

DESIGN STATEMENT

Derelict Coach House

13 Gladstone Place,
Stirling,
FK8 2NN

Extension and Alterations



The following Design Statement describes the proposal for alterations and extension to an existing derelict coach house in Stirling.

This document illustrates the principles from which the new proposals have been derived, and describes how the design addresses the challenge of renovating an existing ruined building to provide a new lease of life in the form of a rental property.

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VIEW LOOKING WEST TOWARDS VILLA



EXISTING VIEW FROM LANE



EAST GABLE END



EXISTING NORTH ELEVATION

SITE LOCATION

The existing site sits approximately 0.5km south west from the centre of Stirling in the King's Park Area. The site sits the eastern end of the garden of 13 Gladstone Place where it abuts and unnamed lane running parallel to Gladstone Place. The building is within the Conservation Area and sits in the grounds of a 'C' Listed Building.

LAND USE & SITE BOUNDARIES

The application site features a now derelict Mid-Victorian coach house. The site is bounded on 3 sides by high sandstone walls which form the boundary of the extensive garden to number 13 with the rear elevation of the semi-detached villa forming the last boundary to the west. The coach house is situated at the south eastern corner of the site so that the south and eastern walls sit directly and on and are integrated with the boundary walls of the garden.

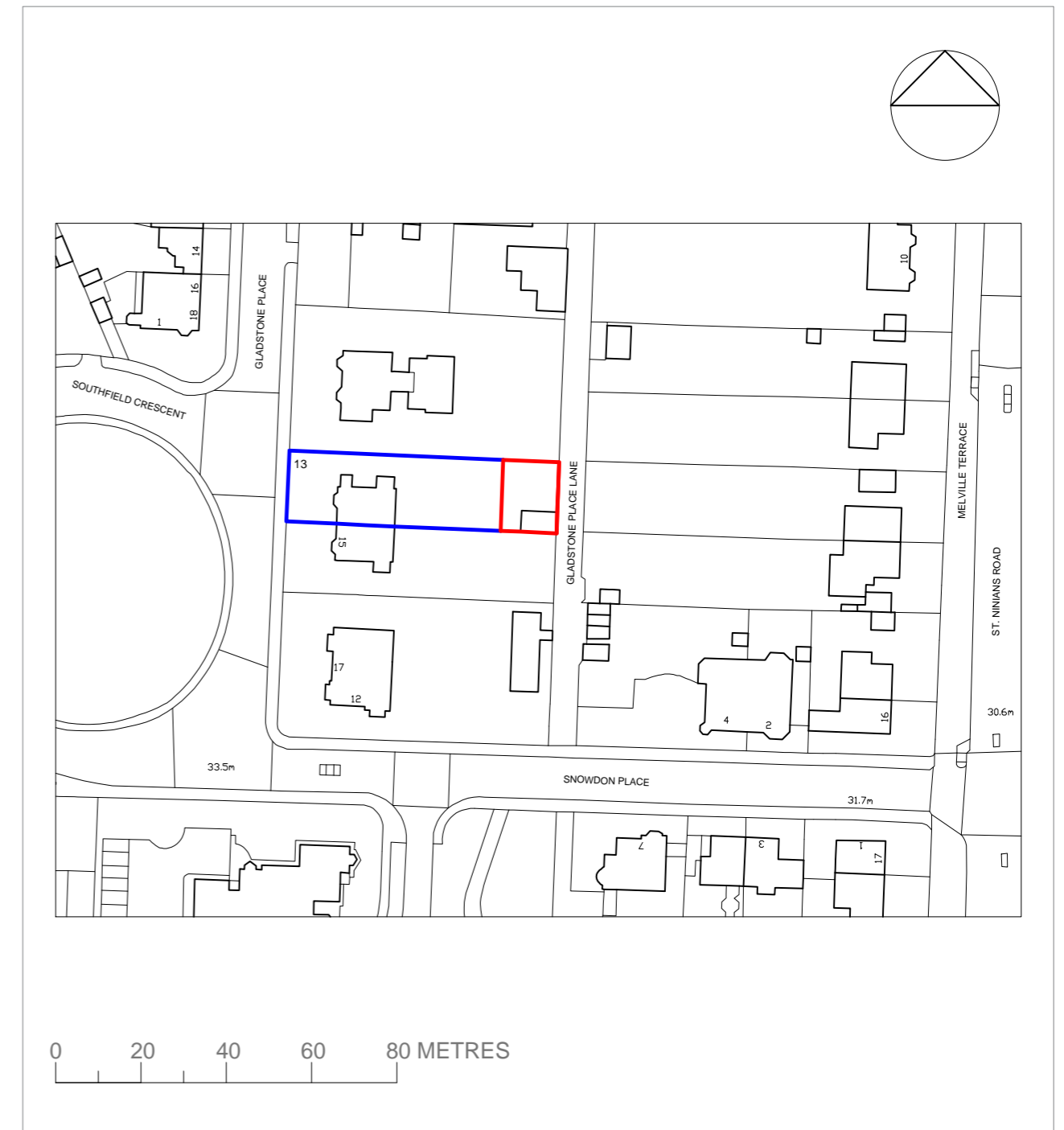
PLANNING HISTORY

There have been multiple planning applications associated with 13 Gladstone Place with the following most relevant as they relate to works to the coach house. Both were approved but have lapsed as no meaning start was made.

