



**BENARTY HOUSE, 4 PENTLAND ROAD, EDINBURGH, EH13 0JA**

**INTERNAL ALTERATIONS, FORMATION OF DORMER AND PROPOSED DETACHED DOUBLE GARAGE, REPLACEMENT WINDOWS AND ROOF TILES**

**design and access statement**

**Summary**

**Category**

B

**Local Authority**

Edinburgh

**NGR**

NT 21002 69108

**Date Added**

19/12/1979

**Planning Authority**

Edinburgh

**Coordinates**

321022, 669108

**Burgh**

Edinburgh

## Extract below from Historic Scotland - Listed Buildings

### DESCRIPTION

J Jerdan and Son, 1914. 2 storey and attic, harled villa with red tiled roof, arched doorway to the E and circular bay to the SE corner, canted bay to the S, scullery outshot to NW corner and later additions to the NE and SW corners. It has rubble base course to the E elevation only. Plain window openings with sandstone cills.

E (ENTRANCE) ELEVATION: 2 – leaf timber panelled door in arched roll-moulded tabbed architrave with prominent keystone; bracketed open segmental pediment firming canopy above. Advanced circular bay around corner to left with cill-height battered random rubble base course. Late 20<sup>th</sup> century extension with bell-cast roof advanced to outer right.

S (PRINCIPAL/GARDEN) ELEVATION: Advanced 2-storey canted bay with rubble base course to centre: narrow half-glazed garden door to left return of bay at ground; corncing above windows at both floors, and to cill of 1<sup>st</sup> floor window; tripartite, flat-roofed dormer to attic above. Bipartite windows at both floors to outer bays (ground-floor window to left is later addition); 1<sup>st</sup> floor windows breaking eaves with piend-roofed dormerheads. Advanced circular bay around corner to outer right (see above). Later outshot to SW corner with non-traditional sliding doors and tiled roof.

W (REAR) ELEVATION: irregularly fenestrated gable with central buttress gablehead stack; later piend-roofed addition to SW corner (see above) and single-storey 2-window scullery to outer left.

N (REAR) ELEVATION: irregularly fenestrated with large tripartite staircase window to left and flat-roofed dormers to attic. Scullery outshot to right with timber boarded doors to left return. Late twentieth century extension to outer right.

Predominantly 12-and 8-pane glazing in timber sash and case windows. Gablet-shouldered corniced stacks with red clay cans. Red tiles to roof, with red ridge tiles. Cast-iron downpipes.

INTERIOR: red tiled lobby with half-glazed timber panelled inner doors. Canadian yellow pine staircases with turned balusters. Some original fireplaces. Original cornices to principal rooms. Timber panelled interior doors.

BOUNDARY WALL: low random rubble boundary wall supporting timber fence.



## **STATEMENT OF SPECIAL INTEREST**

Formerly called Benarty House. The last in a row of 4 houses by Jerdan, on the N side of Spylaw Park (This house is on the corner of Spylaw Park and Pentland Road, with its entrance towards the latter street). The planning is very good, and is similar to the planning of the houses that Lorimer had built in Colinton at the turn of the century. The house is set back to the North of its site, so that the principal rooms and bedrooms can face South over the largest possible area of lawn. The staircase and bathrooms occupy the North elevation, and the rooms used by the servants faced West, and did not overlook the main part of the garden, thereby keeping it relatively private. The present South-facing kitchen window is a later alteration, and this part of wall was originally blind. The original kitchen window was to the West, which had the advantage of keeping the hot South sun out of the kitchen, which needed to be kept cool.

The architect of the house is almost certainly John Jerdan, who was the son of James Jerdan. James Jerdan worked as an assistant first with Wardrop and Reid, then with Rowand Anderson, and finally set up his own practice in about 1885. John Jerdan was apprenticed to his father, and later went to London, where he gained a place at the office of Aston Webb (who had the largest practice in Britain at the time). James Jerdan's health started to deteriorate in 1903, and his son was obliged to return to Edinburgh to continue his father's practice. The majority of John Jerdan's designs were for houses in fashionable suburbs like Colinton. He is known to have designed at least six houses in Colinton, of which this is one of his best. His houses tend to be fairly plain with roughcast walls, but usually have fairly elaborate entrance doorways, and nice Arts and Crafts details.

## **EXISTING PROPERTY / ALTERATIONS/ PERMISSIONS:**

**1984**

Extract from the Report by Director of Planning REF 01235/84

Description of Development:

The proposal is to construct a single storey pitch- roofed extensions to the detached villa

The extension to the north east of the villa will provide a large lounge while the extension to the South west of the villa will provide a "Garden Room."

