

TCP/11/16(458)
Planning Application – 16/01922/FLL – Alterations and extension to dwellinghouse and installation of flue at Craighead Cottage, Drum, Kinross, KY13 0PP

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TCP/11/16(458)

Planning Application – 16/01922/FLL – Alterations and extension to dwellinghouse and installation of flue at Craighead Cottage, Drum, Kinross, KY13 0PP

**PAPERS SUBMITTED
BY THE
APPLICANT**



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: 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 100036422-001

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:	MBM Planning & Development		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Mark	Building Name:	Algo Business Centre
Last Name: *	Myles	Building Number:	
Telephone Number: *	01738 450506	Address 1 (Street): *	Glenearn Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Perth
Fax Number:		Country: *	Scotland
		Postcode: *	PH2 0NJ
Email Address: *	mm@mbmplanning.co.uk		

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="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr & Mrs"/>	Building Name:	<input type="text" value="Craighead Cottage"/>
First Name: *	<input type="text" value="Graeme"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="Gregor"/>	Address 1 (Street): *	<input type="text" value="Drum"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Kinross"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="KY13 0PP"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

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="Craighead Cottage"/>
Address 2:	<input type="text" value="Drum"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="Kinross"/>
Post Code:	<input type="text" value="KY13 0PP"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="701088"/>	Easting	<input type="text" value="304674"/>
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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 and extension to dwellinghouse and installation of flue

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.

Please refer to attached Notice of Review statement and design statement

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)

Planning application forms, refused plans, decision notice, Report of Handling, Design Statement and Notice of Review Statement

Application Details

Please provide details of the application and decision.

What is the application reference number? *

16/01922/FLL

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

10/11/2016

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

14/12/2016

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

To assess the location and landscape setting of the property and to also assess the constraints associated with the existing property and the options that are available for extension

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

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

The LRB may require access to view inside the existing property

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 Mark Myles

Declaration Date: 13/01/2017

Notice of Review Appeal Statement - 16/01922/FLL

Introduction

This statement should be read in conjunction with the Notice of Review submitted on 13th January 2016, on behalf of Mr & Mrs G Gregor for alterations and extension to dwellinghouse and installation of flue at Craighead Cottage, Drum, Kinross. The planning application (16/01922/FLL) was refused by PKC on 14th December 2016.

The proposal requires to be considered under the terms of the Perth & Kinross Local Development Plan (Policies PM1A and PM1B) which was adopted in February 2014.

For the reasons set out in this statement and the accompanying design statement we contest the council's grounds for refusal of the planning application and the justification given for those reasons within the Report of Handling.

Response to Reasons for Refusal

As highlighted above the planning application was refused on 14th December 2016 for the following two reasons.

- 1 The proposed extension, by virtue of its scale, form, massing, proportions and awkward relationship with the existing house, would dominate, overwhelm and unbalance the existing bungalow, resulting in a detrimental impact on visual amenity. Approval would therefore be contrary to Policies PM1A and PM1B(c) of the Perth and Kinross Local Development Plan 2014, which seek to ensure that development contributes positively to the character and amenity of the built environment by complementing its surroundings in terms of design and appearance.
- 2 Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape, scale and proportions by discouraging unsuitable additions which destroy the composition of existing buildings and compromise their architectural integrity, particularly in relation to the principal elevation of a house.

As noted in the Report of Handling 'in general terms, alterations and extensions to an existing domestic dwelling are considered to be acceptable in principle. However, consideration must be given to the scale, form, massing, design, position, proportions and external finishing materials of any proposal and whether it would have an adverse impact on visual or residential amenity.'

The proposal is similar to a previously submitted and subsequently withdrawn application (ref 16/00050/FLL).

As way of background to the application; various design options were considered by the applicants and the architect including extending to the rear, loft conversion, raised roof to create an upper storey, extension to the east and even demolition of the cottage and erection of a new house.

The application was accompanied by a detailed supporting design and planning policy statement which details a number of considered and discounted design options in order to demonstrate why this particular proposal is considered to be the best option available.

Although a design statement would not normally be required in support of a planning application for an extension to a house, in this case it has been considered to be an important and valuable tool to help set out and clearly explain the thinking that has been undertaken throughout the entire design process and the justification for the proposed extension.

For the reasons set out in the design statement including the detailed site analysis plan and photographs, the proposed plan to extend sideways to the east was considered to be the most suitable and viable and at the same time allow the occupants to continue to live within the existing cottage when building works were taking place.

The appointed officer does not consider that any of the issues raised within the design statement are significant and effectively dismissed their relevance.

The design statement is detailed in terms of explaining the shortcomings with the layout of the existing accommodation e.g. the property only has 1 bedroom as the smaller 2nd bedroom had to be converted to provide a bathroom that was accessible from the remaining bedroom without having to go through the lounge and kitchen. The kitchen also has very limited space and no room for a table and chairs.

The sloping nature of the garden ground means that any extension to the north or south of the existing building lines would require significant earthworks and excavation, retaining walls and re-routing of drains, all of which would raise different design challenges and considerably increase the overall costs.

The reasons for refusal given by the appointed officer are not justified as no account has been taken of the location of the extension on a property that is set back some 200 metres from the A977 public road, and also set within plot that has a good landscape setting and only visible from distance on a very short section of the A977 when travelling west towards Drum. The property is not visible from the public road when travelling east.

The original house was built over 150 years ago, so in many ways suffers from poor design plus the symptoms of age. The proposed design of the extension will also address several flaws in the layout from a house built from that period that does not account for modern living arrangements. For example:

(a) There is currently no provision for a family living area or large kitchen/diner, which are standard features of modern houses; and

(b) The current house does not accommodate an en-suite bathroom - again a key feature of modern living.

Overall, the architect considered that her sympathetic and interesting design, which sought to improve substantially on what is otherwise a rather plain house, with a number of constraints, associated with the dated layout of the property was a key aspect in her winning the commission.

As explained in the design statement, the proposed extension (design development 4) has been sympathetically designed to create a respectful design solution to a building which does not meet modern living requirements. It was considered to be the most successful solution aesthetically and functionally and although the concerns of the appointed officer were known from the earlier withdrawn application, it was felt that insufficient weight has consistently been attached by the appointed officer to the clear shortcomings associated with the existing layout of the property and also the physical constraints on the application site. The additional design option 5 that was considered following the earlier withdrawn application also raises separate issues with regards to increasing the ridge height of the existing building, flat roof design on the rear roof, overall costs and the applicants having to relocate during any building works (as noted on pages 12-13 of design statement).

Option 4 also pays careful attention to the materials and finishes to specifically complement the existing cottage and to minimise the visual impact of the extension. Rather than applying a white render finish to the walls which may draw some attention from the A977, it was considered appropriate in this case to use a palette of natural materials so that the extension would blend into its landscape framework and the wider countryside setting and at the same time complement the simplicity of the original cottage.

In response to the 2nd reason for refusal the council's own website confirms that the Placemaking Supplementary Guidance is still currently under preparation. The appointed officer has therefore presumably used a draft internal document in support of the reason for refusal. To date there has been no formal public consultation on the Placemaking Supplementary Guidance and no opportunity for any interested parties to make any comment on the draft guidance. As such it has not been adopted by the council, has no formal status and therefore no weight can be attached to this document in support of any reason for refusal.

The existing cottage is not listed and this is not a Conservation Area. The surrounding built environment is characterised by a mix of styles from older cottages, period houses and 1960's style bungalows to new build properties and approved plots for further development. Properties are therefore all of different sizes, massing, proportions and styles with a variety and mixture of materials, renders, tiles, slates etc.

The proposal fully considers and respects the site topography (Policy PM1B b) and by utilising the relatively flat developable area to the east of the existing cottage, the design and density complements its surroundings and also respects and pays regard to the existing building lines (Policy PM1B c and d).

There were no objections from any member of the public or any consultee to the planning application. Due to the relationship of the cottage and proposed extension to existing boundaries and distances from adjoining dwellinghouses, no neighbouring properties would be adversely affected by the proposals in terms of overlooking or overshadowing, given their relative positions and orientation.

The proposed alterations and extension are considered acceptable in terms of scale, massing, proportions and building line and the overall relationship with the existing house. The existing cottage is not only being retained but is being sensitively integrated into the overall design solution (Policy PM1B g).

Design Option 4 which is subject to this appeal is therefore considered to provide the most successful solution in terms of its integration with the function and layout with the existing cottage and at the same time respects the aesthetics of the existing cottage in accordance with the relevant planning policies.

For the reasons set out in this statement and the design statement the proposals are therefore considered to meet with the terms of Policies PM1A and PM1B of the Local Development Plan.

We therefore ask that the LRB take all of the above into account and to visit the property and surrounding area to consider how the proposed alterations and extension would fit comfortably with the existing house and also into the context of the surrounding area.

Conclusions

The reasons for refusal are not considered to be valid as the proposed alterations and extension are considered acceptable in terms of scale, massing, proportions and building line and its overall relationship with the existing house and the neighbouring properties is such that there would be no adverse impact or detriment to the environment of the surrounding area.

No objections were received from any neighbouring property to the application and there would be no loss of amenity or privacy to any neighbouring property.

We would therefore respectfully request that this Notice of Review is determined as being in accordance Policy PM1A/PM1B of the Local Development Plan and that the appointed officer's decision is overturned subject to any conditions that may be considered necessary by the Local Review Body.

PERTH AND KINROSS COUNCIL

Mr And Mrs Graeme Gregor
c/o Nicola Donaldson Chartered Architect
Nicola Donaldson
Meadow Bank
Balgavie Road
Cupar
United Kingdom
KY15 4AJ

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 14.12.2016

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT

Application Number: **16/01922/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to refuse your application registered on 10th November 2016 for permission for **Alterations and extension to dwellinghouse and installation of flue Craighead Cottage Drum Kinross KY13 0PP** for the reasons undernoted.

Interim Head of Planning

Reasons for Refusal

1. The proposed extension, by virtue of its scale, form, massing, proportions and awkward relationship with the existing house, would dominate, overwhelm and unbalance the existing bungalow, resulting in a detrimental impact on visual amenity. Approval would therefore be contrary to Policies PM1A and PM1B(c) of the Perth and Kinross Local Development Plan 2014, which seek to ensure that development contributes positively to the character and amenity of the built environment by complementing its surroundings in terms of design and appearance.
2. Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape, scale and proportions by discouraging unsuitable additions which destroy the composition of existing buildings and compromise their architectural integrity, particularly in relation to the principal elevation of a house.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

The plans relating to this decision are listed below and are displayed on Perth and Kinross Council's website at www.pkc.gov.uk "Online Planning Applications" page

Plan Reference

16/01922/1

16/01922/2

16/01922/3

REPORT OF HANDLING

DELEGATED REPORT

Ref No	16/01922/FLL	
Ward No	N8- Kinross-shire	
Due Determination Date	09.01.2017	
Case Officer	Keith Stirton	
Report Issued by		Date
Countersigned by		Date

PROPOSAL: Alterations and extension to dwellinghouse and installation of flue

LOCATION: Craighead Cottage Drum Kinross KY13 0PP

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

DATE OF SITE VISIT: 23 November 2016

SITE PHOTOGRAPHS



BACKGROUND AND DESCRIPTION OF PROPOSAL

The application site is Craighead Cottage which is a traditional detached bungalow in Drum, rural Kinross-shire. This application seeks detailed planning permission to extend the East elevation of the property.

SITE HISTORY

PK/97/1704	Extension Application Permitted – 27 January 1998
16/00050/FLL	Alterations and extension to dwellinghouse Application withdrawn (design concerns) – 1 March 2016

PRE-APPLICATION CONSULTATION

Pre application Reference: 16/00050/FLL (post-withdrawal advice)

NATIONAL POLICY AND GUIDANCE

The Scottish Government expresses its planning policies through The National Planning Framework, the Scottish Planning Policy (SPP), Planning Advice Notes (PAN), Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

DEVELOPMENT PLAN

The Development Plan for the area comprises the TAYplan Strategic Development Plan 2012-2032 and the Perth and Kinross Local Development Plan 2014.

TAYplan Strategic Development Plan 2012 – 2032 - Approved June 2012

Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the Tay Plan should be noted. The vision states *“By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice, where more people choose to live, work and visit and where businesses choose to invest and create jobs.”*

Perth and Kinross Local Development Plan 2014 – Adopted February 2014

The Local Development Plan is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are, in summary:

Policy PM1A - Placemaking

Development must contribute positively to the quality of the surrounding built and natural environment, respecting the character and amenity of the place. All development should be planned and designed with reference to climate change mitigation and adaption.

