

THE HIGHLAND COUNCIL

CAITHNESS SUTHERLAND & EASTER ROSS PLANNING APPLICATIONS COMMITTEE – 9 November 2010

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| Agenda Item | 4.5 |
| Report No | PLC/045/10 |

**10/02551/FUL : Messrs A MacNab
Site West Of 14B Harbour Terrace, Wick**

Report by Area Planning and Building Standards Manager

SUMMARY

Description : Change existing store into dwelling.

Recommendation - REFUSE

Ward : 03 - Wick

Development category : Local Development

Pre-determination hearing : Hearing not required

Reason referred to Committee : Local Member interest

1. PROPOSED DEVELOPMENT

- 1.1 Detailed planning permission is sought for the redevelopment of a disused store to form a house. The plans submitted show the single-storey stone building to be replaced with a three-storey building. The proposed building sits gable on to the road. The materials proposed are the retention of stonework on the ground floor and timber lining to first and second floor, and a Marley Ludlow Major tile roof. The proposed store at ground floor level serves as the proposed garage.
- 1.2 The application follows a previously withdrawn application for the same proposal. During the assessment of that application the agent was advised that there would be an unfavourable recommendation and he was recommended to submit alternative proposals. After consideration, the applicant has chosen to submit the present application – same proposal – in spite of that advice.
- 1.3 The site is served by existing drainage infrastructure and water supply. The site is accessed directly off Harbour Place, and there is no dedicated parking for the site.
- 1.4 The present application is accompanied by a Design Statement (not submitted with previous application) as required by the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008 as the site is within the Wick Pulteneytown Conservation Area. This Design Statement explains the context in which the proposal is located and how that informed the process of developing the proposed design.

The Design Statement refers to the previous application and in particular counters the comments made by the Conservation Officer with regard to the proposed design at that time.

During the processing of this current application the agent has been given the opportunity to make comments with regard to the Conservation Officer's consultation response. It is clear that the agent contends that the application is appropriate development of the site and that the proposal follows principles of good design.

A copy of the Design Statement is appended to this report.

2. SITE DESCRIPTION

2.1 The site is located at the end of a 3 storey terrace that runs along Harbour Place. The building on site is a single-storey stone building with corrugated iron roof. To the north-west of the site is the category B Listed Round House, which forms part of the category A group listing for Lower Pulteneytown. The site is in a prominent elevated position overlooking Wick harbour and is in the Lower Pulteneytown Conservation Area. The building on site is of mono-pitched corrugated roofed and stone construction.

3. PLANNING HISTORY

3.1 10/01100/FUL – was submitted in February. It was withdrawn when the agent was advised that it would receive an unfavourable recommendation. It was hoped that the withdrawal would allow discussions to take place to secure an appropriate design that could be supported.

4. PUBLIC PARTICIPATION

4.1 Advertised : neighbour notification

Representation deadline : 17/7/10

Timeous representations : none

Late representations : none

4.2 Material considerations raised are summarised as follows:

- n/a

4.3 All letters of representation can be viewed online www.highland.gov.uk, at the Area Planning Office and for Councillors, will be available for inspection immediately prior to the Committee Meeting.

5. CONSULTATIONS

5.1 **TEC Services Contaminated Land Unit** : outline the previous use of the building and seek an assessment of the historical use in order to gauge the likelihood of potential contamination. They suggest a condition if this cannot be undertaken.

5.2 **Conservation Officer** : objects to the design as it fails to achieve what should be sought for a site in the Conservation Area and in proximity to a Listed Building.

5.3 **Historic Scotland** : no response received at time of writing report.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Structure Plan 2001

G2 Design for sustainability

BC5 Listed Buildings and Conservation Areas

6.2 Caithness Local Plan

Policy 31,33 Wick Conservation Area

Annex VII Design guidelines for Wick Pulteneytown and Harbour Area

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Highland wide Local Development Plan (Proposed Plan)

7.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (SPP)

Scottish Historic Environment Policy (SHEP)

Designing Places - A Policy Statement for Scotland

Planning Advice Note 68 – Design Statements

8. PLANNING APPRAISAL

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 Development Plan Policy Assessment

The Structure Plan and the Local Plan policies contain a policy stance whereby historic properties should be maintained and their setting protected from unsympathetic developments. The design guidelines in the Local Plan maintain that natural materials should be used and they are prescriptive as to use of material and finishes. New development must be integrated sympathetically into the area in terms of its scale, design and materials. New development must respect and contribute to the character of the area.

In terms of the policy framework, the development does not accord with the policies of the Structure Plan as it will have an undesirable impact on the Round House which is a category B listed building and also forms part of the category A group listing for Lower Pulteneytown. In terms of the Local Plan the development by virtue of its scale, massing, windows, balconies, roofing materials and finishes are unacceptable in the Conservation Area. The proposal at first floor level also projects slightly forward of the building line of Harbour Place and the principle of the design guidelines requires that the existing building line is respected.

8.4 Material Considerations

8.4.1 The Conservation Officer's comments are detailed below:

1. THE SITE

1.1 There has been substantial financial investment in Lower Pulteneytown Conservation Area over a number of years by Highland Council, Heritage Lottery Fund and Historic Scotland. This investment has been necessary, in part, to attempt to save the historic environment from neglect and damage caused by poor quality development and poor quality design over decades.

1.2 It is the responsibility of the development management process to ensure that high standards of design are achieved in Lower Pulteneytown and that future developments are appropriate for the Conservation Area to ensure that this investment is protected into the future and the profile of the area as a high quality environment of special architectural and historic interest is restored and maintained for generations to come.

1.3 The town and in particular the harbour are a key arrival point for visitors to Wick and Caithness. It is essential that the Council seeks to secure a high quality built environment to support trade and ensure that the town is perceived as a desirable place to live, work and spend leisure time.

1.4 In addition to the Conservation Area designation the development site is immediately adjacent to the listed Round House. This important building is category B listed individually and also forms part of the category A group listing for Lower Pulteneytown.

2. GUIDANCE/POLICY/LEGISLATION

2.1 In its consideration of the application, the Council is required by legislation in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to have due regard to the desirability of preserving the setting of listed buildings and to seek to secure developments which either preserve or enhance the character and/or appearance of the designated Conservation Area.

2.2 Substandard designs which have little regard for the established built form, historic development patterns and traditional materials will not preserve or enhance the character and appearance of the Conservation Area and should not be approved.

2.3 The development proposed will clearly have some impact on the setting of the listed Round House. National guidance on such development is issued by Historic Scotland and states that “Development adjacent to a listed building which forms part of a street block should also be regarded as affecting the setting where this will not respect the forms, scale, materials or building line of the listed building.” (Managing Change in the Historic Environment)

2.4 “Decisions should be based on a clear understanding of the importance of the heritage assets. Planning authorities should support the best viable use that is compatible with the fabric, setting and character of the historic environment. The aim should be to find a new economic use that is viable over the long term with minimum impact on the special architectural or historic interest of the building or area.” (Scottish Planning Policy)

2.5 Designing Places - A Policy Statement for Scotland recommends setting a framework for design. The document states that “a framework for design can work at any scale – from a small building at one end of the scale to preparing an urban design framework or masterplan at the other”.

