

Old Joiners Shop, Skirling Retrofit and Extension

for

Mr T Hotham

DESIGN STATEMENT

17 April 2024



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• Old Joiners Shop, Skirling Retrofit and Extension

Project Details

Project:	Retrofit & Extension to Old Joiners Shop, Skirling
Applicant:	Mr T Hotham Old Joiners Shop Skirling ML12 6HD
Architect:	White Hill Design Studio LLP Annan Water Moffat DG10 9LS
Date:	17 April 2024
Revision	

1.0 Project Proposal

This proposal is for the retrofit and extension of the existing house.

2.0 Old Joiners Shop

- The existing building is a single storey with attic storey traditional terraced building facing onto Skirling Green.
- The building has rendered and natural stone walls with slate roof.
- The adjacent buildings are a one and a half storey traditional house and a modern single storey house
- At the rear of the site there is a corrugated sheeting shed which is in poor condition and will be demolished
- The house is within the Skirling Conservation Area and is Category C Listed (LB15186)

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Elevation to Skirling Green



Rear elevation to garden

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View of rear from The Limes showing existing fencing and shed


3.0 Proposed Works

- The proposed retrofit and extension of the existing building will create a 2 Bedroom house
- The existing lean-to extension and shed at the rear of the house will be demolished to allow the construction of the new extension
- The existing front elevation will remain unaltered apart for renewal of windows and doors and the installation of a garage door in the modern car-port opening

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- The new extension at the rear will have sloping slated roofs. The new roof ridge line will be the same as the existing
- At the rear of the property, the existing shed is screened from The Limes gardens with 1.8m high timber fences which will be reinstated on completion of the works as shown on the drawings
- The extension walls will be clad with profiled corrugated metal sheeting as suggested by the Scottish Borders Heritage Design Officer in connection with the recent applications
- The extension roof will include renewable energy generation provided by in-roof solar PV panels and solar thermal panels as shown on the elevations and roof plan. The panels have been coordinated with the roof windows to create a cohesive roof element
- An Air Source Heat Pump with low noise output to comply with current Domestic Permitted Development Rights noise levels will be installed to the rear as shown on the drawings

Proposed materials	
	
Dary grey corrugated metal cladding and dark grey windows	New gutters to extension Existing cast iron gutters refurbished

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4.0 Planning Policies

NPF4 Spatial principles

The proposals have been assessed against the 6 overarching principles of NPF4

Just transition. We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.

- The applicant is the owner of the house and proposing to upgrade their home to provide modern, energy efficient accommodation providing an affordable, comfortable, and healthy house.
- The project will use local contractors, supporting the local community and making use of local skills and expertise
- This proposal will support the Just transition policy of NPF4

Conserving and recycling assets. We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.

- The property is within the Skirling Conservation Area and the property is Category C Listed (HES Listing reference LB15186 and Canmore ID 231629)
- The property is also part of the Skirling Prime Frontage identified by Scottish Borders Council Replacement Windows and Doors Supplementary Planning Guidance
- This proposal is to retain and retrofit the existing traditional stone building combined with the construction of an extension to create modern accommodation
- The existing shed to the rear of the property is an open agricultural style structure of timber and metal cladding which is in poor condition and not suitable for conversion to habitable accommodation
- The shed together with the lean-to conservatory will be taken down and a new extension built to the rear of the property
- The property currently has mains services although these are being upgraded to remove lead pipework and deal with repairs and maintenance requirements
- The design proposals preserve the Prime Frontage and return the frontage to its original format
- The proposed extension has been designed to be no higher than the existing ridge line and to be contained within the existing roof lines
- This proposal will support the Conserving and recycling assets policy of NPF4

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Local living. We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.

- The existing property needed significant retrofit to preserve the long-term health of the traditional building
- The original accommodation provided a one-bedroom home, but the accommodation was cramped, poorly laid out and did not meet current accessibility or housing space standards
- The proposals provide a 2-bedroom property which is energy-efficient, modern, healthy and accessible, contributing to local liveability and community health and wellbeing
- The proposals will also improve the immediate environment and benefit neighbours by improving the appearance and character of the building group
- This proposal will support the Local living policy of NPF4

Compact urban growth. We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.

- The proposals are contained fully within the existing ground and boundaries of the property
- This proposal will support the Compact urban growth policy of NPF4

Rebalanced development. We will target development to create opportunities for communities and investment in areas of past decline and manage development sustainably in areas of high demand.

