

4 Back Walk, Rock Terrace, Stirling FK8 2QA_ Proposed Change of Use Supporting Planning, Design + Access Statement

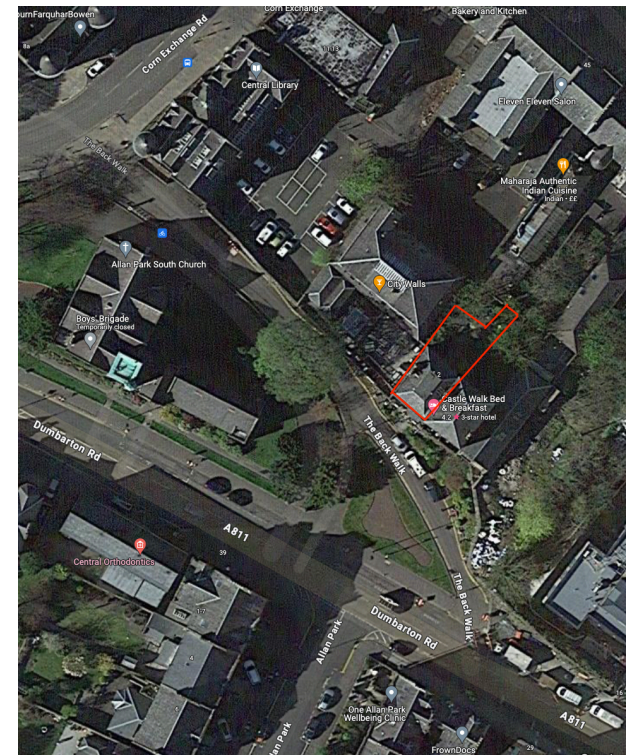
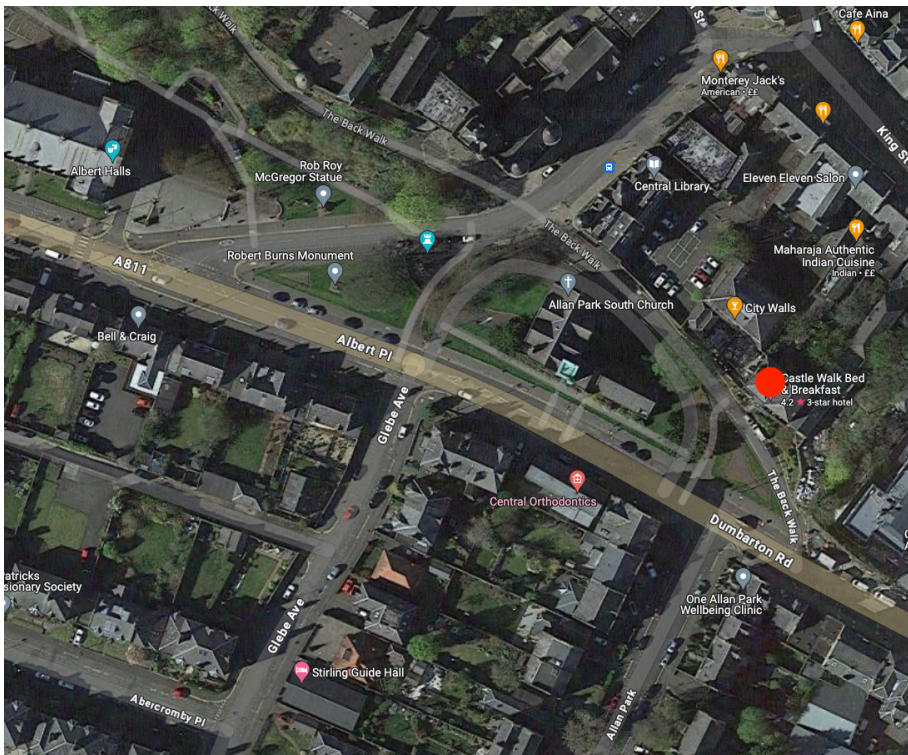


This Supporting Planning, Design and Access Statement has been prepared by b3a, on behalf of the Ms Jackie Cameron. It accompanies a planning application for the change of use from a bed & breakfast use to 4 No. residential dwellings, with minor alterations internally to facilitate this change of use at 4 Back Walk, Rock Terrace, Stirling FK8 2QA.

