

THE HIGHLAND COUNCIL

**CAITHNESS, SUTHERLAND AND EASTER ROSS
PLANNING APPLICATIONS COMMITTEE –
2 AUGUST 2011**

| | |
|-------------|------------|
| Agenda Item | 3.1 |
| Report No | PLC/034/11 |

**11/00762/FUL: Mr Webster and Ms Hamilton
7 Main Street, Portmahomack**

Report by Area Planning Manager

SUMMARY

Description : Alterations and erection of extension

Recommendation - GRANT

Ward : 08 - Tain And Easter Ross

Development category : Local

Pre-determination hearing : Not required

Reason referred to Committee: Community Council objection.

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks permission for a two storey extension and covered decking area to the rear of 7 Main Street, Portmahomack. The extension will be finished in white roughcast with concrete roof tiles to match those on the existing house. A window on the front (western) elevation is to be converted into double doors.
- 1.2 The original proposal included an extension on the front of the house. This element of the application was removed following an objection from TEC Services regarding the resultant loss of parking and the possibility of impeding visibility from the proposed access on a site to the north of the application site. Double doors will now be installed on the front elevation in place of the porch. A window on the southern elevation has been moved to the eastern (rear) elevation.

2. SITE DESCRIPTION

- 2.1 The existing house is traditional two storey house in the Conservation Area in Portmahomack. A small lean-to extension at the rear will be removed to make way for the extension.

The house forms the end of a block of houses that front onto the Main Street. There are the remains of small building on land to the north of the application site. This land is in separate ownership and is currently the subject of a separate

planning application (11/01379/PIP). The agent advises that the owners of 7 Main Street enjoy prescribed rights of access across this land.

3. **PLANNING HISTORY**

- 3.1 11/01379/PIP Erection of house – Pending Consideration (adjacent site to the north). This application is in principle only and as the site is in the conservation area and adjacent to a listed building the applicant has been advised that there is currently insufficient detail to assess the application. The demolition of the existing ruin on the site may also require Conservation Area Consent.

4. **PUBLIC PARTICIPATION**

- 4.1 Advertised :

Neighbour Notification expired 01/04/11

Development affecting a Conservation Area 13/05/11

Representation deadline : 13/05/11

Timeous representations : 13 (10 For and 3 Against)

Late representations : 0

- 4.2 Material considerations raised are summarised as follows:

- Scale of the development
- Impact on the character of the Conservation Area
- The relationship with the ongoing application to the north of the site
- Precedent
- Impact on neighbours including light, overlooking and privacy

- 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 **Area Roads and Community Works Manager:** Objection (resolved)

Recommend refusal in this case, for the following 2 reasons:

- The proposed porch will impede visibility for the adjacent private access to the north.
- Existing parking space will effectively be removed from in front of the property.

- 5.2 **Contaminated Land Unit:** No objections

- 5.3 **Conservation Officer :** No response

- 5.4 **Tarbat Community Council :** Objection

1. This is in the Conservation Area, close to historic buildings, and the planning system owes a special duty of care
2. The proposal involves massive over-development at the back
3. Making a 2 bedroom house into a 5 bedroom house with 4 bathrooms makes it

look like a B&B. Whilst we welcome B&Bs they involve parking and there is no provision for parking

4. The sun lounge at the front across two windows is out of character with the Conservation Area

5. The development takes away the sole existing parking to the property

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

G6 Conservation and promotion of the Highland Heritage

BC5 Listed Buildings and Conservation Areas

6.2 Ross and Cromarty East Local Plan 2007

Portmahomack Settlement Boundary

Point 10 Conservation Area

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Highland Wide Local Development Plan

Policy 29 Sustainable Design

Policy 35 Settlement Development Areas

Policy 58 Natural, Built and Cultural Heritage

7.2 Highland Council Supplementary Planning Policy Guidance

Not Applicable

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (SPP), Scottish Historic Environment Policy (SHEP)

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

It is considered that the proposal would not have a significantly detrimental impact

on community or residential amenity in line with Highland Structure Plan policy G2 and policy 29 of the emerging Highland Wide Local Development Plan. In demonstrating high quality design in keeping with local character and the historic environment the proposal is considered to comply with Highland Structure Plan Policy G2 and policy 29 of emerging Highland Wide Local Development Plan. The proposal is considered to accord with Structure Plan Policies G6 and BC5 which seek to conserve historic buildings and emerging Highland Wide Local Development Plan policy 58 which supports development that will not have an unacceptable impact on a heritage resource. The Ross and Cromarty East Local Plan requires that development within the Portmahomack Conservation Area has regard to the guidance set out in Appendix II of the plan.

The proposal is considered to accord with the development plan.

8.4 **Material Considerations**

8.5 **Impact on the Conservation Area** – The objectors including the Tain and Easter Ross Civic Trust express the view that the development does not reflect the character of the Conservation Area. The Civic Trust raises particular concerns about the use of concrete tiles and upvc windows. By contrast one contributor observes that preservation of the Conservation Area should not be at the expense of the of the area’s vibrancy.

8.5.1 The extension reflects the existing building in terms of its form and style. The use of concrete tiles in the Conservation Area is not encouraged but the house already has a tile roof and the roof of the extension will be finished to match. The windows in the existing house are timber. The original proposal was to replace these with upvc and install matching windows in the extension. It is now proposed that the existing windows will be retained and any new windows and doors installed will be timber. The exact windows and doors to be installed will be agreed by condition to ensure that they are appropriate in the Conservation Area. Overall, the design and materials are considered to be acceptable.

8.6 **Scale of the development** – Objectors suggest that the extension is too large and represents overdevelopment of the site.

8.6.1 It is recognised that the extension will significantly increase the footprint of the house but there is adequate space within the site to accommodate it. The extension is at the rear of the house and has a lower ridge therefore it remains subservient to the original building. The scale of the extension is considered to be acceptable in terms of its relationship with the existing house and the proportion of the curtilage that will be developed as a result.

8.7 **Impact on neighbours and relationship with the ongoing application to the north** – Objectors express concerns about possible overlooking, loss of privacy and loss of light as a result of the development. The extension is adequately separated from existing neighbours and there are no directly opposing windows which may lead to privacy issues.

8.7.1 Objectors express particular concern about the potential impacts on a proposed house on the site immediately to the north of the application site. This is currently

the subject of an ongoing application for permission in principle which was received in April (11/01379/PIP). The site is in the conservation area and next to a listed building but application is for permission in principle with only a plan of the existing site to support it. Therefore the applicant has been advised that there is insufficient information to properly consider the application. At present there is no house on the site to the north and it would be unfair to prejudice the current application on the basis of the potential amenity of such a house. Equally development on the application site should not be allowed to blight the neighbouring land and requires to be considered upon its own planning merits having regard to all relevant planning considerations. It should be noted that the two first floor windows and one of the ground floor windows on the northern elevation of the extension have obscured glass which should minimise the impact on neighbours to the north. The loss of light experienced by the existing house to the north is likely to be limited because of the distance between the two buildings. It is likely that there will be an effect on any house built on the gap site to the north but this is unlikely to be significant. The suitability of the neighbouring site for development or otherwise would not be prejudiced should the development under consideration today proceed. If deemed appropriate any new house would be sited in a way that reflected the existing settlement pattern and the development of the extension would not preclude that.

8.8 **Proposed use** – In response to the Community Council's concern that the extension is to make provision for Bed and Breakfast accommodation it should be noted that the applicant's agent has submitted a letter refuting this and it does not form part of the application.

8.9 **Front porch** – TEC Services objected to the porch on the grounds that it would result in the loss of the two parking spaces associated with the house and could impede visibility for cars accessing the site to the north in future. The Community Council and a number of the objectors also raised concerns parking and the appearance of the porch. This element of the proposal has been removed and replaced with double doors. This removes the objection from TEC Services and addresses the concerns of the Community Council and the objectors.

8.10 **Precedent** – In response the concern expressed by objectors that this development would set a precedent for further development of this nature it should be noted that each application is considered on its own merits.

8.11 **Other Considerations – not material**

8.12 A number of those writing in support of the application noted that the applicants were permanent residents in the village and had a young family. Contributors also noted that the scale of the development was reasonable for a family of this size.

8.13 Parking issues elsewhere in the village were also highlighted.

8.14 One objector raised issues about the ownership of the application site and rights of access to it. Right of access to carry out the works is a civil matter. The applicant's agent has confirmed that all development will be on land within the applicant's ownership and land ownership certificates have been submitted accordingly.

8.15 One objector also raised concerns about neighbour notification. I can confirm that this was carried out correctly.

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

None

9. CONCLUSION

- 9.1 The proposed alterations and extension are considered to be acceptable in terms of design, materials and impact on the Portmahomack Conservation Area. The potential impact on neighbours is recognised but is also considered to be acceptable. The proposals accord with the development plan and therefore it is recommended that the application be granted subject to the conditions set out below.

10. RECOMMENDATION

Action required before decision issued N

Notification to Scottish Ministers N

Notification to Historic Scotland N

Conclusion of Section 75 Agreement N

Revocation of previous permission N

Subject to the above, it is recommended the application be **GRANTED** subject to the following conditions and reasons:

1. No development shall start on site until exact details of all proposed new windows and doors been submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in accordance with the approved details. For the avoidance of doubt all new windows and doors shall be timber. Any new windows shall be double hung and obscured glass shall be installed in the windows on the northern elevation as noted on approved drawing 41/10/A unless otherwise agreed in writing with the Planning Authority. All windows and doors shall be maintained as hereby approved in perpetuity.

Reason: In order to preserve the character and appearance of the Conservation Area.