Policy PM1B - Placemaking

All proposals should meet all eight of the placemaking criteria.

OTHER POLICIES

The Perth & Kinross Council's Placemaking Guide states that;

"The Placemaking Guide is not intended to limit imaginative and innovative design but discourage particularly large, unsuitable or overly cost-conscious additions and alterations which can destroy the composition of existing buildings and their surroundings.

An extension which recognises and respects the form of the existing building is more likely to be successful than one which ignores the design of the original. Similarly, extensions which distort the shape, scale and proportions of the existing building are less acceptable than those which respect details like roof pitch and original building span depth.

It is nearly always necessary to avoid overwhelming existing buildings in order to ensure that the architectural integrity of the original structure does not become lost.

Extensions in front of buildings are generally not favoured as they often detract from the design of what is frequently the most important and prominent 'principal' elevation of the property. Front extensions should generally be avoided".

INTERNAL COMMENTS

Environmental Health Condition recommended, if approved.

REPRESENTATIONS

No letters of representation have been received in relation to this proposal.

ADDITIONAL STATEMENTS RECEIVED:

Environment Statement	Not Required
Screening Opinion	Not Required
Environmental Impact Assessment	Not Required
Appropriate Assessment	Not Required
Design Statement or Design and Access Statement	Not Required
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the area comprises the approved TAYplan 2012 and the adopted Perth and Kinross Local Development Plan 2014.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

In general terms, alterations and extensions to an existing domestic dwelling are considered to be acceptable in principle. However, consideration must be given to the scale, form, massing, design, position, proportions and external finishing materials of any proposal and whether it would have an adverse impact on visual or residential amenity.

Design and Layout

Surrounding houses take the form of various designs, shapes and sizes. However, any extension to this particular house must respect the scale, form, massing, design, position and proportions of *this* property, notwithstanding its set-back from the public road.

The existing cottage is a fairly quaint traditional detached cottage. It has previously been extended to the rear and a conservatory has been erected on the front. Whilst the conservatory is not particularly sympathetic to the traditional character of the building, it does have some redeeming features; it remains beneath the eaves line of the house and it is centrally located on the building, thereby respecting the symmetry of the principal elevation.

This proposal seeks to extend the conservatory further along the principal elevation and to erect a large extension with two levels of accommodation onto the Eastern gable end. This area of land has been identified by the applicant/agent as the optimal area for development, given the internal layout of the property and the sloping nature of the rear garden.

The applicant has indicated that he does not wish to alter the internal layout or the sloping nature of the rear garden (due to recent investment and alterations to both). This has resulted in the desire to extend at the Eastern gable and in front of the house.

The proposal is similar to that previously submitted and subsequently withdrawn, following design concerns (Ref: 16/00050/FLL). This application has therefore been accompanied by a supporting statement which details a number of considered and discounted design options in order to demonstrate why this proposal is considered to be the best of those options.

Landscape

The scale and nature of the proposals does not raise any landscape impact issues.

Residential Amenity

Given the enclosed nature of the site and the relationship of the cottage to its surroundings, no neighbouring properties would be adversely affected in terms of overlooking or overshadowing. The Council's Environmental Health Officer has requested that a planning condition be attached to any approval in order to protect surrounding residential amenity from smoke/odour nuisance.

Visual Amenity

The proposal results in a two storey extension to a bungalow, the eaves of which are almost level with the ridge of the house, with the proposed ridge projecting higher than the chimneys. The extension would also project beyond the conservatory in front of the principal elevation of the house.

The scale, form, massing and proportions of the extension would significantly compromise the architectural integrity of the original bungalow by overwhelming and dominating it in an unsympathetic manner.

Additionally, the extension of the conservatory and the demolition of one chimney would compromise the symmetry of the principal elevation, resulting in an adverse impact on its character.

Through the submission of the supporting statement, the agent has demonstrated that a significant amount of work has been carried out in order to explore a number of options for delivering on the clients brief, taking into account the layout and sloping garden. However, these issues are not considered to be significant enough to outweigh the visual impact which would be created by the proposal.

Whilst the principle of extending the property is considered to be acceptable, any revised proposal would have to be significantly reduced in size in order to respect the host building; including its eaves line, ridge line and principal elevation. A single storey development is more likely to respect the scale, proportions and character of the existing bungalow, have an improved relationship to the bungalow and prevent the bungalow from being dominated. However, it is difficult to envisage how any two storey extension could be sympathetically incorporated into this quaint single storey bungalow.

Roads and Access

There are no road or access implications associated with this proposed development.

Drainage and Flooding

There are no drainage and flooding implications associated with this proposed development.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The economic impact of the proposal is likely to be minimal and limited to the construction phase of the development.

Conclusion

In conclusion, the application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this respect, the proposal is not considered to comply with the approved TAYplan 2012 or the adopted Local Development Plan 2014. I have taken account of material considerations and find none that would justify overriding the adopted Development Plan. On that basis the application is recommended for refusal.

APPLICATION PROCESSING TIME

The recommendation for this application has been made within the statutory determination period.

LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

RECOMMENDATION

Refuse the application

Reasons for Recommendation

- 1 The proposed extension, by virtue of its scale, form, massing, proportions and awkward relationship with the existing house, would dominate, overwhelm and unbalance the existing bungalow, resulting in a detrimental impact on visual amenity. Approval would therefore be contrary to Policies PM1A and PM1B(c) of the Perth and Kinross Local Development Plan 2014, which seek to ensure that development contributes positively to the character and amenity of the built environment by complementing its surroundings in terms of design and appearance.
- 2 Approval would be contrary to the Perth & Kinross Placemaking Guide, which seeks to ensure that development has an appropriate design, shape, scale and proportions by discouraging unsuitable additions which destroy the composition of existing buildings and compromise their architectural integrity, particularly in relation to the principal elevation of a house.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

Not Applicable.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

16/01922/1

16/01922/2

16/01922/3

Date of Report 13.12.2016



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Fax: 01738 475310 Email: 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 100030465-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

Proposed alterations and extension to single storey cottage. Alterations to include removal of chimney and form new window opening in rear wall of original building; raise wall head, replace mono-pitch roof, install rooflights, replace window with external door opening to existing single storey lean-to extension; extend existing sun room to form link with proposed one and a half storey extension to east side of original property to provide family kitchen with master suite in roofspace.

Has the work already been started and/ or completed? *

☒ No ☐ Yes - Started ☐ Yes – Completed

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:	Nicola Donaldson Chartered Architect		
Ref. Number:	043	You must enter a Building Name or Number, or both: *	
First Name: *	Nicola	Building Name:	Meadow Bank
Last Name: *	Donaldson	Building Number:	
Telephone Number: *		Address 1 (Street): *	Balgavie Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Cupar
Fax Number:		Country: *	United Kingdom
		Postcode: *	KY15 4AJ
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Other	You must enter a Building Name or Number, or both: *	
Other Title:	Mr & Mrs	Building Name:	
First Name: *	Graeme	Building Number:	
Last Name: *	Gregor	Address 1 (Street): *	
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	
Extension Number:		Country: *	
Mobile Number:		Postcode: *	
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Perth and Kinross Council

Full postal address of the site (including postcode where available):

Address 1:

Craighead Cottage

Address 2:

Drum

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Kinross

Post Code:

KY13 0PP

Please identify/describe the location of the site or sites

Northing

701088

Easting

304674

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☐ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Email response to draft Design Statement

Title:

Mr

Other title:

First Name:

Keith Stirton

Last Name:

Stirton

Correspondence Reference Number:

Date (dd/mm/yyyy):

04/11/2016

In what format was the feedback given? *

☒ Meeting ☐ Telephone ☐ Letter ☐ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Pre-application advice meeting with Mr L Cruickshank

Title:

Mr

Other title:

First Name:

Keith

Last Name:

Stirton

Correspondence Reference Number:

Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Trees

Are there any trees on or adjacent to the application site? *

☐ Yes ☒ No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? *

☐ Yes ☒ No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

☒ Yes ☐ No

Is any of the land part of an agricultural holding? *

☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Nicola Donaldson

On behalf of: Mr & Mrs Graeme Gregor

Date: 08/11/2016

☒ Please tick here to certify this Certificate. *

Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? * ☒ Yes ☐ No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? * ☒ Yes ☐ No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? * ☒ Yes ☐ No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? *. This should have a north point and be drawn to an identified scale. ☒ Yes ☐ No
- e) Have you provided a certificate of ownership? * ☒ Yes ☐ No
- f) Have you provided the fee payable under the Fees Regulations? * ☒ Yes ☐ No
- g) Have you provided any other plans as necessary? * ☒ Yes ☐ No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). *

You can attach these electronic documents later in the process.

- ☒ Existing and Proposed elevations.
- ☒ Existing and proposed floor plans.
- ☒ Cross sections.
- ☒ Site layout plan/Block plans (including access).
- ☒ Roof plan.
- ☒ Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding. ☐ Yes ☒ No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. * ☒ Yes ☐ No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

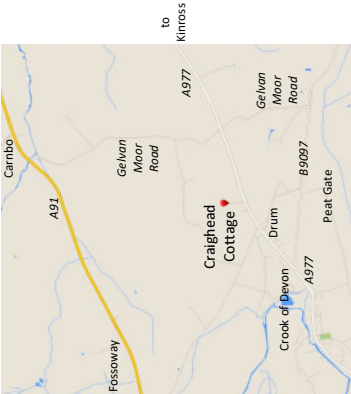
Declaration Name: Ms Nicola Donaldson

Declaration Date: 10/11/2016

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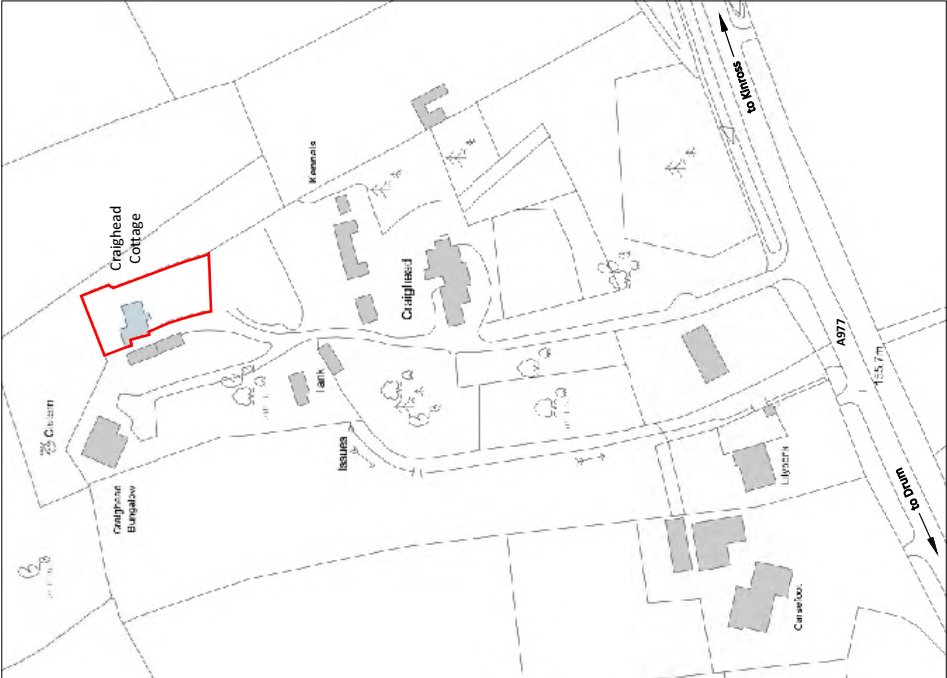
PLANNING APPLICATION

Revision Notes:
A 19/01/16 Extents of location plan increased to provide additional context and reference map added.

