

**LRB-2023-45**

**23/00921/FLL – Alterations to boundary wall to form vehicular access, formation of driveway, car parking and paths at Lower Flat, Rose Cottage, Isla Road, Perth, PH2 7HG**

**PAPERS SUBMITTED  
BY THE  
APPLICANT**





Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: [onlineapps@pkc.gov.uk](mailto:onlineapps@pkc.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100650820-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant  Agent

## Agent Details

Please enter Agent details

Company/Organisation: Interurban Developments Ltd

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Building Name:

Last Name: \*

Building Number:

Telephone Number: \*

Address 1 (Street): \*

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Fax Number:

Country: \*

Postcode: \*

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

Individual  Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Neil and Fiona"/>	Building Number: <input type="text"/>
Last Name: *	<input type="text" value="Whittet"/>	Address 1 (Street): * <input type="text"/>
Company/Organisation	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: * <input type="text"/>
Extension Number:	<input type="text"/>	Country: * <input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value=""/>	

## Site Address Details

Planning Authority:	<input type="text" value="Perth and Kinross Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="LOWER"/>
Address 2:	<input type="text" value="ROSE COTTAGE"/>
Address 3:	<input type="text" value="ISLA ROAD"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="PERTH"/>
Post Code:	<input type="text" value="PH2 7HG"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="724307"/>	Easting	<input type="text" value="312255"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Alterations to boundary wall to form vehicular entrance, formation of driveway, parking and paths.

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Appeal Statement attached. Illustrates that the clarity on the gatepier materials could have been dealt with by conditional control. Highlights comparable historic and approved access arrangements within the vicinity of the site. Decision makers in the past have considered these competing interests (Road requirements and Conservation requirements) and the balance has tipped in favour of installing vehicular accesses in a way that safeguards historic boundary walls.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

00 - Appeal Statement 01 - LOCATION PLAN 02 - EXISTING\_\_PROPOSED\_BOUNDARY\_WALL\_ELEVATION 03 - EXISTING\_\_PROPOSED\_SITE\_CROSS-SECTION 04 -EXISTING\_\_PROPOSED\_STREETSCENE\_ELEVATION 05 - EXISTING\_BLOCK\_PLAN 06 - PROPOSED\_BLOCK\_PLAN 07 - TREE\_REPORT 08 - DESIGN\_STATEMENT 09 - METHOD\_STATEMENT 10 - JUSTIFICATION\_DOCUMENT\_-\_EXISTING\_ACCESSES

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/00921/FLL

What date was the application submitted to the planning authority? \*

04/06/2023

What date was the decision issued by the planning authority? \*

07/08/2023

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## **Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr John Russell

Declaration Date: 07/11/2023

# ROSE COTTAGE APPEAL STATEMENT

The concerns associated with the Rose Cottage planning application, from an officer's perspective, relate to clarity on the gate pier material and the gates relationship to the public footpath and road network which is considered to conflict with NPF4 and PKC LDP2.

Our client hopes this short and concise appeal statement assists the Local Review Body with their deliberations. It is respectfully submitted that the Local Review Body should allow the appeal with conditional control applied.

## PKC REASONS FOR REFUSAL

1 - Approval would be contrary to National Planning Framework 4 Policy 14 (a) where the proposal is designed in such a way that does not improve the quality of the area, and (b) lacks connected designing for pedestrian experience relating to safety and inappropriate connectivity to the public road network inconsistent with the 'connected' quality of a successful place, and (c); Policy 16 criteria (g)(i) where the proposal lacks full clarity on gatepier material finishes; and Policy 18 (b) where there would be a resultant detrimental impact onto the infrastructure network; and as informed by Placemaking Supplementary Guidance, the National Roads Development Guide and Designing Streets.

2 - Approval would be contrary to the Perth and Kinross Local Development Plan 2 Policy 1A and 1B with particular note to criteria (a), (c) and (e) where the proposal would result in road user and pedestrian safety issues at its access point and full clarity of gatepier material finishes have not been provided; and Policy 60B where the proposal has not been designed for the safety of all potential users; and as informed by the National Roads Development Guide and Designing Streets.

## GATE PIER MATERIAL FINISH

**NPF4 Policy 14: Design Quality and Place, NPF4 Policy 16: Quality Homes and PKC LDP2 Policy 1A and 1B: Placemaking**

A listed building application (23/00922/LBC) was submitted in tandem with this planning application. The listed building application was approved and conditional control was applied to seek certainty on the gate pier materials, LBC condition reproduced below in italics:-

*Prior to the commencement of the development hereby approved, details of the specification and colour of the proposed external finishing materials for the gatepiers shall be submitted to and agreed in writing by the Council as Planning Authority. The scheme as agreed shall be implemented prior to the completion or bringing into use of the development, whichever is the earlier.*

*Reason - In the interests of protecting the special character of the Listed Building, its boundary walls and in the interests of visual amenity.*

This same condition could have been applied to the planning application. The concern regarding the gate pier finish shouldn't feature in the refusal of this application.

## GATES RELATIONSHIP TO FOOTPATH AND ROAD NETWORK

**NPF4 Policy 18: Infrastructure First and PKC LDP2 Policy 60B: Transport and Accessibility**

While it is accepted that the provision of the pedestrian visibility plays as depicted on PKC Type A and B Accesses is desirable from a transport planning perspective. It is noted that these visibility plays are caveated "where appropriate".

Pedestrians navigating the Isla Road and Dundee Road are already use to the proposed gate and gate pier configuration in high boundary walls within the streetscape. Furthermore the precedents overleaf A1.2 to A1.3 highlight similar historic access configurations as well as approved planning application accesses. It is clear that decision makers in the past have considered these competing interests (Road requirements and Conservation requirements) and the balance has tipped in favour of installing vehicular accesses in a way that safeguards the historic interest of listed boundary walls.

It is hoped that highlighting the precedents enables Local Review Body Members to come to the same conclusion.

## CONCLUDING POINTS

No objection from the public to this proposal.

Conditional control can secure clarity on the gate pier materials similar to the approved Listed Building Application.

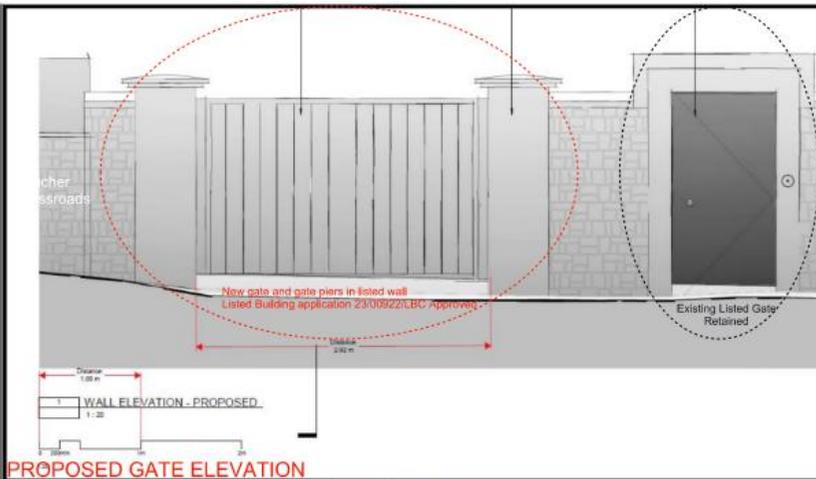
There are comparable historic and approved access arrangements within the vicinity of the site.

### Further application benefits:-

"Accessibility and Inclusion" - the proposal will create access to the lower flat without having to navigate the existing steps. Providing an alternative route will potentially enable occupants (when frail or ageing) to reside in the property for a longer period of time. The need to circumnavigate and bump the bins down the existing steps has been designed out in this proposal.

"Sustainability" - The provision of off-street parking will enable residents to utilise/install electrical charging which meets the "transition to net-zero" aim.

"Conservation" - The proposed design represents the best solution which respects existing building, the existing tree resource and minimises work to the boundary walls historic fabric.



PROPOSED GATE ELEVATION



PROPOSED STREETSCENE ELEVATION



SITE PHOTO





1 Riversdale, Earnoch and Springbank Houses (Historic accesses)  
A1.2 NTS



2 3 Mansefield Place, Isla Road (18/01711/FLL)  
A1.2 NTS



3 Craigvar, Isla Road (16/01236/FLL)  
A1.2 NTS



4 Tay Park, Isla Road (Historic Access)  
A1.2 NTS



**ID.C.0059 - Lower Flat,  
Rose Cottage, Isla Road,  
Perth**

Client: Mr Neil and Fiona Whittet  
Rev: 4816a 08/08/23  
0 16/03/2023 by PWS/SLN

Document Date:  
06.11.2023

Document Phase:  
Planning Documents

**Appeal  
Statement**



1 27 Dundee Road (Historic Access)  
A1.3 NTS



2 Dalvay 25 Dundee Road (Access approved 06/01152/FUL)  
A1.3 NTS



3 Lower Dalvay, Dundee Road (Historic Access)  
A1.3 NTS



4 Knowhead House, Dundee Road, wall height increased 15/00923/FLL  
A1.3 NTS



**ID.C.0059 - Lower Flat,  
Rose Cottage, Isla Road,  
Perth**

Client: Mr Neil and Fiona Whittet  
Rev: 48/06/2023  
0 16/03/2023 by Revision

Document Date:  
06.11.2023

Document Phase:  
Planning Documents

**Appeal  
Statement**

**A1.3**



1 ARIEL IMAGE



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2 SITE LOCATION PLAN

1:500



1:500

Revised	Description	Date
1	NEW DRAWING - FIRST ISSUE	05.09.2024
2	PARKING VEHICLE HEIGHTS/SPACING GUIDES	15.09.2024

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SCALE: 1:500  
**PLANNING**

**NORTH**

**PROJEC**  
 Proposed New Vehicle Entry and Parking

**CLIENT**  
 Rose Cottage  
 7 Isla Road  
 Perth

**DESIGNER**  
 Mr Neil Whittat

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**PROJECT**  
 Proposed New Vehicle Entry and Parking

**PROJECT NUMBER**  
 23001

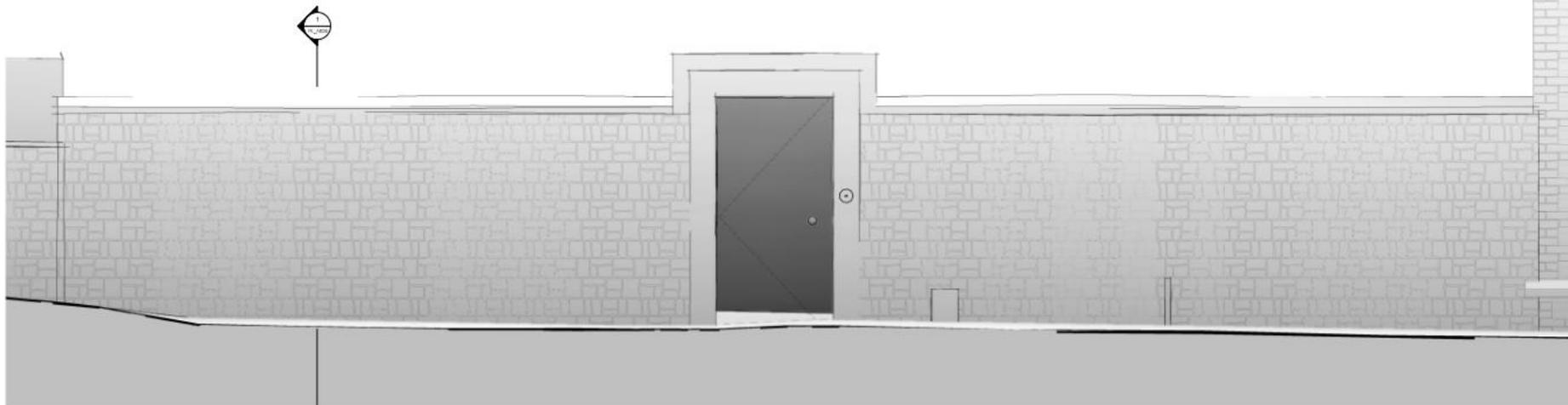
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 PL

**DESIGNER**  
 Mr Neil Whittat

**LOCATION PLAN**

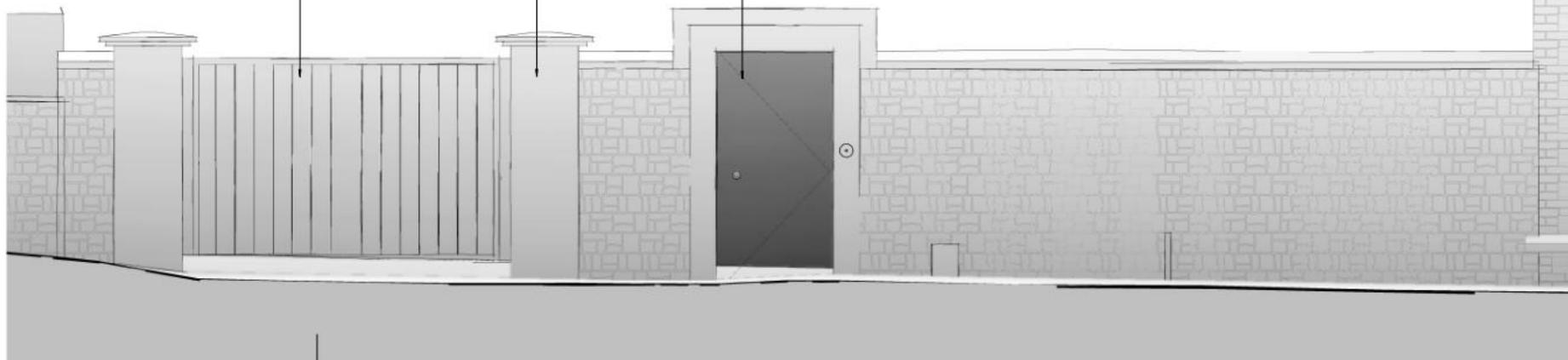
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**REVISION**  
 B