2. Notwithstanding the provisions of Class 1 of Schedule 1 to the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended, or any Order revoking and re-enacting that Order, with or without modification no additional windows or other openings shall be formed in the extension hereby approved.

Reason: In order to allow the Planning Authority to retain effective control over the development of the site and in the interests of residential amenity.

3. Unless otherwise agreed in writing with the Planning Authority hours of construction in relation to any works audible at the site boundary shall be limited to 8.00am - 6.00pm Monday - Friday, 8.00am - 1.00pm Saturday and not at all on Sunday.

Reason: In the interests of residential amenity and in order to avoid disturbance and nuisance

4. All drainage arrangements shall be to the satisfaction of the Planning Authority, in consultation with the Scottish Environment Protection Agency, the Drainage Authority, and the Building Standards Authority.

Reason: In the interests of amenity and public health.

Signature:

Designation: Area Planning Manager North

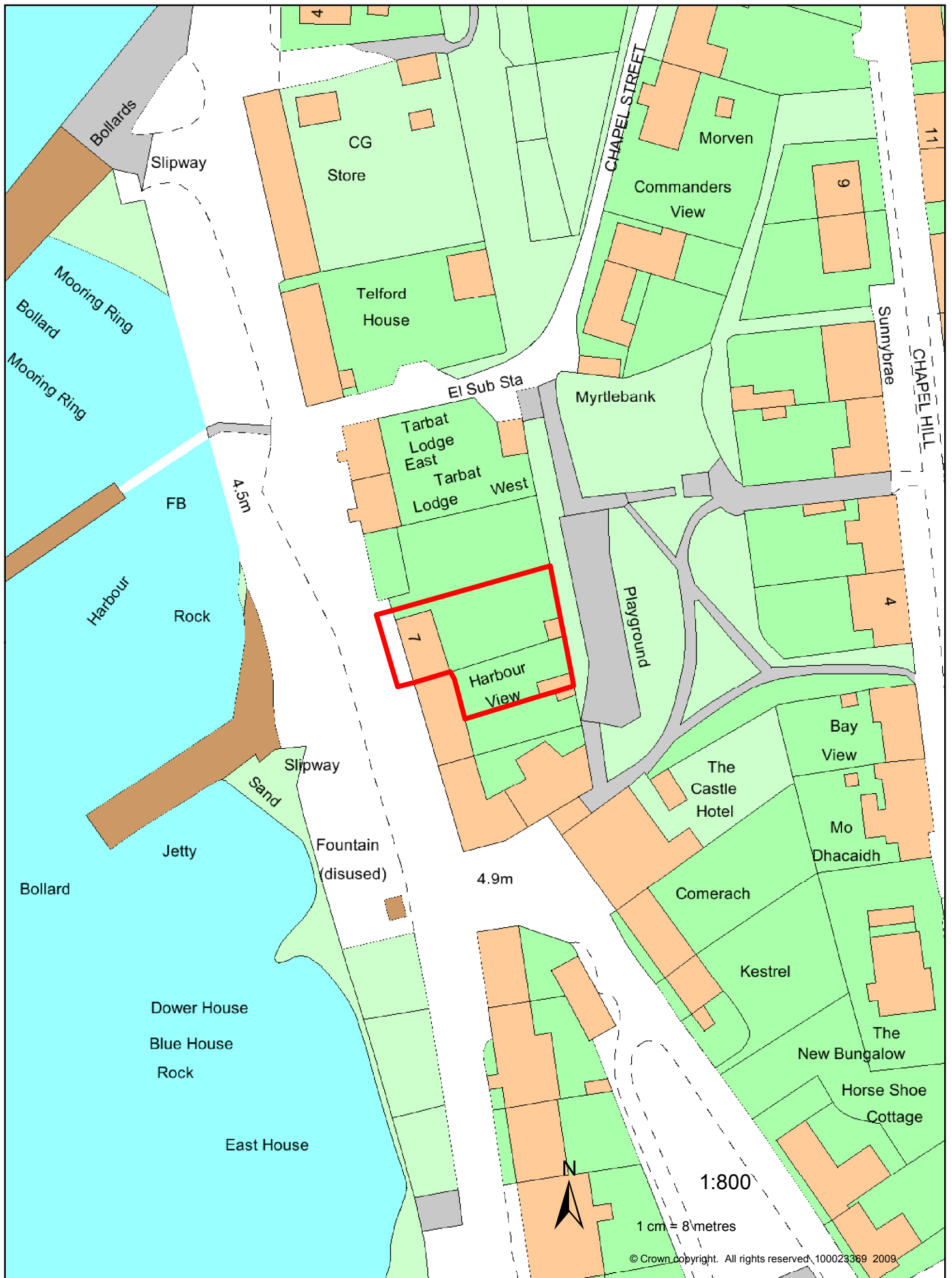
Author: Lisa MacKenzie

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

Relevant Plans: Plan 1 – Site and Location Plan
Plan 2 – Existing floor plans, roof plan and foundations
Plan 3 – Floor plan
Plan 4 - Elevations

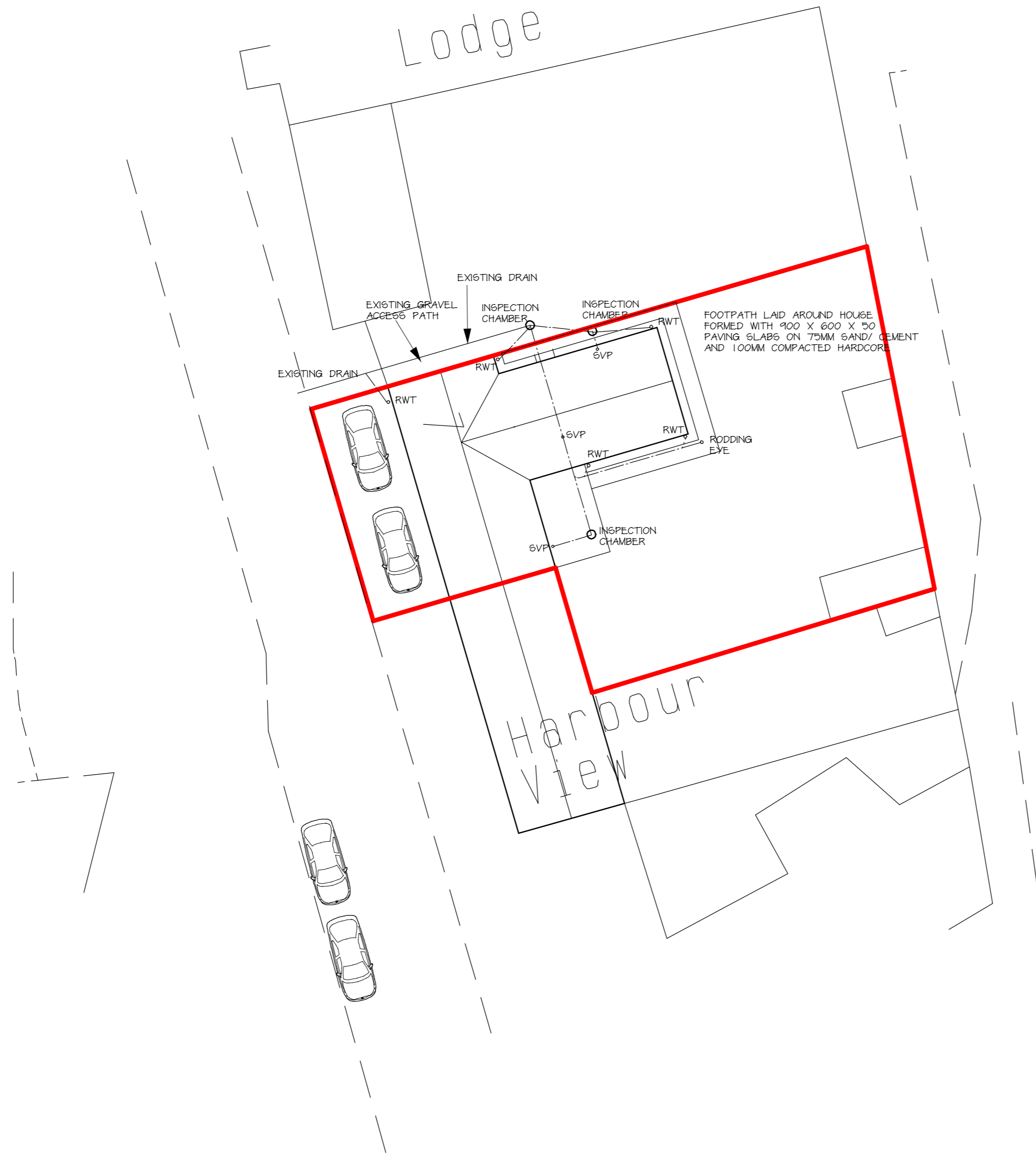
Appendix – Letters of Representation

| Name | Address | Date Received | For/Against |
|----------------------------------|--|---------------|-------------|
| Mr A. R. B. Fenton | Sandwood House, Arabella, Tain IV19 1QJ | 17/04/11 | Against |
| Lachie Stewart | Tain and Easter Ross Civic Trust | 18/04/11 | Against |
| Mrs R. M. Fenton | Sandwood House, Arabella, Tain IV19 1QJ | 18/04/11 | Against |
| Rosemary and Duncan Budge | Tarbat Lodge, Main Street, Portmahomack | 18/04/11 | Against |
| Graham Cole | Beachview, Main Street, Portmahomack | 01/05/11 | For |
| Michael Keay | 3 Ben View Court Portmahomack | 05/05/11 | For |
| Mrs Wilma Dawson | 19 Chapel Place, Portmahomack | 05/05/11 | For |
| T and M Hamilton | 6 Castle Street, Portmahomack | 05/05/11 | For |
| Neil Cairns | 3 Knockshortie Road, Portmahomack | 06/05/11 | For |
| Alistair Duncan and Sara Dwyer | Fountain Building, Castle Street, Portmahomack | 10/05/11 | For |
| David Macdonald and Irene Bonnar | 6 Knockshortie Road, Portmahomack | 10/05/11 | For |
| Mr and Mrs Fraser | 28 Essex Drive, Glasgow | 11/05/11 | For |
| Duncan Macleod | Fountain Cross Cottage, Portmahomack | 12/05/12 | For |
| Mr and Mrs MacMillan | 6 Gordon Brae, Portmahomack | 13/05/11 | For |