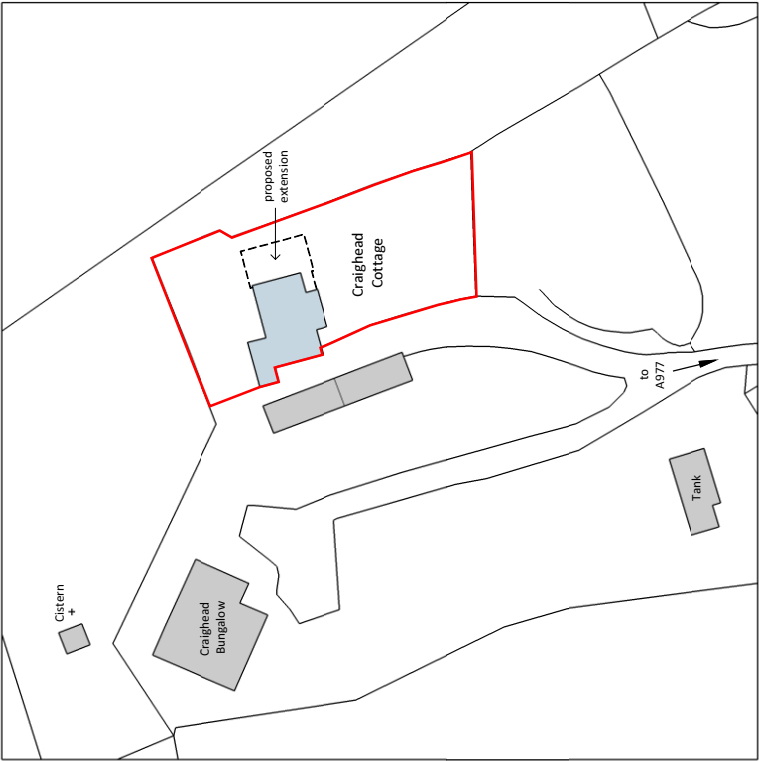


to Kinross

Reference Map NTS

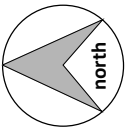


Location Plan 1:1250



Block Plan 1:500

0 10 20 30 40 50 100m
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Client: Mr & Mrs Gregor
Project: Proposed Extension and Alterations to Craighead Cottage, Drum KY13 0PP
Drawing Title: Location & Block Plans

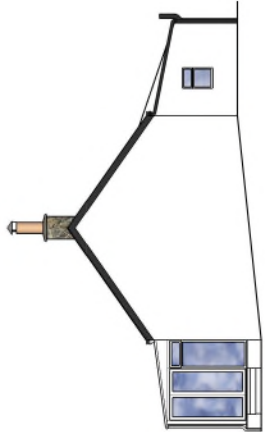
Scale: As indicated @ A2
Date: January 2016
Project: 043
Number: PL01
Revision: A

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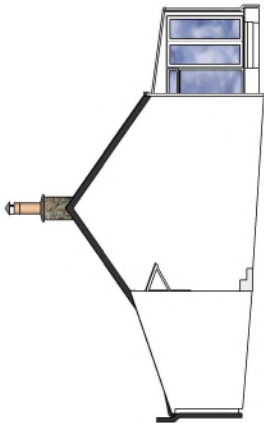
PLANNING APPLICATION

Revision Notes:
A 19/01/16 Scale bar and key levels added.

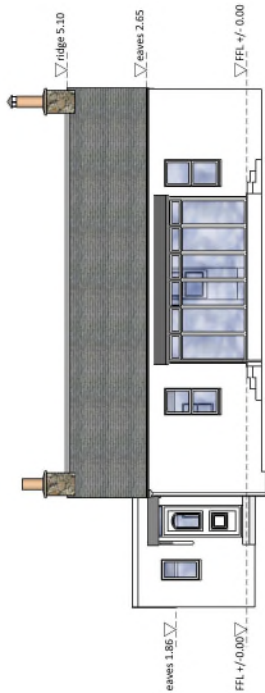
FINISHES	
Walls	Painted wet dash (white)
Roof	Natural slate (blue grey)
Windows & Doors	uPVC frames (white) with double glazing
Rainwatergoods	uPVC (black)



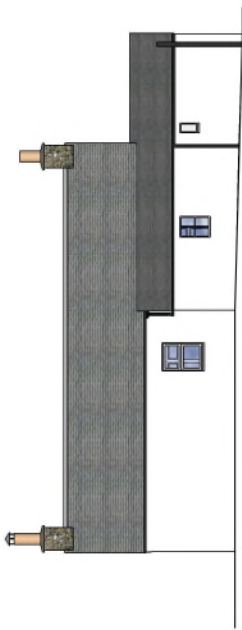
EAST ELEVATION 1:100



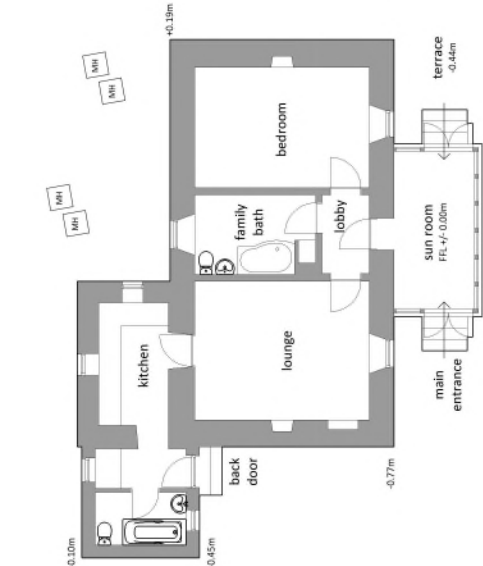
WEST ELEVATION 1:100



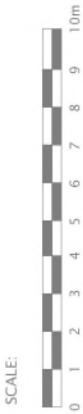
SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



GROUND FLOOR PLAN 1:100



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Client: Mr & Mrs Gregor
Project: Proposed Extension and Alterations to Craighead Cottage, Drum KY13 0PP
Drawing Title: Plans, Elevations & Photographs
As Existing:
Scale: As indicated @ A2
Date: January 2016
Project: As indicated @ A2
Revision: 043
Number: PL 02
Revision: A

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PLANNING APPLICATION

Revision Notes:

A 19/01/16 Scale bar, levels and roof plan added.

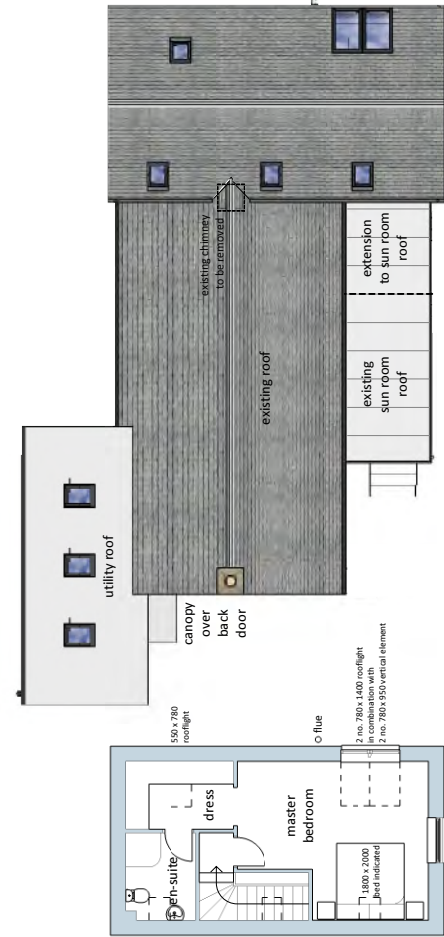
PROPOSED EXTERNAL FINISHES

Walls
Timber board on board (natural stain)
To extension - natural slate (blue grey)
To existing building - single ply membrane (lead grey)

Windows & Doors
To extension - composite frames with double glazing (grey)
To existing building - uPVC with double glazing (white)

Rooflights
Velux or similar with double glazing (grey)
Low pitch roof window system to 14° roof

Rainwatergoods
uPVC (black)
Flue
Selkirk or similar Twin-Wall Chimney system (stainless steel)



GROUND FLOOR PLAN 1:100

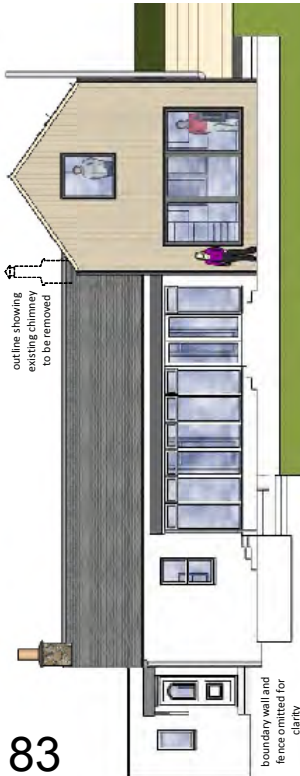
UPPER FLOOR PLAN 1:100

ROOF PLAN 1:100

SCALE:



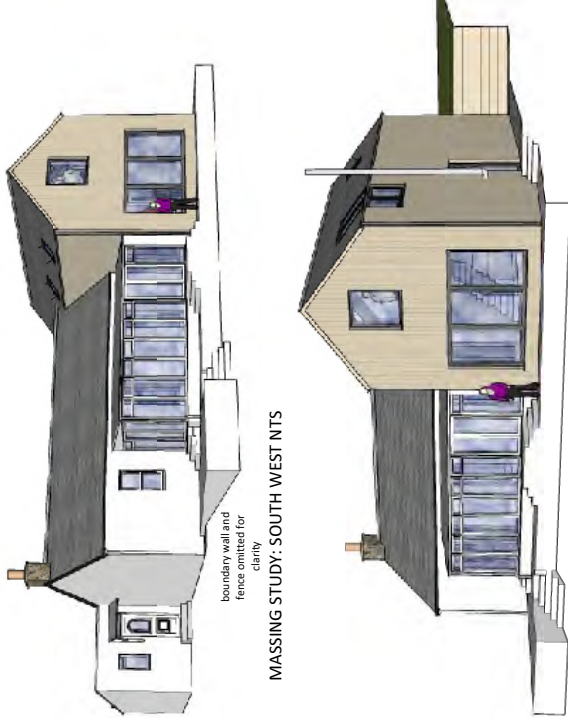
183



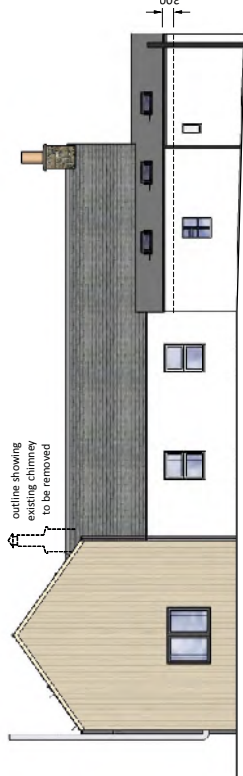
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



MASSING STUDY: SOUTH WEST NTS

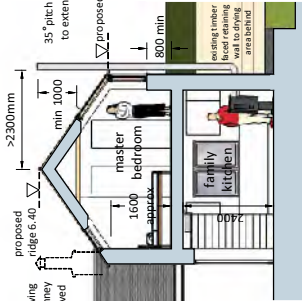


NORTH ELEVATION 1:100



WEST ELEVATION 1:100

MASSING STUDY: SOUTH EAST NTS



SECTION 1:100

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Client: Mr & Mrs Gregor

Project: Proposed Extension and Alterations to Craighed Cottage, Drum KY13 0PP
Drawing Title: Plans, Section, Elevations & Massing Studies

As Proposed:

Scale: As indicated @ A2

Date: January 2016

Project: 043

Number: PL03

Revision: A

DESIGN STATEMENT

IN SUPPORT OF

PROPOSED EXTENSION AND ALTERATIONS

TO

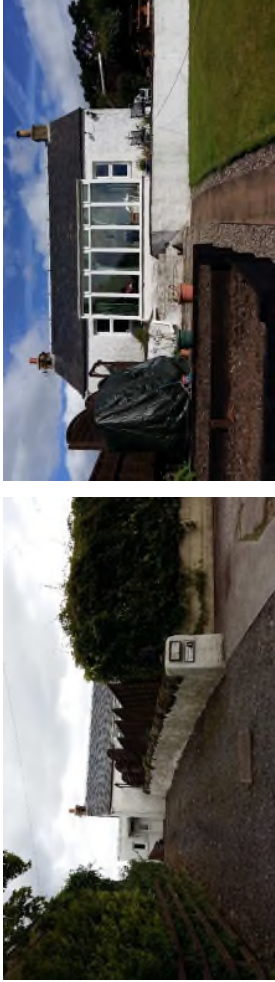
CRAIGHEAD COTTAGE, DRUM KY13 0PP

FOR

MIR & MRS GREGOR

10 November 2016

BACKGROUND



Approach to Craighead Cottage



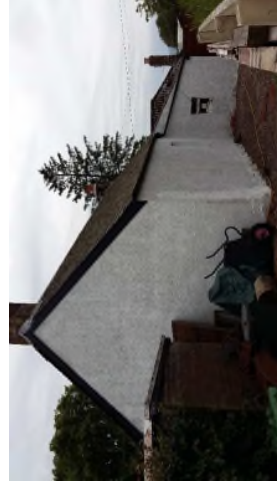
Principal elevation



Principal elevation



East gable



East gable



Rear of cottage

In 1983 Mr & Mrs Gregor bought Craighead Cottage. It is a rural property with a shared private access approximately 200m to the north of the A977, thought to be 180 years old. It is a single storey traditional cottage with painted wet dash to the walls and blue grey slate pitched roof. The accommodation comprised two bedrooms, a living room, kitchen and bathroom, in addition to a small porch on the principle elevation. The cottage has generous gardens on three sides sloping towards the south with shared private access immediately to the west.