- Due to the small scale and localised impact of the proposals, the proposals do not impact on wider rebalanced redevelopment but represent much-needed investment in the improvement of the property and grounds
- This proposal does not go against the Rebalanced development policy of NPF4

Rural revitalisation. We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.

- There is a need to invest in existing housing stock to preserve and improve local housing options
- The retrofit of existing traditional buildings needs to be carried out using materials and methods that suit the character of traditional materials and building techniques.

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- This proposal represents the most sustainable option for the existing property, providing investment in the rural community, contributing to preserving the historic environment, as well as contributing to the long-term housing options within the community
- This proposal will support the Rural revitalisation policy of NPF4

NPF4 Outcomes

The proposals have been assessed against the stipulation that NPF4 is required by law to contribute to 6 outcomes:

1. Meeting the **housing needs** of people living in Scotland including, in particular, the housing needs for older people and disabled people,
 - This proposal contributes to the housing needs outcome by providing an improved, modern and accessible home
2. Improving the **health and wellbeing** of people living in Scotland,
 - This proposal contributes to the health & wellbeing outcome by providing an energy-efficient, affordable to run and healthy home
3. Increasing the **population of rural areas** of Scotland,
 - This proposal contributes to the increasing the population of rural areas outcome by increasing the accommodation possible within the existing building and grounds
4. Improving **equality** and eliminating discrimination,
 - This proposal does not have any negative impacts on improving equality and eliminating discrimination and will not be implemented in a way that could go against this outcome
5. Meeting any targets relating to the **reduction of emissions** of greenhouse gases, and
 - This proposal has been designed to reduce emissions by including energy demand reduction techniques including high levels of insulation, high levels of air tightness, construction detailing to minimise heat loss and the inclusion of renewable energy systems
6. Securing positive effects for **biodiversity**.
 - The garden ground is limited but improvements to the landscaping will take recognition of the need to improve biodiversity and encourage wildlife habitats through the use of native plants and planting for wildlife

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NPF4 Policies and Scottish Borders Council Supplementary Planning Guidance

The proposals have been assessed against the 6 overarching principles of NPF4. The following section outlines the specific policies and supplementary planning guidance outcomes relevant to this proposal.

NPF4 makes reference to extensions in Policy 7 – Historic assets and places and Policy 22 – Flood risk and water management.

NPF 4 Sustainable Places

NPF4 Policy 1: Tackling the climate and nature crises

Policy Intent:

To encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

Policy Outcomes:

Zero carbon, nature positive places.

NPF4 Policy 2: Climate mitigation and adaptation

Policy Intent:

To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

Policy Outcomes:

Emissions from development are minimised; and
Our places are more resilient to climate change impacts.

This proposal is for the low energy retrofit and extension of the existing house which needs substantial improvement to provide a modern home and protect the long-term health of the building.

The proposals include:

- Use of natural, low-embodied carbon materials
- Retention of the existing traditional building structure
- Natural insulation in the existing building retrofit to protect the long-term health of the building
- High levels of insulation in the extension

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- High quality building techniques to minimise heat loss
- Renewable energy systems

Scottish Borders Council Supplementary Guidance - Use of timber

- The proposed extension will be constructed using a timber frame
- New windows and external doors will be timber
- The proposal contributes to carbon capture, uses low-embodied carbon construction to provide an energy efficient design

NPF4 Policy 6: Forestry, woodland and trees

Policy Intent:

To protect and expand forests, woodland and trees.

Policy Outcomes:

Existing woodlands and trees are protected, and cover is expanded.
Woodland and trees on development sites are sustainably managed.

There are no substantial trees affected by these proposals.

There is one small natural regeneration tree growing into the boundary fence which will be removed, and maintenance work will be carried out on existing hedges to establish existing boundaries and protect privacy

Scottish Borders Council SPG Trees – Landscape and development

- All retrofit and extension work is contained within the footprint of the existing built-on area and garden ground immediately adjacent to the existing house
- No trees need to be felled for the proposals and all the ground within the application site is garden ground

NPF4 Policy 7: Historic assets and places

Policy Intent:

To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

Policy Outcomes:

The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.

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Redundant or neglected historic buildings are brought back into sustainable and productive uses.

Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.

The existing house is a Category C listed building within Skirling Conservation area and identified as part of the Prime Frontage in Scottish Borders Council SPG on window and door replacement.

The design proposals retain the existing frontage and open-up the existing front door to reverse previous alterations to the frontage.

The proposed extension has been carefully designed to avoid changes to existing rooflines and minimise visibility of any changes from Skirling Green.

