

LOCAL REVIEW BODY

27 January 2022

Application No: 21/00879/P

**Pressmennan Lake House, Stenton,
EH42 1TF**

Applicant's Supporting Information
Part 1



Local Review Body Appeal



APPLICATION – 21/00879/P

Extension to house, installation of septic tank and associated works.

Pressmennan Lake House, Stenton, Dunbar EH42 1TF.

REVIEW STATEMENT

November 2021

apt planning &
development

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Pressmennan Lake House is an existing home in a very private setting.

The property (and its surrounding land and structures) has been neglected for many years and **the existing extension represents a poor imitation of the original building, diluting, and detracting from, its special architectural and historic characteristics.**

The proposals would deliver a contemporary, complimentary and contrasting extension to the house, subservient in scale and massing to the original, whilst ensuring that there is no blurring of lines between the old and the new.

The planning history demonstrates a series of permissions all approving substantial extensions on the western side of the house. **This is by far the most attractive and well thought-out proposal.**

The proposed development at Pressmennan Lake House will create an attractive, sustainable family home befitting its beautiful location

The officer report highlights how these proposals meet all key policy tests whilst the design of the proposals is supported. There were no objections to the application whilst we have provided a number of letters of support from nearby neighbours who were shocked and disappointed that the application had been refused.

It is explicitly stated that there will be no detrimental impacts on the immediate or wider setting of the application site. On the whole it is a very positive officer report.

Whilst the original house has its merits, it is essentially a private dwelling in a very private setting. The willingness of the new owners to invest in its future, bringing the building back into its intended use as a substantial family home should be encouraged and welcomed.

Properties of all shapes and sizes evolve and experience change, but not all properties have such caring and ambitious owners. Their intentions should be applauded and supported and we hope the LRB Panel agrees with our response to the refusal of planning application 21/00879/FUL.

Executive Summary

- a. This Local Review Panel has the advantage of looking at an application with a fresh perspective. It is neither bound by the original decision nor a strict interpretation of planning policy, which, after, all provides a framework for decision making not an absolute.
- b. This applicant is looking to establish a beautiful family home and environment in East Lothian and this application forms part of a much bigger picture. The family is making a significant commitment to the area and is dedicated to breathing new life into the Pressmennan Estate, an estate in decline (many aspects of which have fallen into disrepair and require extensive restoration). The family has also taken up the proactive management of the lake and surrounding protected woodland.
- c. The Officer Report responds **positively to many aspects of the proposed development** and in response to key Development Plan policies. The principle component of the development applied for in this application relates to the proposed extension to the main house and we strongly refute the single reason given for refusal.
8. Pressmennan Lake House (a Category B listed building) has evolved over many years and has an extensive planning history. The 2012 consented extension scheme (the only one to be implemented) is a pastiche of the original building style and the result is an unbalanced building. It has attempted and failed to replicate the characteristics of the listed building and the impact is that it diminishes the whole building and detracts from the key listed element i.e. the main house.
- d. In contrast, the proposed extension is **unapologetically contemporary**. It is a purposeful and enduring design and we believe it is **an exemplar of how a listed building can be extended**. The extension reinforces the primacy of the main building (as opposed to trying to copy it).
- e. The extension should be seen as different, and modern, and new, leaving you in no doubt where the old finishes and the new begins. The existing extension blurs those lines achieving neither a sympathetic and distinct extension nor a seamless addition to the listed building.



The White House on the island of Coll is a previous, award winning, WT Architecture project that saw a modern extension added to a Listed Building – In the ‘Creating Places’ document, it is used by The Scottish Government as an example of how a modern extension can breathe new life into a listed structure.



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- f. The proposed development has been extensively researched, taking time to understand the listed buildings' heritage, its setting and the wider estate, and has been meticulously designed. In no way does the proposed extension harm the listed building's heritage value or special interest. **On the contrary - the listed building is the focus.**
- g. The proposed extension seeks not to be assertive and the proposals have a total footprint and area increase, within the range of previously consented schemes. The extension has been carefully designed to break down its volumes and limit visual impact.
- h. This is a private property on a secluded estate and Pressmennan Lake House is visually protected by the surrounding woodland. The views of the house are all private - from within the grounds. It is a very private setting. There were no letters of objection to the applications whilst a number of Stenton residents have expressed support for this appeal and these emails have been included as part of this submission.
- i. The extension is entirely appropriate to its surroundings (as is acknowledged in the Officer Report) and the listed building -the main house- is now legible and in full focus.
- j. We would strongly contend that planning decisions should not stifle innovation, originality or initiative. The proposed development will create a family home of exceptional quality entirely befitting its beautiful surroundings.
- k. **This is exactly the type of investment and development that East Lothian Council should be encouraging and supporting.**



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INTRODUCTION

1. **apt planning & development** has prepared this Review Statement on behalf of **Mr David Genco** with regards to **application 21/00879/P** seeking planning permission for the extension to the main house, installation of a septic tank and associated works at **Pressmennan Lake House, Stenton, East Lothian**. This statement should be read alongside the **Design Statement Executive Summary and Planning History Summary** which have also been prepared specifically for this Local Review Appeal.
2. The Lake House is a Grade B listed building and is situated within mature gardens and in its own grounds located on the northern banks above Pressmennan Lake (to the north is Stenton village). Beyond the gardens, the slopes to the lake are largely wooded. The applicant owns the whole lake and shore on both sides.
3. Mr. and Mrs. Genco are relatively new to East Lothian, purchasing Pressmennan Estate in 2020. It is their intention to restore the main house, remove the poor quality extension and make their own changes to ensure the house is fit for their purposes for many years to come. This will be a wonderful family home, and the applicant is at the beginning of an extensive programme of investment to deliver significant improvements to the land holding as a whole.
4. **The Design and Access Statement** sets out the context within which the application is being made and we believe that it is important that it is highlighted again in this Statement of Appeal. This application is very much part of an aspirational bigger picture – the family’s commitment to restore and breathe new life into Pressmennan Estate, an estate that was in decline, aspects of which had fallen into disrepair.
5. The comprehensive Design and Access statement encapsulates the family’s vision for Pressmennan -

‘a forever place for their growing family as a home, a retreat, a place of work and a place for enjoyment and play, all whilst making the most of the beautiful and peaceful surroundings’.

6. The family see themselves as custodians of the estate, and is proud to be the keepers of Pressmennan’s legacy. As such they are investing a considerable amount of time, money and effort in its restoration (most recently in repairing and upgrading structures within the estate and taking on the proactive management of the lake and the surrounding protected woodland). They fully intend to improve wider public access to the lake through future initiatives.



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7. Therefore, it is important to understand the bigger picture- that this application is the final piece of a much larger estate strategy. The estate brief includes:
 - The refurbishment and adaptation of the Grade B listed Victorian House;
 - The replacement of the substantial modern extension;
 - A garden studio (ref: 21/00377/P – **permission granted**);
 - A woodland cabin for friends to visit (ref:21/00344/P – **permission granted**);
 - A writer’s studio for work, retreat and escape as part of the re-imagined boat house (ref: 21/00710/P – **permission granted**).
8. This is truly an impressive undertaking and whilst this appeal statement tries not to repeat much of what has been submitted in support of the application (and will concentrate on the **single** reason given for refusal via delegated powers in September 2021) **we believe that it is essential that the family’s primary objectives are front and centre when considering this appeal.**
9. They wish to create a stunning family home that is of exceptional design quality and of its time and to restore and safeguard the Pressmennan Estate’s future for generations to come. There are no letters of objection to this application. There are letters of support by neighbours who were too late to submit within the consultation period but have responded to the refusal of the application. They are included as part of the appeal documents.

SITE CHARACTERISTICS, BACKGROUND AND PLANNING HISTORY

10. This appeal relates to Pressmennan Lake House, a detached two storey former hunting lodge, set within the extensive grounds on the banks of Pressmennan Lake in the countryside to the south of Stenton. The house, its terrace walls and gate piers, are listed as being of special architectural or historic interest (Category B). The property is also within the Whittingehame to Deuchrie Special Landscape Area and within the locally designated Garden and Designed Landscape of Pressmennan.
11. To the south of the rear garden there is a woodland area which leads to the banks of Pressmennan Lake and its associated boathouse outbuilding. The woodland area is designated as ancient woodland and the trees are protected by Tree Preservation Order 102. It is also a local biodiversity site.

PLANNING HISTORY

12. The property has an extensive planning history set out below:

Application reference number	Date	Granted/Refused	Format	Implemented/Lapsed
02/00521/FUL 02/00521/LBC	2002	Granted	Extension to house, hardstanding area and erection of retaining wall.	Lapsed
05/00852/FUL 05/00852/LBC	2005	Granted	Variation of Condition 1 of Listed Building Consent to extend the date from 5-7 years.	Lapsed
11/00339/P 11/00339/LBC	2011	Granted	Extension, garage, hardstanding areas, erection of walls and septic tank.	Lapsed
11/00866/P	2011	Granted	Reinstatement of jetty and associated ground works at the boathouse outbuilding.	Lapsed
12/00403/P 12/00403/LBC	2012	Granted	Extension, garage, hardstanding areas, erection of wall.	Implemented
13/00660/P	2013	Granted	Erection of garages and associated works.	Lapsed
16/00082/P 16/00082/LBC	2016	Granted	Erection of porch	Lapsed
16/00650/P	2016	Granted	Erection of garages and associated works.	Lapsed
21/00344/P	2021	Granted	Change of use for part of the woodland area for the erection of a building for ancillary residential accommodation (cabin) and associated works.	Extant until 2024.
21/00377/P 21/00378/LBC	2021	Granted	Erection of an ancillary residential accommodation studio building (garden studio) and associated works.	Extant until 2024.
21/00710/P	2021	Granted	Erection of domestic studio on top of the boat house, erection of sheds and associated works.	Extant until 2024.

APPLICATION 21/00879/P

1. **Application 21/00879/P** was validated on 5th July, 2021 and was refused on the 14th September, 2021. The Officer Report prepared in determining this application responds **positively to key aspects** of the proposed development. In summary:
 - a. *The Council's **Roads Services** and **Environmental Health** raise no objection to the planning application;*
 - b. *The Council's **Landscape department** have been consulted and have not responded with any comments;*
 - c. *The Council's **Biodiversity** department has been consulted and advises that the proposals will not have a significant impact on the local diversity. The Biodiversity officer recommends specific detailed information be provided on a number of aspects prior to any development commencing and also that no development takes place during the breeding bird season (March – August);*
 - d. *The officer report concludes that subject to stipulated planning conditions being in place on a grant of planning permission, the proposals are consistent with policies **NH3 - Protection of Local Sites and Areas, NH4 - and NH5 -***
 - e. ***Septic tank:** due to its architectural form, size, scale and height, materials and contained position, the proposed tank would be appropriate to its place and well absorbed into its woodland setting;*
 - f. ***The formation of a 1.2 metre wide opening in the walled garden of the house and the erection of a 2 metre high solid timber gate:** these proposed alterations would be well absorbed into their surroundings. The use of the gate would not allow for any harmful overlooking of a neighbouring residential property*
 - g. *The aspects of the proposed development outlined relating to the septic tank and gate are consistent with **policies CH1 - Listed Buildings, CH6 - Gardens and Designed Landscapes, NH3 - Protection of Local Sites and Areas, DC9 - Special Landscaped Areas, D2 -Design and DP5 - Extensions and Alterations to Existing Buildings** of the Adopted East Lothian Development Plan and with Scottish Planning Policy, June 2014.*
 - h. *The proposals relating to the septic tank and gate would not have any detrimental impact on the Whittingehame to Deuchrie Special Landscape Area, the setting of a listed house or harm the locally designated Garden and Designed Landscape of Pressmennan.*

14. The principle component of the proposed development applied for in application 21/00879/P relates to the proposed extension (including its associated hardstanding areas and steps) and once again The Officer Report prepared in determining this application **responds positively** to key aspects:
- a. *The house is in a discreet location, accessed by a private road and due to its well contained setting the proposed extension is not visible from a public place.*
 - b. *The basement level of the proposed accommodation would be mainly hidden.*
 - c. *Due to its contained position the proposed extension would not cause the house to appear harmfully intrusive, incongruous or exposed in its landscape setting or detract from the character and appearance of the landscape area.*
 - d. *The proposed extension would not harm the locally designated Garden and Designed Landscape of Pressmennan or have a detrimental impact on the Whittingehame to Deuchrie Special Landscape Area.*
 - e. *On these aspects the proposed development is consistent with **policies DC9 and CH6** of the adopted East Lothian Development Plan 2018.*
 - f. *The proposed extension would not have a harmful impact on the privacy and amenity of any neighbouring residential properties in terms of overlooking or overshadowing. With regards to these aspects, the proposed development is consistent with **policy DP5** of the adopted East Lothian Development Plan 2018.*
 - g. *The Officer Report also comments on the fact that **‘the proposed extension would, due to its external finishes and contemporary design, be a distinctive new addition to the house’.***
15. **The application was refused via delegated powers on 14th September, 2021.** Only one reason for this refusal was given and we will look at this in more detail below;

Reason for Refusal

In its combined form, the component parts of the proposed extension would be excessively large in terms of its size, scale and footprint such that it would radically alter, and harmfully disrupt, the architectural form, character and setting of the house. It would dominate and overwhelm the side (west) elevation of the house and would compete with the built form of the house as the primary architectural element. In all of this the proposed extension would be a dominant and harmful addition to the listed building that would harmfully compete with and draw the focus from its principle elevation. It would not be of a character, appearance or architectural form that would preserve or enhance the listed building. Instead it would be an addition to the listed building that would be harmful to its special architectural and historic character, integrity and appearance contrary to Policies CH1 and DP5 of the adopted East Lothian Local Development Plan and Scottish Planning Policy: June 2014.

16. This decision and reason for refusal is overly restrictive and too subjective. Our professional view differs to that of the case officer as we believe that the high quality extension adds real interest to the historic building. It is an exemplar of how a listed building can be extended.
17. **It is our position that the proposed development and specifically the proposed extension fully complies with both policies – CH1 and DP5.**
18. As is evident from the comprehensive ***Design and Access Statement***, the listed building, its setting and context have been extensively researched. By going through this process the architects have made a valued judgment about the design aspects of the proposed extension.
19. The listed building description identifies the buildings special interest to be ‘*external*’ - in the gabled form of the house. It also speculates (because of its similarities to another building) that it may have been designed by Alexander Macgregor, but that remains unsubstantiated.
20. **CH1: Listed Buildings** states that internal or external alterations or extensions to listed buildings will only be permitted where they do not harm the architectural or historic character of the building.
21. **The entire design premise is to preserve and enhance the listed building** and we firmly believe that adding the modern extension will highlight and add to the interest of the original building.
22. In no way does it harm the listed building’s heritage value or special interest. **On the contrary - the listed building remains the focus.** The contemporary language of the extension seeks to reinforce distinctive historic and architectural elements of the original built form...the characteristics that led to its listing in the first place. The existing extension dilutes the special architectural and historic merit of the building.

