

PLANNING AND LISTED BUILDING STATEMENT

Applications for external alterations

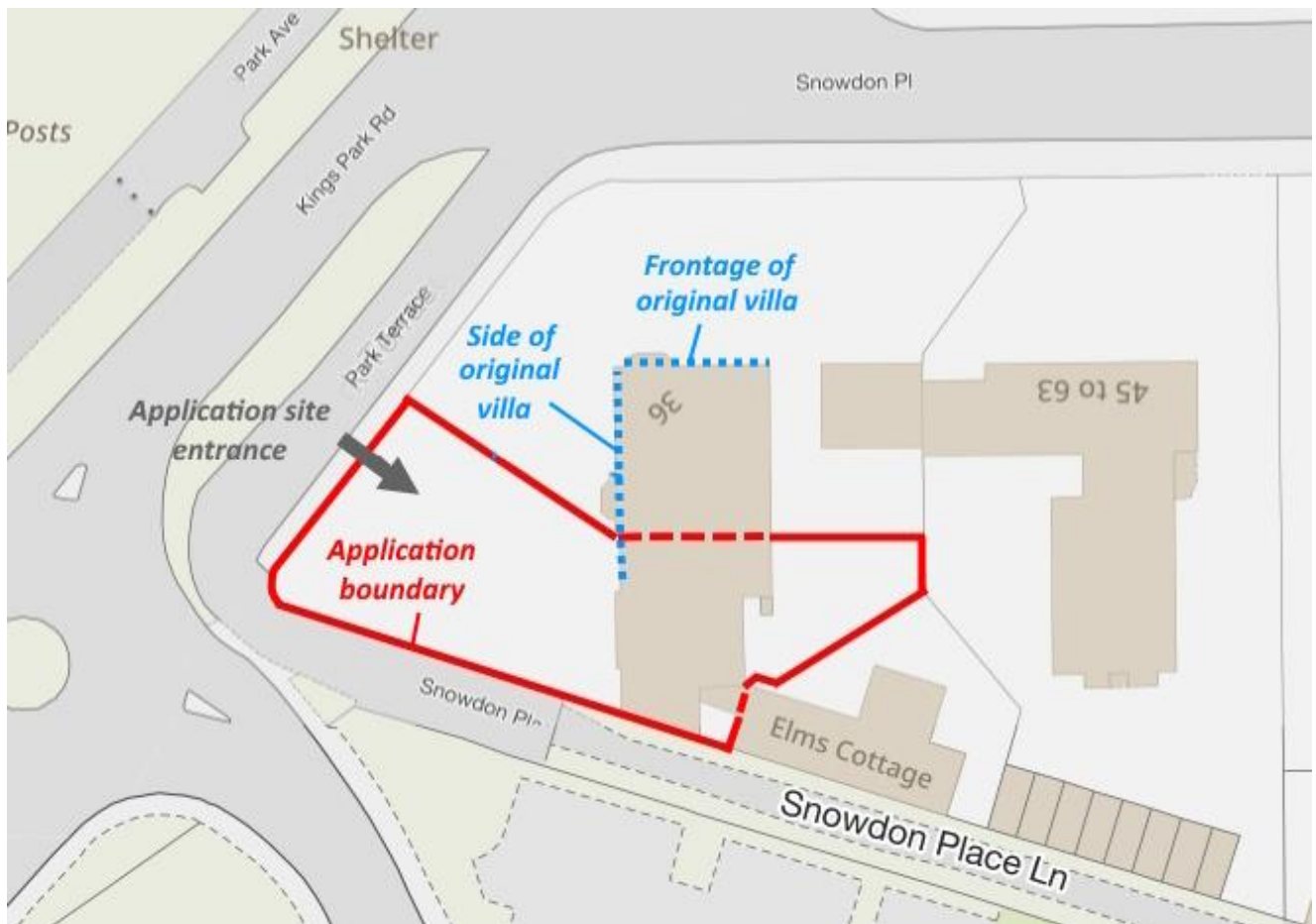
36 Park Terrace, Stirling

1. Introduction

- 1.1. This statement accompanies applications for planning permission and listed building consent that are being submitted for external alterations to a residential villa property at 36 Park Terrace, King's Park, Stirling.
- 1.2. This statement explains the background to the applications and presents the case that the alterations respect the character and appearance of the listed building, and King's Park Conservation Area.