18/00455/FUL | Alteration and conversion of coach house into domestic (lettable) accommodation

18/00456/LBC | Alterations to redundant coach house to form domestic (lettable) accommodation

SECTION ONE : DESIGN ANALYSIS



LOCATION PLAN

the site : overview

PLANNING POLICY

A review of the Stirling Conservation Area Maps has shown that the site is within the King's Park Conservation Area and the Listed of 13 Gladstone Place is 'C'.

The following policies are relevant in this instance with 7.4 being the most relevant:

Policy 1.1 Site Planning

Policy 7.2 Development Within & Outwith Conservation Areas

Policy 7.3 Development Affecting Listed Buildings

Policy 7.4 Development in Gardens / Curtilages with Conservation Areas and around Listed Buildings.

Policy 7.4:

In the interests of preserving or enhancing the historic, architectural and landscape qualities of Conservation Areas and Listed Buildings and their settings, new development will not generally be supported within the gardens and grounds of existing buildings or if served by rear access lanes. Support may be given to developments which propose:

(a) The sympathetic conversion, adaptation or extension of existing properties or ancillary buildings of character where the development will preserve the character and appearance of the original building, its setting and the surrounding area.

(b) The erection of small scale ancillary buildings directly associated with the use of the main building and sited and designed to respect the special architectural and visual qualities of the Conservation Area and / or setting and character of the Listed Building.