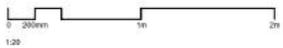


2 WALL ELEVATION - EXISTING  
1:20

existing gate re-handled  
Any wall re-construction to match existing height, material, finish and detail  
new timber end vehicle access gate to have light grey finish -RAL 7014



1 WALL ELEVATION - PROPOSED  
1:20



Revised:	06/03/2024	0044
1	NEW VEHICLE ENTRY - WEST SIDE	01.03.2024
2	PLANNING UPDATES - WINDOWS POSITION	05.05.2024

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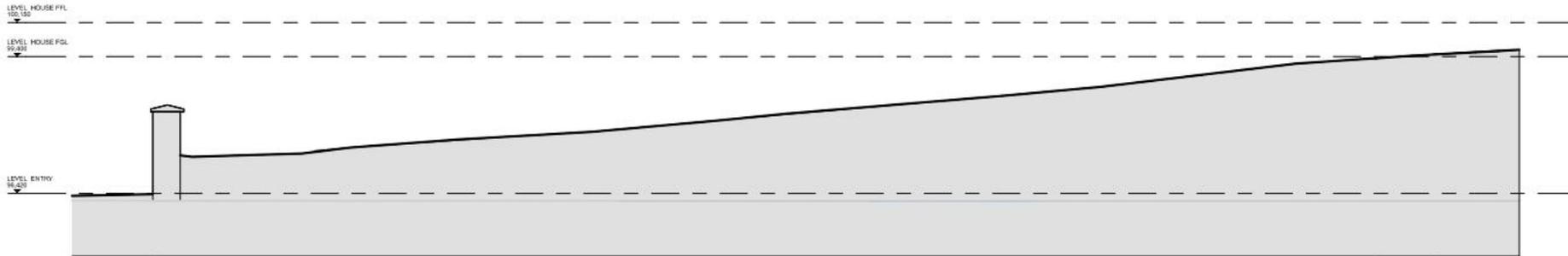
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**PLANNING**  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]

Project Title:  
**Proposed New Vehicle Entry and Parking**  
Rose Cottage  
7 Isla Road  
Perth  
Client Name:  
**Mr Neil Whittet**

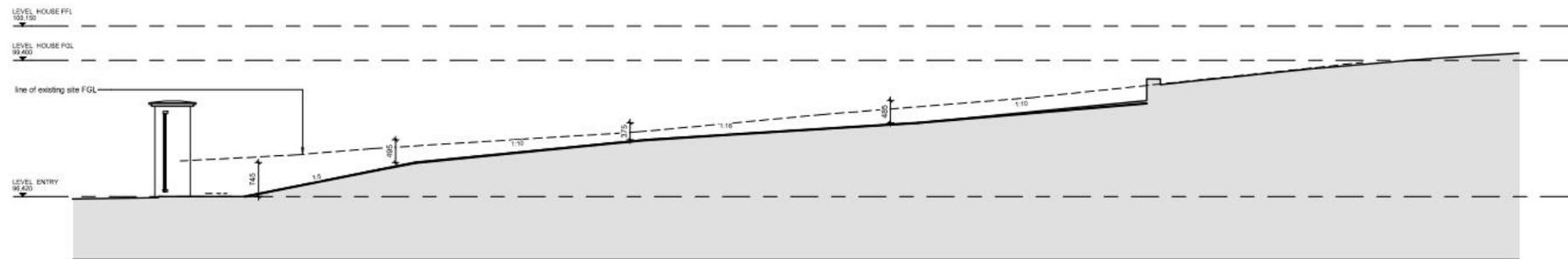
Drawing Title: <b>EXISTING &amp; PROPOSED WALL ELEVATION</b>	
Project Number: <b>23001</b>	Drawing No. (interior): <b>PL_A004</b>
Drawing Status: <b>PL</b>	Revision: <b>B</b>

ISLA ROAD



1 SECTION A - EXISTING  
PL\_A002 1:50

ISLA ROAD



2 SECTION A - PROPOSED  
PL\_A003 1:50

Revision	Description	Date
1	NEW DRAWING - FIRST ISSUE	16.03.2019

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**PLANNING**  
DRAWN BY: [Name]  
CHECKED BY: [Name]

Project Title:  
**Proposed New Vehicle Entry and Parking**  
Rose Cottage  
7 Isla Road  
Perth  
Client Name:  
**Mr Neil Whittet**

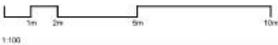
Drawing Title: <b>SITE SECTIONS</b>	
Project Number: <b>23001</b>	Drawing Number: <b>PL_A006</b>
Drawing Status: <b>PL</b>	Revision: <b>A</b>



**1 STREET ELEVATION - EXISTING**  
1:100



**2 STREET ELEVATION - PROPOSED**  
1:100



Revision	Description	Date
1	NEW VEHICLE ENTRY - WEST SIDE	01.03.2024
2	PLANNING UPDATES - WINDOWS FROGLIO	05.05.2024

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**PLANNING**  
PROPOSAL  
Details of proposed vehicle entry and parking area, including proposed new vehicle entry and parking area.

Project Title:  
**Proposed New Vehicle Entry and Parking**  
Rose Cottage  
7 Isla Road  
Perth  
Client Name:  
**Mr Neil Whittet**

STREET ELEVATION - EXISTING & PROPOSED	
Project Number: <b>23001</b>	Drawing Number: <b>PL_A005</b>
Drawing Status: <b>PL</b>	Revision: <b>B</b>

ROAD

BIRMAC

ROSE COTTAGE

GARAGE

ISLA ROAD

**LEGEND - TREES & LANDSCAPING**

Title	Tree Number
OT 01	"Workshop" Disease Susceptible MEXA planting - MEXA 01 & 02
	Planting Tree
	Existing Tree Protection Area
	Planting Tree To Be Removed

**1 BLOCK PLAN - EXISTING**  
1:100



Revision	Description	Date
1	NEW VEHICLE ENTRY - WEST SIDE	10.02.2020
2	PLANNING UPDATE - SPACING FORDING	10.02.2020

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**PLANNING**  
NORTH  
Project Title: Proposed New Vehicle Entry and Parking  
Project Number: 23001  
Client Name: Mr Neil Whittet

Drawing Title: BLOCK PLAN - EXISTING  
Drawing Number: PL  
Drawing Scale: B

ROAD

BIRMAC

ISLA ROAD

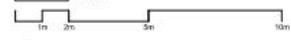
ROSE COTTAGE

GARAGE

**LEGEND - TREES & LANDSCAPING**

TREE	Tree Number
ST_01	"Merrill's" Dwarfed Sawtooth Black paving - Permanent Grey
	Existing Tree
	Existing Tree Root Protection Area
	Existing Tree To Be Removed

**1 BLOCK PLAN - EXISTING**  
1 : 100



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**PLANNING**

**NORTH**

Project Title:  
Proposed New Vehicle Entry and Parking  
Rose Cottage  
7 Isla Road  
Perth  
Client Name:  
Mr Neil Whittat

Drawing Title:  
**BLOCK PLAN - PROPOSED**

Project Number: 23001	Drawing Number: PL_A003
Drawing Status: PL	Revision: B

# **Arboricultural Impact Assessment**

**Rose Cottage, Isla Road, Perth**



Prepared for: **Neil Whittet**  
C/o Interurban Developments  
Inveralmond Business Centre  
6 Auld Bond Road  
Perth  
PH1 3FX

Prepared by: **Paul Hanson**  
Arboretum Internationale  
Ltd. Ochil Cottage  
Main  
Road  
Guildtown  
n Perth  
PH2 6BS

Tel: 01821 640 555

E-mail: [paul@arboretum-intl.com](mailto:paul@arboretum-intl.com)

Signed \_\_\_\_\_

A large black rectangular redaction box covering the signature of Paul Hanson.

11<sup>th</sup> April 2023

Version 2.0	Issued 11 <sup>th</sup> April 2023
Last reviewed	09/01/2023
Next review	TBC
Author	Paul Hanson
Approved by	

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## SUMMARY

The proposed development at Rose Cottage is located within the jurisdiction of Perth and Kinross Council's planning department. The proposal takes forward the site owners' requirement to form a gated entrance in the listed wall on Isla Road and install a car parking area behind. Access to the property is taken directly from the Isla Road (A93).

The arboricultural impact from the proposed development is minor, requiring the removal of one young pine tree. There is a requirement to remove a large, defective, Western red cedar, on the grounds of safety, this is required regardless of the planning proposal.

This arboricultural impact assessment considers the likely impact of the proposed development and the associated infrastructure on the tree population as found within the site detailed in the Tree Constraints Plan (TCP) below.

## INTRODUCTION

The purpose of the survey is to provide information on the trees in line with the provisions of the British Standard document, BS 5837: 2005 'Trees in relation to construction – recommendations', to support an application to Angus Council for the permanent erection of buildings for use as domestic garaging.

This report, consisting of twenty-six pages (including the cover), is the result of site investigations conducted by Arboretum Internationale Ltd. in December 2022. At that time, notes were made regarding the size and condition of the trees at the site. Identifying the suitability of trees for retention within the proposed development sites and providing recommendations for remedial works where necessary. These notes form appendix 1 of this report. The information provided on the trees in appendix 1 places particular emphasis on their physical dimensions and condition, which will determine their suitability for retention and, the extent of the protection zone required around retained trees to minimise the potential tree damage during the construction phase.

This report has been prepared on the basis that Arboretum Internationale Ltd. has taken all reasonable steps to meet the requirements of its clients and that this report should only be considered valid at the time of inspection.

## Instructions:

This tree survey and report was commissioned by John Russell (Interurban Developments) on behalf of the site owner Mr. Neil Whittet.

- To inspect the significant trees and advise on the trees' longevity/relationship to neighbouring property (to inform possible tree works application).
- Prepare an arboricultural constraint/RPA mapping report to support planning application for gated entrance and excavated car parking area.

## Documents Provided

- An electronic pdf. plan of the site entitled 'Topographic Map' – Rev A, at a scale of 1:200 @AO, prepared by M3S Surveys Ltd, dated 06/12/2022.
- An electronic pdf. plan of the site entitled 'Block Plan-Proposed' – drawing no. PL\_A003 - Rev A, at a scale of 1:100 @A1, prepared by MCN Architectural Services, dated 06/03/2023.
- An electronic pdf. plan of the site entitled 'Site Sections' – drawing no. PL\_A006 - Rev A, at a scale of 1:50 @A1, prepared by MCN Architectural Services, dated 06/03/2023.

## Part 1 TREE SURVEY

### 1 Scope and Limitations of Survey

- 1.1 This survey and report are concerned with the arboricultural aspects of the site only. This survey is restricted to trees within the property and those immediately adjacent to the site that may be affected by the proposed development.
- 1.2 The survey was carried out following guidelines detailed in British Standard 5837:2012 'Trees in relation to design, demolition, and construction– Recommendations' (BS5837).
- 1.3 It is based on a ground level tree assessment and examination of external features only – described as the 'Visual Tree Assessment' method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994).
- 1.4 The trees of significant stature were considered, in general, self-set trees with a stem diameter at 1.5m above ground level of less than 150mm have been excluded unless they have particular merit that warrants comment. Woody shrub species have not been included.
- 1.5 No plant tissue samples were taken, and no internal investigation of the trees was carried out. No soil samples were taken, or soil analyses carried out.
- 1.6 The risk of tree-related subsidence to structures has not been assessed.
- 1.7 No specific assessment of wildlife habitats has been carried out.
- 1.8 It is assumed that there are underground services within the curtilage of the site; their exact positions are not described herein.
- 1.9 This report should be considered in conjunction with the plans at appendix 8 below which include the position of all significant man made and boundary features and is based on the plans provided by the client or other instructed professionals.
- 1.10 The recommendations contained in this report may be used to inform, but do not in themselves constitute, a specification for any tree work which the client may wish to have undertaken because of those recommendations. Arboretum Internationale Ltd. will be pleased to draw up a tree-work specification for tendering purposes, should this be required.

### 2 Survey Method

- 2.1 The trees have been considered individually and recorded as such. The surveyed trees are numbered T1 – T7 inclusively. These numbers are referred to in the tree schedule, which forms appendix 1 of this report, those same numbers are annotated onto the site plans at appendix 8. The trees are not tagged on site.
- 2.2 BS5837 requires trees to be assessed in terms of arboricultural, landscape, cultural and conservation values and placed within one of the four following categories:

**Category U:** Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

**Category A:** Trees of high quality with an estimated remaining life expectancy of at least 40 years.

**Category B:** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

**Category C:** Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

- 2.4 Whilst the assessment of a tree's condition is a subjective process, Table 1 of BS5837 (see appendix 2) gives clear guidance on the appropriate criteria for categorising trees and, in particular, the factors that would assist the arboriculturist in determining the suitability of a tree for retention. BS 5837 makes a clear distinction between trees on development sites and trees in other situations where the factors that determine the retention and management of trees may be different.

### **3 The Site**

- 3.1 The site lies to the east of the A94, Isla Road, Perth, from which access is taken directly into the site through a pedestrian gate. The proposed location of the development is to the front of Rose Cottage.
- 3.2 The site is currently laid to grass, with trees on the shared boundaries to the north and south.
- 3.3 Rose Cottage is currently the subject of a category C listing under the Planning (Listing Buildings and Conservation Areas) (Scotland) Act 1997, ref: ISLA ROAD ROSE COTTAGE LB39483. Listing covers both the exterior and the interior and any object or structure fixed to the building. Listing also applies to buildings or structures not physically attached but which are part of the curtilage (or land) of the listed building as long as they were erected before 1 July 1948. The trees are not part of the listing and do not appear to be protected under any other specific planning designation.