2. The property

- 2.1. 36 Park Terrace is a category-B listed mid-19th Century villa which faces north onto Park Terrace at its junction with Snowdon Place.
- 2.2. On 4th October 2018 planning permission and listed building consent were granted for the alteration, extension, sub-division and change of use of office accommodation into three dwellings. Most of the authorised works were carried out, and the present applications concern the house at the rear of the subdivided property. It is accessed from the side garden of the original villa.
- 2.3. The application site, orientation of the original villa, and entrance are indicated on the diagram below.



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3. The proposed alterations

3.1. The present application proposes two alterations to the property.

1. Removal of built-up ground at the frontage, to expose, refurbish and re-point the original basement-level stonework, and install patio doors and a window.
2. To build a small basement and ground-level extension to the rear of the property.

4. The proposed alterations at the side of the property

4.1. This aspect of the applications proposes removal of built-up ground, and to expose, refurbish and re-point the original basement-level stonework.

4.2. A basement level already exists at this part of the building comprising voids which are presently un-used. The stonework extends down to the basement level, but the ground level was raised up in front of it. The photograph below shows the location of the basement, and the position of the existing wall which it is proposed to expose.



4.3. The works will allow the stonework to breath, and it will be cleaned and re-pointed. This will allow the presently-unused voids to become living accommodation within the house.

4.4. The drawing below is an extract of the submitted proposed drawing O2A, and shows the proposed alteration.



- 4.5. As can be seen it is proposed to install patio doors to allow egress from the void, which is intended to be used as domestic accommodation.
- 4.6. The section of the villa adjoining to the north already has an exposed basement level, as shown in the photographs below.



View from the west towards the part of the villa in separate ownership adjoining the application site.

