

Agenda Item	6.5
Report No	PLN/062/22

HIGHLAND COUNCIL

Committee: North Planning Applications Committee
Date: 10 August 2022
Report Title: 21/04515/LBC: L & M Lynch
6 Janet Street, Thurso, KW14 7AR
Report By: Area Manager North

Purpose/Executive Summary

Description: Installation of external ventilation and chimney stack, formation dormer doorway with fire escape walkway and staircase, external door replacements, reinstatement of gable window, new rooflights, internal alterations including formation of 3 new rooms, bar retention and refurbishment.

Ward: 02 – Thurso and North West Caithness

Development category: Local

Reason referred to Committee: associated detailed application received 5no objections.

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** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 The application is for Listed Building Consent for several external and internal alterations to the Category C Listed 6 Janet Street, currently approved for use as the Manor House Guest House (refs 18/05935/FUL & 18/05933/LBC). It is being considered alongside a detailed planning application for the part change of use of the business to operate a restaurant and ancillary bar (ref. 21/04517/FUL).
- 1.2 Proposals to the external areas of the property include:
- Installation of external extraction plant with ventilation stack installed above the side extension housing the kitchen, to be screened by one metre vertical timber panels stained anthracite grey;
 - Formation of dormer doorway with fire escape walkway and staircase;
 - Replacement doors to Brabster Street outbuilding/laundry;
 - Temporary installation and replacement ground floor doors north gable and east elevation of the modern extension;
 - Conservation roof lights will be inserted to bedrooms/ensuite;
 - Reinstatement of original 1st floor gable end window opening with sash and case timber window at the north gable rear wing extension
- 1.3 Internal alterations include:
- 3no additional ensuite guest bedrooms installed on the first floor northeast wing attic area;
 - Retention of the bar area and replacement bar servery counters (retrospective);
 - Removal of band staging in the former club function room (retrospective); and
 - Removal of temporary partitions and associated works to allow the change of use of the current private residence to convert the area for use as dining space;
 - Refurbishment and upgrades to ground floor W.C.s (retrospective);.
 - Nominal alteration to the layout of a second floor west bedroom (retrospective).
- 1.4 The applicant submitted pre-planning application enquiry (ref. 21/02121/PREAPP) for the part change of use to allow for a sui-generis public bar as well as the provisions included with the current application. The applicant was provided advice regarding ensuring all alterations are appropriate for the historic environment.
- 1.5 The application is supported by a Supporting Statement and a Noise Impact Assessment and associated addendum.
- 1.6 During the course of the assessment, the retrospective consent for external signage has been removed from the application and will be removed from the property, which will be secured by condition. The details of the extraction unit and ventilation

2. SITE DESCRIPTION

- 2.1 6 Janet Street is a Category C Listed Building that was formally a private club but has recently been refurbished and opened as a Guest House. The building has been

extended at the rear into the garden ground to provide extra facilities for the now defunct private club. In addition to the listing, the site is also within Thurso's defined Town Centre, and the Conservation Area, whereby Janet Street is noted for its particularly fine Victorian domestic buildings that face the Thurso River and adhere to a strong building line that front the public road. Although within the Town Centre, Janet Street is largely residential with commercial activities limited to a small number of private businesses providing tourist accommodation

2.2 The Listing for the property is as follows:

Later 19th century, 2 storeys and attic, 3 wide bays. Symmetrical polished ashlar frontage, channelled at ground floor; rubble flanks, polished ashlar dressings rusticated quoins. Advanced and pedimented centre bay; centre round-headed doorway with corniced and engaged columned doorpiece; panelled double leaf door. Flanking rectangular bay windows with tripartite fenestration with engaged pilastered jambs, cornices and blocking courses. Tripartites in outer bays of 1st floor with centre window with balustraded apron; moulded architraves to all 1st floor windows; 3-pane glazing 3 contemporary gabled dormers with stepped triple arched lights. Bipartites in 1st and attic floors of each gable. Corniced end stacks; slate roof. Wing to rear linked to modern single storey extension by modern lean-to stairwell. Coped rubble garden walls, flanking both Janet Street and Brabster Street.

3. PLANNING HISTORY

3.1	27 2019	February	18/05933/LBC: Change of use of private club to form guest house and family accommodation with the provision of eleven bedrooms with ensembles; Part replacement & repair of windows; External repairs; Minor internal fabric alterations	PERMISSION GRANTED
3.2	27 2019	February	18/05935/FUL: Change of use of private club to form guest house and family accommodation with the provision of eleven bedrooms with ensembles, part replacement & repair of windows, external repairs, minor internal fabric alterations.	PERMISSION GRANTED
	N/A		21/04517/FUL: Part change of use to restaurant and ancillary bar (retrospective). Installation of external staircase, flue, and signage. Addition of 3 guest bedrooms	PENDING CONSIDERATION

4. PUBLIC PARTICIPATION

4.1 Advertised: Listed Building – 21 Days

Date Advertised: 29 October 2021

Representation deadline: 19 November 2021

4.2 Timeous representations: 1no objection comment and 1no general comment

4.3 Late representations: 0

4.4 Material considerations raised are summarised as follows:

- a) Concerns regarding the visual impacts and impacts on the character of the Listed Building and Conservation area resulting from the ventilation system, fire escape, and replacement doors to Brabster Street;
- b) Concerns that the signage has been fixed following an inappropriate methodology and subsequent impacts on the fabric of the Listed Building.

4.5 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.

5. CONSULTATIONS

5.1 **Historic Environment Team** does not object and considers the proposal in terms of its impact on the heritage resource. Its comments are considered in full in the appraisal below.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Wide Local Development Plan 2012 (HwLDP)**

28 - Sustainable Design
29 - Design Quality & Place-making
57 - Natural, Built & Cultural Heritage
58 - Protected Species

6.2 **Caithness and Sutherland Local Development Plan 2018 (CaSPlan)**

Policy 1 – Town Centres First

6.5 **Highland Council Supplementary Planning Policy Guidance**

Access to Single Houses and Small Housing Developments (May 2011)
Highland Historic Environment Strategy (Jan 2013)
Highland's Statutorily Protected Species (March 2013)
Historic Windows and Doors (May 2017)
Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy 2014
Historic Environment Policy Scotland (April 2019)
Historic Environment Scotland Circular (April 2019)
Historic Environment Scotland - Managing Change in the Historic Environment

8. PLANNING APPRAISAL

- 8.1 Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires Planning Authorities to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 8.2 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

- 8.3 This means that the application requires to be assessed against the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and all relevant policies of the Development Plan, national and local policy guidance and, all other material considerations relevant to the application. The planning issue related to the application are considered under the associated application (ref 21/04517/FUL).

Planning Considerations

- 8.4 The key considerations in this case are:
- a) compliance with the development plan and other planning policy
 - b) any other material considerations

Development plan/other planning policy

- 8.5 In considering whether to grant Listed Building Consent application (LBC) for any works, the Planning Authority is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses as required by Policy 57 of the HWLDP for Natural, Built & Cultural Heritage. As such, the Council will support developments that do not have an unsatisfactory effect on, or compromise, the environmental, amenity and/or heritage resource, either singularly or cumulatively.
- 8.6 As mentioned, this application is assessed alongside the associated application for planning permission for the part change of use of the guest house to allow a restaurant to operate from the premises (ref. 21/04517/FUL) however not all aspects of the application relate to the part change of land use. Nevertheless, all design considerations are primarily assessed under the application for LBC due to their impacts on the historic resource and are assessed below.

8.7 External Works

It has taken some time to settle on proposals for the kitchen ventilation system given the need for the proposal to respond appropriately to Environmental Health standards and Conservation concerns. To that end, the applicant has proposed an internal filtration system with odours discharging through an external stack reaching 1m above the adjoining eaves to be screened by vertical timber panels painted a recessive colour to limit visibility of the feature from public views. Although not ideal,

the proposal is a compromise and is considered to have limited impact on the building's overall historic fabric given that it is built through the modern ground floor extension, while the screening reduces its negative impacts on the character and qualities of the Listed Building and Conservation Area to within acceptable limits. As such, the amended ventilation system stack is accepted subject to conditions to secure appropriate dark recessive finishes of the equipment and to remove all associated fixtures and fittings from the building in the event they are no longer required.

- 8.8 The proposed first floor dormered fire escape doorway will be located on the inner-face of the rear wing, hipped, and slate clad with 3-panelled half-glazed timber door, which is acceptable. The doorway leads to a handrailed walkway over the flat roof to a steel fire escape stairway; these elements are considered acceptable as only having a minimal visual impact, largely contained to the low-quality flat-roofed extension. A condition is applied to ensure the metalwork is finished in a dark neutral matt colour to reduce the fire escape's visual impact.
- 8.9 The outbuilding's replacement double doorway to Brabster Street will be of vertical timber board finish with glazing and glazed side panels, and painted heritage blue to match the existing doors, which is considered acceptable. The applicant has reinstated a 1970s double doorway opening on the rear gable of the rear-wing (northwest elevation) for fire escape. While the paired timber glazed two panel doors are not generally appropriate for a Listed Building, however given that the doors are screened from public view by the outbuilding and are installed on a temporary basis and, in this instance the doors they are accepted. The side door on the northeast elevation is acceptable however a condition is applied to ensure it is finished in a dark Victorian heritage colour. There are no issues with the reinstatement of the rear-wing first floor (northwest elevation) sash and case timber window. However all windows must have thru-astragals and concealed vents, which is also secured by condition. (Drawing 22rev A) as proposed, is not considered acceptable on the listed building. A suspensive condition is applied to ensure the new conservation rooflights are of sufficient detail and styling and installed vertically.
- 8.10 The proposed projecting sign on the front elevation was not considered acceptable by virtue of its box construction and double strip-lighting and its clumsy detailing and construction. As such, the sign has been removed from the current application and a condition is applied to secure its removal in lieu of an application for a projecting sign of narrow board suspended from a bracket, in traditional styling appropriate for the period of the property, and without strip illumination.
- 8.12 Internal Works

There are no issues with the reinstatement of the rear wing ceiling and formation of three first floor rooms above traditional rear wing to provide additional ensuite bedrooms. The bar servery counters have been replaced so this aspect of the application is retrospective, as are the removal of band staging in the former club function room, the refurbishment and upgrades to ground floor W.C.s, and the nominal alteration to the layout of a second floor west bedroom. These changes have been completed to a high standard and do not raise concerns of historic significance.

