

Review Statement

Planning Permission in Principle Erection of 1 house and associated works at Southwood Newbyth East Linton EH40 3DU

1. Key Points

1.1 The planning application proposes one-for-one replacement of an existing house, which is in poor structural condition and of no particular architectural merit. Assessment of structural condition and build costs concludes that demolition and new build is the most appropriate approach.

1.2 The application site is well screened by existing trees and woodland and there will be no impacts upon built or natural heritage features.

1.3 Permission In Principle is requested. Detailed house design will be subject to further application.

1.4 The stated Reasons for Refusal do not take adequate account of planning policy set out in Policy 17 of National Planning Framework 4 and accompanying guidance from the Scottish Government's Chief Planning Officer. NPF4 prevails over older policy set out in the East Lothian Local Development Plan.

2. Introduction

2.1 The planning application proposes replacement of an existing house in the countryside. The application is for Planning Permission In Principle. Supporting information includes indicative house designs but these would not form part of the approved proposals, with detailed house design subject to a further application for Approval of Matters Specified in Conditions. Accordingly, it is **the principle of one-for-one replacement of an existing house** that is the subject of the planning application and review.

2.2 The application proposals do not amount to a significant development in terms of scale, visual impact, loss of amenity, impact upon Listed Buildings, a Conservation Area or other built and natural heritage features. The site is not prominent and is well screened by existing mature trees and woodland. The applicants propose to replace a house in poor condition with a new home meeting modern standards of habitability and energy efficiency.

3. Discussion of Determining Issues

3.1 There are three reasons given for refusal of the application:

Reason 1. *The erection of a house on the application site would be new build housing development in the countryside of East Lothian on land which is not allocated for housing development, is not brownfield land where a return to a natural state will not happen without intervention, does not reuse a redundant or unused building, and for which a need to meet*

the requirements of the operation of an agricultural, horticultural, forestry, countryside recreation, or other business, leisure or tourism use has not been demonstrated, and which is not proposed as affordable housing development of an existing rural settlement. The proposal is therefore contrary to Policies DC1 and DC4 of the adopted East Lothian Local Development Plan 2018.

Reason 2. *The proposed house would not: i) be a like for like replacement of a dwelling recently rendered uninhabitable by unforeseen circumstances; ii) replace an existing dwelling with lawful use rights as such (not the plot of a previous, now demolished house) that the Council accepts that due to the construction of the building it is incapable of retention for habitation and that all reasonable efforts have been made to maintain the building; or iii) be similar in size, scale and massing to the original. Therefore, the proposal does not comply with either criteria (i) or (ii) of Policy DC3 of the adopted East Lothian Local Development Plan 2018.*

Reason 3. *As the principle of a replacement house is contrary to Policies DC3, DC4 and DC5 of the adopted East Lothian Local Development Plan and does not accord with its tailored approach to rural housing, then the principle of the replacement house is contrary to Policies 16 and 17 of NPF4.*

3.2 **Reason 1** covers new build housing in the countryside. The application proposes one-for-one replacement of an existing house, more appropriately assessed under **Reason 2** and Policy DC3 of the LDP.

3.3 **Reason 2** notes that Policy DC3 allows one-for-one replacement of an existing dwelling where the building is in poor condition and maintenance is no longer practicable. That is the case with the existing house on the application site, as discussed in detail below.

3.4 **Reason 3** incorrectly gives the East Lothian LDP primacy over the Scottish Government's National Planning Framework 4 (NPF4), which supports replacement houses in the countryside, as discussed below.

The Primacy of National Planning Framework 4

3.5 All three reasons for refusal must be considered in the context of National Planning Framework 4 (NPF4) and associated guidance, 'Transitional Arrangements For National Planning Framework 4', issued to all planning authorities by the Scottish Government's Chief Planning Officer.

3.6 NPF4 states in Policy 17, Rural Homes, that the development of rural housing as proposed in this application is supported, since it:

*a. viii). reinstates a former dwelling house or is a **one-for-one replacement** of an existing permanent house.*

3.7 The Transitional Arrangements For NPF4 document states:

'In the event of any incompatibility between a provision of NPF4 and an LDP, whichever of them is the later in date is to prevail. Provisions that are contradictory or in conflict would be likely to be considered incompatible.'

3.8 NPF4 was adopted by the Scottish Government in February 2023. The East Lothian LDP was adopted by the Council in September 2018. Accordingly, **NPF4 prevails**.

3.9 The Report of Handling for the application confirms this position, stating:

*'With regard to Section 24(3) of the Town and Country Planning (Scotland) Act 1997, in the event of any policy incompatibility between NPF4 and the adopted East Lothian Local Development Plan 2018, whichever of them is the later in date is to prevail. **In this case, the policies of NPF4 would prevail.***

3.10 However, the Report of Handling fails to give due weight to NPF4 Policy 17, stating only that it 'does give some support for a one-for-one replacement house. In fact, NPF4 is clear on the **principle** of support for one-for-one replacement houses and this position **prevails**.

Consistency in Local Review Body Decisions

3.11 Members will be aware of the recent decision of the Local Review Body (Decision Notice date, 6 March 2024), overturning refusal of a one-for-one replacement rural house (ref 23/00373/P, Erection of a Replacement House at Trabroun Farmhouse, Huntingdon, Macmerry). The LRB Decision Notice highlights that the NPF4 position was made clear:

*'The Planning Adviser noted that the case officer in his report accepted that in this instance the proposal is a **replacement house** and therefore the **principle** of it is not inconsistent with Policy 17.'*

3.12 It is important that the Local Review Body is consistent in its decision making. There are some minor differences between this previous case and the current application review. However, **the principle of one-for-one replacement applies to both**.

Granting Permission In Principle Allows Control of Detailed Design

3.13 NPF4 does note that the nuances of other relevant policy may still be considered. However, the **principle** of support for one-for-one replacement houses is clearly established.

3.14 The planning application seeks Planning Permission in **Principle**. The Report of Handling confirms that indicative design information provided in support of the application does not provide any basis for refusal:

*'whilst indicative drawings have been submitted, as this is an application for Planning Permission in **Principle** and is not a detailed planning application, matters of design are not relevant to the determination of this application.*

3.15 The Report of Handling confirms that the site is capable of accommodating development of a replacement house. Further details relating to design and scale of the proposed house can be controlled through planning conditions typically attached to Planning In Principle permissions for single houses:

'matters of size and scale can be controlled by conditions attached to any planning permission in principle and given the size of the plot it would be possible to build a new house on this site that would be suitably scaled, sited and designed to be in keeping with the area.'

3.16 The existing house on the application site is of no architectural merit. The site is neatly positioned amongst trees and is well screened in the landscape. Its redevelopment would not compromise the setting of any Listed Building or Conservation Area.

Renovation or One-For-One Replacement?

3.17 The existing house suffers from a number of prevailing issues relating to buildings of its age. A Structural Condition Report has been prepared by SF Structures Scotland, noting:

- *evidence of failing finishes and structural materials throughout*
- *substandard building details*
- *deterioration of key structural elements and junctions*
- *damp ingress, mould and deterioration throughout*
- *smell of damp throughout*
- *water ingress suggesting cavity wall ties are failing*
- *no insulation to the cavity walls or timber floor*
- *cracks in internal and external walls*

3.18 The Report notes that extensive and rebuilding work would be required to bring the building up to modern standards of habitation, including:

- *removal and replacement of all roof tiles, sarking boards, gutters and downpipes*
- *removal and replacement of all windows and doors*
- *removal and replacement of all internal flooring, wall finishes and linings*
- *removal of all external render, stripped back to brickwork*
- *repointing of all brickwork both internal and external*
- *new damp proof course to all external and internal wall footings*
- *treatment of all timbers for infestation/decay*
- *new sub floor and cavity ventilation*
- *reinstatement of all internal finishes*

3.19 Aside from these known and quantifiable issues, the Report highlights that concerns over the integrity of cavity wall ties cannot be assessed without extensive invasive testing. All of the exterior house walls may be compromised.

3.20 The Structural Condition Report concludes that renovation is a challenge both physically and economically. Whilst most of the issues can be addressed through extensive and expensive works, there are hidden legacy issues that cannot be accurately assessed. Stabilising, insulating and damp proofing the external walls will be difficult and is likely to result in a substandard solution.

3.21 The Report suggests demolition is a sensible alternative. Some materials can be reused in construction of a new house, offering the best opportunity to develop a high quality, sustainable, environmentally friendly family home. A pre-Demolition Audit has been prepared by the project architects, demonstrating extensive opportunities for recycling and reuse of construction materials from the existing house, in pursuit of sustainable development.

3.22 A cost comparison of options for replacement or refurbishment and extension of the house has been undertaken by Axiom Project Services. The Report highlights significant costs arising from the issues identified in the Structural Condition Report. Complex renovation of existing buildings is inevitably more expensive than new build works. The position is only exacerbated by the fact that VAT is not charged on new build construction, whereas the renovations would be subject to VAT as a significant additional expense.

3.23 The Cost Report indicates that new build costs are likely to be less than renovation and extension to achieve the same floor area.

3.24 Due to the poor condition of the property and the cost of reinstatement and extension, the structural condition and cost reports highlight that replacement is a more viable option. This enables construction of a modern, sustainably designed home, incorporating efficient energy and low carbon credentials.

3.25 This finding is significant, since it indicates compliance with LDP policy DC3, which supports replacement of rural homes where maintenance and renovation are not practical or viable options.

4. Conclusion

4.1 Refusal of the planning application did not adequately reflect the primacy of National Planning Framework Policy 17, which prevails over older LDP policy. NPF4 Policy 17 clearly expresses support for the principle of one-for-one replacement rural houses.

4.2 The existing house is in poor condition. Specialist structural and cost reports conclude that demolition and new build is the most appropriate option.

4.3 The one-for-one replacement of the existing house will not have a significant impact on the site, its setting or its surroundings. The site is well screened by existing trees and woodland and there will be no impacts upon built or natural heritage.

4.4 The detailed design of the new house can be controlled by typical planning applied to Planning In Principle permissions.

4.5 Taking account of the above, the applicants request that planning permission is granted by the Local Review Body.

Richard Heggie
Director, Urban Animation
16 July 2024

For and on behalf of Helen Lucas Architects

F.A.O Ciarán Kiely & Emma Taylor
East Lothian Council
John Muir House
Brewery Park
Haddington
EH41 3HA

21 Craiglockhart Terrace
Edinburgh
EH14 1AJ

24th April 2024

Dear Ciarán & Emma,

Project Address: Southwood, Newbyth, East Linton, East Lothian, EH40 3DU
Planning Reference: 23/00673/PP

Client Statement

We bought Southwood in 2010, and since then have used it as a second home for weekends and an extended period in the summer; this is also how the house was used by its only previous owners. In 2020 we made the decision that we would like to make Southwood our sole residence and to play an active role in the local community. We are both in our mid-50s and would expect to see out our days at Southwood.

As our children have grown older, we have been able to spend more time at Southwood in the 'off-season'. This has made us increasingly aware of its unsuitability for year-round living, particularly since John is clinically vulnerable due to a compromised immune system. Over time we have sought to improve the property, for example by installing a new heating system and replacing secondary with double glazing. These efforts, however, have done very little to address the persistent issues of cold, damp and mould which result from the flimsy construction of the property. We are heavily reliant for warmth on a wood-burning stove and an oil-fuelled range cooker; the latter is out of operation due to the theft of oil from the external tank. Our proposal incorporates an efficient heat-pump system, super-insulation and solar panels, the combination of which would address the current cold and damp living conditions and significantly reduce the ongoing carbon emissions from the property.

Underpinning our application is a sensitivity to the history of the site and a commitment to responsible stewardship. As an example, it is our intention to replace substantial sections of the non-native *ponticum rhododendron* with native shrubs and planting; this would significantly improve the biodiversity of the site. Lesley has extensive knowledge and experience in this field, and this is something about which we are both very passionate.

Yours sincerely,



John & Lesley Millar

Southwood, Newbyth, EH40 3DU

Revision: P1

Issued: 24.04.2024

EXISTING CONDITION STATEMENT

Demolition of existing house & erection of a new dwelling at Southwood, Newbyth, East Linton, East Lothian, ED40 3DU on behalf of Dr. John Millar & Mrs. Lesley Millar. This document has been prepared in support of the above planning application and is intended to demonstrate the condition of the existing property.

EXISTING BUILDING FABRIC & SERVICES

Assessment of the original construction of the property indicates the use of sub-standard building methods that have not withstood the test of time. The suspended timber floor and masonry-cavity walls (blockwork inner and outer leaf) have no insulation evident, resulting in the property being cold and damp all year round. When inside the property, it is possible to smell and feel the damp - with evidence of rotting timber frames and black mould growth visible on the wall linings.

Externally, there are also several significant cracks visible to the walls. As a minimum, these indicate that the render is boss, but more concerningly that the cavity wall-ties may be corroding; a significant structural concern, replacement of which would necessitate significant downtakings.



Fig. 1 Uninsulated soffit



Fig. 2 Rotting window frames



Fig. 3 Damp damage evident to internal walls



Fig. 4 Cracked render, possible lack of wall ties

Measures to reasonably improve the building fabric have been made by the owners where possible including replacing secondary with double-glazing units to the windows, insulating the loft and installing carpet with thick underlay throughout. However, these material changes offer minimal effect during the cold winter months.

The property was historically heated by an oil-fired range – an outmoded and unsustainable method, not in keeping with the client's environmental values. Moreover, the client's oil reserves have in the past been stolen, rendering the system unusable. To mitigate this issue, the clients installed 6 storage-heaters to the main living and sleeping rooms, where no previous heating system was available. However, due to the low-grade construction outlined above, the property cannot be comfortably heated as any heat produced is immediately lost through the uninsulated walls and floor.

Research into the origins of the building indicate that the property was originally built as a secondhome for the owners to spend summer away from the city (Edinburgh). This perhaps explains the inferior construction approach and insufficient heating methods, wholly inadequate for the Scottish climate and a far cry from current Building Standards.

EXISTING SETTING

Although registered as a single property, there is currently no connection between the two buildings creating an awkward separation that does not make for comfortable year-round occupation. Furthermore the existing buildings are peculiarly situated within the site, set at an unusual angle that addresses neither the open view nor natural path of the sun.

The proposed massing and orientation have therefore been carefully considered to maximise solar gain and respond to the surrounding gardens. The dwelling has also been designed as a one-and-a half storey building, ensuring that it is in keeping with the scale of its neighbours and not significantly larger than the buildings it is replacing.



Fig. 5 Neighbouring Birkhill stands at one and a half storeys

The existing gardens are extensive and well established, something that was a key driver in the client's initial purchase of the plot, as Lesley is a keen horticulturalist.

The clients therefore have no intention of removing any trees, but instead wish to cultivate the grounds, replanting native species and enhancing the biodiversity of the surrounding area.



Fig. 6 Well established private gardens to the West



Fig. 7 Non native Rhododendrons

REUSE AND RECYCLING OF MATERIALS

As demonstrated above, the existing buildings at Southwood are in a very poor state of repair, with scant thermal protection and inefficient services resulting in extremely difficult and unhealthy living conditions for its inhabitants. The clients have attempted to address these issues over the years but have struggled to make the significant improvements required to create the year-round family home they had hoped for.

Demolition of the buildings is therefore not without due consideration; in line with the sustainable building practice advocated by both Helen Lucas Architect's and the clients, it is proposed that materials from the demolition be reused or recycled wherever possible. Rubble from the original stonework is to be crushed for groundworks, structural timbers from the roof and floor to be repurposed, the existing drainage system retained and extended and roof tiles recycled with the local building merchants. The clients also intend to retain a number of the existing structures on the site, including the extensive walled garden, timber-clad garage and summerhouse, all of which hold more tangible historic value.

The proposed new construction is to be predominantly timber-framed with woodfibre insulation throughout, deliberately utilising a carbon-locking, natural and sustainable method of construction. Where masonry walling is included, the intention is to use reclaimed bricks, in reference to the historic industry of the area and in keeping with the local vernacular. The existing oil tank is also to be removed and the new house run on an Air Source Heat Pump and Photovoltaic array.

As previously noted, it is our client's intention to use the property as their permanent residence, something that is not possible in its current condition. The proposed new dwelling seeks to replace the poor-quality construction and inefficient services with super-efficient, sustainable materials and contemporary clean energy systems - better both for the building's occupants and the surrounding environment.



Fig. 8 Front elevation of proposed new dwelling

Tuesday 20th June 2023

I259-SWN

East Lothian Council,
John Muir House, Brewery Park,
Haddington,
East Lothian
EH41 3HA

To whom may concern,

Site Address: Southwood, Newbyth, East Linton, East Lothian EH40 3DU

Planning Application Reference: 23/00673/PP

HLA Response to Report

1. Your application states trees are on/adjacent to site. Please submit a tree survey although this will not delay the validation of the application.

All trees are indicated on the site plan and none have a Tree Protection Order on them - all are to remain unaffected by the works. This is noted in the Design and Access Statement included with the application.

2. The site plan submitted with this application shows 2 separate properties (Cottage/Main House). On checking the planning history for this site the only previous planning application that was granted was for an extension to the main house. Are you able to provide any further information on this?

The planning application in question was made and granted in the year 2000 by a Mr. & Mrs. Ritchie – this is prior to our client's ownership. To our understanding, these works were undertaken but not built as described. No drawings are available, but the documentation describes that the new extension that would be connected to the existing property with a 'flat-roofed glazed linking structure' - This was never constructed.

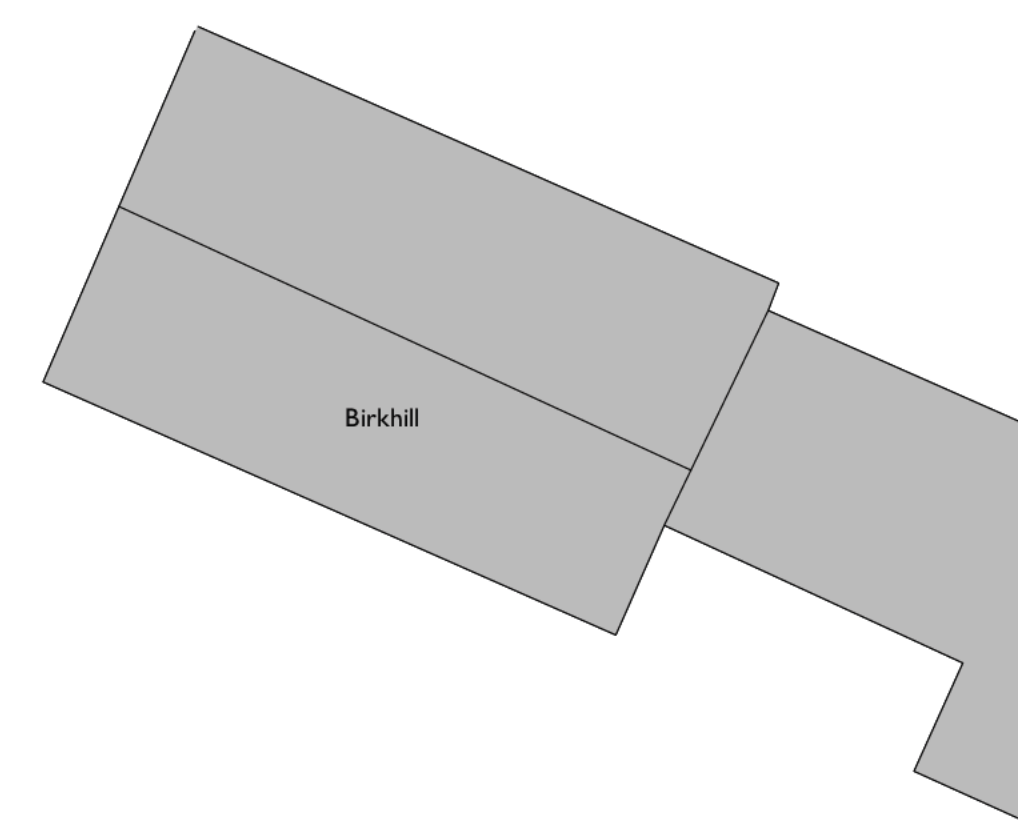
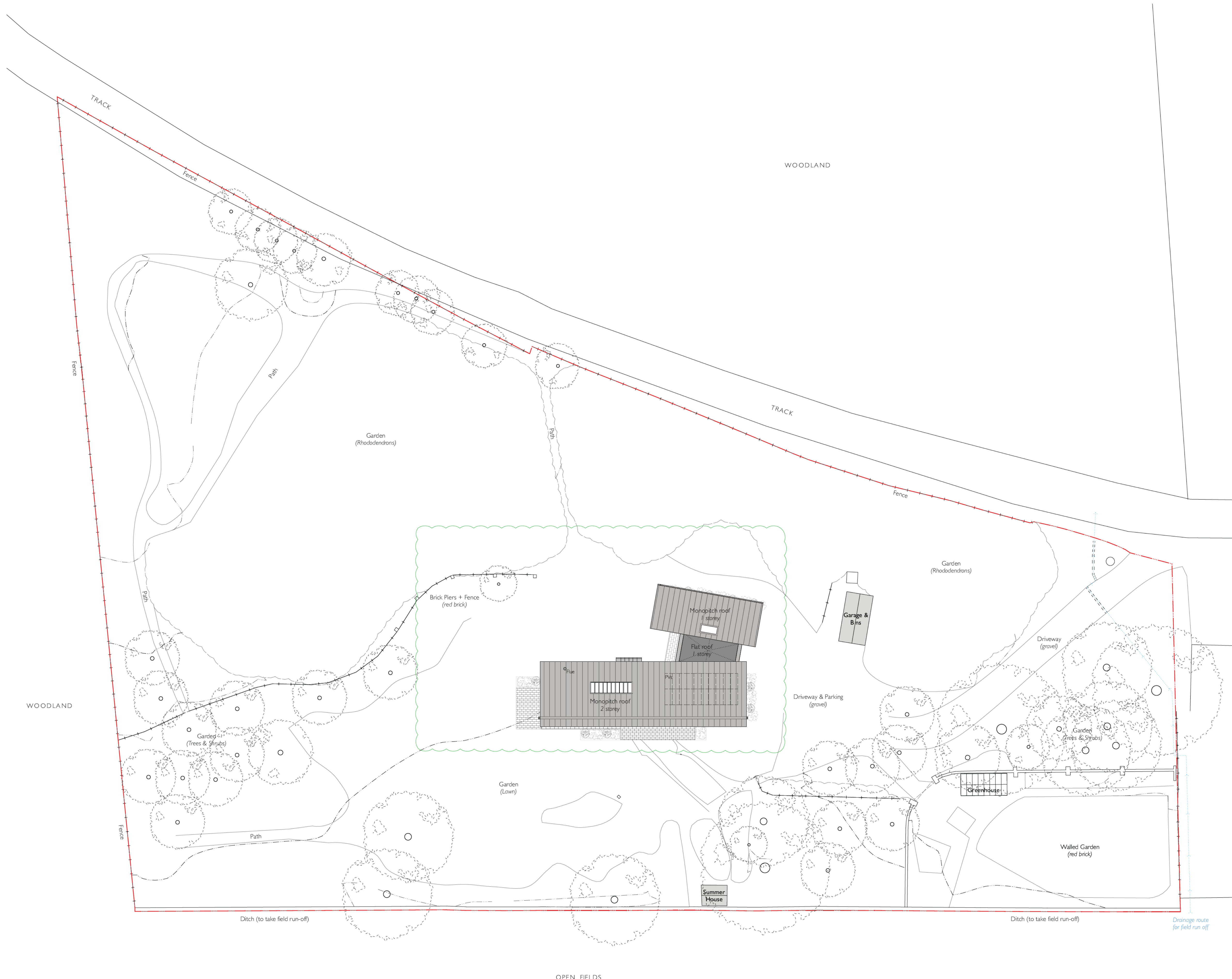
Ref. No: 01/00593/BW | Status: Building Work Complete