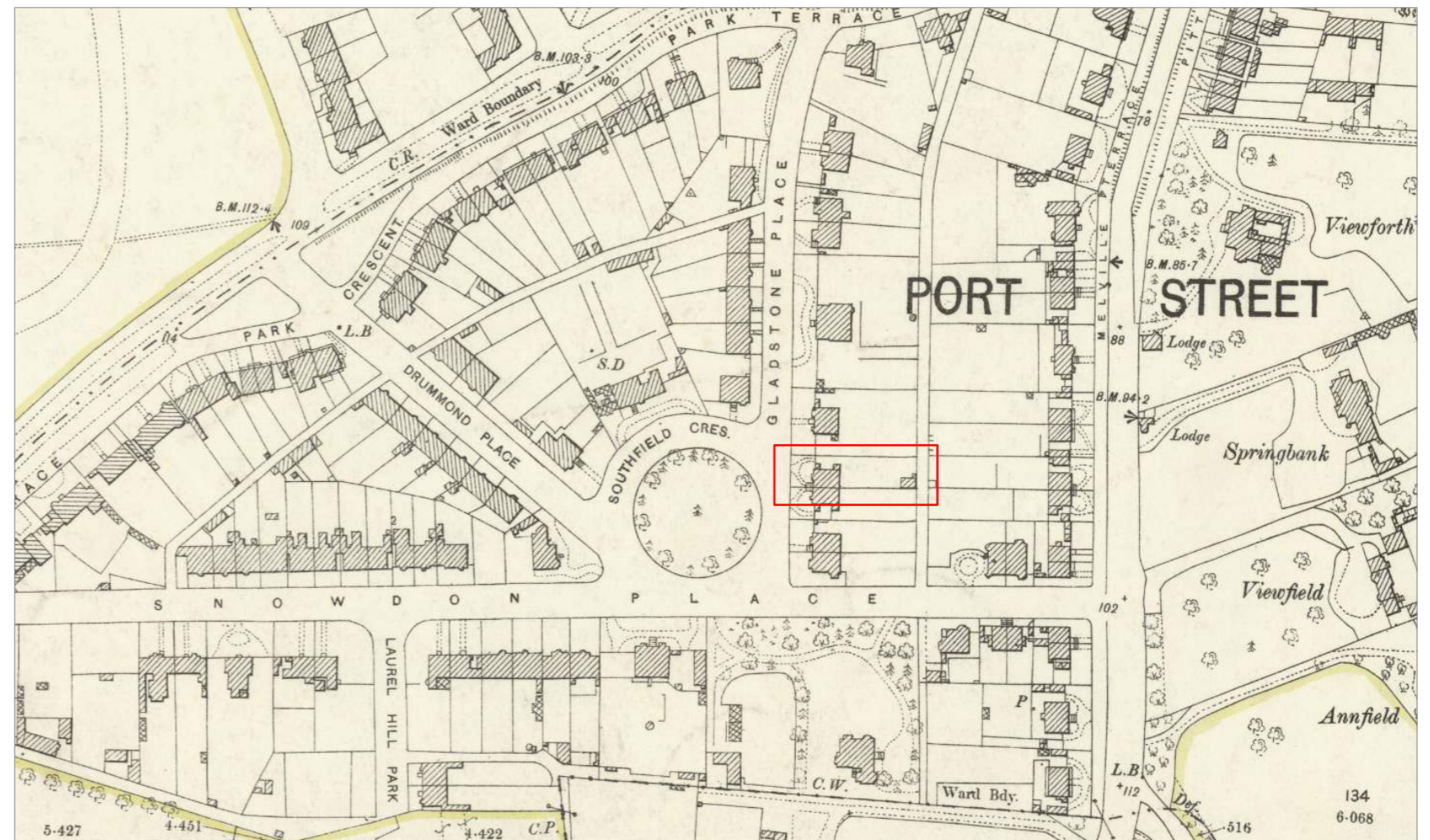
(c) The retention of existing boundaries and landscape treatments that contribute to the character of the area / building and proposed new boundaries and landscape treatments of a design, location and material appropriate to the character and appearance of the Conservation Area and setting of the Listed Building.

Response:

The design response proposes to convert and minimally extend the existing coach house structure by retaining the existing dressed sandstone walls and external lintels, reinstating original window openings and by the use of sympathetic materials.

The extension itself is minimal and 'plugs in' to an existing large opening thus easily allowing the original form of the building to be read.

Existing garden walls will be retained and non-permanent hedging used to redefine the building's immediate curtilage.



EXCERPT FROM HISTORIC MAP OF STIRLING DATED 1896

SITE ANALYSIS

The dwelling at number 13 sits as part of a row of semi-detached villas and features a longitudinal garden which runs on an east to west axis with an area of approx. 560m². The garden is virtually flat with the majority of the ground covered with grass. The immediate area around the coach house is a mixture of untended grass, weeds and light ground cover.

OVERLOOKING / SITE VIEWS

As the building is existing and is surround by high walls of approx. 2m there is no overlooking issues with the proposals. Although the rear elevation of number 13 faces the proposal it is at a distance of 30m away and will be partly screened by a new hedge that will traverse the site. All new windows on the upper storey will be rooflights positioned to take advantage of orientation to maximise solar gains rather than provide view.