Other material considerations

- 8.13 Several works to the Listed Building including repairs to windows and dormers, chimney heads, stonework, slating and roof works, and cast iron goods, as well as internal fabric alterations, were approved under the aforementioned 2018 consents, which have been completed to a high and commendable standard. There are no other material considerations in relation to the current application for Listed Building Consent.

Non-material considerations

- 8.14 Several concerns regarding the proposed part change of land uses were raised in representations to the application, which are not material to the consideration for Listed Building Consent but are considered under the associated application for Planning Permission.

9. CONCLUSION

- 9.1 All relevant matters have been taken into account when appraising this application. It is considered that, subject to conditions, the proposals as described above accord with the principles and policies contained within the Development Plan and are acceptable in terms of all other applicable material considerations with regard their impact on the heritage resource.

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 Obligation	N
Revocation of previous permission	N

Subject to the above actions, it is recommended to **APPROVE** the application subject to the following conditions and reasons

1. No new roof lights shall be installed until details of all rooflights, which shall be 'conservation' style, have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved rooflights shall be installed, which shall be installed vertically.

Reason: In order to safeguard the character and qualities of the listed building.

2. Within 1 month of the date of this permission, the external signage on the Janet Street elevation shall be removed. Thereafter, no replacement signage shall be installed until details of the sign, which shall be a projecting sign of narrow board suspended from a bracket, in traditional styling with no strip illumination, and a method statement of the sign's installation and repairs to the external stonework, have submitted to, and approved in writing by the Planning. Thereafter, only the approved sign shall be installed with works proceeding in accordance with the approved details.

Reason: In order to safeguard the character and qualities of the listed building.

3. Within three months of the date of this permission, the replacement ground floor door at the northeast elevation shall be finished in a dark Victorian heritage colour.

Reason: In order to safeguard the character and qualities of the listed building.

4. The external fire escape walkway and staircase shall be finished in a dark neutral colour with matt finish.

Reason: In order to safeguard the character and qualities of the listed building.

5. All replacement windows shall have thru-astagals and concealed vents.

Reason: In order to safeguard the character and qualities of the listed building.

6. In the event that the external plant and ventilation system, which shall be finished in a dark neutral colour with matt finish, is no longer required it shall be removed from the building along with all associated fixtures and fittings.

Reason: To ensure that any development which has ceased to serve its intended purpose is removed from the site, in the interests of visual amenity and to safeguard the character and qualities of the listed building..

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that, subject to conditions, the proposals as described above accord with the principles and policies contained within the Development Plan and are

acceptable in terms of all other applicable material considerations with regard their impact on the heritage resource.

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.

INFORMATIVES

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.

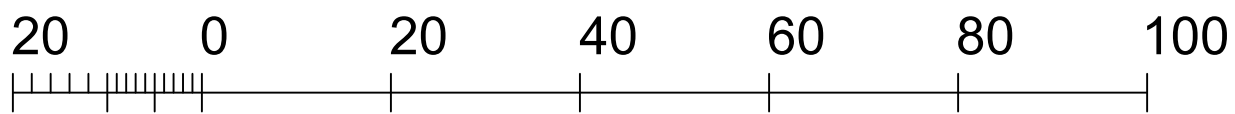
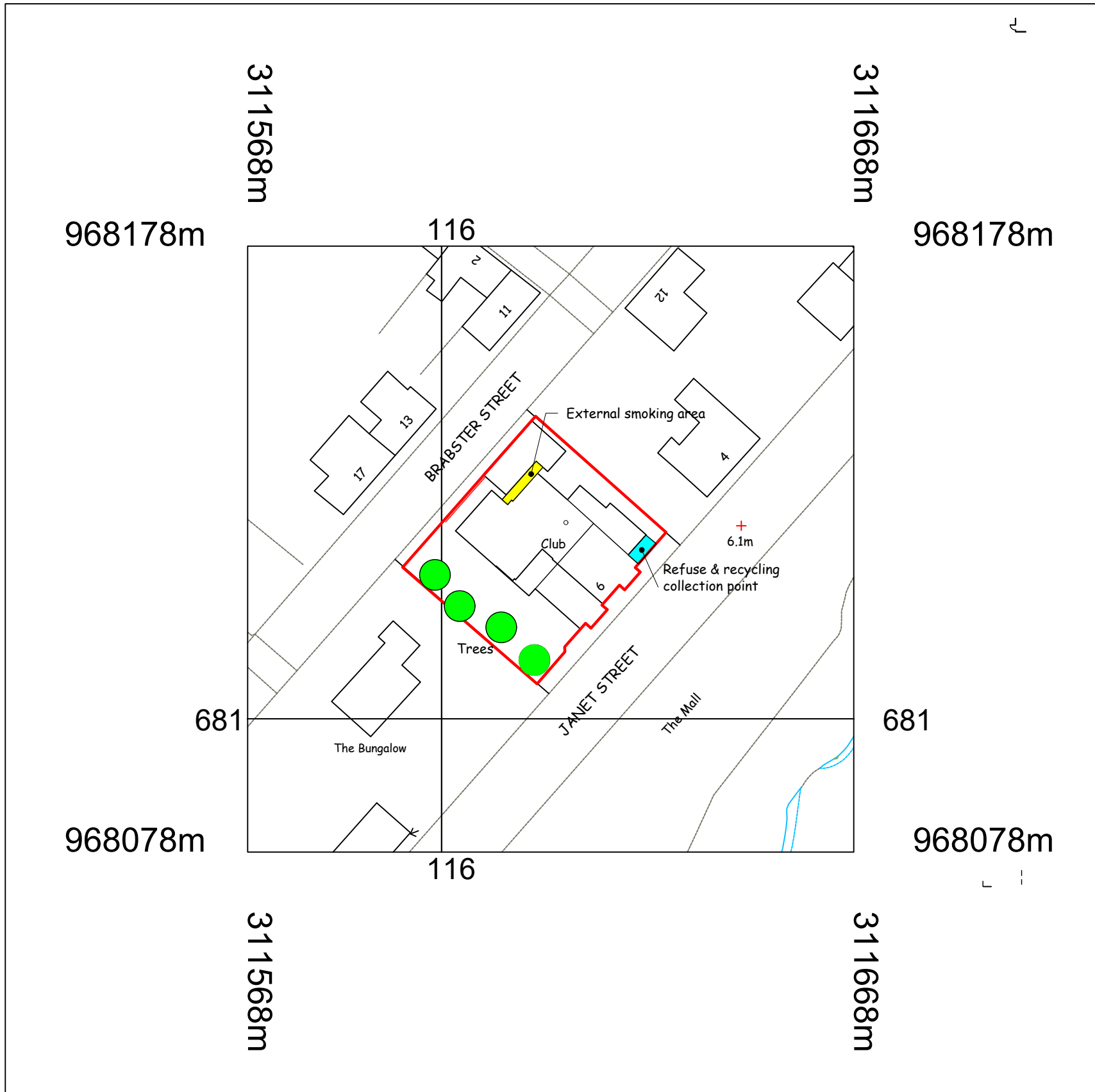
Listed Buildings

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and their respective conditions must be read, and complied with, in tandem.

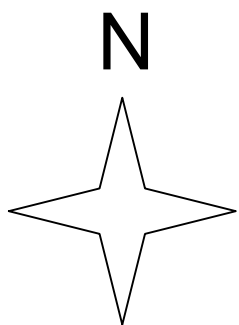
Protected Species – Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Signature: Dafydd Jones
Designation: Acting Head of Development
Author: Mark Fitzpatrick
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - 15 REV A LOCATION/SITE LAYOUT PLAN
Plan 2 - 19 REV B PROPOSED FLOOR PLAN
Plan 3 - 18 REV D PROPOSED ELEVATION PLAN
Plan 4 - 21 REV B GENERAL PLAN - BRABSTER STREET
OUTBUILDING DOOR
Plan 5 - 22 REV B GENERAL PLAN - NW GABLE OPENINGS
Plan 6 - 23 REV A GENERAL PLAN - 1ST FLOOR NEW FIRE
EXIT DOOR
Plan 7 - 24 REV B PROPOSED ELEVATIONS - DINING ROOM
REPLACEMENT DOOR



Metres



No surrounding land or buildings are owned by the Applicant therefore no blue line requirement.

Rev A 01 December 21 NM
1. External smoking area noted

KNIGHT & McDONALD ARCHITECTS			
"Grianan", 14 Beinn Ratha Court, Reay, Caithness, KW14 7RH			
Tel: 01847 893811			
E-mail: admin@knightandmcdonald.co.uk			
Project: 6 Janet Street, Thurso			
Client: Mr & Mrs Lynch			
Drawing Title: SITE & LOCATION PLAN			
Scale	Date	Drawn	Checked
1:800	15.10.18		
Job No	Code	Draw No	Rev
17369	AL(0)	15	A

7. Escape route formed partially over the flat roof and taken to existing landing at Brabster Street. External galvanised steel escape stair finished in anthracite grey.

7. Existing timber doors removed & replaced with new timber doorset. Painted in heritage blue to match existing doors.

UTILITY/STORE

5. Previously existing door opening reinstated.

STORE

12. Designated external parking area with framed, braced and vertically lined timber gates for security.

TABLE/CHAIR STORE

LADIES

GENTS

Temporary partitions removed

DINING AREA 77m²

The public dining area and lounge bar will have a designed occupant capacity not exceeding 100 people.