As described in this planning application, the two buildings exist but are not connected – for ease of understanding, these are referred to as the 'Main House' and the 'Cottage'. Given that this proposal seeks to demolish both buildings and was essentially realized prior to our client's ownership, we do not consider this pertinent to the application.

Kind regards,

Hannah Bowers
On behalf of Helen Lucas Architects Ltd.

- Site boundary
- Existing building
- New structures
- Demolitions



revision	date	notes
P3	04.08.23	Footprint location updated
P2	03.07.23	Boundary line updated
P1	14.06.23	Planning Application

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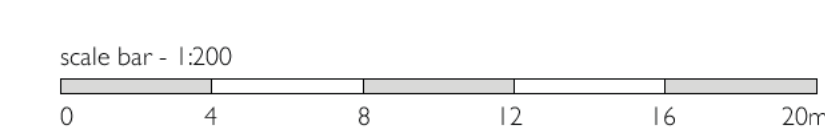
AS PROPOSED
Site Plan - Overview

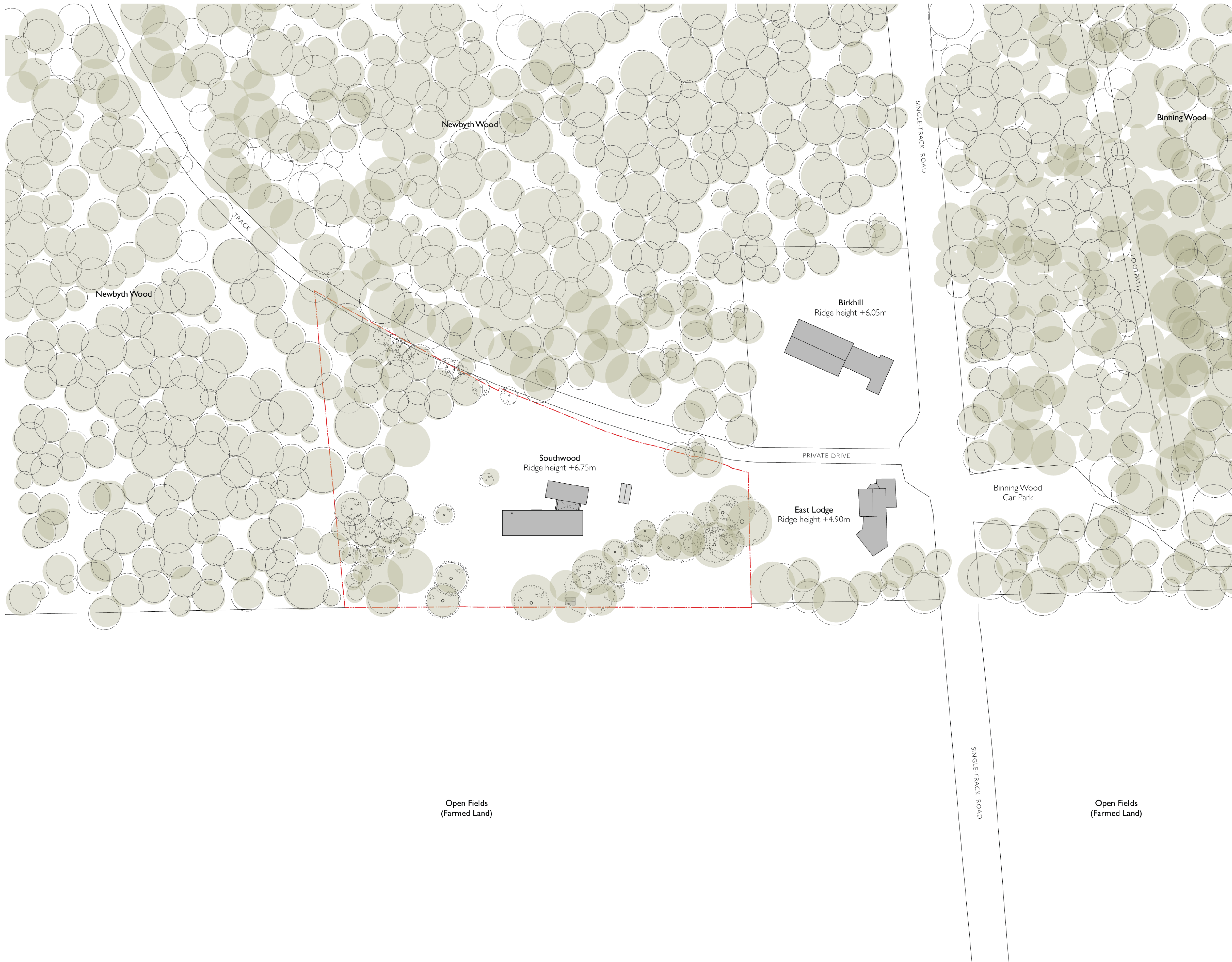
1259-SWN 200 Rev: P3

1:200 @ A1 / 1:400 @ A3

2. All dimensions to be checked on site prior to starting work.
3. Any discrepancies to be reported to Architect.
4. Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
5. Location of stud in partitions are indicative only.

Proposed Footprint = 189m²





PI	24.04.24	Planning Application
revision	date	notes

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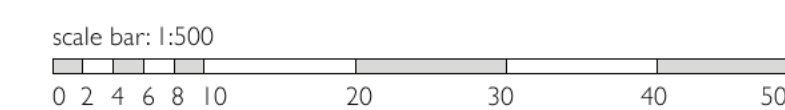
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Southwood, Newbyth
East Lothian, EH40 3DU

AS PROPOSED
Block Plan

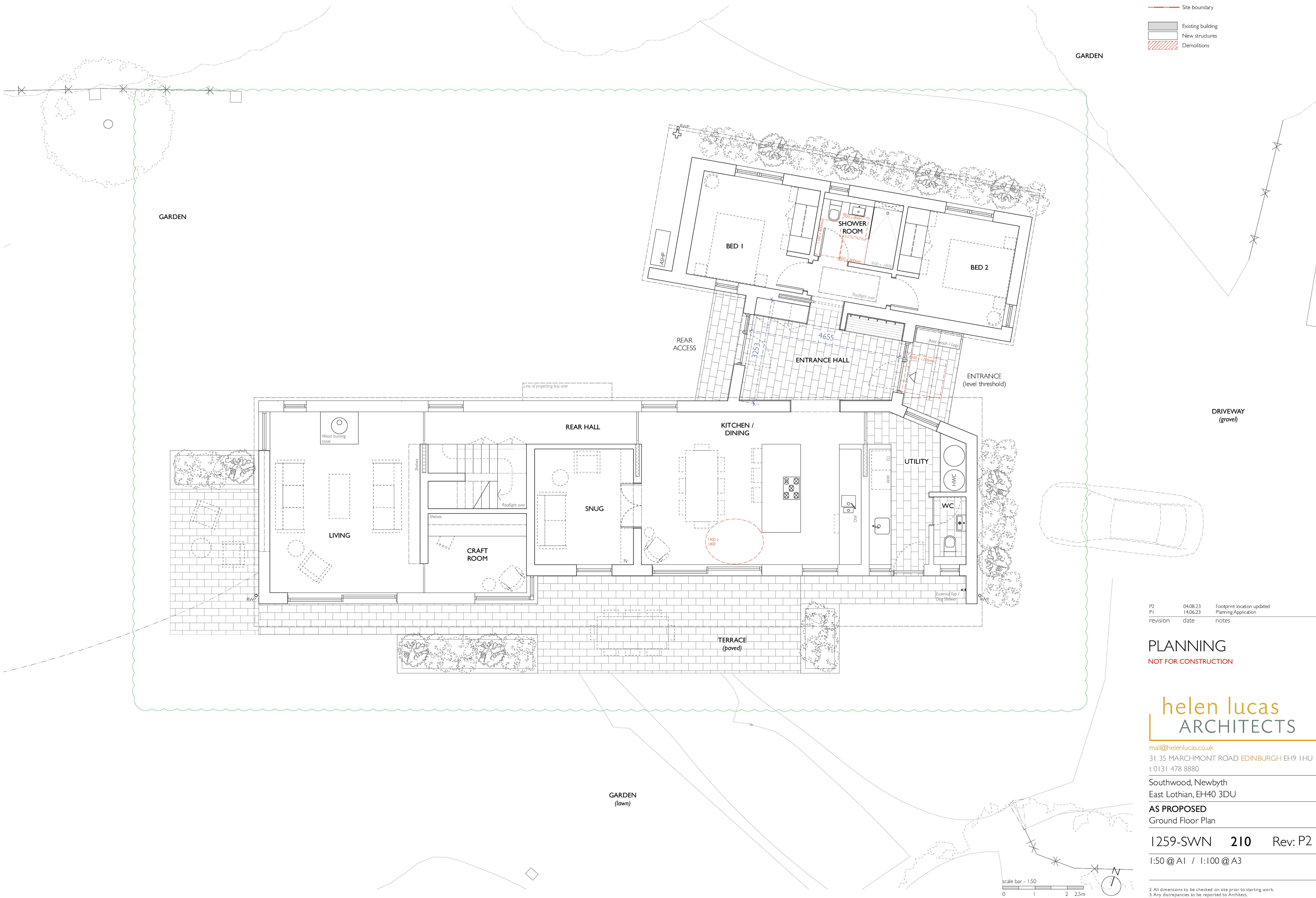
1259-SWN 205 Rev: P1

1:500 @ A1 / 1:1000 @ A3



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- Site boundary
- Existing building
- New structures
- Demolitions



revision	date	notes
P2	04.08.23	Footprint location updated
P1	14.06.23	Planning Application

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helen lucas ARCHITECTS

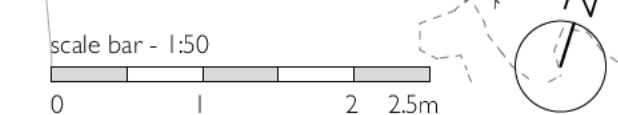
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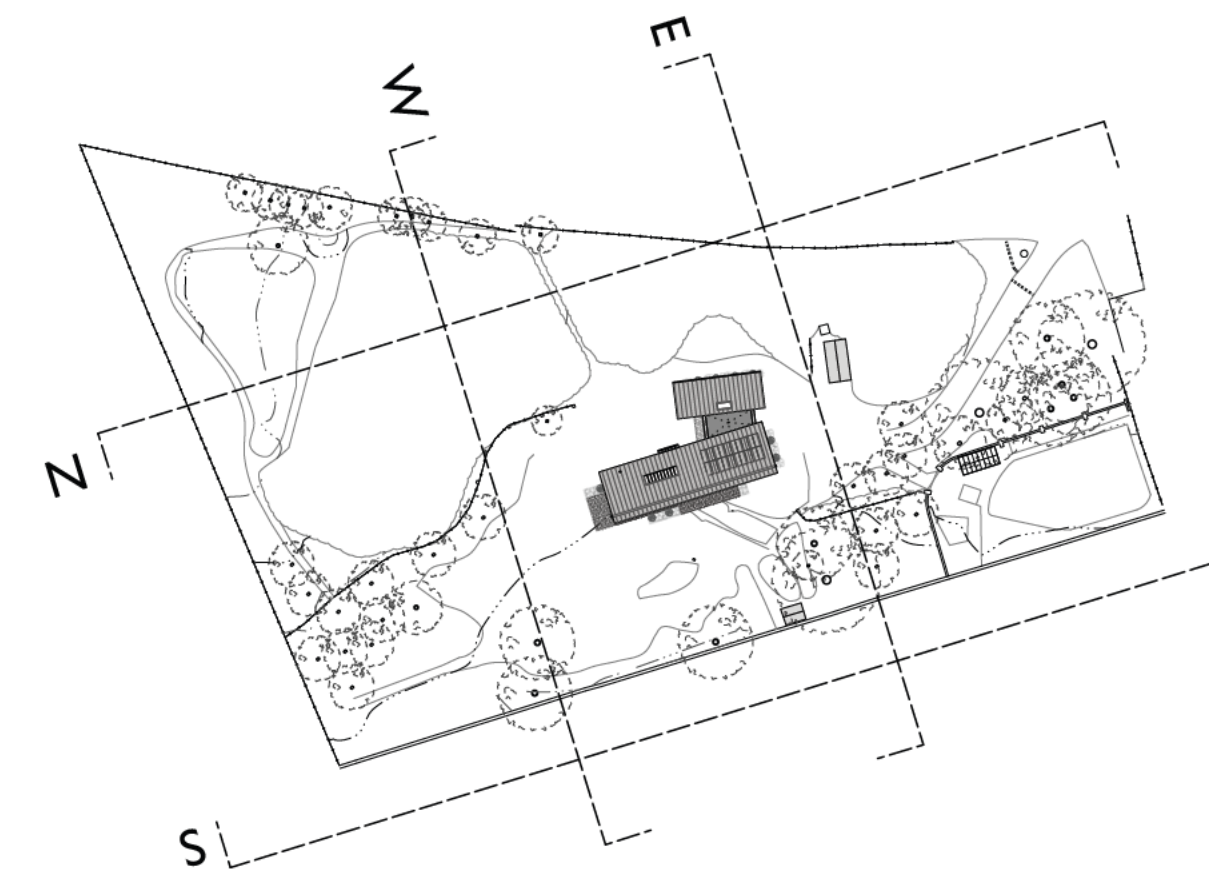
AS PROPOSED
 Ground Floor Plan

1259-SWN 210 Rev: P2

1:50 @ A1 / 1:100 @ A3



2. All dimensions to be checked on site prior to starting work.
 3. Any discrepancies to be reported to Architect.
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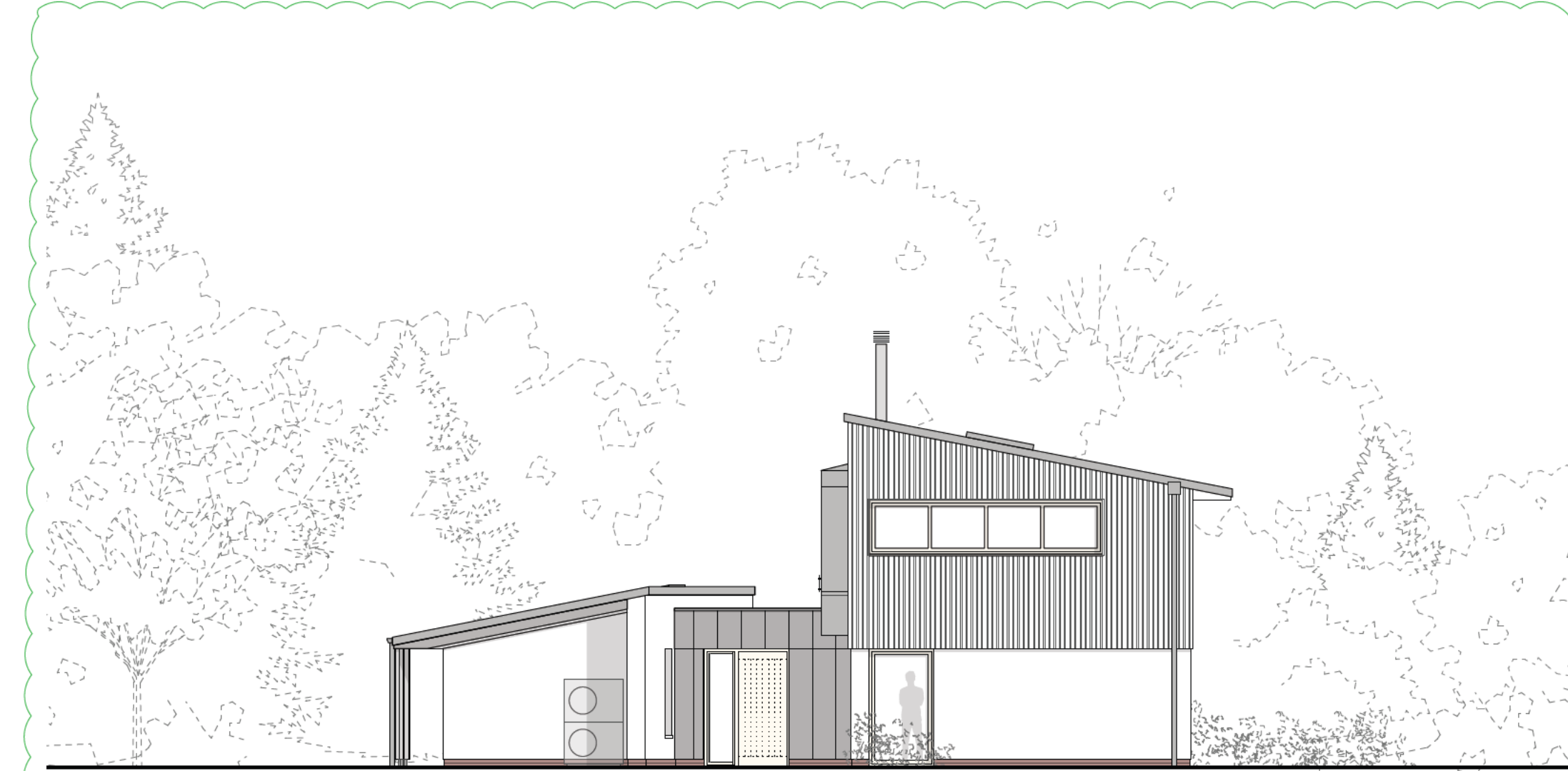
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

revision	date	notes
P2	04.08.23	Roofline extended (at southern elevation)
P1	14.06.23	Planning Application

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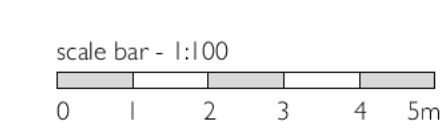
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AS PROPOSED
Elevations - Overview

1259-SWN 220 Rev: P2

1:100 @ A1 / 1:200 @ A3



2. All dimensions to be checked on site prior to starting work.
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KEY

- 1 Standing-seam zinc roof
- 2 Composite window frame (Alu-clad exterior)
- 3 Rooflight
- 4 Flue to wood-burning stove
- 5 Timber entrance door with glazed side-light
- 6 Zinc cladding
- 7 Red brick (plinth)
- 8 Render
- 9 Timber cladding
- 10 Rainwater goods (to match zinc roof)
- 11 Zinc clad projecting bay window (to first floor Landing)
- 12 Timber column, stained to match cladding
- 13 Projecting roofline for solar shading



EAST ELEVATION

revision	date	notes
P2	04.08.23	Roofline extended (at southern elevation)
P1	14.06.23	Planning Application

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AS PROPOSED
East Elevation

1259-SWN 221 Rev: P2

1:50 @ A1 / 1:100 @ A3



2. All dimensions to be checked on site prior to starting work.
3. Any discrepancies to be reported to Architect.
4. Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
5. Location of stud in partitions are indicative only.