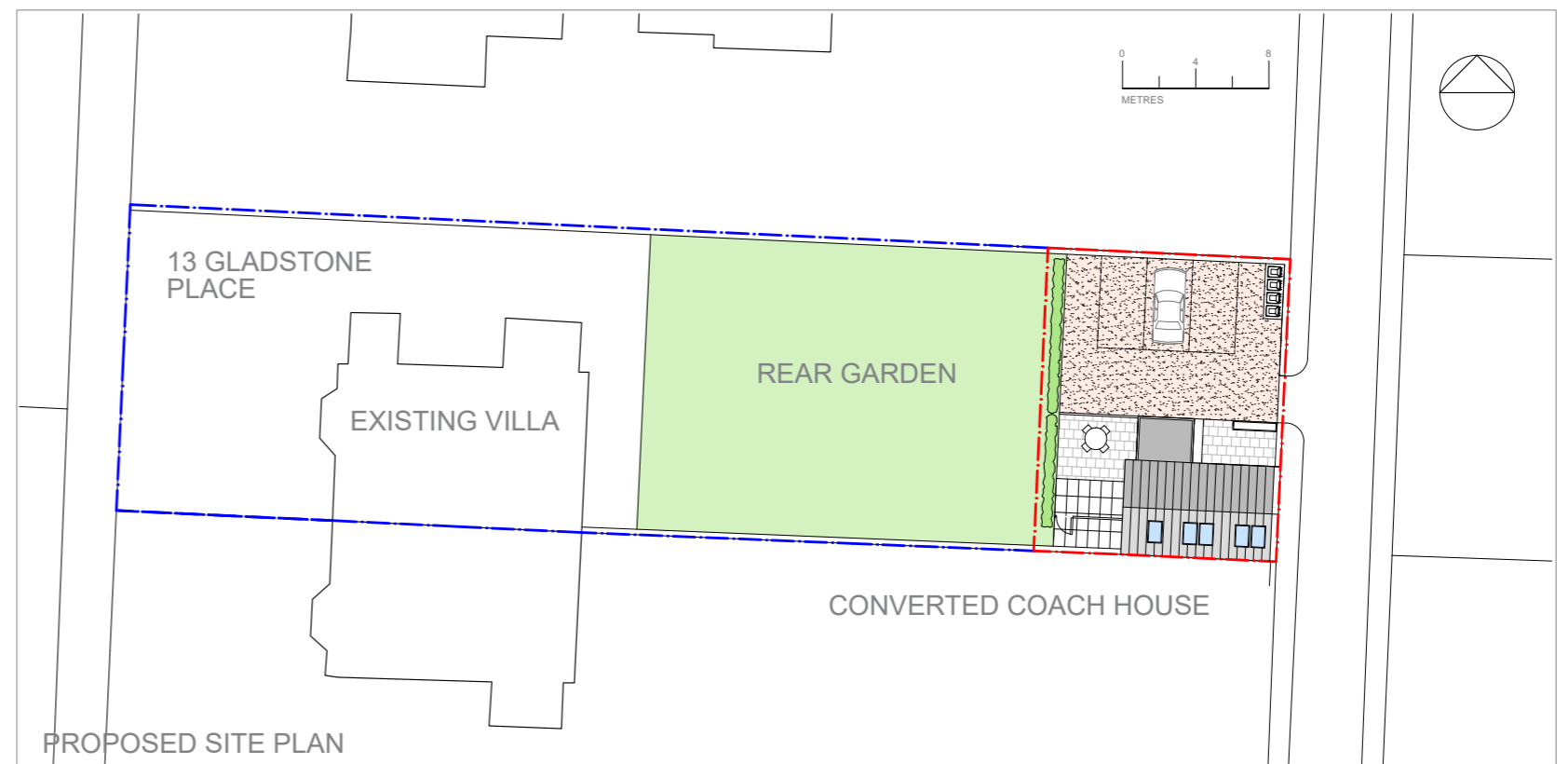
