Studio SJM Architects

11 Melville Terrace

Design & Access Statement

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Issue 01: August 2022

Contents

1.0
Introduction

1.0 Introduction

This report has been prepared by Studio SJM Architects on behalf of their client in support of a planning application for the demolition of existing poor quality modern garages on Gladstone Place Lane, on the grounds of 11 Melville Terrace, and the erection of a single storey house on the footprint.

This application is in response to a pre-planning application submitted in December 2021 for 3no 2 storey houses which the Planning Authority advised would likely not be approved.

This application is also supported by Tracy Hughes, Chartered Planning Consultant who has prepared a covering letter to accompany this report.

Studio SJM has a depth of experience in the sensitive adaptive re-use and conservation of historic buildings. Company director, Sarah Jane Storrie, has held RIAS Conservation Accreditation since 2013 and company director, Marianne Partyka, is leading in the field of BIM for Heritage.

Studio SJM Architects and our client are committed to creating a piece of high quality innovative architecture on the site which enhances and takes inspiration from the distinct character of King's Park Conservation Area.

Studio SJM Architects

2.0 Existing Building & Context

2.1Listing

Address/Name of Site

MELVILLE TERRACE 11, 12
LB41357

Summary

Category
B

Local Authority
Stirling

NGR
NS 79518 92795

Date Added
04/11/1965

Planning Authority
Stirling

Coordinates
279518, 692795

Burgh
Stirling

Description

Early 19th century. 2-storey and basement, 4-window

semi-detached, whin ashlar, twin arched fanlight doorpieces.

One chimney removed, slated roof.

2.2 King's Park Conservation Area Appraisal

Extracts from King's Park Conservation Area Appraisal – June 2014

Summary of Significance

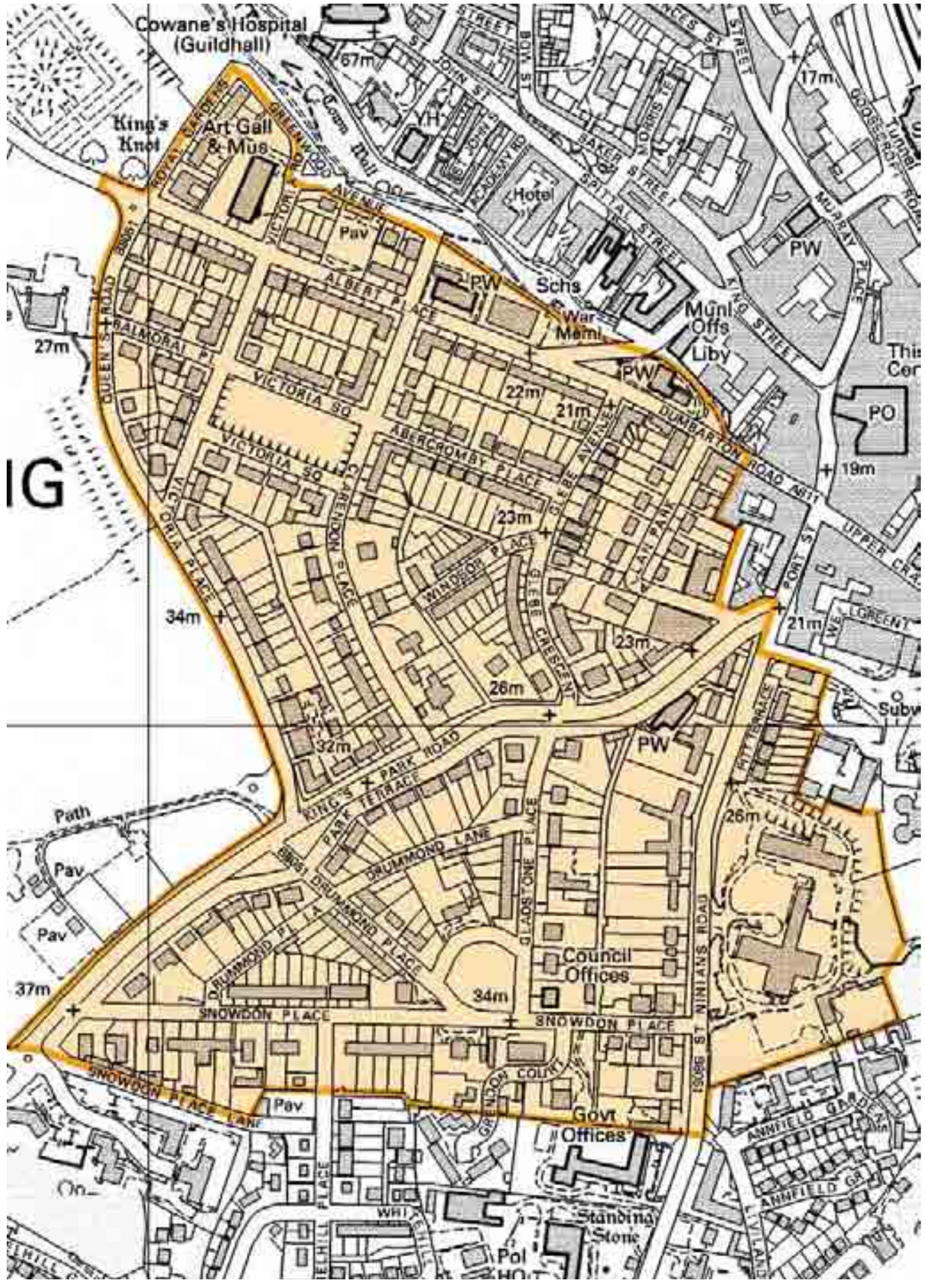
King's Park is an important historic district in the City of Stirling and comprises a spacious residential suburb located beneath Stirling Castle and south-west of the city centre. It developed in a series of feu plans released over the course of the 19th century, with buildings constructed over a period of approximately eighty years. The area has considerable historic significance for a number of interrelated reasons, all of which contribute to its character and appearance:

- Stirling's first significant expansion beyond the Royal Burgh walls.
- A substantial and coherent grouping of historic residential properties forming one of the best examples of a Victorian suburb in Scotland.
- An excellent example of coherent planning with large 2-storey detached and semi-detached villas set within their own garden plots defined by stone walls.
- An attractive and mature green environment enhancing by its setting immediately below the Castle Rock and with the King's Park to the west.

King's Park Conservation Area is characterised by:

Its buildings: early 19th century properties, chiefly, Allan Park, Albert Place (south side), Park Terrace, Melville & Pitt Terraces;

- Predominantly residential with some commercial uses.
- 2-storey detached and semi-detached; with some single storey villas (Albert Place) and the distinctive terraced properties on Allan Park.
- Medium residential plots on feu lines unchanged since completion of the suburb.
- Short 'semi-private' front gardens enclosed by low stone boundary walls.
- Larger rear private gardens defined by tall stone boundary walls.
- Scot's slate pitched roofs, with continuous finish (no rooflights or dormers); prominent gable wall chimney stacks; some hipped roofs with twin central chimney stacks.
- Local dressed whinstone or ochre/grey sandstone ashlar façades with gable and rear elevations in rubble wall construction (originally harled).
- Timber sash and case windows, generally with astragals in 6 over 6 panes.
- Pedimented doorways with Doric and Ionic columns/pilasters often with decorative fanlights and transom lights above and timber fielded panelled doors.



2.3 Surrounding Lanes

Kings Park Conservation Area Character Appraisal produced in June 2014 notes the following architectural features and local details:

“Lane to rear of Melville Terrace and Gladstone Place with original high stone boundary walls and traditional low out buildings.”

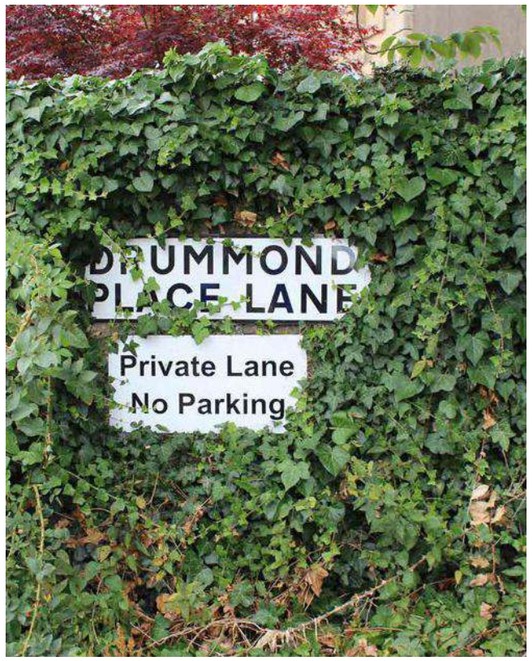
“Drummond Lane & Drummond Place Lane: tall stone boundary walls and original stone and slate outbuildings/stables to the rear of properties; a few now converted to residential use.”

In additon to Gladstone Place Lane (to the rear of the proposed site and documented in the subsequent section of the report) there are another 8 historic service lanes known to the design team within the King’s Park Conservation Area:

- Drummond Place Lane
- Snowdon Place Lane
- Park Avenue Lane
- Windsor Place Lane
- Albert Place Lane
- Claredon Place Lane
- Victoria Square Lane
- Balmoral Place Lane

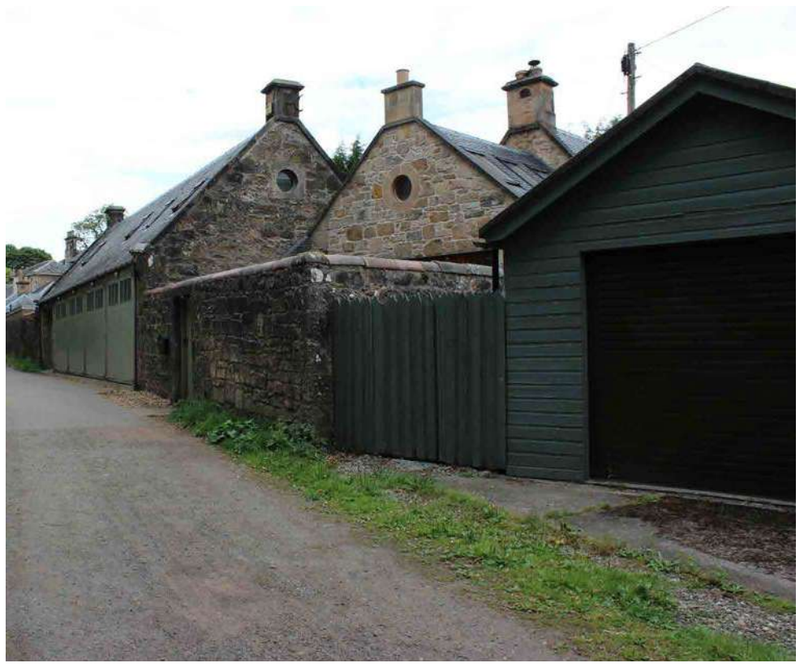
The following pages contain a photographic study of the lanes listed above , taken by Studio SJM in June 2022 to document their current condition and gain an understanding of their character. The photographic study demonstrates that there has been substantial new development and alterations which sets a precedent for sympathetic new build development within historic service lanes.

2.3 Surrounding Lanes



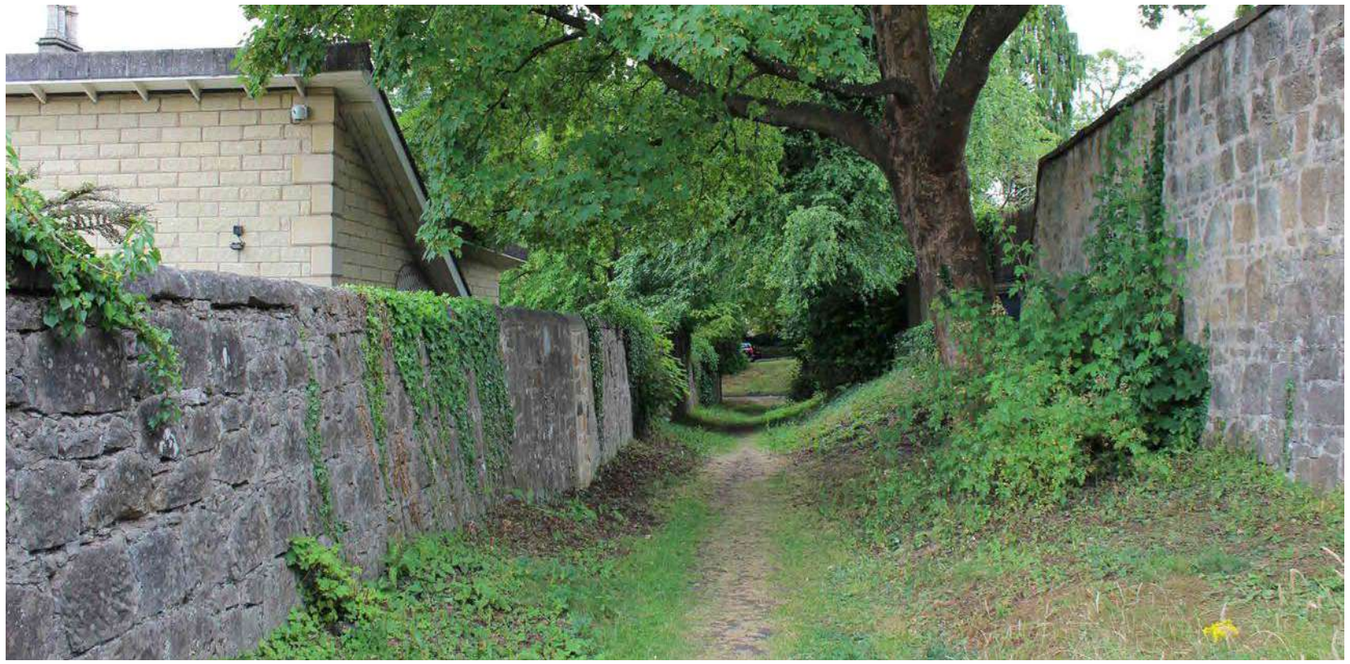
Images:
Photographs of
Drummond Place Lane