Materials and finishes:

The elevations will be rough-cast to match the dwellinghouse and the roofcover will comprise tiles also to match the roofcover of the house. All of the windows will have timber frames.

Scale of development:

The extensions will measure, in plan 7.2metres by 6.0 metres (lounge) and 6.0 metres by 4.5 metres (garden room) respectively.

Advertisement:

A letter has been revived from the Scottish Georgian Society. The Society do not object to the proposals but suggest that the windows to the west extension match the windows on the main elevation

Observations:

The extensions have been well designed and match the house in form and materials and finishes. The west extension has been designed as a "garden room" and the full-height windows provide the illusion that the garden flows into the room.

The proposals are acceptable and approval is recommended subject to the above-mentioned condition



Extension to the West elevation was carried out and completed April 1985 – 1986



Extension to the East elevation was carried out and completed 1990 – 1991

**2001**

Extract from Application for Listed Building Consent REF 01/1901/LBC

Convert roof space to form shower room with toilet and dormer window

Granted: 28.11.2001



## PROPOSALS:

### ALTERATIONS TO EXTENSION TO EAST (ENTRANCE) ELEVATION

We propose to alter internally the 1984 north east extension, (lounge at GFL with storage area accessed through FFL bedroom above) to provide an office and gym at GFL with a new stair to the first floor TV room with dormer to the east elevation. The dormer's design will replicate the design of the existing and originally designed attic dormer on the south facing principal elevation. (Refer to Architects drawing- P05). The existing Velux roof lights will be replaced with 3 Heritage style roof lights on the west rear inner courtyard facing roof. The proposed ground floor accommodation will also accommodate a small cloak area conveniently close to the existing entrance hallway. Also, within the existing storage space above we will form an ensuite shower room connected to the existing first floor bedroom.

The proposed areas created by these alterations will make better use of the large, dark lounge which feels oversized in comparison to the original dwelling house, and create rooms of proportions reflecting the existing spaces and made more suitable for modern living. In particular the addition of a new stair and dormer window will allow a space currently suitable only for storage to become a habitable room benefitting from natural daylight, whilst having no impact on the privacy of any neighbouring property.



Existing lounge looking East



Existing lounge looking West



Existing storage area accessed through FFL bedroom



## KITCHEN + SERVICE AREAS

The existing kitchen and utility areas will be opened up and the proposed kitchen position will be in its original place: west-facing and using the original west facing window. The main dining area will now be south-facing overlooking the garden. This proposal provides a family kitchen-dining room that is more in keeping with the requirements of today's twenty-first century living. The utility will move into the place of the original garage which is no longer accessible and make better use of this space.

The stripping out of the kitchen and service utility areas of the house will have no adverse effect on the existing interior design. For the main part many of the cornices are gone and the features that still remain are of no architectural merit or historical interest. Any existing cornices will however be retained and repaired.

The garden room doors to the south elevation will be replaced and take their design reference from the existing external doors and windows. This will be a vast improvement from the existing 1980's fenestration.

The other small change to the elevation which will have no negative impact is that the door to the original garage will be replaced with a window to match the existing fenestration.



Existing Kitchen



Existing Garden Room

Other minor internal alterations include:

Ground Floor: Redesign of the existing wc area to include a shower room.

First Floor: Redesign of the main bathroom to include a shower. Door inserted between the 2 front bedrooms.

Attic Floor: Insertion of 2 Heritage style roof lights to the south facing bedrooms to allow additional light in these rooms.

All fireplaces will be retained.

All original features will be retained and repaired. No material change to main room interiors that are as originally designed - all decorative features including ceilings, cornice, panelling, skirtings, facings, doors and window, architraves, fireplaces all retained as existing.

All the internal decorative cornices, panelling, picture rails, skirtings, fireplaces and doors will be retained. All internal alterations will match the original details i.e skirtings, dados, cornices, and all new internal doors, complete with facings, shall match the existing doors in all respects including design, dimensions, details, thickness, materials and finish.

There will be no increase in footprint and the only external addition is one dormer. The external envelope remains as is.

