



OLD MANSE AT PILMUIR, HADDINGTON, EAST LoTHIAN | DESIGN STATEMENT

FEBRUARY 2024

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APPLICATION SUMMARY

This document forms part of a Householder Application for a domestic property at Old Manse, Pilmuir, Haddington.

The proposals in this document are for two separate planning applications however for clarity this document has been created to give a holistic overview of both as they form part of the same holding.

The Georgian Stone building was built prior to 1840 and has been extended since 1945 with a rendered U-shaped single storey building. The two-storey property is Category B listed with coursed stone to principal elevation; rubble stone sides with portions of harling. The old manse sits within a generous plot with mature trees and large front garden with a former church to the south.

The property retains much of its original character with many period features and benefits from natural light throughout the day with aspects to the north, south, east and west.

The proposals seek to extend the existing kitchen in the centre of the house and introduce two single storey extensions to each side to create a seamless connection to the outside. The extension introduces a secondary side entrance as a link between the existing stone house and the extension. A further extension to create a snug room will bring an existing wing of the newest section of the house eastward to create a courtyard from the kitchen.

In addition to the extension, internal reconfigurations are proposed to all levels of the existing house and a conversion of a former church which sits currently as three abandoned ruined walls. This will create ancillary living accommodation and studio space.

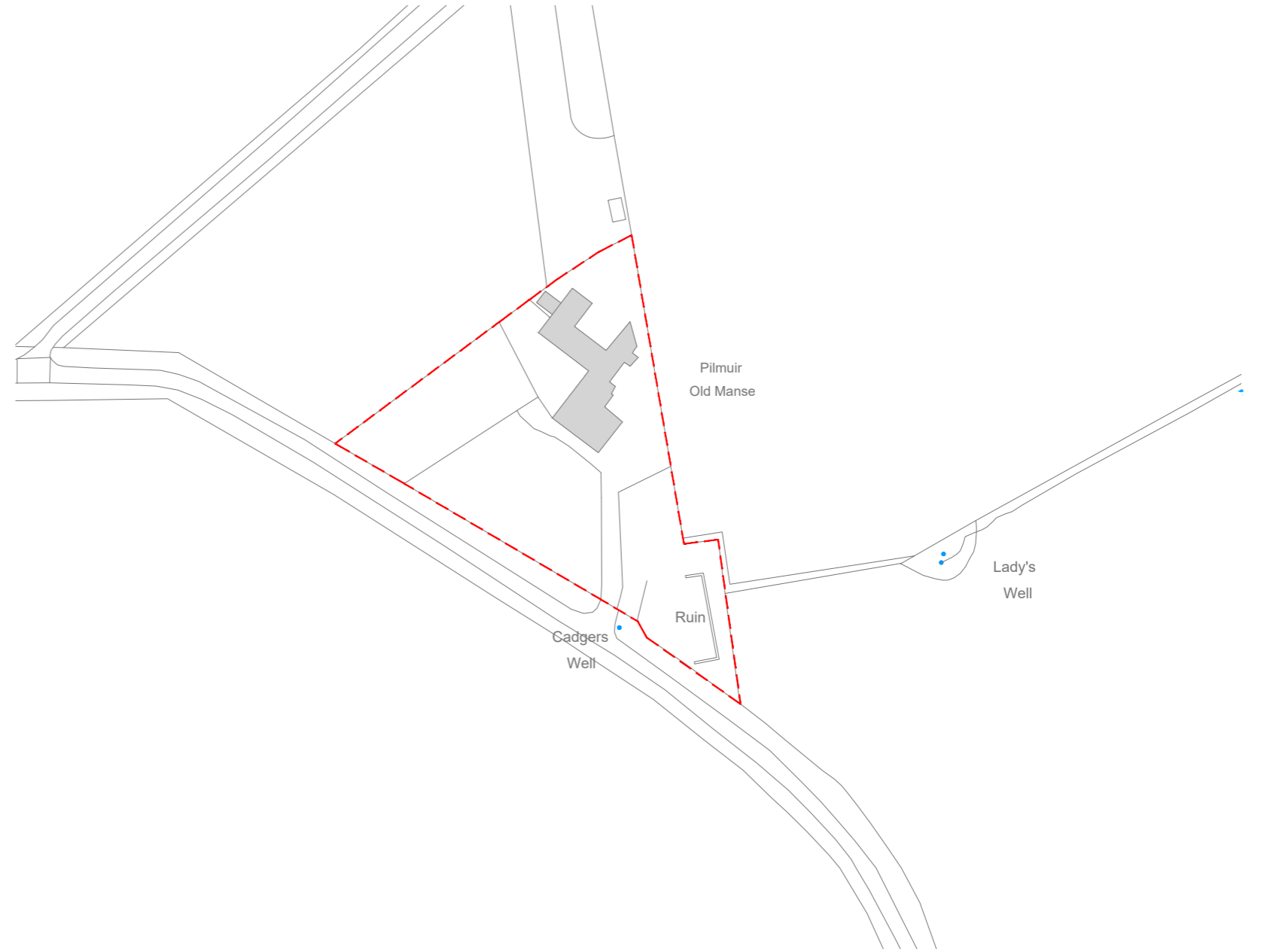
An application for Listed Building Consent will be submitted with the Householder application.



LOCATION + SITE



The Old Manse sits in a historic part of East Lothian and is surrounded by several listed buildings. Map taken from Pastmap website.



The red dashed line indicates the site boundary to The Old Manse. The house benefits from a large front garden to the south and old church ruin at the entrance to the property.

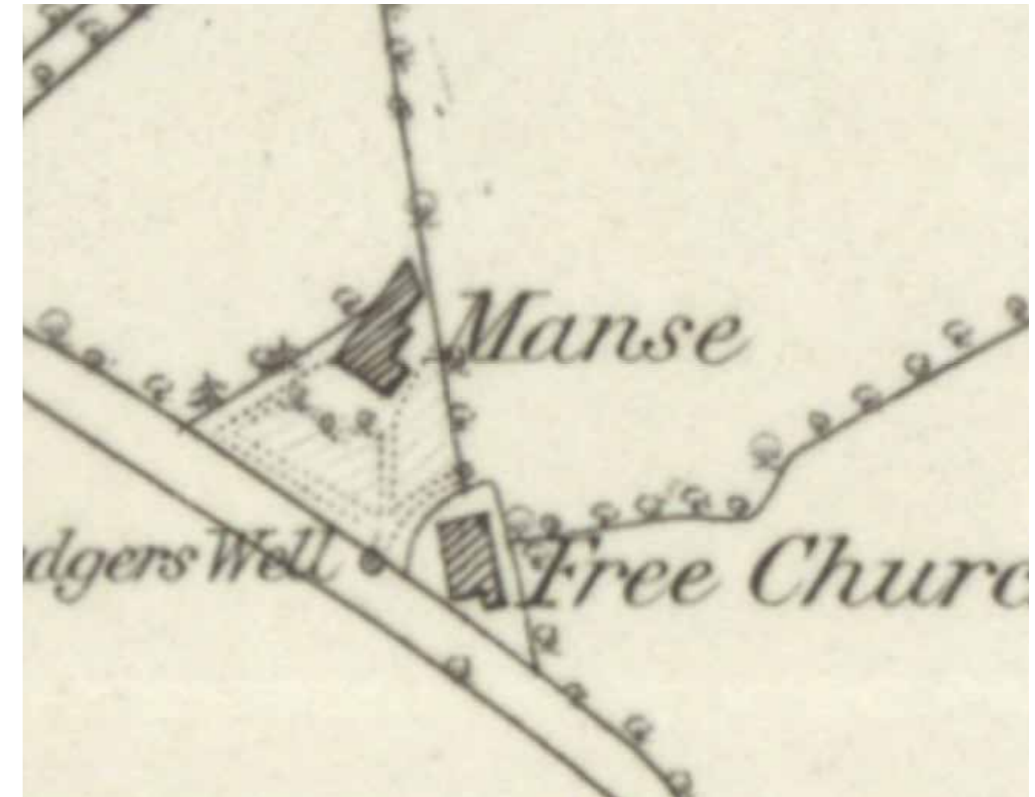
SITE HISTORY

CONTEXT

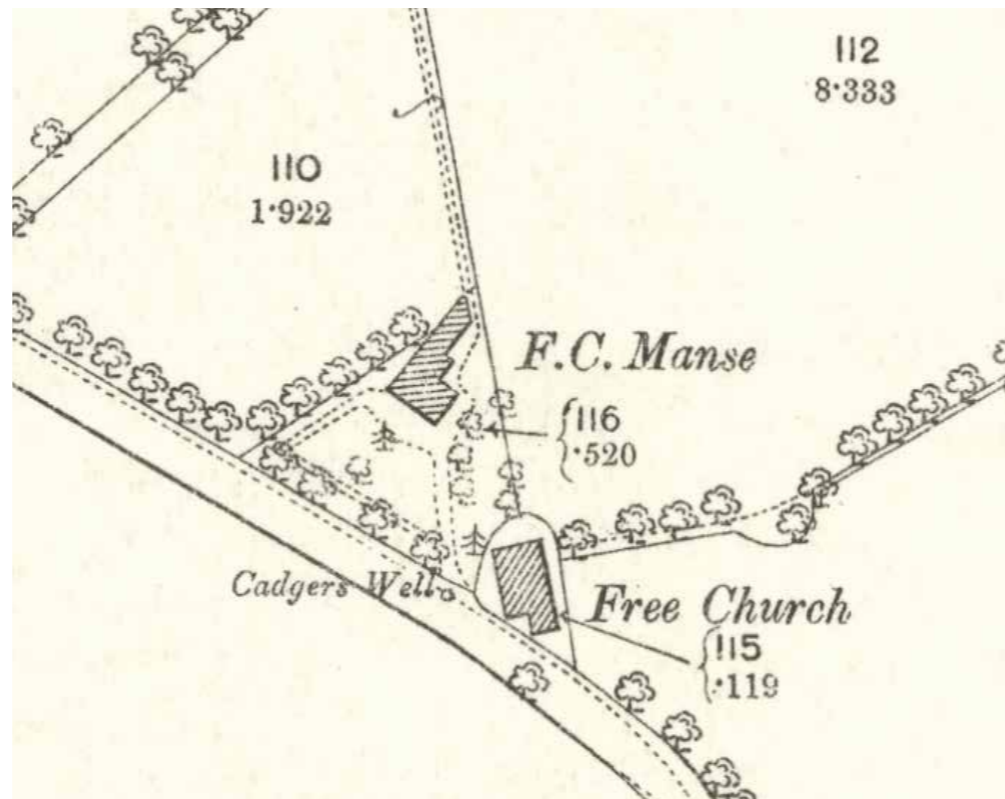
The location of the site and the development of the area, showing the evolution of the mapping can be seen on the historic maps adjacent.



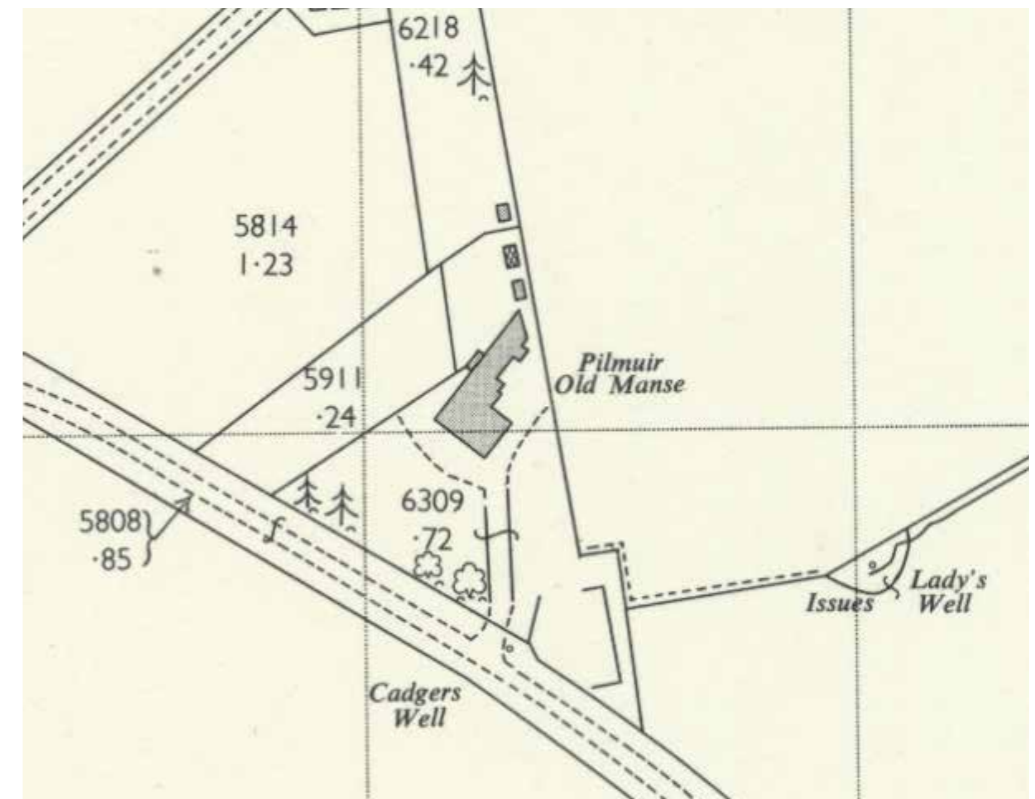
1755



1840



1892



1944

EXISTING EXTERNAL PHOTOGRAPHS



1.



2.



3.