2.3 Surrounding Lanes



Images:
Photographs of
Snowdon Place Lane

2.3 Surrounding Lanes

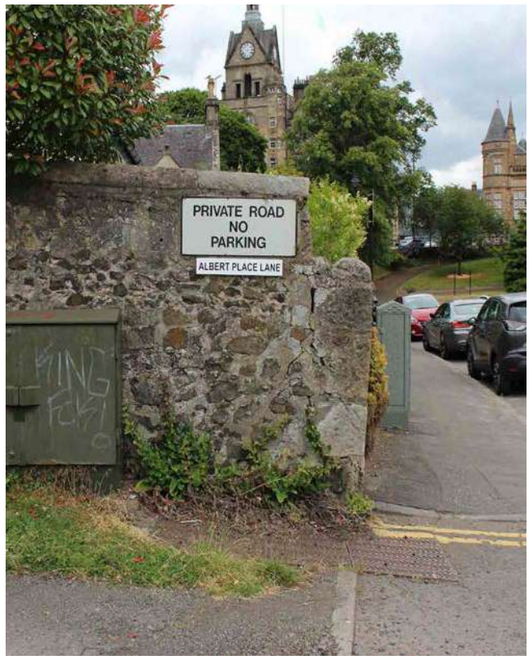


Images:
Photographs of Park Avenue Lane

2.3 Surrounding Lanes

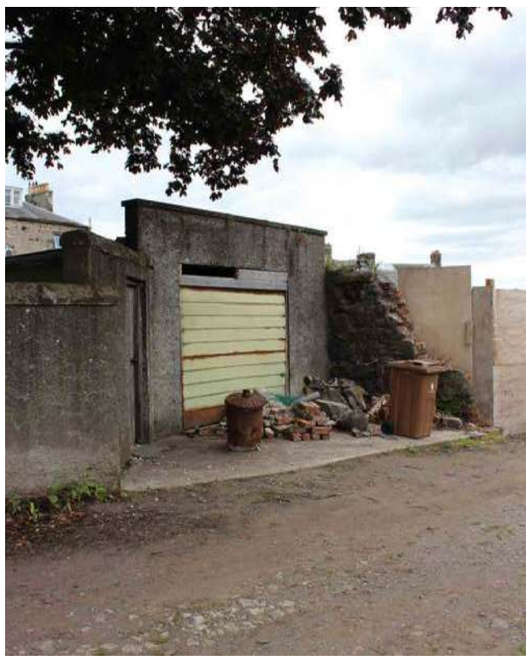
Images:
Photographs of Windsor Place Lane

2.3 Surrounding Lanes



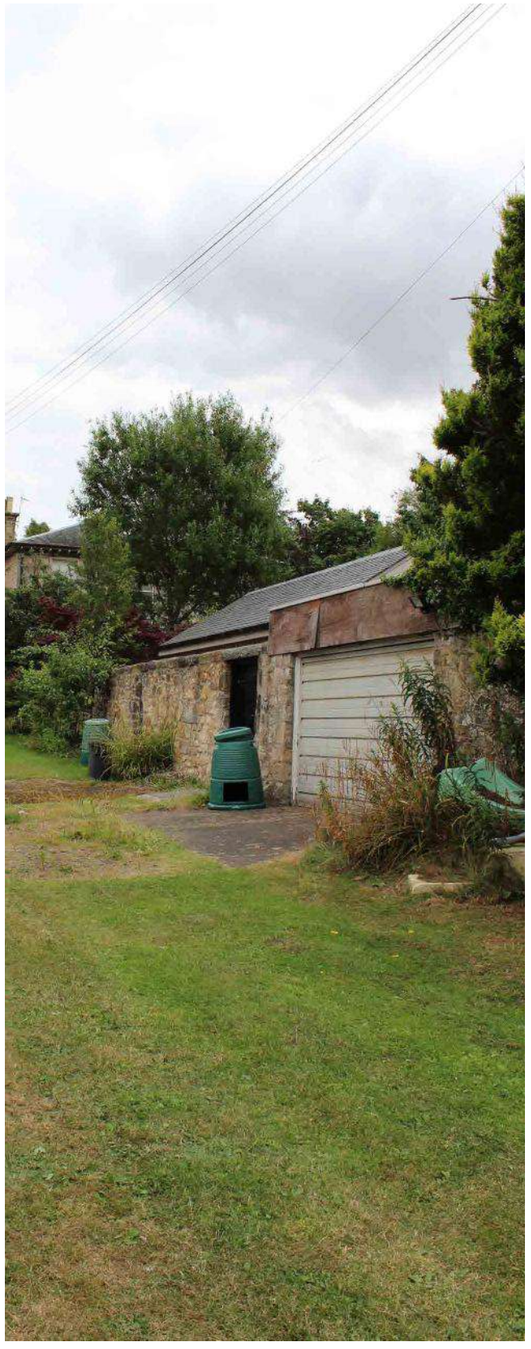
Images:
Photographs of Albert Place Lane

2.3 Surrounding Lanes



Images:
Photographs of
Claredon Place Lane

2.3 Surrounding Lanes



Images:
Photographs of Victoria Square Lane

2.3 Surrounding Lanes

Images:
PhotographsofBalmoral
Place Lane

2.4 Gladstone Place Lane

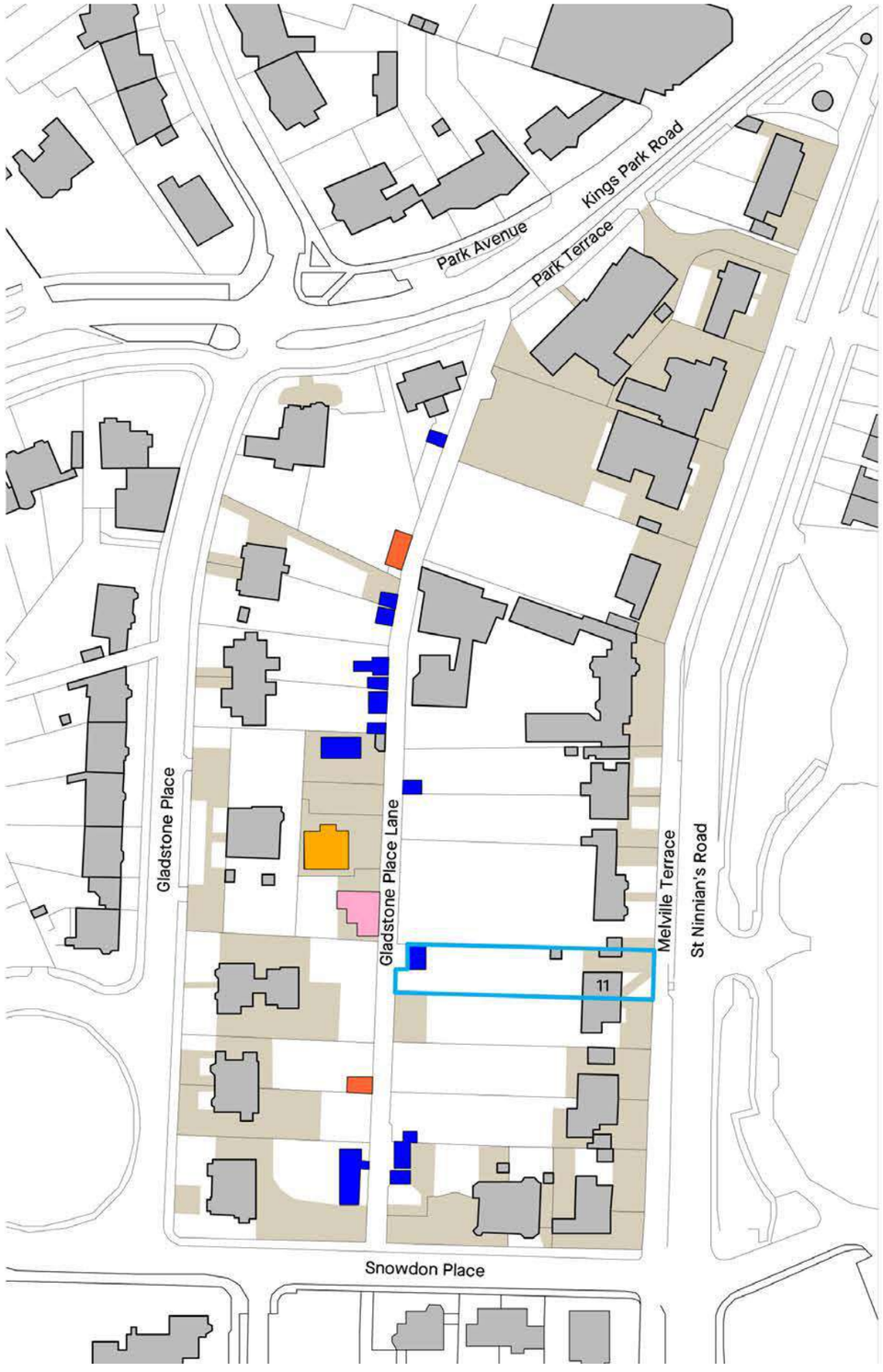
The proposed development site is located on Gladstone Place Lane which is to the South East of Kingspark Conservation Area. The lane forms a route north to south between the rear gardens of the large villas of Melville Terrace and Gladstone Place.

The large villas which make up the surrounding area is a mix of residential - both flats and houses with many converted to commercial premises and a hotel. A significant amount of development has been carried out to these villas in terms of alterations and extensions.

There is a mix of development present along the lane itself. There are examples of historic mews and coach house buildings however the predominant development along the lane is of modern garages which do not present historic value and many are in a dilapidated condition which has a negative impact on the character of the lane.

Gladstones Lodge which is an attractive historic building extended for residential use sits on the lane opposite to the proposed development site.

Neighbouring Gladstones Lodge is a modern residential flatted development and corresponding garages, creating a cluster of residential development adjacent to the site.



KEY

- Car Garage
- Modern housing development
- Historic housing
- Historic coach house / out building
- Site ownership line
- Parking / Hardstanding

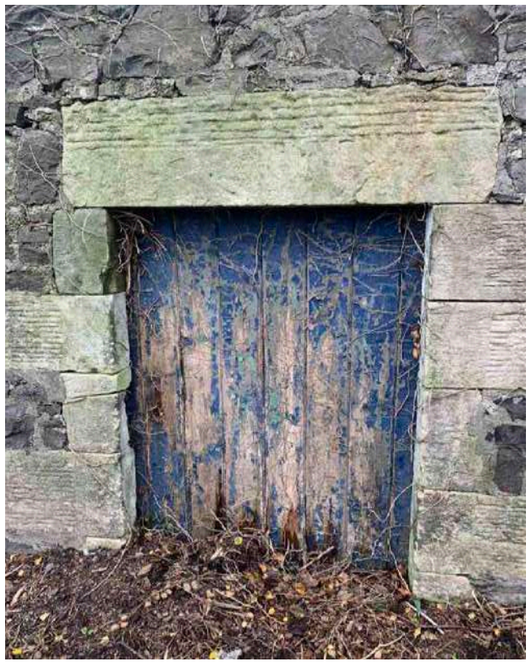
2.5 Gladstone Place Lane Existing Photos

Images:
Photographs along rear lane

2.5 Gladstone Place Lane Existing Photos

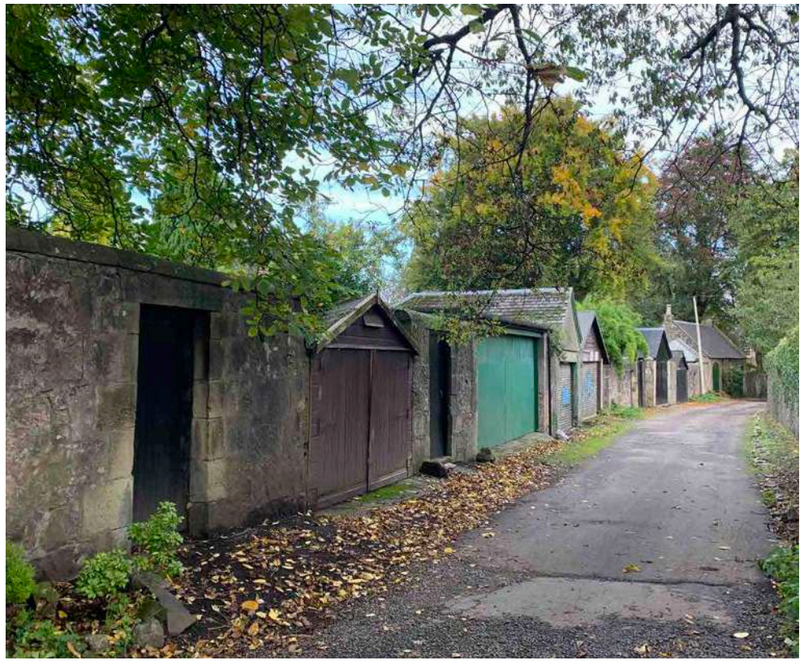
Images:
Photographs along rear lane

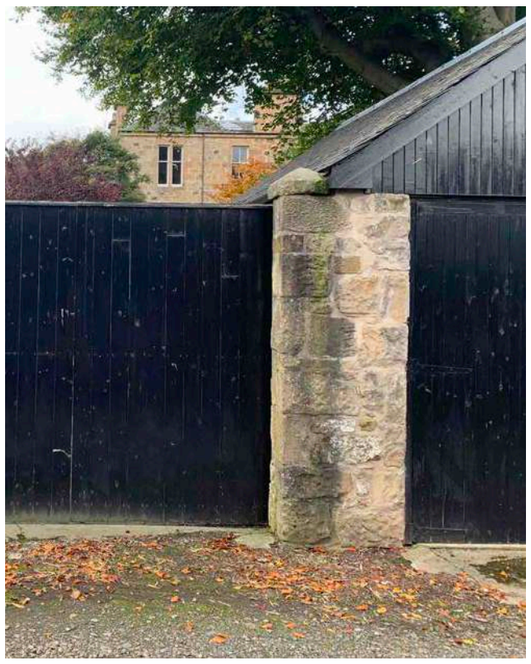
2.5 Gladstone Place Lane Existing Photos

