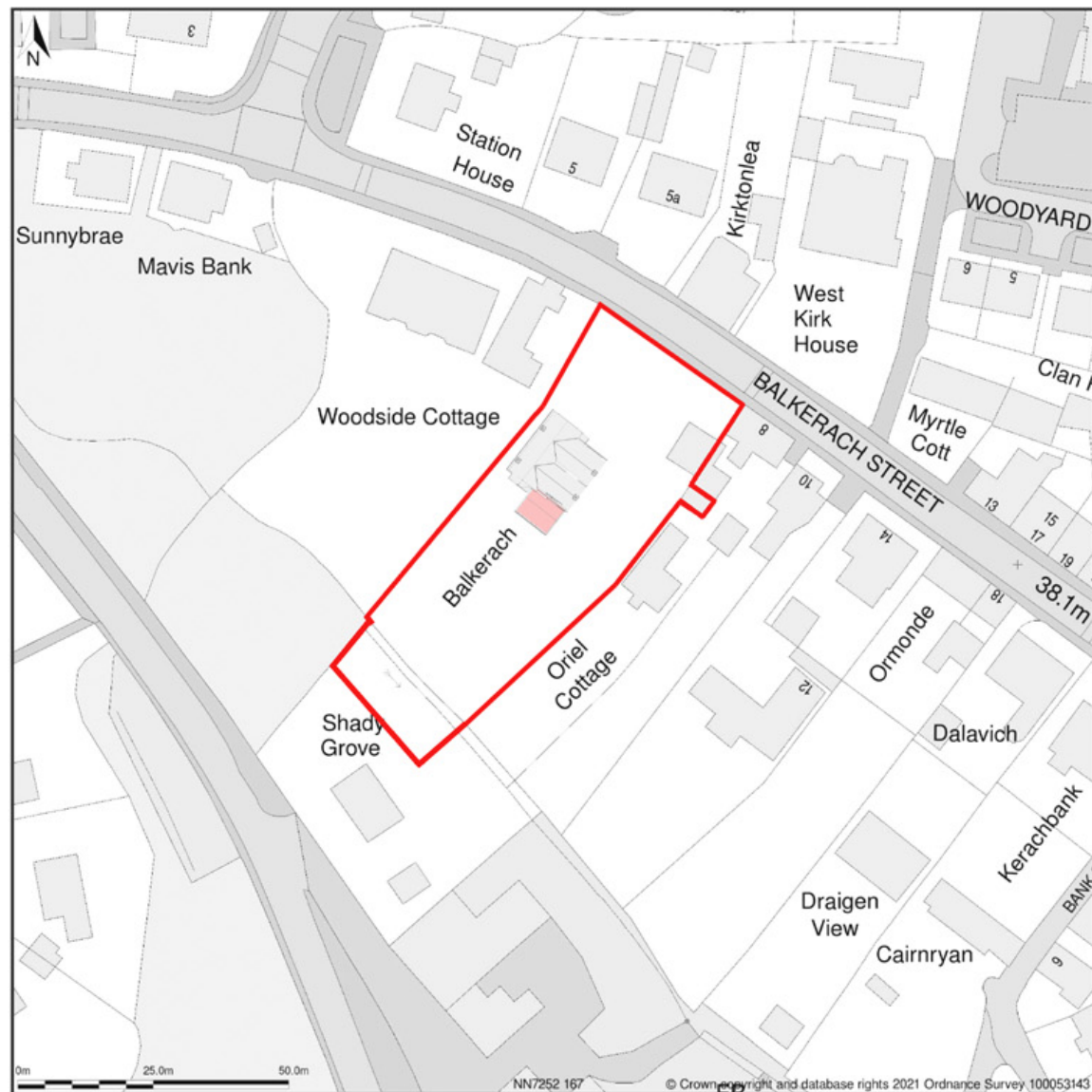


PROPOSED ALTERATIONS AND EXTENSION
TO
'BALKERACH HOUSE'
BALKERACH STREET
DOUNE
FK16 6DE

FOR DR A BAIG AND MS S STARK



ALLY CROLL
ARCHITECT



SITE PLAN AS EXISTING SCALE 1:1250

EXISTING REAR SECTION OF BUILDING TO BE REMOVED/ BUILT OVER SHOWN SHADED RED.

