

Applicant **Mr William & Mrs Henry Oakley**
Site **Garage Building, Castlehill,**
3 Mains Road, Ballantrae, Girvan, Ayr KA26 0NQ

1.00 PROJECT OVERVIEW

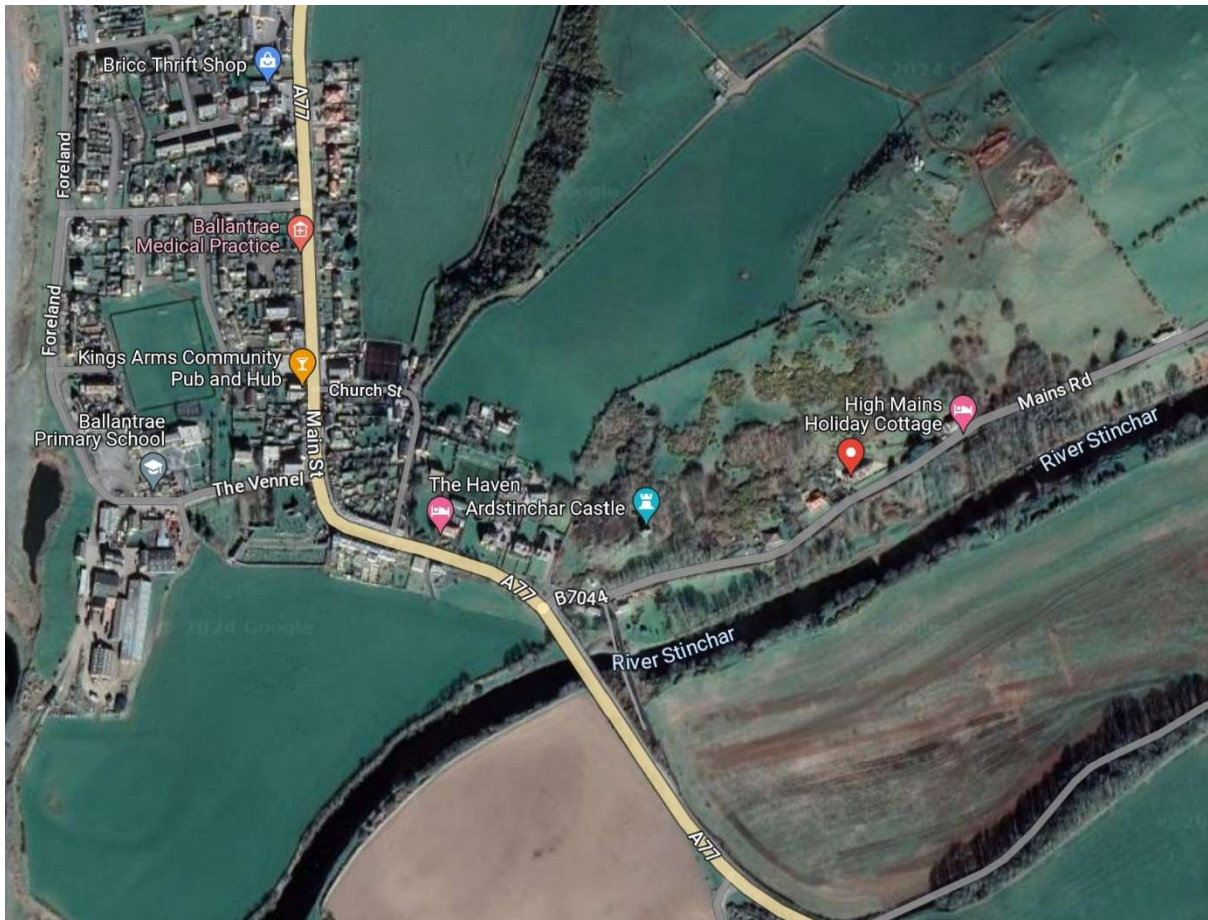
This Design Statement has been prepared to support the planning permission application in connection with the proposal to construct a new house as conversion of an existing garage/store building within private garden ground, at Castlehill, 3 Mains Road, Ballantrae, Girvan, Ayr KA26 0NQ