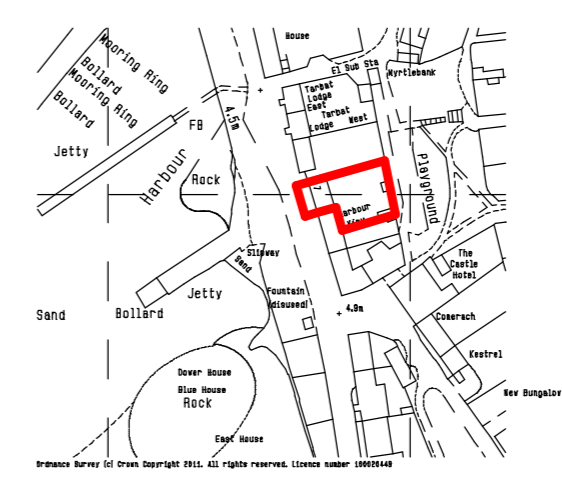
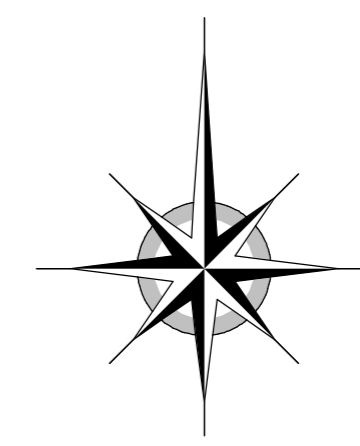


11/00762/FUL
 Alterations and erection of extension at
 7 Main Street, Portmahomack, IV20 1YB

Mr & Mrs Hamilton
 7 Main Street
 Portmahomack
 IV20 1YB



SITE PLAN scale 1:200



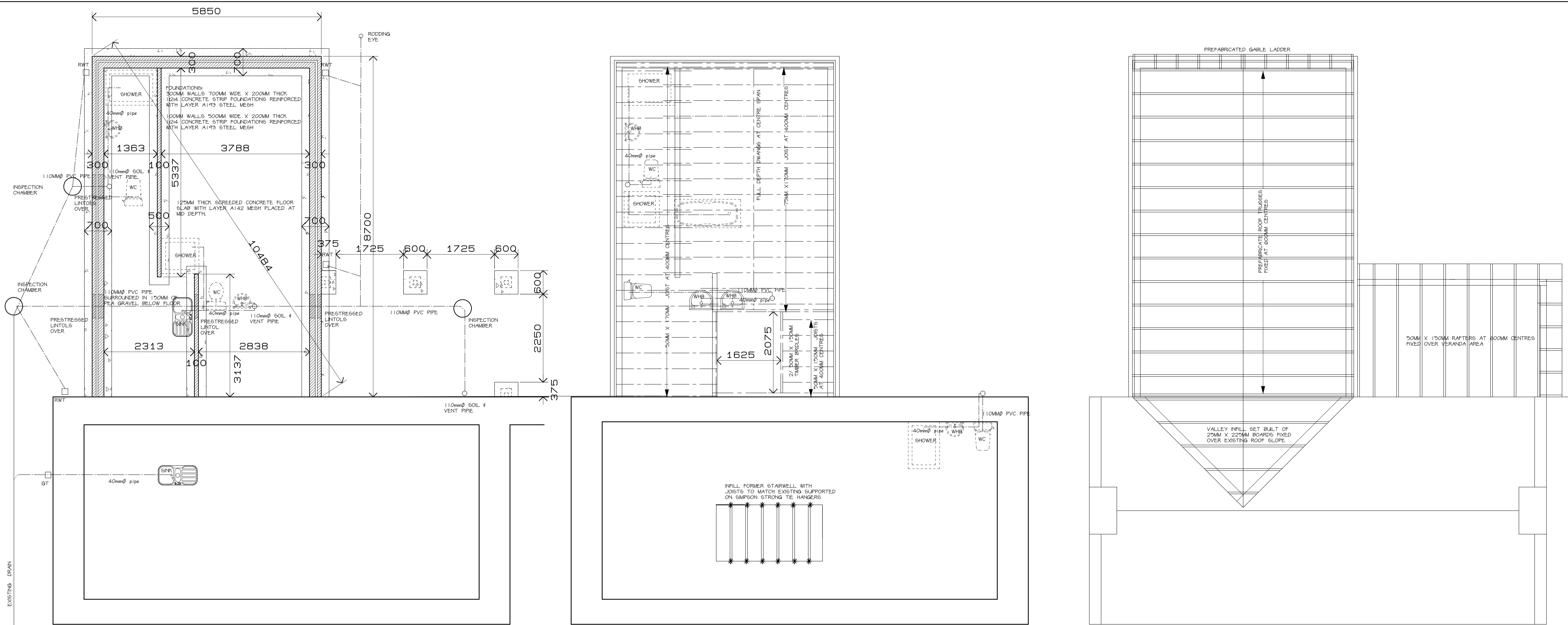
LOCATION PLAN scale 1:2500

COLVIN DESIGNS
Rosslyn Street
Brora
Sutherland Tel. 01408 621982
 KW9 6NY Fax. 01408 622982
 Mob. 07799 604650

Project
 PROPOSED ALTERATION &
 EXTENSION AT 7 MAIN ST,
 PORTMAHOMACK FOR
 MR & MRS HAMILTON

Drawing
 SITE & LOCATION PLANS

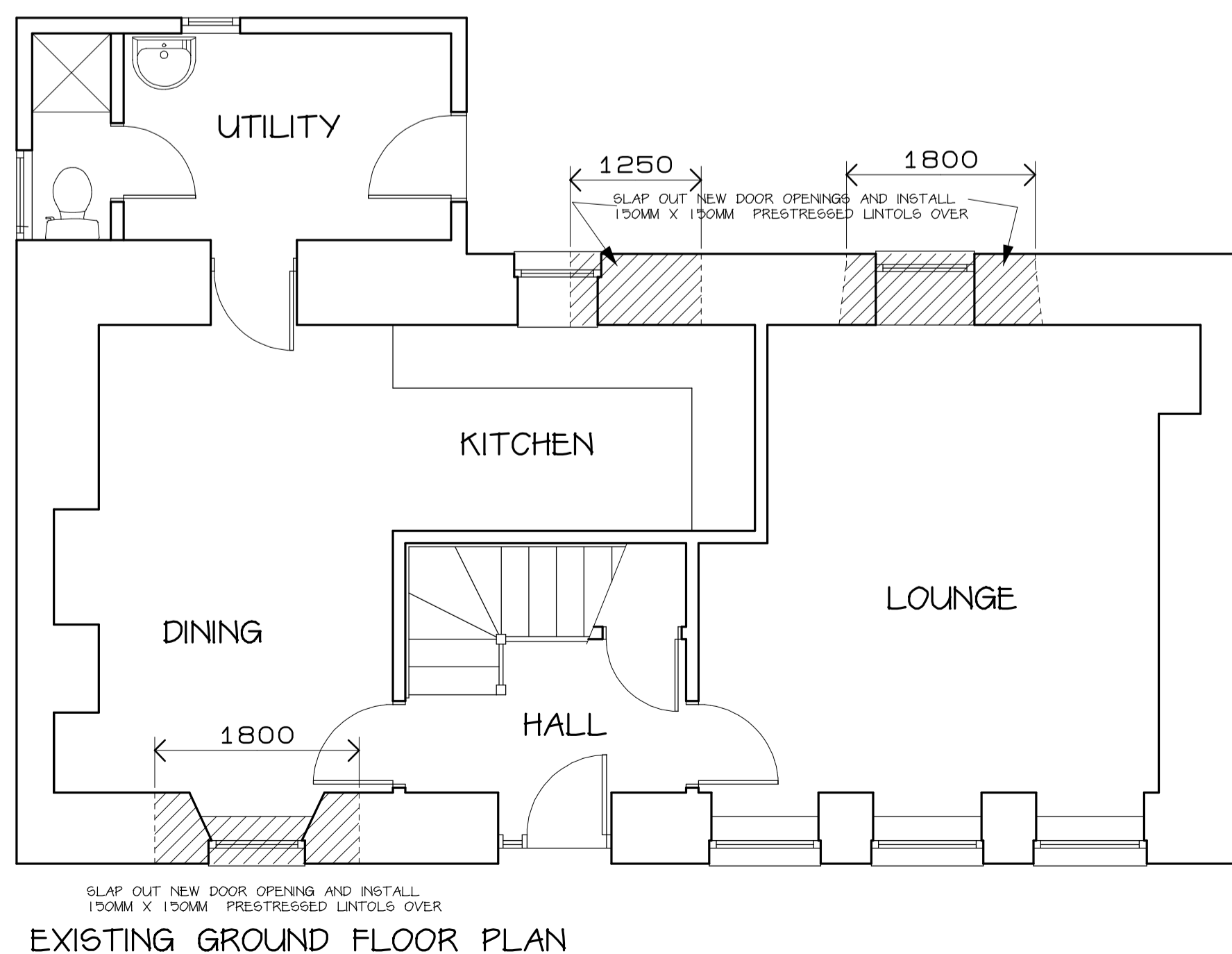
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| Scale | 1:200 | Drawn by | A.M.C |
| Date | JAN 11 | Number | REVISION 0/7/11 41/10/C |



