

	2311 - Newlandburn House, 16 Newlandrig, Gorebridge, EH23 4NS
	Alterations to existing house
	DESIGN AND ACCESS STATEMENT – 06 March 24
	This Design statement is not to be considered as a document for approval but is intended to be supplementary supporting information.
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1.0	INTRODUCTION
	The project aim is to carry out internal alterations to the existing building with replacement windows and conversion of an existing garage to residential use to form an annexe providing living space for the owners elderly relatives.
1.1	EXISTING BUILDING
	The land on which Newlandburn House stands was originally part of Newlandrig, which was owned and established by the Dewars of Vogrie. In 1804 John Wilson, an Edinburgh coach maker bought the village, and had Newlandburn House built. It was then sold to Archibald and John McKinlay, followed by Dr Charles Cooper (editor of the Scotsman) until 1903. In 1905 it was bought by Lord Ruthven of Freeland, who was responsible for commissioning Gertrude Jekyll to design the gardens.
	The house is a detached 2½ storey house with a dual pitched hipped roof and single storey glazed entrance. It was built around 1805.
	The materials on the house are dressed masonry walls with dressed stone window surrounds, parapets and rendered chimney stacks. The roof is a dual pitched hipped slate roof with lead flat roofs to the side bays and main house rear roof.
	Generally the windows and external doors are single glazed timber sash and case with some single glazed hopper style windows and a metal framed single glazed kitchen window. The doors are timber framed single glazed. Some rear windows have security bars.
	The rear of the house has been extended in the past with a single store rear study/utility room larder. On the north east elevation this part that was likely used as stables, servants accommodation it has been altered with a flat roof
	The rear garden surrounds the house and is generally level with a dressed stone wall and gateposts to the front. To the rear (north) the land slopes down to Vogrie Burn.
	The site boundary is surrounded by agricultural land and Newlandrig village to the south east. The house has a drive accessed via the B6372. There is a gate house that is longer part of the ownership
1.2	CONTEXT:
	The house is located to the north west of Newlandrig.
	There is a single storey pitched roof garage to the rear. There are also a number of outbuildings on the north near Newlandburn.
	No 14 Newlandrig, the former gatehouse is a 1½ storey dressed stone house.
	The surrounding area is low density residential and agricultural land uses.
	The forms of the buildings in the immediate context are manly pitched roof 1½ and 2 storey buildings with render, stone and brick work with clay tiles and slate roof finishes.

2.0	PLANNING CONTEXT
	The house is a listed building category B. LB6645 Newlandburn House, including boundary walls and gate piers
	The house is within the Newlandrig Conservation Area.
	Recent approvals 17/00247/DPP – Newlandburn House – Alterations to existing house.

	The alterations to the garage and bedroom above, kitchen window and new entrance will not be visible from the surrounding roads/paths.
	The new full height windows to study at the rear will not be visible from the surrounding roads/paths.
	The new flat roof lights will not be visible from the surrounding.
	The replacement timber sash and case windows will be double glazed and will match the existing windows. They will be visible but will match the existing.
	The house recently bought by the applicants and they are keen to carry out improvements and upgrade the existing house.

3.0	THE PROPOSALS
3.1	FORM OF PROPOSED ALTERATIONS:
	The proposal is to construct a new bay window in the existing garage door opening with render to form a contemporary interpretation of a traditional feature.
	The new bedroom French doors above will be full height with vertical proportions to reflect the main house. New stainless steel and glass balustrade.
	The new kitchen window will be a linear window above the worktop to give the north east elevation a contemporary style.
	The new entrance door and glazing sits below the existing pitched roof and window to emphasise the entrance to the annexe.
	A new patio area will be built with slabs.
	The new flat roof lights will provide natural light to existing spaces, the style with be contemporary bit will not be visible
	New windows will be double glazed timber sash & case, timber casement or aluminium. Windows to the front elevation will be timber sash & case.
3.3	MATERIALS:
	Existing Building Walls – dressed stone and rendered masonry. Chimneys – rendered masonry, clay chimney pots. Roof – pitched slate roof and lead flat roofs. Windows – single glazed timber sash and case, timber hopper style and metal frame. External Doors – single glazed timber. Rain water goods – cast iron
	New alterations Bay window – Masonry base course with render and roof Bay window roof – Single ply membrane Windows/doors – Double glazed timber/aluminium. Roof lights – Conservation style Rain water goods – cast iron
3.3	ENVIRONMENTAL STATEMENT
	Heating – New radiators will be connected to a new LPG hot water central heating system.
	Heat Loss – The new walls, floor and roof will be insulated to meet and exceed the current building standards.
	Trees – No trees will be removed.
	Drainage, The existing main drain will be maintained. New surface water drains will connect into the existing system.
	Use of local tradesmen and materials, i.e. render, windows and use of materials such as renewable timber sources, recyclable and contain non-toxic finishes.
3.4	CAR PARKING
	The alterations will not generate the need for any additional car parking spaces.
3.5	LANDSCAPING:
	The existing garden will be maintained and re-landscaped.



