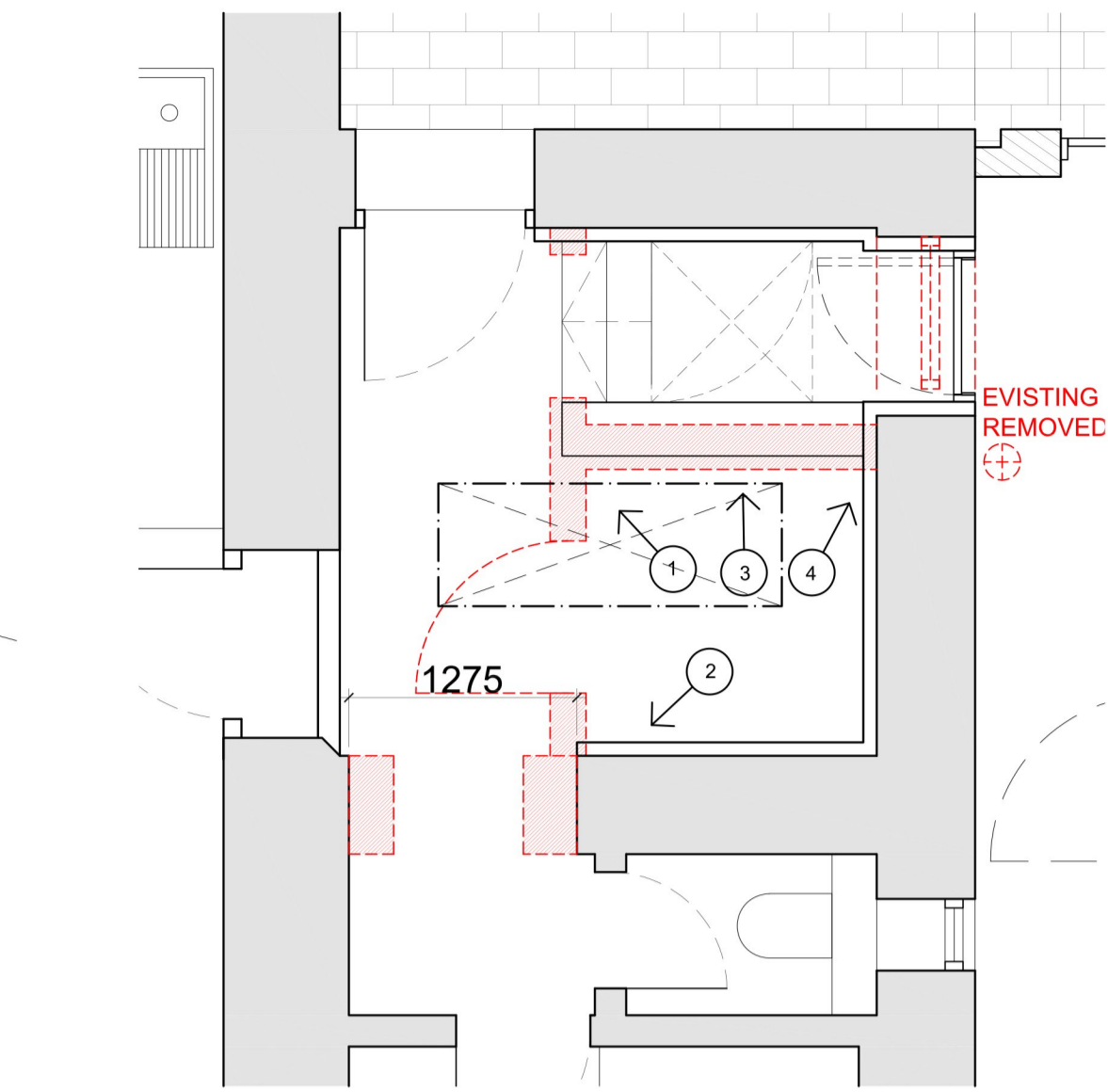




- Proposed works -**
- ① New Garage to eastern side of house.
 - ② Internal alterations to existing side entrance to form utility entrance. New rooflight to this area.



