

DESIGN STATEMENT

Project ref: 15-021

Renovation of Coach House, Westerpark, Falkirk Road, Linlithgow

October 2020

Applicant

Mr & Mrs McKee
Westerpark (Lower)
Falkirk Road
Linlithgow

Agent

EKJN Architects
Bryerton House, 129 High Street
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West Lothian
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Introduction

The property at Westerpark Falkirk Road, is listed Category C, listing ref LB37374. The coach house that stands behind the main house is mentioned in the listing notice as follows:

COACH HOUSE: on NS axis to E side of villa; rectangular plan harled, dressings, rendered. Gabled N face, segmental-carriage-arch now altered with modern door, round-headed opening over, boarded shutter, rendered skews, cast-iron finial to apex. W (side) face; 2 bays, window, door.

The site lies within the Linlithgow Palace and High Street Conservation Area.

Ownership

Westerpark is divided horizontally into an upper and a lower flat. The coach house belongs to the lower flat.

Proposals

The coach house has fallen into disrepair over the years. The storage loft has been removed in the past which compromises the structural stability of the brickwork shell. The building is in need of sensitive refurbishment.

The proposals involves structural repairs to the walls and roof , replacing rotted timber lintels, reslating the roof, reharling, and fitting out the interior to create a kitchenette, lounge and sleeping platform.

Structural repairs will be undertaken as part of the project to re-stabilise the existing brickwork.

The proposals involve the creation of some new window openings and rooflights, all to be undertaken in suitably sensitive style, respecting the building's historic character.

The building will be used as a domestic annex related to Westerpark (lower).

Conclusion

The proposals will repair a historic building in a prominent location in Linlithgow's conservation area, bringing it back into use. These proposals deserve to be supported.

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