### **4 Existing Trees**

- 4.1 Seven significant, individual trees and one tree group within the site were identified in the assessment and are included herein as they may, potentially, be affected by the proposals or their presence may have some other bearing on the proposed development or the appearance and safety of the site.
- 4.2 One of the trees is graded as Category U and should, within the context of tree hazard and risk management, be removed, irrespective of the whether the development goes ahead, or not.
- 4.3 One tree has sufficient arboricultural or landscape value to warrant a Category A grading.
- 4.4 Two trees have sufficient arboricultural or landscape value to warrant a Category B grading.
- 4.5 Two individual trees and the tree group have arboricultural or landscape value that warrants a Category C grading.
- 4.6 The surveyed trees are listed in the tree schedule at appendix 1 which includes a key with explanatory notes. The site plans are based on an accurate topographical survey, the tree positions are included as the Tree Constraints Plan (TCP) and Tree Protection Plan (TPP) at appendix 8.
- 4.7 It must be understood that even apparently healthy and structurally sound trees can fail under extreme weather conditions and the safety of any tree can never be guaranteed.

## **5 Recommended Tree Works**

- 5.1 In accordance with recommendations in BS5837, the tree assessment addresses preliminary recommendations for works that should be carried out in the interests of good arboricultural practice (see appendix 1 below).
- 5.2 Formal inspection of the trees on site by the property owners and/or managers during summer and winter periods will help to identify any changes in tree condition. Careful consideration of trees following adverse weather will be required to assess tree damage. Once all remedial works recommended herein are complete a formal tree inspection by a suitably qualified tree inspector should be undertaken on a five-yearly cycle as a minimum.
- 5.3 These recommendations are made with the knowledge that the site is the subject of development proposals. It should be noted that the nature and extent of remedial tree works would be equally appropriate in circumstances where development was not being considered.
- 5.4 Before authorising these, or any other tree works, the local planning authority should be consulted in accordance with the current version of the Town and Country Planning (Scotland) Act.
- 5.5 All tree works should be carried out in accordance with the current version of British Standard 3998: 'Tree work - Recommendations' and by a suitably qualified and insured tree contractor.

## **6 Tree Constraints**

- 6.1 Formation of a parking area partially within the root protection areas (RPA) of trees is unavoidable, trees T1, T2 and T7 are affected. The RPA of T1 is reduced by the existing stair that joins the internal footpath to the Isla Road public footpath, this reduces the rooting area available to T1 historically, thereby reducing the effects of introducing a new parking area if it can be introduced wholly to the north side of the existing stair at T1. Minor loss of some roots to T2 is indicated in the proposed layout this will be sustainable and should have only a minor effect on T2, similarly to T1 the rooting area of T2 has been constrained historically by the existing infrastructure/hard landscaping associated with the internal footpath at the property. The potential for damage to the roots of T7 is likely to be significant and removal of T7 is necessary to allow the formation of the proposed development.
- 6.2 Potential damage to structures by the future growth of trees is not considered here. (See BS5837:2012 Annex A, and NHBC Standards Chapter 4.2)

## Part 2 ARBORICULTURAL IMPLICATIONS ASSESSMENT

### 7 Development Appraisal

- 7.1 Development of the site is feasible arboriculturally, the loss of one young tree should not be prohibitive.
- 7.2 The site has sufficient ground to accommodate appropriate replacement tree planting to provide a sustainable arboricultural amenity for the long term.

### 8 Impact on Existing Trees

- 8.1 The report's primary objective, in arboricultural terms, is the analysis of the woody plants growing on the site and to determine the extent, number, and type of trees and shrubs, which can be removed, or retained, as appropriate. Quite apart from the requirement to retain some of the existing character, the presence of trees is generally accepted as being beneficial to the environment. The following is an assessment of the effects of the proposed development on existing trees and the future landscape.
- 8.2 The loss of trees is always regrettable, on this site the tree identified for removal to accommodate the development is a young tree that could reasonably be replaced to maintain a similar level of arboricultural amenity for the long term.
- 8.3 The construction phase of the proposed development will require careful protection of the RPAs of the trees out with the area proposed for development as defined in the Tree Protection Plan (TPP).
- 8.4 Encroachment within Root Protection Areas
  - 8.4.1 Works to prepare the existing ground for construction within or close to tree RPAs could, potentially, cause damage to trees and it is essential that this is carried out in a manner that prevents materials spilling onto unprotected soils and avoids excessive excavation or other forms of damage to underlying soils such as compaction.
  - 8.4.2 Works are required in the RPAs of T1 and T2, these works are likely to damage small diameter fibrous roots. The effects of such damage will be minor and of short duration as the trees respond with new root growth almost immediately.
  - 8.4.3 In all circumstances, notwithstanding 8.4.2 above, tree RPAs should be considered as sacrosanct, and no works or materials storage should be permitted in these areas without the approval of the project's arboricultural engineer.

## Part 3 ARBORICULTURAL METHOD STATEMENT

### 9 Tree Protection - General Measures

- 9.1 BS5837 requires that the RPA of all retained trees is protected from the effects of development by the installation of protective barriers. It should be noted however, that the position of these barriers may also be influenced by the presence of any tree canopies that extend beyond the RPA and that could be damaged by construction works or where it is desirable to protect areas for future tree planting. BS 5837 recommends that areas of the site in which new or replacement tree planting is proposed should be protected from the effects of construction.
- 9.2 The protective barriers demarcate the 'Construction Exclusion Zone' and should be installed prior to the commencement of any construction works, including clearance or demolition. They should be maintained for the duration of the works. All weather notices should be erected on the barriers with words such as 'Construction exclusion zone – Keep out.' Protective barriers should be in accordance with Figure 2 of BS5837:2012 (or similar accepted), a copy is included as appendix 3.
- 9.3 The position of protective barriers should extend to cover all RPAs; the area within the should be regarded as sacrosanct and protective fences and barriers should not be taken down without the written approval of the local planning authority, or where present, the supervising arboricultural engineer.
- 9.4 Ground Protection
- 9.4.1 Where it is necessary for the construction operation, to permit vehicular or pedestrian access within tree RPAS, for example to erect scaffolding, retained trees should be further protected by a combination of barriers and ground protection.
- 9.4.2 Ground protection should be of sufficient strength and rigidity to prevent disturbance or compaction to the soil underneath. In areas of heavy and/or continued usage it is advised that the protection plates or mats are linked or connected and that they are placed over a bed of bark or wood chippings (100 to 150mm depth).
- 9.4.3 Contamination of the soil by any substances should be prevented using geotextile fabric. Do not raise or lower soil levels or strip topsoil around trees – even temporarily.
- 9.4.4 Avoid disturbing the natural water table level.
- 9.4.5 Do not light fires near trees.
- 9.4.6 Do not attach notice boards, telecomms cables or other services to any part of a tree. No construction materials should be stored within root protection areas. Toxins such as diesel, petrol, or cement should be suitably stored to prevent such substances leaching into the soil.
- 9.4.7 Care and planning are necessary to accommodate the operational arcs of excavation, unloading and lifting machinery, including their loads, especially large building components such as beams and roof trusses. Operations like these have the potential to cause incidental damage to trees and logistical planning is essential to avoid conflicts. Any movement of plant and materials near trees should be conducted under the supervision of a banksman to ensure that adequate clearance from trees is always maintained.

## **10 Site Specific Tree Protection Measures**

- 10.1 Prior to the commencement of any other works, any tree pruning, or removal works recommended herein, should be carried out by an appropriately qualified and insured tree work contractor and in accordance with British Standard 3998: 2010 'Tree work - Recommendations'.
- 10.2 Following all preparatory tree and vegetation clearance works, tree protection barriers and any ground protection in accordance with BS5837:2012, Figure 2 (appendix 3) shall be installed in the permanent positions indicated by the red line described in the TPP and shall remain in place for the duration of the construction works.
- 10.3 The position of any site huts, materials storage, and any on-site car parking for contractors should be clearly identified. These should be outside RPAs unless special arboricultural advice is obtained, and any recommended additional tree protection measures implemented.
- 10.4 Where any works within RPAs are necessary, great care shall be taken to remove just that length of protective fencing required to facilitate the works and to ensure that it is re-installed immediately upon completion. Works required, within RPAs, to safeguard tree roots ahead of forming any permanent hard landscaping features will be undertaken before protective fencing is permanently removed. When new surfaces are completed these may be used for access purposes, however precautions to prevent the spillage or leaching of materials into underlying soils shall be implemented. Under no circumstances shall vehicles travel across, or materials be stored upon unprotected soils within the RPAs.
- 10.5 Tree protection measures shall remain in place until completion of the development; they may only be removed to facilitate post development landscaping.

## **11 New Hard Surfaces Within RPAs**

- 11.1 Where temporary access within an RPA may be required for construction purposes, these surfaces should either be formed at the beginning of the construction period or robust ground protection installed that has sufficient strength and rigidity to withstand any expected loading without causing compaction or other damage to the ground below. Under no circumstances should construction traffic be permitted to travel across unprotected ground within RPAs.
- 11.2 The principles of 'no dig' construction close to trees are explained in appendix 4 and in APN 12 'Through the Trees to Development' published by the Arboricultural Advisory and Information Service (APN 12). The final specification shall be determined by a suitably qualified engineer in conjunction with a suitably qualified and experienced arboriculturist.

## **12 Underground Services**

- 12.1 Where possible all new underground services shall be routed to avoid passing through the RPAs of retained trees.
- 12.2 If the installation or upgrading of underground services within RPAs is unavoidable it shall be carried out in accordance with National Joint Utilities Group Guidelines (2007) Volume 4 'Guidance for the Planning, Installation, and maintenance of Utility Apparatus in Proximity to Trees' (NJUG) and under the supervision of the arboricultural engineer.

## 13 Arboricultural Supervision

- 13.1 The arboricultural engineer (AE) shall attend an initial site meeting with the project manager and the site manager prior to the commencement of **ANY** works on site. At this meeting, the programme of works will be reviewed and an outline schedule of visits by the AE will be determined and agreed.
- 13.2 Site visits by the AE should coincide with key stages of the development and in particular:
- Any preliminary arboricultural works or site clearance
  - The installation of tree protection measures
  - Any works within RPAs such as the removal of hard surfaces or installation of underground services or new hard surfaces.
  - Any change in site or project manager personnel
- 13.3 This schedule may be subject to later review and may be influenced by unforeseen events or where there has been a failure in the maintenance of approved tree protection measures.
- 13.4 A copy of the outline schedule of visits by the AE will be submitted to the LPA for their records who will be informed by phone, email or in writing of any changes, variations, or amendments.
- 13.5 Particular attention must be given to any works of any nature that have to be undertaken within RPAs. These must be conducted under the direct supervision of the AE.
- 13.6 The AE should be available to attend any site meetings at the request of the Local Planning Authority (LPA).
- 13.7 In addition, the AE should be available in the event that any unexpected conflicts with trees arise.
- 13.8 The AE should keep a written log of the results of all site inspections and note any changes to the schedule of site visits. Any contraventions of the tree protection measures or other incident that may prejudice the wellbeing of retained trees shall be brought to the attention of the site manager in the form of a written report. Copies of the inspection log and any contravention reports will be available at the site for inspection by the local planning authority at all times.

## 14 CONCLUSIONS

- 14.1 These development proposals have been assessed in accordance with British Standard 5837: 2012 'Trees in relation to design, demolition, and construction—Recommendations' (BS5837). The removal of one defective tree is necessary to address hazard and risk management, one tree requires removal to accommodate the development, all other trees can safely be retained on site.
- 14.2 Retained trees will be protected from the effects of development by means of appropriate protective barriers and ground protection throughout the duration of the works.
- 14.3 The strict observance of the arboricultural method statement, together with any additional guidance from the AE will ensure the successful integration of these proposals with retained trees.

## **15 RECOMMENDATIONS**

- 15.1 Once any development proposals have been approved all remedial tree works (see appendix 1 below) should be undertaken before any construction work begins.
- 15.2 All tree works should be carried out in accordance with British Standard 3998: 2010 'Tree work - Recommendations' and by a suitably qualified and insured tree contractor.
- 15.3 The tree protection measures detailed in this report should be implemented and supervised by an appropriately experienced arboriculturist.
- 15.4 The statements in this report do not take account of the effects of extremes of climate, vandalism, or accident, whether physical, chemical or fire. Arboretum Internationale cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with current good practice. The authority of this report ceases at any stated time limit within it, or if none stated after one year from the date of the report or when any site conditions change or pruning or other works unspecified in the report are carried out to, or affecting, the subject tree(s), whichever is the sooner.

## Appendix 1 Schedule of Trees

'Tree no.' Reflects the numbers detailed on the TCP/TPP.

'Species' Trees are described with common names.

'Age Class' may have been recorded in the Tree Schedule in the following terms: **NP** (newly planted) – tree still supported by staking or other support, **Y** (young) - less than one-third life expectancy, **EM** (early-mature) – one- third to two-thirds life expectancy; **M** (mature) – more than two-thirds life expectancy, **OM** (over-mature) – beyond the normal life expectancy, **V** (veteran) - veteran tree or legacy tree is a tree which, because of its great age, size or condition, is of exceptional cultural, landscape or nature conservation value.

'Tree height' (Height) is given in metres; heights have been estimated to the nearest 1m.

'Diameter at Breast Height' (single DBH): this measurement, recorded in millimetres, has been taken with a girthing tape at 1.5m above ground level except; where a measurement was taken a different height that height is recorded below the figure given for the DBH; where the DBH was estimated the measurement is preceded by the letter E; where more than one stem was measured this is denoted below the DBH as a number. Where an 'x' appears in this column the figures have not been calculated. Where parts of this column are 'greyed out' there is no requirement for any information.