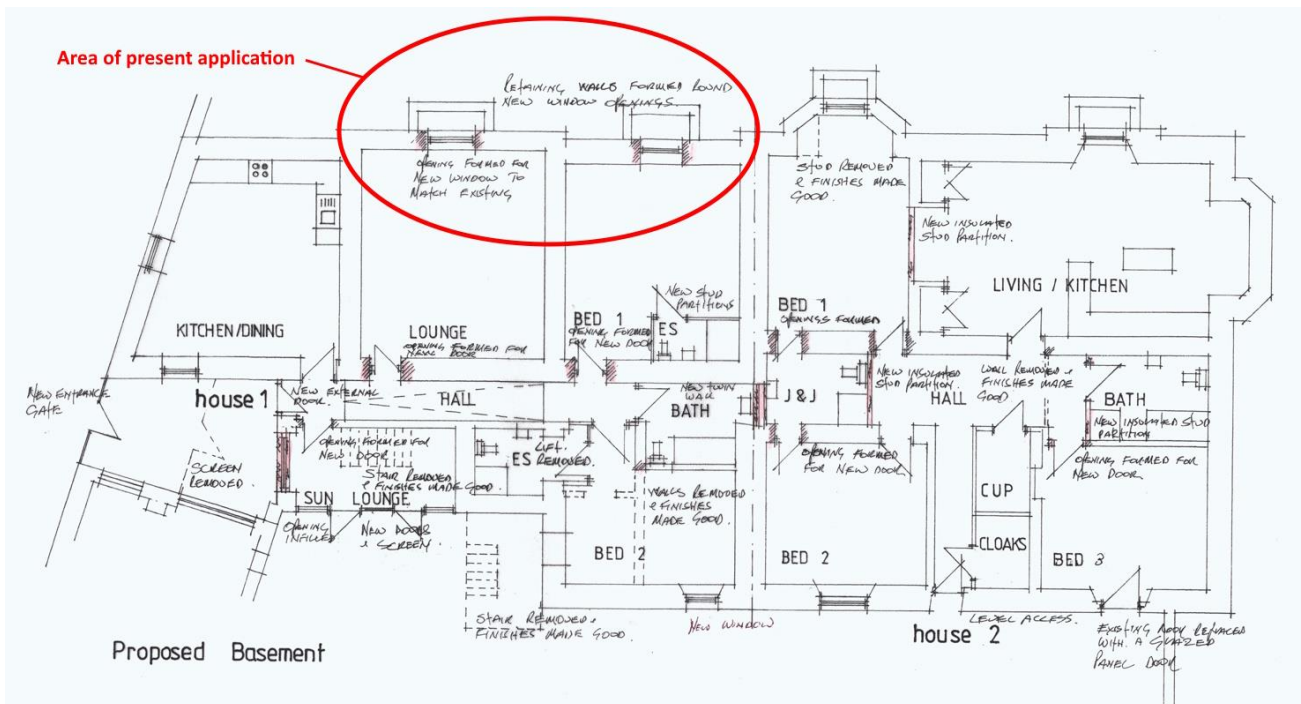


Close-up view of basement area in the part of the villa in separate ownership adjoining the application site, showing similar patio door as that proposed.

- 4.7. The photo above shows the benefit of opening up the basement-level stonework, and its attractive appearance.
- 4.8. These works were carried out under approvals 18-00420-FUL and 18-00421-LBC, which actually authorised similar works to those now proposed on the application site, but were not implemented. The drawing below is extracted from approved elevation drawing '07 – ELEVATIONS – 568685' on the Stirling Council Planning Portal. We have annotated it to show the location of the present application.



- 4.9. The drawing below is the basement plan of approvals 18-00420-FUL and 18-00421-LBC, which shows that opening and use of the present basement voids was approved by that application. These parts of the approvals were not implemented.



4.10. We therefore submit that the principle of this aspect of the present application has already been approved under 18-00420-FUL and 18-00421-LBC. The detail is different in that a greater area of the basement-level elevation stonework that initially approved at this section of the villa will be opened up for drying out, repair and repointing. The window details are different, and it is now proposed to install patio doors, as was approved and now exists on the adjoining property.

4.11. The resultant alterations will allow presently-unused voids in the building basement to be brought into use, and will create the same external appearance as was approved and now exists on the adjoining part of the villa.

5. The proposed extension

5.1. The second part of the applications is a small extension to the basement and ground level at the rear of the building, to provide additional living accommodation. This area of the villa was the subject of alterations which were approved by applications 18-00420-FUL and 18-00421-LBC.

5.2. The location and volume of the proposed extension is illustrated by the broken red lines in the photograph below, taken from Snowdon Place Lane and showing the rear of the villa.

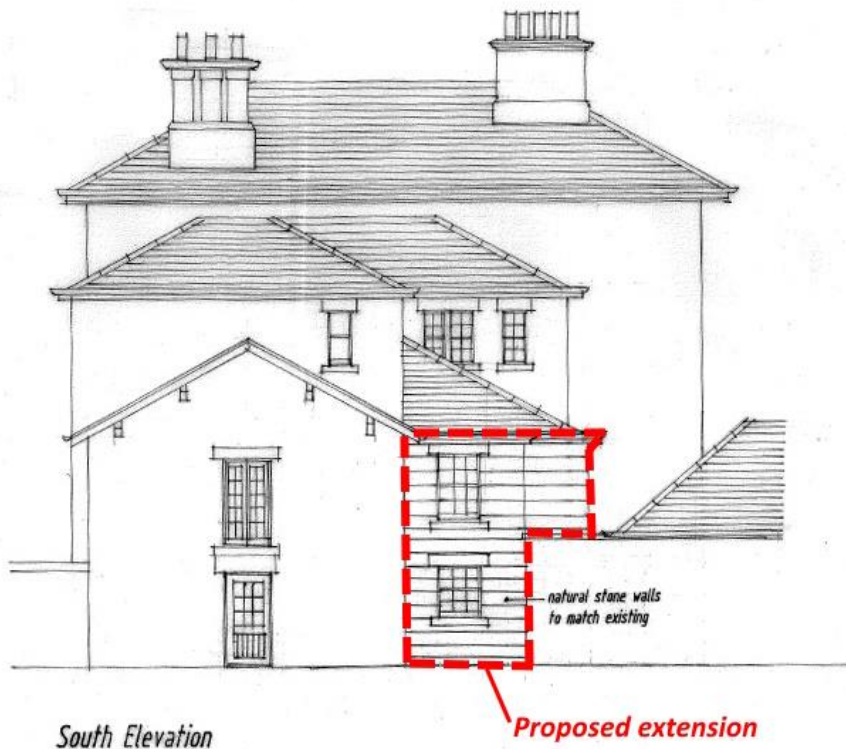


5.3. The photograph shows that the extension will not result in the loss of any features that give character to the building – the wooden gate will be the only loss.