EXISTING PHOTOGRAPH

2311 - NEULANDBURN HOUSE, NEULANDRIG

INFILL EXISTING DOOR
& FORM NEW WINDOW WITH
WALL TO MATCH EXISTING

NEW ENTRANCE
CANOPY

REMOVE EXISTING
WINDOW & FORM
NEW DOOR

NEW FRENCH
DOORS AND
BALCONY

NEW BAY WINDOW
WITH RENDER WALLS



PROPOSED SKETCH

2311 - NEWLANDBURN HOUSE, NEWLANDRIG



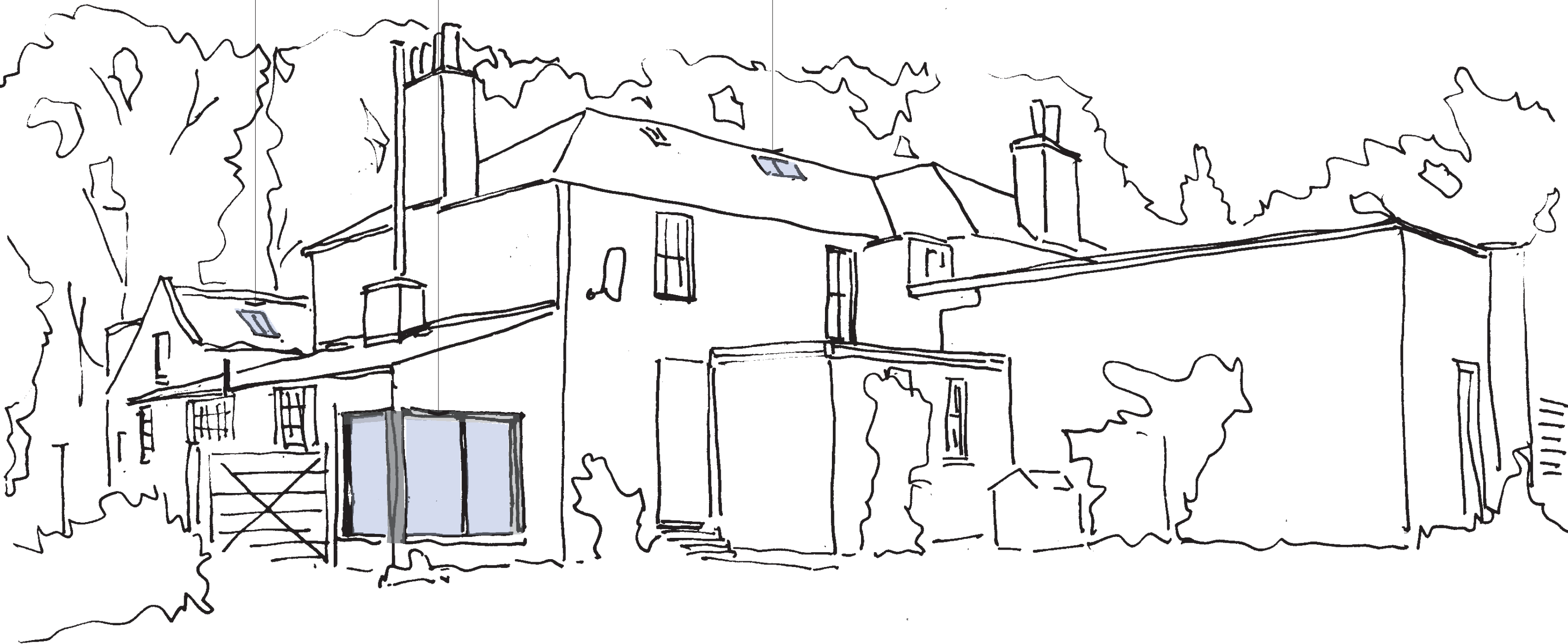
EXISTING PHOTOGRAPH

2311 - NEULANDBURN HOUSE, NEULANDRIG

NEW ROOF LIGHT

NEW OPENING IN EXISTING WALL
WITH A NEW WINDOW

NEW ROOF LIGHT



PROPOSED SKETCH