'General observations': the 'health' or 'vitality' of the tree (assessed by comparison of the number, size and colour of the leaves and the length of annual twig extension growth with what would be expected for an average tree of equivalent age, of the same species) may be described as **Good** - Showing correct leaf colour / density and / or expected twig extension growth. Any wound wood present is seen to be forming well. Very few and minor pathogens and / or pests present (if any) which should only affect visual amenity. **Fair** - Meets the expected average in terms of leaf colour/density and/or twig extension growth. Host to more numerous minor pests and pathogens present; minor die back in areas of the canopy; a history of repeated and significant pruning; evidence of frequent, minor, and moderate, naturally occurring branch loss. **Poor** - Small and sparse leaf cover of an abnormal colour for the species; small increments in twig extension growth; host to significant pathogens and/or infestations of pests; significant crown die-back; a history of severe over-pruning with poor wound-wood development. Where technical terms are used to describe the cause of the defect, a definition, or further information will be found in the Glossary. Defects may be described as: **Minor** – Where the defect is small, shows no sign of instability and there is little concern with regard to safety or tree health and form; **Moderate** – Where the defect is likely to fail with some risk in relation to safety and/or tree health or form, or where the defect significantly affects tree form; **Major** – Where the defect is likely to fail with significant risk to persons and/or property. Severe damage, whole tree failure and/or tree death may occur, or where the defect dramatically affects tree form.

'Management Recommendations': generally, where practical tree-work operations are recommended, it is expected that these will be carried out to the British Standard BS 3998:2010 'Recommendations for tree work' as a minimum.

'Contribution': this is the estimated number of years for which the tree can be expected to make a safe, useful contribution to the tree cover on the site, before any remedial work is carried out. Where an '?' appears in this column further work is required to determine the retention category.

'Retention Category': the code letter in this column reflects the general desirability of the tree for retention on a development site, based on species, form, age, and condition. The definitions of these code letters are as follows: **A**: trees of high quality and value; **B**: trees of moderate quality and value; **C**: trees of low quality and value, which could be retained until replacement plantings have been established (the suffixed number after the code letter indicates the particular sub-category – 1 being mainly arboricultural values, 2: mainly landscape values, 3 Mainly cultural values, including conservation; **U**: trees which should be removed. Where an '?' appears in this column further work is required to determine the retention category.

'Root Protection Area Radius': This figure (recorded in metres) is to be used to determine the correct location for the erection of protective fencing based on a circular Root Protection Area.

Tree no.	Species	Age class	Crown spread		Height	Lowest branch		DBH Single	DBH Multiple	General condition/observations	Management Recommendations	Contribution		RPA Radius
			Crown height	Direction		Retention category								
T1	Common lime	M	N	7	18	3	740			Previously pollarded at circa 6m. Obscuring public lighting column. Debris mounded at base.	Prune to clear lighting column by 1m. Remove debris from base.	>20	8.7	
			S	4								2.5		E
			E	6										
			W	6										
T2	Yew	Y	N	5.5	10	1.5	700		Multi-stemmed from 2.5m. Lighting attached to stem at 2m to northwest.	No work required.	>40	8.4		
			S	4.5							1.5		W	
			E	3.5										
			W	4										
T3	Common holly	Y	N	2	6	1	80 120 130 0	35	37700	Three stems from ground level.	No work required.	>10	2.1	
			S	2.5								GL		S
			E	2										
			W	2										
T4	Western red cedar	EM	N	3	16	3.5	690		Failing compression fork from 3-5m. Multi-stemmed above 5m with numerous failing compression forks.	Fell.	<5	8.1		
			S	3							3		NW	
			E	3										
			W	2.5										
T5	Gean	M	N	4	8	3.5	420		Major asymmetry to northeast. Crudely pruned historically. Lighting attached to stem at 2m to north.	Prune to improve symmetry or fell.	<10	5.1		
			S	3.5							2.5		NE	
			E	6										
			W	1										
T6	Fruit trees	NP	N	1	3	N/A	90		Newly planed with supporting stakes still present.	No work required.	>10	0.9		
			S	1							0.5		N/A	
			E	1										
			W	1										
T7	Weymouth pine	Y	N	3.6	7	0.25	190		Leaning to northeast at circa 3°.	No work required.	>40	2.1		
			S	3							GL		W	
			E	3										
			W	2.5										
			N											
			S											
			E											
			W											
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## Appendix 2

### Cascade chart for tree quality assessment

#### Category and definition Criteria (including subcategories where appropriate)

**Trees unsuitable for retention** (see Note)

##### Category U

Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality.

*NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.*

**1 Mainly arboricultural qualities, 2 Mainly landscape qualities, 3 Mainly cultural values, including conservation.**

#### Trees to be considered for retention

##### Category A

**Trees of high quality** with an estimated remaining life expectancy of at least 40 years. Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue). Trees, groups, or woodlands of particular visual importance as arboricultural and/or landscape features. Trees, groups, or woodlands of significant conservation, historical, commemorative, or other value (e.g., veteran trees or wood- pasture).

##### Category B

**Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years. Trees that might be included in category A, but are downgraded because of impaired condition (e.g., presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation. Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality. Trees with material conservation or other cultural value.

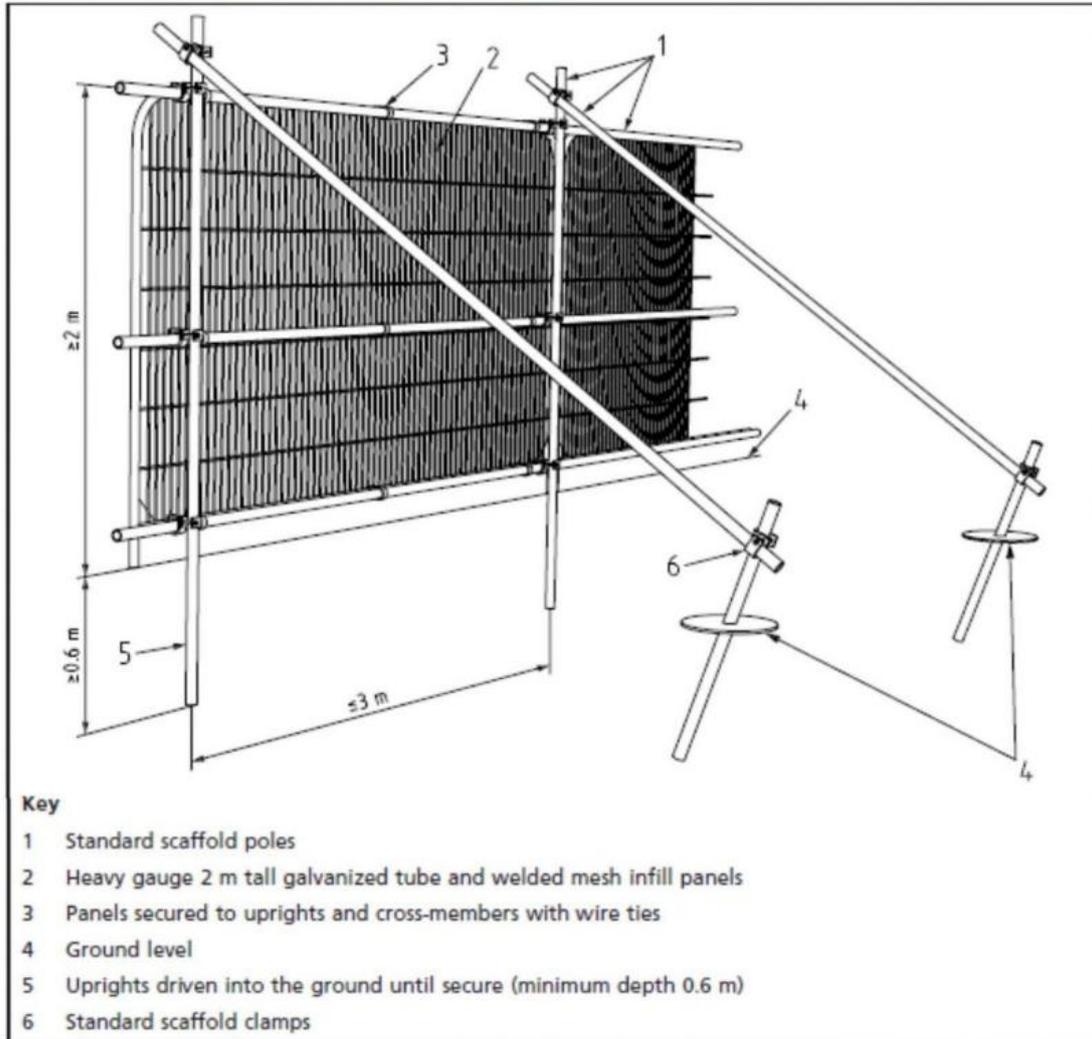
##### Category C

**Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. Unremarkable trees of limited merit or such impaired condition that they do not qualify in higher categories. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits. Trees with no material conservation or other cultural value.

## Appendix 3

### BS5837: 2012 Figure 2

Figure 2 Default specification for protective barrier



## Appendix 4

### Construction Principles of 'No Dig' Hard Surfaces Close to Trees

Special construction methods are required for hard surfaces within root protection areas [RPAs] of retained trees. Whilst the following information provides guidance in the principles of such construction, the final specification shall be determined in conjunction with a suitably qualified engineer and guidance from the manufacturers of the products used.

#### Important points to remember about tree roots:

- most tree roots are in the top 600mm of soil, many are just below the surface,
- very fine, fibrous roots are just as important as large woody roots, they are easily damaged and prone to drying out,
- roots need moisture and oxygen to survive,
- soil compaction kills roots by reducing the soil's capacity to hold water and oxygen,
- 80% of compaction is caused by the first passage of a vehicle over soil,
- non-permeable surfaces and damage to the soil surface such as smearing or panning prevents water penetration and gaseous exchange.

#### 'No dig' hard surfaces near trees should:

- cause minimal disturbance to soils, both during construction and in the long term,
- provide a stable, permanent surface of sufficient strength and durability for its purpose,
- include a three-dimensional cellular confinement system such as '*Geogrid*' or '*Cellweb*,'
- be constructed using porous materials to enable percolation of water and gaseous exchange, e.g., gravel, porous tarmac or brick paviors with nibbed edges, joints should be filled with 6mm diameter washed aggregate to maintain porosity (not sand).

#### Construction principles:

- surface vegetation should be removed using an appropriate systemic herbicide that will not harm retained trees or manually, using hand tools,
- minor levelling of the existing surface can be carried out where necessary, but using hand tools only; hollows can be filled with sharp sand,
- any exposed roots should be covered with good quality topsoil immediately to prevent them drying out; any damaged roots should be cut cleanly with a hand saw/secateurs,
- tree stumps shall be removed using a stump grinder rather than by digging to minimise disturbance,
- no vehicles or machinery shall travel over unprotected soil surfaces near trees. Where it is necessary to move materials used in the construction of the surface, they should be transported on the laid subbase as it is 'rolled out' through the RPA,
- the construction of the path or road should be carried out off an already completed section of the surface – not from bare ground,
- the completed surface may require protection if it will be used for access during the construction period, especially where it may see frequent use by heavy machinery.

## Appendix 5

### Removal of Debris Near Trees

- The removal of any material should be carried out from outside the RPA whenever possible and from within the footprint of the existing building or surface where this is within the RPA of a tree.
- The excavation of the material must not extend into the soil underneath. In practical terms the bucket of the excavator must be used so that the cutting edge is horizontal so that any disturbance of the underlying soil is kept to an absolute minimum. The cutting edge of the bucket should be flat and without 'teeth' to further reduce the risk of root damage. Where the surfacing is very thin and/or roots are very near the surface, the digging should be done manually.
- Any exposed tree roots should be covered with good quality topsoil immediately to prevent them drying out. Any damaged roots should be cut cleanly with a hand saw or secateurs.
- Debris and rubble of any type must not be stockpiled within the RPA of the tree and must be exported without crossing the RPA.
- Due care and planning must be taken to ensure that the operational arcs of excavators do not damage the crowns of retained trees.
- Where new surfacing is to be installed, if the depth of the old surface is insufficient, the wearing surface may need to be higher than the existing in order to accommodate the appropriate thickness. There may be a requirement for a geo-textile membrane to be laid on the soil surface, but this is an engineering matter dependent upon soil type. The separation is beneficial for root development.
- Where the old surface is taken up and not replaced, the infill should be of good quality topsoil laid without compaction.

## Appendix 6

### Further Information

- Anon (2010)      **British Standard Recommendations for Tree Work BS 3998: 2010**  
British Standards Institution  
2 Park Street, London W1A 2BS
- Anon (2012)      **British Standard Recommendations for Trees in relation to design, demolition and construction BS 5837: 2012**  
British Standards Institution  
2 Park Street, London W1A 2BS
- Lonsdale D.      **Principles of Tree Hazard Assessment & Management**  
DETR, Elland House, Bressenden Place, London
- Mattheck C.  
Breloer H. (1994)      **The Body Language of Trees –A Handbook for Failure Analysis.**  
DOE Arboricultural Advisory and Information Service Alice Holt Lodge,  
Farnham, Surrey
- Mitchell A. (1989)      **The Trees of Great Britain and Northern Europe**  
Collins, Grafton Street, London
- Strouts R. G.  
Winter T. G. (1994)      **Diagnosis of Ill-Health in Trees**  
DOE Arboricultural Advisory and Information Service Alice Holt Lodge,  
Farnham, Surrey
- Anon (2007)      **National Joint Utilities Group Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees**  
One Castle Lane, London, SW1E 6DR
- Anon (2007)      **Arboricultural Practice Note 12 ‘Through the Trees to Development**  
Alice Holt Lodge, Wrecclesham, Farnham, Surrey, GU10 4LH

## Appendix 7

### Author's Qualifications Paul Hanson

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#### Description of current role (from 1997)

Managing director of Arboretum Internationale Ltd., responsible for the day-to-day operations of the company, charged with maintaining high standards of quality and safety. Arboretum Internationale delivers a professional consultancy service addressing issues of tree safety, personal injury at work and the increasingly complicated field of trees within the planning system. Our team works as expert witnesses guiding legal counsel in matters relating to injuries and property damage where there is an arboricultural involvement. Since its inception in 2005 (revised in 2012) we have employed the guidance given in BS5837 'Recommendations for trees in relation to construction', consulting with architects, town planners, developers, and homeowners to achieve a maximum return financially and aesthetically allowing appropriate development in proximity to trees. Arboretum Internationale has extensive experience of collaborating with clients to achieve sensible compromise solutions for trees located in Conservation Areas, or subject to Tree Preservation Orders and Planning Conditions throughout Scotland. Hazard tree and tree safety inspections are an integral part of our normal tree reporting systems, in addition to which we provide a bespoke dedicated tree assessment under the auspices of QTRA (Quantified Tree Risk Assessment). In recent years we have become one of the leading exponents of veteran tree management, striving to retain old, often defective trees with invaluable and dependent flora and fauna in locations with high public use.