Existing WC provision schedule:
Unisex accessible wc - 1
Gents wc - 2
Gents urinals - 4
Gents whb - 3
Ladies wc - 2 (plus Unisex wc)
Ladies whb - 2 (plus Unisex whb)

DINING AREA 43m²

6. Existing door replaced.

Temporary partition removed

BAR SERVERY

BAR SERVERY

CANOPY

KITCHEN

STORE

STORE

STORE

4. Proposed kitchen extract to flat roof mounted plant and vertical discharge

3. Existing wall removed. New partitions (shaded pink) fitted to form kitchen storage within previous plant room space.

1. Bar servery replaced with new fitting

2. Gents wc formed & existing wc upgraded to accessible requirements

LOUNGE/LOUNGE BAR 30m²

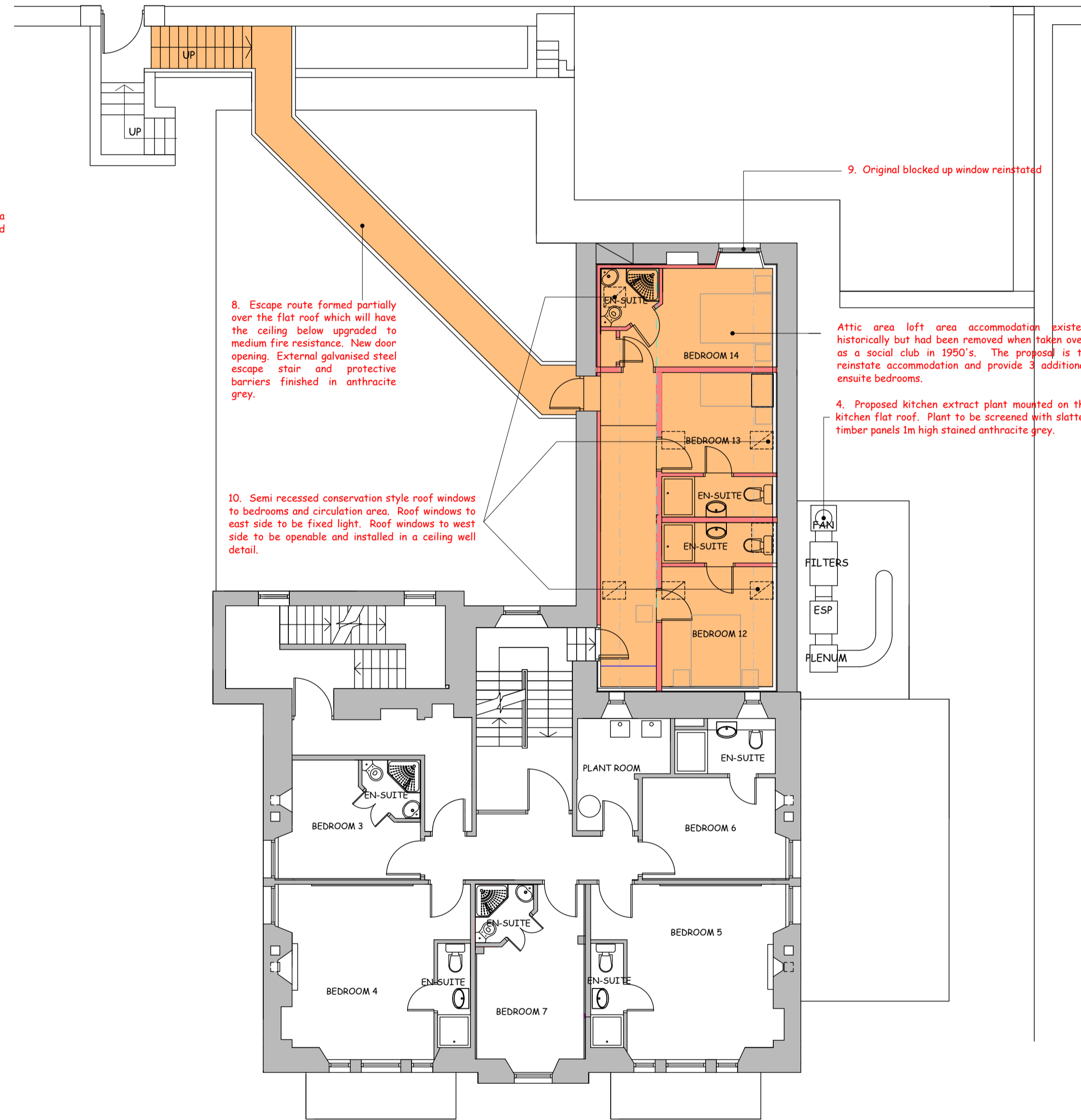
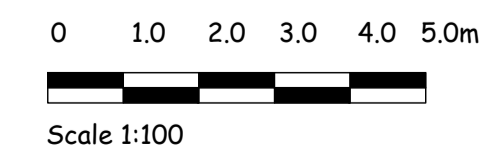
UNISEX ACCESS WC

