



27 BARNSHOT ROAD, EDINBURGH, EH13 0DJ | DESIGN STATEMENT

MARCH 2024

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## APPLICATION SUMMARY

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This document forms part of a Householder Application for a domestic property at 27 Barnshot Road, Edinburgh.

The detached house was built in the 1920s and sits within a generous plot, with a private driveway and large gardens to front and rear of the house. The property is not listed however it does lie within the Colinton Conservation Area.

The property was built in the Arts and Crafts style with large overhanging red tile roofs and white render and is asymmetrical in form.

The proposals seek to introduce a new pitched roof conservatory to the front elevation, a new two storey kitchen and master bedroom extension to the rear and single storey garage, green house and garden room additions to the property.

The main entrance from Barnshot Road is to be re-presented with new entrance gate and gate piers leading to a new car port structure. Two rectangular garden structures are proposed within the rear garden, forming an indoor yoga and gym with timber pergolas connecting the structures and creating a private garden between the two buildings. Within the secret garden there is an outdoor shower and sauna.

In addition to the extension, internal reconfigurations are proposed to all levels of the existing house and a conversion of the existing attic and introduction of dormer windows.

The dashed red line indicates the application site boundary.





# LOCATION + SITE

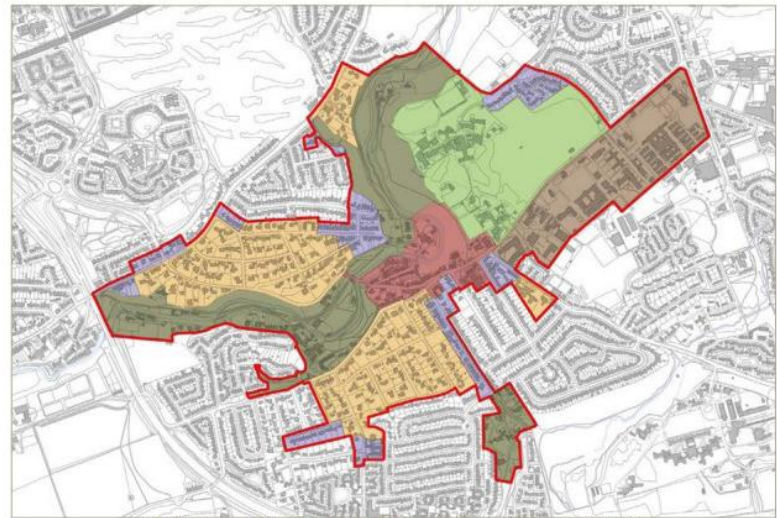
The property at 27 Barnshot Road sits within the Colinton Conservation Area. As stated in the Colinton Conservation Area Character Appraisal, the property lies within the 'Villa Zone' which classified 'substantial buildings of varied appearance, sited individually in large walled gardens with abundant mature trees.' This is indicated in yellow on the character zones map below.

The detached property is accessed from the private Barnshot Road, the house dates back to the 1920s with characteristic 8 pane windows, white render and large overhanging red tile roofs. A large proportion of the properties on Barnshot Road are built in a similar Arts and Crafts style.

As the property sits in a large private plot surrounded by mature trees and boundary planting, there are no issues with overlooking or over shadowing to neighbouring properties from the proposed alterations which mostly consist of single storey additions.

## CHARACTER ZONES

The diverse nature of Colinton makes it difficult to consider as a whole, and for the detailed analysis it has been divided into six zones: Rural, Village, Villa, Suburban, Parkland and Redford Barracks.



- RURAL ZONE**  
Natural features provides the rural framework and setting for the entire Conservation Area.
- VILLA ZONE**  
Substantial buildings of varied appearance, sited individually in large walled gardens with abundant mature trees.
- VILLAGE ZONE**  
A strong sense of identity and containment within a rural setting.
- PARKLAND ZONE**  
Extensive open spaces and mature trees provide panoramic views of the Pentland Hills.
- SUBURBAN ZONE**  
A higher density of buildings in smaller gardens of similar appearance and regular layout with rural features present.
- NEW ZONE**  
Redford Barracks.



The red dashed line indicates the site boundary to 27 Barnshot Road.



# EXISTING SITE PHOTOGRAPHS

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1.



2.



3.



4.

- 1 View of West Elevation from Barnshot Road Entrance Gate
- 2 View of East Elevation
- 3 View of North East Corner
- 4 View of South-East corner



# EXISTING PROPERTY

## EXISTING GROUND FLOOR PLAN

The existing house benefits from a private driveway that leads to the main entrance at the side of property. This is to be retained as part of the proposed works. Upon arrival the entrance corridor has an open staircase leading to the first floor.

The house has a characteristic asymmetric arts and crafts style. The existing property has living accommodation spread over two floors with an attic room currently used for storage. The primary living spaces are located on the ground floor with four bedrooms at first floor level.

The property benefits from grander rooms to the front however the rear of the property is made up of multiple separate rooms with small window openings that do not engage with the rear garden. The existing kitchen does not have any external access and is poorly connected to the rest of the house through multiple doorways and storage areas.

The existing rear elevation comprises of different roof pitches and protruding forms that feel disjointed with additional corridor spaces disrupting the flow between rooms. The existing kitchen and study are to be removed as part of the proposed alterations allowing for a revised circulation route to the new spaces to be introduced.

The existing single storey pitched roof garage to be removed in full. The existing garage lies within the garden currently and separates the home from direct access to the garden.

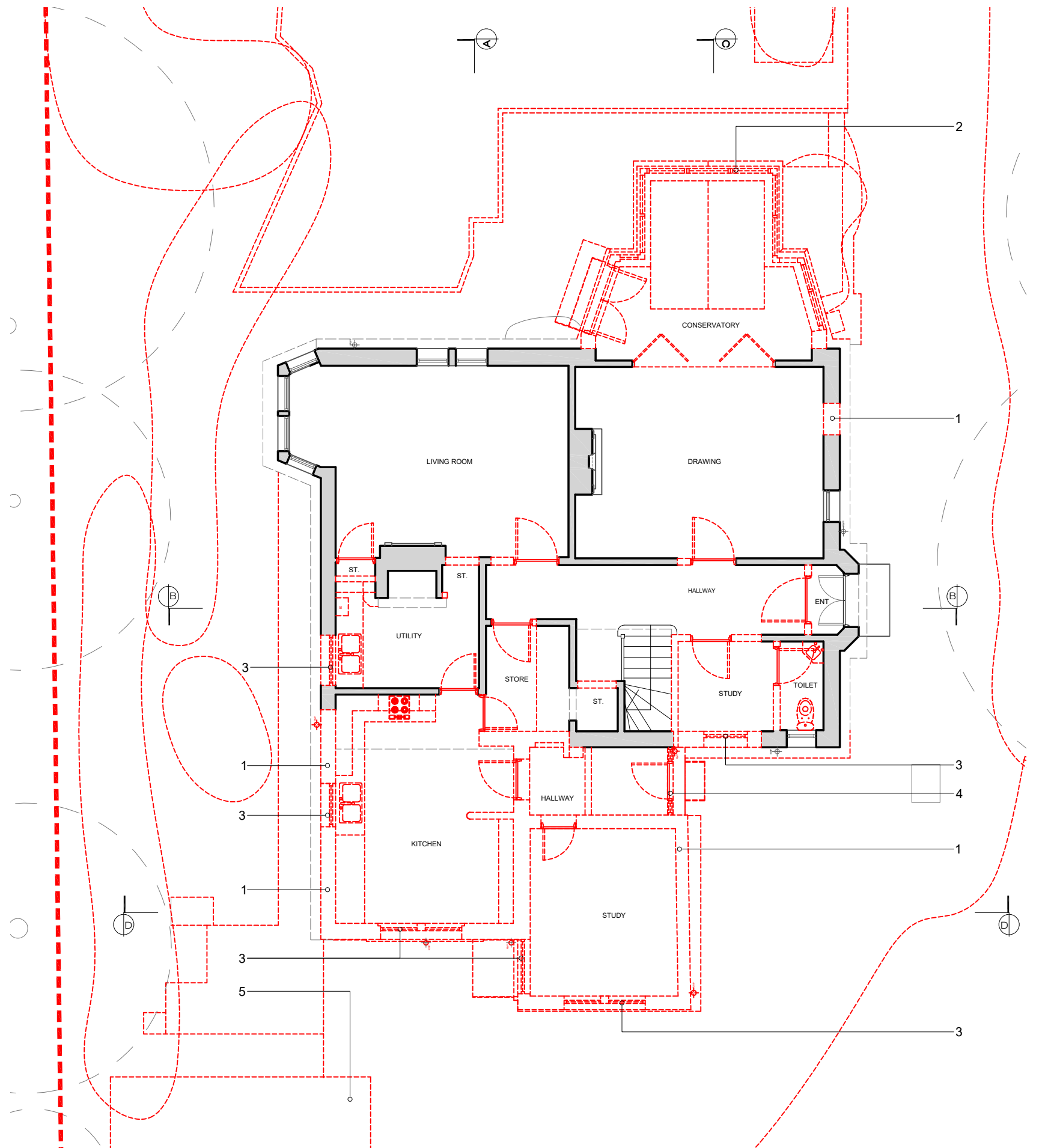
The red dashed lines indicate demolition works.

### DRAWING NOTES

1. Area of existing external masonry rendered wall to be removed in part.
2. Existing single storey conservatory with pitched red tile roof and double glazed UPVC windows to be removed in full.
3. Existing timber frame sash and case window to be removed.
4. Existing timber frame side entrance door and external stone steps to be removed.
5. Existing single storey pitched roof, timber clad garage to be removed in full.
6. Area of pitched red tile clad roof to be removed in part.
7. Internal staircase to attic to be removed.
8. Area of internal attic wall to be removed.
9. Existing rain water pipe to be removed.
10. Dormer window with pitched red tile clad roof and dormer cheeks to be removed in full.
11. Aluminium frame pitched rooflights to be removed.
12. Existing main street entrance to be reconfigured. Existing metal gates to be removed and area of timber boundary fencing to be removed in part. Area of hedge boundary planting to be removed in part.
13. Existing tree to be removed.
14. Existing UPVC window to be removed.
15. Rendered chimney and terra-cotta chimney stack to be removed.