Craighead Cottage had been historically extended with a lean-to to the rear to provide a small kitchen. A subsequent extension to the west of the lean-to had provided a small bathroom with toilet and entrance lobby accessed through the kitchen. The living room is raised slightly higher with a step at both thresholds. By today's standards the windows are quite small and the interior is consequently relatively dark.

A timber garage and parking area is located at the bottom of the garden.

In 1995 a south facing conservatory was added centrally to the front of the property to replace the porch.

In 1997 Mr & Mrs Gregor obtained consent to demolish the original kitchen and bathroom extension to build a larger single storey flat roof extension to the rear of the property. The smaller of the two existing bedrooms was to be converted to provide circulation and the proposed extension would have provided a replacement bedroom, bathroom and kitchen with utility. This would have addressed the issue of having to pass through the lounge and kitchen to reach the bathroom (and only toilet). The back door would have accessed the rear garden and drying green.

The proposed extension was not built because it required expensive earth works due to the sloping ground at the rear.

In 2014, Mr & Mrs Gregor converted the smaller of the two bedrooms to provide a bathroom accessible from the remaining bedroom without having to go through the lounge and kitchen so the property has now only one bedroom and one public room.

The current floor plan is shown on drawing number 043 PL 02 which also includes elevations.

Mr & Mrs Gregor are now both retired and participate fully in their local community. Mrs Gregor's mother, Mrs Brownlee is 89 and lives independently nearby in her own home.

Mr & Mrs Gregor would like a kitchen that is practical to work in with, ideally, space for a kitchen table and chairs. They would like to have a spare room for guests and should the need arise, they would prefer for Mrs Brownlee to be able to come and live with them rather than go into a care home. They would like their home to be comfortable, warm, full of light and affordable to run. It should also be designed to allow them to live independently as they grow older.

PROPOSED DEVELOPMENT

In 2015, Mr & Mrs Gregor consulted their local builder about how the property could be improved. Many options were considered:

- Extension to the rear
Extending to the rear had previously proven to not be viable financially because extensive excavation was required. The builder reviewed the previously approved design to extend to the rear of the property and the cost of the earthworks had not diminished. In addition, two drains had been installed, crossing behind the property, and although the drains could be built over this would add substantially to the cost so this is still not a viable option.
- Loft conversion
There is not sufficient headroom available to make a loft conversion viable even with the addition of large dormers.
- Raised roof to create upper storey
It would be possible to create additional accommodation by raising the roof but it would change the character of the house and it would not be possible to live in the house during construction. It would probably cost as much as demolishing the cottage and building a purpose designed building.
- Extension to the east of the cottage
The ground to the east of the cottage has already been roughly levelled so this was considered a possible solution. Phased construction would also allow Mr & Mrs Gregor to remain in the cottage while the extension was built, then live in the extension while the cottage was being refurbished.
- Demolish cottage and construct purpose built low energy house
Consideration was given to designing a new two-bedroom house on the site that would be designed with a future extension to provide three further bedrooms when and as required. This was considered to be the solution most likely to maximise the value of the property but was discounted in part because Mr & Mrs Gregor are attached to the existing Craighead Cottage and love its character, and because of the expense and inconvenience of relocation during the demolition and construction of the new property.

BRIEF

Mr & Mrs Gregor's requirements have not changed since the previous design was prepared in 1997. In addition to the accommodation already available in the cottage, Mr & Mrs Gregor require a family kitchen with space for entertaining their family and friends plus an additional double bedroom with adjacent facilities. Ideally, they would also like a utility room with access towards the drying area in the rear garden. They would like to take advantage of the surrounding views and daylight.



Existing kitchen



Existing kitchen accessing existing bathroom

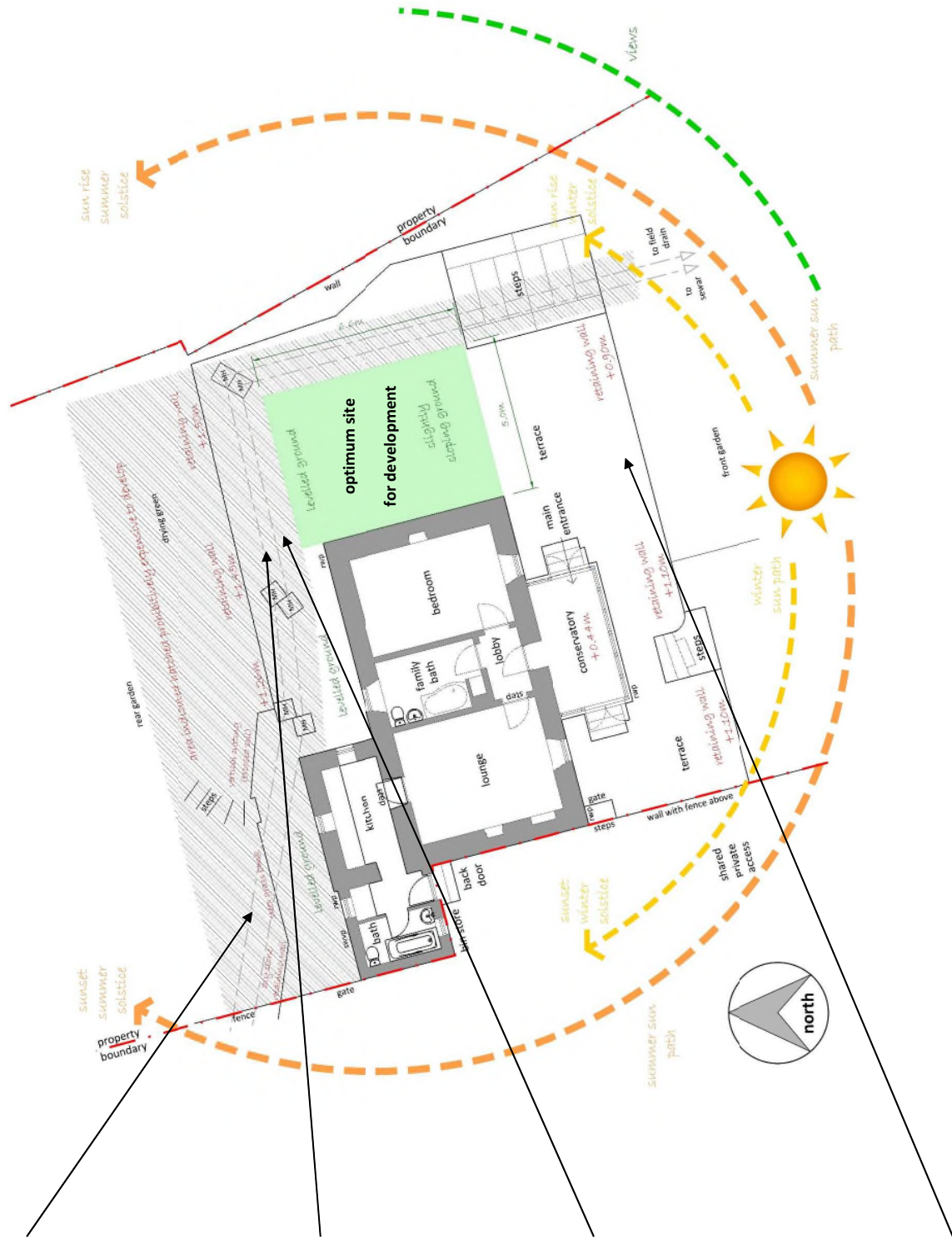


Existing lounge accessing kitchen



Change in level between hall and lounge

SITE ANALYSIS



Steep bank at rear of cottage



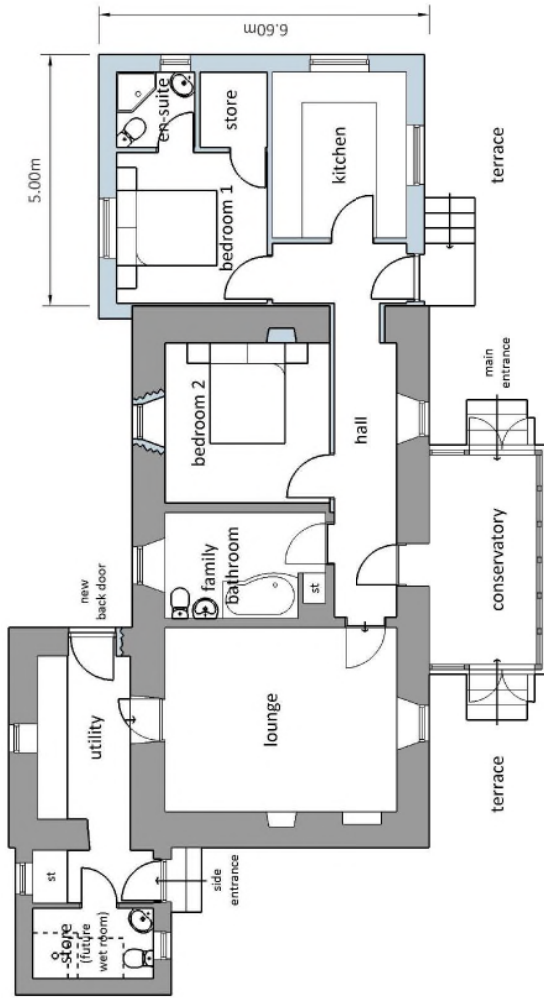
Retained ground and drains at rear of cottage



Retained ground and drains at side of cottage



Terracing at front of cottage



DESIGN DEVELOPMENT 1

Site analysis (previous) showed that the optimum site for development is 5m wide by 6.5m immediately to the east of the cottage.

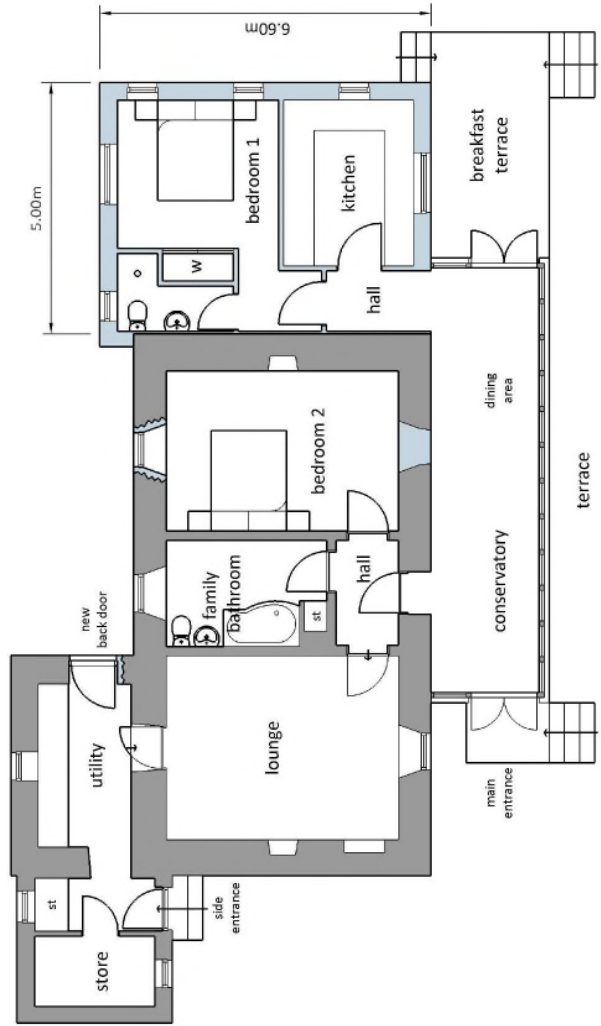
Design Proposal 1

Single storey extension 5m wide by 6.5m deep (set 100mm back from the principal elevation) providing an additional bedroom with en-suite, kitchen and circulation.

