

PROPOSED EXTENSION AND ALTERATIONS TO
EAST LODGE, BLYTH BRIDGE
WEST LINTON EH46 7AQ

For Alasdair Mackenzie

Design Statement and Supporting Information

November 2021



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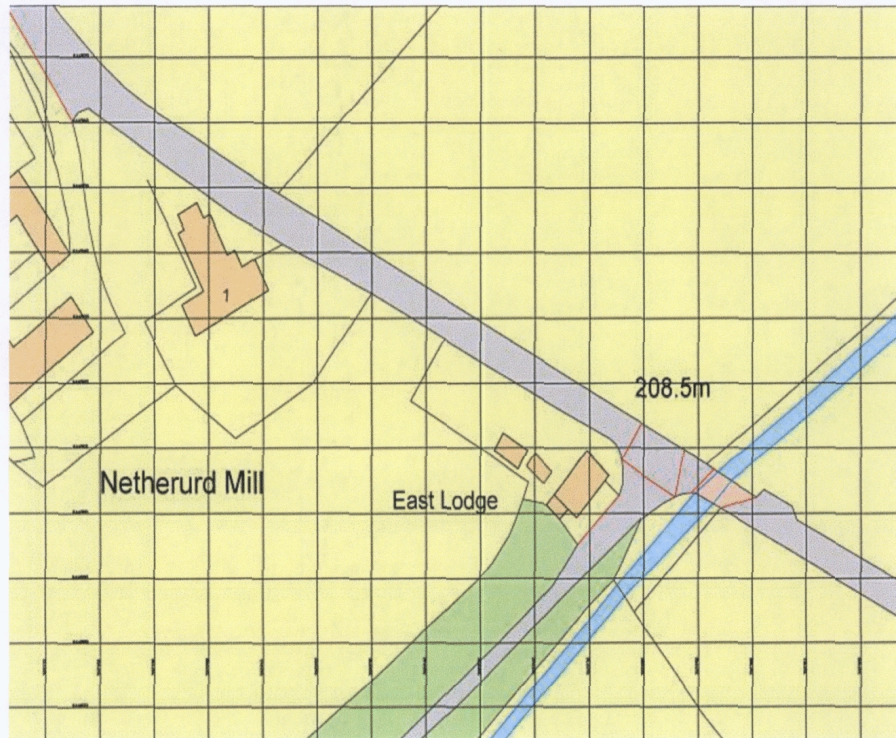
INTRODUCTION / SITE DESCRIPTION

The proposal is to demolish an existing extension and out buildings and construct a new extension to the rear of the existing property and to the gable end, as part of the renovation works taking pace to the existing building, with the roof requiring to be replaced.

The extension to the gable end will replace an existing garage / store and house a new utility room with bedroom on the first floor. Two new dormers are to be formed in the existing roof to provide additional space and day lighting, as part of the roof replacement works.

The new extension to the rear is to form the main living space, incorporating dining room, a large open plan living space and stairwell access to the first floor. The first floor will incorporate a master bedroom with en-suite and balcony area, with a hallway space linking to two bedrooms and a bathroom within the converted attic space over the existing lodge house.

The site is located just outside the village of Blyth Bridge, just off the A72.



Site Location Plan



Aerial Plan of Site

EXISTING SITE PHOTOGRAPHS



View of front elevation looking West.



View of rear elevation and existing extension.



View of existing extension and shed.



View of existing shed.



View of garden to north east of site.



View of existing building from south east.



View of garage/ shed on gable.



View of west boundary.



View of west boundary.



View down road where new parking access to be formed.



View at end corner of site where new parking to be formed.

PROPOSALS

The proposal is to demolish the existing kitchen extension to the rear and garage / store on the gable end of the lodge and construct a new extension on the gable end and to the rear of the existing property to increase the size of the living accommodation.

