

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
16 August 2016**

Agenda Item	6.5
Report No	PLS 051/16

**16/00719/FUL: Mr and Mrs Martin
Land at Kilmartin Chalet Park, Glenurquhart**

Report by Area Planning Manager – South / Major Developments

SUMMARY

Description : Proposed House & Garage

Recommendation : GRANT

Ward : 13 - Aird and Loch Ness

Development category : Local Development

Reason referred to Committee : More than 5 objections from different addresses

1. PROPOSED DEVELOPMENT

- 1.1 The proposal involves the demolition of a chalet and the erection of a 1 storey house and garage. The previous building was a chalet, which used to form part of the existing chalet park. The site is set down and bounded by the main access track at a higher level on the north boundary and at a lower level on the south boundary.
- 1.2 The site takes access from a track formed several years ago to serve the chalet park and several houses have been approved since then which also take access from this track. One house was erected at the east end of the chalet park (Treetops) for its owner, Mr Elder. Another house (Kintrae) was erected to the north of the chalet park.
- 1.3 **Variations:** Change to the design of the house.

2. SITE DESCRIPTION

- 2.1 The site slopes from the access track to the north to the access track to the south, with birch woodland interspersed among the chalets. There are chalets to the north, west and east of the site. The site has been recently cleared and the chalet demolished. The excavation works carried out to form the site have now stopped.

3. PLANNING HISTORY

- 3.1 24.02.2006 - Planning permission granted for the erection of a new house (Kintrae) (06/00062REMIN)
- 3.2 25.07.2006 - Planning permission granted for the erection of house for owner of chalet park to live and manage site (Treetops) (06/00470/FULIN)
- 3.3 18.05.2012 - Certificate of Lawfulness issued for use of chalet as a house (Stag's Den) (12/01333/CLE)

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Unknown Neighbour 25.03.2016

Representation deadline : 25.03.2016 and 28.05.2016 due to re-notification

Timeous representations : 6

Late representations : 0

- 4.2 Material considerations raised against the proposal can be summarised as follows:

- Use of chalet park – moving to permanent residential use. Chalet could be sold or rented and owner of chalet park has his own dwelling.
- Track used by permanent residents rather than holiday traffic. Building materials would mean lorries damaging the tracks with no upgrade in terms of widening, tarred surface and passing places. Should be brought up to adoptable standard as it now serves 12 houses (with 1-2 cars each). Access runs across land owned by the Steading Bar and surface not suitable for further traffic
- Design – bungalow design does not fit in with the surrounding buildings
- Loss of birch trees
- Start of work on site
- Mr Edward Reid Senior was refused consent for a house several years ago as there was no access granted though the Chalet Park due to the condition of the track

- 4.3 Material considerations raised in support of the proposal can be summarised as follows:

- The old chalet comprised 1 block of semi-detached properties each containing 2 bedrooms. The replacement would have generated more traffic. It was in a poor state of repair and had become an eyesore and had been unoccupied for last 11 years.

- 4.4 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

5.1 No consultations undertaken.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application:

6.1 Highland Wide Local Development Plan 2012

Policy 28	Sustainable Design
Policy 29	Design Quality and Place-Making
Policy 36	Development in the Wider Countryside
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage

6.2 Inner Moray Firth Local Development Plan

N/A

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Flood Risk & Drainage Impact Assessment (January 2013)
Housing in the Countryside (March 2013)
Trees, Woodlands and Development (January 2013)

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

8.3.1 The site lies within the Wider Countryside Area as defined in the Highland-wide Local Development Plan and the Inner Moray Firth Local Development Plan. Policy 36 of HwLDP is the key policy in this case. It supports development outwith Settlement Development Areas provided it meets the relevant criteria contained within the policy. The policy links development into the Supplementary Guidance on Housing in the Countryside.

8.3.2 In terms of the Supplementary Guidance on Housing in the Countryside the proposal has to be assessed in terms of the relevant criteria and in this instance the key issues is the siting and design.

- 8.3.3 In order to assess the proposal against policy, the material considerations the Committee must consider relate to siting and design in addition to protection of amenity for the existing community; taking into account the representations received which highlight matters such as the principle of development, the impact on established trees and the condition of the access track.

8.4 **Material Considerations**

Principle of Development

- 8.4.1 Until recently there was a small holiday chalet on this site. It was of modest proportions and built several decades ago. This site was originally comprised within the chalet park but was sold in 1988 as was the chalet immediately to the north of the track. Given that consent was granted several decades ago no conditions would have been applied to the consent to retain their use for holiday accommodation. As a result there is no restriction in their use for permanent residential accommodation. The principle of residential use is therefore established.

Siting and Design

- 8.4.2 The site is surrounded by birch woodland. The house will have no impact on existing trees. In terms of visual impact the site lies on a slope with the main access track (serving the chalet park and other houses) on the south and north boundary and being set down it is not generally visible from the surrounding area. Changes have been made to the design to omit the hipped roof to give it a more traditional proportion. The site is surrounded by chalets which have low roof pitches, some of which have been refurbished with new roofs and new timber cladding.

Impact on trees

- 8.4.3 As stated above, there will be no direct impact on the existing trees associated with the proposed design. While trees have been lost through the works already carried out to demolish the chalet, this is woodland of self-regenerating birch and it is considered that a condition can be applied to seek compensatory tree planting in appropriate locations around the site in accordance with the Trees, Woodlands and Development Supplementary Guidance.

Access Track

- 8.4.4 The chalet park was established probably in 1970's although no records exist of the planning permission granted. Houses erected along this track were erected afterwards with no requirement placed on any of these houses to upgrade the track or bring it up to adoptable standard. Consent was granted for Mr Reid but a condition was attached to encourage use of the track leading to the west of Kintrae rather than the track through the existing chalet park. There was no issue regarding the condition of the track.
- 8.4.5 The Highland Structure Plan had a policy seeking upgrade of a track to adoptable standard after the erection of the fourth house. This was not carried forward to the

Highland-wide Local Development Plan due to the implications for the Council in terms of maintenance of the track after its adoption. While it is appreciated this poses a problem for users of the track in terms of its maintenance this is a matter for all interested parties to resolve and it would be unreasonable and onerous to impose such a condition on this applicant. Apart from the implications in terms of cost there would also be the issue as to whether it can be brought up to an adoptable standard and if the necessary land can be obtained from landowners to carry out the works. It would be unreasonable to seek the upgrade of the track when other consents have been granted without it. The new build is a replacement for an existing chalet so in that sense it is not new development on a greenfield site.

9. CONCLUSION

- 9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations. The principle of the replacement of the existing chalet with a house is acceptable in terms of policy. In addition, the location and design is acceptable. It would be unreasonable to impose a condition about the upgrading of the track for the reasons mentioned above.

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

It is recommended the application be **GRANTED** subject to the following conditions and reasons:

1. The house for which planning permission is hereby approved shall not be occupied unless the means by which foulwater drainage is to be accommodated on site has been installed and completed to the satisfaction of the Planning Authority and thereafter so maintained. In the event of any change to the submitted design, no work will commence on site unless and until such details are submitted to and approved in writing by the Planning Authority and thereafter so installed.

Reason: In the interests of public health.

2. The house for which planning permission is hereby approved shall not be occupied unless the surface water drainage associated with the development including areas of hardstanding and the driveway, is installed and completed to the satisfaction of the Planning Authority and in accordance with SEPA's guidelines on SUDS. Full details of proposed arrangements shall be submitted before the start of works. There shall be no COMMENCEMENT of this development until such details are

submitted to and approved in writing by the Planning Authority.

Reason: In order to ensure that the site is properly and adequately drained.

