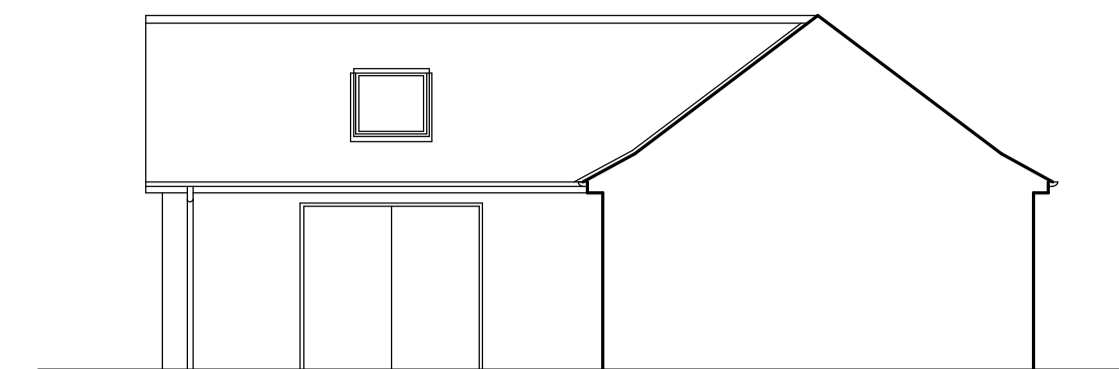
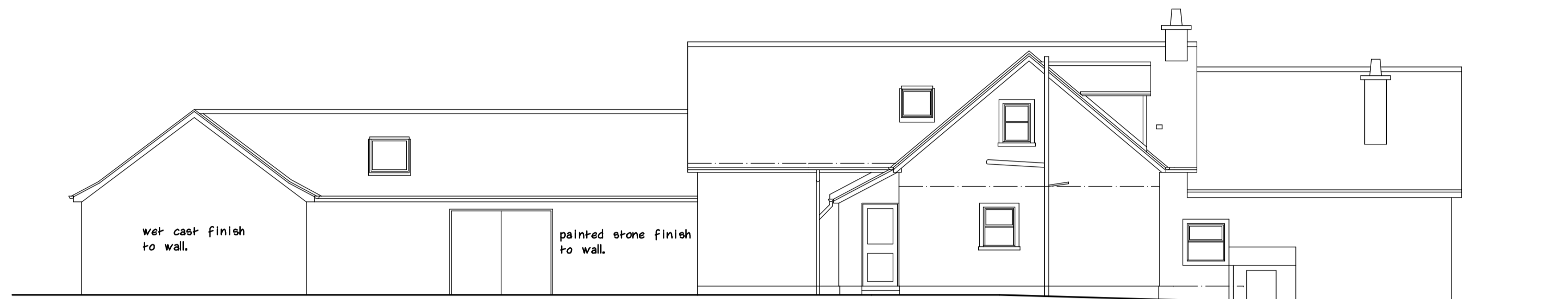