With the existing roof structure being riddled with woodworm and rot, resulting in the whole roof structure requiring to be replaced, the proposal is to raise the height of the roof by approximately 1m to provide additional head height within the roof space to accommodate additional floor space for three bedrooms, a bathroom and en-suite.

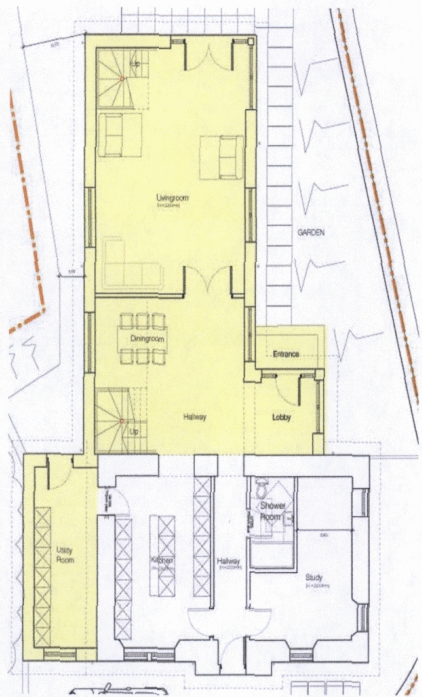
The extension to the gable end will house a new utility room accessed through an existing opening from the kitchen with a bedroom within the roof space on the first floor. To the front elevation, three new dormers are to be formed, two within the existing roof to provide additional space and day lighting as part of the roof replacement works and one within the new section of roof. The gable extension is to be finished in mixed sandstone to differentiate the extension from the existing red sandstone building. The roof is to have a slate finish, to tie in with the existing lodge house. The dormers are to have a slate finish to the roof and walls, with lead flashings.

The new extension to the rear is to form the main living space, incorporating a large open plan living space and stairwell access to the first floor. The first floor will incorporate a master bedroom with en-suite and balcony area, with a hallway space linking it to the two bedrooms and bathroom within the converted attic space over the existing house.

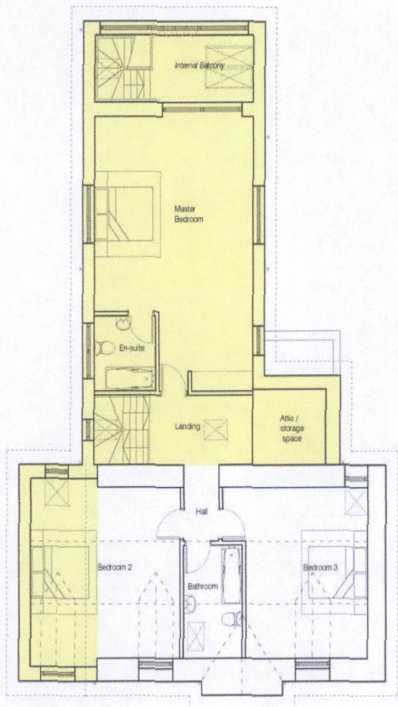
The extension is to be finished in mixed sandstone with re-constituted stone door and window surrounds to the height of the existing building stone walls. Above, the walls are to be clad with vertical Scottish larch. The roof is to have a slate finish to tie in with the existing lodge house roof.

Photovoltaic panels are to be fitted on the south west roof elevation, to improve the environmental credentials of the property.

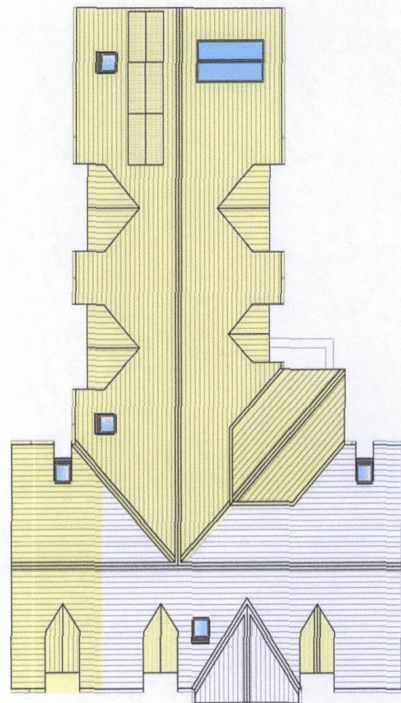
Within the garden the existing boundary wall opening, which has been re-built, is to be removed to allow access to two new off street parking bays at north corner of site, with a paved footpath providing access to the new extension entrance.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

