



Extension to dwellinghouse at 128 Main Street, Prestwick
Planning statement

Brief

Mr & Mrs Wallace have lived at 128 Main Street for 47 years. They own and lease the adjacent retail unit at 130 Main Street. Mrs Wallace's health conditions are such that a ground floor bedroom will become a requirement to enable independent living to be maintained in the near future. To provide the flexibility required whilst maintaining a balance of public and private space within the home, the ability of the retail unit to “donate” space, whilst still preserving its viability was to be explored. The footprint and layout of the retail unit is more extensive than its narrow frontage suggests, and this has made it difficult to let previously. A reassessment based upon function may offer benefit to both properties.

Context

The dwellinghouse and retail unit are in the designated Prestwick town centre retail peripheral 1 area. This location facilitates a number of uses under town centre policy including residential and retail.

The house is part of Prestwick’s historical development. Idiosyncrasies within the construction allude to a potential commercial use – conceivably a coaching inn/ stabling for coaches.

A map from an 1857 survey shows it adjacent to a well with a large empty space adjacent- refer to figure 1 overleaf.

We can see from the comparison of feu shapes from a later georeferenced map(1888-1913) its location - see figure 2 overleaf ,predating the Royal Hotel , which is now Vics and The Vine at 132 Main Street.

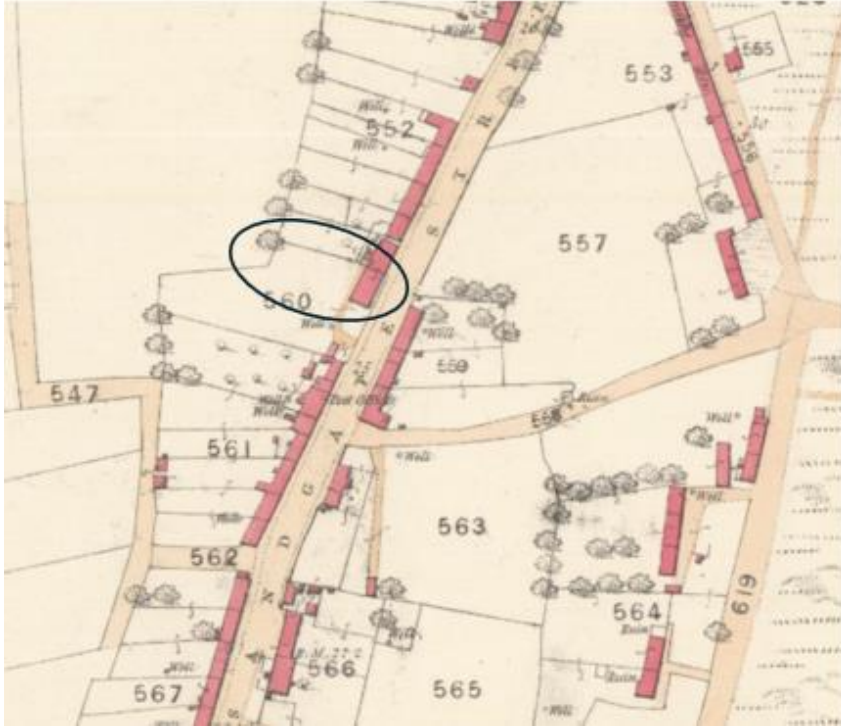


Figure 1 – Ayrshire XXVII.14 (Monkton & Prestwick), surveyed 1857 –
source National Library of Scotland
128 Main Street Highlighted



Figure 2 – georeferenced map (OS 6 inch 1888-1913)
Source National Library of Scotland L: 128 Main Street, Prestwick Highlighted