KEY

- 1 Standing-seam zinc roof
- 2 Composite window frame (Alu-clad exterior)
- 3 Rooflight
- 4 Flue to wood-burning stove
- 5 Glazed rear access door (Alu-clad exterior)
- 6 Sliding door frame (Alu-clad exterior)
- 7 Red brick (wall + plinth)
- 8 Render
- 9 Timber cladding
- 10 Rainwater goods (to match zinc roof)
- 11 Annex beyond (see East Elevation)
- 12 Projecting roofline for solar shading



SOUTH ELEVATION

revision	date	notes
P2	04.08.23	Roofline extended (at southern elevation)
P1	14.06.23	Planning Application

PLANNING

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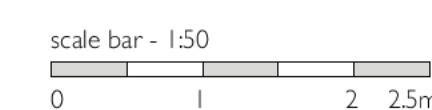
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AS PROPOSED
South Elevation

1259-SWN 222 Rev: P2

1:50 @ A1 / 1:100 @ A3



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KEY

- 1 Standing-seam zinc roof
- 2 Composite window frame (Alu-clad exterior)
- 3 Rooflight
- 4 Flue to wood-burning stove
- 5 Timber rear access door with glazed side-light
- 6 Zinc cladding
- 7 Red brick
- 8 Render
- 9 Timber cladding
- 10 Rainwater goods (to match zinc roof)
- 11 Zinc clad projecting bay window (to first floor Landing)
- 12 Air Source Heat Pump (ASHP)
- 13 Timber column, stained to match cladding
- 14 Projecting roofline for solar shading



WEST ELEVATION

revision	date	notes
P2	04.08.23	Roofline extended (at southern elevation)
P1	14.06.23	Planning Application

PLANNING

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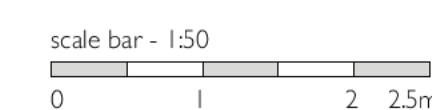
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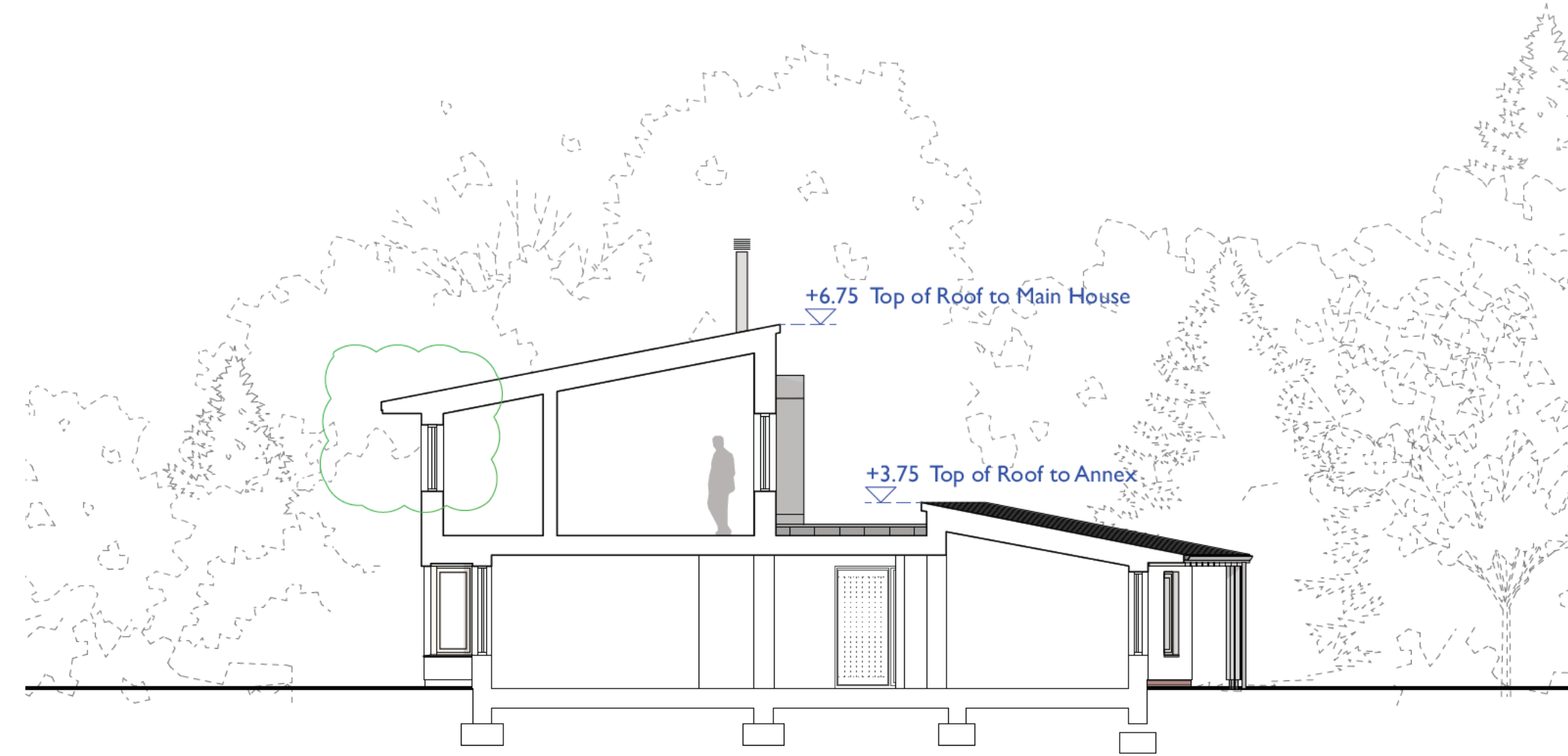
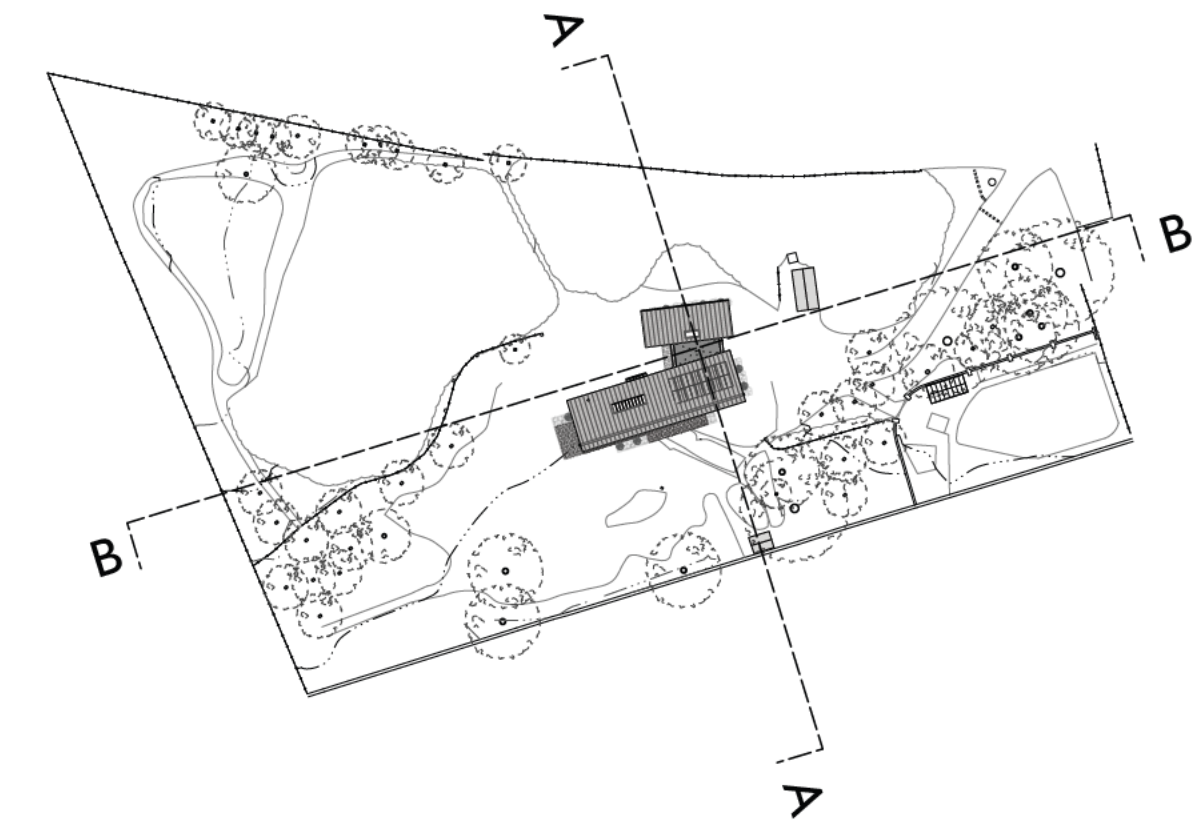
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West Elevation

1259-SWN 223 Rev: P2

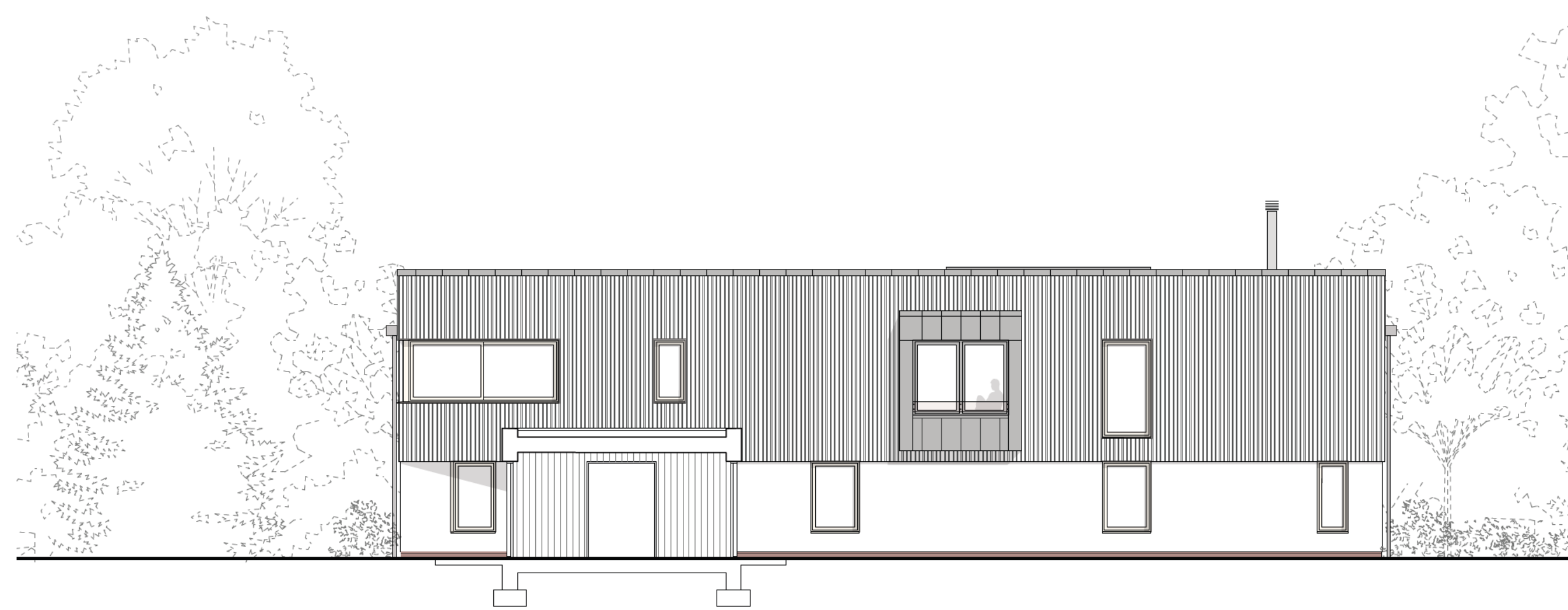
1:50 @ A1 / 1:100 @ A3



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4. Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
5. Location of stud in partitions are indicative only.



SECTION AA



SECTION BB

revision	date	notes
P2	04.08.23	Roofline extended (at southern elevation)
P1	14.06.23	Planning Application

PLANNING
NOT FOR CONSTRUCTION

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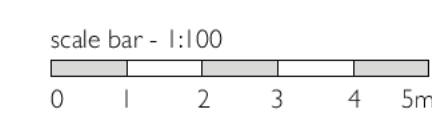
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t 0131 478 8880

Southwood, Newbyth
East Lothian, EH40 3DU

AS PROPOSED
Section

1259-SWN 300 Rev: P2

1:100 @ A1 / 1:200 @ A3



2. All dimensions to be checked on site prior to starting work.
3. Any discrepancies to be reported to Architect.
4. Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
5. Location of stud in partitions are indicative only.

Southwood, Newbyth, EH40 3DU

Revision: P1

Issued: 14.06.2023

Demolition of existing house & erection of a new dwelling at Southwood, Newbyth, East Linton, East Lothian, ED40 3DU
On behalf of Mr. John Millar & Mrs. Lesley Millar

This document has been prepared in support of the above planning application and is intended to outline the principles behind the design proposal.

SITE HISTORY

The Southwood site was originally part of a wider woodland, planted in the 1700s as part of the Tynninghame Estate (Fig. 1). The site is located with Newbyth Woods to the north (formerly called Southwood) and Binning Wood to the East. The historic woodland was once carefully curated with intersecting axis of paths and clearings dotted throughout (Fig. 2). Although many of these trees were felled in the 1940s to help the war effort, the woodland has since been replanted with native deciduous trees that echo the layout of the original woodland and are criss-crossed with public footpaths. Both Newbyth Wood and Binning Wood are privately owned, with the latter now managed, in part, as a Memorial Woodland and green burial site.

The site at Southwood was originally purchased from the estate as a birch tree woodland in 1967. The Main House was built around 1975 while the Cottage accommodation came much later, around the year 2000 - The current owners, on whose behalf this proposal has been prepared, purchased the site in 2010.



Fig. 1 Map of Binning Wood c.1853



Fig. 2 Map of Binning Wood and South Wood c.1906

EXISTING SITE & ACCESS

The site is located off the B1407 (Fig. 3), accessed via a private gravel driveway (Fig. 4) that also serves the neighbouring properties. The driveway leads to the heart of the site, where the buildings are nestled well within their surrounding gardens with private parking behind the buildings (Fig. 5) to the north and east.



Fig. 3 View of Southwood from B1407 (indicated in yellow)



Fig. 4 Private drive with gates to the walled garden beyond



Fig. 5 Private parking area to the north of the house

The two neighbouring properties are also set within their own grounds - Birkhill to the north (Fig. 6) and East Lodge to the east (Fig.7). East Lodge is the original gatehouse to the Newbyth Estate and is a single-storey stone building with a pitched slate roof. Originally built in 1832, it is Category B listed. Birkhill is a contemporary build, dating from a similar era to those at Southwood (thought to be late 1970s) and is a 1.5 storey property with white rendered finish and a pitched slate roof.



Fig. 6 Birkhill



Fig. 7 East Lodge

The site is located on the southern edge of Newbyth Woods and is home to many well-established plants and trees of varying species and maturity. The gardens to the north-west are densely wooded (Fig. 8), with large areas of rhododendrons and other tall shrubs that wrap the rear of the site and create a beautiful array of colours and textures throughout the seasons (Fig. 9). The gardens to the south-east are more cultivated (Fig. 10), with a walled kitchen garden (Fig. 11), lawns, and parking area. There are no protected trees on the site, and all are to remain unaffected by the proposed works.

The boundary to the north and west is delineated by timber fencing, punctuated by breakpoints in response to the various footpaths into the woodland beyond. The eastern edge of the site is defined by the walled vegetable garden, with a combination of dilapidated fencing, stone and red-brick walling forming the corner boundary with East Lodge (Fig. 12). The site opens-up to the south, with an area of lawn leading to open fields beyond and separated by hedgerow and a drainage ditch to manage field run-off (Fig. 13).



Fig. 8 Looking west across the gardens



Fig. 9 Looking north to mature trees and shrubs



Fig. 10 Cultivated gardens to the east



Fig. 11 Walled garden and greenhouse



Fig. 12 Looking east from the walled garden, towards to B1047



Fig. 13 View south over open field, boundary hedgerow in foreground

The site is also not located within a floodplain and is not at risk from either surface water (Fig. 14) or river flooding (Fig. 15). However, the run-off from the neighbouring fields currently drains towards the property's driveway, saturating the land (indicated on the plans). This requires a new drainage channel with greater capacity be laid as part of the proposed works.



Fig. 14 Surface Water Flood Map

Bats are thought to be roosting on the site - An ecological survey has been commissioned to understand the exact species and number of bats present.



Fig. 15 River Water Flood Map

If found to be present - in line with the law, every precaution will be taken to ensure that they are not harmed.



EXISTING BUILDINGS

The existing house at Southwood is divided into two single-storey buildings, comprising the Main House and neighbouring Cottage (see plan above). Although they have never been under separate ownership, they are designed as separate dwellings with living and sleeping accommodation to each. Their combined accommodation sleeps 4 and has a total footprint of 241m², while the larger plot boundary encompasses a total of 6957m².

Both dwellings are single-storey with pitched, pantile roofs (Fig. 16) - they have white rendered exteriors, concrete sills and stone accents below the windows and doors. The main house has uPVC windows throughout, including a conservatory with patio door access to the gardens (Fig. 17), while the Cottage has natural timber windows that have become weather-stained over time. A stone facade forms the eastern gable of the main house (Fig. 18), and a single red-brick pier supports an overshot roof (Fig. 19). The red-brick pier is then repeated into the gardens beyond, delineating the formal lawn from the wider woodland and appears again at the walled kitchen garden (Fig. 20).

Several other secondary structures also occupy the site, including a garage and lean-to with bin and log storage (Fig. 21) and timber summerhouse that sits at the southern boundary - These are not part of the proposed works but are relevant to the functionality of the site as a private family home.



Fig. 16 Main House with Cottage behind, viewed from south-west



Fig. 17 Southern elevation and conservatory of existing Main House (Cottage not visible behind)



Fig. 18 The two dwellings, showing the stone gable to the eastern end of the Main House and timber windows of the Cottage



Fig. 19 Red-brick supporting pier



Fig. 20 Red brick walls to the kitchen garden



Fig. 21 Existing garage to be retained

PROPOSAL

This proposal seeks to demolish both the Main House and Cottage that stand on the site and replace them with a single, family dwelling. The new building will be used as a permanent home by the applicants and their family (the owners of Southwood, Newbyth).

Scale & Massing

Proposed Footprint (ground floor area only) - 189m²

Site - 6957m²

The ground floor footprint is less than that of the existing buildings and averages that of neighbouring Birkhill (265m²) and East Lodge (160m²). The proposed footprint sits well within the site's limits, approximately 200m from the nearest boundary.

Careful massing and material choices, as described below, are intended to soften the building's relationship within its rural setting. Privacy screening from neighbouring properties is maintained to the west, north and east by the existing trees, none of which are to be affected by the works. Daylight levels to the neighbouring properties will also be unaffected by the proposal.

The house is split into two linear buildings with low profile heights and a flat-roofed linking block that unites the volumes - The main body of the house stands at 1.5 storeys high, while the smaller annex is a single-storey volume. Conceived as a single dwelling, the counter-directional mono-pitch roofs are intended to sit in dialogue with each other, forming a split-pitch (Fig. 22) that is reminiscent of the East Lothian pitched-roof vernacular. The separate volumes are playfully set askew from each other, both in reference to the historic axis of the original woodland layout and in direct response to the family's best used footpaths into the gardens beyond. The flat-roofed link integrates the two volumes and opens out to the gardens beyond, serving to blur the lines between 'front' and 'back' entrance and encouraging the occupants to enjoy all aspects of the site.

The massing is also intended to maximise but control solar gain, with the main house orientated to face south-east, with large areas of glazing protected by a projecting first floor. The annex is located to the north of the taller volume so as not to impact on light levels or impinge on views out from the master bedroom above. Larger windows and an extensive rooflight also help to increase natural light levels to the more sheltered, northern side of the house.