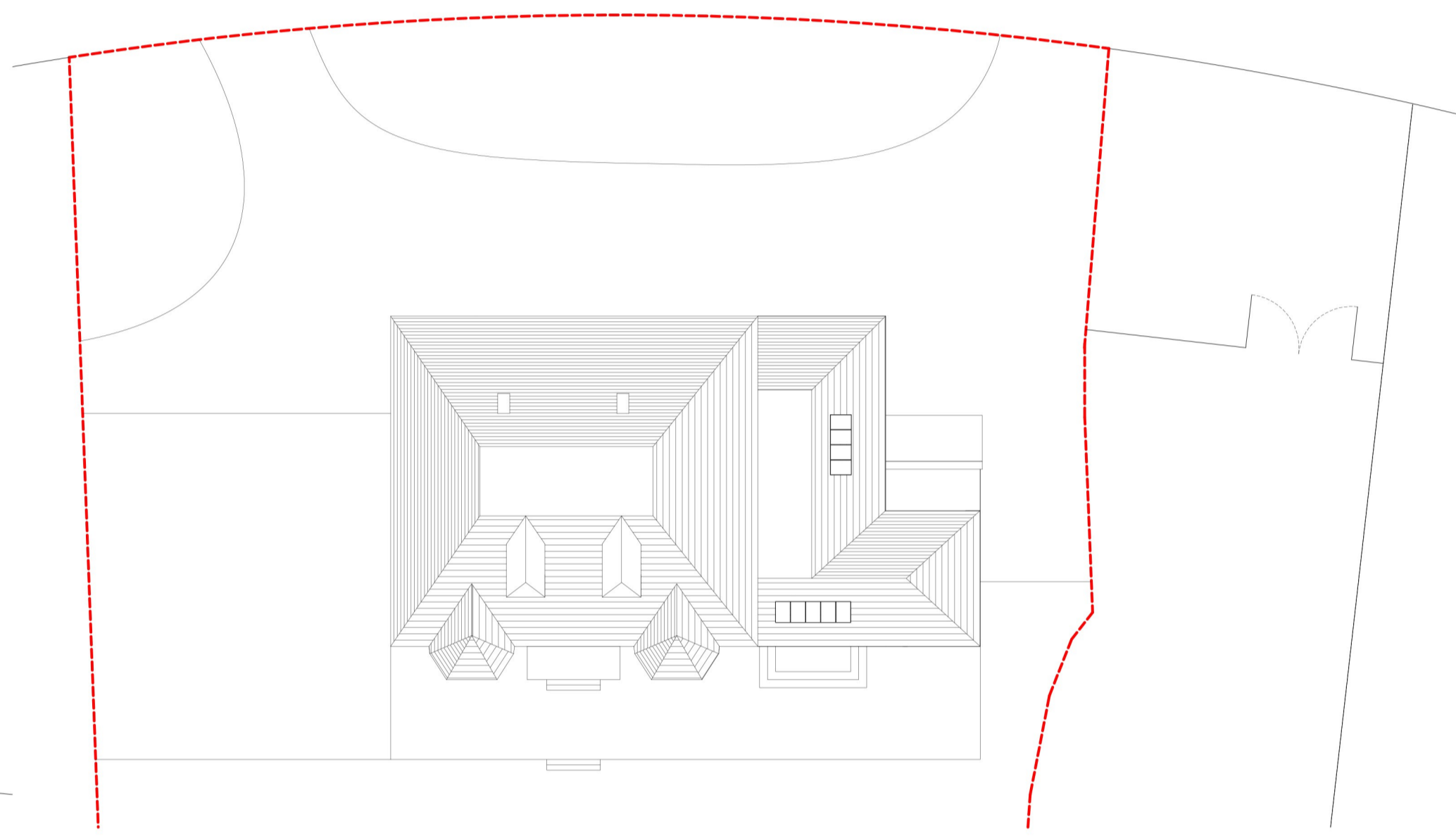
Existing Internal Photos Location



Existing Internal Photos
Existing internal walls to be removed - no loss of listed fabric of any significance