While this design meets the requirements of the brief it was not considered a viable solution.

The kitchen, compliant with current regulations, is not large enough for a dining table which would mean carrying food to the lounge which is at the opposite end of the house.

Both bedrooms could accommodate a standard double bed but only if no other furniture was to be provided in the room. The en-suite to bedroom 1 would be compact and would not be ideal for anyone with mobility issues.



Design Proposal 1A

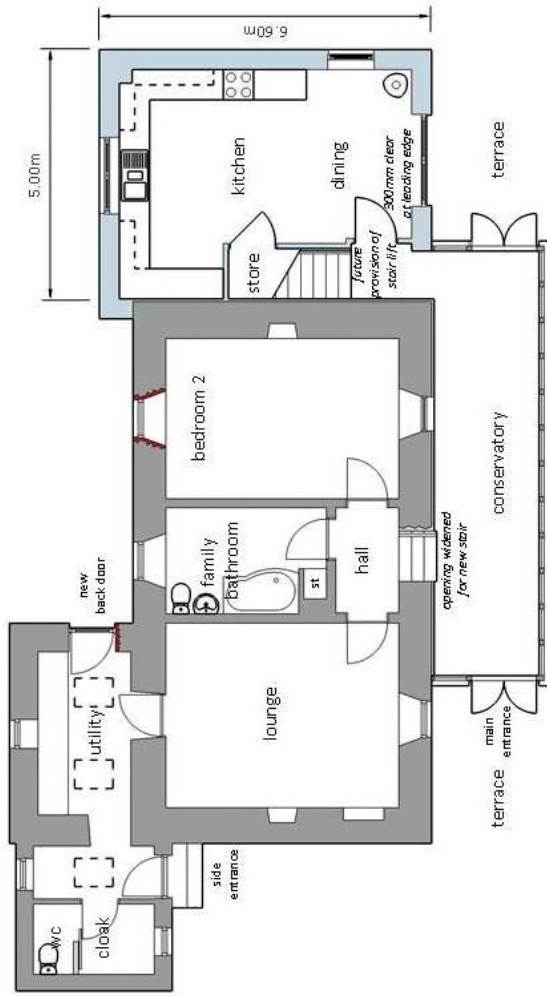
A variation on Proposal 1 above was considered – a single storey extension 5m wide by 6.6m deep providing an additional bedroom with en-suite, kitchen and circulation. To provide circulation space (rather than reduce the area of bedroom 2) and a dining area this option extended the width of the conservatory.

The conservatory would have to be insulated to comply with current standards as it would be used as circulation and habitable space.

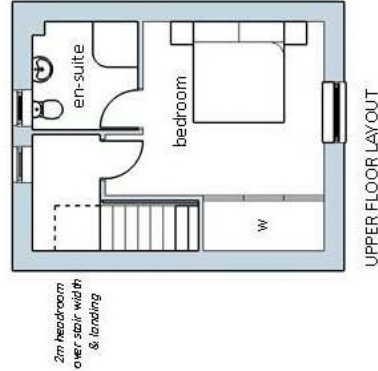
This option was preferred as it offered a dining area adjacent to the kitchen. However, bedroom 1 and the en-suite were still considered to be too small to be practicable.

Design development 1 concluded that:

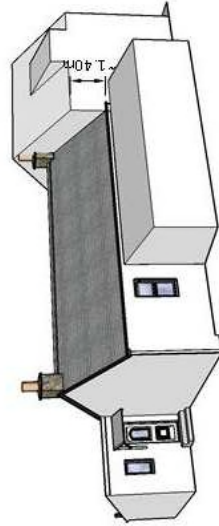
- Reducing the existing bedroom to create circulation space into a new extension resulted in a room that was too small to be useful, therefore circulation would have to be provided elsewhere.
- Ideally, Mr & Mrs Gregor would prefer a family style kitchen incorporating a dining area.
- A 5m by 6.5m footprint on a single storey is not sufficient to provide the accommodation required to make the extension worthwhile.



GROUND FLOOR LAYOUT



UPPER FLOOR LAYOUT



MASSING STUDY

DESIGN DEVELOPMENT 2

To achieve additional floor area a two storey solution was considered.

To access the upper storey a stair would be required which would have to comply with section 4 of Technical Handbook 2016 Domestic – Safety. Also known more commonly as the Building Standards, this sets the minimum standards for safety and imposes constraints upon the design. Particularly relevant in this case are that a flight of stairs is required to have minimum 2m clear headroom above the full width of the stairs and at the landings at top and bottom of the flight which must be at least equivalent to the effective width of the stair. The stair must also be designed to meet specific requirements to meet the future provision of a stair lift. Door openings on the accessible storey require to be suitable for wheelchair use, that is to say have a minimum clear opening of 800mm and 300mm clear at the leading edge.

Many alternatives were considered and the best solution in both function and aesthetics is illustrated opposite.

To provide access between the existing cottage and the new extension it was proposed to replace the conservatory. To minimise the height of the extension against the cottage the conservatory floor level and the ground floor of the extension would be at the level of the existing terrace (approximately 400mm below the main floor level in the cottage). This would require some excavation of the ground to the rear of the side of the cottage and tanking as the finished ground floor would be below the finished ground level at the rear.

Within the extension the optimal location for the stair was driven by forming an access to the ground floor. By keeping this as small as possible it was possible to bring the upper landing of the stair away from the external wall. This allowed the height of the wall head to be kept to a minimum while still achieving the 2m headroom required at the landing, and therefore reducing the overall massing of the extension while respecting the proportions of the original.

This arrangement allowed for the provision of a kitchen, with room for a kitchen table and possibly a wood stove, with a double bedroom, en-suite and storage provided upstairs.

Allowing the standard 2.4m for the ceiling level in the ground floor a compliant stair could be achieved by setting the wall head upstairs a 1.6m internally, resulting in the gutter line on the extension being approximately 1.4m above the gutter on the original cottage. A dormer would be required for a window to provide daylight and ventilation to the upstairs bedroom.

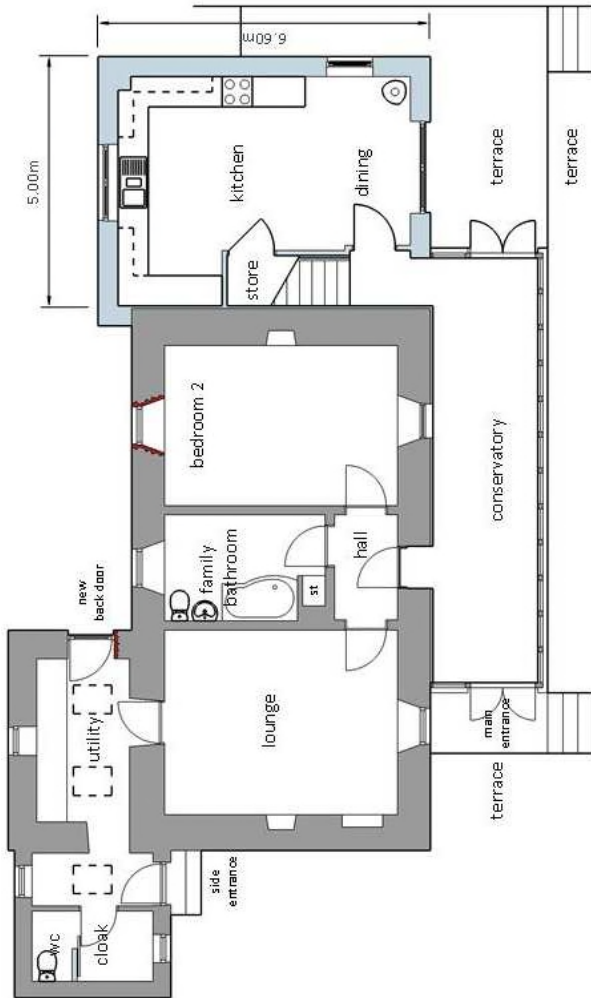
Design development 2 concluded that:

- Facilities to be provided within extension were still quite mean by current standards.
- A short flight of stairs would have to be formed between the conservatory/circulation and the cottage. While these steps could be fitted with a stair lift if required, it was not considered a practicable solution for the lounge and kitchen to be on different levels given Mr & Mrs Gregor's ages.

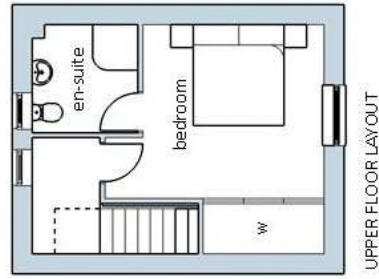
DESIGN DEVELOPMENT 2A

A variation of the previous solution was considered keeping the floor level of the conservatory and ground floor of the proposed extension at the same level as the hall in the cottage so that there would be no change in level between the kitchen and lounge.

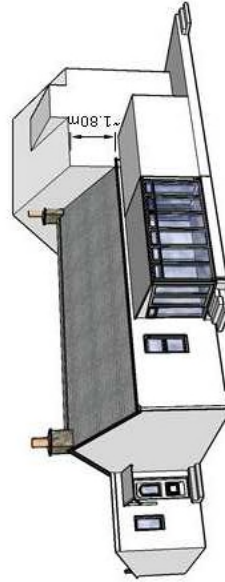
The consequence of raising the ground floor level is, clearly, that the roof of the extension would also be raised, resulting in the gutter line on the extension being approximately 1.8m above the existing gutter on the original cottage.



GROUND FLOOR LAYOUT



UPPER FLOOR LAYOUT



MASSING STUDY

Design development 2A concluded that:

- A two storey extension restricted to the 5m wide by 6.5m was not going to provide satisfactory accommodation by current expectations.
- Although the roofline of the extension was run parallel and at the same pitch as the existing cottage, and would have the same finish, the change in level was not considered to compliment the original building.
- An alternative design solution would be required providing increased floor area.

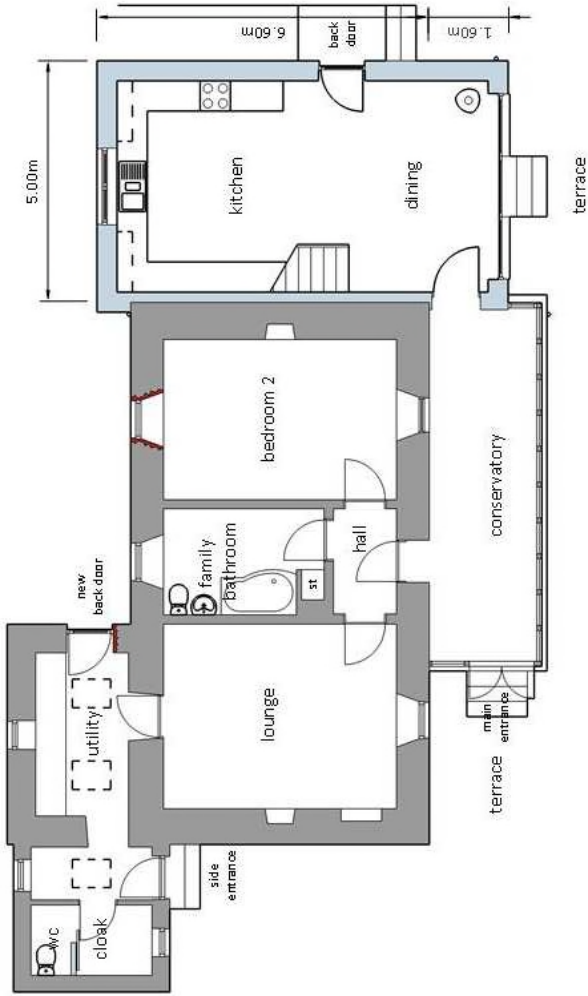
DESIGN DEVELOPMENT 3

Planning Guidelines discourage development in front of the principal elevation. However, given that the other options for development had been given consideration and found not to be workable, it was felt that this might provide the only viable solution. It was therefore resolved that any projection in front of the principal elevation should be kept to a minimum and the massing as low as possible.