GENTS WC

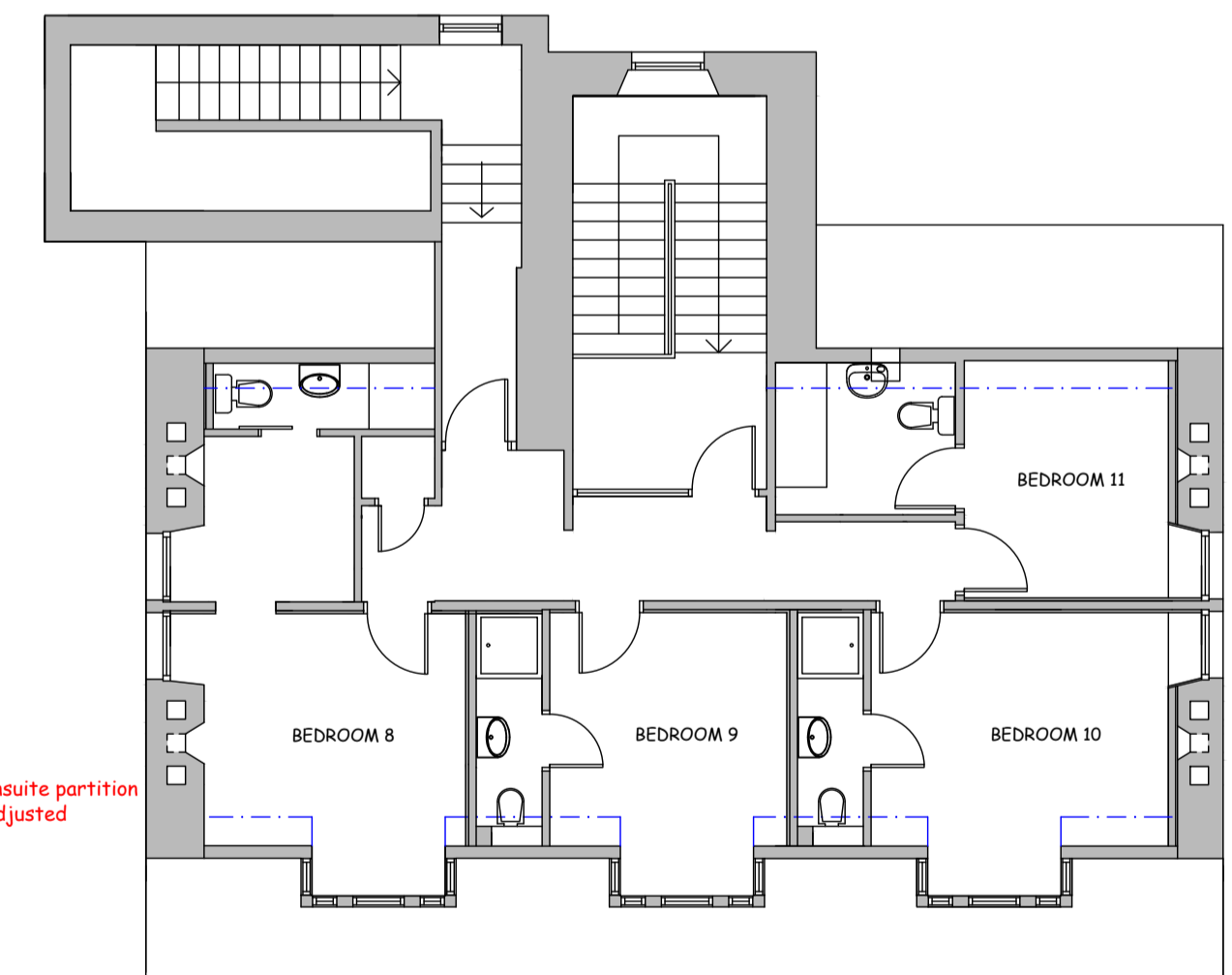
GENTS

LADIES

GROUND FLOOR PLAN



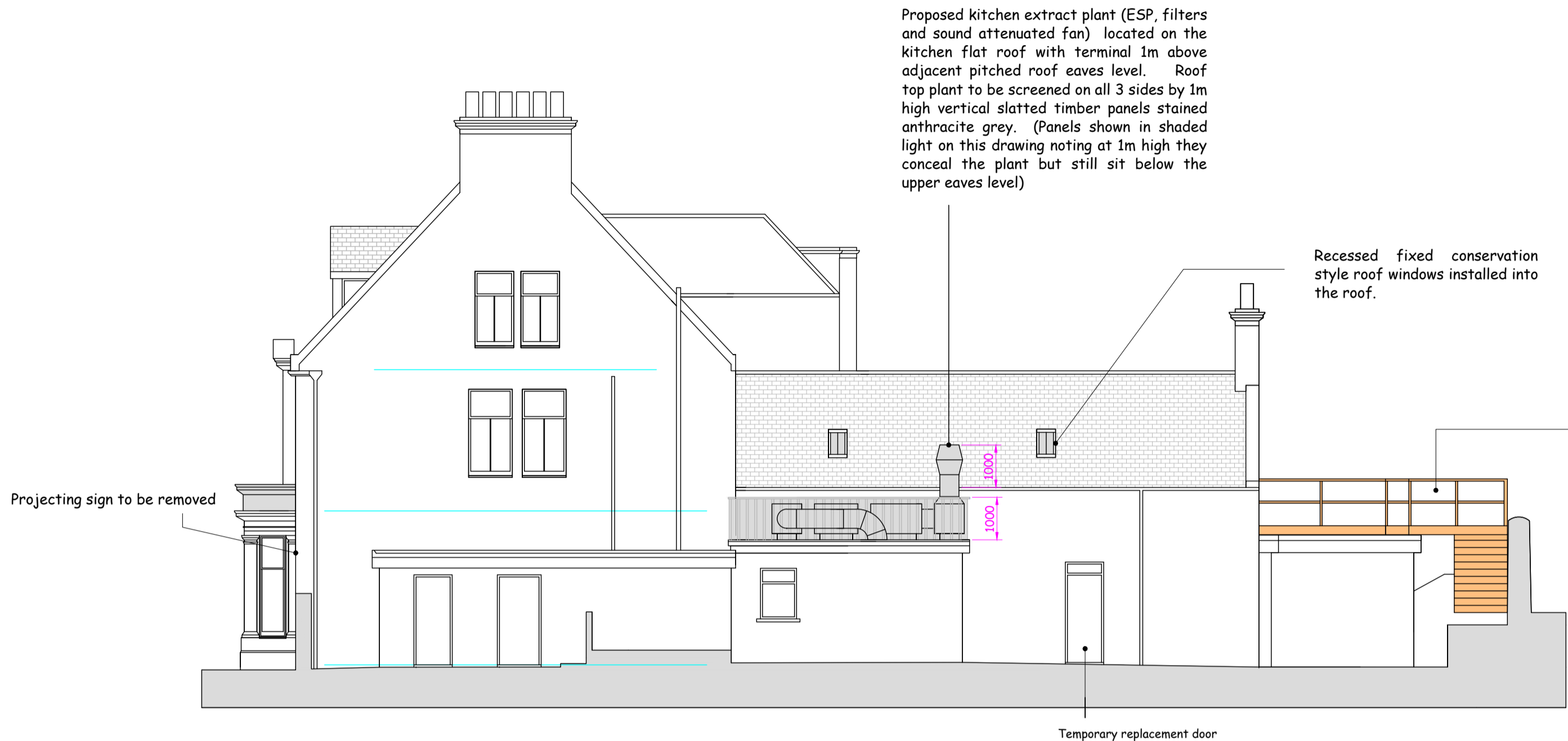
FIRST FLOOR PLAN



SECOND FLOOR PLAN

- Rev A 19 Nov 21 NM
- 1. Note references revised.
- Rev B 13 May 22 NM
- 1. Kitchen ventilation design revised
- Rev C 30 May 22 NM
- 1. Kitchen ventilation design revised

KNIGHT & McDONALD ARCHITECTS			
"Glasgow", 24 Berrin Ratha Court, Rey, Galtness, KW14 7RH			
Tel: 01847 898811			
E-mail: admin@knightandmcdonald.co.uk			
Project: 6 Janet Street, Thurso			
Client: Mr & Mrs Lynch			
Drawing Title: PROPOSED FLOOR PLANS			
Scale: 1:100	Date: 02.04.21	Drawn: NM	Checked: NM
17369	AL(O)	19	B



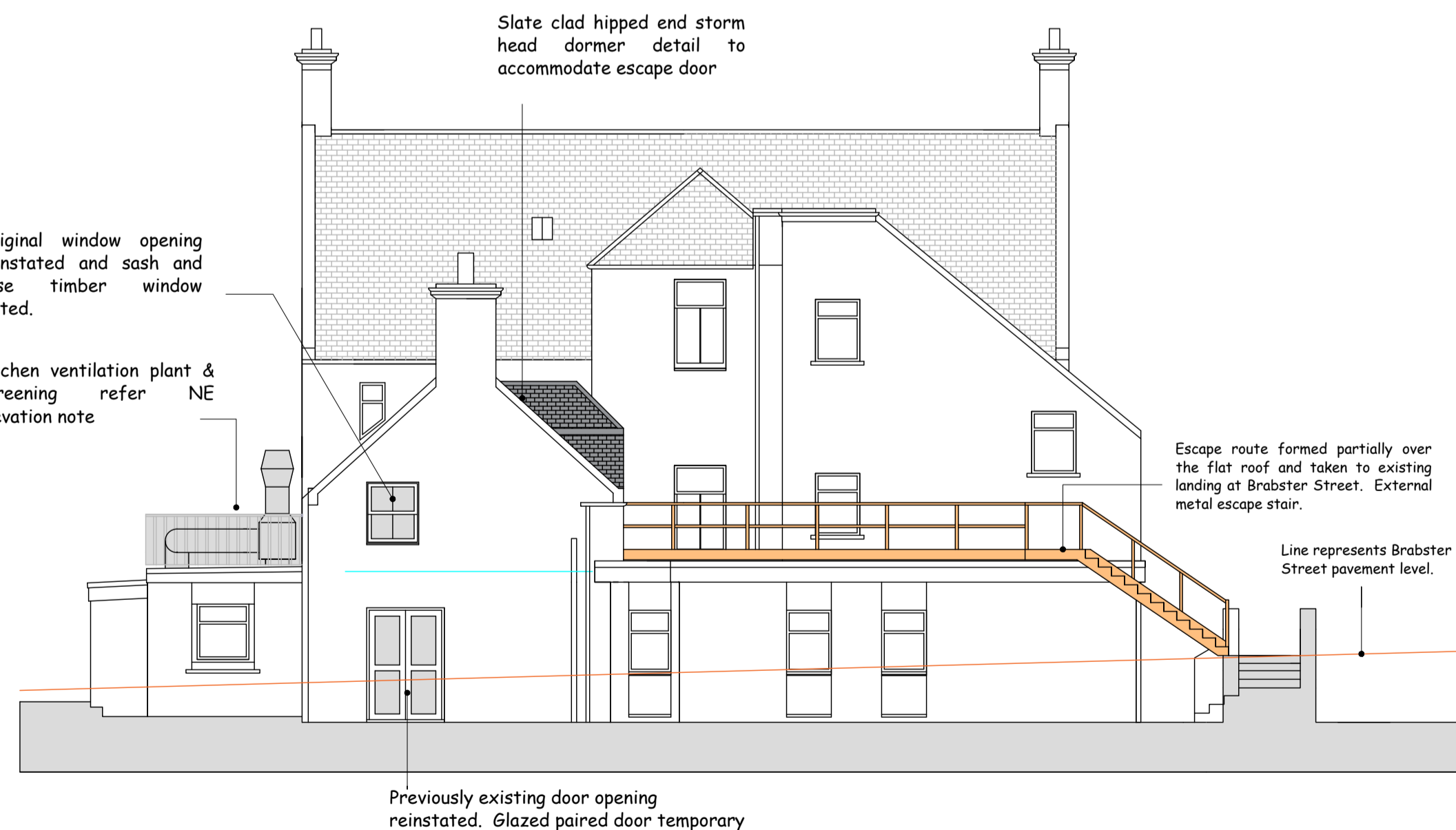
NORTH EAST ELEVATION



SOUTH EAST GARDEN ELEVATION



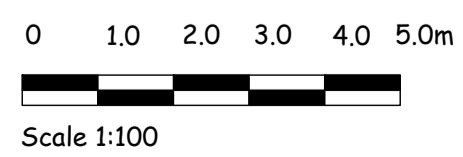
SOUTH EAST JANET STREET ELEVATION



NORTH WEST ELEVATION WITHIN SITE



BRABSTER STREET ELEVATION

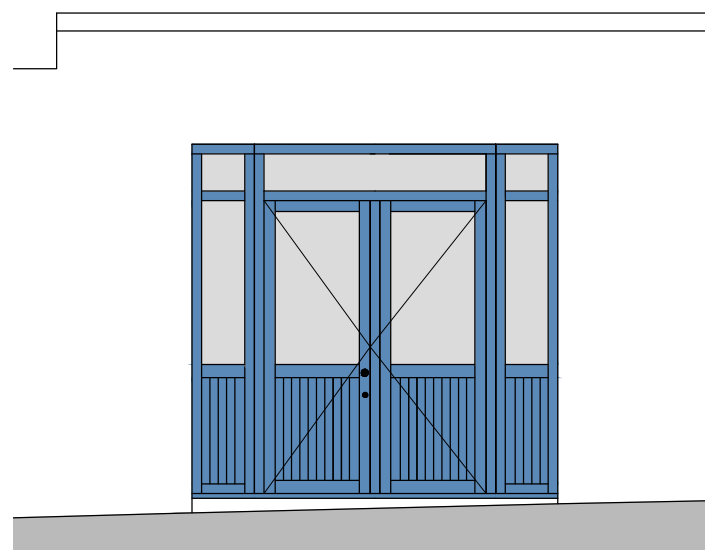


- Rev A 19 Nov 21 NM
- 1. Kitchen extract route revised to internal
- 2. NE & NW external doors are temporary
- Rev B 31 Mar 22 NM
- 1. Kitchen extract design revised
- Rev C 12 May 22 NM
- 1. Kitchen extract design revised
- Rev D 30 May 22 NM
- 1. Kitchen extract design revised

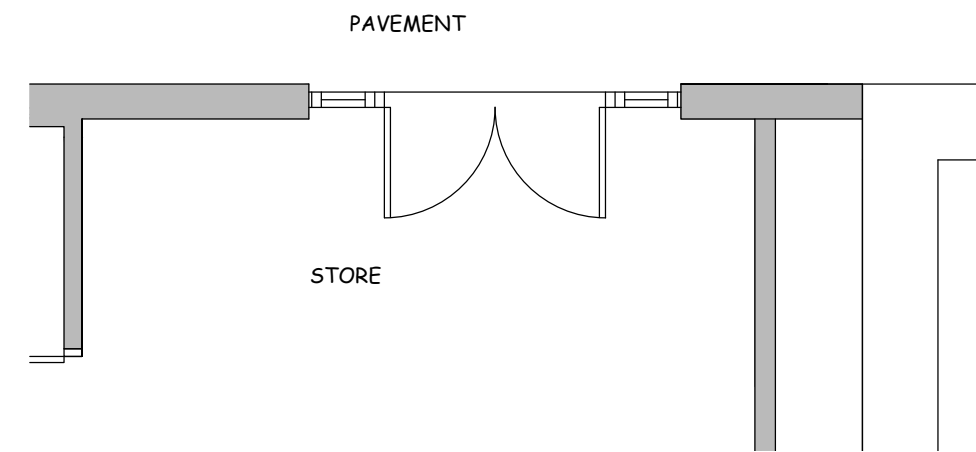
KNIGHT & McDONALD ARCHITECTS			
"Girton", 14 Beinn Ratha Court, Reay, Caithness, KW14 7RH			
Tel: 02847 898812			
E-mail: admin@knightandmcdonald.co.uk			
Project: 6 Janet Street, Thurso			
Client: Mr & Mrs Lynch			
Drawing Title: PROPOSED ELEVATIONS			
Scale:	Date:	Drawn:	Checked:
1:100	02.04.21	AL	AW
17369	AL(0)	18	b



