

ROOF PLAN AS EXISTING

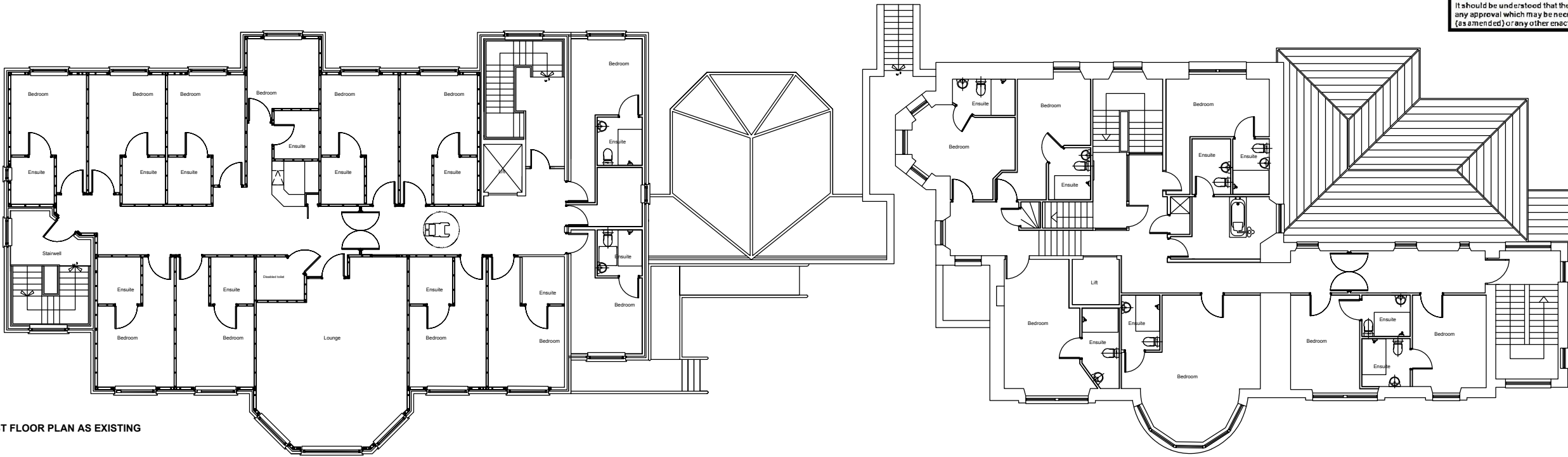
RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No 24/0316/PP

Approved on 05.11.2024

Signed by *David M*
On behalf of Renfrewshire Council

It should be understood that the planning permission does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003 (as amended) or any other enactment.

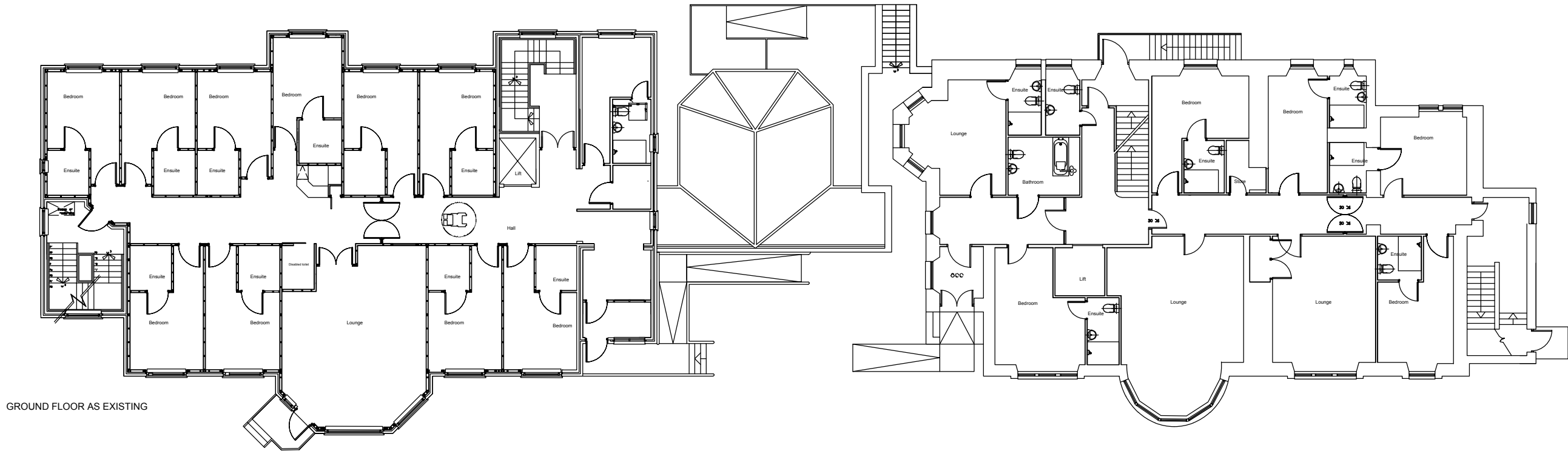


FIRST FLOOR PLAN AS EXISTING

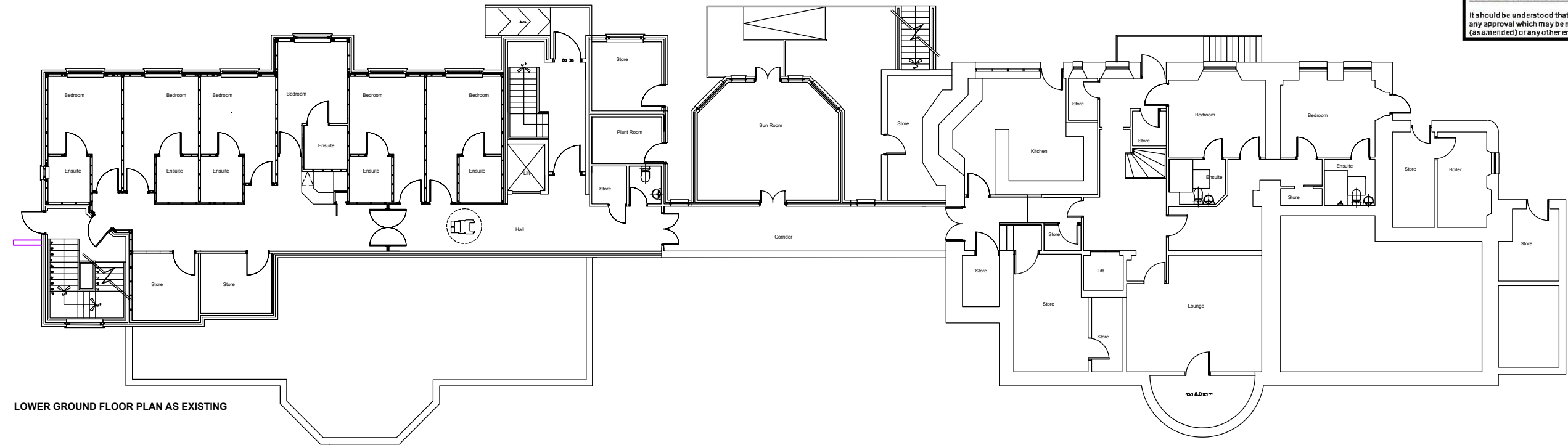


David M Design Ltd /12 Corsebar Crescent, Paisley, PA2 9QA / Tel: 07795908801

Client: Private 19-21 Main Road		Project: Conversion of Nursing Home to Flatted Residential Units (17Nr)		Drawing Title: First Floor, Second Floor and Roof Plans as existing		
Purpose of Issue: LA Approvals	Job No: 281	Drawing No: E03	Rev: -	Scale: 1:100	Date: Feb 23	Drawn: DM



