

ALLY CROLL ARCHITECT

Ciaran Ramsay
Stirling Council Planning Dept
Teith House
Kerse Road
Stirling
FK7 7QA

23rd February 2024

OUR REF A 22.03PA

Dear Mr Ramsay

Re: Proposed Alterations and Extension to Existing Dwelling House at 'Kalaba' 13 Kenilworth Road, Bridge of Allan, FK9 4DU
Your ref; 23/00163/LBC

We refer to the above and our recent email correspondence.

As discussed, please find enclosed our Listed Building application for the proposed internal alterations/ alterations to the approved design, described again as follows;

As we have been working through our Building Warrant application, we require to make a couple of further minor internal alterations to the approved design, in order to comply with safety regulations for fire escape and ventilation etc. as follows;

1. Instead of incorporating a single new internal door opening between the lounge and dining area as approved, we require to incorporate a double-glazed door here, to assist with ventilation and daylight into the rear dining room.
2. On the upper floor, the middle room named as Bedroom 3, currently only has a very high roof window- not suitable for fire escape as it is out of reach at a high level. Building Control have requested we instal an additional single door into the rear bedroom, to provide an alternative means of access/ egress from this space- to give those within the room 2 options for escape, should there ever be a fire etc.
3. As discussed, we have also shown a new window on the previously approved rear elevation of the extension- to match the existing approved window. We understand this can be dealt with as a non-material variation as it does not alter the existing Listed Building. We have included it on the enclosed drawings for fullness of information with appropriate notes.

I have enclosed a copy of our email trail for info also.

We look forward to hearing from you, however, please do not hesitate to contact this office should you require any clarification in the meantime.

Yours sincerely



Mrs Alexandra Croll

CHARTERED ARCHITECT + OWNER
B.ARCH DIP.ARCH ARB RIAS

FOR AND ON BEHALF OF
ALLY CROLL ARCHITECT LTD

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