BRABSTER STREET ELEVATION - PROPOSED 1:200



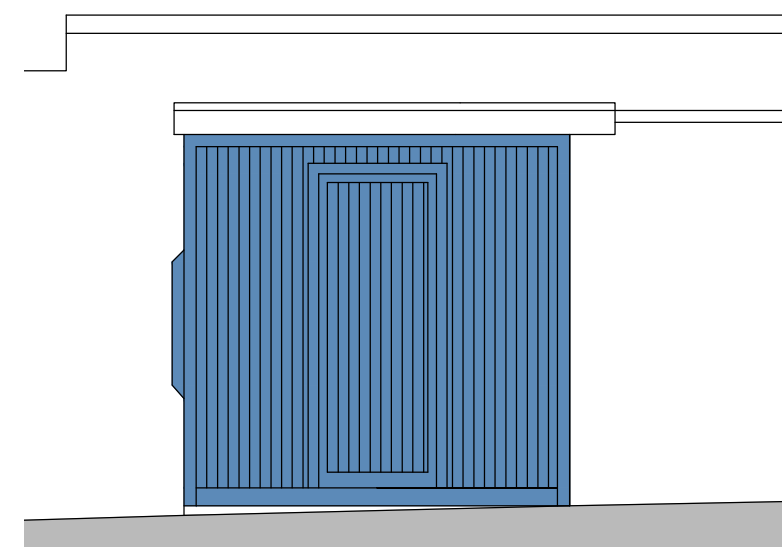
DOOR ELEVATION DETAIL - PROPOSED 1:50



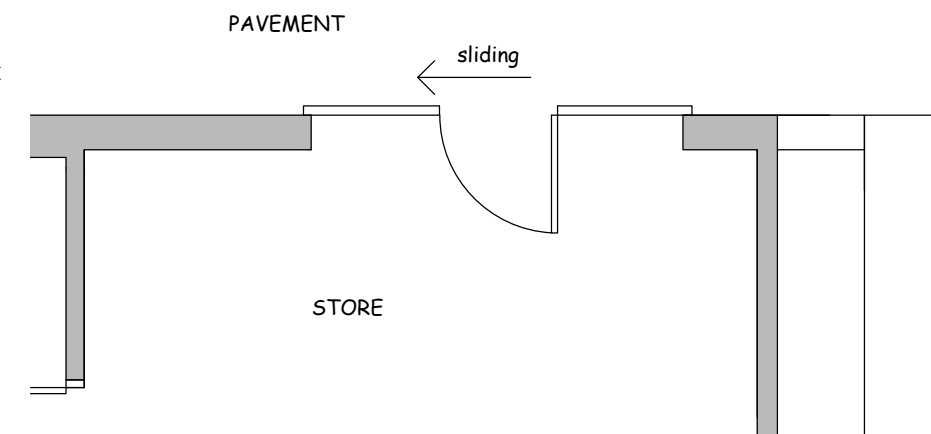
DOOR PLAN DETAIL - PROPOSED 1:50



BRABSTER STREET ELEVATION - EXISTING 1:200



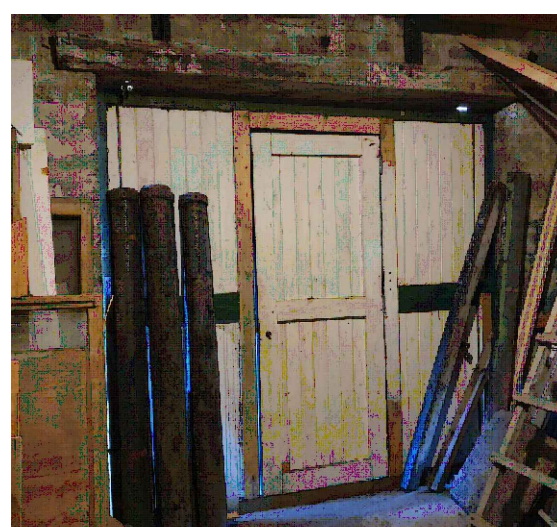
DOOR ELEVATION DETAIL - EXISTING 1:50



DOOR PLAN DETAIL - PROPOSED 1:50



EXISTING DOOR EXTERNAL ELEVATION



EXISTING DOOR INTERNAL ELEVATION

Existing doors are non original features, decayed and provide poor security and weather protection to the store. They are of basic framed and vertically lined timber construction running on unsightly overhead sliding door gear.

They are to be replaced with new timber glazed panel doorset and side screens. The doors and side screen lower panels will be framed and vertically lined as per the existing doors. The structural opening will remain unaltered and expressed.

Doors will be painted in colour to match existing doors.

Glazing will be obscured safety glass.

Ironmongery will be simple black Japan finish knob type handle and escutcheon.

Rev A 01 Dec 21 NM
Ironmongery amended to black Japan finish.

Rev B 01 June 22 NM
Updated kitchen ventilation

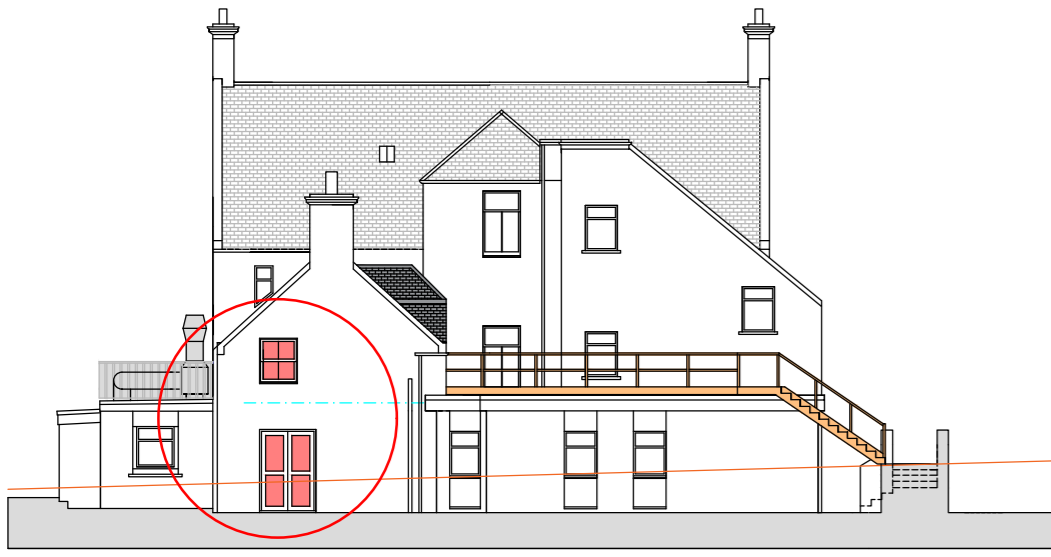
KNIGHT & McDONALD ARCHITECTS
"Grianan", 14 Beinn Ratha Court, Reay, Caithness, KW14 7RH
Tel: 01847 893811
E-mail: admin@knightandmcdonald.co.uk

Project: 6 Janet Street, Thurso			
Client: Mr & Mrs Lynch			
Drawing Title: BRABSTER STREET OUTBUILDING DOOR			
Scale	Date	Drawn	Checked
As shown	04.10.21	DM	
Job No	Code	Draw No	Rev
17369	AL(0)	21	B