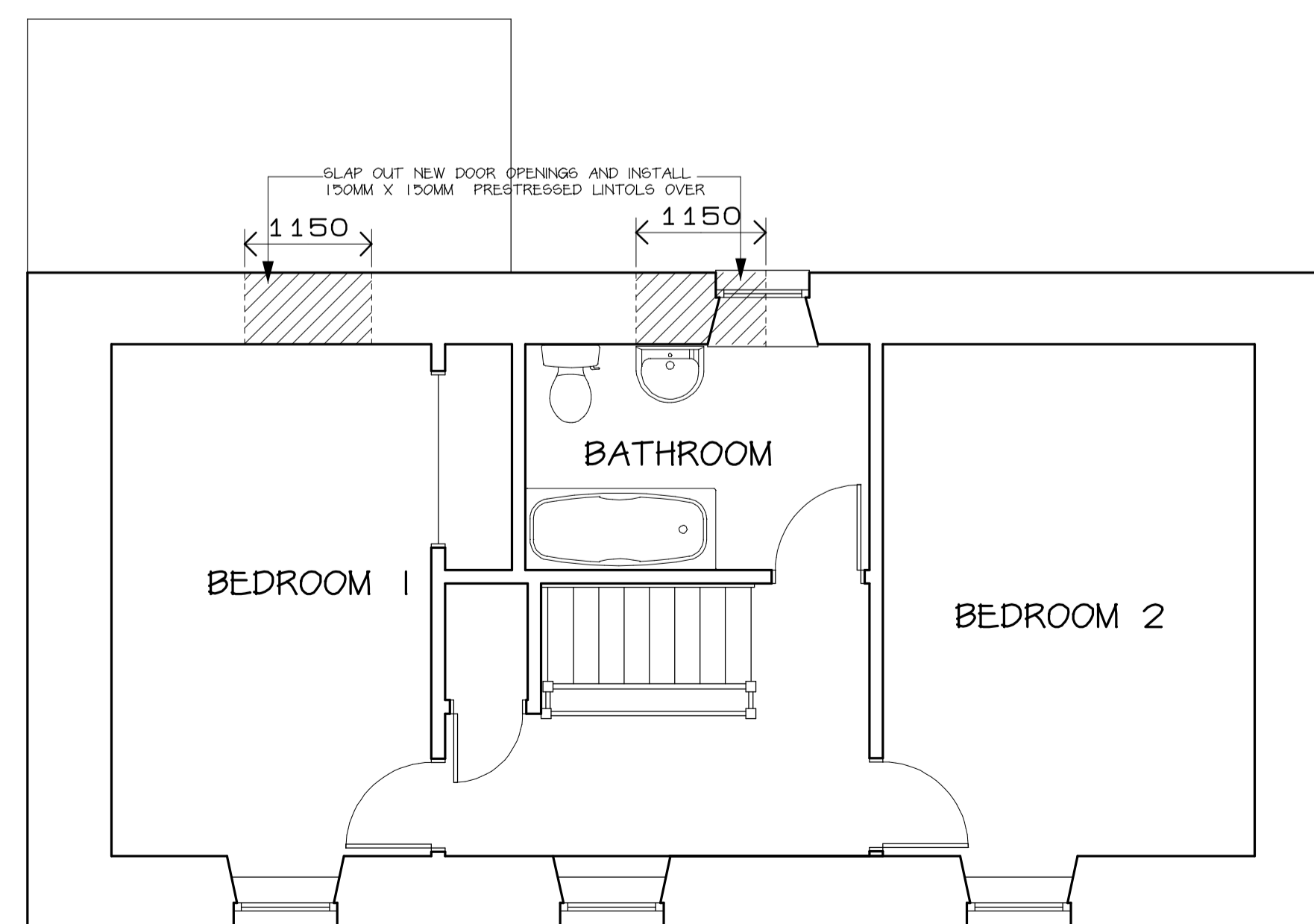
FOUNDATION / DRAINAGE PLAN

FIRST FLOOR JOIST / DRAINAGE PLAN

ROOF PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

COLVIN DESIGNS

Roslyn Street

Brora

Sutherland Tel. 01408 621982

