

PLANNING PERMISSION APPLICATION

DESIGN STATEMENT

PROPOSED INFILL DEVELOPMENT



At

12 CRICHTON STREET, MILLPORT, ISLE OF CUMBRAE, KA28 0ET

By

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This design philosophy statement has been written to outline the design principles and concepts that are considered relevant for a proposed development to effect a viable, sustainable and relevant development of the gap site that presently exists at 12 Crichton Street, Millport.

(i) it looks to explain the policy or approach adopted as to design and how any policies relating to design in the development plan have been taken into account.

(ii) it describes the steps taken to appraise the context of the development and demonstrates how the design of the development takes that context into account in relation to its proposed use.

(iii) it states what, if any, consultation has been undertaken on issues relating to the design principles and concepts that have been applied to the development; and what account has been taken of the outcome of any such consultation.

1.0 BACKGROUND INFORMATION

1.1 Applicant Details

Mr Fraser Richardson & Mrs Christina Kotsarini,
c/o Kotsarini Properties Ltd.,
8/3 460 Sauchiehall Street, Glasgow G2 3JW

1.2 Design Team

Architect & Planning Consultant -
McMillan & Cronin Architects
24 Main Street, Largs KA30 8AB
Project Architect: Eric McMillan FRIAS RIBA MaPS

Engineer –
ATK Partnership, 33 Union Street, Greenock PA16 8DN
Project Engineer: John Anderson

1.3 Brief

The proposal is to make formal planning application to create a ground floor main door flatted property and rear access maisonette property over, through the erection of a two storey and attic development to the gap site at 12 Crichton Street, Millport, Isle of Cumbrae KA28 0ET.

1.4 Site Planning History

On 9th April 2019, under planning permission approval N/19/00167/PP, North Ayrshire Council granted Conditional Planning permission, for the erection of replacement infill dwelling house to the site.

The proposals approved, at that time, have been aesthetically replicated in the new application, the significant difference being that, rather than a single house being proposed, the development looks to sub-divide the property into a ground floor flat and upper maisonette.

No planning policy change is now to have been introduced since the original approval was granted.

2.0 SITE DETAILS

2.1 Location & Site Plan

The site is located centrally within the town of Millport and sits within a terrace of residential properties that are located directly onto the north pavement of Crichton Street. The site sits facing onto Crichton Street and, by way of a pedestrian route, is linked to Crawford Street to the north. No buildings presently exist within the site to the Crawford Street elevation.

The front elevation is south-east facing across Crichton Street and has uninterrupted views out into the Firth of Clyde. Directly across from the site is a sloping grassed area which leads onto a craggy outcrop.

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Historical View – the roof to the property is no longer in place.



North east along Crichton Street



South-west along Crichton Street



Looking westwards towards the site



The view across Crichton Street from the site



Crawford Street frontage



Looking south-east into the site from Crawford Street



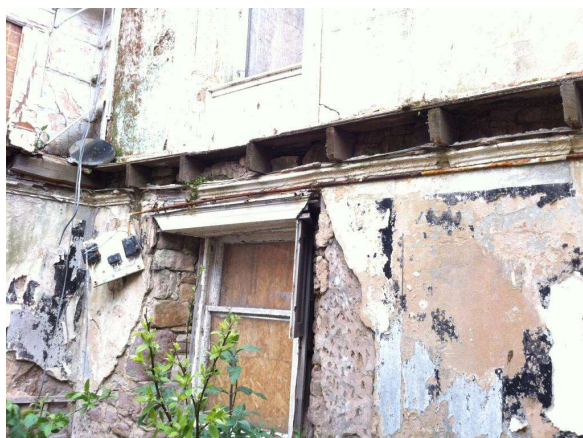
Looking into the rear of the site



No roofs remain to the property



Rear walling to house fronting Crichton Street



Unsupported, dangerous, condition of external walling



Unsupported, dangerous, condition of walling



Unsupported condition of internal walling

2.3 History of Building

The building was delisted by Historic Environment Scotland in October 2018.

The site sits within the Millport Conservation area.

It is understood the building has remained derelict, without a roof and internal floors, for some 40 years and has suffered from significant decay which has accelerated over recent years. Appendix A to this statement include Engineering Reports, produced by ATK Partnership, on the present condition of the remaining structure.

2.4 Ownership

The Applicants are the owners of the site. The main site area fronts onto Crichton Street but benefits from a pedestrian access right onto Crawford Street, Millport.

