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SUPPORTING STATEMENT
FOR WORKS IN CONNECTION WITH
AN EXTENSION TO THE OLD BACONRY, TWEEDHILL, PAXTON TD15 1XQ

Issued For : PLANNING
Revision : -
Date : 08.01.2024

00.00 INDEX

01.01 APPLICATION
Creation of new front extension to create new entrance area and bathroom on the second floor, and new contemporary rear extension.

01.02 APPLICANT
Ross and Emily Simpson, The Old Baconry, Tweedhill, Paxton TD15 1XQ

01.03 ARCHITECT
Staran Architects Ltd,
49 Cumberland Street, Edinburgh EH3 6RA

01.04 INTRODUCTION
This report has been prepared by Staran Architects to support the presented design drawings for 60 The Old Baconry, Tweedhill, Paxton TD15 1XQ

The content of this report will focus on the existing existing property layout and design.

Staran Architects have been engaged due to their extensive with rural alterations and extensions, with care taken to rearrange the property and modestly extend in keeping with the properties surroundings.

02.00 SITE DETAILS

The existing property was built in the 1990s, in a traditional style, and within the grounds of a period property estate. It is set over two levels, with a rendered external finish, sash and case windows, and a slate roof.

To the rear of the property is a conservatory addition, which is not part of the thermal envelope of the building.

Fig 02-A Existing Rear of Property

03.00 BRIEF

The existing ground floor of the property is sprawling, and clumsy in its layout.

A small entrance area opens into a large family room, which lacks definition, with a large kitchen adjacent to it, and a smaller living room off this.

On the second floor, the property has a very small family bathroom, which is out of scale with the rest of the house.

The brief is to create a more formal entrance to the property by means of a front extension. This extension can extend over two levels to allow the family bathroom to be enlarged. The design of this should be in keeping with the rest of the property.

A reconfiguration of the ground floor should then be proposed allow for modern living with a kitchen, living, dining space that acts as the hub of the home, with pockets of intimate space off this zone. This will be done by removing some internal walls, and removing the rear conservatory and replacing with a contemporary extension that becomes part of the thermal envelope.

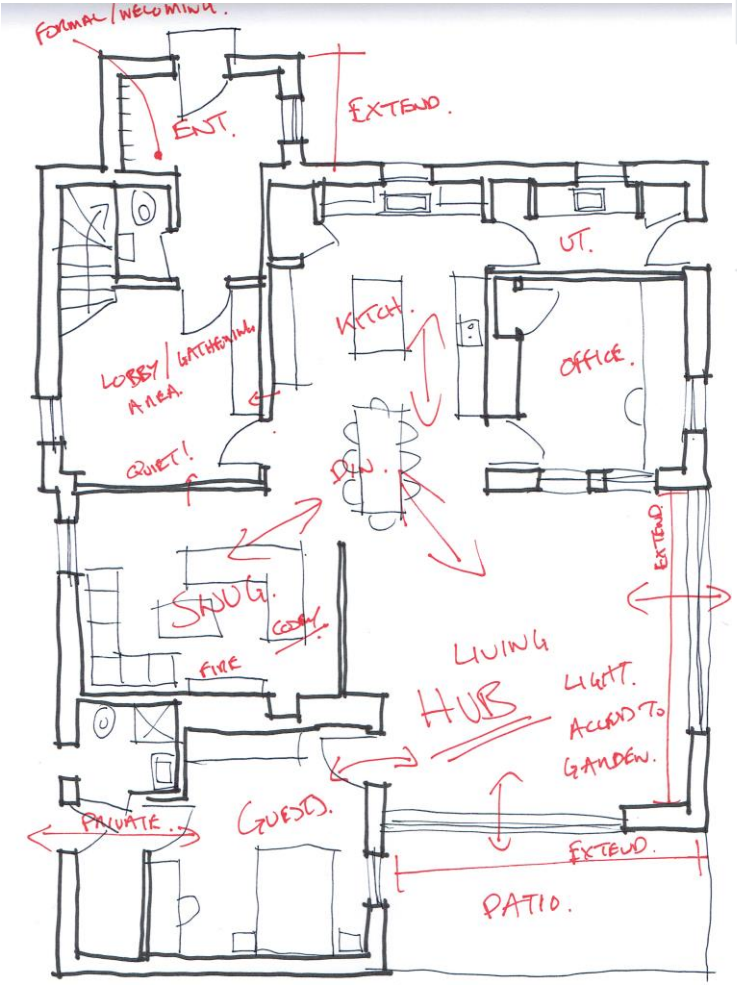

Fig 03-A Initial Design Thoughts

04.00 DESIGN

A small footprint, two story extension is proposed to the front of the property. This will house a new entrance area and enlarged bathroom. The use of render and slate to tie it into the existing is preferred, making the extension look like it was part of the original design. The existing façade lacks any articulation which is unusual for this style of property.

