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Job 7439

Balruddery Farmhouse,
Invergowrie, Dundee,
DD2 5LJ

Revision n/a

**SINGLE STOREY EXTENSION AND INTERNAL ALTERATIONS TO CATEGORY B LISTED BUILDING,
BALRUDDERY FARMHOUSE.**

SUPPORTING STATEMENT/LISTED BUILDING STATEMENT



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1. INTRODUCTION

Listed building consent and planning permission are two quite separate statutory requirements governed by different laws which serve different purposes. Both are required where development defined in section 26 of the Town and Country Planning (Scotland) Act 1997 is to be undertaken. Consent granted under one regime is without prejudice to the other. Where both are required the applicant must obtain both before work can commence.

The purpose and objectives of the planning system are set out in Scottish Planning Policy. Following from that, paragraph 141 of Scottish Planning Policy confirms that the preservation of listed buildings and their setting is a material consideration in both the development planning and development management processes.

Sections 14 and 59 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 stipulates that when considering applications for planning permission and/ or listed building consent planning authorities should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 64 of the Planning(Listed Buildings and Conservation Areas)(Scotland) Act 1997 requires planning authorities when considering applications for planning permission that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The purpose of this listed building statement is to describe the historical evolution and current nature and condition of the Category B Listed building at Balruddery Farmhouse. The impact of the proposed works on the heritage value of Category B Listed building shall then be evaluated.

2. SITE DESCRIPTION

Constructed in the early 19th century, The 2-storey, 3-bay classically detailed Farmhouse was designed by local leading architect David Neave. The farmhouse was part of a larger estate connected to Balruddery House (circa 1820, now demolished) and the east lodge which still stands today along with the original gates to the estate. Historically, the access to the farmhouse was from the south, with the approach facing the south elevation, whereas the current access is from the east which approaches the east elevation accessed from the farm track.

The materiality consists of snecked rubble to the north and west, stugged and margined quoins, ashlar lintel course and moulded eaves with a piended grey slate roof. Mostly 12 pane sash and case windows (slightly wider on the south elevation) one window infilled on the east elevation. To the primary south elevation sits an ashlar porch and architraves with deep set panelled door with fanlight to centre with chamfered ashlar jambs, pierced flat-roofed porch with corniced entablature and small antefix. The west elevation hosts a single story, piended roofed pantry/ milk house to the



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centre, joined to a house by later flat roof linking bay. Plate glass window to outer bays of main elevation and an 18 pane order glazed stair window.

The interior has its original shutters, moulded cornices, ceiling rose and foliate cornice at first floor drawing room. Stone scale and platt staircase, turned balusters.

Its statement of special interest from HEC states it is listed for its relationship to the surviving Balruddery buildings. Currently the east lodge is category C listed and the gates themselves are A listed. It may be noted that the east lodge has had similar alterations as the proposed at the farmhouse under application 18/00216/LBC which has been approved.

3. DESCRIPTION OF PROPOSAL

This application proposes the addition of a single story extension and internal alterations to the farmhouse. The proposed extension is a sympathetic design which aims to be in keeping with the existing garden ground on the west elevation. Set back from the primary elevation, the proposed extension sits snug within the ground at floor level of the existing house, with existing 1 meter wall where landscape slopes up, wrapping around its north and west elevations. The extension is completely out of view from approach to the property from the east elevation. As is illustrated below with an existing photograph (*Figure 1*) and proposed 3D visual produced (*Figure 2*).



Figure 1 - Existing Photograph



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Figure 2 - Visualisation of Property Following Proposed Works & Extension

The extension has been designed to be proportionate to the existing farmhouse, taking cues from the character of the building but in a more modern representation. The proposed material intention is to re-use the natural stone from the down takings for the cladding of the extension with the existing natural sandstone to be set aside from the duntakings and cut/dressed to be used for the cladding of the proposed extension. Windows proposed to the extension mimic the proportions of the existing windows to ensure the proportion and character of the original building are maintained and respected. (Figure 3)



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Figure 2 - Proposed Visualisation from South West

Internal alteration proposed includes the relocation of kitchen to create a kitchen/ living area within the existing dining room and proposed extension, removal of inset press (unoriginal) and replace with bathroom and en-suite to serve newly formed bedroom in place of existing kitchen, all alterations will approach historical details sensitively and not affect the existing character of the property. All windows are proposed to be replaced with high quality like-for-like windows, a window condition survey has been produced which is included in this application.

The application also proposes replace the existing windows, by doing this, the current condition of the windows have been assessed and flagged up for issues such as dampness and rot, broken pulley mechanisms and windows painted shut. After receiving feedback from a window surveyor it appears that all original windows are beyond repair and would need to be replaced for like-for like, timber sash and case replacements. The existing single glazed sash and case windows to the south, east, north and west elevations are all proposed to be replaced with new high quality 6 over 6 sash and case windows to match existing, with 'Eco Heritage Glazing' installed to maximise the thermal efficiency to ensure a betterment and in turn positive impact on the thermal performance of the building. Details of the proposed windows and glazing are included within the submission.

4. CONCLUSION

It has been demonstrated above that the proposed alterations to the category B listed building would be a sensitive but complimenting aspect to the current site. The proposal does not diminish the architectural integrity, historic fabric or elements of special interest of the listed building and does not adversely impact the character of the environment. Therefore, for the reasons outlined throughout this statement the proposals accord with national and local policy and guidance relevant to listed buildings.



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Taking the content of this planning statement into consideration we would respectfully request that planning permission be granted.

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Appendix I – Existing Photograph



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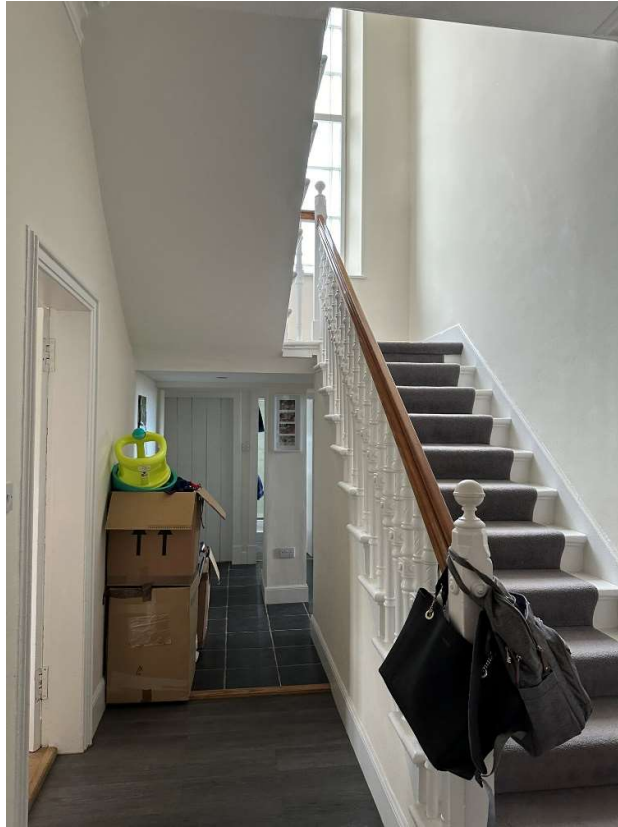
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Appendix II – Proposed Visualisations





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