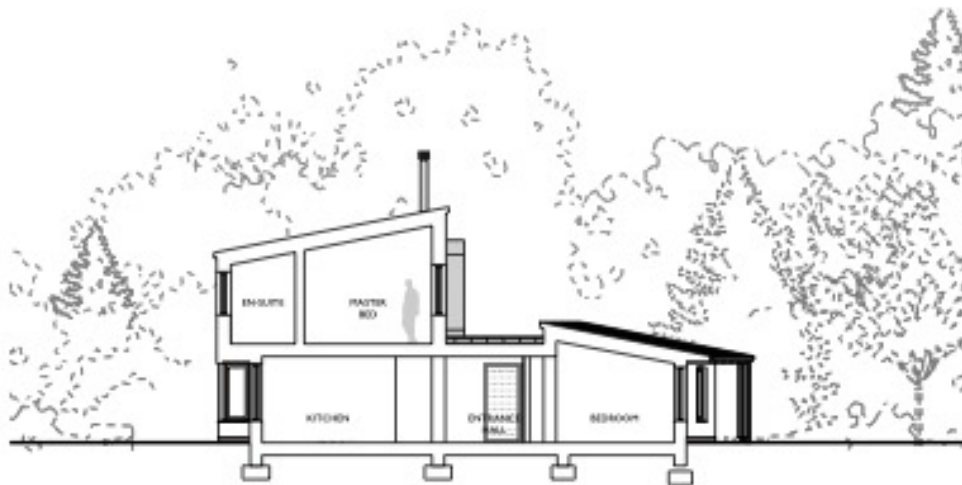


Fig. 22 Section showing split-pitch roofline of the two volumes

Layout

The floorplan is intended to suit the evolutions of family life, with a mix of open-plan living and private spaces throughout. The larger south-facing block contains the living accommodation at ground level, offering direct access into the garden from varying directions. The sleeping accommodation is then located above, affording greater privacy to the occupants and offering alternative viewpoints with treetop views and full height framing of the woodland beyond.

The separation of the annex accommodation is intended to maximise flexibility for the family as the children grow up, allowing for separate sleeping accommodation and ensuring a level of future-proofing with fully compliant accessible facilities. Contemporary needs and sustainable requirements are also met with two generous office spaces to allow for home-working and sufficient provision for plant, as required by the proposed ASHP and photovoltaic array.

Appearance

The materiality is key to the design, with a complementary blend of traditional, local materials and natural textures, combined with more contemporary forms and finishes.

The lower portion of the main house and annex building are to have a simple white rendered finish (Fig. 23 & 24) with traditional red-brick plinth and a single red-brick feature wall. The use of red brick is not only intended as a nod to the historic brick-works of East Lothian but serves to connect the new house with the existing walled garden – integrating the old, with the new. The red bricks are to be imperial-sized, red-bricks, to match those used elsewhere on the site (Fig. 25).

The upper portion of main house is to be clad in timber, coated with a light-grey stain that gives a weathered appearance that will remain unchanged from the moment it is installed (Fig. 26). This alternative treatment of the upper storey is intended to soften the overall aesthetic and form, offering a more natural palette that blends into the verticality of the woodland surrounding - This upper storey is the only element that is truly visible from the surrounding areas, as the rest of the property is masked by trees and shrubbery.

The roofs to both the main house and annex are to be a grey zinc (Fig. 23 & 27), intended to offer a neutral, modern alternative to the traditional grey slates seen at neighbouring Birkhill and East Lodge. The zinc will change as it ages, forming a naturally textured, heterogeneous surface. This tone and texture is then repeated in the zinc cladding of the linking block, continuing the more contemporary language of the ground floor elements, with smooth angular finishes and rainwater goods to match.

The windows and doors in the main house and annex will be composite frames with an alu-clad external finish (Fig. 26) to match the render. The doors and side-lights to the zinc-clad linking block will be timber and stained to match the cladding on the main house.



Fig 23 Rendered walls with zinc roof and rainwater goods

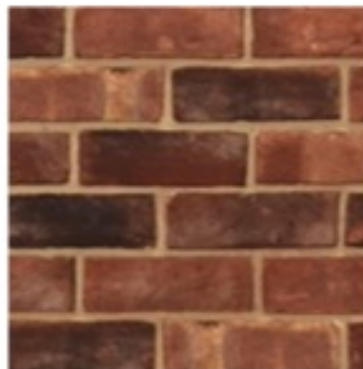


Fig 25 Red bricks to match the existing walled garden

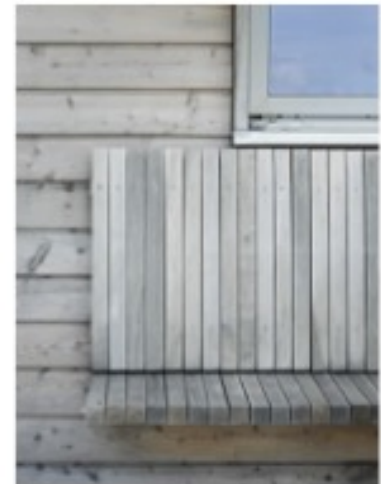


Fig 26 Pre weather-treated timber cladding, light grey tone

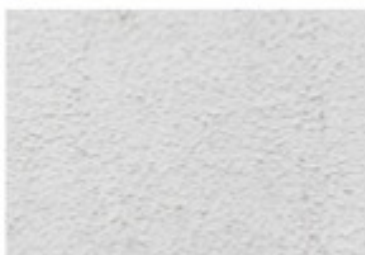


Fig 24 Rendered finish



Fig 27 Grey zinc

Services

The existing driveway access and parking is to be maintained, with an upgraded drainage channel introduced to manage field run-off, as indicated on the plans. The existing ancillary buildings (garage, log-store and bin store) are also to be renovated as part of the works to enable their continued use.

The new house will utilise the existing septic tank connection that discharges into an unnamed tributary of the nearby Peffer Burn. The existing oil tank is to be removed and the new house run on an Air Source Heat Pump and Photovoltaic array. The ASHP has been located away from the main living spaces, with acoustic buffering designed in to the building's form as a way of minimising impact on the dwelling's occupants.

CONCLUSION

Helen Lucas Architects have a great deal of experience in ensuring that any new development is carried out with the greatest care and attention to detail. We endeavour to create buildings and spaces that respond to the scale and nature of their context.

The proposed new house at Southwood seeks to establish itself within the landscape through careful consideration of materials, massing, and orientation. The material composition is informed by the site's rich history and woodland setting, bringing together the natural tones and textures of red-brick and weathered timber with the more contemporary finishes of render and zinc. The material tones are intentionally muted but respond to the local palette, offering a gentle and composed composition of elements. The massing is modest and flexible, with split volumes and off-set forms intended to offer a sustainable approach to multi-generational living, achieve appropriate accessibility requirements and facilitate controlled solar gain. The building's orientation seeks to maximise the use of natural light and it's occupant's enjoyment of the special surroundings, with carefully composed seating opportunities and curated viewpoints that offer a unique aspect on the surrounding woodland.

Mr & Mrs Millar have owned Southwood for nearly 15 years, during which time their family has grown. Although in adequate working order, the existing building's scale and accommodation are not suitable for the family's needs, and have only ever been able to be used as a holiday home. As it is now the family's intention to relocate to East Lothian permanently, the proposed new home will enable them to do so comfortably and by becoming permanent residents, they hope to be able to positively contribute to the local community for years to come.

We therefore recommend this application to East Lothian Council for approval.





Southwood
 Newbyth, East Linton
 East Lothian
 EH40 3DU

— Site boundary



P2	03.07.2023	Boundary line updated
P1	14.06.2023	Planning Application
revision	date	notes

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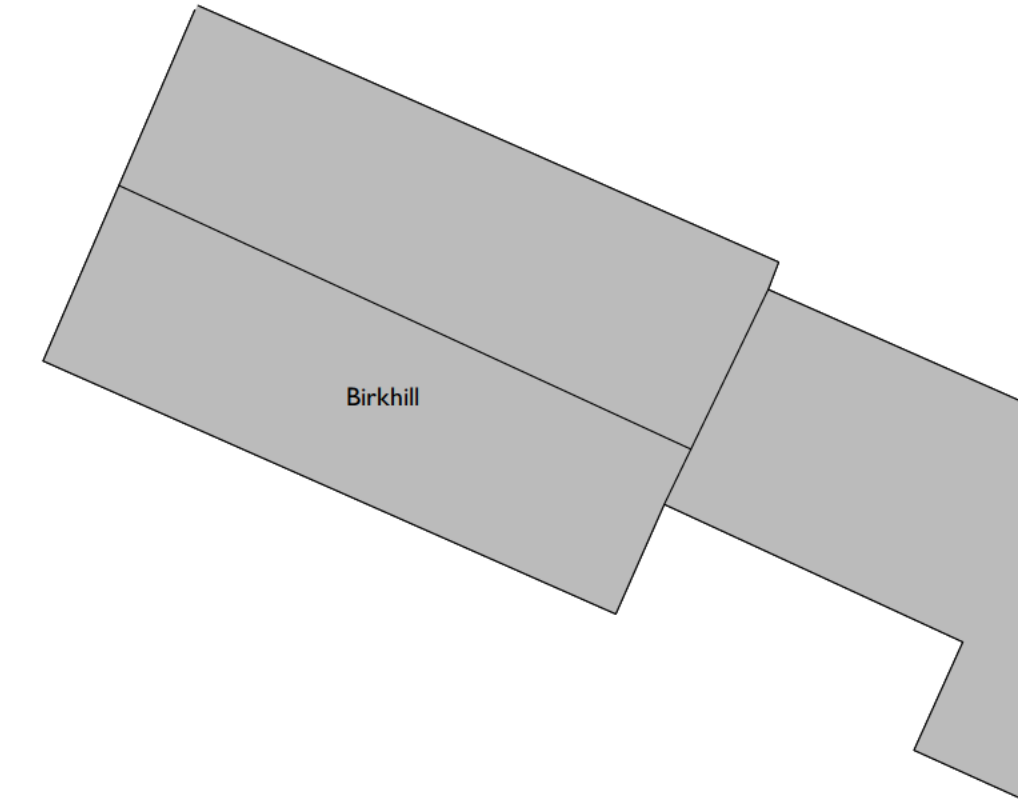
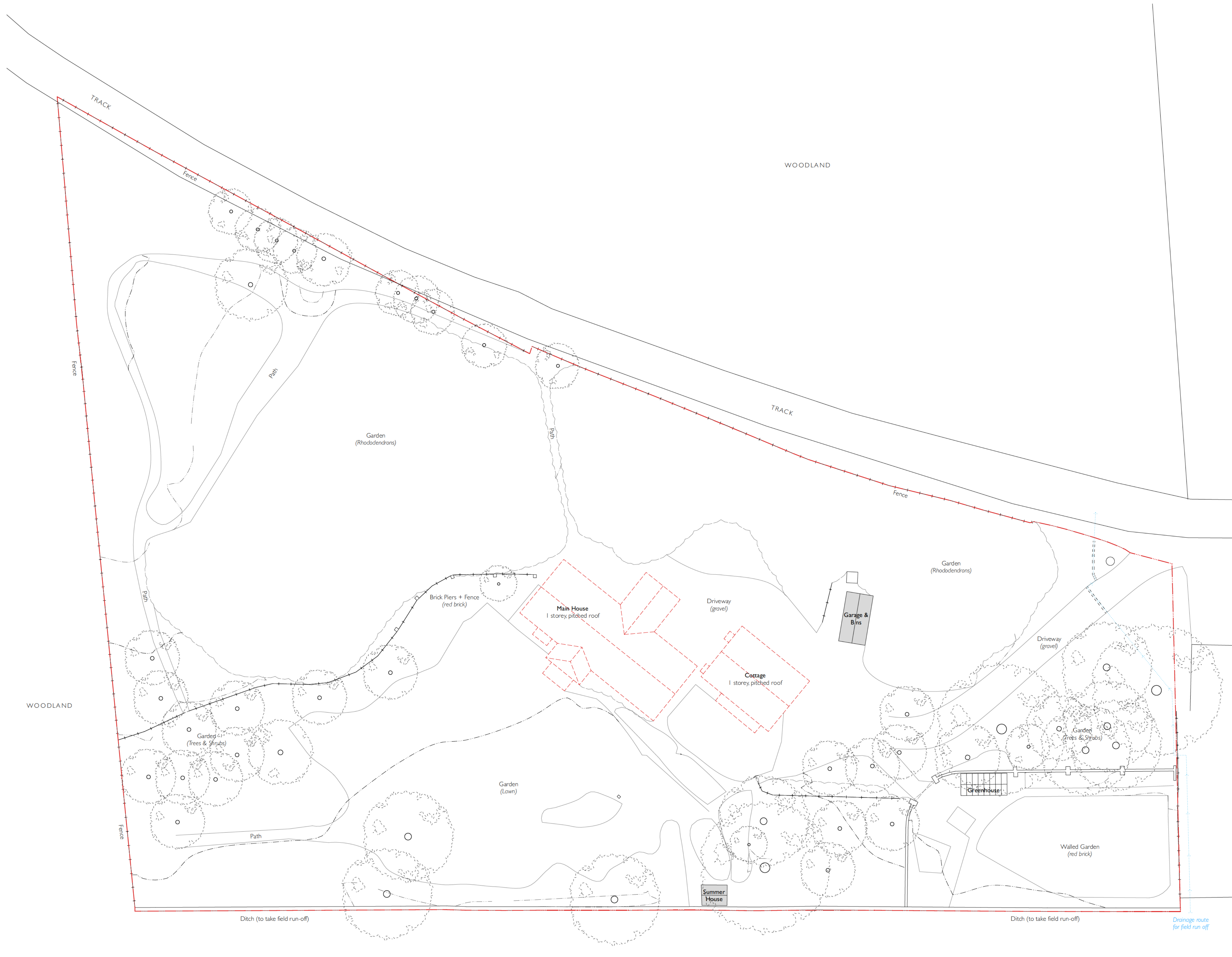
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 Location Plan

1259-SWN 001 Rev: P2

1:2500 @ A4

2. All dimensions to be checked on site prior to starting work.
3. Any discrepancies to be reported to Architect.
4. Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
5. Location of stud in partitions are indicative only.

- Site boundary
- Existing building
- New structures
- Demolitions



P2	03.07.23	Boundary line updated
P1	14.06.23	Planning Application
revision	date	notes

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AS EXISTING
Site Plan

1259-SWN 100 Rev: P2

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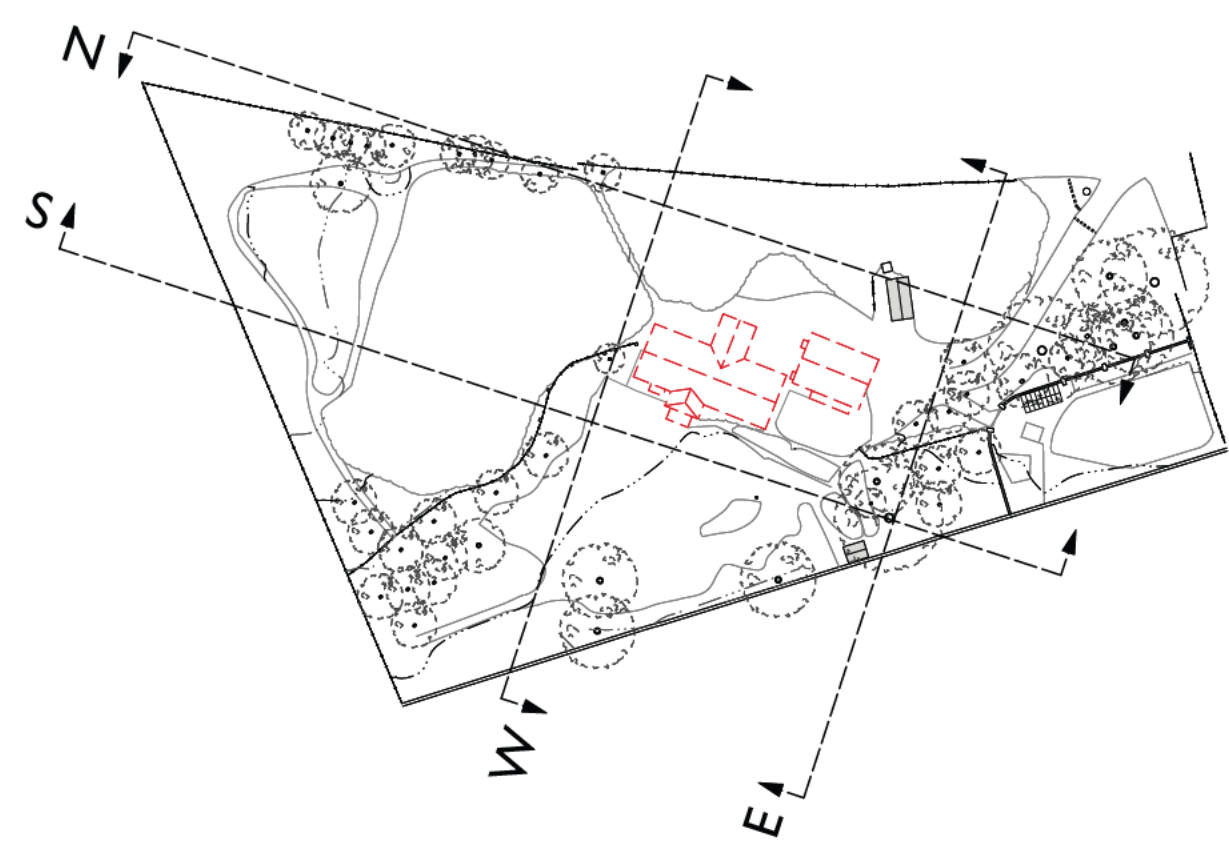


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Total Plot Area : 6957m²

Existing Footprint (Main House + Annex) = 241m²

- Site boundary
- Existing building
- New structures
- Demolitions



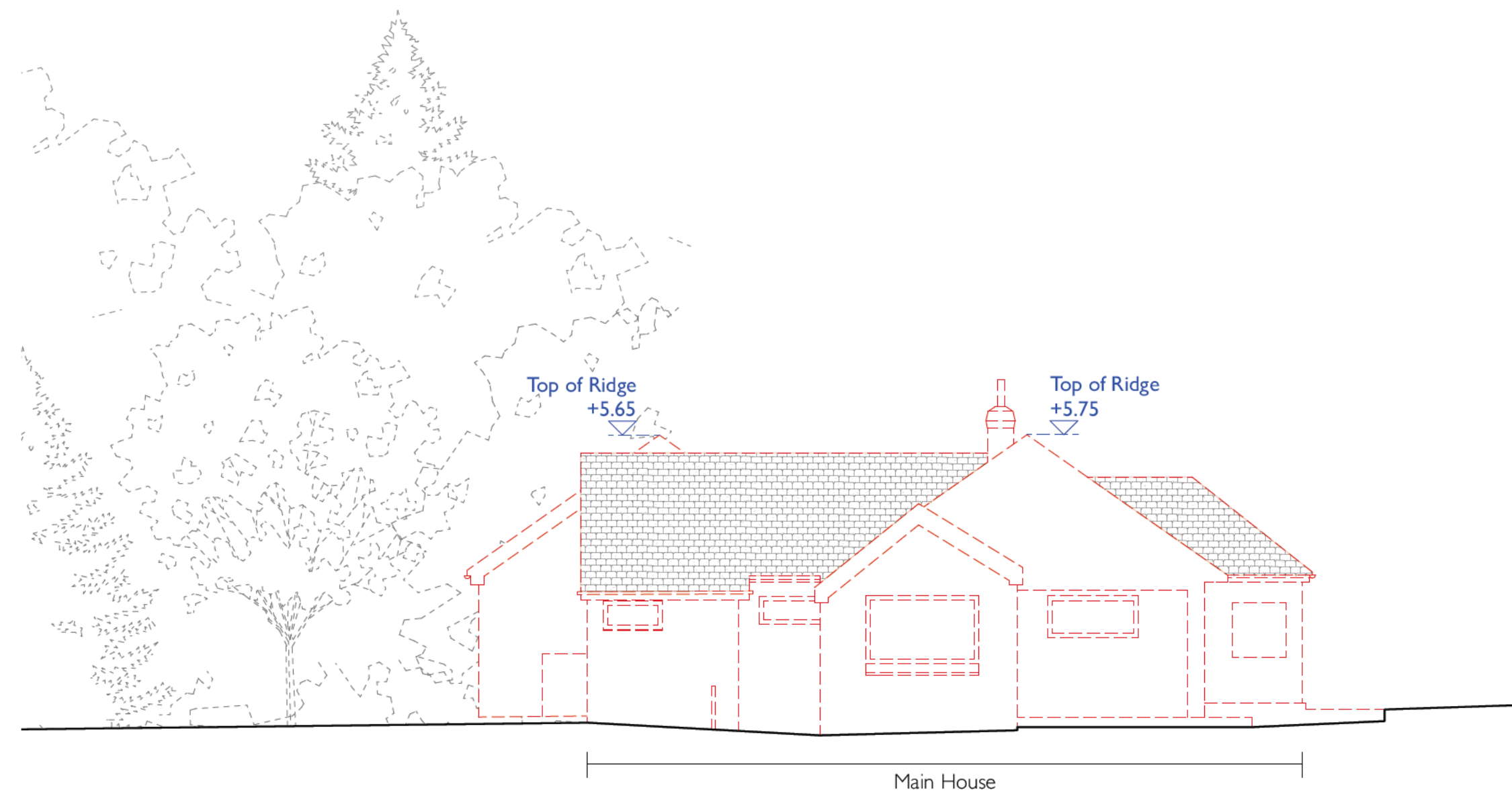
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