3.0 SITE APPRAISAL

3.1 Context

The original house was, generally, of a similar scale, style and finish to the two storey 'traditional' terrace housing towards the south west of the site. The building is, generally, render finished stone walling and slate finished pitched timber roofs. The aesthetic is simple and understated.

It is understood that the neighbouring building has had relatively recent structural issues and there is evidence that works have been carried out to the gable, where exposed concrete blockwork is visible.

The neighbouring property to the south-west has been extended to the rear and this has resulted in a second pitched roofed building that produces an internal gutter centrally to the roof arrangement. The water runoff has been, simply, collected within a hopper and conducted to the ground within the development site footprint.

To the immediate north east of the site is 10 Crichton Street, which has a two storey sandstone main elevation and heavily dormered slate finished pitched roof. This building is of significantly larger proportions and the increased storey heights results in a high level gable, fronting onto No. 12. The co-terminus gable has render finish and a significant amount of settlement and cracking is apparent to the full height of this walling. It is understood this building had a Council Repair Notice but it is not known what extent of repair is required through the formal notification, or whether it has now been carried out.

The development site building, itself, appears to have had a range of extensions to the rear and the mono-pitch nature of the roofs to these areas can still be seen as described on the neighbouring property gables and the remaining rear walling to the original house.

3.2 Identity

The identity of the area is, generally, traditional but a range of architectural vocabulary has been utilised over an extended period and this latitude of design has resulted in an eclectic mix of styles and materials.

4.00 DESIGN PRINCIPLES

4.1 Local Development Plan

The site sits within the Housing Land Use Category to the present North Ayrshire Local Development Plan.

The GENERAL POLICY within Section 3 to the Local Development Plan indicates that development will be determined against general criteria. The relevant criteria for this project are:

(a) Siting, Design and External Appearance:

The siting of the development, and the positioning and design of the proposed house has taken close regard to the relationship of the development to existing buildings.

- The proposed infill house picks up the important architectural references and introduces a modern interpretation.
- Apartment windows to the main Crichton Street elevation are designed to pick up on the proportions to the adjacent properties. The external material will match the original house and the neighbouring terrace.

Design should have regard to existing townscape and consideration should be given to size, scale, form, massing, height, and density.

- The proposed design looks to introduce a sensitive addition to the streetscape, providing a suitable transition between the two-storey terrace, commencing with 14 Crichton Street, and the more significant three storey and attic building at 10 Crichton Street. The proposed roof pitch will be finished in a slate-lookalike tile and will be co-planar with 14 Crichton Street. A heightened front elevation wallhead will help to introduce the transition of scale between the two adjacent buildings. The front elevation roof slope will have a relatively modest dormer window introduced, based on a traditional style and detailing, and will allow a discreet viewing level to be formed behind the heightened wallhead positioned back from the Crichton Street frontage. Attic dormers are a feature of both Crichton Street and the neighbouring areas of Millport.

External appearance should have regard to the locality in terms of style, fenestration, materials and colours

- The design proposals introduce a positive statement in keeping with the setting and surroundings of the site

Consideration should be given to proper planning of the area and the avoidance of piecemeal and back land development.

- This aspect is not considered relevant to the proposal. The proposal reinstates an important element within the streetscape.

Design should have regard to the need to reduce carbon emissions within new buildings.

- High insulation levels, aligned with sustainable energy systems, will be introduced within the specification to reduce carbon emissions to below the level required by the Technical Standards.

(b) Amenity:

Development should have regard to the character of the area in which it is located.

Regard should be given to the impact on amenity of:

- Lighting; no lighting pollution will be introduced.
The proposal is residential in nature and in line with surrounding uses.
- Levels and effects of noise and vibration;
No nuisance will result from the end use of the development. Construction traffic and noise will be monitored to ensure any nuisance is minimised.
- Smell or fumes;
No nuisance will result from the end use.
- Levels and effects of emissions including smoke, soot, ash, dust and grit or any other environmental pollution;
No nuisance will result from the end use.
- Disturbance by reason of vehicular or pedestrian traffic;
No nuisance will result from the end use.

(c) Landscape Character:

This is not a peripheral site within a settlement boundary and, as such, this item is not applicable.

(d) Access, Road Layout, Parking Provision: Access on foot, by cycle, by public transport and other forms of transport should be an integral part of any significant development proposal. Development should have regard to North Ayrshire Council's Roads Development Guidelines and meet access, internal road layout and parking requirements.

- Given the town centre location, and that this is, effectively, the reinstatement of residential property, no onsite parking provision is deemed necessary.