The Site and Surrounding Area

The Location

2.1. The application site is situated within the Stirling Council boundary. The location of the site is at 4 Back Walk, Rock terrace, Stirling FK8 2QA and is perpendicular to the junction of Dumbarton Road and Allan Park.



- 2.2. The site is situated behind the Scheduled Monument of the “ Town Walls ” on the back walk adjacent to Dumbarton Road and Allan Park.
- 2.3. The local area comprises of a mixture of domestic and commercial and civic properties and is situated with in the Stirling Town and Park Conservation Area
- 2.4. There are other similar types of buildings within this area.
- 2.5. The site is currently owned by Ms Jackie Cameron
- 2.6. The surrounding buildings are of a typical local vernacular to this area.
- 2.7. The building is attached to the “ Town Walls”, and the intension is not to disturb the walls during this project.
- 2.8 The property benefits from good transport system in the form of local bus services and the local train station which serves the rest of the country is within walking distance.

3. Planning Policy and Justification for Scheme

- 3.1. The proposed scheme accords in general terms with the local authority primary policy 2 requirements for housing.
- 3.2. It has been assumed that a Flood Risk Assessment is not applicable for this application.
- 3.3 The proposed change of use from Bed & Breakfast is due to modern financial pressures running a Bed and Breakfast establishment which makes this property unviable to operate in the current climate. Therefor the owner is hoping to change the property into 4 No. dwellings with a mixture of tenures.
- 3.4 The proposed design accords in general with NPF-4 in relation to Liveable Places in providing this dvelopment with a 20 minute neighbourhood and the key principles of:
 - Just Transition
 - Local Living
 - Compact urban neighbourhoodUrban revitalisation
 - Travel sustainability

4. Use

4.1. The site is currently used as a Bed & Breakfast facility.

4.2. The proposal is to create 4 No. dwellings, A one bedroom garden apartment on the ground floor, a two bedroom apartment on the first floor and 2 one bedroom apartments on the top floor.

5. Amount

5.1. The site on the
ground floor (including garden) is 180 sq.m
First Floor is 96 sq.m
Second Floor is 96 sq.m

6. Layout

6.1. The proposed alterations minimise structural work to the existing to create an efficient use of space but incorporating the appropriate fire regulations and fittings expected of a modern housing development.

6.2. The ground floor apartment will have the advantage of the rear garden area as is traditional in tenements locally.

6.3 The only external alterations are to the rear of the ground floor property where the intention is to block up the existing doorway with a new double glazed window and reinstate the original doorway into the newly formed Lounge area, and on the first floor where it is intended to create a doorway at the bay window to gain safe access to the existing balcony area for maintenance.

7. Scale

7.1. The form and scale of the property will remain as existing.

8. Landscaping

8.1. No landscaping will be effected by the proposals

9. Design

9.1. The design principle is to create 4 No. Self contained apartments within the existing confines of the established Bed & Breakfast on the Back Walk.

9.2 Each apartment has a differing layout and size to ensure there is a mix of units within the building as there will be tenure.