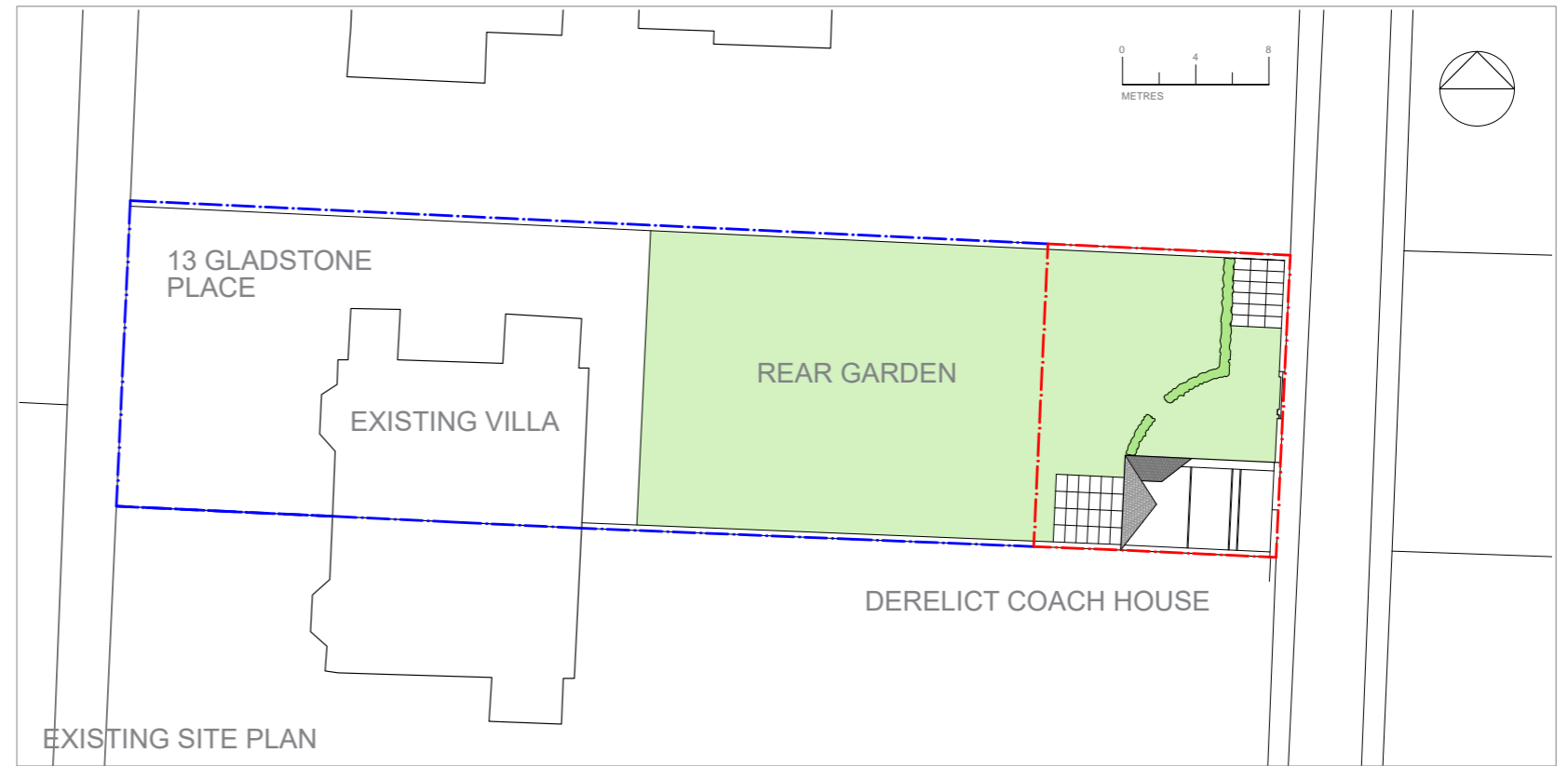
EXISTING BUILDING AND MATERIALS