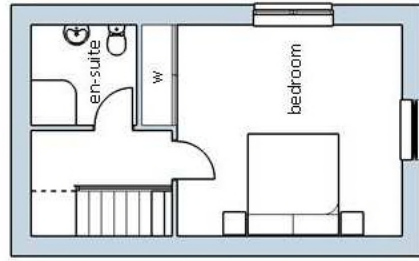
As the proportions of the extension plan were now oriented perpendicular to the cottage it would not be possible or desirable aesthetically to run the roof parallel to the original.

It had been previously determined that the ground floor of the extension (kitchen) would have to match the current level of cottage and that the minimum of 2m clear headroom would be required at the stair and landings.

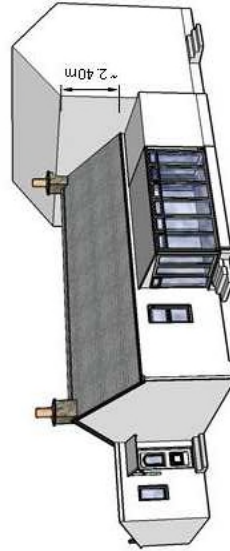
Using a linear stair, shown opposite, resulted in the gutter line on the extension being 2.4m above the cottage gutter.



GROUND FLOOR LAYOUT



UPPER FLOOR LAYOUT



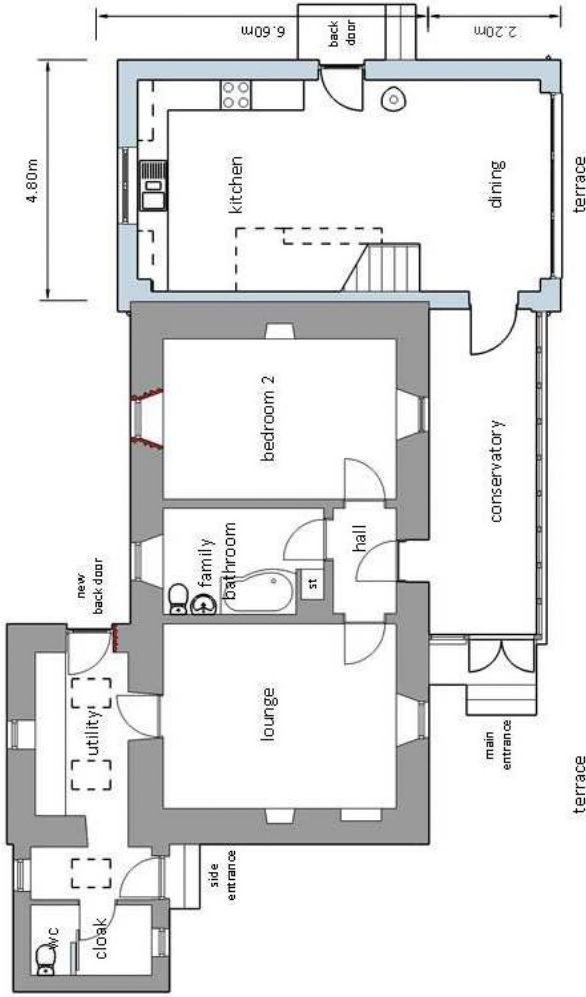
MASSING STUDY

Design development 3 concluded that:

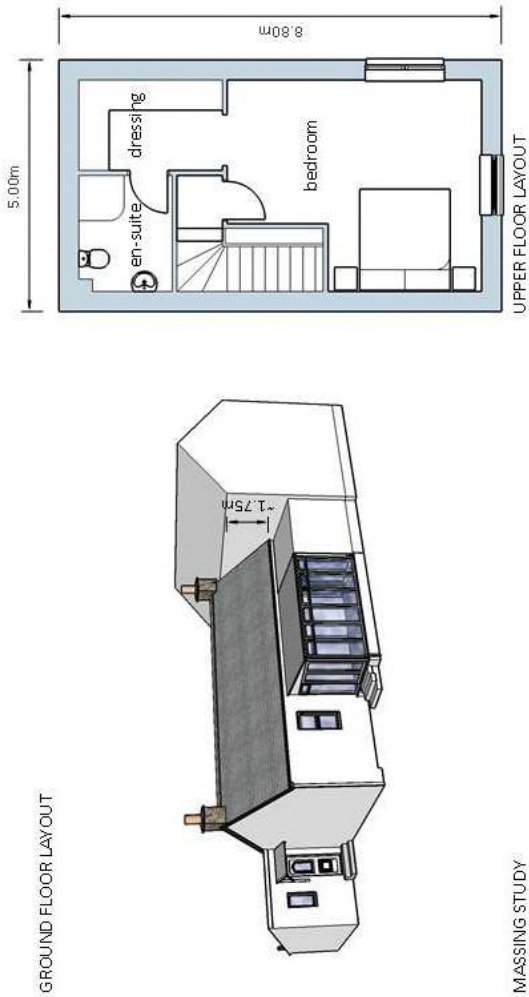
- A two storey extension extended to 5m wide by 8.2m fulfilled Mr & Mrs Gregor's brief.
- The local builder was consulted and agreed that the proposed design could be built to the available budget.
- The massing was deemed to be too tall against the cottage and an alternative solution reducing the height was requested by Mr & Mrs Gregor. It was agreed that the roof pitch for the extension should match the roof pitch of the cottage.
- Minimising the projection in front of the principal elevation resulted in an uncomfortable junction between the corner of the conservatory and the extension that would be difficult to construct successfully. Reducing the depth of the conservatory would reduce it to being a corridor as it already struggles to accommodate furniture and allow passage. It was therefore resolved that the extension should project slightly in front of the conservatory.

DESIGN DEVELOPMENT 4

Various stair configurations were reviewed and a straight flight with winders at the top was discovered to facilitate maximum reduction of the massing without compromising the functionality of the spaces within the extension. The extension ridgeline was further lowered slightly by reducing the width of the footprint of the extension.



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Design development 4 concluded that:

- This was the most successful solution considered aesthetically and functionally.
- While some concerns have been raised by the planning officer this was the only viable option that would allow the existing cottage to be retained.
- Materials and finishes should be specified to compliment the cottage and if possible further diminish the apparent scale of the extension.

Reference images:



Timber cladding (Rural Design Architects)



Timber cladding and a slate roof (Simon Winstanley Architects)



Timber cladding (Dualchas Architects)

Materials

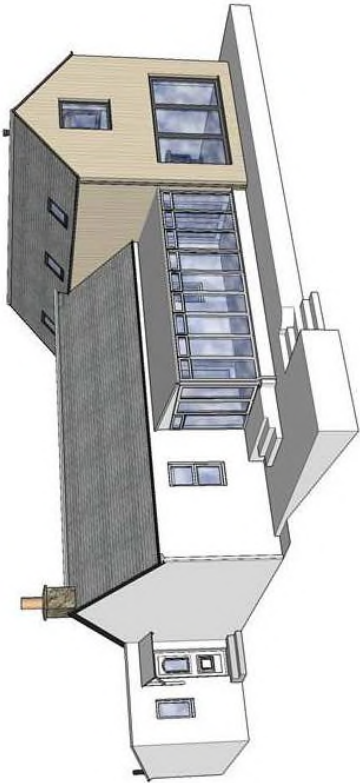
Craighead Cottage is only briefly visible from the A977 when travelling at the normal speed for that road. After careful consideration it was realised that it was the white finish to the cottage that catches the eye when travelling past.

Therefore, to minimise the visual impact of an extension to the cottage it is proposed **not** to apply white render to the walls. A limited palette of natural materials will be used so the that the extension will blend in to the surrounding countryside while complementing the original simplicity of the cottage.

Mr & Mrs Gregor initially expressed a preference for board-on-board timber cladding and there are many contemporary examples where this has been used to create a crisply detailed and aesthetically pleasing yet modest building that would be a symathetic contrast to the original traditional cottage .

It is therefore proposed that the extension will be finished using the following materials:

- | | |
|--------------------|---|
| Roof | Traditional natural slate |
| Cladding | Scottish Larch boards |
| Windows and doors | Double glazed with dark grey finish to frames |
| Trims and finishes | Metal dark grey or black |



Visualisation of finalised design proposal

Outcome

Design Option 4 was submitted as an application for Planning Consent in January 2016, 16/00050/FLL. The Case Officer advised that the application would be refused under delegated powers as the proposal did not meet with Planning Policy. It was agreed to withdraw the application in March 2016 to undertake pre-application consultation with the Case Officer prior to submitting a revised Planning Application.

Due to bereavement, Nicola Donaldson was not available to meet with the Case Officer. Mr L Cruickshank offered to develop an alternative design and meet with the Case Officer to discuss solutions.

Summary of meeting between Mr L Cruickshank & Mr K Stirton, Case Officer, Perth & Kinross Council:

Mr Cruickshank tabled his revised design. Mr Stirton explained that the new proposal was also not acceptable. Mr Cruickshank tabled approved drawings for a similar project which he had used as a reference for the revised design. Mr Stirton explained that it was not possible to identify the Principal Elevation of the approved design and therefore it was not relevant.

Mr Cruickshank asked Mr Stirton for his opinion of an extension that would meet with approval. Mr Stirton advised that as long as the ridge line was in the same direction as the existing ridge line of the cottage and no higher than the ridgeline of cottage; any extension was set behind the line of the Principal Elevation and extended towards the rear boundary, an application would be supported.

Mr Cruickshank explained that there are drains at the rear of the cottage and retaining wall that make it too expensive to extend the cottage in this way. In reply Mr Stirton suggested that the client considered developing their existing out-house. However, it turned out that the out-house Mr Stirton referred to lies out with the curtilage of Mr & Mrs Gregor's property and is owned by their neighbours.

Mr Cruickshank agreed to report back Mr Stirton's feedback to the clients and try to come up with a more acceptable design. Mr Stirton offered to consider emailed drawings of revised proposals for review.

The design team and Mr & Mrs Gregor decided that another design should be prepared that would comply with the issues raised by Mr Stirton: Design Development 5, over.

DESIGN DEVELOPMENT 5 (Courtesy of Mr L Cruickshank)

The only area, that would comply with Mr Stirton’s advice on acceptable development and the constraints already established previously, that had not been fully explored was the conversion of the roof space.

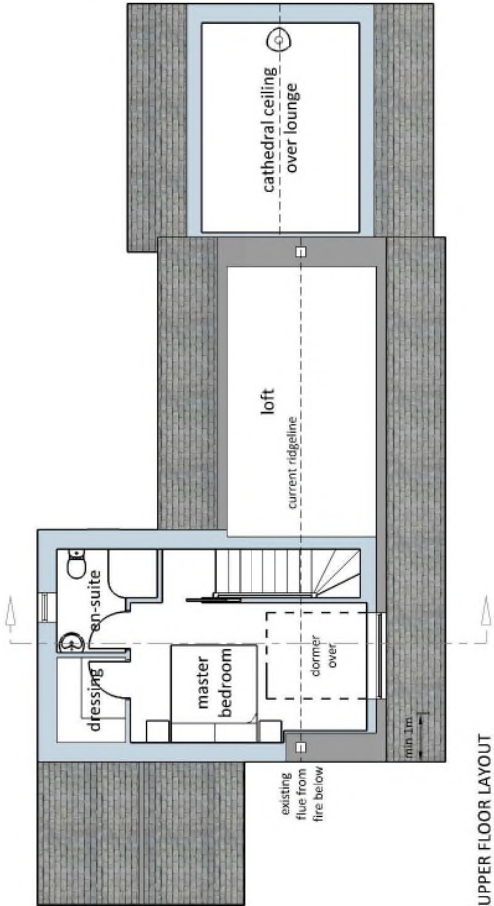
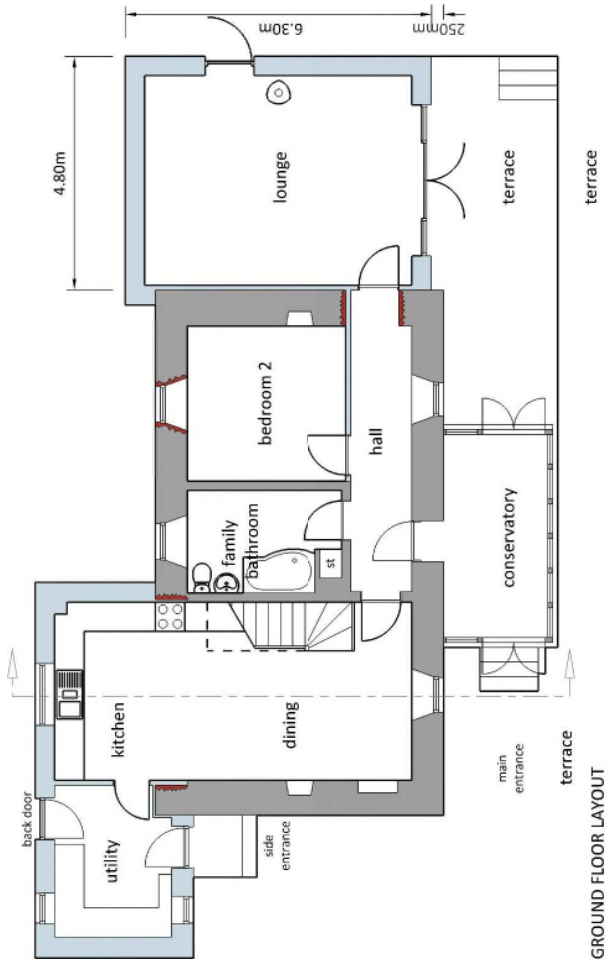
A new layout was prepared that would respect the Principal Elevation and not compromise the drains at the rear of the property.