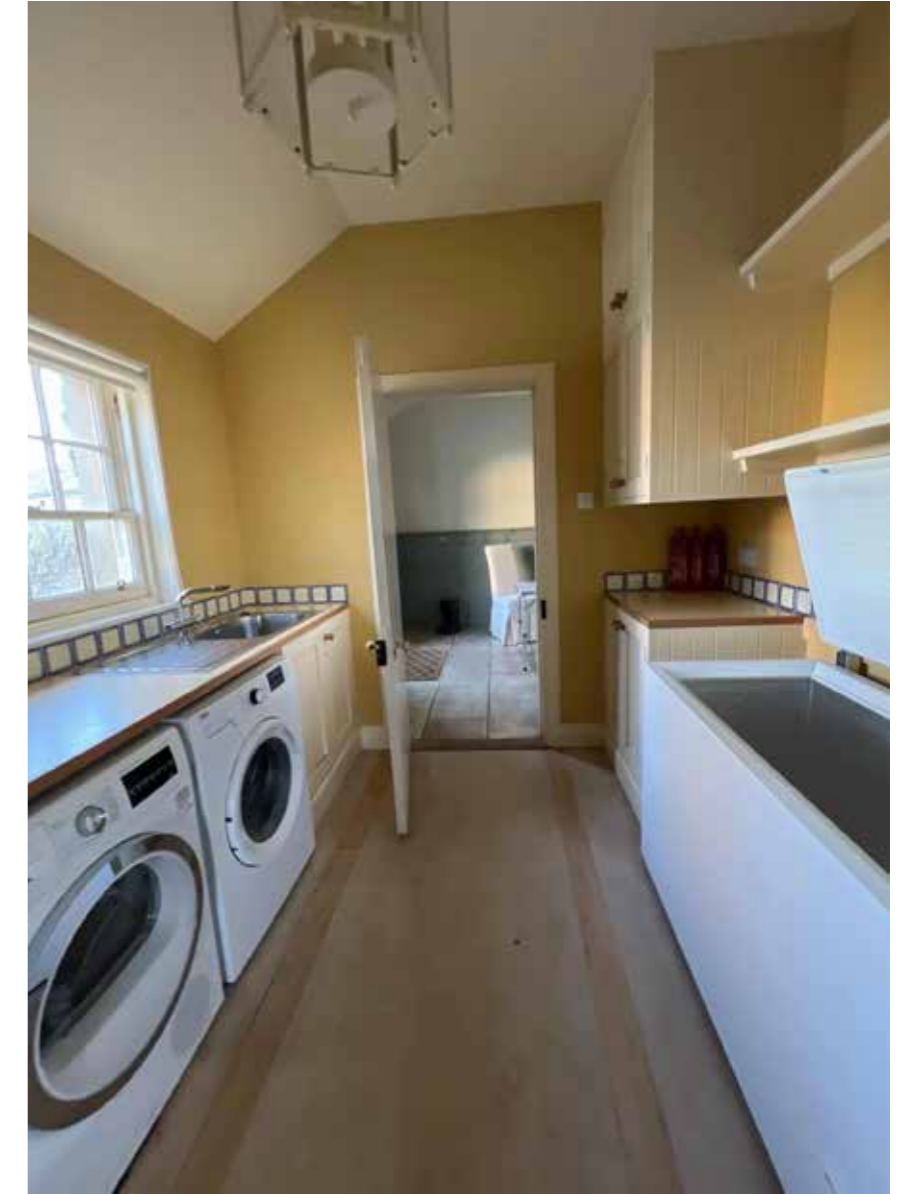
4.

- 1 View of South Elevation
- 2 View of East Elevation
- 3 View of West Elevation
- 4 View of existing courtyard (North Elevation)

EXISTING INTERNAL PHOTOGRAPHS



1.



2.



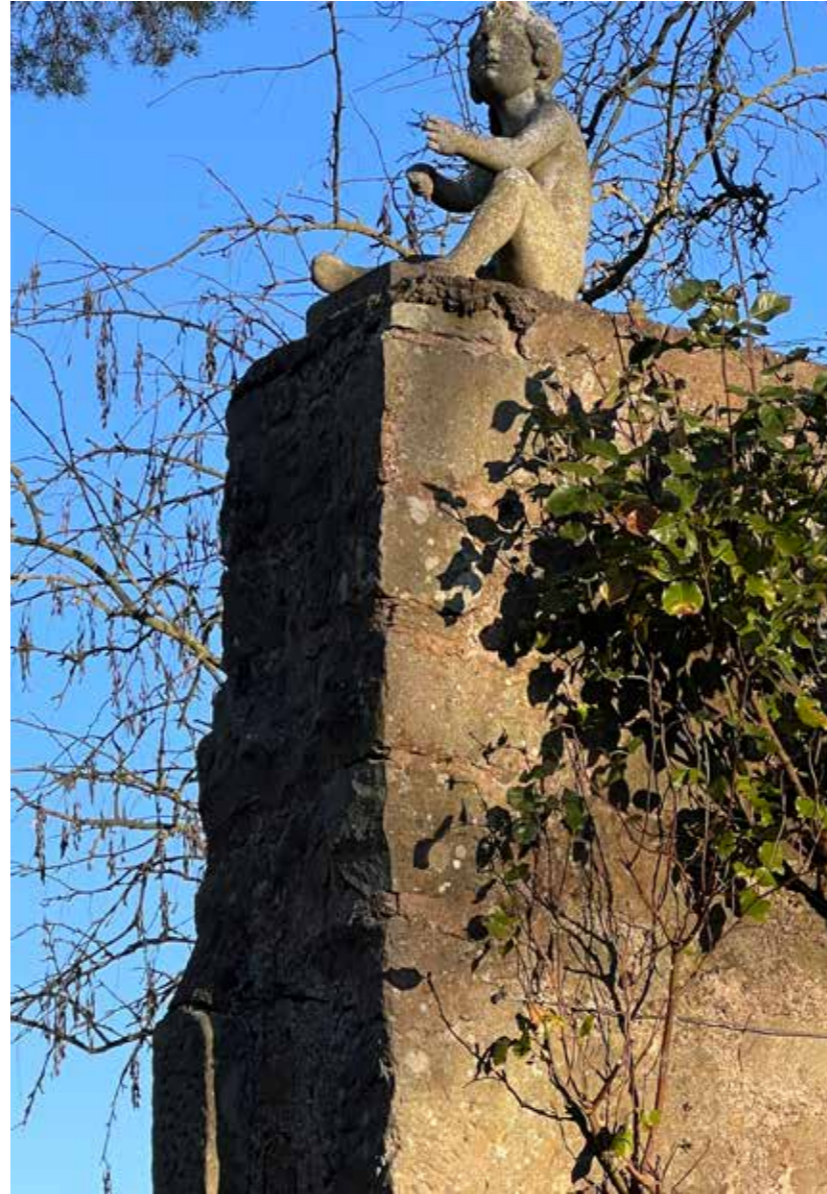
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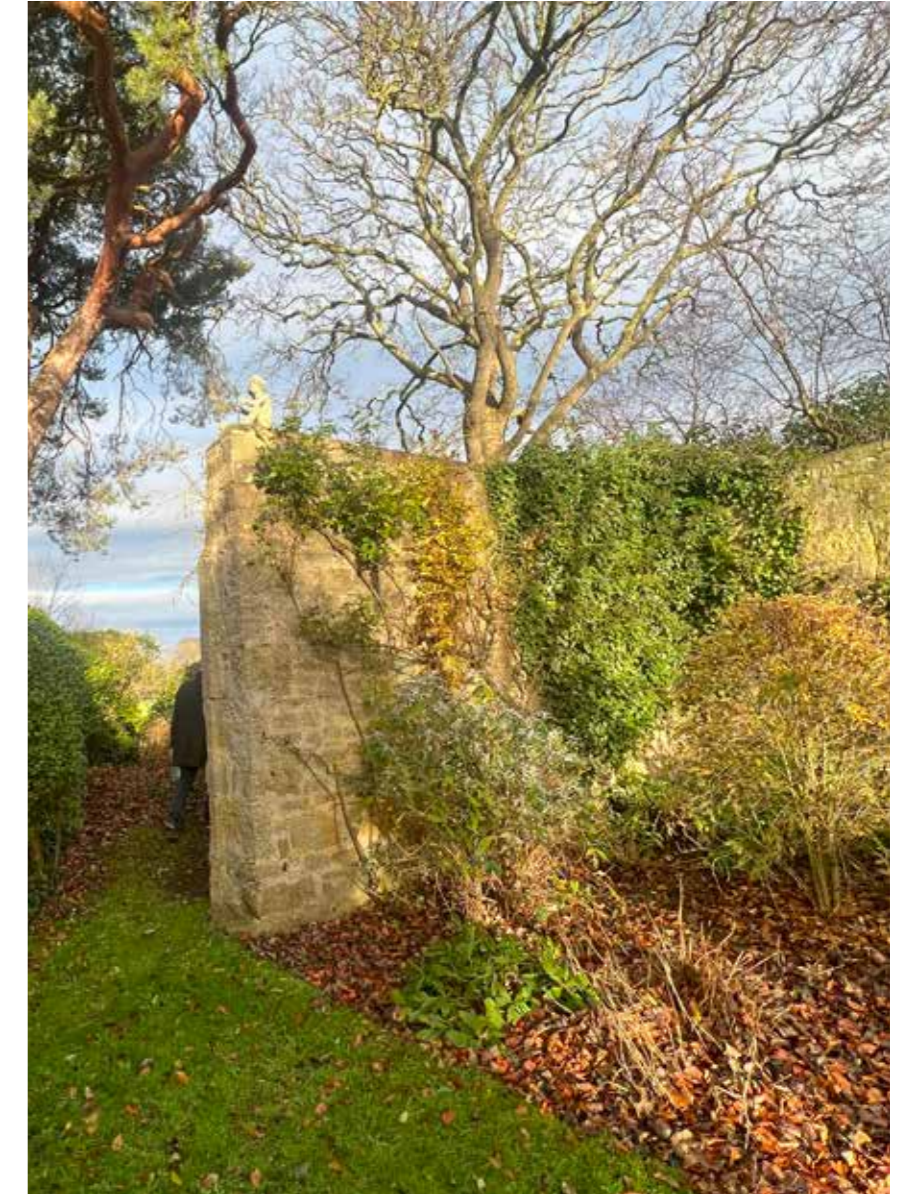
4.

- 1 View of existing kitchen
- 2 View of existing utility room
- 3 View of sitting room
- 4 View of converted stable

CHURCH EXISTING EXTERNAL PHOTOGRAPHS



1.



2.



3.



4.

- 1 View of stone ornament
- 2 View of North wall with overgrowth
- 3 View of South Elevation with extensive overgrowth
- 4 View of existing courtyard (West Elevation)

PLANNING HISTORY

The below application was made in 2007 to form ancillary accommodation in the former church and forms the basis of the planning history on the site, along side an application made in 1995 to extend the main house however no documents are available for that application.



Ref. No: 07/00153/FUL, 07/00153/LBC
Application Validated: Feb 2007
Recommended for approval but later withdrawn

The following was noted in the report:

'Although the remains of the ruinous building are of some historic interest, having been part of a former country church they are not in themselves of special architectural or historic interest. Although the remaining walls are listed it is because they are within the curtilage of and thus associated with the listed building of Pilmuir Old Manse.'

EXISTING GROUND FLOOR PLAN

DRAWING KEY

- EXISTING
- BOUNDARY
- DEMO

While the existing house is a fine property it is in need of modernisation. It has been left to deteriorate for a long period and doesn't suit modern living.

The main entrance lies to the southeast of the property accessed from the driveway, however, it is tucked away from the main approach.

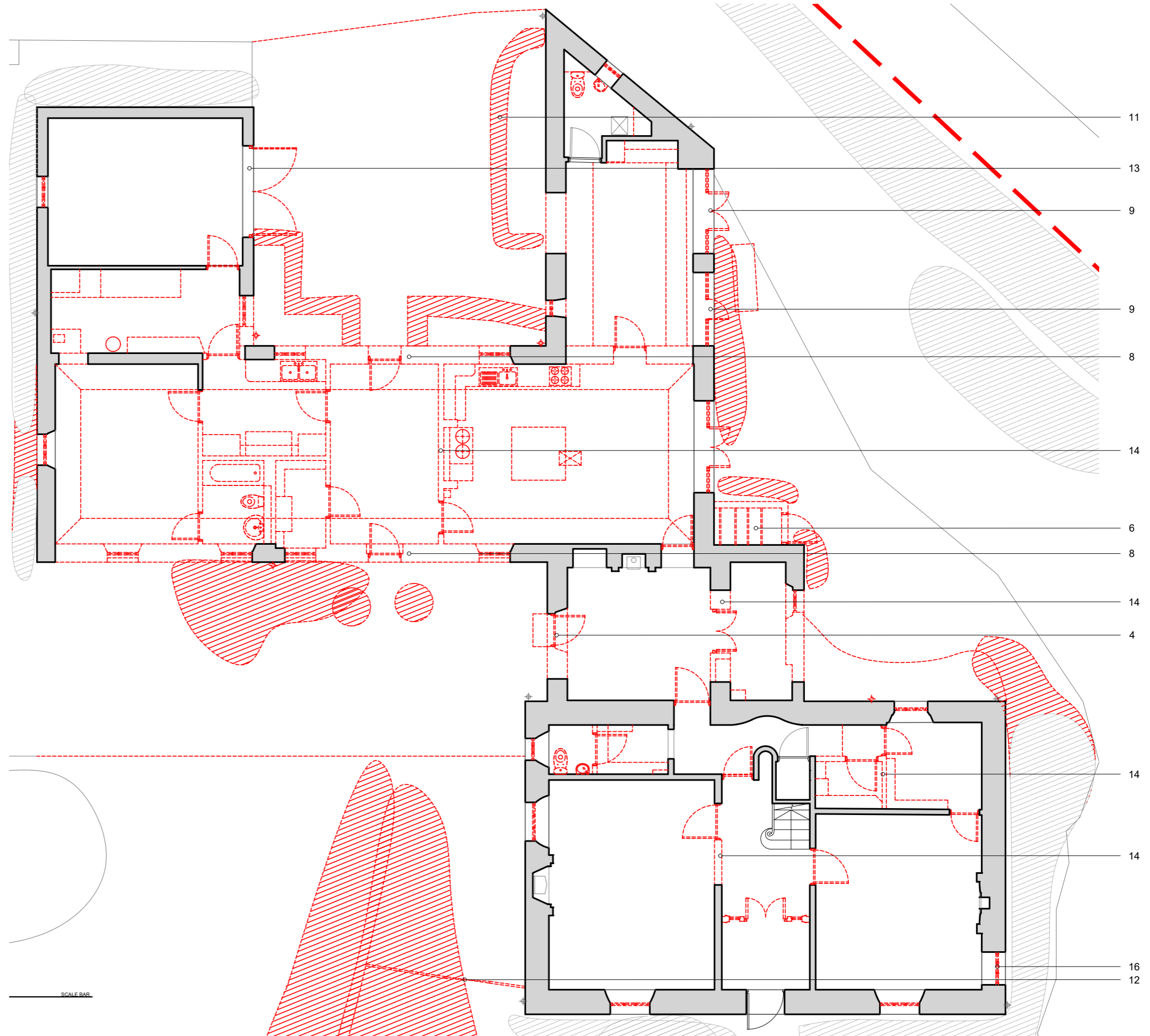
The existing property has living accommodation spread over two floors. The primary living spaces are located on the ground floor with four bedrooms on the first floor.

Internal reconfigurations are proposed on all levels of the house with areas of internal walls to be removed in part.

An area of raised external terrace and paving is to be removed to the north of the house as a new raised terrace to both the north and south is to be introduced as part of the proposals.

DRAWING NOTES

1. Area of masonry stone chimney to be removed.
2. Existing timber frame single glazed sash and case window and stone work below to be removed.
3. Drainpipe to be removed.
4. Existing timber frame side entrance door and frame to be removed in full and accompanying stone.
5. Existing metal bars over window to be removed.
6. Existing side store and adjoining roof to be removed in full. Stone to be retained and reused.
7. Area of slate roof to be removed and slate retained for reuse.
8. Area of existing masonry to be removed.
9. Existing timber window bi-fold doors to be removed in full.
10. Existing high level ornaments to be removed and reused.
11. Area of Hedging to be removed.
12. Existing Gate to be removed.
13. Existing timber garage doors to be removed.
14. Existing wall to be removed.
15. Tree to be removed.
16. Existing timber windows to be replaced with like for like timber double glazing.
17. Tree to be repositioned.



