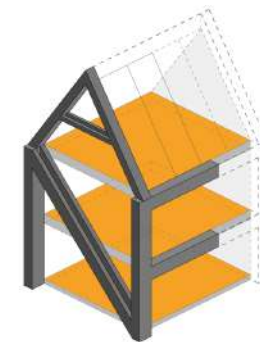


# Design and Access Statement

Proposed formation of a porch and side extension  
to a two storey end terrace property

22 Sherwood Court, Bonnyrigg, EH19 3LF

December 2023



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## CONTENTS

### 1.0 Design & Access Statement

#### 1.1 Introduction

#### 1.2 Site Location

#### 1.3 Site Context

#### 1.4 Site Context: Photos

#### 1.5 Site Analysis

#### 1.6 Existing Building

### 2.0 Proposed Alterations

#### 2.1 External Appearance

#### 2.2 Examples of Similar Development

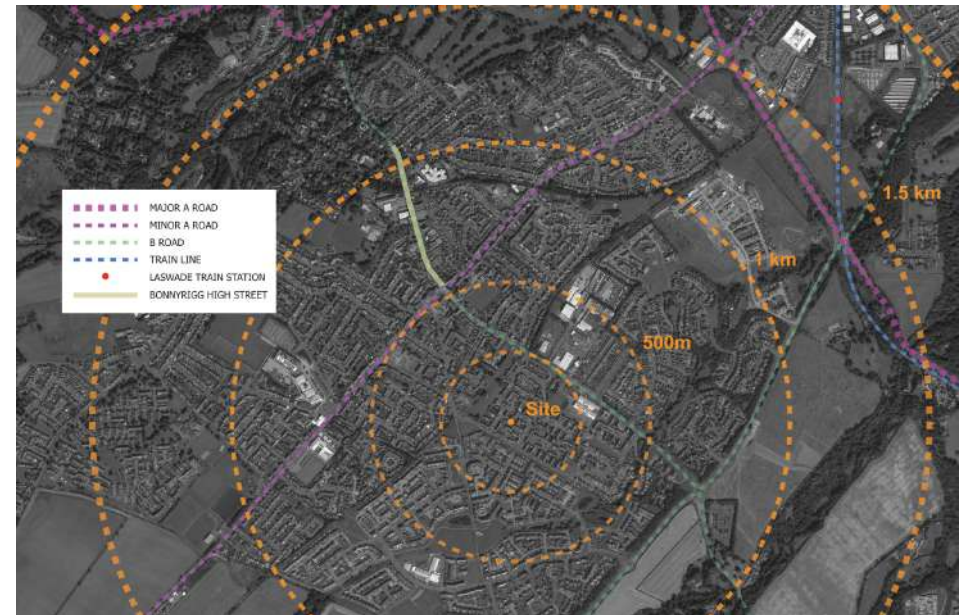
### 3.0 Conclusion

## 1.1 Introduction

This application refers to the proposed alteration and extension of an end terrace house in Bonnyrigg. Works would include the forming of an opening to the front of the building and the construction of a new entrance to the front and an extension to the side of the house. Alterations to the rear of the house would include the formation of a new door and window opening.