23. We strongly refute the assertion that the proposed extension would draw the focus from the listed buildings principle elevation, quite the opposite. It would add interest and there is no shame in that, but it is designed to be distinctive in its own right, subservient in its scale and massing and most of all to complement the main building and ensure it reads and appears as the original element of the built form.
24. The existing extension is a pastiche of the original building style...and not a very good one at that. It is very much the poor relation, unimaginative and drains the main building of its key features...the distinctive gabled appearance. The result is an unbalanced building of straggling composition. The current extension tries to read as part of the original building – it has attempted to replicate the listed building and has taken its cues from the profile of the existing building. The resulting impact is that it diminishes the whole building and detracts from the key listed element i.e. the main house.
25. The proposed modern extension maintains the integrity of the listed building rather than trying to mimic it. It represents an intelligent and imaginative approach to replacing a sub-standard extension and ensures that there is no inappropriate blurring of the original building and the extension. An approach that has been representative of HES approach throughout Scotland.
26. Adopting an unashamedly contemporary design approach is an entirely appropriate response (and is widely held as such). It will enable the architecturally important element - the main house - to remain legible and in full focus.
27. We also do not agree with the comments that the extension is excessively large and will dominate and overwhelm the site. This is a private property on a secluded estate. In no way is harmfully intrusive, incompatible or exposed in either its setting nor does it detract from the character and appearance of the landscape of the area or from the listed building itself.
28. **Policy DP5: Extensions and Alterations to Existing Buildings**, outlines that all alterations and extensions to existing buildings must be well integrated into their surroundings, and must be in keeping with the original building or complementary to its character and appearance.
29. Careful consideration has been given to the setting and the context of the site and this is clearly evident in the design proposal. The house is visually protected by the surrounding woodland and the views of the house are therefore all private (from within the estate itself):
- The view of the new extension on approach to the house will be barely visible – the impact minimal. Therefore on arrival, the main house sits proudly in its own right, the proportions re-established;

- The main view is from the extensive gardens (from the south side of the building looking back towards the house). The extension has been designed to lie relatively low in the landscape and maintain a subservient position to the main house.
 - From the garden vantage point old and new are never in competition, but complement each other and again we would reiterate that the balance of the original house has been reinstated.
30. We would also attest that, as the Design and Access statement outlines in detail, **ALL of the previously granted planning permissions present a much greater impact on Pressmennan House and the landscape setting (with the exception of the one that has been realised)**
31. **Policy DP5** goes on to state that such development must satisfy all of the following criteria:
32. It must not result in a loss of amenity with neighbouring uses or be harmful to existing residential amenity through loss of privacy from overlooking, or from loss of sunlight or daylight;
- **The Case Officer report acknowledges that there is no loss of amenity.**
33. **Policy DP5** outlines that for an extension or alteration to all other buildings, it must be of a size, form, proportion and scale appropriate to the existing house and its surroundings. The extension must be subservient to and in keeping with/ complementary to the existing house which, in this case is of architectural merit.
- These proposals have a total footprint and area increase, within the range of the previously consented schemes (and considerably less than some earlier permissions);
 - The extension has been meticulously designed to break down its volumes and limit visual impact;
 - The basement accommodation is barely visible;
 - The new extension would be compatible and subservient in that it maintains the residential use whilst being visually smaller and distinct from the original. At ground floor level, this increase in gross external floor area is only 26% and this compares favourably to all the previously consented schemes (some of which have increased the gross external floor area by over 100% and up to 120%. This appeal is not about the scale of development.
 - The extension is not only a 'complementary contrast' to the existing listed building, but will also provide the family home with a distinctive sense of place;
 - It will provide comfortable living accommodation, maximise the connection with the extensive gardens and views with no detrimental impact on the surroundings (**as acknowledged in the officer report**).

34. **Policy DP5** concludes that development that does not comply with any of the above criteria will only be permitted where other positive planning and design benefits can be demonstrated.
- There can be no doubt that the renovation and extension of the existing building will bring about a significant design benefit as well as significant restoration of and investment in the existing listed building and the surrounding estate. The extension is part of an extensive package of works that will bring Pressmennan Lake House back to its former glory whilst ensuring it is fit-for-purpose as a substantial family home and a place of recreation, **the use for which it was always intended**. It represents a considered approach to the creation of a stunning family home, set within extensive private grounds and barely/completely invisible outwith the site (from public places/neighbouring properties).
35. **Both applicant and architect have worked hard to ensure that the integrity of the existing listed building has been enhanced. The refurbishment of the listed building and proposed extension will create a ‘forever’ family home that will be more attractive, more sustainable and entirely appropriate to its location and setting.**
- Other Positive Planning and Design Benefits
- Great care has been taken to ensure that proposals have been designed to align with the aspirations of East Lothians Councils **“Climate Change Strategy 2020-2025”**, which has a core aim and vision for a carbon neutral East Lothian.
 - The new extension will be built to this exacting standard and sustainability is a key aspect of the design. The sustainability measures outlined in the Design and Access Statement will create a very low energy home fit for the 21st Century.
36. We have outlined the merits of the application and believe that the application is not only acceptable in the context of relevant planning policy, but would be a high quality **addition** to this part of East Lothian.

CONCLUSION

36. This LRB Appeal is made following the refusal of application 20/01284/P for the extension to the house and associated works at Pressmennan Lake House. This Review Statement should be read alongside the complete set of application documents. We have also submitted a Design Statement Executive Summary alongside a stand-alone Summary of the Planning History of the site.
37. The site, its history and context have been extensively researched. Architect and applicant have worked closely to create a vision for Pressmennan Estate and this application is the final piece in the restoration of this beautiful part of East Lothian.
38. The family have made a significant commitment to breathe life back into Pressmennan Estate.
39. The proposals represent a high quality design solution to create a stunning family home:
- The entire design premise is to bring the listed building back into focus;
 - All of the previously granted planning permissions would represent a much greater impact on Pressmennan House and the landscape setting;
 - The new extension would be compatible and subservient and has been specifically designed to limit its visual impact;
 - The views of the Lake House are all completely private. The main view is from the gardens and the listed building and modern extension complement each other - the balance of the original house has been reinstated.
40. The officer report contains a comprehensive assessment, highlighting how the proposals comply with all key planning policies protecting neighbouring properties, the Special Landscape Area and the Designed Garden and Landscape. **It is the ideal site for these proposals.**
41. This appeal statement challenges the single reasons for refusal in that they significantly overstate concerns regarding the proposed development. It is our position that the proposed development fully complies with policies CH1 and DP5.
- 42. The quality of the design coupled with the site specific characteristics provides ample justification for the application to be granted permission.**
43. We trust that this Review Statement has addressed the stated reasons for refusal, are happy to address any further questions and respectfully request that planning permission be granted for the proposed development at Pressmennan Lake House.

PLANNING HISTORY

Pressmennan Lake - Pressmennan House

WT Architecture

October 2021



PROPOSAL DETAILS

Site Address

Pressmennan Lake House
Stenton, East Lothian, EH42 1TF
OS map reference NT 62960 73403

Applicant

David Genco

Agent/ Architect

WT Architecture
www.wtarchitecture.com

INTRODUCTION

These proposals are for the alteration and extension of the B-listed Victorian dwelling house at Pressmennan Estate.

WT ARCHITECTURE

WT Architecture are contemporary Scottish Architects working across Scotland and the UK in some of the most beautiful, sensitive and historic places. Our work covers projects large and small across Scotland; from landmark visitor centres and community hubs to beautifully detailed houses, extensions and bothies. Designing for these places means understanding the historic, climatic, seasonal, cultural, social and environmental nature of a site. We have worked successfully in protected landscapes, with listed buildings and in the context of national monuments, and approach every design process with an ambition to produce architecture that is respectful of the landscape and built environment it sits in. We are equally experienced in the climatic demands of working in some of Scotland's wildest and most exposed landscapes and skilled in meeting the challenges of complex inner-city sites.

Everything we work on is created around an ethos of craftsmanship, collaboration and connection to place. Our ambition is to make buildings which are meaningful in the lives of those that inhabit them, responding to and growing from our clients' needs and desires, and which are timeless in their materiality and relationship to the context they sit in.

PLANNING HISTORY

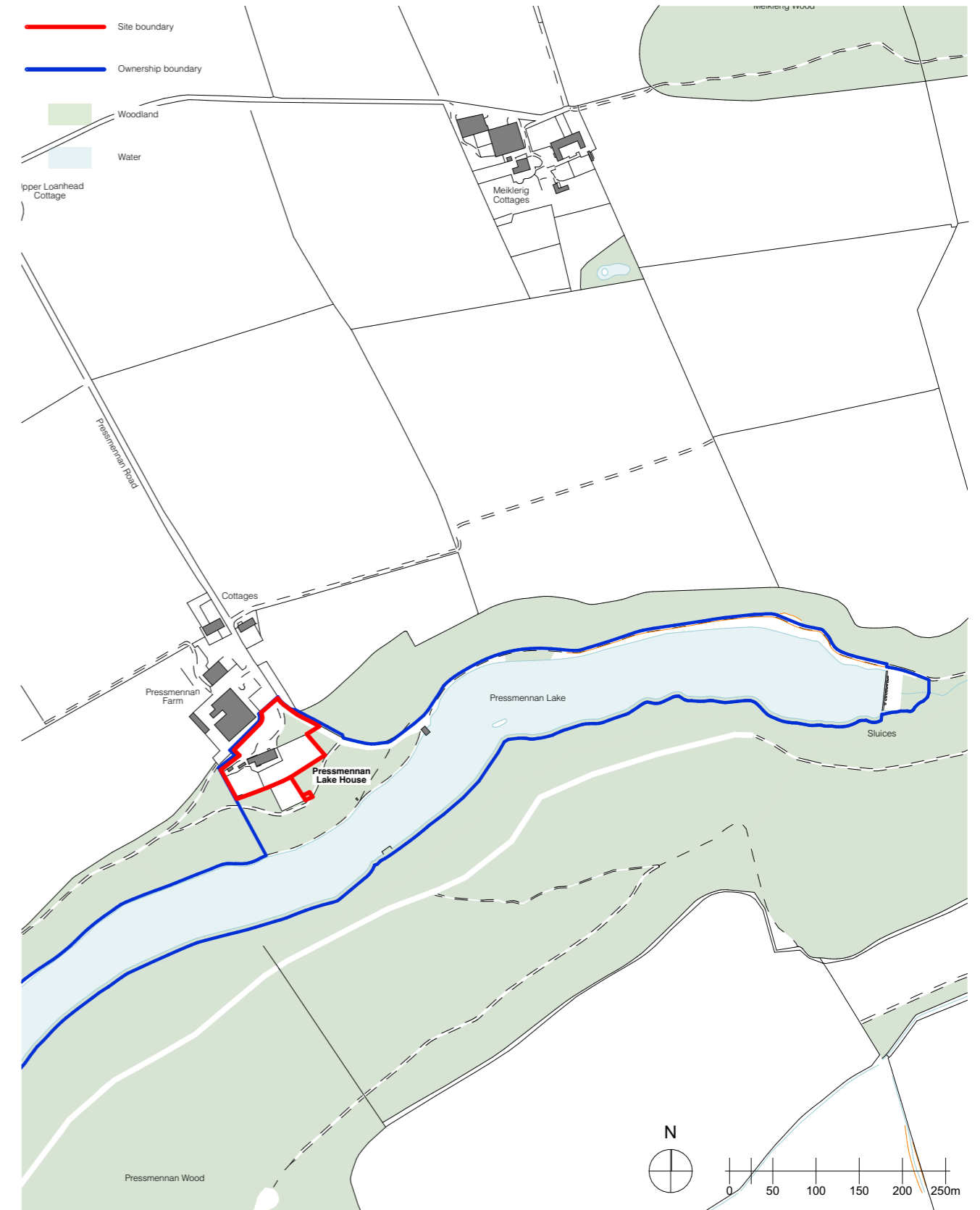
Pressmennan Lake House, a detached two storey former hunting lodge, set within the extensive grounds on the banks of Pressmennan Lake in the countryside to the south of Stenton. The house, its terrace walls and gate piers, are listed as being of special architectural or historic interest (Category B). The property is also within the Whittingehame to Deuchrie Special landscape Area and within the locally designated Garden and Designed Landscape of Pressmennan.

Pressmennan Lake House is self contained within its estate grounds and any proposals to will have no negative impact on amenity of neighbourign properties. The one adjacent property to the north is a working farm with the nearest building a large industrial shed a few metres north of the northern boundary wall. Pressmennan Lake House has an extensive planning history as set out below.

This document presents the previous consented developments reflective of what was seen as acceptable level of development on the site and in relation to the listed building and setting. It then compares these to the proposals presented as part of this appeal with the conclusion that these are well within previously consented developments.

Planning History:

- 1990 The house, terrace walls and gate piers were listed as category B (LB14801)
- 2002 Extension of house, extension of hard-standing area and erection of retaining wall (02/00521/FUL & 02/00521/LBC). This proposal included new kitchen/dining and study spaces, four garages, and three en-suite bedrooms. This proposal unrealised.
- 2005 Variation of Condition No 1 of Listed Building Consent 02/00521/LBC to extend the expiration date from 5 years to 7 years (05/00852/FUL & 05/00852/LBC)
- 2011 Alterations and extension to house, erection of garage and other works (11/00339/P & 11/00339/LBC). This proposal was an evolution of the previous 2002 consented designs and included slightly more internal accommodation plus a separate garage to the west with games room above. These proposals unrealised.
- 2011 Reinstatement of jetty and associated ground works (11/00866/P). This proposal unrealised.
- 2012 Extension to house, formation of hard-standing area and erection of wall (12/00403/P & 12/00403/LBC). This proposal was a further evolution of the previous 2011 consented designs, but with reduced accommodation on the first floor, and only two new en-suite bedrooms. This proposal was realised.
- 2013 Erection of garages and associated works (13/0660/P). This is a revised version of the previously approved garage design. This proposal unrealised.
- 2016 Erection of porch (16/00082/P & 16/00082/LBC). Porch to recent extension. This proposal unrealised.
- 2016 Erection of garages and associated works (16/0650/P). This is a revised version of the previously approved garage design. This proposal unrealised.



Location plan 1:5000

PLANNING HISTORY

Planning History Massing and Site Impact Studies

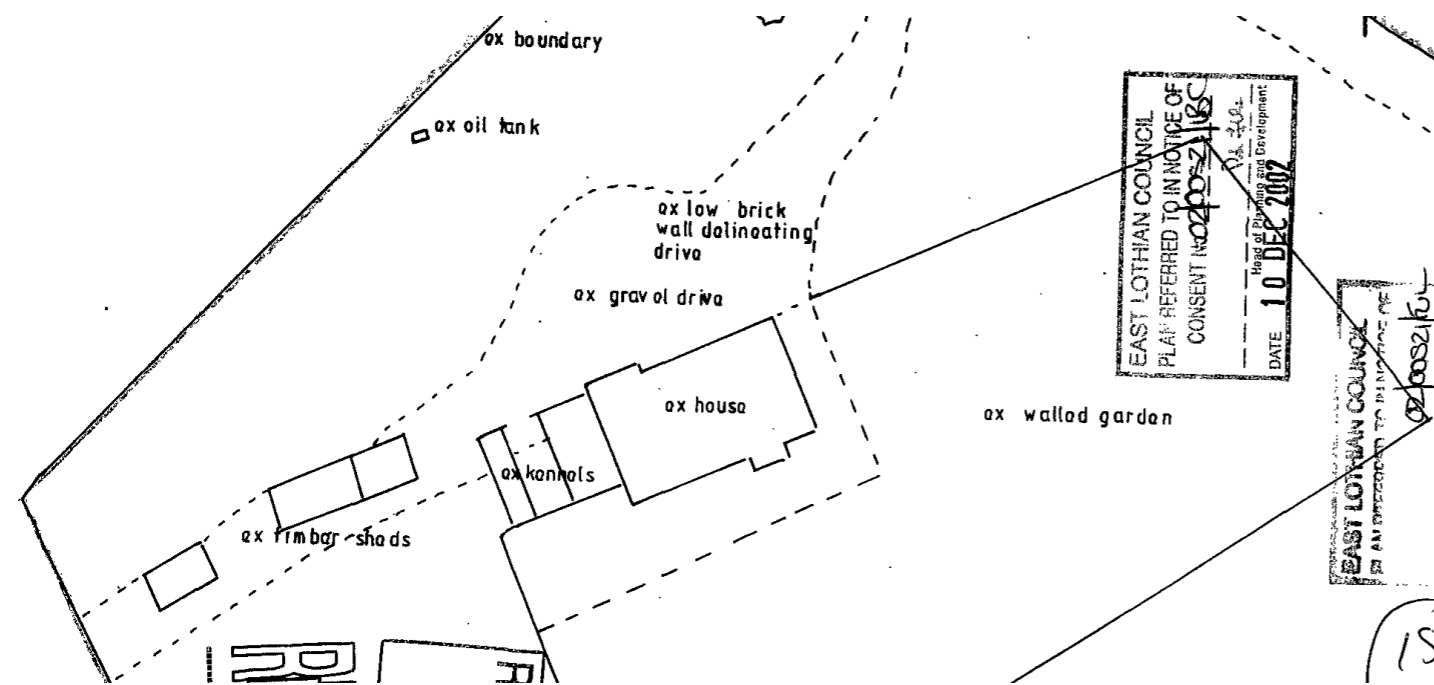
The pages that follow present an analysis of previously consented schemes in terms of their massing, increase in footprint, usable areas, and their visual impact on the historic building and it's wider setting. Area comparisons are made with the 1990s condition of Pressmennan House and it's outbuildings as this is the point in time the building was listed and the condition against which the various consented proposals were assessed against.