9.3 The ground floor garden flat will have the benefit of the existing rear garden.

9.4 The upper floor flats will be as a traditional tenement flat similar to others in the vicinity.

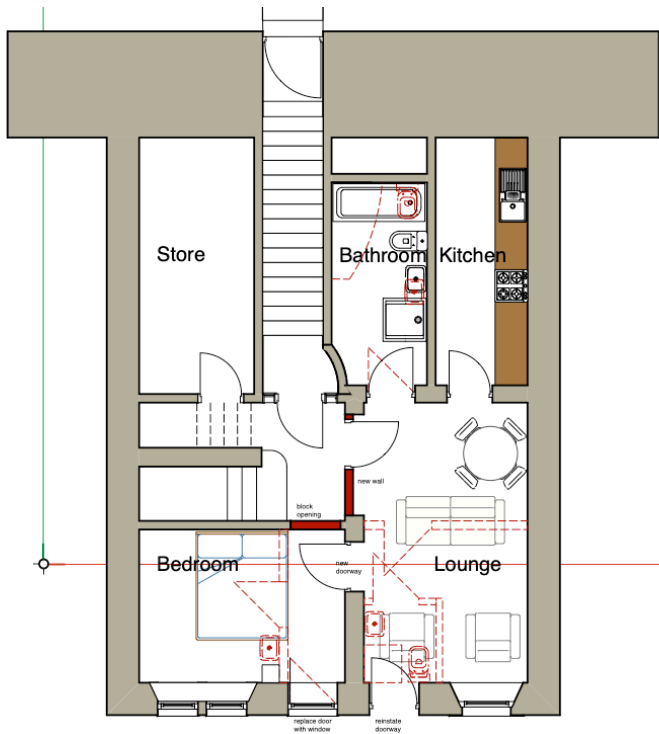
9.5 All apartments will benefit from new heating and ventilation systems together with new kitchen and bathrooms and a communal security entrance system

10. Access

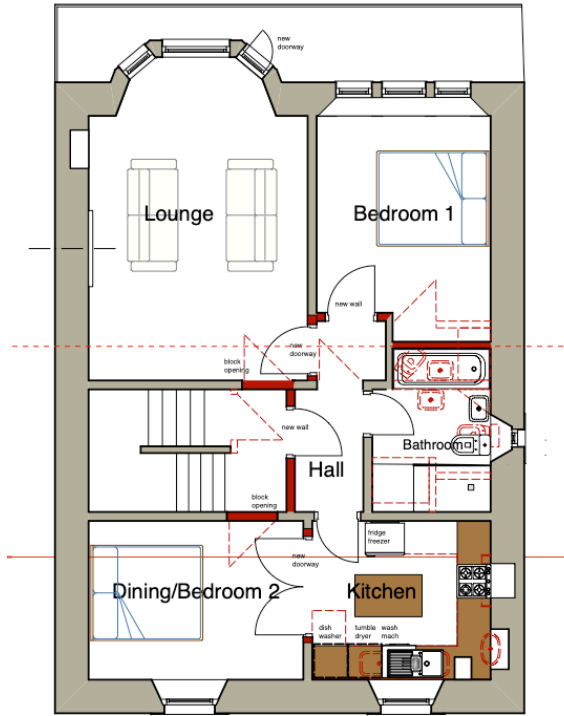
10.1. Access to the property will be on foot from the Back Walk, with all facilities within walking distance or local transport within the town, the need for a car is minimal, but should this be required a local permit can be obtained for car parking locally.

11. Conclusions

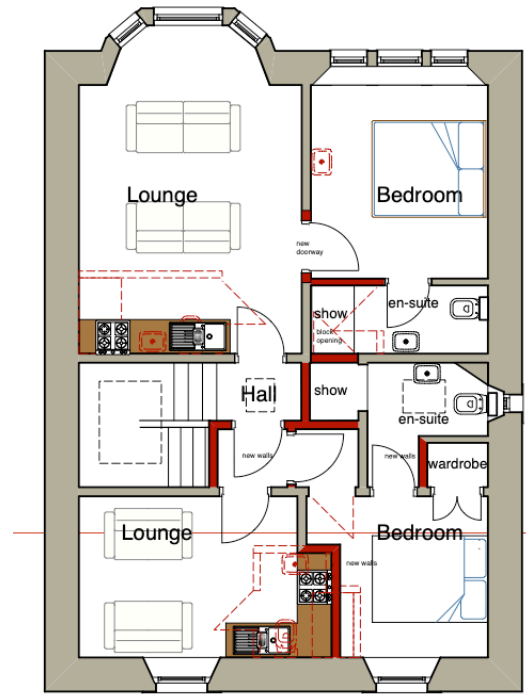
11.1. The proposed development makes the best use of this property which will become redundant due to current circumstances and this proposal will accord with NPF 4 and the local planning policies and we would recommend this application for approval.



GF PLAN



FF PLAN



SF PLAN



REAR LOW LEVEL



REAR HIGH LEVEL