### DRAWING KEY

- EXISTING
- BOUNDARY
- - - DEMO



# EXISTING PROPERTY

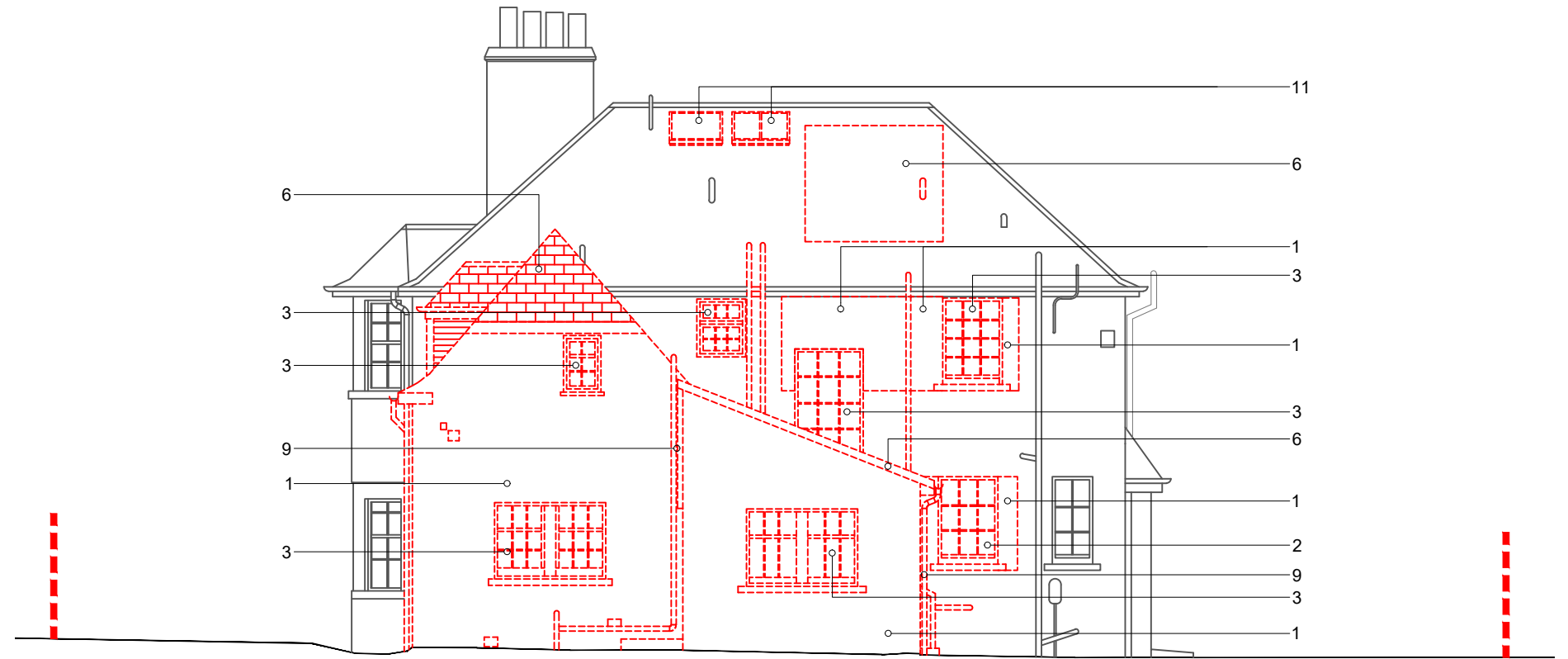
## EXISTING ELEVATIONS

A large proportion of the demolition works are focused to the rear elevation. There is currently a two storey hipped roof element comprising of a kitchen and study at ground floor level and bedroom above.

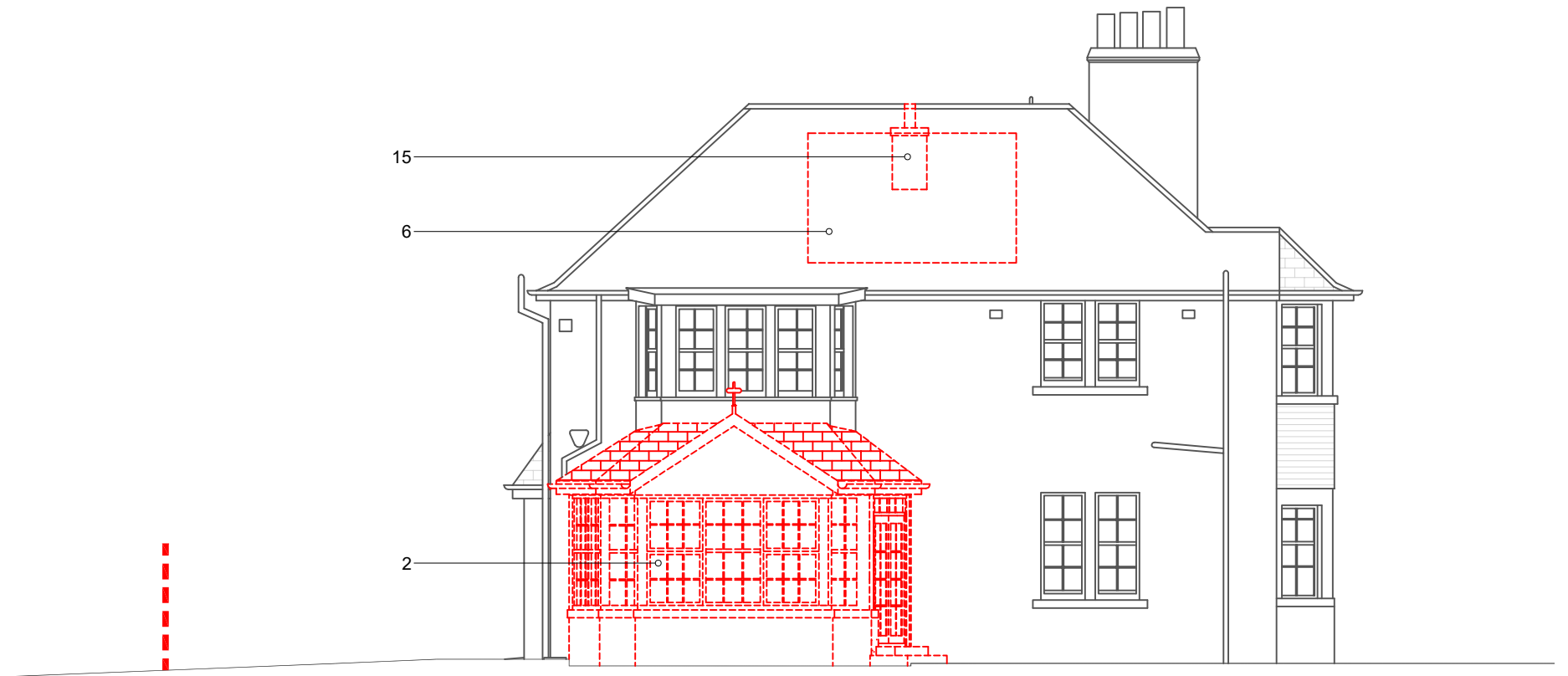
The proposals seek to remove these lower pitched areas and extend the elevation towards the garden, creating larger openings and a stronger relationship to the rear of the house.

On the primary/front elevation the existing pitched roof conservatory is to be removed in full and replaced with a structure of a similar scale, with a considered design.

The red dashed lines indicate demolition works.



EXISTING NORTH EAST ELEVATION 1:100



EXISTING SOUTH WEST ELEVATION 1:100

# PROPOSED WORKS

## PROPOSED SITE PLAN + MASSING

A site wide strategy is proposed which includes a small widening to the entrance and introducing a new double hinged gate. (Please refer to page 15 for more detail.)

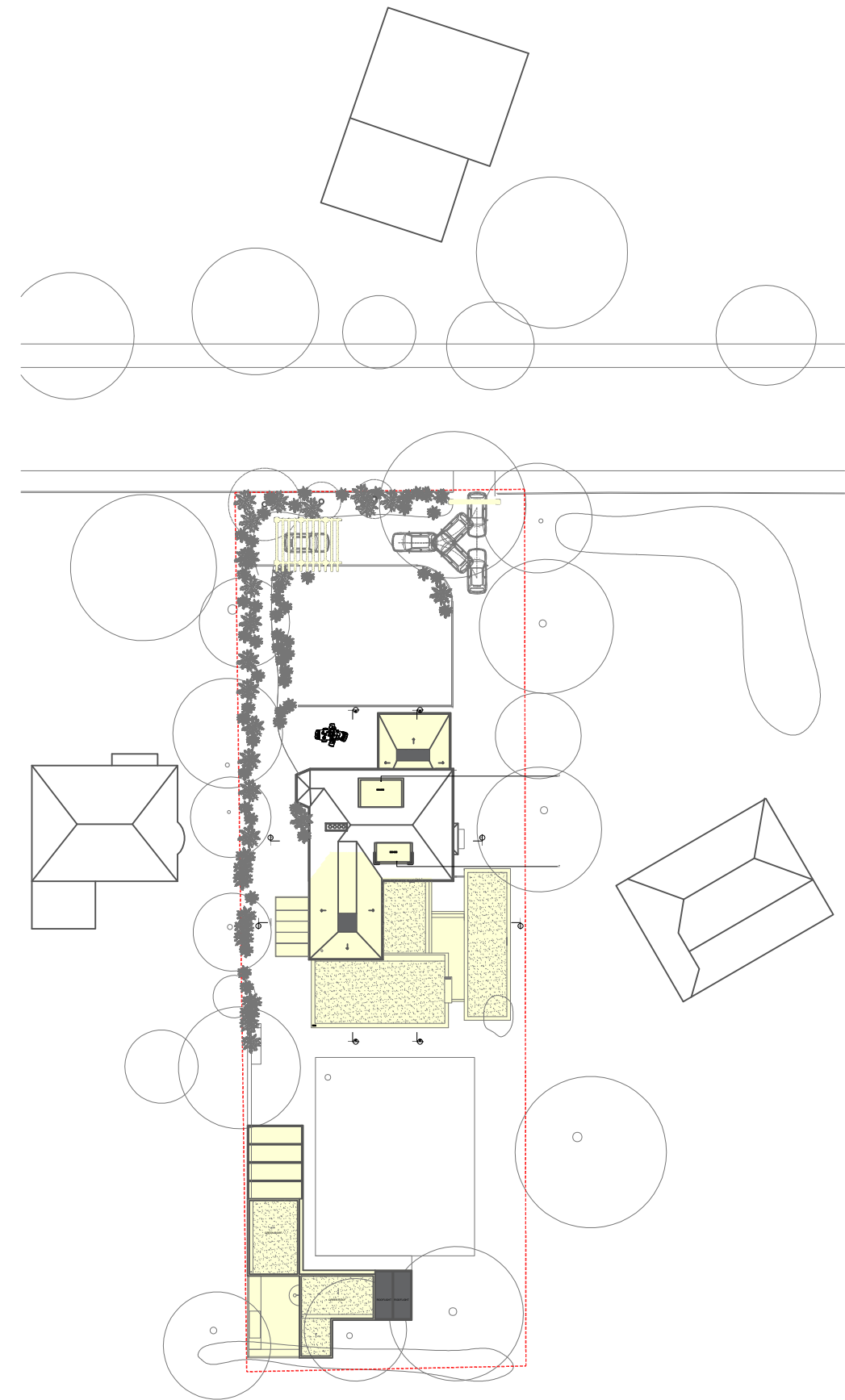
A new area of driveway leads to a lightweight car port structure to the front of the site, located within the existing planted area. The existing driveway is to be retained to connect to the proposed garage and existing main entrance to the house. (Please refer to page 15 for more detail.)