Designing Places sets out clear stages for developing the framework as follows:

Appraise the local context

Review whatever policy, guidance and regulations apply

Conceive a vision for the place

Find out what is likely to be feasible

Draw up a set of planning and design principles

Agree on a development process

3. DESIGN STATEMENT

3.1 Planning Advice Note 68 contains advice and guidance on design statements. The advice note states that the design statement should set out the principles of design which determine the end design for any scheme proposed. The PAN further advises that the initial basis for any design statement should be analysis of the local context.

3.2 This is considered to be the key failure in the design statement submitted with the current application submitted. The design statement has simply been produced and tailored to fit the scheme which the agent had refused to reconsider. As a result the design proposed has been reached without adequate consideration of the local context, surroundings and the intrinsic character, value and historic importance of the surrounding built environment and townscape.

3.3 There is a distinct lack of structure to the design statement and as such it fails to present the relevant information to address the material planning considerations relevant to the application submitted. Inevitably this results in a design solution being promoted which also fails to address the material planning considerations consistently raised in relation to this site and the development proposal submitted.

3.4 PAN 68 makes clear that design is a material consideration in determining planning applications, stating that “Councils may refuse an application, and defend their decision at appeal, solely on design grounds.” The proposed development is not unacceptable in principle – indeed, both conservation and planning officers have expressed the view that there should be an acceptable design solution for this site. Additionally, both planning and conservation have consistently expressed the view that to **appropriately** re-develop this site would be an improvement to the Conservation Area and the setting of the listed building. However, there are fundamental concerns regarding the design proposed which have been consistently dismissed by the agent (these are set out in more detail below) and as such it is considered that, with much regret, the Council have no option but to refuse the current application.

4. THE PROPOSAL

4.1 **Design** The proposed design for the new dwelling appears to have little regard to the established architectural proportions, linear form and detailing of the Conservation Area. Fundamental concerns were raised during a very difficult meeting after the submission of the first (identical) application. However, the agent has refused to acknowledge or address these concerns and is insistent that the application is determined on the basis of the current plans.

4.2 **Height** The proposal is three storeys in height. Although the roof pitches have been arranged to keep the ridge height in line with the adjacent terraced row the west elevation view clearly shows the proposed development towering over the adjoining historic curing store. Equally, the height of the proposed new building at eaves level is substantially greater than the adjoining terrace. This will create a dominance for the new building in the streetscape and particularly when viewed from the surrounding area. It will also result in horizontal linear proportions which do not respond to the established built form along the terrace row, the curing store or indeed the Round House. Whilst it is agreed that the existing building is unsightly and has little or no positive impact on the Conservation Area it should be acknowledged that the height, scale, mass and proportions of the existing building are such that the negative impact of the building is less dominant in the streetscape than the proposal is likely to be if built.

4.3 **Detailing** “French doors and protective railings” are often referred to as Juliet balconies and are an element of modern buildings which can be found in every city of the UK. This design element is alien to the Lower Pulteneytown Conservation Area. Whilst the introduction of new high quality design details can often be accommodated in historic areas it is unlikely that a commonly copied architectural detail will be of sufficient quality to harmonise with the surroundings of the historic environment in Lower Pulteneytown. Lower Pulteneytown does not characteristically accommodate large domestic openings, French doors and false balconies within the architectural mix of traditional details. The design proposed makes no effort to specifically design these elements to respond to the scale, rhythm and proportions of established building details. As such they are likely to appear awkward in the surrounding environment. Although high quality modern design can and arguably should be embraced in historic areas it is essential that the precedents of rhythm of detail and linear form are respected to ensure that there is a visual harmony between the new and the old.

The roof line of the proposal is of some considerable concern, the roof pitch to the rear of the development being unbalanced and to the front the proposed new roof encroaches on the adjacent buildings. Again this detail of the design is likely to result in a built form which fails to be aesthetically appropriate in its surrounding and is overly dominant in the historic streetscape.

4.4 Materials The mix of materials proposed for the new development is in part considered inappropriate for the Conservation Area. Concrete roof tiles, horizontal boarding etc are unlikely to represent a development of the quality the Council should be seeking in such an important location. Additionally, there are no details of materials for windows, railings etc. All of these elements are likely to further exacerbate the impact of the poor design of the building and its impact in the unique townscape of Wick harbour.

5. CONCLUSION

In conclusion the design proposed fails to conform to national guidance on good design and new development in the historic environment and fails to address the basic principles of good design. In so doing the design is not considered to be appropriate in terms of national and local policy and represents a form of development which fails to either preserve or enhance the character or appearance of the designated Conservation Area.

It is considered unacceptable that consistently poor designs can be allowed to erode the intrinsic quality and character of not only Pulteneytown Conservation Area but Wick as a whole. Highland Council will need to raise the standards of design quality if the long standing issues of the area are to be addressed and overcome in the future.

Given that the harbour and airport links make Wick a key destination and arrival hub in Caithness it is essential that the Council seek to secure developments which are appropriate and make a positive contribution to the wider townscape.

The plans submitted fail to achieve the quality of design of which Wick and Lower Pulteneytown is worthy and as such this application should be refused.

It should be noted as previously stated that the principle of redevelopment of this site for residential use is not in question and a more appropriately designed solution would be very much welcomed for this site.

- 8.4.2 In processing this application the applicant's agent has been shown the Conservation Officer's comments and given the opportunity to respond. The main points of the response are that it is the proposed development that is considered and not the Design Statement. The agent considers that the context in which the development is located has been considered and that this has informed the proposed design. The agent maintains that the proposal is acceptable in this location, that the detail of the design complements and respects the Listed Building, being gable on to the street it provides a termination to the row of houses, and it is an acceptable addition to the Conservation Area.

A copy of the Design Statement is appended to this report.

8.4.3 There is no doubt a difference of opinion regarding the design, however, as detailed above, the policy context of the Local Plan is prescriptive as to what is acceptable in the Conservation Area and the proposed development is at odds with what is deemed acceptable in terms of policy.

8.5 **Other Considerations – not material**

None

8.6 **Matters to be secured by Section 75 Agreement**

None

9. **CONCLUSION**

9.1 The proposal is considered to be contrary to national policy and guidance as well as local policy regarding design and new development in respect to the historic environment. The proposal fails to either preserve or enhance the character or appearance of the Conservation Area and is therefore recommended for refusal.

It should be noted however, that **the principle of the redevelopment of the site can be supported** and the Planning Service would welcome a more appropriately designed solution for the redevelopment of this site.

10. **RECOMMENDATION**

Action required before decision issued y*

Notification to Scottish Ministers n

Notification to Historic Scotland y* *If Members minded to approve, and HS object given effect on setting of A group listing

Conclusion of Section 75 Agreement n

Revocation of previous permission n

Subject to the above, it is recommended the application be **refused** for the following reasons:

1. The development as proposed would be contrary to Scottish Planning Policy, Scottish Historic Environment Policy and Planning Advice Note 68 as it would have a detrimental impact on the Conservation Area and the setting of the adjacent category B Listed building.
2. The development as proposed does not accord with either the Structure Plan or Local Plan policies in place to safeguard the Conservation Area and Listed Buildings from inappropriately designed development.

