

Agenda Item	6.1
Report No	PLS 034/17

HIGHLAND COUNCIL

Committee: South Planning Applications Committee
Date: 8 August 2017
Report Title: 17/00549/FUL: Mr Stuart Webster
4 Barclay Road, Aviemore
Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Revised positioning of proposed 1½ storey dwelling house and revision to windows to front gable

Ward: 20: Badenoch and Strathspey

Development category: Local

Reason referred to Committee: 5 or more representations

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.

Recommendation

Members are asked to agree the recommendation to **GRANT** planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 Retrospective planning permission is sought for the re-positioning of a house granted planning permission under delegated powers on 28 July 2017.
- 1.2 The site is one of three remaining self-build plots out of a total of 10 which formed part of a larger development of 142 houses, 56 flats and the self-build plots.
- 1.3 The house is 1 ½ storeys in height with a two storey gable extension to the front (principal) elevation. The gable extension consists of a ground floor sunroof with an enclosed balcony above leading off from the master bedroom. In terms of finishes the extended gable would feature vertical timber clad walls painted blue with the remaining house finished in white wet dash render.
- 1.4 The self-build house design takes design cues from existing units in the development in terms of materials and general style of dwelling.
- 1.2 No pre-application advice was sought in connection with the development.
- 1.3 Site access is directly from the public road fronting the site. Water and drainage connections will be via the public network.
- 1.4 A daylight/sunlight study and daylight analysis report has been submitted in support of the proposal.
- 1.5 **Variations:** No variations have been made to the application since submission.

2. SITE DESCRIPTION

- 2.1 The site consists of a partially developed house, construction of which voluntarily halted in February 2017 when it was established that it was being erected out of position from that indicated on the approved plans. The site is relatively flat, but sits slightly higher than the land to the north. The change to the house location was a result of the applicant's desire to incorporate additional glazing into the design, which meant the house position had to be altered to meet Building Standards requirements in terms of the amount of glazing in proximity to the site boundary. It should be stressed that it was not a Building Standards requirement that the house had to be moved. The glazing could simply have been reduced to meet relevant regulations.
- 2.2 There are three existing houses directly opposite the principal elevation of the proposed house and housing to the rear, with the two remaining undeveloped plots located immediately to the east and the south-west of the site.
- 2.3 The site is bounded to the north by a 1½ storey house which lies between approximately 3.3 metres and 3.6 metres beyond the existing boundary fence. To the east is an area of grass open space forming one of the remaining undeveloped plots with the other undeveloped plot lying to the south. To the west is a single storey house with its gable elevation parallel with the site boundary. There are a variety of different house styles in the area of varying heights.

3. PLANNING HISTORY

- 3.1 30.06.2010: - Erection of 142 houses, 56 flats and 10 self-build plots. Granted planning permission by Cairngorms National Park Authority. (04/296/CP)
- 3.2 28.07.2016: - Erection of house. Granted planning permission. (16/01783/FUL)

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Unknown Neighbour: 17.02.2017

Representation deadline: 02.03.2017

Timeous representations: 7 representations from 7 households

Late representations: 5 from 2 households

- 4.2 Material considerations raised are summarised as follows:

- Proposal exceeds plot ratio requirements and distances to boundaries as set out in the approved design development guide;
- Proposal does not comply with development plan policies;
- There are discrepancies in the plans and in comparison with the building as presently constructed;
- Adverse impact on residential amenity particularly in relation to overshadowing, loss of sunlight and daylight, and privacy;
- Daylight assessment calculations are inaccurate.

- 4.3 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 None.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

- 6.1 **Cairngorms National Park Local Development Plan 2015**

Policy 1 - New Housing Development

Policy 3 - Sustainable Design

7. OTHER MATERIAL CONSIDERATIONS

- 7.1 **Cairngorms National Park Planning Guidance**

Policy 1 – New Housing Developments

Policy 3 – Sustainable Design

7.2 Highland Council Supplementary Planning Policy Guidance

Access to Single Houses and Small Housing Developments (May 2011)

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy

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.

Determining Issues

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.

Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy;
- b) validity of submitted plans;
- c) design and siting of house and the resultant impact on residential amenity for nearby neighbours, and
- d) any other material considerations

Development plan/other planning policy

8.4 The site lies within an established residential area within the settlement boundary of Aviemore.

8.5 Development Plan policy is supportive of proposals for new housing development where it reinforces and enhances the character of the settlement, uses appropriate materials that will complement its setting, and protect the amenity enjoyed by neighbours. In principle the development complies with the Development Plan.

8.6 Subject to the proposal having no significant detrimental impact on the residential amenity of nearby neighbours the proposal would comply with the development plan.

Validity of submitted plans

8.7 Concerns have been expressed that the plans accompanying the application do not reflect the building as under construction on site. A site inspection noted additional openings had been created on the side elevations of the first floor of the front gabled extension. The agent has however advised that this was due to an

error by the company supplying the timber kit and there is no intention for there to be any openings on these first floor elevations. Whilst it is expected that this will be rectified if building operations are permitted to continue, it is recommended that in the event that members are minded to grant planning permission for the development that a condition is imposed restricting any openings on these upper elevations to safeguard residential amenity of adjacent neighbours.

Design of house and impact on residential amenity

- 8.8 The house design as submitted is very similar to that which was granted planning permission in 2016. It has exactly the same scale and mass and occupies the same size of footprint.
- 8.9 The only variations relate to minor external elevation changes. These are summarised below:
- Single rooflight added to each roof plane of gabled front extension;
 - Additional glazed openings added to first floor of gabled front extension.
- 8.10 The above minor changes are in keeping with the design of the building and are considered acceptable. As the additional glazing is on the principal elevation facing on to the public road there are no concerns in relation to potential impact on privacy for nearby neighbours.
- 8.11 Third parties have stated concerns that the house is too large for the plot and does not conform to the approved design guide relating to the private plots. Whilst this was fully considered in the assessment of the earlier 2016 planning application, it is considered appropriate to restate that assessment here.
- 8.12 Condition 11 of the main planning permission for the overall development (04/296/CP) granted in 2005 required submission and approval of a full design brief for the self-build plots, requiring the brief to *“emphasise the need for high quality design proposals based upon principles of sustainability.”* A design guide was subsequently submitted and approved by Cairngorms National Park Authority.
- 8.13 The approved design guide required the private plot houses to meet the following criteria:
- Plot ratio of the building footprint to plot area shall not exceed 30%;
 - Not more than 1 ¾ storeys in height;
 - No closer than 2 metres to any lateral (side) boundary;
 - Directly opposing clear windows will not be acceptable in habitable rooms closer than 18 metres.
- 8.14 Whilst the design guide is a material consideration in the determination of the application, it is exactly that, a guide. Its primary purpose is to ensure that there is a coherent approach to the development of the self-build plots and that they are constructed to a consistent design theme. The planning condition did not specify prescriptive criteria that must be met, it simply set out general requirements

seeking to ensure high quality sustainable design.

- 8.15 Following assessment it is considered that the proposal broadly accords with the guide. There are minor variations, for example the plot ratio of 30% has in this case been marginally exceeded (the proposal represents a ratio of 33%); and the projecting front gable brings the corner of the house slightly closer to the boundary than specified in the guide.
- 8.16 The plot ratio increase is, in planning terms, insignificant. The corner of the front of the house being less than 2 metres to the side boundary is not considered to have any impact on the adjacent houses or undeveloped adjoining plot.
- 8.17 The design guide primarily exists to provide guidance to prospective developers to ensure that there is a clear harmony between the volume houses built and those erected as self-build plots. It is considered that the proposal as amended generally accords with the design guide.
- 8.18 Members are asked to note that of the existing seven plots to which the design guide also applies and which were granted planning permission by the Cairngorms National Park Authority in March 2008, six fail to meet the distance to the lateral boundaries specified in the guide and at least one property fails to meet the lateral distance and the plot ratio limitations set out in the guide.

Impact on residential amenity

- 8.19 The most crucial aspect of this application is the extent to which the proposal impacts on residential amenity, specifically in relation to the relocation within the plot and the property directly affected by the alterations to the siting of the house is the property to the rear, 9 Johnstone Road. This house has a dining room and separate kitchen that looks out onto the site. The dining room has a set of patio doors. There are no other windows in this room. The kitchen has a rectangular double window located on the left hand side of the room as you look out onto the site. As mentioned earlier, the rear garden area is relatively narrow, measuring between approximately 3.3 metres and 3.6 metres in depth to the boundary fence.
- 8.20 When planning permission was granted for the development of the application site in 2016 the approved house position measured from the rear elevation was approximately 3.5 metres to the boundary fence at its closest point and 5.6 metres at its furthest point. The alteration to the house position pushed this further into the plot, and therefore closer to the boundary with the neighbouring property to the rear. Measurements taken on site showed the house now being approximately 2.4 metres from the boundary at its closest point and 4.6 metres at its furthest point. This resulted in the house being approximately 1 to 1.1 metres closer to the boundary than shown on the approved plans. This was considered to be a material variation from the approved plans and could not simply be discounted as a minor discrepancy between what was approved and what was being built. As a consequence the applicant was advised to submit a revised application showing the new position of the house.