Works to the house include a two storey extension to the south east and a new single storey kitchen extension with planted flat roof. A new area of planted flat roof is proposed between the new kitchen extension and the garage extension.

A glassy greenhouse extension is proposed to the side of the house, with a connecting door into the kitchen.

A new garden room structure is proposed to the corner boundary of the rear garden with a timber pergola and low brick wall hugging the boundary and leading back to main house extension.

The following pages provide more information on the various components of the design.





# PROPOSED WORKS

## PROPOSED GROUND FLOOR PLAN

The existing property suffers from poor flow between spaces therefore the proposals seek to redefine the main circulation within the house. The existing entrance to the north of the house is to be retained and upon arrival a new corridor is proposed that links the front and rear of the house. The ambition is to create a visual connection all the way through the house to the garden upon entry.

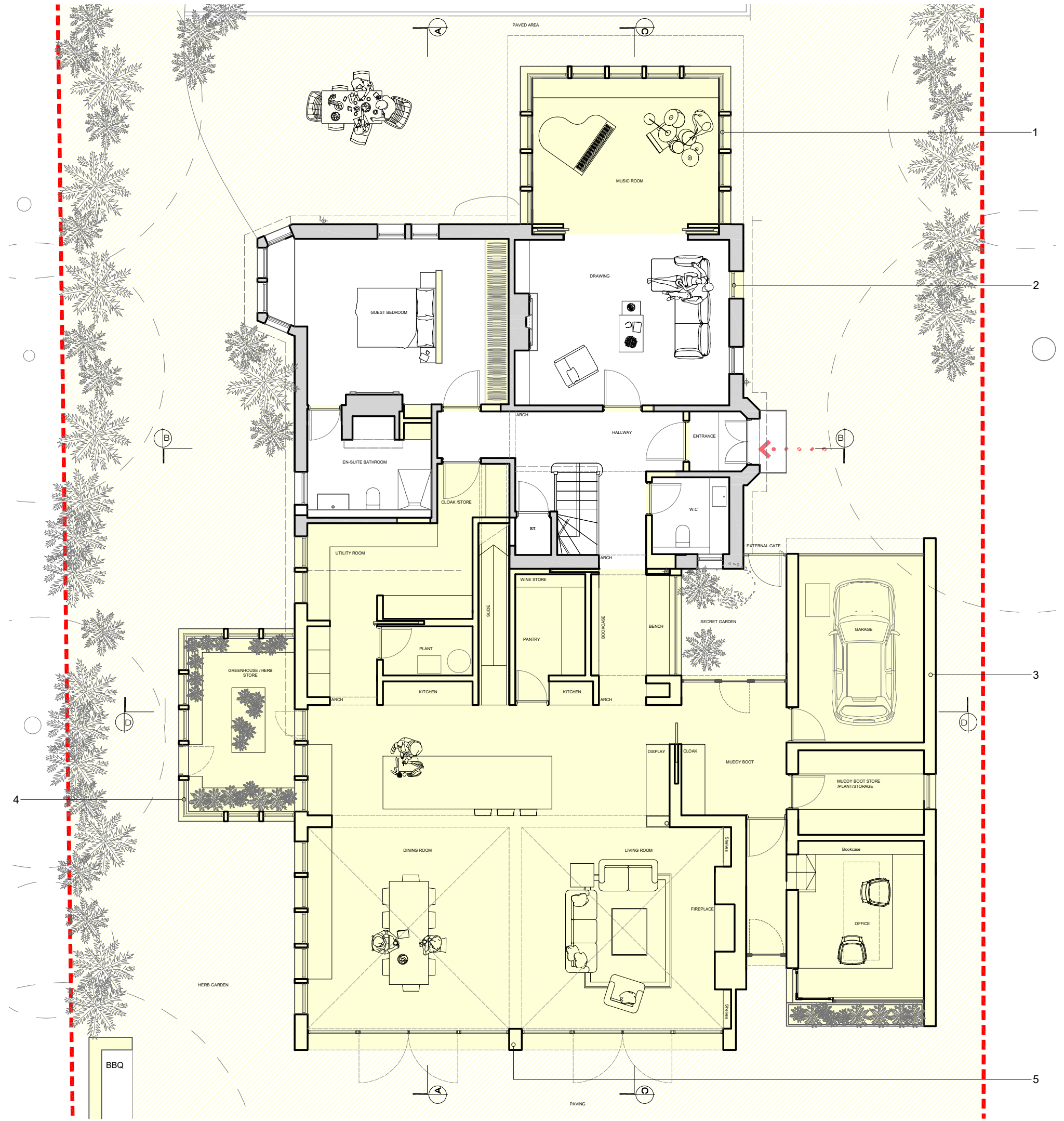
To the front of the house a new music room is proposed with views to the entrance gate. Referencing the Arts and Crafts style the music room has a large, splayed overhanging red tile roof with central roof-light and expressed timber fins between the glazing to create a deeper feeling to the façade.

A downstairs guest bedroom and accessible en-suite is proposed within the main house at ground floor level. This is to be accessed from the main entrance hallway.

The proposed central corridor leads to a generous open plan kitchen, living and dining room extension. A distinctive feature of this space is the double vaulted ceiling proposed internally with two archways above the four double hinged doors out to the garden. Please see some precedent images below showing the design intent for the vaulted roof and arched windows. To the back of the kitchen is a large utility room and plant space with access back to the entrance hallway.

The new extension spaces are accessed from a new entrance door located within a secret garden courtyard between the kitchen and garage structure. The new entrance leads to a new muddy boot room and cloak area. The single storey garage structure is also home to an elevated home office with views to the rear garden.

A new greenhouse structure is proposed, connected to the kitchen view a new doorway and will act as a herb/vegetable garden for the home.





# PROPOSED WORKS

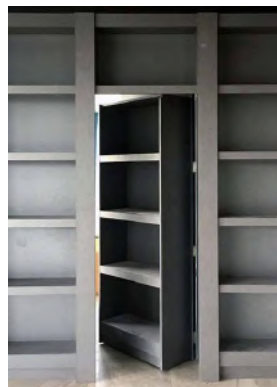
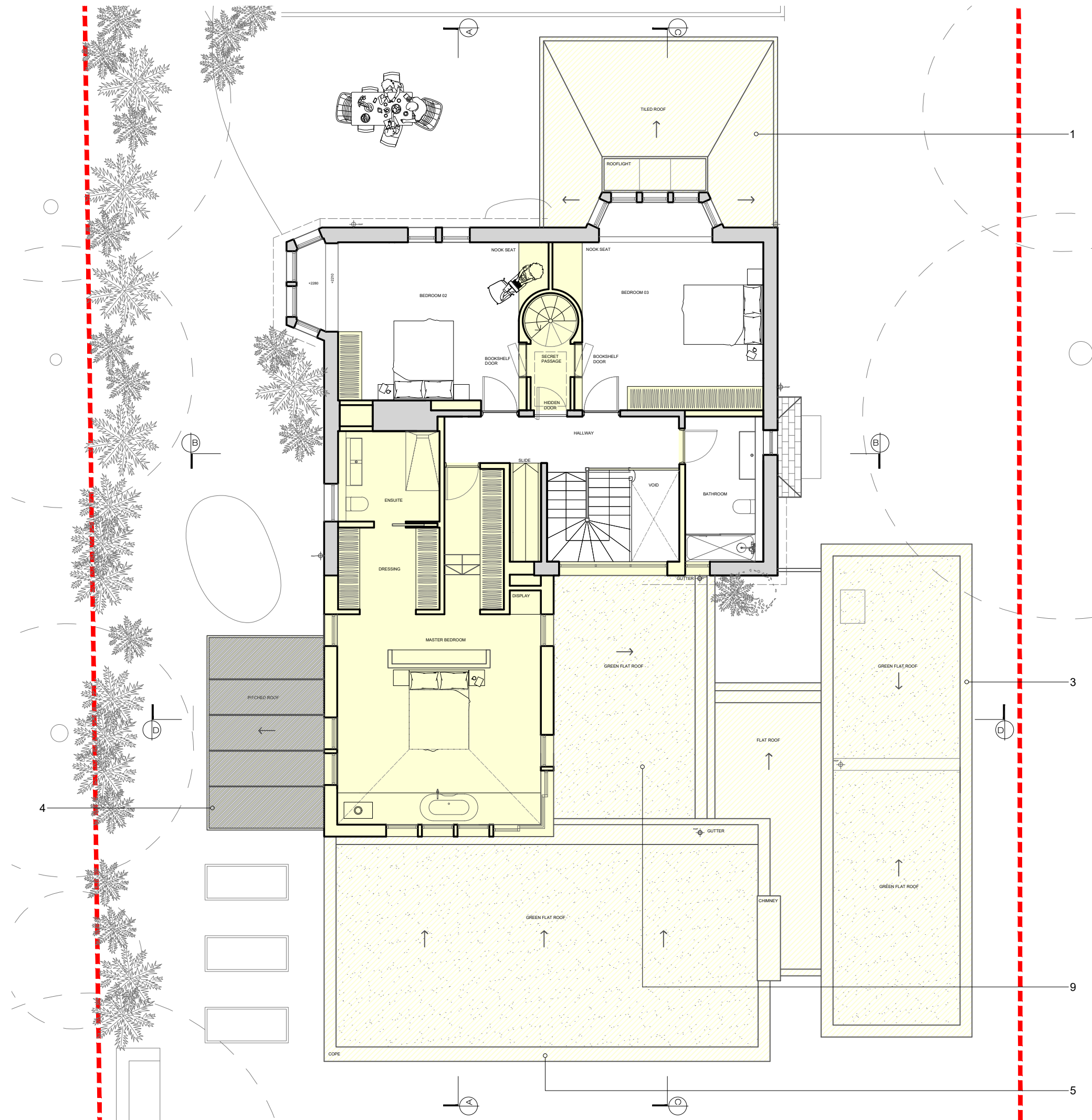
## PROPOSED FIRST FLOOR PLAN