GROUND FLOOR AS EXISTING



LOWER GROUND FLOOR PLAN AS EXISTING

RENFREWSHIRE COUNCIL
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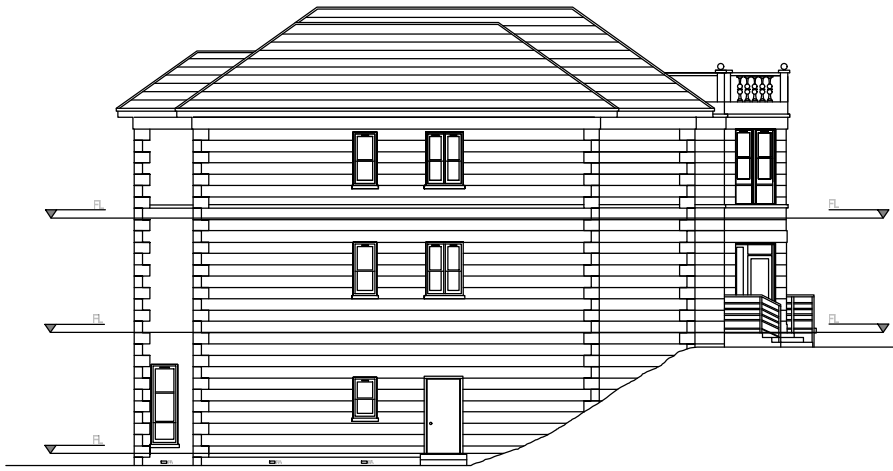
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David M Design Ltd /12 Corsebar Crescent, Paisley, PA2 9QA / Tel: 07795908801

Client: Private 19-21 Main Road	Project: Conversion of Nursing Home to Flatted Residential Units (17Nr)	Drawing Title: Lower Ground Floor and Ground Floor Plans as existing				
Purpose of Issue: LA Approvals	Job No: 281	Drawing No: E02	Rev: -	Scale: 1:100	Date: Feb 23	Drawn: DM



SIDE ELEVATION



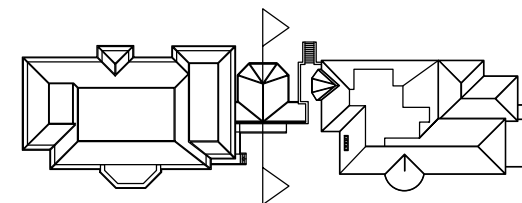
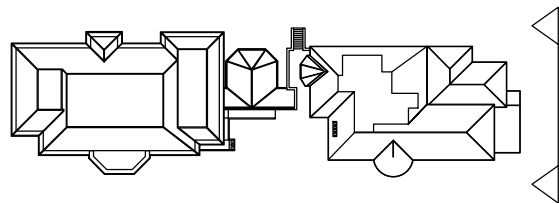
SECTIONAL ELEVATION



SIDE ELEVATION



SECTIONAL ELEVATION



RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

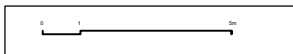
Application No **24/0316/PP**

Approved on **05.11.2024**

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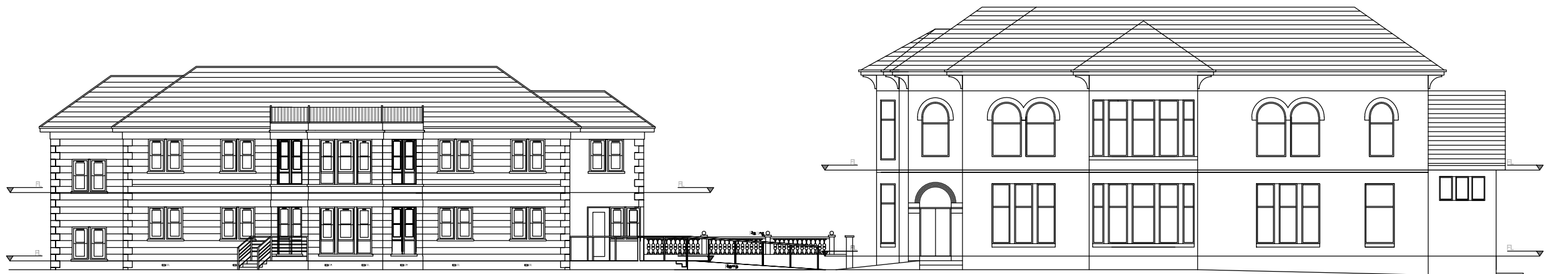
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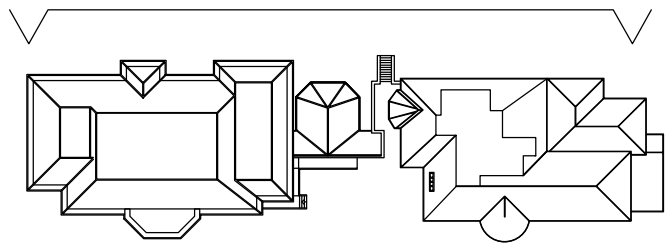
Client: Private 19-21 Main Road	Project: Conversion of Nursing Home to Flatted Residential Units (17Nr)	Drawing Title: Gable Elevations as existing				
Purpose of Issue: LA Approvals	Job No: 281	Drawing No: E05	Rev: -	Scale: 1:100	Date: Feb 23	Drawn: DM



FRONT SOUTH ELEVATION



REAR NORTH ELEVATION



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Town and Country Planning (Scotland)
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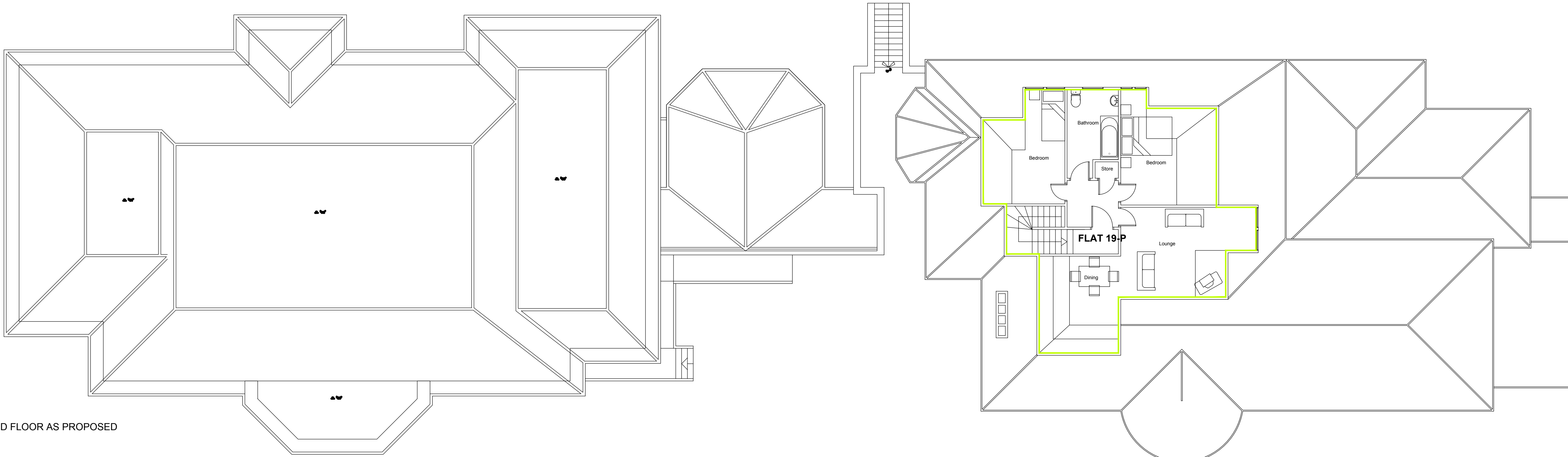
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David M Design Ltd /12 Corsebar Crescent, Paisley, PA2 9QA / Tel: 07795908801