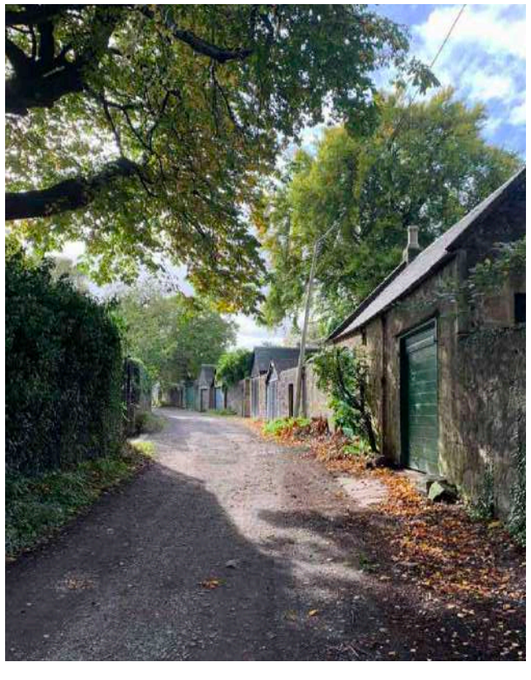


Images:
Photographs along rear lane

2.5 Gladstone Place Lane Existing Photos

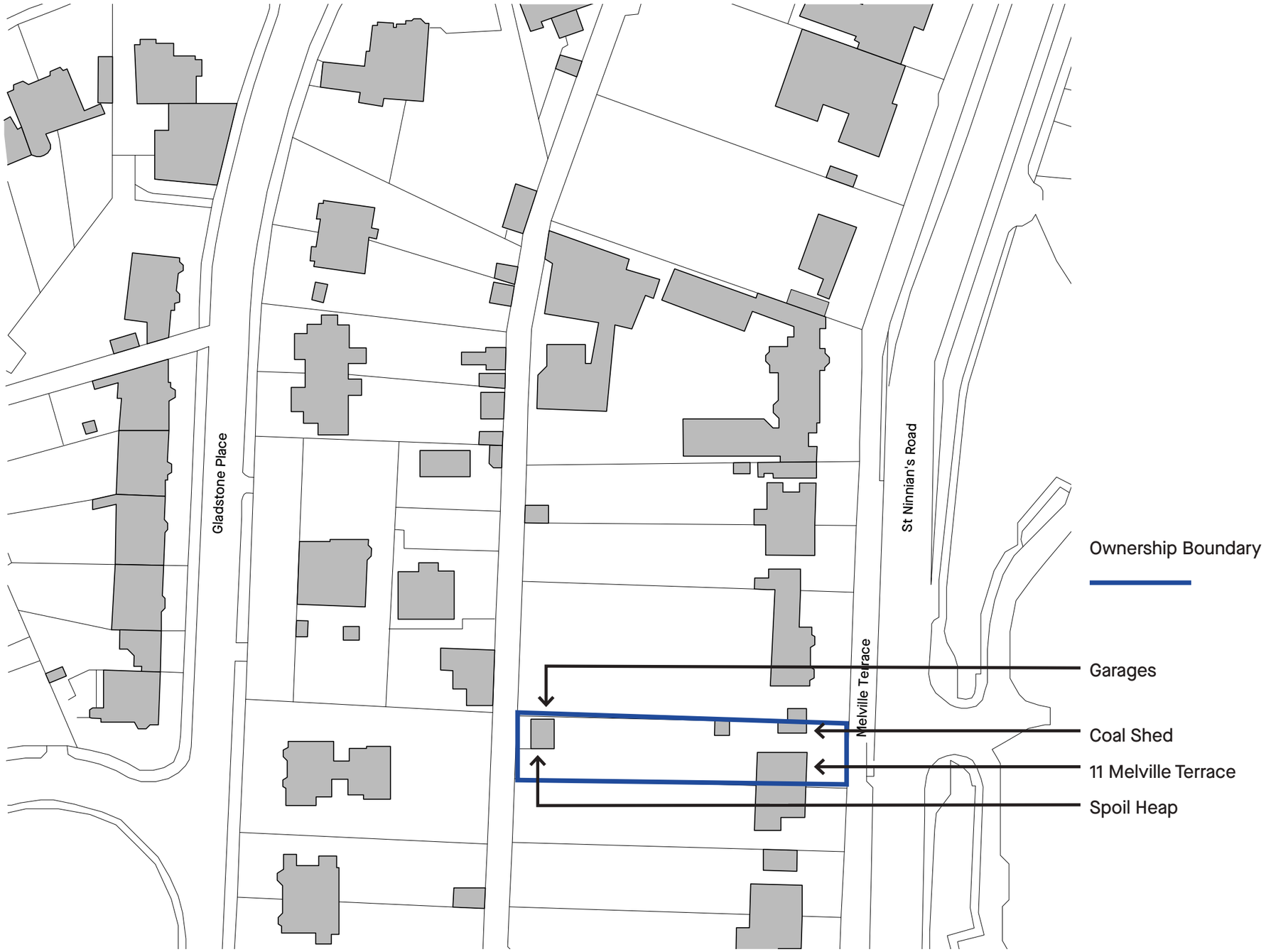






Images:
Photographs along rear lane

2.6 Existing Site



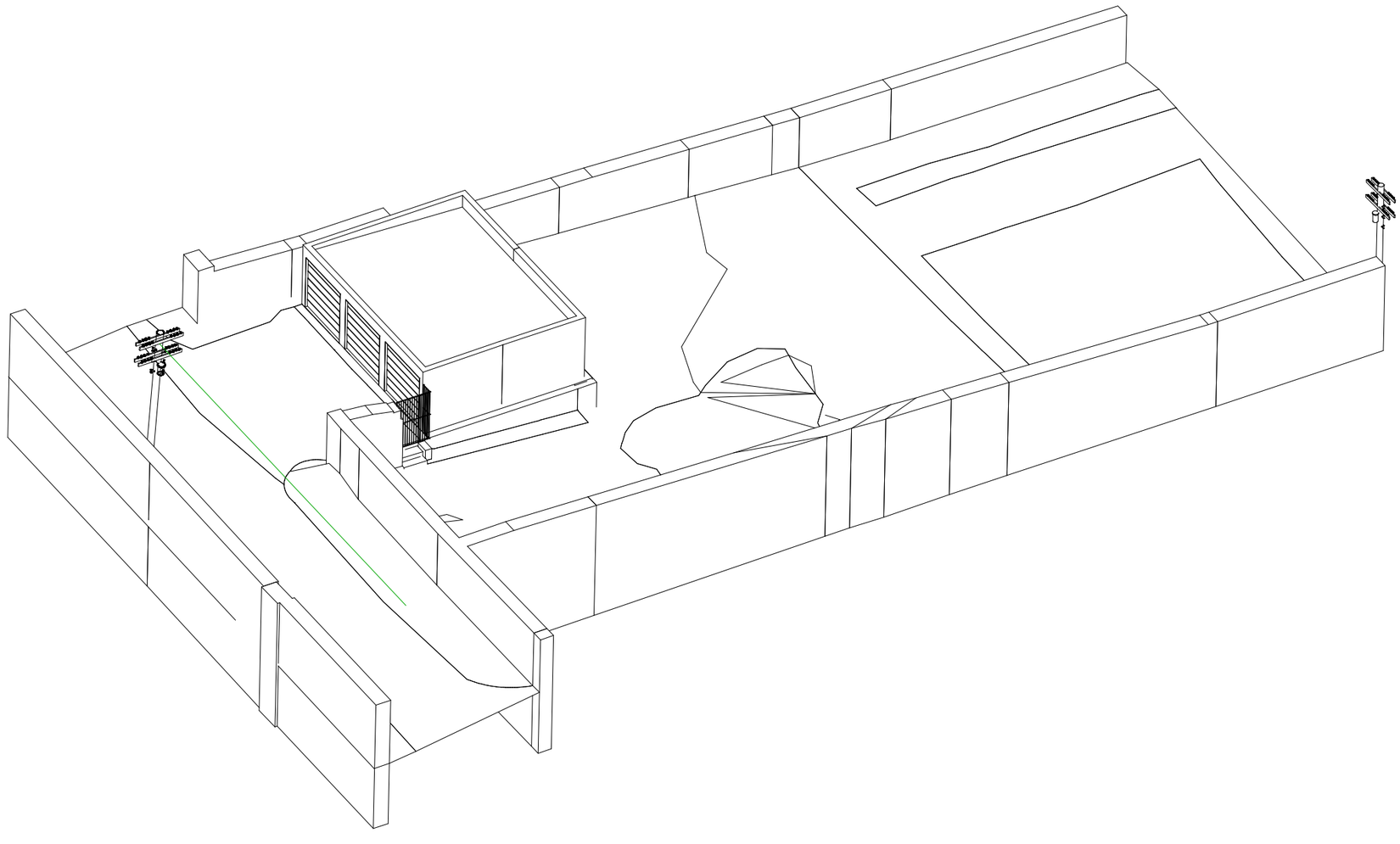
2.7 Existing Site Photos

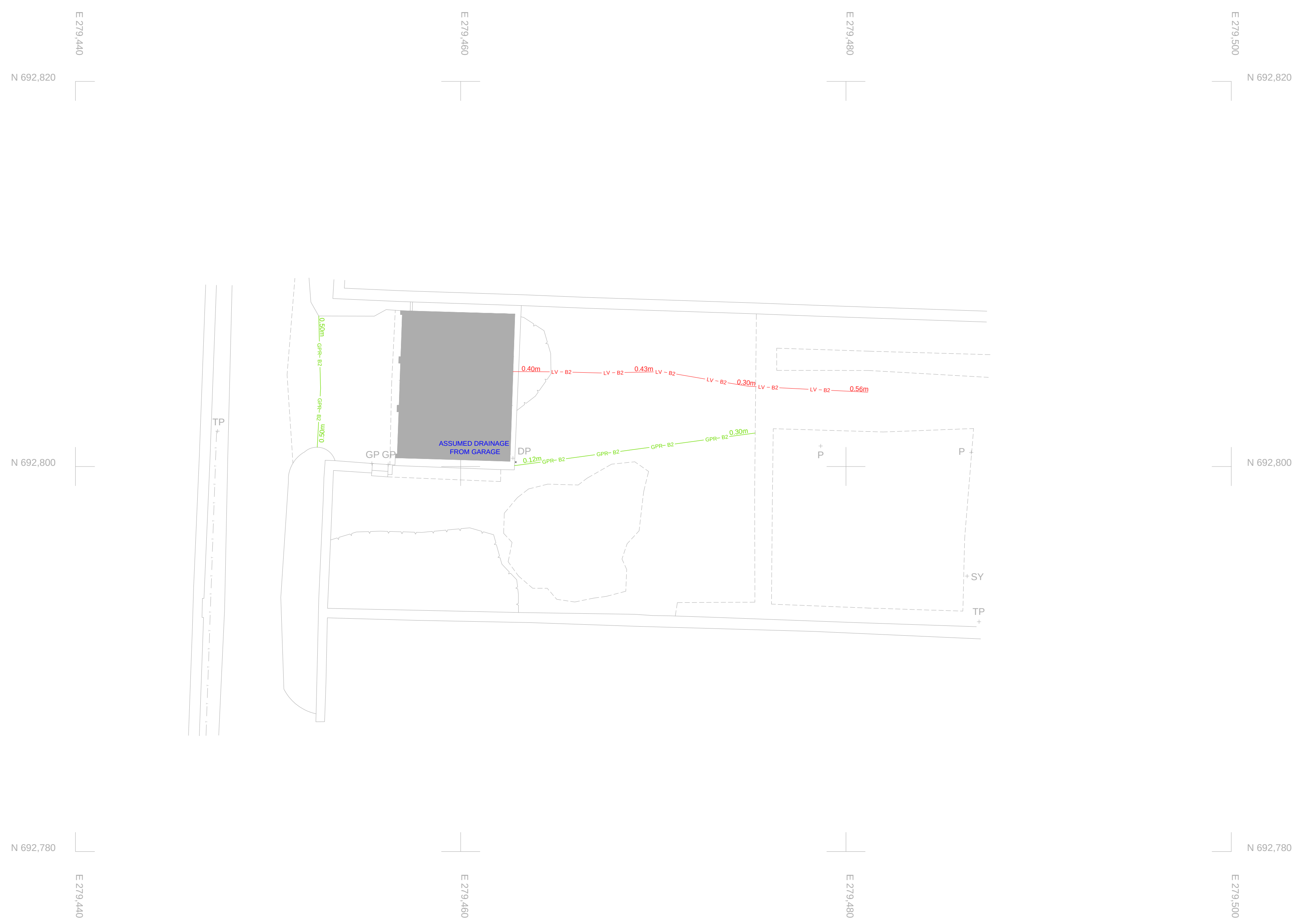
Images:
Top Left & Right: View of existing garages from lane. Bottom Left: View of existing garages from lane. Bottom Right: View looking towards lane from garden.

2.8 Site Survey Information

We engaged Sigma Surveys to carry out the following survey information to inform Design Stage 1-2.

1. 3D Topographical to determine site levels and contours
2. Utilities survey to determine underground service locations
3. 2D plans and elevations of the garages as a record of existing





DISCLAIMER

This drawing and information contained within is issued in confidence and is the copyright of Sigma Surveys. If the topographical information or base mapping has been supplied by a Third Party, Sigma Surveys is not liable for any inaccuracies contained therein. If inaccuracies to supplied mapping have been identified and Sigma Surveys have not been commissioned to rectify these inaccuracies) these will be highlighted in the accompanying report. Disclosure of this information to Third Parties and unauthorised copying or replication of this data without approval is forbidden.