KW9 6NY Fax. 01408 622982

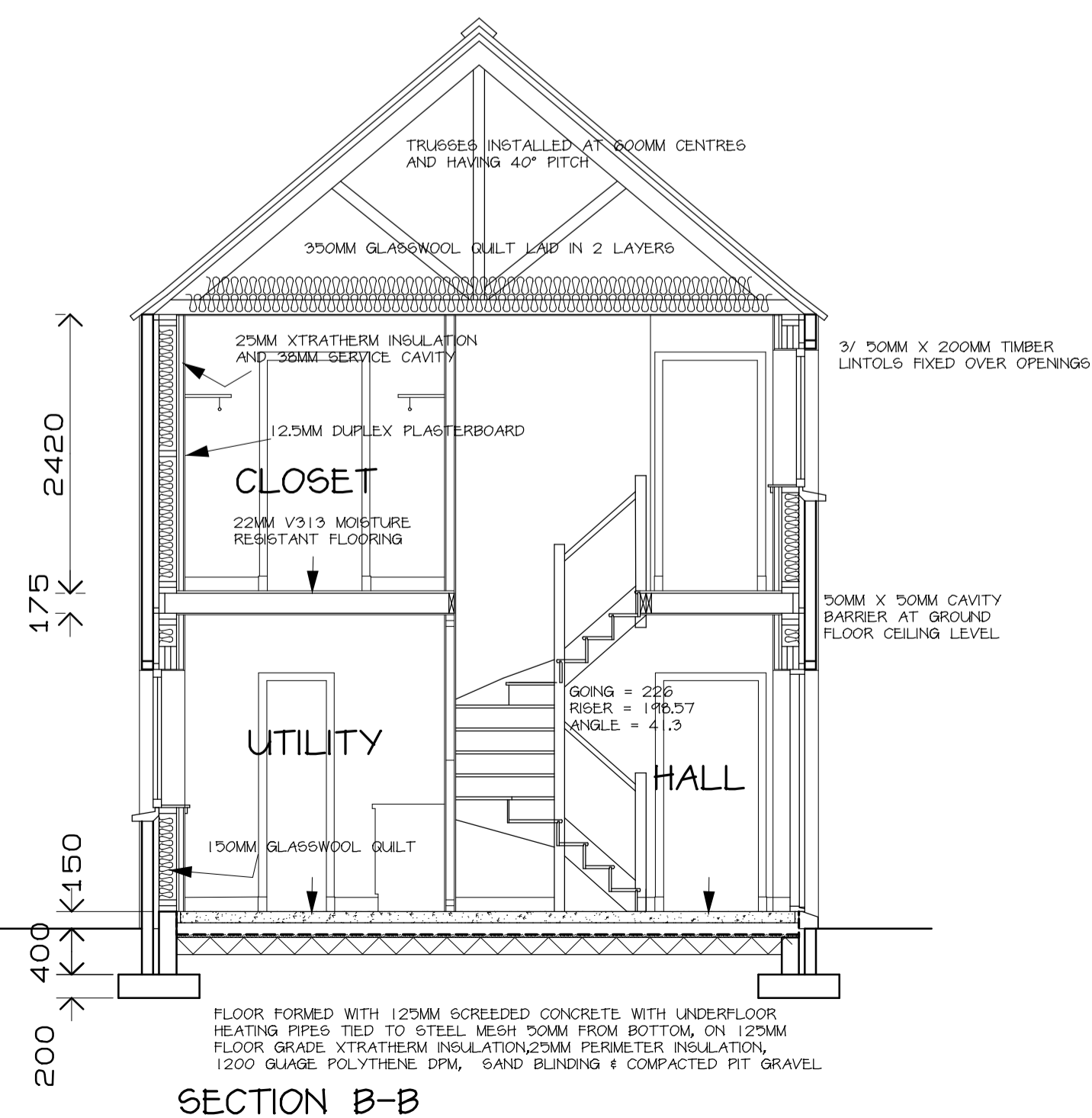
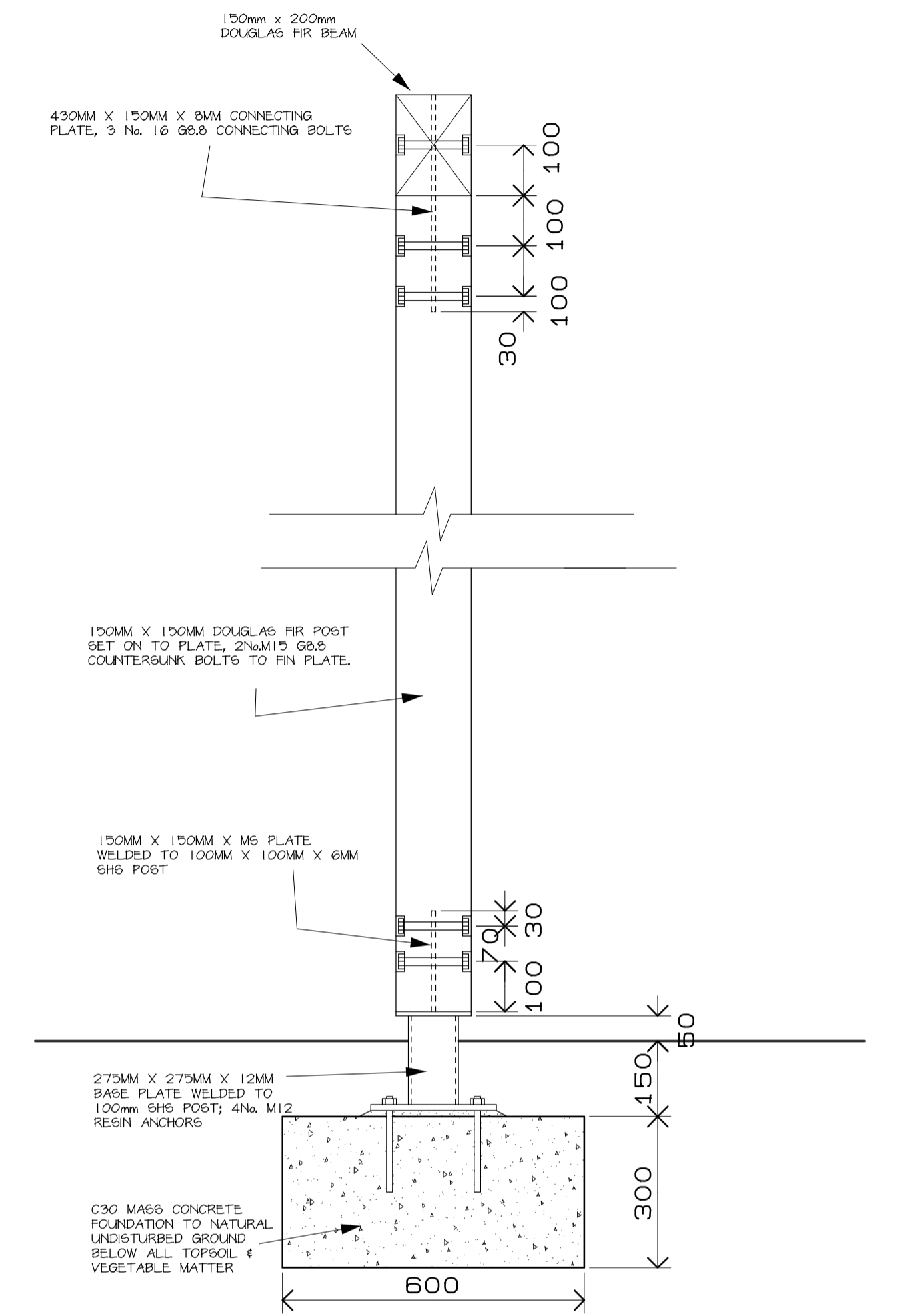
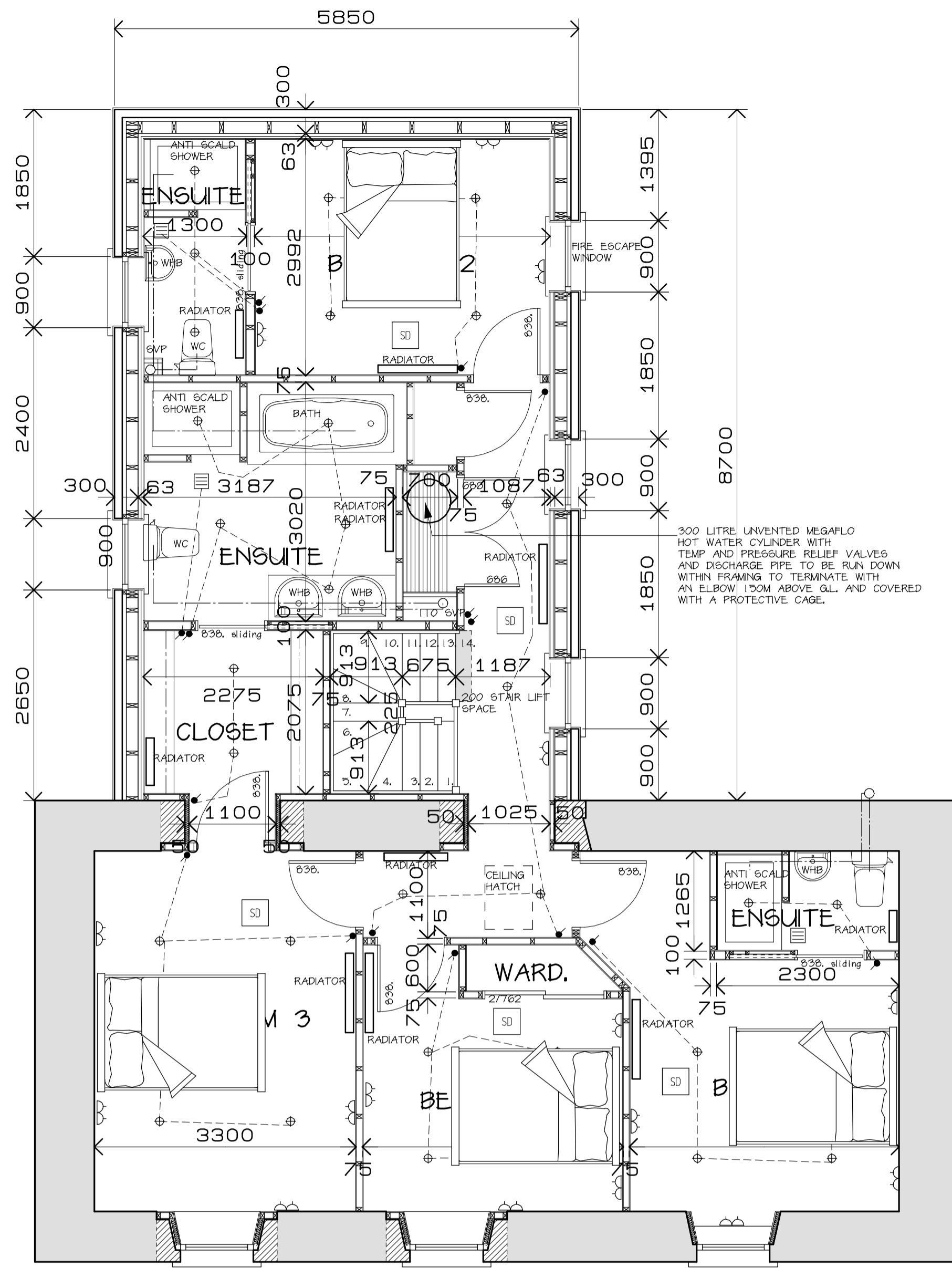
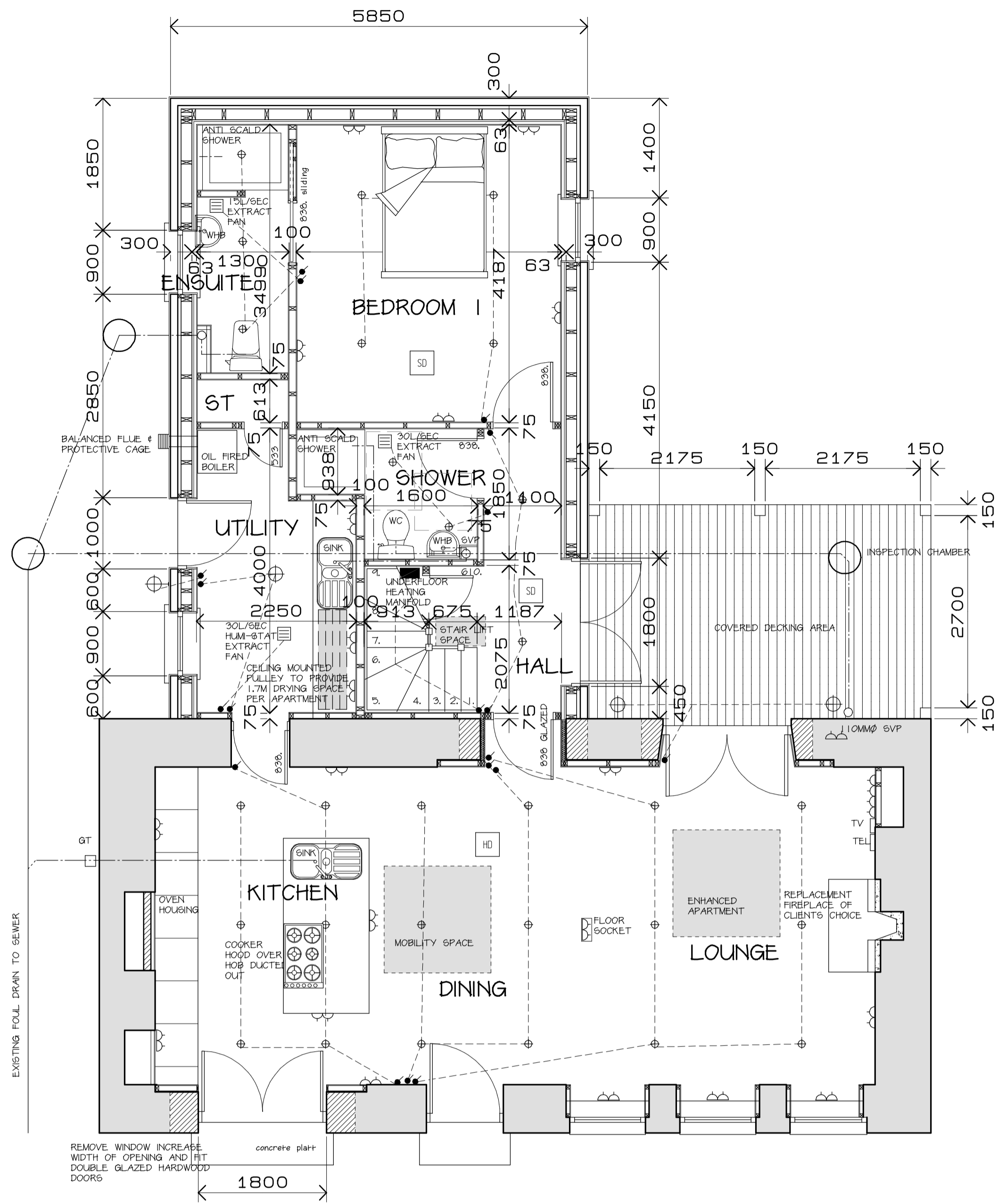
Mob. 07799 604650

