PLOT 2 CASTLE ROAD, DOLLAR FK14 7BE



Scale in M.

1:100 apx Oct 2019 abi

FH4Y /KH tel. 01506 847829 email - mail@pollockhammondarchitects.co.uk

B) 19-05-20; Wardrobe wall on North elevation reduced in size



SOUTH ELEVATION

Existing cottage to be re-built to existing plan form. Wallhead and ridge raised by 300mm apx. Footprint of new house extends to current boundary of levelled portion of the site, including current extensions and pathway at retained section to east side.

Materials Cottage:

Chimneys: Rendered masonry, stone copes Roof: Salvaged Scottish slate from existing roof to front, lead ridge

Rooflights: Rooflight Co. Conservation Rooflights Skews: Re-used stone from cottage, including putts

Walls: Rendered masonry

Windows: Painted timber dg sash and case

Doors: Painted timber

Roof: Standing seam metal, zinc Rooflights: Rooflight Co. Neo or Velux Walls: Durable sawn timber boarding Windows: Aluminium clad timber triple glazed

Doors: Aluminium clad timber

Rainwater goods: Integral to zinc roofing, zinc downpipes

External works:

Driveway: Small block permeable paving Retaining structure: Gabion baskets with selected salvaged rubble fill

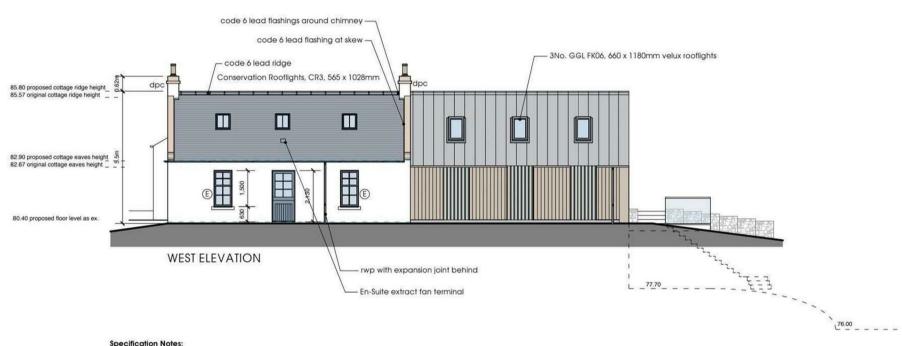
Deck: Hardwood timber with gs fittings Boundary: Existing stone walls and hedges

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Mr & Mrs Knapman 2 Castle Road, Dollar West Elevation			POLLOCK HAMMOND LTD ARCHITECTS AND CONSERVATION CONSULTANTS GRANGE WEST, LINLITHGOW, WEST LOTHIAN FH49 7RH	K20 W12
Oct 2019	1:100 apx	gbj	tel. 01506 847829 email - mail@pollockhammondarchitects.co.uk	rev B

A) 21-04-20; Escape windows added

B) 19-05-20; Wardrobe wall on North elevation reduced in size



Specification Notes:

Existing cottage to be re-built to existing plan form. Wallhead and ridge raised by 300mm apx. Footprint of new house extends to current boundary of levelled portion of the site, including current extensions and pathway at retained section to east side.

Materials Cottage: Chimneys: Rendered masonry, stone copes

Roof: Salvaged Scottish slate from existing roof to front, lead ridge

Rooflights: Rooflight Co. Conservation Rooflights Skews: Re-used stone from cottage, including putts Walls: Rendered masonry

Windows: Painted timber dg sash and case

Doors: Painted timber

Rainwater goods: Painted cast iron or aluminium

Extension:

Roof: Standing seam metal, zinc

Rooflights: Rooflight Co. Neo or Velux

Walls: Durable sawn timber boarding Windows: Aluminium clad timber triple glazed

Doors: Aluminium clad timber

Rainwater goods: Integral to zinc roofing, zinc downpipes

External works:

Driveway: Small block permeable paving Retaining structure: Gabion baskets with selected salvaged rubble fill

Deck: Hardwood timber with gs fittings

Boundary: Existing stone walls and hedges

Escape window, with an opening area to achieve a minimum height of 450mm, a width of 450mm and a minimum opening E area of 0.33sq.m