3. No further development shall commence on site until details of boundary enclosures have been submitted for the approval of the Planning Authority and thereafter implemented in accordance with the approved scheme before occupation of the house to the satisfaction of the planning authority.

Reason: In the interests of visual amenity.

4. The house shall not be occupied until the provision for the parking and turning of two cars within the curtilage of the house is made and shall be maintained at all times thereafter.

Reason: In the interests of road traffic safety.

5. No further development, site excavation or groundwork shall commence until a Tree Planting Plan and Maintenance Programme has been submitted to, and approved in writing by, the Planning Authority. The approved Tree Planting Plan shall be implemented in full during the first planting season following commencement of development, or as otherwise approved in writing by the Planning Authority, with maintenance thereafter being carried out in accordance with the approved Maintenance Programme.

Reason: In the interests of visual amenity.

6. No further development, site excavation or groundwork shall commence until all retained trees have been protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction, or any superseding guidance prevailing at that time). These barriers shall remain in place throughout the construction period and must not be moved or removed during the construction period without the prior written approval of the Planning Authority.

Reason: In order to ensure the protection of retained trees, which are important amenity assets, both during construction and thereafter.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

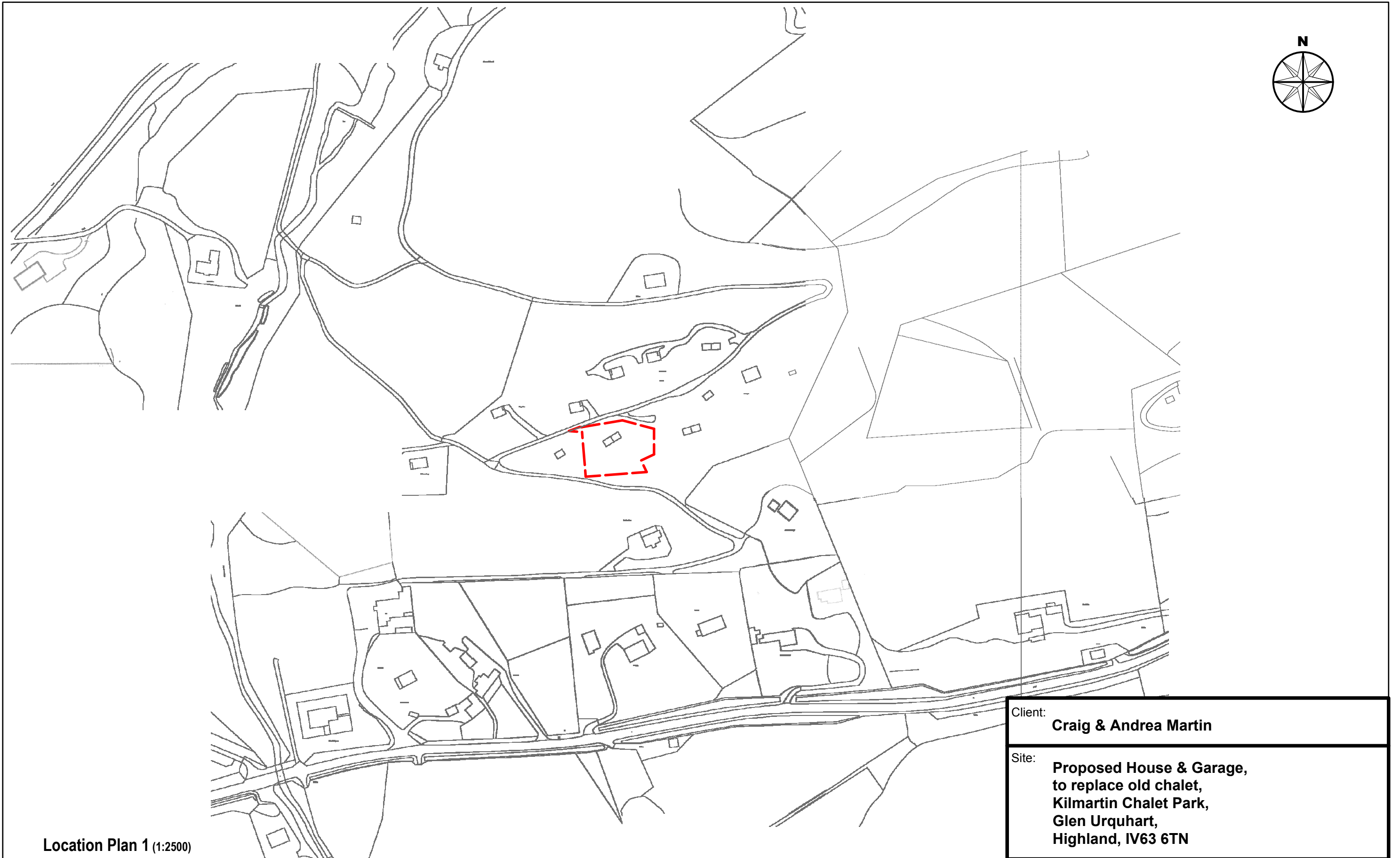
Signature: Nicola Drummond

Designation: Area Planning Manager – South/Major Developments

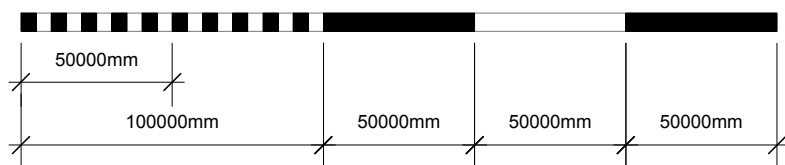
Author: Keith Gibson

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

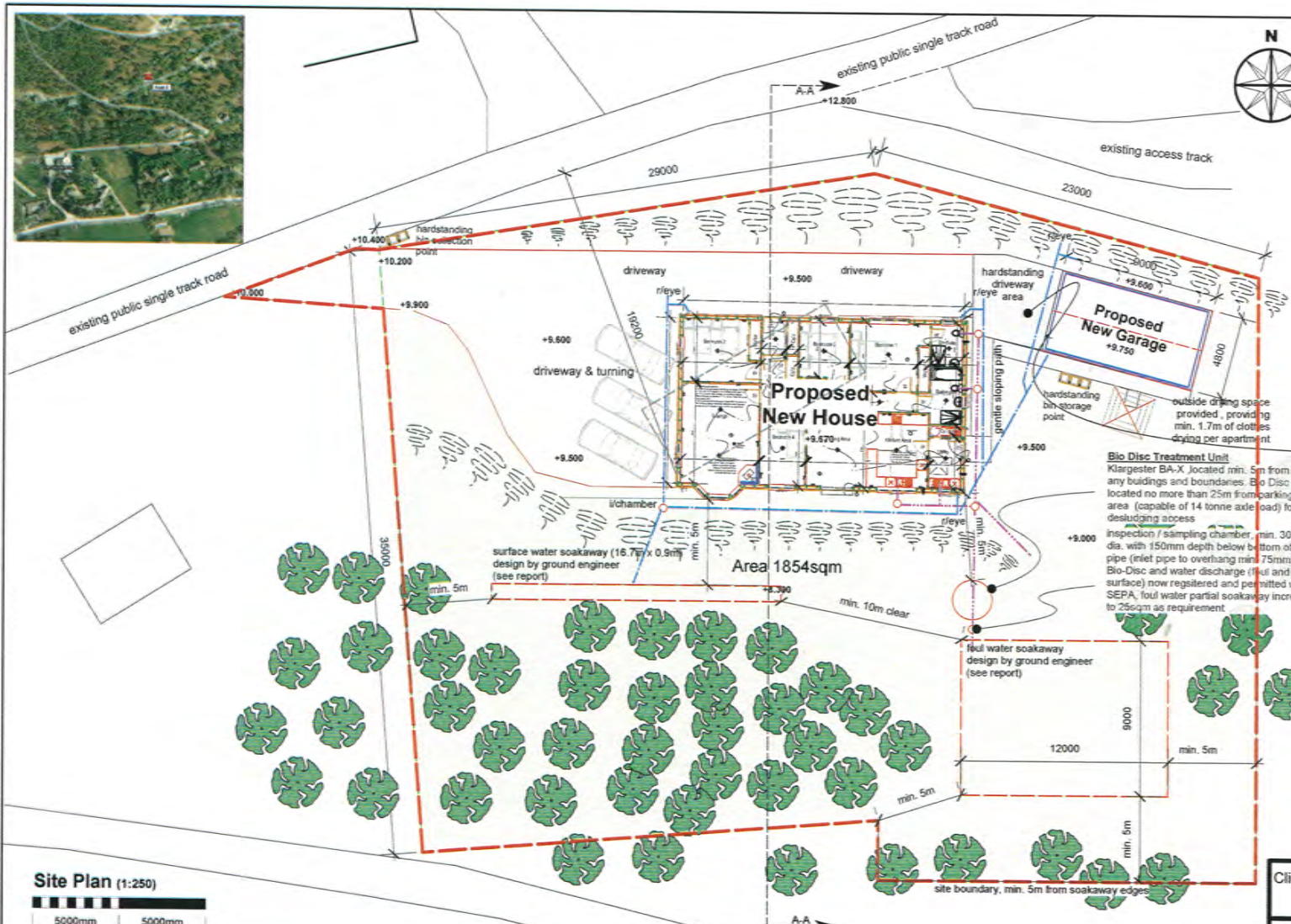
Relevant Plans: Plan 1 – Location Plan
Plan 2 – Site Layout Plan
Plan 3 – Elevation Plan of house
Plan 4 – Elevation Plan of garage



