



eb-architect.com



Rear Roof replacement

8 Dunnyfell Road,
Muchalls,
Stonehaven
AB39 3RP

Planning Supporting Statement

Planning Statement for 8 Dunnyfell Rd, Muchalls, Stonehaven AB39 3RP

Introduction:

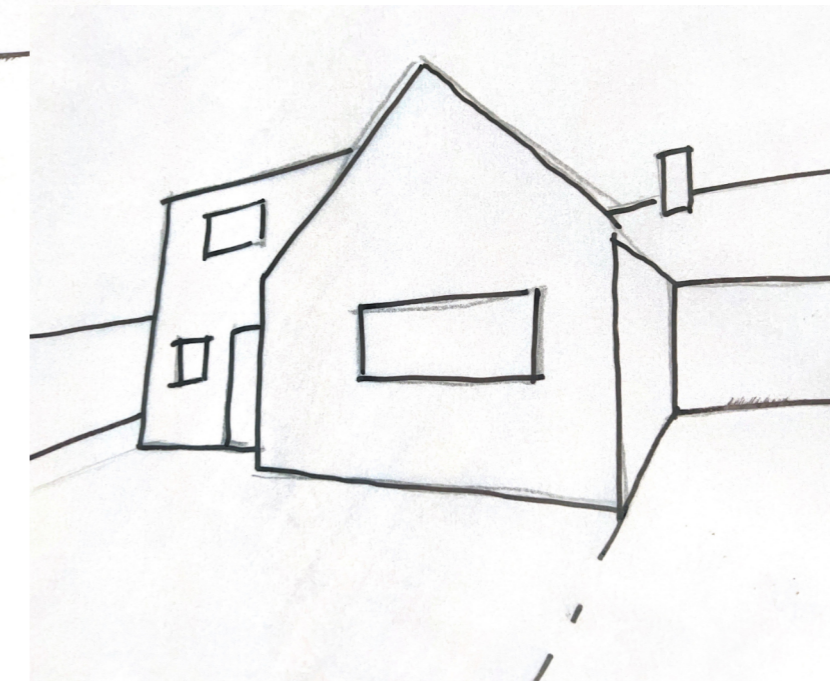
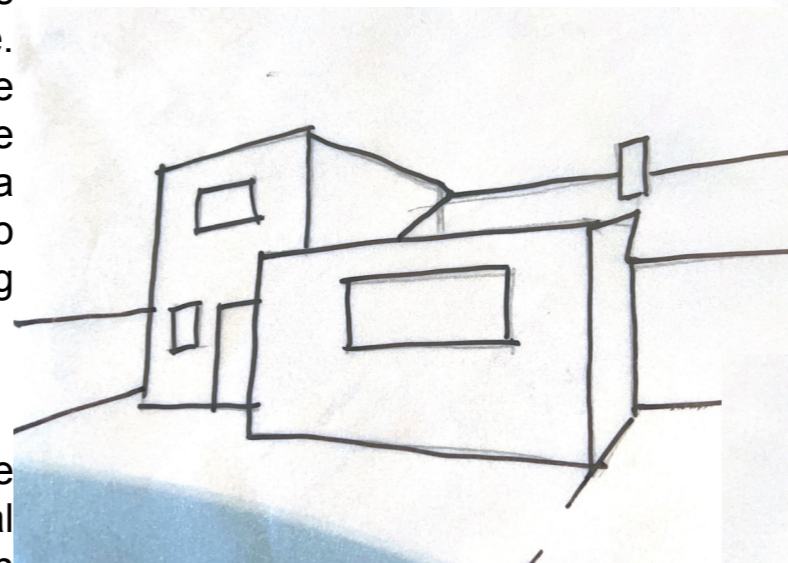
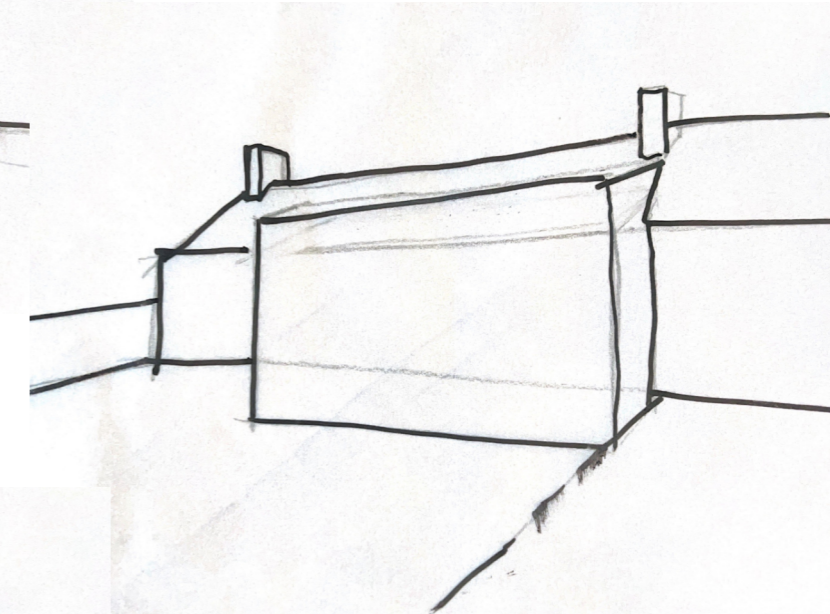
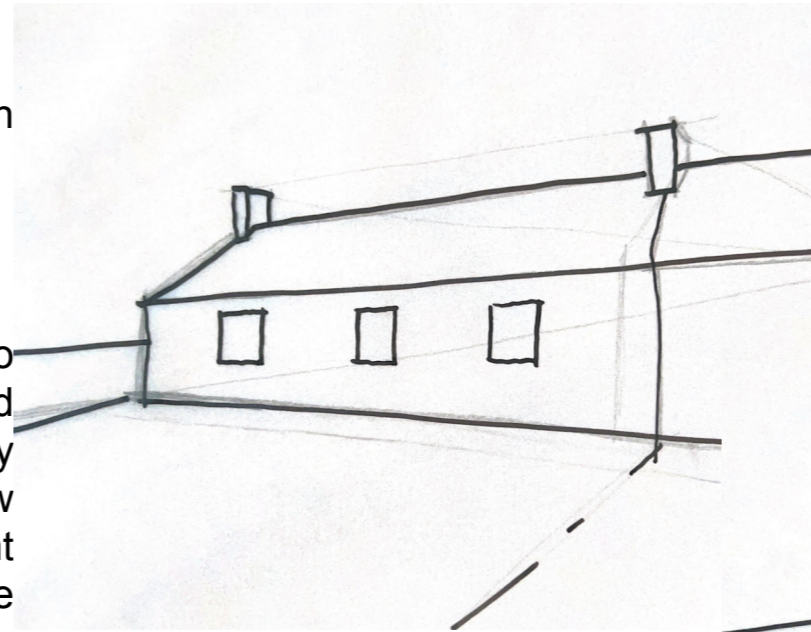
The proposed development at 8 Dunnyfell Rd seeks to address existing issues while respecting the character and heritage of the Muchalls Conservation area. The primary focus is on rectifying past alterations and harmonising new additions with the original cottage design. This statement outlines the design approach and rationale behind the proposed changes.