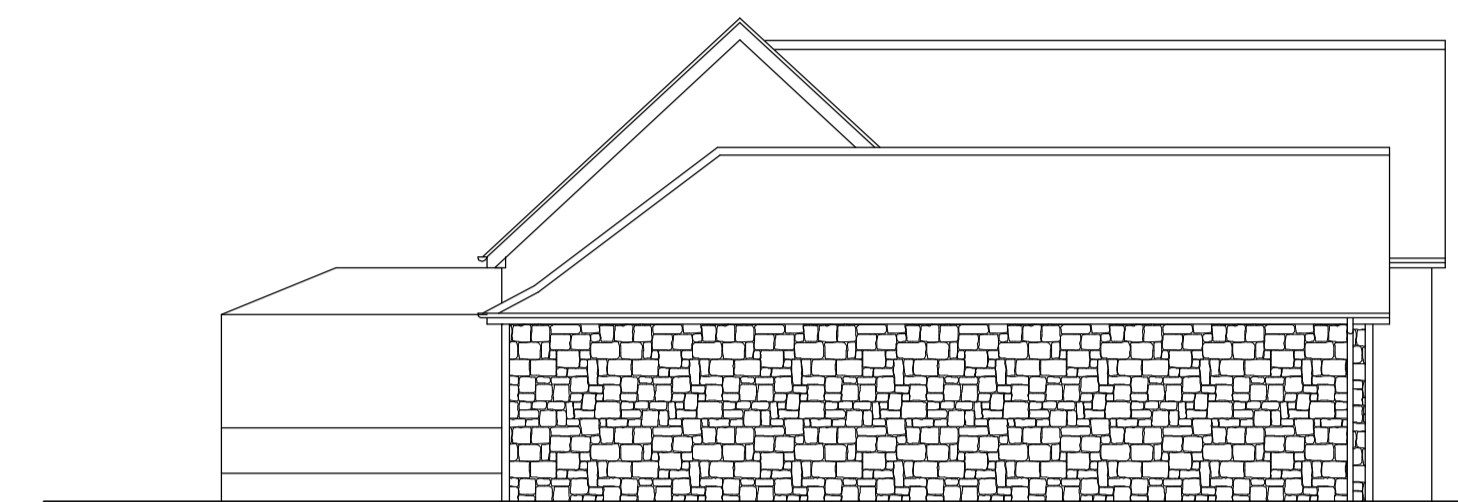
SOUTH ELEVATION.