The data presented in this drawing have been collected using a combination of the following: consultation of utility asset information, visual survey & inspection of manholes and inspection chambers; electromagnetic location techniques; ground penetrating radar, and, where applicable, trial hole excavations. These techniques have been deployed in accordance with the BSI PAS128 Specification for Underground Utility Detection, Verification and Location using the search methodologies indicated below and described in the accompanying report. This drawing should be used in conjunction with the accompanying report which details the limitations of these techniques and any hindering factors encountered during this survey.

Unless otherwise stated, all utilities shown on this plan have been surveyed using approved detectors and the connections between inspection chambers, if unable to be detected, are generally assumed to be direct unless there are indications to the contrary. The detection confidence for each utility segment is depicted in line with the PAS128 scheme outlined below. Information depicted as QL-C or QL-D cannot be guaranteed as it is based on historic utility records which can be inaccurate and incomplete.

The utility routes depicted may reflect the routes of multiple cables or pipes. It is not always possible to differentiate between buried construction features, utilities and other subsurface linear features therefore it is possible that some features shown are not utility related, and due to the limitations of electromagnetic techniques all utility identifications should be treated with caution and verified prior to use during design/building works.

If the location or depth of utilities and features is of particular importance to a project then it is recommended that discussions are held with Sigma Surveys regarding any possible limitations or anomalies.

Please note that not all buried pipes, cables and ducts can be detected and mapped in consideration of their depth, location, material type, geology and proximity to other utilities. Even an appropriate and professionally executed survey may not be able to achieve a 100% detection rate. Where an area of utilities is likely to affect client project requirements, it is strongly recommended that a PAS128 Quality Level A verification survey is carried out

No utility mapping survey can be considered a 100% accurate depiction of the sub-surface environment, and the use of these drawings does not remove the requirement for the use of safe digging techniques at all times, in line with the requirements of HSG47 and current CDM regulations.

SUB-SURFACE KEY

COMBINED HEATING AND POWER	CHP- B1
DISTRICT HEATING	DH- B1
DRAINAGE COMBINED *	CD - B1 / > CD - B1
DRAINAGE FOUL*	FD - B1 / > FD - B1
DRAINAGE SURFACE*	SD - B1 / > SD - B1
DRAINAGE UNIDENTIFIED*	UD - B1 / > UD - B1
[* FLOW DIRECTION DENOTED BY ARROW (>) or (<) IF KNOWN]	
ELECTRIC	E - B2
ELECTRIC LV	LV - B2
ELECTRIC HV	HV - B2
ELECTRIC STREET LIGHTING	SL - B2
GAS	G - B2
OIL/FUEL PIPELINE	O - B2
STREET FURNITURE CABLES	SF - B2
TELECOMS	T - B2
TELECOMS - FIBRE OPTIC	FO- B2
TELECOMS - BT	BT - B2
TELECOMS - VIRGIN MEDIA	VM- B2
EIRCOMM	EIR - B2
TRAFFIC CONTROL	TC - B2
WATER	W- B2
UNIDENTIFIED UTILITY	U - B2
UNIDENTIFIED CABLES	C - B2
UNIDENTIFIED EMPTY DUCT	X - B2
GPR LINEAR FEATURE	GPR- B2
EML LINEAR FEATURE	EML - B2
GPR AREA ANOMALY	
GPR AREA ANOMALY - REBAR	
CHAMBER EXTENTS	
MEASURED DEPTH BGL TO PIPE/CABLE/DUCT	0.65m
INVERT LEVEL OF PIPE/DUCT/CABLE (TO OS DATUM)	IL 12.34
SOFFIT LEVEL (TO OS DATUM)	SL 45.67
COVER LEVEL OF INSPECTION CHAMBER (TO OS DATUM)	CL 78.90
DIAMETER OF PIPE/DUCT IN MILLIMETERS	150Ø
[BGL - BELOW GROUND LEVEL]	
AREA UNABLE TO BE SURVEYED DUE TO SURFACE OBSTRUCTIONS, VEGETATION OR LACK OF ACCESS	
TRENCH SCAR / SURFACE SCAR	
EXTENT OF SURVEY - BOUNDARY	

WITH EXAMPLE CONFIDENCE LEVELS

UTILITY CONFIDENCE LEVELS (Listed from High to Low)

- (A) HORIZONTAL AND VERTICAL POSITION VERIFIED VISUALLY (Accuracy: Horizontal (±25mm) Vertical(±50mm)
- (B1P) HORIZONTAL AND VERTICAL POSITION DETECTED BY MULTIPLE METHODS WITH POST PROCESSING OF GPR DATA (Estimated Accuracy: ±150mm OR ±15% of detected depth)
- (B1) HORIZONTAL AND VERTICAL POSITION DETECTED BY MULTIPLE METHODS (Estimated Accuracy: ±150mm OR ±15% of detected depth)
- (B2P) HORIZONTAL AND VERTICAL POSITION DETECTED VIA POST-PROCESSED GPR (Estimated Accuracy: ±250mm OR ±40% of detected depth)
- (B2) HORIZONTAL AND VERTICAL POSITION DETECTED BY A SINGLE METHOD (Estimated Accuracy: ±250mm OR ±40% of detected depth)
- (B3P) HORIZONTAL POSITION DETECTED VIA POST-PROCESSED GPR (Estimated Accuracy: ±500mm in the Horizontal - Depth is undefined)
- (B3) HORIZONTAL POSITION DETECTED BY A SINGLE METHOD (Estimated Accuracy: ±500mm in the Horizontal - Depth is undefined)
- (C) ROUTE TRANSCRIBED FROM UTILITY ASSET PLANS AND CORRELATED TO VISUAL INDICATORS AND SURFACE FEATURES (Accuracy Undefined)
- (D) ROUTE TRANSCRIBED FROM UTILITY ASSET PLANS (Accuracy Undefined)

SIGMA SURVEYS

PAVILION 2
BUCHANAN BUSINESS PARK
GLASGOW
G33 6HZ
TEL: 0141 779 7971
WWW.SIGMA-SURVEYS.COM

10 LOCHSIDE PLACE
EDINBURGH PARK
EDINBURGH
EH12 9RG
TEL: 0131 202 7861
QUOTES@SIGMA-SURVEYS.COM

SURVEYED	S. LANNON	SCALE
DRAWN	S. LANNON	1:100 (A0 Sheet)
CHECKED	J. ROMAN	

STUDIO SJM ARCHITECTS LTD

12 MELVILLE TERRACE, STIRLING

UNDERGROUND UTILITY SURVEY

Job No.	Drawing No.	Date	Revision
21/528	21/528/03	September 2021	

REVISION	NOTES	DATE

THE SURVEY ASSOCIATION
Constructionline
CHAS Accredited Contractor
chartered ices
DroneSafe

ABBREVIATIONS

AR ASSUMED ROUTE
AV AIR VALVE
BB BELISHA BEACON
BD BACKDROP
Bdl BED LEVEL
BH BOREHOLE
BHch BASEMENT HATCH COVER
Bin LITTER / GRIT SALT BIN
BL BASEMENT LIGHT
Bol BOLLARD
BP BOUNDARY POST
BS BUS STOP
BT BRITISH TELECOM CHAMBER
CatL CATENARY LEVEL
CTV CABLE TV COVER
CB CONTROL BOX
CBlt CONVEYOR BELT
CC COAL CHUTE
CGrd CATTLE GRID
ChL CHANNEL LEVEL
Chy CHIMNEY
CI CAST IRON
CL COVER LEVEL
CO CONCRETE
CP CABLE PIT
CpL COPING LEVEL
Cpsn CAPSTAN
Cpst CAMERA POST
CrL CROWN LEVEL
CulP CULVERT PIPE
CWM CABLE WINDING MACHINERY
d DEPTH
DIA DIAMETER
DP DOWN PIPE
EIC ELECTRIC INSPECTION COVER
EoC EDGE OF CANOPY
EOR END OF RECORDS
EOT END OF TRACE
EP ELECTRICITY POLE
ER EARTH ROD
EShw EMERGENCY SHOWER
ESP ELECTRICITY SUPPLY POINT
Esw ELECTRICAL SWITCH
FB FOOTBRIDGE
FH FIRE HYDRANT
FL FLOOR LEVEL
FS FLAG STAFF/ POLE
G GULLY
G= GIRTH
GIP GAS INLET PIPE
GP GATE POST
GPR TRACED BY G.P.R.
Grl GRILLE
GV GAS VALVE
Hgt HEIGHT
HP HALDO PILLAR
HV HIGH VOLTAGE
IC INSPECTION CHAMBER
IL INVERT LEVEL
IP INLET PIPE
JB JUNCTION BOX
KO KERB OUTLET
Lby LIFEBOUY
Lck LOCK GATE
Lrd LADDER
LH LAMP HOLE
LP LAMP POST
LV LOW VOLTAGE
MP MOORING POST
mH METERS HIGH
Mhcy MACHINERY
MH MANHOLE
MK MARKER POST
MKE MARKER POST (ELECTRIC)
MKG MARKER POST (GAS)
MKR MARKER POST (RAILWAY)
MKT MARKER POST (TELECOM)
MKW MARKER POST (WATER)
MP MILE POST
MS MILE STONE
NL NOT LOCATED
NP NAME PLATE
OSA OUTSIDE SURVEY AREA
OSBM O.S BENCH MARK
OGP OVERGROUND PIPE
OHCu O/H CABLE (UNIDENTIFIED)
OHE OVERHEAD CABLE (ELECTRIC)
OHG OVERHEAD GANTRY
OHP OVERHEAD PIPE
OHT OVERHEAD CABLE (TELECOM)
OP OUTLET PIPE
P POST
Pb PARK BENCH
PB POST BOX
PCsg PEDESTRIAN CROSSING
PE POLYETHYLENE
PF PITCH FIBER
PI PILE
Pir MOVEMENT DETECTOR
Pmd PLANT MOTOR DRIVE
PP PETROL / DIESEL PUMP
PR PIPE RISER
Psk PENSTOCK
PV PUMPPIPE (VERTICAL)
PVC POLYVINYL CHLORIDE
Pyl PYLON
Pz PIEZOMETER
RE RODDING EYE
RG RAIN GAUGE
RMP RESERVOIR MONITORING PNT
RP REFLECTOR POST
RS ROAD SIGN
RSP RAILWAY SIGNAL POST
RWP RAIN WATER PIPE
S SPREAD
SA SURVEY ABANDONED
SB SIGN BOARD
Shtr SHELTER (BUS / TRAM)
SI SPUN IRON
SL SOFFIT LEVEL
SltL SILT LEVEL (TOP)
SMP SETTLEMENT MONITORING PNT
SiL SIGNAL LOST
SP SIGN POST
SPil SHEET PILING
Spr SPRING
SPt SAMPLING POINT
ST STOP TAP
Sti STILE
Stl STRUCTURE TOP LEVEL
Stp STUMP (TREE)
StP STAND PIPE
StPO STAY POST
StW STAY WIRE
SV STOP VALVE
SVP SOIL VENT PIPE
TBM TEMPORARY BENCH MARK
TCB TELEPHONE CALL BOX
TEL TELECOM CHAMBER COVER
TRF TAKEN FROM RECORDS
Thl THRESHOLD LEVEL
TL TRAFFIC LIGHT
TP TELEGRAPH POLE
T.Pit TRIAL PIT
Tr TROUGH
UTF UNABLE TO FIND
UTGA UNABLE TO GAIN ACCESS
UTF UNABLE TO LIFT
UTR UNABLE TO ROD
UTS UNABLE TO SURVEY
UTT UNABLE TO TRACE
VC VITREOUS CLAY
VP VENT PIPE
VR VAPOUR RECOVERY
VS VENTILATION SHAFT
VW VALVE / SLUICE WHEEL
WB WEIGHBRIDGE
WL WATER LEVEL
WM WATER METER
WO WASH OUT VALVE
Wr WEIR
WrL WEIR LEVEL
WrP WEIR PLATE (TOP)
WWP WASTE WATER PIPE

DUCT FORMATION

- 1W: 1 WAY SINGLE DUCT
- 2W: 2 WAY FLAT
- 2W:1/2 2 WAY: 1 WIDE, 2 DEEP
- 4W:2/2 4 WAY: 2 WIDE, 2 DEEP
- 6W:3/2 6 WAY: 3 WIDE, 2 DEEP
- 12W:4/3 12 WAY: 4 WIDE, 3 DEEP

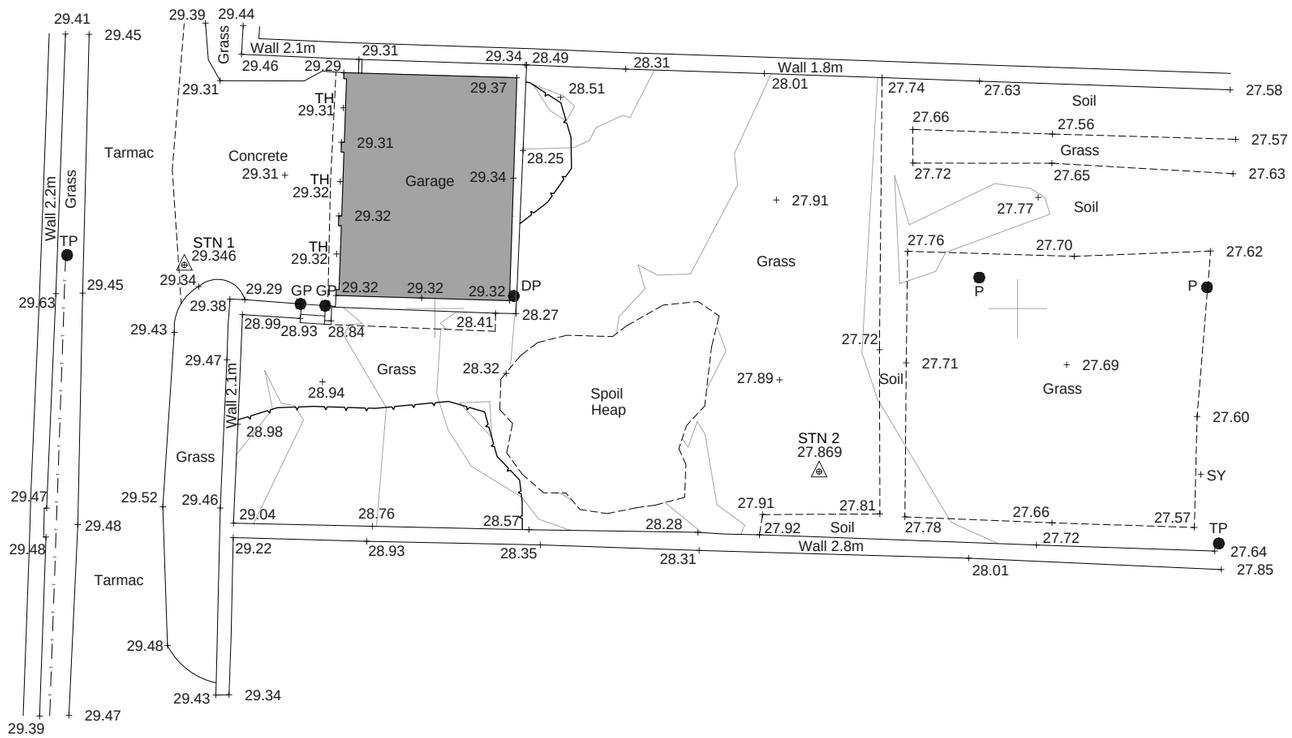
NB: TO BE ADAPTED TO FOR EACH CHAMBER

PAS128 SURVEY METHODOLOGY KEY

THIS SURVEY HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE PAS128 SPECIFICATION FOR UNDERGROUND UTILITY DETECTION, VERIFICATION & LOCATION. THE SPECIFICATION ALLOWS FOR A RANGE OF TECHNIQUES AND METHODS OF VARYING INTENSITY TO BE DEPLOYED. THE COLOUR CODED SCHEME INDICATES WHERE DIFFERENT SURVEY METHODOLOGIES HAVE BEEN USED ON SITE, AND THE LIST BELOW IDENTIFIES EQUIPMENT USED TO OBTAIN THE SURVEY RESULTS.
NB: PLEASE SEE ACCOMPANYING REPORT FOR FULL DETAILS.