PLOT 2 CASTLE ROAD

DOLLAR, CLACKMANNANSHIRE FK14 7BE

PROPERTY FEATURES

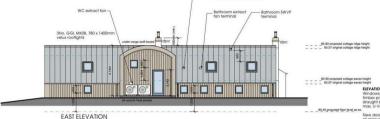
- BUILDING PLOT WITH FULL PLANNING APPROVED FOR DWELLING AND SUMMERHOUSE.
- BUILDING WARRANT/DETAILED DESIGN PLANS/STRUCTURAL PLANS AND DRAINAGE PLANS.
- SUBSTANTIAL GROUND, ENGINEERING AND DRAINAGE WORKS COMPLETED AND APPROVED.
- FULL DESCRIPTION OF WORKS & GABION DRAWINGS AND SCHEDULE.
- SERVICES ARE ON SITE AND READY FOR NEXT PHASE OF CONNECTION.
- TOPOGRAPHIC, COAL RISK, SOIL & FOUNDATION REPORTS AND PROSPECTUS DOCUMENTS INCLUDED.
- INTERIOR LAYOUT FLEXIBLE TO SUIT INDIVIDUAL REQUIREMENTS.
- ORIGINAL ROOF SLATES, CHIMNEY POTS AND SKEW PUTTS + LANDSCAPING STONE AND SECURITY FENCING INCLUDED IN SALE
- GABION BASKETS AVAILABLE TO PURCHASE AT COMPETITIVE COST INCLUDING DELIVERY TO SITE ON COMPLETION OF SALE.

This is a unique opportunity to purchase a fully serviced site with all relevant consents, associated plans and documents; substantial engineering works and ground works completed, in a highly desirable location adjacent to Dollar Glen with stunning views to the Ochil Hills in a much sought after town.

Consent has been granted for a one-off architect designed property that seamlessly blends old and new with sympathetic reference to the past through the incorporation of original, salvaged roofing features/details and a large quantity of stone for landscaping purposes. Number Two, Castle Road, Dollar Conservation Area was purchased in June 2018 as a cottage with L-shaped, flat roofed extension that had been derelict for some 12 Years, with no vehicular access.

Following a structural survey, the cottage was considered to be beyond economic repair or renovation. Consideration had to be given in the design process to maintaining the character of the Conservation Area. Plans were





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Extension:
Roof: Standing seam metal, zinc
Roofights: Rooflight Co. Neo or Velux
Walts: Durable sown timber boarding
Windows: Aluminium cold fimber triple glazed
Doors: Aluminium cold timber
Roinwater acods: Integral to zinc roofling, zinc dow

External works:
Driveway: Small block permeable paving
Retaining structure: Gabion baskets with selected salvaged rubble fill
Deck: Hardwood timber with gs fittings

Windows: hi-performance type windows shall be timber prefinished units aluminium clad fitted with draught stripping and triple glazed units to achie may 11.1/chapt 1.2

v doors shall be timber prefinished units

If new window and door openings are to be

External doorsets and windows to be designed and installed to resist forced entry and should be designed and constructed in accordance with the general recommendations of 85 642/2012. Laminated glass to be fitted to door and adjacent

All external Doors and Windows to comply with the requirements of secured by design.

All glazing to windows where the cill height is less than 800mm from floor level and all glazing to doors shall be to 8S 6262: 2005.

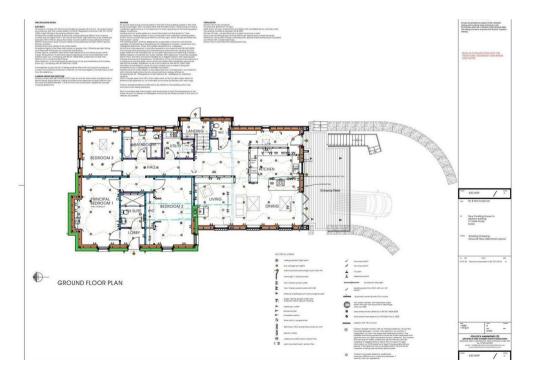
Rooflights-Velux; 3No. GGL MK08, 780 x 1400mm and 3No. GGL FK06, 660 x 1180mm.

All gutters at Cottage shall be Alumasc, Aqualine 120 x 60mm half round aluminium with brackets and straps at 600mm c/c.

All rainwater pipes at Cottage shall be Alumasc, Aquaine either 75 or 100mm round aluminium.

At the extension to the cottage the gutters shall be Zinc gutters with Zinc RWP's.

Rise of external steps to be no higher than 170mm, aging of steps 300mm.



PLOT 2 CASTLE ROAD

drawn up for recreating the original cottage using modern materials and the salvaged roof slates, chimney pots, skew putts and skew stones; with the addition of a distinct Zinc roofed and Larch clad extension.

Ridge height was raised by approximately 450mm. to make use of roof space as a study/snug and store with gallery overlooking the 1.5 height living space below. Low energy features have been included i.e. insulation, double/triple glazing, underfloor heating and air source heat pump to replace mains gas. Also, a facility for a future electric vehicle charging point.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