The existing coach house was constructed late circa. 1800's (first appearing along with the street on a historic map of Stirling dating from 1896) and is of solid sandstone wall construction with solid timber rafters and a slate roof (although there is very little intact of the roof slating or structure).

There are no intact windows and doors and all have been blocked up with either masonry, metal shuttering or plywood boarding.

The original opening in the boundary wall that leads to Gladstone Terrace Lane has also be infilled with blockwork.

EXISTING SITE PLAN



the site : overview

OPPORTUNITIES & CONSTRAINTS

The primary opportunity is to renovate and reinvigorate a disused, derelict building into a property that once again will serve a purpose.

The constraints were that of working with an existing building of a historical nature in a conservation area.

The building is very small in plan and had a relatively shallow pitched roof therefore the biggest challenge was fitting in the necessary programme.

The property's primary elevation faces north so it has the potential to be dark inside so bringing as much sunlight into the plan was essential.

These considerations are expressed in the form of a renovation with contemporary extension that references the existing building without resorting to architectural pastiche.

THE BRIEF

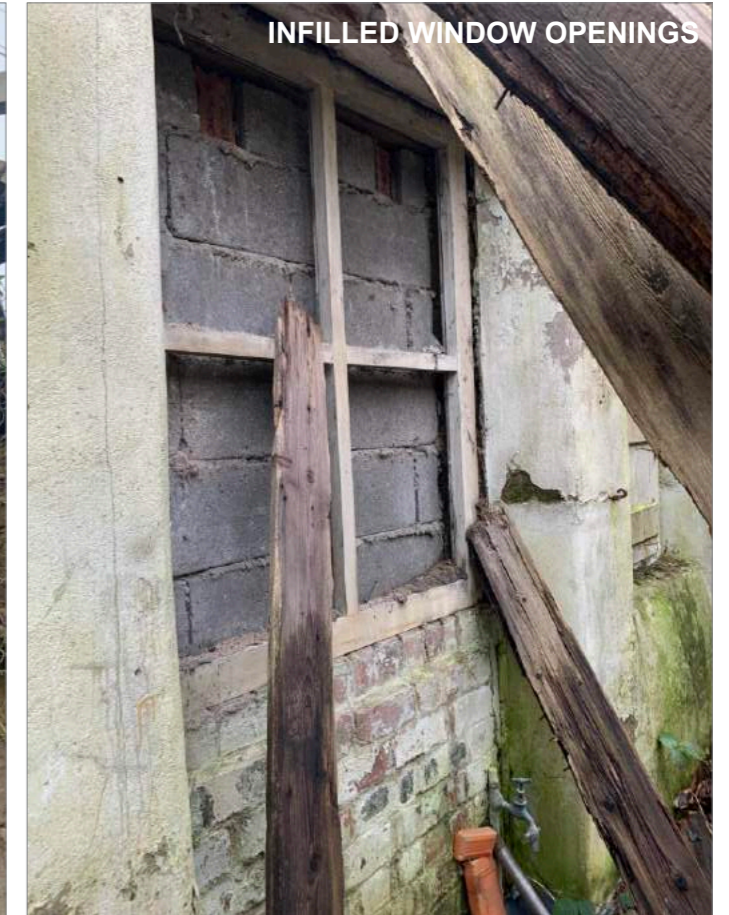
The overall brief was to provide new high quality and energy efficient holiday accommodation for short stay visitors to Stirling.

The property was to provide one double bedroom with living room, bathroom and kitchen with dining space.

The property was to have its own vehicle access and maintain privacy to allow it to function autonomously from the dwelling at number 13.



EXISTING DERELICT ROOF STRUCTURE



INFILLED WINDOW OPENINGS



INFILLED OPENING TO GABLE AND FEW SURVIVING FLOOR JOISTS

THE DESIGN RESPONSE

The response is that of minimal intervention and restoration. The existing structure is to be preserved whereas any new construction is to be read as new but be sympathetic to the original building.

Sandstone walls are maintained, existing window openings are retained (with only one new small window punched through the existing sandstone to provide ventilation to the kitchen) and where there is a large opening, a single storey contemporary extension is "plugged in" to provide much needed additional floor space. The roof is to be rebuilt with the pitch altered from approx. 29° degrees to 42° to provide usable headroom to the upper storey although the original stone gable end will be retained to provide a visual cue as to the building's original historic form.

INTERNAL LAYOUT AND ASPECT

The ground floor plan utilises the location of the original door to bring you into a hall that opens onto the living space. To one side a shower room is provided along with a staircase and storage and to the other side a kitchen opens onto a small dining space in the new intervention with west facing glazing.

Upstairs, a double bedroom is provided in the roof with the floor plate cut back on two sides to allow sun and light down deep into the ground floor from the south facing rooflights.

