



Thomson
Hunter
Associates

Tel:
Email
Web

01563 524171
post@thomsonhunter.co.uk
www.thomsonhunter.co.uk

**Proposed change of use to reinstate original family home,
associated internal alterations and erection of single storey
extensions to the side and rear of the existing dwelling**

at

**130 Bentinck Drive
Troon
KA10 6JB**

Planning Application

South Ayrshire Council

Design Statement

on Behalf of

Mr & Mrs Brian & Angela O'Neill

March 2024

1.0 INTRODUCTION AND BACKGROUND

1.1 Thomson Hunter Associates have been appointed by Mr & Mrs O'Neill, in relation to the proposed change of use to reverse the previous sub-division and reinstate the family home as originally designed. The project involves associated internal alterations and erection of two single storey extensions to the side and rear of the property.

1.2 Concerned about the recent applications for a new dwelling proposed immediately adjacent to 130 Bentinck Drive, the applicant has recently purchased the adjoining land adjacent (to the south) to ensure the established character of the streetscape and integrity of the property is maintained. Further, the applicant has recently purchased the first floor apartment (130A Bentinck Drive) to facilitate the proposals. The applicant currently resides in the ground floor apartment (130 Bentinck Drive).

1.3 The existing building is a category C listed building, located within the Troon and Southwood Conservation Area. The proposals will therefore seek to respect and enhance the character of the existing dwelling.

1.4 The general rationale for the proposed development is to reinstate the family home per the original design intent, and to extend the property to meet the requirements of modern living.

1.5 This design statement should be read in conjunction with architectural drawings submitted in support of this application - site plans, existing and proposed drawings including plan and elevational drawings and 3D visuals.

2.0 THE APPLICATION SITE

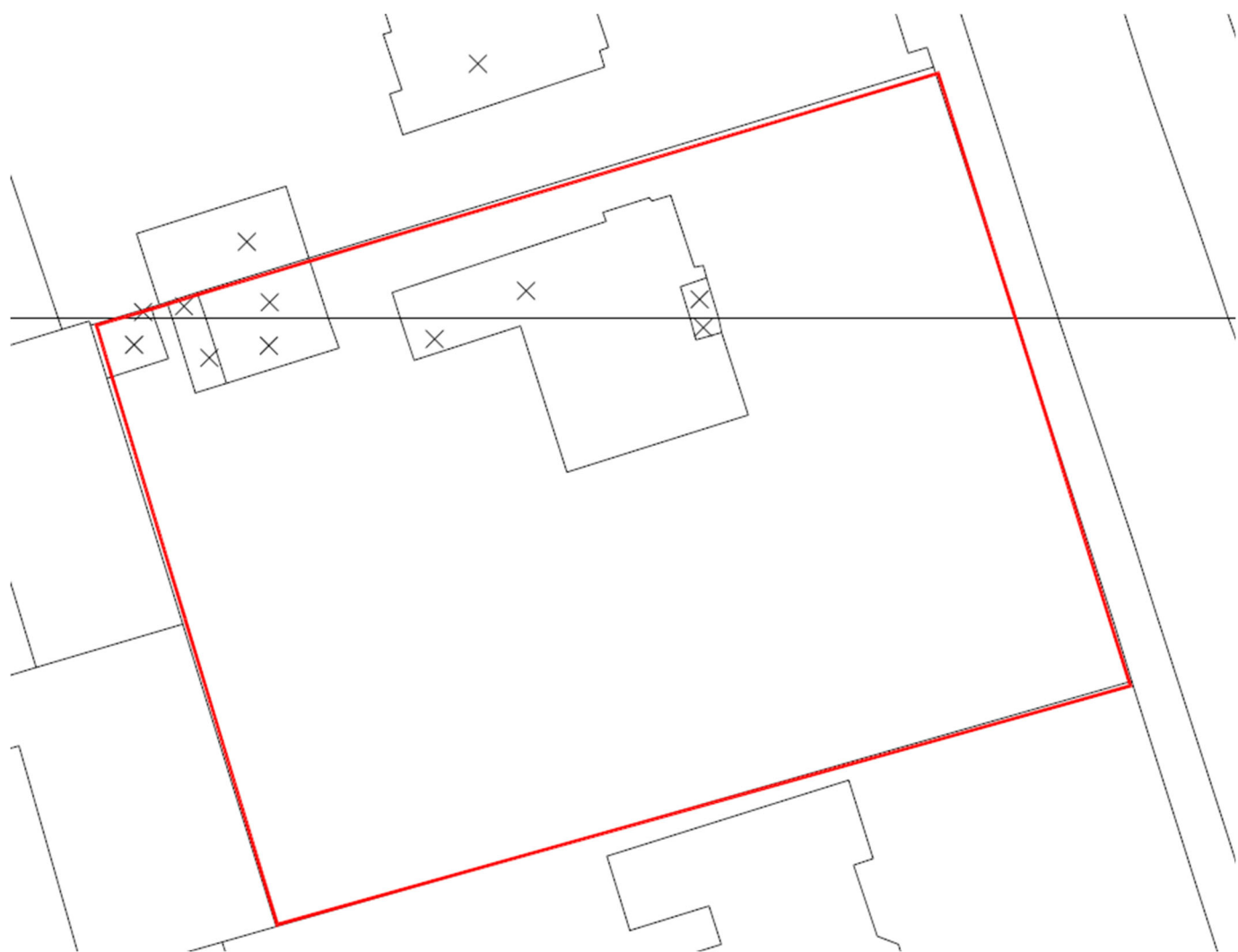
2.1 The site is located within an established residential area characterised by large detached villas set within generous plots, with generally wide frontages onto Bentinck Drive. The application site has a frontage of approximately 39.7m. As previously stated, the application site is within the Troon and Southwood Conservation Area, which was designated by South Ayrshire Council in September 2004. The curtilage of the property is generous in size with an area of approximately 2121m².