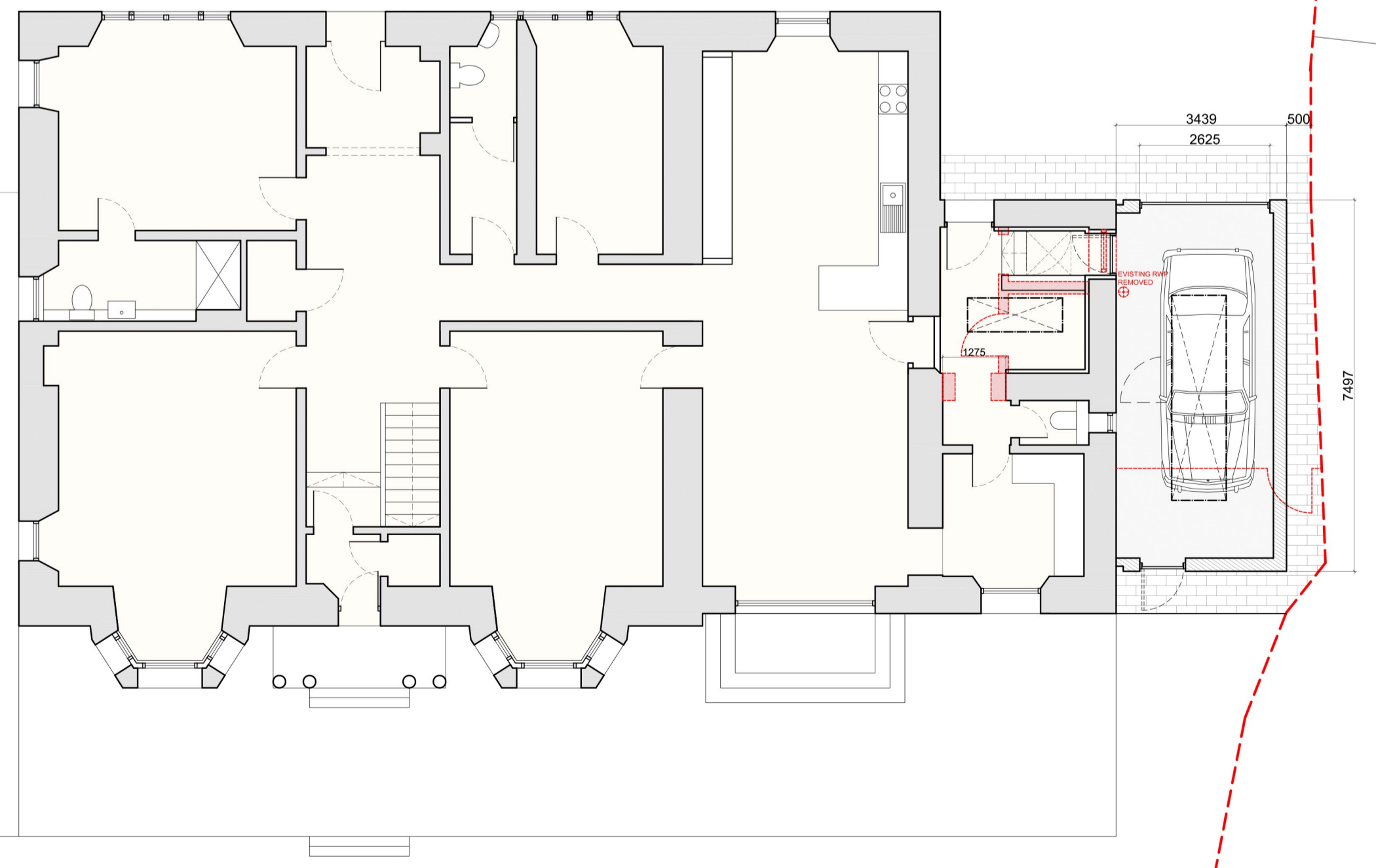


Existing House Photos