2311 - NEWLANDBURN HOUSE, NEWLANDRIG



EXISTING EXTERNAL PHOTOGRAPHS

2311 - NEWLANDBURN HOUSE, NEWLANDRIG



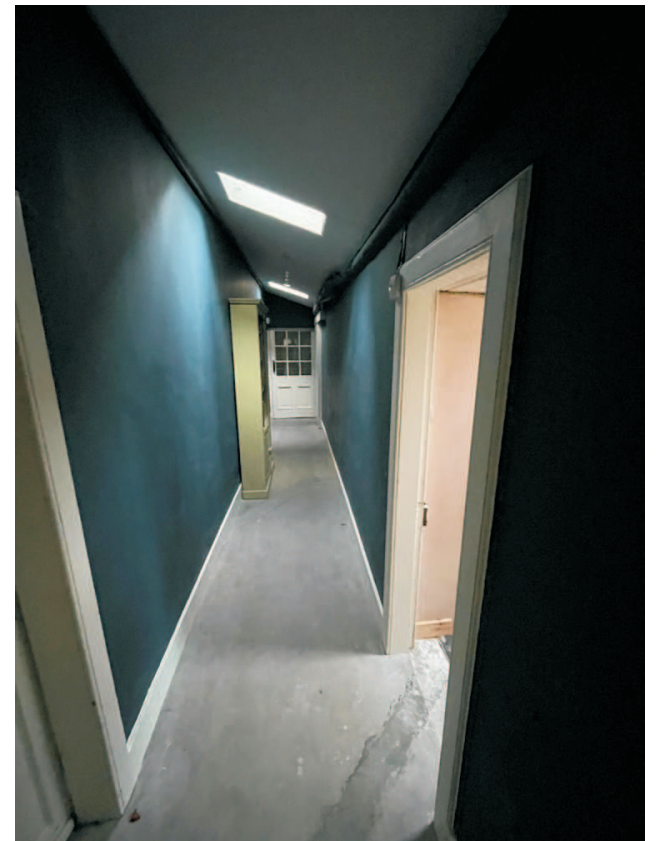
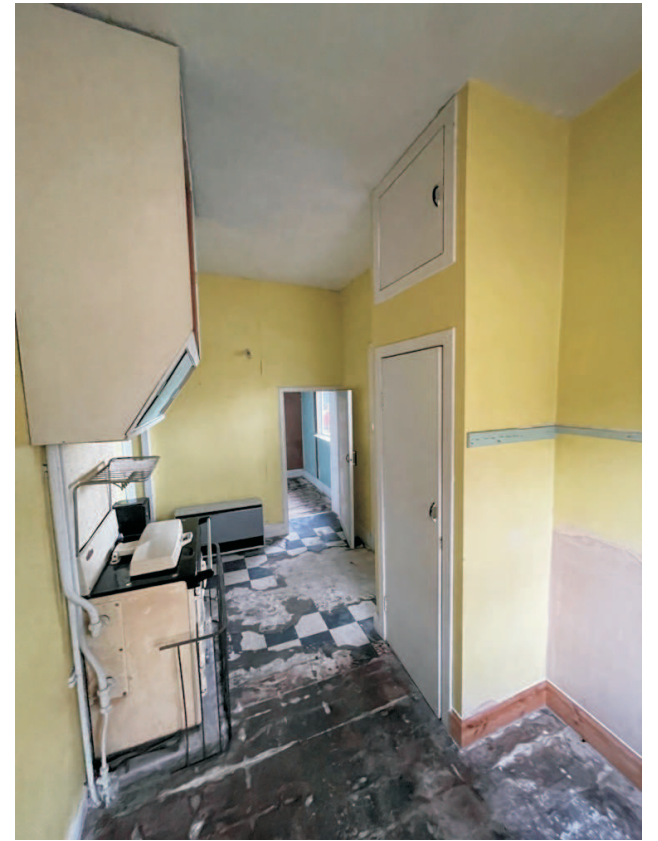
EXISTING EXTERNAL PHOTOGRAPHS

2311 - NEWLANDBURN HOUSE, NEWLANDRIG



EXISTING EXTERNAL PHOTOGRAPHS

2311 - NEWLANDBURN HOUSE, NEWLANDRIG



EXISTING INTERNAL PHOTOGRAPHS - PROPOSED ANNEXE

2311 - NEWLANDBURN HOUSE, NEWLANDRIG



EXISTING INTERNAL PHOTOGRAPHS - PROPOSED KITCHEN/STUDY

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