2.00 SITE DESCRIPTION

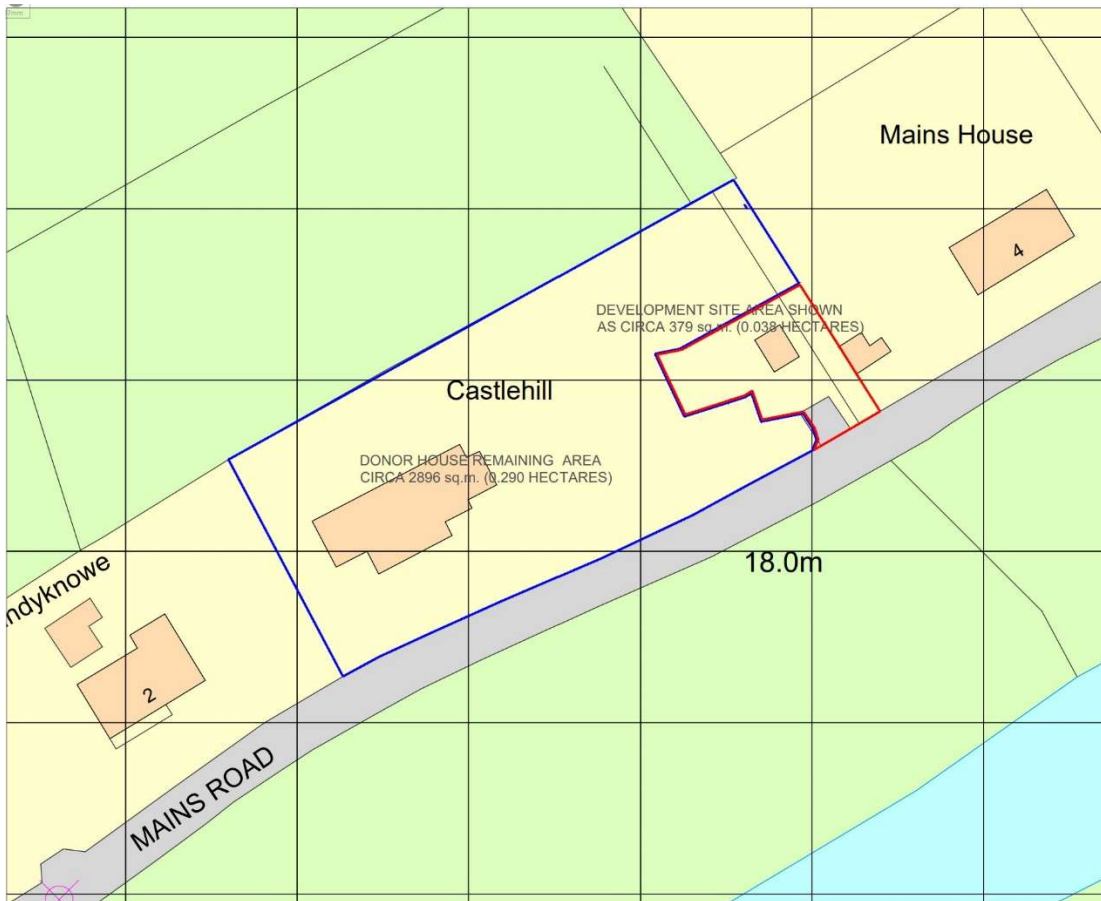
Castlehill cottage house is located to the eastmost boundary of the village of Ballantrae, and is accessed along Mains Road, which wends its way along the northern bank area of the River Stinchar. The single storey private house sits in an elevated position within significant private ground.

The development proposes to alter and extend the existing two storey garage and storage facility that sits as a lodge building to the immediate north of the existing gated entrance into the private driveway.

The development site nestles discreetly into the sloping landscaped garden area, with the existing garage building set into the graded ground, allowing access directly from the driveway, to the southmost, and into the upper floor level from the northmost elevations.



The red location pin identifies the Castlehill Cottage location.



Existing Site Plan Showing the Development Area & The Total Ground in Ownership of Applicant

2.00 EXISTING GARGE BULDING

The existing garage building has been designed in a sensitive manner, nestling into the contours of the garden area. It reflects the quality, styling and materials of the main house building. Because of the distance from the main house, the building has not been in use for some time and is falling into disrepair.