Client: Private 19-21 Main Road	Project: Conversion of Nursing Home to Flatted Residential Units (17Nr)	Drawing Title: Main Elevations as existing				
Purpose of Issue: LA Approvals	Job No: 281	Drawing No: E04	Rev: -	Scale: 1:100	Date: Feb 23	Drawn: DM



SECOND FLOOR AS PROPOSED

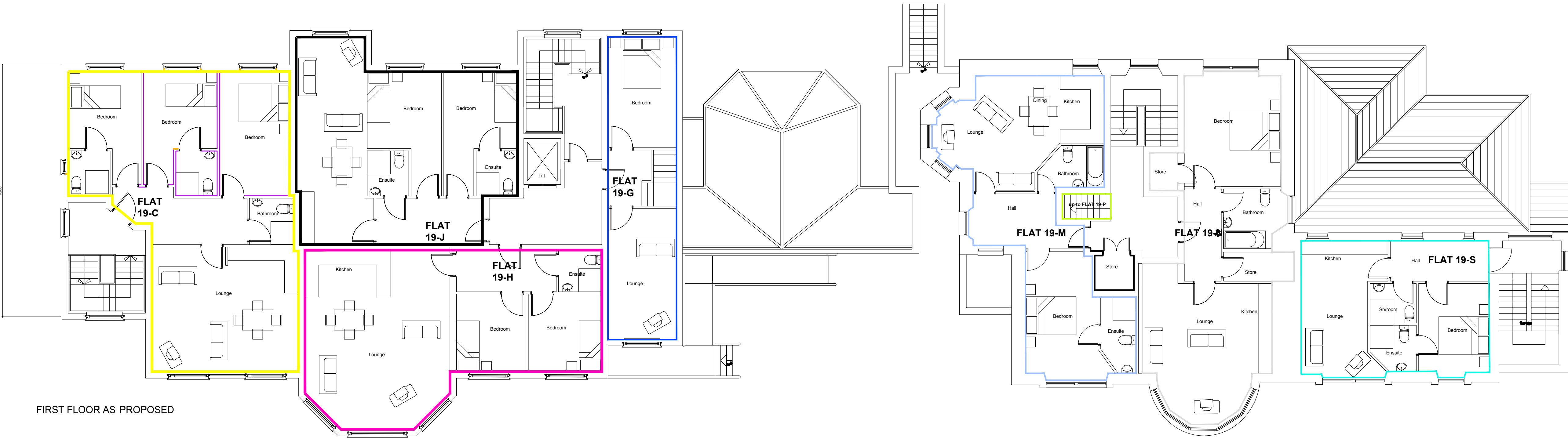
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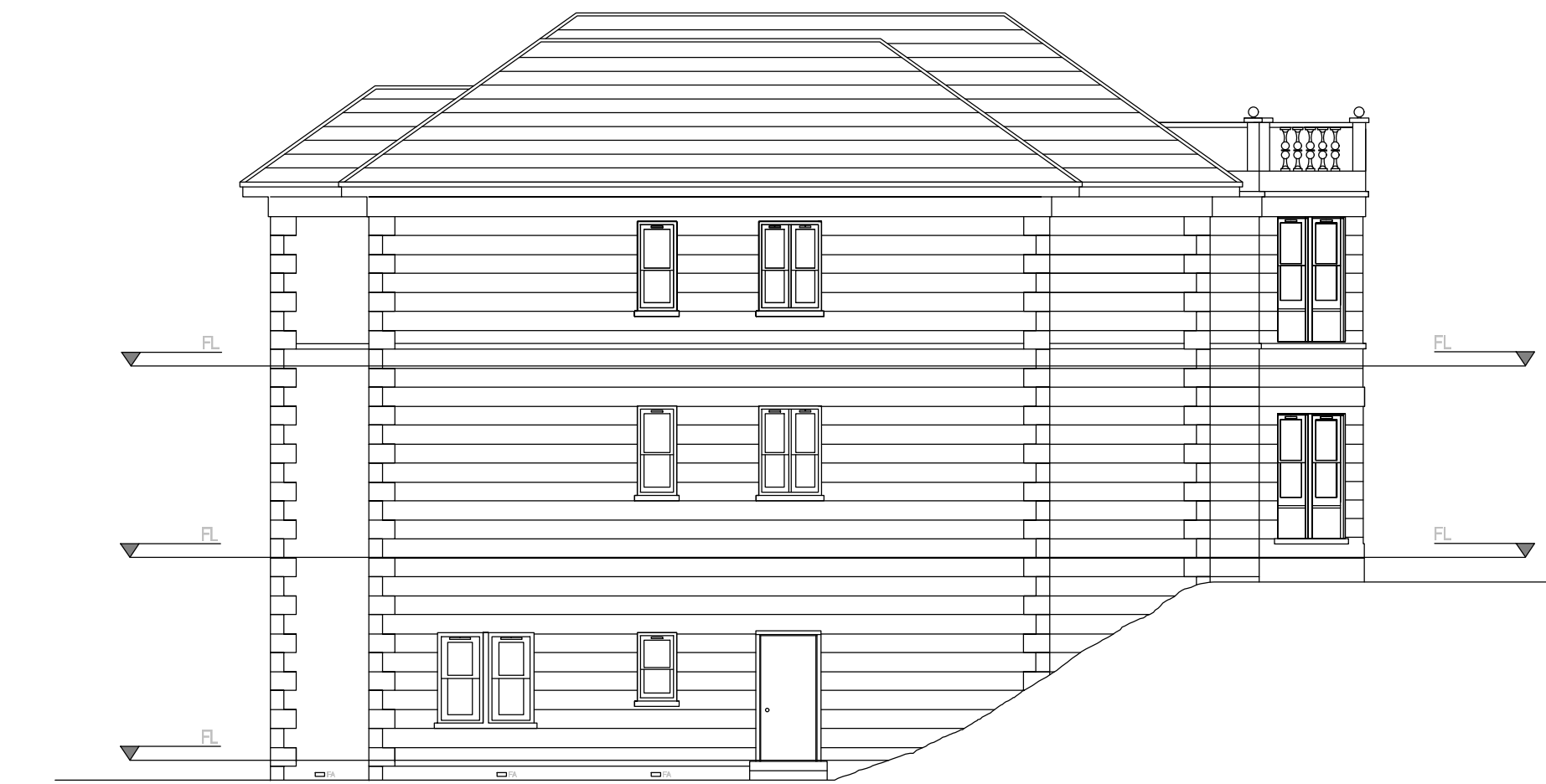
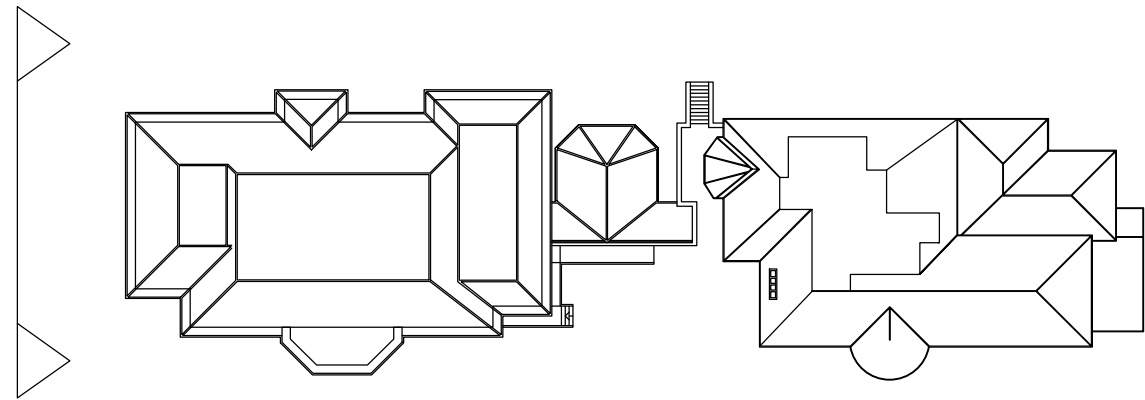
Signed by: *[Signature]*
On behalf of Renfrewshire Council