- 8.21 In assessing the impact of this change the applicant was also advised to submit a daylight and sunlight assessment to enable the impact of the proposal on the residential amenity of the adjoining neighbours to the rear to be fully assessed.
- 8.22 Guidance on the provision of daylight and sunlight is provided in the BRE Trust's 'Site Layout Planning for Daylight and Sunlight – a guide to good practice' published 2011. The guidance notes that *"in designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings. A badly planned development may make adjoining properties gloomy and unattractive."* (page 7 para. 2.2.1).
- 8.23 The applicant's agent subsequently provided a daylight study based upon the above guidelines. The study concluded that the average daylighting for 9 Johnstone Road is below recommendations, stating *"this has not been drastically worsened by the positioning of the dwelling on site..."*.
- 8.24 The report's findings were met with some concerns from one of the objectors and a number of points were raised regarding the validity of the calculations. Following further consideration of the matters raised the applicant was advised that it would be beneficial to seek the professional advice and assistance of a consultancy firm who specialise in carrying out such assessments. This would give confidence in the assessment of the report's findings that it had been prepared to appropriate professional standards and was accountable to the author(s).
- 8.25 The applicant commissioned a consultant to produce a daylight analysis report which was subsequently submitted in May 2017. The report referenced the BRE guidance referred to above, as well as other recognised guidance. In addition, specialised computer modelling software was used. The report focused on assessing the comparable differences in terms of affect on daylight on the neighbouring property between the previously approved location and the 'as built' location.
- 8.26 The report analysed two specific assessment criteria for establishing the impact on daylight to the occupiers of the adjoining house. Firstly, by assessing the virtual sky component (VSC) and secondly, by assessing the average daylight factor (ADF).
- 8.27 VSC is the amount of light from the sky falling on a vertical wall or window. This is the ratio of the direct sky illuminance falling on a wall at a specific reference point (normally a window) to the simultaneous horizontal illuminance under an unobstructed sky. Broadly speaking, if the VSC is calculated as being at least 27%, then enough skylight should still be reaching the window of the existing building. BRE guidance (page 7 para. 2.2.7) notes that *"If the VSC with the new development is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy, and electric lighting will be needed more of the time."*
- 8.28 The calculations provided in the report show that in the revised location, the VSC value is 27.1% for the dining room and 29.1% for the kitchen. The diffuse daylight available to the existing neighbouring house is therefore unlikely to be affected by

the revised positioning of the house.

- 8.29 ADF is the overall amount of daylight within a room. BS 8206-02 'Code of practice for daylighting' recommends an ADF of 5% for a well daylighted space and 2% for a partly lit daylighted space. Below 2% the room will look dull and electric lighting is likely to be turned on. In housing, the British Standard gives minimum values of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.
- 8.30 The calculations provided in the report demonstrate that daylight factor values are unaffected by the re-positioned house in comparison with the approved location. In addition, the report states that *"the area of glazing as a proportion of the room area is the main factor in the availability of daylight at the adjacent 9 Johnstone Road property."*
- 8.31 As previously mentioned the existing house to the rear of the site has a kitchen and separate dining room looking onto the site. The layout of the house subject to this application also has a kitchen and separate dining room overlooking the rear garden area. Based on calculations provided by the applicant, the shortest distance between the two properties is 5.8 metres. The distance between the two sets of dining room patio doors is 6.3 metres and from the kitchen windows is just over 7 metres. For the purposes of planning, none of these rooms would be considered habitable rooms (i.e. main living room areas) and as a consequence the 18 metre window to window distance rule would not apply and is therefore not relevant to the determination of this application.
- 8.32 The finished floor level of the house under construction sits approximately 350mm higher than the finished floor level of the house to the rear. However, it is not considered that this is significant enough to result in an adverse impact on privacy to the occupiers of the house to the rear.
- 8.33 Whilst it can be argued that moving the house closer to the boundary than previously approved will increase the impact that the development has on the adjoining neighbour, the assessments submitted in support of the application demonstrate that this impact, in terms of affect on daylight and sunlight provision, is negligible. As a consequence impact on residential amenity is considered to be acceptable. The key influencing factor in reaching this conclusion is that the consultant's report has demonstrated that the VSC measurable in the two rooms of the neighbouring house facing the development is at least 27% and therefore meets relevant industry standards.

Other material considerations

- 8.34 The design of the street layout and the resultant locations of individual houses is a good example of a housing development layout being influenced by vehicle movement. It features in excess of 15 cul-de-sacs and pre-dates the Government's publication of Designing Streets in 2010 that seeks to shift focus back to the creation of successful places through good street design and promoting more appropriate sustainable movement patterns.
- 8.35 The plot of land subject to this application lies behind a turning head at the end of a cul-de-sac on Barclay Road. This turning head is also the main access into the

plot. Similarly, the house to the rear of this proposal also lies behind a turning head at the end of the cul-de-sac for Johnstone Road. The perhaps unintentional consequence of placing emphasis on the movement of vehicles at the end of the cul-de-sacs, rather than the layout of the plots, is to create a situation where development of both plots results in buildings being positioned closer together and located significantly behind the established building line of the other houses in their respective streets.

Matters to be secured by Section 75 Agreement

- 8.36 There are no matters to be secured through a Section 75 Agreement. The requirements for affordable housing were incorporated into the main development and the self-build plots are excluded from this.

9. CONCLUSION

- 9.1 The principle of development has already been well established given the site history and the key determining issues are therefore whether the revised location of the house is acceptable on its planning merits.
- 9.2 The house has been constructed approximately 1.1 metres closer to the neighbouring property to the rear than shown on the previously approved plan.
- 9.3 The house subject to this application is approximately 2.4 metres from the boundary fence at its closest point, increasing to 4.6 metres at its furthest point. The neighbouring property to the rear sits 3.3 metres from the boundary fence at its closest point. This is based on measurements taken by the Council. An existing 1.8 metre high timber slatted fence separates the properties and affords a degree of privacy between the properties.
- 9.4 A daylight analysis report submitted by a consultancy firm on behalf of the applicant has concluded that the construction of the house will not result in the loss of available light to the adjoining neighbour below levels accepted in the BRE guidelines on site layout planning for daylight and sunlight.
- 9.5 The design guide approved for the plots, included the seven already fully developed, sets out parameters within which the development is expected to have due cognisance to. In this case it is considered that the proposal largely conforms to that guidance.
- 9.6 In conclusion, it is considered that the scale, massing design and location of the building, coupled with the separation distances from adjoining neighbours, is acceptable and will not have an adverse impact in terms of sunlight or daylight provision, or privacy.
- 9.7 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.

10. IMPLICATIONS

- 10.1 Resource: Not applicable
- 10.2 Legal: Not applicable
- 10.3 Community (Equality, Poverty and Rural): Not applicable
- 10.4 Climate Change/Carbon Clever: Not applicable
- 10.5 Risk: Not applicable
- 10.6 Gaelic: Not applicable

11. RECOMMENDATION

Action required before decision issued	N
Notification to Scottish Ministers	N
Conclusion of Section 75 Agreement	N
Revocation of previous permission	N

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

1. No external materials or finishes shall be applied to the house until a detailed specification for all proposed external materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: *In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity.*

2. No hard or soft landscaping works shall be carried out until a detailed specification for all hard and soft landscaping works, including boundary treatments, hard surfacing materials and planting proposals have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: *In order to enable the planning authority to consider this matter(s) in detail prior to the commencement of development; in the interests of amenity.*

3. Notwithstanding the provisions of Article 3 and Schedule 1 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended, revoked or re-enacted; with or without modification), no new windows or other openings shall be installed in the side facing elevations of the first floor of the front gabled extension without planning permission being granted on application to the Planning Authority.

Reason: In order to safeguard the privacy and amenity of occupants of the adjacent properties.