The proposal, therefore, accords with the LDP zoning status.

4.2 Design Guides

The following design guidance is relevant and has been used in informing and formulating the proposals:

Coastal Design Guide

*i.e. page 37 Better New Development - Similar, Integrated Character
new properties have simple massing and proportions; they form a setting (or backdrop) to the bay and do not draw attention to themselves fenestration and balconies make the most of seaside views*

Advice Note - Window Design for Conservation Areas & Listed Buildings

5.0 DESIGN SOLUTION

5.1 Layout

Our client is interested in constructing an infill structure that will provide a ground floor flat and maisonette over. The ground floor flat will have main door access from Crichton Street and level access, through the rear garden area, onto Crawford Street. The upper floor maisonette will have a stepped access from Crawford Street, through the rear garden area.

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The proposal is to remove the remaining existing walling that formed the original Crichton Street frontage to the original house, as this has been deemed uneconomic to repair and to construct a two storey, and room in roof replacement.

It is acknowledged that the site sits within the Conservation Status of Millport town centre and there is a sensitivity issue. However, in order to make development economic and viable, the value of the completed house would need to, at least, reflect the costs in acquiring the site, clearing the site and constructing a new build home within the constrained space available.

The proposal is to re-instate the front elevation in a form similar to the original building, but with an increased front elevation wallhead level, and to have a slate lookalike pitched roof to both the front and rear walling. This would result in the main front roof being co-planar with the existing roof to 14 Crichton Street and would result in continuity of the streetscape.

In order to achieve an economic proposal, the potential for habitable space within the roof space would need to be unlocked. This would result in an attractive and modern residence that would attract a good market value.

To make use of the attractive outlook, the proposal would be to introduce a modern interpretation of the room in roof, prevalent along much of Crichton Street. In an effort to reduce the impact of the attic floor development it is proposed that a modest dormer installation, clad in slate finish, be introduced that would provide a recessed balcony area, discreetly positioned behind the raised wallhead level, and protected by a part height clear glass protective barrier.

Flat roofed dormer windows would be set into the pitched roof planes and the pitched roofing would be capped at the top of dormer level to restrict the height of the development. This finished height would be some 1200mm above the front ridge height of 14 Crichton Street, but set back from it, at the same angle as the existing front roof pitch.

The proposal provides sufficient volume to create a master bedroom and ensuite facility within the attic area.

Viewed from the south-east, this would result in a transition between the two storey terrace and the more dominant building at 10 Crichton Street.



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5.2 INITIAL CONSULTATIONS

A pre-application planning consultation, based on the submitted proposals, was undertaken with North Ayrshire Council on 28th August 2023. In an e-mailed response of 31st August 2023, Mr I Davies Senior Development Management Officer, of NAC Planning Services, indicated:

Dear Eric,

Thank you for your e-mail and plans.

The principle of two flatted properties is acceptable. The design changes appear minimal and it is noted there is a similar stairwell on the adjacent property. The impact of any changes on neighbouring properties could only be assessed through a full application. However, given the above it appears they would also be minimal.

I note no off-street parking is proposed. No off-street parking was required for the single house. Whilst our Roads colleagues may seek off-street parking for two flats, I also note that there would be no increase in bedrooms (a 1 bed flat and 2 bed maisonette as opposed to the 3 bed house). This could be considered as part of any application. The re-development of the site, given the condition of the current building, is to be welcomed and a positive redevelopment proposal may outweigh any parking concerns, if there are any.

In terms of bins etc. I understand that space for 4 bins per flat would be required. Our colleagues in Waste produced guidance in 2021 on what they would expect.

<https://www.north-ayrshire.gov.uk/Documents/CorporateServices/LegalProtective/LocalDevelopmentPlan/guidance-for-waste-recycling-collection-services.pdf>

I hope this information is of use and please do not hesitate to contact me to discuss the matter further.

Kind regards

Iain Davies

Senior Development Management Officer

Planning Services

Place Directorate

North Ayrshire Council

The proposals do not include for off street parking. In order to prove economic, the scale of built development proposed requires to be achieved. As suggested by NAC Planning, it is considered that the positive redevelopment proposal outweighs any parking concerns.

We would confirm that space for 4 bins, per flat, will be provided within the rear garden areas.

We would strongly recommend the proposals, as submitted, be approved by NAC Planning.

