



SUMMARY OF PROPOSAL

This document has been prepared by ataSTUDIO on behalf of their client Mr & Mrs Smith to accompany the application for full planning permission for proposed works to The Grange, Porterfield Road, Kilmacolm PA13 4PD.

This document should be read in conjunction with the following drawings attached:

TGK 001 location Plan
 TGK 002 existing Site plan
 TGK 003 proposed Site plan
 TGK 004 existing ground floor plan
 TGK 005 existing upper plan
 TGK 006 existing roof plan
 TGK 007 proposed ground floor plan
 TGK 008 proposed upper plan
 TGK 009 proposed roof plan
 TGK 010 south elevations
 TGK 011 west elevations
 TGK 012 north elevations
 TGK 013 east elevations
 TGK 014 material key
 TGK 015 images
 TGK 016 images
 TGK 017 images

ARCHITECT / AGENT

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DESIGN STATEMENT

Design brief

The design brief includes the erection of a new garage to replace a former garage (demolished in 2020 following an electrical fire), formation of a new access driveway from Gryffe Road with new house entrance, ground floor internal alterations to form new open plan kitchen dining living space, home gym with relaxation area, and creation of new south facing terrace to allow for outdoor living and improved connection between the house and the large garden.

Previous applications

Application ref 20/0001/CC for the demolition of the former garage following electric fire was submitted on 11th March 2020 and granted 17th April 2020. This work was completed.

Application 20/0184/IC for erection of a 1.5 storey outbuilding comprising of a large, WC, balcony and multifunctional space on the site of demolished garage building was submitted on 19th August 2020 and granted 16th October 2020. Though approved, this was never built.

Application 22/0171/IC for erection of new garage (to replace former garage); replacement entrance porch; formation of new raised front garden terrace; extension of existing rear terrace; and construction of a covered raised terrace in rear garden was submitted on 4th July 2022 and granted on 7th November 2022. Though approved, this was never built.

Access / Design Approach

The proposal seeks to define the garden areas to increase usability, creating private sunny spaces separated from the driveway and main entrance. This application includes a proposed change to the existing site access from Porterfield Road to Gryffe Road. There is a former pedestrian gate and path in this location. The new driveway leads to a new proposed garage, repositioned from the previous application to the north side of the existing house. The proposal also includes a new main entrance to this west side. This allows the south side of the existing building to be opened up as a sunny living dining kitchen space opening to the private garden through a large glazed opening to the proposed south terrace.

Materiality

All changes to the existing dwelling are to be carefully and sensitively done and in keeping with the character of the existing building. Changes to fenestration in stone and brick walls are to be carried out by qualified stonemasons reusing where possible existing stone / brick or if new, in stone / brick to match the existing dwelling. All new openings to be dressed to match existing building details. All new windows to be timber framed. New terrace edges to be formed in brick to match existing house.

Garage walls to be clad in marley eternal cedar cladding system in forest grey colour with rosemary tile roof to match the existing dwelling roof.