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 LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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

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. 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 notice 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).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

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.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974

Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Signature: Nicola Drummond

Designation: Area Planning Manager – South/Major Developments

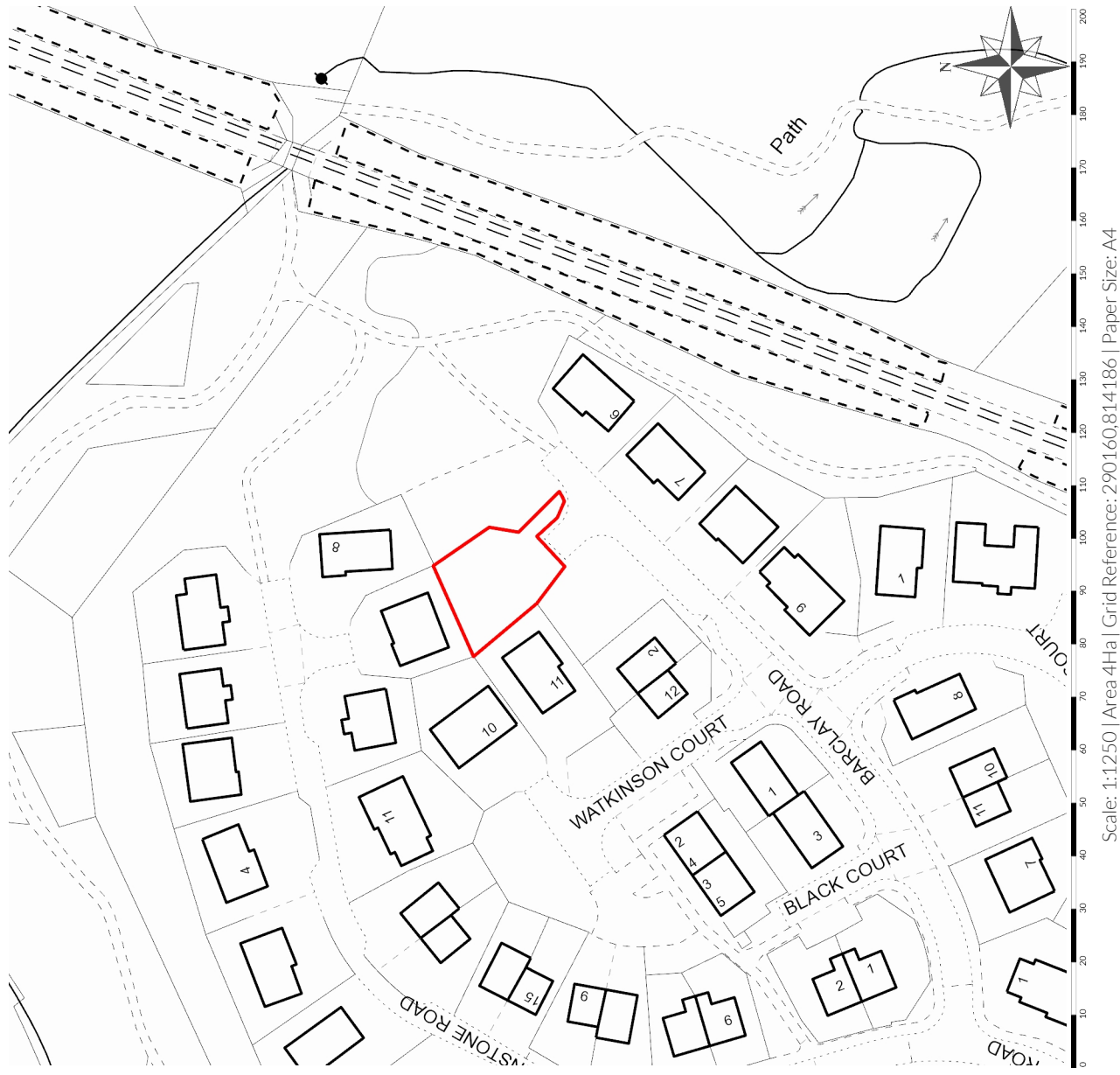
Author: John Kelly (01463 255199)

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

Relevant Plans: Plan 1 – Location Plan
Plan 2 – Site Plan
Plan 3 – Elevation/Floor Plan

18/04/2016

Plot 62, BARCLAY ROAD, AVIEMORE, PH22 1UH



Scale: 1:1250 | Area 4Ha | Grid Reference: 290160,814186 | Paper Size: A4

NOTES

All drainage to be to the satisfaction of the Local Authority
 All sites checked on site prior to commencement of work
 Dwelling to be designed and built following the guidance in 'accredited construction details (Scotland)'.
GENERAL
 Expansion joints provided at 6m max. ctrs. fitted to manufacturers instructions
 1.0 cubic metre of kitchen storage accommodation provided
 Structural timber to be preservative treated
 All plumber work to comply with current water Bye-laws

FOUNDATIONS
 Concrete strip foundation to be designed by engineer
 Any soft, unstable or organic material shall be removed and replaced with concrete or well compacted granular fill material as directed by the Engineer.

UNDERBUILDING
 Walls below DPC to consist of 100mm dense concrete block, 60mm cavity (filled to ground level with lean mix concrete sloped to the outside face), 140mm dense concrete block built centrally on new foundations. Concrete blocks to have a min compressive strength of 50N/mm² and be tied together with wall ties - see wall ties notes. Mortar below DPC to consist of 1 part cement to 4 parts sand mix.
 New walls fixed to existing with proprietary wall starter system and fitted as per manufacturers instructions.
 Weep vents (open perpendicular joints) to be provided immediately above ground level at max 1200mm centres.

CONCRETE FLOOR (U value = 0.16W/m²K)
 150mm concrete C35 with A142 top mesh (50mm cover & 350mm laps) on 120mm Rigid Polyurethane insulation on 1200 gauge polythene DPM on sand bladed hardcore minimum 150mm thick
 20mm perimeter insulation to be fitted to prevent cold bridging.

OUTER WALLS (U - Value 0.19W/m²K)
 100mm concrete blockwork outer skin with 19mm white weldash dash render, with 50mm wide vented cavity (cavity barriers as required - see notes section), with YBS FR insulating membranes, with 75mm breathable open laps on 9.5mm plywood or O.S.B. sheathing, on 145 x 45mm treated framing at 600mm ctrs. with 100mm thick kingspan TW55 insulation (r value = 0.02W/m²K) between framing. Protect VC Fall Vapour control membrane, fitted with proprietary clips to form 20mm service void (see detail), 12.5mm taper edge plasterboard.

LINTOLS
 Internal leaf: 3 No 197 x 45mm C16 timber lintols on 2 No 95 x 45mm cripple studs each end.
 External leaf: Robstee type C where required.

HOLDING DOWN STRAPS
 Cullen ST-PF5-50 1.2mm austenitic stainless steel holding down straps, one end built into outer leaf masonry, the other end nailed six times to studs at all external & internal corners, panel junctions, door openings and 1.2M centres.

WALL TIES
 Wall ties to be Cullen FT-50 Brick to Timber Wall Tie in accordance with BS EN 845-1 For concrete blockwork, wall ties to be on stud centres horizontally and at a vertical spacing of 450mm. Ties at window and door openings should be at every block vertically and within 225mm of the opening.
 Wall ties to the head of brickwork to be 225mm from the top and for blockwork one block from the top.

INTERNAL PARTITIONS
 95x45mm treated framing at 600mm ctrs. with 12.5mm taper edge Gyproc Soundbloc (10.6kg/m² sq. mass) plasterboard both sides (Moisture resistant Gyproc Soundbloc plasterboard to bathroom partition). 25mm acoustic insulation between framing to all partitions as per internal walls detail 2 of Example Constructions from BSD publication 'Example Constructions and Generic Internal Constructions'

FIRST FLOOR
 22mm V313 chipboard flooring (minimum mass 15Kg/m²) with glued tongue & groove joints on min 200mm deep attic truss joists at maximum 600mm centres designed and supplied by roof manufacturer, min 100mm thick absorbant layer of mineral wool with a density of between 10 - 60kg/m³ to be laid between all floor joists, finished with 2 layers 12.5mm Gyproc Soundbloc taper edge plasterboard with all joints staggered and sealed/taped and filled. All as per Intermediate floor detail type 1A of Example Constructions from BSD publication 'Example Constructions and Generic Internal Constructions'

ROOF
 Concrete interlocking roof tiles on 50x25mm treated tile battens, on 38x10mm counterbattens, on 1 layer of Glidevale protect underlay roof underlay (type 5 roof felt to eaves), on 9.5mm sheathing plywood sarking or O.S.B. sarking, on manufactured roof trusses of centres specified by the manufacturer. Roof trusses are to be fixed to head bender with proprietary truss clips as specified and supplied by the manufacturer.

ATTIC CEILING (U - Value 0.13W/m²K)
 12.5mm taper edge plasterboard, with 150mm + 150mm mineral wool insulation (r value = 0.040W/m²K) between and over ceiling ties in roof space

COOMB BUILD UP (U - Value 0.15W/m²K)
 1 layers of 120mm KINGSPAN thermapitch TP10 rigid insulation fitted between rafters with minimum 50mm airgap to sarking timber, G125MU vapour barrier with 62.5mm Kingspan K18 laminated plasterboard 50mm extruded polystyrene insulation, 12.5mm gyproc wallboard

D.P.C.
 P.V.C. damp proof course under wallplate, windows cills & outer perimeter 150mm above ground level, d.p.c. cavity tray over all windows & doors

TRICKLE VENTILATION
 Proprietary trickle ventilators to be provided to head of windows, unless otherwise noted. To reduce the effects of stratification of the air in the room, some part of the opening ventilator should be at least 1.75m above finished floor level.
 Trickle ventilation to be provided to new formed rooms as per the following:
 • New bedrooms - min 12,000mm²
 • Lounge - min 12,000mm²
 • Kitchen - min 10,000mm²
 • Bathroom - min 10,000mm²
 • En-suite - min 10,000mm²

MECHANICAL VENTILATION
 Isolator switch to be fitted at high level between extractor fans and switch.
 Mechanical extraction fans ducted vertically should be fitted with condensation traps.
 Mechanical extraction termination points to be fitted with anti-vermin grilles
 Mechanical extract fans fitted in :-
 Kitchen - extraction rate not less than 60 litres per second switched separately from cooker hood,
 Utility - extraction rate not less than 30 litres per second,
 Bathroom / En-Suite - extraction rate not less than 15 litres per second switched from light with delayed cut off

SANITARY FITTINGS
 Water efficient fittings should be provided to all WCs and WTBs within a dwelling.
 • Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Single flush WC cisterns should have a flush volume of not more than 4.5 litres.
 • Taps serving wash or hand rinse basins should have a flow rate of not more than 6 litres per minute.