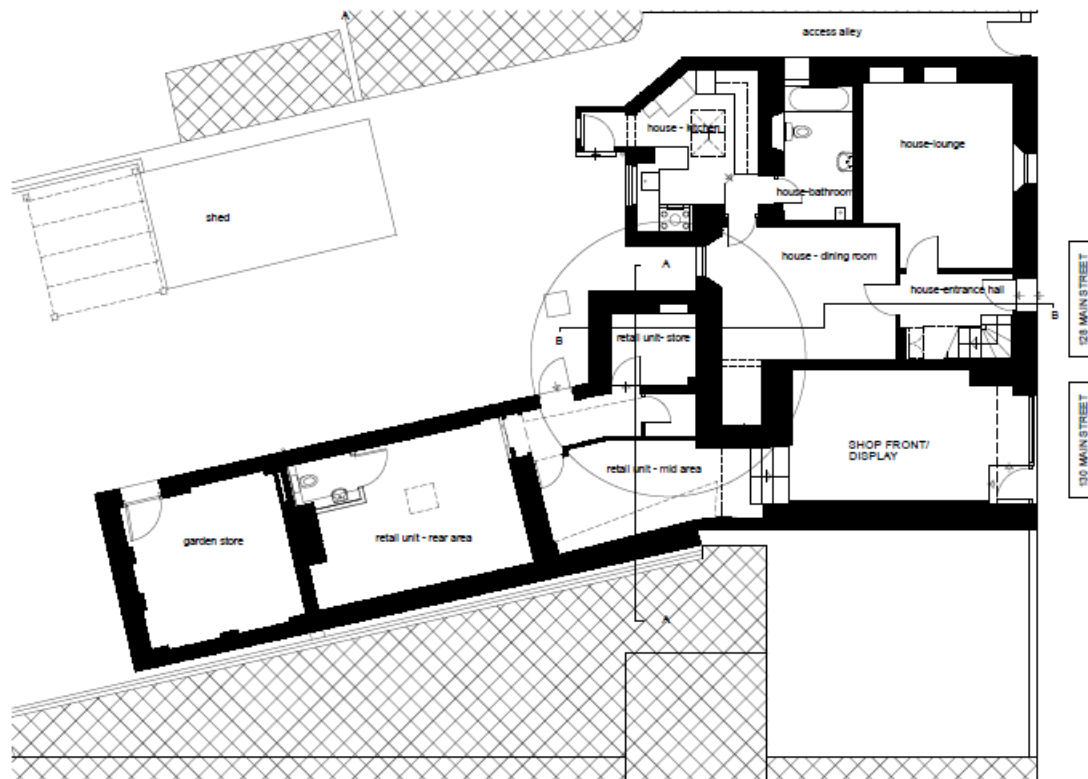
Context continued

128 Main Street is of traditional solid masonry and slated roof construction, 1.5 stories high with flat roofed dormers to front and rear and a flat roofed extension to the rear which forms part of the kitchen.

The orientation of the building is east/ west, with the garden enjoying a southwest aspect. The garden is quiet and sunny.

To the south, the single storey built form of the retail unit and taller extensions to the commercial property at 132 Main Street, largely define the boundary. Boundaries to the north and west are with other residential properties. There is an alley access direct from the street to the rear of the property.

The house has little relationship with the rear garden; the retail unit wraps around part of the rear of the house further compromising this.