3. The development proposed, by virtue of the detailing of the roof finishes, the wall materials, the windows, balconies and rainwater goods, does not respect the guidelines contained in the Local Plan for development that would be acceptable in the Conservation Area.
4. The proposed development by virtue of its scale, massing and glazing detail would appear prominent in this location and thereby have a detrimental impact on the setting of the Category B Listed Building

Signature: Allan J Todd

Designation: Area Planning & Building Standards Manager
Caithness Sutherland and Easter Ross

Author: Victor Hawthorne

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – location plan
Plan 2 – existing plans
Plan 3 – elevations and sections
Plan 4 – floor plans

D.A. Renwick Limited

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8th June, 2010
Ref: 2625

**Proposed Development of Store to provide Dwelling;
Harbour Place, Wick: (Original Planning Ref. 10/01100/FUL)**

DESIGN STATEMENT

BACKGROUND to APPLICATION

In February, 2010, we lodged an application for Planning Permission to develop an unsightly store in Harbour Place as a home. The application was submitted without a Design Statement, which I now acknowledge is a requirement for a Conservation Area such as Lower Pulteneytown, and for which I apologise.

Despite this, the application appears to have been circulated for consultations, because a memo about it was sent to the Planning Officer by the Highland Council Conservation Officer. As a result of that memo, the Planning Officer proposed a meeting between himself, the Conservation Officer and me, that duly took place on 9th April. The meeting merely emphasised a distinct difference of opinion between the Conservation Officer and me; the Planning Officer expressed no view other than that he would, as a matter of principle, always support his consultees.

The advice of the Planning Officer was that we withdraw our application to enable further consideration and consultation, prior to lodging a replacement application. After discussion, my clients agreed to this, and we duly withdrew the application (ref: 10/01100/FUL). However, my clients then thought long and hard about the proposals, which merely reinforced their conviction that they are worthy and would only enhance the area. They asked therefore if the original application could be reinstated and processed, but the Planning Officer advised that such a reversion was not possible. That being so, they chose to re-apply with exactly the same design as in the original application, except this time with this Design Statement.

LOCATION

Harbour Place is a short, mainly residential, terrace overlooking Wick Harbour. It is within the Conservation Area of Lower Pulteneytown, but only one building on the terrace – The Round House – is Listed (category B). East of The Round House is an old stone building that the Conservation Officer describes as having been a curing store. East of that is the old shed that my clients wish to develop, and east of that is a terrace of three storey houses.

The Round House is very much the prominent building of the harbour, that prominence

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due partly to its elevated situation, partly to it sitting forward of the rest of Harbour Place, partly by its stark whiteness, and partly by its distinctive shape. We fully acknowledge the merits of this building, and deliberately opted for recessive colours on our proposed dwelling so as not to detract from the Round House dominance. Our north facing gable is set back from the Round House – on the same line as the remainder of the terrace of houses – and is finished with a combination of stone (existing), glass and stained timber. All these materials, while traditional, are relatively dark and subdued and, combined with the relative positions of the buildings, should ensure subservience.

The old curing store is set some 4.2m back from our north gable and thus from the main residential terrace. The building is not Listed, but nonetheless has a simple appeal that we have taken into consideration and that we believe will not be marred by our proposals. The east gable of the building is shared between the two subjects but, to avoid compromise, we are proposing a new structure that is independent of the wall.

To the east of our building is a terrace of houses with accommodation on three levels. The terrace is not Listed, and has been modified over the years so that it now has mostly concrete interlocking tiles rather than slates, flat roofed dormers, grey pvc gutters and downpipes, and a sand/cement render with artificial coursing. Indeed, part of the terrace had its original roof replaced by a mansard roof in the 1970s to give increased accommodation. The eaves line of this terrace steps up along its length, a theme that is continued in our proposals.

My clients' building – the subject of this Statement – is an old store with stone walls and a lean-to roof of corrugated iron. The upper triangle of the north gable is infilled with plywood, but that is clearly no more original than are the corrugated iron roof sheets. The north gable of the building aligns with the main terrace of Harbour Place, behind which the building is built into the natural bank that rises from the harbour.

DESIGN PROPOSALS

My clients are aware that they own and occupy an unsightly non-residential building in a predominantly residential street. One only has to view the street from the harbour to realise that the most unsightly element of the street, by some margin, is their store. It seemed to them that there was an opportunity to change that, by providing a new home that will extend the main use of the street and at the same time rid it of its main eyesore.

My design process was entirely led by the need for the proposed building to fit comfortably into the neighbourhood and to enhance it. To that end, I considered solutions that were only two storeys high, and solutions that continued the existing roof planes (i.e. with an east/west ridge). I concluded that neither was appropriate. Based on over 35 years design experience in Wick, I was convinced – and remain so – that the terrace would benefit most from an end building that would act almost like a full-stop at the end of a sentence. A two storey building, or one with an east/west ridge, would be aesthetically weak, and would leave the terrace unsatisfactorily ended. Rather, I concluded that a building on three levels, with the ridge turned through 90 degrees, would provide an aesthetically strong “bookend” to the existing terrace, which is what we have created.

At the same time, subservience to the harbour environment in general and the Round House in particular was always paramount, and I believe that our design reflects that. The height of the proposed building continues the stepped roofline of the adjoining terrace, “gable-on” buildings are common in harbour areas, and the proportions of the proposed building are in keeping with traditional proportions. The materials proposed for the north

elevation of our building – which is the generally seen elevation – are stone at ground floor level (the existing stone picked and re-pointed), and a combination of vertical timber linings and glass above. Vertical timber lining is a finish that is both traditional and often associated with harbours (as, for example, on the old harbour mart), and glass generally combines well with both timber and stone, being almost a “non-feature” because of its transparency and reflectivity.

While accepting and wholly endorsing the need for the proposed building to fit in with its surroundings, I should note that I made no attempt to blend in with, or replicate in any way, the Round House. The Round House is unique and should remain so. That said, it is perhaps ironic that the Round House is admired for its uniqueness rather than because its design acknowledges the buildings around it: are we at times in danger of turning sound principles of design *guidance* into a design straightjacket?

CONSERVATION OFFICER MEMO

Although written in response to the previous Planning application and therefore not strictly relevant, I am concerned that the Conservation Officer's opinions may not have changed, and I offer some responses to her earlier memo (dated 08/04/10).

- *“The proposal will significantly change the appearance of the existing store and will inevitably have an impact on the setting of the adjacent listed buildings [NB despite this use of the plural, there is only one adjacent listed building] and the character and appearance of the designated conservation area.”* We entirely agree, but we are convinced that the changes and impact will be for the better.
- The suggestion is that our proposed building will be detrimental to the adjoining curing store. Firstly, I emphasise that that curing store is not listed, from which I can only conclude that its importance has never previously been considered particularly significant. Secondly, despite the fact that the building is not listed, I am conscious of its historic value, I do like its appearance, and I did design with it in mind. I do not believe that our proposals are detrimental to that neighbour or, indeed, to *any* of the neighbours.
- *“The current proposal appears excessive for the given location and is likely to appear dominant to the adjacent historic building and the wider setting.”* We simply disagree, for reasons already stated.
- *“The proposed new build will be sited substantially forward of the historic curing store.”* The new build will project forward exactly the same distance as at present – some 4.2m.
- *“The development will.....be detrimental to the setting of the Roundhouse.”* We disagree entirely. We most certainly do agree that the Round House should retain its dominant position in the harbour setting, but we are convinced that our proposals, far from detracting from that status, will enhance it by removing what is presently an eyesore. We also believe that the proposed building will only *improve* the relationship of the Round House with the main terrace of houses, by creating a positive ending to that somewhat unprepossessing terrace.
- In the last paragraph of the Conservation Officer's first page, she continues to refer to adjacent listed “buildings” (plural). Unless I have been misinformed by the Planning Department, I must emphasise that there is only one listed building in the immediate vicinity of the proposals. That of course, does not lessen the importance of that Listed Building, but we must please keep the setting in perspective.
- *“The development currently being proposed is not considered to either enhance or preserve the character and/or appearance of the Lower Pulteneytown Conservation Area”.* Again, we simply cannot accede to this opinion. Certainly, we

The Conservation Officer has supported her memo with an impressive list of references, all of which are doubtless very worthy documents that she is correct to refer to. However, the whole reason for this abundance of documents is to achieve an improved built environment and, much as I would prefer not to have to disagree with the Conservation Officer's opinion, my clients and I firmly believe that we are doing exactly that.