HOT WATER TEMPERATURE
 To control Legionella hot water within a vessel requires to be stored at a temperature of not less than 60°C and distributed at a temperature of not less than 55°C. To prevent scalding the temperature of hot water, at point of delivery, to any bath or bidet should not exceed 48°C, in accordance with the requirements of part 4.9.5 of the Building Standards (Scotland) Regulations. Where hot and cold water are supplied to a facility, this may be achieved by fitting a thermostatic mixing valve or fitting, complying to BS EN 1111:1999 or BS EN 1287: 1999, fitted as close to the point of delivery as practicable.

CENTRAL HEATING AND HOT WATER SYSTEM
 Heating system to consist of Community Biomass underfloor heating system capable of maintaining a temperature of 21°C in at least one apartment and 18°C elsewhere, when the outside temperature is minus 1°C.
 Central heating and hot water system is to be controlled by a 7 day automatic timer with manual override to comply with the requirements of part 6.3 of the Building Standards (Scotland) Regulations.
 Radiators are to be fitted with thermostatic controls.
 Rooms with underfloor heating to be fitted with roomstats for thermostatic control.
 Hot water system is to be commissioned in accordance with the manufacturers instructions.
 Operating instructions are to be provided to the house occupier on completion of commissioning.
 The relevant form certifying compliance is to be passed to the Building Standards Surveyor prior to a completion certificate being issued.

HOT WATER PIPEWORK INSULATION
 Heating pipes and pipes used for the supply of hot water must be suitably insulated against heat loss in accordance with BS 5422.

DOWLIGHTERS AND SPOTLIGHTS
 All recessed downlighter & spot lights to attic ceiling to have 12.5mm plasterboard boxes built over to allow the rockwool insulation to be laid over.
INTERNAL STAIRCASE
 Internal stairs to be provided in accordance with section 4.3 of the Building Standards (Scotland) Regulations.
 Max rise 205mm
 Min going 229mm
 Max pitch 42°
 Min effective width of 900mm.
 Handrail provided at 900mm above the pitchline.
 Minimum headheight of 2000mm above the pitchline.

WINDOWS (min U - Value 1.4W/m²K)
 All windows and doors to be manufactured to comply with BS 7412 : 2007, and to be installed with recommendations given in section 8 of BS 8213-4:2007 and to manufacturers recommendations.
 Opening hopper windows to be fitted with keyed locking system with removable key.
 Doorsets to be fitted with a multi point dead locking system and a lock cylinder in accordance with BS EN 1303: 2005, of at least grade 5 key security and grade 2 attack resistance.
 Doorsets to be to BS EN 1935: 2002, and to be fitted with min 1.5 pairs per leaf.
 Hinges to opening out doors to be of a type that does not permit the hinge pin to be removed unless the doors are open, otherwise, hinge bolts should be fitted to ensure the door leaf will remain secure when closed.
 Double doors to be fitted with a means of securing the secondary leaf at top and bottom to allow the primary leaf to be securely locked.

SECURITY
 All windows and doors to be manufactured to comply with BS 7412 : 2007, and to be installed with recommendations given in section 8 of BS 8213-4:2007 and to manufacturers recommendations.
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 Hinges to opening out doors to be of a type that does not permit the hinge pin to be removed unless the doors are open, otherwise, hinge bolts should be fitted to ensure the door leaf will remain secure when closed.
 Double doors to be fitted with a means of securing the secondary leaf at top and bottom to allow the primary leaf to be securely locked.

ELECTRICS
 All electrical work to be designed, constructed, installed and tested to comply with current I.E.E. regulations, BS7671 : 2001, as amended and submitted only by a person or company having membership to S.E.L.E.C.T or N.I.C.E.C or similar electrical schemes recognised by the Scottish Building Standards Agency to comply with safety 4.4.5.

Min 6 socket outlets (in addition to sockets provided for white good and built in appliances) to be provided to kitchen with min 3 socket outlets above the worktop. Where socket outlets are concealed, separate switching should be provided in an accessible position, to allow appliances to be isolated.
 Electrical sockets and controls to be fitted:
 • between 400mm and 1200mm from the floor.
 • light switches to be between 900mm and 1100mm from the floor.
 • Electrical outlets and controls to be positioned at least 350mm from any internal corner, projecting wall or similar obstruction.
 • Any electrical outlets above worktops to be positioned at least 150mm above the projecting surface

LIGHTING
 A minimum of 100% of the fixed light fittings and lamps installed in the dwelling should be low energy type. The fittings may be either:
 • dedicated fittings which will have a separate control gear and will only take fluorescent lamps (pin based lamps); or
 • fittings including lamps with integrated control gear (bayonet or Edison screw base lamp).

CAVITY VENTILATION
 Cavity ventilation to be provided by proprietary ventilators 10x102x65mm built into external brickwork, at ctrs not greater than 1200mm. Situated in the brick course below DPC, at eaves and verges immediately below soffit and bargeboards and above and below horizontal cavity barriers.

CAVITY BARRIERS
 Continuous horizontal cavity barrier fitted to the top of each wall section of ceiling level. Vertical cavity barrier fitted to the top of each corner and not more than 8m ctrs. Fixed Fully around all window and external door openings.
 Cavity barrier consists of 50x50 treated SW timber battens with DPC wrapped around.

SMOKE DETECTORS
 New smoke and heat detectors hard wired to existing lighting circuit and linked with battery back-up to BS 5839: Part 6:2004.
 Heat detectors (HD) to be to BS 5446: Part 2: 2003 and have fixed temperature elements which operate on principal of responding to the temperature of fire gasses in the immediate vicinity of the alarm.
 Smoke detectors (SD) should be positioned on the ceiling and should not be less than 300mm from any wall or light fitting

CARBON MONOXIDE DETECTOR
 Carbon Monoxide detector (CM) to 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 its working life is due to expire.
 Carbon monoxide detector to be sited between 1m and 3m of from combustion appliance. Unless otherwise indicated by the manufacturer, carbon monoxide detectors should be either:
 • ceiling mounted and positioned at least 300mm from any wall or
 • wall mounted and positioned at least 150mm below the ceiling and higher than any door or window in the room.

AIR QUALITY / CO2 MONITOR
 CO2 monitoring equipment should be provided in the principal bedroom. This should raise occupant awareness of CO2 levels (and therefore other pollutants) present in their homes and of the need for them to take proactive measures to increase the ventilation.
 The installed monitoring equipment for CO2 should be mains operated and may take the form of a self-contained monitor/detector or a separate monitor and detector head. The monitor should have an easily understood visual indicator and be capable of logging data to allow the occupant to gain information on CO2 levels for at least the preceding 24 hour period. If the detector/monitor has an audible alarm this should be capable of being permanently deactivated.
 CO2 monitoring equipment should be capable of recording and displaying readings within a range of at least 0 - 5,000 parts per million. The equipment should also be capable of logging data at no more than 15 minute intervals, over a 24 hour period.
 Where carbon dioxide monitors/detectors are within the scope of either or both:
 • European Directive 2006/95/EC - Low Voltage Directive, and/or
 • European Directive 1999/5/EC - Radio and Telecommunication Terminal Equipment Directive

they should be constructed to fully comply with all applicable safety aspects of the Directive.
 A carbon dioxide detector head requires a flow of air over it to operate correctly, therefore, it should not be located in an area that is likely to restrict the free movement of air. Unless otherwise indicated by the manufacturer, a carbon dioxide detector head should not be sited:
 • if ceiling mounted, within 300mm of any wall
 • if wall mounted, within 150mm of the ceiling or a junction with another wall
 • where it can be obstructed (for example by curtains, blinds or furniture)
 • next to a door or window, or
 • next to an air vent or similar ventilation opening.
 Unless otherwise indicated by the manufacturer, a carbon dioxide monitor, with or without an integral detector, should be mounted between 1.4m and 1.6m above floor level. A carbon dioxide detector head (or monitor if integrated) should not be sited within 1m of the expected location of a bed-head. Where a separate detector head and monitor is installed, the monitor may be located other than in the room containing the detector head, for example, the hallway. This may be desirable if more than one detector head is installed.