The design protects the historic value of the property and surroundings

Scottish Borders Council SPG Windows and doors and Skirling Prime Frontages map

- The 2 existing windows in the Skirling Green elevation of the property are fixed, single glazed windows with 10-pane subdivision
- The front door in the Skirling Green elevation of the property had been previously blocked up which has been covered by the timber sliding door
- The front windows will be replaced with timber double glazed windows maintaining the 10-pane subdivision in a single opening sash
- The front door will be opened up with a new timber double or triple glazed door
- The existing timber sliding door and mechanism will be refurbished and reinstated to maintain the original appearance of the historic frontage
- Windows to the rear elevation and the extension will be timber double or triple glazed casement windows
- SPG Appendix 2 & Appendix 3 information is included in the submission documents

NPF4 Policy 11: Energy

Policy Intent:

To encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS).

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Policy Outcomes:

Expansion of renewable, low-carbon and zero emissions technologies.

This proposal includes the following renewable energy systems:

- Air Source Heat Pump (ASHP) – to provide heating and hot water
- Solar Thermal panels – to provide additional input to hot water
- Solar PV panels and battery storage – to provide electricity generation and storage for use in the house

Scottish Borders Council SPG - Renewable energy

All the systems shown above are at the rear of the property so they do not affect the historic Prime Frontage and will have very limited visibility from the Skirling Green side of the house

- The ASHP will be positioned in the rear garden. The proposed ASHP unit is the Mitsubishi Ecodan R32 Ultra Quiet PUZ Monobloc Air Source Heat Pump which will meet the guidance for installation contained in the Householder Permitted Development Rights including positioning and noise
- The solar PV panels will be in-roof mounted
- The solar PV and thermal systems are shown on the east and west roof slopes of the extension

Liveable Places

NPF4 Policy 14: Design, quality and place

Policy Intent:

To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

Policy Outcomes:

Quality places, spaces and environments.

Places that consistently deliver healthy, pleasant, distinctive, connected, sustainable and adaptable qualities.

Section 5 below covers this policy in detail based on Scottish borders Council SPG Placemaking and Design and Section 6 below covers Scottish Borders Council SPG Privacy and Sunlight Guidance

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NPF4 Policy 19: Heat and cooling

Policy Intent:

To encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.

Policy Outcomes:

Development is connected to expanded heat networks which use and store heat from low or zero emission sources.

Buildings and places are adapted to more extreme temperatures.

- The design proposal includes low-energy design based on the PassivHaus EnerPHit approach which uses passive design solutions to achieve low energy demand and take into account natural or passive solutions such as siting, orientation, and materials.

NPF4 Policy 22: Flood risk and water management

Policy Intent:

To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding.

Policy Outcomes:

Places are resilient to current and future flood risk.

Water resources are used efficiently and sustainably.

Wider use of natural flood risk management benefits people and nature.

- The SEPA Flood map does not identify any risk of flooding for the property

Scottish Borders Council SPG Sustainable Urban Drainage Systems

- Due to the removal of the existing extensions and shed at the rear of the property, there is a minimal 13% increase in roof footprint area.
- The existing drainage arrangements will be used and any required repairs to the existing drainage system will be carried out as part of the construction works

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5.0 Placemaking and design

a) Explain the policy or approach adopted to the design and how any policies relating to design in the development plan have been taken into account

- This proposal is for the retrofit of an existing traditional building, removal of rear extension and shed, and the construction of an extension to the rear of the property
- The house is Category C Listed and within the Skirling Conservation Area Prime Frontage, so the primary design consideration has been the preservation and enhancement of the historic context and features of the building
- In addition, the proposals allow the opportunity of undoing past changes which have not enhanced the property
- The rear extension and shed that are being removed are in poor condition and do not provide a positive impact on the building and surroundings. The proposed extension provides a cohesive design for the new home and a more attractive setting for the neighbouring properties

(b) describe the steps taken to appraise the context of the development and demonstrate how the design of the development takes that context into account in relation to its proposed use;

- The existing house is part of a terrace of traditional and modern houses forming the south-east boundary of Skirling Green which is designated as Prime Frontage within in the Skirling Conservation Area.
- The existing houses are a mix of single storey and one and a half storey properties. All the properties are slate roofed with a mixture of natural stone and rendered external walls.