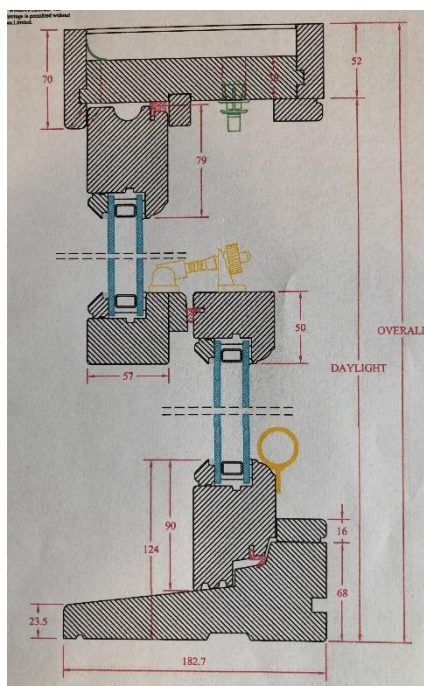
## WINDOWS – RESTORE / REPLACEMENT

New double glazed windows need to be fitted throughout the house. The windows are in need of upgrade to keep the house warm and secure. Many of the existing windows are not fit for purpose. Where possible the casements will be retained if there is no rot and sash elements only replaced.

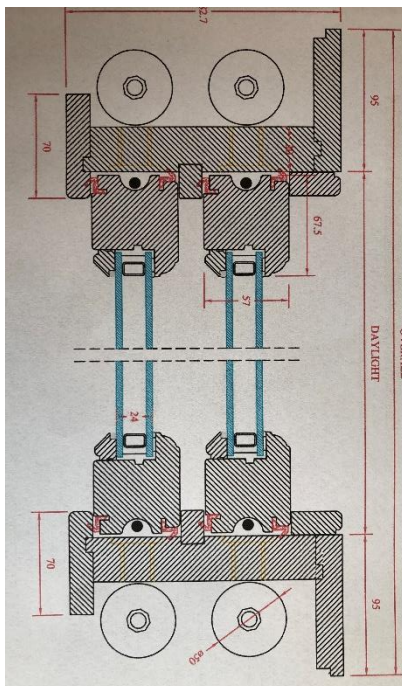
All new sash and case timber windows to have Super "Slimlite" double glazed units with Slimlite external 6.4mm space 6mm with internal 4mm laminated lowE glass double glazing units to meet Planning Guidance for Listed Buildings.

Original lifting mechanisms and ironmongery will be retained and original handles and catches to be reused where possible. Original weights and counter weights will be reused. Windows to be painted to match existing.

Each repaired or replaced window will match exactly the fenestration, design, frame, astragal and transom sizes as the originals so that they will be an exact replacement to the original. (12 or 8 pane) The specialist companies that make these conservation windows have been installed in Grade A Listed Buildings throughout Scotland and approved as a suitable replacement window for buildings of Historical importance. An example of the sash and case details are shown below and many companies have carried out careful restoration or replacement of windows in many historic Buildings



Window section detail



Window plan detail

## ROOF – RESTORE / REPLACEMENT

The existing rosemary roof tiles will be replaced with new rosemary roof tiles to match the existing size and fixing.

## PROPOSED DETACHED DOUBLE GARAGE

All cars currently sit directly in front of the house and it is intended to relocate all vehicles within a proposed double garage as shown on the proposed block plan. No mature trees will be disturbed and the existing driveway gates will not be altered and no new openings in the perimeter walls are being proposed. The garage will sit in the location of the existing garden shed. The current vehicular access will remain unchanged. The driveway will be extended to the proposed garage with gravel of a matching finish. All new kerbs, surfaces and finishes will match around the immediate environs of the house.

The design of the garage will be sympathetic to the original design of the house. The materials, roof details and windows will match the house.



Position of the existing shed located behind hedge



View from house down to the proposed  
Garage – no mature trees will be disturbed



Existing driveway will be extended



View from the proposed garage to the house

## **CONCLUSION**

The main areas that we propose to alter are converting the 1980s extensions which are no longer fit for today's family living into useable spaces suited to our client's brief. The design of these areas will incorporate the detailing of the original house. Any external alterations will be a mirror of the original architects' details and there will be no negative impact on this listed building. The proposed flat-roofed dormer on the east entrance elevation will reflect the original flat roof dormer to the attic on the principal south facing elevation. This proposed addition will link and tie in the 1980s extension to the original house designed by J Jerdan and Son.

All alterations will be carried out respecting the original detailing, materials and scale and therefore these alterations should be viewed as improvements to enhance and retain this outstanding home for the next generations.

The proposed garage will be situated a distance away from the house at the slightly lower level. This ensures that the prominence of the house is retained and will not detract from its setting. The garage will be designed to sit in harmony with the house and will be constructed in materials and to a scale that reflects the suburban environs.

Based on the above we hope that the Planning Department will agree that these proposals will aesthetically improve the existing unattractive ad-hoc extensions, restore the house to its historic proportions and have a positive impact on this listed home and will be in a position to support this application.

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