CONCLUSION

The Council has produced a guidance leaflet about design statements. That advises that "*the end result of any development should be to contribute to the quality of our environment and ultimately to improve the quality of life for everyone.*" That is a most laudable aim and one that we have aspired to in our proposals. That we are completely at odds with the Conservation Officer's original memo to the Planning Officer is highly regrettable and not something that I treat lightly. However, my clients and I simply cannot agree with her opinions, and our hope is that, in light of this Design Statement, she may reconsider. In a nutshell, we are convinced that we are proposing to replace an eyesore with an elegant and attractive home that will sit comfortably into its surroundings, and will blend with and complement these surroundings while always remaining subservient to the Grade B Listed Round House.

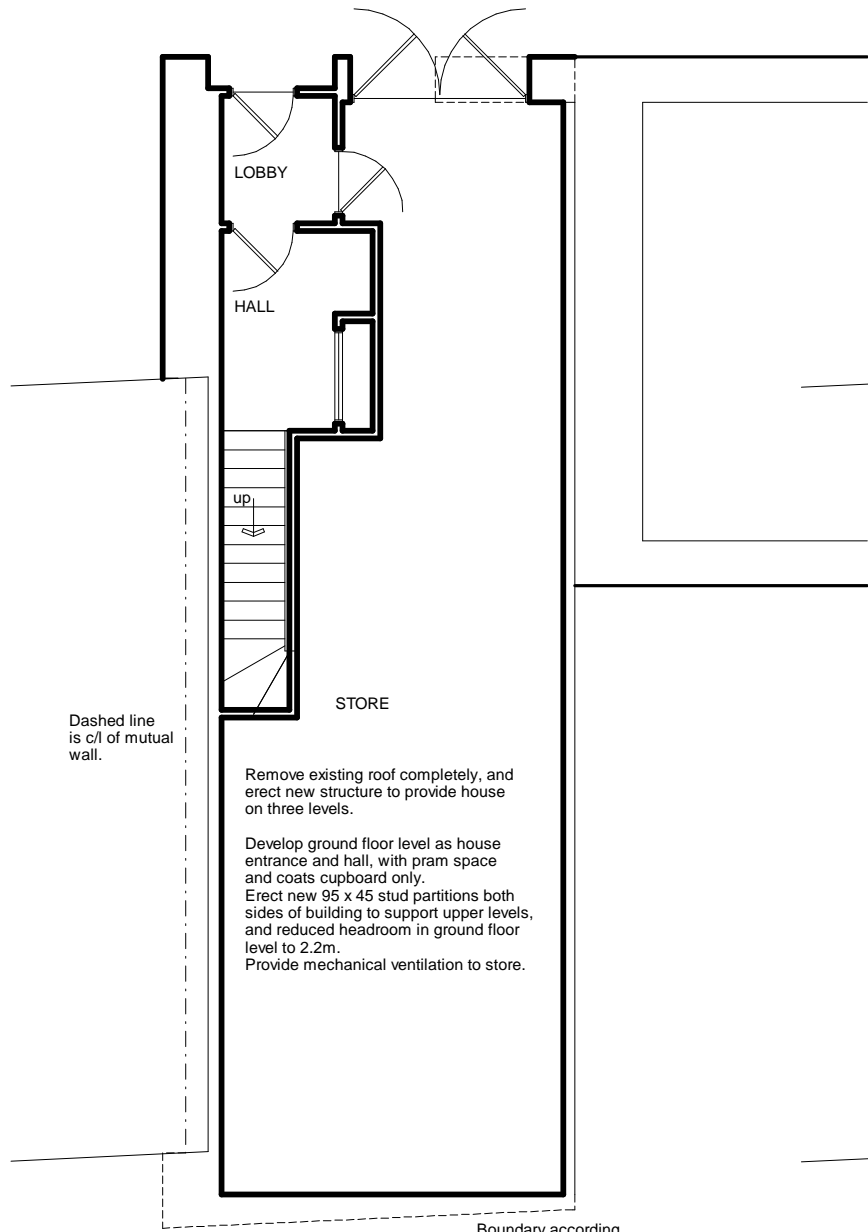
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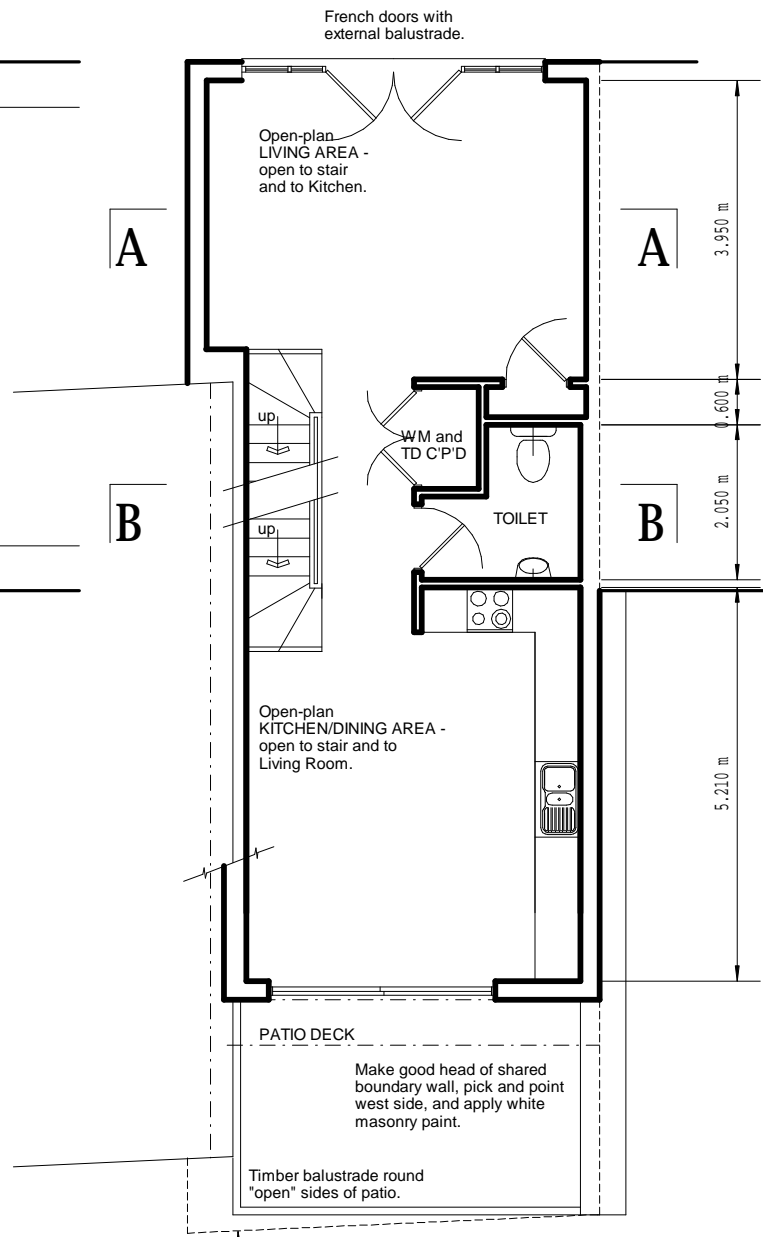
10/02551/FUL
 Change existing store into dwelling at
 Site west of 14B Harbour Terrace, Wick.

