

Design and Access Statement

Reconfiguration and Proposed Extension - 25 Spokers Loan, Balfron: refer drawings P101- P111

Dated: 3^{1st} March 2022

This Planning Application follows Full Planning Consent achieved ref 20/00325/FUL granted 15th July 2020, and which works were commenced on site in line with the approvals received. The works carried out on site to date consist of construction of the log store and boundary line planters and plant new beech hedging, the latter all as signed off as being in line with other SDC consents received.

The new application is now lodged to provide a reduction in height of the proposed extension, and the proposals also omit the window which was previously subject to condition.

The revised proposals have been discussed with SDC planning department. The new application is understood to be required due to the height reduction necessitating the inclusion of a small dormer to the internal courtyard side and which was not required in the previously consented scheme.

The proposals for the extension are in all other respects similar to those granted in July 2020.

Included in the application paperwork is a copy of the Design and Access Statement from the previously consented proposals, this for reference purposes.

Copy of Design and Access Statement which accompanied Full Planning Consent achieved ref 20/00325/FUL granted 15th July 2020

PROPOSAL

The proposed alterations are to facilitate David and I moving back to the house we built in 1989 and occupied for over 25 years. The as-proposed layout has been specifically designed to allow for the eventuality that we might be less ambulant in the coming years, addressing the challenges of the dimensional constraints of the existing house and existing site levels. The extension and reconfiguration will provide a sustainable house for us for the foreseeable future including living and home-working space.

The proposed extension will replace an existing outbuilding, and will replace proposals for a, (Planning Consented but not constructed), conservatory on the southern gable of the existing house. A new single storey entrance lobby will be created to link the existing house with the proposed new garden wing.

The existing house internal layout will be altered to reconfigure existing kitchen to home office / study space. The proposed extension of the existing house will form a new kitchen and dining at lower level, and a master bedroom and en suite over. Total extension area = 82m² over one and a half storeys/ three levels.

PRESENT USE OF LAND/BUILDINGS

Existing private house and garden with garage, potting shed, and disused gardener's cottage building. Current house floor area =94.5m²

ADDITIONAL INFORMATION

Strategy

The proposal to extend the existing house will be consistent with planning policy to extend existing buildings in villages rather than build new houses in green belt. The proposals retain considerable garden space with a relatively low building footprint / site area ratio and will utilise existing car access and parking provision (3 spaces), which has been agreed as adequate to serve the increased footprint proposed.

Form

The form of the extension has been designed to:

- Create a courtyard with the existing, (original coach house), the courtyard being a preferred form when extending a traditional building.
- Be consistent with the village vernacular of dual pitch dwellings.
- Will maintain the discreet form of the existing building, while a single storey links to the separate form of the proposed extension.
- Drop the floor level of the main extension by half a storey to:
 - Respect the existing building via the extension ridge level being located below the ridge of the existing house.
 - Align the new ground floor building level with garden level, hence allowing a barrier free route from the garden to building.
 - Obviate any potential impact on neighbour's amenity.

Materials

Further to discussion within the pre-app dialogue with SDC, it is proposed to retain the existing building render finish. There will be slight remodelling of the forms while retaining traditional Scottish materials slate, timber, and sliding timber screens.

The finish to the new extension has been confirmed following discussions with Mr Mulgrew and noting that the conservation area context includes timber clad, garden buildings. It has been agreed that it is appropriate to treat the new-build extension as a visually distinct element from the existing buildings, and hence to contrast the materials of the existing coach house building with those on the new garden-oriented extension.

Specifically, the dark timber proposed to the new extension will reflect the contemporary nature of the extension and its garden setting, harmonise with the roof finish, and deliberately contrast with the predominantly white traditional buildings.

Orientation and energy efficiency

The main living space is orientated south to the main garden. The south facing roof slope orientation allows roof mounted photo voltaic panels to contribute to the energy needs of the house.

Landscape

The existing mature landscape requires to be modified by the removal of trees. This outcome has arisen due to a detailed tree survey being required by SDC, and the outcome has been confirmed by tree consents having been granted.

The previous wooded boundary to the east will be replaced by a newly planted beech hedge, this to continue the beech hedge to the northern section of this boundary and to create a visual continuity with an existing beech tree to the south of the driveway. It is also proposed that addition standard trees will be planted to reinforce the boundary.

The garden to the north will remain as is, as will the existing driveway.



Building 1988 prior conversion



Existing house



Proposed location of extension