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- The carport which is joined to the existing house was built as part of the modern development at The Limes
- There are rear extensions to most of the properties in the terrace including the immediately adjacent houses.
- The existing shed on the site has a red corrugated sheeting roof and timber cladding to the walls. The shed is tight against the boundary to The Limes on 2 sides with timber and corrugated sheeting to the walls. The shed is open fronted facing the carport and has a dirt floor. The shed is in very poor condition, is not capable of renovation for conversion to habitable accommodation and there are no features which merit retention.
- The existing house is single storey and does not offer the option of accommodation in the roof space without altering the existing roof.

The following principles have informed the design:

1. Enhancing and preserving the Prime Frontage of the property
2. Working with the limitations of the existing traditional building form
3. Ensuring the proposed changes are discrete to minimise visibility from Skirling Green
4. Incorporating renewable energy systems in the design

The proposed design successfully achieves these objectives.

- The extension matches the existing width of the house, and the roof lines, pitch, eaves, and ridge heights also match the existing
- The cladding of the extension is corrugated sheeting as suggested by the Scottish Borders Council Heritage Design Officer

Scottish Borders Council SPG Placemaking and design includes 2 areas of guidance relating to extensions to properties in Section 5.7 Design action points

12. It is of a scale, massing, height and density appropriate to its surroundings and, where an extension or alteration, appropriate to the existing building.

- **Density and Use:**
 - There is no increase in density as a result of this proposal

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- The footprint of the house is only increased by 13% with adequate access allowed around the property and generous garden ground remaining.

▪ **Scale, Massing and Form:**

Skirling Green frontage

- The existing terrace of buildings on Skirling Green form a consistent frontage on the south-east side of Skirling Green
- The existing houses have very varied roof heights with ridge lines running parallel to the road frontage
- Single storey houses generally have plain roofs with gable chimneys
- The Old Joiners Croft adjoining the application property is 1 ½ storey with a higher ridge line and peaked dormer windows facing Skirling Green. The ridge line of the roof of The Old Joiners Croft is the second highest in the terrace
- The Limes development includes a terrace of 1 ½ storey properties with gabled dormers facing Skirling Green. The ridge line of the roof on these properties is the highest in the terrace
- The Old Joiners Shop which forms this application has a ridgeline between the highest and lowest ridges. Ridge levels have been identified on the topographical survey and are shown on the submitted drawings

Rear frontage

- The rear frontages of nearly all properties in the terrace have extensions
- These range in size from single room extensions to a large 2-storey gabled extension on The Old Joiners Croft adjacent to the application site.
- The modern development at The Limes has a varied rear elevation with extensions and roof peaks
- The Old Joiners Shop which forms this application has a small modern lean-to extension and also a large, decrepit agricultural style shed positioned on the boundaries with The Limes

The Old Joiners Shop

- The Old Joiners Shop is a single storey traditional stone building which has been converted to a dwelling
- The building has a higher ridge height than other single storey buildings in the Skirling Green terrace with the roof height between the single and 1 ½ storey properties however this does not provide sufficient headroom for upper level accommodation
- The Old Joiners Croft adjoins the property on one side with a modern slate roofed carport on the other side which was constructed as part of The Limes development

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- The Old Joiners Shop has different characteristics from other properties including
 - Different window proportions
 - Sliding workshop door
 - Open carport
 - Out of character additions to the rear of the property