To the rear, a contemporary, timber clad extension is proposed, which contrasts and compliments the original building. Aluclad windows and flashing are proposed to give the extension a very clean look.

Fig 04-A Rear Extension CGI

05.00 MATERIALS

Timber cladding is proposed to the rear extension, with the roof to this area to be a single ply rubberized membrane, which provides a greater life time guarantee than traditional roofing materials such as slate and tiles.

All of the materials to the rear extension have been chosen to ensure they complement the tones and materials used on the existing property. This refined material palette combined with the proposal's simple geometry, crisp detailing all aim to ensure a contemporary and enduring architectural aesthetic.

06.00 ENERGY

The new extensions will be highly energy efficient employing best principles for natural daylighting and ventilation. This will include high levels of insulation, energy efficient glazing and detailing to ensure the building has an appropriate air tightness level.

Fig 05-A Timber Cladding to Rear Extension

Fig 05-D Traditional Render to Front

Fig 05-C Slate Roof to Front Extension

Fig 05-D Alu-clad windows


Proposed Site Plan
Scale 1:200
New Extension
New Extension
Existing Site Plan
Scale 1:200
Existing conservatory
Do not scale from this Drawing.
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- PLANNING ISSUE 08.04.24
REV Notes Date
Project
Extension and Alterations to The Old Baconery, Paxton TD15 1XQ, on behalf of Emily and Ross Simpson of the Old Baconry
Drawing Title
Existing and Proposed Site Plan
Job Number Drawing Number Revision Scale @ A1
2352 GA(00)001 - 1:200
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Proposed Ground Floor Plan
Hall
WC
Guest Suite
Living
'Library'
WC
Vestibule
Kitchen
Dining
Terrace
Sun
Office
Pantry
St.
St.
Existing Ground Floor Plan
Scale 1:50
Hall
WC
WC
Family Room
Entrance
Office
St.
Kitchen
St.
St.
Conservatory
Living Room
Pantry
St.
Downtakings Ground Floor Plan
Scale 1:50
Hall
WC
WC
Family Room
Entrance
Office
St.
Kitchen
St.
St.
Conservatory
Living Room
Pantry
St.
Do not scale from this Drawing.
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Downtakings Shown in a Red Dashed Line
Yellow hatch indicates new works
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REV Notes Date
Project