PI	14.06.23	Planning Application
revision	date	notes

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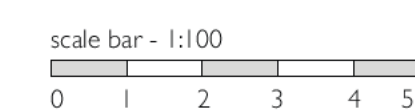
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AS EXISTING
Elevations





1259-SWN 120 Rev: P1

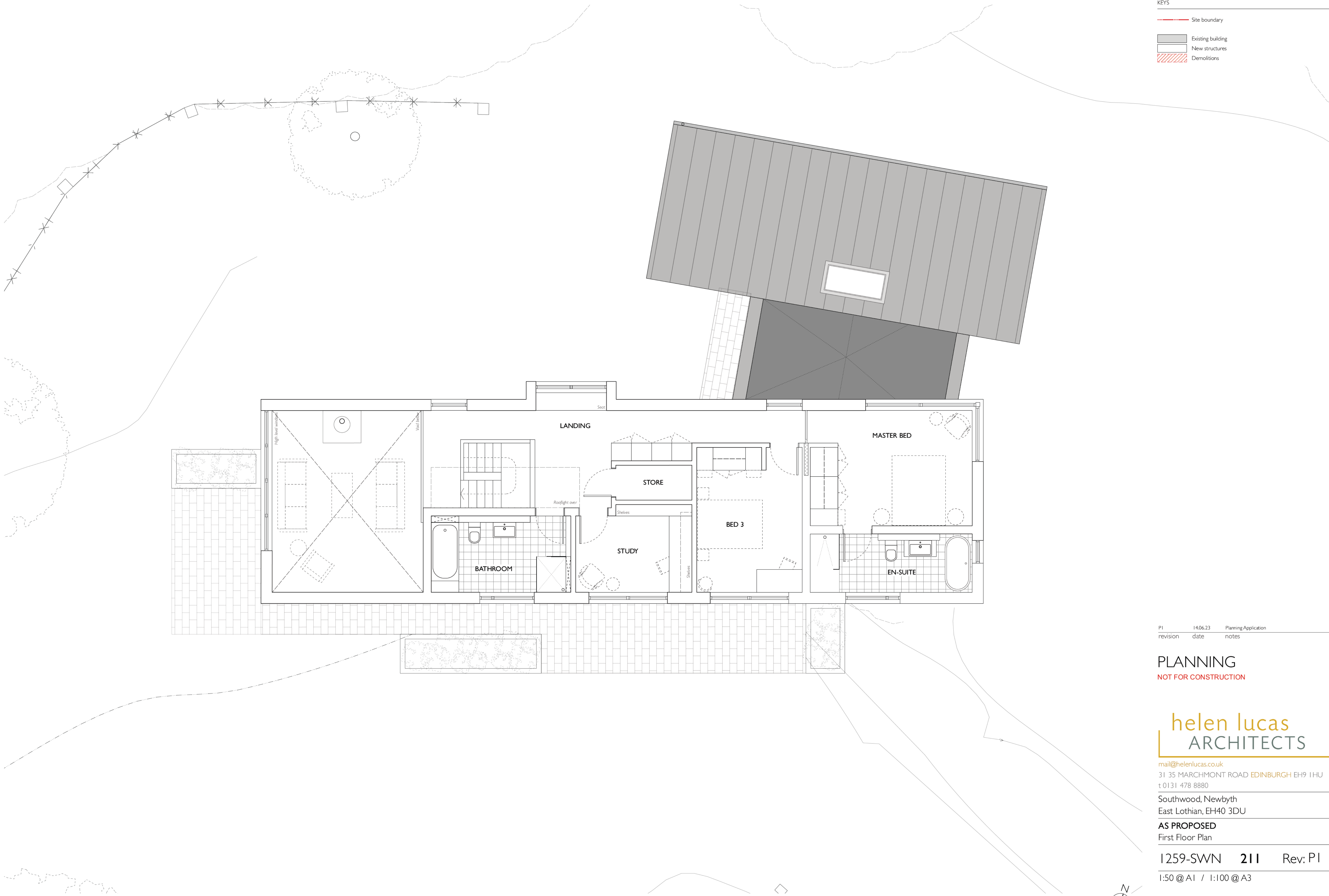
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KEYS

-  Site boundary
-  Existing building
-  New structures
-  Demolitions



PI	14.06.23	Planning Application
revision	date	notes

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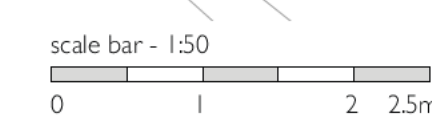
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Southwood, Newbyth
 East Lothian, EH40 3DU

AS PROPOSED
 First Floor Plan

1259-SWN 211 Rev: P1

1:50 @ A1 / 1:100 @ A3



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KEY

- 1 Standing-seam zinc roof
- 2 Composite window frame (Alu-clad exterior)
- 3 Rooflight
- 4 Flue to wood-burning stove
- 5 Red brick (plinth)
- 6 Render
- 7 Timber cladding
- 8 Rainwater goods (to match zinc roof)
- 9 Zinc clad projecting bay window (to first floor Landing)
- 10 Air Source Heat Pump (ASHP)
- 11 Timber column, stained to match cladding



NORTH ELEVATION

PI	14.06.23	Planning Application
revision	date	notes

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AS PROPOSED

North Elevation

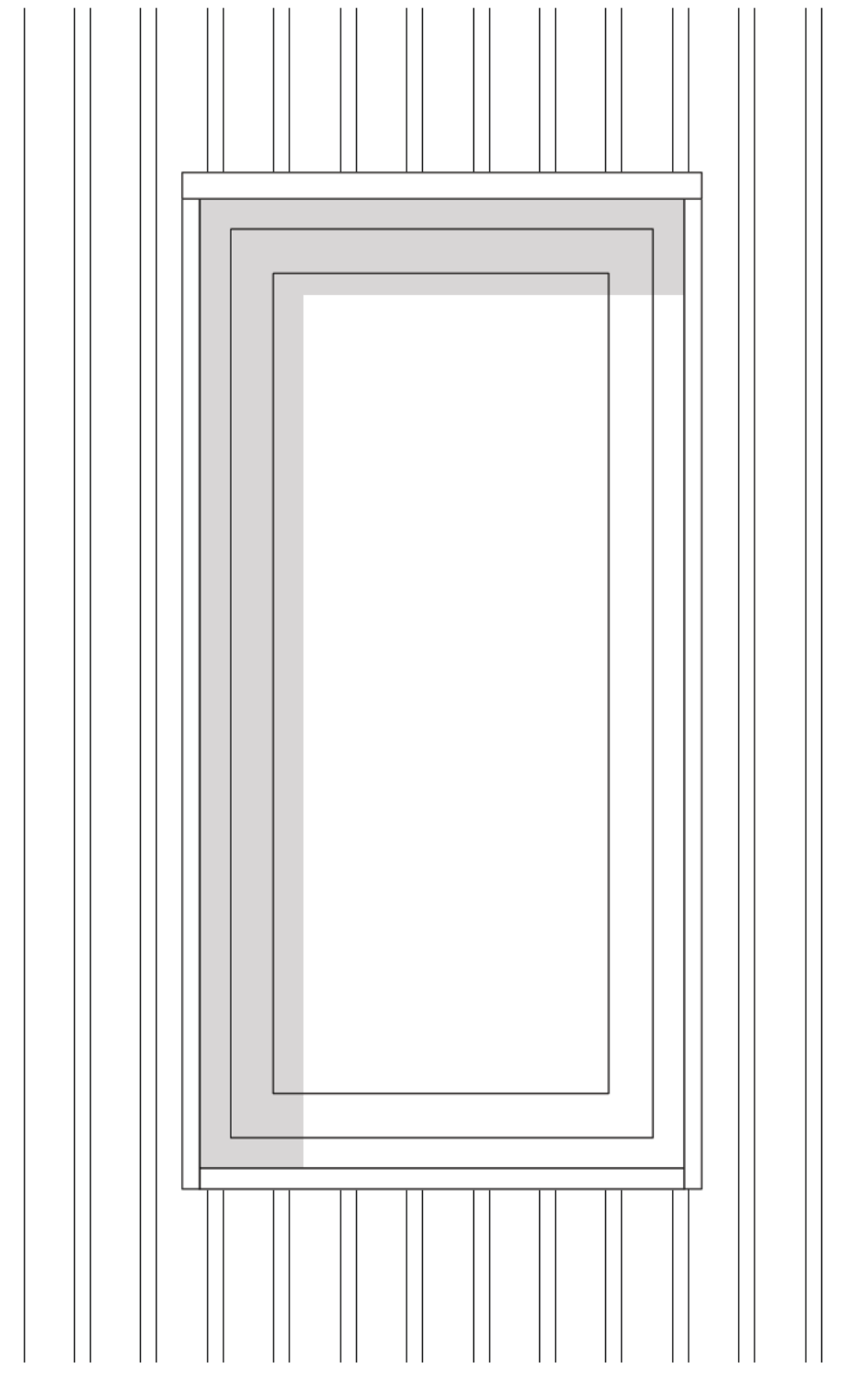
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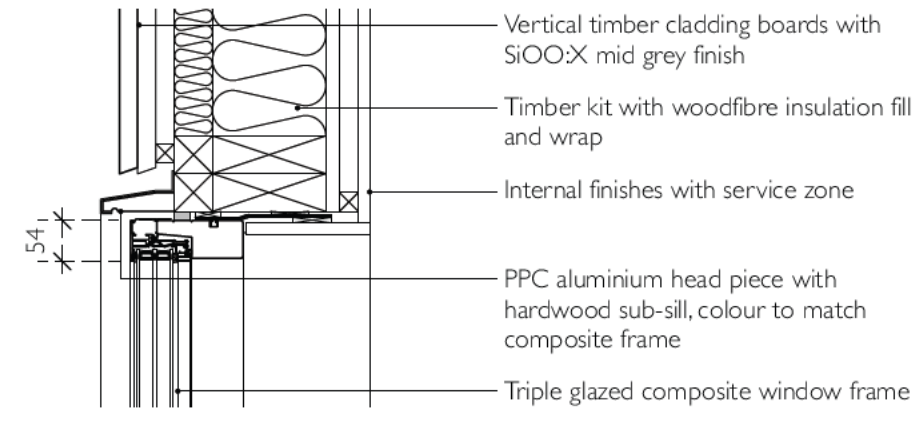


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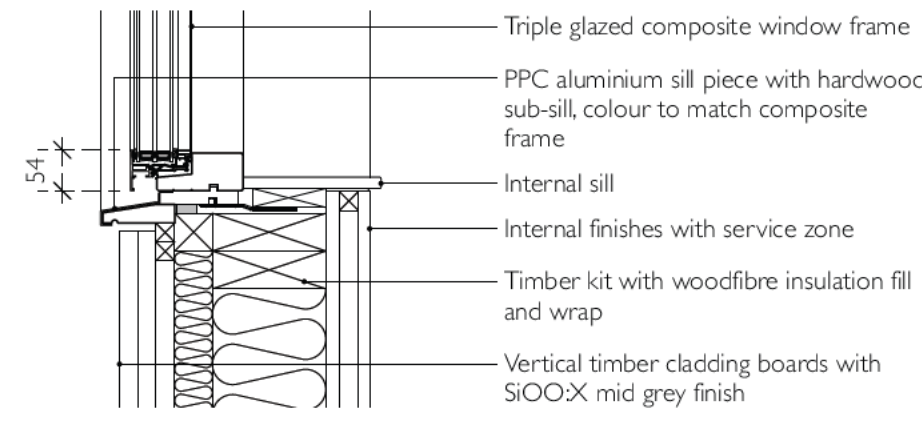
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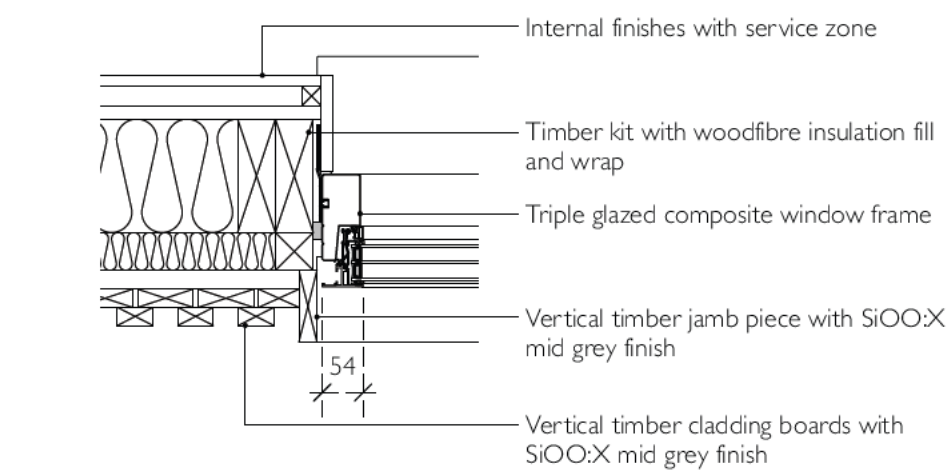
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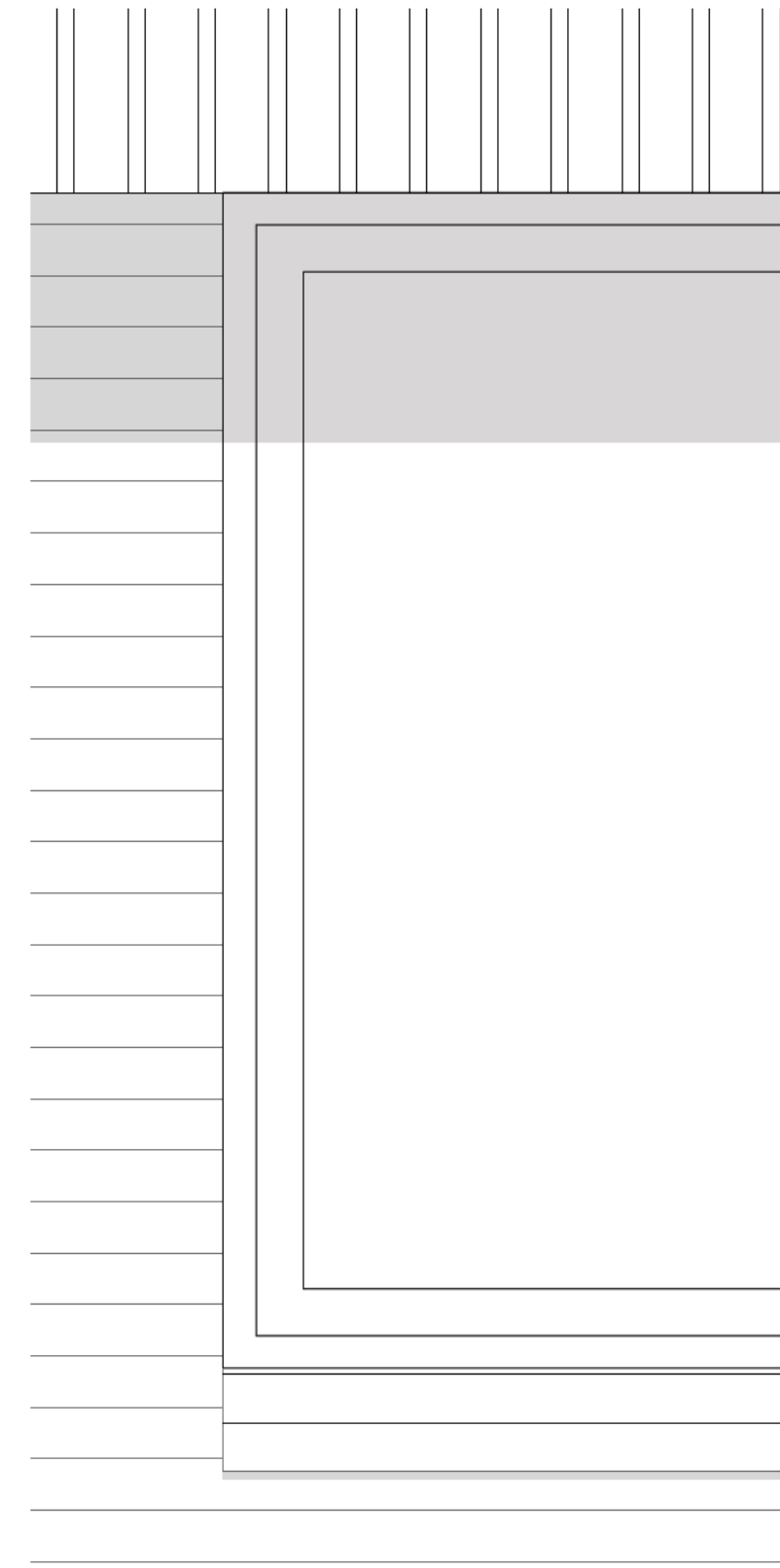


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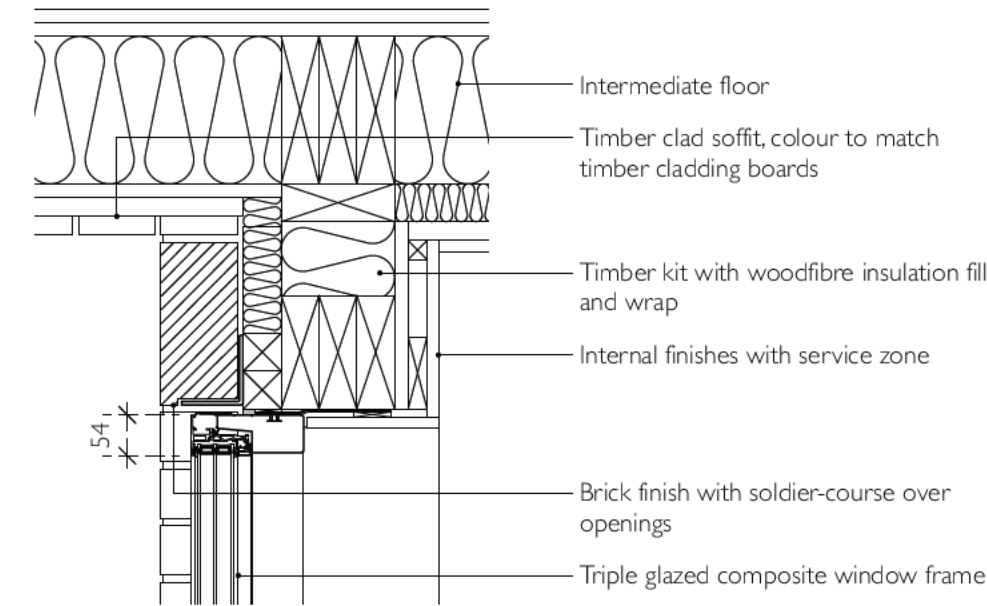