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#### Previous experience

**1995-97 Arboricultural Consultant**, with the Scottish Agricultural College, delivering arboricultural consultancy and specialist training throughout Scotland. Responsible for the development of new business opportunities in the production and environmental sectors of the industry, liaising with other specialist advisors within SAC as required; participating in skills based and academic education programmes, accompanied by active pursuit of research and development.

#### MEMBERSHIP OF PROFESSIONAL BODIES

Registered in the UK Register of Expert Witnesses (No. JSP/E3420)  
Registered in the Law Society of Scotland, Directory of Expert Witnesses (No. 4362) Registered with Expert Witness – Expert Consultant (No. EW4352-22-S)  
Associate member of the Arboricultural Association (No. 200118)

#### COMMITTEE WORK & OTHER ACTIVITIES

Arboricultural industry representative on Scottish Government's Ash Dieback Risk Group from 2019  
Arboricultural advisor to iCONic from 2010  
Committee member of the Arboricultural Association's Scottish Branch (2008- 2016)  
Arboricultural industry representative for amenity trees on the Scottish Government's Tree Health Advisory Group (2011-2014)  
Trustee of the Arboricultural Association (2001-2004)  
Chairman of the Arboricultural Association's Scottish Branch (2008-2015)  
Arboricultural industry representative for National Occupational Standards on the Trees and Timber Industry Group (2006 -09)  
Arboricultural industry Scottish representative for UK and Ireland Chapter of the International Society of Arboriculture (2006 -09)  
Chairman of the Arboricultural Association's Scottish Branch (1997-2001)  
Scottish representative on the Arboricultural Association's Commercial Committee (1996-98)

#### RELEVANT QUALIFICATIONS

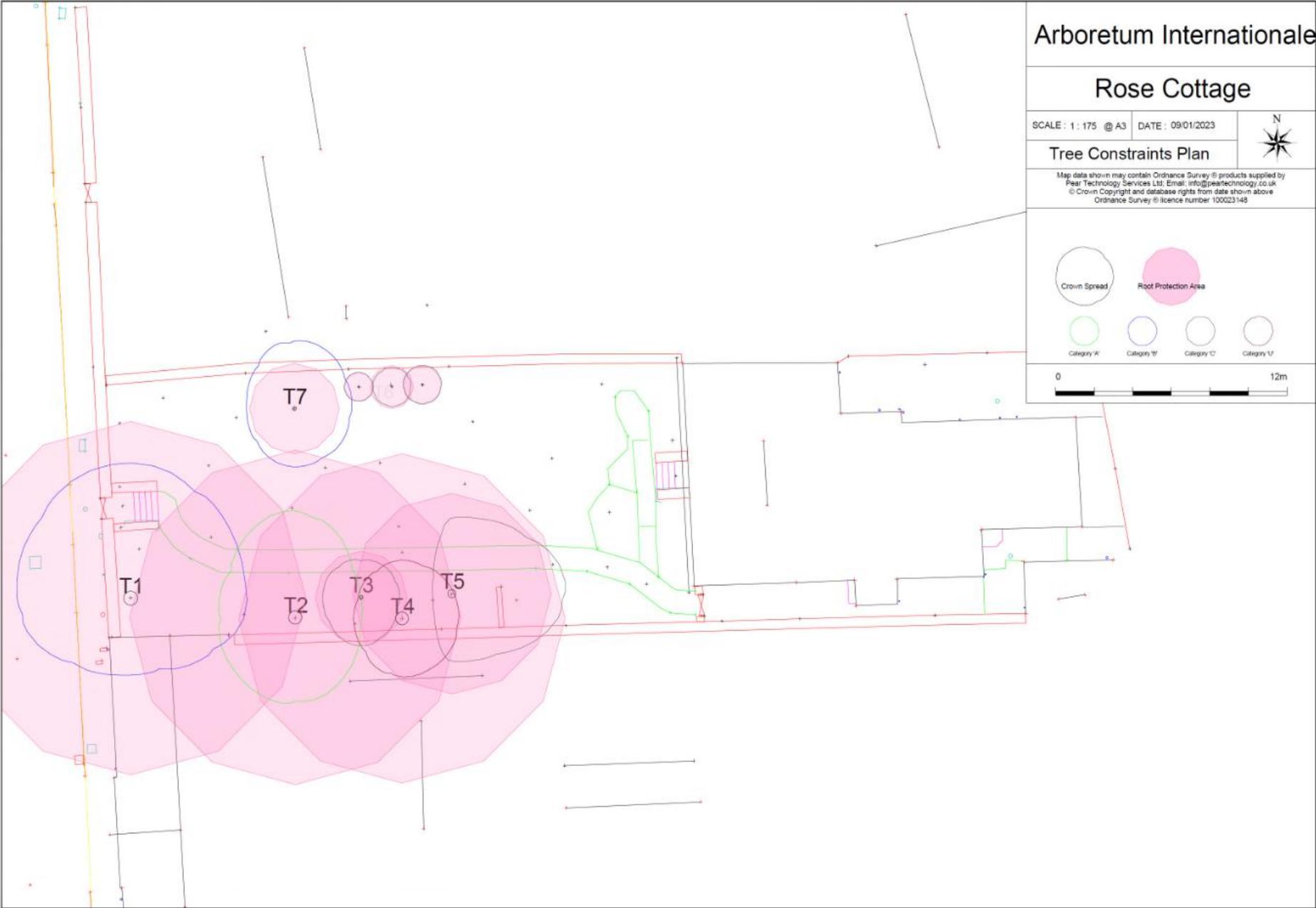
FdSc Arboriculture, University of Central Lancashire  
Construction Skill Certification Scheme Reg. no. 03985432 (Consultant)  
LANTRA Professional Tree Inspector  
The Civil Procedure Rules for Expert Witnesses Certificate (Bond Solon)  
AA Technicians Certificate  
Quantified Tree Risk Assessment System  
LOLER inspector for arboriculture (NPTC Cert. No. 302786)  
ISA Certified Arborist (1997- 2009)  
RFS Certificate in Arboriculture

## **APPENDIX 8**

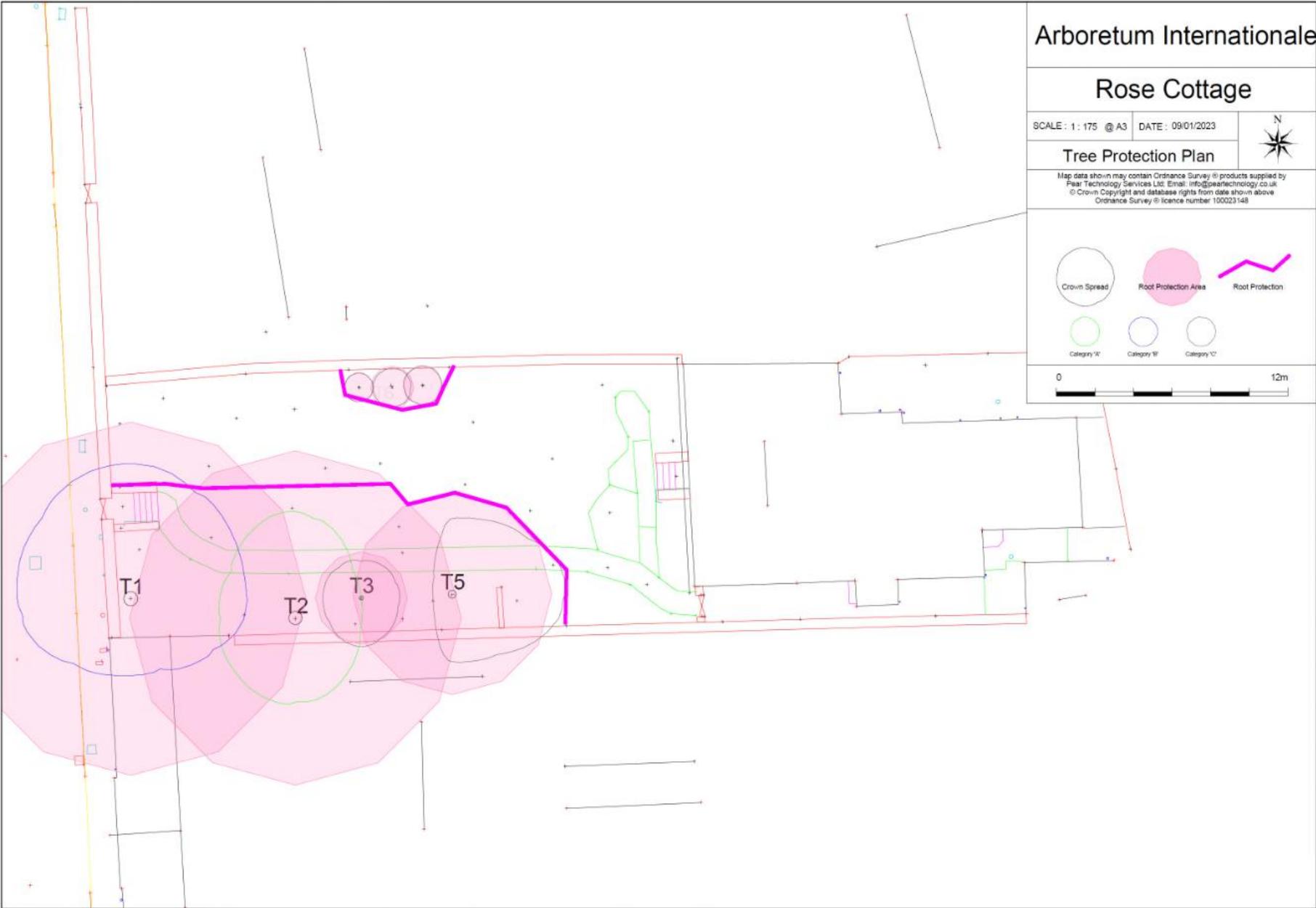
### **Site Plans**



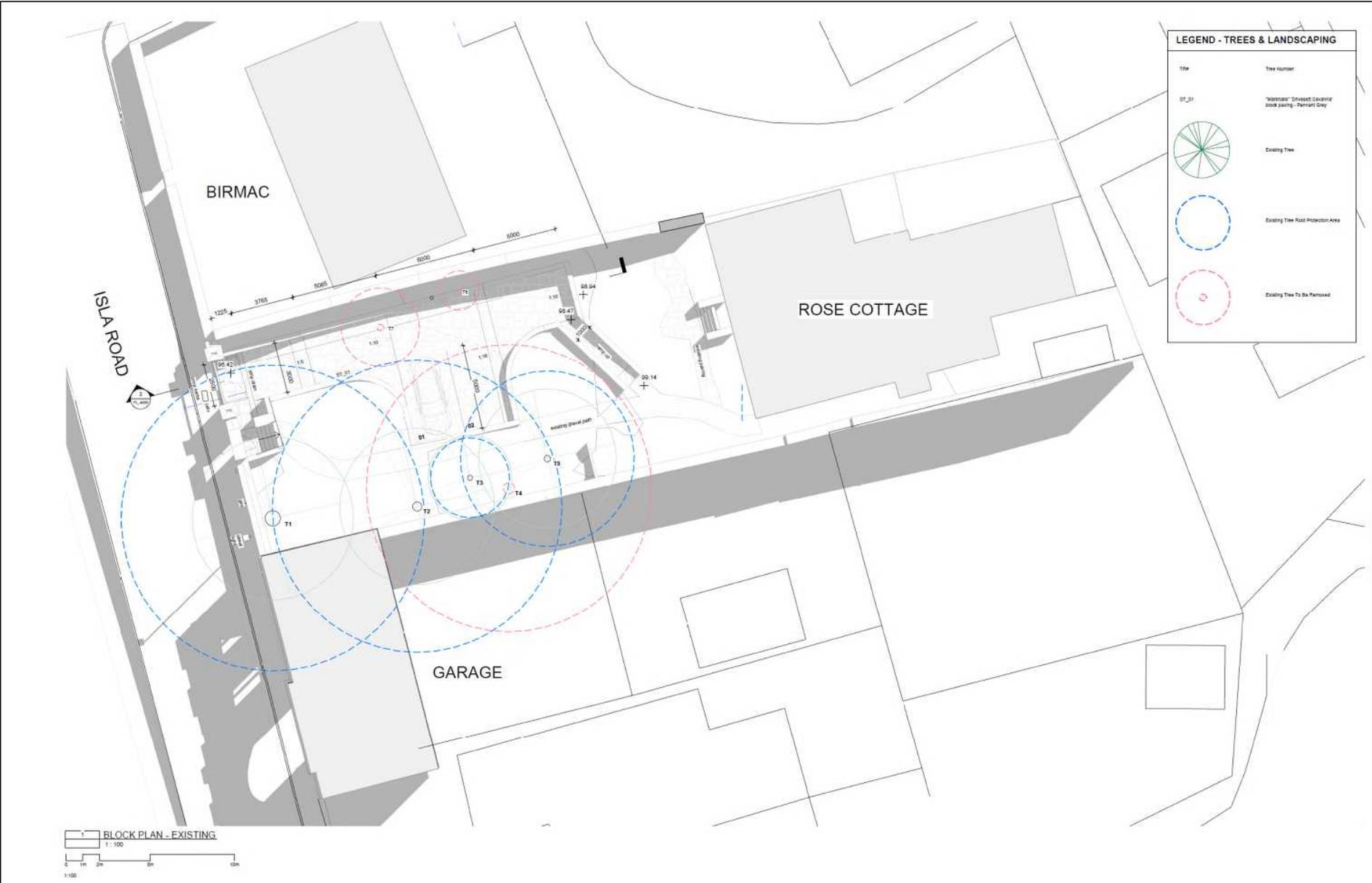
**Location Plan**



**Tree Constraints Plan**



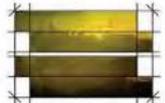
**Tree Protection Plan**



Block Plan Proposed

*Lower Flat Rose Cottage, 7 Isla Road, Perth*

**DESIGN STATEMENT APRIL 2023**



**Interurban Developments Ltd**  
CONNECTING THE URBAN GRAIN

## **PROJECT DETAILS**

### **Site**

Lower Flat Rose Cottage

7 Isla Road, Perth

PH2 7HG

### **Proposal**

Alterations to boundary wall to form vehicular entrance, formation of driveway, parking and paths.

