



Tel:  
Email:  
Web:

01563 524171  
post@thomsonhunter.co.uk  
www.thomsonhunter.co.uk

**Proposed alterations to existing vehicular access including  
boundary wall and entrance gate**

**at**

**130 Bentinck Drive,  
Troon  
KA10 6JB**

**Planning Application**

**South Ayrshire Council**

**Design & Access Statement**

on Behalf of

Mr & Mrs O'Neill

November 2023

## **1.0 INTRODUCTION AND BACKGROUND**

1.1 Thomson Hunter Associates have been appointed by Mr & Mrs O'Neill in relation to proposed modifications to their recently purchased property at 130 Bentinck Drive, Troon. KA10 6JB.

1.2 Our client is looking to add electronically operated gates in order to improve security of their property. They have a dog and wish to be able to let the dog into the garden without needing to worry about the dog escaping through the existing opening. We recognise the value of the streetscape and aim to retain that by designing these gates in accordance with the design of the existing dwelling. As the existing property was designed by C.F.A Voysey, who was influential in the arts and crafts architectural movement, we aim to pull inspiration from Voysey precedents when considering our design for the gate. Additionally, we have used an arch design on the gate to reflect the arch over the main entrance.

1.3 The general rationale for the proposed development is related to the fact that the existing access and egress arrangements to and from the site are not suitable for modern vehicular access. The existing openings within the current boundary wall are not wide enough to accommodate a suitable turning circle to provide access or egress to and from the street without encroaching into the oncoming traffic. We are therefore proposing to slightly increase the width of the gate openings to address concerns related to road safety.

1.4 We recognise the value of the streetscape and keen to retain the traditional character whilst proposing to marginally increase the opening width in the interests of road safety, the wall & piers affected will be reinstated in profile, size, and finish as existing.

## **2.0 THE APPLICATION SITE**

2.1 As previously stated, our client wishes to make alterations to their existing boundary wall in the interests of site accessibility and road safety.

2.2 The application site relates to a two-storey detached dwellinghouse which was previously converted into 2 separate flats. These flats are now both owned by our client and are to be reinstated as one property in the near future to reverse the sub-division and re-establish the family home as originally designed and intended. Works regarding re-instatement of the home will be submitted under a separate application. The dwellinghouse is situated at 130 Bentinck Drive, Troon.

2.3 The front boundary comprises a masonry wall with white wet dash render, with large square piers.

### **3.0 THE PROPOSAL**

3.1 The proposal involves alteration of the existing wall opening by carefully deconstructing the wall and rebuilding the pillars in a fashion that retains the character of the existing wall but provides a larger opening for our client.

3.2 The increase in security of the property through the addition of electronically operated swinging metal gates. These will be designed in accordance with Charles Voysey precedents in order to maintain the character of not only the existing streetscape but also that of the dwelling.

3.3 The proposed reformation of the boundary wall opening provides a much safer environment for entering and leaving the site. The revised width of the opening will reduce the required turning circle of any vehicles turning into the site. This will reduce the risk of any accidents when entering or leaving the site, and will also reduce risk of any vehicles damaging the wall itself when turning.

## **4.0 GENERAL COMMENTS**

4.1 The principle of this application is primarily associated with installation of new entrance gates for security and partial widening of openings to address road safety concerns.

4.2 The determining issues in any assessment should therefore be whether the proposed alterations of the boundary wall reflects the character of the area and whether the proposals will protect, conserve and improve the existing streetscape in accordance with planning policies relating to sustainable development.

4.3 The wall proposes to reuse the existing buildup of the existing boundary wall to reflect the character of the host property and the streetscape.

## 5.0 Precedents

5.1 Charles Voysey was the architect who designed the existing dwelling and the boundary wall. We have looked at other examples using the same style as Voysey and have used these as inspiration when composing our design for the entrance gate, taking into consideration the character of the design, and replicating that same character and how the gate corresponds with the character of the streetscape and dwelling.



This example is of a similar style to our client's dwelling. The key aspects we have taken from this example are the evenly spaced pickets and the style of arch used in the gate.



This example uses a simple 'less is more' type of style. Again, we see the evenly spaced pickets which we have also used within our gate design, with the spacing in the top section above the horizontal rail being spaced at a ratio of 1 picket at the top for every 2 pickets in the bottom section of the gate. We also see raised 'Pillar-like' steel posts either side of the gate entrance which stand taller than the boundary wall. These relate to the masonry pillars in our project's boundary wall. Additionally, the archway above the entrance, which is a common feature of Voysey's designs.