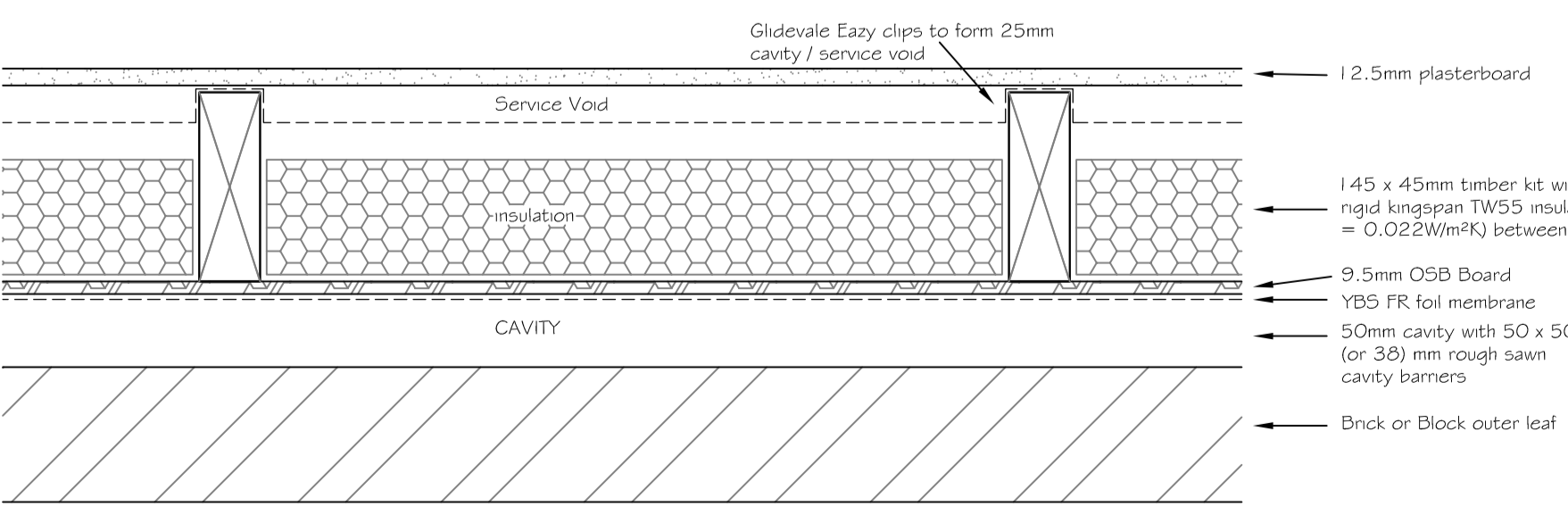
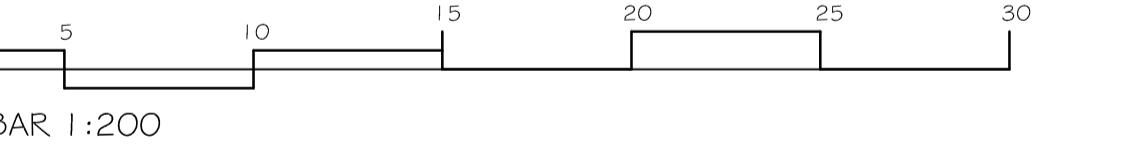
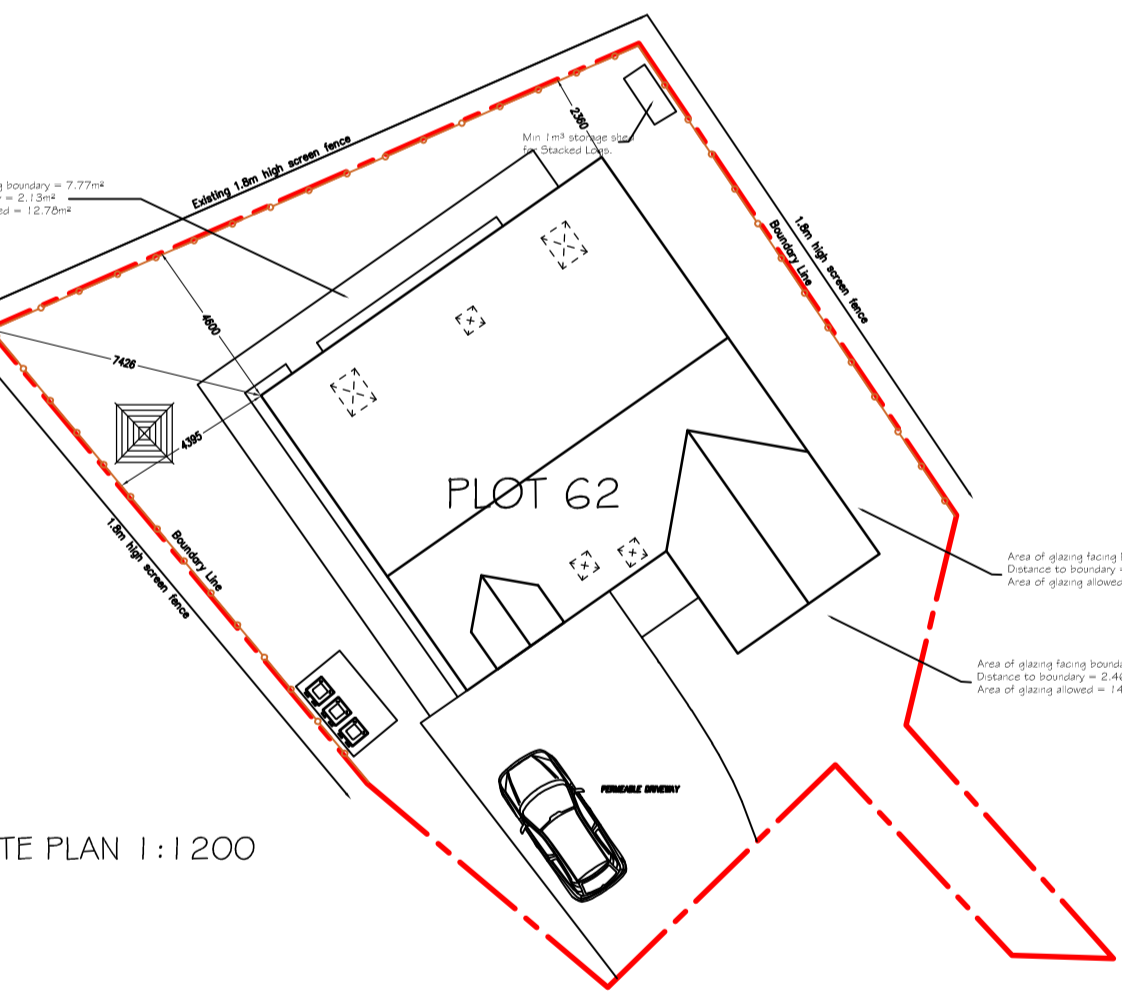
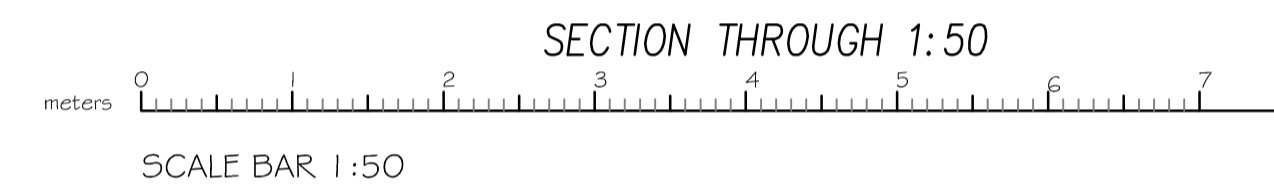
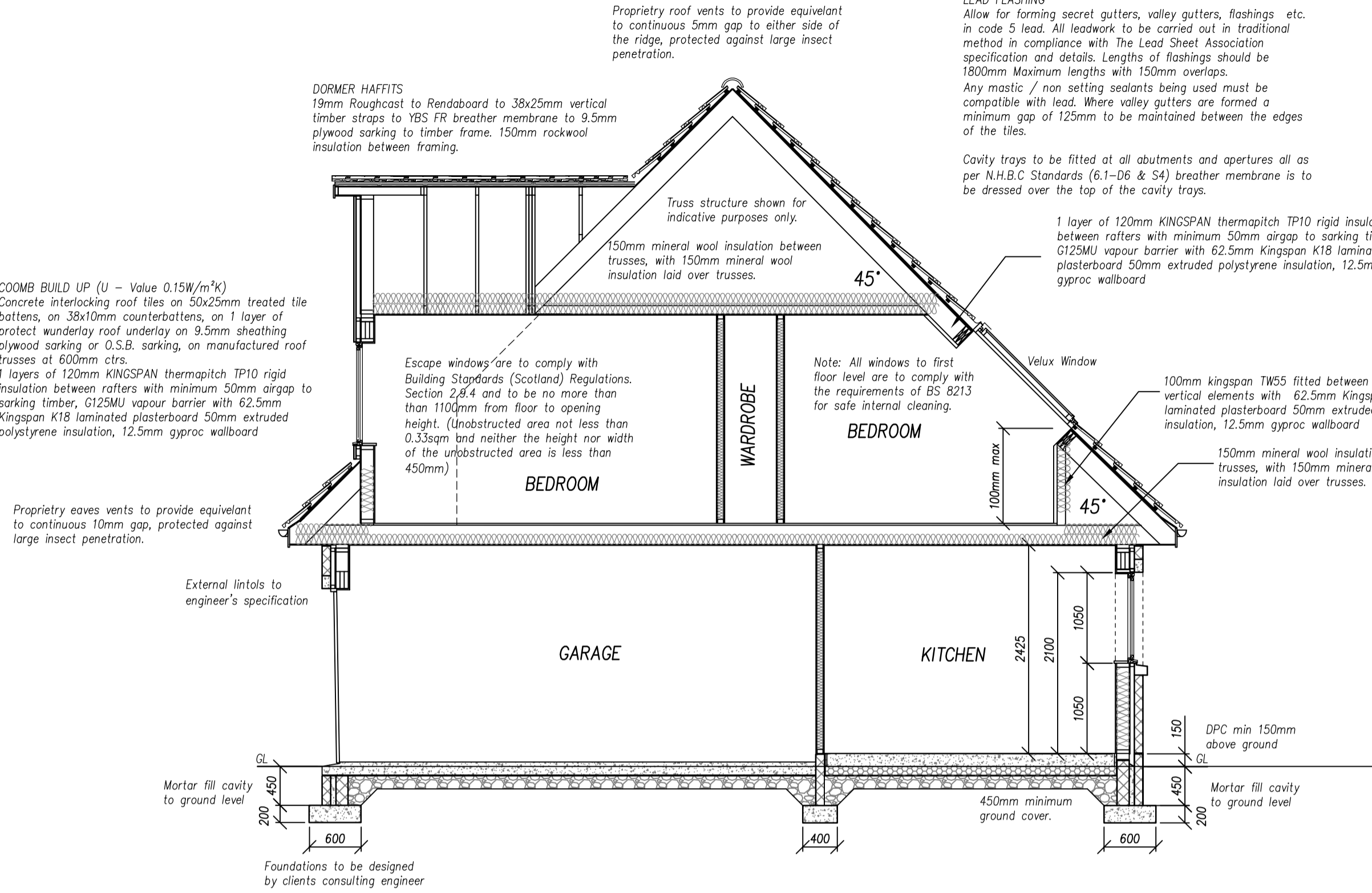
LOFT HATCHES
 GIDEVALE type G51 pre insulated ceiling access hatches are to be fitted.