### **Client / Applicant**

Neil and Fiona Whittet

### **Architectural Design**

McNuyen Design Ltd

### **Arboriculture Consultant**

Arboretum Internationale Ltd

### **Planning and Development Consultancy**

Interurban Developments Ltd

**DOCUMENT CONTROL**

Issue	Date	Version
1	13.04.2023	Draft 1
2	14.04.2023	Final
3	-	-

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**Project ambition**

**Introduction**

**The Design Process:-**

**Stage 1 – Site Area and Appraisal**

**Stage 2 – Identifying Design Principles**

**Stage 3 – Analysis**

**Stage 4 – Developing the Design Concept**

**Stage 5 – The Design Solution**

**Conclusion**

## PROJECT AMBITION

The ambition of the project, set by the client, is to form a vehicular entrance and parking area as well as improving pedestrian access to the property while respecting site constraints, namely the historic building and existing tree resource on the site.

The purpose of this statement is to support an application for Planning and Listed Building Consent and put into context the following proposals for Rose Cottage, Isla Road:-

- *Alterations to the front boundary wall including new vehicular gate and refurbishment of existing pedestrian gate.*
- *Make provision for off-road driveway and parking thereby future proofing the parking and charging of electrical vehicles.*
- *Improve disabled access from the street, enhance recycling and waste disposal presentation to ensure occupants do not have to navigate bins down the stairs.*

The solution is to form a new gated vehicular entrance to the north of the retained pedestrian gate. The northern section of the garden will be recontoured to form a driveway with associated pedestrian link to the existing footpath to also assist recycling and waste presentation. The position of the parking area has been selected to minimise encroachment onto the root protection area of retained trees.

This design statement considers the site constraints and the options that were considered to meet the client's project ambitions. The proposed solution is an integrated response to the accessibility agenda, climate change and will meet the needs of the current occupiers and successive generations.

## INTRODUCTION

This document takes cognisance of Planning Advice Note 68 issued by the Scottish Government on the preparation of Design Statements. It seeks to explain the design principles for the development, based upon an understanding of what is appropriate for the site, determined through an analysis of the surrounding built environment, these principles are based upon good practice as set out in Scottish Government planning and urban design guidance.

The design process can be set out in 5 stages. Each stage informs the production of the design statement.

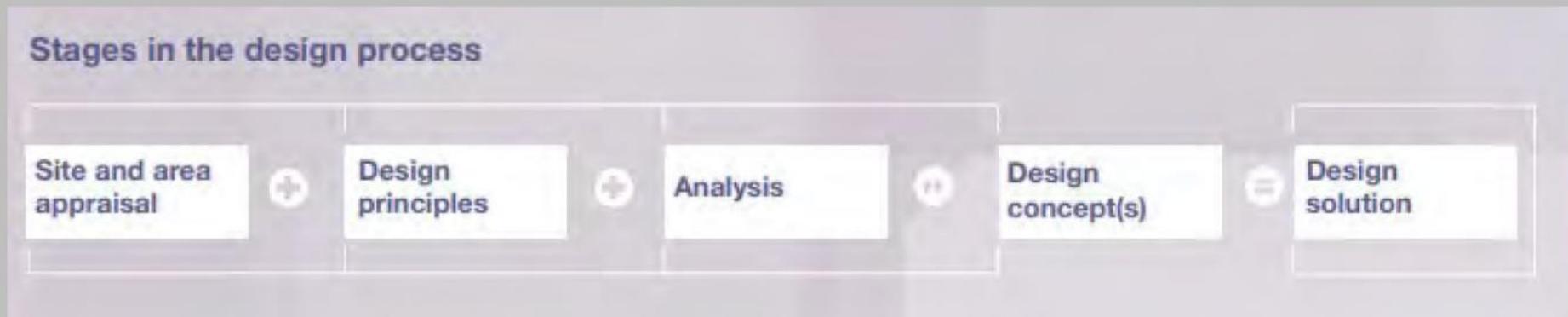
Stage 1 – Site Area and Appraisal

Stage 2 – Identifying Design Principles

Stage 3 – Analysis

Stage 4 – Developing the Design Concept

Stage 5 – The Design Solution



**STAGE 1 – SITE AREA AND APPRAISAL**



*Image 1: Satellite imagery showing sites relationship with the surrounding Road network. Courtesy of Google Maps*

**Local Area** – The site is located within the Bridgend area of Perth. The area is predominantly residential in character with some sheltered housing and retirement living complexes. The area consists of mainly traditional historic buildings with some modern infill interventions. The existing mature tree resource throughout Bridgend creates a splash of green among the stone and brick. The Camilla Bell Park is also an important green space located to the south of the site where Bridgend’s Main Street which splits into the A93 Isla Road to Blairgowrie and the A94 Strathmore Street to Scone/Coupar Angus.

**Site Description** – Rose Cottage is an early 19<sup>th</sup> century Category C Listed Building. It consists of two storey building with hipped slate roof and a single storey attic rear wing. The front door consists of a pilastered door piece, architraved widows with consoles to each side of the entrance. The property sits in an elevated position above Isla Road with the boundary wall also acting as a ground retaining structure.



*Images 2 and 3: Rose Cottage site frontage with random rubble retaining wall pointed in lime with pedestrian gate.*

The property has historically been split into two flatted properties. There is no vehicular access to the properties only a pedestrian gated access with steps to reach the elevated garden. As a consequence, occupants have to navigate bins down the stairs for presentation and kerbside collection. The ground floor flat can be accessed via the front door and a rear door in the single storey attic wing. Access to the upper flat is located on the south elevation.

There is a mature tree resource located on the southern boundary of the site with some recent planting located to the north. The site is located out with the Bridgend Conservation Area and there are no Tree Preservation Orders on the site.



*Image 4 Rose Cottage stepped access after pedestrian gate.*



*Image 5 – Tree resource on South Boundary.*



*Images 6 and 7: Bridgend Maps – 1<sup>ST</sup> Edition 1843-1882. Second image OS 1900s. Courtesy of NLS.*

## STAGE 2 – IDENTIFYING DESIGN PRINCIPLES

The design principles have been informed by statutory requirements contained within legislation, development plan policy as well as material considerations which consist of national guidance and local supplementary planning guidance as set out below.

### The Development Plan

There is a duty imposed on the Planning Authority through Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) which requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. With this in mind the applicable Development Plans are Scottish Government’s National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2019 (PKCLDP 2019)



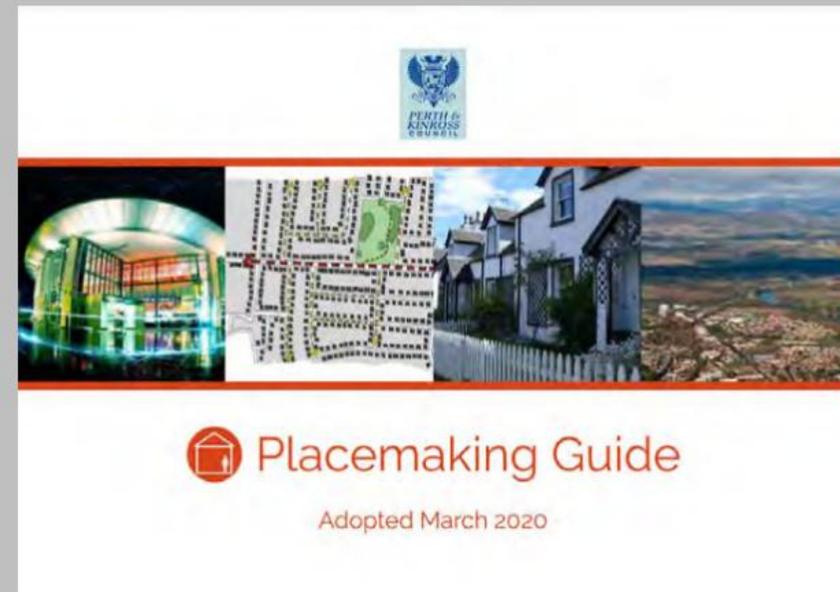
National Planning Framework 4	Perth and Kinross Local Development Plan 2019
Policy 1: Tackling the climate and nature crises	Policy 32 Embedding Low and Zero Carbon Generating Technology in New Development
Policy 6: Forestry, woodland and trees	Policy 39 Landscape Policy 40 Forestry, Woodlands and trees
Policy 7: Historic assets and places	Policy 27A Listed Buildings
Policy 14: Design, quality and place	Policy 1 Placemaking Policy 2 Design Statements

## Material Considerations

The decision maker will also have to identify all the other material considerations which are relevant to the application and to which they should have regard (City of Edinburgh District Council v Secretary of State for Scotland and Revival Properties Ltd 1997 SCLR112).

The following material considerations are pertinent taking account of the site analysis above: -

- Historic Environment Scotland's – Managing Change in the Historic Environment Series
- Creating Places – A policy statement on architecture and place in Scotland
- PKC – Placemaking
- Scottish Government Planning Advice Notes - PAN 68 Design Statements – PAN 78 Inclusive Design.



### **STAGE 3 – ANALYSIS**

Knowing what is important about a building and its context is central to an understanding of how to protect its special interest and setting. The analysis undertaken in Stage 1 - Site Area and Appraisal and Stage 2 – Identifying Design Principles demonstrates the importance of the building and that sites policy context has been clearly understood.

To support the proposal a site and measured building survey was undertaken by M3S- surveys and an arboriculture survey by Arboretum Internationale. This assisted in discounting certain options and refining the instruction to the architectural designer which is discussed in greater detail in stage 4.

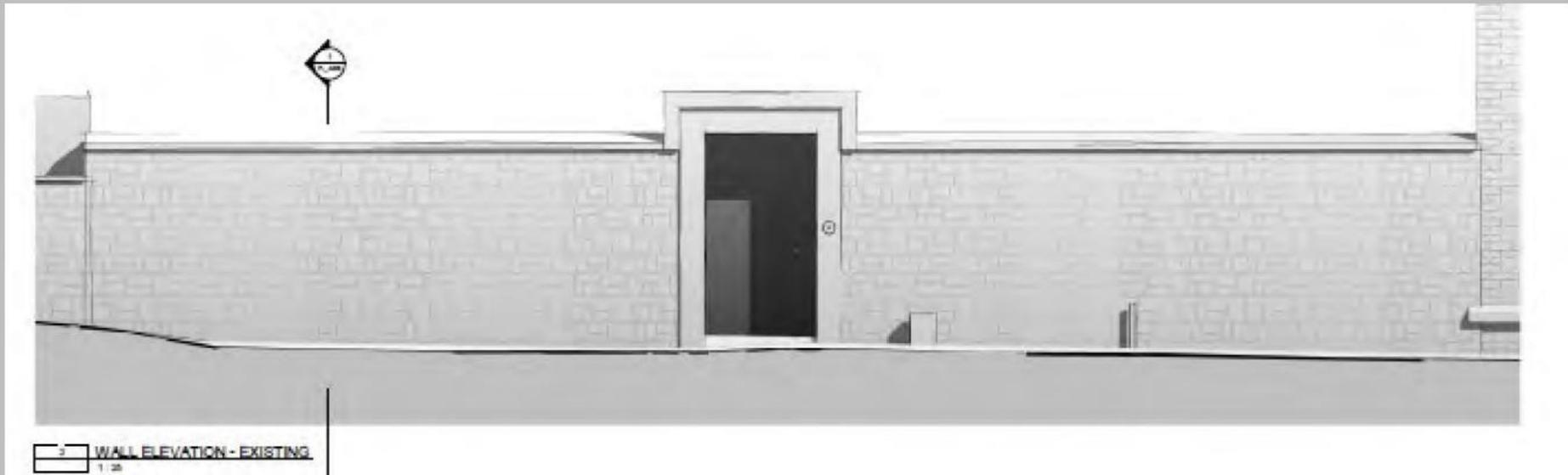
#### **Alterations to the front boundary wall including new vehicular gate and refurbishment of existing pedestrian gate.**

HES guidance - Managing change in the Historic Environment: Boundaries 2010 - Para 5.5 confirms –