It should be understood that the planning permission does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003. See Annex 1 for more information.

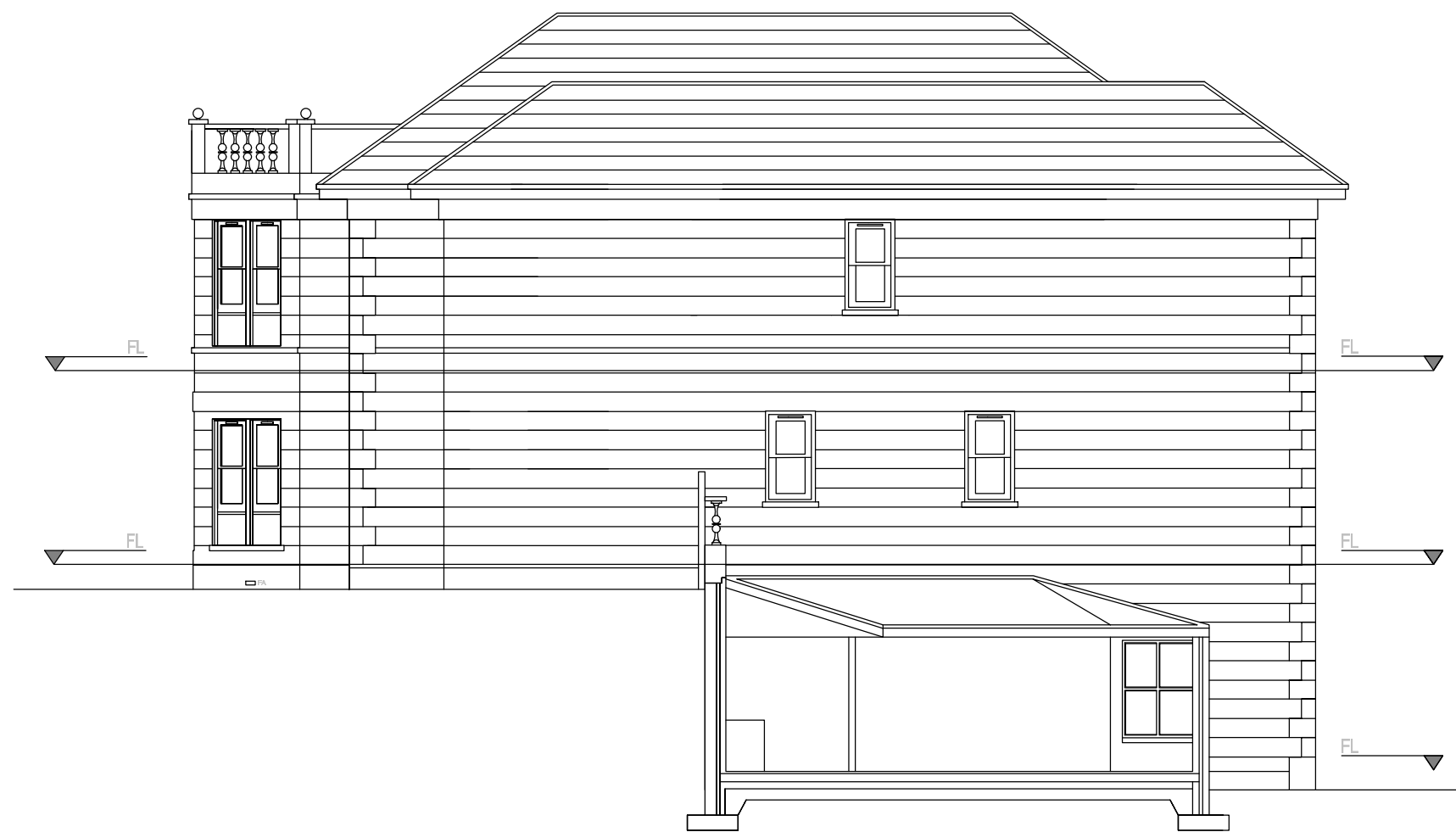
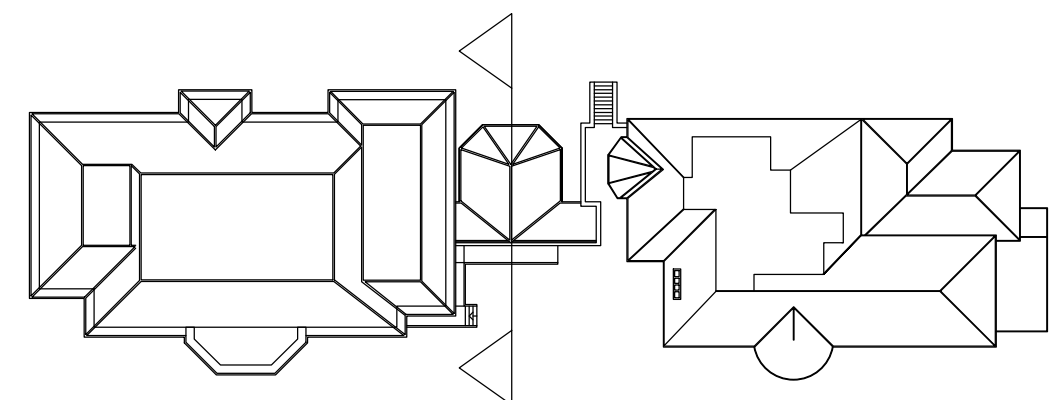


FIRST FLOOR AS PROPOSED

Client: Private 19-21 Main Road		Project: Conversion of Nursing Home to Flatted Residential Units (17Nr)		Drawing Title: First Floor and Second Floor and Roof Plan as proposed		
Purpose of Issue: LA Approvals	Job No: 281	Drawing No: P03	Rev: -	Scale: 1:100	Date: Feb 23	Drawn: DM