ELECTROMAGNETIC DETECTION	GROUND PENETRATING RADAR	TOTAL STATION	GPS/GNSS
Vivax vLoc 3	IDS Opera Duo		Trimble R8s

- M4P - EML SEARCH TRANSECT AT 2m INTERVALS - TRACED AT 0.5m INTERVALS. GPR SURVEY GRID AT 0.5m INTERVALS OR HIGH DENSITY ARRAY. POST PROCESSING OF GPR DATA.
- M3P - EML SEARCH TRANSECT AT 2m INTERVALS - TRACED AT 1m INTERVALS. GPR SURVEY GRID AT 1m INTERVALS OR HIGH DENSITY ARRAY. POST PROCESSING OF GPR DATA.
- M2P - EML SEARCH TRANSECT AT 5m INTERVALS - TRACED AT 2m INTERVALS. GPR SURVEY GRID AT 2m INTERVALS OR HIGH DENSITY ARRAY. POST PROCESSING OF GPR DATA.
- M1P - EML SEARCH TRANSECT AT 10m INTERVALS - TRACED AT 5m INTERVALS. GPR SURVEY AS APPROPRIATE. POST PROCESSING OF GPR DATA.
- M4 - EML SEARCH TRANSECT AT 2m INTERVALS - TRACED AT 0.5m INTERVALS. GPR SURVEY GRID AT 0.5m INTERVALS. GPR MARK-UP ON SITE
- M3 - EML SEARCH TRANSECT AT 2m INTERVALS - TRACED AT 1m INTERVALS. GPR SURVEY GRID AT 1m INTERVALS. GPR MARK-UP ON SITE.
- M2 - EML SEARCH TRANSECT AT 5m INTERVALS - TRACED AT 2m INTERVALS. GPR SURVEY GRID AT 2m INTERVALS. GPR MARK-UP ON SITE.
- M1 - EML SEARCH TRANSECT AT 10m INTERVALS - TRACED AT 5m I NTERVALS. GPR SURVEY AS APPROPRIATE. GPR MARK-UP ON SITE



LEGEND

TOP OF EMBANKMENT
BOTTOM OF EMBANKMENT
FOLIAGE & HEDGES
TREE
BUSH
NOTE:-
SPREADS AND HEIGHTS ARE INDICATIVE ONLY
GATE
VERGE
CONCRETE / TARMAC EDGE
ROAD CHANNEL
FENCE
CRASH BARRIER
WALL
OVERHEAD TELECOMMS
OVERHEAD ELECTRICITY
BUILDING
OPEN SIDED BUILDING
CONTOURS
ROCK OUTCROP

ABBREVIATIONS (WHERE APPLICABLE)

AIR VALVE	AV	LIGHT BOX	L. BOX		
BED LEVEL	BLev	MANHOLE	MH		
BOLLARD	Bol	MARKER POST	MK		
BOREHOLE	BH	MILE STONE	MS		
BRITISH TELECOM	BT	MOORING RING	MR		
BUCHAN TRAP	Trap	PARKING METER	PM		
BUS STOP	BS	POST	P		
CABLE TV	CTV	POST BOX	PB		
CCTV	CCTV	POWER POINT	Power Pt.		
COVER LEVEL	CL	REFLECTING POST	RP		
DOWN PIPE	DP	ROAD SIGN	RS		
ELECTRICITY POLE	EP	RODDING EYE	RE		
ELECTRICITY BOX	EB	RETAINING WALL	RTW		
EARTH ROD	ER	SIGN	SN		
FIRE HYDRANT	FH	STOP VALVE	SV		
FLOOR LEVEL	FL	STOP COCK	SC		
FLAG POLE	FP	TREE STUMP	ST		
GAS VALVE	GV	TELEGRAPH POLE	TP		
GATE POST	GP	THRESHOLD LEVEL	TH		
GULLY	G	TRAFFIC CONTROL BOX	TCB		
HALDO PILLAR	HP	TRAFFIC LIGHT	TL		
INSPECTION COVER	IC	TRIAL PIT	T.Pit		
INVERT LEVEL	IL	UNABLE TO LOCATE	UTL		
JUNCTION BOX	JB	UNABLE TO RAISE	UTR		
KERB OUTLET	KO	VENT PIPE	VP		
LAMP POST	LP	WATER METER	WM		
LITTER BIN	LB	WATER LEVEL	WL		
LIGHT	Light				

Accuracy commensurate with scale of drawing.

Station	Easting	Northing	Elevation	Description
1	279451.403	692801.496	29.346	Nail
2	279473.187	692794.403	27.869	Peg

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GLASGOW
G33 6HZ
TEL: 0141 779 7971
www.sigma-surveys.com

10 LOCHSIDE PLACE
EDINBURGH PARK
EDINBURGH
EH12 9RG
TEL: 0131 202 7861
QUOTES@SIGMA-SURVEYS.COM

SURVEYED	G. QUAIL	SCALE
DRAWN	G. QUAIL	1:200 (A3 Sheet)
CHECKED	J. ROMAN	

STUDIO SJM ARCHITECTS LTD

12 MELVILLE TERRACE, STIRLING

TOPOGRAPHICAL SURVEY

Job No.	Drawing No.	Date	Revision
21/528	21/528/01	September 2021	

REVISION	NOTES	DATE

Notes:

Grid relates to OS Active Network OSTN15.
All levels relate to OS Datum OSGM15.
Drawing Scale Factor : 1
Contours drawn at 0.25m intervals.

THE SURVEY ASSOCIATION
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CHAS Accredited Contractor
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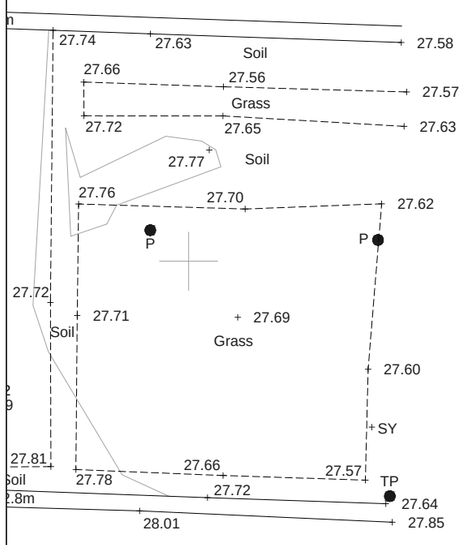

E 279,480

E 279,500

E 279,520

E 279,540

N 692,820

+ 30.83
Ridge / Top of Wall Level

+ 29.55
Eaves Level

+ 27.28
Spot Level

+ 27.46
Spot Level

+ 27.44
Spot Level

+ 27.87
Spot Level

+ 28.28
Spot Level

+ 28.79
Spot Level
(Road Edge)

N 692,800

N 692,780

E 279,480

E 279,500

E 279,520

E 279,540

LEGEND

TOP OF EMBANKMENT
BOTTOM OF EMBANKMENT
FOLIAGE & HEDGES
TREE
BUSH
NOTE:-
SPREADS AND HEIGHTS ARE INDICATIVE ONLY
GATE
VERGE
CONCRETE / TARMAC EDGE
ROAD CHANNEL
FENCE
CRASH BARRIER
WALL
OVERHEAD TELECOMMS
OVERHEAD ELECTRICITY
BUILDING
OPEN SIDED BUILDING
CONTOURS
ROCK OUTCROP

ABBREVIATIONS (WHERE APPLICABLE)

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LIGHT	Light		

Accuracy commensurate with scale of drawing.

N

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12 MELVILLE TERRACE, STIRLING

TOPOGRAPHICAL SURVEY

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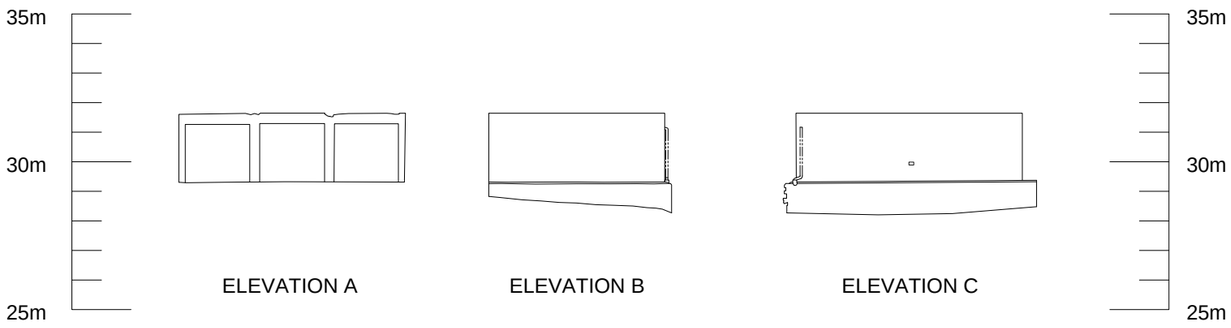
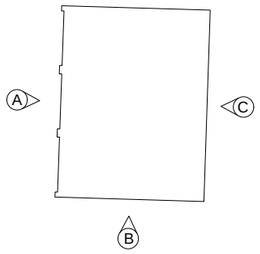


ELEVATION A

ELEVATION B

ELEVATION C



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12 MELVILLE TERRACE, STIRLING

ELEVATION SURVEY
ELEVATIONS A - C

Job No.	Drawing No.	Date	Revision
21/528	21/528/02	September 2021	

REVISION	NOTES	DATE

Notes:

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3.0
Proposal

3.1 Design Description

The character of the existing Conservation area has been carefully considered and the proposal has been thoughtfully designed to not only be sympathetic to the historic surroundings but also enhance the quality of development along Gladstone Place Lane, within Kingspark Conservation Area.

The following Planning Policy and Material Considerations have been taken into account:

1.1 Placemaking
This policy details that new development is required to contribute, in a positive manner, to quality of the surrounding built and natural environment.

3.1 Addressing the Travel demands of New Development
This policy seeks to ensure that proposed developments are assessable, sustainably located and connect to existing travel options.

7.2 Development within and out with Conservation Areas
This policy seeks to ensure that development in the conservation area seeks to preserve or enhance its character, appearance and setting.

7.3 Development affecting Listed Buildings
The policy states that the layout, design, materials, scale, sitting and use of any development must preserve the character of the Listed Building and its setting.