Location Plan 1 (1:2500)



Client: Craig & Andrea Martin	
Site: Proposed House & Garage, to replace old chalet, Kilmartin Chalet Park, Glen Urquhart, Highland, IV63 6TN	
Location Plan	GRID REF NH 4270 3058
Planning & Warrant	
scales: 1:2500 @ A3	date: Sept '15
Dwg No: Elder.1.LP1	rev:

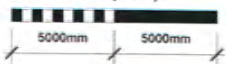


DRAINAGE
 All drainage systems outside a dwelling, should be constructed and installed in accordance with the recommendations in BS EN 12056-1: 2000, BS EN 752: 2008 and BS EN 1610: 1998.
 All drains to be laid and tested to the satisfaction of the Local Authority.
 Foul water drainage to be 100mm uPVC pipes laid to 1:60 min. grad., with all pipes to be encased in pea gravel (min. 150mm surround) before infilling with any pipes passing under walls, all walls to be lintelled over pipes as indicated on foundation plan and driveway to be haunched over with min. 50mm clearance around pipes.
 Min. cover for all pipes in fields and gardens to be 600mm (max. 10m), encased in pea gravel (150mm around pipe) or if less than 600mm to be covered by 40mm conc. slab.
 Min. cover for all pipes under roads to be 1000mm (max. 10m), encased in pea gravel (150mm around pipe) or if less than 1000mm to be covered by a conc. slab.
 All drainage below concrete slabs to be min 100mm diameter.
 Access to be provided on internal drainage where directional changes occur at head of drain and where waste pipes enter stack. Bend at foot of vertical stacks must have radius of not less than 200mm or should consist of 2 bends of at least 45 degrees.
 Manholes to be GRP preformed inspection chambers lockable manhole cover or equal and approved preformed manholes.
 Foul water drainage to Klargester Bio Disc BA-X Treatment Unit (designed, constructed and installed to BS 6297: 1983) then to foul water soakaway.
 Surface water drainage to be 100mm uPVC pipes laid to 1:100 min. grad. (rodding eye access provided at start of each surface water drainage run) to discharge to soakaway as shown on plans and sections by engineer.
 Bio Disc Labelling, dwelling to have permanent label to alert the occupiers of bio disc arrangement. The label should describe the recommended maintenance necessary for the system and should include the following:
 "The drainage system from this property discharges to a Bio Disc Treatment Unit.
 The owner is legally responsible for routine maintenance and to ensure that the system complies with any discharge consent issued by SEPA and that it does not present a health hazard or a nuisance"
 The label should be located adjacent to the gas or electricity consumer unit or the water stopcock.
 Bio Disc (Treatment Unit) to be no more than 25m from hardstanding parking (capable of 14 tonne axle load) for desludging access with no obstructions higher than 4m from the bio disc invert level.

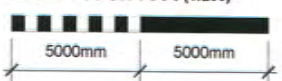
Disabled Hardstanding Area / Parking
 Hardstanding Area / Parking (min. 3.3m wide to allow for 900mm wide route / hardstanding access at side from exiting car) to be hardstanding to slabs at side of house continuing up to ramped access (ie. continuous hardstanding surface from exiting car to accessible entrance door)
 Disabled Hardstanding Area / Parking surface to be 60 mm tarmacadam to BS 4987: Part 1: 2005 and Part 2: 2003 laid on 100 mm of consolidated hardcore bottoming or min. 40mm thick concrete slabs, paviours or 50mm concrete
 (no gravel permitted at wheelchair access area - must be continuous hardstanding material connected to path and access ramp)

Hardstanding Access to House
 1200mm wide min. 40mm thick slabs / 50mm concrete. concrete access route to house as "gentle slope" / max. 1:21 gradient with 150mm long top and bottom landings.
 Where platt to ground level is less than 300mm, surrounding ground to be taken up to the level of the slope and platfs for a min with of 600mm before gently sloping away.
 Access counted as gently sloping path hence no upstand or handrails, ensure platt at top and bottom min. 1500mm long by 1200mm wide min. 1200mm wide path (conc slabs or similar) to designated disable hardstanding parking space.
 Parking space to have a non-slip surface capable of allowing access for a wheelchair user or walking aid user.

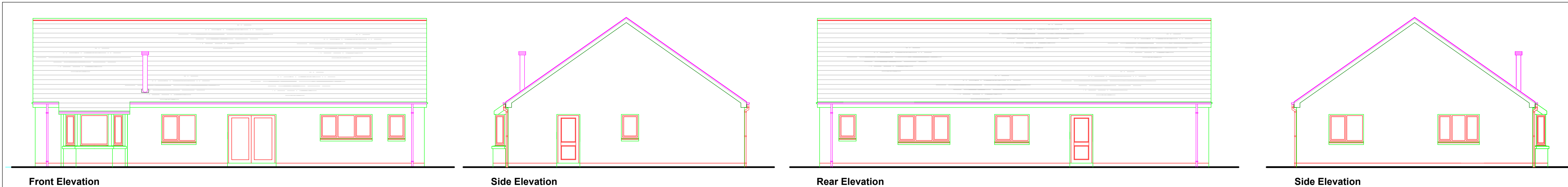
Site Plan (1:250)