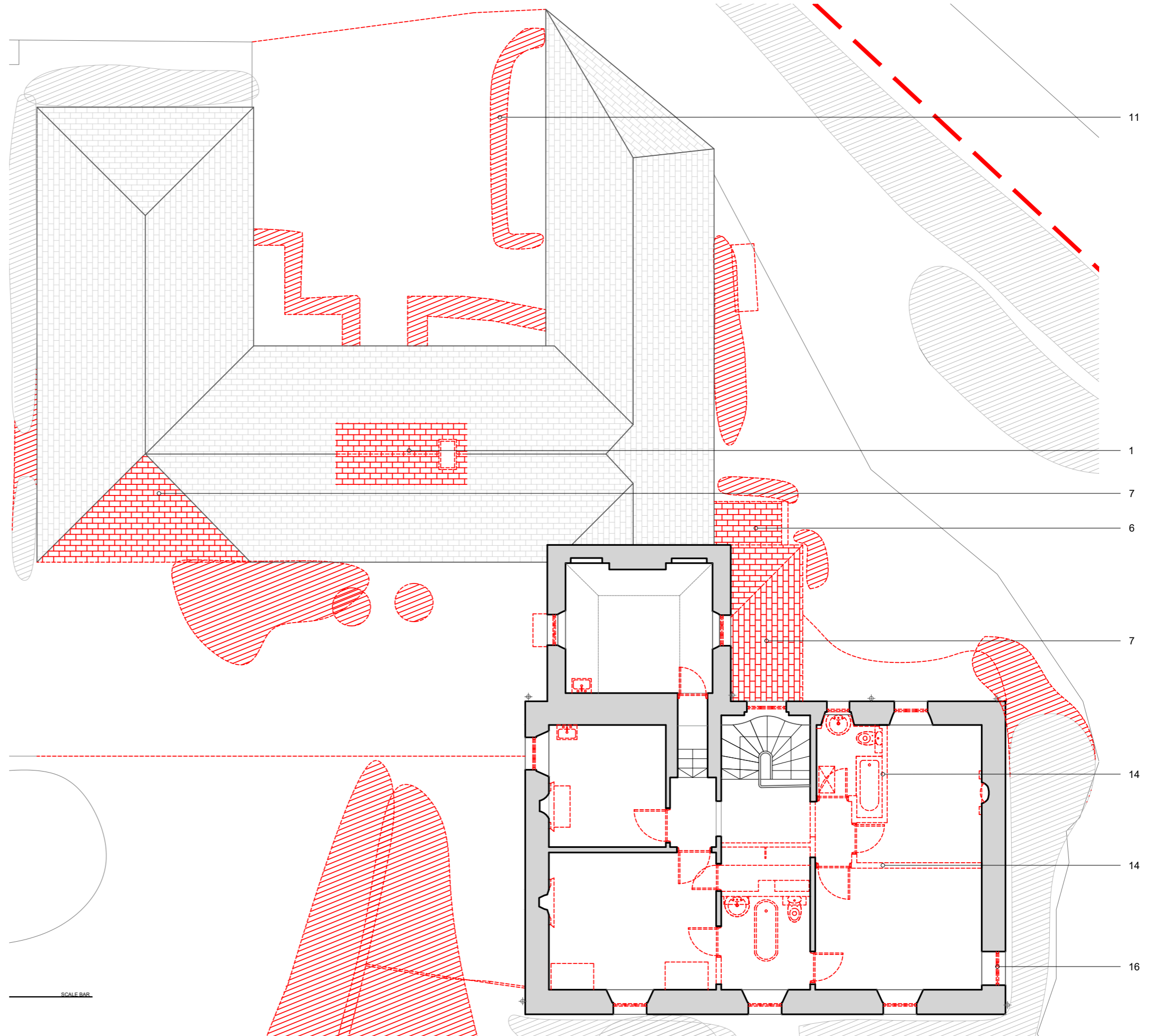
EXISTING FIRST FLOOR PLAN

DRAWING KEY

- EXISTING
- BOUNDARY
- - - DEMO

On the upper floor the main alterations are to non load-bearing walls to allow a reconfiguration of the bedrooms.

There are 3 fireplaces to be removed but they are not of special architectural merit.



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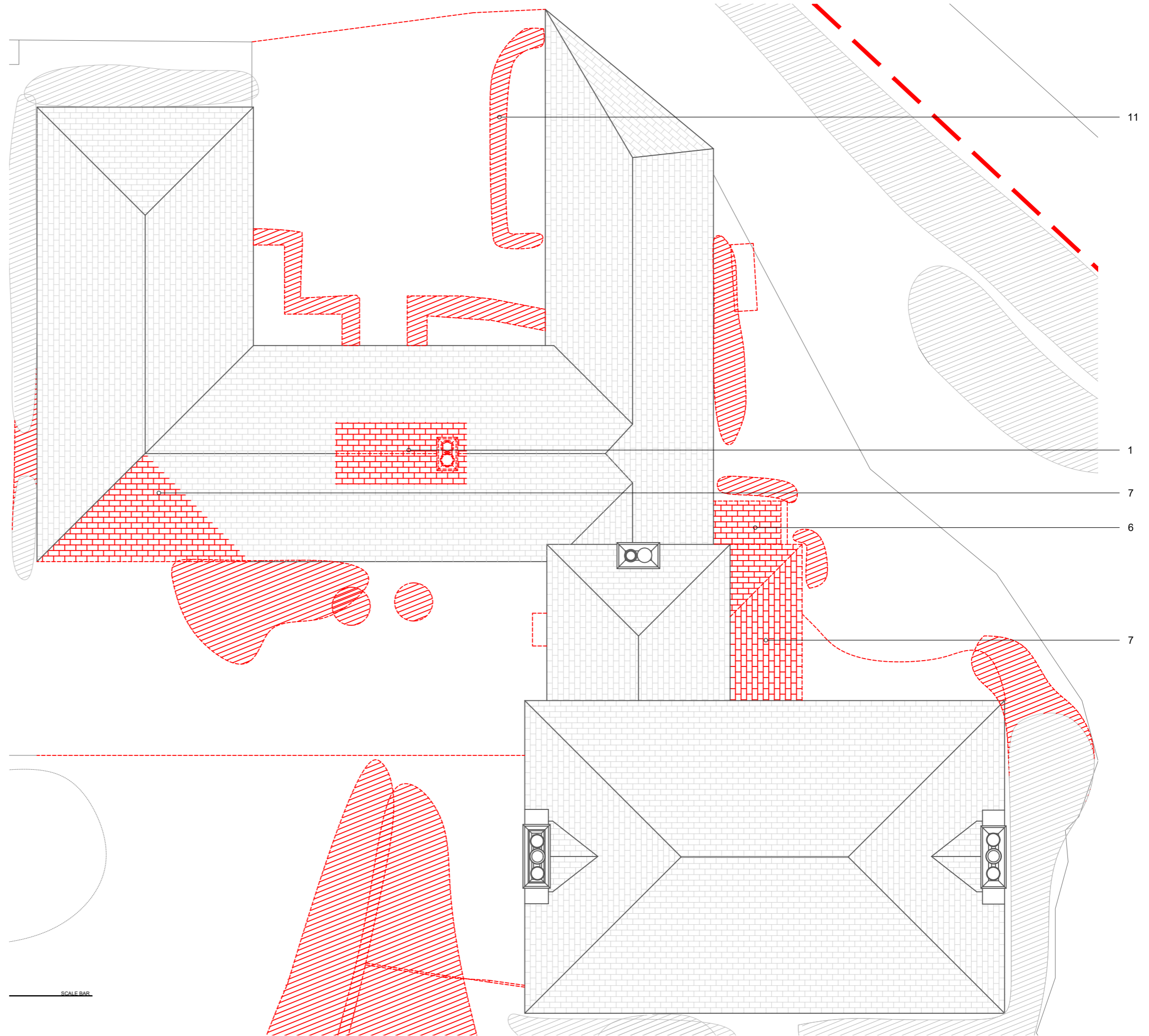
EXISTING ROOF PLAN

DRAWING KEY

- EXISTING
- BOUNDARY
- - - DEMO

The roof works include removal of some slate sections to accommodate the extension to the south side and new entrance to the east.

There is also a roof-light proposed above the existing kitchen to allow in more natural light.



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17. Tree to be repositioned.

EXISTING ELEVATIONS

DRAWING KEY

- EXISTING
- BOUNDARY
- DEMO

Beyond the plan and roof removals, our client is seeking to upgrade the existing windows. They are in poor condition and are rotten in parts. We are proposing to replace them all with double glazed elements of timber construction and a matching style to the existing sliding sash windows.



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EXISTING WINDOW CONDITION

Along with the proposed work set out in the application is the upgrading of the existing single glazed timber windows with like for like double glazed timber window replacement.

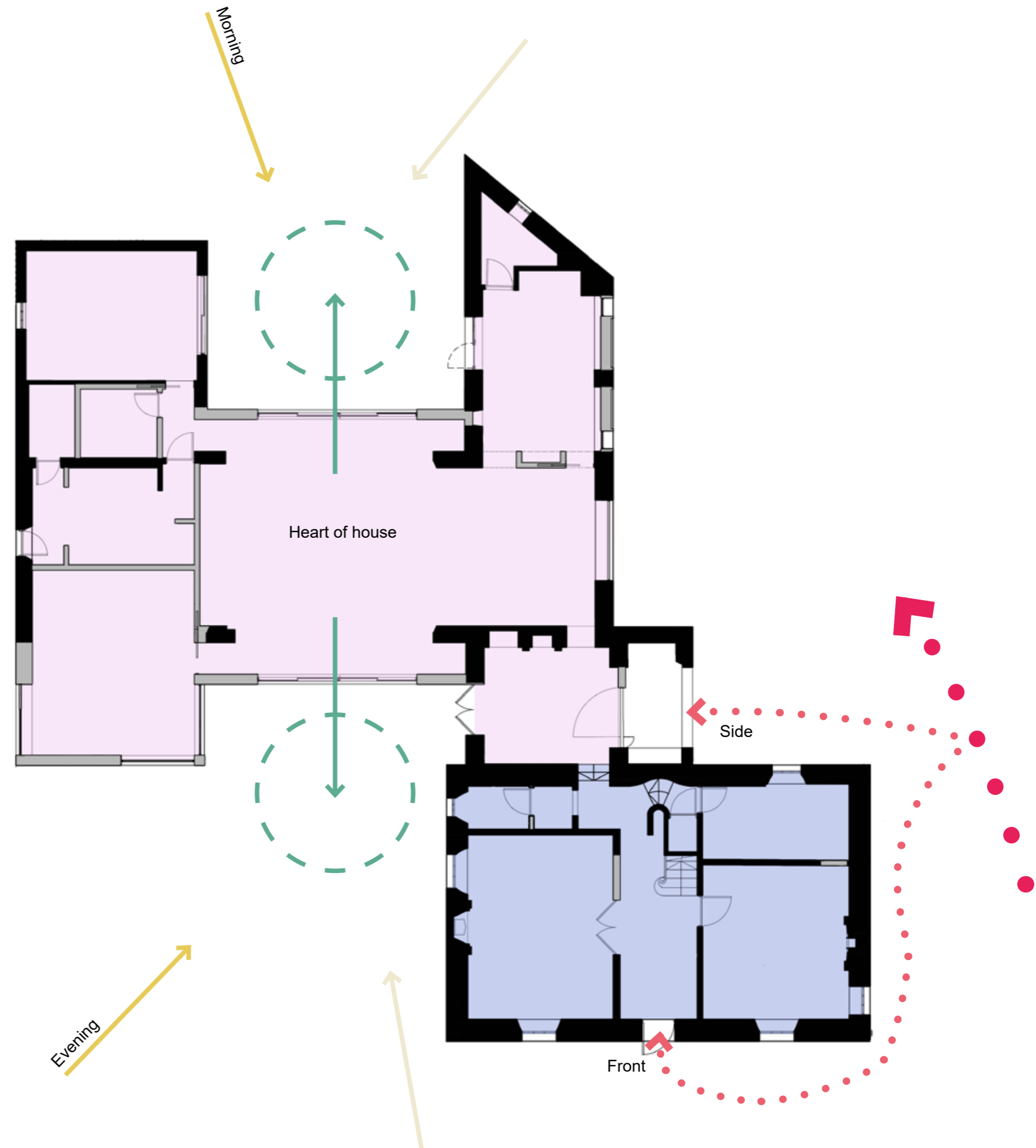
The pictures adjacent show the condition of some of the existing windows in need of immediate repair.



PLAN PRINCIPLES

The aspiration for the property to connect the house to the landscape in a more meaningful manner. To do this we are seeking to create a morning and afternoon courtyard to the north and south which are accessed from the new side entrance and the kitchen.

As is typical with a property from this period, the kitchen would have been a back of house space however the current owners want to make this the heart of the house. This will lead to a natural split with the courtyard section of the building used for guests and entertaining and the original rectangle for private/sleeping accommodation.



PROPOSED GROUND FLOOR PLAN

DRAWING KEY

- EXISTING
- NEW WORK
- BOUNDARY
- DEMO

The new side entrance sits on the main approach to the house. Upon arrival the cloak room offers views to the garden and an area for coat storage.

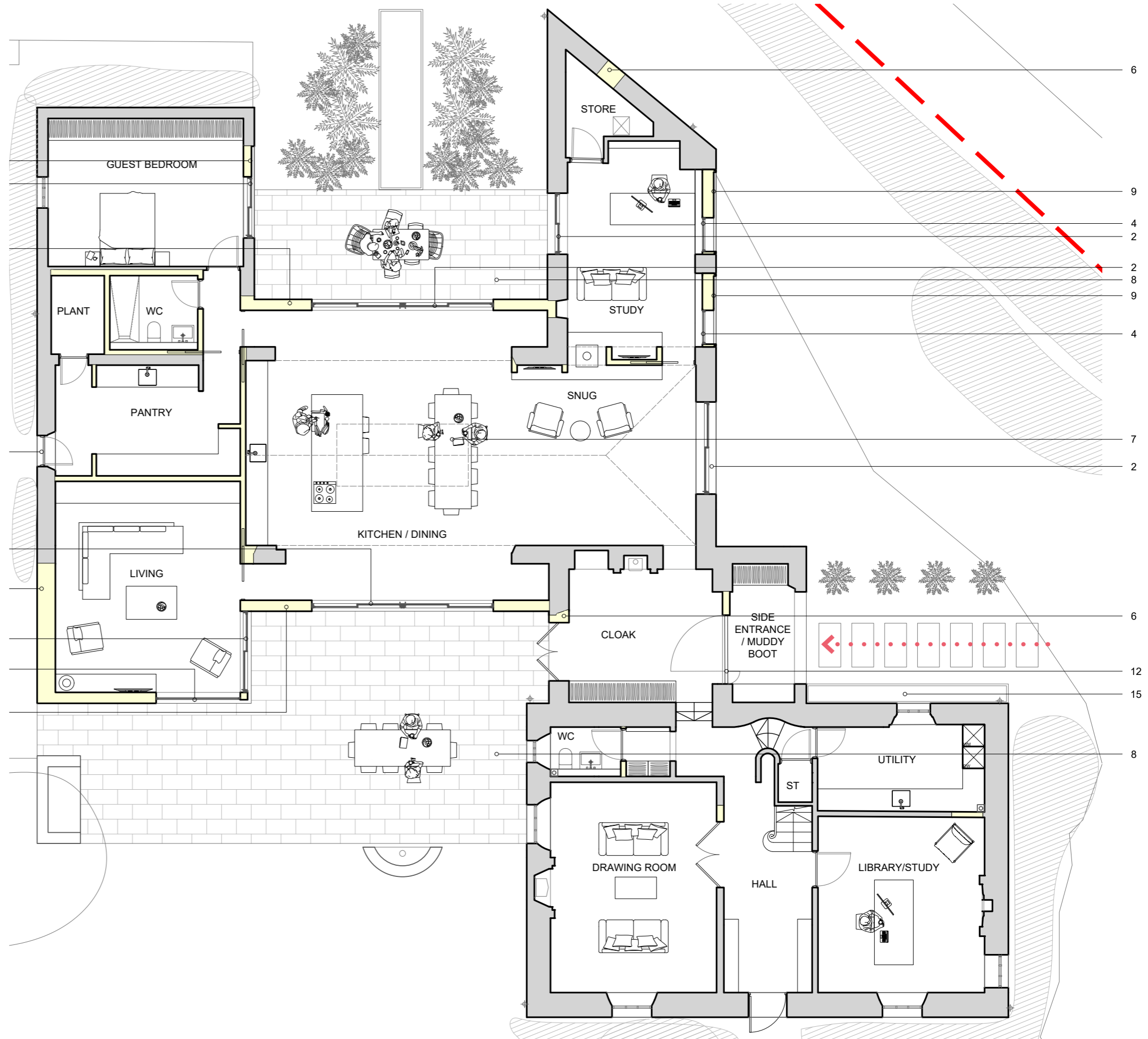
To the right sits an enlarged open plan kitchen / snug which sits in front of a new living area which engages with the southern courtyard.

