

Summary of Proposal

This application proposes the erection of a new out building/garden room located at the top edge of the existing garden to Ardbrae on Barclaven Road in the village of Kilmacolm. The site is currently occupied by a single storey shed/garden building 22m² in area. There was an approved application by the same applicant/owner 10 years ago for a large out building/garden room (66m² in area plus terrace) in a similar location that was approved by Inverclyde Council (ref:10-0012-CPL) - this was not implemented at the time because of the focus on a new house. The proposal seeks to demolish the shed/garden building and replace it with a new one with a footprint of 68m² more in keeping with the house and site.

This application includes details of the proposed site layout plan, floor plan and elevation drawings together with computer generated visualisations of the proposal. The site area is 1383m² and proposed building footprint is 68m² and the which equates to 5% of the plot therefore appropriate and reasonable proportion ratio to the site. The existing house footprint is 200m² and the which equates to 14% of the plot. Note the applicant/owner also owns the adjoining greenbelt area to the east indicated on the site plan in blue outline as 5246m² bounding the house plot area within the village curtilage (red outline).

The proposed new out building/garden room has been designed to compliment the existing recently built house comprising storage space, workshop area and wc to manage the maintenance of the garden and fields totalling 6629m² - nearly two acres. The building is single storey, with access through the garden to the door and also with direct access to the field, via a barn style door, suitable for a small domestic tractor sized vehicle that can be stored inside.

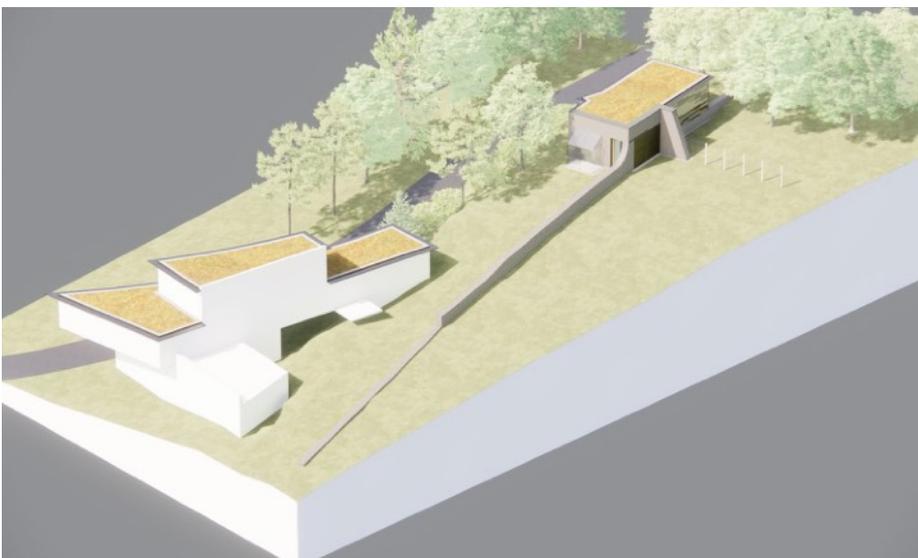
The chosen location for the building is at the top of the site (to the north of the house) just off the existing driveway on the most level section of land suitable providing access into both garden and field. The location of the building places it approx 25m away from any other houses and behind existing trees for screening.

Taking clear design cues from the recently built house the same materials are proposed as finishes. The external walls are clad with local stone or a Cedral wall board that uses the "forrest" pallet of colours to blend into the wooded/scrub context. The stone wall of the building becomes part of the rebuilt stone site boundary wall with further rebuilding of the same wall proposed as part of the build. A level sedum roof extends over the building also to match the house and attenuate rainfall.

The site specific building has been designed in a sensitive architectural manner with high quality durable build materials, timber framed windows and doors. The surrounding area hosts a vast selection of architectural styles, building lines and materials. Our aim is for the house and outbuilding to read as a pair of completely integrated and complimentary ideas.

The proposal will integrate with the green renewable technologies of the existing house creating a great a low carbon, energy efficient home and garden.

Our design is intended to contribute positively to the current and future development of Kilmacolm by integrating into the site and village fabric with truly crafted architecture.



CGI view of the proposed house and garden room