7.4: Development in Gardens/Curtilages within Conservation Areas and around Listed Buildings

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:

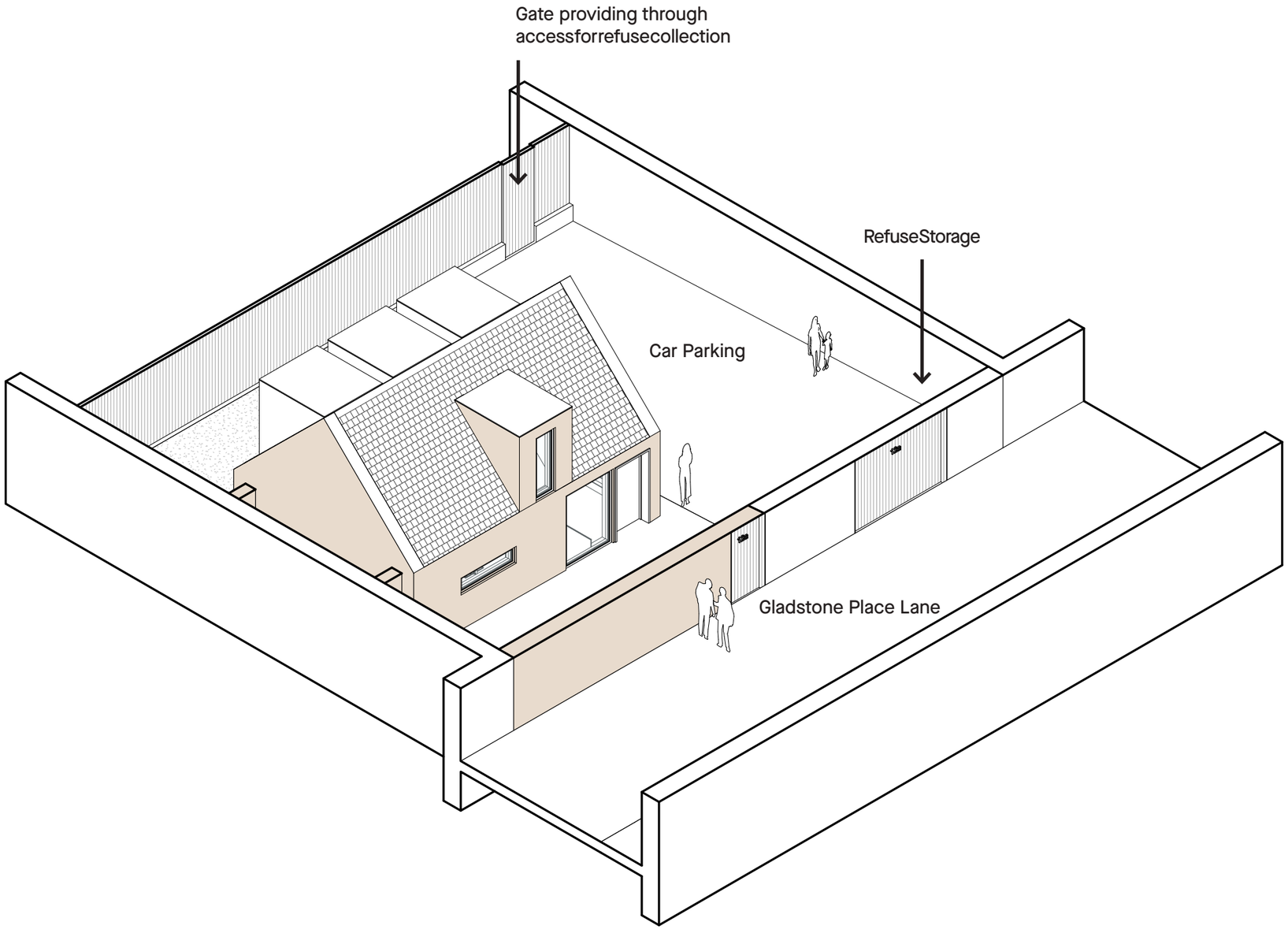
(a) The sympathetic conversion, adaptation or extension of existing properties or ancillary buildings of character where the development will preserve the character and appearance of the original building, its setting and the surrounding area.

(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

The new single storey 2 bedroom dwelling takes the form and materials of an historic out house, typical to the historic typology found on this lane, interpreted in a contemporary style house using high quality traditional materials. As it is not possible to adapt the existing garage structure as the policy suggests, the proposal has been designed to sit on the footprint of the existing poor quality, disused, dilapidated garages. The proposals retain the element of historic stone wall remaining on the sight and seek to strengthen the historic character of the lane by reinstating the line of the historic stone wall, negating the visual impact of this development. We also note that the proposal is sited within an area on the lane that contains both historic and modern residential buildings.

3.2 Axonometric Looking West



Refuse

Refuse and recycling storage will be in curtilage of the new dwelling. There is provision for bins to be presented within Gladstone Lane or on Melville Terrace by residents on collection days. Final waste collection arrangements to be agreed in discussion with the local authority.

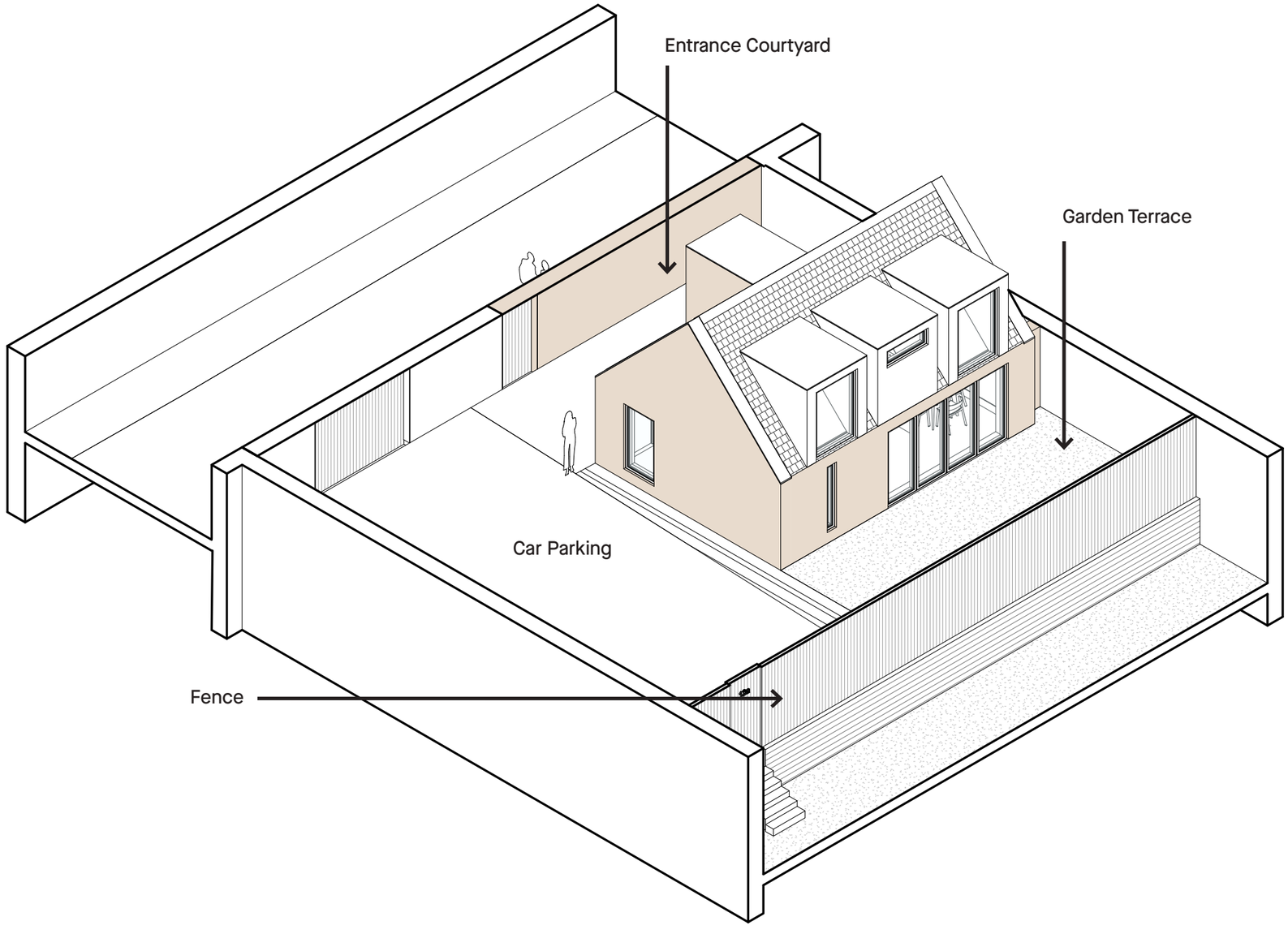
Vehicular Access

Emergency, refuge and private vehicle access will be as existing i.e. via Gladstone Place Lane.

Car/Cycle Parking

Resident and visitor car parking will be incorporated within the curtilage of the new dwelling and will not affect the existing properties along Gladstone Place Lane. There is space within the curtilage of the new dwelling for the addition of a bike store where cycles can be stored if required.

3.3 Axonometric Looking East



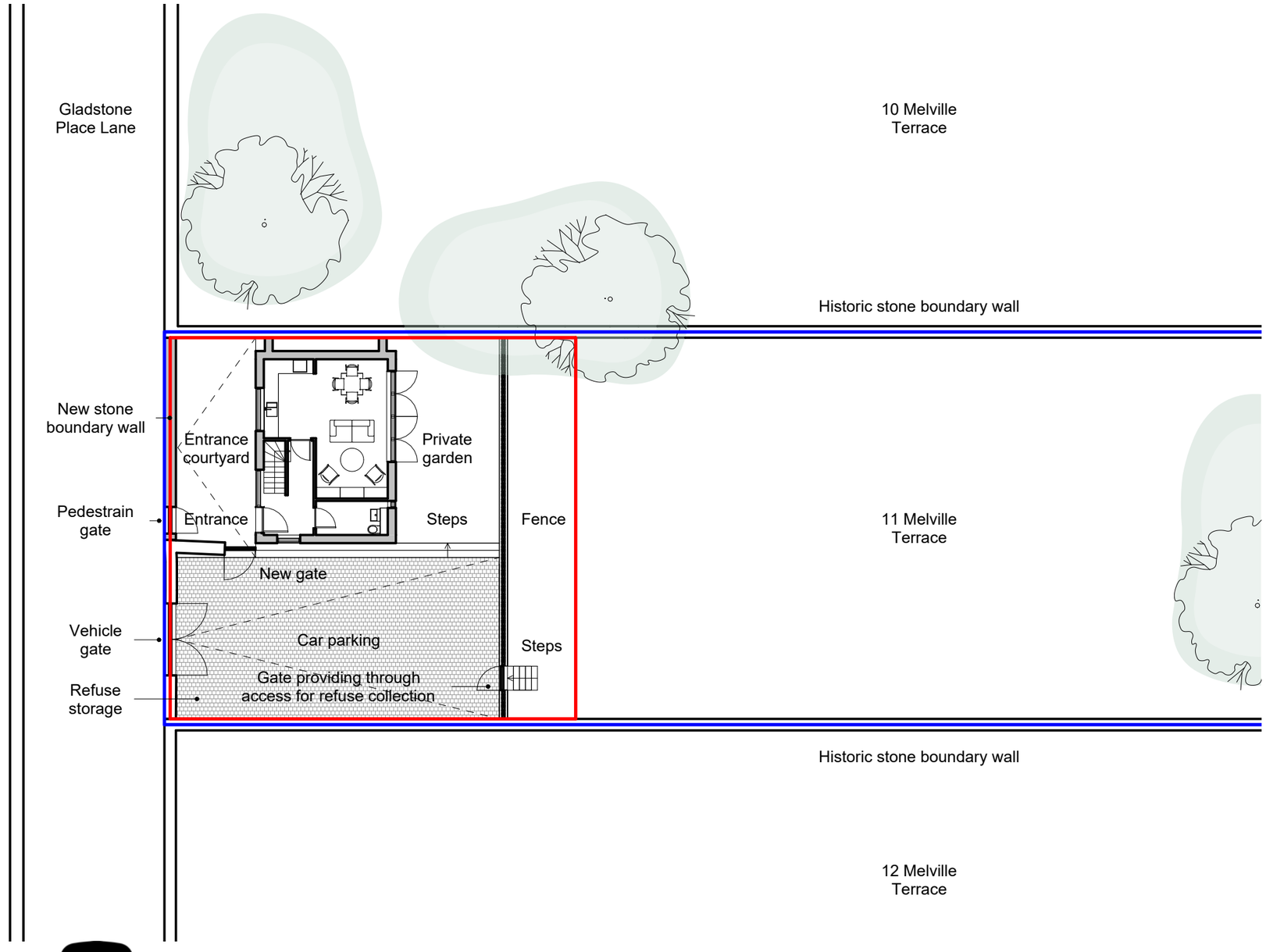
Landscape

Curtilage, in the location of an existing spoil heap, is raised above the grounds of 11 Melville Terrace to negotiate the existing topography. With areas of hard standing in the entrance courtyard and car parking, and soft landscaping in the garden terrace.

A timber fence with a blonde sandstone plinth is proposed to provide separation from the new dwelling and 11 Melville Terrace so the privacy of the rear garden is maintained. Likewise, a new blonde sandstone wall is to be errected to preserve the historic service lane.

No trees are to be removed as part of the proposed works. A bat survey will be commissioned to mitigate risk of adverse effects on bats and roosting sites and develop encouter protocols if required.