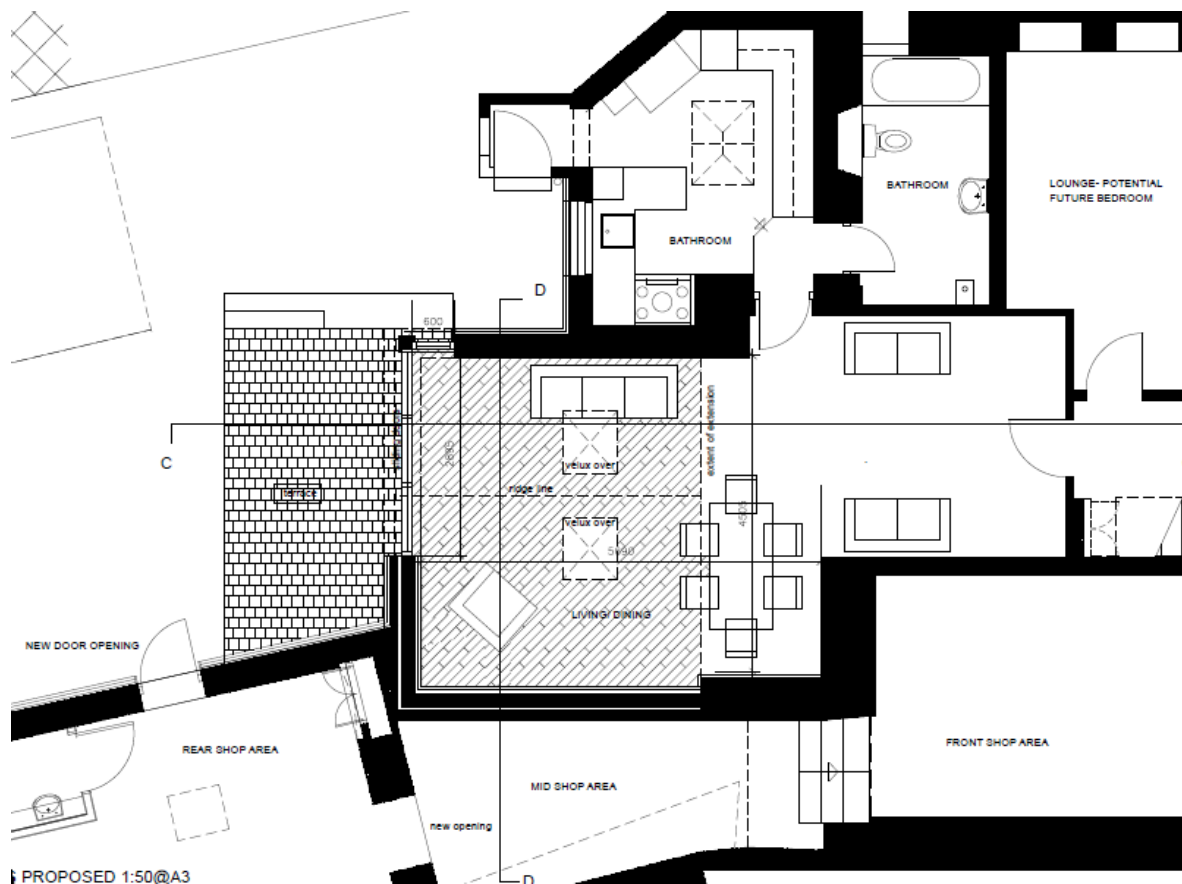


GROUND FLOOR PLAN AS EXISTING

Response

Initial sketches considered options for reconfiguring the accommodation, ranging from converting the retail unit in its entirety, to converting an existing windowless storage room. The former whilst providing generous accommodation, had increased nuisance value as a dwellinghouse being situated immediately adjacent to “Vics” and “The Vine”, and would see the loss of retail space within the town centre zone: the latter did not provide accommodation of a size which could provide a large enough bedroom plus maneuverability for Mrs Wallace. Tenants had served notice to move to retail premises with double frontage and it proved difficult to attract new tenants due to the combination of narrow frontage and internal configuration.

Sketches therefore explored taking down the “wrap around” part of the retail unit, opening up the rear elevation, and extending the rear dining area to become a lounge / dining room. Regularizing the geometry offered an improved layout for both house and retail unit. There is now a direct relationship with the garden, with daylight via extensive glazing and rooflights providing light deeper into the plan.



The extension removes the disused chimney and gable wall and extrudes the roofline to provide an airy room, of a size flexible enough to accommodate multiple uses, freeing up the front lounge for potential use as a bedroom. The roof ridge sits below the main roof ridge height, and makes the extension the focal point of the elevation, as this gable profile would have been originally. The use of larch cladding places the extension firmly in the present and offers a tactile, warm, sustainable solution.