The existing stair has been retained with a new balustrade and void above the new hallway.

Alterations to the first floor introduce a master bedroom suite to the house with a generous dressing room and en-suite bathroom. A new hipped roof with central sunken roof-light is proposed above the master bedroom that takes the same pitch as the existing highest roof. This roof is lower than the existing roof to retain the existing house as the most prominent feature.

Windows from the master bedroom offer views of the new planted flat roof structures and to the garden beyond.

Two large double bedrooms are proposed to the first floor of the existing house, utilising the existing bay windows. A playful hinged bookcase in each bedroom reveals a concealed spiral staircase leading up to the converted attic level.

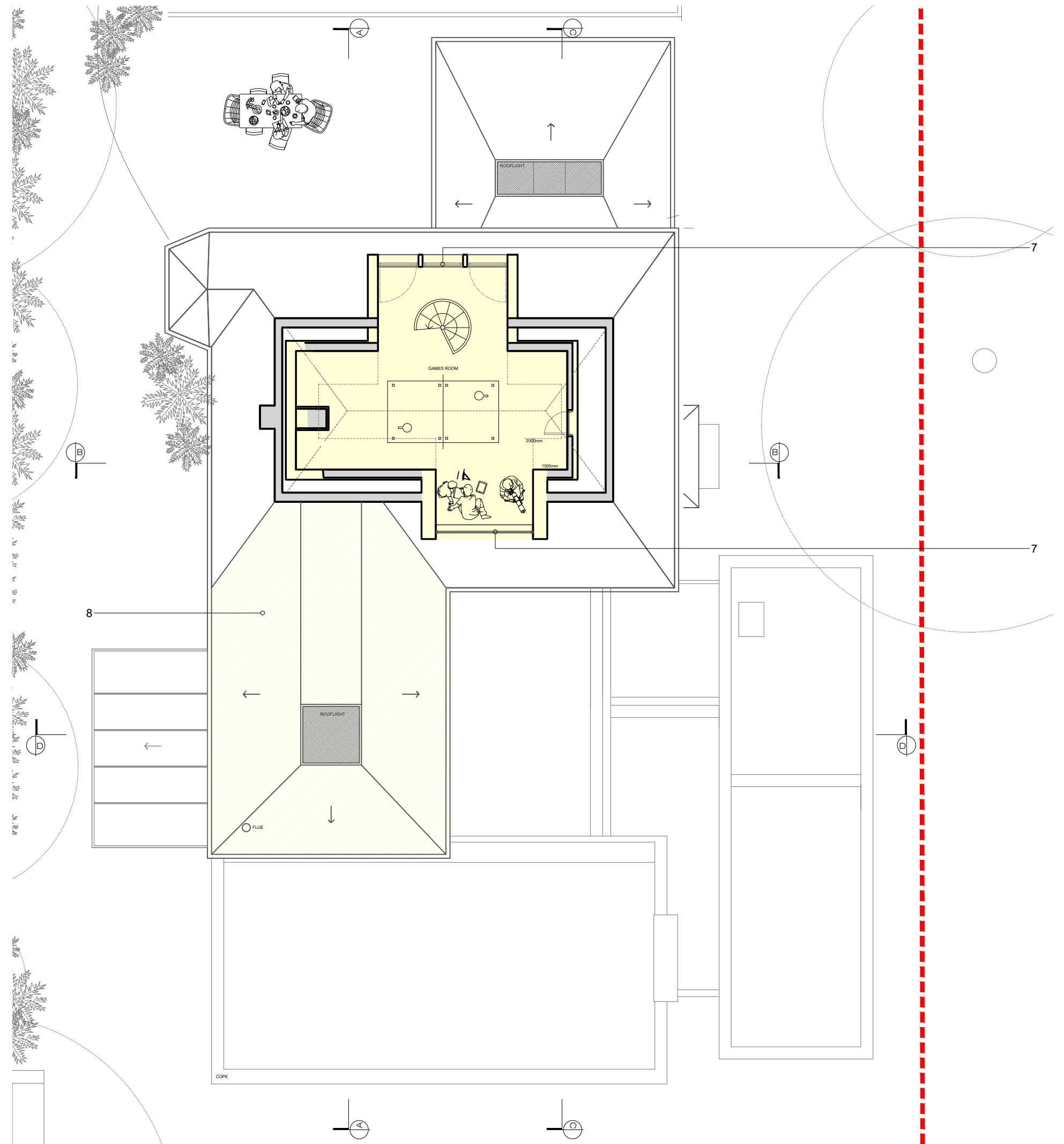




# PROPOSED WORKS

## PROPOSED ATTIC PLAN

The existing stair is to be removed and a new spiral stair is introduced to increase the amount of floor area in the attic. The attic is to become an open plan games room space. New dormer windows are proposed to the front and back of the house offering views of the garden and onto Barnshot Road.



### DRAWING NOTES

1. New single storey pitched roof music room extension with central aluminium frame fixed rooflight- colour dark grey. Area of red brick to base with expressed natural timber fins and double glazed fixed timber frame windows- frame colour white. Roof to be clad in red tile to match existing.
2. New timber frame double glazed windows to match existing style- frame colour white.
3. Single storey sedum planted flat roof garage and office extension with central aluminium frame rooflight- colour dark grey. Red brick external wall to north, area of vertical timber cladding to south. Vertical timber clad garage door and gate. Fixed and hinged aluminium frame windows- frame colour dark green. Raised metal planter to east- colour dark green.
4. Greenhouse extension proposed. Area of red brick to base with double glazed timber frame windows between expressed natural timber fins- frame colour white. Aluminium frame double glazed rooflights- colour dark grey.
5. Single storey sedum planted flat roof kitchen extension with brick external walls. Arched double glazed windows to east elevation with fixed and hinged windows- frame colour dark green.
6. New expressed brick chimney breast proposed with hidden internal flue pipe. Galvanised metal chimney cope- colour black.
7. New flat parapet roof dormer window proposed with double glazed fixed timber frame window- frame colour white. Dormer cheeks to be clad in red tiles to match existing. Pressed aluminium flashing around windows- colour white.
8. Area of new pitched roof proposed with central sunken aluminium frame rooflight- frame colour dark grey. Roof to be clad in red tiles to match existing. Aluminium box gutter- colour to match existing.
9. Area of single ply membrane flat parapet roof proposed with sedum blanket. Dark grey aluminium gutter with pressed metal capping.
10. New car port structure proposed- Red brick piers with natural timber pergola roof.
11. Single storey flat roof garden structure proposed. Expressed timber frame pergola structure to west and north. Fixed, double and triple aluminium frame sliding windows and doors proposed- frame colour dark grey. Planted sedum roof. Area of vertical timber cladding screening proposed to east.
12. New hinged galvanised metal frame gates proposed - colour black with red brick piers to entrance.
13. New mature trees to be planted to boundary edge.