SEE FOLLOWING PAGE FOR FURTHER EXISTING PHOTOGRAPHS



REAR ELEVATION LOOKING FROM BOTTOM OF GARDEN BACK TOWARDS HOUSE

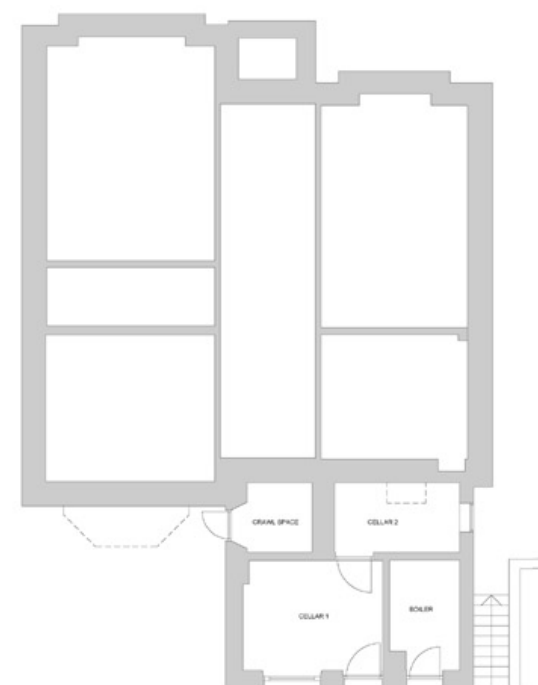
Existing House, Location and Context.

Balakerach House, is a late 1800's Victorian blonde sandstone Villa, located within Doune's Conservation area on Balakerach Street. It is not Listed. The existing house sits within expansive garden ground, that slopes steeply towards the southwest (rear) of the property. The property sits back from the street frontage and has a sweeping front gravel driveway, separated from the street by an area of lawn and mature trees. The northeast (front) boundary of the property is edged with a mature beech hedge. The property also has separate standalone stone garage buildings x2, one of which slightly notches into the neighbouring garden area to the east- see existing site plan adjacent. The rear garden is expansive and stretches circa 46m to the southeast from the existing southeast annex wall, with a burn running through towards the southern edge. The burn was originally the garden boundary, however previously land has been obtained from the neighbouring garden and the boundary is now further up the opposite banking here- see site plan adjacent.

The main body of the house is 2 stories tall with a series of slate clad, overhanging, projecting, pitched roofs, with lead valleys and valley gutters between. To the rear of the property the ground steps down a whole storey height and is accessed by existing stone garden steps to the east, with less formal steps through a rockery garden area to the west. At the rear there is a 2-storey annex (single storey as viewed from the front due to the change in ground level), containing the kitchen at the main ground floor level, with a basement/ lower ground floor level below, containing a large boiler store and garden store areas/ former boiler/ utility areas historically. The rear annex building is constructed from existing natural, blonde sandstone, with patchy newer areas of sandstone and a large area of rendered masonry, mocked up to appear like sandstone on its west elevation. The rear of the main building has a feature cantilevered, stone, projecting bay window at first floor level, belonging to the master bedroom. This cantilevered bay is structurally sound and supported on existing decorative large metal brackets fixed back to the ground floor external stone wall.

All rainwater goods are painted cast iron, windows, doors and fascia/ soffits are timber with a painted finish. Existing garden walls are natural stone, low level, with metalwork rails/ balustrades. Boundary edges are both stone walls and beech hedging, with a burn running along the southeastern boundary. The garden steps down to the rear annex as described previously and levels off around this area for access, then continues to slope down towards the burn near the southeastern boundary. This lower area of lawn has had drainage works completed historically and has been found to be very water logged lately, as such has had further works to address this issue.

Surrounding properties are of a mixed age and style. There are historic stone properties along the main street, some finished in wetdash render, with slate roofs. There are 1960's/ 70's roughcasted/ precast stone clad houses across the road adjacent to the property. There are stone outbuildings and a coach house to the west and east, along with 1950s roughcasted single storey houses and a more modern housing estate adjacent to the site (further along to the west). The property to the southeast of the site, across the burn, at the bottom of the long garden is a 2 storey house, finished in roughcast, with a variety of window styles and finishes.