1990 Original House



Areas	
Original house foot print:	269m ²
Original house usable area:	374m ²

1990 The house, terrace walls and gate piers were listed as category B (LB14801)



1990s Site plan, nts



1990s North Elevation, nts



1990s East Elevation, nts



1990s West Elevation, nts



1990s South Elevation, nts

PLANNING HISTORY

2002 Consented Scheme

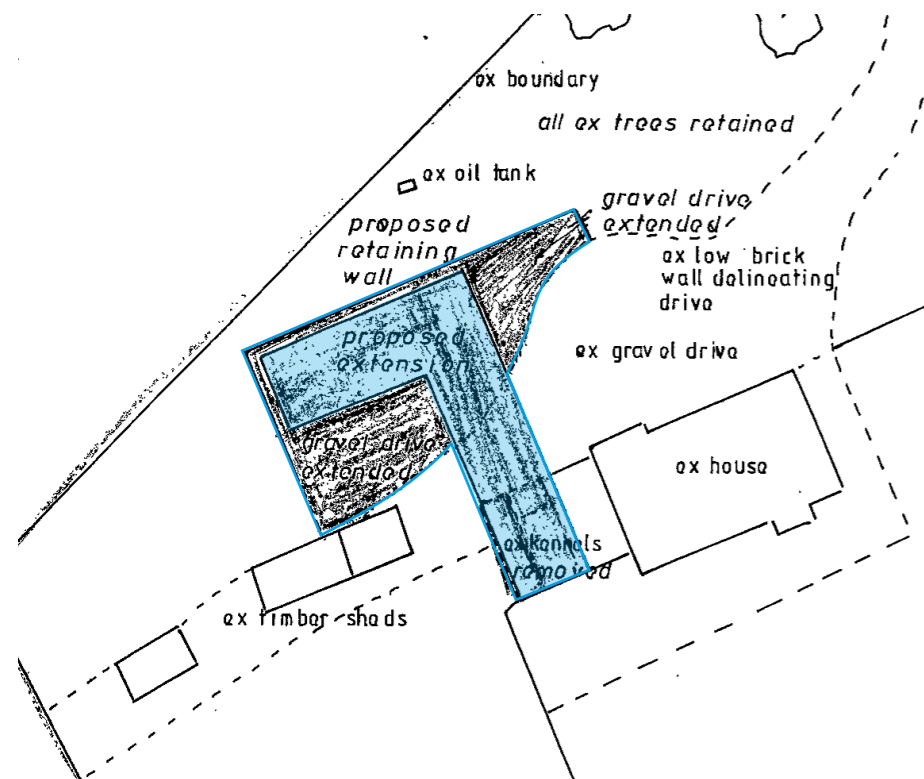


Areas	
Total original footprint	269m ²
Demolition footprint:	37m ²
Proposed footprint	210m ²
New total footprint	442m²
% increase	64%
Original usable area:	374m ²
Demolition of usable area:	30m ²
Proposed usable area:	316m ²
New total usable area:	660m²
% increase	76%

Extension of house, extension of hard-standing area and erection of retaining wall (02/00521/FUL & 02/00521/LBC). This proposal has not been realised.

Analysis

The scheme sets a precedent for a large extension with excavation and extensive retaining works at ground floor level with a footprint increase of 64% and an area increase of 76%. It sets precedent for enclosure of entrance area, alteration to roof over existing laundry and ancillary accommodation which is part of the extension rather than in a separate outbuilding (garages for 4 cars and garden store).



The extension is very prominent upon arrival with a long elevation which runs perpendicular to the existing north building elevation. It forms a strong enclosure of the arrival space. The height of the two-storey extension blocks any view of the landscape beyond at arrival. The elevation of the two storey block is lower than the listed dwelling but much longer than its length.

The extension adds a new entrance to the extension which accommodates a breakfast/kitchen space, a stair with cloakroom and study, a pend for access to additional garages and garden store, and a garage accessed directly from the arrival space. On the top floor 3 en-suite bedrooms are added to the total of 7 bedrooms.

Proposed site plan, nts

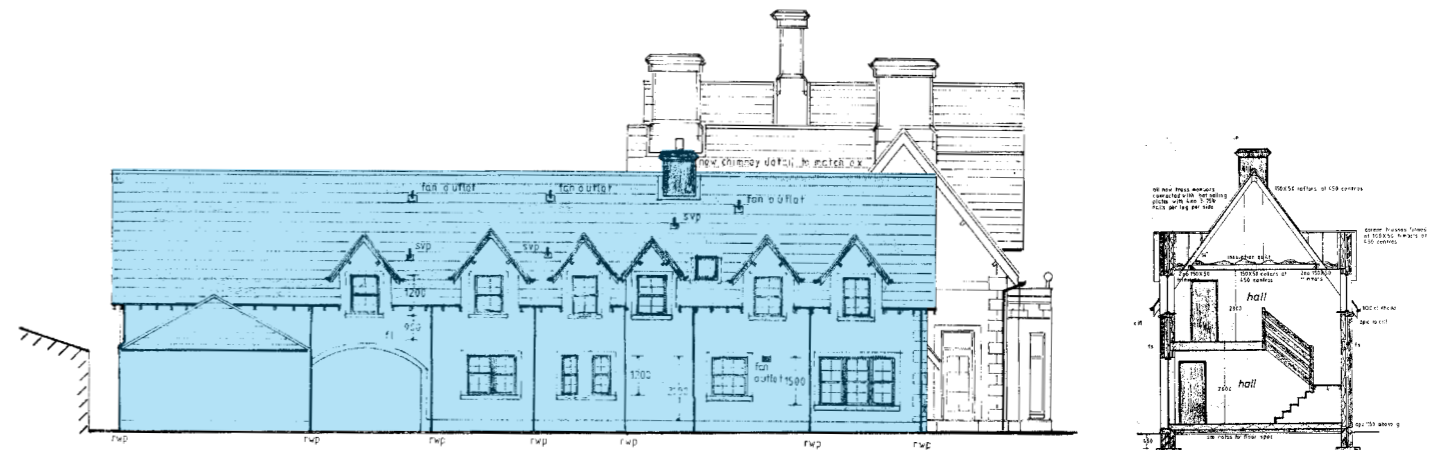
■ New development building
 □ New development site



Consented proposed North Elevation, nts



Consented proposed East Elevation, nts



Consented proposed West Elevation, nts

Section AA, nts

PLANNING HISTORY

2011 Consented Scheme



Areas	
Total original footprint	269m ²
Demolition footprint:	37m ²
Proposed footprint	302m ²
New total footprint	535m²
% increase	98%
Original usable area:	374m ²
Demolition of usable area:	30m ²
Proposed usable area:	483m ²
New total usable area:	827m²
% increase	120%

Alterations and extension to house, erection of garage and other works (11/00339/P & 11/00339/LBC). This proposal was an evolution of the previous 2002 consented designs and included slightly more internal accommodation plus a separate garage to the west. These proposals were not realised.

Analysis

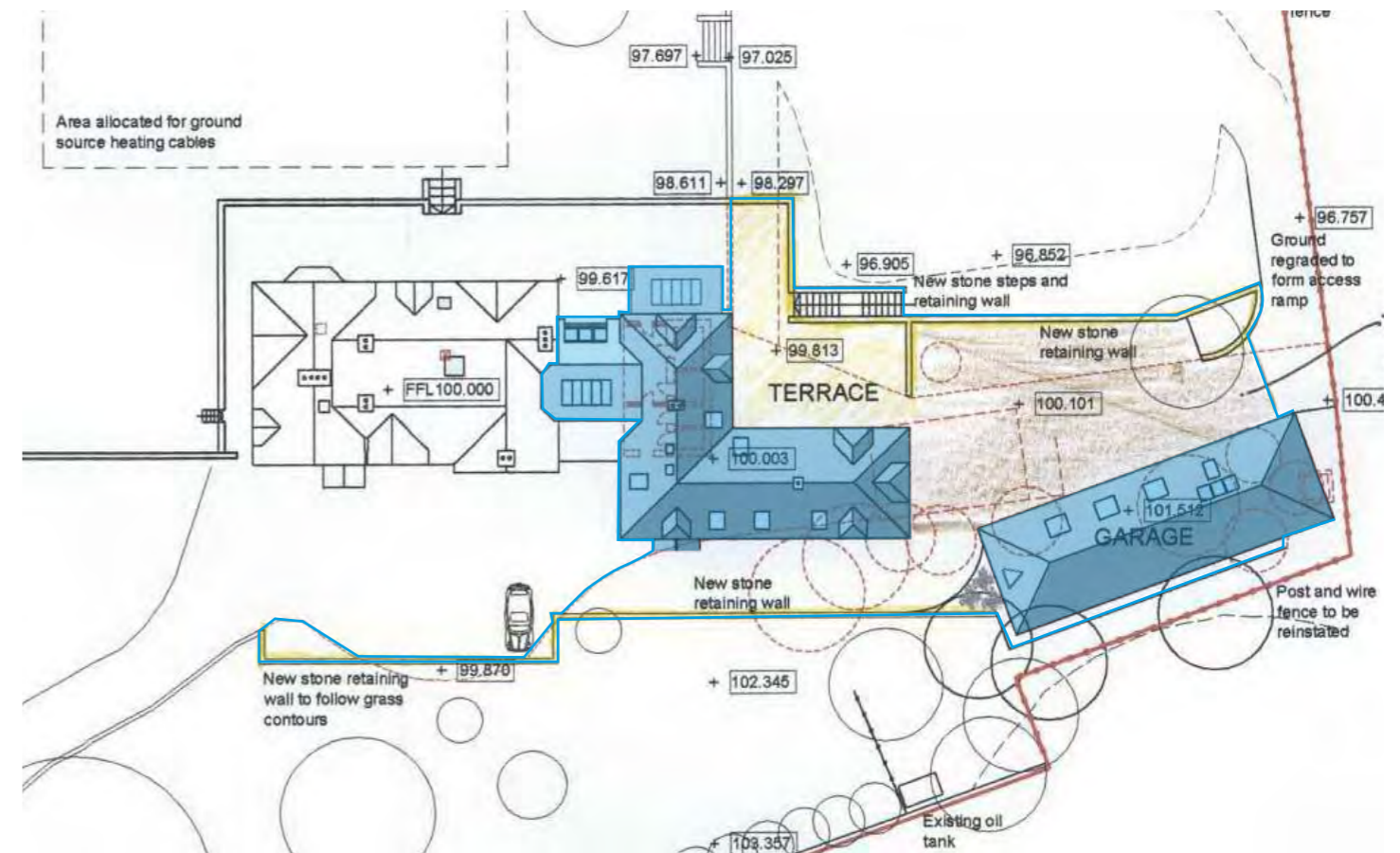
The scheme sets a precedent for a very large development with a footprint increase of 98% and an area increase of 120%. The extension steps forward of the existing north elevation forming partial enclosure of the arrival space. The proposals also set precedent for extensive terracing westward, vehicular ramp access to the lower western walled garden, loss of 9 mature trees and building new structures up to the NW boundary line with extensive retention involved. A separate garage and entertainment building sits further back into the site. Although the outbuilding is visually separate from the main house, its scale and location achieve a much larger aggregate impact on the historic setting of the listed building, removing trees forming enclosure and bringing vehicles to the far western part of the site.

The extension adds a new entrance with boot room, wet room and a study as well as new kitchen/dining/living accommodation on the ground floor. Three en-suite bedrooms are added on the first floor to a total of 7 bedrooms. Visually the extension looks like a building in it's own right which is linked to the original house. The garage outbuilding accommodates four cars, a garden store and a stair to a large games room at first floor level.



Proposed south elevation, nts

- New development building
- New development site



Proposed site plan, nts

PLANNING HISTORY

2012 Consented Scheme

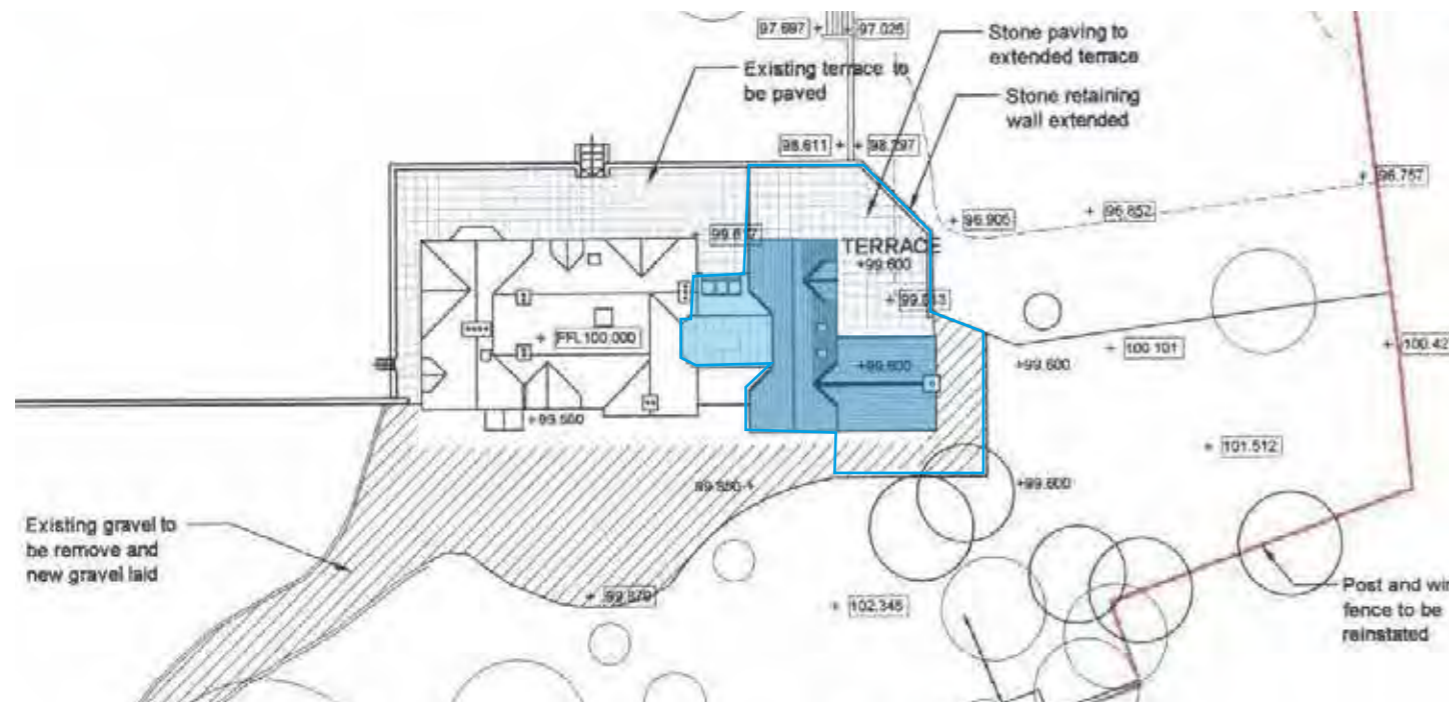


Areas	
Total original footprint	270m ²
Demolition footprint:	37m ²
Proposed footprint	107m ²
New total footprint	340m²
% increase	26%
Original usable area:	374m ²
Demolition of usable area	30m ²
Proposed usable area:	158m ²
New total usable area:	502m²
% increase	34%

Extension to house, formation of hard-standing area and erection of wall (12/00403/P & 12/00403/LBC). This proposal was a further evolution of the previous 2011 consented designs, but with reduced accommodation on the first floor, and only two new en-suite bedrooms. This proposal was realised and presents the current situation on site with the addition of a container storage shed (63m²) sometime between 2012 and 2019. For the consented proposals that follow areas comparison is made with this scheme.

Analysis

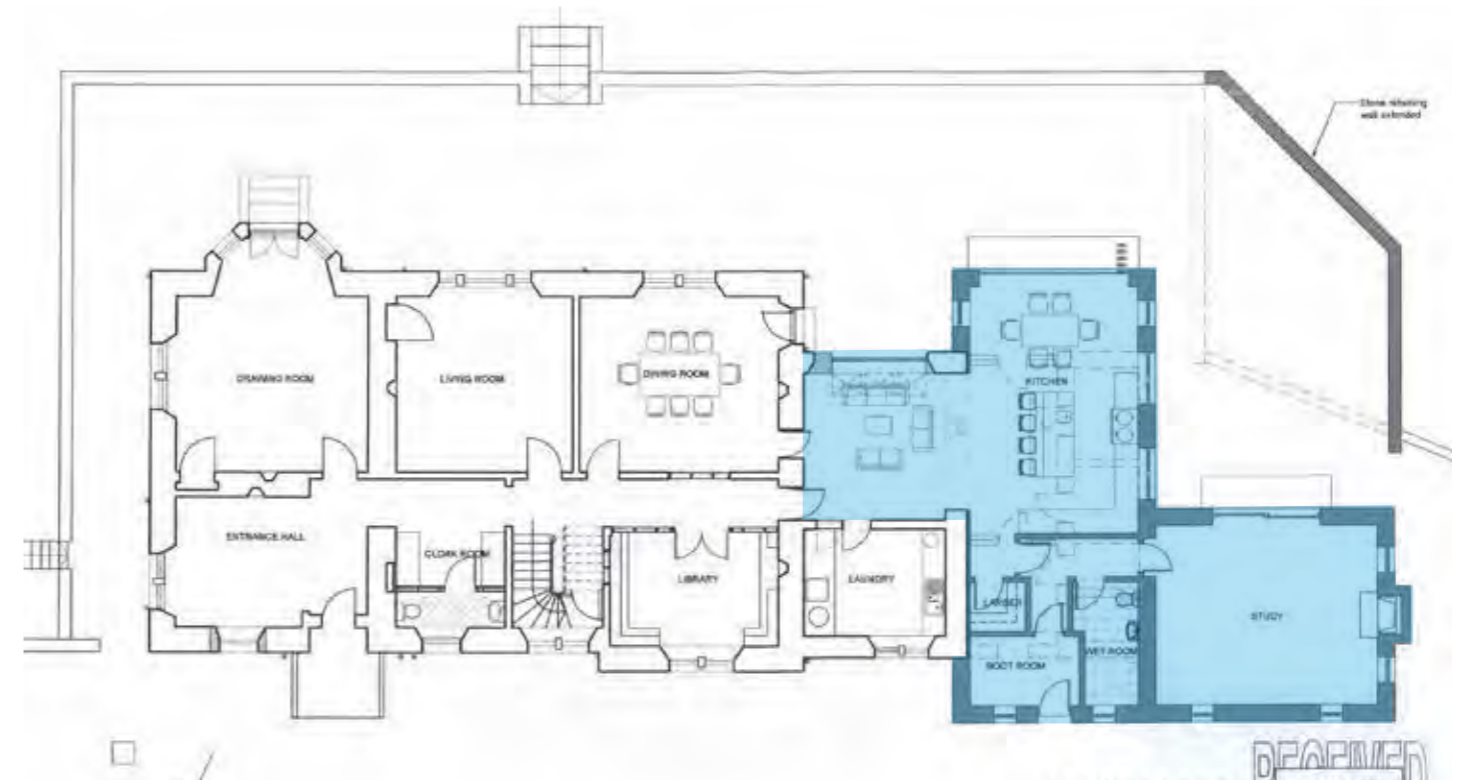
The 2012 proposals are the smallest consented proposals out of all since 1990. They add a subservient two storey extension with a new back entrance, wet room, kitchen/dining/living and study on the ground floor and two en-suite bedrooms on the first floor. The style is pastiche with detailing and material choices matching the original house. There's a slight extension of the original terrace to the west and some alteration to the old laundry elevation and roof.