# PROPOSED WORKS

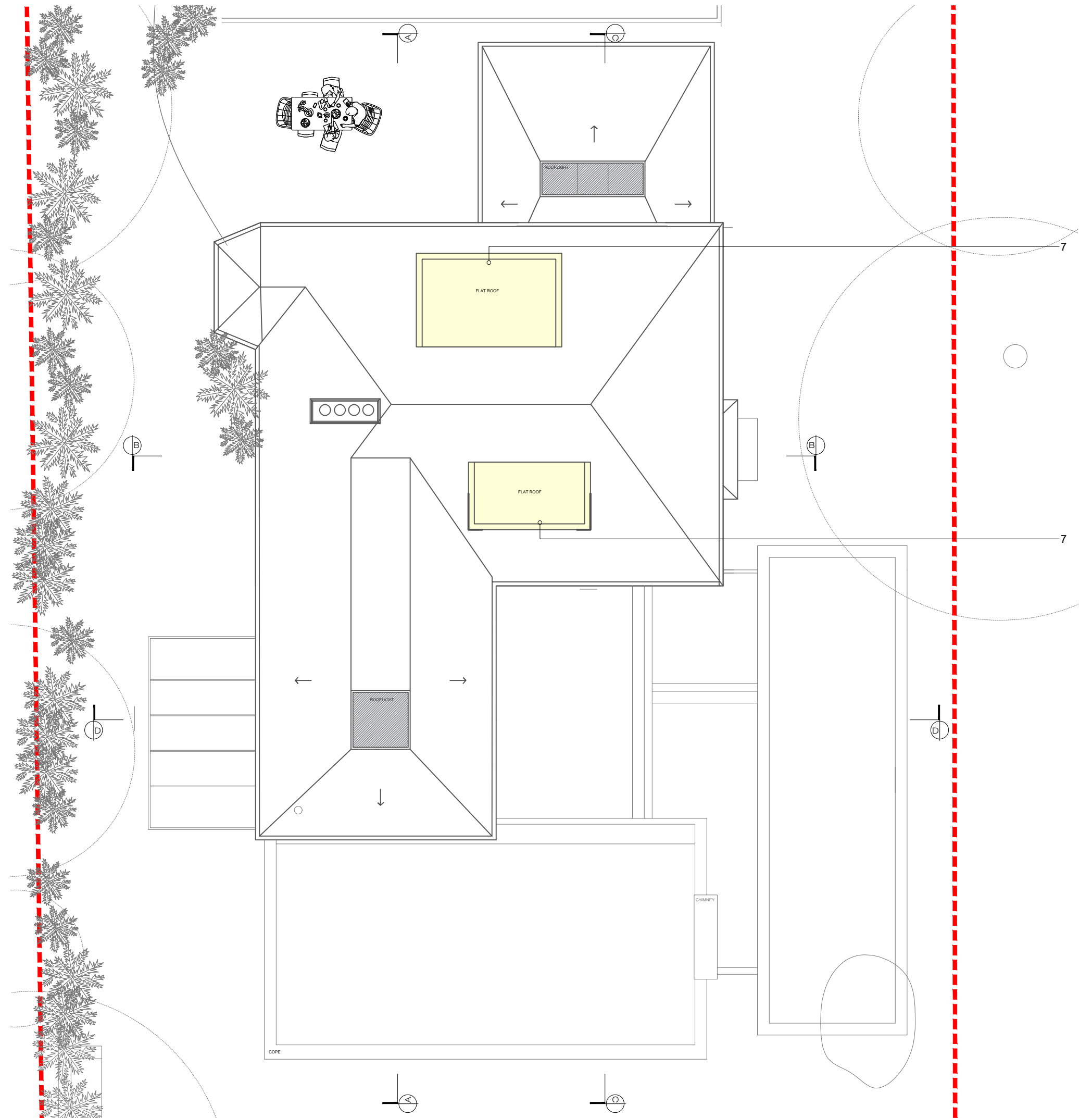
## ROOF PLAN

The existing topmost ridge has been retained as the highest roof of the house with all new additions taking a lower subservient form in keeping with the existing style.

Elongated hipped roofs with central sunken rooflights bookend the house with the single storey music room extension to the front and a two storey master bedroom extension to the rear. The overhanging red tile roofs are in keeping with the existing materials and form.

Planted flat roofs are proposed above the open plan kitchen, living and dining extension and between the master bedroom and garage to enhance the surrounding conservation area characteristics and accentuate the pitched roofs of the existing house.

Sedum blanket roofs also cover the garage structure and single storey garden structures. When viewed from the first floor and above these will appear an extension to the garden and will encourage biodiversity in the garden.





# PROPOSED ELEVATIONS

## WEST AND SOUTH ELEVATIONS

The window openings to the west and south are in-keeping with the existing opening sizes and mimic the 8-pane pattern of the existing windows.

### Proposed South West Elevation

The proposed music room extension to the front of the house is the first part of the house you interact with, passing this structure to reach the main entrance. The music room has a brick base with timber fins creating a deep façade to which the windows are set back. A deep overhanging hipped roof with central sunken roof-light over-sails the space with the internal volume heightened to reflect the roof form.

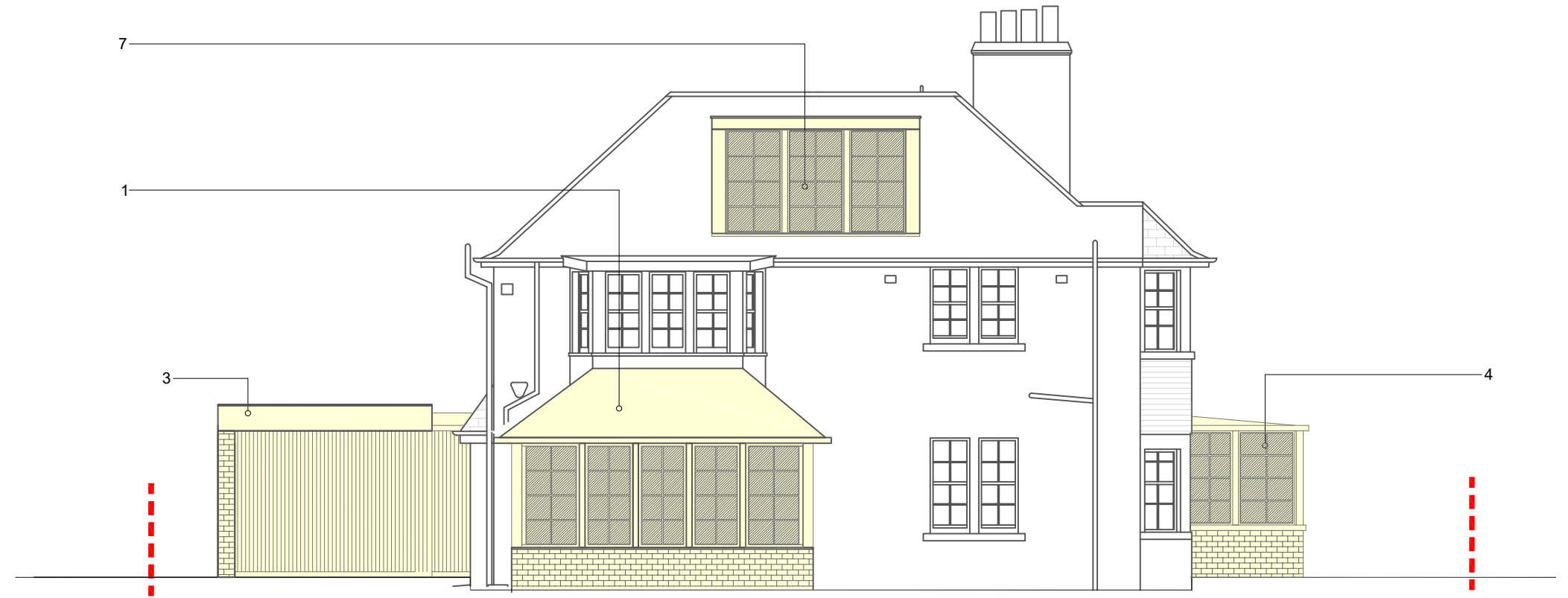
A new flat roof dormer is positioned centrally on the existing roof with three 8-pane windows between expressed timber fins referencing the music room below. The dormer window gives views to the tree line boundary and due to the houses positioning on the plot, there are not overlooking issues to neighbouring properties.

The proposed garage introduces a top hung vertical timber clad garage door with brick banding above. A metal gate provides access to through to the rear elevation door.

### Proposed South East Elevation

A new greenhouse is proposed to the south east elevation with a brick base and expressed timber fins reflective of the music room to the front. The windows in the greenhouse and the south east elevation of the kitchen extension are the same height to create a banding across the elevation.

The two storey bayed windows on the existing house are to be retained as part of these works. The window heights at the first-floor level continue the same cill and window height of the existing to give consistency to the elevation.