LOWER GROUND FLOOR PLAN AS EXISTING



GROUND FLOOR PLAN AS EXISTING

EXISTING PLANS SCALE 1:200-
SEE ALSO SEPARATE MAIN DRAWINGS



EXISTING FRONT ELEVATION, DRIVEWAY AND LAWN



CLOSE UP OF FRONT CORNER AND QUOINS



EXISTING EAST (SIDE) ELEVATION, WHERE ORANGERY IS PROPOSED



EXISTING REAR ANNEX PROPOSED TO BE REMOVED



EXISTING EAST ELEVATION, SHOWING EXISTING DROP IN GARDEN LEVEL TO REAR



EXISTING EAST SIDE STEPS DOWN TO GARDEN



EXISTING REAR ELEVATION TAKEN LOOKING UP FROM SLOPING GARDEN



EXISTING SIDE VIEW OF REAR ANNEX ELEVATION - ANNEX TO BE REMOVED



DIFFERING STONE/ MOCK STONE CAN BE SEEN ON ANNEX WEST ELEVATION.



EXISTING FEATURE BAY WINDOW AT FIRST FLOOR LEVEL, WITH DECORATIVE BRACKETS- TO BE RETAINED.

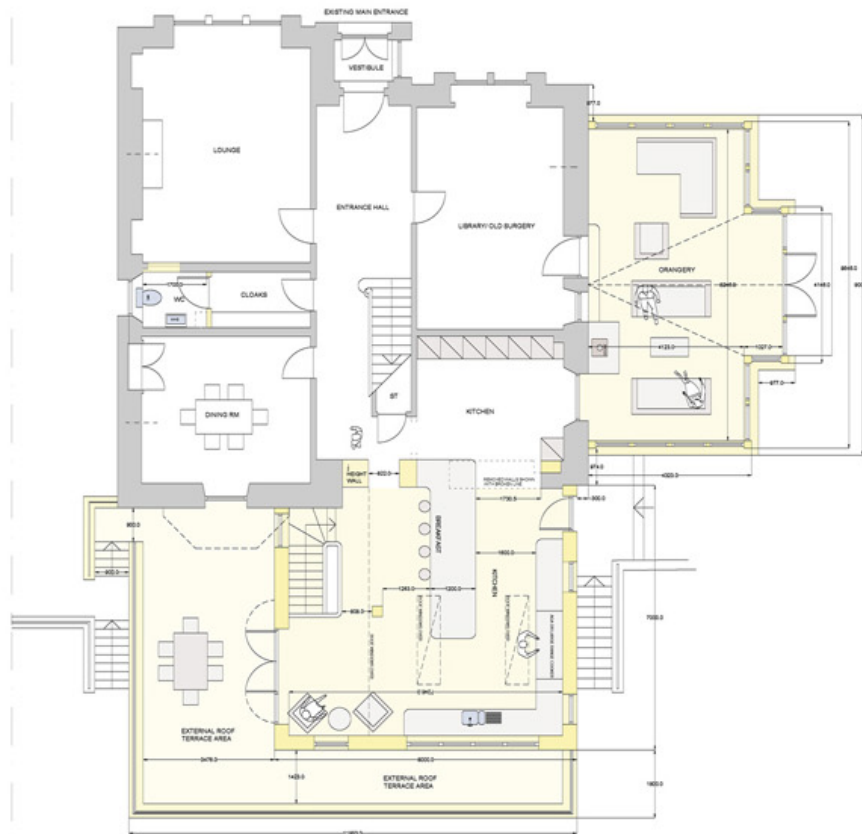


EXISTING GARDEN GROUND VIEWED FROM FIRST FLOOR BAY WINDOW

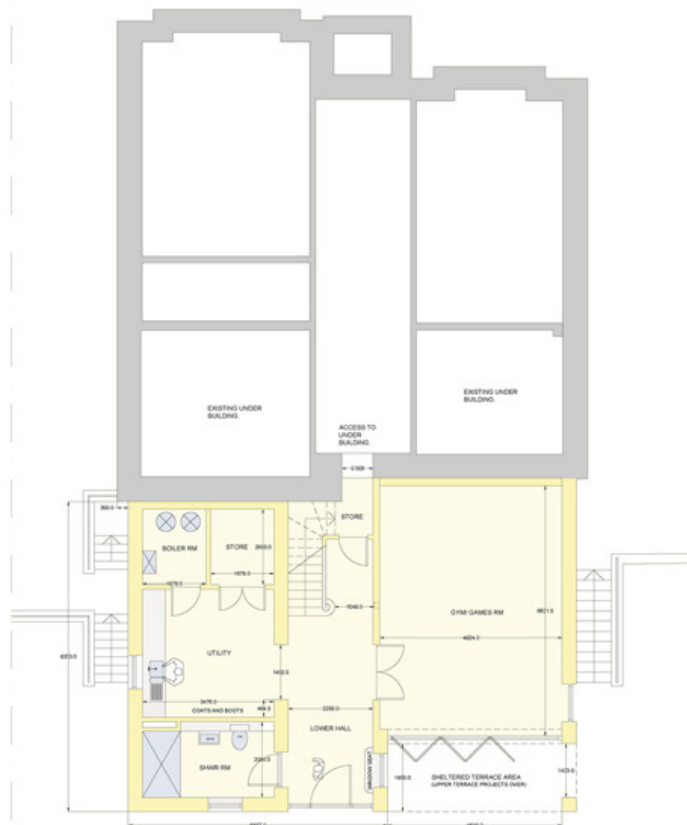


ESTATE AGENT PHOTOGRAPH LOOKING BACK TOWARDS REAR ELEVATION FROM ELEVATED GARDEN LOCATION- SHOWING REAR ANNEX TO BE REMOVED.

PHOTOS OF EXISTING HOUSE



GROUND FLOOR PLAN AS PROPOSED



LOWER GROUND FLOOR PLAN AS PROPOSED

The Proposal

New rear extension

We propose to carefully remove/ demolish the existing rear annex building and build over this area with the new extension as shown on the enclosed and adjacent drawings. We may retain part of the existing low/ below ground level walls of the existing annex, depending on structural proposals, however anticipate these will likely require to be removed also. The new extension is larger in footprint than the existing annex, however it is of a similar maximum height (slightly lower). The 2-storey element of the extension is only proposed to extend outwith the original 2 storey footprint slightly, with the remainder of the extension being single storey with a roof terrace over the lower storey areas. The new terrace areas are proposed to have access from both the garden level and from the extended ground floor.

The existing kitchen is very small in relation to the scale of the existing house and as such does not allow for kitchen dining/ family space. It also has little connection with the garden/ outside space visually. It does have garden access, but this is via a set of steep steps, firstly down from the floor level to the upper garden area, then again down the existing side steps and as such seems a disjointed connection that is not regularly used. The new extension seeks to provide a larger, more open plan, kitchen, family, dining area which is bright, with high ceilings and views of the garden. The new extension will have access to the new roof terrace area, with uninterrupted views of the garden provided through the simple, frameless glass balustrades proposed around the edge of the terrace. Access to the garden from the terrace is also proposed to the high-level ground on the west side of the house, with further access to the lower area via new garden steps on the west to match the new steps on the east. The new steps on the east will be similar to the existing/ we may be able to reuse the existing stone steps relocated to suit. The new kitchen also opens up into the existing small sitting area, by removing a section of the rear wall of the main house (internally); to provide a larger space- currently this area is used as a walk-through area to access the kitchen.