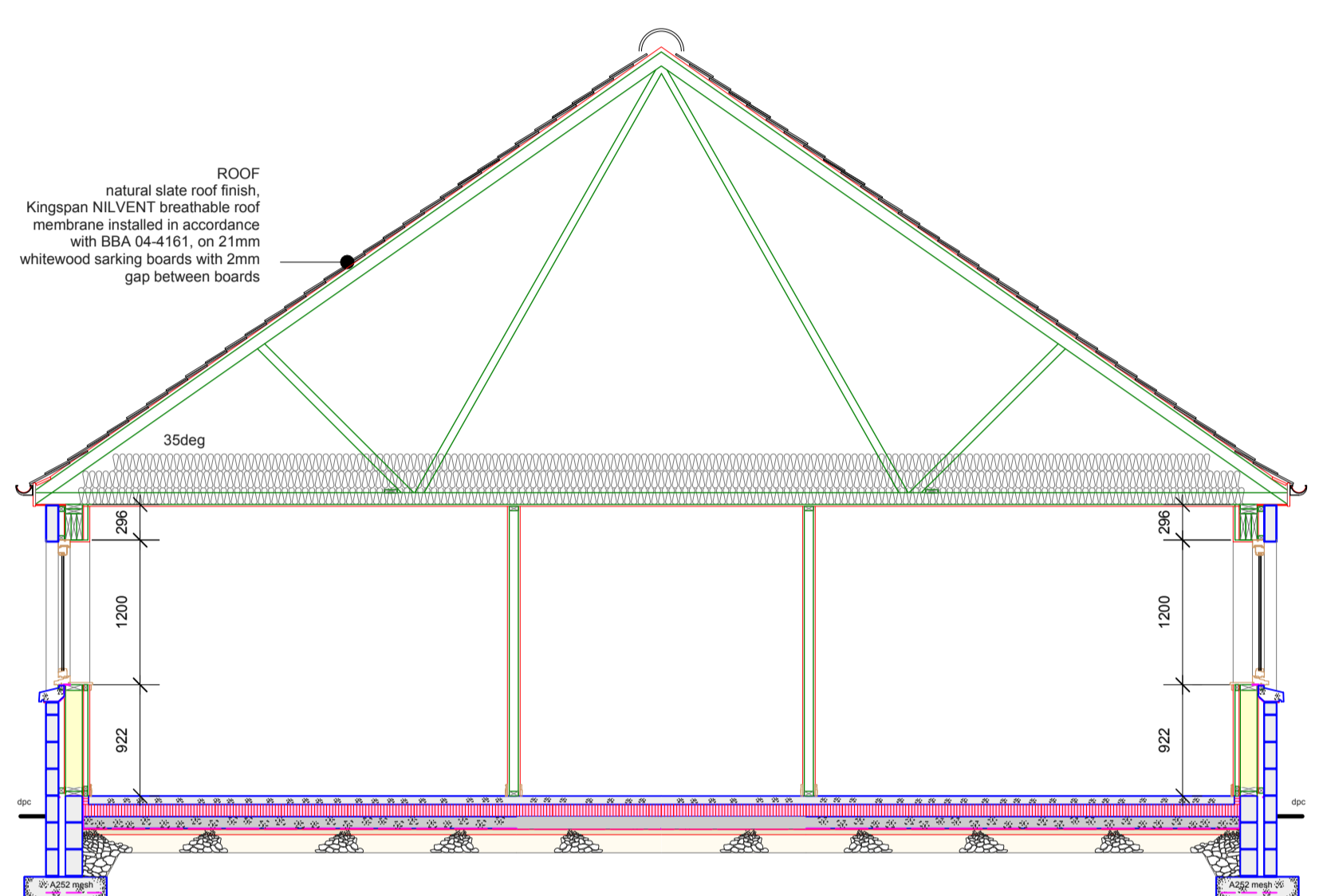
Site Section A-A (1:200)



Client: Craig & Andrea Martin	
Site: Proposed House & Garage, to replace old chalet, Kilmartin Chalet Park, Glen Urquhart, Highland, IV63 6TN	
Site Plan	GRID REF
Planning & Warrant	NH 4270 3058
scales: 1:250 @ A3	date: Sept '15
Dwg No: Elder.1.SP1	rev: A



SPECIFICATION AS BELOW UNLESS OTHERWISE INDICATED ON DRAWINGS
FOUNDATIONS
Grade C35 (BS8500 Part 2, 2006) concrete strip foundations minimum 600mm below ground level and taken down to load bearing strata
External walls 650 x 175mm
The above sizes are for good ground bearing conditions and must be checked for each site. All foundations to have one layer A252 bottom mesh, 50mm bottom cover
SOLUM (below conc floor slab)
Min 1200 gauge polythene sheet damp proof membrane, on blinded and consolidated hardcore minimum 100mm thick, finished level with external ground, ensure dpm taken up lapped and linked to dpc providing continuous layer of damp proofing
D.P.C.
D.P.C. material to comply with current BS6515 and to be full width of walls, minimum 150mm above ground levels. 100mm vertical D.P.C. to all openings & 222mm horizontal D.P.C. to horizontal firestops.
UNDERBUILDING
100mm blockwork outer leaf, 60mm cavity, 140mm 7 Newton concrete block inner leaf
FLOORS
100mm C35 concrete floor, with A142mesh with 50mm cover, 100mm Kingspan Kooltherm K3 rigid floor insulation, (50mm thick upstand perimeter insulation), vapour control barrier / layer, 1
SUPERSTRUCTURE
15mm roughcast finish on 100mm blockwork, 50mm cavity with cavity barriers at 4500mm ctrs, at ceiling level, round all door & window openings and all returns. Breather type building paper (Protecto T2000 Thermo) (pre fitted) on 9mm OSB board (pre fitted) on 38x140mm framing (closed panel system VJT Option 140 - 18, U-Value 0.15W/m2K) at 600mm ctrs lined internally with 9mm OSB board (pre fitted), VC foil (pre fitted), 35mm sevice zone (pre fitted) with 15mm plasterboard taped and filled, Stainless steel wall ties at max 600mm horizontal & 450mm vertical ctrs. All structural timbers to be treated.
INTERNAL PARTITIONS AND CEILING
38x75mm framing to N.L.B. partitions and 38x90mm framing to L.B. partitions at 600mm ctrs, clad both sides with 15mm plain plasterboard (Knauf Std. Wallboard 10.2kg/m2) min. 10kg/m2 density) taped and filled with min. 25mm thick acoustic glasswool insulation (min 10kg/m3) in all partitions as per Generic Internal Construction Detail Wall Type 2. Moisture resistant plasterboard with ceramic tile finish having waterproof grout finish round shower enclosure. Underside of ceiling finished with 15mm plasterboard min. 10kg/m2 density.
Every building must be designed and constructed in such a way as to limit the transmission of source noise from normal domestic type activities, through a wall or floor & between a room and internal space where noise is likely to occur. All internal walls and floors must have a minimum airborne sound insulation level of 43nw to ensure sound levels will not cause inconvenience to other building occupants. all to comply with part 5.2 of the building standards.
TIMBER FRAME LINTELS
Lintels to timber frame to be type 14 on min. 1no. cripple stud at each end (u.n.o)
ROOF
Natural slate roof finish on breathable roofing felt on 22mm x 150mm whitewood sarking boards on prefabricated roof trusses at 600mm ctrs, 140mm fibre glass cross-laid with a further 2 layers layer of 140mm fibre glass and 15mm plain/duplex plasterboard to ceiling taped and filled. 3 rows of 25x100mm longitudinal bracing to be fitted to trusses, N.B. diagonal chevron & longitudinal bracing at rafter level. Not required when rigid sarking board fitted. Roof trusses to be fixed to wall plate using truss clips each end. Valleys / sidslaps and flashings to be code 5 lead.
PLUMBING & DRAINAGE
100mm deepflow p.v.c. gutters with brackets at 600mm ctrs, 68mm p.v.c. downpipes with hangers at 1800mm ctrs. 100mm u.p.v.c. drains complete with all fittings laid and jointed as per manufacturers instructions and trenches backfilled as necessary. All drainage work to comply with Part 3.7 of the Building Standards and to be fitted to manufacturers instructions. All pipes passing through/under walls to be steved/inlited. Pipes where suspended from joists to be clipped at not more than 600mm ctrs.
All drainage to be installed in accordance with a) for sanitary pipework bs en 12056-2 2000 b) for a drainage system outside a building bs en 12056-1 2000, bs en 752: 2008 and bs en 1610 1996 c) for rainwater pipes and gutters bs en 12056-3 2000. all to comply with parts 3.6.1, 3.7.1 & 3.7.3 of the building standards.
Hand access to be located 1 metre above finished floor level to all vent pipes and soil vent pipes to comply with part 3.7 of the building standards.
All sanitary and drainage systems shall be tested in accordance with part 3.6.10 of the building standards.
wc.....100mm dia sink/dw.....50mm dia
sink/wm.....50mm dia wib.....40mm dia
bath/shower.....50mm dia
All pipes and vessels must be suitably insulated against heat loss to comply with bs 5422: 2009 and parts 6.4.1 & 6.4.2 of the building standards.
All hot water pipes insulated with 19mm acocute to 15mm pipes and 25mm thick acocute to 22mm (0.035-0.039w/mk).
A device or system limiting the maximum temperature of the hot water at a point of delivery to a bath or bidet so that it will not exceed 48°C shall be fitted in full compliance with part 4.9.5 of the building standards.
All waste appliances to be trapped to comply with the requirements of Part 3.7 of the Building Standards.
All WC's to be dual flush water efficient type with a max. flush volume of 4.5litres and all wash hand basins to have a max. flow rate of 6 ltrs per minutes, all to comply with Clause 3.2.7.
MECHANICAL VENTILATION
Mechanical ventilation to be provided that is capable of an intermittent extraction rate of not less than 30 litres per sec. to Kitchen, 30 litres per sec. to Utility room and 15 litres per sec. to Bathroom and Shower rooms. Utility extract fan to comply with part 3.14.2 of the building standards & connected through a humidistat set to activate when relative humidity is between 50 and 65%.
Outlets to be ducted to soffridge vent and where discharged vertically must be fitted with a condensation trap to ensure safe operation of fans.
An inlet to, and an outlet from, a mechanical ventilation system should be installed such that their positioning avoids the contamination of the air supply to the system. The system should be constructed and installed in accordance with the recommendations in legionnaires' disease: the control of legionella bacteria in water systems - approved code of practice and guidance - hse 18, in order to ensure, as far as is reasonably practicable, the avoidance of contamination by legionella. all to comply with Part 3.14.9 of the building standards.