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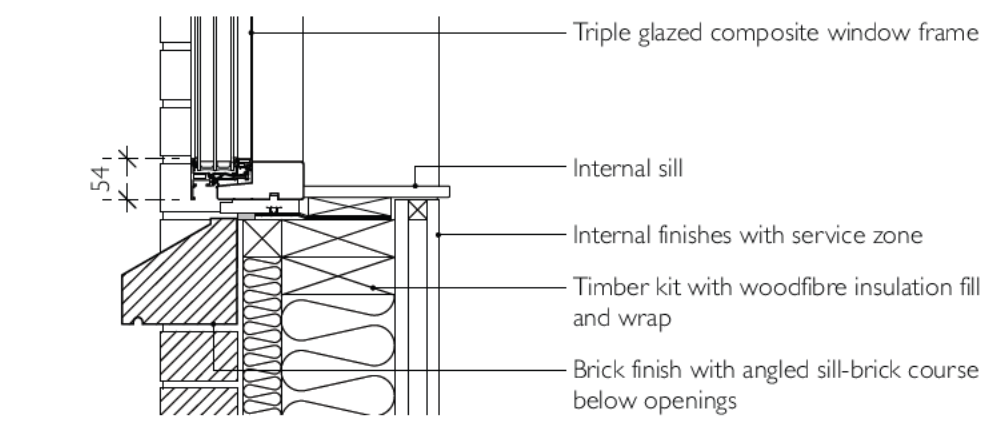
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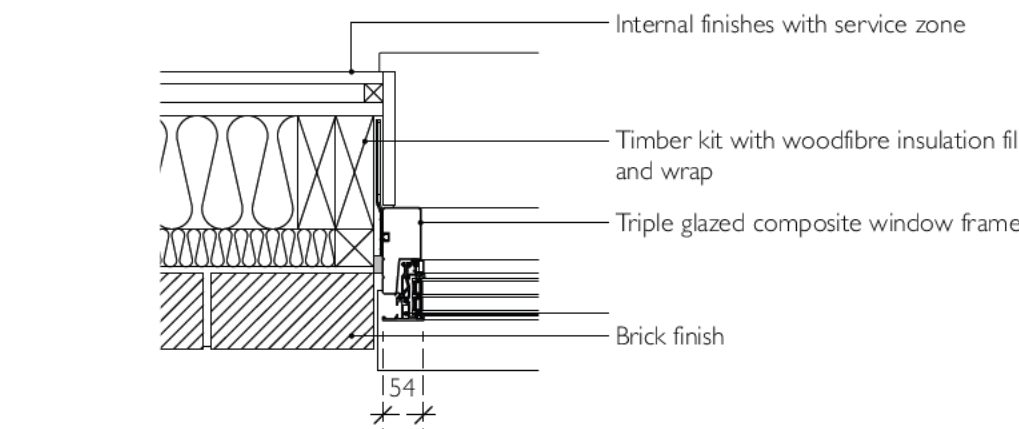
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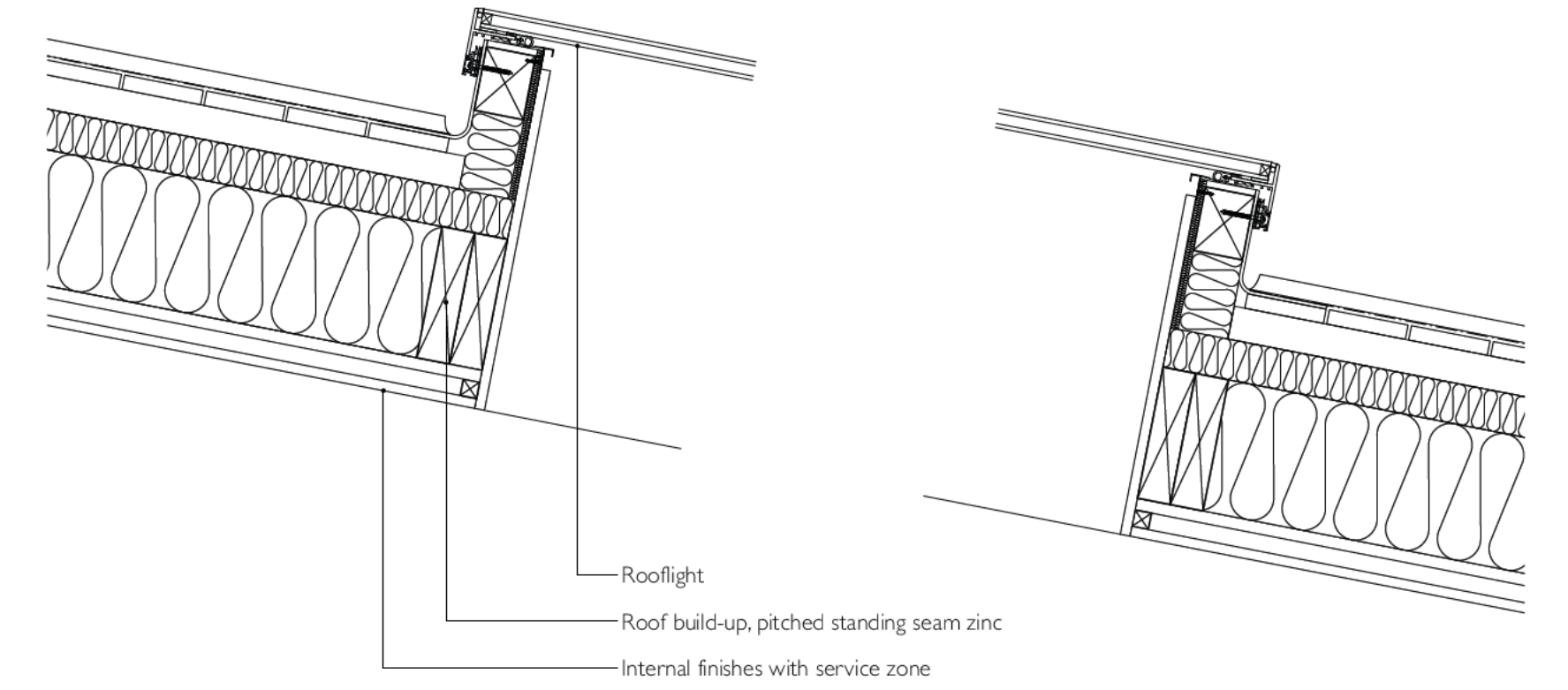


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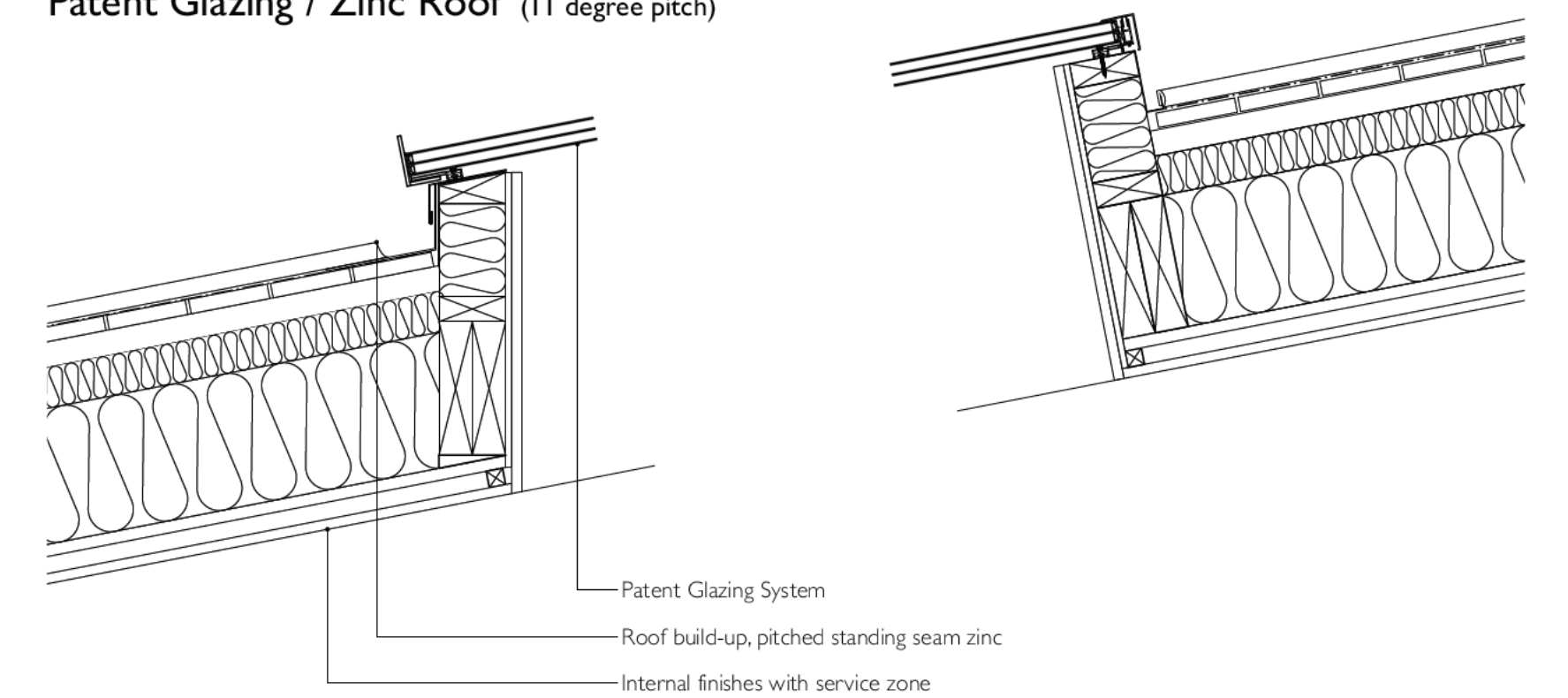
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Rooflight / Zinc Roof (11 degree pitch)



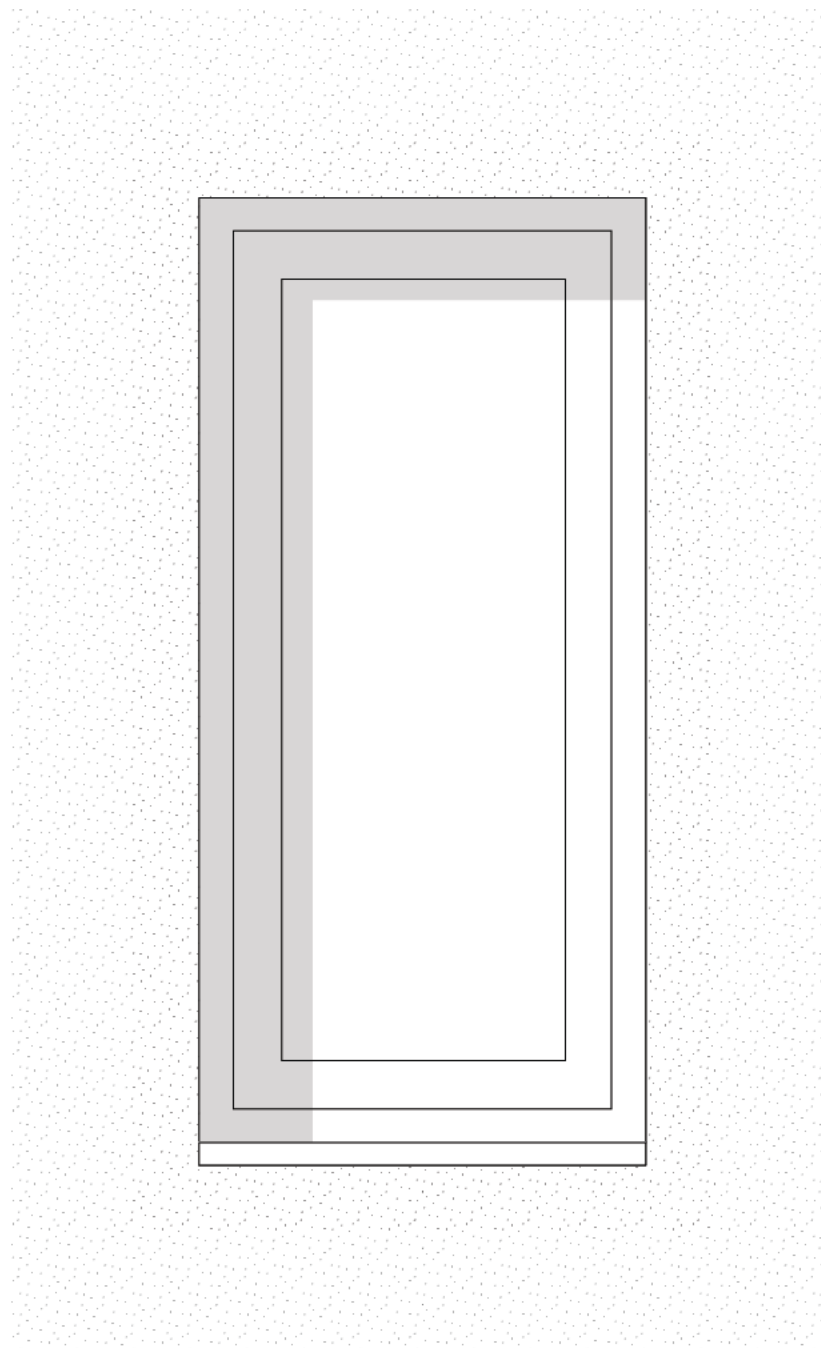
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Patent Glazing / Zinc Roof (11 degree pitch)

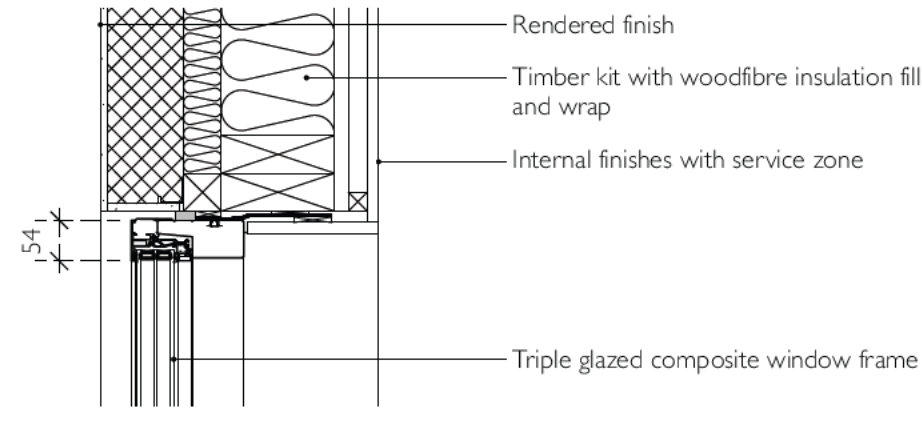


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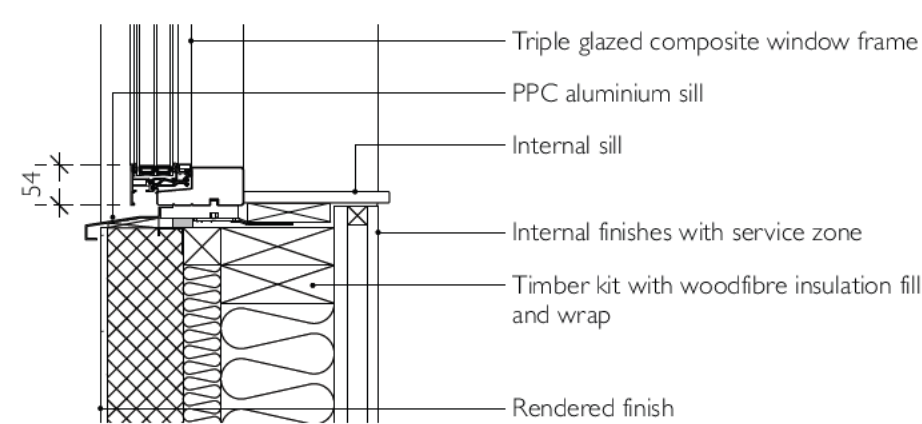
Composite Frame / Render



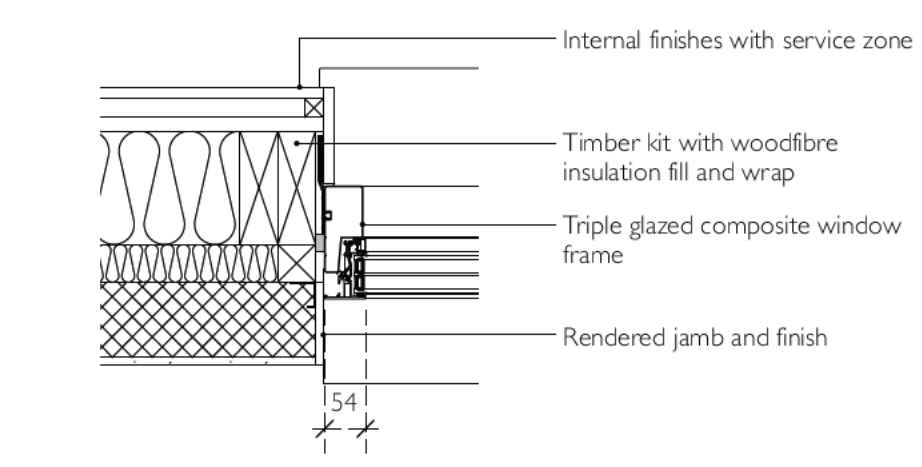
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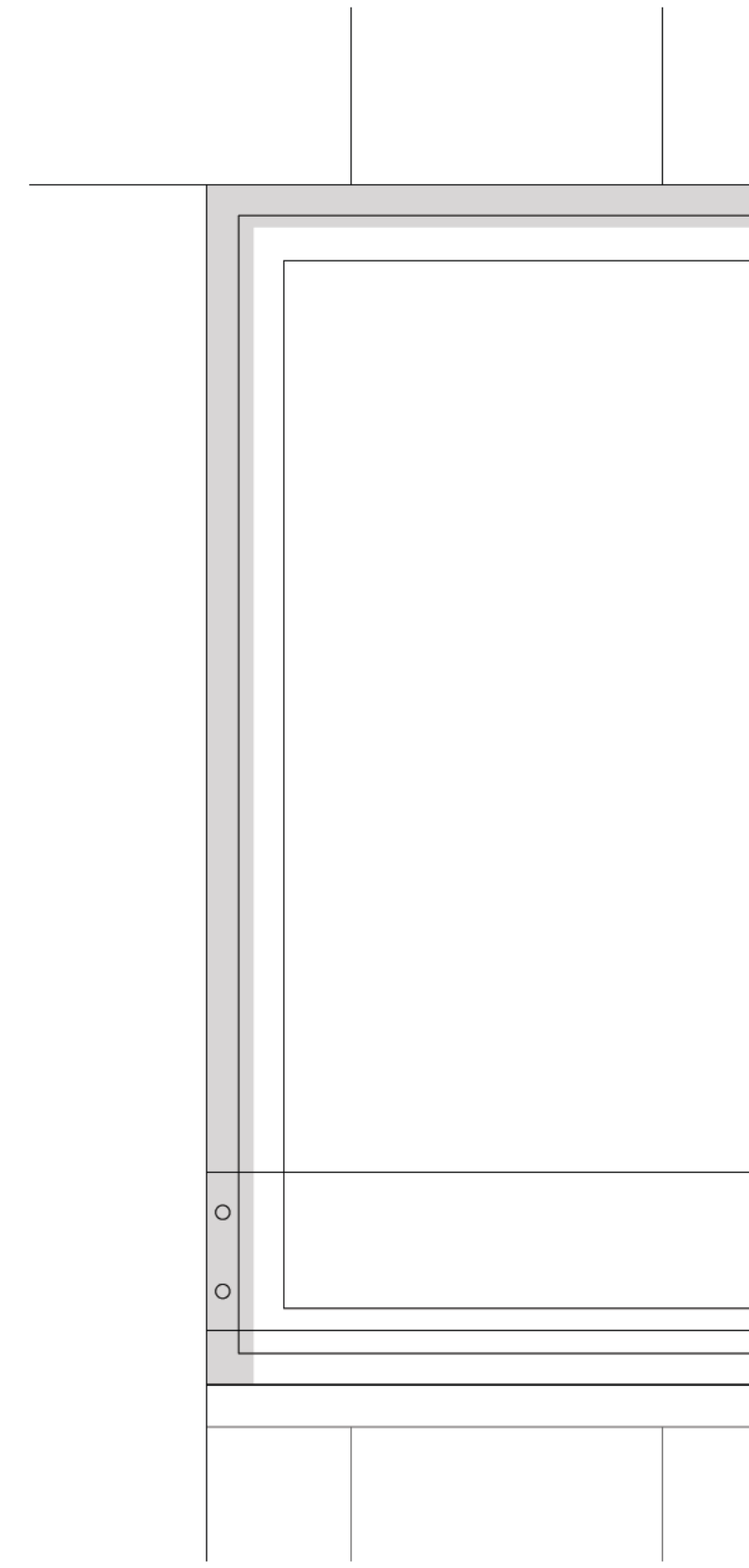


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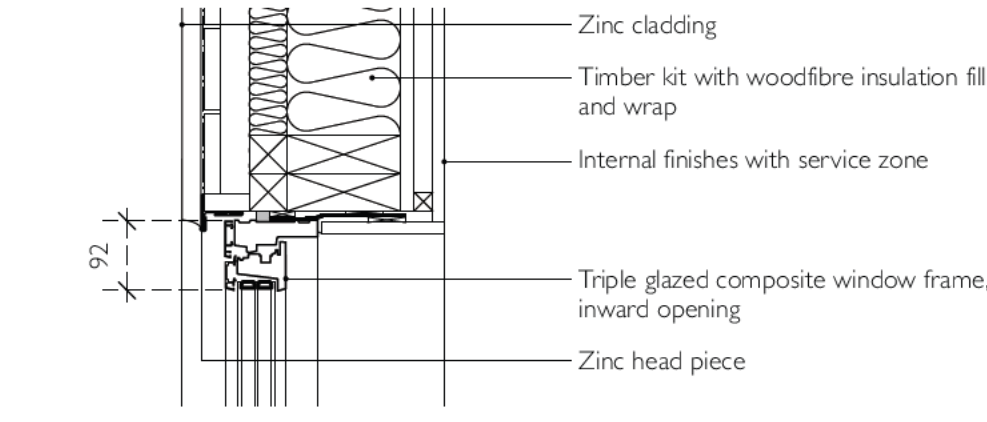


