



No 29 Stirling Drive,
Bearsden, G64 4NT
Architects Planning
Statement
March 2021

Introduction

We at archiSTarchi Ltd have been appointed by our clients Mr & Mrs Price to assist with the upgrading and design of a new rear extension for their property situated in the established residential locale of Stirling Drive, Bearsden.

No.29 sits approximately three quarters along Stirling Drive is approached from the east with the main elevation facing North onto Stirling Drive and rear elevation facing South. The property sits in a substantial plot of some 767m²/0.07 hectares the rear garden alone of some 380m². The site is bounded by a low level rendered wall with stone copes and entrance gate flanked by brick piers leading to a drive and detached garage to the eastern boundary. Remaining boundaries around the property range from large hedgerows to timber fencing as common in the locale.

The property is a typical traditional masonry constructed detached bungalow of some 70-80 years old with a mixture of red brick base course and detailing to the corners and main door with white painted rendered walls and a red concrete tiled roof over. The house is a 4 bedroom property, existing accommodation formed over two levels with the traditional layout of two formal rooms to the front, kitchen and wc to either side mid plan and 3 bedrooms to the rear of the ground floor. To the upper level a bedroom with rooflight out to the rear of the property completes the accommodation layout.



Proposal

The existing building has its charm and character with traditional detailing and materials with white render and red brick picking out important features such as red brick detailing around the base and to the main front door. As a Chartered Architectural Practice our philosophy particularly when dealing with existing traditional buildings is to work with those details, preserve what is important whilst seeking to sensitively improve and modernise a property, with this project our philosophy is no different.

Highlighting the vitally important factors in Mr & Mrs Prices decision to move forward with this project are a young growing family plus extended family members with accessibility requirements. The brief therefore is two fold, firstly to upgrade the existing property to modern standards and secondly a new rear extension suitable for the families accessibility requirements whilst upgrading the property for 21st Century living.

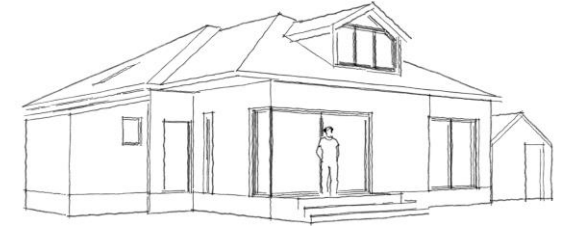
Proposal Internal

The house and plan layout is of the period with one bedroom upstairs with low ceiling level of 2100mm accessed via an extremely narrow stair which is not fit for purpose in terms of modern living standards and three bedrooms to the rear South facing garden leaving the only connection to the garden via a rear kitchen door to the side. A small glass lean to conservatory/greenhouse sits on the western boundary.

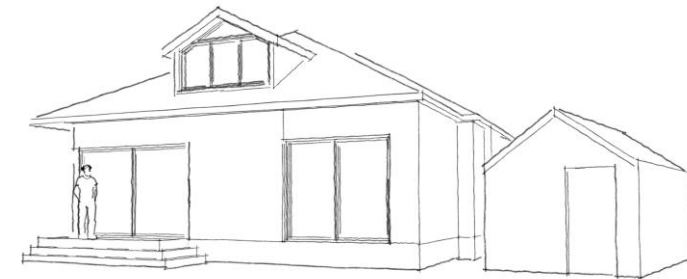
Our proposals aim to sensitively reorganise the existing layout plan with minimal intervention whilst connecting private family spaces to the beautiful south facing rear garden. A new storey and a half rear extension as per the existing house with two additional bedrooms to the first floor and to the ground floor a new family dining space is proposed. The extension will connect to the existing house by relocating two existing rear bedrooms up[stairs with the space becoming an open plan kitchen/dining/family space.

If we could draw your attention to an important brief requirement for the Price family in terms of accessibility, in this respect the proposals retain one rear bedroom with the existing side conservatory being removed and in its place a new small lean-to en-suite wc taking reference from the current kitchen lean-to on the east elevation.

A new staircase to replace the existing is proposed within the hall giving access to the new master bedroom and en-suite within the extension, two bedrooms relocated from the ground floor level and a family bathroom facility. A utility/boot room within the current kitchen completes the proposed plan layout.



Proposed Rear Elevation Sketch A looking South West Elevation



Proposed Rear Elevation Sketch B Looking to South East Elevation

Proposal External

Like many of these properties the upper floor levels have extremely low ceiling levels. Mr Price is well over 6ft in height, Mrs Price approx. 6ft not to mention a growing family therefore to allow appropriate modern habitable spaces to the first floor our proposal seeks to lift the existing roof a modest 450mm. The intention here is to retain the roof pitches as current ensuring the character of the house is preserved whilst providing a minimal height increase to allow an appropriate height to the bedroom spaces. A new pitched front dormer window will sit in proportion with the roof and indeed the streetscape.

The new rear extension pushes out a modest 4 metres from the existing house with a mixture of white render and red brick to the elevations referencing the traditional materials of the existing house. Steps provides access down to a low level terrace at existing garden level.

The extension itself is sized to be subservive to the existing house with a footprint of 37m² sitting in a large mature garden of some 380m². A hipped roof over with dormer window facing south reduces the scale of the extension. Rooflight windows offer privacy with essential natural daylight to bedroom, stair, wc and dining areas. To the ground floor southern facing windows/doors allow plenty of natural light into the space allowing connection with the garden. The existing conservatory to the west replaced with a new structure of render and brick with monopitched roof.

In addition to the extension an existing garage of concrete panels and profiled sheet roof over, which is of no architectural merit being is at end of its life. The proposals also include for renewal of the garage with a modern masonry structure with concrete tiled pitched roof over and rendered/brick walls referencing the existing house.

It is also proposed to widen the existing vehicle access/egress onto Stirling Drive a little to allow a more appropriate vehicular width. 3 No existing parking spaces to be retained on site with monoblock replaced as required



Proposed Rear Elevation Colour Sketch C looking South West Elevation

Conclusion

In conclusion we hope the proposals put forward will be seen as a positive and sensitive intervention to the property of a scale and proportion appropriate to the house and indeed within the locale.

We must stress the proposals offered with this application are by no means a vanity project to increase the size of the house, rather this project is a critical project for the Price family in order to ensure the house is fit for purpose for family requirements.

One critical item being accessibility on the ground floor allowing appropriate caring facilities for the family. You will see from the proposals the house as existing is a 4 bedroom property and this will remain the same with these proposals. To achieve suitable accessibility provision the ground floor requires to be reconfigured providing essential open plan family space.

The other aspect critical being a positive alteration to the first floor allowing a proper usable space at this level. At present the floor to ceiling level is 2.1m, Mr Price is 6'3 and Mrs Price 6ft which renders this first floor space unusable for the Price family and we would suggest most families today.

The race to net zero carbon and how our extensive existing housing stock has to be addressed is well publicised and a major part of the climate challenge we are all facing. Properties such as 29 Stirling Drive and others fall into this category, they are not fit for purpose in terms of today's standards of family living and indeed regulations. With a bit of thought these houses can be transformed and upgraded to help meet climate target challenges along with making these houses fit for modern living standards.

This is a vitally important for Mr & Mrs Price, a house which can be reconfigured in a sensitive manner for the families accessibility requirements is crucial whilst also providing interventions which will allow the house to be made fit for purpose and indeed preserve this property for future generations



Proposed Rear Elevation Colour Sketch D Looking to South East Elevation