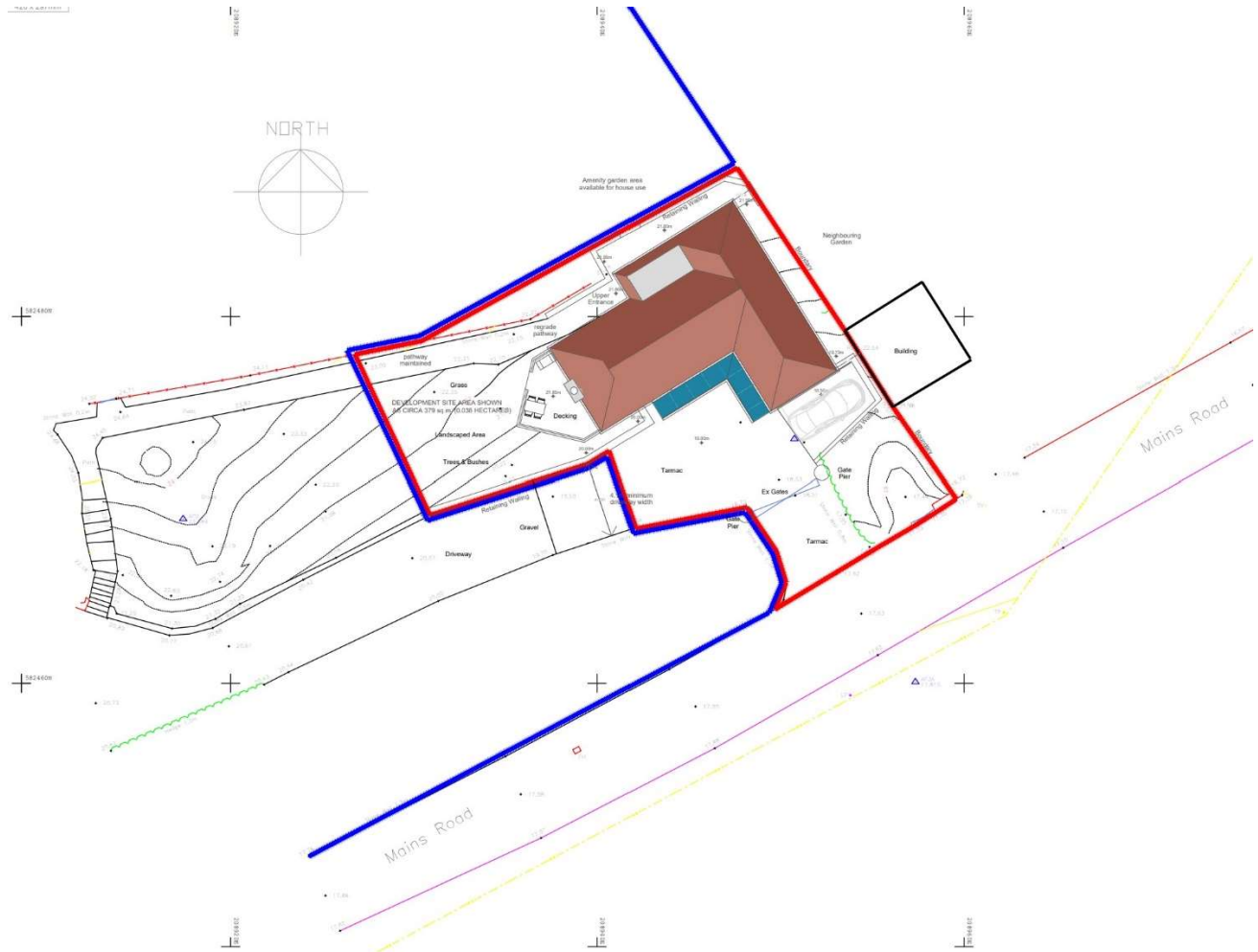


The base walling is of solid construction and finished in a render. To the rear, this walling forms ground retention. The upper floor level is constructed in timber kit and externally faced in horizontal timber cladding. The pitched timber roof is formed in an arrangement that results in gables fronting the southmost and northmost elevations. The roof finish is rosemary tiles and guttering and downdrops are in painted cast iron. The garage door is in a painted timber and the windows are painted metal.

It should be noted that the ground ownership to the east of the existing building extends up to the face of the neighbouring garage building and does not end at the metal mesh fencing position.

3.00 PROPOSED DEVELOPMENT

The owner is looking to develop, through alteration and extension, a two storey, two bedroomed, house. The house is to pick up on the distinctive cottage theme of Castlehill.