2.2 The existing dwellinghouse is a substantial two-storey detached dwelling which was previously converted into 2 separate flats. The dwelling is positioned to the North of the site, with a substantial side garden / vacant space to the south. The dwelling is imbalanced on the plot when viewed from the streetscape.

2.3 The planned and spacious layout of large detached villas set within generous plots dates back to the early 20th century. The adjacent properties either side of the application site contain large detached dwellings on generous plots. The buildings are set approximately 18m behind the front boundary, establishing a strong building line. This pattern of development has resulted in a orderly and balanced pattern of the building and street scene and contributes to the character of the area. A large open space lies opposite the application site, behind a tree line, creating a low density and high residential amenity area.

2.4 The front boundary comprises a masonry boundary wall with white wet dash render. The two vehicular access openings are defined by large piers at either side, also finished with a white wet dash render. The boundaries to the sides and rear of the site comprises traditional facing brick boundary walls, approximately 1.8m high.

2.5 Whilst there are varying styles of dwellings in the immediate and wider context, there is a strong consistency in materials used, including white render walls and red tile roofs which helps define the character of the area.



3.0 THE EXISTING

3.1 The proposal relates to a two-storey detached dwellinghouse which was previously (and currently) converted into 2 separate flats. These flats are now both owned by our client.

3.2 The early 20th century dwelling is in an arts & crafts style, designed by Charles Voysey. The dwelling features white wet dash render walls with red tile hip end roofs featuring overhanging timber bracketed eaves. The dwelling has a strong presence on the streetscape with a balanced and largely symmetrical aesthetic to the front elevation.

3.3 Whilst the front elevation has remained largely unaffected by the previous conversion, the rear elevation has suffered from unsympathetic extensions, including a large mono pitch roof extension with felt roof finish to accommodate the private access stair to the first floor apartment. Further later additions include some non-traditional sprocket and flat roof areas. As a result of the subdivision, there were a number of soil vent pipes installed with horizontal tails, which have become a prominent feature of the rear elevation. The large unsympathetically designed stair extension makes an impact on both side elevations and the private garden due to its scale and lack of attempt to embrace the character of the existing.