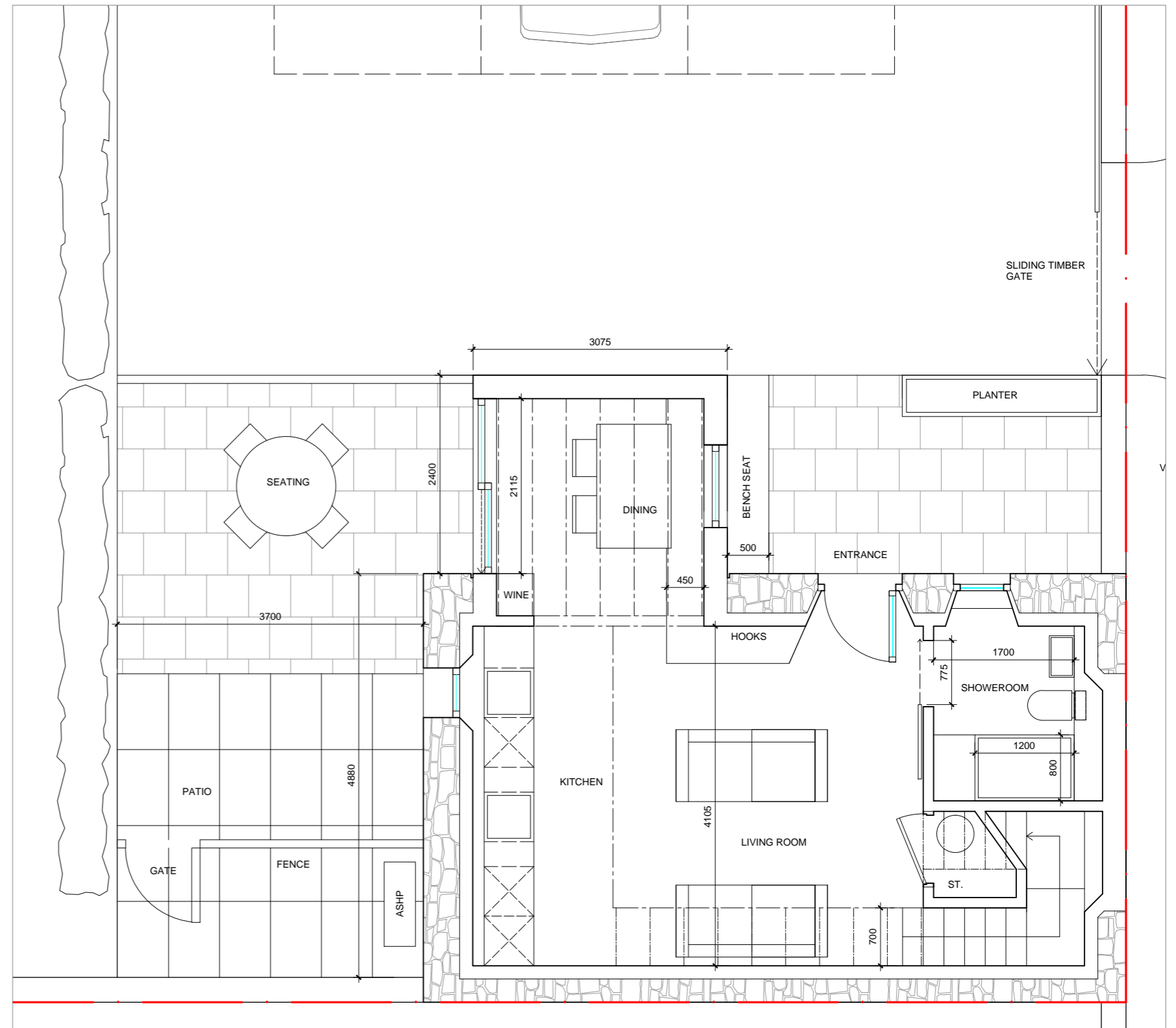
The new spaces in the proposal will benefit from excellent thermal performance and will be able to utilise an external seating area which faces west and small seating area to the east.

ACCESS

By virtue of level access provided via the new double doors to the dining area the property will now benefit from accessibility to the whole of the ground floor with a fold down bed in the living providing ground floor sleeping if required.

SECTION TWO : DESIGN RESPONSE

PROPOSED GROUND FLOOR PLAN



PROPOSED MATERIALS

The proposal features a limited palette of materials: buff coloured sandstone is retained and dark grey standing seam zinc is used for the rebuilt roof and the walls of the extension. This sustainable material acts a foil and contrasts to the existing stone building but also can be seen as a modern interpretation of the use of traditional lead - both in colour and texture. The colour is also tonally similar to the slate left on the existing roof.

The new dining room extension would be constructed from timber frame to promote a lower carbon footprint than building in masonry.

The new windows would be contemporary dark grey metal-framed and free from subdivisions in to order emphasise them as new interventions and not historical pastiche.

There are no bright or reflective materials used so as to minimise the extension's presence when viewed at a distance or from neighbouring properties.

WASTE WATER & SURFACE WATER

The existing building is not on mains drainage; the waste and surface water would be connected to the existing drainage arrangements at the property at 13 Gladstone Place.