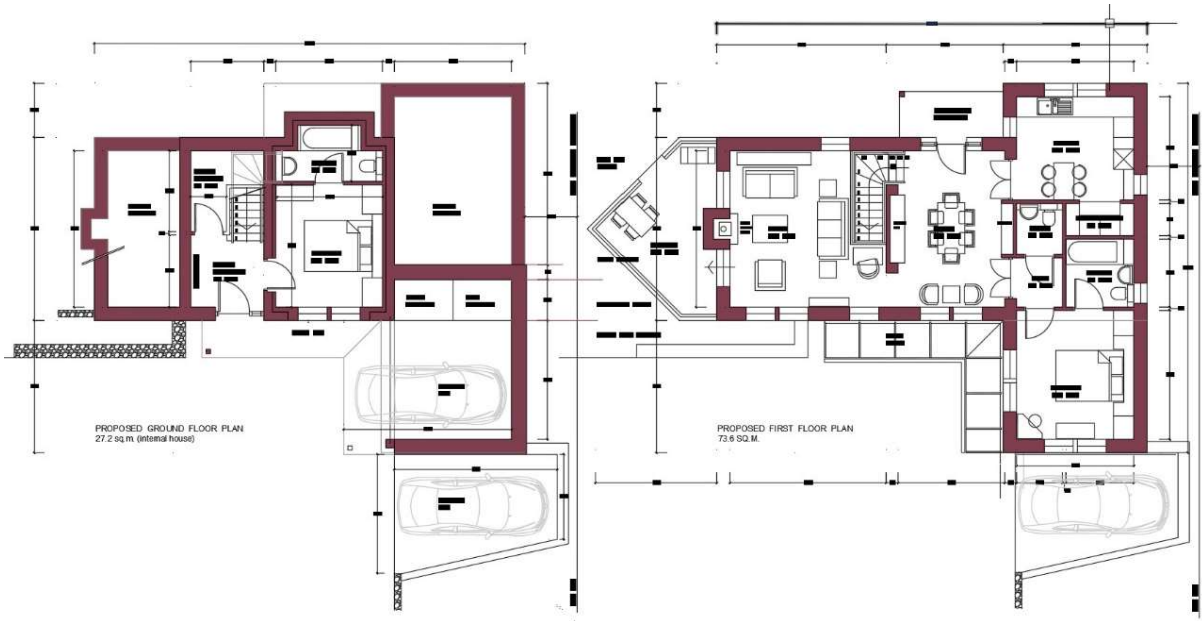
Proposed Site Plan

The proposed development forms an 'L' shaped footprint, taking advantage of the split ground level to provide access at both south and north elevations.

The lower floor utilises the original lower garage floor level as bedroom accommodation. An open car port and amenities/storage areas have been located under the south-eastmost wing, thereby allowing direct access from the existing driveway. A second 'open' car parking space is also indicated to this area. A glazed canopy is proposed to link the house lower floor external door and the car part area.

The upper floor will consist of bedroom accommodation to the south-eastmost section and feed into public accommodation within the middle and westmost areas. A composite decked area is shown as being located to the westmost elevation, feeding into the landscaped garden area.

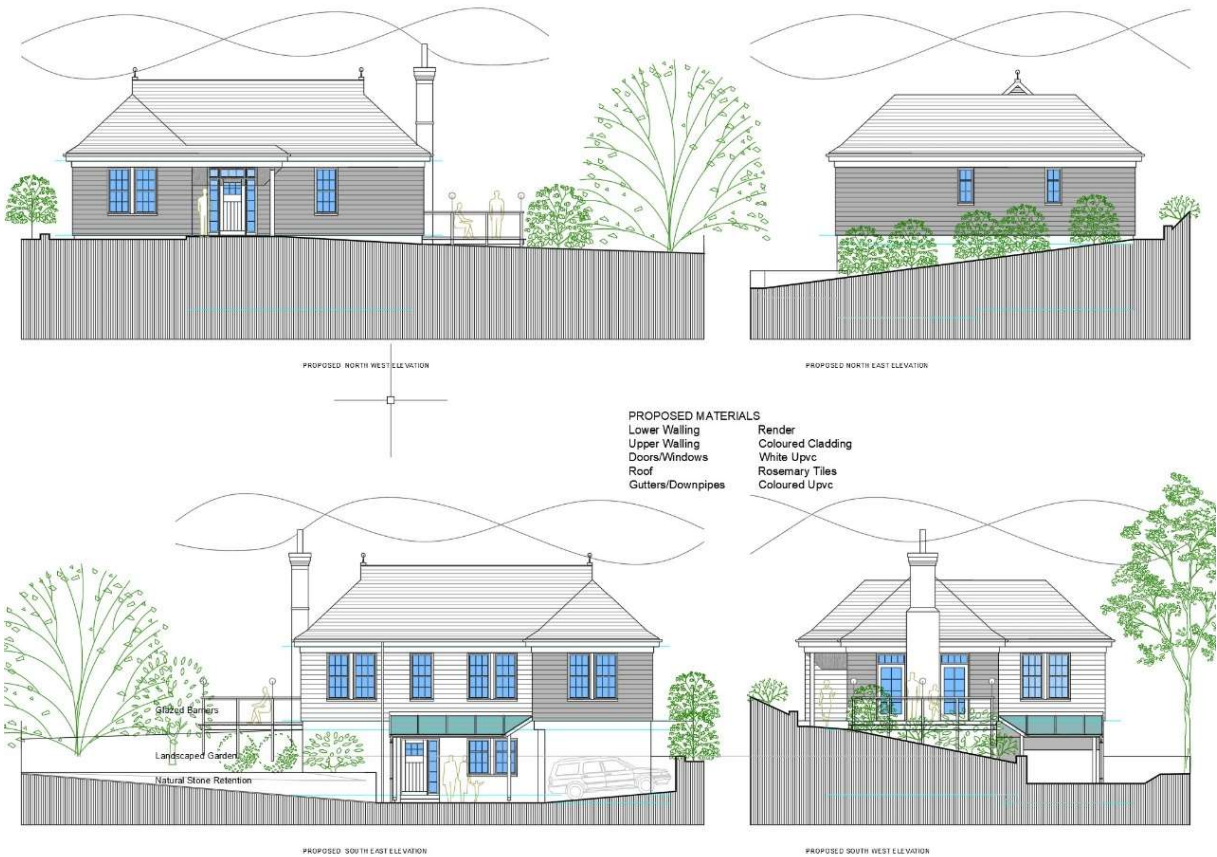
The planning of the development has been carefully crafted to ensure that discreet setting of the building is maintained and the privacy level currently afforded to Castlehill house is maintained, whilst introducing secluded, and sensibly located, amenity areas relative to the new house.