PROPOSED SOUTH WEST ELEVATION 1:100



PROPOSED SOUTH EAST ELEVATION 1:100

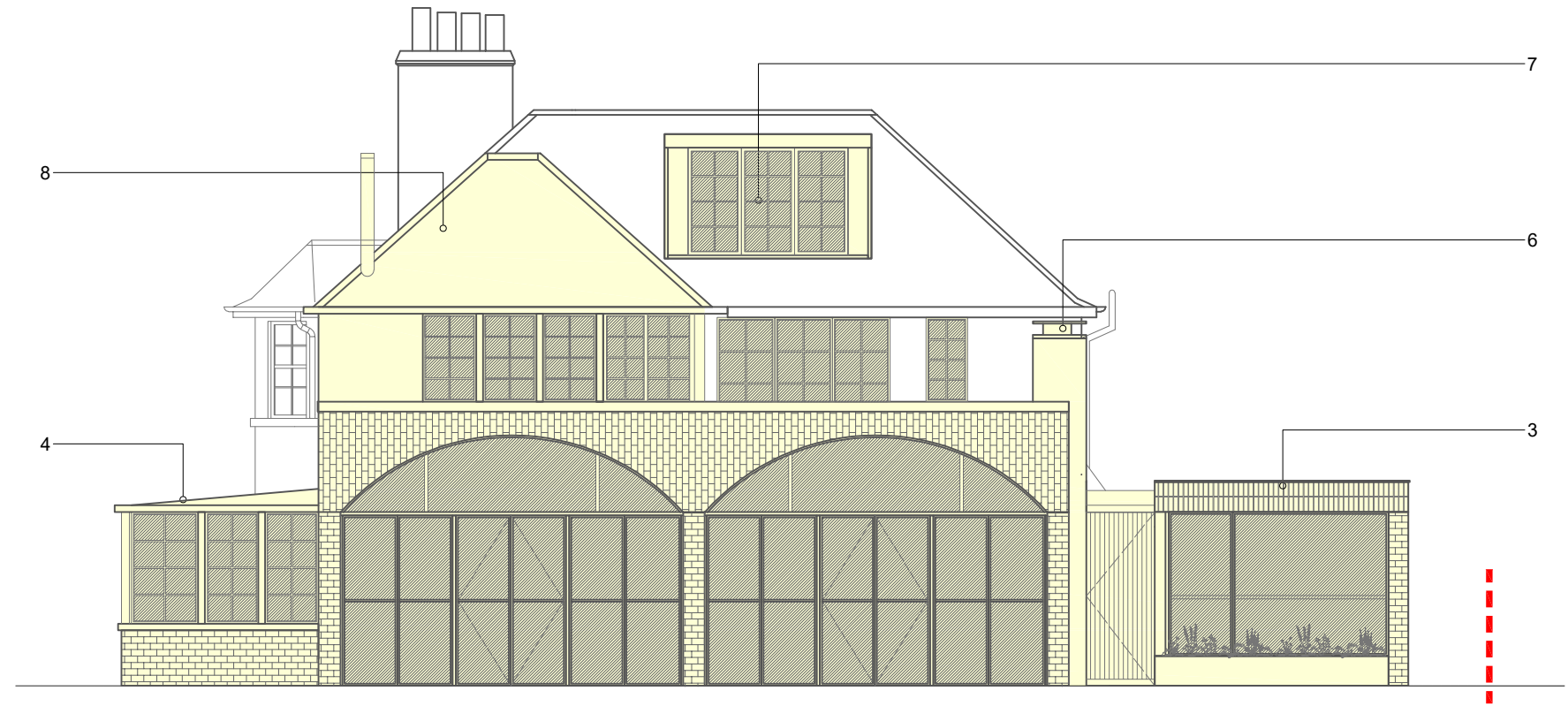
# PROPOSED ELEVATIONS

## Proposed North East Elevation

The vaulted internal open plan space leads to the large glazed openings on the north east elevation. The aluminium frame rear elevation windows consist of two identical arched openings, into which two opening doors are located, with fixed glazing surrounding them. The elevation is to be red brick and will complement the red tile roof of the existing house. The proposed garage structure and greenhouse is to be a combination of brick and aluminium frame glazing.

## Proposed North West Elevation

The side elevation of the proposed garage structure will be in a red brick and will contrast to the white render found on the existing house. The proposed conservatory on the front elevation is also to have a red brick banding below the windows. This is a clear delineation between old and new in the use of material and colour.



PROPOSED NORTH EAST ELEVATION 1:100



PROPOSED NORTH WEST ELEVATION 1:100



# PROPOSED WORKS

## SITE ENTRANCE, CAR PORT + DRIVEWAY

Currently there is a later addition single storey pitched roof timber clad garage situated in the rear garden, this requires a car to travel down the driveway and around the side of the house. The garage is not currently used by our clients due to its awkward placement on the site being so far away from the entrance driveway. The proposals introduce a new garage directly opposite the entrance gate on the west elevation, making it much easier to access. Please see photograph 1. opposite.

A new extension to the driveway to create a new turning circle for a car to turn before entering Barnshot Road is being proposed. Currently you would be required to reverse out of the driveway and onto Barnshot Road, therefore the turning circle improves the safety of vehicles approaching the road face on. (Please see photograph 2. opposite.)

As part of the works the main entrance gate is to be slightly enlarged and the existing timber hinged gate replaced. Works to the main entrance from Barnshot Road include a new double hinged gate flanked with brick gate piers. This is to be electronic so it can be opened on approach. The two gate piers to the entrance begin to set up a new language that is repeated throughout all the proposed elements of the house. The brick gate piers are repeated in the car port structure that support the timber pergola roof structure above.

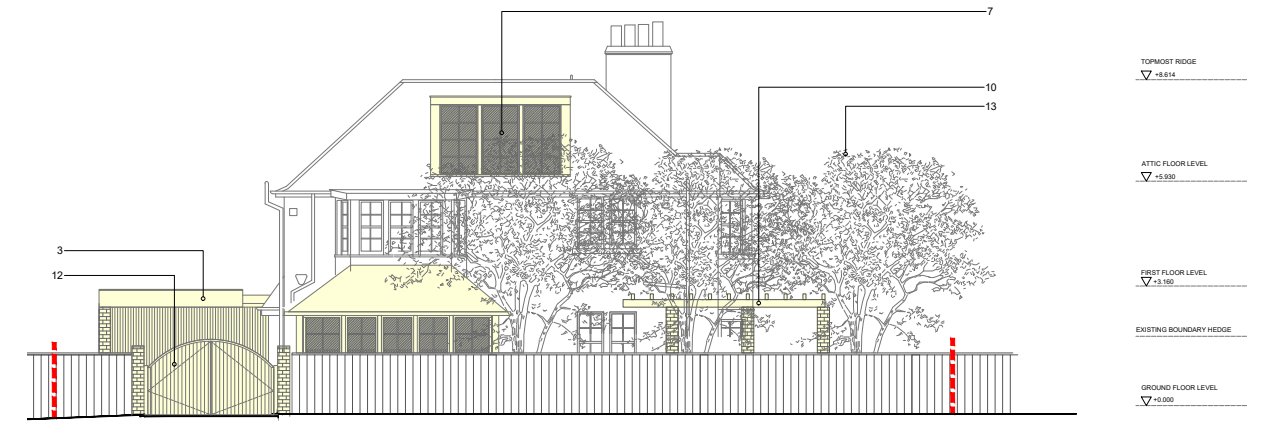
The site is bounded by an existing vertical timber fence and is heavily planted to the boundary with trees and hedging. There conifer trees are to be removed and these are to be replanted along the front hedge of Barnshot Road and these will be in front of the proposed car port structure. A tree lined vista that is synonymous with the Villa Zone on the Colinton Conservation Area, will therefore be retained.



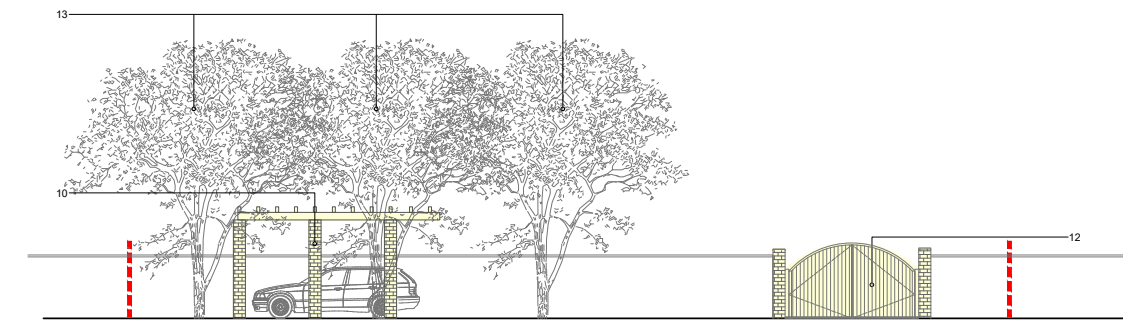
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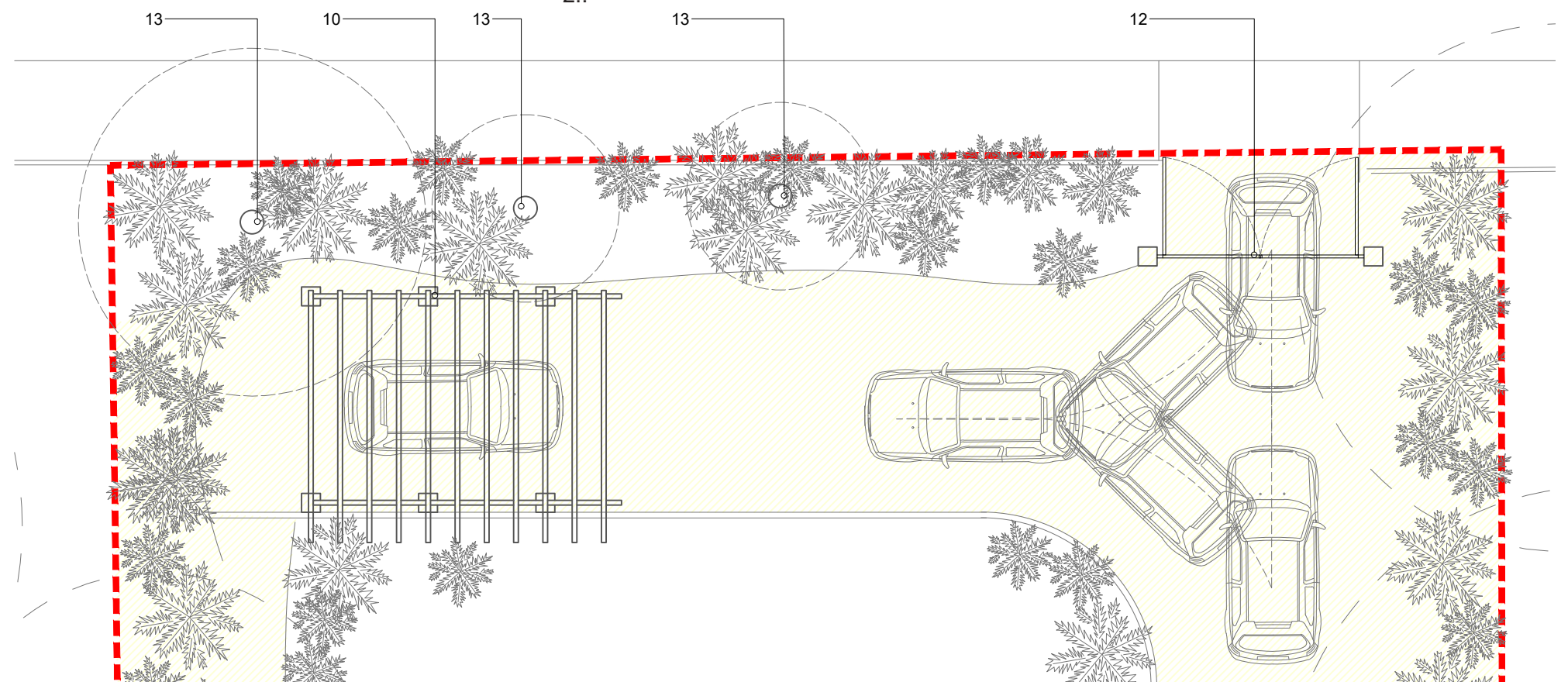
2..