The new extension is carefully designed to retain the existing feature cantilevered bay window and decorative metal brackets, with the roof over the extension designed to step down to the west side, finished in lead or metal with lead rolls or a standing seam detail. This also allows the proportions of the pitched roof area to match that of the main house.

Inside the extension a new stair is proposed to access the lower basement/ lower garden level floor; providing access to a bright airy hallway. There is currently no internal access from the ground floor down to the lower ground floor- this is accessed externally only. From the new lower-level hall an open plan utility is accessed, along with doors into a large home gym/ family area and shower room/ wc- with easy access to the garden- which will provide ease of access after dog walks etc.

Additional storage and a new boiler room is proposed to be installed at this level also to the rear of the utility, where it can be easily connected into the existing heating system and the new extension area- the boiler will be renewed and relocated as shown.

The gym/ family area is proposed to have large bi-folding doors opening up out onto the garden, with an under cover area provided at the doors below the new terrace area (the lower-level wall is set back under the terrace area here). The garden is accessed from the lower-level hall also via a new glazed screen and door, which will flood the lower hall and stair with daylight. Garden levels will require to be slightly adjusted around the southern edge of the extension to allow for a patio/ walkway around the new extension. See enclosed sections.

New east, side elevation orangery extension.

A new Orangery is proposed on the southeast elevation of the main house, carefully set back from the front corner of the property, to retain stone quoins externally. It extends towards the back of the main house with a symmetrical design and is set back from the rear corner of the house as it is at the front. French doors are proposed to the east elevation of the orangery, to provide garden access, where a pond is proposed at a later date. The Orangery is proposed to be accessed from the existing front room of the main house, via an existing doorway here and the existing external stone wall is proposed to be retained exposed inside of the property. A new woodburning stove is proposed inside of the Orangery, with associated flue taken up through the new Orangery roof and up the east elevation wall, with proprietary brackets, terminating above the existing main house roof- see proposed elevations.