3.4 Site Plan



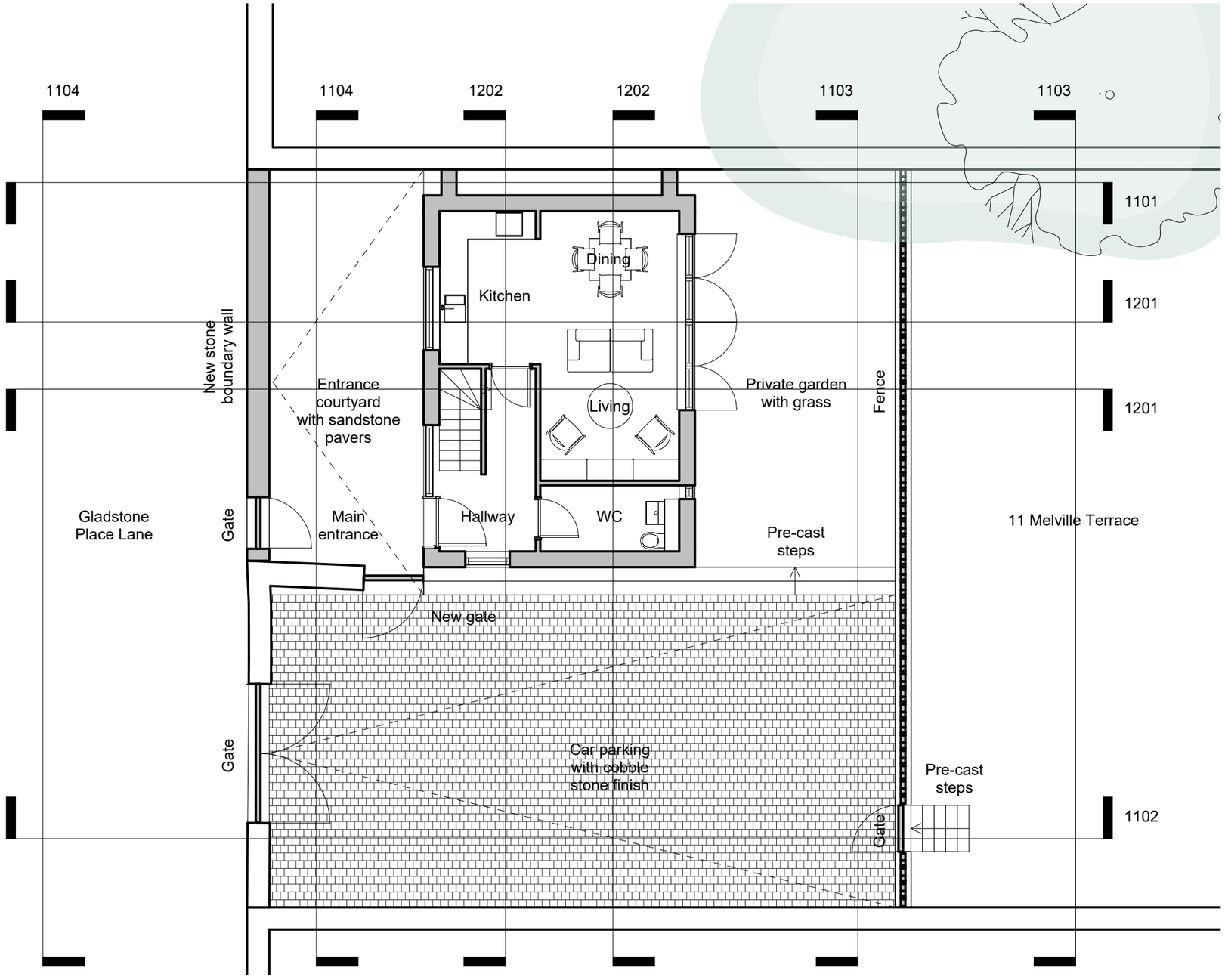
Ownership Boundary

Application Boundary

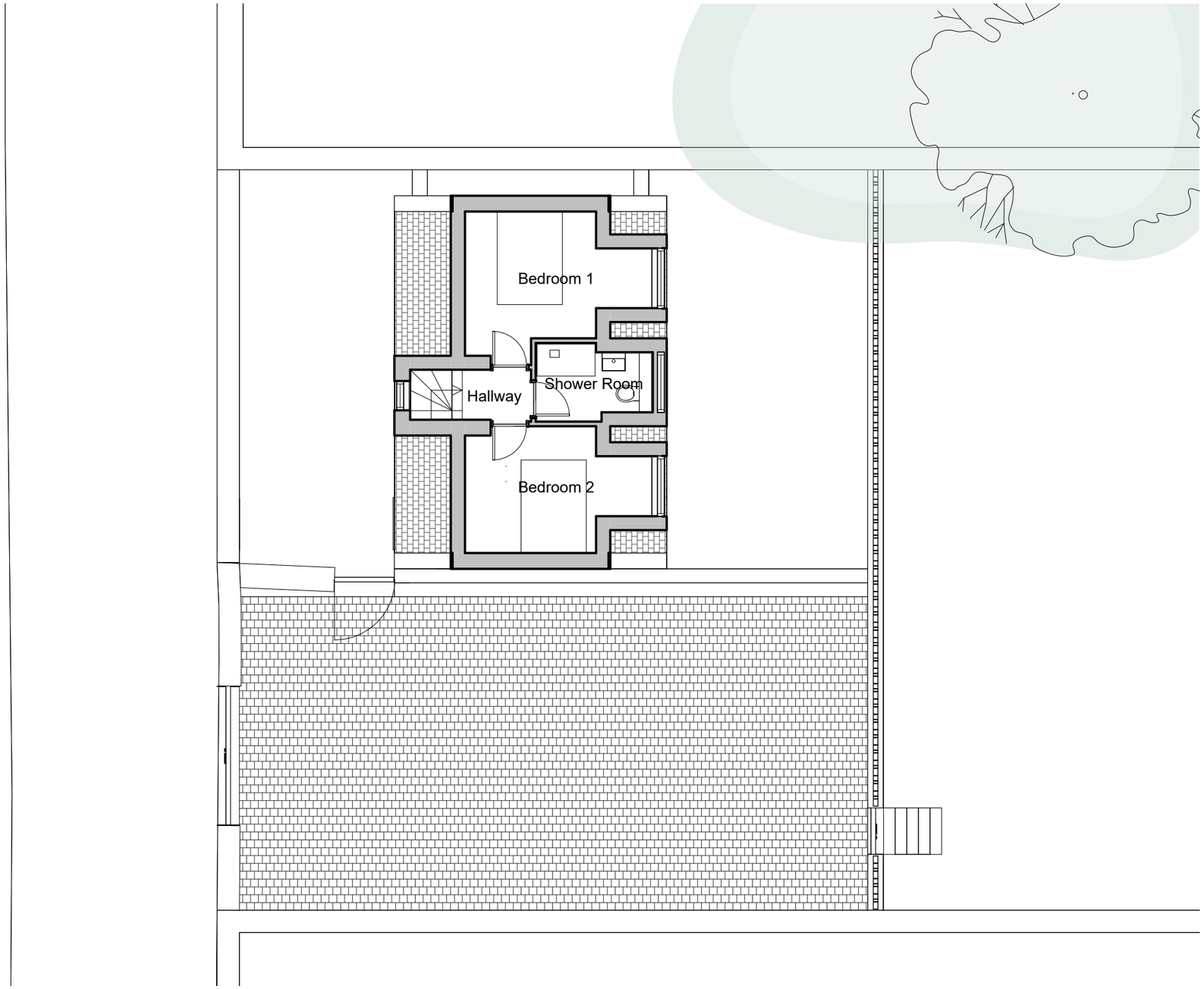
Drainage

A drainage strategy will be developed to cover policy requirements, taking into account existing site records, foul and surface water drainage. With new drainage connecting to the existing drainage network.

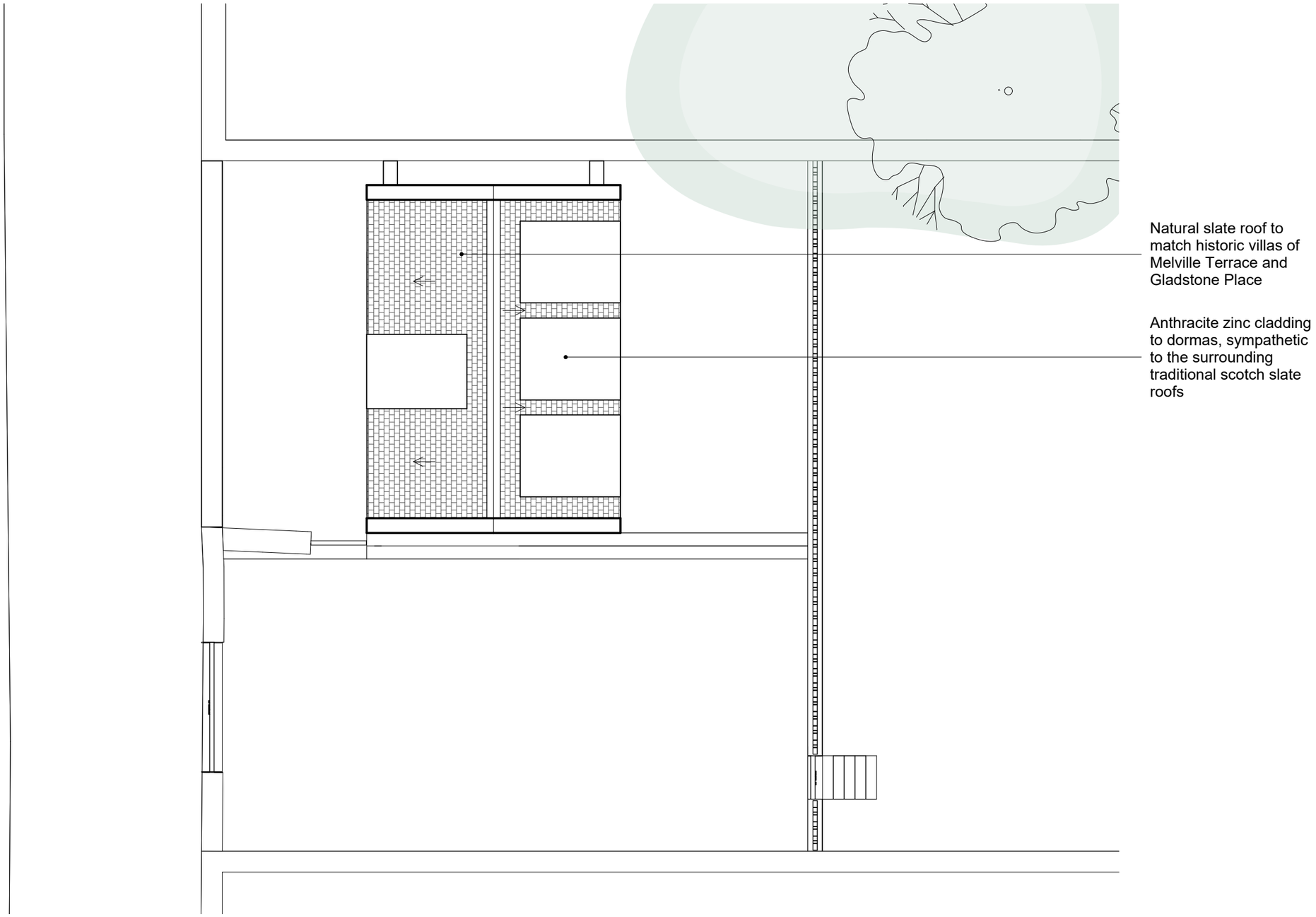
3.5 Ground Floor Plan



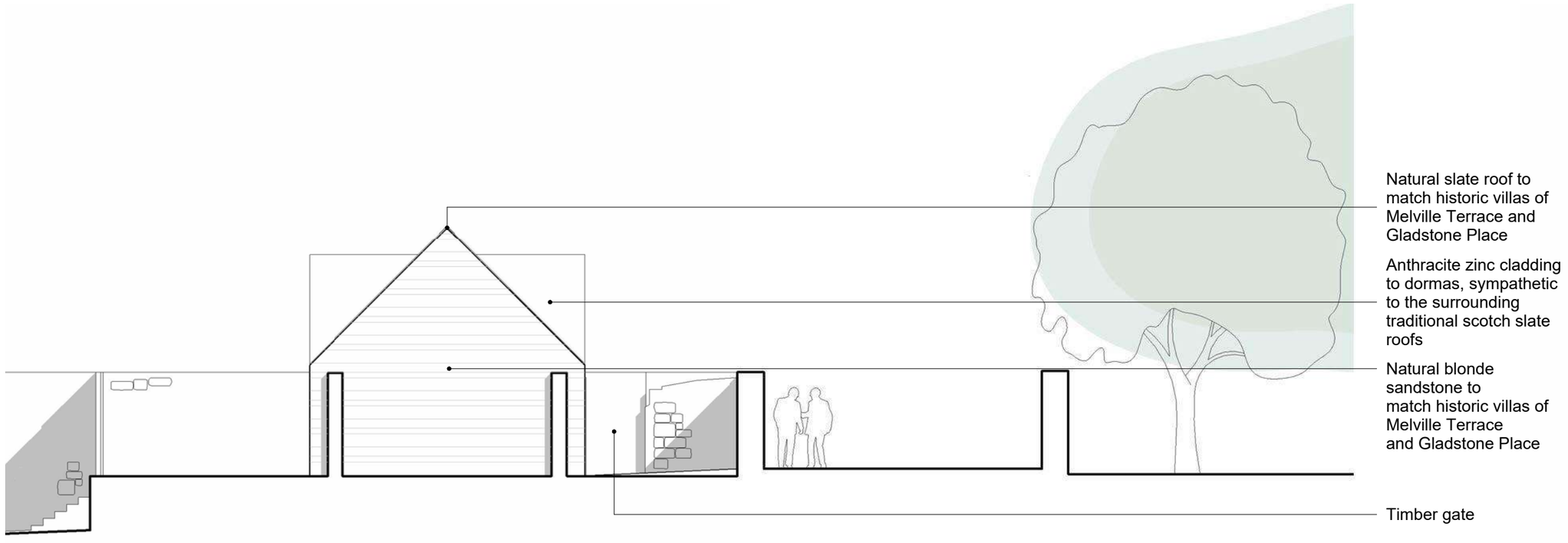
3.6 First Floor Plan



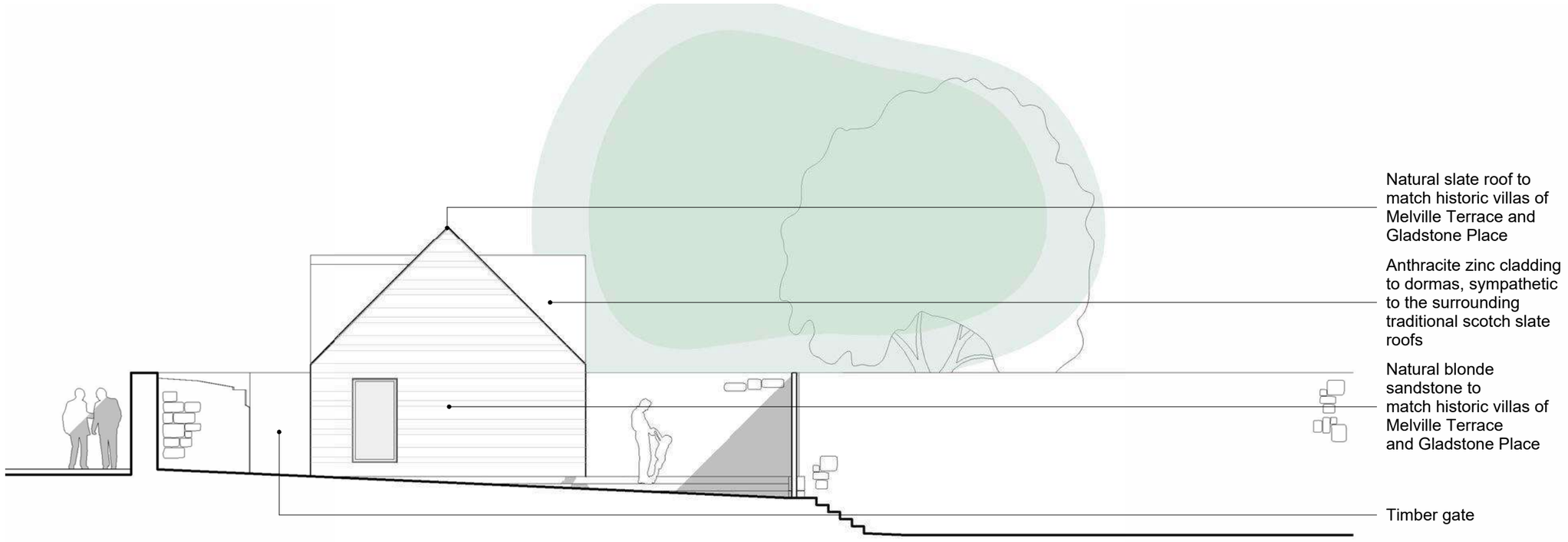
3.7 Roof Plan


Natural slate roof to match historic villas of Melville Terrace and Gladstone Place
Anthracite zinc cladding to dormas, sympathetic to the surrounding traditional scotch slate roofs