Section (1:50)

ACCESS
External accessible entrance doors to have a clear opening width of 800mm and an unobstructed space to the opening face of the door, next to the leading edge, of at least 300mm to comply with part 4.1.7 of the building standards.
The accessible entrance should incorporate a means of automatic illumination above or adjacent to the door all to comply with part 4.1.7 of the building standards.
All internal pass doors to have a clear opening width of 775mm and all internal corridor widths to be a min clear finished width of 1050mm to comply with part 4.2.6 of the building standards.
Accessible threshold must comply with part 4.1.9 of the building standards.
All access within the house to comply with part 4.2 of the building standards.
Walls adjacent to accessible sanitary facilities must be of a robust construction in order to permit secure fixing of grab rails or other aids. This will be achieved by either sheeting wall with osb or inserting full depth drags where aids will be fitted. All to comply with part 3.12.3 of the building standards.
Enhanced Apartment to:
- contain an unobstructed manoeuvring space of at least 1.5 m by 1.5 m square or an ellipse of at least 1.4 m by 1.8 m, which may overlap with activity spaces recommended in clause 3.11.1. A door may open over this space; and
- have unobstructed access, at least 800 mm wide, to the controls of any openable window or any heating appliance and between doors within the apartment.

SUSTAINABILITY - SECTION 7 LABEL
Proposed dwelling achieves bronze
The sustainability label should be indelibly marked and located in a position that is readily accessible, protected from weather and not easily obscured, a suitable location could be in an internal cupboard containing a utility meter or the owner may choose to display the label in a more prominent location.
AIR TIGHTNESS TEST & EPC (Clause 6.2.5)
An air tightness test will be required on completion to comply with the requirements of part 6.2.5 of the building standards.
The building will require a post completion air-tightness testing to demonstrate compliant air infiltration rates and support the stated design level. The test should be in accordance with BS EN 13829: 2001 thermal performance of buildings determination of air permeability of buildings - fan pressurization method.
The EPC energy performance certificate should be provided by on completion a suitably qualified expert and be indelibly marked and located in a position that is readily accessible, protected from weather and not easily obscured, a suitable location could be in a cupboard containing the gas or electricity meter or the water supply stopcock. all to comply with part 6.9.3 of the building standards.
DRYING OF WASHING
A clear area for drying of washing of at least 1.0x1.0m with the designated space should have a volume of at least 1 m³ and should have no dimension less than 700 mm. the designated space should allow space for at least 1.7 m of clothes line per apartment

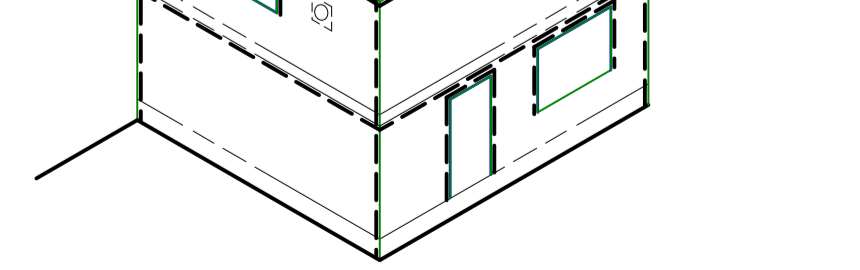
The utility room where the drying space is located must be provided with mechanical extraction capable of at least 30 l/s intermittent operation. In all cases the fan should be connected through a humidistat set to activate when the relative humidity is between 50 and 65%; all to comply with Part 3.14.4 or a passive stack ventilation system provided in accordance with the recommendations in Clause 3.14.6 of the building standards.
LOG BURNING STOVE
Stove positioned on min 50 superimposed hearth, slate or other non combustible material on min 125mm thick concrete hearth, hearth extending min 300mm beyond stove at front, an insulated twin walled stainless steel flue terminating 600mm above ridge or at a distance of 2300mm measured horizontally off roof surface all to comply with Building Standards Part 6.3.3 & in compliance with of BSS410-Part 1:1997.

An identification label as required shall be placed either at the appliance, flue, electrically consumer unit or water stop cock and shall be of durable material, indelibly marked to indicate the appliances limitations of use.
Chimney from stove to be selfkirk twin walled chimney installed min. 50mm from any combustible material as per clause 3.18.4 & 3.19.3, tested to BS EN 1856-1:2003 & installed in accordance with manufacturers details, chimney designation to be to bs en 1443, 2003 for solid fuel use. Selfkirks own metal ceiling support plate to be used where passing through ceiling and 9mm mesh provided around flue passing through loft space. Loft space to prevent vermin nesting, mesh to be security fixed and provide min. 50mm gap from mesh to metal chimney
100mm thick non combustible blockwork material for width of hearth + 150mm at both sides and min 300mm above top of stove or 1200mm high (whichever is greatest)
As per clause 3.17.7 a label as below should be positioned (and not obstructed) adjacent to the fireplace, describing location, type of liner, fuel, location within building and for a new chimney, a designation string in accordance with BS EN 1443: 2003