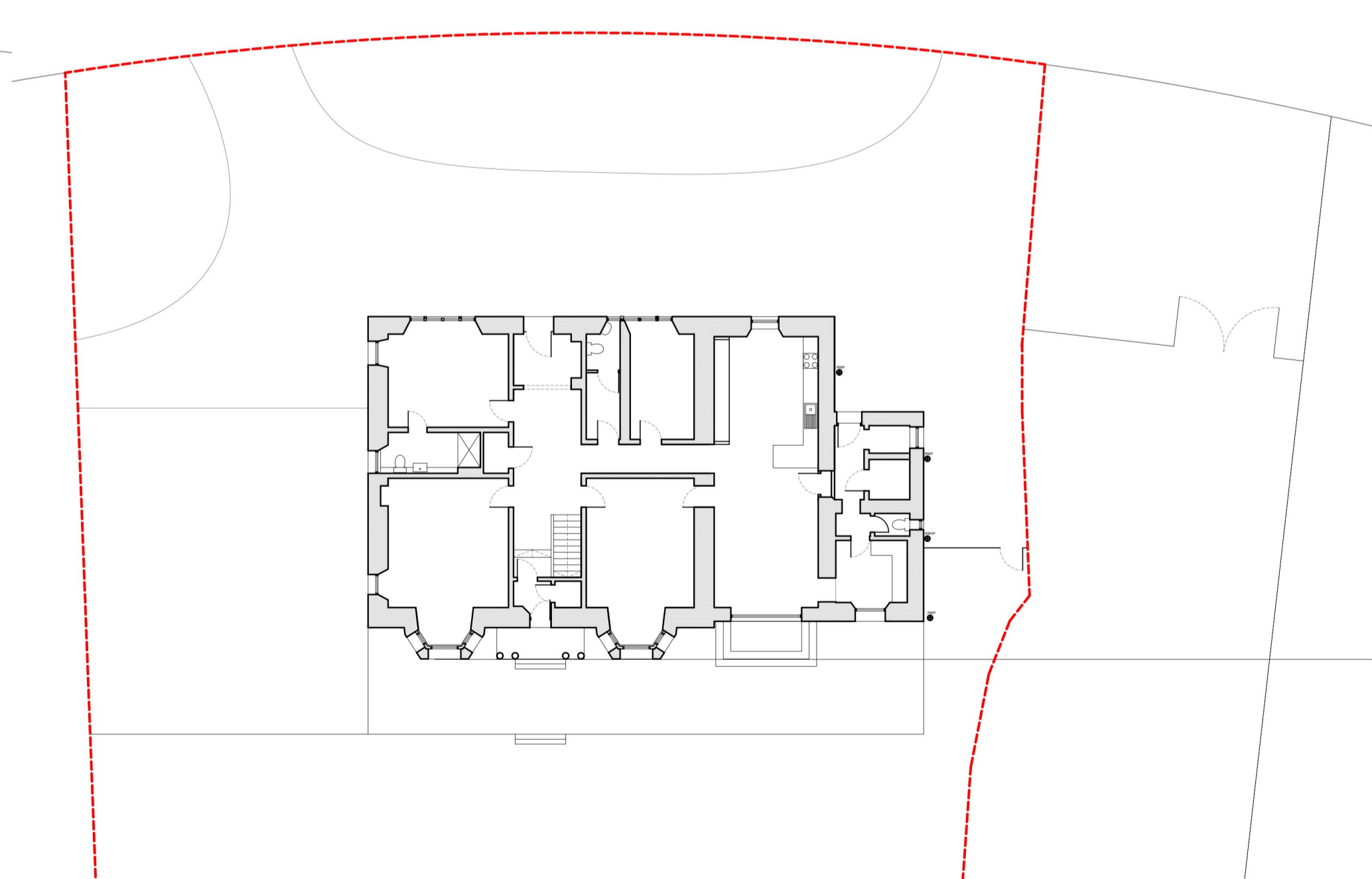
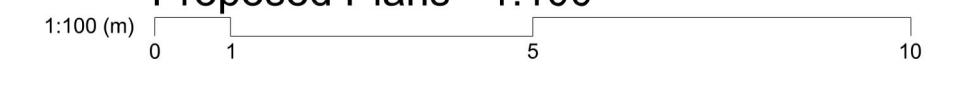


