

## 8. STATEMENT.

Our original application was for the installation of a large triple glazed roof light to the rear of our pitched roof. Subsequently refused by ELC 'due to it's size, linear form and modern style', our architects then redesigned the window to include partitioning, to give it a more "tradition feel" and another option of velux windows that we would settle for, if this was all that we could agree upon.

These options were then also refused and in discussions between ELC and our architects, Chambers McMillan, ELC stated that only small velux windows the size of previously installed velux windows which we have upstairs in our property, would be granted permission.

These windows are rather small and let in a limited amount of light. While this is fine for the upstairs landing, we do not feel it is suitable for the amount of light we need in the kitchen/dining room (and would give us minimum impact for a still significant outlay of money). ELC stated that we could replace a 'non-original' door in the kitchen with a glass door to help with getting light into the room but there is then a privacy issue, particularly with Leni and her needs. Our neighbours use the area behind the house as a car park and also access to their premises.

The purpose of this project is to lighten what is currently a very dark kitchen/dining room, the main hub of the house where our family eat, chat, play, do homework, listen to music etc but at the moment, is one of the darkest rooms in the house. Our daughter is severely disabled, with a low immunity threshold and severe respiratory issues, which are more prevalent in the Winter months. Naturally her time outdoors in the Winter is fairly limited so the lighter and brighter our house can be for Leni, the better.

It is our understanding that there have been no objections from neighbours and as the proposed roof light is to be placed to the rear of the property, is not visible from the street. The area behind the house is used predominantly as a car park/thoroughfare so as far as we are concerned, having a couple of windows would have negligible effect on the surrounding area or the people who live in said area. We strongly believe this project will not spoil the appearance or heritage of the building or locality, in fact, quite the opposite. The potential benefits to our family, especially Leni, would massively improve her quality of life now, and in the future.

While we acknowledge the 'C' listed nature of our home, we believe that it is only listed due to it's age and is not of significant public interest. The changes to the building in our opinion, benefit the building, bringing it up to date, making it sustainable and more suited to how young, modern families now live and surely this has to be considered by planning through their policies, keeping old buildings relevant.

We have been given no opportunity to discuss any of our reasonings with ELC, there has been no site visit as far as we're aware and no negotiations as to what we could do in what we believe to be fairly exceptional circumstances. As such, we would welcome a chance to show someone from ELC the proposed works and what we believe could be achieved with the project. There has to be some kind of compromise here. After all, this is our house, that we bought with Leni's needs and requirements in mind!

#### ROOFLIGHT DESIGN OPTIONS

Rose Cottage, 121 Church Street, Tranent, EH33 1BX  
External alterations to rear roof of domestic property

#### Summary

The options look at the possible rooflight configurations in relation to the LBC officer comments.

#### Existing Building

The existing building is 'C' listed, and within the Tranent Conservation Area. It is a single storey detached early 19<sup>th</sup> century property with an attic storey. The building is stone to the front, with timber sash and case windows, has a red tiled roof with slate eaves, and the rear elevation is harled.

#### Listed Description

*Earlier 19th century. Single storey 3-bay house with lower, slightly later 1-bay addition to S. Rubble sandstone with regrettable cement-pointing to side; harled rear. W ELEVATION: door at centre with narrow fanlight; windows flanking; window in addition to right, with gabled return elevation, 3 windows at rear; door to lower, recessed addition with later lean-to set in re-entrant angle, 4-pane glazing pattern in sash and case windows. Ashlar coped skewers with beak skewputts. Red tiles with slate eaves course. End stacks.*



Rear View – The kitchen annex has a proposed rooflight and roof vents to match the existing. The small WC window on the far right will be replaced with a timber double glazed unit to match the existing.

### Design Options

The options look at the possible rooflight configurations.

- Option V1 was rejected due to the horizontal nature and contemporary contrast to the existing cottage.
- Options V2 and V3 look at smaller rooflights, which relate to the other recent rooflights but these pepper the roof, and make the roof feel 'busy'.
- Option V4 creates a linear rooflight of smaller components which relates to the scale of the existing rooflights, and with a more traditional appearance. The rooflight reads as a single unit and is less 'busy' and looks cleaner, having fewer details and junctions than with the 2 or 3 rooflight options.

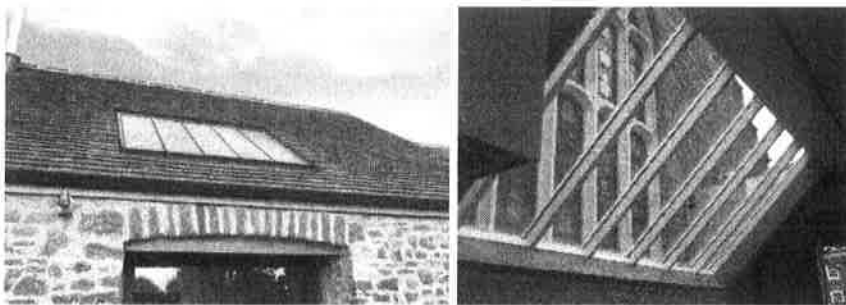
From the design options, V4 is the most sympathetic to the existing building.



Design Options – Options V1 to V4.

