



**T007 TAYLOR**

**SUPPORTING STATEMENT TO LISTED BUILDING CONSENT  
FOR  
INTERNAL ALTERATIONS  
AT  
AIRTHREY CROFT, 39 KENILWORTH ROAD, BRIDGE OF ALLAN, STIRLING FK9 4RP**

**12 DECEMBER 2023**

**1.0 SITE AND LOCATION**

- 1.1 The property is a Listed Building (Category C) and lies within the Bridge of Allan Conservation Area.

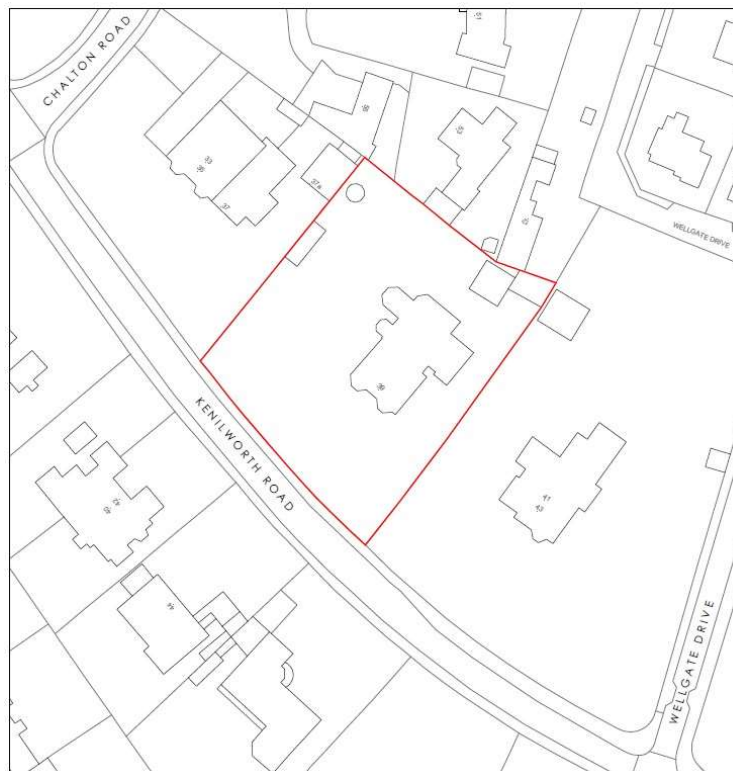


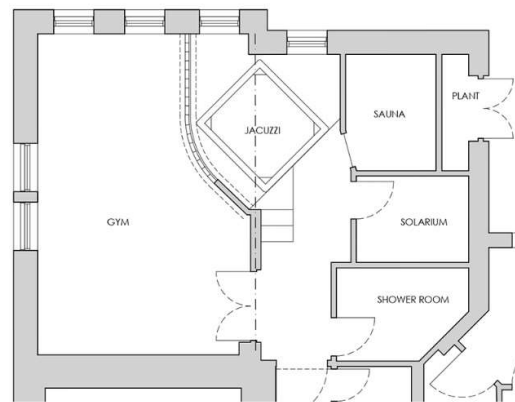
Figure 1 – Location Plan  
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## 2.0 LISTING INFORMATION

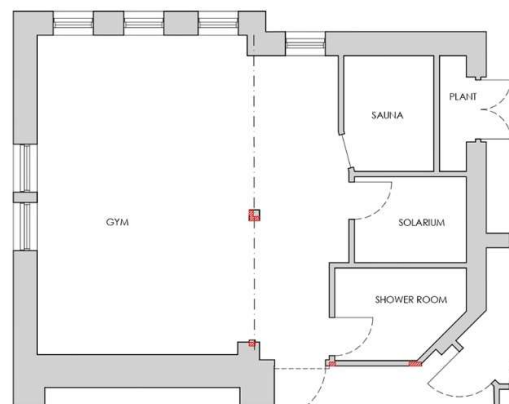
- 2.1 The Listed Building is a mid Victorian, free-Gothic symmetrical detached, 2 storey mansion house with accommodation in the attic also. It has a double gabled frontage each with 2 storey canted bays. The gables have a single step at half height. The bays have fish-scaled platformed roofs. A gabled, depressed arched porch reflects the depressed arched windows to the attic. There is a canted bay ground floor projection on the east elevation with a balcony over which is an addition. There is a lower 2 storey wing to the rear. All with slated roofs.
- 2.2 There are Category C Listed Buildings to the north west and Category B Listed Buildings the south east.
- 2.3 Airthrey Castle, a Gardens and Designed Landscape, is also located to the south east.