SIDE WEST ELEVATION AS PROPOSED



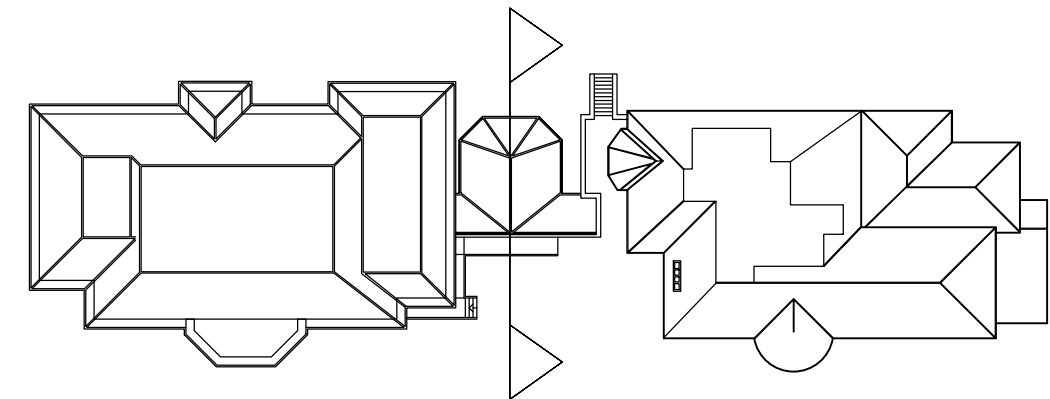
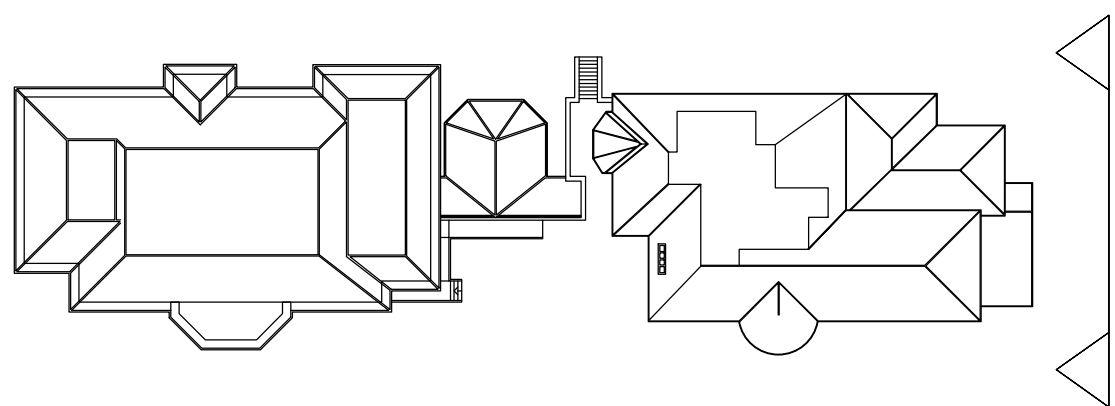
SECTIONAL ELEVATION AS PROPOSED



SIDE EAST ELEVATION PROPOSED



SECTIONAL ELEVATION AS PROPOSED



RENFREWSHIRE COUNCIL
(Town and Country Planning Scotland)
Act 1997

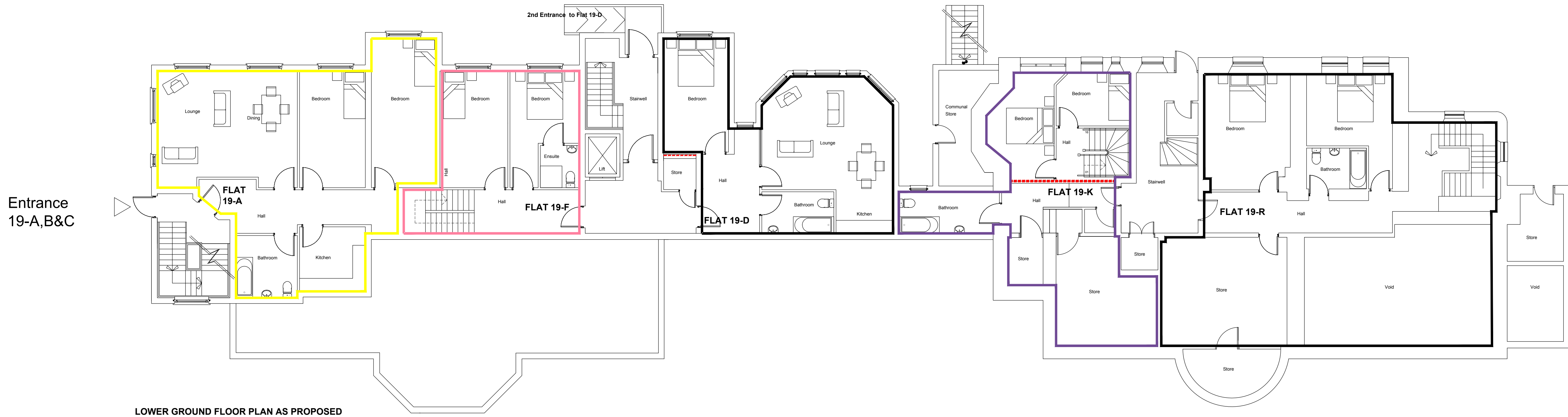
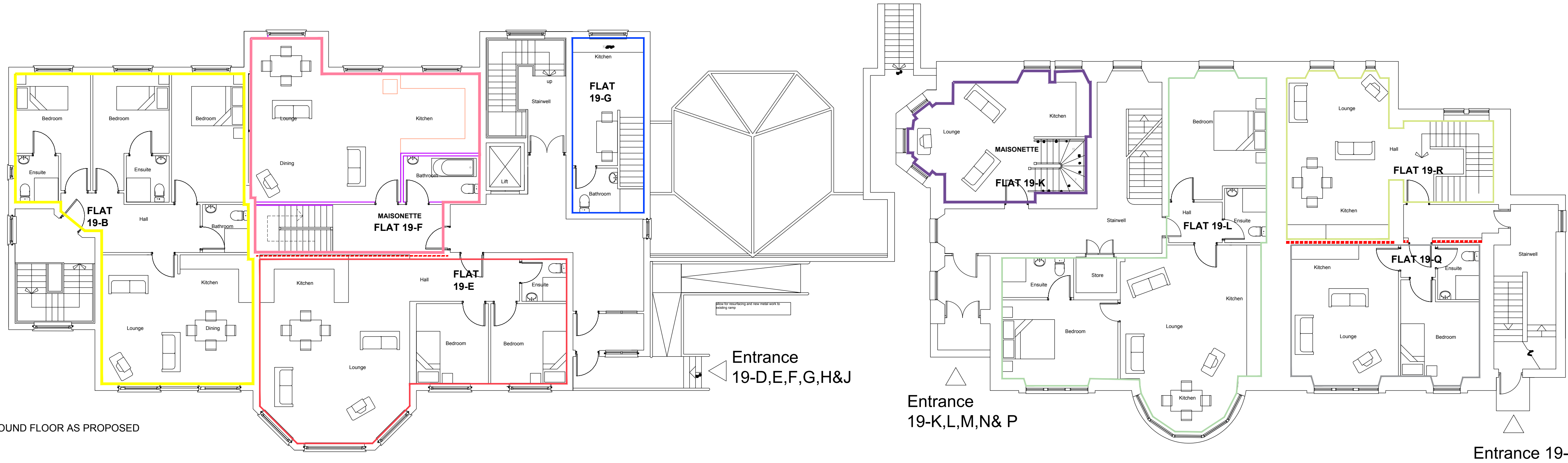
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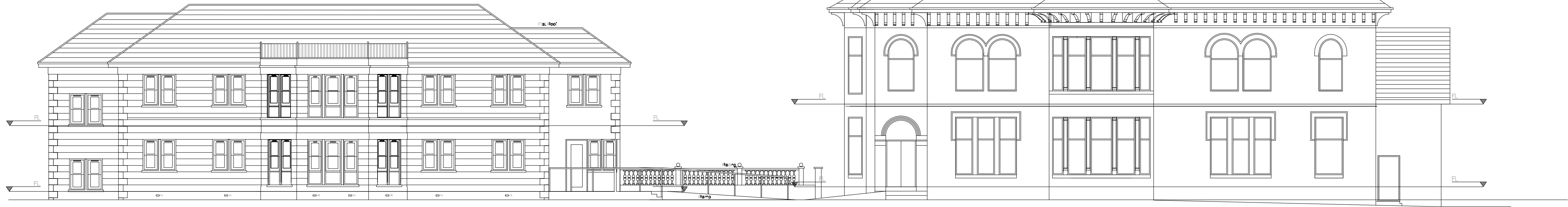
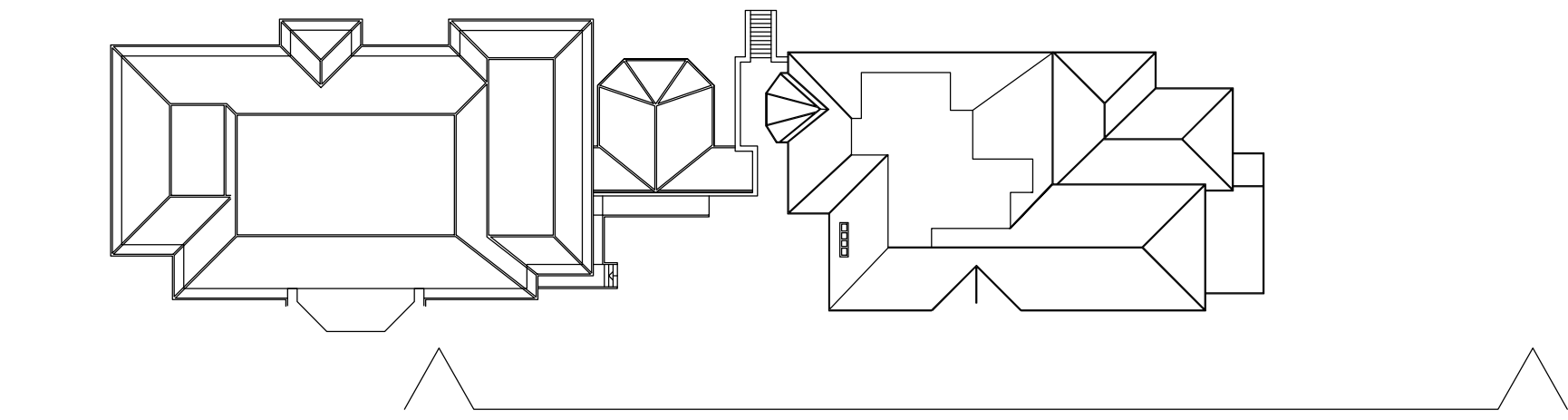
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Client: Private	Project: Conversion of Nursing Home to Flatted Residential Units (17N)			Drawing Title: Gable Elevations as proposed		
Purpose of Issue: LA Approvals	Job No: 281	Drawing No: P05	Rev: -	Scale: 1:100	Date: Feb 23	Drawn: DM