NORTH EAST (FRONT) ELEVATION
AS PROPOSED



SOUTH EAST (SIDE) ELEVATION
AS PROPOSED



NORTH WEST (SIDE) ELEVATION
AS PROPOSED



SOUTH WEST (REAR) ELEVATION
AS PROPOSED

ELEVATIONS AS PROPOSED
SCALE 1:200-
SEE ALSO MAIN DRAWINGS
SUBMITTED

Proposed materials

We propose to carefully remove the existing rear annex and salvage and reuse any stone where possible. New sandstone will be sourced and cut to match the existing house/ new quoin size to suit the extension as shown. New windows, doors and screens are all proposed to be timber with a French grey/ green painted finish. The existing east side door of the existing rear annex may be reused in the new proposed side door location if this is found to be adaptable/ the dimensions allow this.

The new stone walls will extend up past the upper terrace floor level to form a low-level parapet wall around the roof terrace. We propose to install frameless glass balustrades around the terrace area, to provide an open view of the garden above this, to create a less enclosed feel. Along the west side of the terrace, large planters or a trellis type planted screen could be incorporated between here and the neighbouring property, although the house sits south of the neighbouring property and further down their garden; there are no overlooking issues- see location plan enclosed.

The pitched roof is proposed to be clad in natural slate- possibly reusing existing or new Cupa Heavy 3 or equal and approved. The flat roof area is proposed to be clad in lead with lead rolls or metal with standing seam detail, to provide a high-quality flat roof finish, in-keeping with the existing building and conservation area. Fascias and soffits are proposed to be finished in timber, painted to match the new windows and doors in a French grey/ green colour. The steps from the upper garden levels down to the lower garden level/ basement level are proposed to be finished in stone, with low level stone walls to match the existing steps, with dark grey or black painted metal balustrade to match existing. The few steps down to the high-level garden from the upper level up onto the terrace at the west side, will also be stone with a low-level stone wall, however this short section is proposed to have a glazed balustrade to match the main terrace area and be read as part of this.

The large glazed gable screen to the upper floor kitchen area will provide views across the garden and flood daylight into the kitchen space, with a vaulted ceiling. A further bank of studio roof windows is proposed both sides of the pitched roof, providing additional light into the new kitchen space, drawing your eyes to the higher ceilings and filtering light down into the lower hall.

The new Orangery will be constructed from timber also, with painted finish to match the windows and timberwork on the rear extension.

Metal painted gutters and downpipes are proposed throughout, finished in dark grey or black to match existing rainwater goods. Paths will be formed in natural stone slabs, with new gravel to match existing. Existing boundary treatments will be retained and left unaltered, with the extension of the existing stone wall to the west boundary side, slightly further to the south- currently delineated with an area of patchy hedging.



FLAT METAL ROOF WITH STANDING
SEAM DETAIL



STONE SLABBED UPPER
TERRACE, PATIO AND PATHS
AROUND EXTENSION AREA

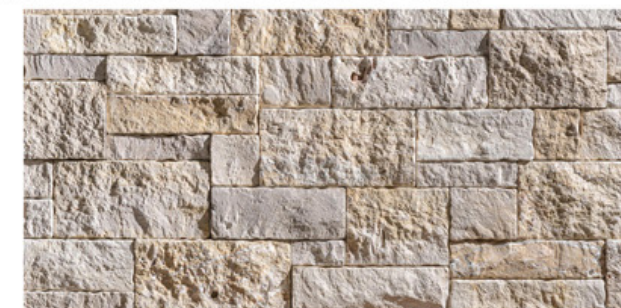
FRENCH GREY/ GREEN PAINTED
TIMBER WINDOWS AND DOORS/
SCREENS, FASCIAS AND SOFFITS.