## 1.2 Site Location

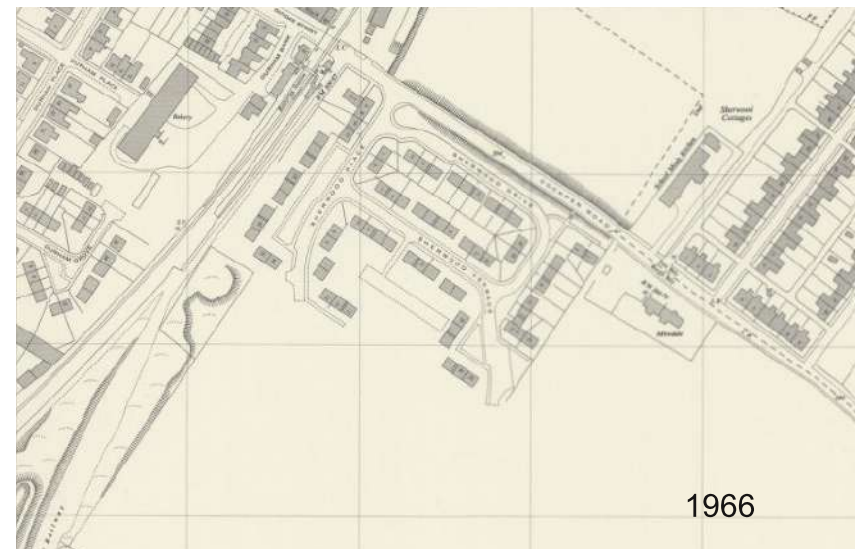
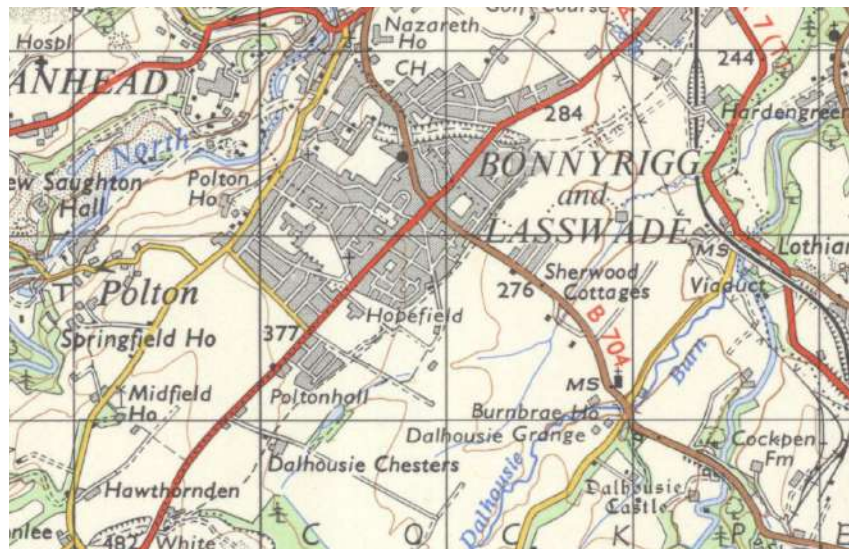
The site is located in the south easterly side of Bonnyrigg. The sites central location offers access to all public amenity in the town and easy access to schools and transport hubs.



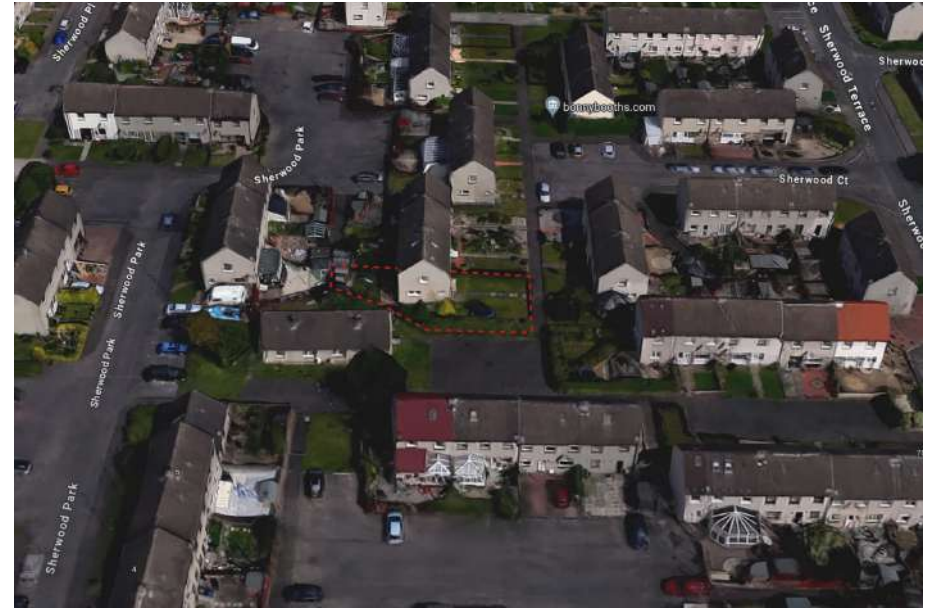
### 1.3 Site Context

The application site is situated in the centre of a housing estate which was built on the southern edge of Bonnyrigg in the late 1960's. The houses on the estate are of a generic 2 storey style clustered in terraces of 3 and 4 houses.

The application site is located at the end of the terrace adjacent to a communal courtyard. Access to the dwelling is provided via a number of interlinking paths that cut through the housing estate.









1.4 Site Context: Photos



## 1.5 Site Analysis

The application site can be accessed from series of pathways leading from Sherwood Park, Terrace and Court.

The site benefits from a south easterly aspect with a large garden to the front of the site. The site is approximately 267m<sup>2</sup> and is over 26m in length and 12m at it's widest.

The garden wraps around the side of the house with a large area of underutilised ground separating the boundary fence and the gable end by 5.5m.

A small garden sits to the rear of the dwelling, it's triangular shape and north facing aspect connects it to five other gardens which restricts the functionality of the space.



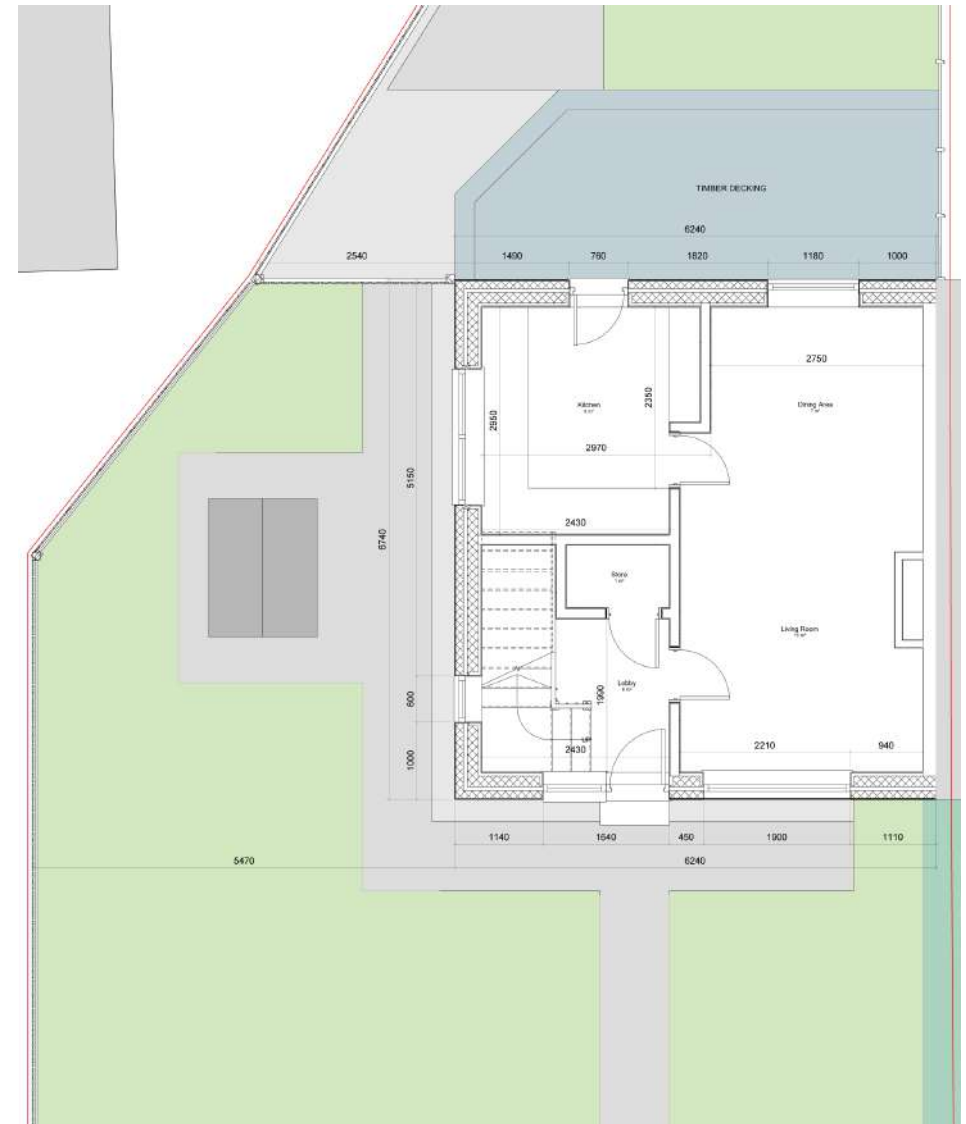
## 1.6 Existing Building

The existing building would have been built in the last few years of the 1960's. A small ground floor entrance hall gives access to the living area on the right and a stairwell to the upper floors on the left, with a small storage cupboard directly ahead.

The living area runs along the right hand side of the dwelling with a seating area and fireplace to the front and a dining is situated to the back. The kitchen is located to the rear of the house with access to it off of the dining area. The garden to the rear of the property can be accessed from a door in the kitchen which leads out onto an area of decking

The staircase leads to an first floor with two bedrooms and a bathroom. A further staircase leads to an attic conversion which is currently used as a small third bedroom.

The external footprint the existing dwelling = 42 m<sup>2</sup>.





## Existing Elevations

In keeping with the surrounding house type on the estate, the exterior of the building is finished predominantly with pebble dash render. The front elevation has an area of dressed stone which continues around the perimeter of the building below finished floor level.

The roof is finished in double Roman grey concrete pantiles, into which two velux roof lights are fitted to the front of the house and one to the rear.

White uPVC windows and doors have been installed to front, rear and side of the house.



## 2.0 Proposed Alterations

The proposed extension would have an external footprint of 28.9m<sup>2</sup> adding 24m<sup>2</sup> of usable internal floor area.

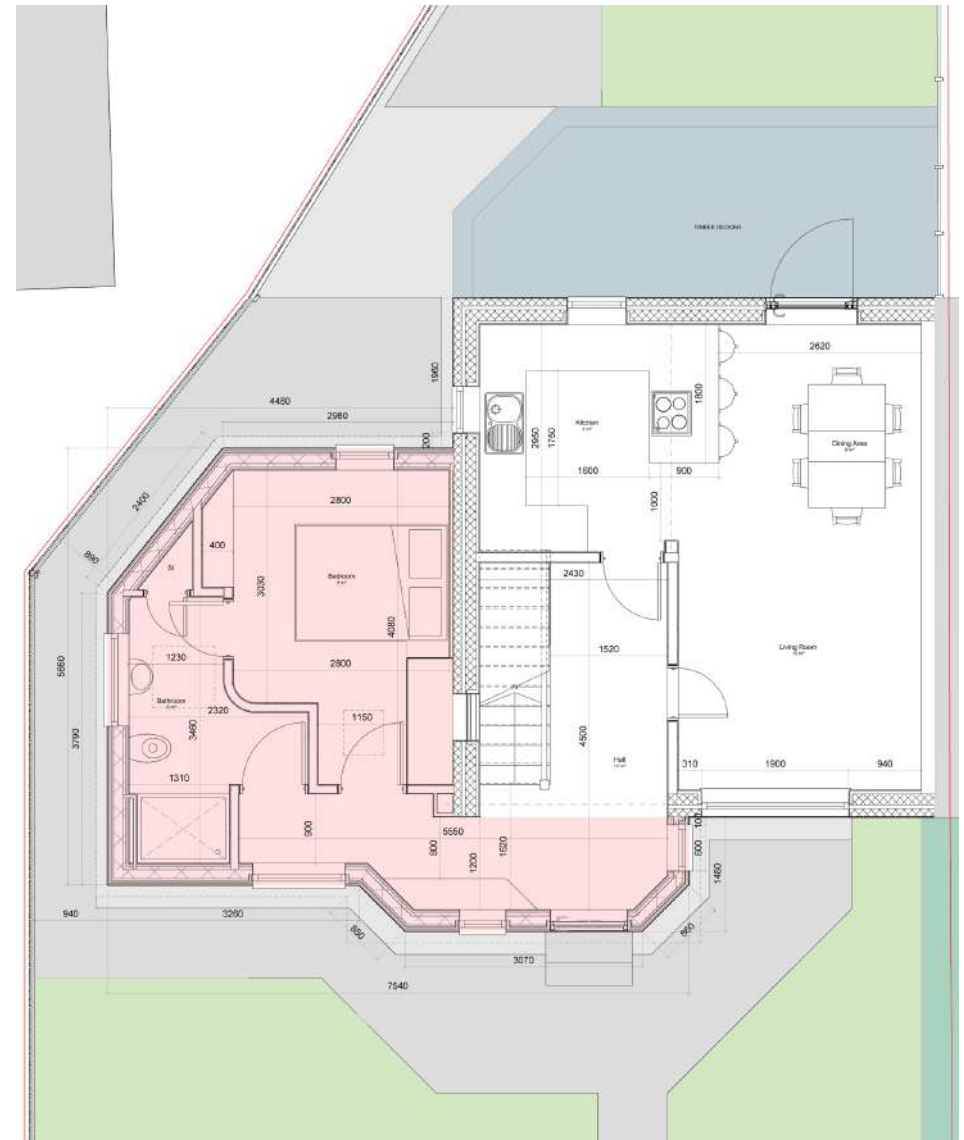
The proposed works would require the formation of a new opening through the external wall of the front elevation of the house into the hallway. The proposed extension would comprise of a bedroom and jack and jill bathroom.

The existing staircase would be altered with the removal of the half landing and the first three risers aligned to the remaining part of the stair.

Proposed works to the existing house would include the removal of the store cupboard from the core of the house to allow for direct access from the hall into the kitchen area. The existing wall between the kitchen and dining area would also be removed to allow for a more functional kitchen with a central kitchen island.

To the rear of the property the existing door and window openings would be swapped over to allow for access from the dining area out onto the decking.

The external footprint the existing dwelling = 70.9 m<sup>2</sup>.



## 2.1 External Appearance

The proposed appearance of the new extension will match that of the existing house, maintaining a continuous band of dressed stone at low level. The external walls will be finished with a matching render to the existing house and the roof will be finished with a similar grey tile.

The proposed works would include the reconditioning and painting of the existing windows so that they are finished in an anthracite grey. This would match the proposed doors and windows to the extension and the rear of the house.

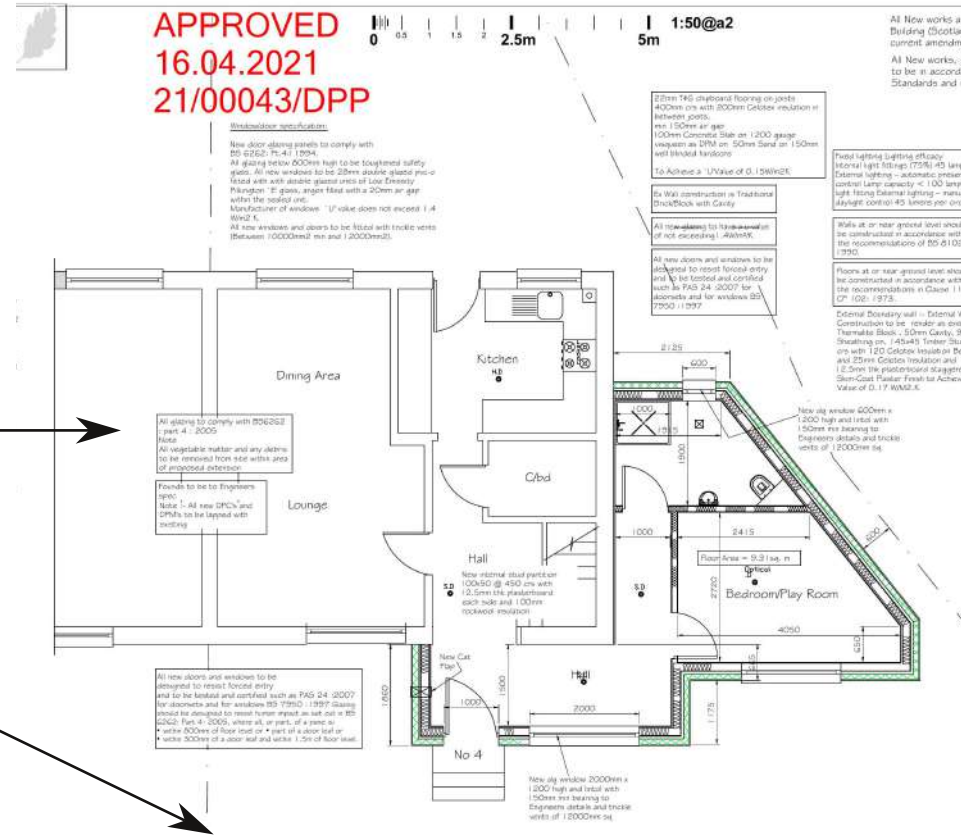




## 2.2 Examples of Similar Development

It can be demonstrated that developments of a similar style and appearance to that being proposed have been granted planning and constructed on the estate close to the application site. These include:

- 4 Sherwood View
- 1 Sherwood Loan
- 9 Sherwood Crescent
- 2 Sherwood Park



### 3.0 Conclusion

Planning permission is sought to alter and extend.

The proposed extension would increase the internal footprint by over 25%, providing the benefit of an additional bedroom with bathroom / en-suite for the family of four.

The proposed works would have little impact on street scape given the buildings location, positioned at the far end of a terrace which can be accessed solely by footpaths.

Viewed from the private realm to the south, the extension would appear to be a contemporary addition onto the existing dwelling. In keeping with the surrounding housing stock whilst utilising complementary external finishes.

The proposal would have minimal impact on the character of the surrounding area but would provide great benefit to the users of the home. The additional internal space has been maximised within a constrained volume on an area of land which is currently an underutilised thoroughfare to the rear of the property.

