

Hallanbrae, Dallas, IV36 2RW

Planning application - 100663425-001

Project details

This is a homeowner planning application for renovations to an existing property. The renovations include front and rear extensions, new roofing and cladding, additional windows, decking and access options.

Homeowner and applicants details

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Property description

Hallanbrae

Constructed in 1997, Hallanbrae is a 6-bedroom timber-frame property with blockwork and harling exterior. The house is approx. 17.5m long and faces south over the village of Dallas and surrounding farmland. Situated on a slope of approximately 12 degrees, the ground rises 17.5m from the B9010 to the rear boundary. This provides access challenges and landscaping requirements for the property. The house is backdropped by the "Hill of the Wangie" which rises high above the ridgeline of the property from any observable location to the south and west.

The existing harling has started crumbling and roof tiles have been lost in the most recent storms. The property needs improvement and renovation. All renovations and extensions are being carried out with future suitability to adopt renewable energy and green energy solutions. The fabric and airtightness of the property is being improved through this renovation.

There are no amendments to vehicular access to the property, maintaining a sizable gravel driveway and turning area.

Development description

Front extension.

Access to the property is currently at the SE corner between the basement and ground floor level. A 2-storey front extension will provide a central entrance way to the ground floor, eliminating the need to climb stairs immediately on entering the property. The extension will be a projection of the existing central dormer (of 3), maintaining the eaves height and slope of the existing dormer. The main door will be on the E side of this new projection, sheltered from wind and facing the driveway. The existing porchway will be taken down, back to the main façade of the property and replaced with a window. The extension will have glazing on two-thirds of the front elevation from ground to roof, with glazing also provided on the sides of the projection. This glazing will complement internal changes to the property, allowing light to penetrate the rear portions of the house. The entrance way

will be double-height, reducing the number of bedrooms in the property to 5.

Rear extension.

A single-story extension across one-third of the rear elevation of the property will provide a more comfortable living space for the family, whilst also allowing a greater amount of light to the house. The extension will have a flat roof (small pitch to allow for drainage) and sliding doors for access to the rear garden. The walls will be mostly glazing and matching render to the remainder of the property.

Basement access/egress

A basement runs along the front half of the property and is currently bare block and concrete floors. The intent is to make this a habitable living space and provide additional access at the SW-end of the basement. The access from the basement will be a sliding glass door with access to a front patio or decking area.

Landscaping and entrance.

Some landscaping of the grounds is required to enable the creation of the new entrance and basement access/egress. Ground will be reduced by approx. 2.5m and retaining walls will flank the basement patio entrance. The walls will be a continuation of the render above.

A continuation of the existing retaining structure will be required for the front entrance. Steps from the driveway (600mm Run, 150mm Rise) will be extended to the new entrance, with the accompanying retaining structure as required.

Roofing.

All pitched roofing will be profiled steel sheeting in anthracite or black finish. This will replace the existing 25yr old concrete tile. The rear extension will have a standing seam roof in dark grey.

Cladding.

Timber or composite-timber cladding will replace the existing harling above 1.8m from ground floor level. The cladding will be vertical board-on-board in Thermopine or similar.

Below 1.8m above ground level, the finish will be a white/cream render.

Windows.

Existing windows are double glazed, timber framed, top or side-hung casement windows. These will remain where possible, with cladding and render being provided externally to tie them to the new finishes.

New windows will be provided as indicated on the included drawings and annotated in the window schedule. Principally glazing to the entrance, rear extension and basement access. These will be uPVC casement or fixed windows.