0 2.0 4.0 6.0 8.0 10m



Scale 1:200



NORTH WEST ELEVATION - PROPOSED 1:200

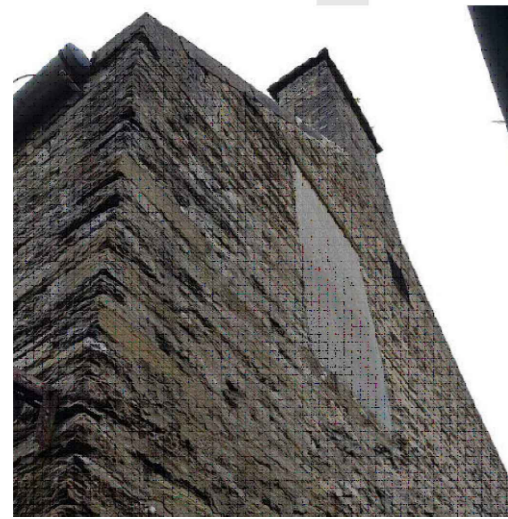


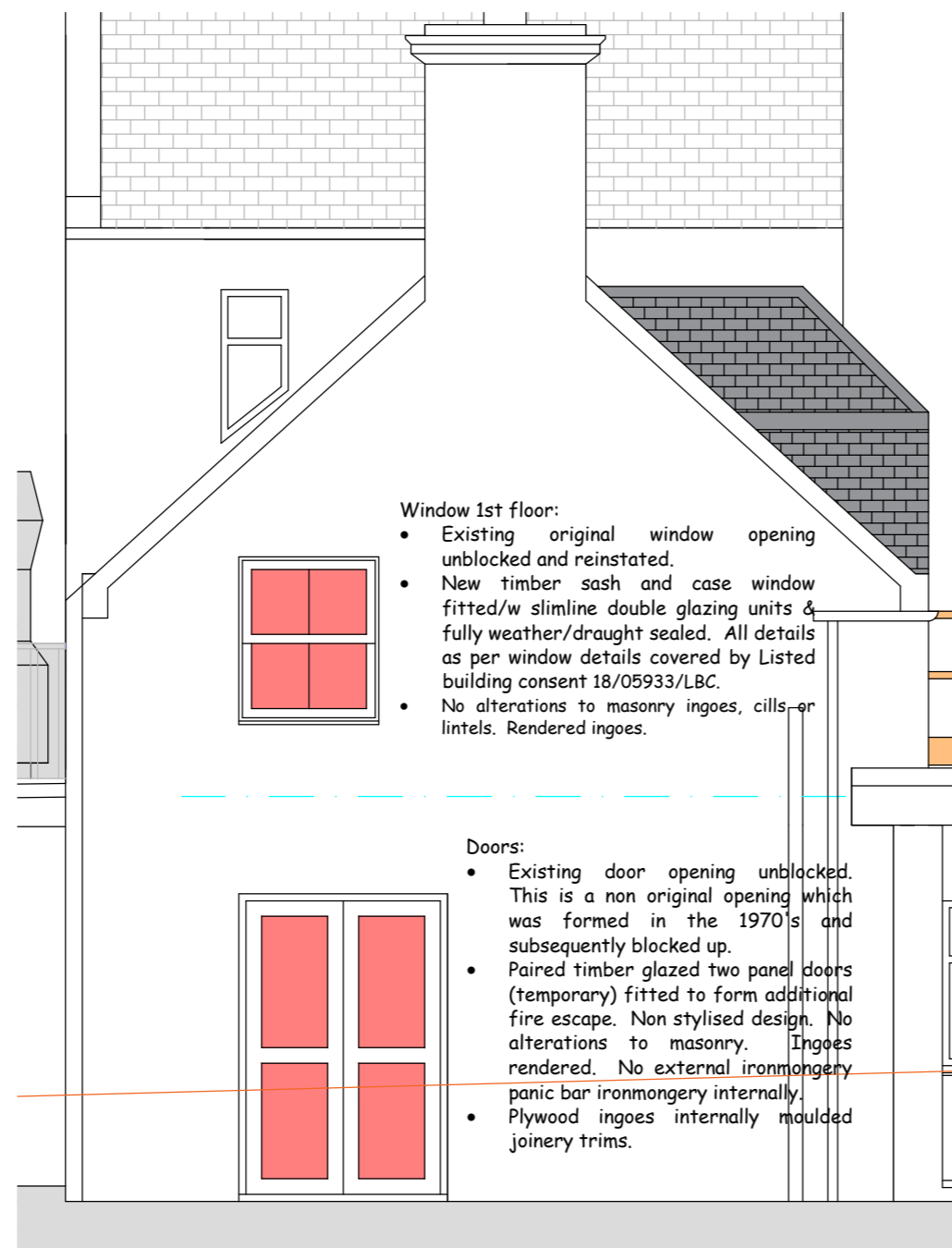
IMAGE - Existing first floor blocked up window.



IMAGE - Existing ground floor blocked up opening.