AIR TIGHTNESS TEST
 Dwelling to be built to have a min air tightness level of 6m³/h/m² @ 50pa An air tightness test is to be carried out to new dwelling in accordance with BS EN 13829 : 2001 and relevant certificate to be forwarded to the Building Standards Surveyor prior to a completion certificate being submitted.

ENERGY PERFORMANCE CERTIFICATE
 An energy performance certificate containing the information required by part 6.9.2 of the Building Standards (Scotland) Regulations should be affixed to the completed building and not removed unless replaced with an updated version.
 The energy performance certificate 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 a cupboard containing the gas or electricity meter or the water supply stopcock.

WRITTEN INFORMATION AND INSTRUCTIONS
 Written information should be made available for the use of the occupier on the operation and maintenance of the heating, ventilation, cooling and hot water service system, any additional low carbon equipment installations and any decentralised equipment for power generation to encourage optimum energy efficiency.
 In addition a quick start guide, identifying all installed building services, the location of controls and identifying how systems should be used for optimum efficiency should be provided for each new dwelling. Further information and an example of such a guide can be found within Section 7 (Sustainability) - refer to Annex 7B.

STATEMENT OF SUSTAINABILITY CERTIFICATE
 The statement of sustainability (sustainability label, or SL) that includes the level of sustainability achieved must be fixed to the building prior to completion. 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 a internal cupboard containing a utility meter or the owner may choose to display the label in a more prominent location.



SECTION THROUGH TIMBER FRAME 1:5

LEAD FLASHING
 Allow for forming secret gutters, valley gutters, flashings etc. in code 5 lead. All leadwork to be carried out in traditional method in compliance with The Lead Sheet Association specification and details. Lengths of flashings should be 1800mm Maximum lengths with 150mm overlaps.
 Any mastic / non setting sealants being used must be compatible with lead. Where valley gutters are formed a minimum gap of 125mm to be maintained between the edges of the tiles.
 Cavity trays to be fitted at all abutments and apertures all as per N.H.B.C Standards (6.1-D6 & S4) breather membrane is to be dressed over the top of the cavity trays.

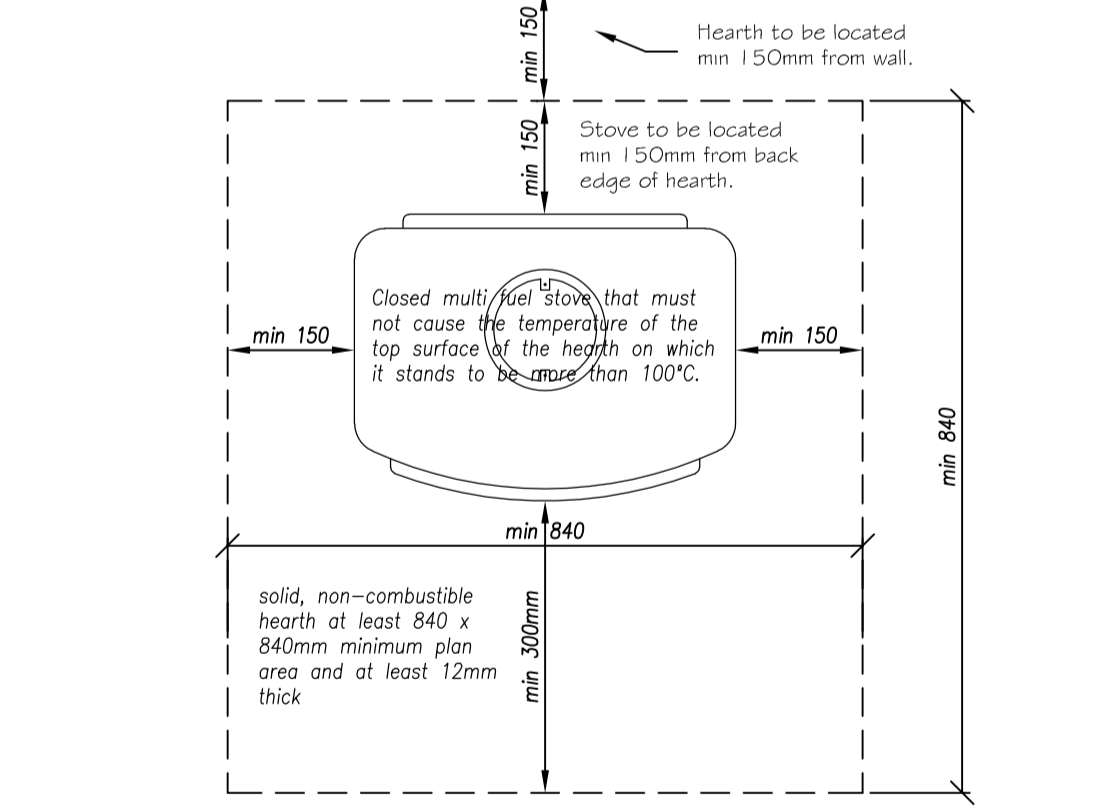
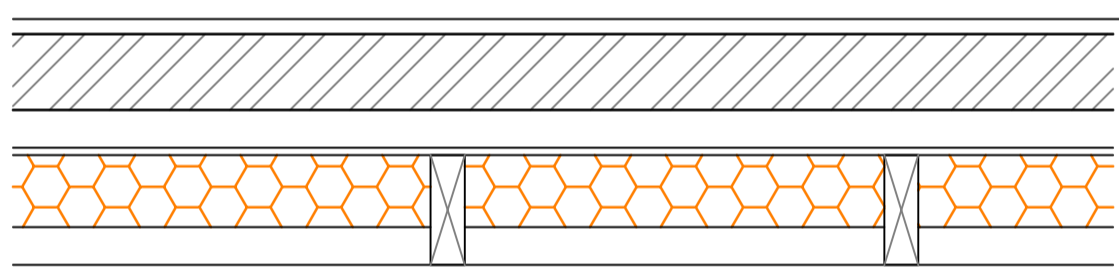
1 layer of 120mm KINGSPAN thermapitch TP10 rigid insulation between rafters with minimum 50mm airgap to sarking timber. G125MU vapour barrier with 62.5mm Kingspan K18 laminated plasterboard 50mm extruded polystyrene insulation, 12.5mm gyproc wallboard

Note: All windows to first floor level are to comply with the requirements of BS 8213 for safe internal cleaning.

150mm mineral wool insulation between trusses, with 150mm mineral wool insulation laid over trusses.