Roof Plan

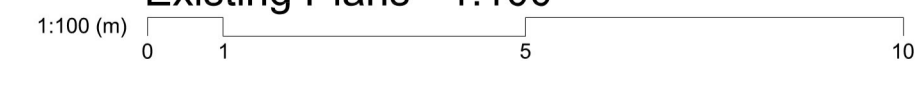
Roof Plan



Ground Floor
Proposed Plans - 1:100



Ground Floor
Existing Plans - 1:100



Listed Building and Conservation Area Design Statement

HES Listing Information -
Mid Victorian, 2-storey snocked rubble detached villa;
pilastered doorpiece with single 1st floor window above between tripartite windows of very shallow projection;
moulded eaves course, pended and platformed slated roof.
Single-storey 1-window wing to left, also pended.

Policies -
Stirling LDP - Primary Policy 7: Historic Environment
Bridge of Allan Conservation Area Character Appraisal.
SG12 - Residential Alterations and Extensions.
SG: Historic Environment Windows and Doors
Planning Advice Note PAN 71: Conservation Area Management
Historic and Environment Scotland "Managing Change in the Historic Environment - Extensions".

Review of the above documents notes the following -
The LDP notes nothing that would prohibit the proposed garage.
SG12 notes that "extensions" should be sympathetic in terms of scale positioning and detail. The garage is in keeping with a building of that type.
Planning Advice Note PAN 71: Conservation Area Management - 2005, 4 states that "Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact of the area." The garage offers no "threat" to existing Conservation Area or the Listing of the existing house.
The overriding tenant of the working in a Conservation Area is "Development within a Conservation Area and development outwith that will impact on the conservation area, shall preserve or enhance its character, appearance and setting." The proposed garage sits to the east side of the house. It is set back from the main facade and is subservient to the main house. The minor nature of the garage has no effect on the views to, from and within the Conservation Area.

With regard to the new rooflight, there is nothing in the SG that would prohibit this. Rooflights are found across the Conservation Area and regularly within Listed Buildings. The proposed glazing is a "flat" rooflight that would offer no impact on the house of CA.

Historic and Environment Scotland "Managing Change in the Historic Environment - Extensions".
The principles of this document are that extensions -
- must protect the character and appearance of the building;
- should be subordinate in scale and form;
- should be located on a secondary elevation;
- must be designed in a high quality manner using appropriate materials.

As noted above, the garage complies with all of this criteria.

26.07.21 Rev -
Issued for Planning Application
Amendments:



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Project: 21.11
Proposed New Garage
14 Chalton Road
Bridge of Allan
FK9 4DX

for
Mr & Mrs Paterson

DWG No:
20.11 PL 001 rev -

Status:
Planning
Title:
General Arrangement

Drawn: GWM
Scale: as noted @ A1
Checked: GWM

ONLY SCALE FOR PLANNING PURPOSES.
DO NOT SCALE FOR CONSTRUCTION PURPOSES.
Contractor and all suppliers to verify all dimensions on site prior to commencing work or ordering materials.
Any discrepancies to be reported to Bobby Halliday Architects.
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