension.

The main access point for the dwelling is through a main door to the side of the dwelling on the gable.

The existing extension, whilst following elements of the traditional villa, is a poor architectural addition to the villa. The scale of the extension does not reflect other extensions to villas in the area nor to the adjacent villa.

The garden is a mix of soft and hard landscaping areas with a number of mature trees to the rear most section of the garden away from the main dwelling. There is a large existing garden room present within the rear section of the garden.

# DESIGN STATEMENT

## SITE INFORMATION

### HISTORIC ENVIRONMENT SCOTLAND LISTING

#### CATEGORY

C

#### ADDED

30/03/1993

#### DESCRIPTION

*Style of Robert R Raeburn, circa 1874. 2-storey 3-bay rectangular plan villa with modern addition to E. Cream sandstone, squared and snecked stugged rubble front with polished ashlar dressings to front, squared and snecked rubble to rear and sides. Base course; architraved stilted segmental-arched openings, slender nook-shafts with foliate capitals; fillet detail to quoins; ashlar aprons to ground floor windows; shouldered wallhead stacks with dentilled corniced (rebuilt to W); banded ashlar frieze; corbelled eaves.*

*S (FRONT) ELEVATION: doorway to centre flanked by pedestaled pilasters with foliate capitals, broken segmental-arched pediment on carved consoles, panelled door and plate glass fanlight; single window at 1st floor above. Right bay with full-height canted windows with platformed half-piend roof, ground floor windows round-arched. Bay to left with single windows to ground and 1st floor. Modern single storey extension to outer right.*

*N (REAR) ELEVATION: central tall round-arched stair window with square leaded panes and stained glass insets; single storey outhouse with piend roof.*

*E ELEVATION: single storey addition to ground floor; central window at 1st floor; 2 wallhead stacks.*

*W ELEVATION: single windows to central bays; 2 wallhead stacks.*

*Timber sash and case windows, 2-pane windows. Slate piend and platform roof with swept eaves and lead flashings. Moulded eaves gutter and gutterheads.*

*INTERIOR: not seen 1992.*

*Tall rubble wall to rear and sides with semi-circular coping, low wall to front with saddleback coping, later gates and railings.*