3.4 As previously stated, the dwelling is positioned to the far right of the plot when viewed as a streetscape, centred on the two vehicular openings in the existing boundary wall, leaving a large gap of undeveloped land / side garden to the south. The positioning of neighbouring dwellings in the immediate locale are central to the plot frontage. The proposals will attempt to address this imbalance to enhance the streetscape.



Side entrance at rear of property to first floor apartment



Rear elevation as existing

4.0 THE PROPOSAL

4.1 As previously indicated, the applicant has recently purchased both apartments in addition to the plot to the side of the building to facilitate the reversal of the previously made sub-division and associated unsympathetic alterations and extensions. The proposals involve reinstatement of the family home per the original design intent, and to extend the property to meet the requirements of modern living.

4.2 The proposed reinstatement of the property into a family home will be carried out with care and consideration. Internally, works involve installation of a new grand staircase which will take design cues from precedent staircases designed by Charles Voysey (the Architect who designed this dwelling). The internal alterations within the existing footprint will be carried out to respect and compliment the existing internals including matching doors, skirtings, architraves to reinstate / maintain and enhance its original character.

4.3 The proposals seek to resolve the unsympathetic rear elevation, removing the flat roof addition and the large stair extension. The proposal to the rear elevation includes a single storey extension with white render and red tile roof of a similar scale and form to the existing kitchen extension. Between the extensions, glazing will be added to provide natural light and outlook to the half landing of the new feature stair to achieve balance and symmetry to the rear elevation.

4.4 An additional extension is proposed to the side of the dwelling. The proposal to extend out from the side of the existing dwelling helps to balance the position of the dwelling on the site. Further, a side extension enhances connections to the gardens and the streetscape.

4.5 The side elevation connects to the existing dwelling via a glazed link to minimise its impact on the existing dwelling. Further the extension is subsidiary in scale, and respectful to the building lines to ensure that the additions don't challenge the prominence or character of the existing dwelling.

4.6 The design of the proposed side extension is a contemporary interpretation of the existing, featuring a zinc clad trapezoidal roof, capped with a large roof light to introduce natural light from above. The contemporary design of the side extension was a considered design solution to create a clear distinction between the original and the new. The materials are carefully selected to take references from the existing property with contemporary interpretations of its material palette and roof form to unify the old and new.

4.8 The visual impact of the proposals on the streetscape is mitigated by the existing 1.8m high boundary wall – refer streetscape render on drawing 23.233.02(005).

4.7 The extensions to the property will be constructed with high quality materials and carefully considered details to ensure a sharp and contemporary aesthetic is achieved including secret gutters and hidden downpipes to enhance, not compromise, the quality and character of the original building.

5.0 SOUTH AYRSHIRE COUNCIL LOCAL DEVELOPMENT PLAN & SUPPLEMENTARY GUIDANCE

5.1 The proposals have been developed in accordance with SAC Supplementary Guidance: House Alterations and Extensions

- Scale, Form and Detailing

We consider our proposals to meet the criteria contained within part 1 of the above guidance including setting back the side extension to achieve a subsidiary appearance, having a height, width and size smaller than the house to be clearly subsidiary so as not to dominate the character of the original, and respecting the style, shape, proportion and materials of the existing dwelling.

- Materials

The proposals seek to reflect the character of the existing building in terms of material palette, with a contemporary interpretation to the side extension.

- Overlooking

We consider our proposals to be in full compliance with privacy and amenity guidelines.

- Loss of Light

Due to the scale of the site, distance to boundaries and site orientation, we do not consider our proposals to impact on the amenity of adjoining properties.