Proposed site plan, nts



Proposed south elevation, nts



Proposed ground floor plan, nts

PLANNING HISTORY

2013 Consented Scheme



Areas	
Original 2012 footprint	377m ²
Demolition footprint:	0m ²
Proposed footprint	263m ²
New total footprint	640m²
% increase	70%
Original 2012 area:	502m ²
Demolition of usable area	0m ²
Proposed usable area:	382m ²
New total usable area:	884m²
% increase	76%

Erection of garages and associated works (13/0660/P). This is a revised version of the previously approved garage design. This proposal was not realised.

Analysis

The proposals present a very long outbuilding which sits west from the house and matches the height of the existing extension. Although separate the adverse visual impact on the historic setting of the listed building is very large and not dissimilar to that of the 2002 proposals whereby the development extends to the westernmost boundary line with hard-standing terraces right to the fence line. The basement of the terrace is in this case used for an underground garage and garden machinery store, setting precedent for basement accommodation in the terrace as well as vehicular access to the western terraced garden.

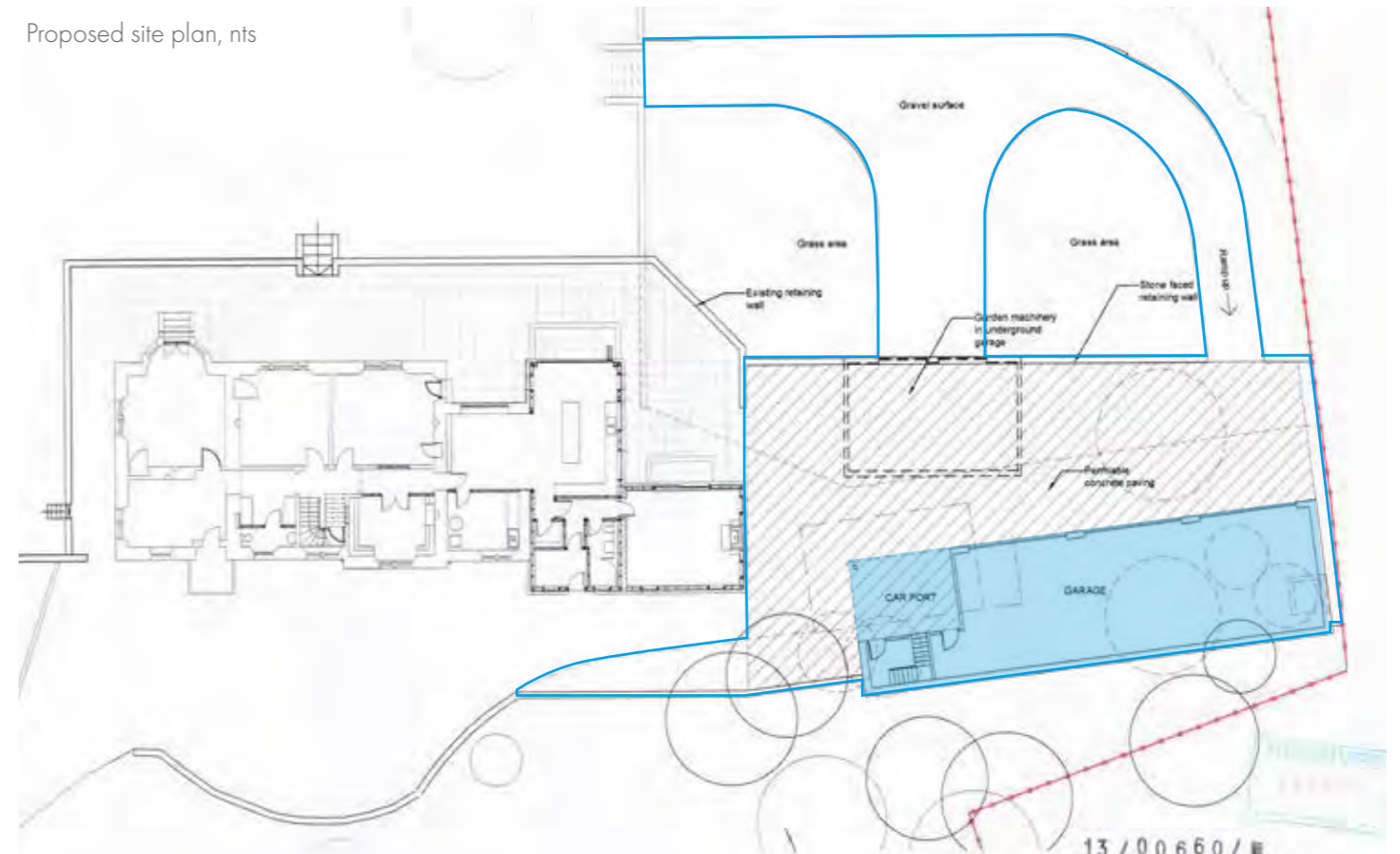
The long separate outbuilding together with removal of clusters of mature trees and vehicular access to the lower garden level have an adverse impact on the quality of the landscape setting. The extent of hard landscaping and vehicular access to the very edge of the site impacts the nature of the historic gardens.

The outbuilding has a 6 car garage, a car port with entrance, lobby with stair, and a shower and attic space at first floor level.

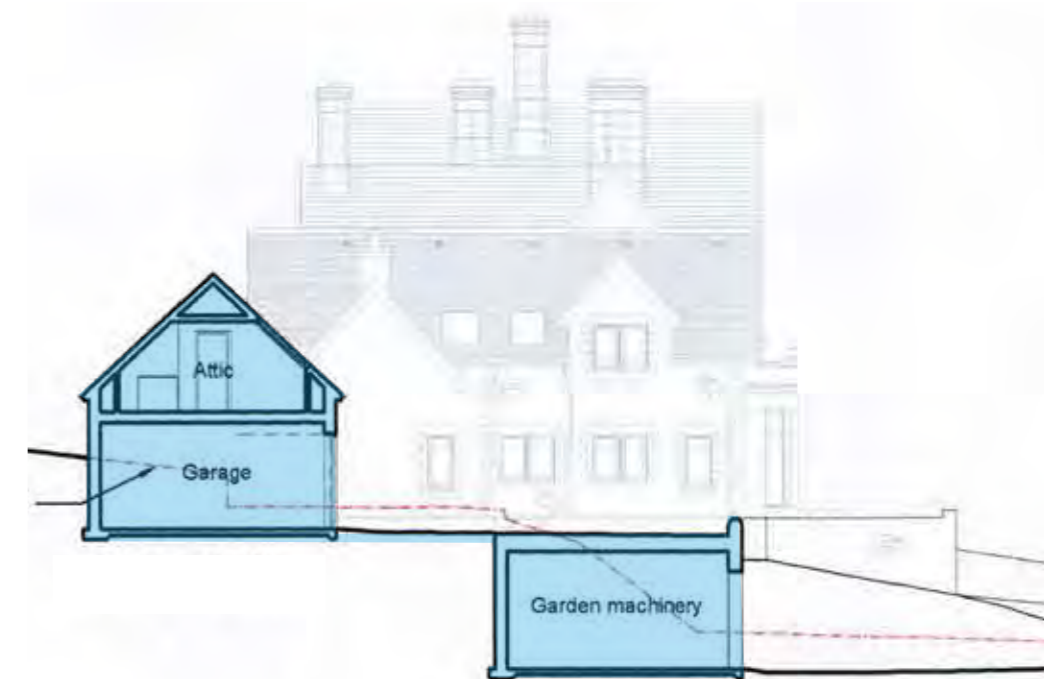


Proposed south elevation, nts

Proposed site plan, nts



- New development building
- New development site



Proposed cross section, nts

PLANNING HISTORY

2016 Consented Scheme



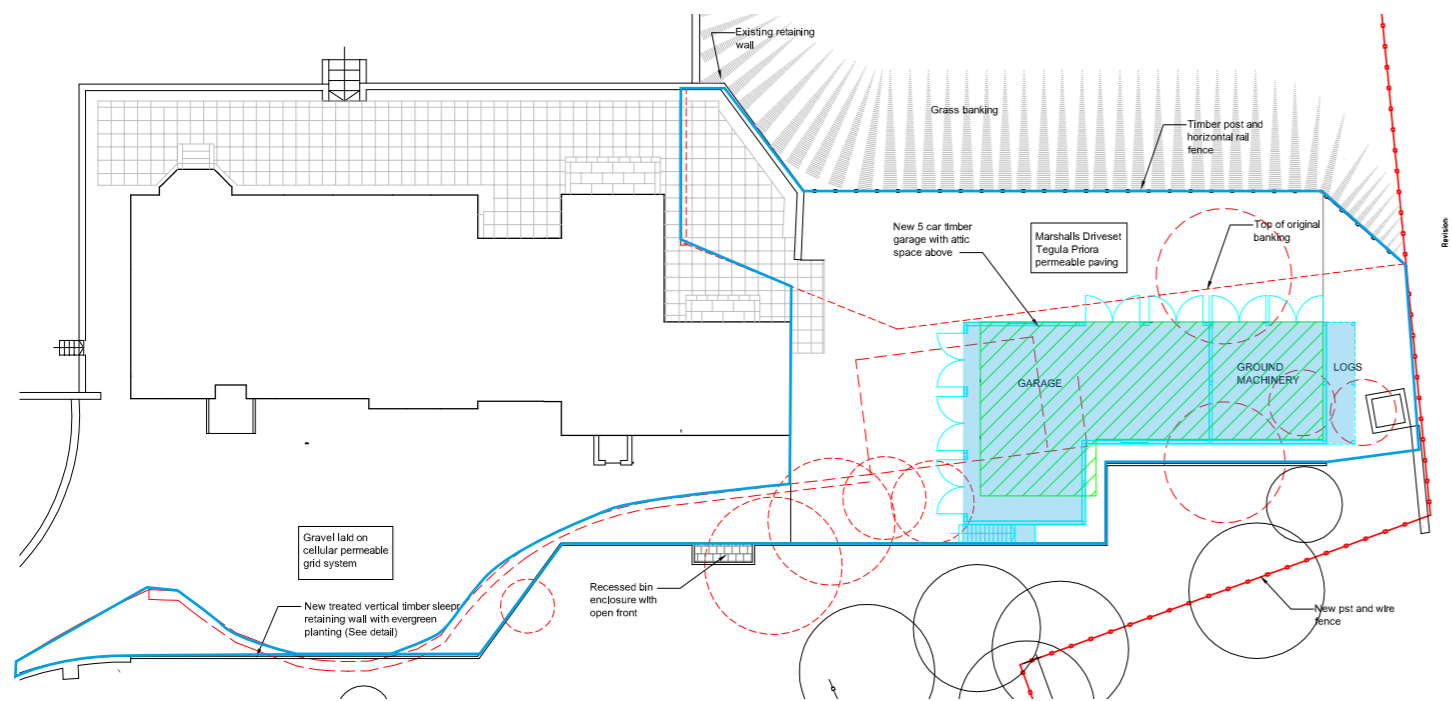
Areas	
Original 2012 footprint	377m ²
Demolition footprint:	0m ²
Proposed footprint	150m ²
New total footprint	527m²
% increase	40%
Original 2012 area:	502m ²
Demolition of usable area	0m ²
Proposed usable area:	248m ²
New total usable area:	750m²
% increase	49%

Erection of garages and associated works (16/0650/P). This is a revised version of the previously approved garage design. This proposal was not realised.

Analysis

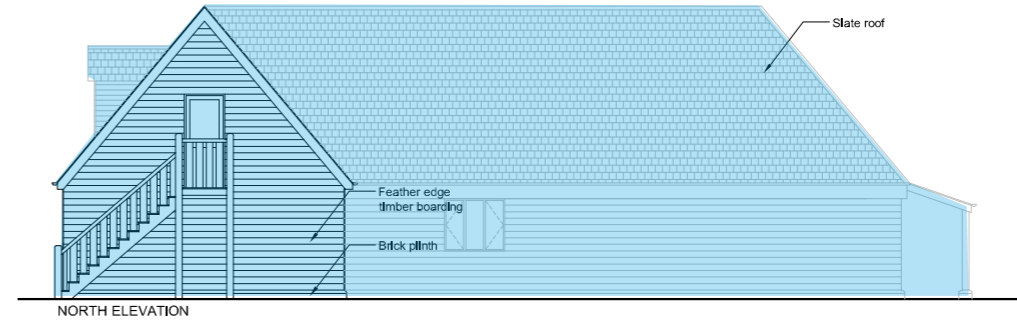
The proposals present a separate outbuilding on the far western side of the existing building. The terrace is extended for vehicular access with 8 trees and the existing shed removed in order to facilitate this. The building is L-shaped, adding a 49% increase of usable floor area on the site with a 40% increase of built up footprint area. It accommodates 5 cars and a garden machinery store on the ground floor and attic space above.

The proposals present a significant impact on the landscape setting of Pressmann House. As a building the outbuilding is large and yet subservient.



Proposed site plan, nts

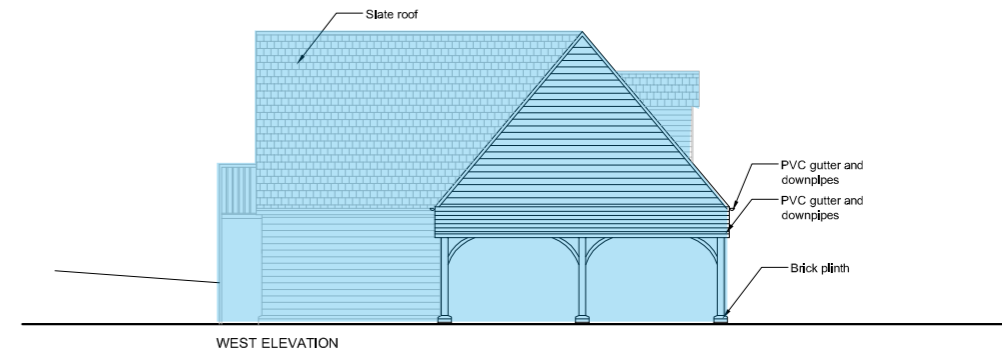
New development building
 New development site



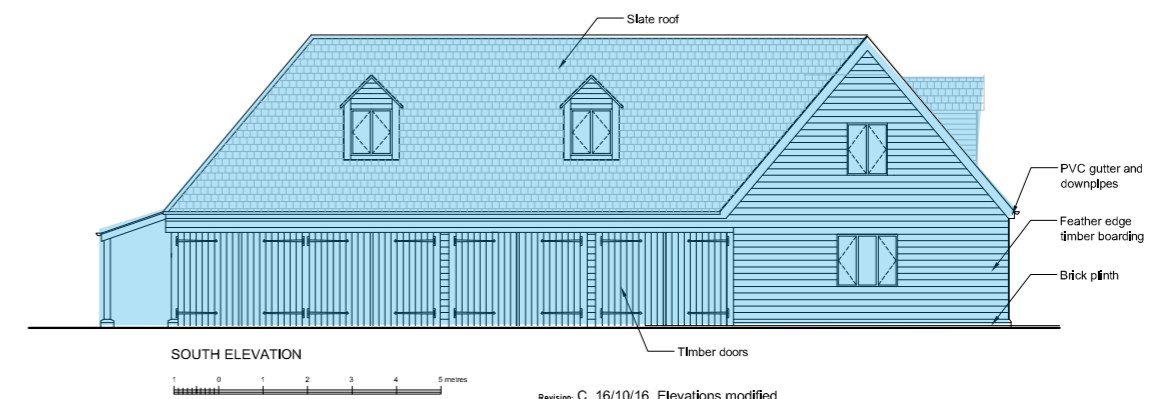
NORTH ELEVATION



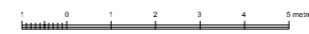
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



Revision C 16/10/16 Elevations modified

Proposed elevations, nts

PLANNING HISTORY

2021 Proposed Scheme for Comparison



<u>Areas comparison to 2012 scheme</u>	
Original 2012 footprint:	406m ²
Demolition footprint:	203m ²
Proposed footprint:	463m ²
New total footprint (old & new):	667m²
% increase (incl. basement):	64%
Original 2012 area:	502m ²
Demolition of usable area:	252m ²
Proposed usable area:	632m ²
New total usable area:	882m²
% increase:	75%

Analysis

The proposals have a total footprint and area increase within the range of previously consented schemes. This is despite the fact the extension incorporates outbuilding functions into its footprint.