GLASS FRAMELESS BALUSTRADE TO UPPER TERRACE
AREA (WITH PARAPET LOW LEVEL STONE WALL)



BLONDE ASHLAR SANDSTONE
CLADDING TO WALLS OF
EXTENSION TO MATCH EXISTING



MATERIAL PALETTE



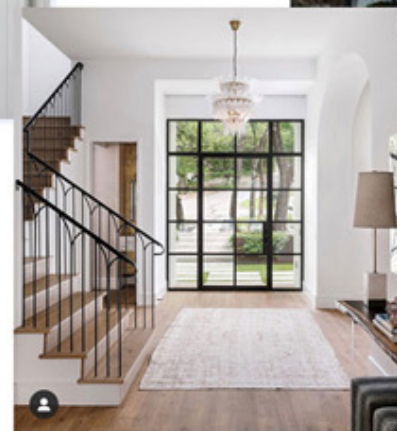
SLATE ROOF ADJACENT TO SANDSTONE
WALLS AND FRENCH GREY PAINTED
TIMBER WINDOWS



CATHEDRAL/ VAULTED CEILING TO NEW GROUND FLOOR KITCHEN, WITH GLAZED GABLE FEATURE LOOKING TOWARDS GARDEN AND BANKS OF STUDIO ROOF WINDOWS.



FEATURE GLAZED GABLE TO GARDEN ON UPPER FLOOR SECTION OF EXTENSION.



NEW OPEN PLAN BOOT/ UTILITY ROOM ON LOWER FLOOR



BRIGHT, AIRY STAIR DOWN TO NEW LOWER LEVEL. GLAZING TO GARDEN FROM LOWER LEVEL DOOR/ SCREEN- NOTE STYLE OF SCREEN PROPOSED VARIES



PRECEDENT IMAGES TO DESCRIBE; AMBIENCE, FORM, COLOUR, MATERIAL, QUALITY, LIGHT, SPACE.

Pre-application feedback and relevant Planning Policies.

A copy of Pre-application feedback was received as follows;

Planning Policy and Material Considerations

Policy 1.1: Site Planning

Policy 2.12: Residential Alterations and Extensions

Policy 7.2: Development Within and Outwith Conservation Areas

SG12: Residential Alterations and Extensions

SG07: Conservation Area Appraisals (Doune)

SG: Historic Environment Windows and Doors

A view is being sought on the acceptability of the proposed alterations and extensions including the removal of an existing annex and new extension in its place to the rear, a new orangery extension to the side and erection of a flue from new stove.

The property is situated within the Doune Conservation Area. As such, there are a number of policies and other considerations to take into account in order to protect the character of the Dwellinghouse and the wider area.

The removal and redevelopment of the existing annex is likely to be supported by Policy 7.2 as the existing dwellinghouse is not listed nor is it a key unlisted building in SG07: Conservation Area Appraisal (Doune). Furthermore, photographs provided demonstrate that this portion of the dwellinghouse has had an unsympathetic repair to the gable wall and its replacement could potentially improve the overall quality of the existing dwellinghouse and become a positive contribution to the character of the dwellinghouse.

The proposed extensions appear to be subordinate in size and scale, forming to the rear and side elevations. The proposed orangery on the side elevation is relatively well screened by mature trees on the North-east boundary and the proposed flue does not extend past the existing chimney stacks on the roof. The remaining extensions would be wholly to the rear and would not be readily visible from any public vantage point. These aspects of the proposal would likely comply with Policy 7.2 as it would be unlikely to have a negative impact on the setting and wider Conservation Area.

The proposed materials are likely to be acceptable. Elements such as natural slate roof tiles, timber windows and doors, sandstone, cast iron downpipes and timber facsias and soffits are highly prevalent in the conservation area are sympathetic to the existing dwellinghouse. However, further detail on the paint finish of windows and doors and the external finishes is likely to be required.

SG07 outlines the importance of retaining historical and traditional style windows and doors within the Doune Conservation Area. It is noted that the windows and doors proposed are all timber framed which is likely to be supported. Furthermore, proposals feature a mixture of traditional style windows with traditional fenestration pattern to match the existing dwellinghouse and larger more contemporary windows with more of a vertical emphasis. It is likely that support can be given for contemporary windows to the rear of the property on the lower level as proposed as this is unlikely to be seen from any public street within the conservation area. However, it is likely that there will be a preference for windows and doors to be of a traditional or conservation style on the upper rear and side elevations.

In addition, the proposed size and height of the proposal appears to be unlikely to cause any detrimental impact with regards to loss of daylight/ sunlight/privacy to any neighbouring properties and therefore is likely to find support from Policy 2.12 and 1.1.