Proposed scale

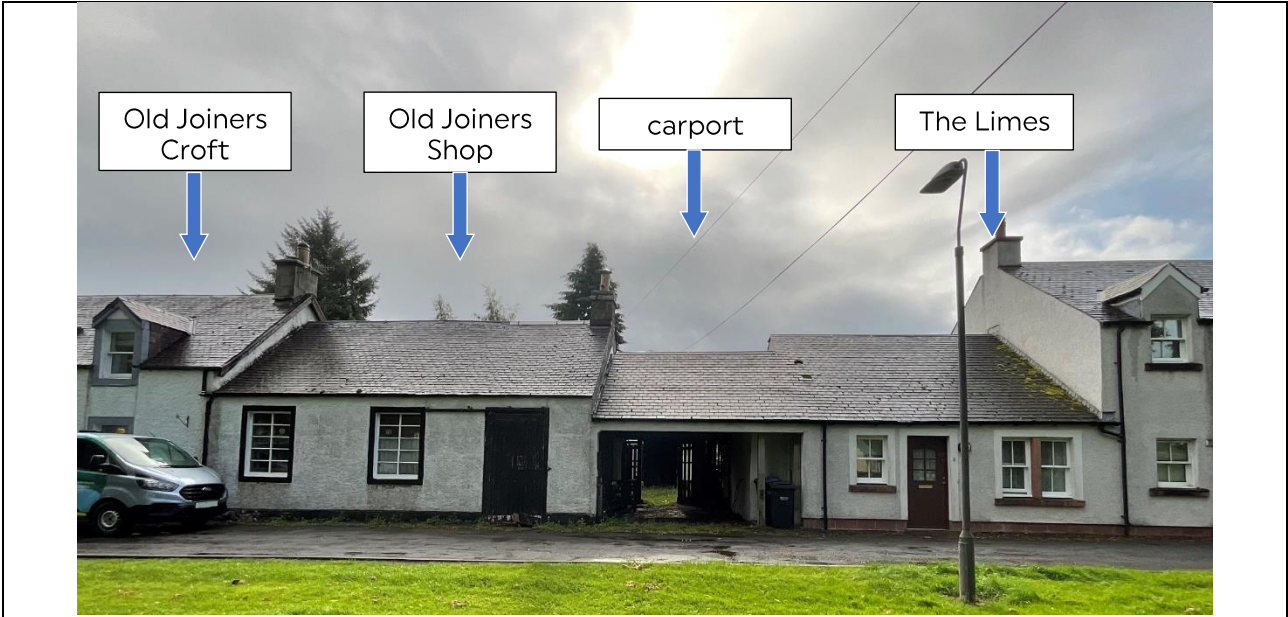
- The proposed design includes the retrofit of the existing traditional stone building and the construction of a new extension to the rear
- The existing rear extension and old shed will be removed
- The footprint of the house with the new extension will only be 13% bigger than the existing footprint of buildings on the site
- The proposed extension is designed to not extend above the existing roofline to preserve and maintain the existing appearance of the Old Joiners Shop from Skirling Green
- The scale of the proposals represents a minimal change from the existing footprint of the house and does not affect the historic character of Skirling Green

Proposed massing and form

- The proposed extension replaces the existing lean-to extension and the shed, both of which are in a poor state of repair, are not capable of conversion or renovation to provide habitable accommodation
- The shed is a large structure for the residential setting and the replacement with an extension set away from the adjoining boundaries will create a more appropriate building form
- The width of the extension is the same as the existing building
- The Old Joiners Croft which adjoins the application property has a 2-storey gabled extension projecting into the garden. This extension is taken up to the higher ridge line of this property and is higher than the proposed extension in this application
- The resulting massing and form of the proposed design is in keeping with the existing properties

