

PROJECT: ALTERATIONS & CHANGE OF USE AT 37-39 STEVENSON STREET OBAN

CLIENT: HAMISH HOEY & SONS

SUBJECT: PLANNING APPLICATION SUPPORTING STATEMENT

DATE: AUGUST 2019

1.0 BACKGROUND

- 1.1 The building is a Grade B Listed former grain store built in the mid 19th century. The building has been in the ownership of the Applicants for more than 30 years forming a base for their joinery, building and funeral undertaking business. During that time parts of the ground floor have been altered and improved to form offices and ancillary workshop/store spaces. The first and attic floors have undergone alterations prior to the buildings Listing in 1985 and these areas remain as storage spaces for the business
- 1.2 With a need to upgrade the undertaking aspects of the business and provide enhanced facilities on site, it is intended to carry out further alterations to the ground floor accommodation as shown on the application drawings. It is also proposed that the redundant store spaces on the upper floors are converted to provide flatted accommodation with the necessary independent access and escape stair provision.

2.0 DESIGN PROPOSALS

- 2.1 The applicants are very aware of the buildings local history and the prominent position it holds on Stevenson Street. In seeking to develop the building for their business, they are keen to carry out a sensitive conversion with minimal intervention to the external appearance. As a grain store, it is assumed that there was little significant interior detailing. Much of the buildings original interior detail has been lost already due to pre-Listing alterations and a fire.
- 2.2 In avoiding unnecessary external alteration, the new upper floor flats will be formed internally using existing window openings and the introduction of new windows and dormers to the concealed rear elevation as necessary, matching existing detailing
- 2.3 The current proposals are illustrated in the form of existing and proposed floor plans, cross-sections, elevations and site plan drawings and further described below

3.0 EXTERIOR

- 3.1 **ROOF:** Given the condition of the existing slate, it is proposed that the entire roof is re-slatted, using Cupa H3 natural Spanish slate for it similar appearance, colour and texture to traditional West Highland slate. This will also give opportunity to provide a breathable underlay membrane to assist in adding thermal insulation to the roof construction. To remove the need for extract ventilators from kitchen and bathroom areas being window mounted or penetrating external walls, these outlets will be conducted to roof level where they will be formed in proprietary slate vents incorporating a portion of adjoining slate material and a discreet flush ventilator grille. These fittings will also serve drain vent heads and will be more discreet than penetrating lead or plastic fittings.
- 3.2 **WINDOWS:** Existing upper floor windows are formed from timber framed units with fine astragals forming a 12-pane pattern and bottom hung casement opening sections. The existing ground floor entrance screen to the offices is a replacement aluminium framed unit. It is proposed that these are all replaced with new timber framed double glazed units with opening upper sections to match appearance and meet Building Standards Regulation requirements.

- 3.3 **EXTERNAL DOORS:**
The office entrance door will be formed in timber as part of an overall screen as shown on the elevation drawings within the existing masonry opening. New vehicle bay doors will also be timber framed sliding units with glazed panels as shown to maintain a sympathetic appearance while providing necessary hearse access. The new external door forming access to the flats will be formed in a broadened existing window opening as shown. As part of this, care will be taken to remove and reinstate sandstone quoins at the broadened opening
- 3.4 **EXTERNAL WALLS:**
Beyond the masonry work to provide the flat entrance door on the front elevation, no alterations are proposed for the external walls
- 3.5 **ROOFLIGHTS:**
To provide daylighting, ventilation and roof access through upper floor shower rooms, it is proposed that a conservation pattern Velux rooflight is inserted in each position as shown on the plans. A similarly detailed rooflight will be provided to the front elevation to provide daylighting and emergency smoke removal from the escape stair serving the flats. These discreet units allow flush fitting within the line of the slatework
- 4.0 **SITE**
- 4.1 **ACCESS & PARKING:**
Pre-application discussion has confirmed that no dedicated car parking provision is required for a town centre flatted development of this size
- 4.2 **DRAINAGE:**
A foul drainage connection to the public sewer already exists at the building
- 4.3 **WATER SUPPLY:**
A connection to the public water supply already exists at the building

BRUCE & NEIL CHARTERED ARCHITECTS
AUGUST 2019



Bruce & Neil

Chartered Architects

Project Managers

Development Consultants