Project
PROPOSED ALTERATION &
EXTENSION AT 7 MAIN ST,
PORTMAHOMACK FOR
MR & MRS HAMILTON

Drawing
EXISTING FLOOR PLANS
PROPOSED FOUNDATION,
JOISTING & ROOF PLANS

Scale 1:50 Drawn by A.M.C

Date JAN 11 Number REVISION 8/7/11
41/10



COLVIN DESIGNS
 Rosslyn Street
 Brora
 Sutherland Tel. 01408 621982
 KW9 6NY Fax. 01408 622982
 Mob. 07799 604650

Project
 PROPOSED ALTERATION &
 EXTENSION AT 7 MAIN ST,
 PORTMAHOMACK FOR
 MR & MRS HAMILTON

Drawing
 PROPOSED PLANS &
 SECTIONS

| | | | |
|-------|--------|----------|---------|
| Scale | 1:50 | Drawn by | A.M.C. |
| Date | JAN 11 | Number | 41/10/A |

ROOF

FORMED WITH CONCRETE TILES TO MATCH EXISTING FIXED OVER 25MM X 50MM TILING BATTENS AND 13MM X 38MM COUNTER BATTENS LAYER REINFORCED ROOFING FELT ON 9MM OSB BARKING FIXED OVER PREFABRICATED ROOF TRUSSES TO COMPLY WITH BS 5268 PART 3: 2006. ROOF TRUSSES CERTIFICATE WILL BE PROVIDED TO BUILDING STANDARDS OFFICER WHEN AVAILABLE. 340MM GLASSWOL INSULATION FITTED TO LEVEL CEILING IN 2 LAYERS, FIRST 170MM LAYER BETWEEN TIES AND SECOND 170MM LAYER OVER TIES. CONCRETE RIDGE TILES FIXED USING DRY FIX SYSTEM AND DRY VERGE UNITS TO GABLE. ROOF VENTILATION PROVIDED BY OVER FASGIA PLASTIC VENT EQUAL TO 25MM GAP FIXED TO WALL HEAD.

WALLS (BELOW DPC LEVEL)

300MM WIDE AND FORMED WITH 100MM CONCRETE BLOCKWORK OUTER LEAF, 50MM CAVITY, FILLED WITH CONCRETE TO GROUND LEVEL AND 150MM CONCRETE BLOCKWORK INNER LEAF ALL BUILT OFF 200MM X 700MM CONCRETE STRIP FOUNDATIONS FORMED WITH 124 MX 4 HAVING LAYER STEEL MESH FABRIC. DWARF WALLS: 100MM WIDE CONCRETE BLOCKWORK BUILT OF 200MM X 500MM CONCRETE STRIP FOUNDATIONS FORMED WITH 124 MX AND HAVING LAYER STEEL MESH FABRIC.

FLOORS

GROUND FLOOR:
120MM SCREEDED CONCRETE WITH UNDERFLOOR HEATING PIPES TIED TO STEEL FABRIC AND SET 50MM FROM BOTTOM OF CONCRETE, ON 120MM THICK XTRATHERM FLOOR INSULATION INSULATION (25MM XTRATHERM TO PERIMETER), 1200 GAUGE POLYTHENE D.P.M, 6AND BLINDING AND 6AND BLINDED AND 150MM MIN COMPACTED FIT GRAVEL.

EXISTING GROUND FLOOR:
75MM CONCRETE SCREED WITH UNDERFLOOR HEATING PIPES LAID OVER 75MM XTRATHERM INSULATION 1200 GAUGE POLYTHENE DPM AND EXISTING CONCRETE FLOOR.

FIRST FLOOR:
22MM V313 MOISTURE RESISTANT CHIPBOARD FLOORING LAID OVER 50MM X 170MM JOISTS AND 75MM X 170MM JOISTS AT 400MM CENTRES ALL FLOORING FIXED DOWN WITH RING SHANK NAILS AND HAVING GLUED JOINTS.

WALLS (ABOVE D.P.C. LEVEL)

100MM CONCRETE BLOCKWORK EXTERNAL LEAF WITH A 19MM THICK WHITE WET DASH ROUGHCAST EXTERNAL FINISHED, 50MM CAVITY AND INTERNAL LEAF FORMED WITH LAYER FRAMEHELD BREATHER MEMBRANE ON 8MM OSB SHEATHING 47 X 147MM STUDS AT 600MM CENTRES, WITH 150MM GLASSWOL QUILT INSULATION BETWEEN AND CLAD INTERNALLY WITH 25MM XTRATHERM INSULATION BOARD, ALL JOINTS TO BE SEALED WITH TAPE AND ALSO SEALED AT FLOOR AND CEILING, 38MM X 50MM FRAMING FORMING SERVICE CAVITY FINISHED OVER WITH 12.5MM DUPLEX PLASTERBOARD. CAVITY VENTILATORS TO BE FITTED AT TOP AND BOTTOM OF EXTERNAL LEAF AND AT BOTH SIDES OF HORIZONTAL AND VERTICAL FIRESTOPS AT 900MM CENTRES MAX. 100MM X 100MM LONG GALVANISED HOLDING DOWN STRAPS TO BE FITTED AT ENDS OF ALL PANELS AND AT 1800MM CENTRES. 50MM X 50MM FIRESTOPS WITH D.P.C AGAINST BLOCKWORK TO BE FITTED AROUND ALL OPENINGS AT CEILING LEVEL, 800MM CENTRES MAX AND AT ALL CHANGES IN DIRECTION. CAVITY VENTS TO BE FITTED AT 900MM CENTRES AT TOP AND BOTTOM OF WALLS AND AT BOTH SIDES OF FIRE STOPS. MOISTURE RESISTANT PLASTERBOARD TO BE USED AROUND BATH AND SHOWERS.

PARTITIONS

NON LOAD-BEARING: 47MM X 75MM TIMBER STUDS AT 600MM CENTRES, 90MM GLASSWOL SOUND DEADENING QUILT BETWEEN AND FINISHED BOTH SIDES WITH 12.5MM THICK PLASTERBOARD.

LOAD-BEARING: 47MM X 97MM TIMBER STUDS AT 600MM CENTRES, 90MM GLASSWOL SOUND DEADENING QUILT BETWEEN AND FINISHED BOTH SIDES WITH 12.5MM THICK PLASTERBOARD.

STAIR

STAIR TO BE FORMED WITH RED PINE STRINGERS, WHITE PINE RISERS AND TREADS. STAIR TO BE 1000MM WIDE OVERALL AND FORMED WITH 14ND RISERS AT 196MM AND 226MM MINIMUM GOINGS, 50MM MINIMUM WIDTH OF TREAD AT NEWEL POST. HANDRAIL TO BE 900MM ABOVE PITCH LINE OF TREADS AND NO OPENINGS IN BALUSTRADE TO EXCEED 95MM, HANDRAIL ON LANDING TO BE 1100MM ABOVE FLOOR LEVEL. MAXIMUM ALLOWABLE PITCH TO BE 42°. MINIMUM CLEAR HEAD HEIGHT ON STAIR AND LANDING 2000MM

WINDOWS

HARDWOOD WINDOWS FITTED WITH LOW E DOUBLE GLAZED UNITS U-VALUE 1.6 AND TOUGHENED WHERE BELOW 800MM IN ACCORDANCE WITH BS 6262: 2005. 12.5MM PLASTERBOARD INTERNAL INGOES, 18MM VENEERED MDF INTERNAL CILLS AND PRECAST CONCRETE OUTER CILLS WITH D.P.C SHEATED ONTO BACK SIDES AND BOTTOM, OBSCURE GLASS TO SHOWER & BATHROOMS. ALL APARTMENTS TO BE FITTED WITH 8000MM2 TRICKLE VENTS. SHOWER & BATHROOM TO HAVE 4000MM2 TRICKLE VENTS.

DOORS

EXTERNAL: HARDWOOD DOORS & FRAMES WITH TOUGHENED DOUBLE GLAZED LOW UNITS (IN ACCORDANCE WITH BS 6262: 2005) AND INSULATED LOWER PANELS; U-VALUE OF 1.6. DOORS TO HAVE MULTI POINT LOCKING SYSTEMS AND LEVEL ACCESS CILL TO ENTRANCE DOOR TO UTILITY ROOM.

INTERNAL DOORS

DOORS OF CLIENTS CHOICE SET IN 20MM THICK DRESSED REDWOOD FRAMES WITH 12MM THICK DRESSED REDWOOD STOPS AND IRONMONGERY OF CLIENTS CHOICE. GLAZED DOORS TO BE PREGLAZED WITH TOUGHENED GLASS.