Messrs A. MacNab
 per D A Renwick Ltd
 5 Langley Park
 Wick
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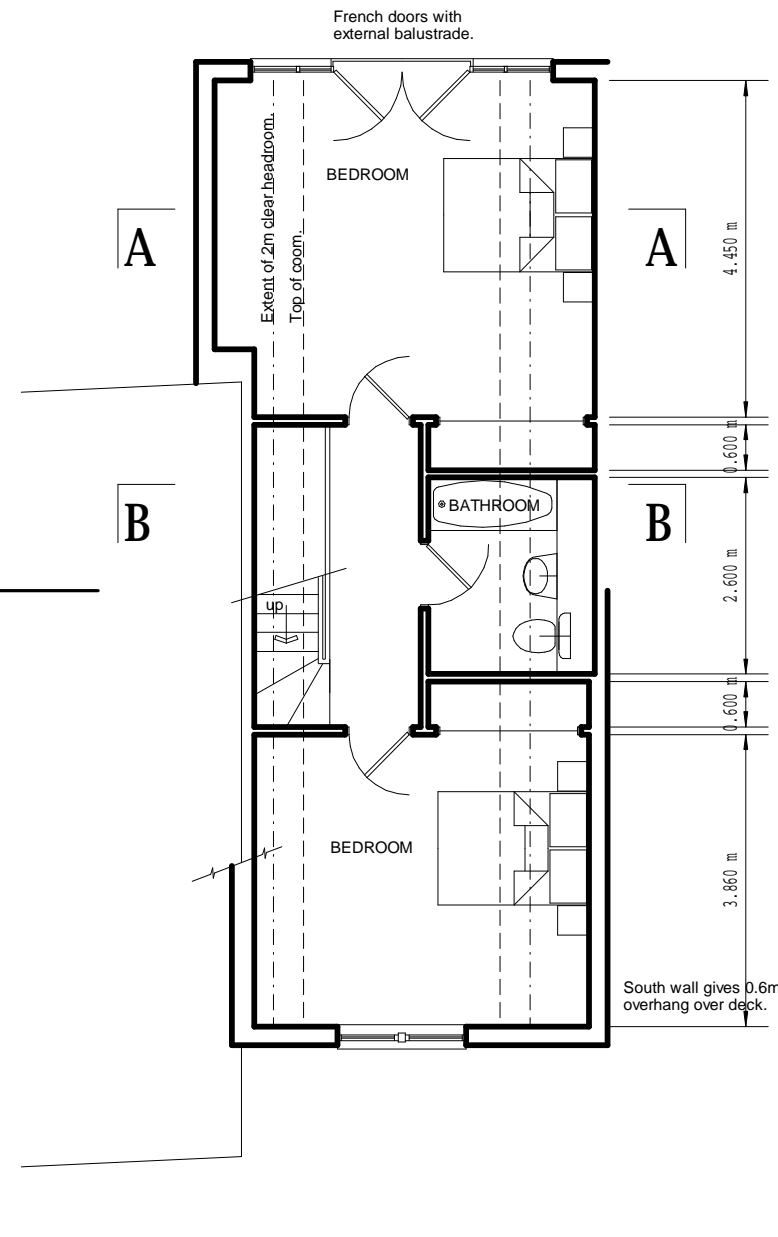
HARBOUR PLACE



Ground Floor Plan



First Floor Plan



Second Floor Plan

Revision A: 01/04/08 - stair moved, U added, T to GF1, 1st + 0.9m, 2nd + 1.5m, extra glass.
 Revision B: 15/04/09 - G.F.I. reduced, T back to 1st fl.
 Revision C: 23/02/10 - stair revised to 15R @ 170.
 Revision D: 16/03/10 - store door widened/ patio revised, G.F.I. rear wall corrected.
 Revision E: 14/06/10 - scale bar & dimensions added.

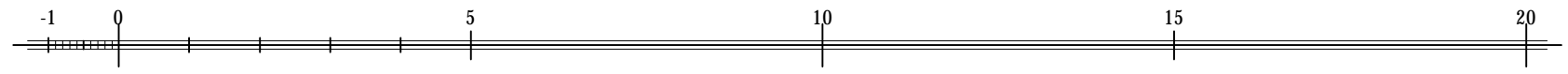
Proposed Dwelling,
 Harbour Place, Wick
 for Messrs McNab

DESIGN PLANS
 1 : 100

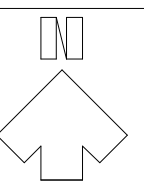
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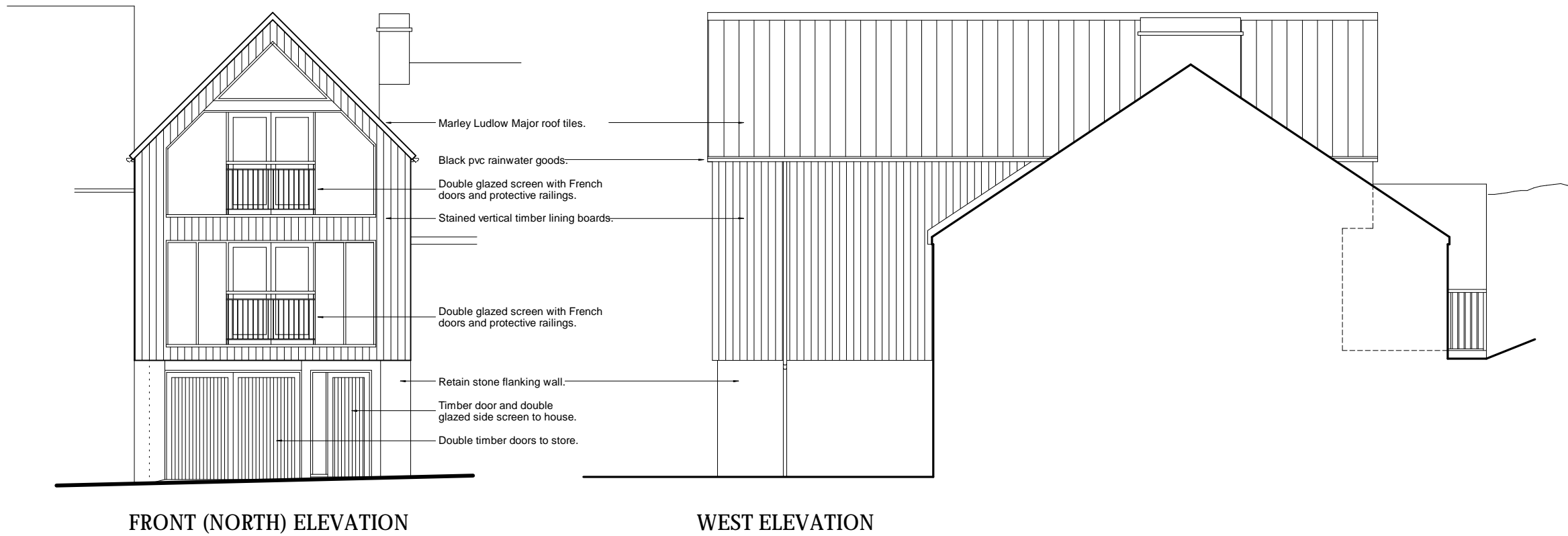
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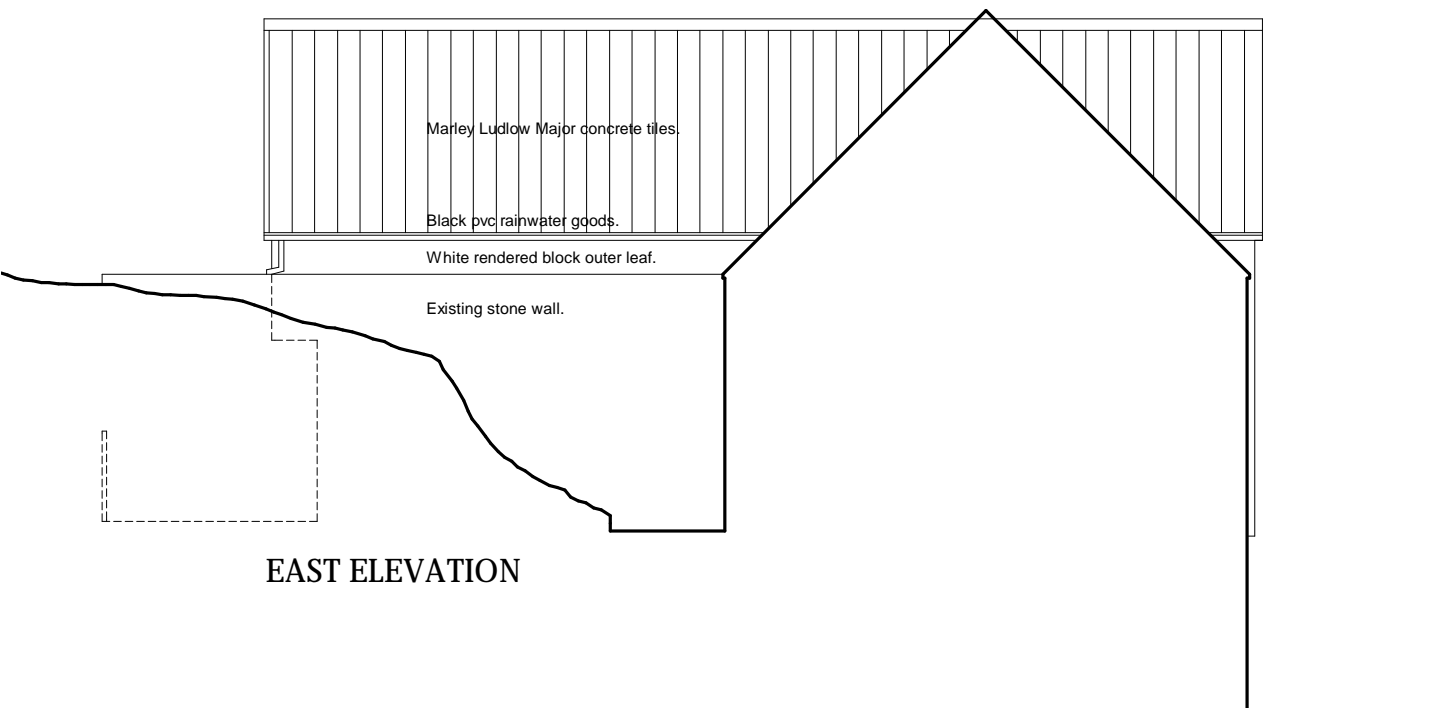
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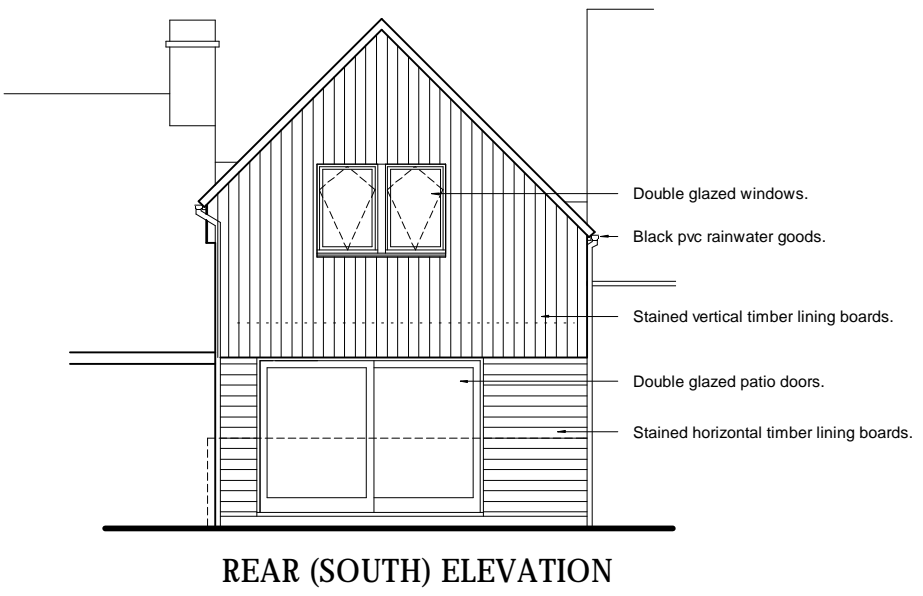


FRONT (NORTH) ELEVATION

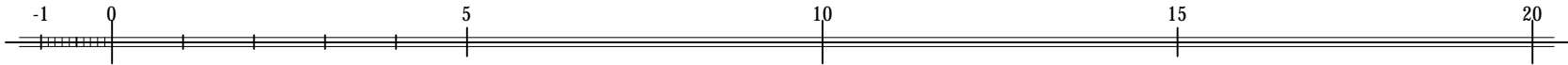
WEST ELEVATION



EAST ELEVATION



REAR (SOUTH) ELEVATION



Revision A: 01/04/08 - as G.F.I. modifications, including overhang & extra gable glass.
 Revision B: 23/02/10 - stair revised to 15no R @ 170.
 Revision C: 16/03/10 - sections moved to drg 03, and elevations developed generally.
 Revision D: 14/06/10 - scale bar added.