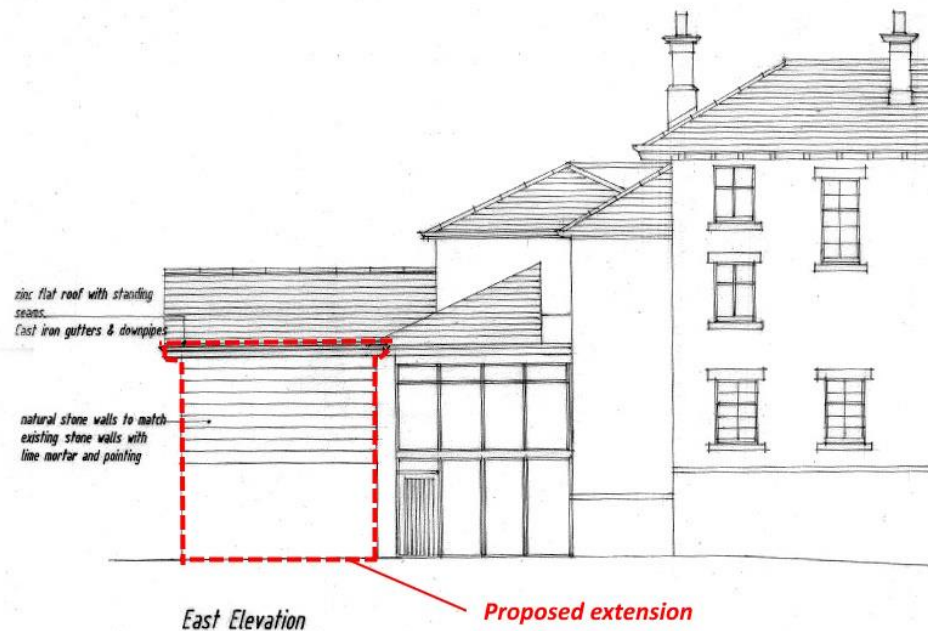
- 5.4. The following photograph shows the proposed extension denoted by red lines, in the context of the rear and side elevations.



- 5.5. It was decided to design the extension with a flat roof, as the existing roof geometry is complex, highly visible from street level, and gives character to this part of the villa. Keeping the roof of the proposed extension flat will ensure that it is discreet and does not compete with the existing roofscape. The extracts below from the submitted proposed drawing sheet (02B), show that the extension will harmonise with the existing roofscape. It will only be visible on the south and east elevations.



- 5.6. The drawing also shows the proposed buff smooth cast stone proposed for the walls, to harmonise with the walls on the existing building. Gutters and downpipes would be in cast iron to match those existing.
- 5.7. The following extract from sheet 02B shows the east elevation of the building with the extension highlighted. The lower part of the extension wall will adjoin the wall of the existing Elms Cottage to the east.



5.8. We submit that the proposed extension will be discreet and harmonious in relation to the listed villa and subservient to its overall appearance, will not obstruct any features that contribute to its character, and will appear as a natural part of the building.

6. Stirling Local Development Plan

6.1. The relevant development plan context for the application is Stirling Local Development Plan, as the proposals do not have sufficient significance to require assessment under National Planning Framework 4. Three LDP policies are relevant to the application: Policy 7.2: Development within and outwith Conservation Areas, Policy 7.3: Development affecting Listed Buildings, and Policy 7.4: Development in Gardens/Curtilages within Conservation Areas and around Listed Buildings. Each is now considered in turn.

Policy 7.2: Development within and outwith Conservation Areas

(a) Development within a Conservation Area and development outwith that will impact on the conservation area, shall preserve or enhance its character, appearance and setting.