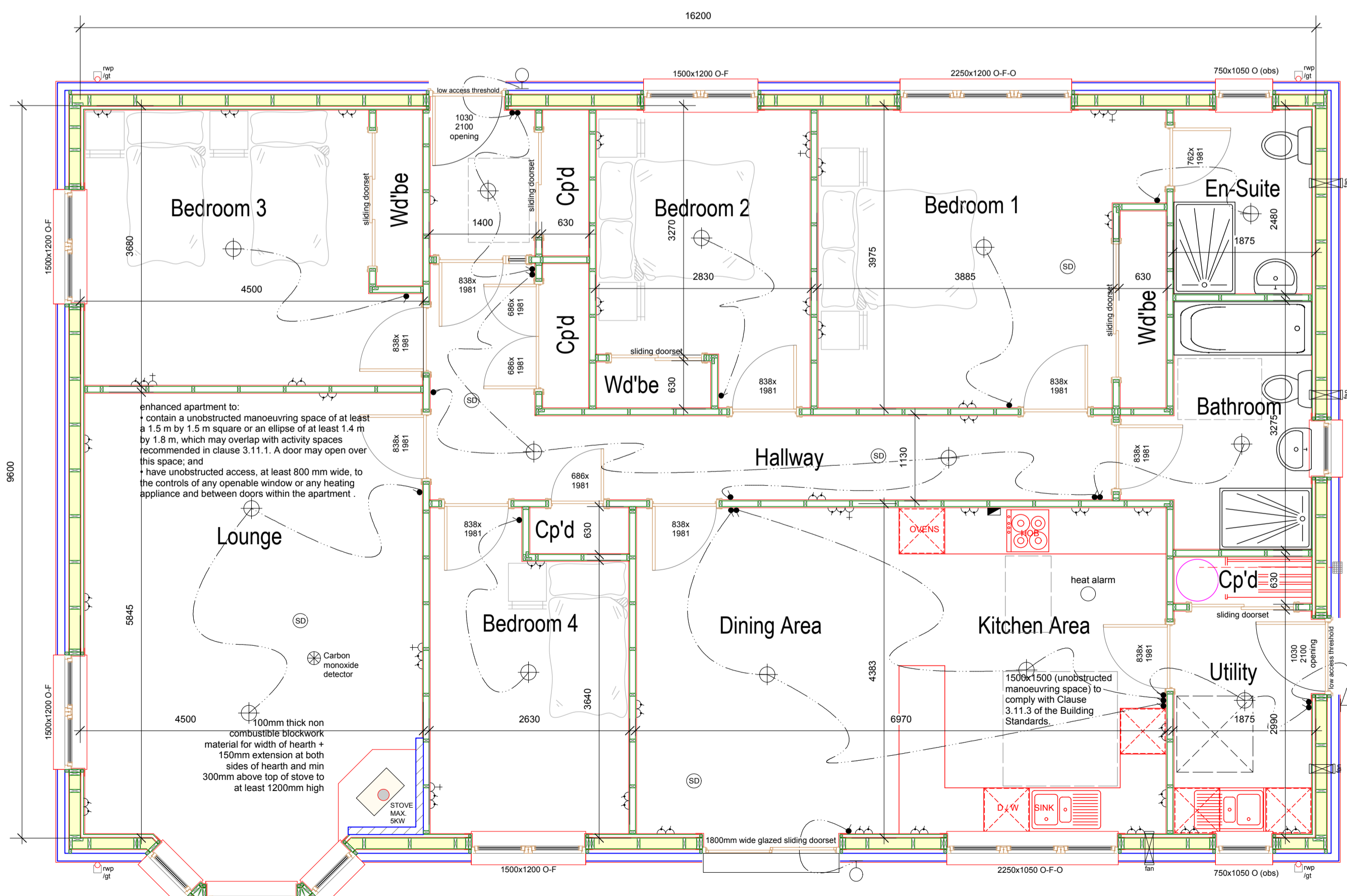
IMPORTANT SAFETY INFORMATION	
This label must not be moved or covered	
Property address:	
The flue pipe opening located in the wall above the chimney outlet is for the purpose of the chimney outlet and, for example, is suitable for a:	air gas fire
Chimney liner:	min. 50mm diameter
Any other information (optional):	

100mm thick non combustible blockwork material for width of hearth + 150mm at both sides and min 300mm above top of stove or 1200mm high (whichever is greatest)
As per clause 3.17.7 a label as below should be positioned (and not obstructed) adjacent to the fireplace, describing location, type of liner, fuel, location within building and for a new chimney, a designation string in accordance with BS EN 1443: 2003
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Heatre Sadia Megaflo DD250HE direct fired unvented hot water cylinder manufactured to BS EN 150 9001 2005 installed as per BS A 95 3094, 3008 "NB - relief valve to be fitted and discharge pipe from un-vented hot water storage system to be low level ie discharge at ground level fitted with protective cage.
"NB - relief valve to be fitted and discharge pipe from un-vented hot water storage system to be low level ie discharge at ground level fitted with protective cage



Clear area for drying of washing of at least 1.0x1.0m with the designated space should have a volume of at least 1 m³ and should have no dimension less than 700 mm. The designated space should allow space for at least 1.7 m of clothes line per apartment



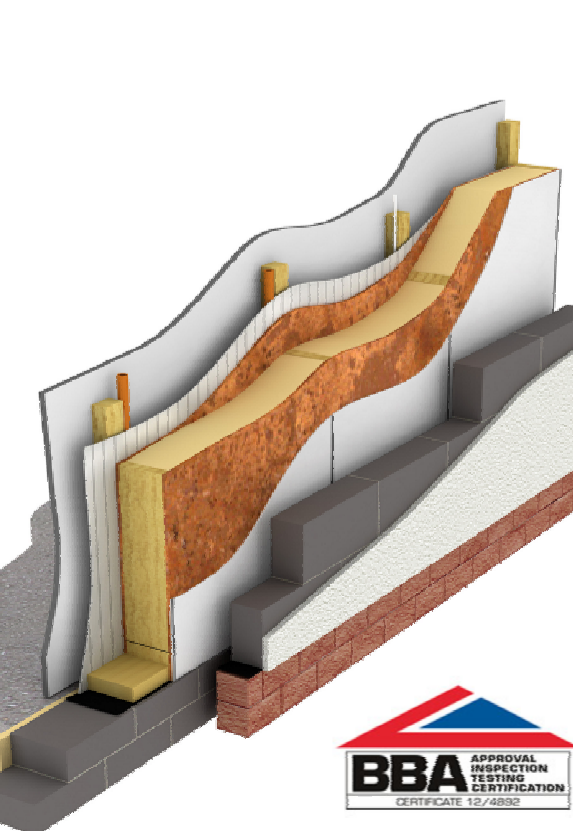
Ground Floor Plan (1:50)