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# DESIGN STATEMENT

## SITE PHOTOGRAPHS

# DESIGN STATEMENT

## EXISTING SITE PHOTOS



**A** EXISTING VIEW OF  
FRONT ELEVATION



**B** EXISTING VIEW OF  
FRONT ELEVATION



# DESIGN STATEMENT

## EXISTING SITE PHOTOS



C EXISTING VIEW OF  
VILLA SHOWING THE LIVING ROOM  
WINDOW

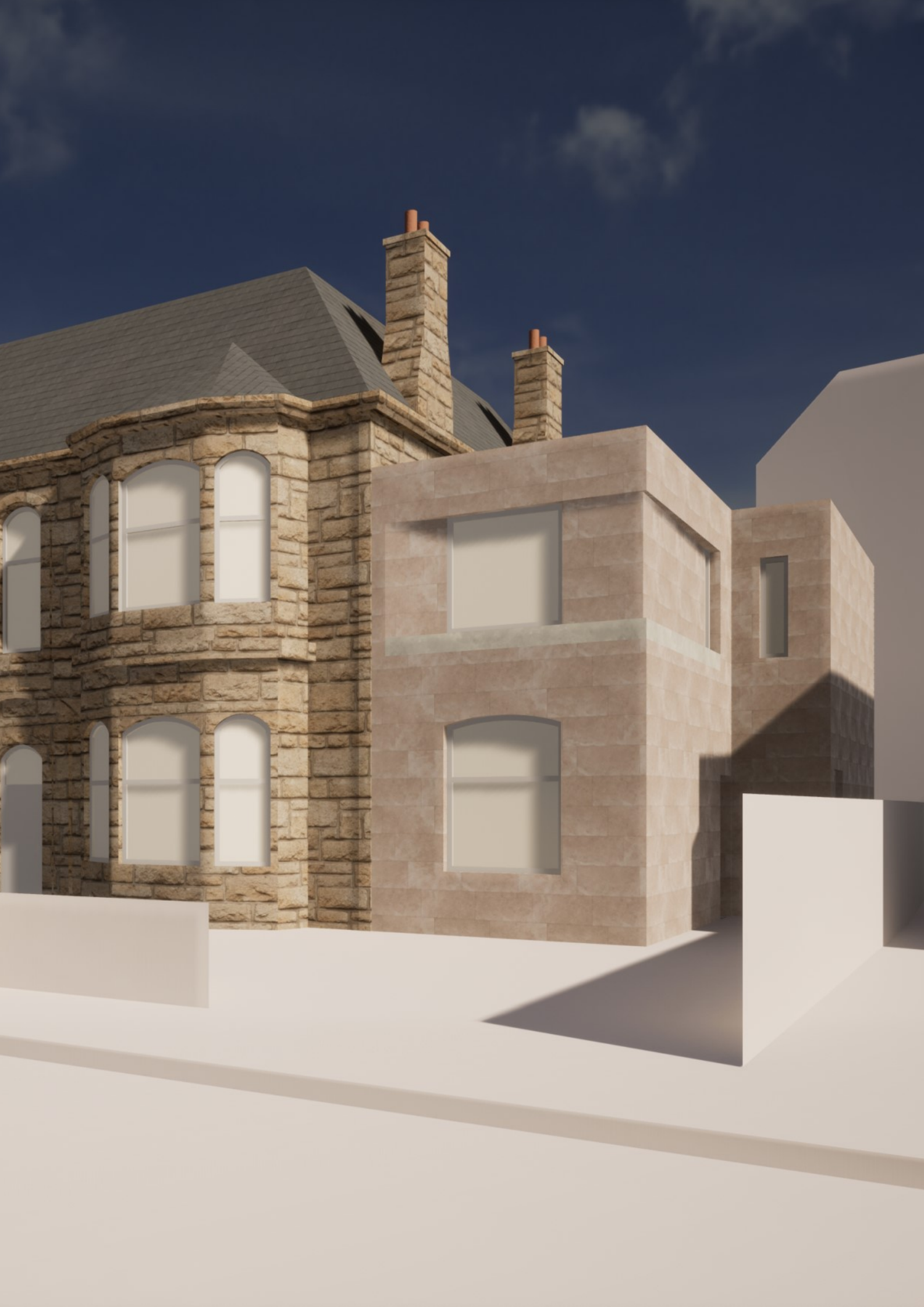


D EXISTING VIEW OF  
REAR ELEVATION

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# DESIGN STATEMENT

## PROPOSAL



### PROPOSAL BRIEF

The proposal seeks to introduce an additional storey to the existing side extension.

The design intent is to increase the usable habitable space within the dwelling to make it a suitable family home. The additional extension storey provides a further 48sqm to the dwelling allowing for two bedrooms with sanitary facilities. The existing single storey side extension is not of high architectural quality and the proposed additional floor will achieve a two storey extension which we consider is more commensurate with the original villa, whilst remaining subservient in terms of scale and height.

### INTERNALS

Internally the ground floor is to remain mostly as present, the amendments proposed are to remove /relocate an existing en-suite from the existing extension, form a small slapping to one interior wall and insert a proposed staircase into the plan.

The upper proposed extension introduces two good sized bedrooms with associated sanitary facilities and increased storage. A large roof light is to help illuminate the circulation space.

### EXTERNALS

The form of the extension is designed to be contemporary in style but present as being subservient to the existing listed villa and the existing extension. The material palette is designed to compliment the existing stone facades, with proposed elements of stone in the proposed extension to be a close match.

Elements of metal cladding are proposed to the rear elevation to break up the massing. This avoids the massing presenting as monumental and also distinguishes the new rear element from the listed villa.

A band of contemporary off white stone to the front elevation is to mark a continuation of the corbel detailing currently present on the existing bay windows and to tie the elevation of the new extension to the villa.

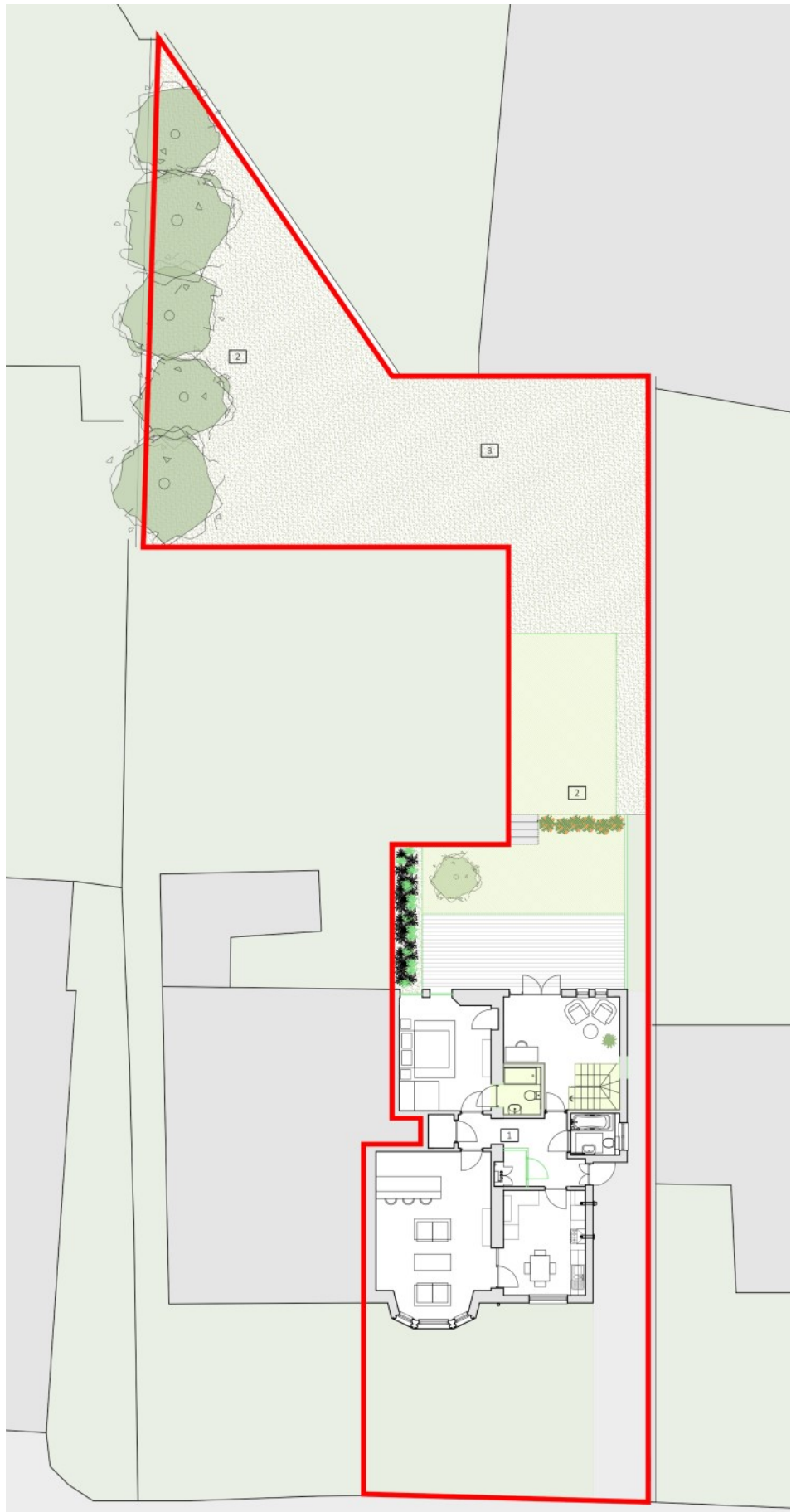
Subtle rotations in the new stone façade allow the extension to have a contemporary language whilst using the material palette to link it to the existing villa.

Windows to the proposed bedrooms are to be large in format . This follows the recognised language in the villa where principle rooms benefit from large format windows.

### CONCLUSIONS

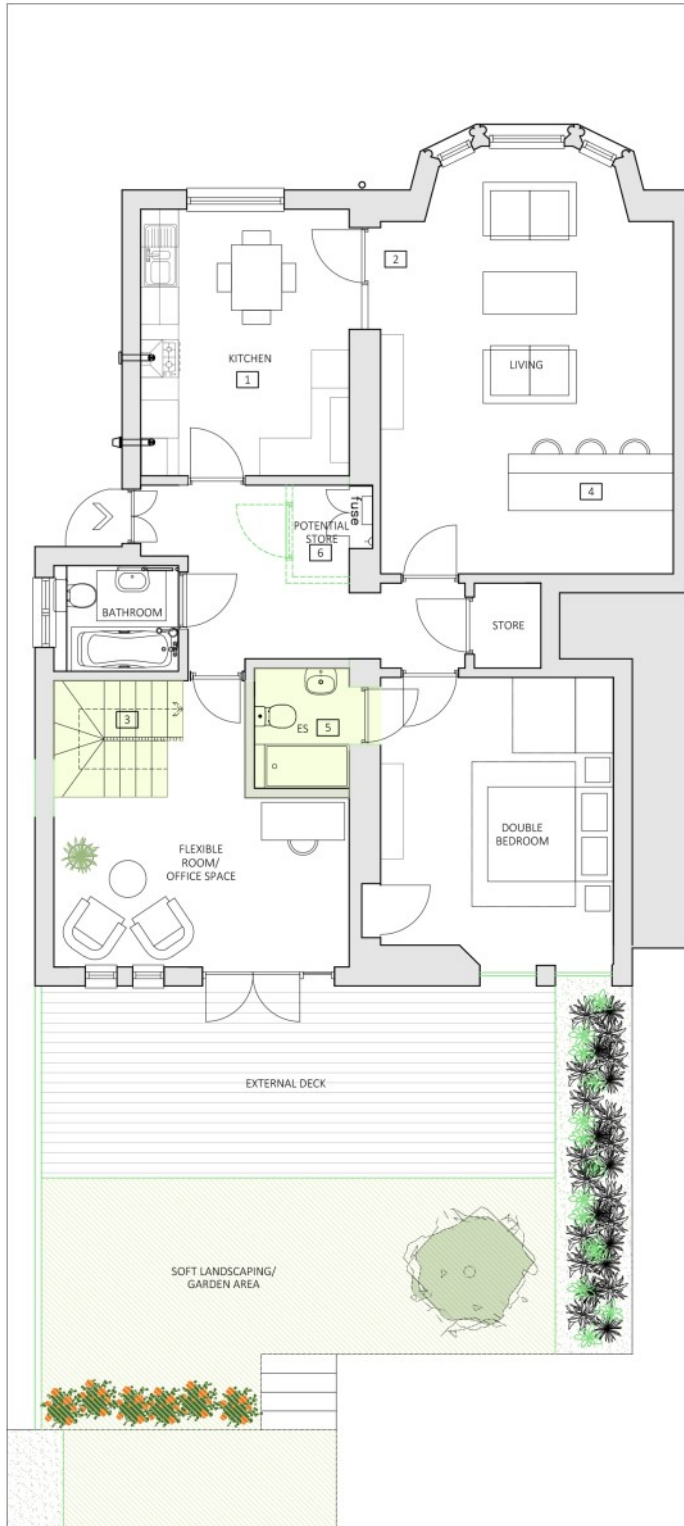
The use of sandstone, metal cladding, stone detailing and window design provide a contemporary appearance to the proposed additional storey which both contrasts with and complements the villa. As such its scale and visual appearance will enhance the character of the listed building.