Overall, from the information provided, the proposal appears to be of a size and scale which would be subordinate to the original building. The design has the potential to be acceptable where no important features are disturbed and proposed materials are sensitive to the wider Conservation Area. In addition it appears that there would be limited scope for any detrimental impact on privacy/sunlight/daylight to neighbouring properties, however this would be further assessed at planning application stage. It is therefore considered that from the information provided, where recommendations relating to materials are adhered to, the proposal may find support from the above Policies 1.1, 2.12 and 7.2.

From the information provided the proposal may find support from the above Policies 1.1, 2.12 and 7.2.

Responding to Pre-application feedback.

The Pre-application feedback was very positive, however it advised-

'It is likely that support can be given for contemporary windows to the rear of the property on the lower level as proposed as this is unlikely to be seen from any public street within the conservation area. However, it is likely that there will be a preference for windows and doors to be of a traditional or conservation style on the upper rear and side elevations'



NEARBY PRECEDENT PHOTOGRAPH OF RECENTLY DEVELOPED PROPERTY WITHIN DOUNE CONSERVATION AREA WITH GLAZED GABLE FEATURE- FACING STREET

In response to the above, all of the windows/ doors have been designed to be timber with a painted finish- inkeeping with the existing house. They have also been designed with a vertical emphasis, furthermore styles similar to that proposed have been found acceptable on nearby recently developed properties within the conservation area and also within other conservation areas within nearby towns (Bridge of Allan). We have included a photograph adjacent of a similar glazed gable with vertical emphasis incorporated on a recent development on Castle Road, in Doune (also within the Conservation area and adjacent to the access road to Doune Castle).

The subdivision of the openings has also been given careful consideration to be inkeeping with the proportions of the existing fenestration, maintaining a vertical emphasis throughout. The feature gable window of the upper floor rear extension adds interest to this elevation and utilises the double height space of the ground floor. It makes the most of the views to the garden and southern aspect to this room. This window will flood the kitchen area with daylight and allow the kitchen to visually connect with the garden and upper terrace area. The nearest property to the south is some circa 55m away and is obscured by mature existing trees and foliage. The full height window and French doors to the terrace from the upper floor kitchen area are simple in design and inkeeping with the design and vertical emphasis; they do not detract from the proportions of the existing fenestration and introduce a contemporary yet subtle intervention. This type of intervention has been found acceptable even on Listed buildings on other projects locally (bearing in mind the building is not actually Listed).

The Orangery design has also been carefully considered and creates a vertical emphasis on all windows, inkeeping with a traditional Orangery. However, following the pre-application comment above, we have tested the addition of sash opening parts of the windows and this results in a very busy design/ splits the glazing proportions; detracting from the vertical emphasis and clean simple lines created by the design proposed. We have also looked at subdividing the orangery glazing into more sections and this looks very cluttered and creates a very narrow window which does not suit the architecture of the house. The subdivision of the glazing/ design therefore works best as drawn. The comment made only states *'preference for windows and doors to be of a traditional or conservation style on the upper rear and side elevations'*. The design is traditional in material and proportion and in no way a contemporary contrast out of keeping/ that does not sit well adjacent to the existing house; it is subtle.

The CGI 3D views below further demonstrate how the proposal and fenestration proposed will sit well and integrate with the scale and design of the existing dwelling.

