
**3 WILLOUGHBY STREET, MUTHILL, CRIEFF, PERTSHIRE, PH5 2AB
PLANNING/ LISTED BUILDING CONSENT**

1437

**DESIGN STATEMENT TO ACCOMPANY PLANNING
AND LISTED BUILDING CONSENT**

1. Introduction:

The following statement supports the planning and listed building consent applications for no.3 Willoughby Street, Muthill, Crieff, Perthshire, PH5 2AB. The applicant seeks the necessary permissions to renovate an outbuilding at their property and convert it into a pottery studio. The proposed works include internal alterations to the existing outbuilding layout, removal of a raised floor area, installation of replacement roofing and skylights, new roof insulation, and an increased access door opening with replacement door. There will also be general renovation and repair works carried out to the existing building fabric both internally and externally.

No.3 Willoughby Street is a Category C listed building, which is part of a group interest listing. The property is located within the Muthill conservation area and is accessed via the A822 main road that runs through Muthill, with the property located close to the junction between Drummond Street/ Willoughby Street and Station Road. The outbuilding, where all the works are proposed, is located within the private garden grounds of the dwelling that face east towards a lane called The Laigh Toll running between Willoughby Steet and Station Road. Neither the outbuilding or any of the proposed works are visible from the A822 main road through Muthill as they are entirely obscured by the street frontage of the main house. The proposals will have no effect on the appearance of the high street frontages of the conservation area main thoroughfare. The property is a domestic dwelling.

2. Proposals:

The proposals generally involve internal alterations to adapt the existing outbuilding into a new pottery studio, installation of replacement roofing, new skylights and a new access door. The existing building fabric consists of solid stone external walls with timber roof trusses and wriggly tin appearance concrete asbestos roofing sheets above. The lower

ground floor consists of rubble and gravel and the upper ground floor, beside the gable wall of the main house, consists of stone masonry and rubble with concrete block steps up to the raised floor area which is approx. 1.4m above the rest of the outbuilding floor. There is also an existing WC/ utility room formed from concrete blockwork, which protrudes into the footprint of the Outbuilding.

General renovation and repair works will be carried out to the existing building fabric of the outbuilding both internally and externally, as appropriate. Any structural repair works will be assessed by a qualified structural engineer and carried out as necessary to ensure the outbuilding is sound. The existing stone walls will be repointed as required. The upper floor will be carefully removed to engineers recommendations, ensuring no compromising of the main house gable wall, and a new concrete floor will be installed to create one consistent finished floor level throughout the new pottery studio.

The pottery studio will remain an outbuilding, separate to the main house, and accessed from the garden, not via the main house. As the pottery studio will remain an outbuilding, rather than an extension to the main house, it is not proposed that the entire building fabric of the outbuilding is upgraded to meet the same insulation/ heated envelope standards of an extension. However, options for incorporating additional insulation and space heating will be explored. The existing roof structure will be upgraded as required, and new insulation will be installed between the rafters with insulated plasterboard installed over the inner face of the roof trusses/ rafters. The walls will remain as bare stone. The properties existing oil-fired boiler is also located within the outbuilding beside the existing door. This will remain in situ and not be altered. Space heating will be provided by a new radiator. This will increase the comfort levels of the existing space.

The existing wiggly tin affect concrete asbestos roofing material will be removed as part of the works and replaced with new profiled metallic sheet roofing, grey in colour to achieve a similar visual appearance as the existing. There are various examples of outbuildings with metal sheet roofing within the Muthill conservation area, including along The Laigh Toll, so the replacement material is considered appropriate for the secluded position. 3no new skylights will be installed in the north aspect roof of the outbuilding to provide natural light into the studio. As the current space has no natural light provision. The existing door opening will be increased in width and height, with a new glazed door installed in place of the existing timber panel door, again to allow more natural light into the studio space.

3. Conclusion:

The proposals respect the Category C listed building and it's context. The proposed external materials have been selected to achieve a similar visual appearance as the existing materials and the proposed works will have a negligible effect on the existing character of no.3 Willoughby Street and the wider Muthill conservation area setting. The design will use modern and sustainable methods of construction to upgrade the existing building fabric and will serve to renovate and improve an existing outbuilding space, creating a bright, comfortable and functional pottery studio for the use of the homeowner.

Revisions:

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Notes prepared by

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