

DESIGN STATEMENT

Project: *Erection of extension to garage, Blairlomond,
Drummond Crescent, Inverness.*

Client: *Mr Brian Rizza*

Written by: *Reynolds Architecture Ltd*

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DESIGN STATEMENT

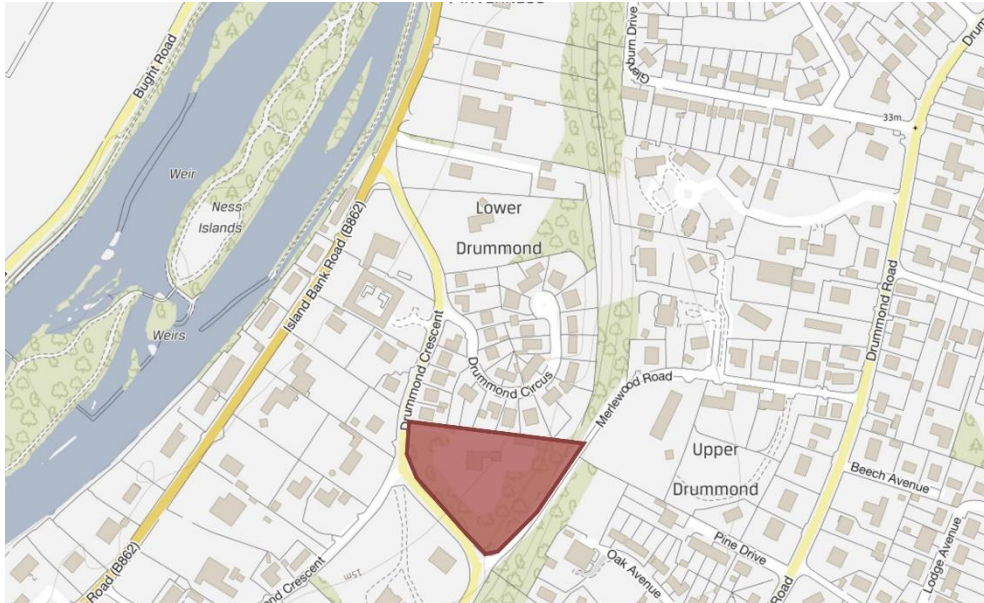
Background & site information

This application is for the extension to an existing ancillary building within the garden grounds of Blairlomond, Drummond Crescent.

The site was subject to planning ref; 20/03470/FUL for a larger extension, however this was withdrawn to allow the applicant to present an alternative arrangement.

The applicant has ownership of the area identified in red below.

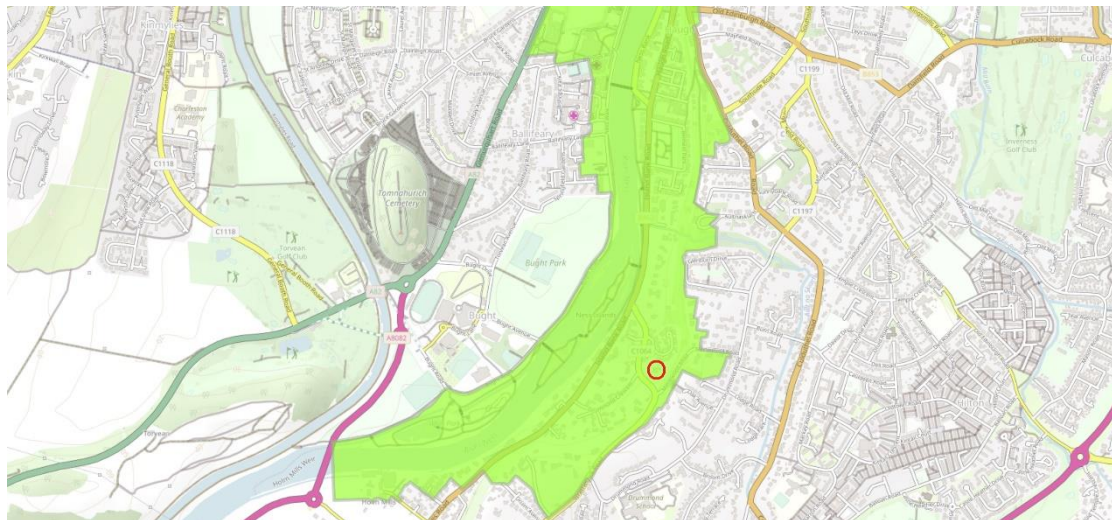
The site slopes down from East (high) to West (low).



Heritage

Blairlomond was granted listed building status in the 1980's with a Category B listing applied.

The dwelling house and associated land also lies within the Inverness Riverside conservation area (CON30). The conservation area is marked in green below.



Blairlomond was constructed in the mid 1980s from Ashlar/Sandstone. The building has multiple gable ended pitched roofs and at a height of 1½ - 2 storeys to the main section of the building with a single storey later addition to the East.

The dwelling is described as having; “3 bay front window with balustrade, central porch with balustrade, left hand bay advanced and gabled with bay window at ground floor. Venetian window at first floor, right hand canted bay window with balustrade at floor level, bipartite window with gabled dormer head at first floor. Broad eaves”.

In 2001 an application was submitted and approved for the construction of a garage building circa 7.5m to the North/North-East of the dwelling house. Planning ref; 00/01070/FULN. The constructed garage comprises of a single storey building with a pitched gable roof running from East to West with the inclusion of a gable to the front of the garage. The building was constructed with a Sandstone facing on the southern elevation with a rendered finish to the remaining 3 elevation. This is painted a maroon colour.

