

<b>2259 – 3 West Saltoun, East Lothian, EH34 5EJ</b> <b>Alterations and extension to existing house</b>	
<b>DESIGN AND ACCESS STATEMENT – 22 March 2024</b>	
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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<b>1.0</b>	<b>INTRODUCTION</b>
	The project aim is to carry out alterations to enhance an existing mid-late 19 <sup>th</sup> century cottage by constructing new single storey rear extension to provide a new garden room and en-suite shower room. The proposals also include replacement windows/doors, new solar PV panels, roof lights, garden walls and internal alterations.
<b>1.1</b>	<b>SITE, LOCATION AND CONTEXT.</b>
	The site is located in West Saltoun
	The existing site area is approximately 650m <sup>2</sup> .
	The existing house is semi-detached; it's a 1 storey building with a dual pitched roof, and a single storey outbuilding with a mono pitch roof. The rear garden slopes up to the east.
	There are no buildings directly opposite the rear elevation of the house, the land to the rear is agricultural and slopes up away from the house.
	The site is enclosed with existing hedge/fence/wall to the sides and front with a drive off the access road. The rear is open to the agricultural land.
	Access will be through the existing drive/access from the main road in West Saltoun.
	The existing rear/side extension was built around 30 years ago.
	The scale of the surrounding houses is mostly 1-2 storey pitched roofs. The materials of the buildings vary, mostly render/brick/stone/timber walls with tile/slate roofs and timber/PVC windows/doors.

<b>2.0</b>	<b>PLANNING CONTEXT</b>
	The house is in West Saltoun it is not listed building or a Conservation Area.
	The village has a mixture of modern and historic/listed buildings with a variety of materials and styles. The main street has single and 2 storey buildings some fronting on the foot path edge and others set back.
	West Saltoun is a linear village with a single vehicular access and pedestrian access at the north and south ends. Most of the houses front onto the main road.
	Recent approvals – 21/01105/P - Coruisk 27, West Saltoun EH34 5EJ – New extension 21/00515/P - Westcroft , West Saltoun EH34 5EJ - 1st floor extension with balcony 21/00016/P – Bramhope, West Saltoun, EH34 5EJ – Garage conversion 15/00827/P - 7 West Saltoun EH34 5EJ – Widening of vehicle access 11/00239/P – Denerigg, West Saltoun EH34 5EJ – New extension 09/00399/FUL - Bramhope, West Saltoun EH34 5EJ – New extension
	The extension is to the rear will not be visible from the main road
	The surrounding existing land/building use is agricultural and residential.

	The form of the new extension materials will reflect the existing rear/side extension.
	The proposed windows/doors will reflect the colour and style of the existing.
	The proposed roof mounted solar PV panels and roof lights will be at the rear.

<b>3.0</b>	<b>THE PROPOSALS</b>
<b>3.1</b>	<b>USE</b>
	The proposed space will be used as living accommodation.
<b>3.2</b>	<b>AMOUNT</b>
	The footprint of the new extension is 29m <sup>2</sup> .
<b>3.3</b>	<b>LAYOUT</b>
	The proposed extension will have a new kitchen/dining and en-suite to bedroom 1.
	Views - The new folding glazed screen will allow views towards the fields to the west.
<b>3.4</b>	<b>SCALE</b>
	The eaves and ridge height of the extension will match the existing.
<b>3.5</b>	<b>LANDSCAPING</b>
	No trees will be removed. The existing fence and boundary walls will be retained. The existing ground will amended to suit the new rear extension with a terraced garden wall arrangement.
<b>3.6</b>	<b>APPEARANCE</b>
	The materials on the new extension and alterations will reflect the style of the existing houses.
	<b>Existing Building</b> Walls – Stone, render. Chimney – Stone. House Roof – Clay tiles Kitchen/bathroom roof – felt. Windows/doors – Single glazed timber, or timber. Rain water goods – Cast iron & PVC.
	<b>Proposed rear extension</b> Walls – Render with brick base. Roof – Single ply membrane. Windows/doors – Double glazed PVC - White Rain water goods – Black PVC
<b>3.7</b>	<b>ACCESS &amp; PARKING</b>
	The new extension will not generate the need for any additional car parking spaces. The house currently has space for 1 car plus on street parking.
	Pedestrian and car access will be maintained.
<b>3.8</b>	<b>ENVIRONMENTAL CHECKLIST</b>
	Heating – New radiators connected to the boiler & solar hot water panels.
	Insulation – The walls, roof and floor of the proposed extension will be insulated to meet and exceed the current building standards.
	Drainage, The existing drainage connections will be maintained.
	Use of local materials that are renewable, recyclable and contain non-toxic finishes.
	The new extension allows for home working. This could reduce the need for commute to work, thereby helping reduce carbon emissions and congestion.
<b>3.9</b>	<b>REFUSE &amp; SERVICING STRATEGY</b>
	As existing





EXISTING PHOTOGRAPHS

2259 - 3 WEST SALTOUN