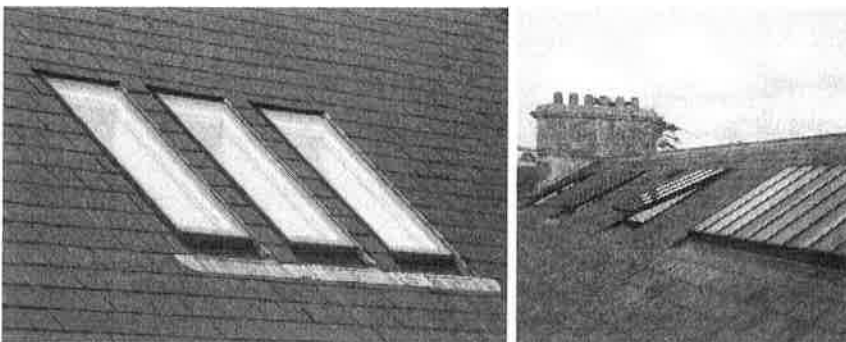
**Reference Images**

The images give similar examples of the rooflights within existing traditional buildings and roofs.



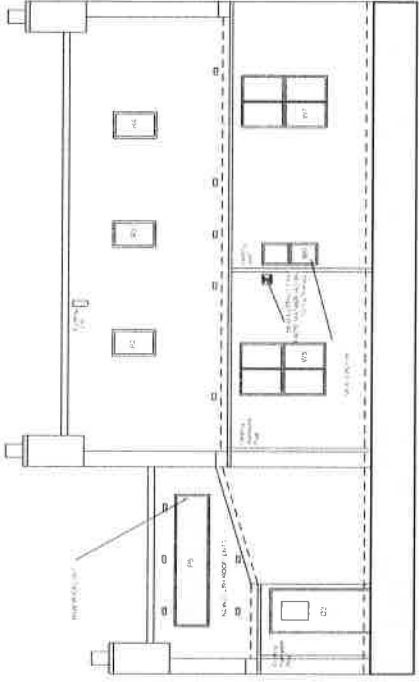
Top Left - A 5 unit linear rooflight within a red tiled roof similar to Rose cottage in Tranent.

Top Right - The mullions give the rooflight a more traditional feel which relate better to the strong verticals of the existing building.

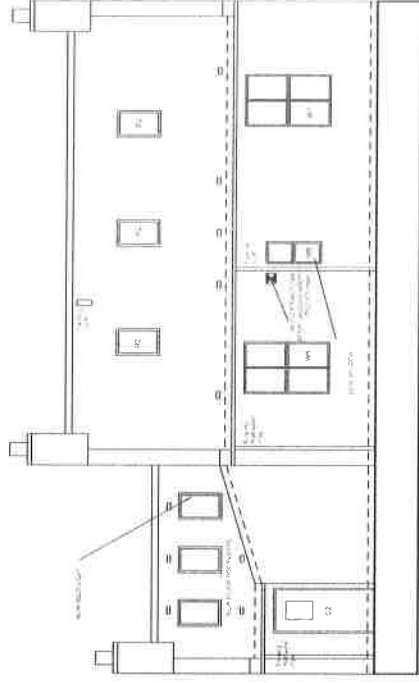


Bottom Left - Separate rooflights similar to option V3 create more details and junctions and create a 'busy' feel.

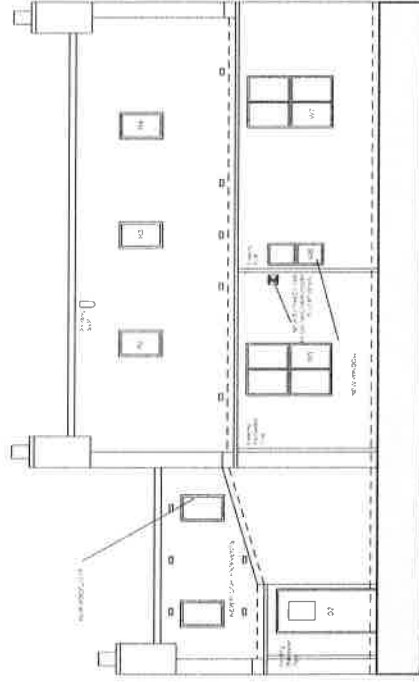
Bottom Right - Linear rooflights with mullions within a slate roof.



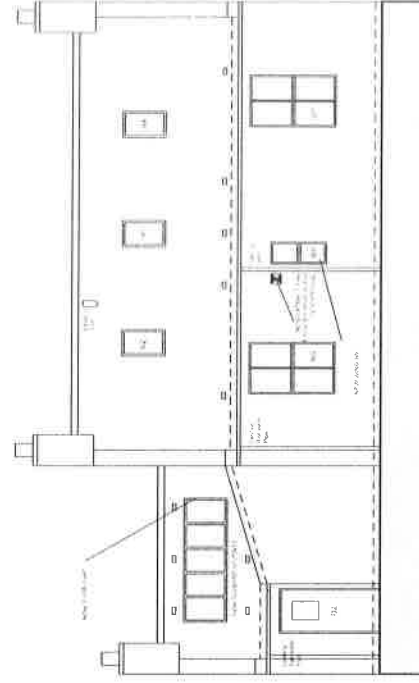
V1 REAR ELEVATION (East)



V3 REAR ELEVATION (East)



V2 REAR ELEVATION (East)



V4 REAR ELEVATION (East)

Supporting Documents - Photographic Evidence



The Heugh, Tranent



Church Street, Tranent



Church Street, Tranent

All Photos taken at street level