PROPOSED WEST ENTRANCE ELEVATION 1:200



PROPOSED EAST ENTRANCE ELEVATION 1:200



PROPOSED ENTRANCE + CAR PORT PLAN 1:100



# PROPOSED WORKS

## GARDEN PROPOSALS

The proposed material palette consisting of red brick found on various extension elements is to continue to the rear of the house to form a boundary wall surrounding the new garden room structures.

A timber pergola sets up a datum line at 2600mm high that wraps around the external structures, transitioning between internal and external spaces. The garden structure form a gym, yoga studio and sauna, with a small garden between the spaces, where an external shower and external bath/plunge pool can be found. The pergola will be planted and will slowly be reclaimed by the garden.

We have been mindful of the existing boundary trees and have pulled the building line forward to retain an existing mature tree at the boundary (labelled tree in the plan opposite.) The building is a minimum 1000mm away from the trunk of the tree to protect the roots. An existing timber frame garden shed is to be removed as part of the works. Please see a photograph of the existing tree opposite.

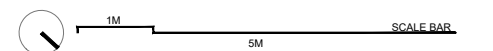
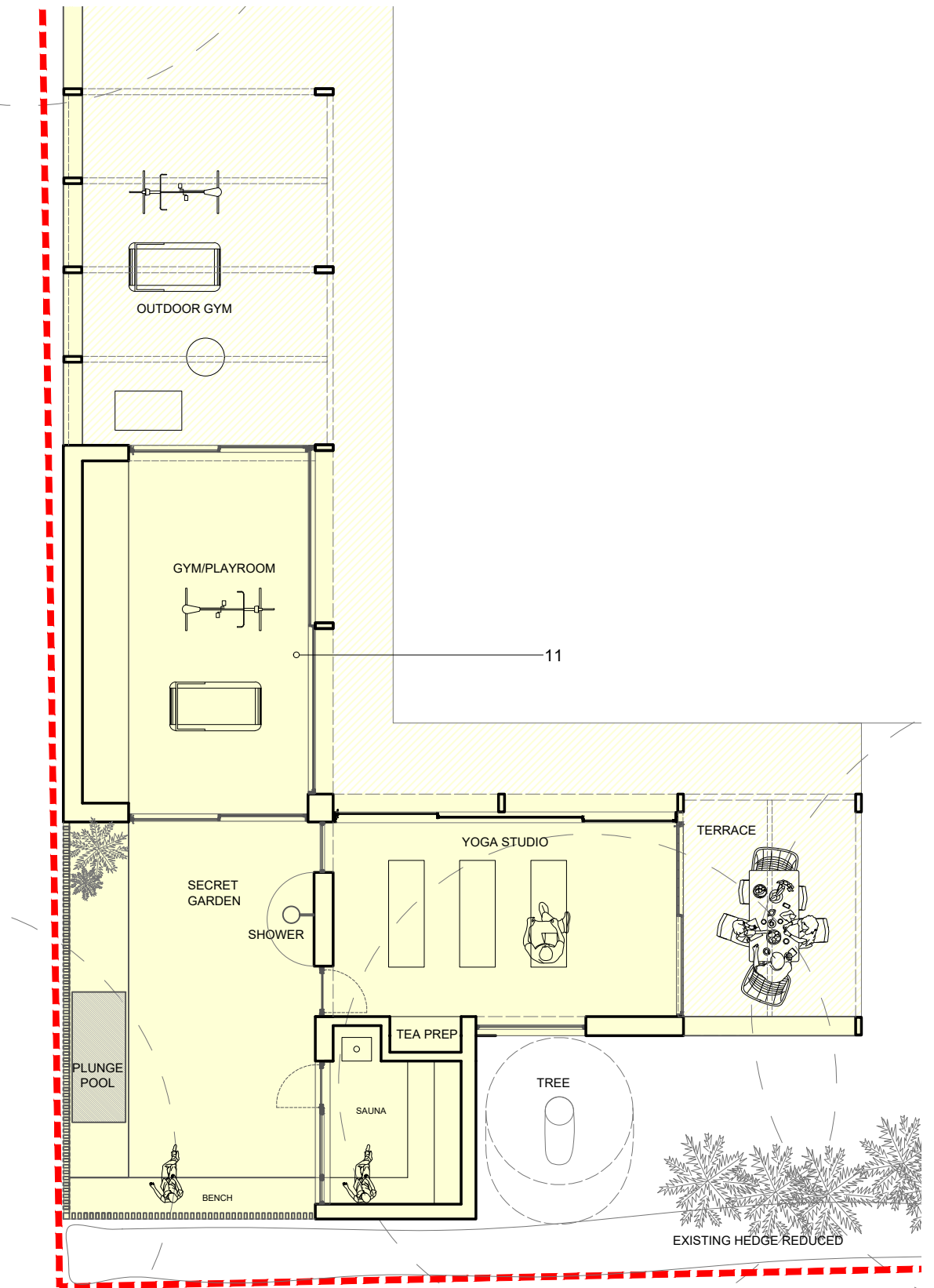
The yoga studio has a triple sliding facing the garden and back to the house and responds to the new glazed archways of the extension.