Proposed Floor Plans

The external appearance of the proposals has been developed to reflect the charm and quality of the existing house, both in terms of aesthetic and material use. Castlehill is a very good example of simple vernacular styling with the charm of cottage proportions.

The proposed elevations to the new house, therefore, look to reflect this theme.



Proposed Elevations

As per the existing Castlehill house, the palette of materials to be used in the new house are:

Lower Walling	Render
Upper Walling	Coloured Cladding
Doors/Windows	White Upvc
Roof	Rosemary Tiles
Gutters/Downpipes	Coloured Upvc

The house will have integrated self-sustainable technology, including ground source heat pump, that will deliver a better energy efficiency than that required by the Technical Standards.

The proposals have been designed to be sensitive to the location and will deliver a high quality of development.

4.00 PRE-PLANNING APPLICATION CONSULTATION OUTCOMES

A Pre-Planning Application Consultation was submitted to South Ayrshire Council on 7th July 2023.

A response was received from SAC that the proposals fell out with the range of applications that SAC would offer a Pre-Application Service.

5.00 SUPPLEMENTARY NOTES

The proposals accord with the South Ayrshire Local Development Plan (LDP2), in that the SAC LDP indicates:

LDP policy: residential policy within settlements, release sites and windfall sites

We will aim to protect the character and amenity of areas that are mainly residential, particularly from non-residential development which could have negative effects on the local amenity.

Within settlements, we will normally allow residential development, housing extensions, replacement houses and residential property conversions as long as:

- a. the site has adequate access for vehicles, which is separate from other property and which directly connects to the public road network;*
The development site has suitable access arrangements for vehicles and pedestrians.
- b. the layout, density, plot ratio, scale, form and materials of any proposed development do not detract from the character of the surrounding buildings and the local area;*
The proposals pick up on the design characteristics of the main building and produce a building sub-servient to it.
- c. it does not affect the privacy and amenity of existing and proposed properties;*
The proposals are discreet and sensitive to the existing amenity of the surrounding properties.
- d. the site does not form an area of maintained amenity or recreational open space unless it is already part of the established housing land supply, or identified for residential development on the Proposals Map;*
The site does not form a site of maintained or recreational open space and is contained within the confines of an existing residential property.

e. the site provides a suitable residential environment; and

The site provides a suitable residential environment.

f. it provides appropriate private and public open space in accordance with the requirements of LDP policy: open space, and our open space guidelines.

The development provides suitable amenity space within the site.

The proposals look to positively utilise a current building which is positioned in an important gatehouse location, but has little current purpose, and which has fallen into a level of disrepair. By delivering the proposals, a positive, sustainable and high quality outcome is ensured. We, therefore, strongly recommend this proposal for approval through the planning process.

11th March 2024

Rev A :: 28th March 2024 :: Site Plans Showing Access Driveway Substituted

Eric McMillan, Architect, FRIAS RIBA

McMillan & Cronin Architects

24 Main Street, Largs KA30 8AB

Tel 01475 686818

mail@mcmillancronin.co.uk