All new paved surfaces will be permeable with gridded joints to allow all surface water to pass directly to the ground below. An "Acco" style threshold drain will be installed outside of the accessible threshold to the dining room, eliminating the risk of any flooding to the new extension.

PROPOSED MATERIALS PALETTE

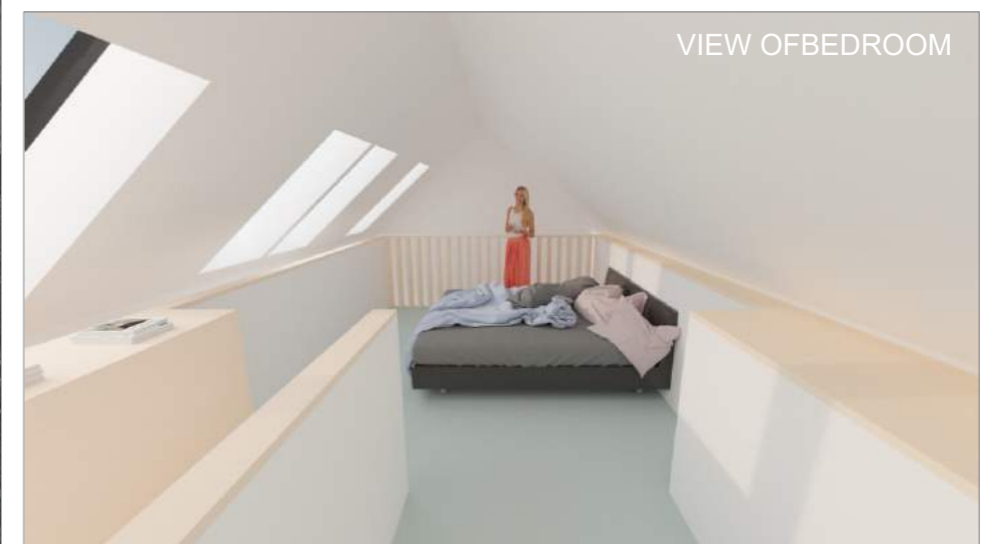
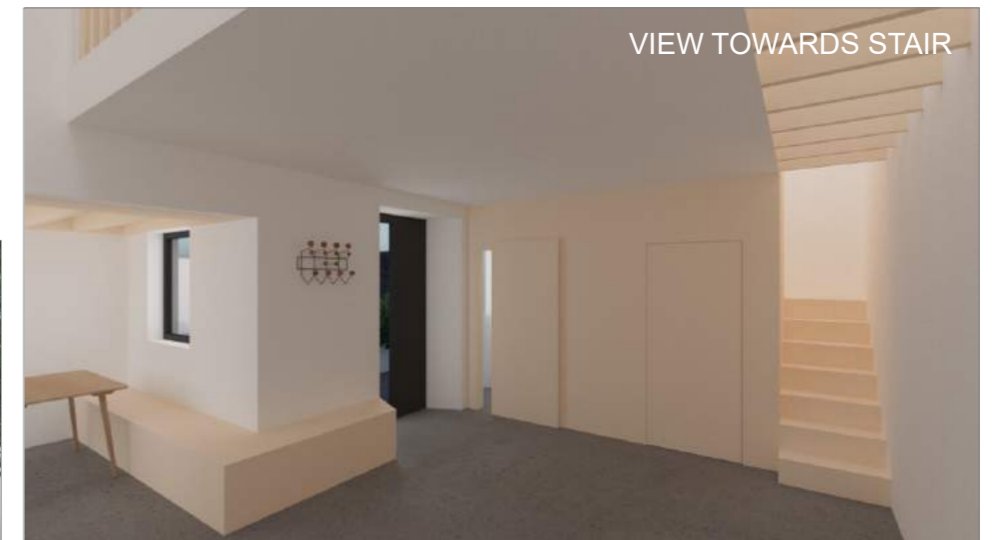


PROPOSED ELEVATIONS

CONCLUSION

The renovation and new extension has been designed to sit within the context in a subtle yet meaningful way. The materials and form have been deliberately chosen to coordinate successfully with the existing building whilst avoiding pastiche.

This creates a cohesive contemporary design that is sympathetic to the historical context and original structure which elevates the building from a disused eyesore to accommodation that is both functional for modern living and a piece of striking architecture.



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