The mass of the extension is carefully composed to break down its volumes and limit visual impact, using the landscape topography and character to its benefit. The impact on the south and west elevations are mitigated by a single storey step in topography.

The pavilion volumes, although long, are shorter than that of the original house roof thereby being subservient in length as well as height. Where some previous schemes extended the terrace plinth all the way to the western boundary line, the proposed terraces stay close to the western edge of the corrugated store, retaining all the trees which are so important to the landscape setting.

The basement accommodation, which inhabits the extended terrace plinth and houses the entertainment accommodation of the extension, has very limited visual impact on the setting of the listed building thanks to its low vertical position. In fact, due to topography, it can only be seen from the westernmost walled garden.

When assessed on its ground floor footprint and accommodation area above plinth level the proposals show only a 40% footprint increase to the current situation and a 26% increase to the current usable area comparing very favourably to all the previously consented schemes.

Diagrams on the two pages that follow show the extent of development previously consented (site diagram) and their impact on the south elevation of the listed building.

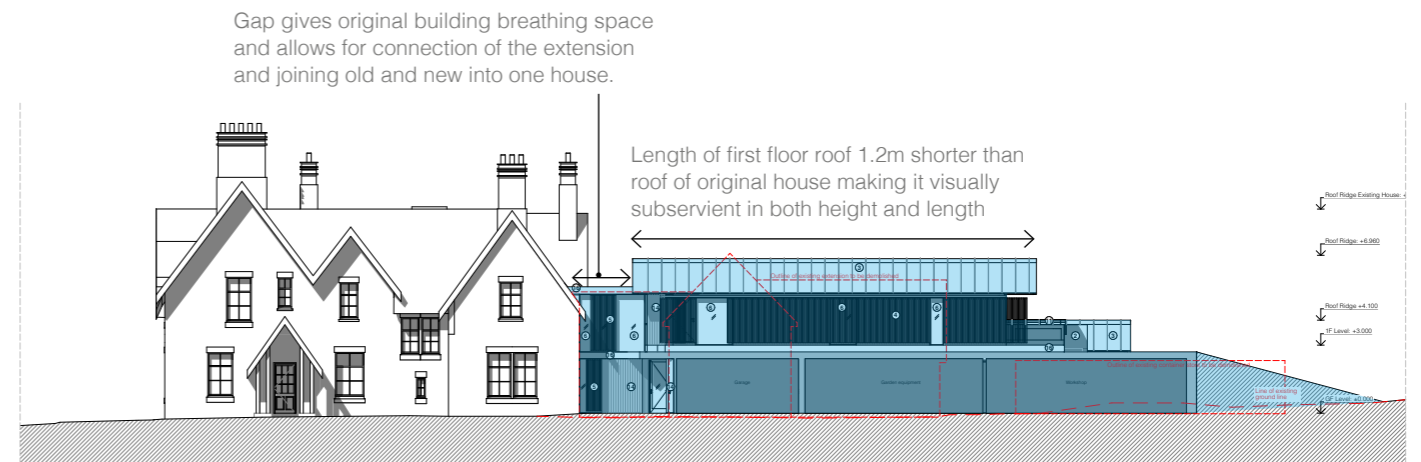
<u>Areas comparison for GF and above</u> <u>(areas significant for visual impact)</u>	
Original 2012 footprint:	406m ²
Demolition footprint:	203m ²
Proposed GF/FF footprint:	368m ²
Total footprint:	571m²
% increase:	40%
Original 2012 area:	502m ²
Demolition of usable area:	252m ²
Proposed GF/FF usable area:	385m ²
Total usable area:	635m²
% increase:	26%

Basement has limited visual impact and accommodates 247m² of area. The areas showing GF and FF areas only are a better reflection of visual impact and a more direct comparison with previously consented schemes which all have primary footprint and mass on GF and above.

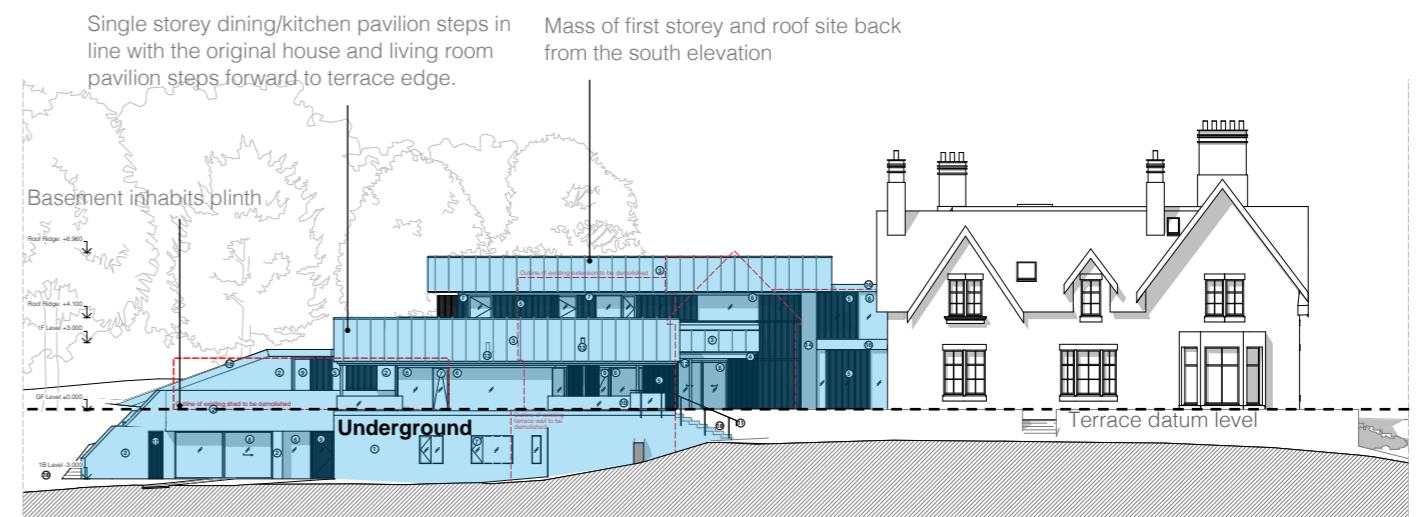
New development building
 New development site



Proposed east elevation, nts



Proposed north elevation, nts



Proposed south elevation, nts

PLANNING HISTORY ANALYSIS







South Elevation Comparison of Visual Impact

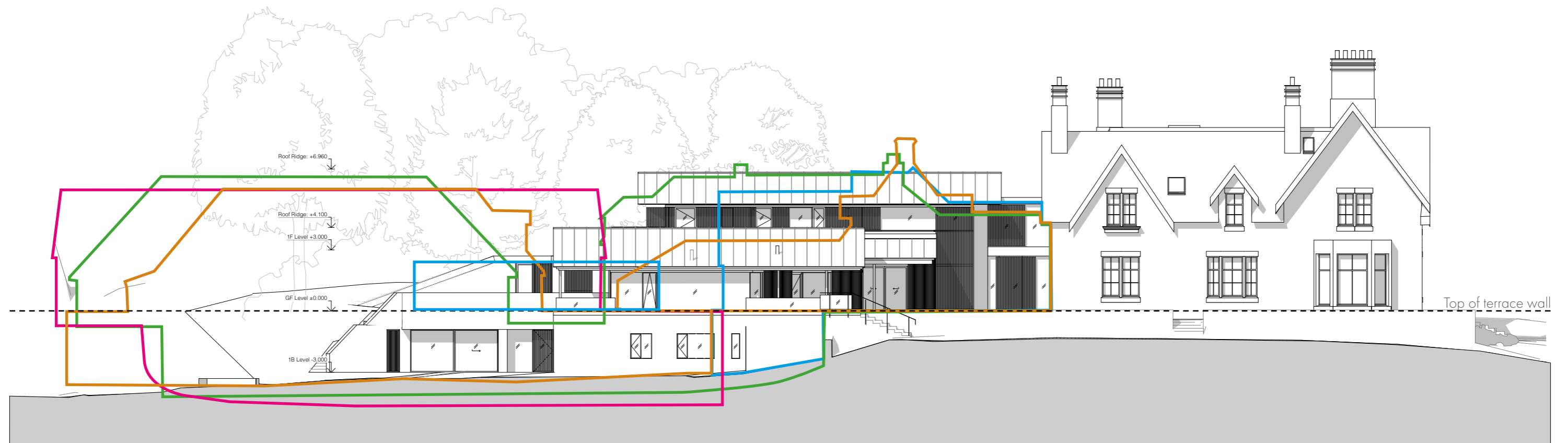
The diagram below shows consented development extents in relation to the proposals in this planning application.

It demonstrates how much less impact the current proposals have in relation to previous consents especially given that ancillary and entertainment accommodation provided in very large outbuildings in other schemes are incorporated within the single extension proposals. Previously consented schemes had terraces extend right up to the boundary line with outbuildings taking place of the existing cluster of trees which contain the development on the north-west side and offer privacy from farm operations and a western farm access track. Accommodation, that in other schemes was above ground, is landscaped over or underground in these proposals, thereby reducing the overall visual impact.

Principals of an extended plinth were established repeatedly through previous consents and in one case partially inhabited. The current proposals have a terrace which is much shorter and is inhabited more extensively thereby providing aspect to and enjoyment of the western lower walled garden. The inhabiting of the terrace plinth does not present additional visual impact. On the contrary, it strategically reduces any visual impact at and above ground level by moving a large portion of the accommodation underground.

When massing, size and visual impact on the listed building and it's wider setting of the current proposals are compared to previously consented proposals, the outcome is either comparable or more favourable.

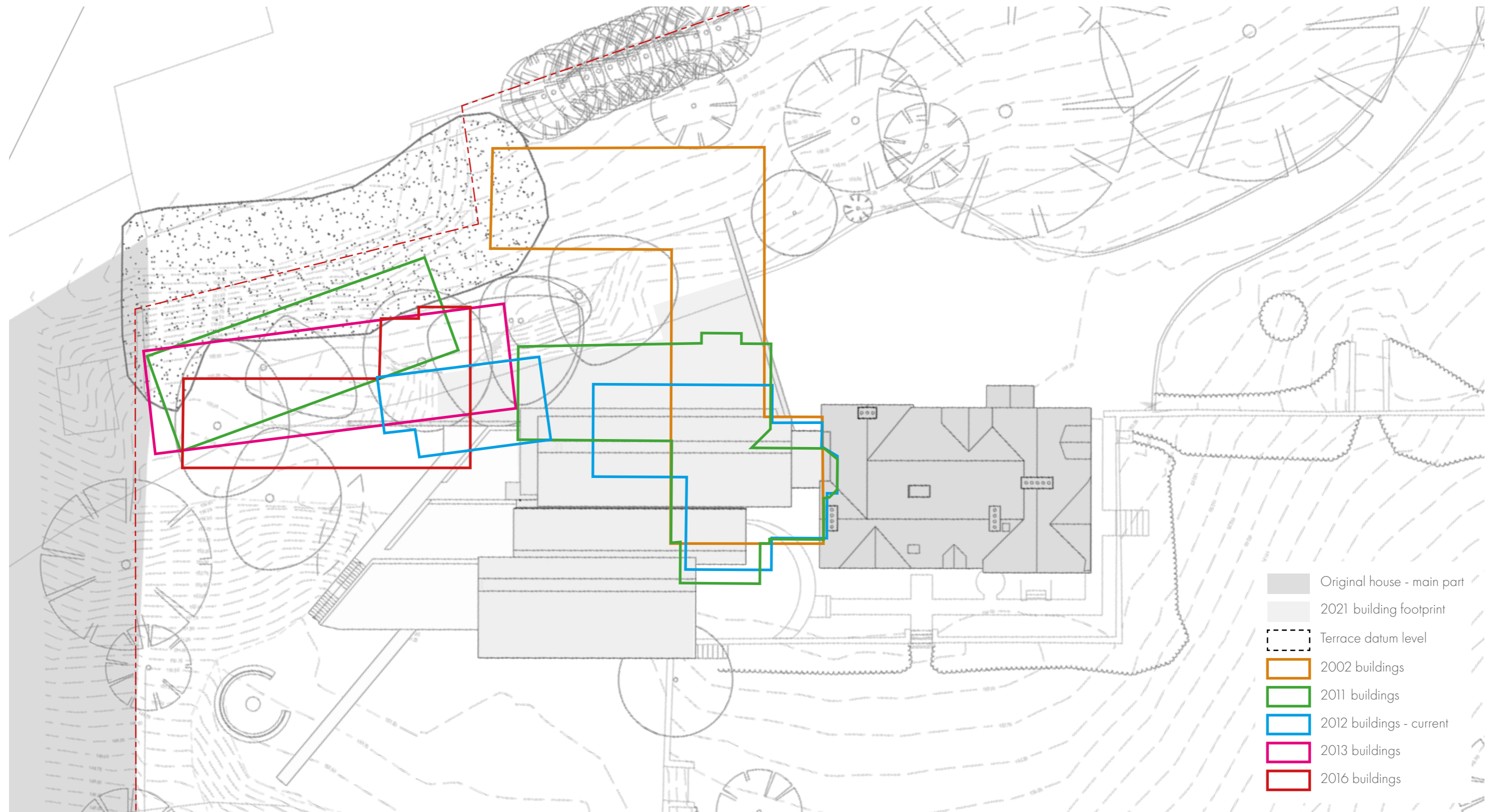
-  Terrace datum level
-  2002 proposals
-  2011 proposals
-  2012 proposals
-  2013 proposals
-  2016 proposals



South elevation diagram comparing currently proposed development with extent of previously consented development

PLANNING HISTORY ANALYSIS

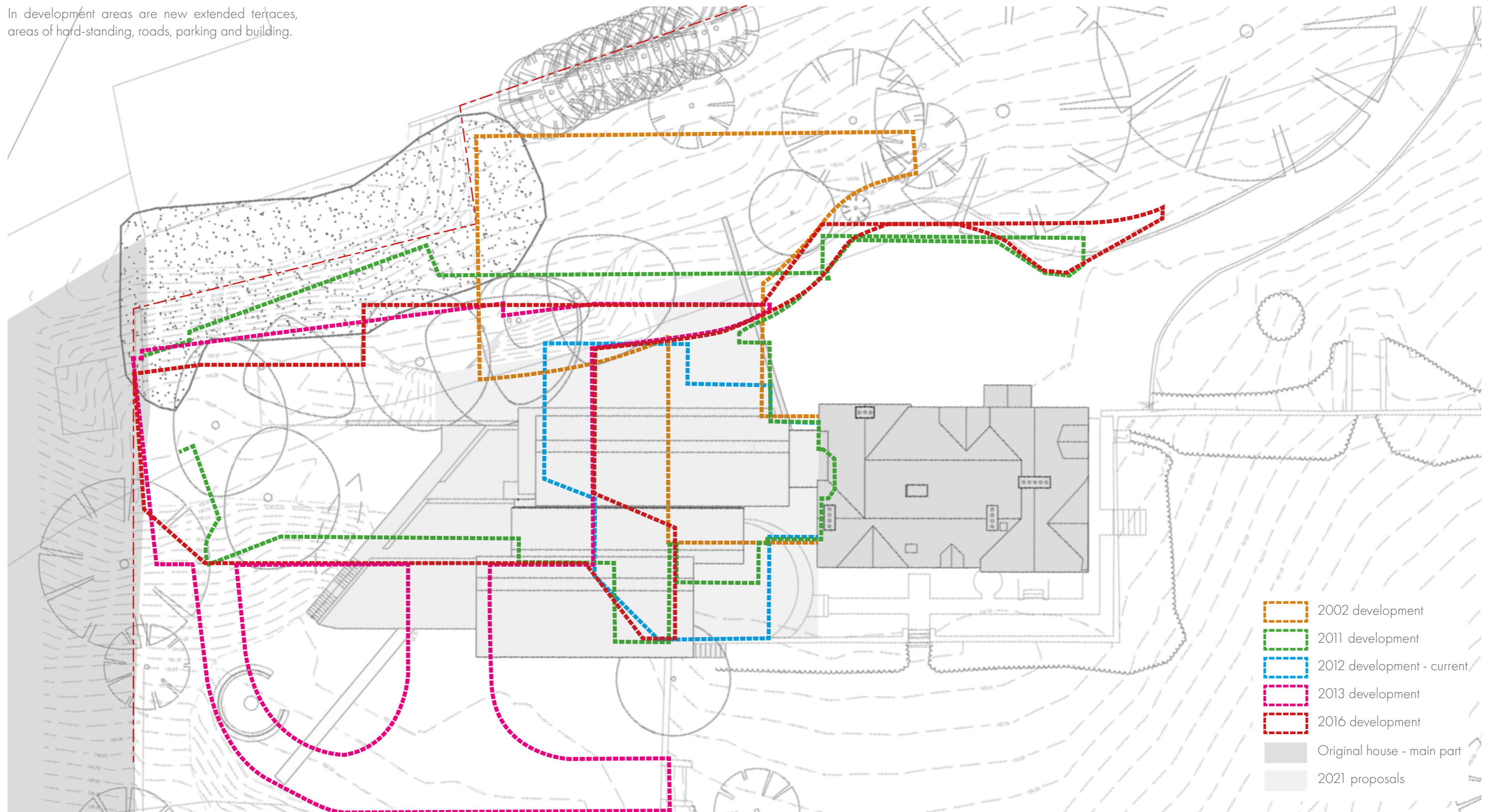
Comparison of Footprint Areas



Site plan diagram comparing currently proposed development and building footprint with extent of previously consented building footprints

Comparison of Development Areas

In development areas are new extended terraces, areas of hard-standing, roads, parking and building.