DPC min 150mm above ground

Mortar fill cavity to ground level

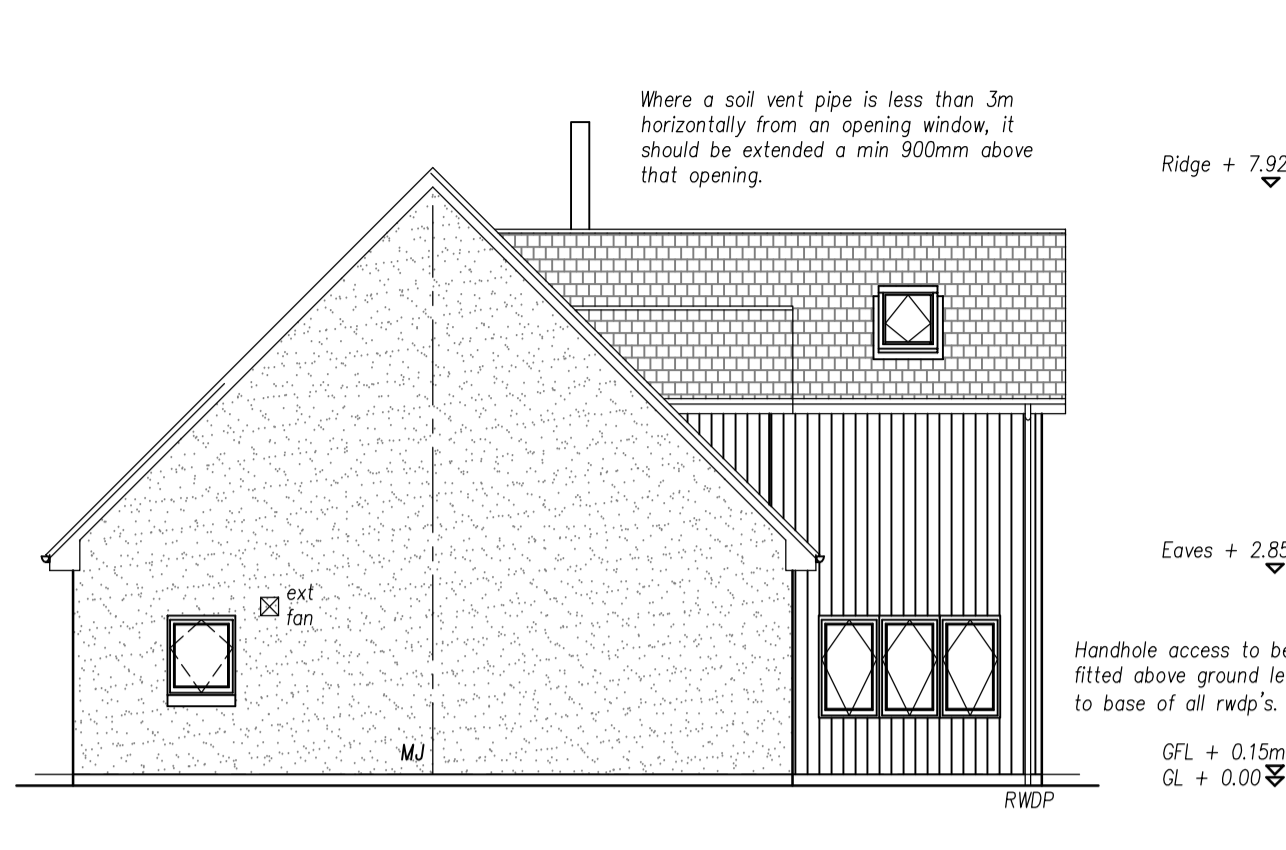


PROPOSED HEARTH PLAN 1:10

A label should be permanently posted in the dwelling for the hearth, fireplace and system chimney as per 3.17.7 containing information essential to the correct application and use of these facilities and to alert future workers to the specification of the installed system. The labels should be indelibly marked and contain the following information:
 a. the location of the hearth, fireplace (or flue box) or the location of the beginning of the flue
 b. a chimney designation string in accordance with BS EN 1443: 2003 (see clause 3.18.2) for products whose performance characteristics have
 c. the category of the flue and generic types of appliance that can accommodate;
 d. the type and size of the flue (or its liner);
 e. the installation date.
 Labels should be located in a position that will not easily be obscured adjacent to:
 the gas or electricity meter; or
 the water supply stopcock; or
 the chimney or hearth described.

TITLE
 PROPOSED DWELLINGHOUSE
 AT PLOT G2 BARCLAY ROAD, AVIEMORE
 FOR MR AND MRS WEBSTER
 PROPOSED ELEVATIONS AND FLOOR PLANS

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Scale : 1:50, 1:200	Date : 7/4/16
Drawn No : 16/055-02	Rev : B