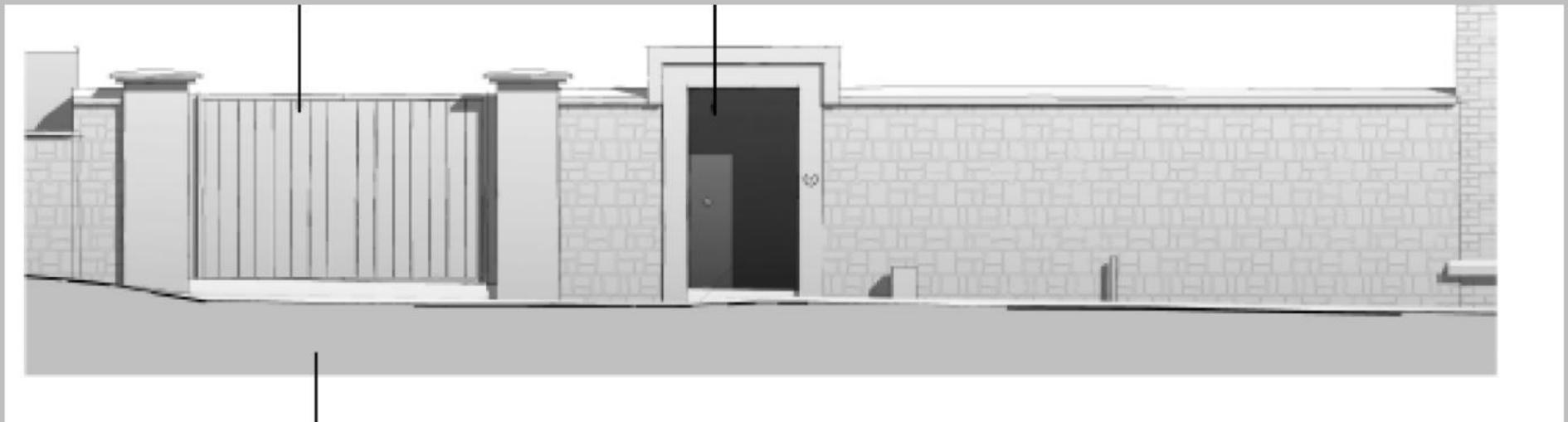
*“Where new openings are to be formed in boundaries the openings need to be considered in light of the overall composition of the boundary and assessed as to whether they would be consistent with the existing design. Additionally, where new openings are found to be consistent, the minimum of historic fabric should be lost and the opening should normally be detailed to match existing openings.”*

The proposed opening of the boundary wall represents the minimum width/intervention into the historic fabric to enable the new vehicular access to function. The proposal incorporates a timber vehicular gate (light grey finish RAL 7014) to match the height of the existing wall which will maintain the sense of enclosure experienced from the street. The existing pedestrian door will be handed to aid pedestrian movement onto/from the new driveway and provide an alternative route to the existing stepped footpath arrangement.

This is considered to meet the policy aims contained within NPF4 Policy 7: Historic assets and places, Policy 14: Design, quality and place and PKCLDP Policy 1 Placemaking and Policy 27A Listed Buildings as well as HES’s Managing Change in the Historic Environment Series.



*Image 8: Existing Front Boundary Composition.*



*Image 9: Proposed Front Boundary Composition.*



*Image 10: Streetscene of proposed Front Boundary*



*Image 11: Access to Anchill House, Isla Road*



*Image 12: New access to Craigvar, APP 16/01236/FLL*

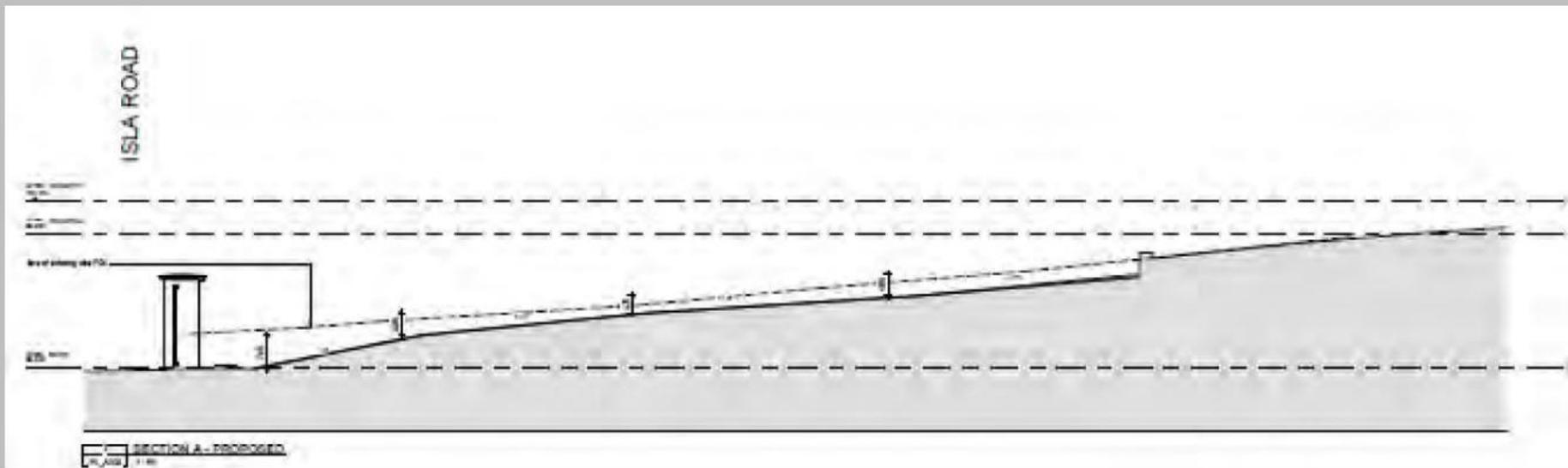


*Image 13: Mansfield Place alterations, app 21/01452/LBC.*

**Make provision for off-road driveway and parking thereby future proofing the parking and charging of electrical vehicles.**

The proposed recontouring of the site has been driven by the findings of the tree survey and advice from the arborist. The proposal recontours the front garden to enable the formation of a driveway to street level with the 'cutting' being undertaken to the northern section of the front garden.

With the tree survey recommending the removal of tree #4 the parking has been positioned to minimise the impacts on the Root Protection Areas of the retained trees, discussed in greater detail in the Arboricultural Report. The formation of the in-curtilage parking will provide a car parking solution that will also facilitate the future installation of charging points for electric vehicles. This element of the proposal is considered to comply with NPF4 Policy 1: Tackling the climate and nature crises, Policy 6: Forestry, woodland and trees and PKLDP Policy 39 Landscape, Policy 40 Forestry, Woodlands and trees as well as Policy 1: Placemaking



*Image 11: Cut to northern section of garden to install driveway*

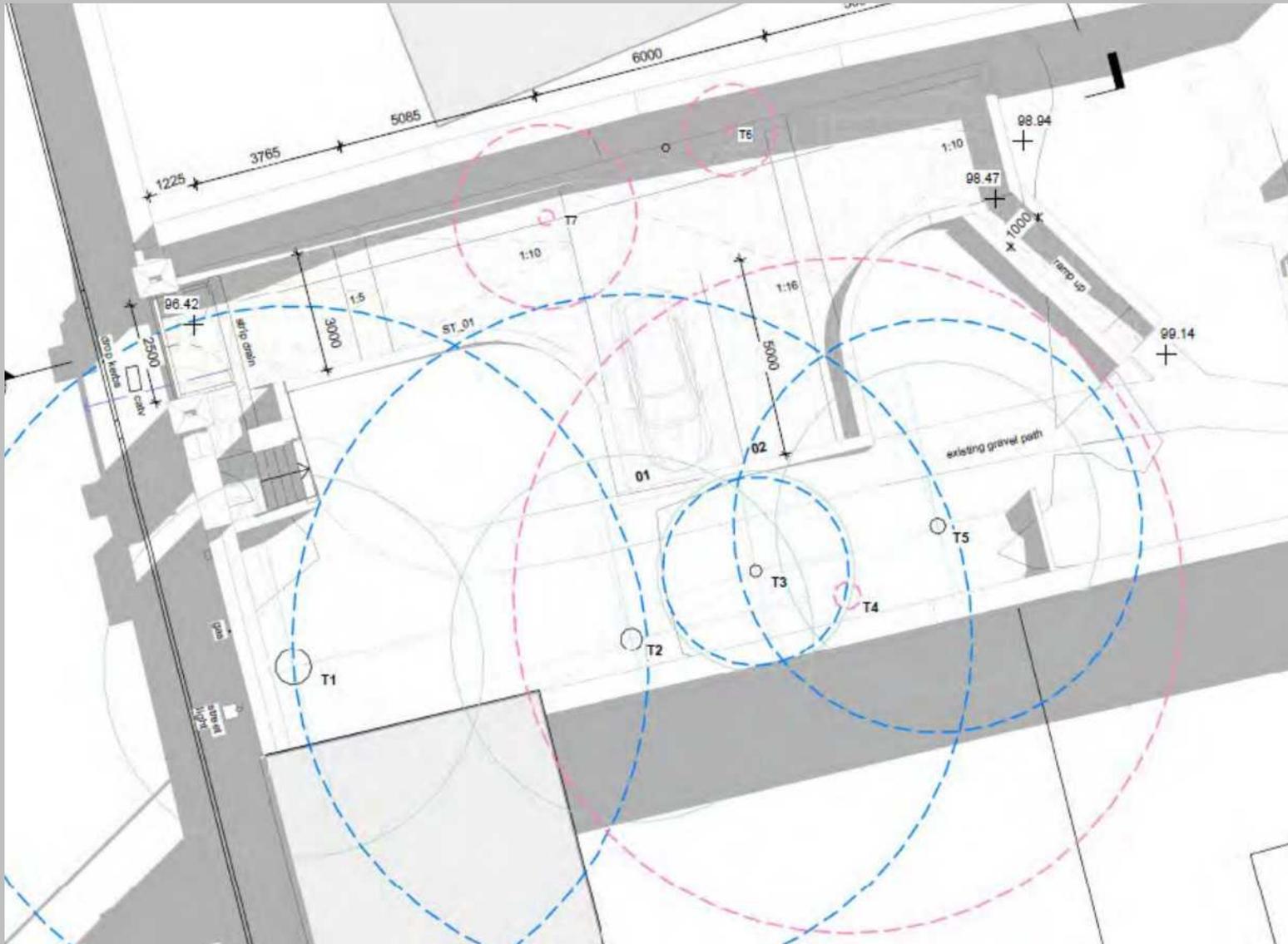


Image 12: Positioning of car parking to limit impact on Root Protection Areas of retained trees.

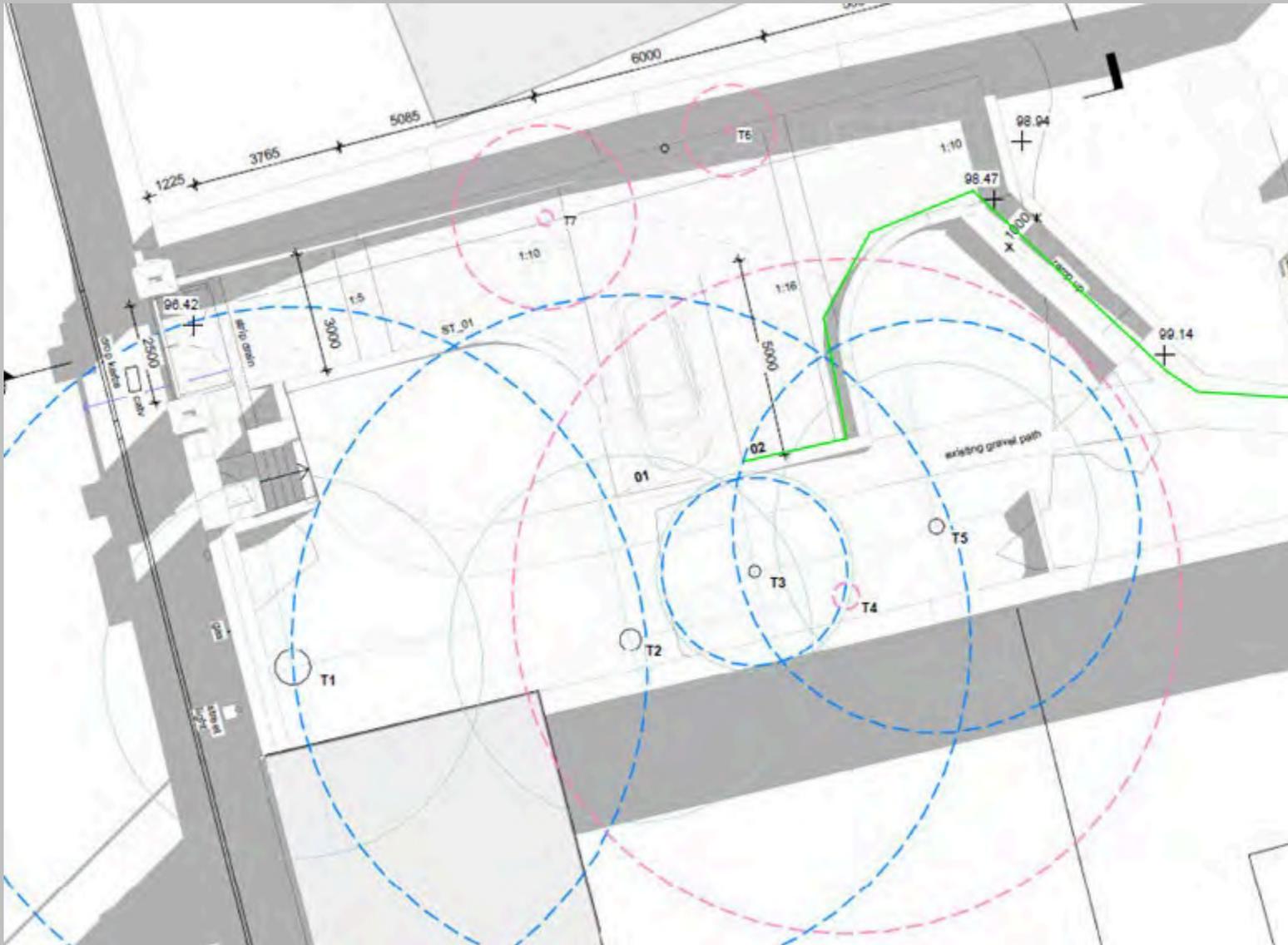


Image 13: Green denotes position of electric cable for car charging.

