

BARD Ailteir Ltd.

20012

28 BRORA STREET

DESIGN STATEMENT - rev 1st - 05/02/21

Client: Allan & Margaret Boyd

BARD
AILTEIR

INTRODUCTION

BARD have been appointed by Mr. Allan Boyd & Mrs. Margaret Boyd (the applicant) to apply for, and obtain planning approval for a small extension to the rear of their residence. The aspirations of this project are to enlarge the existing kitchen area and bathroom whilst forming a garden room for a more functional living space.

SITE CONTEXT

These proposals, due to its design, would likely be within permitted development rights if 28 Brora street is a ground floor flat, therefore we are making this planning application.

The extension being sited to the rear of the property, would not be seen from the main road.

Brora street comprises of multiple houses and flats. Along the street side few noticeable changes have taken place and the unity of the street is fairly cohesive. At the rear of the properties it is not uncommon to see modifications and extensions in this area. The public's visual amenity of this street will not be obscured or diminished by the applicant's proposal.

Due to the dwelling being a flat, the applicant's first floor neighbour has shared right of access to a common drying area which the applicant's boundary overlooks. However, beyond the common drying area is also owned by the applicant. Please see L(90)001 provided.

ALTERATIONS TO DWELLINGS AND GARDENS

We are aware of Glasgow city council's planning policy and supplementary guidance in relation to development affecting residential property. We have extracted relevant parts of the policy with our statements as follows:

FRONT TO REAR ACCESS

“• Extensions should not be built up to a common boundary thereby blocking off the only route around the house for garden equipment and refuse bins. All extensions, garages, etc., should be set back from the side property boundary by at least 1 metre to allow external movement of refuse bins, garden equipment etc from the front to the rear of the property. • Exceptions may be made where an internal route will be maintained via a garage, a small utility room or an access from the rear garden on to a footpath, which is a short direct route to the street at the front of the property.”

COMPLIANT

The extension does not block a common boundary. The reorganisation of the client's garden improves the condition of the existing steps used for the communal drying space by installing a compliant staircase with handrail. This is over 1m away from the extension. The extension allows over 1 metre of external movement space which includes space for refuse bins etc.

USABLE PRIVATE GARDEN SPACE

“ A minimum of 50% of the original usable private garden space (see Definition) should be retained in all house plots after extensions, garages, and outbuildings, etc., have been built, to avoid over-development of the site.”

COMPLIANT

The extension does not exceed 50% of original private garden space as the client owns the rear of the rear garden and front garden (denoted in blue on L(90)001 / L(90)002 / L(90)003).

PRIVACY & OVERLOOKING

“• There should be no adverse impact on existing or proposed accommodation • The proposal should not significantly aggravate existing private gardens • Windows of habitable rooms (see Definition) in extensions, including dormers, which directly face each other should be at least 10 metres apart and should be at least 10 metres from the site boundary. These distances do not apply to non-habitable rooms, or to roof lights. • Windows of habitable rooms, above ground floor level, should not directly overlook an adjacent private garden. Exceptions to these distances may be made, for ground floor windows only, in situations where windows are at an angle to each other, or effective permanent screening either exists, or can be erected.”

COMPLIANT

The proposed extension does not overlook or aggravate any adjacent private gardens. This is due a solid wall at the boundary. The main vista from the extension also faces into the clients own property.

DAYLIGHT & SUNLIGHT

“Extensions to properties may cast a shadow over a neighbour’s house or private garden that reduces their daylight or sunlight, and therefore adversely affect their amenity. Extensions should not cause a significant loss of daylight to any habitable room (see Definition) of neighbouring properties, or significantly block sunlight to adjacent private gardens. There should be no adverse impact on existing or proposed accommodation.”

COMPLIANT

The extension does not cast shadow over a habitable rooms' main window using the 45degree method. The height of the extension has been carefully considered and is at it's minimum height in relation to building use.

MASSING

We have proposed a simple garden room, perforated by large openable glazing immediately looking onto the garden owned solely by the applicant. The extension is light in construction due to the glass panels and therefore does not overpower the existing building. The proportions are factored in to compliment the existing building and to comply with building warrant requirements.

Where the extension meets the neighbouring boundary, we have placed a solid masonry panel to minimize overlooking and to comply with building regulation requirements.

Due to the topography of the site we have proposed gabion baskets to retain the earth in front of the extension and we have incorporated an external stair to gain access to the common drying area. This small area that is created between the retaining wall and extension will form a patio.

MATERIAL

We propose the use of brick to be in visual harmony with the existing render of the property. The roof is proposed to be a single ply membrane with raised sections to emulate metal profiled roofs and will harmonise with the existing properties slate roof, making it more visually attractive from the upstairs window.

The use of floor to ceiling glazing with sliding doors significantly break down the mass of the proposal. All glazing will be high quality glazing. Colour of frames TBC.

CONCLUSION

The proposal as constituted in this planning application do not adversely affect the surrounding context in any detrimental way and is an improvement on the existing condition for all parties involved. We intend to enhance the qualities of the property, whilst also ensuring it works as a modern family home. The proposal sits respectfully in its context.

EXISTING SITE PHOTOS



GARDEN GATEWAY



FRONT TO REAR ACCESS

EXISTING SITE PHOTOS



28 BRORA STREET REAR FACADE



VIEW TO REAR GARDEN