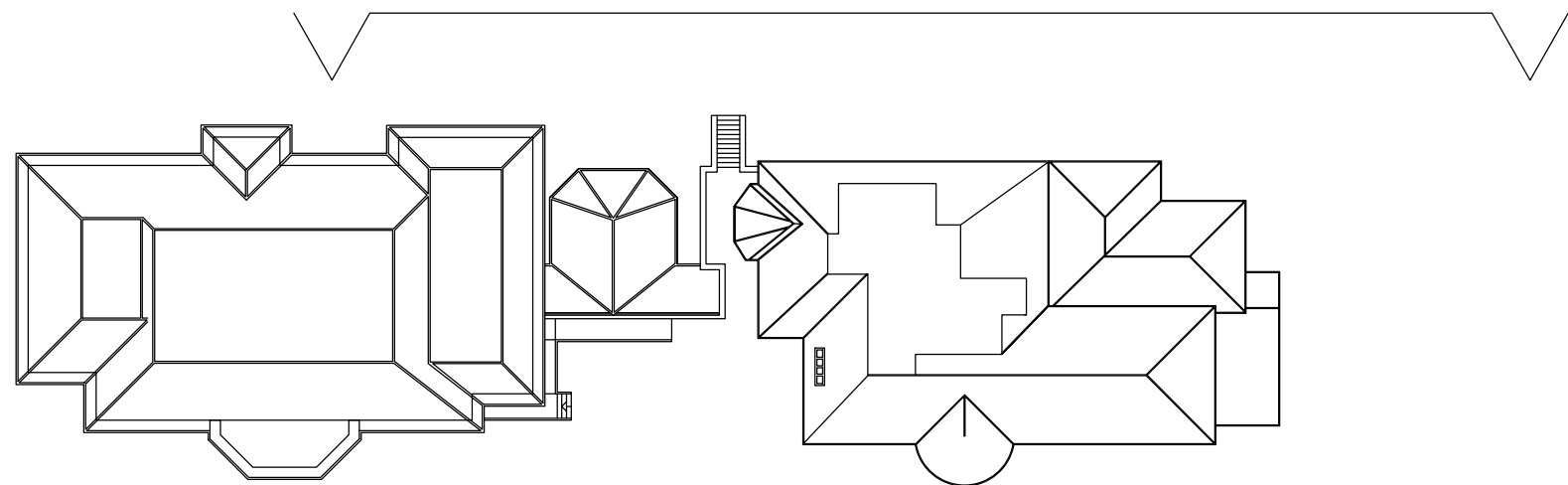
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Client: Private 19-21 Main Road	Project: Conversion of Nursing Home to Flatted Residential Units (17Nr)	Drawing Title: Lower Ground Floor and Ground Floor as proposed				
Purpose of Issue: LA Approvals	Job No: 281	Drawing No: P02	Rev: -	Scale: 1:100	Date: Feb 23	Drawn: DM