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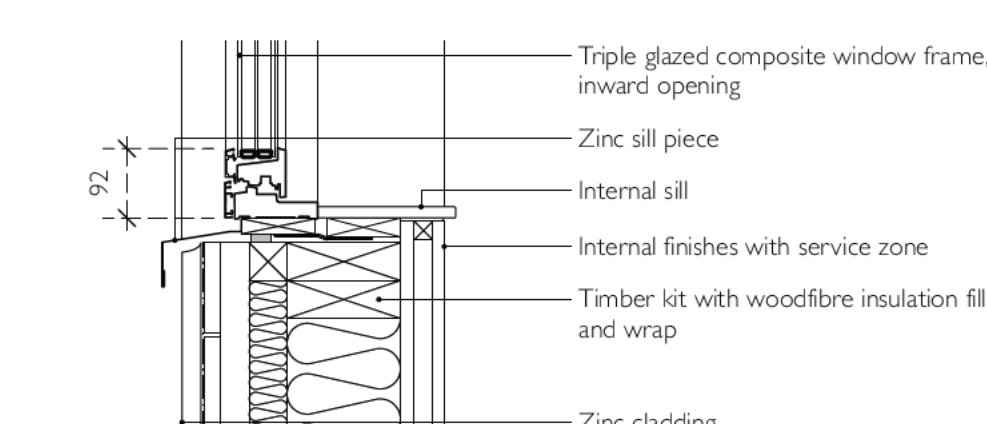
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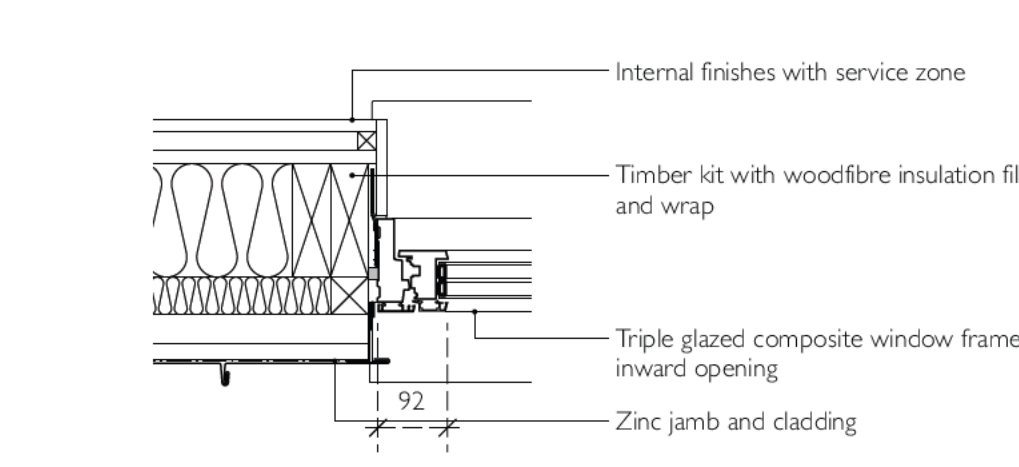
Elevation



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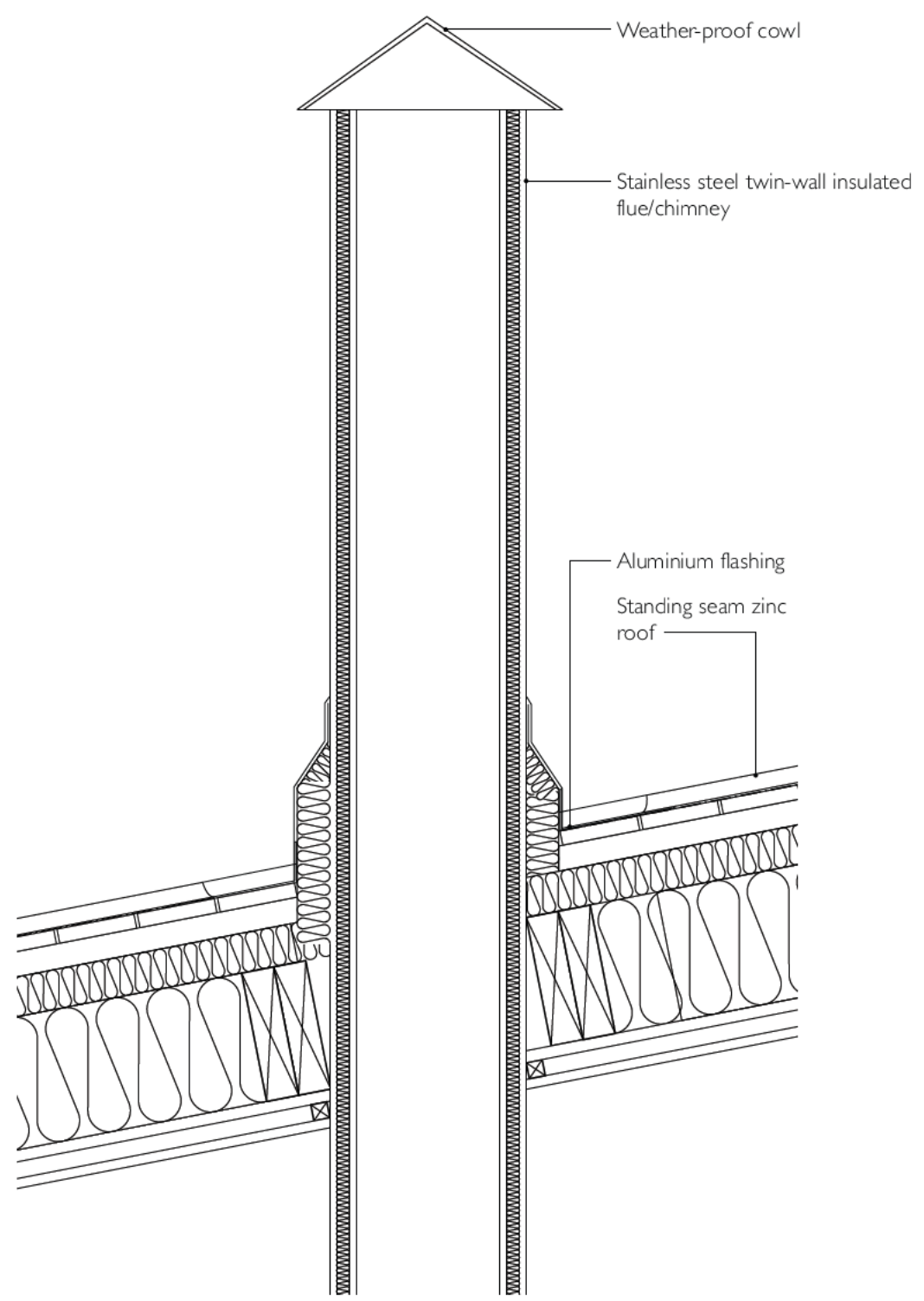


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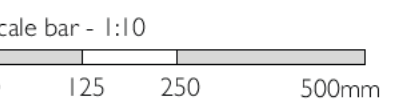


Jamb: Plan Detail

Flue / Zinc Roof (11 degree pitch)



Section Detail



PI	14.06.23	Planning Application
revision	date	notes

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East Lothian, EH40 3DU

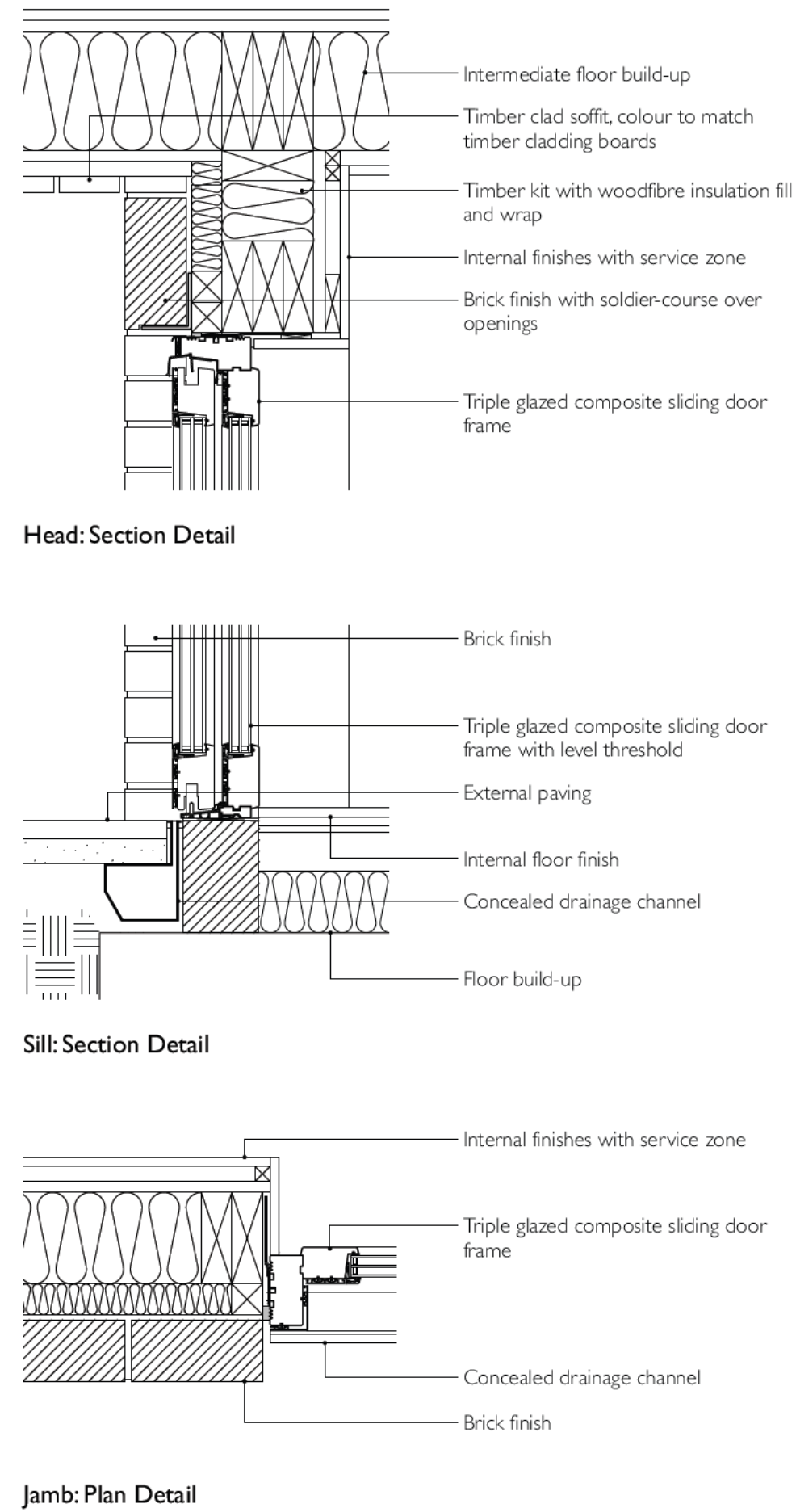
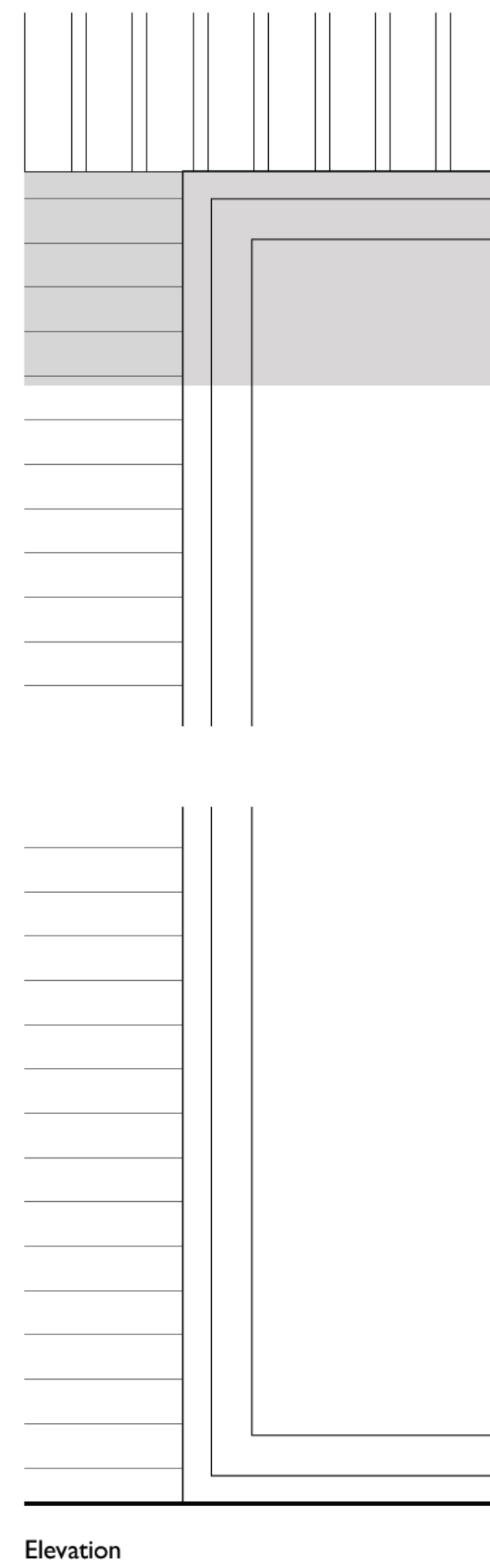
TYPICAL DETAILS - 01

1259-SWN 500 Rev: P1

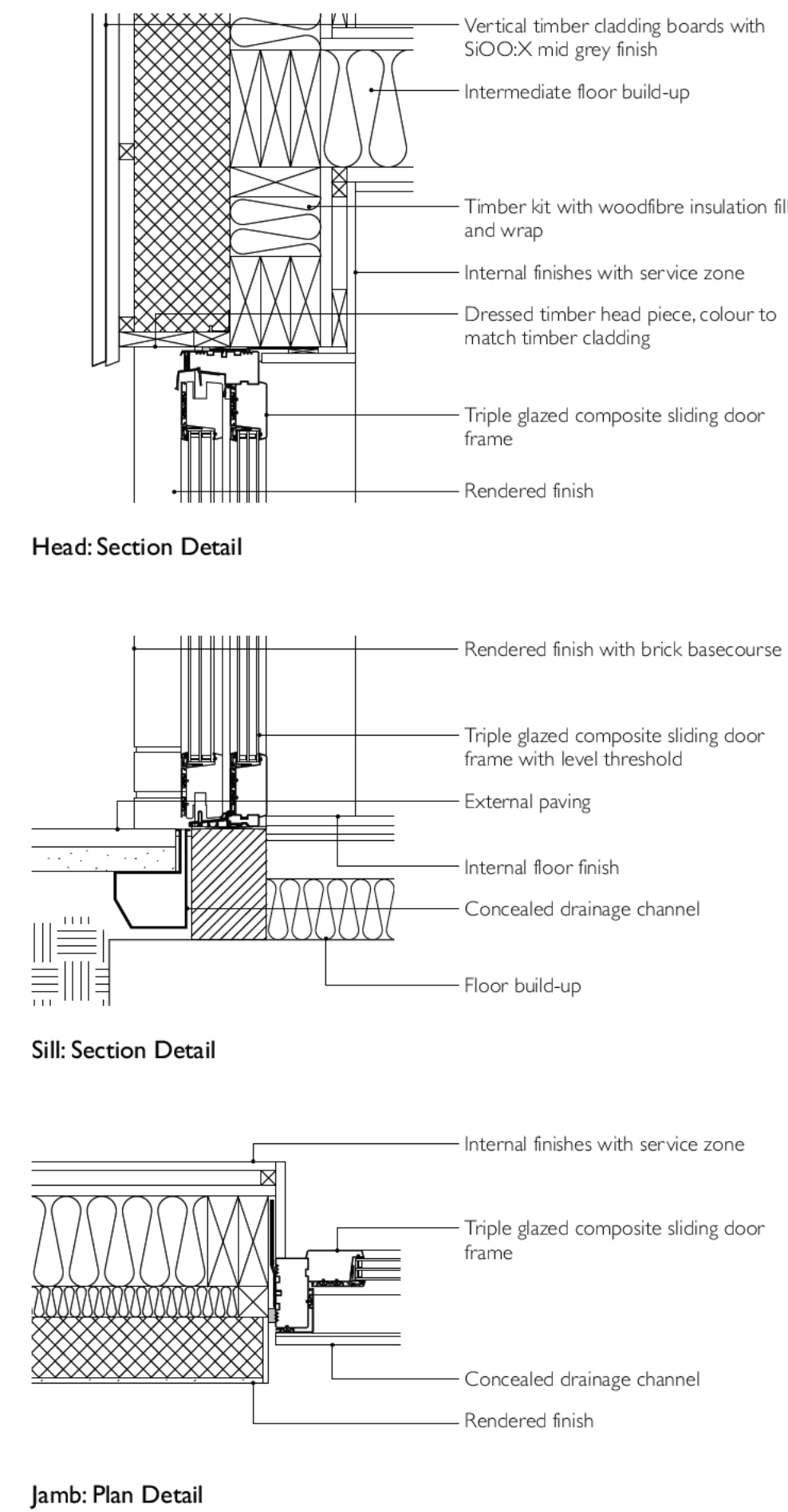
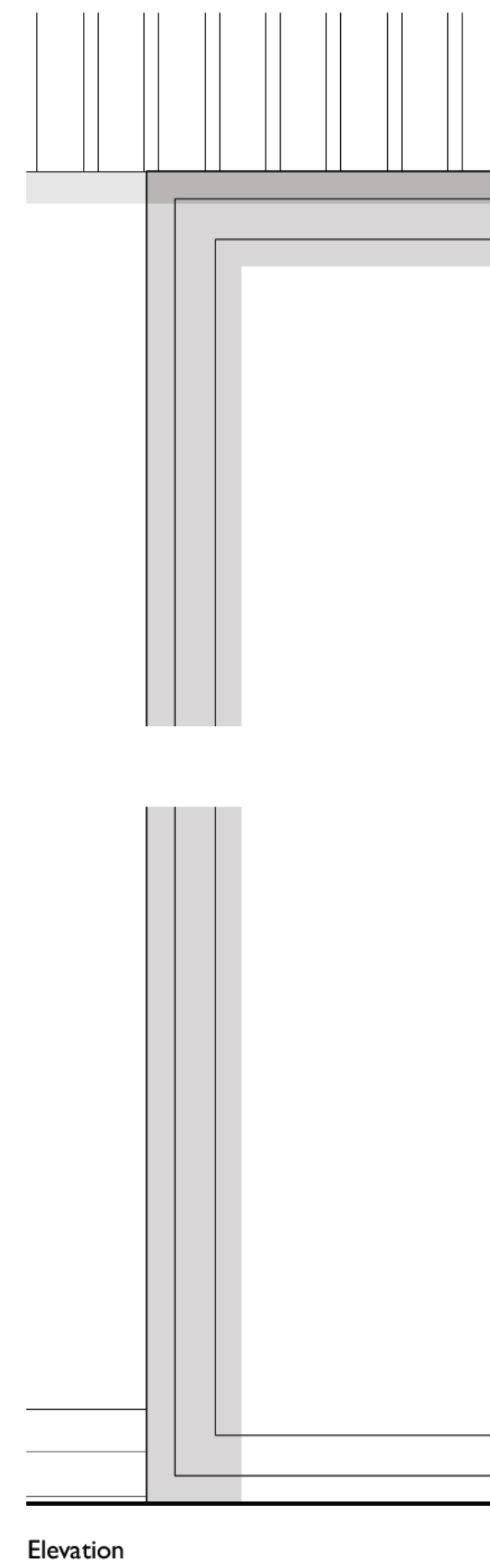
1:10 @ A1 / 1:20 @ A3

2. All dimensions to be checked on site prior to starting work.
3. Any discrepancies to be reported to Architect.
4. Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
5. Location of stud in partitions are indicative only.

