

DESIGN STATEMENT.

4 Gladstone Place is within the Kings Park Conservation area of Stirling. A spacious residential suburb being of the best examples in Scotland. It is characterised by 2 storey detached and semi detached villas set within their own garden plots defined by stone boundary walls. Overall “an attractive green environment.”

Number 4 is a C listed detached mid Victorian villa with slate roof, dressed sandstone frontage and coursed rubble rear elevation with raised margins, two ground floor canted bays and centre consoled door piece, stop-chamfered openings, segment-headed at ground floor, straight at first floor. Bracketted eaves course, hipped, slated roof. Single-storey wing on South gable.

The C listing is on the address and the name of the site.

The villa has timber sash and case windows with large plate glazing to the front and sash and case with 2 over 2 astragals to the rear.

The proposal is to replace the existing kitchen into one of the large rear living rooms locating it more centrally within this large family home. Provide access from the existing dining room into the utility room and a rear opening from the existing utility room into the garden. Convert the existing kitchen and side extension into accommodation for the clients parents (grandparents) and to cover the external courtyard to allow internal access to the existing office/studio outbuilding. This will also allow replacement of the existing bitumen flat roof over the storage and wc area.



PHOTO OF THE EXISTING KITCHEN VIEW OUT TO GLADSTONE PLACE



PHOTO OF THE EXISTING KITCHEN WINDOW WHICH IS PROPOSED TO BE A DOUBLE DOOR FROM THE INSIDE

PHOTO OF THE EXISTING UTILITY ROOM WINDOW FROM THE INSIDE WHICH IS PROPOSED TO BE A DOOR OUT TO THE GARDEN.





PHOTO OF THE EXISTING UTILITY WINDOW FROM THE OUTSIDE



THE EXISTING STORE ROOM TO BE CONVERTED INTO A SHOWER ROOM



THE EXISTING COURTYARD SHOWING THE EXISTING KITCHEN WINDOW AND WC WINDOWS WITH BARS



PHOTO OF THE DOOR IN THE COURTYARD TO THE EXISTING OFFICE/STUDIO