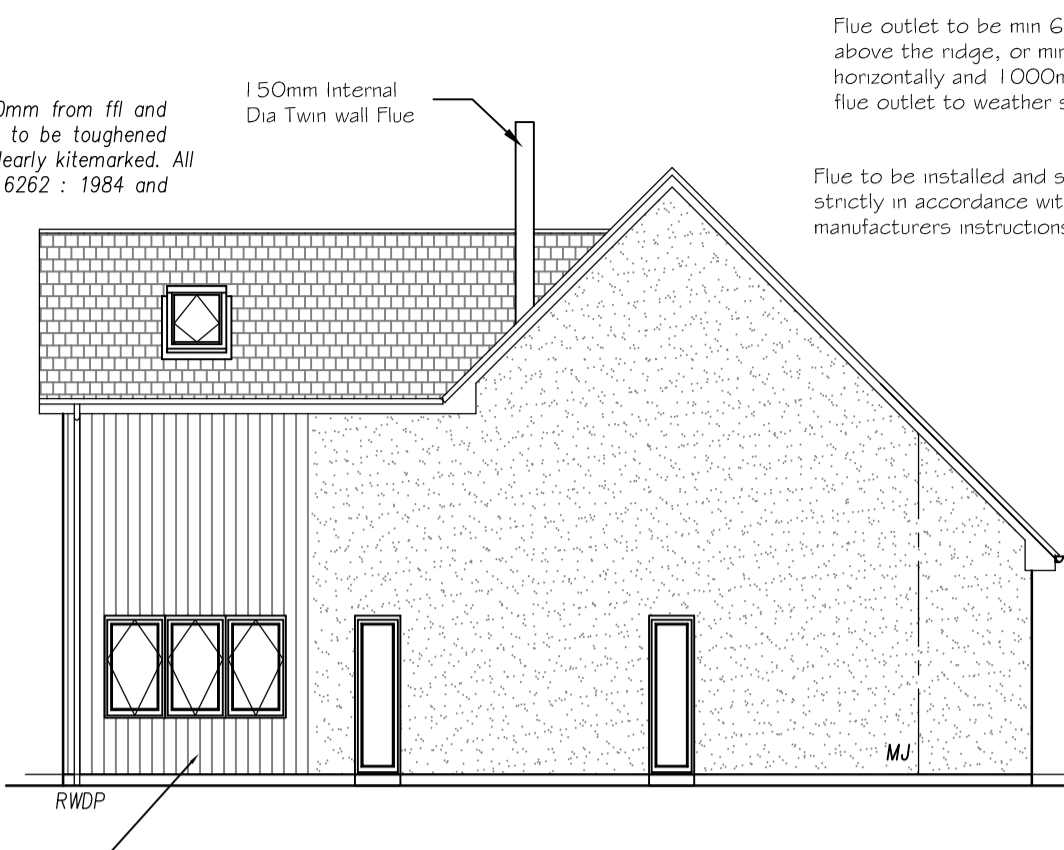


MJ - Denotes movement joint

SIDE ELEVATION 1:100



FRONT ELEVATION 1:100

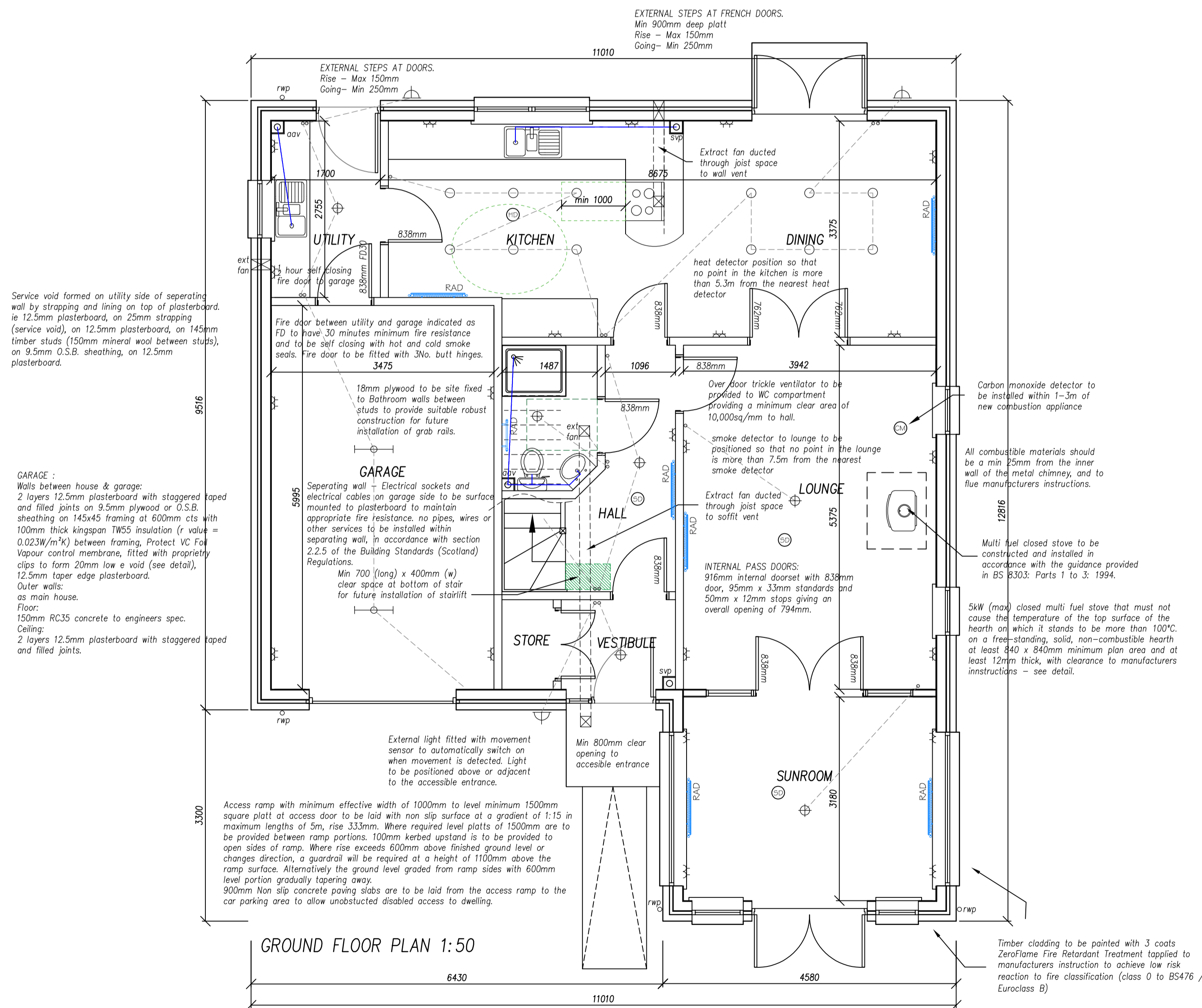
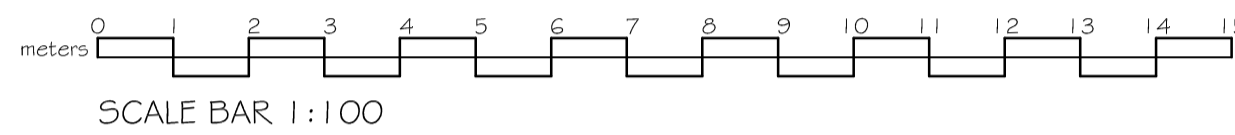


SIDE ELEVATION 1:100

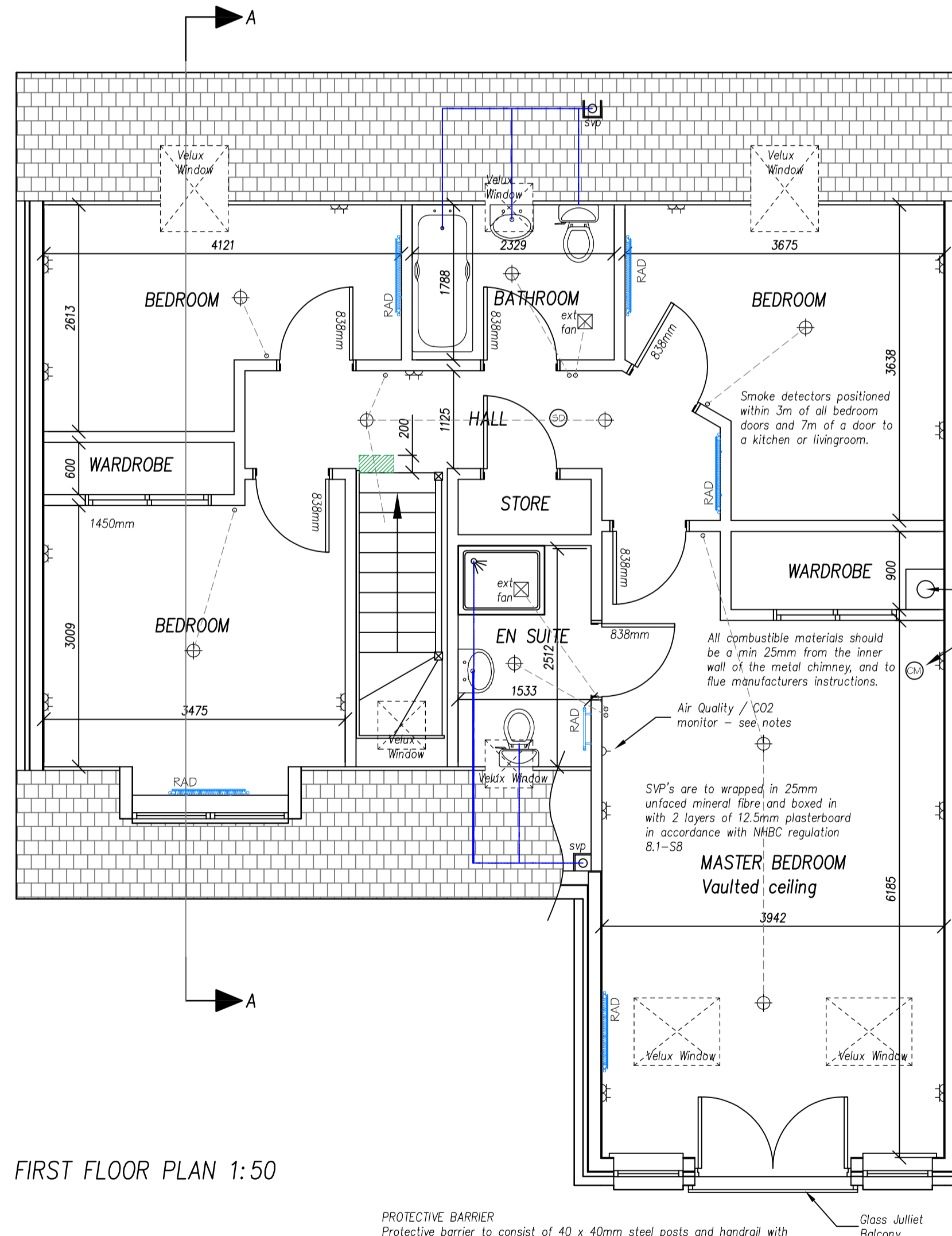
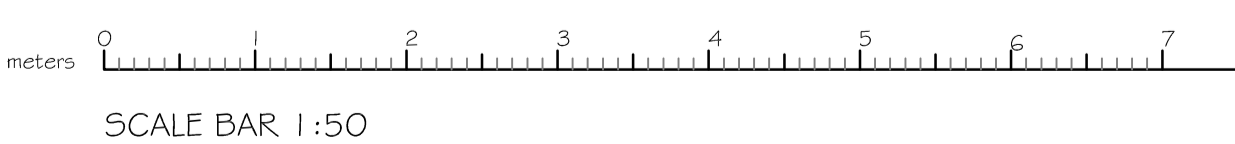


REAR ELEVATION 1:100

FINISHING SCHEDULE
 ROOF - GREY MARLEY MODERN FLAT CONCRETE ROOF TILES
 WALLS - WHITE WETDASH
 TIMBER CLAD WALLS - 19mm VERTICAL TIMBER
 WEATHERBOARD WITH BLUE PAINT FINISH
 BASECOURSE - WHITE SMOOTH RENDER
 GILLS - BUFF PRECAST GILLS
 WINDOWS - WHITE DOUBLE GLAZED TIMBER
 SOFFITS AND FASCIA - WHITE TIMBER
 GUTTERS AND DOWNPIPES - BLACK PVCU
 CHIMNEY - CHROME TWINWALL FLUE PIPE
 BALCONY - STAINLESS STEEL POSTS AND HANDRAILS WITH 12mm GLASS BALUSTRADE



GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50

PROTECTIVE BARRIER
Protective barrier to consist of 40 x 40mm steel posts and handrail with glass balustrades between posts. Protective barrier to be designed and fitted to be capable of resisting loads calculated in accordance with BS EN 1991-1-1. Top rail to be fitted at 1100mm above the deck. No space between glass/handrail/posts to be greater than 99mm apart.

Electric Symbols Key	
	Double Electric Socket
	Spotlight
	Pendant Light
	External Light
	Fluorescent Light
	Wall Light
	TV outlet
	electrical consumer unit

TITLE
PROPOSED DWELLINGHOUSE
AT PLOT G2 BARCLAY ROAD, AVIEMORE
FOR MR AND MRS WEBSTER
PROPOSED ELEVATIONS AND FLOOR PLANS

Drawn by: DB	Checked by:
Scale: 1:100, 1:50, 1:200	Date: 7/4/16
Drawn No: 16/055-01	Rev: F