The existing garage is to be upgraded to house guest accommodation.

New hard landscaped terraces are to be formed to the north and south.

The ground floor works to the original house are minor and include the infilling of a doorway and the alteration of a doorway to the drawing room.

The property is to be redecorated throughout.



DRAWING NOTES

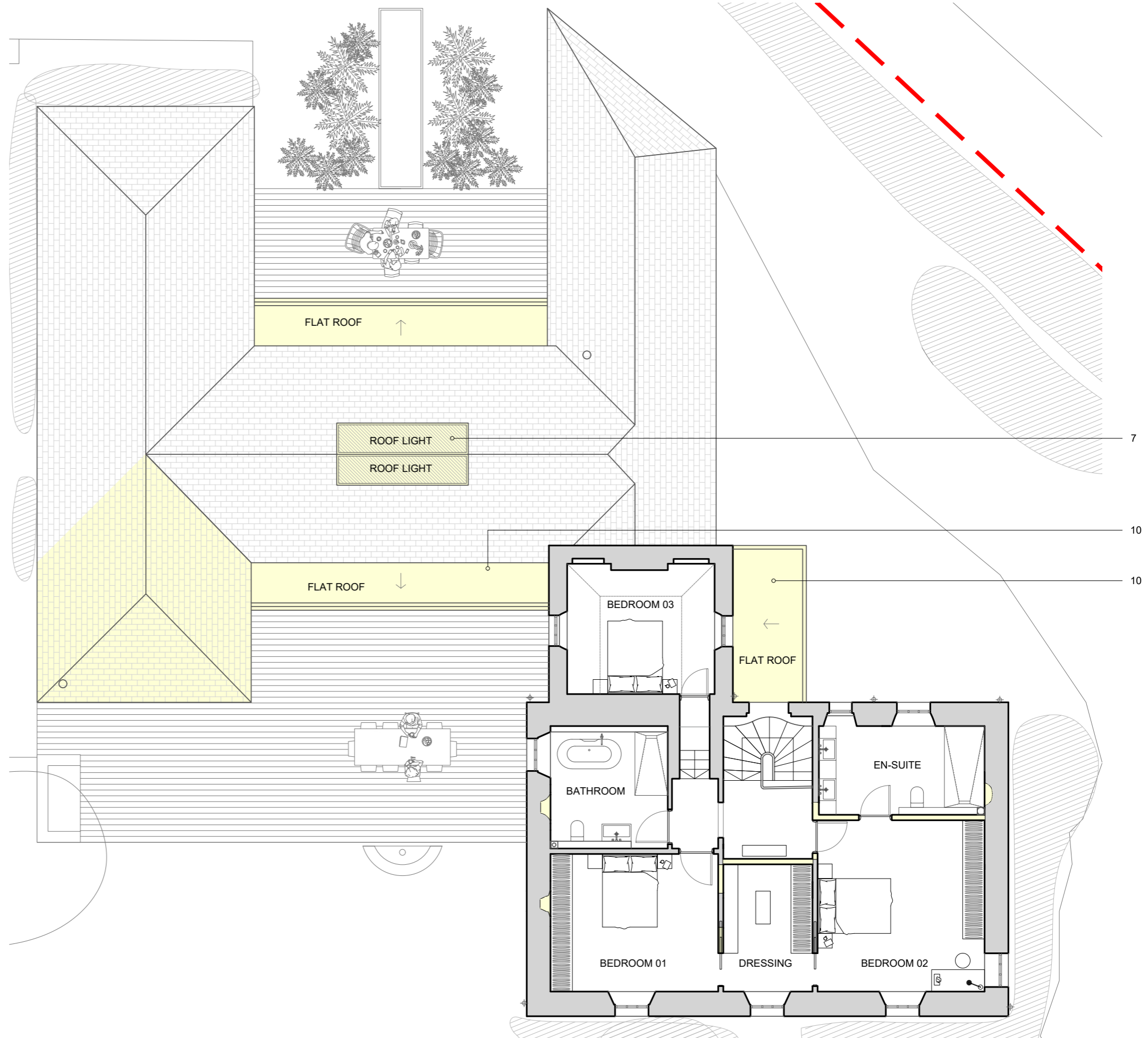
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2. Dark grey aluminum door
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4. Dark grey aluminum window.
5. New area of render to match existing.
6. New area of stone reusing existing stone where possible.
7. Dark grey aluminum roof light.
8. Light grey natural stone paving.
9. Oak vertical cladding
10. Single ply membrane roof - Dark Grey
11. Retained stone to be cut with edging.
12. Oak timber pivot door.
13. Dark grey powder coated steel edging.
14. Integrated letter box.
15. Planter.
16. Shadow gap.
17. Single ply membrane roof - Dark Grey
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19. New light coloured brick - Petersen Tegal K-91
20. Light grey aluminum window
21. New timber roof edge.
22. Lime render finish
23. Light grey aluminum Bi parting corner glazing.
24. Timber bench.
25. Air source heat pump.
26. Light grey aluminum door.

PROPOSED FIRST FLOOR PLAN

DRAWING KEY

- EXISTING
- NEW WORK
- BOUNDARY
- DEMO

The upper floor alterations involve a reconfiguration of the existing bedrooms and redecoration throughout.



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PROPOSED ROOF PLAN

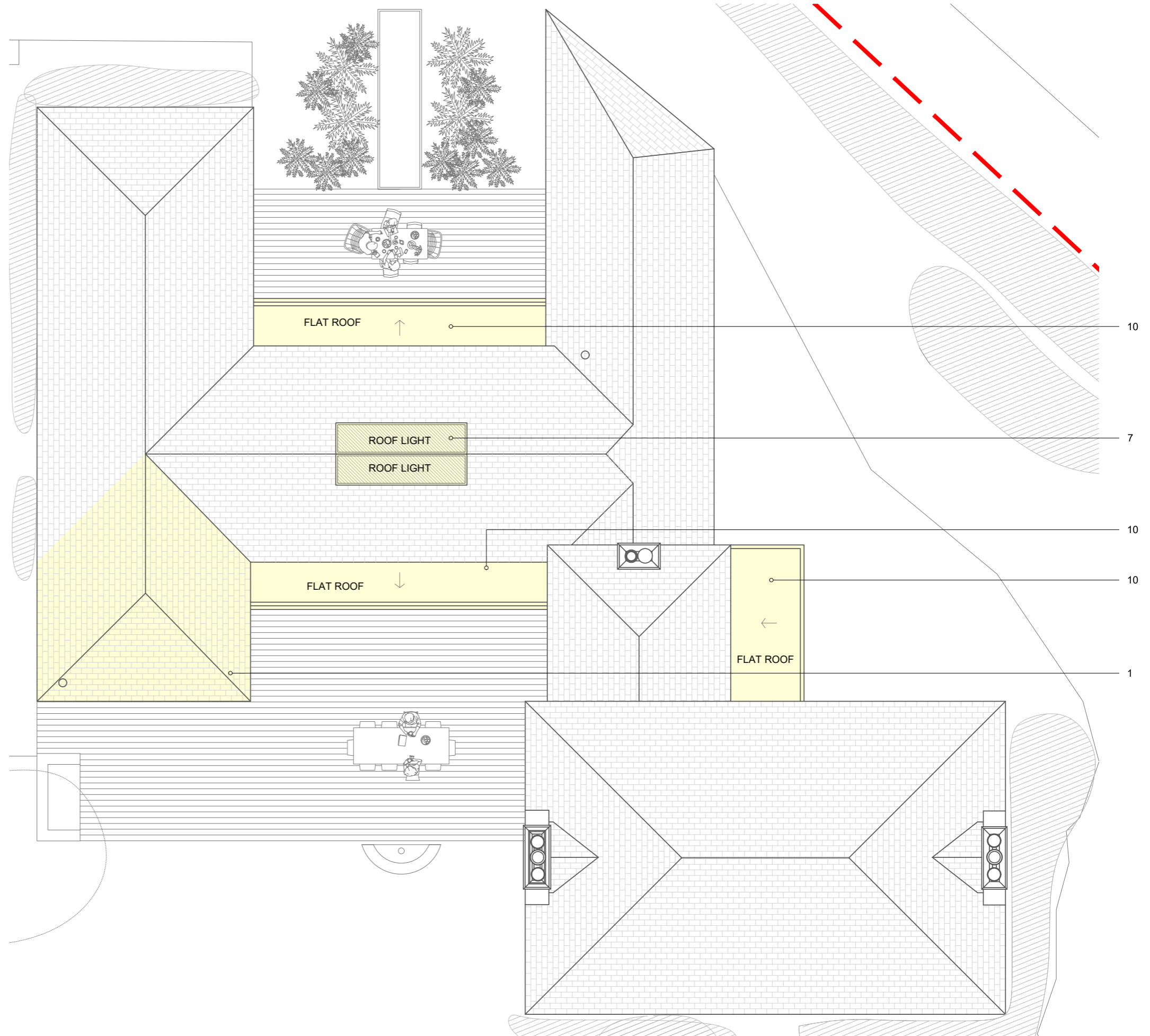
DRAWING KEY

- EXISTING
- NEW WORK
- BOUNDARY
- DEMO

The roof works include a hipped roof extension to the south with slate and edge detailing to match existing.

There will also be 3 flat roofs constructed to the courtyards and side entrance.

Finally, a new roof-light is to be inserted over the kitchen.



DRAWING NOTES

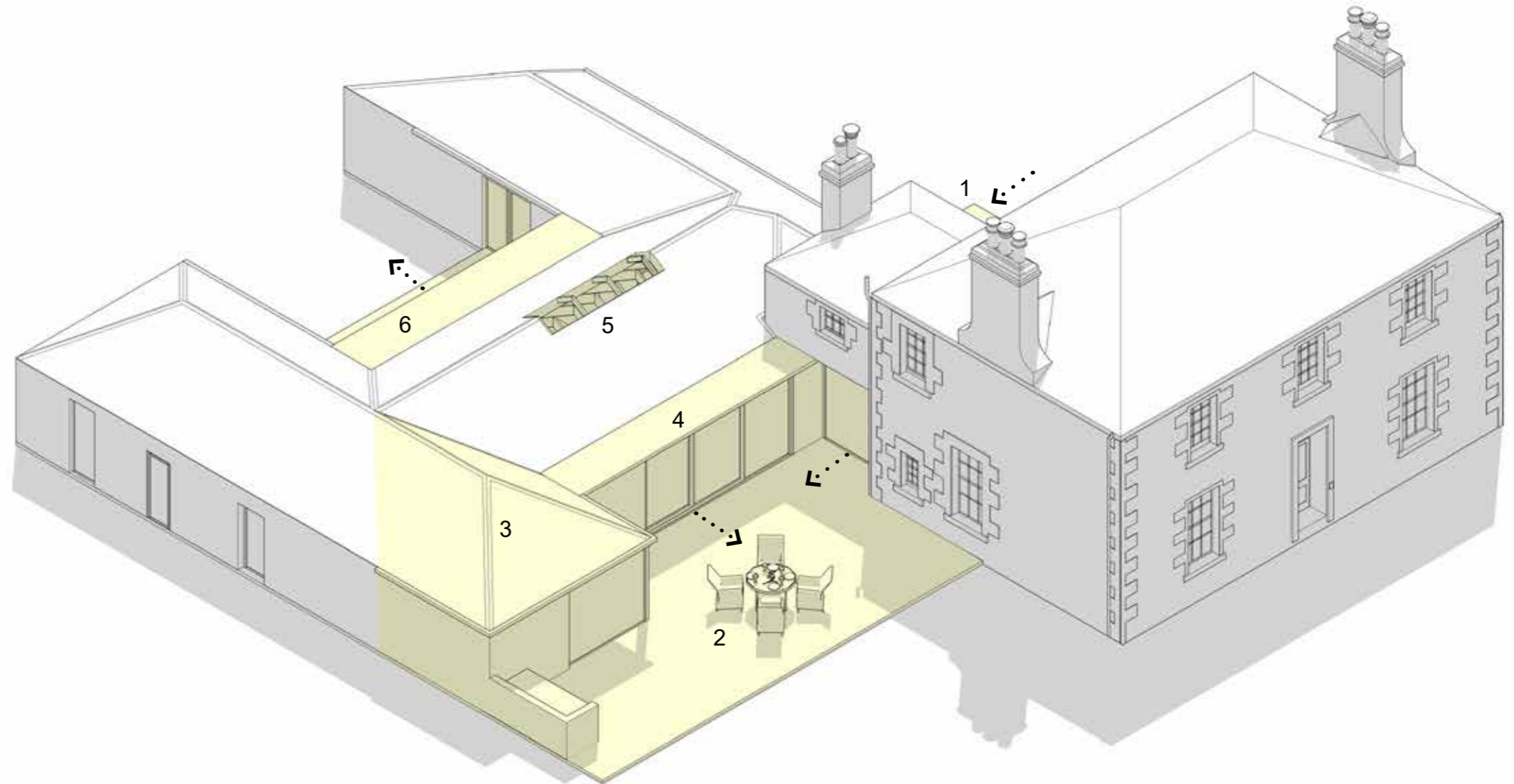
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MASSING

The modest massing of the extension will remain sub-servant to the original house, with the living room extension tying in with the roof-scape of the existing building.

The double sided extension to the kitchen will have a simple flat roof and is designed to sit below existing pitched roof.

The proposed extension will be largely invisible from the approach and the main road.