Eric McMillan FRIAS RIBA Architect

23rd October 2023

APPENDIX A :: STRUCTURAL REPORTS



RECEIVED 29 MAR 2017

CIVIL AND STRUCTURAL
ENGINEERING CONSULTANTS

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GREENOCK, PA16 8DN

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FAX 01475 727990

e-mail: mail@atk-partnership.co.uk

Our Ref: LTR/11495/1/JH

Your Ref:

Date: 27 March 2017

Mr I McBride
c/o McMillan & Cronin
24 Main Street
LARGS KA30 8AB

Dear Mr McBride

12 Crichton Street, Millport

In response to your recent instruction regarding an inspection at the above, we confirm our Mr Anderson visited the property on 23rd March 2017.

The purpose of the inspection was to comment on the condition of the property with a view to demolition and rebuilding.

The subjects comprise a two storey property which is now derelict with no roof structure or mid floor joisting. Construction appears to be of traditional heavy stone outer walling with an internal brick wall. The internal lintels appear to be of timber which are now in poor condition or completely missing.

We are of the opinion that the structure is in such a poor condition that it would not be economically viable to retain it. Due to the lack of restraint to the front walling we are of the opinion the wall is now in a potentially dangerous condition. The wall is two storeys high and with the poor condition of the embedded timber lintels there is effectively nothing helping to resist against the wind loading to the upper section of the wall.

We can appreciate that the situation on site has possibly existed for quite some time nevertheless the condition at today's date is not good and certainly cannot be justified by calculation.

The remainder of the internal walling and rear wall is not good and would suggest that for future development the building should be demolished and rebuilt.

We would/...

DIRECTORS

JOHN ANDERSON BSc (Eng) C.Eng. M.I.Struct.E.

ALLISTER CAMPBELL B.Eng. (Hons) MSc. C.Eng. M.I.Struct.E.

CONSULTANT

DAVID TURNBULL BSc C.Eng. M.I.C.E. M.P.S.

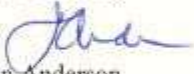
Anderson Turnbull Kiloh is the trading name of The Anderson Turnbull Kiloh Partnership. A Limited Company registered in Scotland No. 145901

12 Crichton Street, Millport

We would however point out that the two adjacent properties have their own problems in respect of previous movement, guttering and downpipes and any new build design will require to reflect these problems.

We trust the foregoing is self-explanatory but please do not hesitate to contact us if you require further assistance.

Yours sincerely



John Anderson
For ATK Partnership Limited

Eric McMillan

From: ATK Mail <mail@atk-partnership.co.uk>
Sent: 08 January 2019 13:51
To: Eric McMillan
Cc: Ian McBriide
Subject: Structural report at 12 Crichton Street, Millport
Attachments: 20180330125442037.pdf; 20170323_111951.jpg

Importance: High



REFERENCE EML-OUT/11495/9
For the attention of Eric McMillan
Demolition warrant

Hi Eric

I have just spoken with with Ian today and advised him that we still have concerns with the front wall which remains in a very poor condition with currently no roof or mid floor joists to help stabilise it.

Due to the poor condition of the timber lintels over the windows there is still a likelihood of an uncontrolled collapse and on this basis we are advising the wall is in a dangerous condition and should be demolished to a safe height if not completely removed.

On the basis of our inspection of the 23rd March 2017 we would suggest taking the wall down to at least ground floor window lintel level, remove the embedded lintels and protect the exposed wallhead from further deterioration.

We can appreciate that whilst an application for Planning consent may be lodged along with a Building Warrant the time delay to secure both of these will simply allow the wall to deteriorate even further with no guarantee of the wall remaining secure.

We would suggest that Building Control may look favourably on a demolition warrant due to the protracted timescales and would suggest there would be an overall road safety benefit from removing any Heras fencing off the pavement / road.

The complete demolition of the walling to ground level and site clearance would also enable the site to be made more secure with no underlying problem of retained sections of walling.

At the present time (and for several years) there are no mid floor joists or roof timbers and we are of the opinion that the remaining structure offers no support to the adjacent structures and the front walling can be removed.

Should it be found that the party wall on the lefthand side forms part of the " terraced structure " a system of steel plates and tie rods can be easily fitted to help restrict any outward movement of the remaining front wall.

A dilapidation survey would be best commissioned prior to any work being instructed to ensure there is a current record of cracking and movement with the adjacent buildings.

I have attached some photographs which should be of assistance and note that the gable of the lefthand side seems to have been partially rebuilt with a skin of blockwork

Trust this is helpful and hope that a Demolition Warrant could be submitted sooner rather than later.

Regards

John Anderson

ATK Partnership
Tel: 01475 787797