

Supporting statement

for

**Proposed change of use from office accommodation to a residential
townhouse**

at

12 Cathcart Street, Ayr

for

Mr A Lambert



Existing view of front of building

AYRSHIRE ARCHITECTURE
2 TURNBERRY WYND
IRVINE
KA11 4DP

Telephone: 07917 27 23 81

Date: February 2024

Reference: Lambert 2271

1.00 INTRODUCTION AND SUPPORTING INFORMATION

1.01 I was instructed by Mr Alistair Lambert to prepare drawings and make the necessary applications for a proposed change of use from office accommodation to a residential townhouse at 12 Cathcart Street, Ayr

1.02 The Site

The property is mid terraced between 10 and 14 Cathcart Street, Ayr and is of traditional construction with a pitched roof with slates and the external wall finish is stonework to the front elevation and render on the rear elevation. The building has a basement, in separate ownership, with ground, first and attic storeys. It is a Category C listed building and Cathcart Street, Ayr is located within the central Ayr conservation area. The property is currently used as office accommodation by Lambert and Co Solicitors.

1.03 Application information

Alistair Lambert is the sole partner of Lambert & Co, a firm of solicitors with offices in Ayr and Girvan. Towards the end of 2023, two longstanding employees based at the Ayr office, left the firm, one to retire and the other to move to another job. Following from that, the decision was taken to close down the Ayr office and so the owner is looking to sell the building with Planning Approval in place. There is currently one part time student employee who, it is intended, will continue working from home. Mr Lambert will continue working full time from the Girvan office.

It is noted that permission to change from commercial to residential has previously been granted at numbers 1, 2, 3, 12A, 14, 16 and 18A Cathcart Street.