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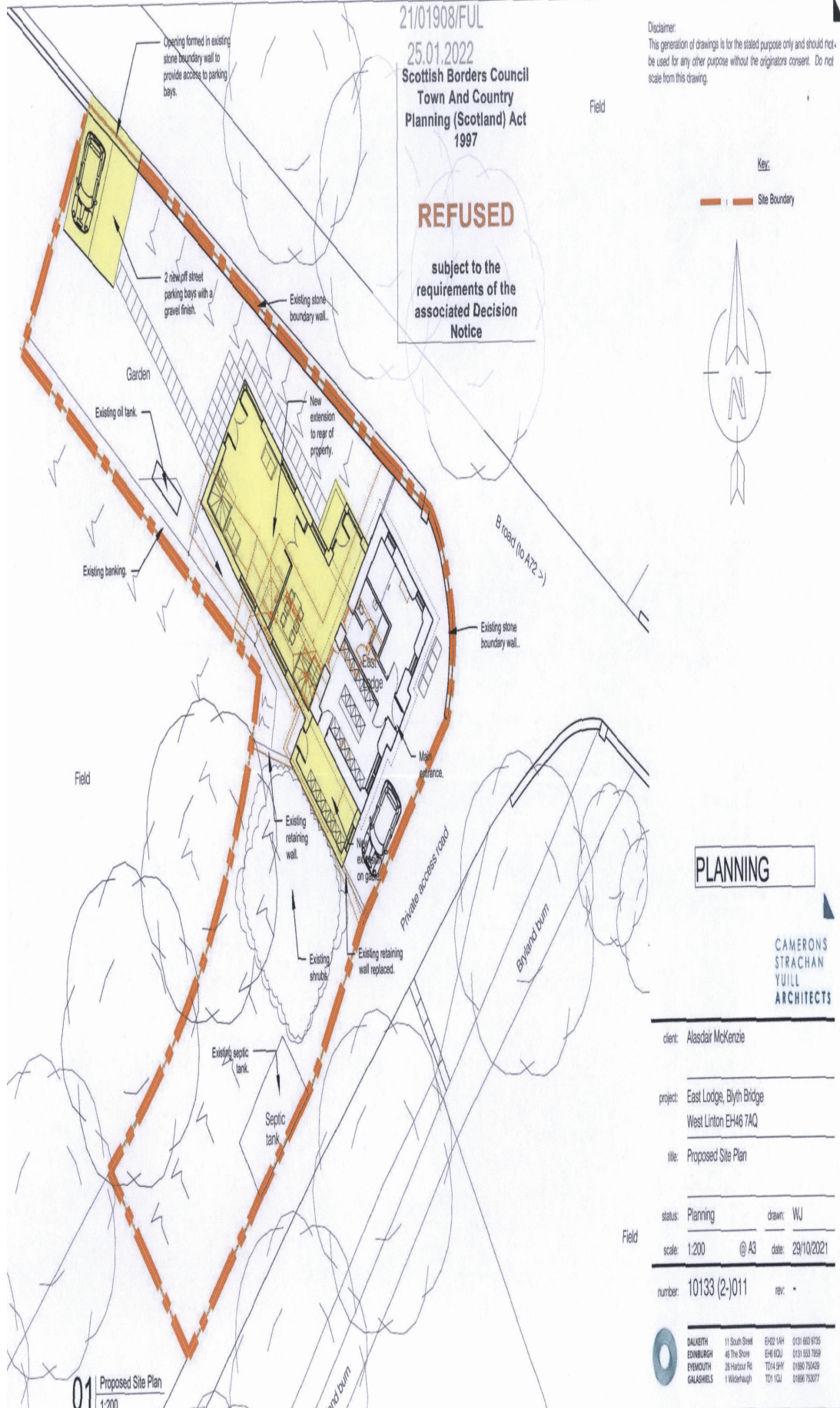
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PLANNING