- 1 New side entrance
- 2 New evening terrace
- 3 New living room wing extension
- 4 South-East courtyard extension
- 5 New roof light
- 6 North-West courtyard extension

PROPOSED ELEVATIONS

FORM

The volume of new works proposed is designed to be subservient to the existing building and improve the approach to the building.

The pitched roof form echoes the established rhythms of the original building creating a more sympathetic form which will enhance the setting of the building as per the aspirations of the conservation area.



SOUTH ELEVATION



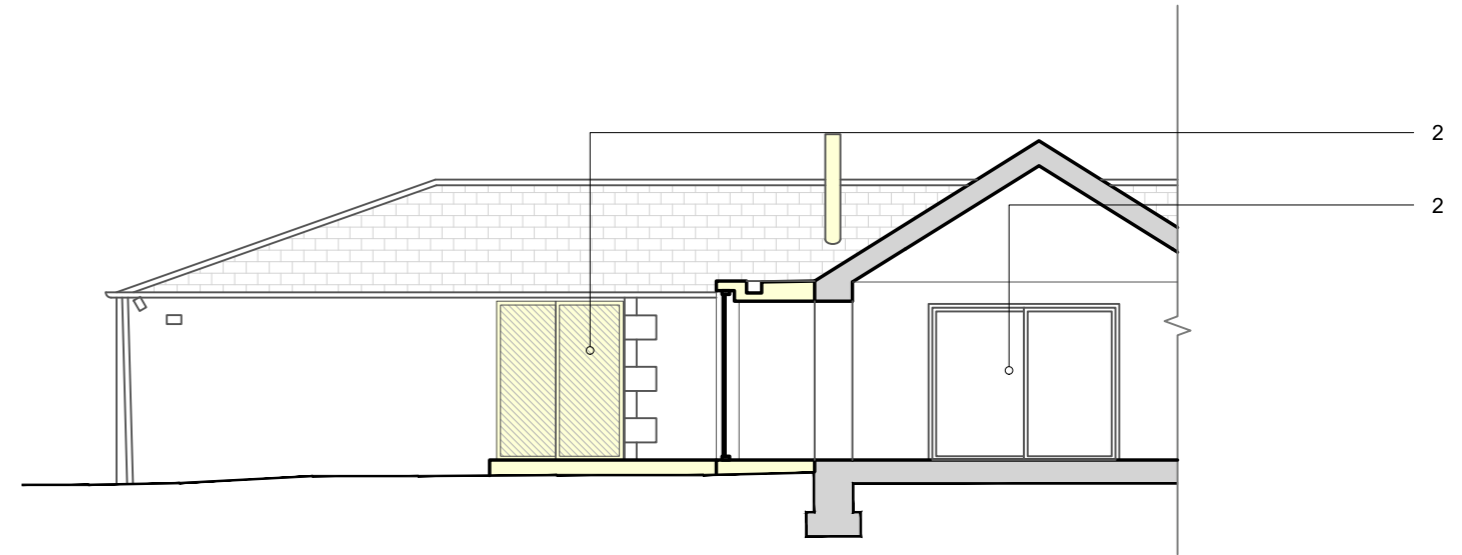
EAST ELEVATION

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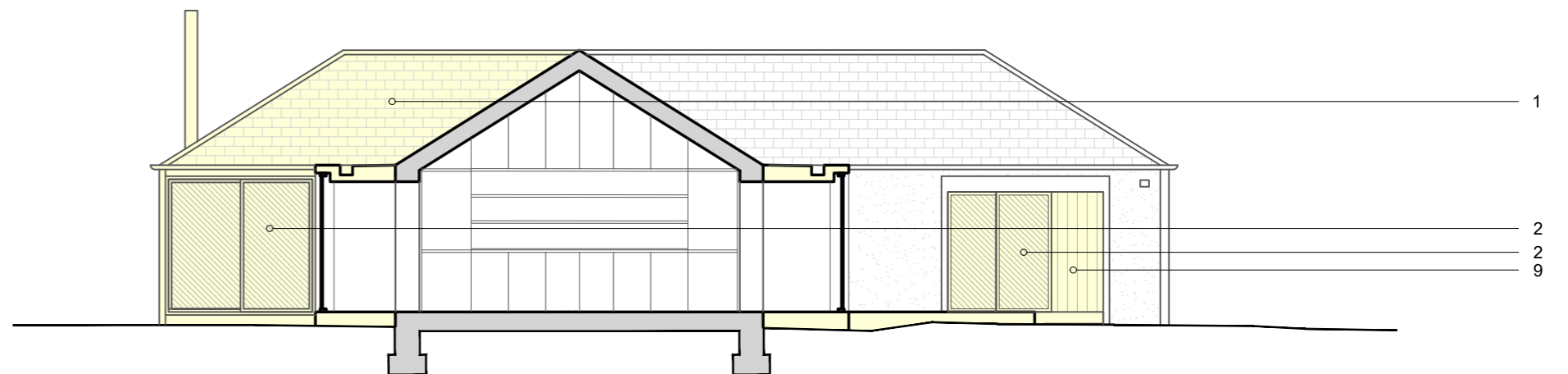
FORM



WEST SECTIONAL ELEVATION

DRAWING NOTES

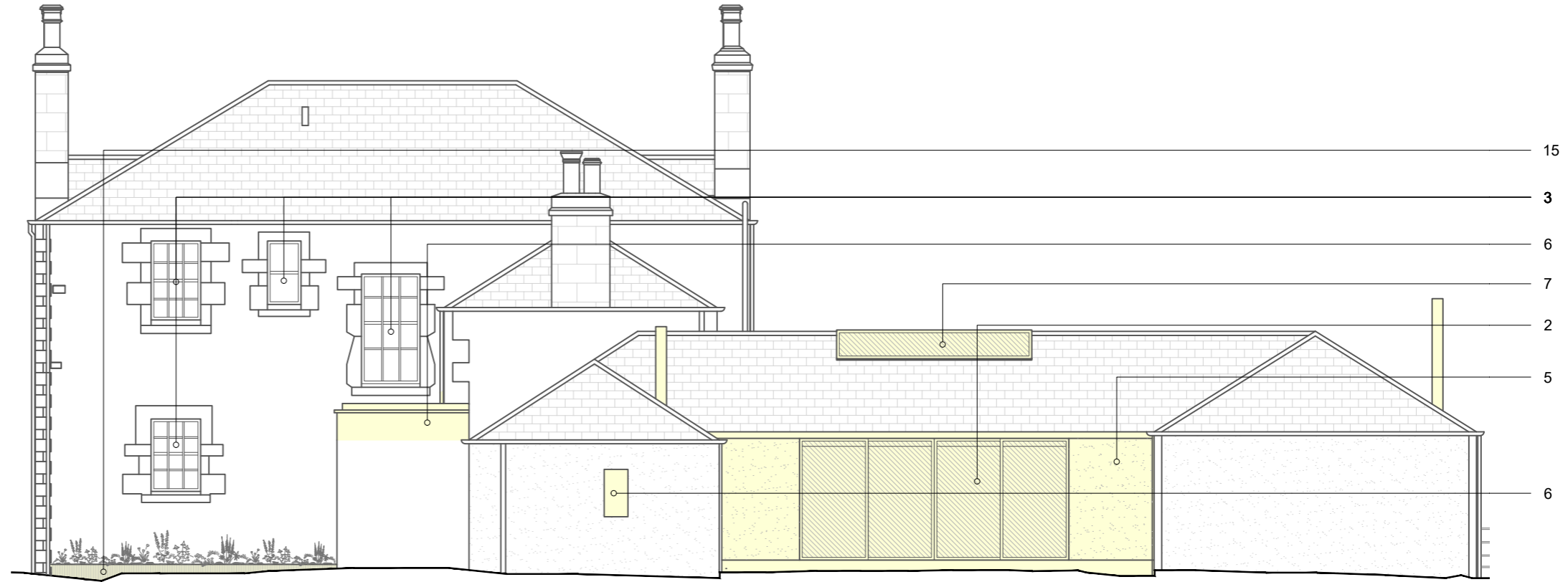
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EAST SECTIONAL ELEVATION

PROPOSED ELEVATIONS

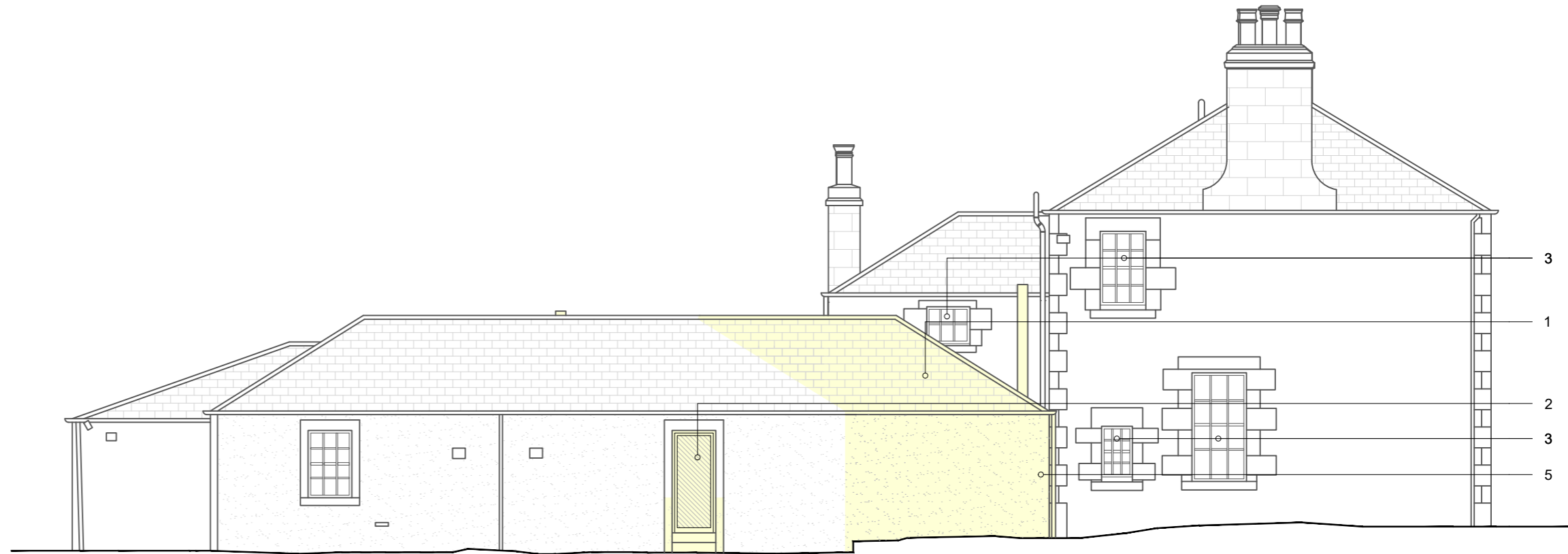
FORM



NORTH ELEVATION

DRAWING NOTES

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WEST ELEVATION

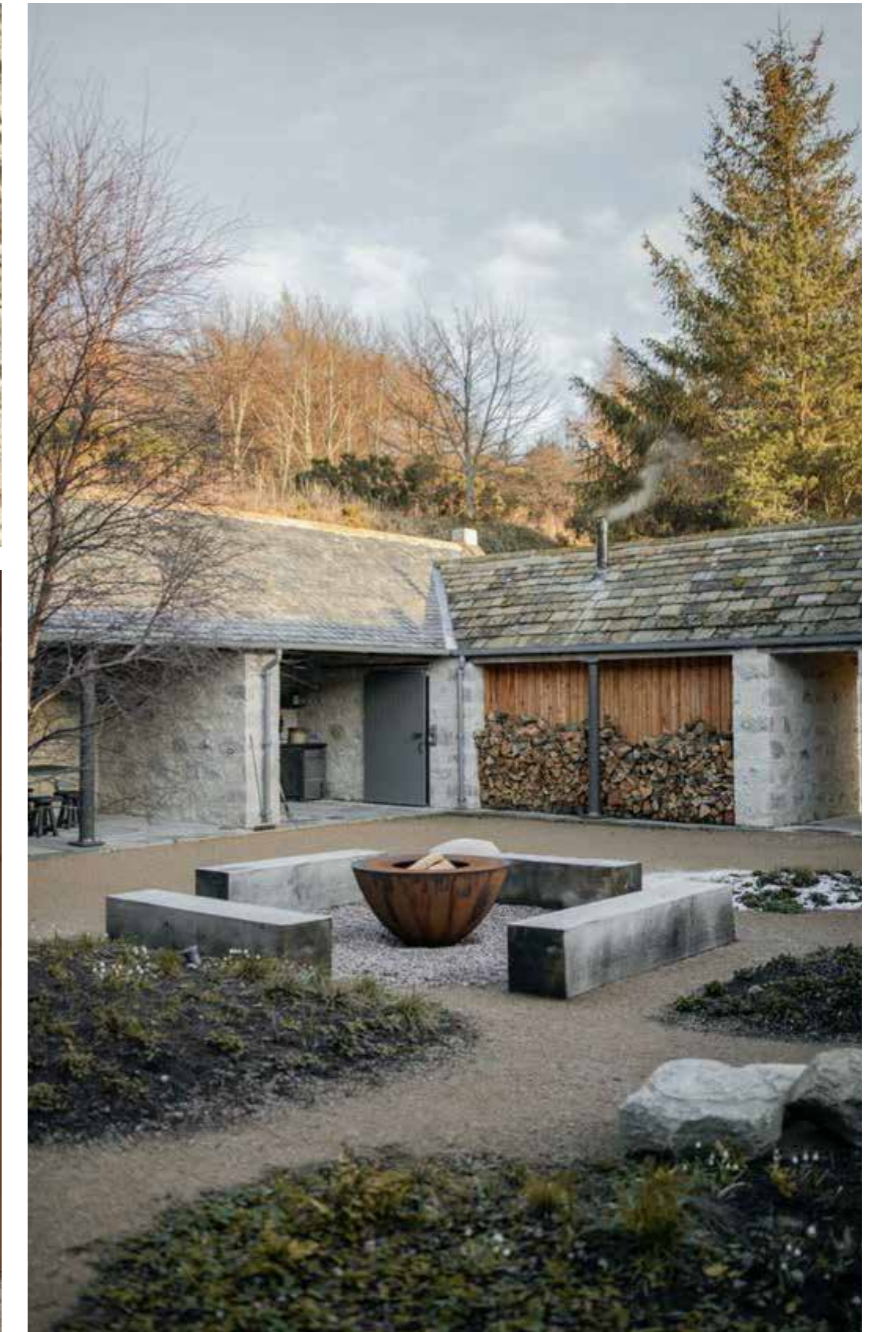
MATERIAL APPROACH

We have taken inspiration from other projects to explore ideas of merging historic element with new interventions.

We are aiming to maintain as much of the existing stone walls as possible but clearly show what is new through a language of sharp and defined detailing.

This should maintain the rustic nature of the property but clearly define the new additions.

This will be evident in the design of the new entrance and the treatment of the east/approach elevation, detailed on the following pages.



MATERIALITY

The extension is predominately glazed to the north with smaller glazed openings on the west and south with natural stone to match the existing house and composite timber cladding.

The window and door frames will be double glazed aluminium powder coated in a dark grey with an aluminium roof edge profile to match.