**Improve disabled access from the street, enhance recycling and waste disposal presentation to ensure occupants do not have to navigate bins down the stairs.**

HES guidance - Managing change in the Historic Environment: Accessibility - Para 1 of Key Issues confirms;

*“Scottish Ministers are committed to promoting equality of access to, and enjoyment of, the historic environment. This guidance is intended to encourage the provision of physical access for everyone in ways that also safeguard the character of historic buildings and places.”*

While Para 5 notes;

*“Where physical alterations are required, it is usually possible to achieve access improvements that are sensitive to the historic character of the building or place through high quality design, management and maintenance.”*

The installation of a hard surface will provide an alternative route without having to navigate the existing stepped arrangement (significantly aiding the presentation of recycling and waste for kerbside collection). The proposed measures will bring the lower flat as close as is reasonably feasible to the accessibility requirements for a new house and meet the aims of Planning Advice note 78 Inclusive Design which confirms that;

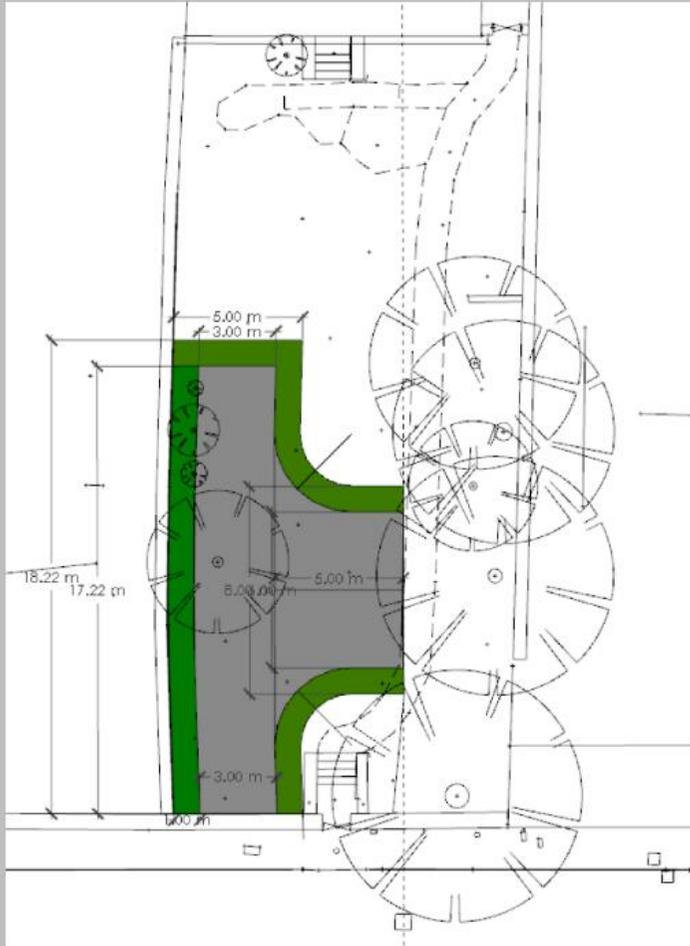
*“Historic Scotland (now Historic Environmental Scotland) will support imaginative proposals which complement the special character of historic buildings and improve access for everyone.”*

The formation of the new driveway and the use of a permeable SUDS block paving in a recessive colour and texture such as Marshalls Drivesett Savanna in a grey finish is considered to be an appropriate finish.

Taking this into account the proposal considered to meet the accessibility aims in NPF4 Policy 14: Design, quality and places and PKLDP Policy 1: Placemaking as well as Planning Advice note 78 Inclusive Design and HES guidance Managing change in the Historic Environment: Accessibility.

## STAGE 4 – DEVELOPING THE DESIGN CONCEPT

This stage focuses on explaining the design options associated with the alterations to boundary wall to form vehicular entrance, formation of driveway, parking and paths to improve accessibility.



### OPTION 1

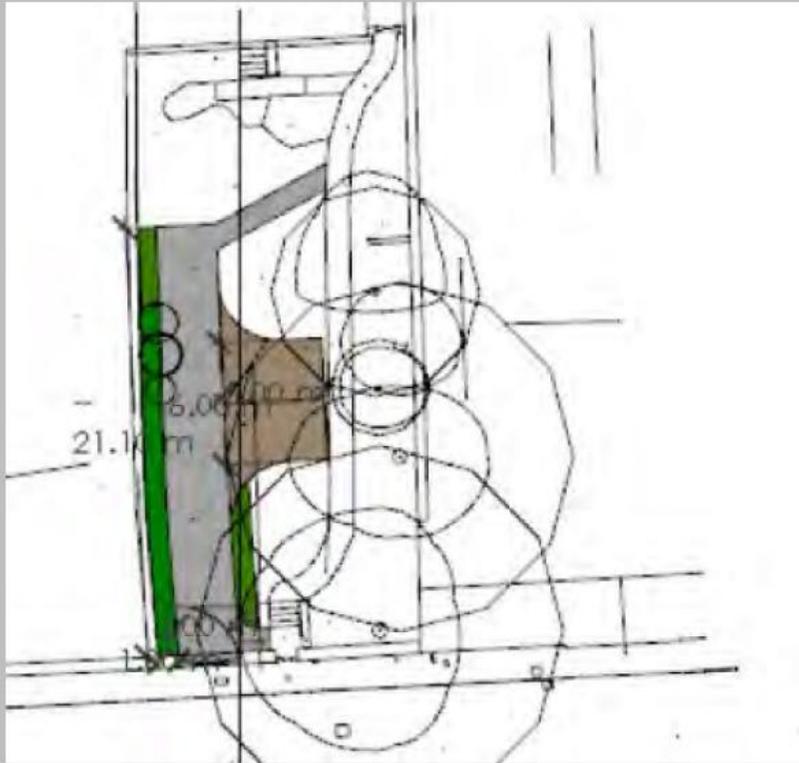
Option 1 looked at the formation of a drive, parking area and turning area at the existing street level.

This would have resulted in a significant amount of excavation to the front garden and the installation of retaining walls to the north, west and south of the site. The drop in height from the retained garden ground and footpath would have required fencing as a form of edge protection to avoid falls from height.

The excavation and installation of retaining structures would have resulted in significant encroachment and intervention within the Root Protection Areas of the Trees which would result in the need to remove trees #1, 2, 3 and 4.

In addition, this option would not have improved accessibility or resolved the presentation of bins for kerbside collection.

There would have been a significant expense associated with this option due to the removal of cut material, installing retaining structures. As a consequence, this option was discounted.



## OPTION 2

Option 2 looked to ensure the retention of as much of the mature tree resource as possible, minimise the extent of cut and fill to avoid significant retaining structures and the need for edge protection.

This option was informed by the findings of the arborist's tree report and positioned the parking in a way to limit significant encroachment into the root protection area. This has resulted in the site cutting being undertaken to the northern section of the site. The recontouring seeks to minimise the extent of excavation and also enables accessibility improvements

This was the preferred option and was subsequently developed further by McNuyen Design.

## STAGE 5 – THE DESIGN SOLUTION

The Design Solution and how it relates to the six qualities of successful places.

**Healthy:** The design meets the requirements of “lifelong wellbeing” by ensuring the route to the building feels safe and welcoming it also promotes “accessibility and inclusion” and will allow visitors to access the lower flat without having to navigate the existing steps. Providing an alternative route will potentially enable occupants (when frail or ageing) to reside in the property for a longer period of time the need to circumnavigate the bins down the existing steps has been designed out in this proposal.

**Pleasant:** The design process has analysed different development options and has understood the site constraints. The design retains the “positive social interactions” the site has with the adjoining streetscene by retaining the majority of the mature tree resource and the sense of enclosure with the new gated entrance aligned with the top of the boundary wall. If required further landscape planting can be installed.

**Connected:** The site is already well connected by path and road networks which makes “active travel” and “connectivity” easy. It is also served by public transport. The improvements to site accessibility will improve the “pedestrian experience” and cater for different needs and abilities.

**Distinctive:** The “scale”, “built form” and “sense of place” has been taken into account when translating the project ambition into a design solution. The proposed design represents the best solution which respects existing building, the existing tree resource and minimises work to the boundary walls historic fabric.

**Sustainable:** The provision of off-street parking will enable residents to utilise/install electrical charging which meets the “transition to net-zero’ aim.

**Adaptable:** The proposal is a further adaption and investment in the building which is a direct response to meet social and environmental priorities.

## CONCLUSION

Historic Environment Scotland's (HES) Interim Guidance on the Principles of Listed Building Consent (2019) - Para 6 and Para 9 confirms the following –

*“The majority of listed buildings are adaptable and have met the needs of successive generations while retaining their character. Change should therefore be managed to protect a building’s special interest while enabling it to remain in active use....in general terms listing rarely prevents adaptation to modern requirements (applicant’s emphasis) but ensures that work is done in a sensitive and informed manner.”*

*“Listed Buildings will however, like other buildings, require alteration and adaptation from time to time if they are to remain in beneficial use, and will be at risk if such alteration and adaptation is unduly constrained”.*

Through site analysis a number of key design principles have been identified which have guided and informed the proposed development solution which respects the characteristics of the listed building and streetscene. This Design Statement supports the proposal by taking account of client’s project ambition and following the 5-stage design process conveyed in Scottish Government PAN 68.

In Interurban’s view the proposed scheme meets overriding thrust of the adopted development plan, national policy, supplementary planning guidance and other material considerations including Historic Environment Scotland’s (HES) Guidance. There are no other material considerations identified that would indicate that the proposed use would not accord with the development plan.

In light of the above, the proposal is considered to be consistent with central and local government policies including the climate emergency and accessibility agenda. It is requested that the Planning Authority grant consent (with conditional control if required) as ultimately there are no justifiable grounds for withholding permissions for the proposed works.

*Lower Flat Rose Cottage, 7 Isla Road, Perth*

**METHOD STATEMENT MAY 2023**



## **PROJECT DETAILS**

### **Site**

Lower Flat Rose Cottage

7 Isla Road, Perth

PH2 7HG

### **Proposal**

Alterations to boundary wall to form vehicular entrance, formation of driveway, parking and paths.

### **Client / Applicant**

Neil and Fiona Whittet

### **Architectural Design**

McNuyen Design Ltd

### **Arboriculture Consultant**

Arboretum Internationale Ltd

### **Planning and Development Consultancy**

Interurban Developments Ltd

**DOCUMENT CONTROL**

Issue	Date	Version
1	06.05.2023	Final
2	-	-
3	-	-

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## **BOUNDARY WALL – VEHICULAR OPENING - METHOD STATEMENT**

This method statement gives an overview of how down takings, construction and finishing will be undertaken to the listed boundary wall which fronts Isla Road. This is an iterative document and will be updated following the appointment of the contractor to ensure it meets their preferred approach/working method.

The proposal will result in the down taking of the northern section of the wall to install the vehicular access. The remaining wall remain including the existing pedestrian gate (apart from the door being handed) will remain unmodified.

Stage 1 – Install timber hoarding on western side of wall where vehicle opening will be created. Hoarding will ensure any material associated with the wall down takings will not be deposited onto the pedestrian footway or carriageway.

Stage 2 – Delivery of excavator and skip to site, hoisted over the boundary wall. Timing to avoid peak traffic flows. Utilise banksman to assist with traffic management when unloading excavator and skip (if required).

Stage 3 – Remove boundary wall coping at proposed vehicular access location using hand tools and set aside on site.

Stage 4 – Excavate cut material from behind boundary wall. Spoil is to be transferred using the skip swap method, from the site to the skip.

Stage 5 – Boundary wall down takings at vehicular access. Following excavation to expose the rear of the boundary wall. Install type 1 material to create solid base working area behind wall. Down take wall utilising hand tools and set stone aside for reuse.

Stage 6 – Install gate pier and rebuild wall utilising set aside stone and coping stones. Lime mortar to be utilised. Wall re-construction to match existing height, material, finish and detail.

Stage 7 – Remove timber hoarding.

Stage 8 – Specialist contractor to install dropped kerb.

Stage 9 - Remaining deliveries and landscape works to be complete via new opening.

Stage 10 – Following completion of landscape works install new timber vehicle access gate and hand pedestrian gate.



1 Riversdale, Earnoch and Springbank Houses (Historic accesses)  
A0.1 NTS



2 3 Mansefield Place, Isla Road (18/01711/FLL)  
A0.1 NTS



3 Craigvar, Isla Road (16/01236/FLL)  
A0.1 NTS



4 Tay Park, Isla Road (Historic Access)  
A0.1 NTS



ID.C.0059 - Lower Flat, Rose Cottage, Isla Road, Perth

Client: Neil and Fiona Whittet  
rev. date remark no revision  
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Document Date:  
Created: - 14.07.2023  
Updated: - N/A  
Document Phase:  
<Planning Phase>

Precedent Photographs (Slide A)

**A0.1**



1 27 Dundee Road (Historic Access)  
A0.2 NTS



2 Dalvay 25 Dundee Road (Access approved 06/01152/FUL)  
A0.2 NTS



3 Lower Dalvay, Dundee Road (Historic Access)  
A0.2 NTS



4 Knowhead House, Dundee Road, wall height increased 15/00923/FLL  
A0.2 NTS



ID.C.0059 - Lower Flat, Rose Cottage, Isla Road, Perth

Client: Neil and Fiona Whittet  
rev. date remark  
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Site Inspection  
Photographs  
(Slide B)

**A0.2**