**Proposed Dwelling,
 Harbour Place, Wick
 for Messrs McNab**

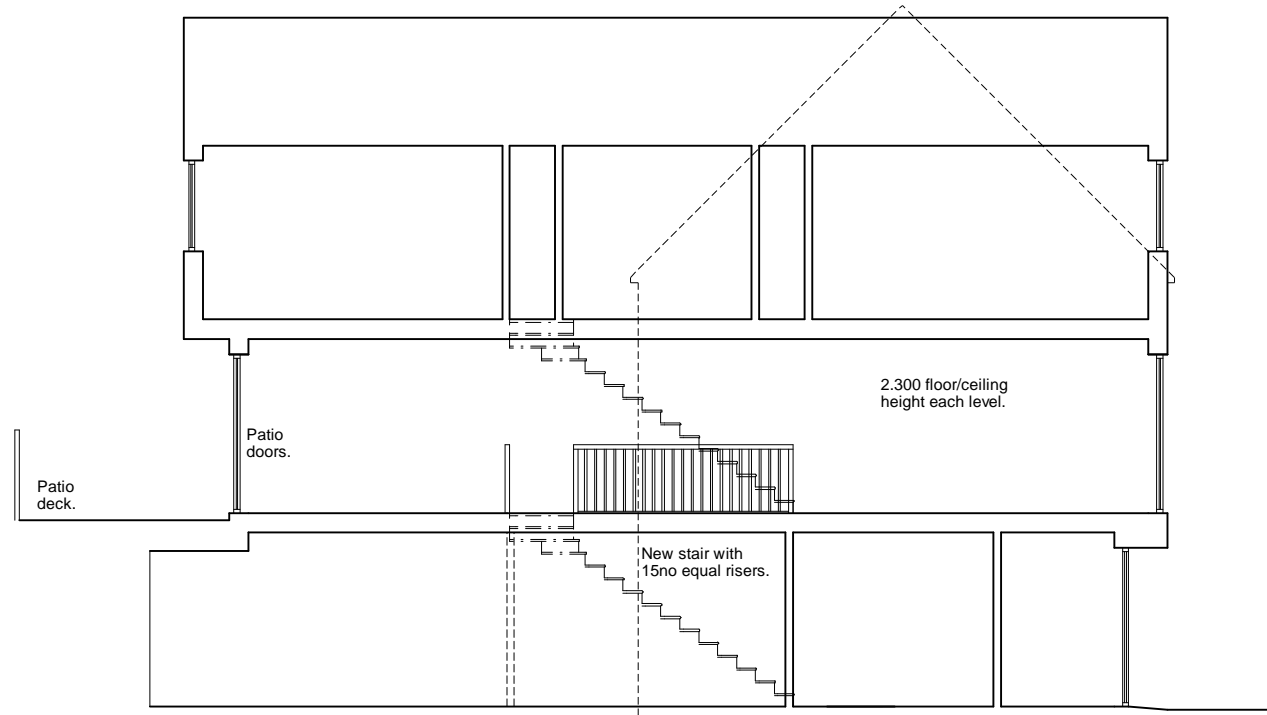
**ELEVATIONS and
 SECTIONS**
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December, 2006

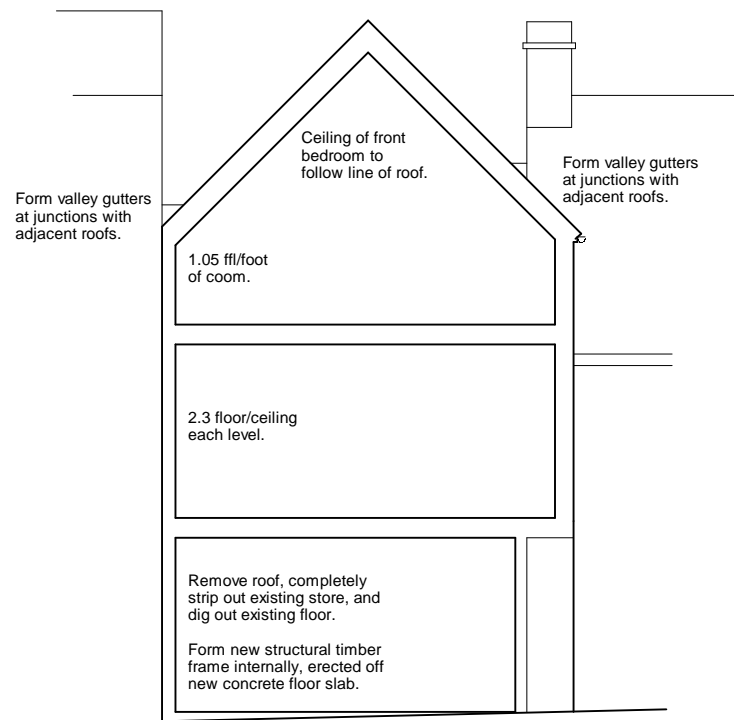
D.A. Renwick Limited,
 Chartered Architects,
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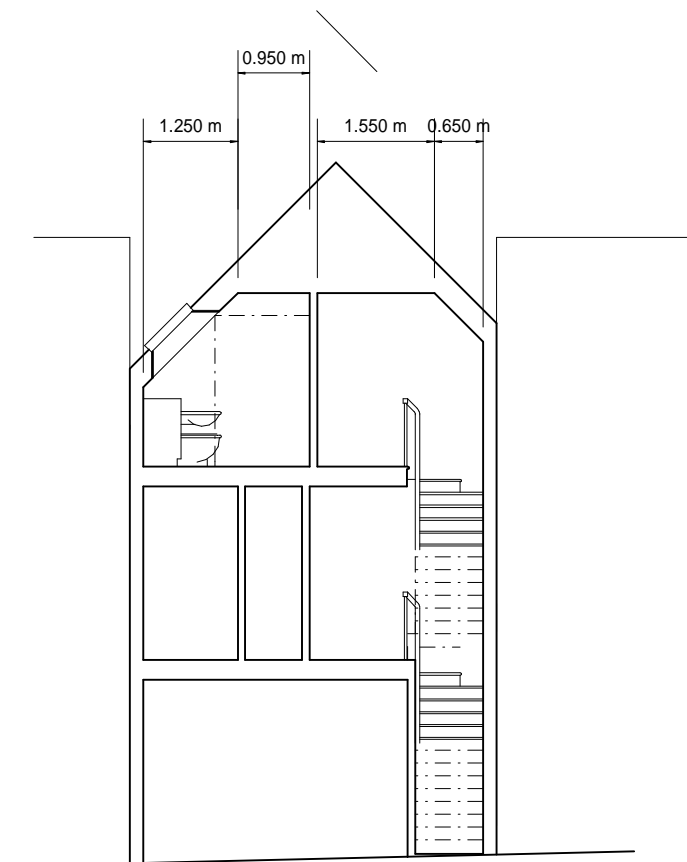
2625/02D



LONGITUDINAL SECTION



SECTION A-A
(FRONT AREA)



SECTION B-B
(MID-AREA)

16/03/10 - developed from drg 02.
Revision A: 14/06/10 - scale added.

