

Accompanying Statement

Date: 12/12/2023
Job: 2307
Client: Imtiaz Ahmed
Address: 15C Port Street Stirling FK8 2EJ



1 The applicant is the owner of the topmost flat at 15 Port Street
2 The flat is a two level property with the upper level being coomed within the attic level
3 the property is Let to a single occupant and as a result, under utilised.
4 I have provided photographs to show the upper level is not currently being used to its full
5 potential.
6 based on the above, the applicant wishes to apply for permission to subdivide the two
7 storey flat into a separate flat on each level more in proportion with the occupancy
8 profile of the tenant, and future interested tenants. The applicant is aware of the level of
9 interest in the property from it's recent letting availability
10
11 There are no proposed external alterations to the property (besides a new slate vent
12 associated with a new kitchen extract to the attic level flat – this will be to the rear facing
13 pitch of the roof) so the existing character of the building will be retained
14 The proposal will add a new dwelling into the town centre contributing towards the local
15 living and vibrancy of the town centre
16 To facilitate the subdivision of the flat, a new entrance will be formed off the existing
17 common stairwell to a new internal landing at the 2nd storey level (lower level of the
18 existiing flat)
19 Internal works at the lower level will comprise a new partition to separate the existing
20 internal stair from the new attic level flat. This new and the existing partition to the stair
21 will be fire lined to achieve suitable fire separation
22 A fire separating suspended plasterboard ceiling will be introduced throughout
23 The lower flat will be replanned slightly to form an additional bedroom, relocating the
24 kitchen into the current utility
25 This relocated kitchen will be maximised in size by reducing the size of the shower room
26 adjacent and absorbing some of that floor area.
27
28 The new upstairs flat will require the stair to be adjusted to move the existing mid level
29 landing to the bottom of the flight (ie lower flight to move away from the new entrance)
30 A new shower room will be formed in the attic level dwelling by adjusting the existing
31 hallway doors and erecting a partition within the existing room on that side- leaving the
32 rest of that existing room as a bedroom (new drainage will run within the suspended
33 ceiling void below to existing SVP at the rear of the property
34
35 the other, larger room will be fit out with a kitchen and serve as an open plan
36 living/kitchen making best use of the existing space.
37 Each attic level apartment already has a rooflight to the rear facing pitch of the roof (not facing port street) which will be retained
38
39 A new address will be obtained for the new dwelling (15D) and bins will be accomodated
40 per the existing buildings multiple flats storage area and collection strategy