

Ellerslie House - Design Statement

Single storey ground floor extension.

April 2023



Introduction

The following Design Statement has been prepared to supplement the Section 73 Minor Material Amendment planning application for the alterations to the approved ground floor extension to the above private residence. This Statement is to be read in conjunction with the planning application drawings, application forms and certificates of ownership. The following sections will explain how the design concept for the proposal has developed, and how it promotes the application of high-quality design.

Process

The previously approved planning application (planning application number 3/2022/0017, granted 22/02/22) details a scheme for a single storey ground floor extension to Ellerslie House to provide specialised living and care spaces for our client, who has complex care needs. The extension will house specific items of therapy equipment required for the client, such as a hydrotherapy pool and sensory room. After this planning approved scheme went out to tender it was apparent that the proposal was vastly over budget and was not achievable in its current state. GA Studio have been appointed to revise the scheme to ensure that this much needed extension could be realised, and to improve the scheme to better support the clients care needs where possible.

The aim of the proposed alterations to the approved drawings from application 3/2022/0017 is to provide the additional specialised living and care space required for the client in a way that is achievable within their budget whilst also adhering to the design principles and overall massing of the approved scheme.

The alterations include:

- A reduced extension footprint at the rear of the property to reduce overall build cost and to allow natural light to enter into the existing kitchen, hallway and new therapy pool area via a new courtyard. Creating this courtyard also allows 3no. original existing windows on the main house to be maintained as externally visible (on the approved scheme one of which would have had to have been completely omitted due to its lintel height).
- A new and improved internal layout has been designed with input from the clients Occupational Therapist and Physiotherapist which has resulted in changes to the fenestration on the elevations. Overall, the amount of glazing is very similar to that on the approved drawings.
- Omission of the glazed canopy over the entrance door to be replaced with a continuation of the overhang that covers 3 sides of the extension to reduce build costs, and remove incongruous ornament; maintaining simplicity of the overall design ethos.
- The entrance door has been changed from a timber double door with vertical office-like vision panels to a wider single timber door with a large glazed side-light for improved ease of use and improved light transmission.

- Changes to the external building material to save cost. The approved drawings show the extension to be fully clad in random uncoursed stone, like the front elevation of the existing property. We have proposed the extension to be clad in random uncoursed sandstone on the front elevation only and the side and rear elevations will be finished in an off-white render, to be in keeping with the existing property.

Scale & Appearance

The proposed alterations to the scheme aim to preserve the existing scale and appearance from the approved drawings. From the public highway the extension will have a similar mass and materiality, the alterations in many ways slightly reduce the impact of the extension from the street. With the omission of the “glazed roof lights with solid upstands” and the increase in glazing the proposed front elevation is more lightweight than the approved scheme.



The rear elevation is not visible from any public highway and therefore the proposed reduction in the extension footprint, and new courtyard space this creates would not be visible. This reduction in footprint not only reduces overall build cost but the courtyard also allows for the windows into the kitchen and hallway of the existing property to be retained; allowing natural light to enter these spaces. The new windows that face onto the proposed courtyard on the side elevation of the extension allows for a visible link between the existing property and the new extension.



Materials

For the external finish of the extension, we are proposing that only the front elevation is clad in random uncoursed sandstone and the side and rear elevations will be clad in an off-white render. We feel this is more in keeping with the existing property as it too only has the random uncoursed stone on the front elevation, with render on the sides and rear.



Image of the existing render of the property



Image of the existing stone work of the property

Proposed Materials

1. Stone Wall Cladding

Stone wall cladding to clad the front elevation to match the existing house

Product: Random Grey/Brown/Blue Sandstone

Colour: Grey, brown and blue



<https://www.realstonecladding.co.uk/random-sandstone>

2. Render

New off-white render to clad the rear and side elevations.

Product: K-Rend K1 Silicone Render

Colour: Sterling White



<https://www.k-rend.co.uk/products/renders/silicone-tc15>

Access/Security

The main access in to the extension as shown on the approved drawings has been retained, with the only change being that the entrance door itself is proposed to be a wider single door for better DDA access, instead of a double door. This not only is easier for access into the extension but it also allows for more light into the entrance.

On the side and rear elevations access doors have been shown at the required locations, and where required ramps up to the doors have been shown.