The design is also compatible with the streetscape of Chamberlain Road and respectful of the character and appearance of the Merchiston and Greenhill Conservation area, reflecting contemporary extensions approved both in this and other conservation areas in the city, as illustrated at the end of this Design Statement.'

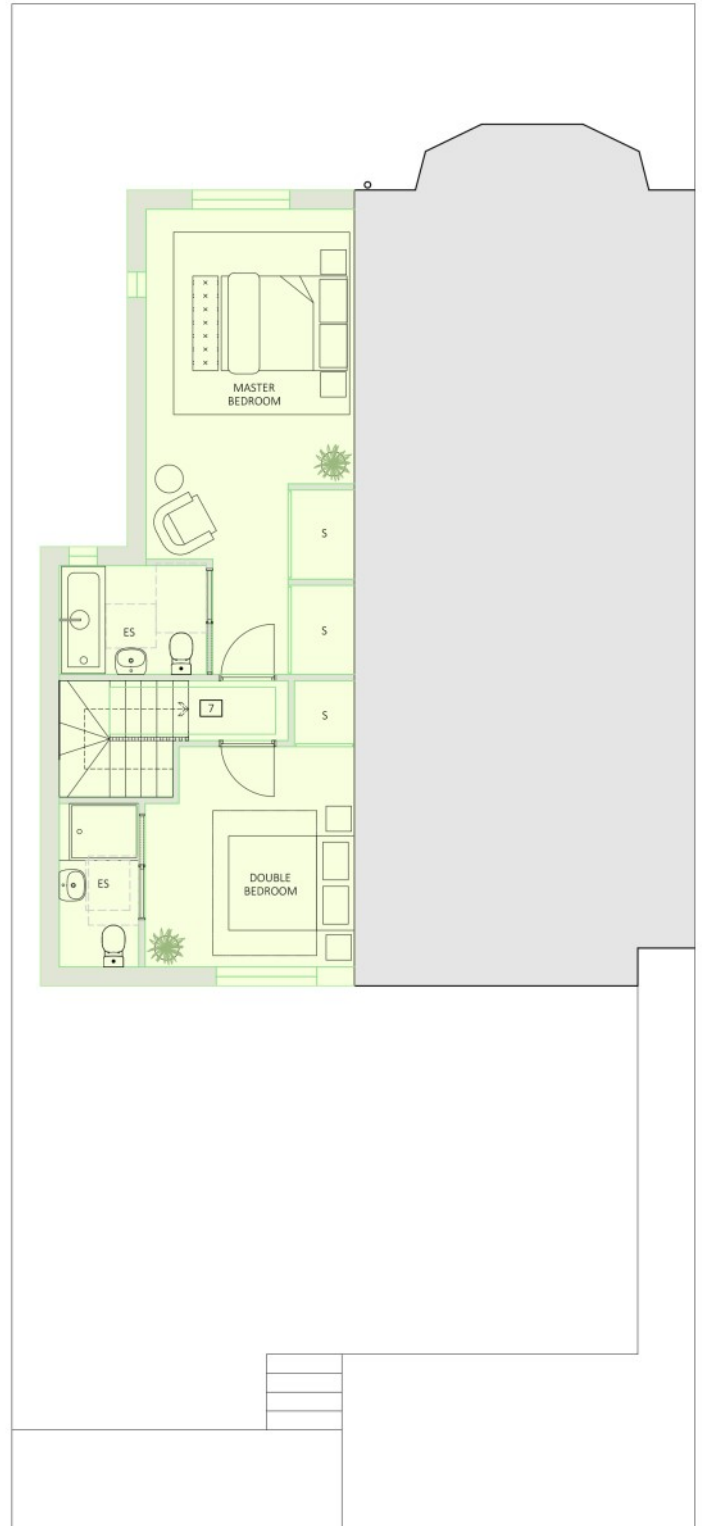


# DESIGN STATEMENT

## PROPOSED FLOOR LAYOUT PLANS



⊕ PROPOSED GROUND FLOOR PLAN



⊕ PROPOSED FIRST FLOOR PLAN