Site plan diagram comparing currently proposed development and building footprint with extent of previously consented development areas

Comparison of Areas in figures

An overview of GIA, footprint area and percentage increases of previous planning consents and this application. The table demonstrates previous assessment of development capacity of the site as well as previous assessment of acceptable size and visual impact of extensions and ancillary buildings on both the listed building and its wider setting.

PLANNING REF.	GROSS INTERNAL AREA (GIA)					DEVELOPMENT FOOTPRINT				
	Existing GIA	Demolition GIA	New GIA	Total GIA	% increase in GIA	Existing footprint	Demolition footprint	New footprint	Total footprint area	% increase in footprint
1990s house as listed	374m ²					269m ²				
2002 consent 02-00521-FUL	374m ²	30m ²	316m ²	660m ²	76%	269m ²	37m ²	210m ²	442m ²	64%
2011 consent 11-00339-P	374m ²	30m ²	483m ²	827m ²	120%	269m ²	37m ²	302m ²	535m ²	98%
2012 consent - BUILT 12-00403-P	374m ²	30m ²	158m ²	502m ²	34%	269m ²	37m ²	107m ²	340m ²	26%
2013 consent 13-00660-P	502m ²	0m ²	382m ²	884m ²	76%	377m ²	0m ²	263m ²	640m ²	70%
2016 consent 16-00650-P	502m ²	0m ²	248m ²	750m ²	49%	377m ²	0m ²	150m ²	527m ²	40%
2021 proposals	502m ²	252m ²	632m ²	882m ²	75%	405m ²	203m ²	463m ²	667m ²	64%
2021 proposals above plinth (for visual impact comparison)	502m ²	252m ²	385m ²	635m ²	26%	405m ²	203m ²	368m ²	571m ²	40%

Two comparative figure ranges are provided for the proposals in this planning application. This is because the building visual mass of the prior consents are almost exclusively above ground floor level. In these proposals a lot of GIA is underground in the basement level (247m²), within the extended terrace with very limited visual impact. The second line of figures therefore compares like for like in terms of visual impact above ground and is a more helpful and direct comparison with previously consented schemes.

Even with both above ground and below ground accommodation and footprint considered however the current proposals do not surpass areas and footprint previously consented and therefore assessed as an appropriate level of development.

DESIGN STATEMENT - EXECUTIVE SUMMARY

Pressmennan Lake - Pressmennan House

WT Architecture

October 2021

This summary draws out and summarises the key points of the full Design Statement submitted with the original application.

- The House and Estate today
- Proposal Summary: Original house > Existing house > proposed changes
- Design proposal overview
- Design approach
- Quality, materials and contemporary design
- Visual impact
- Other considerations
- Planning history summary - visual impact



HOUSE AND ESTATE TODAY

These proposals are for the alteration and extension of the B-listed Victorian dwelling house at Pressmennan Estate.

Pressmennan Lake House is a private B-listed house set in secluded mature gardens, with a three-sided walled garden enclosure to the southern side of the house. It is located on the northern slopes above Pressmennan Lake at the foot of the Lammermuir Hills, just south of Stenton Village.

The house is self contained within its estate grounds. It is sheltered from view by extensive woodland on the east, south and west. There is a single adjacent property to the northern boundary. This is a large industrial shed and part of a working farm. The house can only be viewed after reaching the end of a private track by the front gate.

The Planning decision report confirms the proposals have no negative impact on amenity of neighbouring properties.



Location plan 1:5000

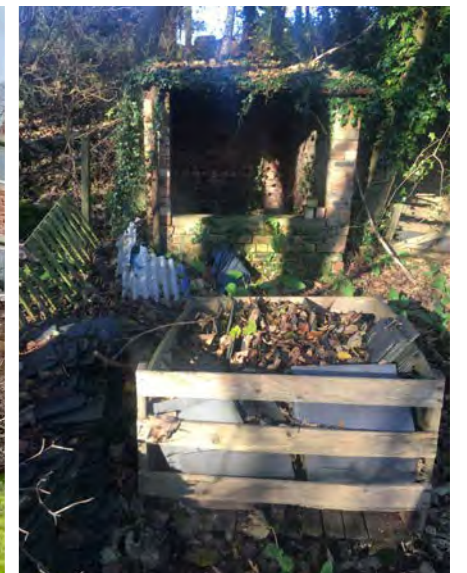


Annotated aerial view

HOUSE AND ESTATE TODAY

The 2012 extension to the western side of the house disrupts the balance of the original house, being too physically close and materially mimicking though not matching the original building. The spaces around the new extension to the north are characterised by incomplete ground works for the garage buildings for which permissions were secured in 2016. Spoil has been tipped down the slope to the west. A large dilapidated shed sits in this corner of the garden. The southwest lawn area has become overgrown and disconnected from the main house by the extension and reconfiguration of the garden terrace in 2012.

The estate was in poor condition at the time of purchase in 2020 with the woodland unmanaged and run down, lower garden ponds derelict and part of the western walled garden covered in an extensive heap of spoil left over from the 2012 construction work. The current owners are working on repairing and upgrading structures within the estate, investing into new built structures and taking up proactive management of the lake and protected woodland on the bordering slopes.



Clockwise from top left: Arrival frontage of house from north; garden frontage from southeast; Spoil heap and dilapidated container shed in SW garden; Materials and debris leftover after previous construction; View of ponds showing missing paving; View down to dilapidated ponds, showing overgrown and crumbling steps and ponds with eroded edges.

PROPOSAL SUMMARY

ORIGINAL HOUSE

The original Pressmennan Lake House was built in the late 19th century, most likely incorporating some structures from an earlier 1850's house. It is characterised as a picturesque villa that sits comfortably on a shoulder of ground with gardens that slope away to the south. A garden terrace to the south and east grounds the building pleasingly when viewed from further down the slope and also from the east, within the old walled garden. Views from outside the garden are restricted by trees.

HOUSE TODAY

Permissions were granted for the substantial enlargement of the house to the west in 2002 & 2011, but were unrealised. These proposals are summarised later on in this summary. The current configuration received permission in 2012 and is smaller than the previously granted proposals, and also smaller than aggregate proposals granted permissions in 2013 and 2016.

The 2012 works added 26% to the building footprint and 34% to the internal floor area. They consisted of a subservient two storey extension with a new back entrance, wet room, kitchen/dining/living and study on the ground floor and two en-suite bedrooms on the first floor. The style is pastiche with detailing and material choices mimicking the original house. There is an extension of the original terrace to the west and alteration to the old laundry elevation and roof.

CURRENT PROPOSALS

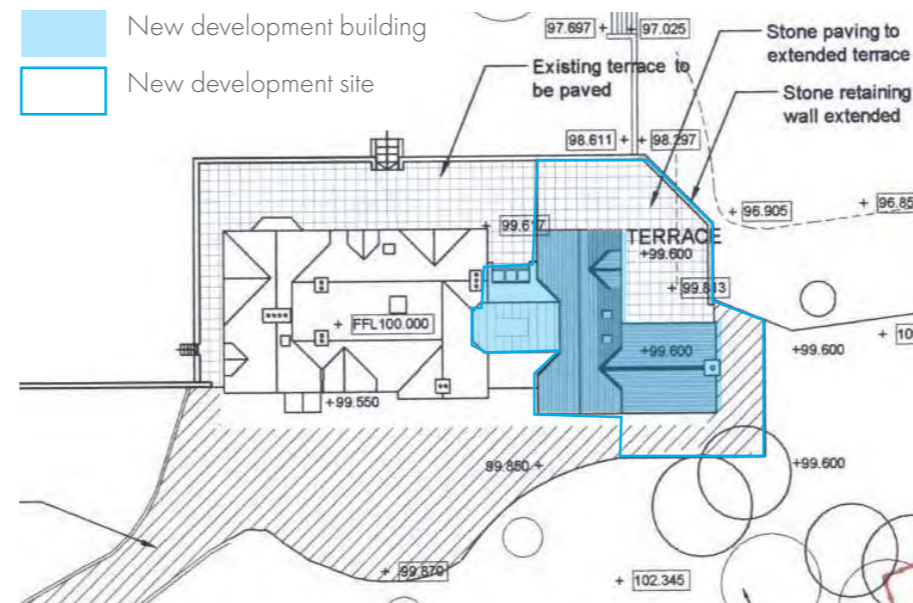
It is proposed to remove the previous extension which is of poor design and build quality, does not tie in with the layout of the existing house effectively, and diminishes the value of the original elegant villa. The new proposals add significant family accommodation plus one bedroom suite on the first floor to replace the two bedrooms in the current extension. Garage and stores are integrated under landscaped green roofs to minimise their impact on the setting.

The design approach carefully responds and respects the existing building through:

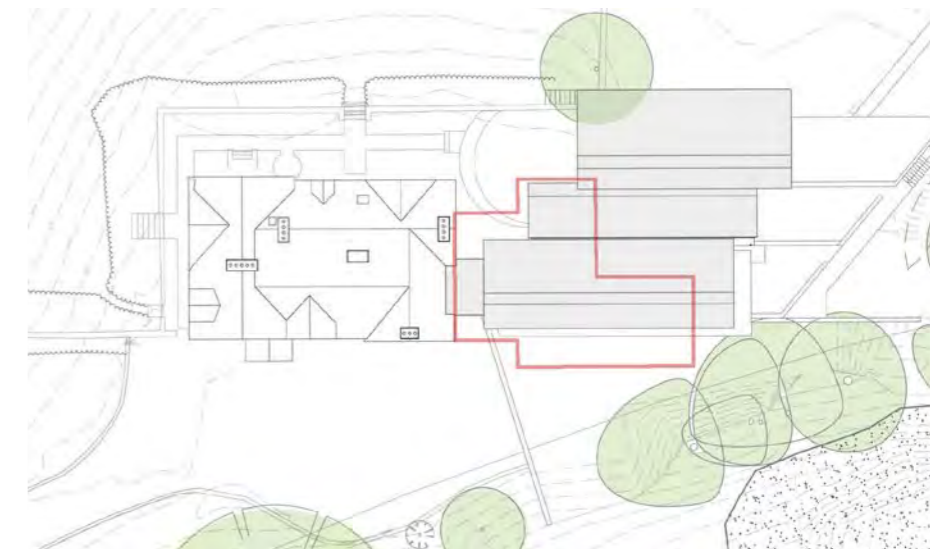
- Pulling away from the old house to give it respectful space and emphasise its primary importance;
- Stepping down in to the landscape to reduce the presence and distraction of roofs and gables from that in the existing extension;
- Use of subterranean basement spaces and green landscaped roofs;
- Breaking down of mass & volume of the proposals in to smaller parts.



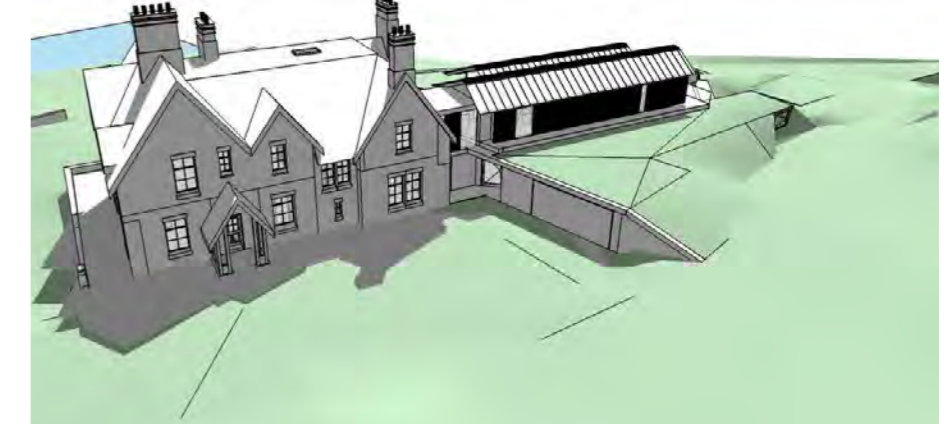
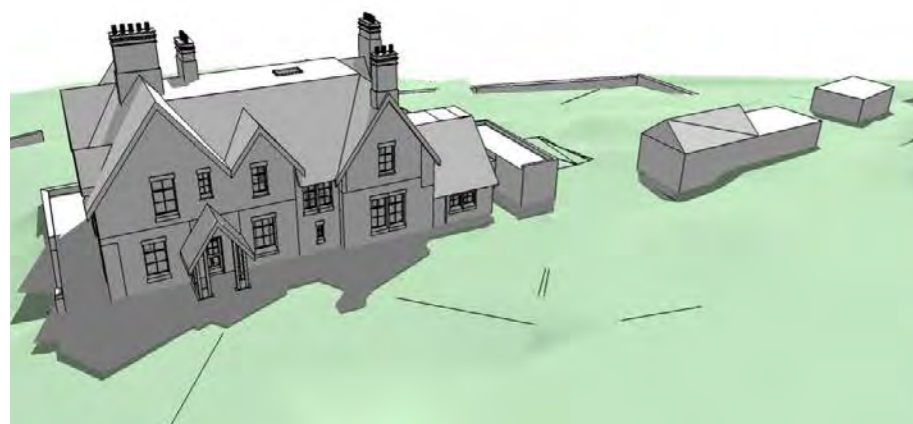
1990s North Elevation, nts



Existing building plan, as extended following 2012 permissions



Proposed site plan with roofs above ground shaded & the existing building outlined



DESIGN PROPOSAL OVERVIEW

The new extension steps down to engage with the old southwestern lawn, with the basement levels spilling out on to this lower level. With the extension pulling away from the main old house the two parts will typically be read separately and not compete stylistically or volumetrically. Light slots let daylight down in to the underground spaces. A new master bedroom suite sits over the utility spaces and looks out over the roofs of the kitchen and living room.



Cross section BB through extension

A largely glazed link slots in to the old house where the existing extension attaches. This link is configured to act as an entrance door whilst not competing with or detracting from the old primary entrance porch. The flush garage frontage slides in to the northern hillside directionally highlighting this new secondary entrance point. The extension as seen upon arrival is subservient, low key and does not detract from the primacy of the listed house.

From the south the living room and dining/kitchen pavilions peak out as low single storey volumes, terminating the external terrace space and terrace wall. The two storey bedroom/ancillary pavilion sits set back and in the background.



NE external view showing new proposals (top); SE external view showing view to house and proposed extension.