## 3.0 INTERNAL ALTERATIONS

- 3.1 Note that there will be no external alterations.
- 3.2 The Gym area is located in the modern single storey extension to the rear. The proposals include the removal of the jacuzzi and raised platform to extend the gym area. The existing beam and post to be retained.



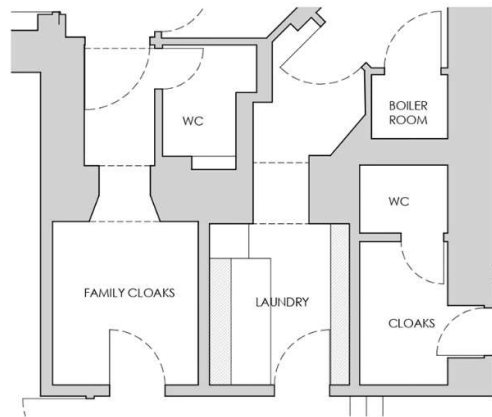
Existing Gym Area



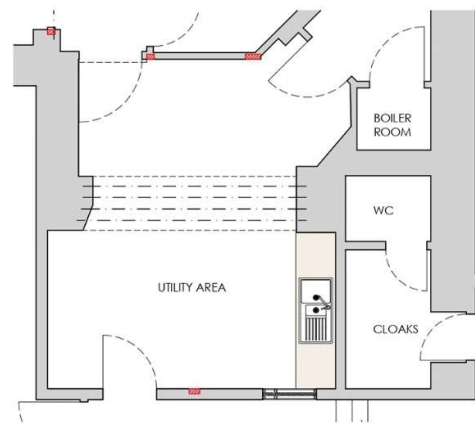
Proposed Gym Area

Figure 2 – Existing and Proposed Gym area

- 3.3 The Laundry/Cloaks area is partially located in the modern single storey extension to the rear and partially in the ground floor of the 2 storey rear wing. The removal of all the partitions allows for a more usable space.



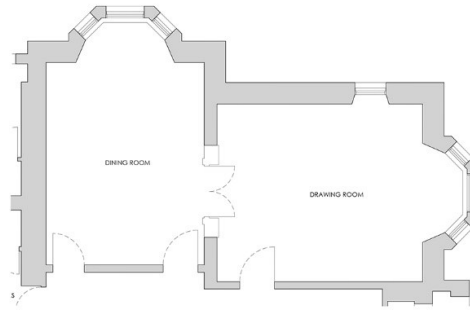
Existing Laundry/Cloaks



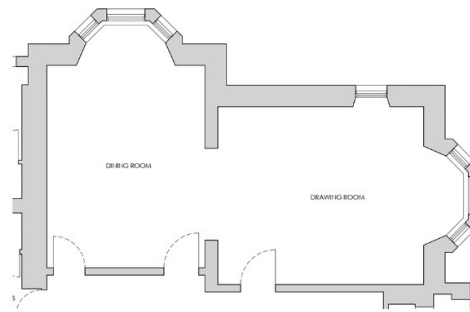
Proposed Laundry/Cloaks

Figure 3 – Existing and Proposed Laundry/Cloaks area

- 3.4 The Dining/Drawing area is located in the existing Listed Building. An opening between has been created previously and double doors with side panels have been fitted.