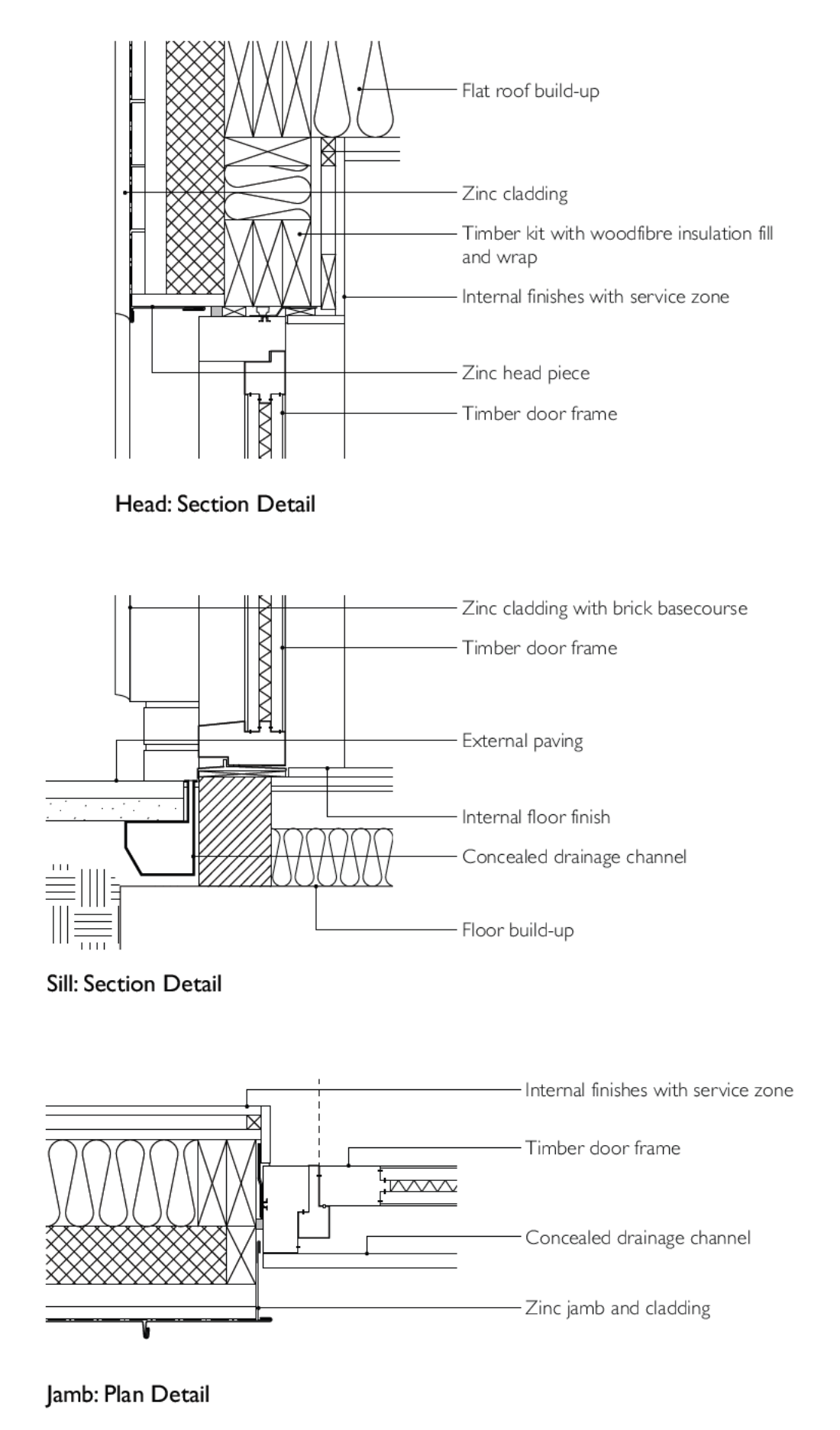
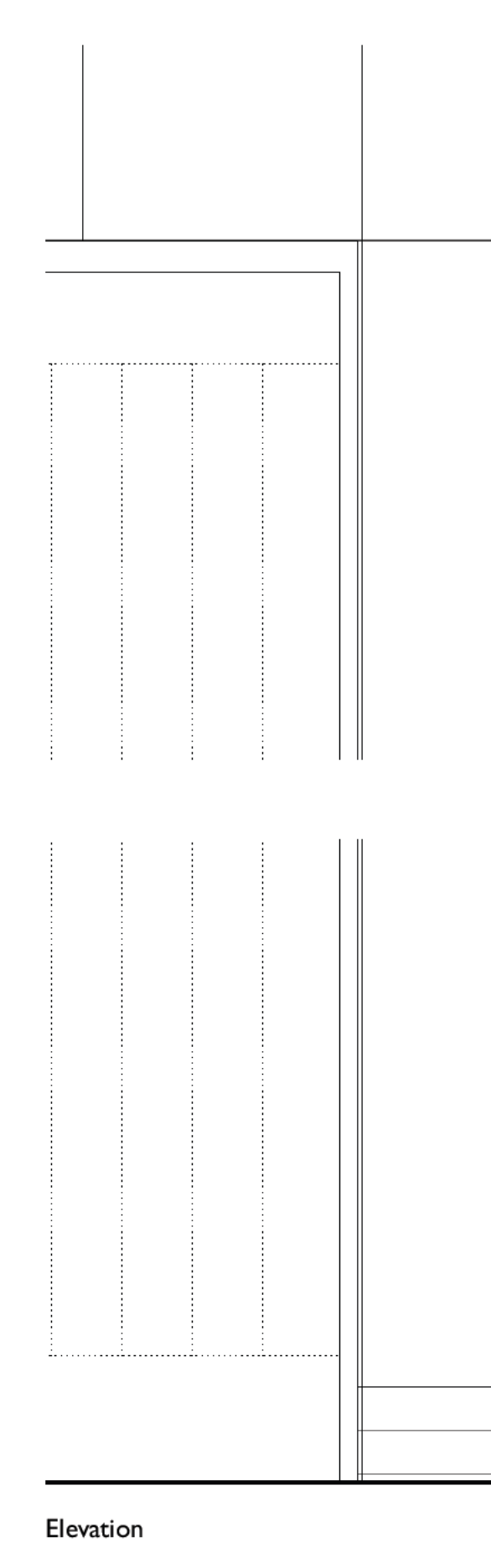
Composite Sliding Door Frame / Brick



Composite Sliding Door Frame / Render



Timber Door Frame / Zinc Cladding



PI	14.06.23	Planning Application
revision	date	notes

PLANNING
NOT FOR CONSTRUCTION

helen lucas
ARCHITECTS

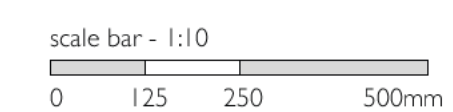
mail@helenlucas.co.uk
31 35 MARCHMONT ROAD EDINBURGH EH9 1HU
t 0131 478 8880

Southwood, Newbyth
East Lothian, EH40 3DU

TYPICAL DETAILS - 02

1259-SWN 501 Rev: P1





1:10 @ A1 / 1:20 @ A3



- All dimensions to be checked on site prior to starting work.
- Any discrepancies to be reported to Architect.
- Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
- Location of stud in partitions are indicative only.

Southwood
Structural Survey Report

Structural Survey Report

	
Created by: Steven Ferguson 	Checked by: Steven Ferguson 

Revision	Date Issued	Status
01	25 th June 2024	Final
-		First Draft

Structural Survey Report

1.0 INTRODUCTION

The Structural Survey was carried out to assess the current condition of the property and to assess if the proposed works are feasible.

The inspection took the form of a non-intrusive visual inspection. We cannot comment on the presence of hazardous materials such as asbestos.

2.0 BUILDING DESCRIPTION

The buildings are both single storey structures, constructed of masonry cavity walls with internal suspended timber floors. The roofs are constructed of hand nailed timber trusses covered with a tiles, with windows and external doors made from uPVC and timber.

Whilst the building has been reasonably well maintained, there is evidence of failing finishes and structural materials throughout. The main reason for these issues are legacy, sub-standard building details resulting in the deterioration of key structural elements and junctions.

The evidence of deterioration is consistent with the known and well documented failings of a building of this nature.

3.0 INTERNAL SURVEY

Internally there is clear evidence of damp ingress, mould and deterioration throughout. There is no sign of insulation to the cavity walls or the timber floor, and there is a smell and feeling of damp in many areas. It is clear the cavities have failed and the internal linings exhibit water ingress related deterioration. Given the clear evidence of water ingress it is also very likely the cavity wall ties are failing.

3.1 EXTERNAL SURVEY

Externally there are several cracks visible on the external walls. Damp in the walls has led to cracking plaster in some areas and the likelihood of boss render in various locations.

4.0 DEVELOPING THE EXISTING BUILDING

Renovating the structure to current Building Standards will be a physical and economic challenge. Lack of insulation to walls and floors and the indication of water ingress and related deterioration are the biggest concerns. Below is a list of key improvements required to develop the building to acceptable standards:

1. Remove roof tiles and dispose
2. Remove and replace all deteriorated sarking
3. Remove and dispose gutters/down pipes
4. Remove and dispose of window/doors
5. Strip out all internal finishes, timber floors, walls linings and dispose
6. Remove all render and strip back to original brickwork
7. Attempt to check structural integrity of all wall ties. - *This is a key risk with no clear replacement strategy. It will be a significant challenge to establish which wall ties are sound and which need replaced. Accessing and replacing any deteriorated wall ties is a real issue*

Structural Survey Report

8. Drill and inject liquid DPC to all areas where damp proofing has failed
9. Repoint all external and internal brickwork
10. Install new sub-floor and cavity ventilation
11. Install new DPM linked to wall DPC
12. Treat all existing timbers for infestation / decay
13. Reconstruct / Reinstall all internal and external finishes

5.0 CONCLUSION

Considering the age, construction and current state of the existing building, it is clear renovation is a challenge both physically and economically. Whilst most of the visible issues could be rectified by stripping out the existing finishes and replacing, there are clear signs of hidden legacy issues.

The key structural risk is the integrity of the existing cavity walls and the challenge of rectifying any issues. Stabilising, insulating and damp proofing the existing external walls will be difficult and is likely to lead to a substandard solution.

It is clear demolition should be considered as a sensible alternative. Removing and reusing the existing structural materials offers great potential to recycle. Whilst the option to rebuild offers the best opportunity to develop a high quality, sustainable, environmentally friendly, modern family home.

COMPARISON BETWEEN NEW BUILD V REFURB+EXTEND

MAY 2023

5.0 ELEMENTAL SUMMARY	GROSS FLOOR AREA (m ²): 325			GROSS FLOOR AREA (m ²): 325		
	NEW BUILD OPTION			REFURBISHMENT+EXTEND OPTION		
	COST	£/m ²	%	COST	£/m ²	%
	£	(GROSS)		£	(GROSS)	
0 FACILITATING WORKS						
0.1 Toxic and Hazardous Material Removal	500.00	1.54	0.05%	500.00	1.54	0.05%
0.2 Major Demolition Works	30,000.00	92.31	3.14%	-	0.00	0.00%
0.3 Specialist Groundworks	-	0.00	0.00%	-	0.00	0.00%
0.4 Temporary Diversion Works	-	0.00	0.00%	-	0.00	0.00%
0.5 Extraordinary Site Investigation Works	-	0.00	0.00%	-	0.00	0.00%
TOTAL	30,500.00	93.85	3.19%	500.00	1.54	0.00
1 SUBSTRUCTURE						
1.1 Foundations	34,585.00	106.42	3.62%	-	0.00	0.00%
1.2 Basement Excavation	-	0.00	0.00%	-	0.00	0.00%
1.3 Basement Retaining Walls	-	0.00	0.00%	-	0.00	0.00%
1.4 Ground Floor Construction	35,534.00	109.34	3.72%	189,237.00	582.27	20.05%
TOTAL	70,119.00	215.75	7.33%	189,237.00	582.27	0.20
2 SUPERSTRUCTURE						
2.1 Frame	16,687.50	51.35	1.75%	22,500.00	69.23	2.38%
2.2 Upper Floors	14,960.00	46.03	1.56%	-	0.00	0.00%
2.3 Roof	136,405.00	419.71	14.26%	76,950.00	236.77	8.15%
2.4 Stairs and Ramps	25,000.00	76.92	2.61%	17,500.00	53.85	1.85%
2.5 External Walls	167,412.50	515.12	17.51%	132,720.00	408.37	14.06%
2.6 Windows and External Doors	50,650.00	155.85	5.30%	50,650.00	155.85	5.37%
2.7 Internal Walls and Partitions	30,705.00	94.48	3.21%	18,650.00	57.38	1.98%
2.8 Internal Doors	13,550.00	41.69	1.42%	13,550.00	41.69	1.44%
TOTAL	455,370.00	1401.14	47.62%	332,520.00	1,023.14	35.23%
3 INTERNAL FINISHES						
3.1 Wall Finishes	35,499.00	109.23	3.71%	35,499.00	109.23	3.76%
3.2 Floor Finishes	31,708.25	97.56	3.32%	31,708.25	97.56	3.36%
3.3 Ceiling Finishes	21,520.00	66.22	2.25%	21,520.00	66.22	2.28%
TOTAL	88,727.25	273.01	9.28%	88,727.25	273.01	9%
4 FITTINGS, FURNISHINGS AND EQUIPMENT						
4.1 General Fittings, Furnishings and Equipment	-	0.00	0.00%	-	0.00	0.00%
4.2 Special Fittings, Furnishings and Equipment	-	0.00	0.00%	-	0.00	0.00%
4.3 Internal Planting	-	0.00	0.00%	-	0.00	0.00%
4.4 Bird and Vermin Control	-	0.00	0.00%	-	0.00	0.00%
TOTAL	-	0.00	0.00%	-	-	-
5 SERVICES						
5.1 Sanitary Appliances	27,490.00	84.58	2.87%	27,490.00	84.58	2.91%
5.2 Services Equipment	-	0.00	0.00%	-	0.00	0.00%
5.3 Disposal Installations	4,500.00	13.85	0.47%	4,500.00	13.85	0.48%
5.4 Water Installations	15,475.00	47.62	1.62%	15,475.00	47.62	1.64%
5.5 Heat Source	20,000.00	61.54	2.09%	20,000.00	61.54	2.12%
5.6 Space Heating and Air Conditioning	21,380.00	65.78	2.24%	23,864.12	73.43	2.53%

COMPARISON BETWEEN NEW BUILD V REFURB+EXTEND

MAY 2023

5.0 ELEMENTAL SUMMARY	GROSS FLOOR AREA (m ²): 325			GROSS FLOOR AREA (m ²): 325		
	NEW BUILD OPTION			REFURBISHMENT+EXTEND OPTION		
	COST	£/m ²	%	COST	£/m ²	%
	£	(GROSS)		£	(GROSS)	
5.7 Ventilation Systems	1,950.00	6.00	0.20%	1,950.00	6.00	0.21%
5.8 Electrical Installations	29,210.00	89.88	3.05%	30,140.00	92.74	3.19%
5.9 Gas and Other Fuel Installations	5,000.00	15.38	0.52%	5,000.00	15.38	0.53%
5.10 Lift and Conveyor Installations	-	0.00	0.00%	-	0.00	0.00%
5.11 Fire and Lighting Protection	-	0.00	0.00%	-	0.00	0.00%
5.12 Communication, Security and Control Systems	10,000.00	30.77	1.05%	10,000.00	30.77	1.06%
5.13 Special Installations	15,000.00	46.15	1.57%	15,000.00	46.15	1.59%
5.14 Building Work in Connection with Services	1,500.00	4.62	0.16%	3,500.00	10.77	0.37%
5.15 Test and Commissioning of Services	-	0.00	0.00%	-	0.00	0.00%
TOTAL	151,505.00	466.17	15.84%	156,919.12	482.83	17%
6 COMPLETE BUILDINGS AND UNITS						
6.1 Prefabricated Buildings	-	0.00	0.00%	-	0.00	0.00%
TOTAL	-	0.00	0.00%	-	-	-
7 WORKS TO EXISTING BUILDINGS						
7.1 Minor Demolition Works and Alteration Works	-	0.00	0.00%	-	0.00	0.00%
TOTAL	-	0.00	0.00%	-	-	-
8 EXTERNAL WORKS						
8.1 Site Preparation Works	2,370.00	7.29	0.25%	2,370.00	7.29	0.25%
8.2 Roads, Paths and Pavings	12,960.00	39.88	1.36%	12,960.00	39.88	1.37%
8.3 Planting	-	0.00	0.00%	-	0.00	0.00%
8.4 Fencing, Railings and Walls	-	0.00	0.00%	-	0.00	0.00%
8.5 Site/Street Furniture and Equipment	-	0.00	0.00%	-	0.00	0.00%
8.6 External Drainage	15,000.00	46.15	1.57%	15,000.00	46.15	1.59%
8.7 External Services	5,000.00	15.38	0.52%	5,000.00	15.38	0.53%
8.8 Minor Building Works and Ancillary Buildings	-	0.00	0.00%	-	0.00	0.00%
TOTAL	35,330.00	108.71	3.69%	35,330.00	108.71	4%
TOTAL BUILDING COST	831,551.25	2558.62	86.96%	803,233.37	2471.49	85.11%
9 PRELIMINARIES						
9.1 Employer's Requirements	-	0.00	0.00%	-	0.00	0.00%
9.2 Main Contractor's Cost Items	83,155.00	255.86	8.70%	80,323.34	247.15	8.51%
TOTAL	83,155.00	255.86	8.70%	80,323.34	247.15	9%
10 MAIN CONTRACTOR'S OVERHEAD AND PROFIT						
10.1 Main Contractor's Overheads	-	0.00	0.00%	-	0.00	0.00%
10.2 Main Contractor's Profit	-	0.00	0.00%	-	0.00	0.00%
TOTAL	-	0.00	0.00%	-	-	-
11 PROJECT / DESIGN TEAM FEES						

COMPARISON BETWEEN NEW BUILD V REFURB+EXTEND

MAY 2023

5.0 ELEMENTAL SUMMARY	GROSS FLOOR AREA (m ²): 325			GROSS FLOOR AREA (m ²): 325			
	COST £	NEW BUILD OPTION £/m ² (GROSS)	%	COST £	REFURBISHMENT+EXTEND OPTION £/m ² (GROSS)	%	
11.1 Consultant's Fees	-	0.00	0.00%	-	0.00	0.00%	
11.2 Main Contractor's Pre-Construction Fees	-	0.00	0.00%	-	0.00	0.00%	
11.3 Main Contractor's Design Fees	-	0.00	0.00%	-	0.00	0.00%	
TOTAL	-	0.00	0.00%	-	-	-	
12 OTHER DEVELOPMENT/PROJECT COSTS							
12.1 Other Development and Project Costs	-	0.00	0.00%	-	0.00	0.00%	
TOTAL	-	0.00	0.00%	-	-	0.00%	
13 RISKS							
13.1 Design Development Risks	20,789.00	63.97	2.17%	30,121.25	92.68	3.19%	
13.2 Construction Risks	20,789.00	63.97	2.17%	30,121.25	92.68	3.19%	
13.3 Employer's Change and Other Risks	-	0.00	0.00%	-	0.00	0.00%	
TOTAL	41,578.00	127.93	4.35%	60,242.50	185.36	6%	
TOTAL COST EXC VAT	956,284.25	2942.41	100.00%	943,799.21	2904.00	100.00%	
VAT	0%	-	0.00%	20%	188,759.84	580.80	20.00%
TOTAL INC VAT	956,284.25	2,942.41		1,132,559.05	3,484.80		

Pre-Demolition Audit

Project Name: Southwood, Newbyth
Job No: 1259-SWN

helen lucas
ARCHITECTS

0131 478 8880 31-35 Marchmont Road
mail@helenlucas.co.uk Edinburgh EH9 1HU

To be read in conjunction with Planning Drawing Set including Plans, Sections and Elevations, D&A Statement and Existing Condition Statement.
As submitted to East Lothian Council - Ref: 23/00673/PP

Total Floor Area (Building 1 & Building 2): 241sqm

Element	Opportunity for Reuse / Recycling
Substructure	
Slab / screed	Crush and sort for use as aggregate / hardcore / reconstituted pavers etc.
Foundations (assume strip)	Crush and sort for use as aggregate / hardcore / reconstituted pavers etc.
Brick/block retaining walls	Complete bricks/blocks for reuse / Crush and sort for use as aggregate
Brick/block supporting walls	Complete bricks/blocks for reuse / Crush and sort for use as aggregate
Superstructure	
Frame (steelwork unknown)	Steel recycling
External walls	
Brick / block	Complete bricks/blocks for reuse / Crush and sort for use as aggregate
Stone (decorative)	Architectural salvage
Pebbledash render	Crush and sort for use as aggregate
Insulation (batt, to Building 2 only)	Compress to form ceiling tiles / direct reuse / clean and reprocess
Floor	
Joists (ground and attic)	Larger sections: Direct reuse, Smaller sections: Biomass fuel / panel boards
Insulation (batt, to attic only)	Compress to form ceiling tiles / direct reuse / clean and reprocess
Substrate - Ply / chipboard (to ground and attic)	Direct reuse
Roof	
Rafters (W-truss)	Larger sections: Direct reuse, Smaller sections: Biomass fuel / panel boards
Membranes	Upcycle / regenerate
Pantiles	Architectural salvage
Internal partitions	
Gypsum	British Gypsum Recycling Service - Reformed for reuse
Timber / metal studs	Direct reuse / biomass fuel
Insulation	Compress to form ceiling tiles / direct reuse / clean and reprocess
Windows & external doors	Architectural salvage / component parts upcycled
Internal doors	Architectural salvage
Internal Finishes	
Wall finishes - Tiling / timber panelling	Reuse Network / Council Scheme
Floor finishes - Laminate / Carpet / Vinyl (ground only)	Reuse Network / Council Scheme
Fittings, Furnishings and Equipment	
Kitchen	Direct reuse / resale
Gas fired oven	Architectural salvage
Appliances (WM / TD / Ov / FF)	Charitable Collect & Recycle Scheme, for reuse
Sanitary appliances (Bathroom & WC)	Direct reuse / resale
Storage heaters	Charitable Collect & Recycle Scheme, for reuse
Woodburning stove	Architectural salvage
Electrical fittings	Direct reuse / resale
Rainwater goods	Architectural salvage / Reuse Network
Hot water tank with immersion heater	Direct reuse / resale - dependent on age and condition
External works	
Pavers (outside sun room / conservatory)	Relocate, retain on site of reuse
Gravel	Retain on site, store for reuse / pebbledrains
Planting	Relocate, retain on site of reuse