DESIGN PROPOSAL OVERVIEW

Alterations to the old house take careful consideration of the observations and scope for change identified in the Conservation Statement. The existing narrow opening to the old house is opened out at ground floor level to let space flow between the two parts of the house. Existing historic features such as corning and panelling are unaffected by this. The existing first floor link to the extension is to be retained with a short ramp between the slightly differing floor levels.

The lower parts of the building are more heavy, extending the language of the stone retaining wall at the old south terrace, with new retaining walls and arcaded vaults in brick, toned and coloured to sit comfortably with the natural sandstones of the original building. This heavy base reflects the way the old house sits comfortably with the southern terrace plinth, and the integration in to the landscape controls the visual impact of the extension.

The scale of the overall extension is only apparent from the southwest, most private, corner of the back garden. This approach to design and breaking down of volumes means that visual impact on the listed building and its setting is managed with great care.



View from showing the enlarged opening between future library, play room and extension

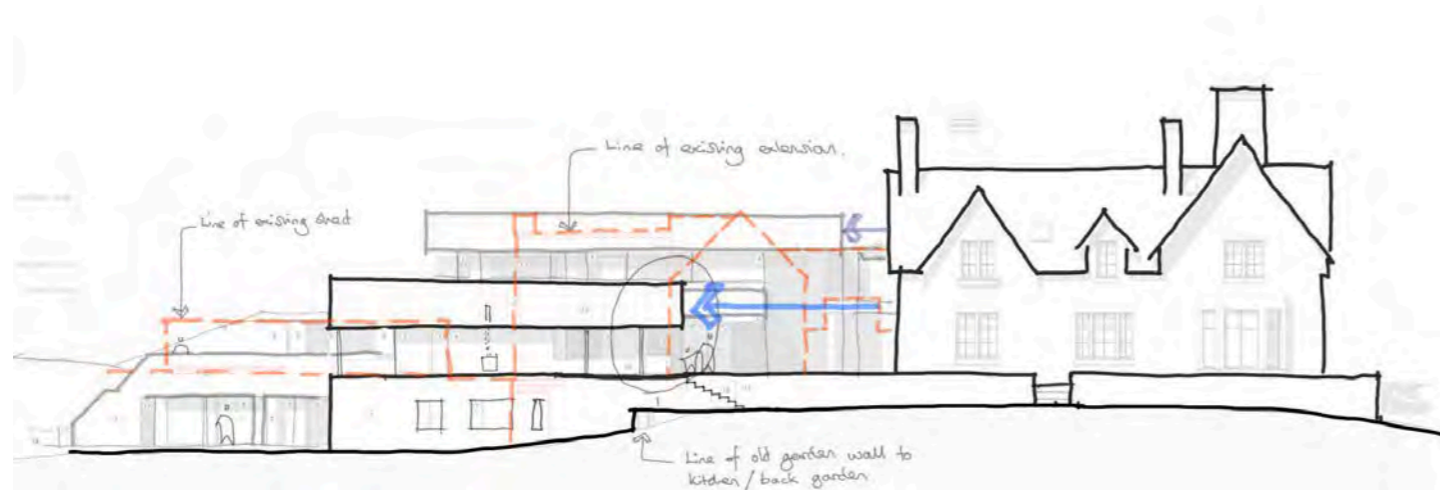


View from the proposals from the private southwest rear garden

DESIGN APPROACH

Pulling away

An early assessment of the accommodation requirements indicated that in order to control the building footprint much of the new accommodation would need to be on different storeys. The principal new living accommodation is required on the ground floor, and a substantial first floor is unlikely to sit comfortably with the massing of the old house. Given this an approach which created a substantial basement was required, and this would not be compatible with the retention of the existing extension. It was also noted that existing extension has a negative impact on the old house, and there could be benefits from pulling any new accommodation slightly further away from the main mass of the old building. As such design approaches to an entirely new extension, replacing the existing were explored.

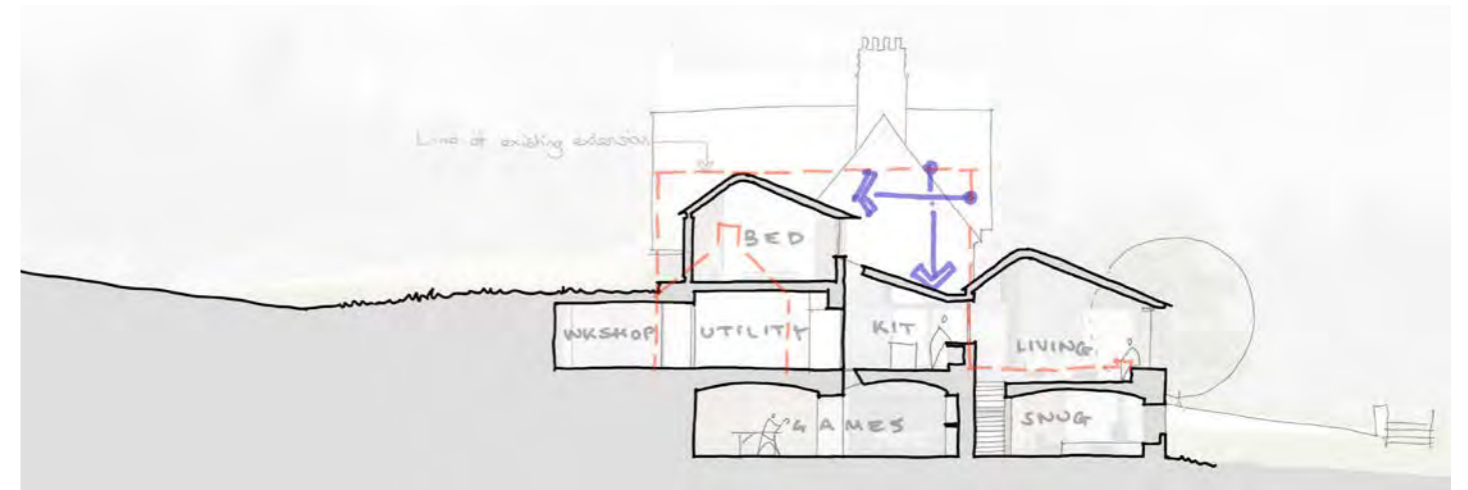


Elevation diagram

This diagram shows the existing extension in red dotted line and how the new building volumes are pulled away from the old house.

Stepping down

The developed proposals tuck basement, garage, workshop and utility spaces in to the hillside to create new and extended garden terraces, which are then occupied by three pavilion-like volumes which draw the accommodation out in to the western garden and away from the main volume of the old house. The roof profiles reflect the individually gabled rooms of the old house, and keep the height of the proposals low and ground hugging, overhanging external terraces to give sheltered pockets of space around the building. Roof ridge lines are kept below, and subservient to those on the original house.



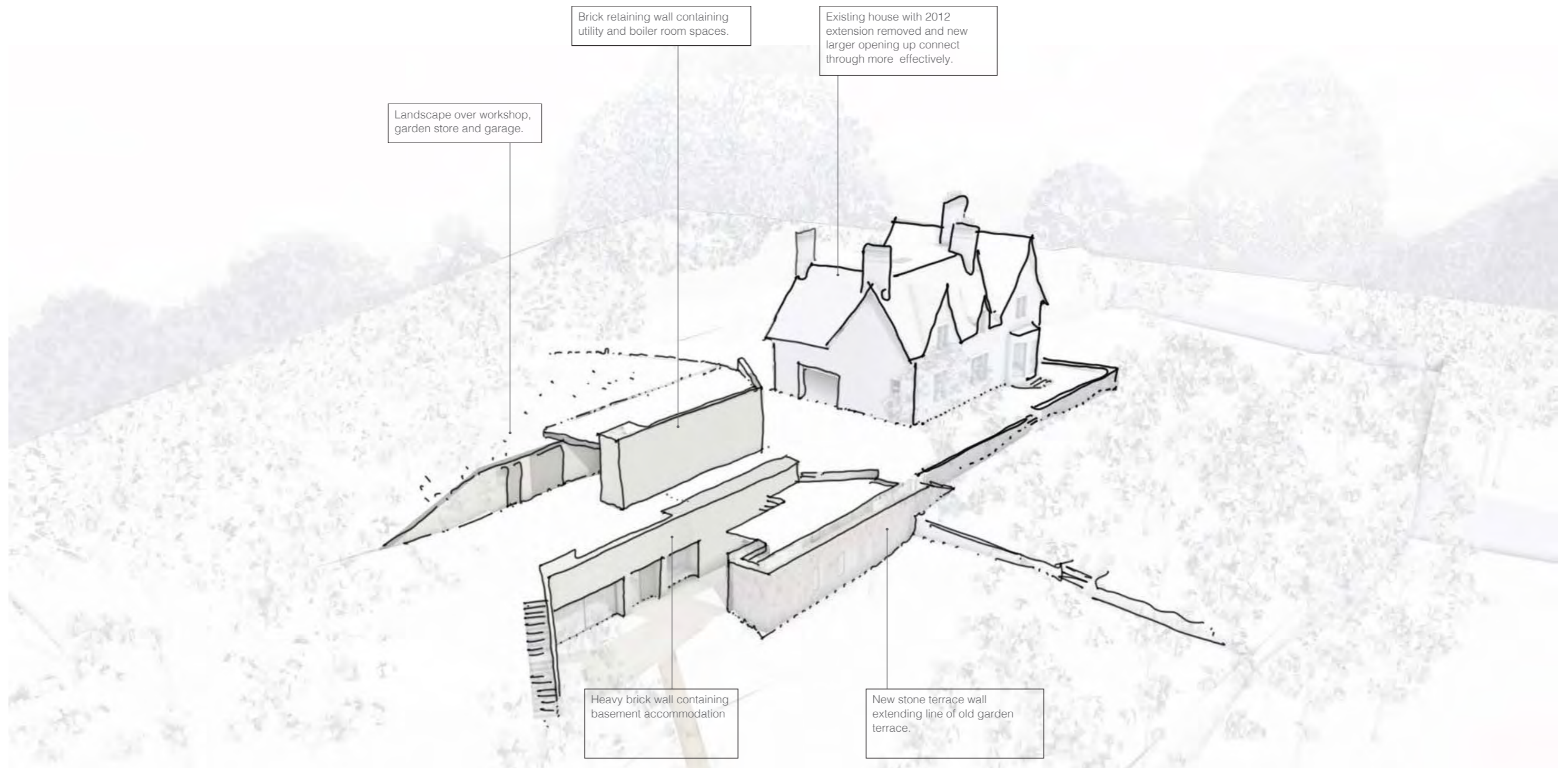
Section diagram

This diagram again shows the existing extension in red dotted line, how the new spaces push beneath the slope and keep low compared to the old house and the existing extension.

DESIGN APPROACH

Use of subterranean spaces and landscaped roofs to reduce volume and visual impact

Much of the volume of the new proposals is under ground, either below the existing ground level or beneath new extended terraces or green roofs. This diagram shows the new landscape-like proposals without the new more pavilion-like structures added above.

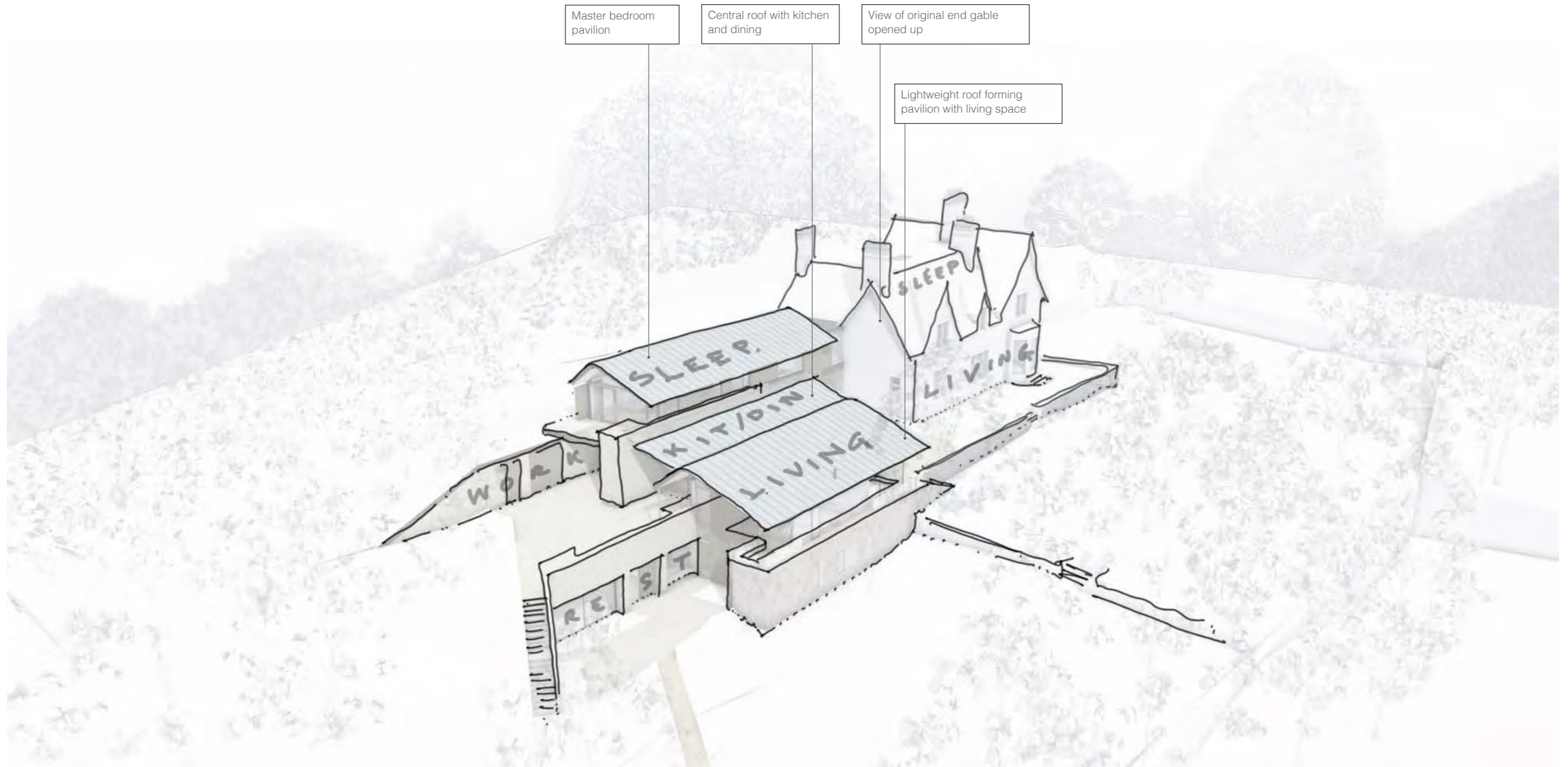


Overview 3D diagram - Brick and stone building base

DESIGN APPROACH

Breaking down the mass and volume of the building

Three pavilion-like roofs cover the three main new spaces proposed above ground. These more expressive parts of the new proposals are designed to contrast but compliment the form and genteel design qualities of the original house. The roofs echo the individually roofed rooms of the old house, whilst deliberately lighter weight and subservient in volume, height and massing.



Overview 3D diagram - Light-weight pavilions

QUALITY, MATERIALS & CONTEMPORARY DESIGN

The new structures are designed to sit comfortably in new landscaping and tie in closely to the existing pattern of terraces and the wooded garden boundary. The quality of detailing and materials are to be exemplary and contemporary providing a worthy addition to this elegant house, that is both of its time and enhances the fine qualities of the old house and its setting. The success of this approach is demonstrated by WT Architecture's previous award-winning buildings, that are used as exemplars in Scotland's Design Policies, particularly in the context of Heritage.

The proposed materials are an earthy palette of natural materials and tones that compliment the stone of the existing listed building and blend with the natural verdant context. The lower parts of the building are necessarily massive, and provide buttressing and retention to the hillside as well as support to the more open spaces above.

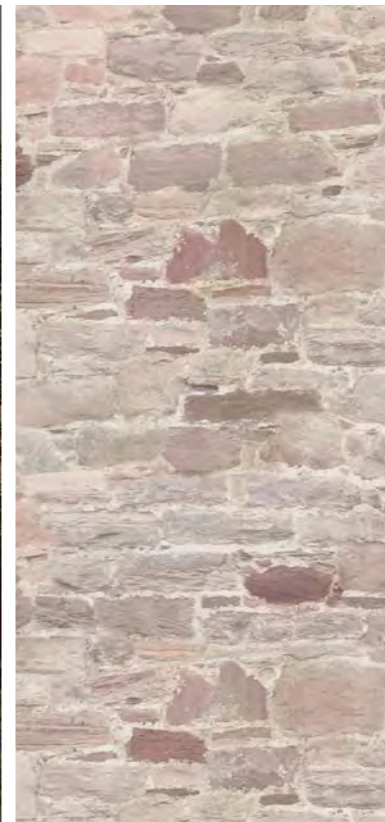
The southern base wall is faced in coursed rubble sand stone to tie in with the masonry that faces the existing garden terrace wall. This wall effectively forms a continuation of the existing terrace wall, and similar brick walls emerges from the ground behind edging terraces and feathering out in to the hillside and trees.