CGI MODEL VIEWS OF PROPOSED EXTENSIONS



3D VIEW OF ORANGERY PROPOSED TO EAST ELEVATION, SHOWING PART OF REAR EXTENSION



3D IMAGE OF PROPOSED REAR EXTENSION LOOKING FROM SOUTH WEST



3D IMAGE OF PROPOSED REAR AND SIDE EXTENSION LOOKING FROM SOUTH EAST

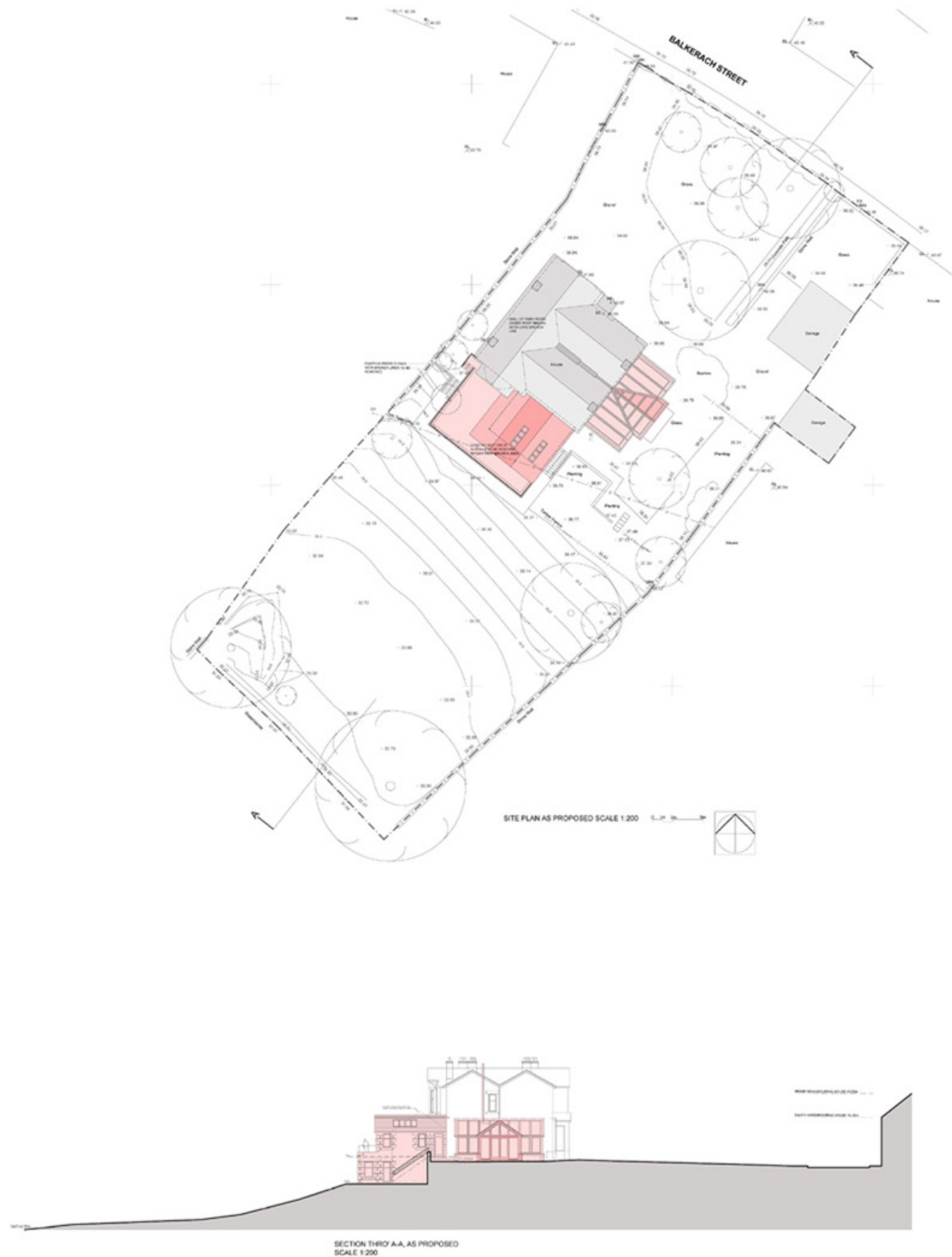
Conclusion

The addition of the new rear extension, does not affect the scale of the property due to it replacing an existing rear 2 storey annex building, with the majority of the extended additional footprint area proposed as single storey. Materials proposed are in keeping with the existing property and conservation area. The Orangery is of a traditional design suited to the style of the property, incorporating inkeeping materials, the scale of the Orangery is suited to the size of the existing property, is set back from the corners of the building and is not overbearing within the extensive garden grounds.

The alterations will allow the existing property to adapt to modern living, whilst respecting its existing form and plan form; they will allow the owners to make use of the stepped, lower level garden area and lower accommodation (currently not accessible from inside of the house). The alterations will allow the house to connect with the garden grounds visually and physically; allowing the building and garden to be used and enjoyed to their best potentials by creating new inside and outside spaces.

Following the detailed submission made at Pre-application and the positive advice provided that the proposal may find support from Policies 1.1, 2.12 and 7.2 that you can look upon this formal application favourably and are able to recommend this for approval. As stated in our covering letter if any small changes are required in order to do this, we would be obliged if we could be given the opportunity of making these during the application process to facilitate a recommendation for approval if required. We would also request the opportunity to withdraw the application should you be minded to recommend this for refusal, although we do not anticipate this outcome following our positive Pre-application feedback.

We look forward to hearing from you in due course.



CGI BIRDSEYE VIEW FROM SOUTH WEST