All new development should respect the architectural and visual qualities of the area, have regard to the character of the area as identified in the relevant Conservation Area Character Appraisal, and should:

(i) Relate well to the density and pattern of existing development; the design, massing, scale and materials used in surrounding buildings; means of access and boundary and landscape treatments such as walls, railings, trees and hedges. [See Policy 7.4 for the treatment of boundaries / hardstandings in Conservation Areas and Listed Buildings].

(ii) Retain existing natural and built features which contribute to the character of the Conservation Area and/or its setting.

(b) Given the importance of assessing design matters, applications for Planning Permission in Principle will not normally be considered appropriate for development proposals in Conservation Areas.

(c) Where an existing building, Listed or not, contributes positively to the character of the Conservation Area, proposals involving demolition will be considered in terms of Part (a) (ii) and Policy 7.3. Proposals for demolition will only be considered if accompanied by a detailed planning application for a replacement development that enhances or preserves the character of the Conservation Area. If allowed, demolition should not commence until evidence is given of contracts let for the approved redevelopment.

- 6.2. Both components of the applications have been design to fully respect the character of the listed building, and therefore the character of the King's Park Conservation Area. The design, materials to be used, and scale of the proposals have all been designed to preserve the character, appearance and setting of the listed building, and therefore of the Conservation Area in which it forms part. We submit that the proposals accord with the criteria in part (a) of the policy.
- 6.3. As regards part a(ii) and (c), no demolition is necessary to carry out the proposed alterations, and no natural features of value will be lost.

Policy 7.3: Development affecting Listed Buildings

(a) The layout, design, materials, scale, siting and use of any development must preserve the character of the Listed Building and its setting. Where this is not proposed, development will be refused. There is a presumption against demolition or other works that adversely affect the special interest of a building or its setting.

(b) Listed Buildings should not be demolished unless it can be clearly demonstrated that any of the following apply:

(i) The building is no longer of special interest.

(ii) The building is beyond repair.

(iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

(iv) The repair of the building is not economically viable and it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

(c) Understanding the architectural and historic significance of a building or structure is an important prerequisite to making informed decisions about its development. In some cases the preparation of a Conservation Plan in support of a development proposal will be required. In instances where significant alteration or demolition of a building is approved, measures will be required to ensure adequate recording of the building (see Policy 7.1 and SG: Historic Environment).

- 6.4. The contents of this statement demonstrate that part (a) of the policy - that the layout, design, materials, scale, siting and use of the proposed alterations must preserve the character of the Listed Building and its setting – are complied with.
- 6.5. The remaining parts (b) and (c) do not apply to these applications.

Policy 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.

- 6.6. As regards part (a), we submit that both parts of the proposals represent sympathetic adaptation and extension of existing property of character, and that the development will preserve the character and appearance of the original building.
- 6.7. As regards part (b), the extension has been specifically designed to respect the special architectural and visual qualities of the Conservation Area and the setting and character of the Listed Building, and the contents of this statement demonstrate this.
- 6.8. Part (c) does not apply.
- 6.9. We have therefore demonstrated that the proposals comply with relevant parts of Stirling Local Development Plan.

7. Conclusion

- 7.1. The proposal involves removal of built-up ground at the frontage of the property, and exposing, refurbishing and re-pointing the original basement-level stonework, with a new patio door and window added.
- 7.2. Work of this nature was previously approved but never carried out.
- 7.3. The proposals will allow unused voids in the building basement to be brought into use as part of the living accommodation, and will allow the stonework to be dried out, cleaned and re-pointed. We submit that the works will be to the direct benefit of the listed building, and their design will completely accord with its character and appearance. The adjoining part of the building already has similar features.
- 7.4. The proposed extension has been designed to integrate and harmonise with the design of the main building, and not to compete with its existing character – in particular its roofscape. It will not require removal or obstruction of any features that are either historic or contribute to its character. It will be discreet and subservient to the overall design and massing of the building.
- 7.5. We contend that the works will have no impact on the character or amenity of King's Park Conservation Area, and will be sympathetic to the design and character of the listed building.
- 7.6. We have demonstrated that the proposed works accord with the relevant development plan policy as expressed by Stirling Local Development Plan.
- 7.7. We respectfully suggest that planning permission and listed building consent should be granted for these works.

John Paton

Paton Planning and Development

21st November 2023