The living spaces are visually and physically lighter weight, and contrast with the heaviness of the old house and the heavy building base. These spaces are predominantly glazed with overhanging eaves and oak louvres to control solar gain. Sections of more solid walls have slatted oak rain screen walls to give them a sense of depth and translucence. This material language of oak louvres and rain screen cladding extends to the first floor bedroom suite walls.

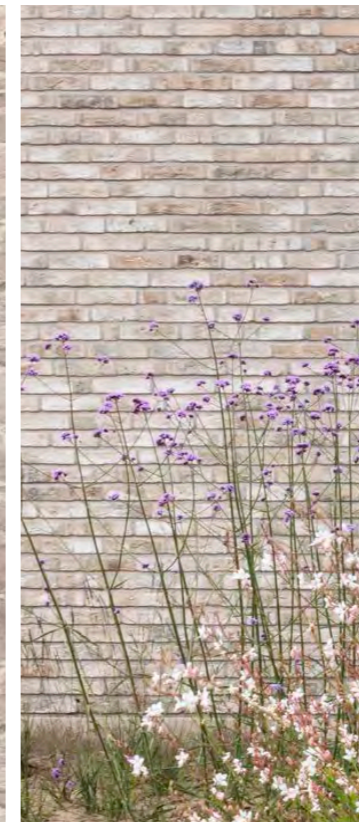
The roofs over these three areas are curved plates sitting on minimal steel structure, with standing seam zinc roofs over, the curves and undulations contrasting with the squarer more static base structures, and responding to the falling topography.



Proposed extension from south east back garden



Stone example



Brick example



Weathered oak louvres



Quartz zinc roof finish on curved ridge roof

VISUAL IMPACT

Pressmennan House is well visually protected by the surrounding woodland and cannot be seen from afar for majority of the year. It's primary context and visual impact therefore needs to be considered for its own integrity and in the context of its walled gardens. The house is only slightly visible from the opposite side of the lake in the middle of winter and through branched tree cover.

The extension to the house therefore has no negative visual impact on the wider landscape context. In the immediate landscape context, the proposals work with the existing landscape, bringing it over and into the building, extending it and respecting existing mature trees. The proposals reestablish the balance of the south garden elevation through the removal of the existing gabled extension, allowing the old house space to breathe by pushing accommodation backwards, downwards and to the left (southwest), as shown below.

The full Design Statement includes a series of further comparator images from different views.



SUMMARY OF OTHER CONSIDERATIONS

The full Design Statement sets out in detail the consideration in the proposals and impact on:

- Wildlife
- Trees
- Landscape
- Sustainability
- Historic building fabric
- Drainage
- Accessibility

A detailed Conservation Statement examines the history of the site and building and the house's architectural significance.

The detailed proposals include garden landscape and planting proposals, with example planting shown right.

A detailed summary and analysis of the planning history for the house sets out recent and significant previously granted applications and their comparable sizes, showing the current proposals to have less potential impact than a number of schemes previously consented for this site. Key points on this are summarised on the following two pages.



Inveresk House front garden (top); Hydrangea Annabelle (mid left); Geranium rozanne (mid mid); Rosa Pascali (mid right); Viburnum mariesii (bottom left); Pachysandra (bottom mid); Ilex crenata (bottom right)

PLANNING HISTORY - VISUAL IMPACT

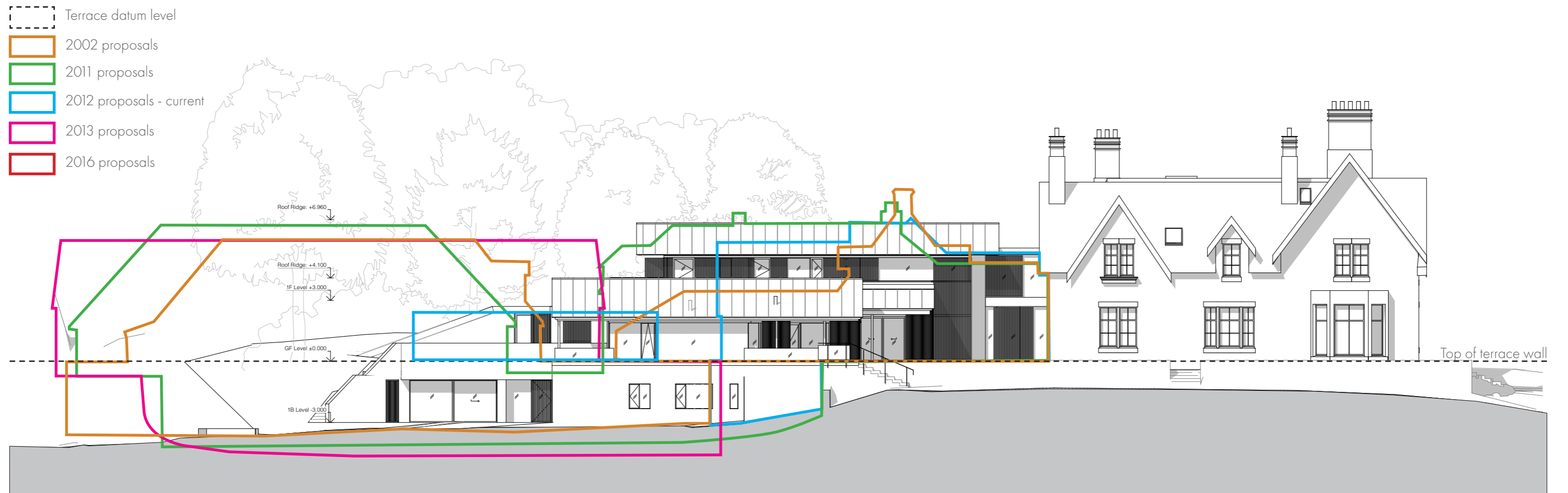
The full Design Statement and the separate Planning History analysis show that in terms of proposed footprint areas the current proposals are close to and in some cases less than those of previous consented schemes. Previously consented schemes were largely above ground and would have been of significantly greater visual impact on the old house and site than the current proposals, where much of the accommodation is proposed to be subterranean. When massing, size and visual impact on the listed building and its wider setting of the current proposals are compared to previously consented proposals, the outcome is either comparable or more favourable.

The elevation and plan diagrams below show the comparable sizes of previously consented schemes laid over the current proposals for comparison.

With the exception of the built scheme built, all previously consented proposals have a Ground Floor footprint area increase of between 40% and 98%. The current proposals increase the development footprint by 64% overall but only 40% at ground level. *

Similarly the unbuilt but previously consented schemes would have increased the gross internal floor area between 49-120%. The proposed extension increases the gross internal floor area by 75%, however, excluding the basement subterranean spaces the gross internal floor area only increases by 26% *.

*The full detailed breakdown of area comparisons is contained within the full Planning History analysis.



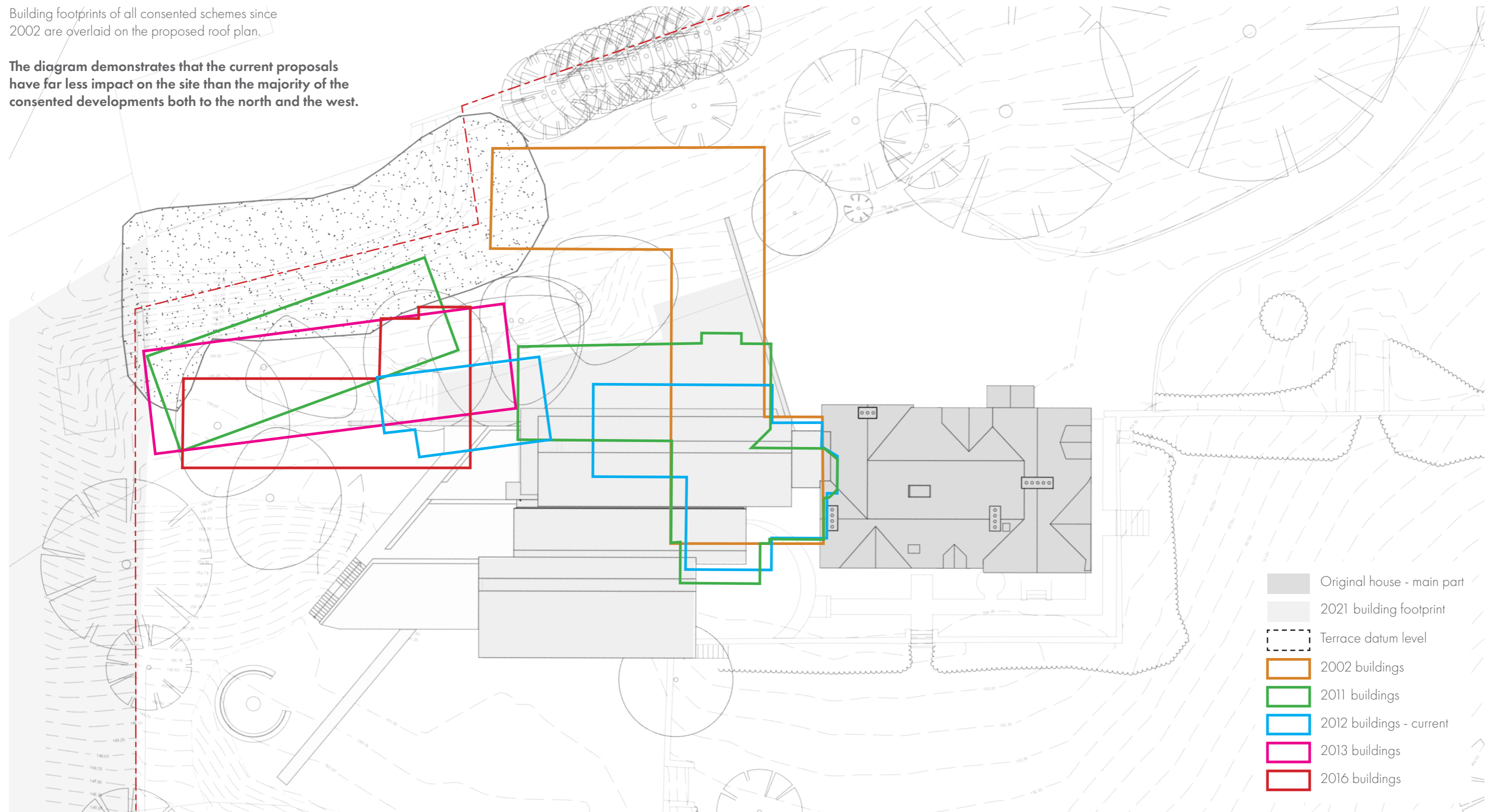
South elevation diagram comparing currently proposed development with extent of previously consented development

PLANNING HISTORY - VISUAL IMPACT

Comparison of Footprint Areas

Building footprints of all consented schemes since 2002 are overlaid on the proposed roof plan.

The diagram demonstrates that the current proposals have far less impact on the site than the majority of the consented developments both to the north and the west.



Site plan diagram comparing currently proposed development and building footprint with extent of previously consented building footprints



Local Review Body Appeal



APPLICATION – 21/00879/P

Extension to house, installation of septic tank and associated works.

Pressmennan Lake House, Stenton, Dunbar EH42 1TF.

LETTERS OF SUPPORT

November 2021

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planning & development

Application 21/00879/P – Extension to house, installation of septic tank and associated works.

Pressmennan Lake House, Stenton.

Local Review Body Support Statement – October 2021.

From: "Charlie Blair" <charlie.blair@cwbenenergy.co.uk>

Subject: Pressmennan House

Date: 1 November 2021 at 10:35:30 GMT

To: <nmillar@eastlothian.gov.uk>

Cc: "Fatima Shakeel" <fatishakeel@gmail.com>

Hello,

I've found out from friends in Stenton that the new owners of Pressmennan House and lake are having difficulties getting planning permission for their new home. We have looked at the plans and feel that the proposed new extension is an enormous improvement on the muddled extension that was added ten years or so ago – particularly if it means the sheds and derelict ponds, etc, will be replaced.

We strongly encourage you to reconsider and award permission – this is an exciting opportunity for a hodge-podge house to turn into a real statement. And, just as importantly, to be *really* lived in for the first time in ages.

I grew up around 15 minutes walk from Pressmennan (at Clint House) and now live almost as close with my young family at Yarrow. I've spent a lot of happy time in the Woodland Trust woods on the South side of the lake and always known Pressmennan House as a gloomy and overbearing building looking onto a wonderful and open lakeside.

I've met the new owners Barbara and David a few times now, and they have already started making the site more open and inviting to both visitors and to walkers at the Woodland Trust site. (The North side of the lake was littered with rubbish, which I assume Barbara and David have moved.)

I absolutely believe that the new extension and changes to the house will be done sensitively and well and very much hope you and your team can award permission.

I really fear that if they don't get planning permission they may decide to move, which could leave the house and estate to another decade of neglect, which would be bad news for walkers and visitors as well as for the old bit of the house and gardens.

Please feel free to call or email if you have any questions or you'd like us to clarify anything.

Best regards

Charlie Blair and Fatima Shakeel-Blair
Yarrow House, Stenton, Dunbar, EH42 1TQ
Charlie Blair
07870 689 983
Clint Estate / Gravitricity.com



planning & development

Application 21/00879/P – Extension to house, installation of septic tank and associated works.

Pressmennan Lake House, Stenton.

Local Review Body Support Statement – October 2021.

From: Alik Sapountzi <aliki.photography@gmail.com>

Subject: Pressmennan Lake House

Date: 29 October 2021 at 19:06:00 BST

To: nmillar@eastlothian.gov.uk

Dear Mr Millar,

I recently visited the new owners of Pressmennan Lake House and was dismayed by the amount of decay and rubble piled up by previous owners and builders.

The new owners of Pressmennan Lake House have already embraced the lake and property with a dynamic fervour and energy, wishing to transform this sadly neglected looking place into a vibrant and productive concern.

It is highly beneficial for the Stenton community and for the wider East Lothian, to encourage younger generations in settling here and contributing their talents and visions of a more sustainable and optimistic future.

As far as I can tell the proposed extension is well tacked away and does not encroach unfavourably on the ethos of the Manor-house. To my mind it makes it look all the more significant and resplendent. Replicas of old buildings lack soul. The contrast of new and old is dynamic.

Yours sincerely,

Alik Sapountzi

Stenton Resident



planning & development

Application 21/00879/P – Extension to house, installation of septic tank and associated works.
Pressmennan Lake House, Stenton.

Local Review Body Support Statement – October 2021.

From: **Colin Watmough** <colinwatmough@gmail.com>

Date: Fri, 29 Oct 2021, 18:37

Subject: Re Pressmennan Lake House

To: <nmillar@eastlothian.gov.uk>

Dear Neal Millar,

I am writing in support of the appeal to the proposed development at the above property.

Having watched dozens of episodes of grand designs, the subjects of which are often of a dubious nature, but manage to be realised, I am mystified as to your refusal to allow the development, on this occasion to go ahead.

Of course every development is different but in this instance, having studied the proposal and accompanying drawings, I find the project exciting and aesthetically pleasing which in no way diminishes the stature and presence of the existing building.

This young family are unusually enthusiastic and committed to the project and to being part of our somewhat ageing community; a factor that I hope will be taken into account.

I sincerely hope you will reconsider your decision.

Yours sincerely,

Colin Watmough (Stenton resident)



planning & development

Application 21/00879/P – Extension to house, installation of septic tank and associated works.
Pressmennan Lake House, Stenton.

Local Review Body Support Statement – October 2021.

From: Kathleen Watmough

Sent: 13 September 2021 21:57

To: Millar, Neil

Subject: Planning ref 21/00880/LBC

Dear Neil,

I am aware that the time has passed to comment on this application, but I was surprised to hear that planning have raised concerns about it and so I wanted to write a letter of support. Please can you confirm that this will be noted on the application?

I have reviewed the application and find the proposals sympathetic to the surrounding area and complimentary to the existing building which is outdated and not suited to modern family living.

It is beneficial for the Stenton community to have a young family who are keen to make improvements to this property. There is clearly a history of neglect at Pressmennan Lake House which is evident in the crumbling and overgrown grounds and outbuildings.

It is so important to encourage and support positive and sustainable local development and improvement, particularly in connection with responsibility for Pressmennan Lake, so that it can continue to benefit the public, and local wildlife, and doesn't become a hazard through continued neglect.

While the development can have a far-reaching positive impact on the community, it in no way impacts visually as it is entirely hidden from public view.

It is a welcome application and I unreservedly support it.

Regards,

Kathleen Watmough
(Stenton Resident)