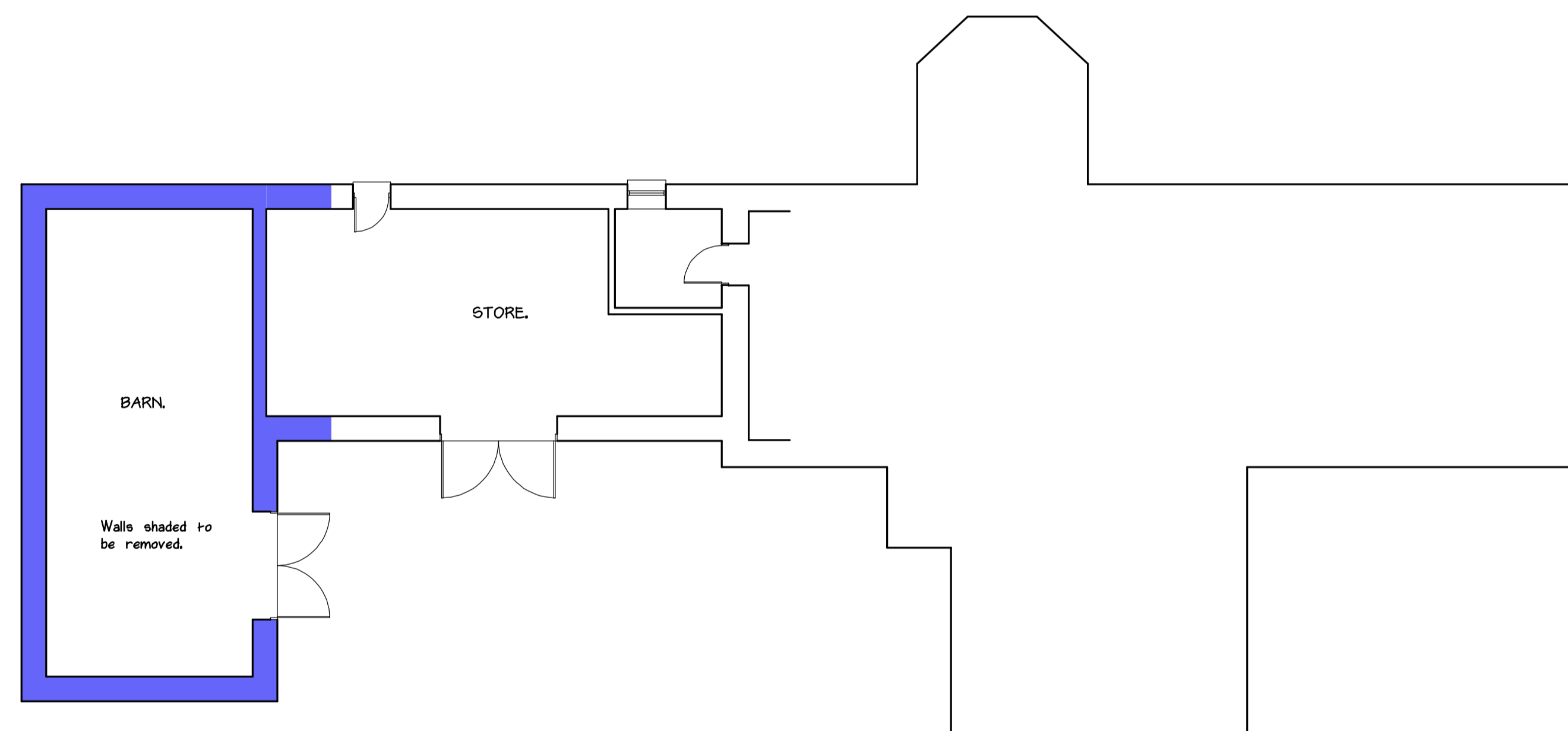
WEST ELEVATION



NORTH ELEVATION.



EAST ELEVATION.



GROUND FLOOR PLAN AS EXISTING.

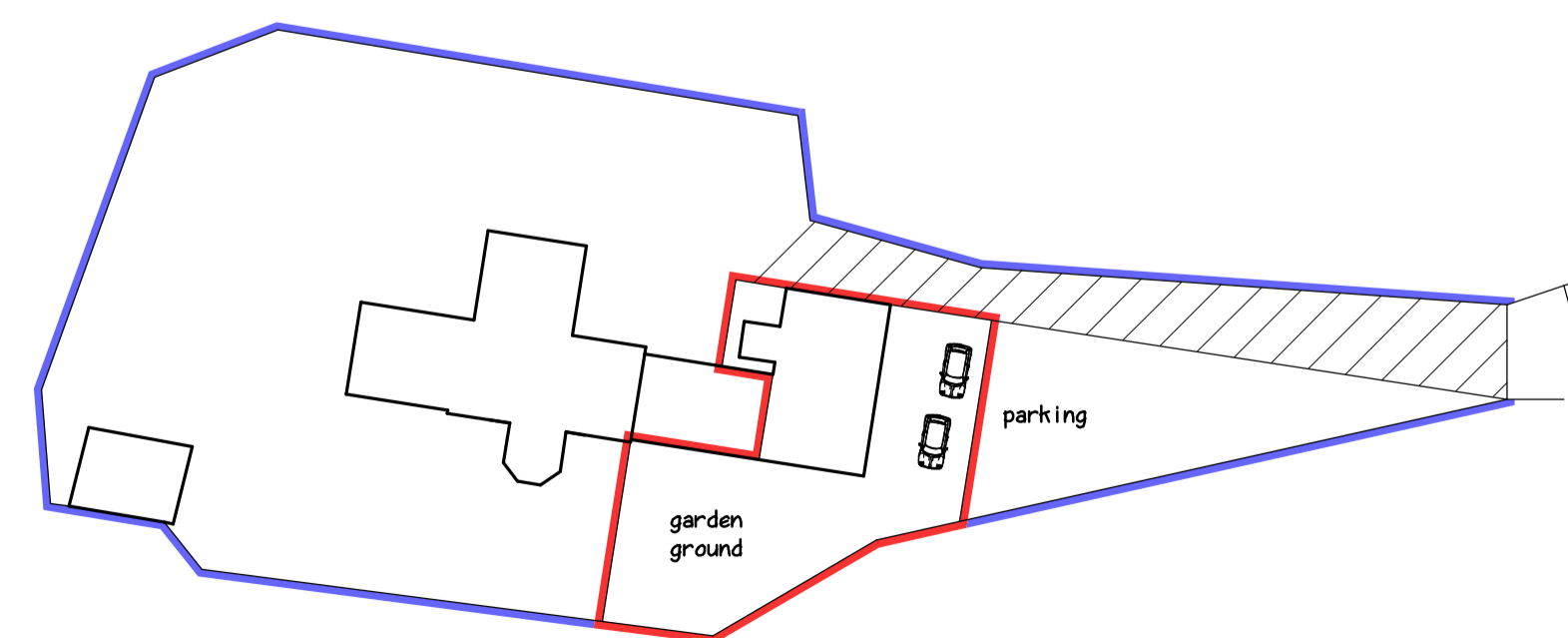
A structural survey was undertaken during May 2017 which established that the existing walls with the absence of any foundations or footings, the existing building as it stands is unsuitable for conversion.