The pitched roof will be clad in slate to match the existing.

The paving of the raised terrace is to be natural stone.

We believe this combination of materials is in keeping with the character and appearance of the existing building and is in-line with guidance on new insertions to existing buildings.



East/approach elevation



Black aluminium window



Stonework to match existing



Roof slate



Dark timber

VISUALISATION

EAST ELEVATION



VISUALISATION

SOUTH COURTYARD ELEVATION



CHURCH DESIGN APPROACH

In approaching the design of the church, we wanted to create a structure that weaves into the existing elements rather than dominating it with a pastiche overbuild as per the previous application.

We have taken inspiration from projects that sensitively embrace the existing while making clear the new. This can be done with the use of natural and timeless materials such as wood and brick that are clearly delineated from the existing.

Across is a series of projects we believe are good example of this approach.



EXISTING FLOOR PLAN

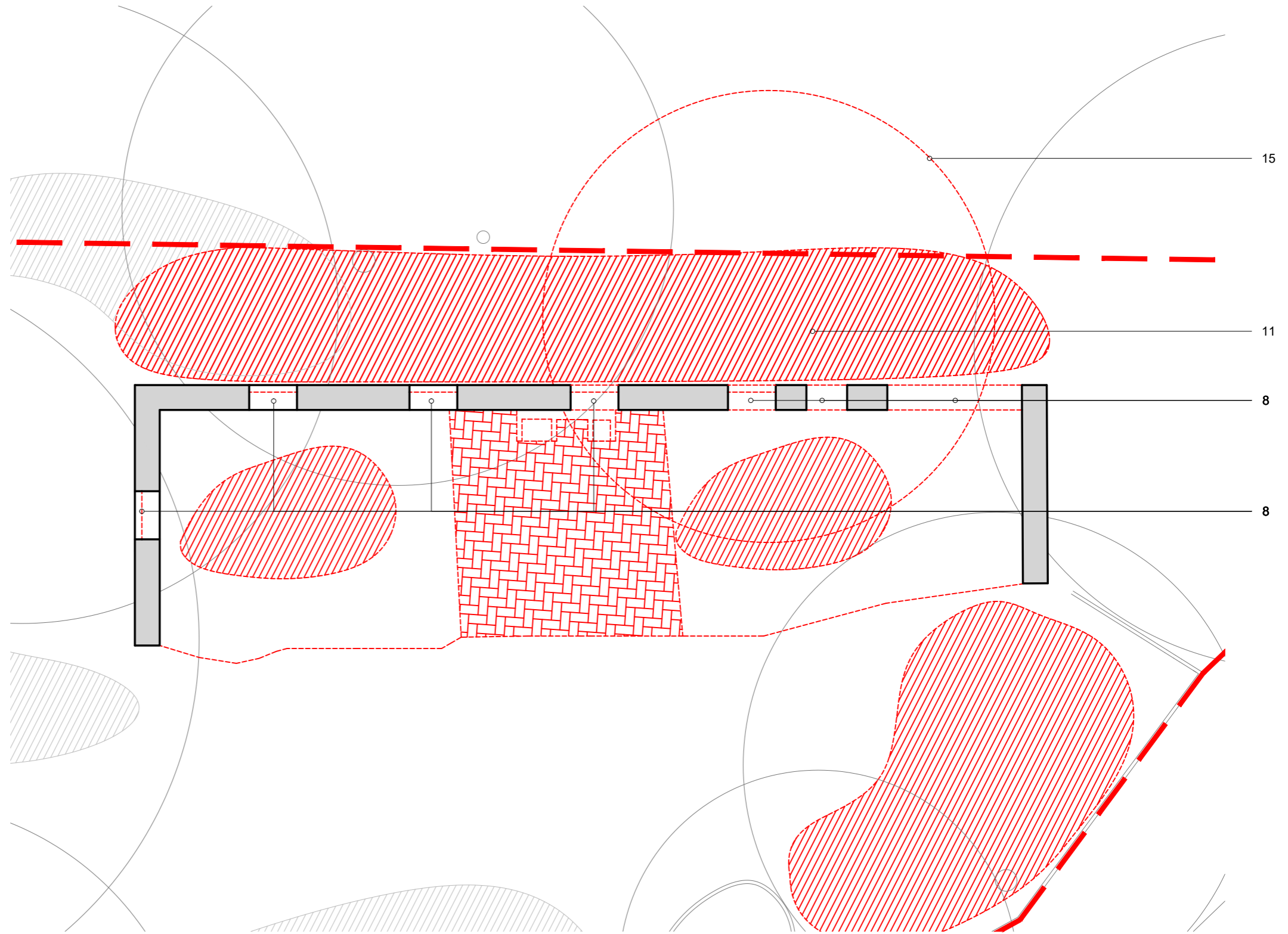
DRAWING KEY

- EXISTING
- BOUNDARY
- DEMO

The existing church walls sit in ruin with overgrowth and stone ornaments on top and bricked up former openings.

It stands about 3m high and could do with reinforcing to avoid further collapse.

As part of the works we are proposing to remove one tree to the rear of the existing wall.



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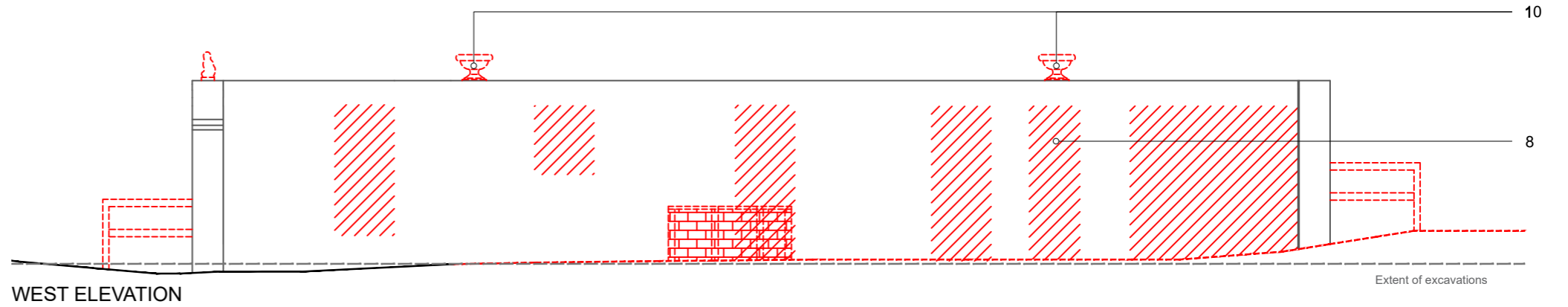
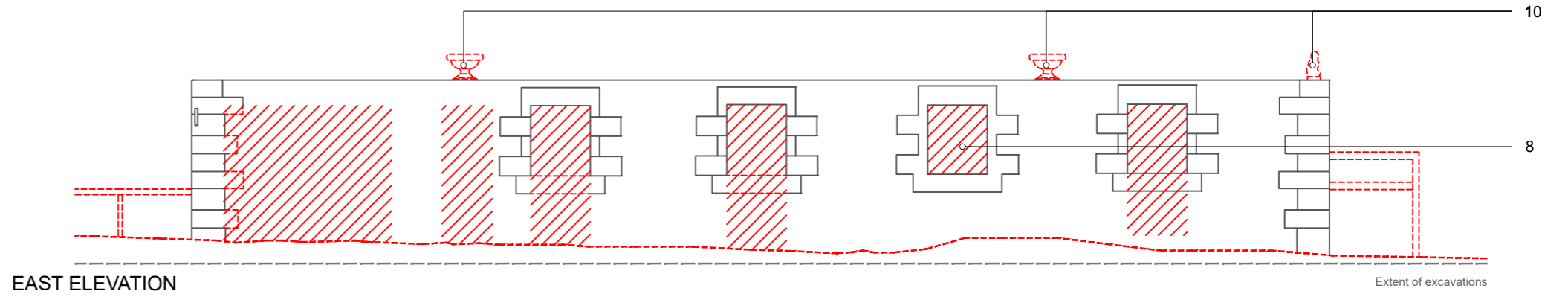
EXISTING ELEVATIONS

DRAWING KEY

- EXISTING
- NEW WORK
- BOUNDARY
- DEMO

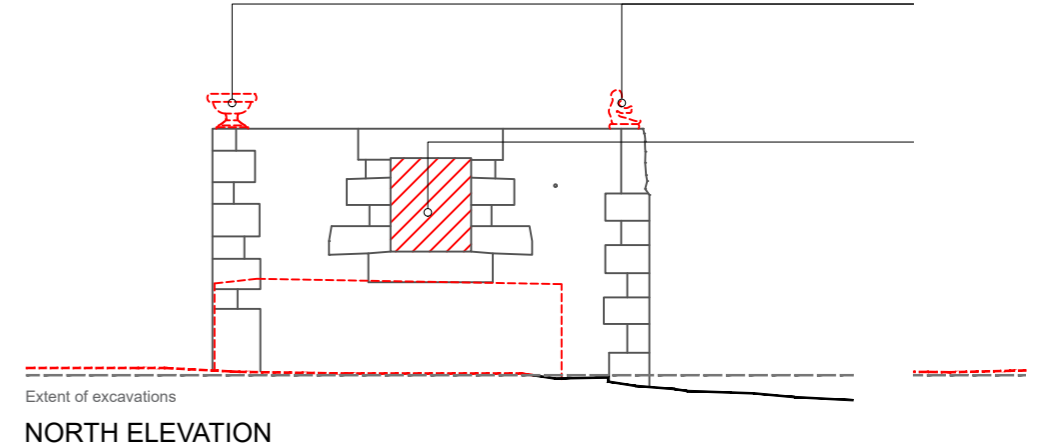
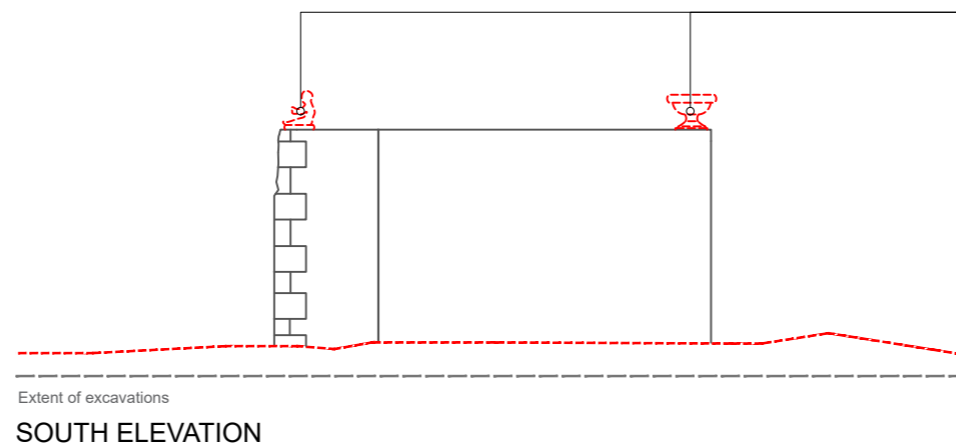
This proposal seeks to reopen former openings and to infill one with a window and leave two open to allow views into and out-of the new proposal.

One of the former window openings will be removed in part to form a door and two other new openings will be created to the east.



DRAWING NOTES

1. Area of new slate roof, to reuse existing Slate where possible.
2. Dark grey aluminum door
3. New double glazed white painted wooden window to match existing.
4. Dark grey aluminum window.
5. New area of render to match existing.
6. New area of stone reusing existing stone where possible.
7. Dark grey aluminum roof light.
8. Light grey natural stone paving.
9. Oak vertical cladding
10. Single ply membrane roof - Dark Grey
11. Retained stone to be cut with edging.
12. Oak timber pivot door.
13. Dark grey powder coated steel edging.
14. Integrated letter box.
15. Planter.
16. Shadow gap.
17. Single ply membrane roof - Dark Grey
18. New light grey aluminum window.
19. New light coloured brick - Petersen Tegal K-91
20. Light grey aluminum window
21. New timber roof edge.
22. Lime render finish
23. Light grey aluminum Bi parting corner glazing.
24. Timber bench.
25. Air source heat pump.
26. Light grey aluminum door.



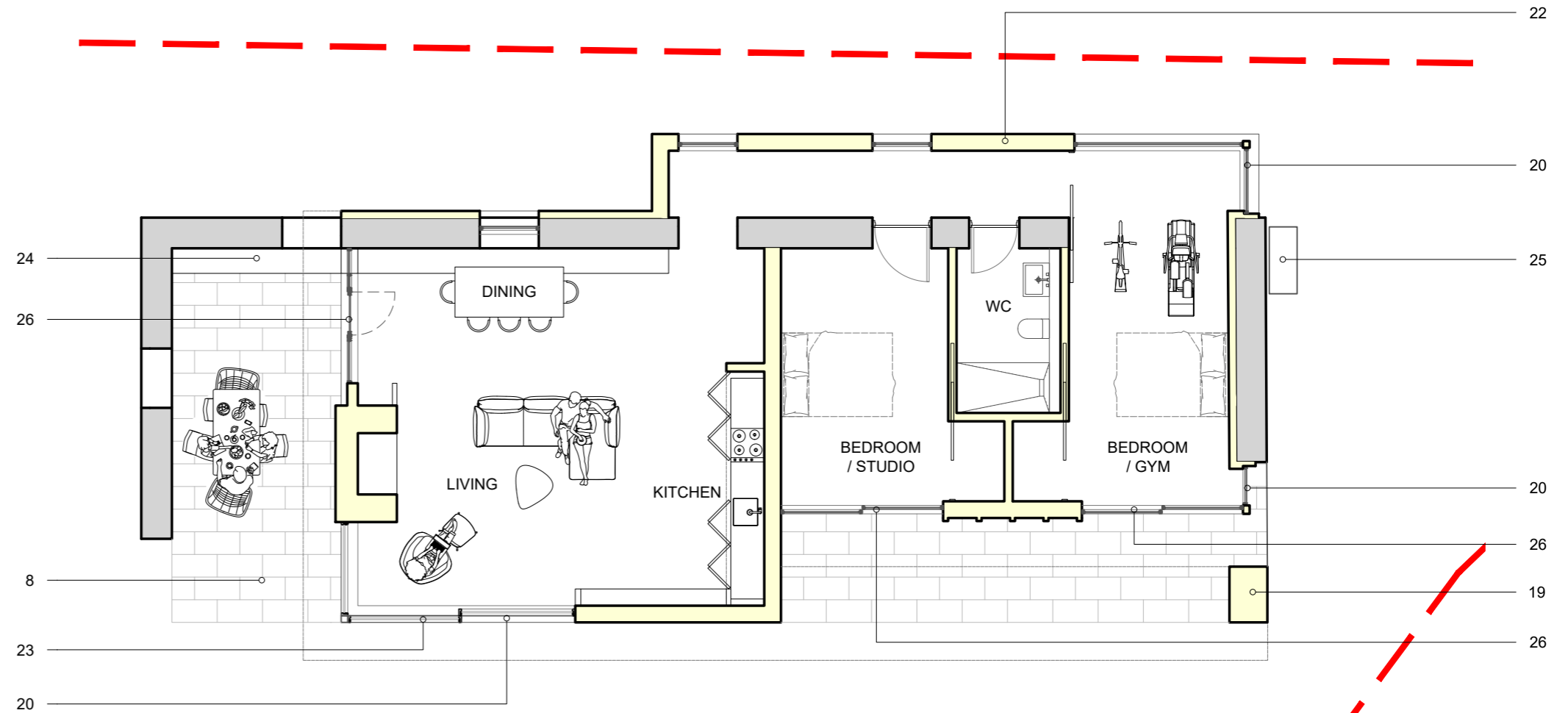
PROPOSED FLOOR PLAN

DRAWING KEY

- EXISTING
- NEW WORK
- BOUNDARY
- DEMO

The new accommodation will weave itself between the original walls of the former church to form two private bedrooms to the west and one large open plan living dining room with has expansive glazing to the garden and views back to the original house.