# DESIGN STATEMENT

## INDICATIVE VISUALISATION

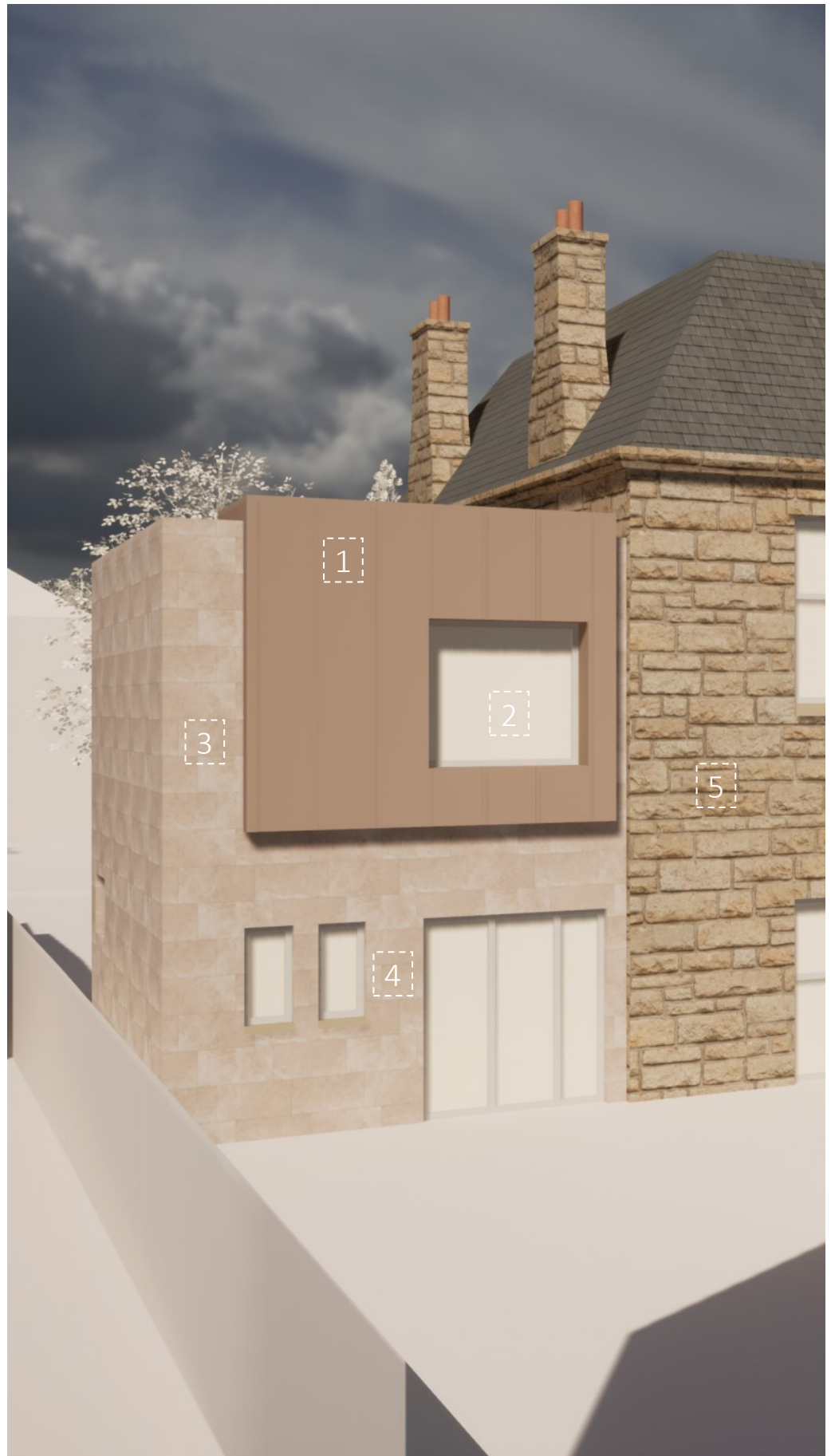
1. New extension to be finished in stonework to match existing colour and format—blonde sandstone
2. Proposed windows to upper extension to match those of existing villa and extension in style
3. Rotations to stone cladding adjacent to proposed windows on front elevation
4. Light stone band to follow line of corbel in existing villa and to provide delineation between existing extension and proposed
5. Existing extension
6. Existing villa