It is intended to replace the existing structure with a new build dwelling house. The existing byre footprint has insufficient footprint to provide modern day accommodation and the width of the existing byre is insufficient to support attic accommodation.

It is intended to locate the new build on the line of the east elevation and increasing the width of the new build by encroaching into the adjacent storage area by 1200mm.

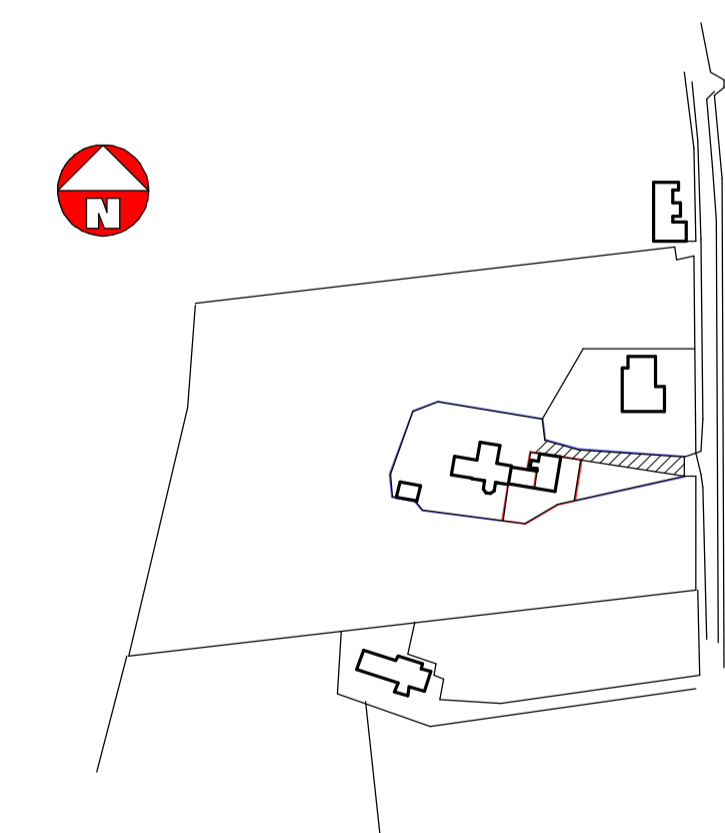
During the course of the original application issues were raised regarding the scale and design of the proposal. The revised proposal has been reduced in size and height and whereas the roof has been raised above the ridge level of the adjacent store, it is lower than the main house Broombrae. The design of the proposed new build reflects the style of Broombrae particularly the extension added within the last few years. It was suggested that the Byre and the external Store be used for conversion. However the Store is for the main part exclusive to Broombrae for the storage of maintenance equipment for the extensive grounds.

Broombrae has supported two separate dwelling houses in the past.

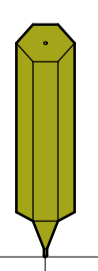


BARN REPLACEMENT SITE
OUTLINED IN RED.
COMMON ACCESS AREA
SHOWN HATCHED.

BLOCK PLAN 1:500.



LOCATION PLAN 1:2500.

	ARCHITECTURAL DESIGN SERVICES	PROJECT: PROPOSED REPLACEMENT OF BYRE WITH DWELLING HOUSE AT BROOMBRAE, BLACKWATERFOOT.	
	Belone, Majish, Brodick, Isle of Arran KA27 8BX. Tel: 01770 302845/07712669825. email jormckean52@yahoo.co.uk	DRAWING: FLOOR PLANS AND ELEVATIONS AS EXISTING.	
	scale 1:100.	date January 2021.	drawing 1825.1.
This is a true copy of the plans referred to in the application dated 12.1.2021, signed J. McKean.		Any discrepancies or conflicts between the plans and on-site conditions in respect of the layout, specification or dimensions to be brought to the attention of Architectural Design Services prior to commencement of work.	