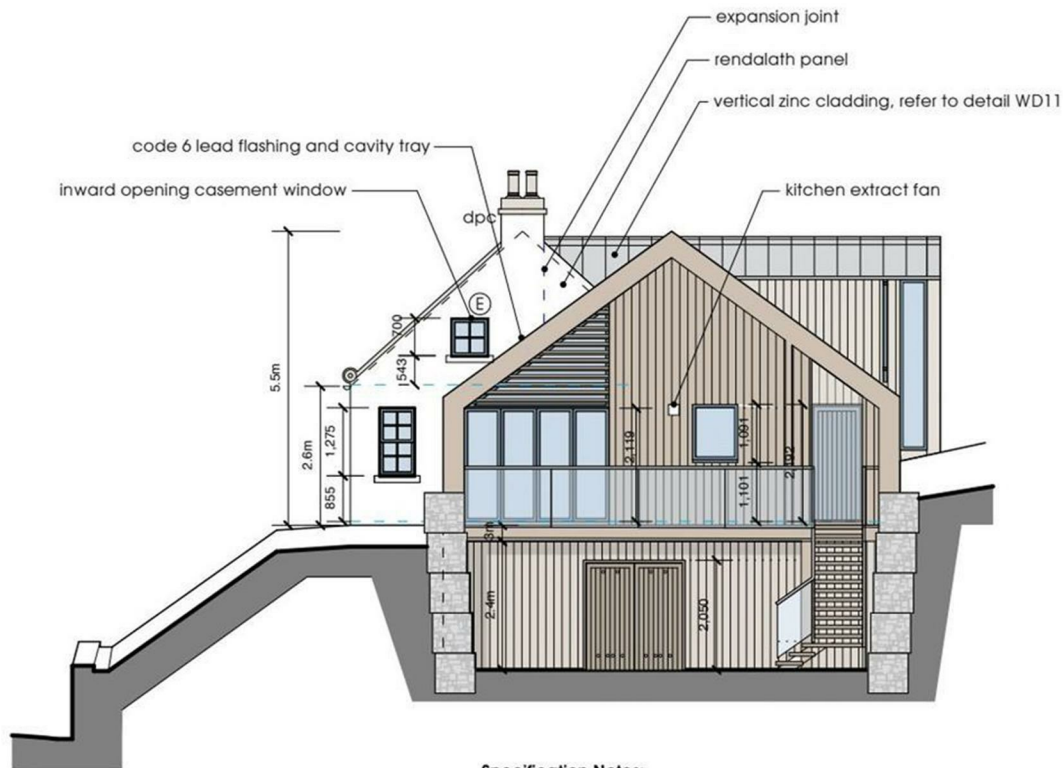


# PLOT 2 CASTLE ROAD, DOLLAR FK14 7BE

Scale in M.

Oct 2019	1:100 apx	gbj	EM4V /RM tel. 01506 847829 email - mail@pollockhammondarchitects.co.uk	rev B
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B) 19-05-20; Wardrobe wall on North elevation reduced in size

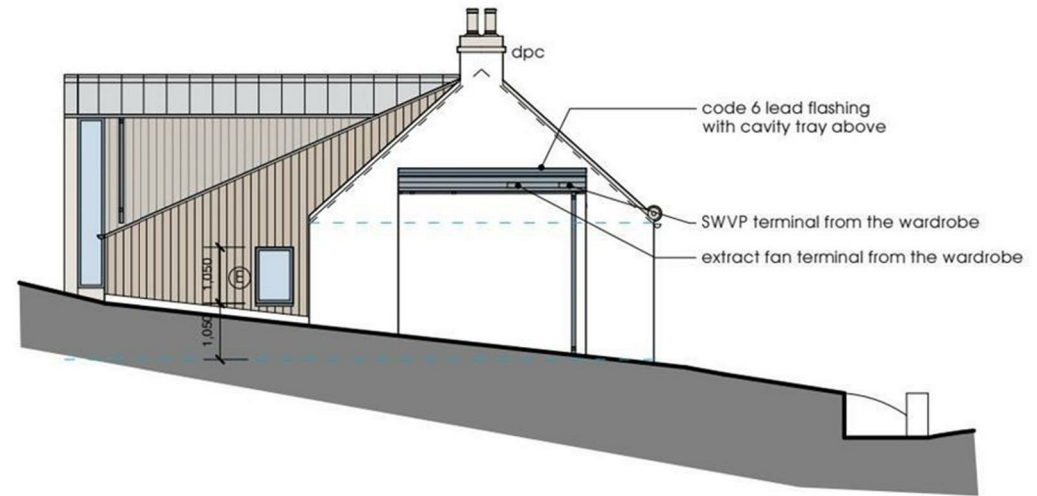


SOUTH ELEVATION

**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

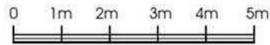


NORTH ELEVATION

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

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



Scale in M.

Mr & Mrs Knapman 2 Castle Road, Dollar West Elevation			<b>POLLOCK HAMMOND LTD</b> <b>ARCHITECTS AND CONSERVATION CONSULTANTS</b> GRANGE WEST, LINLITHGOW, WEST LoTHIAN EH49 7RH tel. 01506 847829 email - mall@pollockhammondarchitects.co.uk		K20 W12 rev B
Oct 2019	1:100 apx	gbj			

A) 21-04-20; Escape windows added  
 B) 19-05-20; Wardrobe wall on North elevation reduced in size



**Specification Notes:**

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Escape window, with an opening area to achieve a minimum height of 450mm, a width of 450mm and a minimum opening 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