Extension and Alterations to The Old Baconery, Paxton TD15 1XQ, on behalf of Emily and Ross Simpson of the Old Baconry
Drawing Title
Ground Floor Plans
Job Number 2352
Drawing Number GA(00)002
Revision -
Scale @ A1 1:50
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Proposed First Floor Plan
Scale 1:50
Snug
Bedroom
Bedroom
Landing
St.
Bathroom
Ensuite
Balcony
Master Bedroom
Existing First Floor Plan
Scale 1:50
Bedroom
Bedroom
Bedroom
Landing
Bathroom
Ensuite
Master Bedroom
Downtakings First Floor Plan
Scale 1:50
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Project
Extension and Alterations to The Old Baconery, Paxton TD15 1XQ, on behalf of Emily and Ross Simpson of the Old Baconry
Drawing Title
First Floor Plans
Job Number Drawing Number Revision Scale @ A1
2352 GA(00)003 - 1:50
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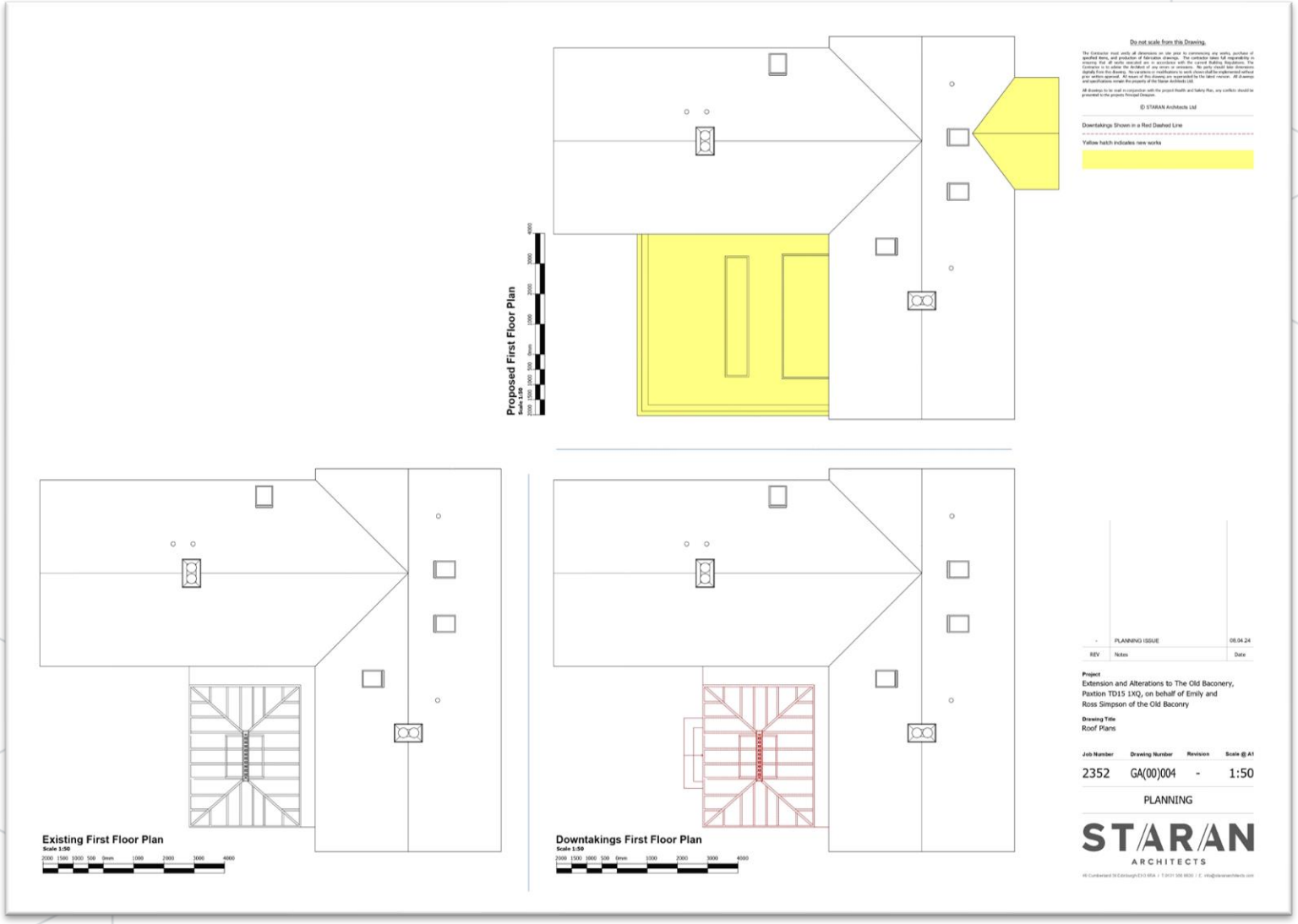
Proposed First Floor Plan
Scale 1:50
Existing First Floor Plan
Scale 1:50
Downtakings First Floor Plan
Scale 1:50
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Project
Extension and Alterations to The Old Baconery, Paxton TD15 1XQ, on behalf of Emily and Ross Simpson of the Old Baconry
Drawing Title
Roof Plans
Job Number Drawing Number Revision Scale @ A1
2352 GA(00)004 - 1:50
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Proposed Elevation 1
Scale 1:50
New front extension, stone detailing, render and slate roof to match existing
Proposed Elevation 2
Scale 1:50
Existing Elevation 1
Scale 1:50
Existing Elevation 2
Scale 1:50
Do not scale from this Drawing.
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Project
Extension and Alterations to The Old Baconery, Paxton TD15 1XQ, on behalf of Emily and Ross Simpson of the Old Baconry
Drawing Title
Elevations 1 & 2
Job Number Drawing Number Revision Scale @ A1
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Proposed Elevation 3
Scale 1:50
Alu-clad windows
Timber cladding
Proposed Elevation 4
Scale 1:50
Existing Elevation 3
Scale 1:50
Existing Elevation 4
Scale 1:50
Do not scale from this Drawing.
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Extension and Alterations to The Old Baconery, Paxton TD15 1XQ, on behalf of Emily and Ross Simpson of the Old Baconry
Drawing Title
Elevations 3 & 4
Job Number 2352
Drawing Number GA(00)007
Revision -
Scale @ A1 1:50
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