CEILING

GROUND FLOOR - 12.5MM THICK TAPERED EDGE PLAIN PLASTERBOARD.

FIRST FLOOR - 12.5MM THICK DUPLEX TAPERED EDGE PLASTERBOARD.

RAINWATERGOODS

1/2 ROUND MARLEY GUTTER SYSTEM IN BLACK PLASTIC FINISH, FIXED TO RAFTER ARMS FITTED WITH PLASTIC BRACKETS, 68MM DIAMETER MATCHING DOWNPIPES. ALL CONSTRUCTED & INSTALLED TO BS EN 12056-3:2000.

HEATING

OIL FIRED CONDENSING BOILER FITTED WITH VERTICAL BALANCED FLUE, TO HEAT WATER FILLED UNDER FLOOR HEATING, PIPE LAYOUT AS DESIGNED BY SPECIALISTS. ALL ROOMS TO BE FITTED WITH THERMOSTATS. TIMER CONTROL WITH AUTO SETBACK OF ROOM TEMP FOR UNOCCUPIED PERIODS AND NIGHT TIME BOILER CONTROL: BOILER INTERLOCK. RADIATORS TO BE FITTED TO FIRST FLOOR ALL FITTED WITH THERMOSTATIC VALVES

SANITARY WEAR

SUPPLY AND FIT SANITARY WEAR OF CLIENTS CHOICE:
1 NO. BATH
2 NO. CLOSE COUPLED WC AND CISTERNS
3 NO. WASH HAND BASINS AND MATCHING PEDESTALS
4 NO. STONE RESIN SHOWER TRAYS COMPLETE WITH TILER UPSTANDS.
5 NO. ANTI-SCALD SHOWER FITTINGS.
2 NO. INSET SINK & DRAINER

SHOWERS

SHOWERS WILL BE FINISHED WITH TILES OR WET WALL PANELS OF CLIENTS CHOICE.

FINISHINGS

12MM X 70MM DRESSED REDWOOD OG ARCHTRAVES TO BOTH SIDES OF ALL DOORS
12MM X 120MM DRESSED REDWOOD OG SKIRTING BOARDS.

ELECTRICAL

ALL ELECTRICAL WORK TO BE INSTALLED ALL AS PER CURRENT I.E.E. REGULATIONS AND TO BE IN ACCORDANCE WITH BS7671: 2008. OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 300 MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2 M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS WITHIN THIS HEIGHT RANGE. LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 900MM AND 1.1 M ABOVE FLOOR LEVEL. STANDARD SWITCHED OR UNSWITCHED SOCKET OUTLETS AND OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE OR TELEVISION SHOULD BE POSITIONED AT LEAST 400MM ABOVE FLOOR LEVEL ABOVE AN OBSTRUCTION, SUCH AS A WORKTOP, FIXTURES SHOULD BE AT LEAST 150MM ABOVE THE PROJECTING SURFACE WHERE SOCKET OUTLETS ARE CONCEALED, SUCH AS TO THE REAR OF WHITE GOODS IN A KITCHEN. SEPARATE SWITCHING SHOULD BE PROVIDED IN AN ACCESSIBLE POSITION, TO ALLOW APPLIANCES TO BE ISOLATED. NOTE: AT LEAST 50% OF FIXED LIGHT FITTINGS ARE TO BE LOW ENERGY TYPE. ENTRANCE DOORS TO BE FITTED WITH 'PIR' LIGHT SWITCHES.

AIR INFILTRATION

INFILTRATION OF AIR INTO THE DWELLING WILL BE LIMITED BY DESIGNING AND BUILDING IN ACCORDANCE WITH THE ACCREDITED CONSTRUCTION DETAILS (SCOTLAND) INFILTRATION OF AIR INTO BUILDING TO BE PREVENTED AS FAR AS REASONABLY PRACTICABLE BY:
a. SEALING DRY LINING JUNCTIONS BETWEEN WALLS, CEILING & FLOOR AND AT WINDOW & DOOR OPENINGS.
b. SEALING VAPOUR CONTROL MEMBRANES IN TIMBER FRAMED CONSTRUCTION.
c. SEALING AT SERVICES AND AROUND PIPE AND OTHER SERVICE BOXING.
d. FIT DRAUGHT EXCLUSION STRIPS IN WINDOWS, DOORS, ROOF LIGHTS AND LOFT HATCHES (HATCHES TO BE INSULATED).

PAINTERWORK

ALL PLASTERBOARD JOINTS AND SCREW HOLES TO BE TAPED, FILLED AND SANDED DOWN READY TO RECEIVE 1 COAT PLASTERBOARD SEALER AND 2 COATS EMULSION PAINT. ALL INTERNAL WOODWORK TO BE FINISHED IN 3 COATS VARNISH

EXTERNAL

ALL EXTERNAL WOODWORK TO BE PREPARED AND NAIL HOLES FILLED, APPLY 3 COATS SANDING EXTRA WOODSTAIN IN COLOUR OF CLIENTS CHOICE.

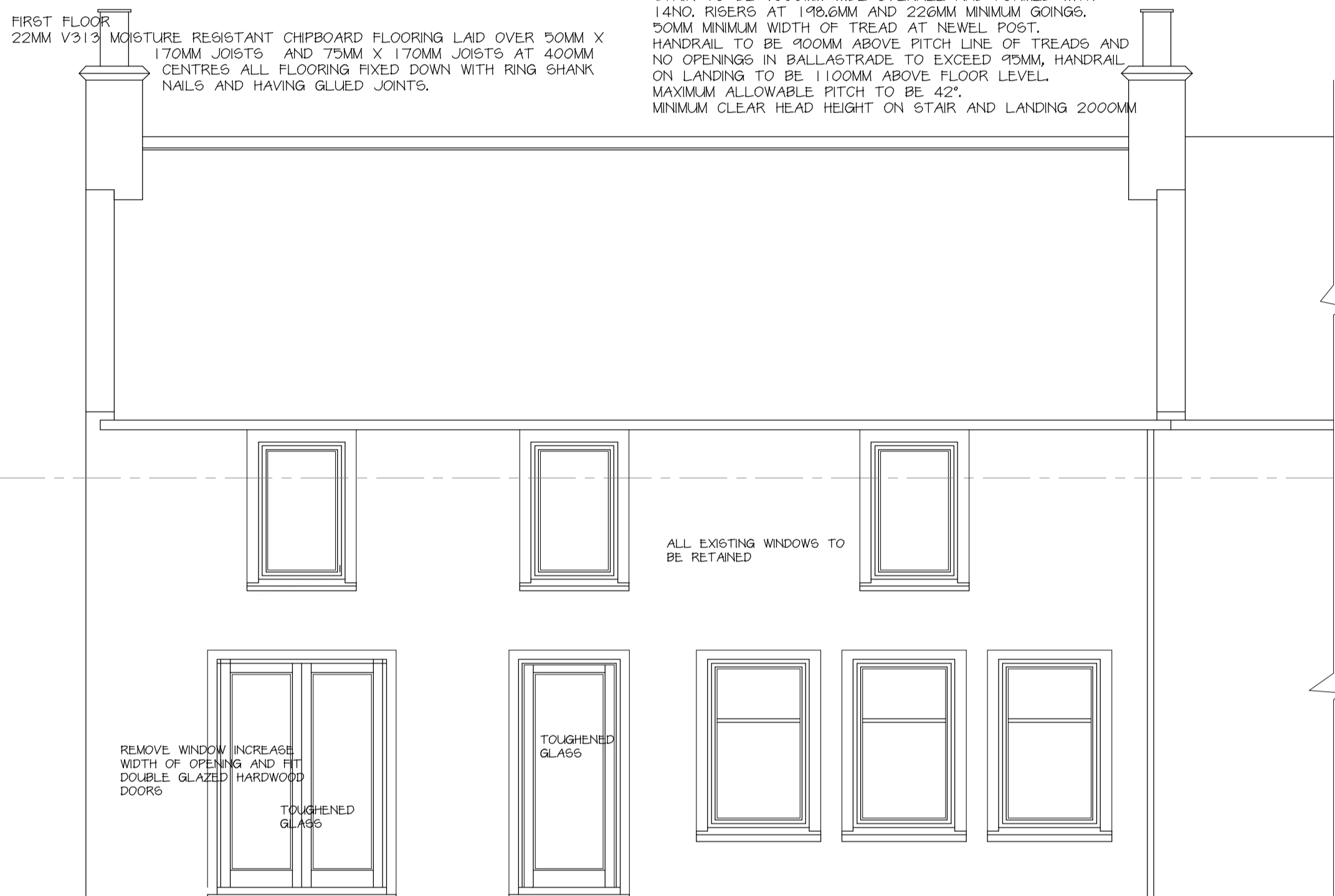
GENERAL NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST BUILDING STANDARDS (SCOTLAND) REGULATIONS.
ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH BS STANDARDS
WASH HAND BASINS, BATH, SINKS AND SHOWERS TO BE FITTED WITH DEEP SEAL TRAPS.
SMOKE DETECTORS TO BE HARDWIRED WITH A BATTERY BACK UP & ALL LINKED TOGETHER ALL IN ACCORDANCE WITH BS 5446: 2000
ALL ELECTRICAL WORK TO IIE STANDARDS AND REGULATIONS
ALL PLUMBERWORK TO LATEST WATER BYELAWS
ALL PLASTERBOARD TO BE SCREW FIXED.
FOOTPATHS LAID AROUND BUILDING TO BE FORMED WITH 50MM THICK PRECAST CONCRETE PAVING SLABS OF CLIENTS CHOICE BEDDED ON 75MM SHARP SAND/ CEMENT MIX ON COMPACTED FIT GRAVEL.
TAPS & SHOWERS TO HAVE INHERB THERMOSTATIC MIXING VALVES IN ACCORDANCE BS EN 1111.
PIPES AND DUCTS TO BE INSULATED IN ACCORDANCE WITH BS 5422: 2001
ALL HEATING & HOT WATER SYSTEMS TO BE COMMISSIONED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
WRITTEN INFO TO BE MADE AVAILABLE FOR USE OF THE OCCUPIER ON OPERATION, USE & MAINTENANCE OF HEATING/ HOT WATER SYSTEMS.
SANITARY PIPEWORK TO COMPLY WITH BS EN 12056-2 2000