A new courtyard is created in-front of the entrance with a bench running between the courtyard and the dining area.



DRAWING NOTES

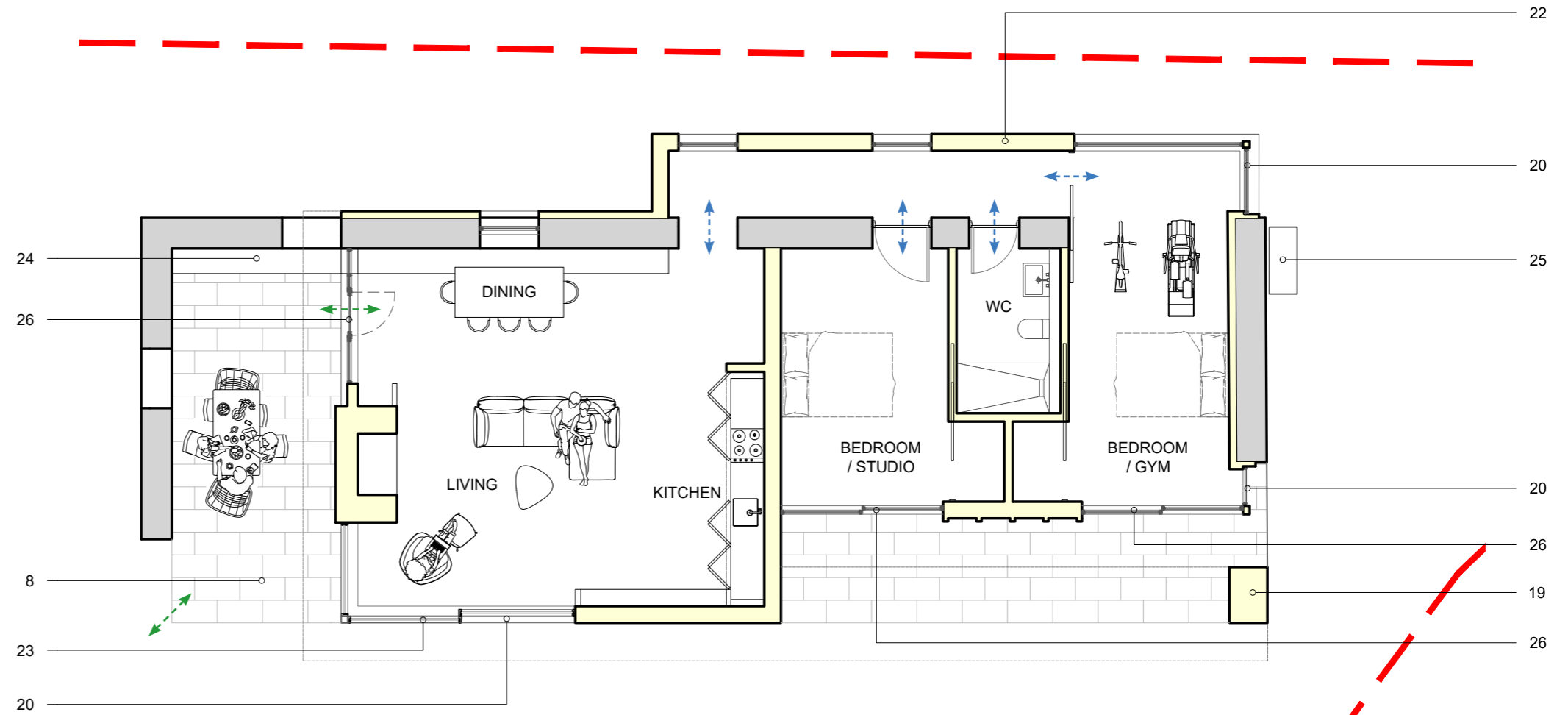
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ACCESS STATEMENT

DRAWING KEY

- EXISTING
- NEW WORK
- BOUNDARY
- DEMO

There is level access throughout the former church between all of the rooms. There is also level access with a low threshold externally.



Key:

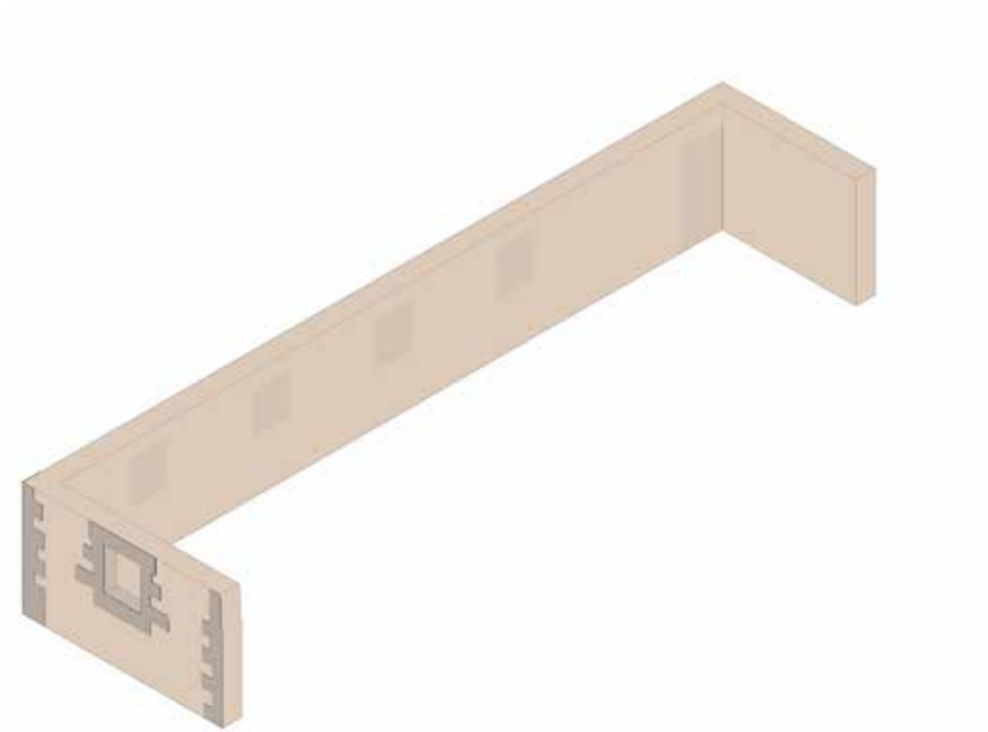
- EXTERNAL STEPPED ACCESS
- EXTERNAL LEVEL ACCESS
- INTERNAL LEVEL ACCESS
- INTERNAL STEPPED ACCESS

MASSING

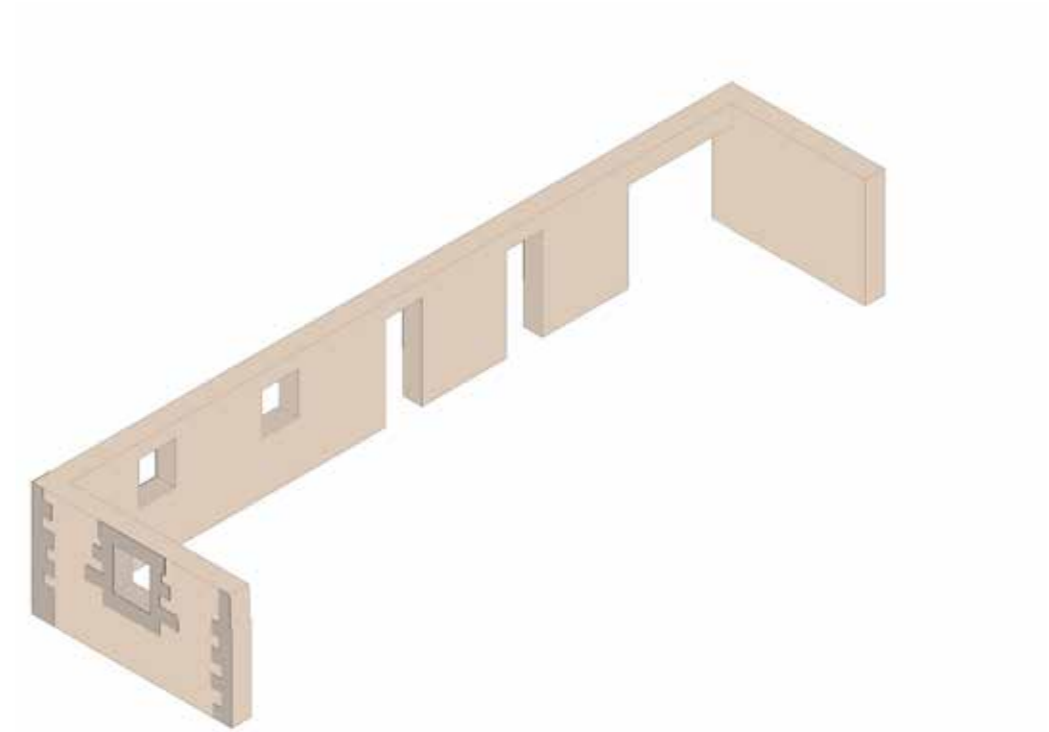
A key aspiration for the form of the proposed extension is to be sub-servant to the original walls by minimising the new form so that it falls below the height of the existing walls and exposing as much of the original walls as possible.

This is done by introducing a new corridor to the north, creating an offset insulation envelope and exposing the wall internally.

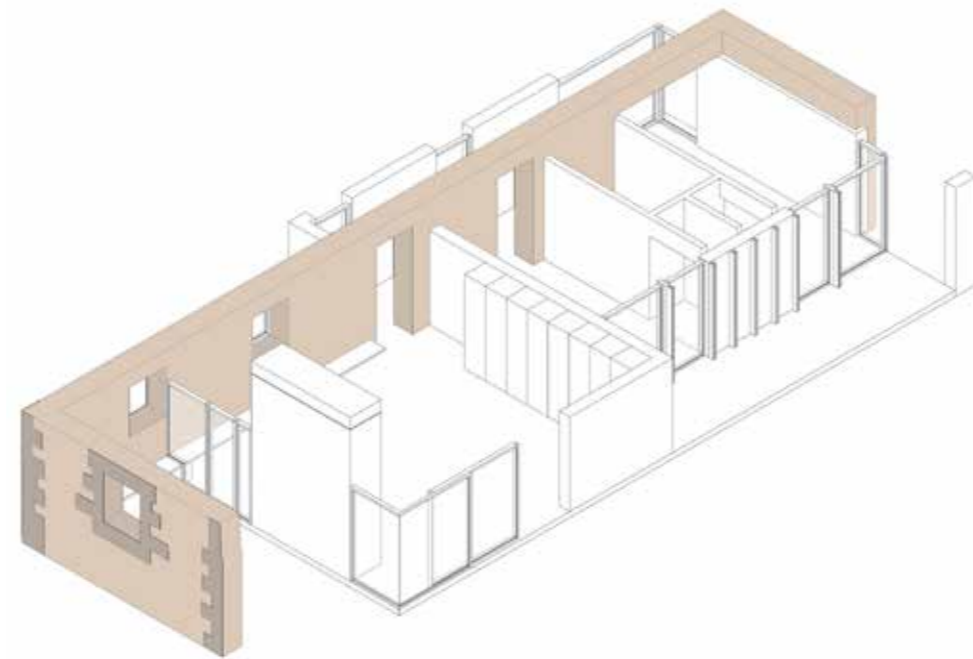
We have also set the plan back from the western approach so that a new courtyard can be formed and the old and new read distinctly.



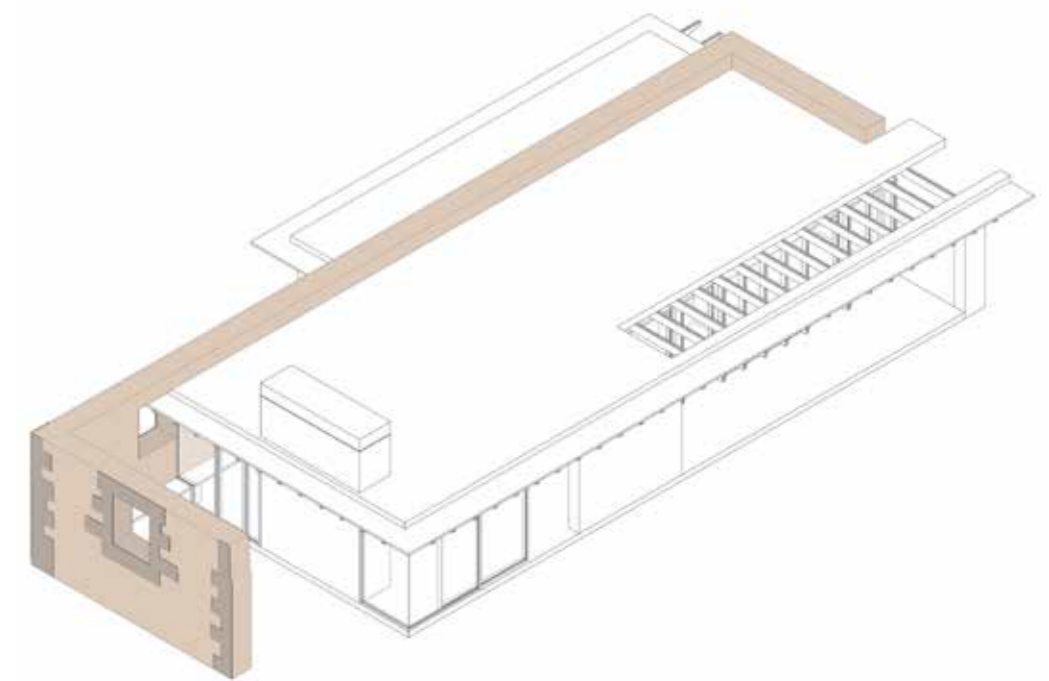
Existing walls



Existing apertures opened up and cut down to accommodate new insertion.



