

# Planning Application for an Extension to a Residential Dwelling at 19 North Erskine Park, G61 4LZ

## Design Statement

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February 2024

### 1. Outline of the Proposed Development

The proposed development seeks Planning Permission for a householder extension to a residential dwelling at 19 North Erskine Park. The house subject to extension is a historic semi-detached one-and-a-half storey villa with a sloping roof and dormers to front and back. It includes a small single-storey extension at the back housing kitchen.

The extension subject to this application is to be located to the west of the main house, in place of current driveway. It is one storey-and-a-half high, with ridgeline below the main house ridge level. The front wall in ashlar stone is to be recessed. Overall, the proposal is designed to be subservient to the existing house.

### 2. Development data

The total site area is 360m<sup>2</sup>. The floor area of the existing house is 128.3m<sup>2</sup>. The proposed extended floor area is 44.6m<sup>2</sup>.

### 3. Planning Considerations

#### Conservation

The existing house is not a listed building.

The site is within the Old Bearsden Conservation Area (CA265). With regard to new development and alterations, the CA appraisal document (2021) states that it should “preserve and enhance character and appearance” of the area.

LDP (2022)

#### **Policy 9. Climate Change, Sustainability and Energy Infrastructure**

As a development of less than 50 sqm the proposed application is exempted from the requirement of providing a Sustainability and Energy Statement.

#### **Policy 11. Transport**

As an extension, the application is exempted from the requirement of providing transport infrastructure.

#### **Policy 12. Housing**

The proposed application is an extension, integral with the existing dwelling house and does not form a detached ancillary accommodation.

## **Policy 24. Developer Contributions**

As a householder extension the application is exempted from the Developer Contributions obligation.

### **4. Design Considerations**

The clients' brief was for additional accommodation over two levels, consisting of an additional bedroom with an en-suite bathroom, a utility room and a lounge.

The proposed scheme takes a sympathetic approach to the existing historic villa, looking to play a subservient role, with a lower ridge and a recessed front façade.

At ground floor, the front façade is to be finished in ashlar sandstone, with colour to match the existing house. Ground floor window to new front-facing lounge is to be of high-quality modern construction (e.g. alu-clad timber), finished in white, with tri-part, five-panel division, bringing a subtle element of contemporaneity. At upper floor, a new dormer of traditional construction is proposed. Walls and cheeks of the dormer to be finished in black Cedral panels, to match the black panels of the existing dormers on the main house. Dormer window is to have frame and sash in white finish, to match the existing dormers. Guttering and downpipes to be finished in black, to match drainage and guttering on the existing house.

At the back of the extension, the design becomes visibly modern, with walls finished in white render, wide sliding patio door in anthracite grey, and a combination-style roof window also in anthracite grey finish. The extended back dormer walls and cheeks are to be of traditional construction, finished with black Cedral panels to match existing dormers.

Roof is to be covered in slate.

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