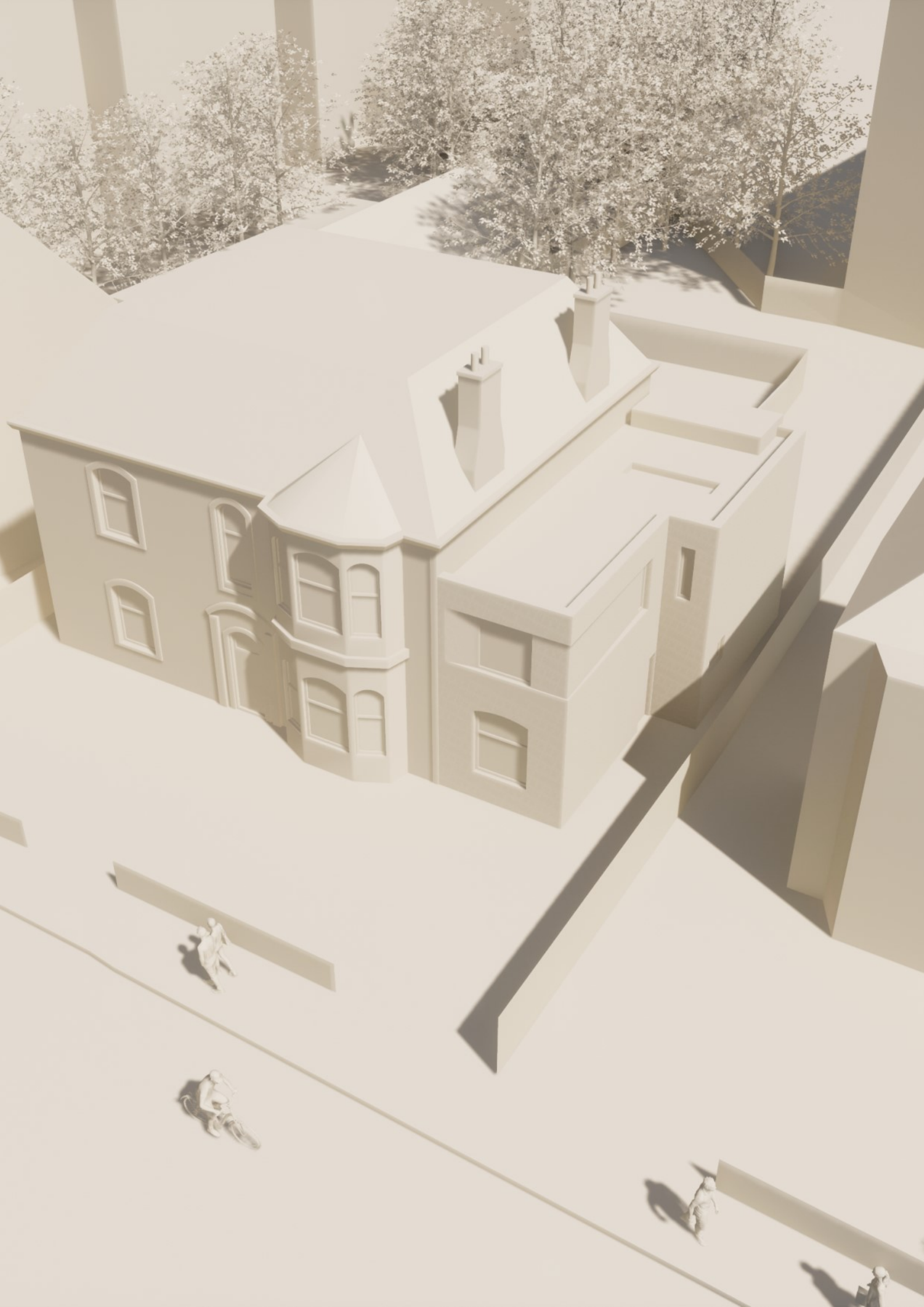
VIEW OF FRONT  
ELEVATION



1. Metal standing seam to projection demarking the new contemporary extension
2. Proposed windows to upper extension to match those of existing villa and extension in style
3. New extension to be finished in stonework to match existing colour and format—blonde sandstone
4. Existing windows to ground floor
5. Existing villa

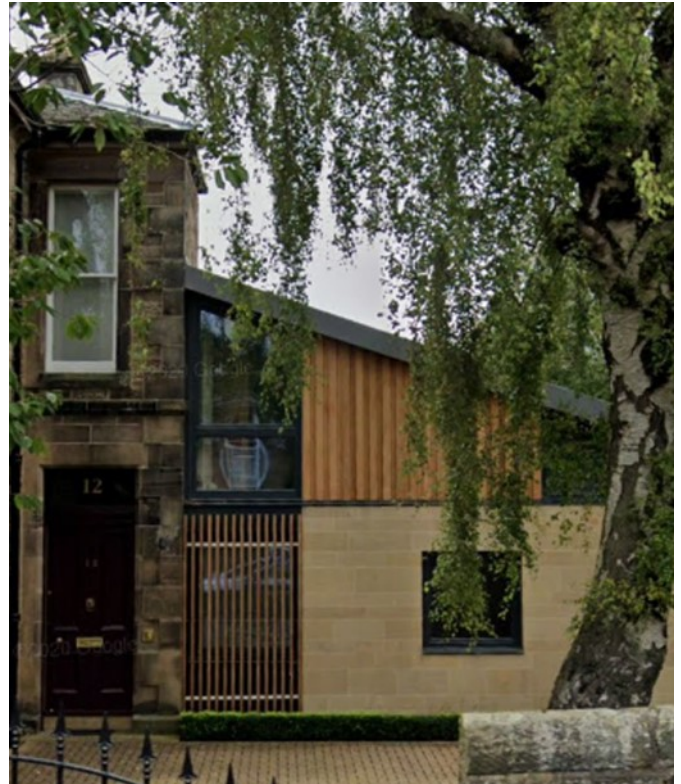


VIEW OF REAR  
ELEVATION





**A** STONE AND STANDING SEAM METAL CLAD  
EXTENSION—LOCATION: ETRICK ROAD



**B** TIMBER SLATTED CLADDING ABOVE STONE  
EXTENSION—LOCATION: MANSIONHOUSE ROAD



**C** STANDING SEAM EXTENSION —LOCATION: SETON  
PLACE



**D** STONE AND STANDING SEAM METAL CLAD  
EXTENSION—LOCATION: ETRICK ROAD

# ACCESS STATEMENT PROPOSAL

# ACCESS STATEMENT

## PROPOSAL

### **DWELLING ACCESS**

The proposal will maintain the existing access route to the dwelling. This is currently situated to the side gable of the dwelling.

The rear garden access will also be maintained via french doors. The Arrangement in the ground floor plan now allows this to be accessed from communal living space rather than a bedroom.

The entrance hall will benefit from the removal of the storm doors immediately upon entry thus making a large and easier to use entrance hall.

Internally the ground floor is step free access throughout and provides a living, kitchen bathroom and bedroom all contained on one level.

### **ACCESS TO WIDER ENVIRONS**

The site is located a short (1-2min) walk to Bruntsfield as well as into Morningside. Both provide ample amenities.

There are numerous bus services access from Bruntsfield place, which is also a 1-2 minute walk to the nearest bus stop. These buses provide Access into central Edinburgh and south towards the Pentlands and the Lothians



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IMAGES ARE AN INTERPRETATION OF  
DESIGN APPROACH AND ARE NOT TRUE TO LIFE