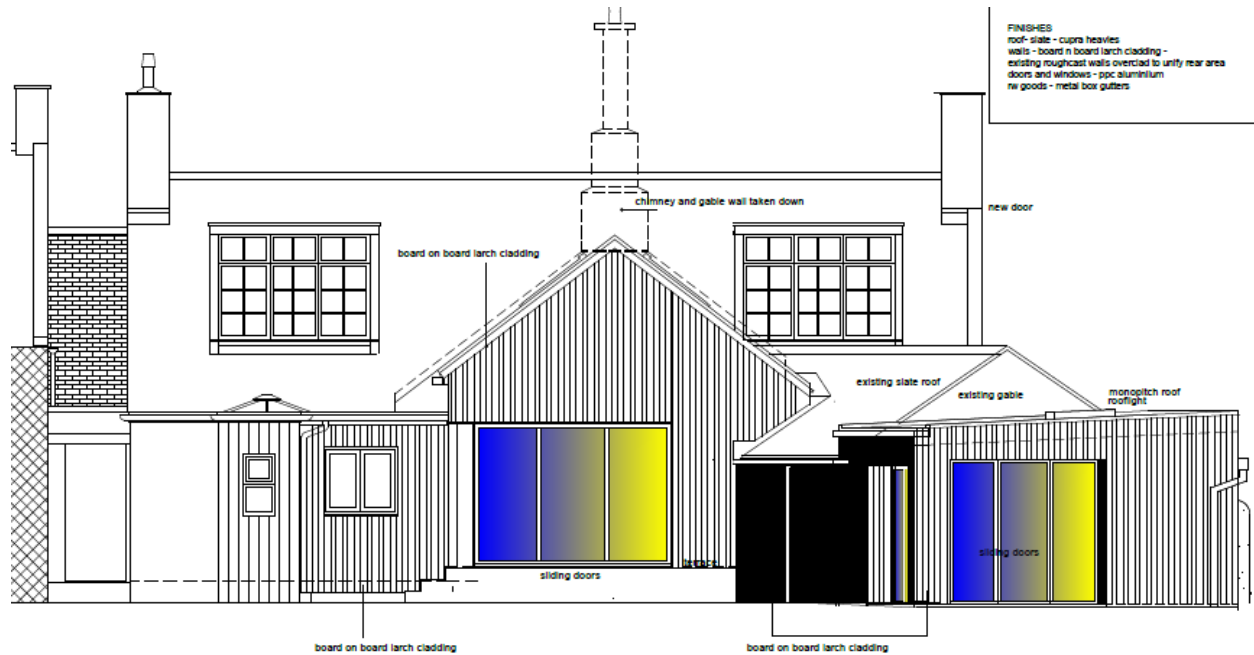
High level velux roof lights supplement sliding glazed doors which give access to a terrace and the garden. The rear of the house is thus opened up, enjoying the south west orientation with views over and access to the garden. There are thus no overlooking issues.

A store, accessed by the house, sited at the end of the retail unit will become a separate garden room, for hobbies/ study/ family gatherings with a new monopitch roof in single ply membrane and sliding doors / glazed screens oriented to both courtyard and rear soft landscaped areas.

The proposed materials palette are slates for the roof, larch board-on-board timber cladding to the walls and aluminum sliding doors and fixed window. The timber cladding echoes existing timber cladding to part of the rear extension and will be extended over the existing rear wall to the kitchen, the rear retail unit and garden room walls to offer a homogenous appearance, unifying the disparate elements. This reinforces the new softer garden side of the dwelling, contrasting with the original rendered stone of the street elevation, improving appearance and amenity.

Timber, left to weather to soft grey offers a low maintenance finish which sequesters carbon, offering a means of offsetting carbon for a type of construction which is difficult to upgrade. The boarding reinforces the domestic scale of the proposals.

The use of timber, both as a structural material in timber frame, and as cladding, both acknowledges the Climate Emergency by utilizing a low carbon, sustainable material, and offers a means of sequestering carbon for years to come, thus adopting an approach to materials and design reflected in the priorities of NPF4.



REAR ELEVATION AS PROPOSED (WEST FACING)

The terrace will be finished with pavers. The proposals as described provide the flexibility required to enable Mr & Mrs Wallace to continue to enjoy their retirement years in their home whilst improving the viability of their adjacent retail unit, thus preserving two defined town centre uses whilst taking account of the carbon impacts of construction.

Appendix - site photographs



Rear of 128-130 Main Street.



Rear of retail unit and garden store; soft landscaping beyond.



Little connection with the garden – dining room window in recess



View from dining room window



Timber clad rear porch- suggesting the use of timber as a unifying medium