Existing Dwelling:

The property, originally part of a terraced fishing cottages development, has undergone several alterations over time. These alterations, however, have not considered the architectural significance of the original cottage or the surrounding conservation area. Notably, the addition of a lean-to extension and a two-storey flat-roofed development to the rear have led to visual incongruity and overshadowing issues.

Design Approach:

The proposed design approach aims to reintegrate the property with its original character while mitigating the visual impact of previous extensions. The focus is primarily on addressing the shortcomings of the existing lean-to extension, which has caused water ingress issues and the overshadowing of neighbouring properties.



eb-architect.com



eb-architect.com

Key Design Changes:

Reduction of the lean-to extension's wall head to match that of the original cottage, allowing for the reinstatement of the gutter line and minimising overshadowing effects.

Replacement of the incompatible 17-degree lean-to roof with a pitched roof, matching the 45-degree pitch of the original cottage. This not only resolves water ingress issues but also enhances visual harmony with the surrounding area.

The utilisation of the new roof space created by the pitched extension to accommodate additional living space, thereby minimising the need for further alterations to the existing structure.

Integration of a small area of flat roof between the proposed pitched extension and the existing two-storey development to ensure visual continuity and privacy for neighbouring properties.

Strategic placement of new windows, such as the main kitchen window and the proposed bedroom window, to enhance natural light intake while mitigating over bearing concerns.

Conclusion:

The proposed development seeks to rectify past design flaws and enhance the overall character of the Muchalls Conservation area. By carefully considering the heritage significance and architectural integrity of the original cottage, the design aims to achieve a harmonious blend of old and new while respecting the surrounding environment and neighbouring properties. We believe that these proposed changes will contribute positively to the preservation and enhancement of the conservation area for future generations.