CAMERONS
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ARCHITECTS

client: Alasdair McKenzie

project: East Lodge, Blyth Bridge
West Linton EH48 7AQ

title: Proposed Site Plan

status: Planning drawn: WJ

scale: 1:200 @ A3 date: 29/10/2021

number: 10133 (2)-011 rev: -

DALKEITH	11 South Street	EH22 1JH	0131 663 9735
EDINBURGH	45 The Shore	EH6 6DU	0131 553 7859
EYEMOUTH	28 Harbour Rd	TD14 3HT	01890 750428
GALASHIELS	1 Wickhoush	TD1 1QJ	01896 753077

01 Proposed Site Plan
1:200



Proposed South East Elevation



Proposed North East Elevation



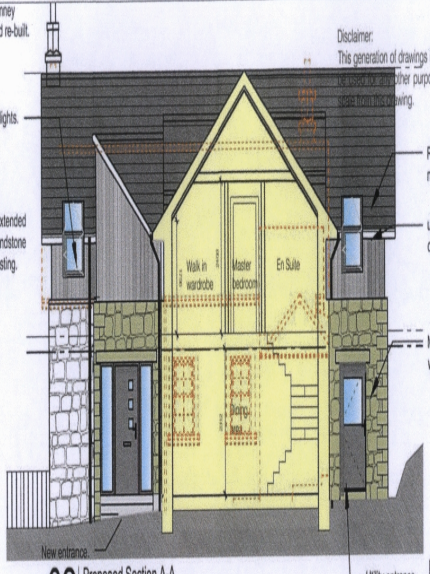
Proposed North West Elevation



Proposed South West Elevation



01 Proposed South East Elevation
1:100



02 Proposed Section A-A
1:100



03 Proposed North West Elevation
1:100



04 Proposed South West Elevation
1:100



05 Proposed North East Elevation
1:100

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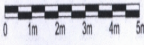
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LEGEND
--- Site Boundary

FINISHES:
Walls: Stone.
Opening Surrounds: Re-constituted stone. Colour: Grey

Windows:
Timber windows. Colour White.

Doors:
Timber doors. Colour: Anthracite Grey, RAL 7016

Roof & Flashings:
Natural slate.
Flashings: Colour dark grey.

Downpipes:
uPVC. Colour Black, RAL 7026

client: Alasdair McKenzie

project: East Lodge, Blyth Bridge
West Linton EH46 7AQ

title: Proposed Elevations

status: PLANNING draw: WJ

scale: 1:100 @ A3 date: 16/08/2021

number: 10133 (2)-014 rev: A

DALKEITH	11 South Street	EH22 1AH	0131 668 9735
EDINBURGH	48 The Shore	EH6 6QU	0131 558 7659
FYFEMOUTH	28 Harbour Rd	TD14 9HT	01890 750429
GALASHIELS	1 Widdelburgh	TD1 1LQ	01896 753077

CONCLUSION

The existing lodge house is currently in a dilapidated state, with a rotten, structurally unsound roof. The proposed alterations and extension to the lodge house will upgrade the existing property, with the replacement of the rotten roof structure, bringing it up to modern standards in terms of structural integrity and insulation.

The increase to the size of living accommodation to provide a large open plan living space and additional first floor bedroom accommodation, upgrades the building from a modest one bedroom property to a larger three bedroom family home. The refurbishment and upgrade of the existing lodge house will restore and improve the overall visual appearance of the existing structure, whilst forming a larger more modern family friendly home.