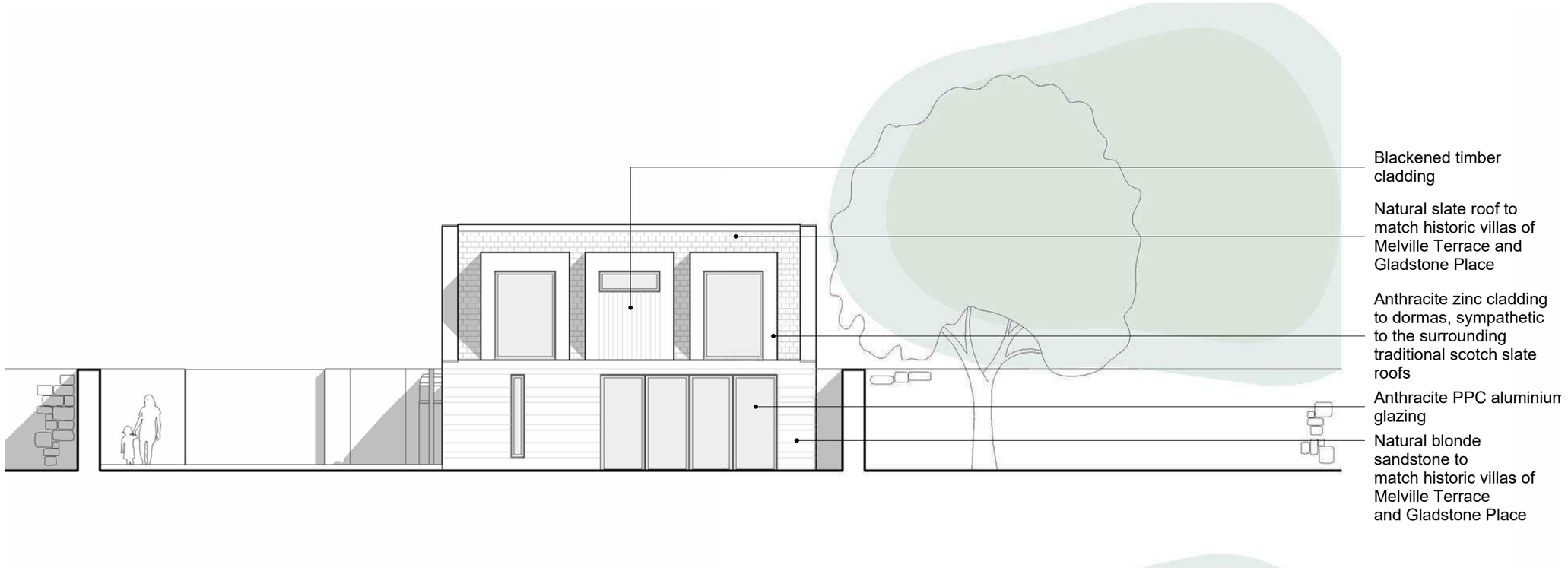
3.8 North Elevation



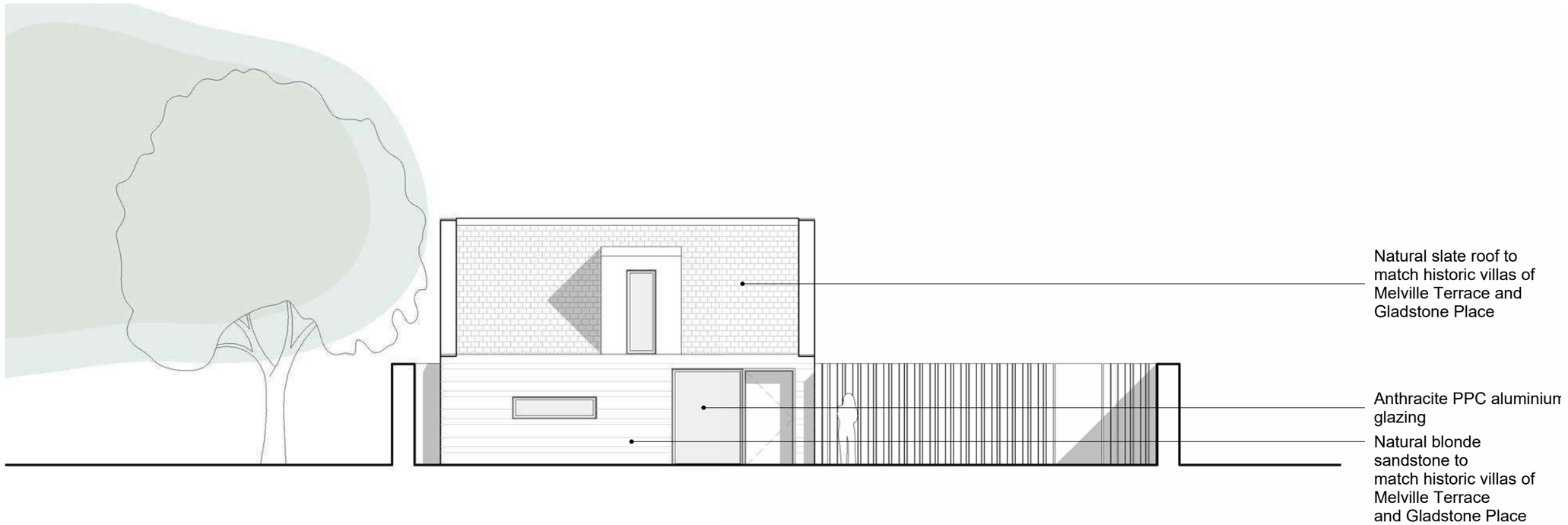
3.9 South Elevation



3.10 East Elevation



3.11 West Elevation



3.12 Cross Sections

3.13 Long Sections

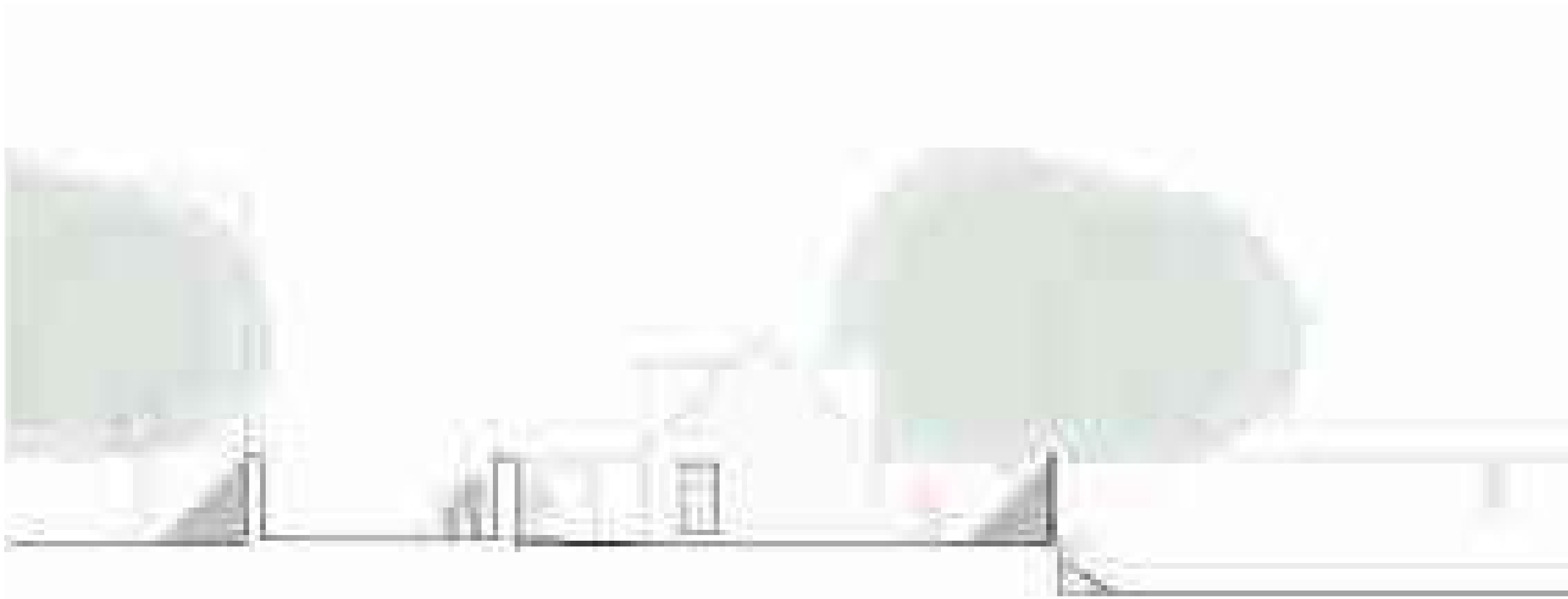


Image:
Sketch section
through site

Image:
Sketch section
through site

3.14 Materiality

“Specifications issued to local builders at this period for houses in the area included detailed instructions as to the source and quality of materials. For example: flooring from Arbroath stone; building stone from the local quarries of Devonan and Thorny Dyke; Aberfoyle slate; lime from Couslane; timber from the Baltic, Spain and America. All the above materials were to be of the very best quality and standard of finish.”

Kings Park Conservation Area Character Appraisal
Stirling Council Local Development Plan Supplementary Guidance SG07
June 2014

3.14 Materiality

Materiality

As the Kings Park Conservation Area Character Appraisal quote on the previous page suggests the surrounding area comprises largely of high quality blonde sandstone dwellings with natural slate roofs and traditional timber windows and doors.

The proposal aims to build upon the traditional materiality of the area in a contemporary way with the use of the adjacent sympathetic and complimentary material pallette.

While reinstating the historic boundary wall using smooth ashlar blonde sandstone helps to preserve the much loved and valued historic character of the Kings Park Conservation Area.

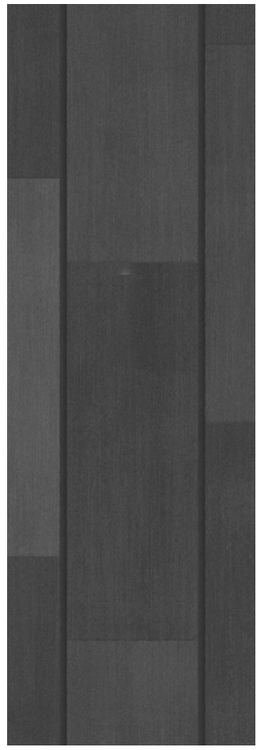
Smooth ashlar blonde sandstone walls cand copes

Existing historic sandstone boundary walls

Timber fencing

Dark metal window frames

Blackened timber panelling



Anthracite zinc cladding

Natural slate roof

4.0
3D Visuals

Looking South on Gladstone Lane

Looking North on Gladstone Lane

Looking West from 11 Melville Terrace, fence hidden for purposes of view

Looking West from 11 Melville Terrace

5.0 Carbon Statement

5.0 Carbon Statement

While constrained by the existing site and heritage assets the client and design team recognise the importance of protecting and improving the environment and aim to adopt best practice sustainable design and construction principles when possible. Complying as a minimum with relevant energy and sustainability legislation, while promoting the use of locally sourced materials and services/labour, and responsible waste management. To meet these commitments the proposal endeavours to:

- Challenge the brief for spatial efficiency to reduce consumption of resources and limit carbon emissions during construction;
- Maximise natural light, orientation and adopt a fabric first approach to limit energy demand, running costs and carbon emissions in use;
- Enhance the sites natural assets to support biodiversity;
- Improve infrastructure to facilitate responsible waste management in use;
- Consider renewable building services strategies (noted below) to minimise fossil fuel consumption in use.

Building services strategies under consideration:

Kers (indoor Heat Pump Mechanical Extract Ventilation)
- Recycles waste heat, constant 20°C improves COP
- High temperature water output 65°C
- Heaterless design requires no immersions
- Simple installation
- MEV function options
- No external condenser

Zeb (Zero emission boiler)
- Electric heating elements heat an insulated storage medium which @ efficiently stores 40kWh of energy as heat until needed
- Uses only the cheapest and greenest electricity
- Patented technology releases the heat to your heating/hot water circuit only when needed
- Heats existing water boiler to any setpoint between 35-80
- Works with any thermostat
- Supports the transition to a low carbon electricity grid
- Works with any thermostat

CUBE FLOW (Electric Thermal Store Tank)
- Rectangular floor standing Thermal Store Mains Pressure System
- The store is vented and heated by immersion heaters
- Can be fitted anywhere in the home
- Suitable for use with off peak electricity tariffs
- Designed to take 27% less space than a cylinder
- Designed to pass through most loft hatches or hot water tank cupboards
- Reduces heat loss /Low maintenance
- No annual service requirements

ASHP (Air source heat pump)

Studio SJM Architects Ltd
hi@studiosjm.co.uk
ww.studiosjm.co.uk
@Sudio_SJM

Scottish Company
No.618245