DOORS & WINDOWS
Double glazed high performance windows (1.4W/m2K) with adjustable vents average 11000mm2 per room with a minimum of 11,000 mm2 for each apartment, as per Clause 3.14.2. External doors to be high performance with double glazed side screens as indicated.
All windows first floor and above should be able to pivot for cleaning from the inside.
All glazing below 800mm and within 300 mm of a door leaf and within 1.5 m of floor level to be toughened/laminated glass to BS 6262: Part 4: 2005
Any ground floor windows that project across external access/egress routes must be fitted with restrictor catches to prevent potential collision all to comply with part 4.8.1 of the building standards.
Secure by Design Accredited -Successfully tested to: BS7950: 1997. Specification for enhanced security performance of windows for domestic application Certified by BSI.
An openable window or rooflight, that provides natural ventilation to meet standard 3.14, should have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of:
- not more than 1.5m above floor level, where access to controls is unobstructed; or
- not more than 1.5m above floor level, where access to controls is limited by a fixed obstruction of not more than 900mm high which projects not more than 600mm in front of the position of the controls, such as a kitchen base unit, where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided; or
- not more than 1.2m above floor level, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible sanitary accommodation (see clause 3.12.3) not provided with mechanical ventilation. all to comply with part 4.8.5 of the building standards.
ELECTRICAL
All electrical work to be in accordance with the current I.E.E. regulations and BS 7671: 2008. Smoke alarms to battery backup and to be installed in accordance with Part 2.11.2 of the Building Standards and to comply with B.S.5446:Part 1:2000.
Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. sockets, switches and timer controls or programmers to be a minimum of 400mm and maximum of 1200mm above floor level. light switches should be positioned at a height of between 900mm & 1100mm above floor level. above an obstruction such as a worktop fixtures should be at least 150mm above 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. all to comply with parts 4.8.5 of the building standards.
100% of fixed light fittings and lamps installed should be of a low energy type to comply with part 6.5.1 of the building standards.
Carbon monoxide detectors should comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. The detector should incorporate a warning device to alert the users when their working life is due to expire. Detector to be provided in same room as lounge and room where flue passes through also.
A grade D fire detection and alarm system must be installed. This must comprise of at least 1 smoke alarm installed in the principal habitable room, at least 1 smoke alarm in every circulation space such as a hallway and landing, and at least 1 heat alarm installed in every kitchen.
Every inner room and adjoining access room on a storey at a height of not more than 4.5m should be provided with an additional smoke alarm to give the occupants early warning, where the access room is a kitchen, the type of detector should be carefully considered to reduce the likelihood of false alarms.
Detailed guidance on fire detection and fire alarm systems in dwellings can be obtained from bs 5839: part 6: 2004. all to comply with part 2.11 of the building standards.

SPACE HEATING
Within the building there will be an appliance or system of heating which will make available not less than 3kw of heating in one apartment, to satisfy part 3.13.1 of the building standards. The installation and use will also satisfy these requirements of part 3.13 of the building standards.
Heating system to have a master of every heater to have 7 day programmer
Heating & hot water system will be inspected, tested & commissioned & written documentation will be provided to building control on completion. copies of this information will be given to the occupiers of the houses at handover stage to ensure optimum efficiency is maintained & to comply with Part 6.3.9 of the Building Standards.
Heatre Sadia Megaflo DD250HE direct fired unvented hot water cylinder manufactured to BS EN ISO 9001:2000, 250litre
Installation of an unvented hot water storage system shall be carried out by a competent installer with current membership of a registration scheme such as snipek, ctb or an equivalent body, all to comply with BS7206: 1990, Part 4.9.1, BS EN 12897: 2006, BS 6700: 2009, of the building standards and incorporate the safety devices & features as outlined in Part 4.9.2 of the building standards.
"NB - relief valve to be fitted and discharge pipe from un-vented hot water storage system to be low level ie discharge at ground level fitted with protective cage.
Relief valve to tundish
Each valve should discharge into a metal pipe not less than the nominal outlet size of the valve. The discharge pipe should have an air-break, such as a tundish, not more than 500 mm from the vessel relief valve and located in an easily visible location within the same enclosure. Pipework should be installed so that any discharge will be directed away from electrical components should the discharge outlet become blocked.
Tundish to final discharge point
The presence of this air break results in the pressure of the final discharge being no higher than that of a relief valve. The discharge pipe from the tundish to final discharge point should be of a material, usually copper, capable of withstanding water temperatures of up to 95° C and be at least one pipe size larger than the outlet pipe to the relief valve. A vertical section of pipe, at least 300 mm long, should be provided beneath the tundish before any bends to the discharge pipe; thereafter the pipe should be appropriately supported to maintain a continuous fall of at least 1 in 200 to the discharge point.
Valve Outlet Size G ¾ ". Min. size of discharge pipe to tundish 22 mm, Min. size of discharge pipe from tundish 28 mm

Discharge pipe termination
The pipe termination should be in a visible location and installed so that discharge will not endanger anyone inside or outside the building. Discharge pipe to be max. 100 mm above external surface with a wire cage or similar guard should be provided to both prevent contact with discharge and protect the outlet from damage, whilst maintaining visibility.
A written information pack is to be provided to the occupier on the operation and maintenance of the heating and hot water system as per Clause 6.8.1.
A certificate is to be provided confirming that the heating and hot water service system on completion is commissioned and tested in accordance with manufacturers instructions to ensure optimum energy efficiency as per Clause 6.7.1.

38x75mm framing to N.L.B. partitions and 38x90mm framing to L.B. partitions at 600mm ctrs, clad both sides with 15mm plain plasterboard (Knauf Std. Wallboard 10.2kg/m2) min. 10kg/m2 density) taped and filled with min. 25mm thick acoustic glasswool insulation (min 10kg/m3) in all partitions as per Generic Internal Construction Detail Wall Type 2.
Clause 2.4.1 - Cavity Barrier Locations
50x38mm timber cavity barriers wrapped in dpc
- around edges of cavity
- around window and door openings
- at junctions with fire resisting floors
- at separating walls
- at 8m max centres
- at wall corners
- at each storey height
also at junctions between
- separating walls and external walls
- separating walls and roof covering

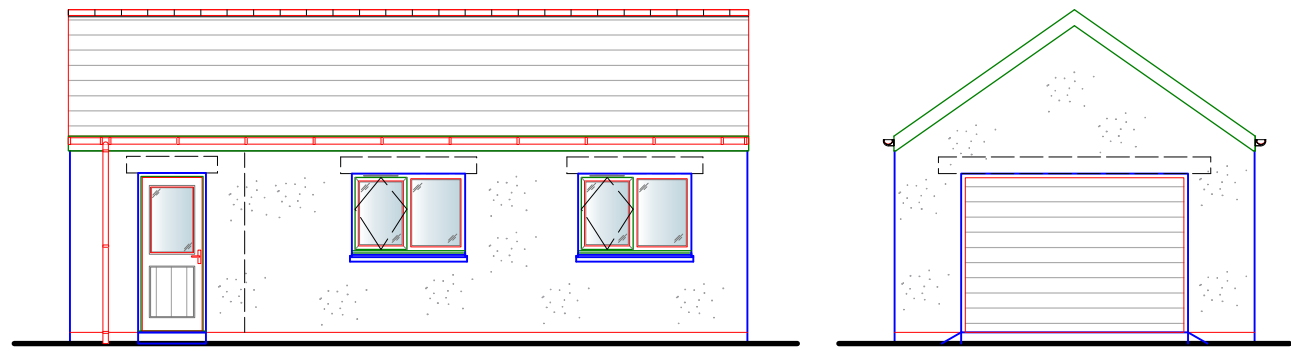


Client: **Craig & Andrea Martin**

Site: **Proposed House to replace old chalet, & Garage
Kilmartin Chalet Park,
Glen Urquhart,
Highland**