NORTH WEST ELEVATION - EXISTING 1:200

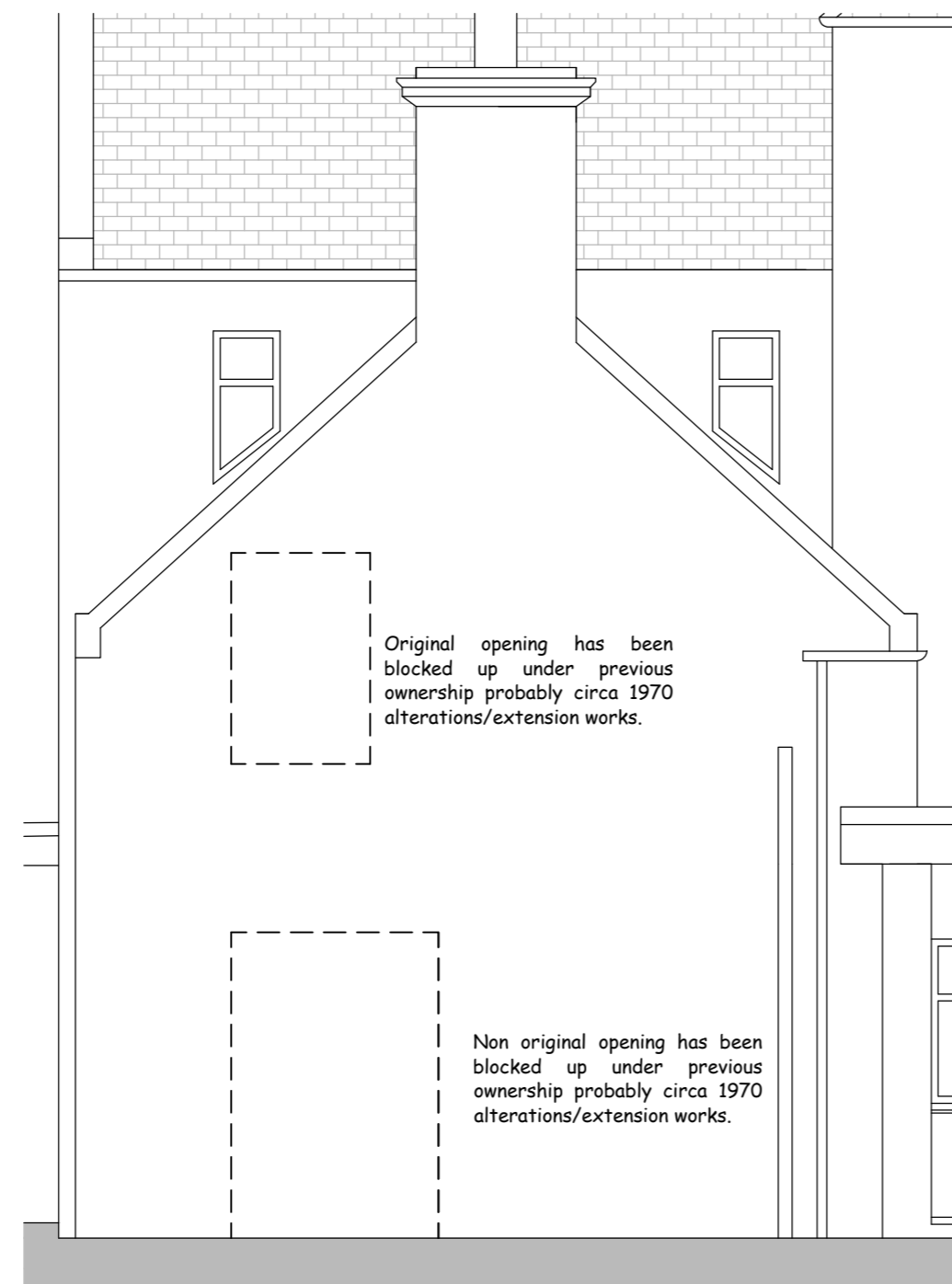


NORTH WEST ELEVATION - PROPOSED 1:50

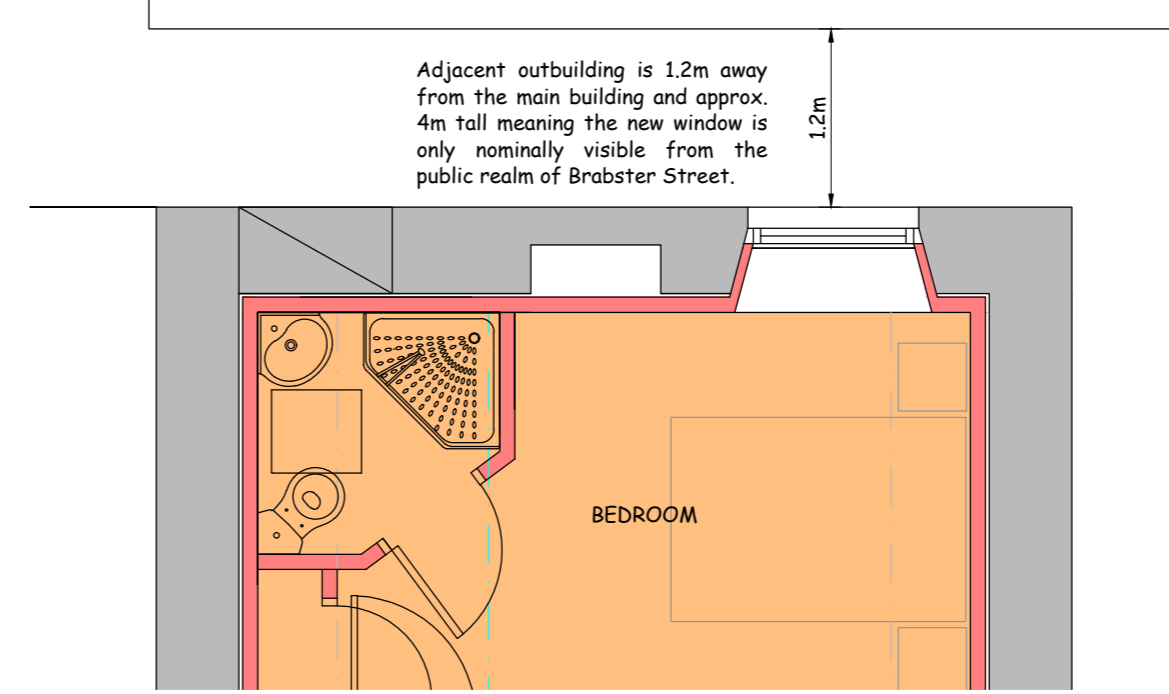
0 0.5 1.0 1.5 2.0 2.5m



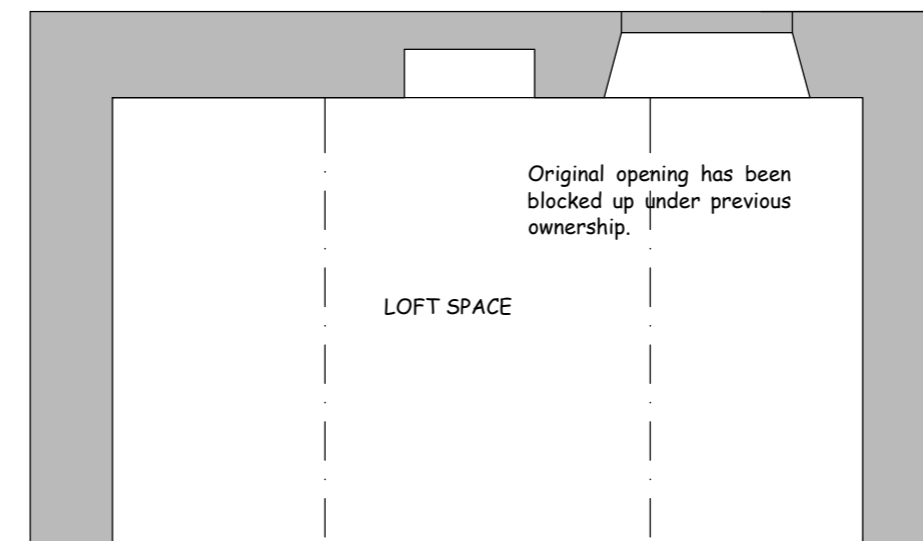
Scale 1:50



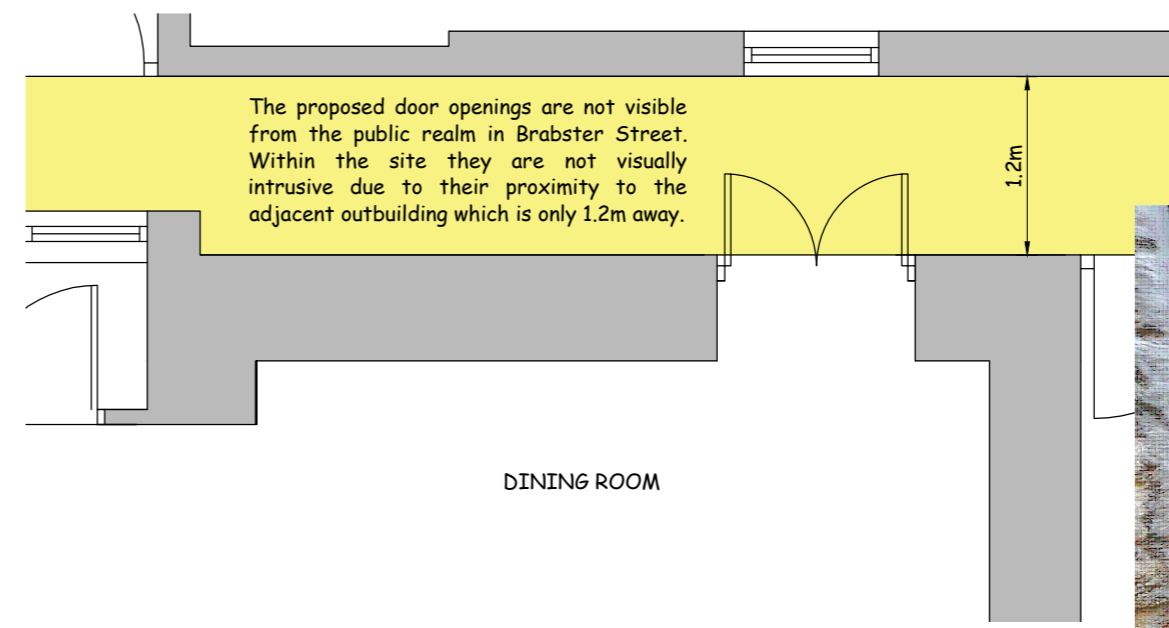
NORTH WEST ELEVATION - EXISTING 1:50



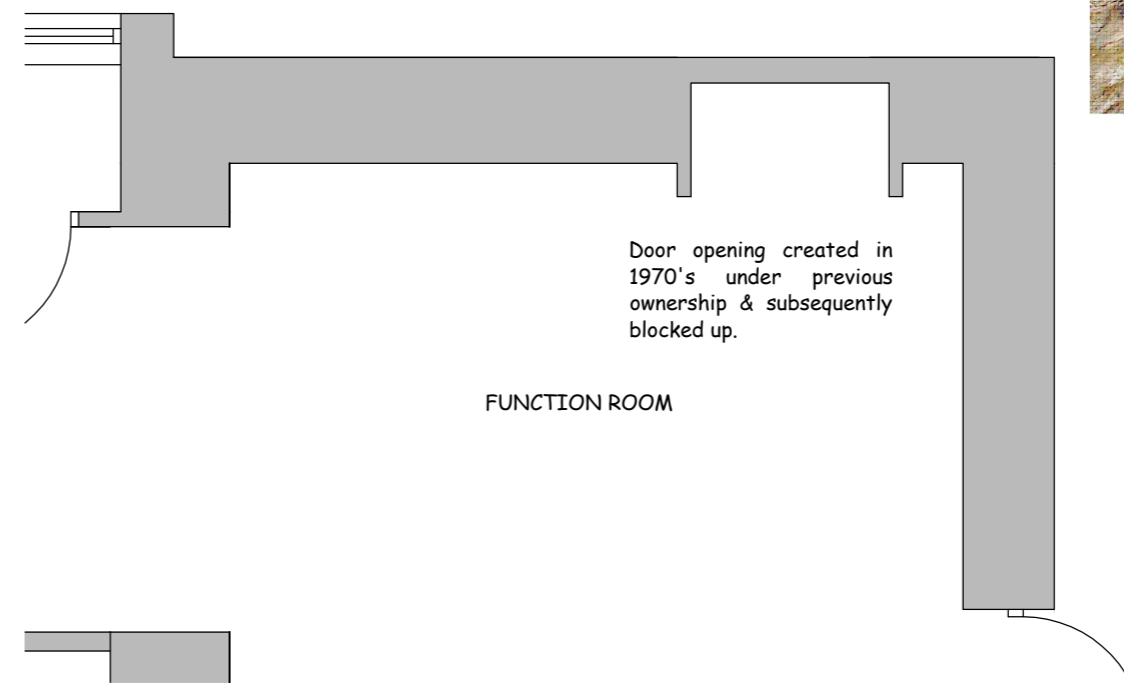
PART FIRST FLOOR PLAN - PROPOSED 1:50



PART FIRST FLOOR PLAN - EXISTING 1:50



PART GROUND FLOOR PLAN - PROPOSED 1:50



PART GROUND FLOOR PLAN - EXISTING 1:50



Image - Proposed window at first floor in situ.



Image - Existing blocked up first floor window from inside.

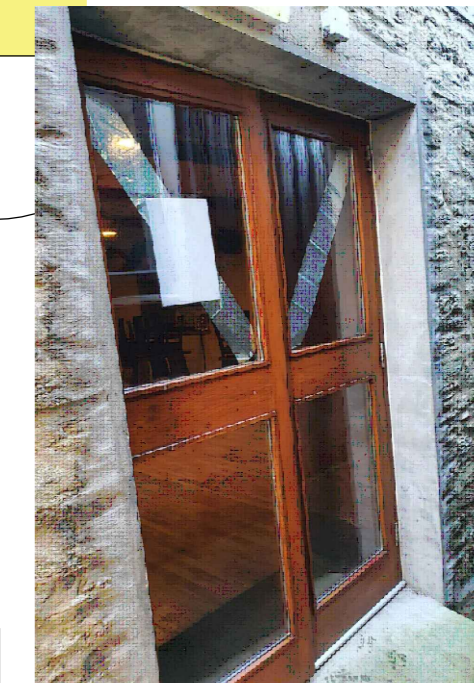


Image - Proposed temporary doors at ground floor.

Rev A 01 Dec 21 NM
1. Replacement doors are noted as temporary
Rev B 01 June 22 NM
Updated kitchen ventilation

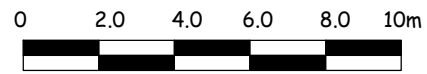
KNIGHT & McDONALD ARCHITECTS			
"Grianán", 14 Beinn Ratha Court, Reay, Coithness, KW14 7RH			
Tel: 01847 893811			
E-mail: admin@knightandmcdonald.co.uk			
Project: 6 Janet Street, Thurso			
Client: Mr & Mrs Lynch			
Drawing Title: NW GABLE OPENINGS			
Scale	Date	Drawn	Checked
As shown	04.10.21	DM	
Job No	Code	Sheet No	Rev
17369	AL(0)	22	B



SOUTH EAST GARDEN ELEVATION - EXISTING 1:200



IMAGE - Existing flat roof and stone wall.

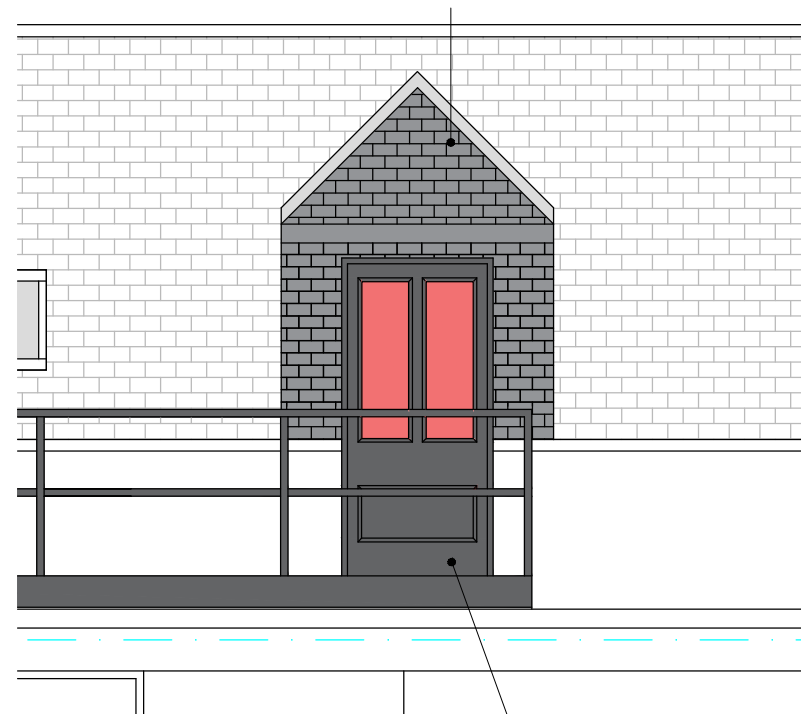


Scale 1:200

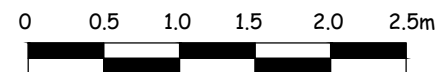


SOUTH EAST GARDEN ELEVATION - PROPOSED 1:200

Slate clad hipped end storm head dormer detail to accommodate escape door. Lead covered wood roll to hips.