Proposed Dwelling,
Harbour Place, Wick
for Messrs McNab

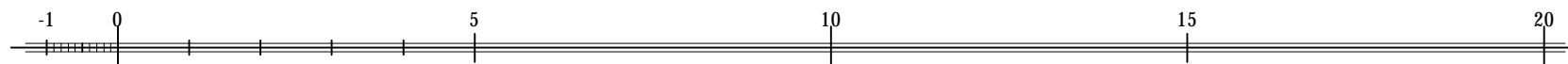
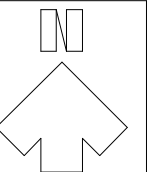
SECTIONS
1 : 100

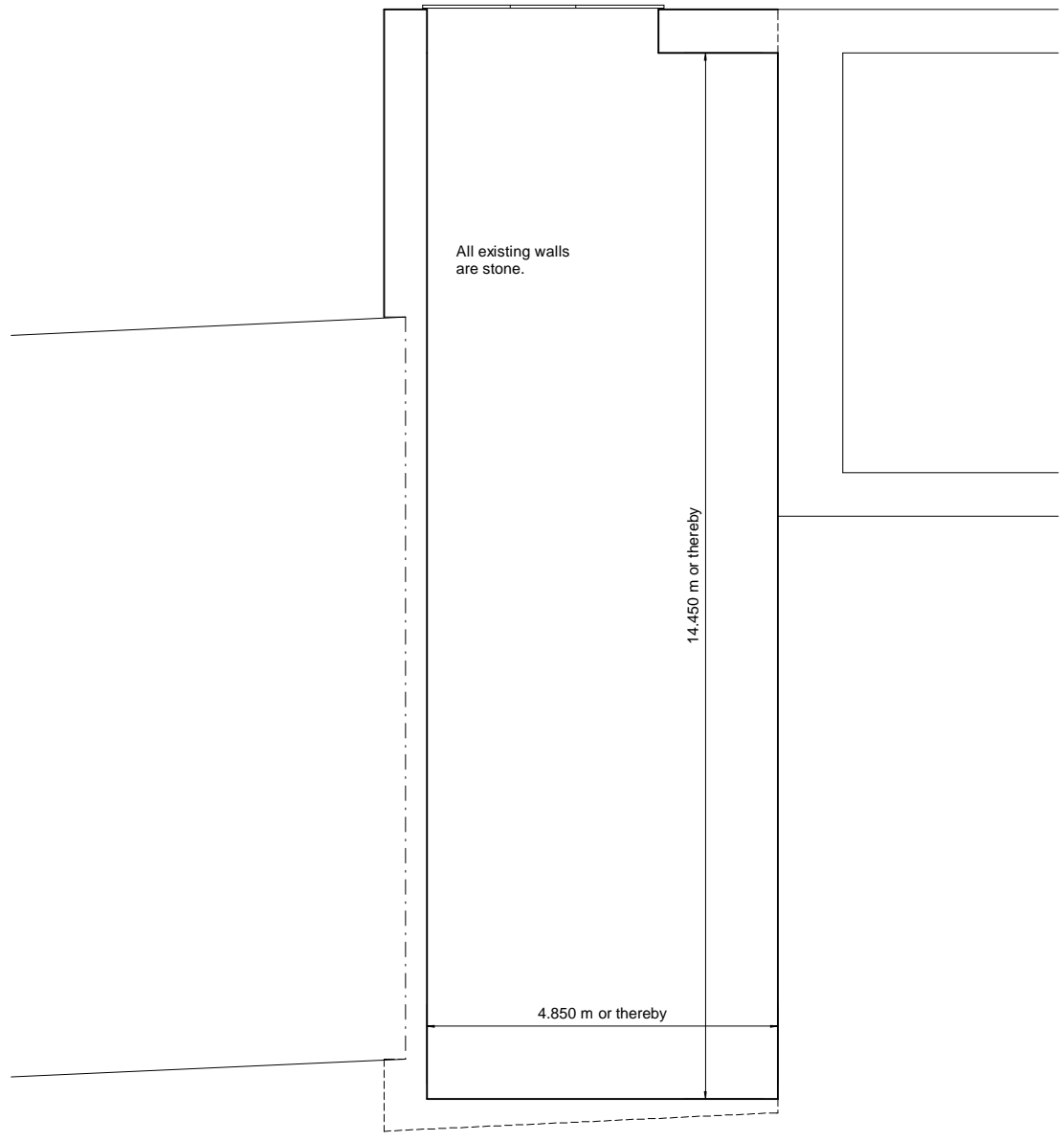
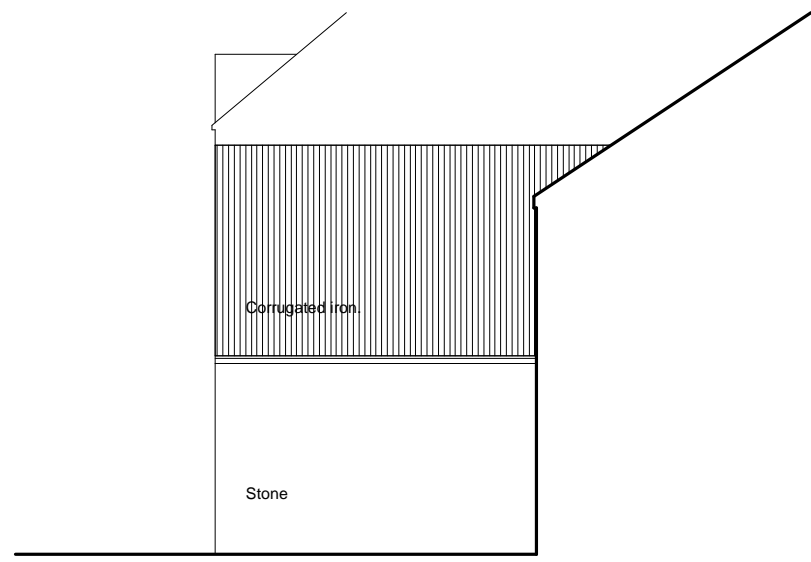
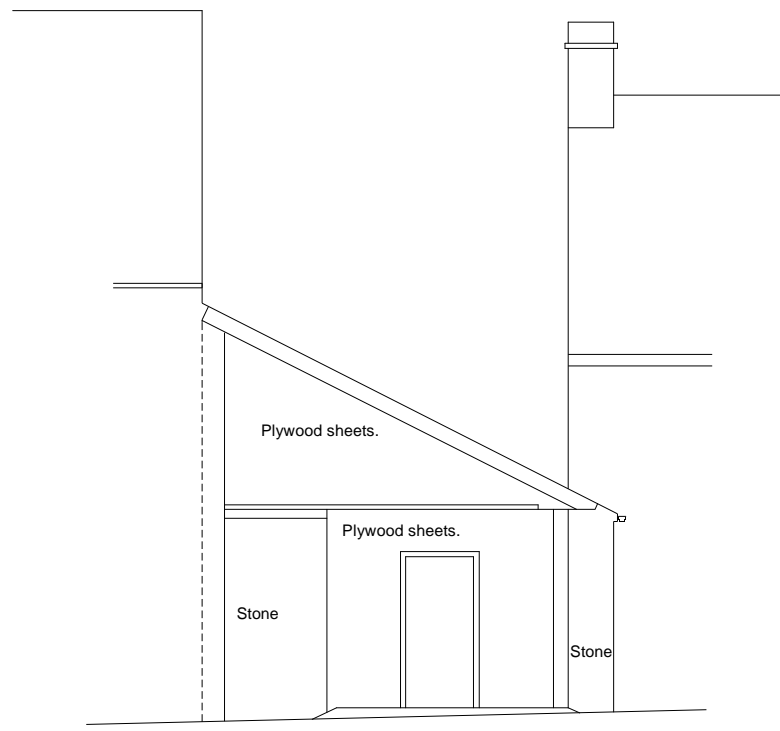
March, 2010

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2625/03A





Store is built into brae, such that roof at rear approximates to GL.
Green dashed line is boundary according to Titles

Proposed Dwelling,
Harbour Place, Wick
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EXISTING BUILDING
1 : 100

March, 2010

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2625/04