5.2 The proposals have been developed in accordance with SAC Supplementary Guidance: Historic Environment. The general LDP Policy on Historic Environment states;

“We will support development proposals, affecting the following heritage resources, if we believe the quality and design of the proposed development will protect, conserve and improve them.”

And

“We are in favour of protecting listed buildings and their settings, especially from inappropriate development, and will actively encourage their sensitive maintenance, restoration and reuse.”

And

“All new development in, or affecting the setting of, a conservation area, has to improve or preserve the area's character or appearance. We will actively encourage and, where resources permit, implement upgrading and enhancement for conservation areas.”

5.3 SGP1: Design Quality

We consider our proposals to be generally supported by the SGP1: Design Quality guidelines. Guidelines note that all proposals relating to aspects of the built heritage environment will be considered in terms of compliance with the following “General Criteria for New Development”, which is applicable to extensions to existing buildings;

General Criteria for New Development

1. The council is committed to the promotion of developments which comprise well designed buildings, which are sensitive to their locality and reflect the local vernacular building and townscape character built with high quality materials, and incorporating attractive open spaces – both for public or private use which are sympathetic and make a positive contribution to the essential townscape character of the main towns, settlements and/or countryside.
2. The council will encourage contemporary architecture where in compliance with point one above.
3. All development, regardless of scale, will be expected to be carefully designed so as to be appropriate in terms of character of the area in which it is to be located.
4. The design of a proposed development should respect and reflect the character of its setting and locality in terms of:
 - density of proposed development
 - building height, scale and massing
 - dominant traditional architectural characteristics of the locality;
5. Materials used in the construction of the proposed development should reflect the character of the buildings in the locality in terms of: material type, colour, texture, roof materials, window frames and doors.
6. New development and extensions to existing premises must demonstrate consideration for the amenity of adjoining property - especially in terms of the maintenance of privacy and ambient daylight in dwellings and their garden spaces.

5.4 SGP2: Listed Buildings of Architectural and Historic Interest

The proposals have been developed in accordance with SAC Supplementary Guidance: Historic Environment. SGP2: Listed Buildings of Architectural and Historic Interest states;

"The Council recognises the value of listed buildings in terms of their heritage value, but also recognises their potential economic and social benefits to the community as a whole. Consequently, the Council will encourage owners to undertake appropriate maintenance and repair to such properties to ensure their character is maintained and enhanced. The Council will presume in favour of protecting listed buildings and their settings, especially from inappropriate development and will actively encourage the sensitive maintenance, restoration and re-use of all such properties. Proposals affecting a listed building shall be expected to be of a quality commensurate with that of the original building to ensure the character of the building is not adversely impacted."

6.0 GENERAL COMMENTS

6.1 The principle of the proposals, including change of use for the reinstatement of the family home, and extending to meet the requirements of modern living are considered to be acceptable under LDP guidelines.

6.2 The determining issues in any assessment should therefore be whether the proposed development is an appropriate response in itself that takes cognisance of the listed building and the surrounding environment in accordance with relevant planning policies references listed above.

6.3 The proposals seek to reverse the historic unsympathetic additions and alterations the house has previously suffered. We believe the proposals will preserve, improve and enhance the existing listed building, and the character of the area. The proposals should therefore be considered to be in compliance with Supplementary Guidance: Historic Environment.

6.4 The proposals have been carefully designed to reflect the local vernacular and make a positive contribution to the streetscape. The extension to the side elevation is contemporary, in compliance with SGP1 Design Guidance. The scale, mass, aesthetic and impact on existing should be deemed to be in accordance with SGP1: Design Quality.

6.5 The project involves reinstatement of the original character of the dwelling with carefully designed and detailed interior finishes, windows and grand staircase. Existing details will be replicated as required, for example, an overhanging timber bracketed eaves detail will be constructed to the rear elevation where the roof is proposed to be rationalised, to maintain the character of the existing. It is considered that the proposals meet the criteria set out within the pertinent planning policies identified above.