It was proposed that he lounge would be located in a single storey extension to the east of the cottage. This would be set back from the Principal Elevation slightly but with a roof pitch to match the original building. The new lounge would be accessed from an internal hall (significantly reducing the size of the downstairs bedroom).

The existing rear extensions would be demolished and the original stone wall at the rear of the existing lounge would be taken down. This would allow a second new extension to be built to the footprint of the previous extension. This would accommodate a single storey utility/bootroom with doors to the front and rear garden. The former lounge and kitchen would be rebuilt on two storeys with an open plan family style kitchen on the ground floor with a stair to the upper floor accessing the master suite. The master suite would not very wide but could be made to comply with the requirements of the Building Standards by the use of a sliding door.

The intention was that the original front roof plane would remain intact except for the insertion of a roof light over the staircase and a dormer window to the new master bedroom. The rear section of the roof would be replaced by a flat roof.

However, on examining this proposal in section it was discovered that there were issues with this solution.



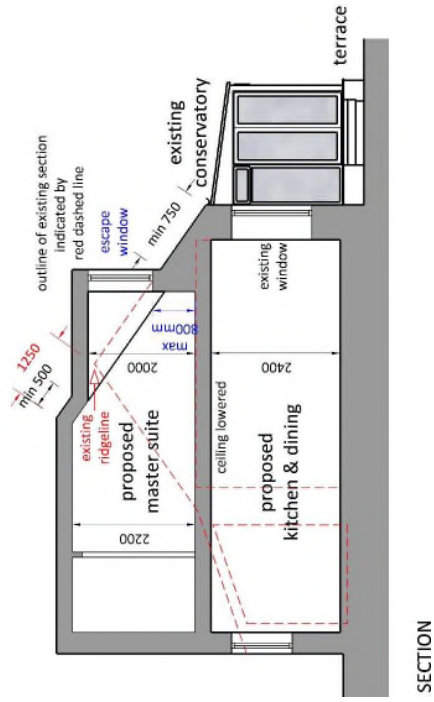
DESIGN DEVELOPMENT 5 (continued)

The height of two storeys (with allowance for the depth of the upper floor) is significantly more than the current floor to ridge height so a new ridge would have to be formed at a higher level than the existing.

The section opposite shows that even if the existing ceiling to the ground floor room was lowered and the ceiling in the upstairs room was lower than is typical for today's construction that the existing ridgeline is exceeded by a significant amount. The section is shown compliant with the Planning Policy Guidance given for dormer extensions as well as the Building Standard's requirements for an escape window. The dormer is shown with a flat roof to minimise the height of the proposed roof ridge. A catslide dormer or gable dormer would be preferred aesthetically.

Mr & Mrs Gregor were concerned that the ceiling height would be reduced in the ground floor room as the high ceilings is one of the charms of the existing property. They were also troubled that it would cost significantly more than their preferred solution, Design 4, and that as the alterations would be extensive they would have to relocate during the builder work.

Massing studies further confirmed Mr & Mrs Gregor's opinion that a loft conversion would destroy the charm and symmetrical balance of the original cottage.



MASSING STUDY: RIDGE RAISED ACROSS WIDTH OF ORIGINAL COTTAGE



MASSING STUDY: RIDGE RAISED ACROSS WIDTH REAR EXTENSION

PLANNING POLICY

The proposal requires to be considered under the terms of the Perth & Kinross Local Development Plan which was adopted in February 2014.

The key policy consideration to consider in this case will be the general Placemaking Policies PM1A and PM1B from the LDP as the council has no specific planning policies relating to house extensions.

During the consideration of the earlier planning application (16/00050/FLL) concerns had been raised by the planning officer in relation to the proposed scale and massing of the proposed extension and its relationship to the existing cottage. The application was withdrawn to allow further consideration of the proposals and also to allow the preparation of this design statement.

Although a design statement under the terms of the council's planning policy (PM2: Design Statement) would not normally be required in support of an application for an extension to a house, in this case it is considered an important supporting document to help set out and explain in detail the design process that has been undertaken and also the justification and reasoning behind the proposed extension.

Policy PM1A of the LDP states that 'Development must contribute positively, to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.'

Policy PM1B states that all proposals should meet all the following placemaking criteria (although not all are applicable to a house extension);

- (a) Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.
- (b) Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.
- (c) The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.
- (d) Respect an existing building line where appropriate, or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.
- (e) All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.
- (f) Buildings and spaces should be designed with future adaptability in mind wherever possible.

(g) Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.

(h) Incorporate green infrastructure into new developments and make connections where possible to green networks.

As explained earlier in this design statement the cottage sits in a rural context within an existing building group at Craighead, but also set back some 200 metres to the north of the A977. The property is also located within a general mature landscape framework that helps to provide screening and shelter within its wider landscape setting. Due to the location of the other properties in the building group and also the mature trees and vegetation in and around the site, the property is only viewed from a very short section of the A977 when travelling west towards Drum and is not visible from the public road when travelling east.

Taking into account the applicants' requirements and also the need to respect the character and setting of the existing cottage as well as taking full account of the physical constraints of the site but also the constraints associated with the dated layout of the existing property, a number of detailed design options have been considered all as set out in this design statement.

The proposed extension has been sympathetically designed to significantly improve the layout of the existing cottage that would allow the applicants to be able to continue to enjoy the existing property but also up to date and modern living standards. Furthermore, the extension, will provide interest and appeal as well as a respectful design solution to a building which by the applicants own admission is currently dated and not fit for modern living standards.

As for the character of the surrounding built environment we would argue that there is no coherent character or design. The existing cottage is not listed and this is not a Conservation Area. The surrounding built environment is characterised by a mix of styles from older cottages, period houses and 1960's style bungalows to new build properties and approved plots for further development. Properties are therefore all of different sizes, massing, proportions and styles with a variety and mixture of materials, renders, tiles, slates etc.

The proposal fully considers and respects the site topography (Policy PM1B b) and by utilising the relatively flat developable area to the east of the existing cottage the design and density complements its surroundings and also respects and pays regard to the existing building lines (Policy PM1B c and d).

There were no objections from any member of the public or any consultee to the previous planning application. Due to the relationship of the cottage and proposed extension to existing boundaries and distances from adjoining dwellinghouses, no neighbouring properties would be adversely affected by the proposals in terms of overlooking or overshadowing, given their relative positions and orientation.

The proposed alterations and extension are therefore considered acceptable in terms of scale, massing, proportions and building line and its overall relationship with the existing house and the neighbouring properties is such that there would be no adverse impact or detriment to the environment of the surrounding area. The existing cottage is not only being retained but is being sensitively integrated into the overall design solution (Policy PM1B g).

Design Option 4 which is subject to this planning application is therefore considered to provide the most successful solution in terms of its integration with the function and layout with the existing cottage and at the same time respects the aesthetics of the existing cottage in accordance with the relevant planning policy.

For the reasons set out in this design statement the proposals are therefore considered to meet with the terms of Policies PM1A and PM1B of the Local Development Plan subject to any conditions considered appropriate by the planning officer.

Conclusion

It was concluded that Design 4, the design that had previously been submitted for Planning Consent and withdrawn, was the best solution and that this Design Statement would be prepared to explain the process and different designs that had been considered to arrive at this conclusion.

The Case Officer, Mr Stirton, was given the opportunity to comment on the draft of this Design Statement. A copy of the email he sent in reply has been included as Appendix 1.

In his response Mr Stirton does not acknowledge the site constraints or the layout issues with the current property. Mr Stirton refers to 'the Perth & Kinross Placemaking Guide'. Perth and Kinross Council's website states that their Placemaking Guide is still under preparation and has not been consulted on or even adopted by the Council. As it is a draft document the Placemaking Guide cannot be considered or applied as Planning Policy.

Mr Stirton comments, 'If your client wishes to pursue a development and consider further alternatives, I would advise that single storey extension/s are more likely to be appropriate.'

Mr Stirton does not recognise that the property in its current form does not meet the standards expected for modern habitation, especially the requirements of a retired couple who may have increasing needs as they age, or that it has been demonstrated that the site constraints prevent a single storey extension.

Mr Stirton concludes his email 'please note however, that resources will not permit me to respond to any further pre-application enquiry regarding this proposed development'.

After further significant consideration, Mr & Mrs Gregor have concluded that that their only option is to resubmit the application in the hope that their situation will be considered sympathetically.

Appendix 1: Email response to Draft Design Statement from Keith Stirton, Case Officer

From: Keith Stirton
Sent: 04 November 2016 14:56

To: [REDACTED]

Cc: 'Angela Gregor'; Lindsay Cruickshank

Subject: RE: Withdrawn Planning Application reference: 16/00050/FLL Craighead Cottage Drum Kinross KY13 0PP
Alterations and extension to dwellinghouse

Dear Nicky

Thank you for the opportunity to comment on your proposal. Without prejudice to the assessment and outcome of any formal application, I would comment as follows;

Context for Assessing the Proposal

This proposal will be considered in relation to the policies of the Council and the guidance of the Scottish Government, in particular the Development Plan for the area, which in this case comprises Tayplan, 2012 and the Perth and Kinross Local Development Plan 2014.

From an initial consideration of your proposal it appears that the policies which will be of particular relevance are Local Development Plan policies PM1A and PM1B. These Plans may be inspected at Pullar House and at the Council's area offices and libraries. Most of the Plans can also be viewed on the Council's internet page at www.pkc.gov.uk.

Additionally, the Perth & Kinross Placemaking Guide seeks to ensure that the scale, form, massing, design, position and proportions of any proposed extension are acceptable, and that existing visual amenity is satisfactorily safeguarded. The following extracts are taken from the attached Placemaking Guide.

Perth and Kinross Council's Placemaking Guide states that;

"The Placemaking Guide is not intended to limit imaginative and innovative design but discourage particularly large and unsuitable additions and alterations which can destroy the composition of existing buildings and their surroundings..."

An extension which recognises and respects the form of the existing building is more likely to be successful than one which ignores the design of the original. Similarly, extensions which distort the shape, scale and proportions of the existing building are less acceptable than those which respect existing details..."

It is nearly always necessary to avoid overwhelming existing buildings... If an extension begins to match or exceed the size of the original building the architectural integrity of the original structure can often become lost..."

Generally;

- In most cases an extension should be a subordinate addition.

Rear extensions;

- Appropriately designed rear extensions are generally preferable to side and front extensions".

Comments on Proposal

The existing cottage is a fairly quaint traditional detached cottage. It has previously been extended to the rear and a conservatory has been erected on the front. Whilst the conservatory is not particularly sympathetic to the traditional character of the building, it does have some redeeming features; it remains beneath the eaves line and it is centrally located on the building, thereby respecting the symmetry of the principal elevation.

Your preferred option is Option 4, which was previously submitted for formal consideration. Notwithstanding the four other options which have been considered and discounted (each of which I consider to be unacceptable in design terms), Option 4 also presents a number of design concerns.

Having previously visited the site and surrounding area, I acknowledge the situation of the plot and the surrounding built and natural environment. Surrounding houses take the form of various designs, shapes and sizes. However, any extension to this particular house must respect the scale, form, massing, design, position and proportions of this property, notwithstanding its set-back from the public road.