EXIT ELEVATION - PROPOSED 1:50



Scale 1:50

2 panel slimline double glazed timber door fitted with design detailing taken from the existing Janet Street principal entrance lobby door. Solid lower panel. 2 pane glazed upper panels. Moulded beads. No external ironmongery. Panic bar internal escape ironmongery.



IMAGE - EXISTING GR. FLOOR LOBBY DOOR

Rev A 01 June 22 NM
Updated kitchen ventilation and roof window setting out

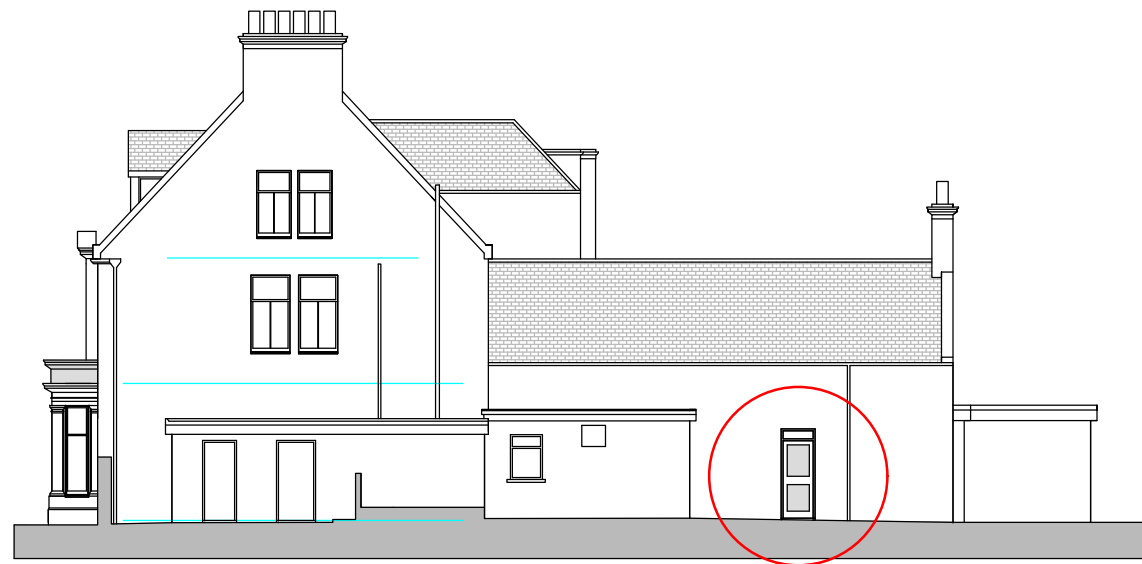
KNIGHT & McDONALD ARCHITECTS
"Grianan", 14 Beinn Ratha Court, Reay, Caithness, KW14 7RH
Tel: 01847 893811
E-mail: admin@knightandmcdonald.co.uk

Project: 6 Janet Street, Thurso

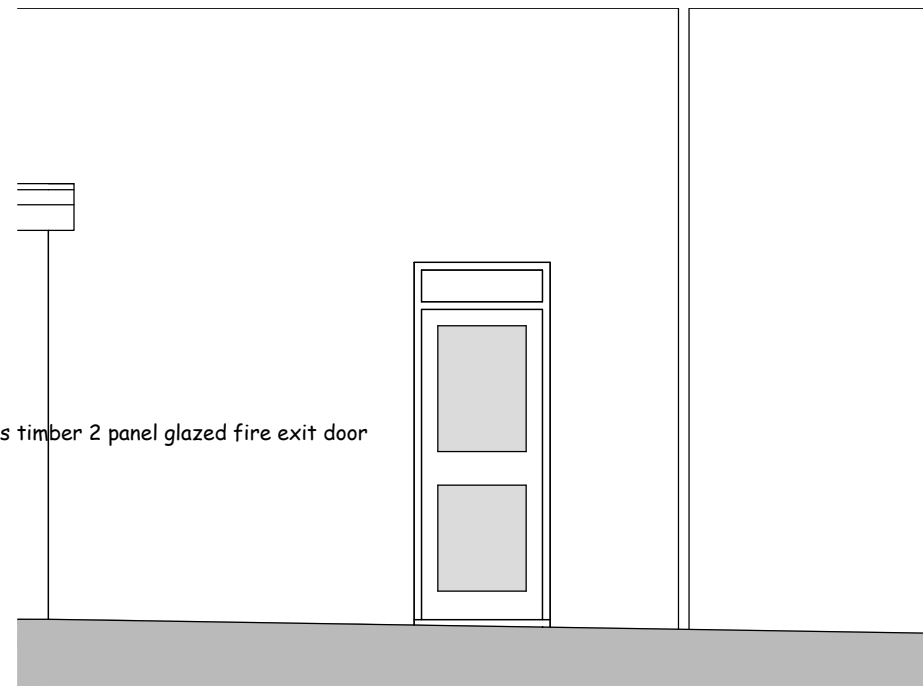
Client: Mr & Mrs Lynch

Drawing Title: 1st FLOOR NEW FIRE EXIT DOOR

Scale	Date	Drawn	Checked
As shown	04.10.21	DM	
Job No	Code	Draw No	Rev
17369	AL(0)	23	A



NORTH EAST ELEVATION - EXISTING 1:200



NORTH EAST ELEVATION - EXISTING 1:50

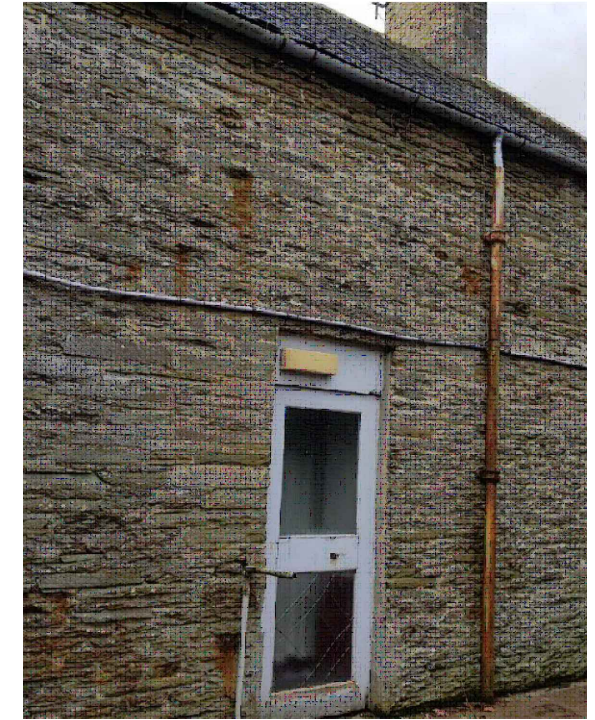


IMAGE - EXISTING DOOR



IMAGE - PROPOSED DOOR



IMAGE - PROPOSED DOOR

0 2.0 4.0 6.0 8.0 10m

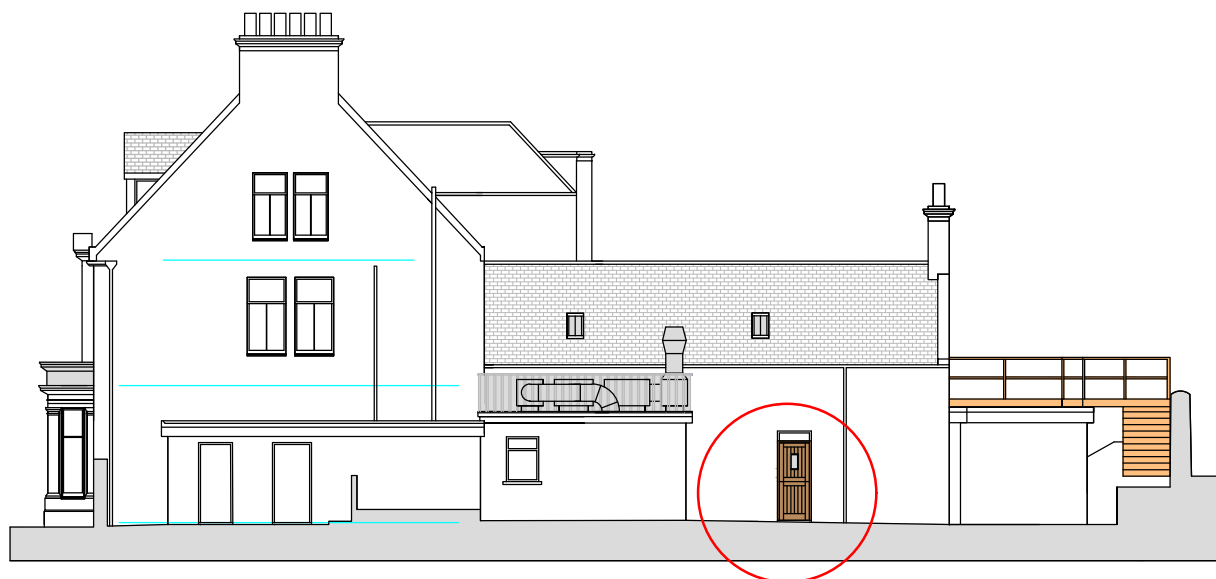


Scale 1:200

0 0.5 1.0 1.5 2.0 2.5m



Scale 1:50



NORTH EAST ELEVATION - PROPOSED 1:200



NORTH EAST ELEVATION - PROPOSED 1:50

Rev A 01 Dec 21 NM
1. Replacement doors are noted as temporary

Rev B 01 June 22 NM
Updated kitchen ventilation and roof window setting out

KNIGHT & McDONALD ARCHITECTS

"Grianan", 14 Beinn Ratha Court, Reay, Caithness, KW14 7RH
Tel: 01847 893811
E-mail: admin@knightandmcdonald.co.uk

Project: 6 Janet Street, Thurso

Client: Mr & Mrs Lynch

Drawing Title: DINING ROOM REPLACEMENT DOOR

Scale	Date	Drawn	Checked
As shown	04.10.21	DM	
Job No	Code	Draw No	Rev
17369	AL(0)	24	B