Photo of existing tree trunk to eastern boundary



Photo of existing tree to Eastern boundary to be retained



1:100 / A3

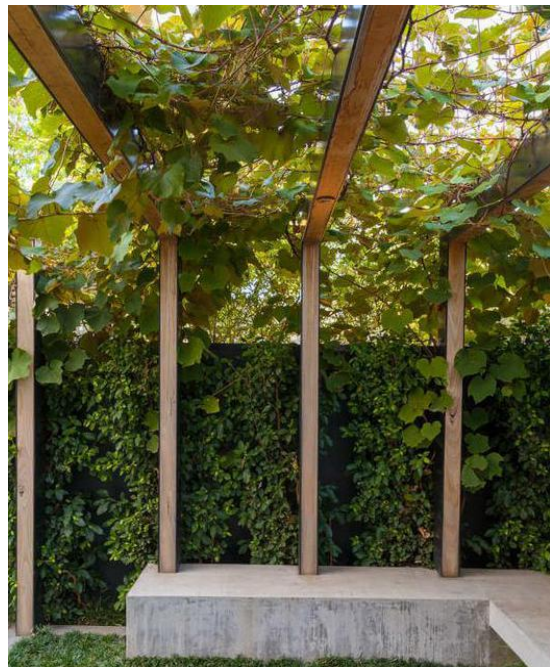
PROPOSED GARDEN ROOM PLAN 1:100



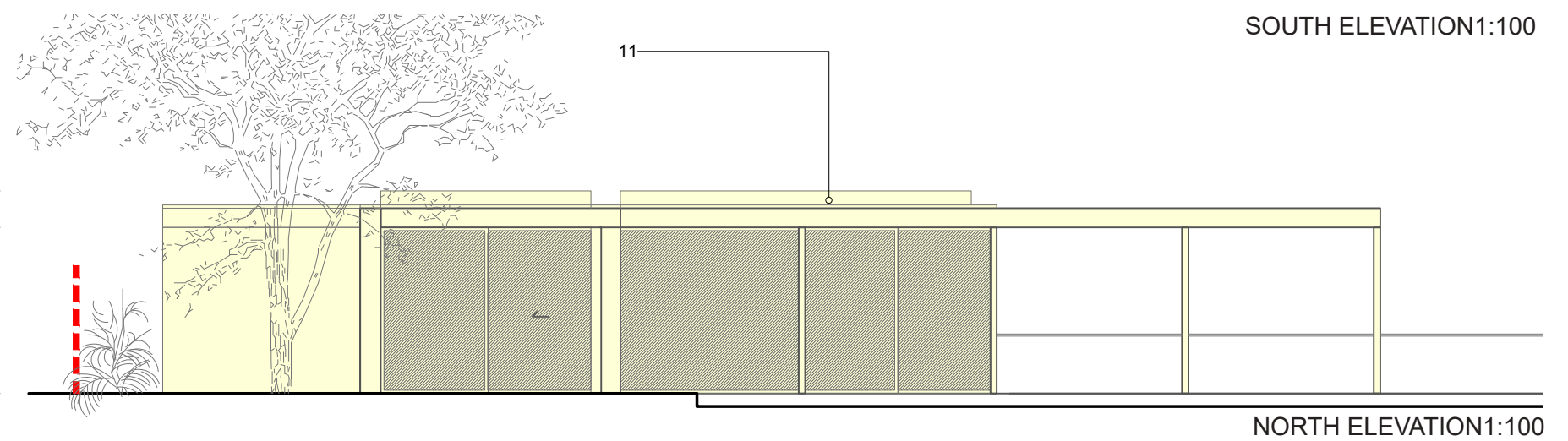
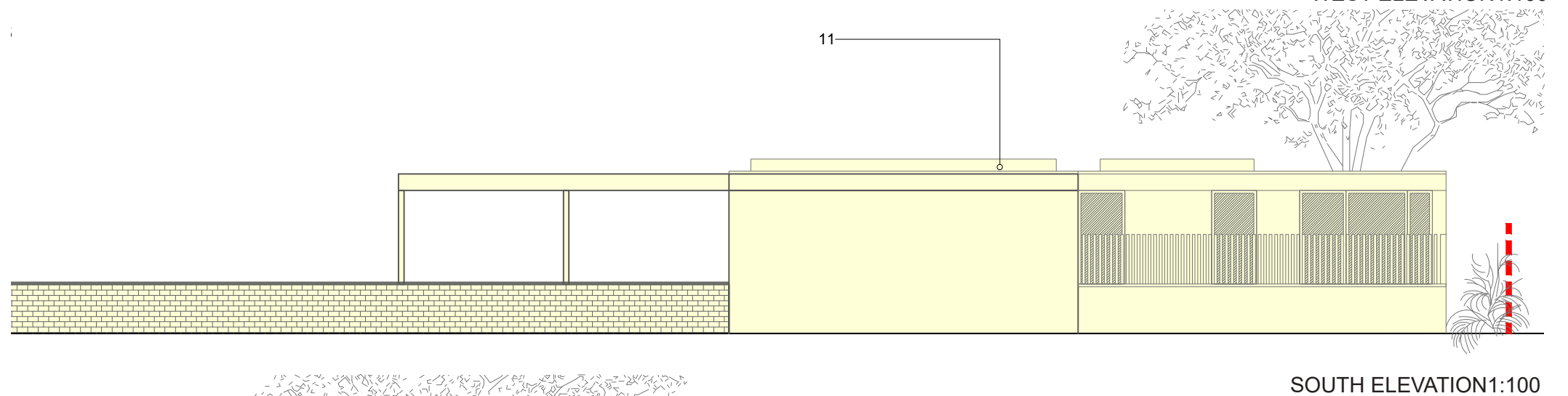
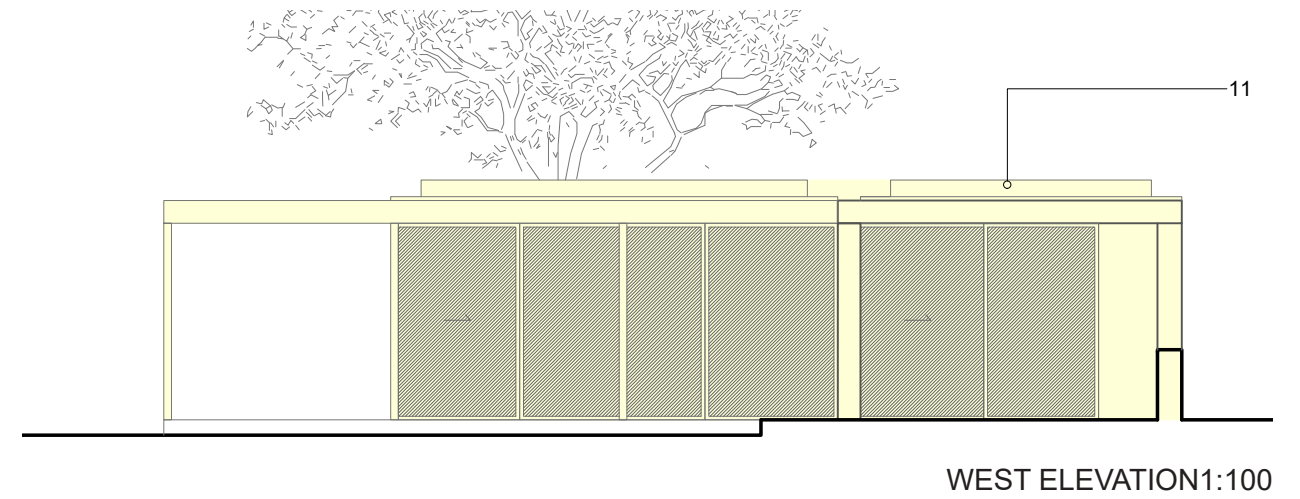
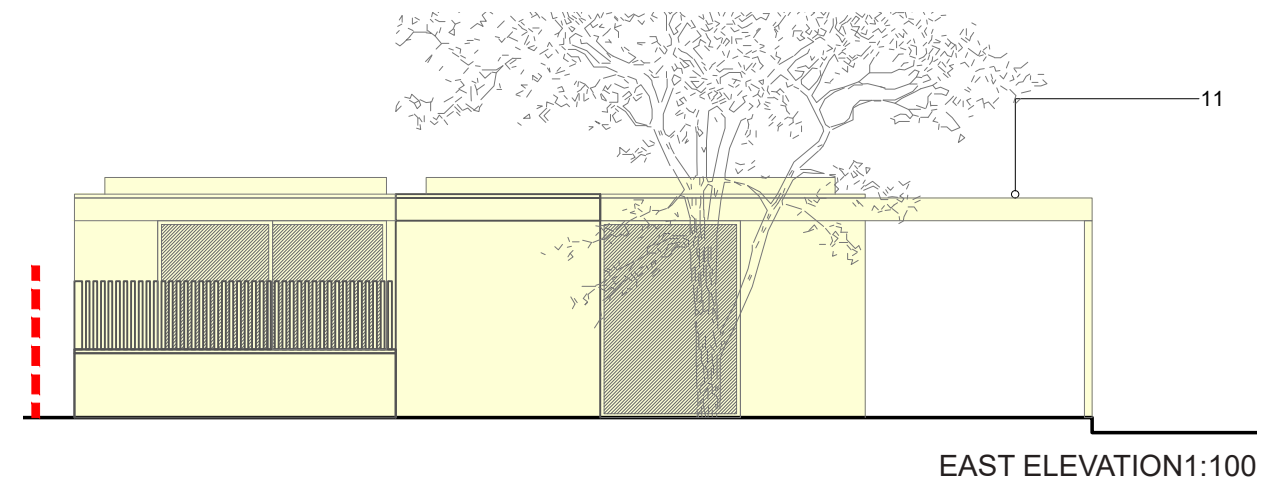
# PROPOSED WORKS

## GARDEN PROPOSALS

The garden structures are to have sedum blanket flat roofs to match the main extension structures. The structures are to be timber frame nestled behind a brick boundary wall. The elevations will be mostly glazed with areas of timber cladding.



Precedent image of Proposed Pergola



ROOF LINE  
▽ +3.170

△ +2.600  
UNDERSIDE PERGOLA

GROUND FLOOR LEVEL  
▽ +0.000



# MATERIALITY

The existing house has a limited pallet of materials that are characteristic of the arts and Crafts style. The entire house is clad in a rough-cast off white render which contrasts the red tile pitched roofs. The existing roofs have predominant ridge tiles that frame the hipped off forms.

Throughout the main house there are original timber sash and case 8 pane window painted white, again a feature of its 1920s history.

Our proposals reference these existing materials with all proposed pitched roofs to be clad in a red tile to match the existing largest roof. Areas of single ply membrane flat parapets roofs above the kitchen extension and between the master room and garage are to be planted green roofs.

We have introduced a new brick material to tie all the proposals together. The brick sets up a datum line around the house.

The textured brick is red in tone to reference the tone of the roof tiles. This is most predominant in the proposed kitchen, living and dining extension and garage structure where red brick is the primary elevation material.

Proposed windows are to be a combination of timber and aluminium with some adopting the 8 pane style, found elsewhere on the existing property. The timber frame windows are to be painted white to match the existing windows on the first floor and front elevation and will transition to aluminium on the rear and side elevation, where brick extensions are located.

The dormer cheeks are to be clad in red tile to match existing.

Areas of new external terrace are proposed, and these are to be a natural stone.



## EXISTING MATERIALS



## PROPOSED MATERIALS



Red tile roofs to match existing



Proposed Red Brick



Timber frame sash and case 8 pane windows painted white to match existing



Planted Green Roof



# VISUALISATION

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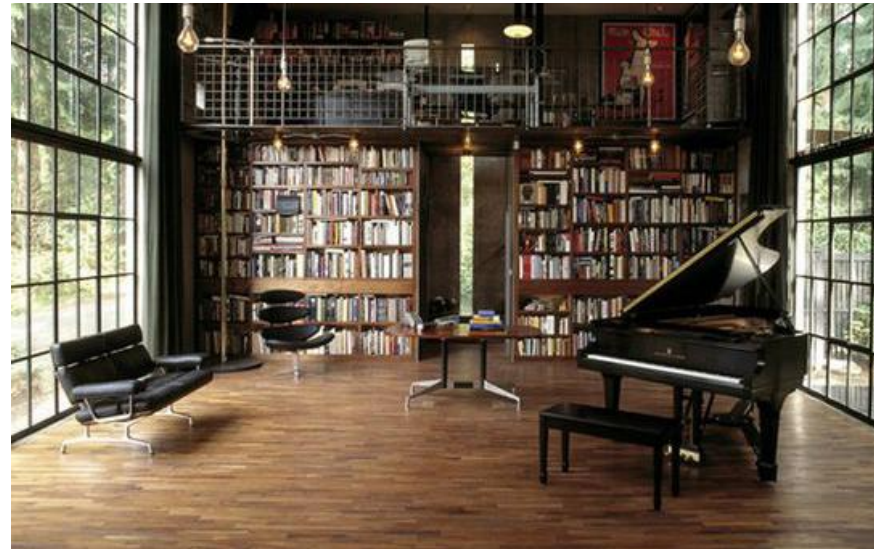
## NORTH EAST ELEVATION





# DESIGN PRECEDENTS - INTERIOR

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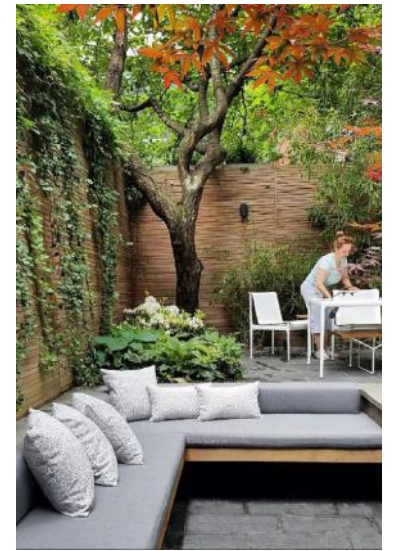
## CLOSING SUMMARY

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We believe the proposals unify the house and create new visual and physical connections between spaces that are currently underused. The proposals make a meaningful connection to both the front and rear gardens with the use of red brick tying all the proposed elements together to the existing white property.

Referencing the original Arts and Crafts style the proposals are playful in their asymmetrical form creating a modern bright family home.

We look forward to hearing from you but should you need any further detail on the application please let us know.





## CONTACT DETAILS

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We are a driven, young, creative practice that strives to design ecological and award-winning architecture in Scotland. We pride ourselves on the strong design team relationships we build throughout every project. A transparent close working design team often lead to the best projects with personal attention paid to every stage of the process. We are excited to develop proposals for your home, adding to our growing portfolio of highly crafted domestic architecture.

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<b>Website</b>	<a href="http://www.jonesrobbinstobin.com">www.jonesrobbinstobin.com</a>
<b>ARB Number</b>	089774D
<b>RIAS Membership No.</b>	13448
<b>Company No.</b>	SC620980