Designing principles

The Inverness Conservation Area is described as;

"an area of special architectural or historic interest, the character or appearance of Which it is desirable to preserve or enhance."

Existing Character

- The existing dwelling is of stone construction. The ancillary building is finished externally and with stone to the front elevation and wet-dash render to the remaining elevation.
- The existing roofs on both the dwelling and ancillary building are of pitched construction and finished with slate roofing. The pitch of each range from circa 38-45 degrees.
- Buildings situated within the vicinity of the listed building vary in design with typical materials including; dry dash render, wet dash render, slate, concrete tiles and timber or upvc windows and doors.
- The forms of the buildings range from single story to 2 stories.

Design solution

Proposed design

- The proposed extension will be a single story gable ended roof with a central gable also formed on the front elevation.
- The roof of the extension will be stepped down from that of the existing garage to both indicate this is subservient to the existing garage.
- The material pallet of stone, render and slate roofing will be included to replicate that of the existing garage.
- A sash and case timber window will be installed at low level on the extension to provide natural daylight.
- All materials will be locally sourced and where possible reclaimed stone will be used in the construction of the extension.

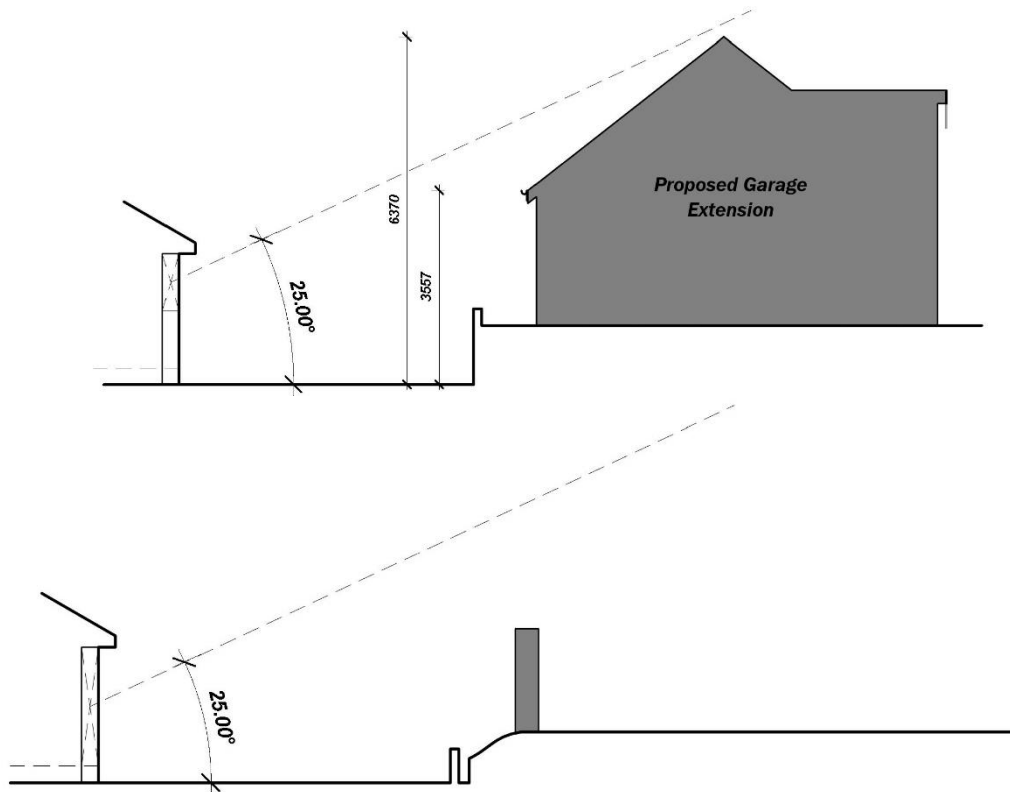
Daylighting impact to adjacent dwelling

- The height of the extension has been determined by compliance with the Highland Councils Guidance on natural daylighting using 25 degree angle rule.

The Guidance outlines the following;

"Reasonable levels of daylight to existing buildings will be maintained where new development is kept below a 25° line from the mid point of an existing window. The centre of the lowest habitable room window is used as a reference point as shown below. If the whole of the development is beneath a line drawn at 25° from the horizontal, then it is unlikely that there will be a significant impact on daylight and sunlight."

The sections indicated below demonstrate compliance where a 25 degree angle is taken from the centre point of the window.



Justification

- The applicant requires additional storage space for the machinery, tools and equipment needed for the upkeep of the extent of grounds belonging to Blairlomond. The applicant also requires the additional space to ensure there is sufficient space for the storage of his vehicles.

Access

- The access for the extended garage will be taken from the existing tarmac road from Drummond Crescent.

Conclusion

The applicant has requirements for additional storage space for equipment used in the upkeep of Blairlomond. Comments regarding scale have been taken into consideration and the extent of the extension has been reduced. The identified best position for any extra outbuilding space is on the existing hardstanding area adjacent to the existing garage, this is to reduce the impact on the established garden grounds and to make use of the existing driveway. It has been demonstrated via the Highland Council's own guidance that the development will not adversely affect the neighbouring properties daylight.

The detailed design has been formulated to ensure that the development respects the character of the site and its surroundings. The choice of materials and detailed elements of the massing and design have been developed to ensure a high-quality response to the local environment thereby making a positive contribution to the site's immediate and wider context.