FRONT SOUTH ELEVATION AS PROPOSED



REAR NORTH ELEVATION AS PROPOSED



RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No. 24/0316/PP

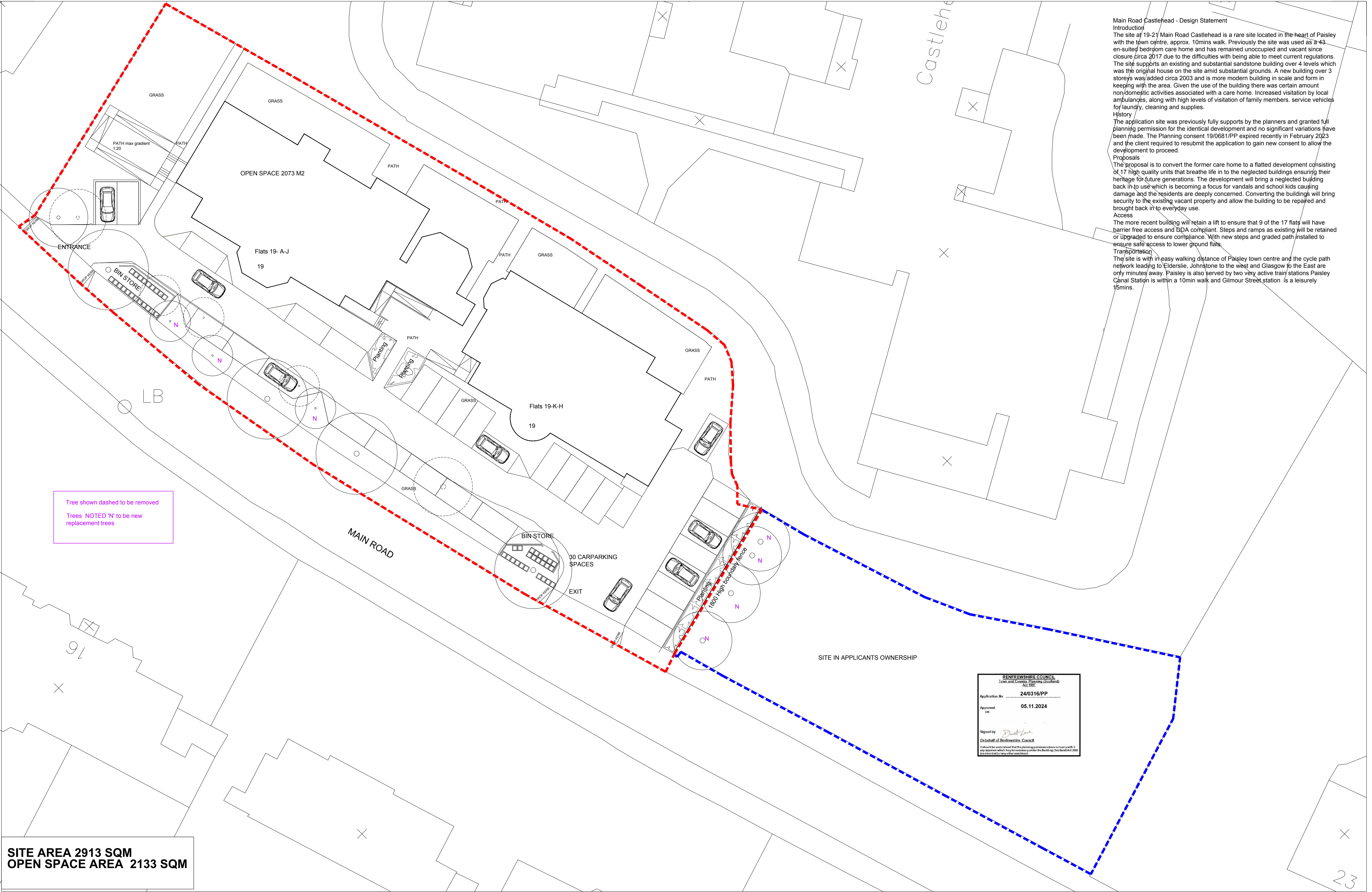
Approved on 05.11.2024

Signed by *[Signature]*
On behalf of Renfrewshire Council

It should be understood that the planning permission does not carry with it any guarantee which may be necessary under the Building (Scotland) Act 2003 (as amended) for any other construction.



David M Design Ltd / 12 Corsebar Crescent, Paisley, PA2 9QA / Tel: 07795908801					
Client: Private 19-21 Main Road	Project: Conversion of Nursing Home to Flatted Residential Units (17Nr)	Drawing Title: Main Elevations as proposed			
Purpose of Issue: LA Approvals	Job No: 281	Drawing No: P04	Rev: -	Scale: 1:100	Date: Feb 23
				Drawn: DM	



Main Road Castlehead - Design Statement

Introduction
The site at 19-21 Main Road Castlehead is a rare site located in the heart of Paisley with the town centre, approx. 10mins walk. Previously the site was used as a 43 en-suited bedroom care home and has remained unoccupied and vacant since closure circa 2017 due to the difficulties with being able to meet current regulations. The site supports an existing and substantial sandstone building over 4 levels which was the original house on the site amid substantial grounds. A new building over 3 storeys was added circa 2003 and is more modern building in scale and form in keeping with the area. Given the use of the building there was certain amount non-domestic activities associated with a care home. Increased visitation by local ambulances, along with high levels of visitation of family members, service vehicles for laundry, cleaning and supplies.

History
The application site was previously fully supports by the planners and granted full planning permission for the identical development and no significant variations have been made. The Planning consent 19/0681/PP expired recently in February 2023 and the client required to resubmit the application to gain new consent to allow the development to proceed.

Proposals
The proposal is to convert the former care home to a flatted development consisting of 17 high quality units that breathe life in to the neglected buildings ensuring their heritage for future generations. The development will bring a neglected building back in to use which is becoming a focus for vandals and school kids causing damage and the residents are deeply concerned. Converting the buildings will bring security to the existing vacant property and allow the building to be repaired and brought back in to everyday use.

Access
The more recent building will retain a lift to ensure that 9 of the 17 flats will have barrier free access and BDA compliant. Steps and ramps as existing will be retained or upgraded to ensure compliance. With new steps and graded path installed to ensure safe access to lower ground flats.

Transportation
The site is with in easy walking distance of Paisley town centre and the cycle path network leading to Elderslie, Johnstone to the west and Glasgow to the East are only minutes away. Paisley is also served by two very active train stations Paisley Canal Station is within a 10min walk and Gilmour Street station is a leisurely 15mins.

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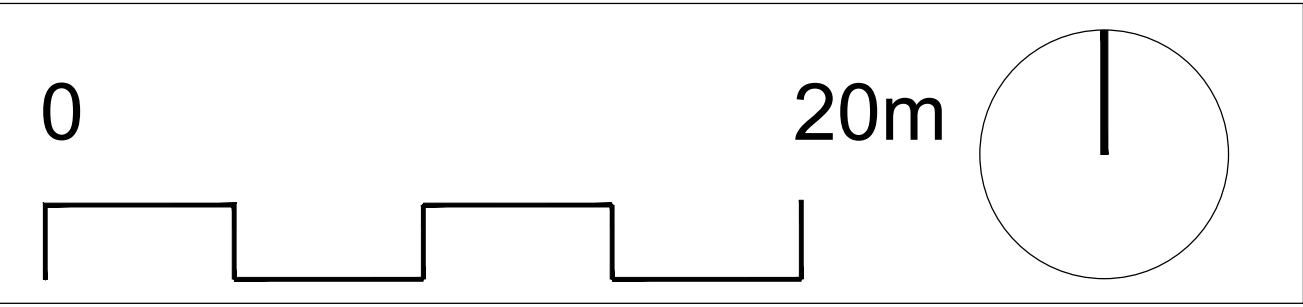
Application No: **24/0316/PP**

Approved on: **05.11.2024**

Signed by: *[Signature]*
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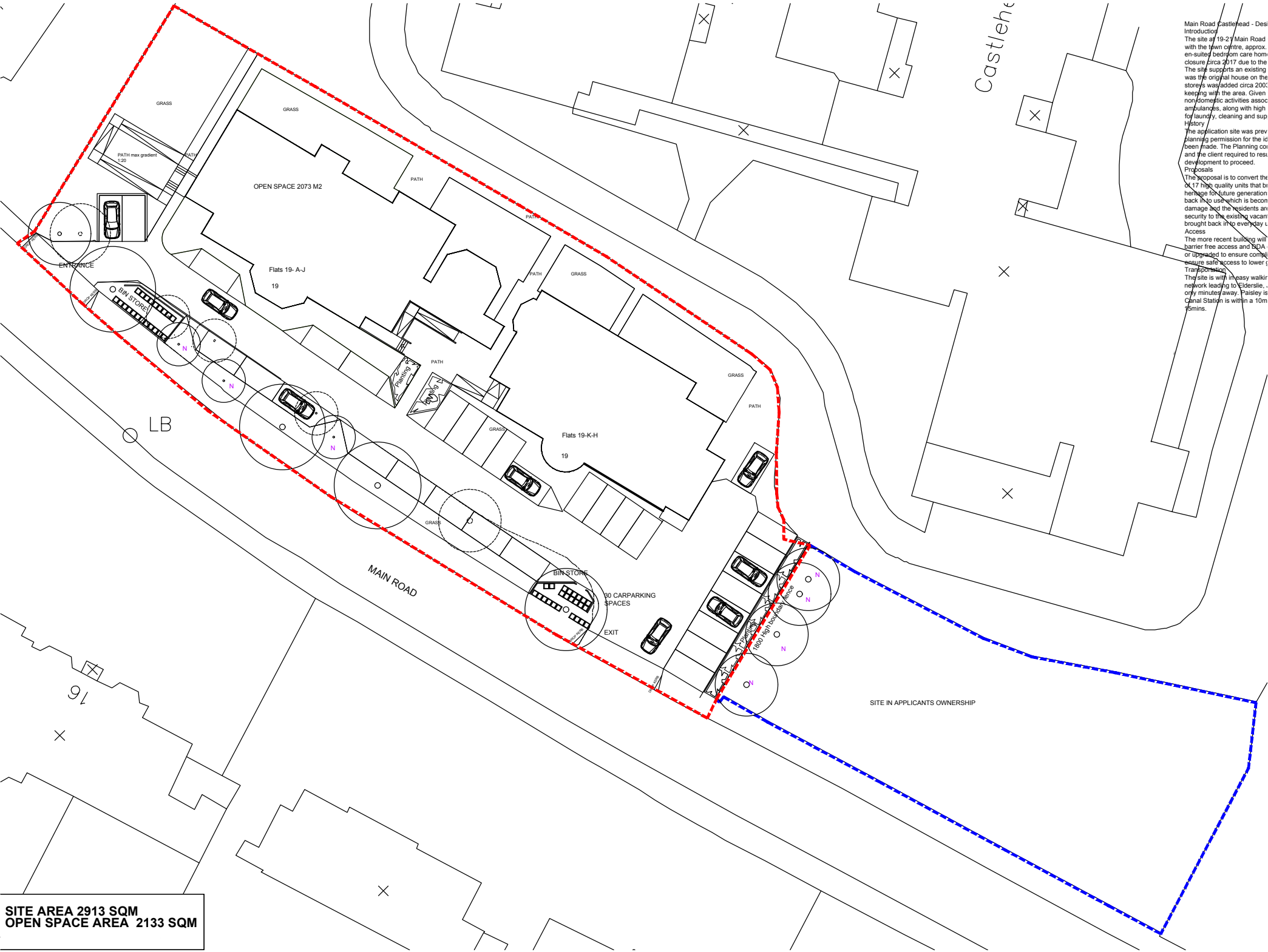
It should be understood that the planning application does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003 and a formal application will be required.

SITE AREA 2913 SQM
OPEN SPACE AREA 2133 SQM



Rev A: Trees noted and parking altered July 23
Rev B: Notes added and steps and paths indicated to DDA requirements April 2024.

Client: Private		Project: Conversion of Nursing Home to Flatted Residential Units (17N)		Drawing Title: Site Plan as proposed	
Purpose of Issue: LA Approvals	Job No: 281	Drawing No: P01	Rev: B	Scale: 1:200	Date: Feb 23
			Drawn: DM		

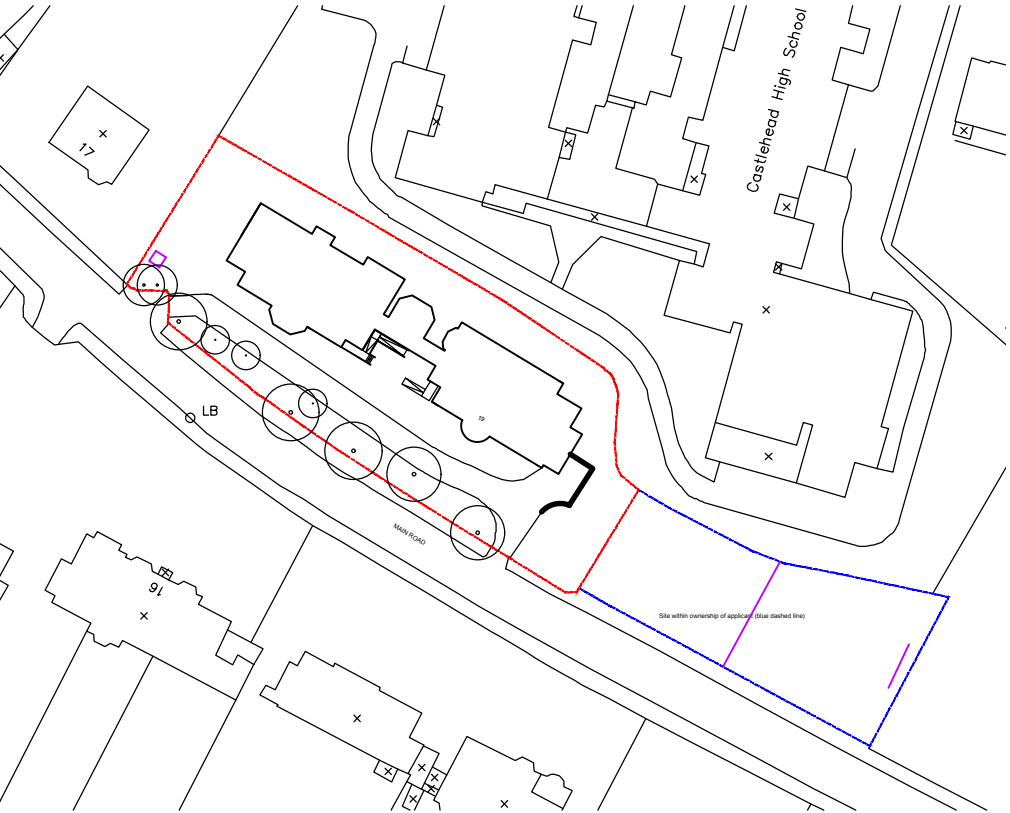


SITE AREA 2913 SQM
OPEN SPACE AREA 2133 SQM

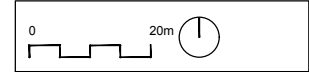
BLOCK PLAN 1:500



Main Road Castlehead - Des
Introduction
The site of 19-21 Main Road
with the town centre, approx.
on-sited bedroom care home
closure circa 2017 due to the
The site supports an existing
was the original house on the
storeys was added circa 2000;
keeping with the area. Given
nondomestic activities assoc
ambulances, along with high
for laundry, cleaning and sup
history.
The application site was prev
planning permission for the id
been made. The Planning co
and the client required to res
development to proceed.
Proposals
The proposal is to convert the
2x17 high quality units that be
heritage for future generation
back in to use which is becom
damage and the residents an
security to the existing vacan
brought back into everyday u
Access
The more recent building will
barrier free access and BDA
or upgraded to ensure compl
ensure safe access to lower (r
Transportation
The site is with in easy walk
network leading to Elderslie, .
only minutes away. Paisley is
Central Station is within a 10m
radius.



LOCATION PLAN 1:1250



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Client: Private 19-21 Main Road	Project: Conversion of Nursing Home to Flatted Residential Units (17Nr)	Drawing Title: Location Plan and Block Plan				
Purpose of Issue: LA Approvals	Job No: 281	Drawing No: E01	Rev: -	Scale: 1:1250/500	Date: Feb 23	Drawn: DM