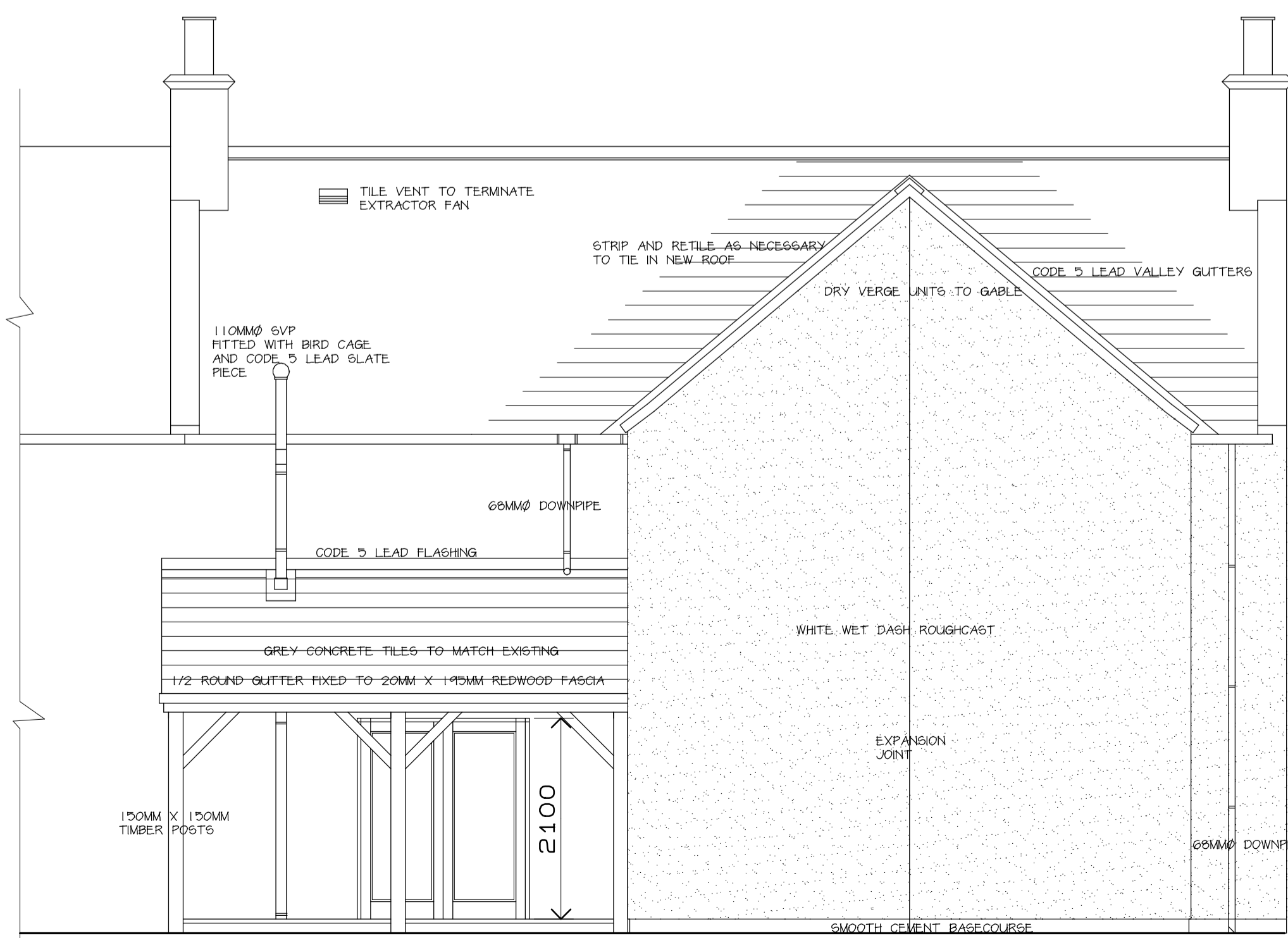
EXTERNAL DRAINAGE TO BS EN 12056-1 2000, BS EN 752-3 1997 (AMENDMENT 2), BS EN 752-4 1998 & BS EN 1610 1998

LIMITING OF THERMAL BRIDGING SHALL BE IN ACCORDANCE WITH BRE REPORT 262, THERMAL INSULATION AVOIDING RISKS 2002 EDITION.
INSULATION OF PIPES AND DUCTS TO BS 5422: 2001

EXTERNAL STEPS TO HAVE 250MM MINIMUM GOINGS AND 170MM MAXIMUM RISE.



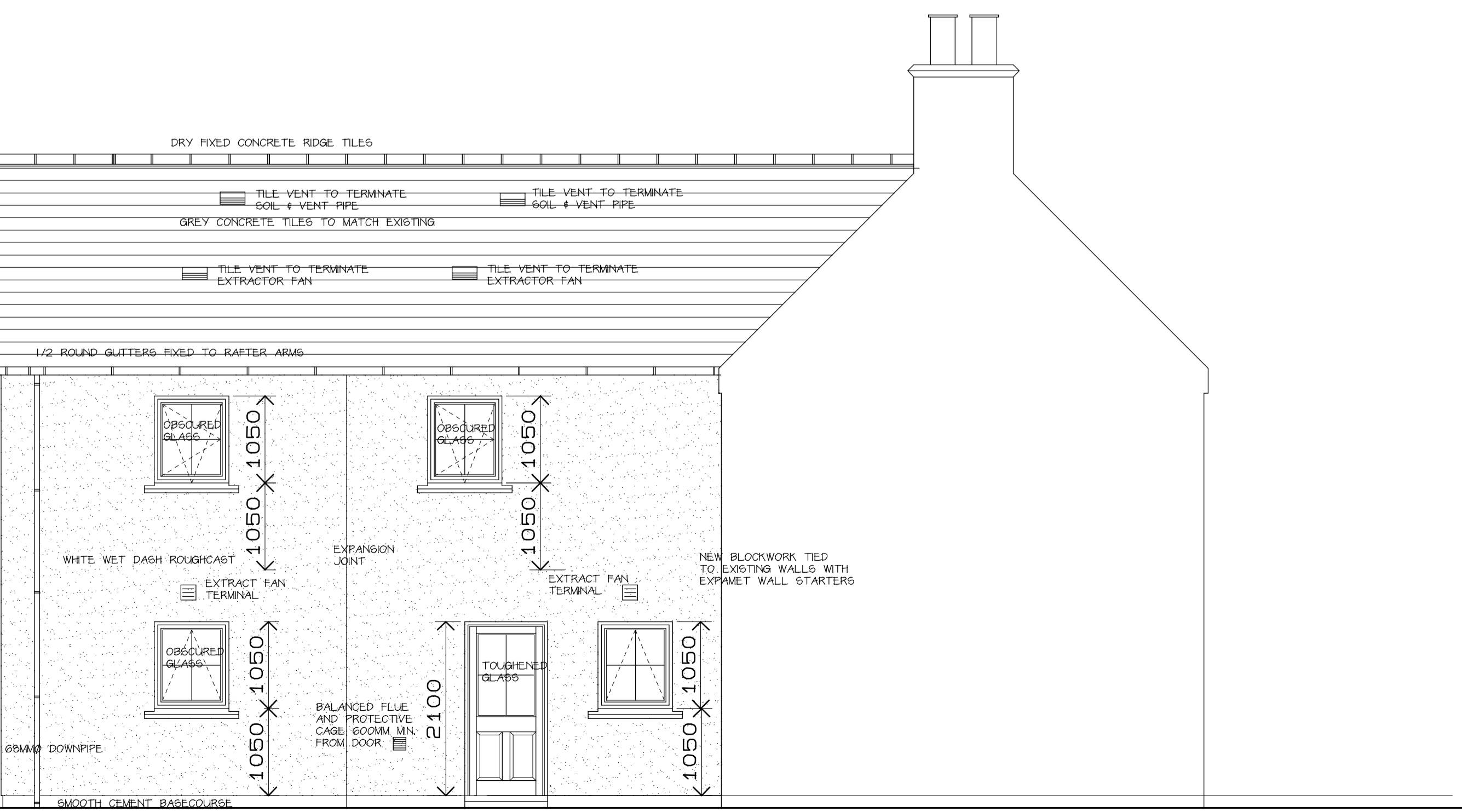
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

COLVIN DESIGNS
Rosslyn Street
Brora
Sutherland Tel. 01408 621982
KW9 6NY Fax. 01408 622982
Mob. 07799 604650

Project
PROPOSED ALTERATION & EXTENSION AT 7 MAIN ST, PORTMAHOMACK FOR MR & MRS HAMILTON

Drawing
PROPOSED PLANS & SECTIONS

| | | | |
|-------|--------|----------|----------------------------|
| Scale | 1:50 | Drawn by | A.M.C |
| Date | JAN 11 | Number | revision 5/7/11 41/10/A |