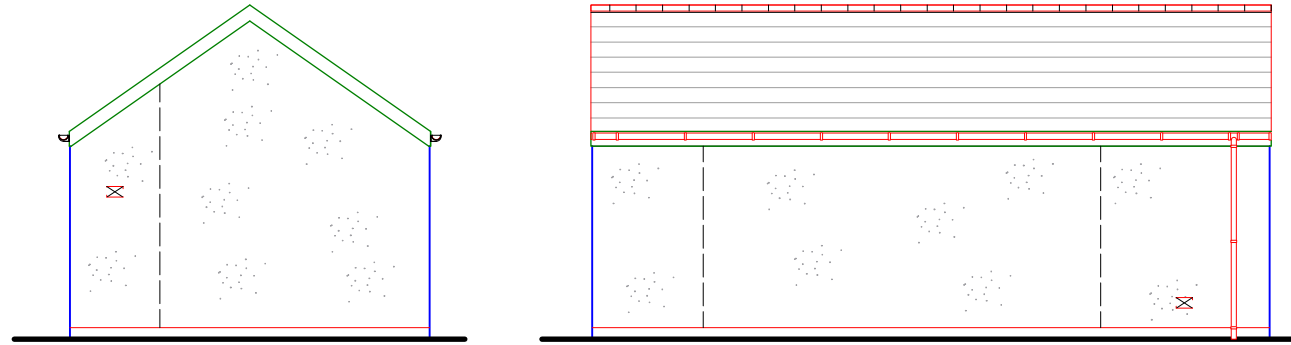
Planning
House Proposals

scale: 1:50 @ A1	date: SEPT 2015	Dwg No: SF2137.1.1	REV: A
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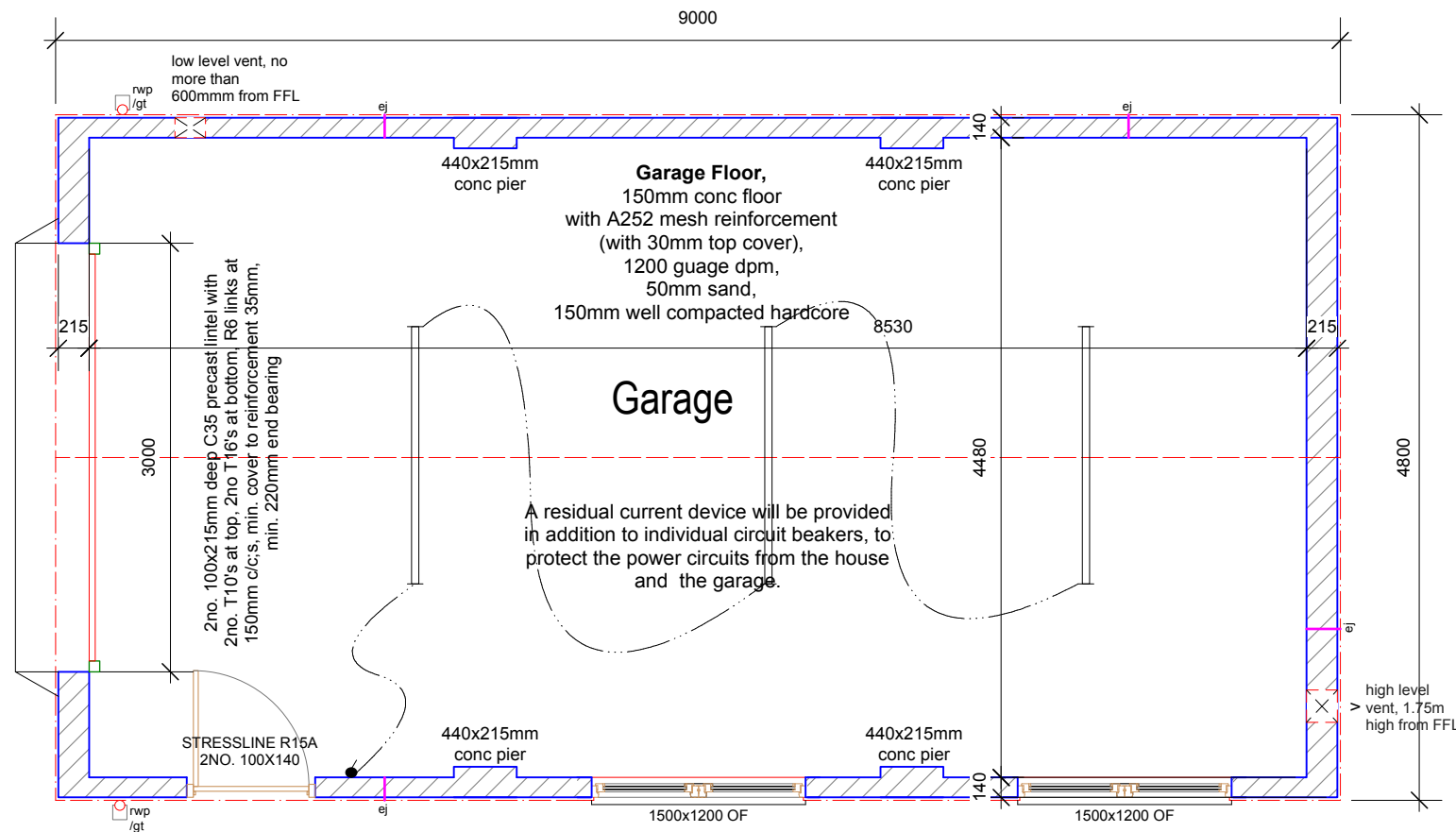
Side Elevation (1:100)

End Elevation (1:100)



End Elevation (1:100)

Side Elevation (1:100)



Ground Floor Plan (1:50)

SPECIFICATION AS BELOW UNLESS OTHERWISE INDICATED ON DRAWINGS

FOUNDATIONS

Grade C25 concrete strip foundations minimum 600mm below ground level and taken down to load bearing strata.
 External walls (where 140mm block) 650 x 175mm with 1 layer A252 bottom mesh
 External walls (where 215mm block) 650 x 175mm with 1 layer A252 bottom mesh
 The above sizes are for good ground bearing conditions and must be checked for each site.

SOLUM (below conc floor slab)

Min. 1200 gauge polythene sheet damp proof membrane, on blinded and consolidated hardcore minimum 100mm thick, finished level with external ground.

D.P.C.

D.P.C. material to comply with current BS6515 and to be full width of walls, minimum 150mm above ground levels. 100mm vertical D.P.C. to all openings & 222mm horizontal D.P.C. to horizontal firestops.

UNDERBUILDING

140 & 215mm 7 Newton concrete block outer leaf.

FLOORS

150mm C35/20 concrete floor, with A252 mesh top, 30mm cover.

SUPERSTRUCTURE

140mm blockwork wall construction at sides
 215mm blockwork wall construction at back

MOVEMENT JOINTS (MJ)

Movement joints must be provided in the outer leaf of the external walls at intervals in the blockwork/brickwork not exceeding 6m to be formed at the positions shown & continue two courses below D.P.C. level. To comprise 10mm mastic sealed joint formed with render stop beads.

ROOF

Natural slate roof finish on breathable roofing felt on 22mm x 150mm whitewood sarking boards on prefabricated roof trusses at 600mm ctrs, 140mm fibre glass crosslaid with a further 2 layers layer of 140mm fibre glass and 15mm plain/duplex plasterboard to ceiling taped and filled. 3 rows of 25x100mm longitudinal bracing to be fitted to trusses. N.B. diagonal chevron & longitudinal bracing at rafter level. Not required when rigid sarking board fitted. Roof trusses to be fixed to wall plate using truss clips each end. Valleys / sideslips and flashings to be code 5 lead.

PLUMBING & DRAINAGE

100mm deepflow p.v.c. gutters with brackets at 600mm ctrs, 68mm p.v.c. downpipes with holderbats at 1800mm ctrs. 100mm u.p.v.c. drains complete with all fittings laid and jointed as per manufacturers instructions and trenches backfilled as necessary. All drainage work to comply with Part 3.7 of the Building Standards and to be fitted to manufacturers instructions. All pipes passing through/under walls to be sleeved/linteled. Pipes where suspended from joists to be clipped at not more than 600mm ctrs.

Client: Craig & Andrea Martin			
Site: Proposed House & Garage, to replace old chalet, Kilmartin Chalet Park, Glen Urquhart, Highland, IV63 6TN			
Garage		GRID REF	
Planning Permission		NH 4270 3058	
scales: 1:50 @ A3	date: May '13	Dwg No: Elder.1.SP1	rev: