



EXTENSION & ALTERATIONS
CHILTERN LODGE
13 HAMILTON RD, N.BERWICK EH39 4NA



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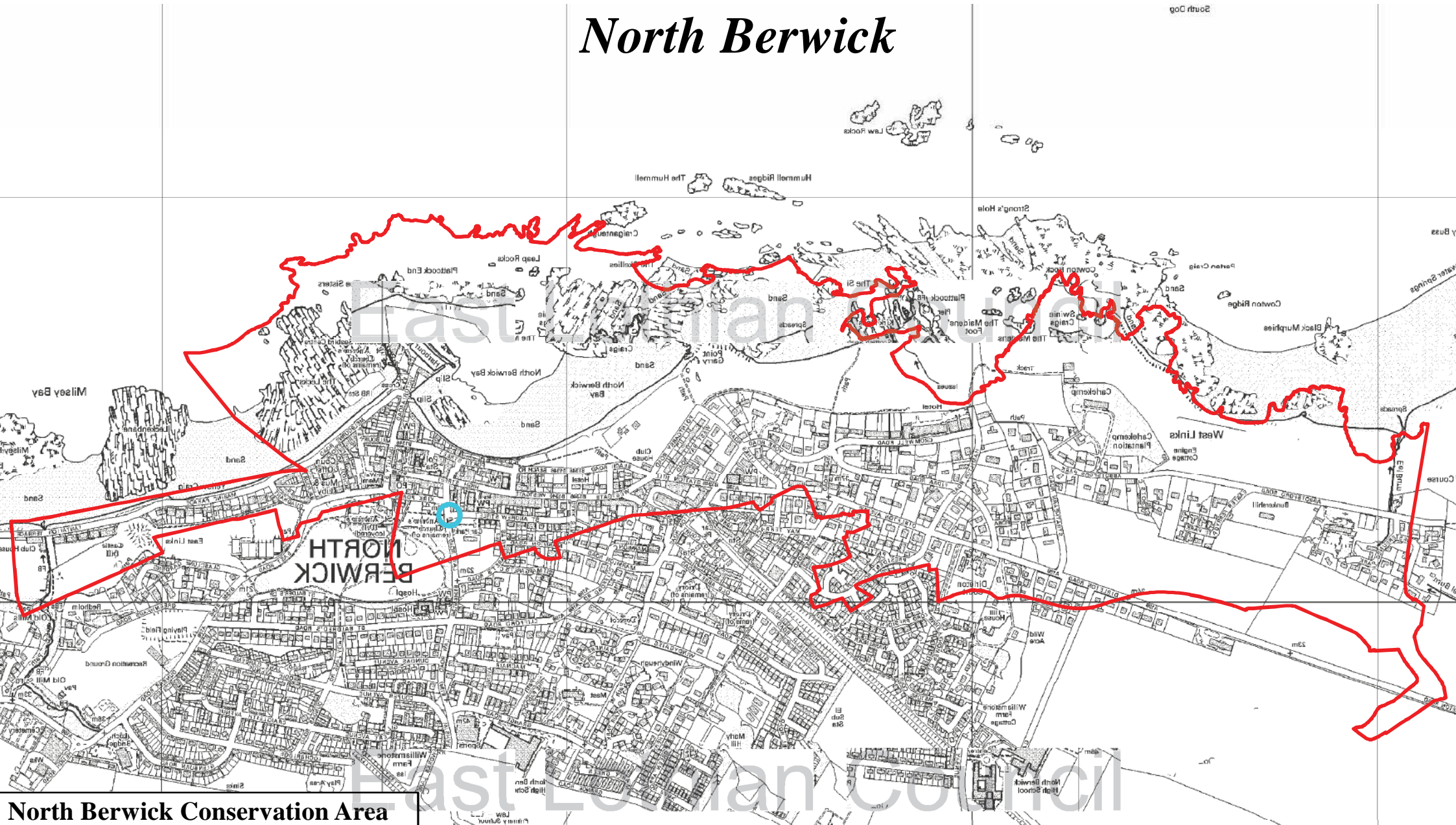
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1.0 location & existing

Hamilton Road is located towards the East of the North Berwick Conservation Area, approximately 1km from the town centre to the West. It connects the arterial A198 with the coastal links golf course and includes an array of residential property types; predominantly low/medium density detached & semi detached traditional grand stone villas set back into generous gardens.



North Berwick Conservation Area

Chiltern Lodge is a spacious 4-bedroom detached family home with a separate miniature garage. Constructed in 2009, it features a red plain tile clay pitched roof, white roughcast render to the two-storey form and white horizontal shiplap timber cladding to the intersecting single storey kitchen/dining volume.

Glazing & external doors are white timber frame, roof windows are black aluminium velux and rainwater goods a black metal. External materials include stone sets, concrete paving and suspended timber decking. The garden features mature beech trees along the East boundary.

▼ Existing kitchen outshot



View from Hamilton Road ▲



▼ White shiplap timber & stone sill

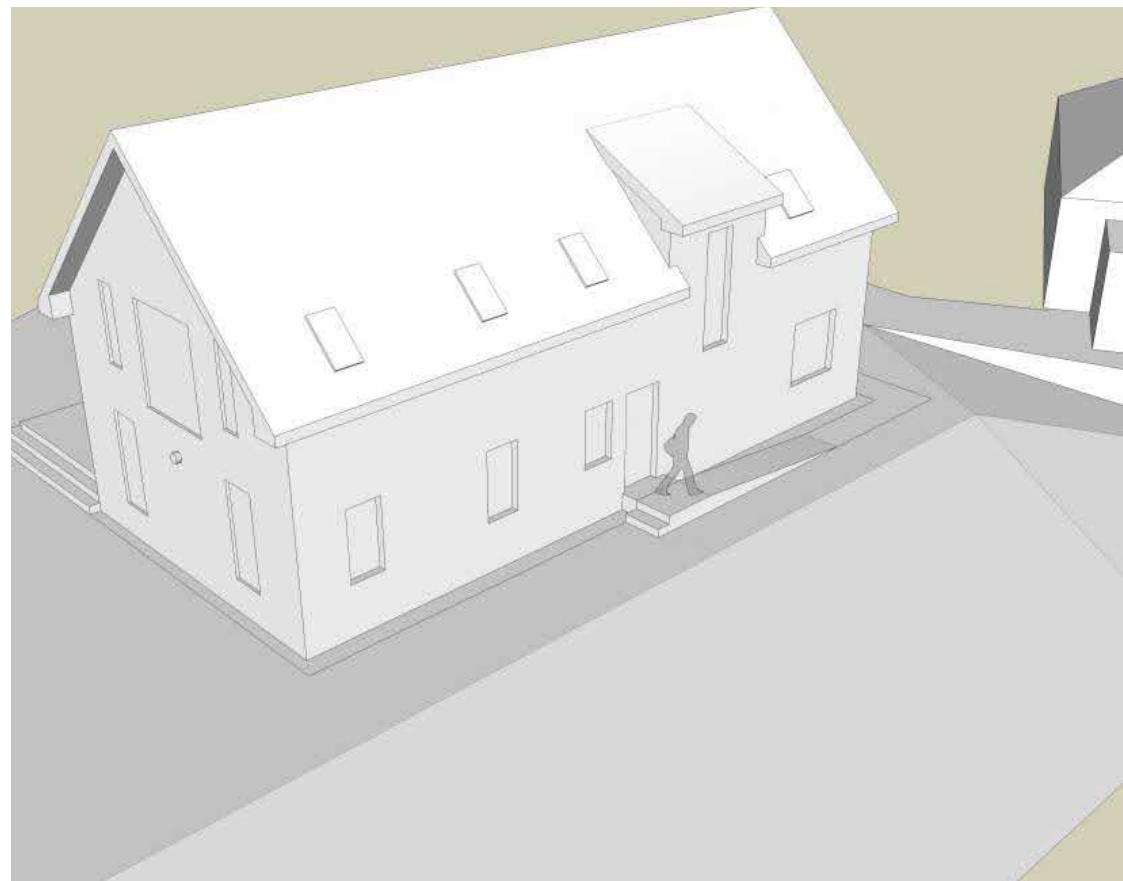
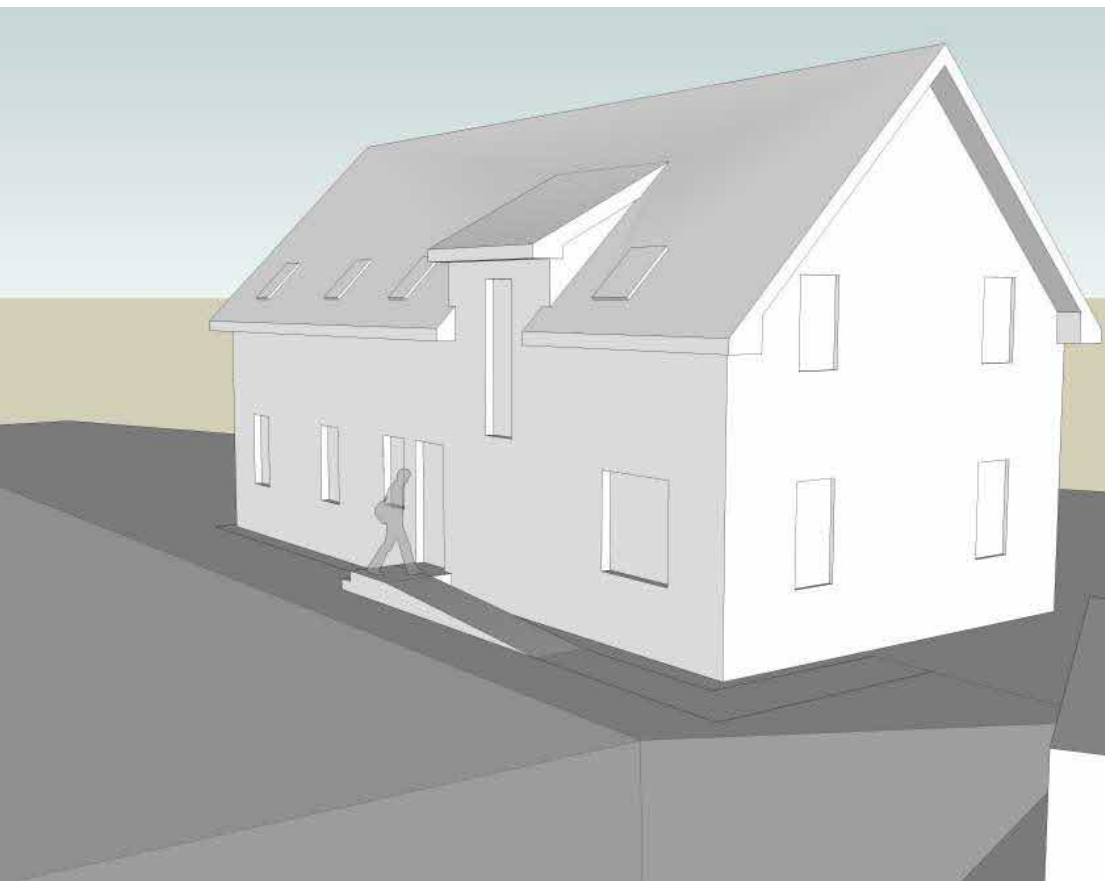
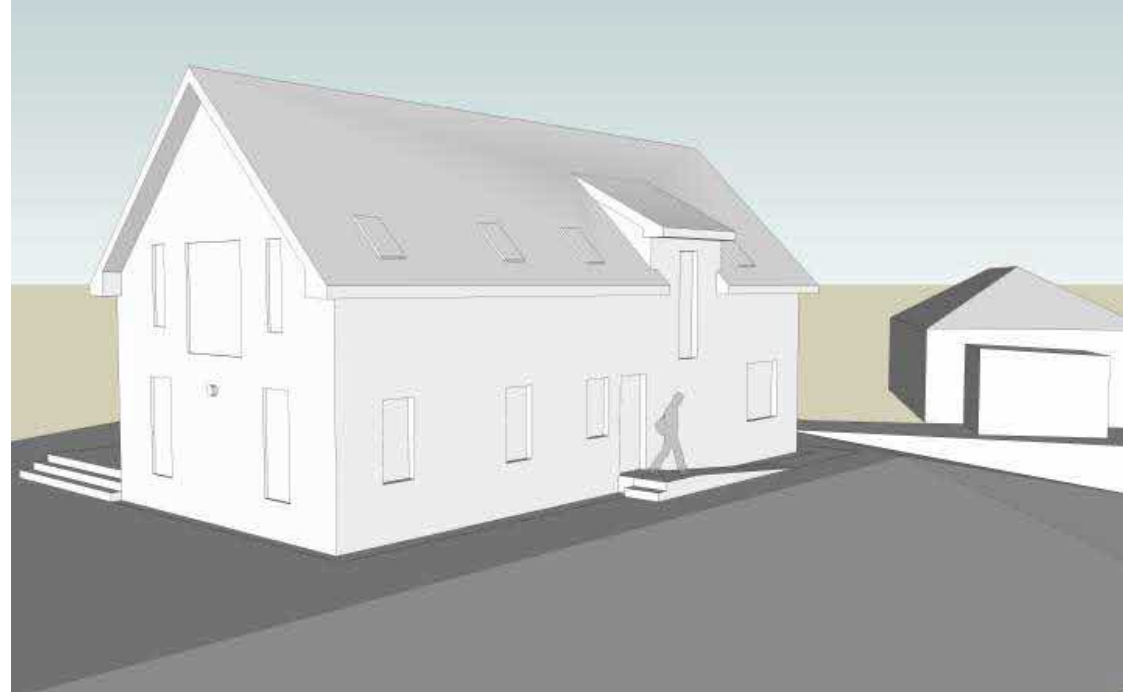


The house is not visible from Hamilton Road, set circa 75m East down a private shared driveway, concealed by a mature beech hedge to the South and larger neighbouring houses to the West.

The site area is ~1130m²

The existing built footprint is 148m²

The existing building to plot percentage is 13.1%

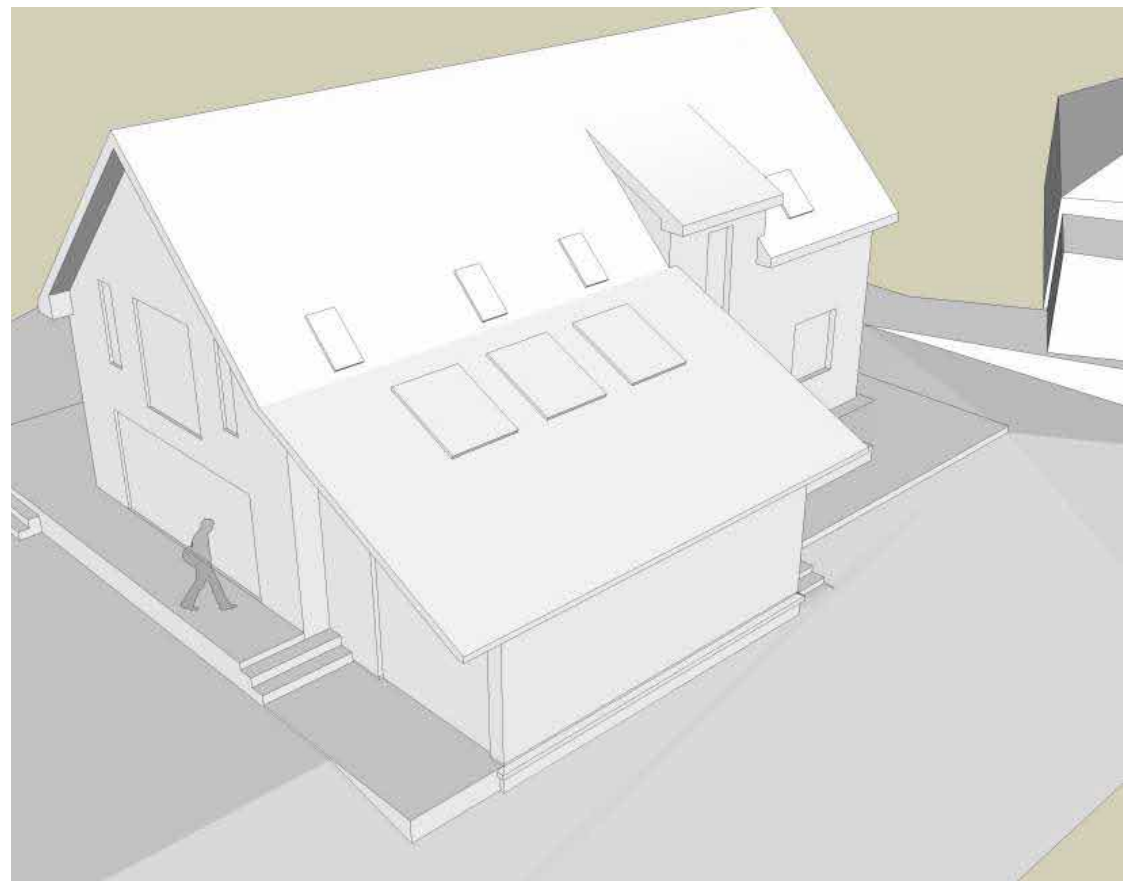


2.0 proposals

The clients require additional and improved living space for their growing family that has the flexibility to accommodate multiple generations.

The proposed alterations to the existing property prioritise reducing the environmental impact of the building. This includes two photovoltaic arrays fitted to the existing South & East roof pitches. To increase levels of natural light in the existing living room, a high-performance aluminium bi-fold door assembly is proposed to replace the wood burning stove on the North elevation.

Located to the East is a new single-storey lean-to extension which features separate external access and will be used occasionally by growing children & grandparents as a studio bedroom, and otherwise function as a home office. An efficient kitchenette & shower room are proposed.



Accessed from the South and with bi-fold patio doors to the North. Roof windows face East but do not overlook neighbouring land.

Level access is maintained to the existing house and the external timber decking is to be extended along the North gable.

The existing ground level is well above the East boundary. As such, these proposals will not affect (the root bulb or canopy of) the trees along the boundary.

The existing miniature garage is to be demolished and replaced with a more functional standard single garage to match the form and materials of the existing, adjoining neighbouring units. The felling of 1x existing beech tree is required to accommodate this.

The site area is ~1130m²

The proposed built footprint is 185m²

The proposed building to plot percentage is 16.4%





Proposed South Elevation



Proposed West Elevation



Proposed North Elevation



Proposed East Elevation

3.0 materials

High quality materials are proposed throughout that will respect the character and style of the existing house & surrounding buildings.

The proposed extension is to match the existing materials and detailing as much as possible. This includes a red clay plain tile roof, aluminium velux windows and black aluminium rainwater goods fixed to a white timber fascia.

White horizontal shiplap timber cladding to the external walls will feature a stone sill with white render base course, all to exactly match the existing kitchen outshot.

Glazing & external doors to the South are to be white timber frame to match the existing. The new bi-fold doors are white aluminium as timber frame cannot achieve the proposed sizes.

The new garage is to have white roughcast walls, a felt shallow mono-pitched roof, black aluminium rainwater goods on a white timber fascia and a stained timber double door with black cast-iron tee hinges, all to match the existing.

▼ White shiplap timber cladding



Extg garage ▲▼ Aluminium bi-fold door



Velux in red clay tiles ▲ ▼ PV solar panels



Black aluminium rainwater goods ▼



4.0 conclusion

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

The proposed materials are of suitably high quality, matching the existing where possible. The alterations and extension will significantly enhance the amenity & functionality of the property as a family home and work space.

We feel the proposals are physically and visually subordinate with materials to match. The PV solar panels are suitable for a building of this and are the only alteration visible on the principal elevation. All other proposals are completely secluded from public or shared land and will respectfully protect the existing character, appearance and function of both this building and North Berwick's wider historic built heritage.

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N.BERWICK EH39 4NA
DESIGN STATEMENT

Project no: 2305
Document number: DS01

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