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Skirling Green frontage



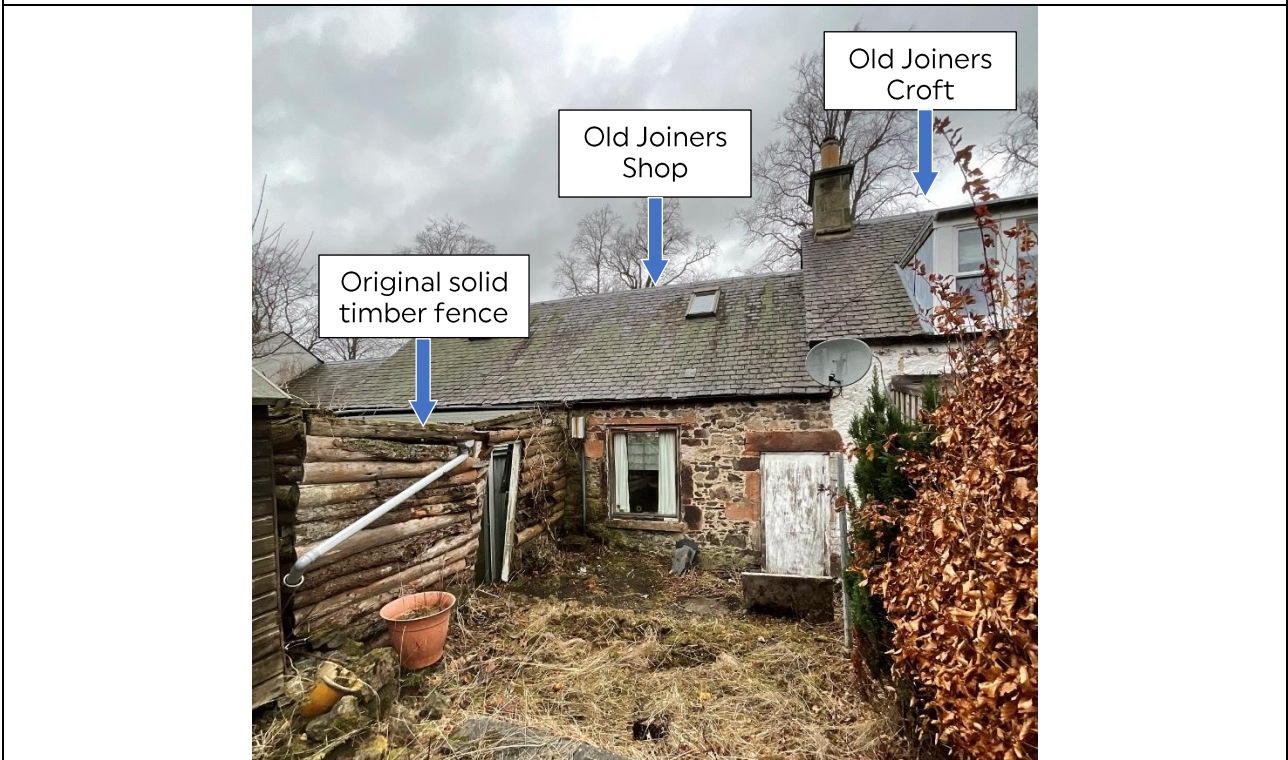
Rear garden frontage

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Rear view from The Limes



Original solid timber fence – approximate line of proposed extension wall

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13. It is finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality and, where an extension or alteration, the existing building.

- **Materials and colour:**

- The existing building finishes are all to be retained as existing and repaired as required so there will be no change to the Prime Frontage or the historic setting of the property.
- The extension is to be roofed with slate matching existing around roof-mounted renewable energy systems
- The extension is to be and clad with vertical corrugated metal cladding. This provides a contrast of materials to allow the existing building form to be clearly visible.

(c) Consultations on issues relating to the design principles and concepts that have been applied to the development and what account has been taken of the outcome of any such consultation

- This proposal is for an extension to an existing house. There is no wider impact from the proposals as there is no change to building use however the impact on neighbours has been considered.
- Informal discussions have been held with neighbouring residents since the beginning of 2022 to advise them of the proposals and ask for comments or queries. Prior to submission of the application, all consultations were positive and there have been no adverse comments on the proposals.
- A meeting has been held with a representative of Eildon Housing Association to run through the proposals. The discussion covered issues such as impact of the proposals on neighbours, measure to ensure safety of neighbours during the works and shared boundaries

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6.0 Privacy, daylight and sunlight

Privacy

- The existing property boundaries to neighbours will be maintained
- There are no windows facing into the site from The Limes development
- The other neighbouring property is fully screened at ground level with close boarded fencing and hedging at least 1.8m high. There are no upper-level windows facing into the site
- The boundary to The Limes development is a 1.8m high close boarded timber slat fence installed by Eildon Housing Association. This will be maintained in the current position and would only be altered with the agreement of Eildon Housing Association
- New windows in the extension facing The Limes are all below the fence line as shown on drawing 907-A(05)001 Proposed Elevations
- The windows in the extension facing the boundary with The Old Joiners Croft are both fully screened by the existing solid timber fence and hedge which is a minimum of 0.5m above the proposed window head height ensuring appropriate privacy between the properties
- 2 roof windows are included in the new roof. The roof windows are at high level so no one will be able to stand in this window ensuring privacy between the properties
- The Old Joiners Croft currently has a first-floor dormer which fully overlooks the garden to The Old Joiners Shop however it is recognised that the nature of terraced properties gives rise to these situations. Care has been taken in the proposed design to avoid replicating this situation
- The applicant currently enjoys the right to use the garden ground of the application site so there is no new use of the ground or change in privacy resulting from this application
- The proposals do not present any reduction of privacy between properties

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Access to daylight and sunlight

- Drawing 907-A(04)004 shows the daylight and sunlight angle calculations in accordance with the Scottish Borders Council guidance
- There are no windows facing the site from The Limes development
- The other neighbouring property is fully screened at ground level with close boarded fencing and hedging at least 1.8m high. There are no upper-level windows facing the site and there is a first-floor dormer window facing towards the property's garden
- Due to the removal of the shed, there is an improvement in relation to the existing conditions for The Limes property
- Although the horizontal angle suggests a small decrease from the upper dormer window of The Old Joiners Croft, when this is translated to the elevations there is a very small amount of glazing at the bottom of the window that is affected which will not give rise to a reduction in daylight or sunlight for the neighbouring property

Privacy, access to daylight and sunlight conclusion

- Taking into account the existing situation on the site, this proposal does not present any loss of privacy or access to daylight or sunlight for neighbouring properties