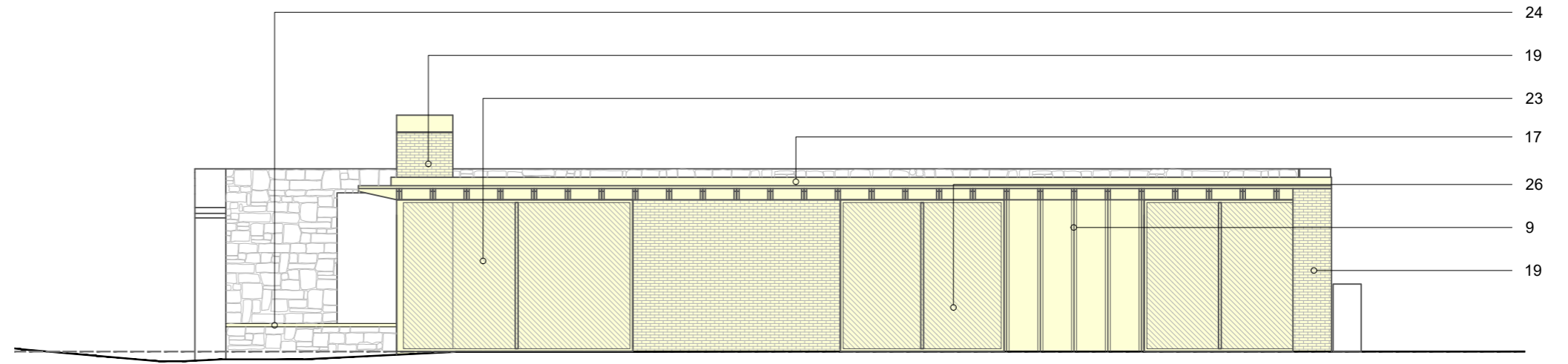
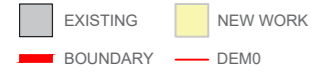
Proposed walls



Proposed roof

PROPOSED CHURCH ELEVATIONS

DRAWING KEY



WEST ELEVATION

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Light aluminium windows



Brick



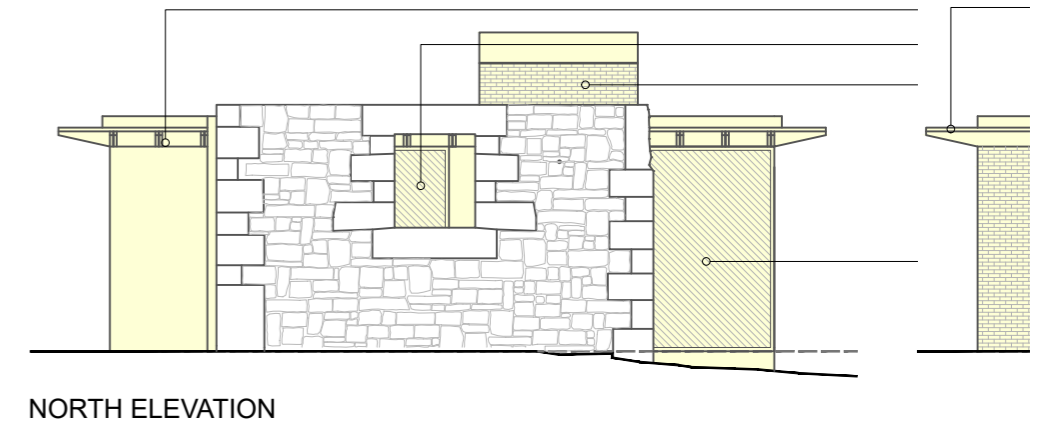
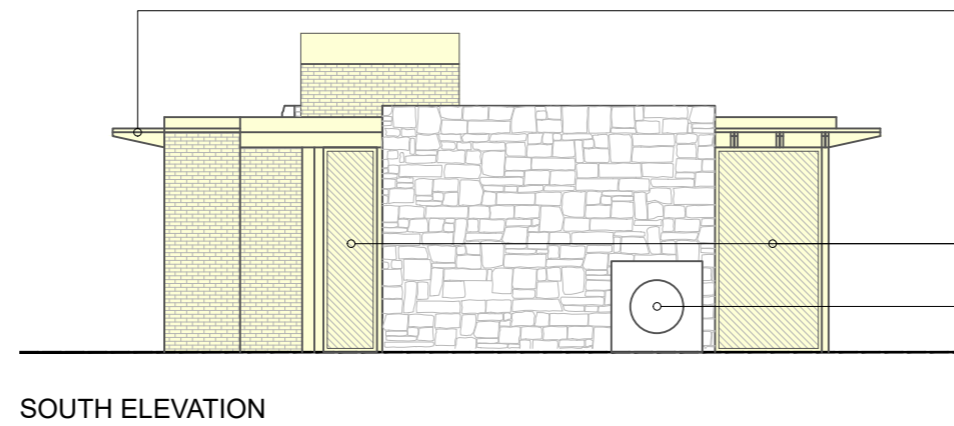
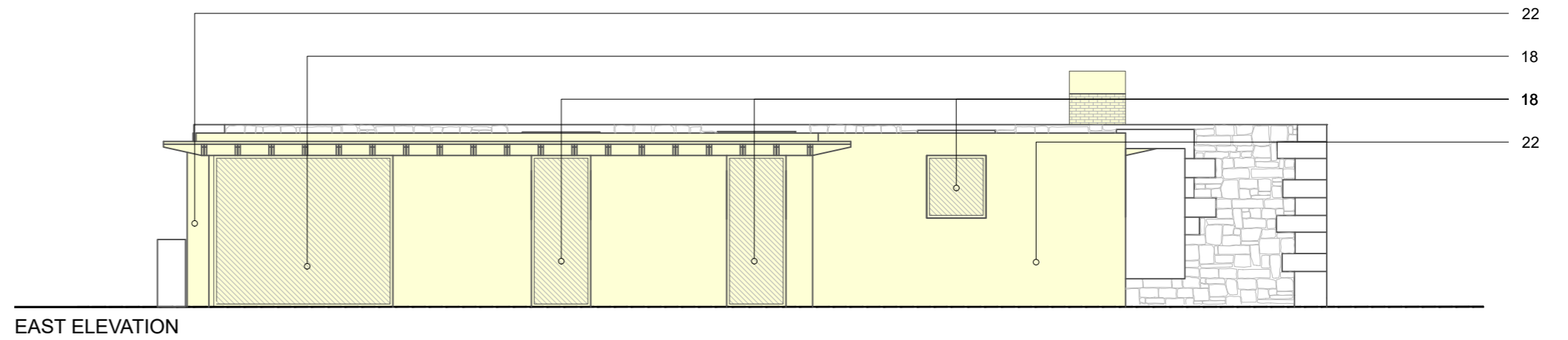
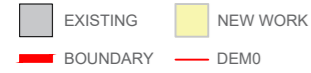
External Render



Light timber

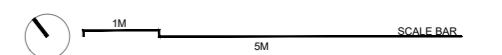
PROPOSED CHURCH ELEVATIONS

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VISUALISATION

SOUTH ELEVATION



VISUALISATION

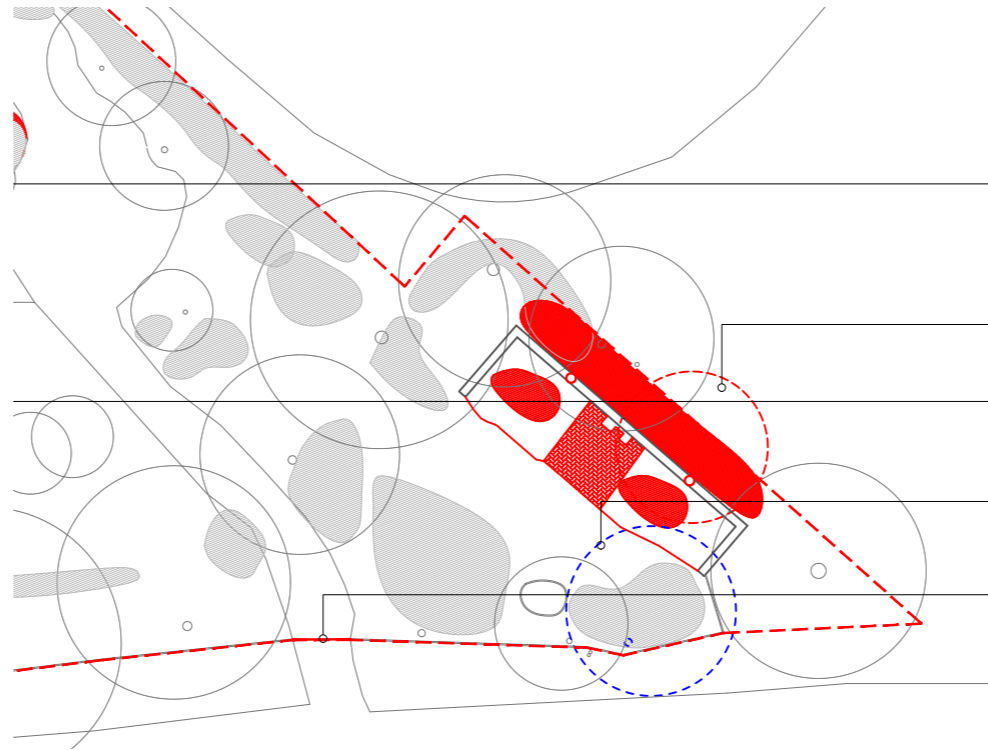
SOUTH ELEVATION



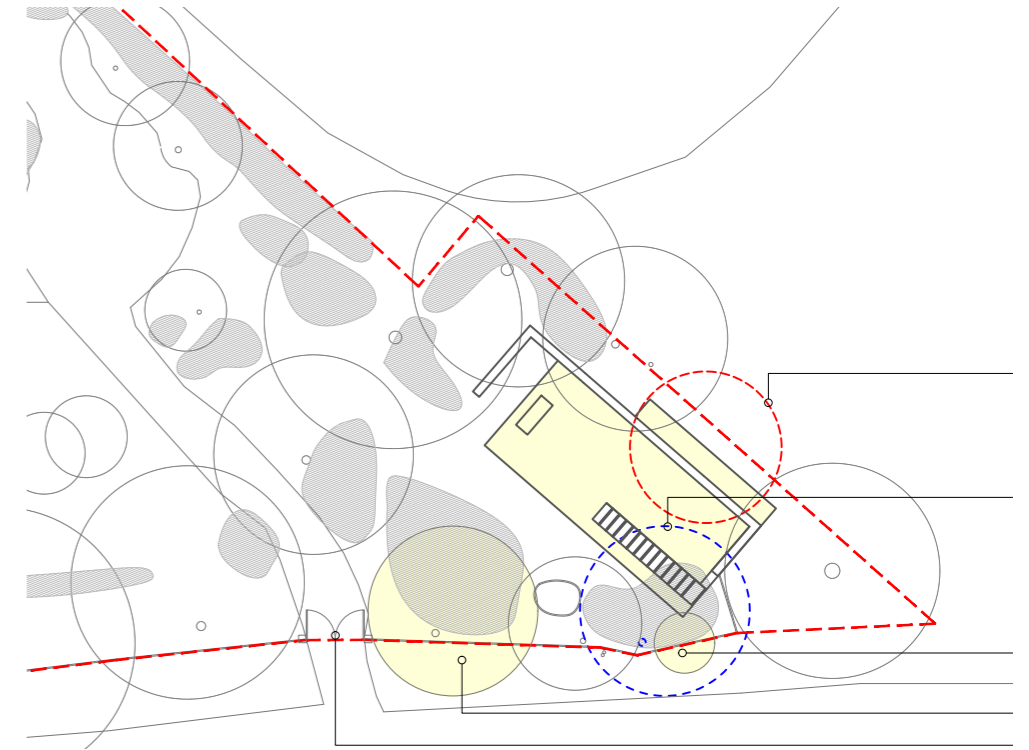
TREE REMOVAL

Due to the proposal infringing on the existing root area of one of the self seeded trees along the boundary line we are proposing that the tree will be repositioned to the south of the church as seen on the adjacent drawing.

This will help reinforce the greenery to the roadside.



EXISTING LOCATION OF TREE



PROPOSED LOCATION OF TREE



TOP OF TREE IN EXISTING LOCATION FROM THE SOUTH



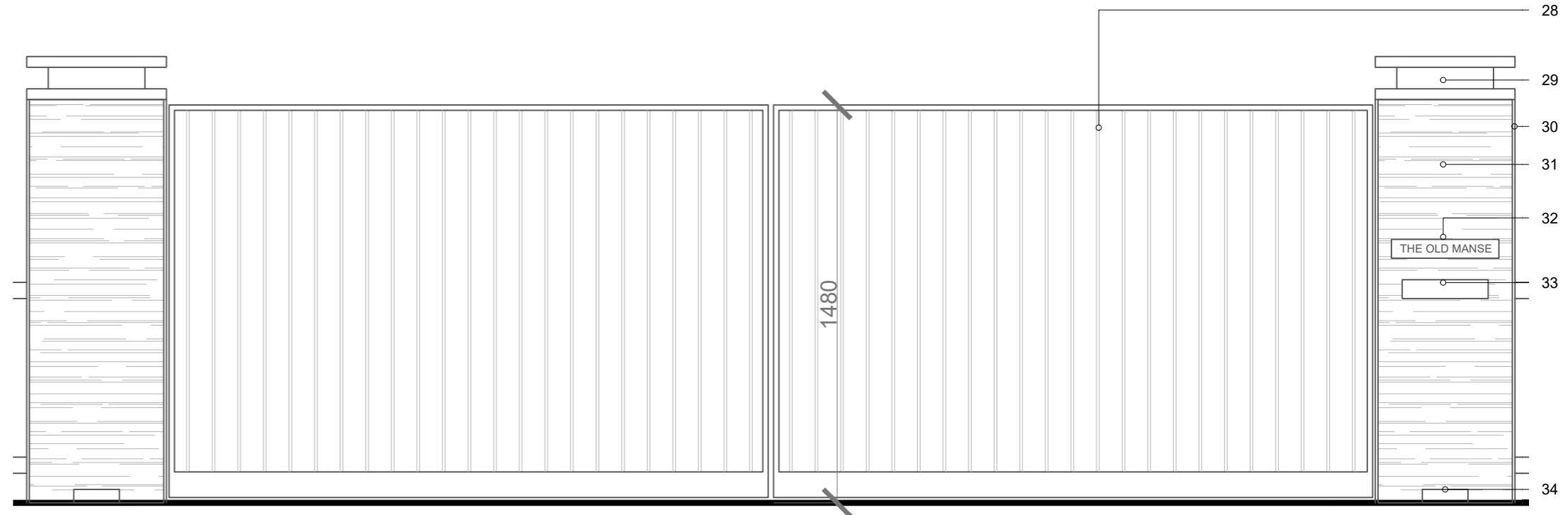
BASE OF TREE IN EXISTING LOCATION FROM THE NORTH

ENTRANCE GATE

Due to the poor condition of the existing entrance gate, part of the proposal is to install a new double motor controlled gate to replace it.

The adjacent fencing will also be dark metal vertical bars.

The existing gate posts are circa 23cm, 165cm high. Existing fence 145cm high.



PROPOSED ENTRANCE GATE

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25. Air source heat pump.
26. Light grey aluminum door.
27. Repositioned tree canopy.
28. Metal bar gate.
29. Outdoor cap light.
30. Dark grey powder coated steel edging.
31. Stacked slate pillar.
32. House sign - brushed brass.
33. Letter box - brushed brass.
34. Uplight.



EXISTING ENTRANCE GATE TO BE REMOVED

CONTACT DETAILS

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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