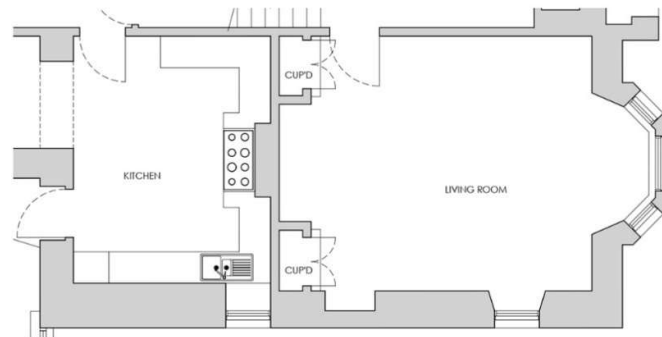
Existing Dining/Drawing Room



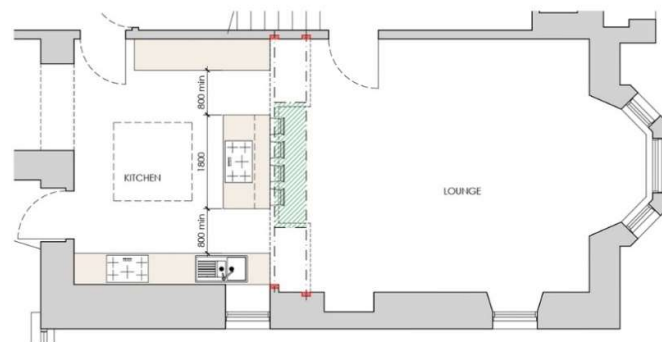
Proposed Dining/Drawing Room

Figure 4 – Existing and Proposed Laundry/Cloaks area

- 3.5 The Lounge/Kitchen area is located in the existing Listed Building. The proposals allow for modern living with open plan but retaining the original features of the Lounge.



Existing Lounge/Kitchen



Proposed Lounge/Kitchen

Figure 5 – Existing and Proposed Lounge/Kitchen

#### 4.0 EXISTING FEATURES

- 4.1 There is a mix of existing and modern features/detailing in the Lounge/Kitchen area. There are no existing features left in the existing Laundry/Cloaks area.

##### EXISTING KITCHEN

- 4.2 The existing ceiling has been lowered to accommodate modern downlights and possibly ducting for the extract fan above the cooker. This ceiling height will be retained. It is possible the existing detailed cornice is above the false ceiling. The current cornice is clearly non-original.



Figure 6 – Kitchen Elevation

- 4.3 There is a false chimney breast in the Kitchen which may house some services. The existing chimney appears to have been on the external wall of the Kitchen as the original floor plans appear to indicate.

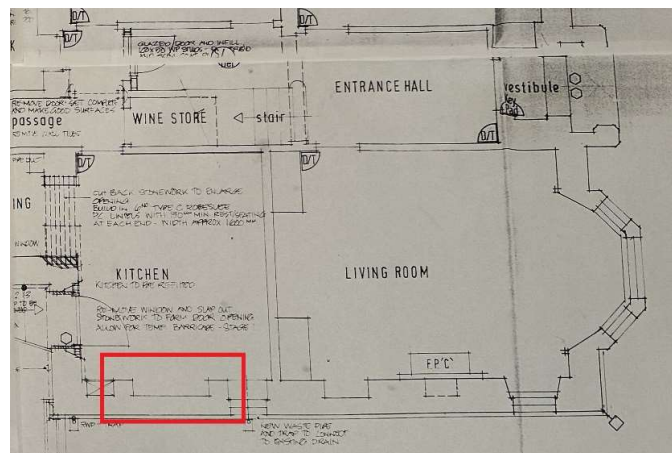


Figure 7 – Original Floor Plan

## EXISTING DINING/DRAWING ROOMS

- 4.4 The double doors and side panels are not original features.



Figure 8 – Double doors and side panels as viewed from Drawing Room



Figure 9 – Double doors as viewed from Dining Room

## EXISTING LOUNGE

- 4.5 There is an existing picture rail which is at a height of 3045mm from the floor level to the underside of the picture rail.

4.6 The ornate cornice is located above this.



Figure 10 – Cornice and Picture Rail in Lounge

4.7 There is non-original timber paneling from dado height down to the floor level. The skirting is non-original also.

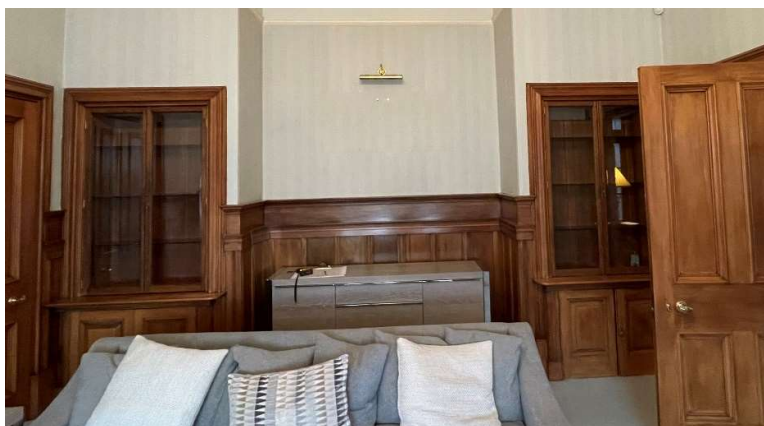


Figure 11 – Timber paneling in Lounge