Option 4 results in a two storey extension to a bungalow, the eaves of which are almost level with the ridge of the house. The extension would also project in front of the principal elevation of the house. The extension would significantly compromise the architectural integrity of the original bungalow by overwhelming and dominating it in an unsympathetic manner. Additionally, the extension of the conservatory and the demolition of the chimney would compromise the symmetry of the principal elevation, resulting in an adverse impact on its character.

You have demonstrated that a significant amount of work has been carried out in order to explore a number of options for delivering on the clients brief. However, none of the options are considered to be a satisfactory design solution in this case. I would therefore discourage the submission of an application for any of the suggested options as they are unlikely to be supported.

Alternatives

If your client wishes to pursue a development and consider further alternatives, I would advise that single storey extension/s are more likely to be appropriate. A single storey development is more likely to respect the scale, proportions and character of the existing bungalow, have an improved relationship to the bungalow and prevent the bungalow from being dominated. Alternatively, you may wish to consider implementing Permitted Development Rights. However, I cannot see how a two storey extension could be sympathetically incorporated into this quaint single storey bungalow.

Limitations of This Advice

I would ask you to note that I have not necessarily identified or had the opportunity to assess all the material considerations which might influence the determination of any planning application. The Council is not bound by this advice in the event that you submit a planning application.

It is only by submitting a formal application that a measured and comprehensive response to a proposed development can be given as quickly as possible. A formal application involves considering a proposal in terms of the Development Plan and the Council's policies on the basis of detailed plans and any further information and justification you consider helpful. Formal assessment will also involve visiting the site and the surrounding area, researching the planning history of the site and the surrounding area, carrying out any necessary consultations and taking account of any comments received from the public.

Please note however, that resources will not permit me to respond to any further pre-application enquiry regarding this proposed development.

I trust however that the advice contained in this e-mail is of some assistance at this.

Kind regards

Keith Stirton
Assistant Planning Officer – Development Management
Planning & Development
Perth & Kinross Council

TCP/11/16(458)

Planning Application – 16/01922/FLL – Alterations and extension to dwellinghouse and installation of flue at Craighead Cottage, Drum, Kinross, KY13 0PP

PLANNING DECISION NOTICE *(included in applicant's submission, see Pages 165-166)*

REPORT OF HANDLING *(included in applicant's submission, see Pages 167-173)*

REFERENCE DOCUMENTS *(included in applicant's submission, see Pages 181-183)*

Product information

Top-hung white polyurethane roof window GPU



Product description

- High quality moulded polyurethane with white lacquer finish
- The sash can remain open in any position up to an angle of 45°
- Bottom handle for convenient operation
- Ventilation flap and integrated dust and insect filter
- Maintenance-free interior surface
- Maintenance-free exterior covers

Roof pitch

- Can be installed in roof pitches between 15° and 55°
- Installation in roof pitches from 55° up to 75° is possible, but specially manufactured springs must be ordered

Materials

- Polyurethane around a timber core
- Glass
- Lacquered aluminium
- VELUX ThermoTechnology™ insulation

Downloads

For installation instructions, CAD drawings, 3D BIM objects, 3D GDL objects etc, please visit www.velux.co.uk

Certifications



The VELUX product factories guarantee quality systems implementation process and environmental management systems through appropriate accreditations ISO 9001 and ISO 14001

EUTR In compliance with the EU Timber Regulation (EUTR), EU regulation 995/2010

REACH We are aware of the REACH regulation and acknowledge the obligations. No products are obliged to be registered in accordance to REACH and none of our products contain any Substances of Very High Concern.

Available sizes and daylight area

	472 mm	550 mm	660 mm	780 mm	942 mm	1140 mm	1340 mm
778 mm							
978 mm		GPU CK04 (0.29)		GPU MK04 (0.47)			
1178 mm		GPU CK06 (0.37)	GPU FK06 (0.47)	GPU MK06 (0.59)	GPU PK06 (0.75)	GPU SK06 (0.95)	
1398 mm			GPU FK08 (0.58)	GPU MK08 (0.72)	GPU PK08 (0.92)	GPU SK08 (1.16)	GPU UK08 (1.40)
1600 mm				GPU MK10 (0.85)	GPU PK10 (1.07)	GPU SK10 (1.35)	

() = Effective daylight area, m²

Lining measurements

Size	Width (mm)
CK--	495
FK--	605
MK--	725
PK--	887
SK--	1085
UK--	1285

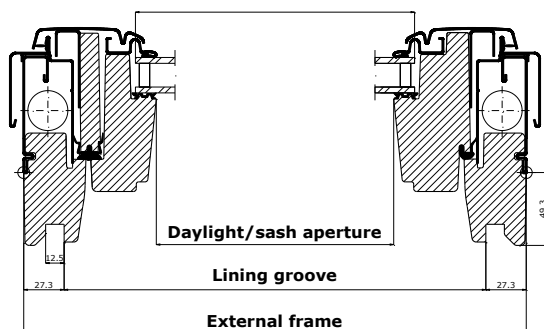
Size	Height (mm)
--04	919
--06	1119
--08	1339
--10	1549



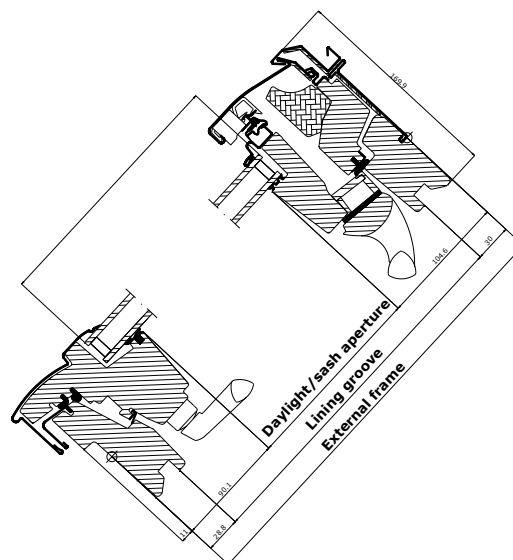
A top-hung roof window is ideal if you have to, or wish to, place your window in a high position, for instance in connection with a high knee wall.

For an unobstructed panoramic view, the window opens outwards on its top hinges to an angle of 45°.

Width



Height



Technical values

	--70	--60	--66
U_w [W/m²K]	1.3	1.2	1.0
U_g [W/m²K]	1.1	1.0	0.7
R_w [dB]	35	37	37
g []	0.64	0.30	0.50
τ_v []	0.79	0.61	0.69
τ_{UV} []	0.05	0.05	0.05
Air permeability [class]	4	4	4

Thermal improvements such as lower U-value (U_w) and lower linear heat loss coefficient (φ) can, for some variants, be obtained with frame insulation collar and/or recessed installation.

Glazing structure

	--70	--60	--66
Inner glass pane	2 x 3 mm laminated float with low ε coating	2 x 3 mm laminated float with low ε coating	2 x 3 mm laminated float with low ε coating
Middle glass pane	-	-	3 mm heat strengthened float with low ε coating
Outer glass pane	4 mm toughened	6 mm toughened with coatings	4 mm toughened with coatings
Cavity	15 mm	15 mm	2 x 12 mm
Glass panes	Double	Double	Triple
Gas filling	Argon	Argon	Argon

Glazing features

		--70	--60	--66
	Heat insulation Low energy glazing provides reduced heat loss through the window and enhanced indoor comfort.	•	••	•••
	Solar gain In the wintertime, the heat from the sun entering through the windows is a usable solar gain.	•••	•	••
	Solar protection In warm climates and in rooms with large window areas, a sun protective coating provides a better indoor climate during summer periods. Alternatively, exterior sunscreening can be installed.		•••	
	Sound insulation A combination of laminated glass and optimal glass thickness provides better sound insulation. Frame/sash construction and gaskets are equally important.	••	•••	•••
	Security Thicker laminated inner glass pane designed to increase resistance to manual attack (burglary).	•	•	•
	Energy balance The energy balance represents the ability of the roof window to utilise the passive solar gain and keep in the heat during winter and its ability to protect against the risk of overheating during summer. Sunscreening products can further improve indoor summer comfort.	✓	✓	✓
	Safety Laminated inner glass is designed to hold the fragments together if the glass breaks. We recommend that you consider using glass units with laminated glass on the inside for windows placed above areas where people sleep, play or work.	✓	✓	✓
	Outside strength Toughened outer glass pane makes your glazing more resistant to hail, heavy wind and snow loads.	✓	✓	✓
	Delayed fading of materials Inner laminated glass protects materials behind the glass against UV radiation and therefore delays fading of the materials.	✓	✓	✓
	Rain noise reduction The combination of laminated glass and extra thick glass helps provide a significant, audible reduction of rainfall sound. Frame/sash construction and gaskets are equally important.		✓	
	Easy-to-clean The easy-to-clean coating minimises the cleaning frequency of the outer glass pane and gives you a clearer view in case of rain.		✓	✓
	Anti-dew The anti-dew coating significantly reduces the days with dew on the outer glass pane and thus gives you a clear view.			✓

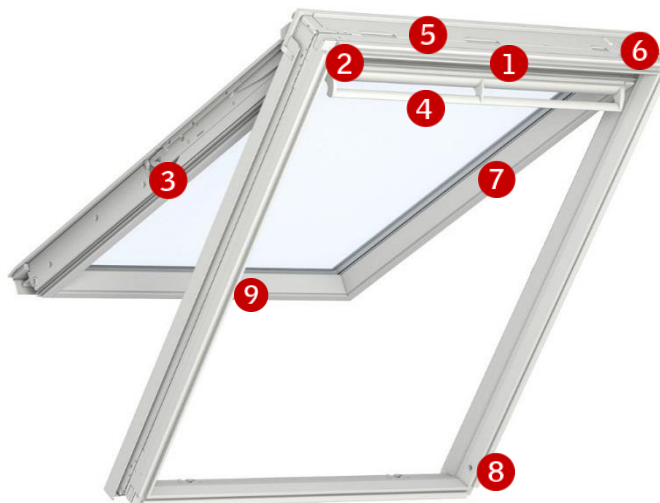
• Good •• Better ••• Best ✓ Feature included in glazing variant

Technical values, ventilation through ventilation flap

Property	Windows with double glazing					
	Width					
	CK--	FK--	MK--	PK--	SK--	UK--
Air flow characteristics [l/s]	1.9	2.3	2.8	3.4	4.1	4.8
Air flow exponent [-]	0.53	0.53	0.53	0.53	0.53	0.53
Ventilation capacity at 4 Pa [l/s]	4.0	4.8	5.8	7.1	8.5	10.0
Ventilation capacity at 8 Pa [l/s]	5.7	6.9	8.4	10.2	12.3	14.5
Ventilation capacity at 10 Pa [l/s]	6.4	7.8	9.5	11.5	13.9	16.3
Ventilation capacity at 20 Pa [l/s]	9.3	11.3	13.7	16.6	20.1	23.5
Equivalent area through ventilation flap [mm ²]	2600	3100	3700	4600	5600	6600
Geometrical free area [mm ²]	2800	3700	4500	6100	7200	10600

Property	Windows with triple glazing					
	Width					
	CK--	FK--	MK--	PK--	SK--	UK--
Air flow characteristics [l/s]	1.2	1.3	1.5	1.7	2.1	2.4
Air flow exponent [-]	0.63	0.63	0.63	0.63	0.63	0.63
Ventilation capacity at 4 Pa [l/s]	2.8	3.1	3.5	4.1	4.9	5.7
Ventilation capacity at 8 Pa [l/s]	4.3	4.8	5.4	6.3	7.6	8.9
Ventilation capacity at 10 Pa [l/s]	4.9	5.5	6.2	7.3	8.2	10.2
Ventilation capacity at 20 Pa [l/s]	5.5	6.2	6.9	8.1	9.8	11.5
Equivalent area through ventilation flap [mm ²]	2000	2200	2500	2900	3500	4100
Geometrical free area [mm ²]	2800	3700	4500	6100	7200	10600

Visible features



- 1 Lock casing**
- electro-galvanised steel
 - colour: "silver"



- 2 Data plate**
- window type, size and variant code
 - CE marking
 - production code
 - QR code



- 3 Click-on covers**
- lacquered aluminium



- 4 Control bar**
- anodised aluminium



ThermoTechnology™

- 5 Excellent insulation**
- expanded polystyrene
 - colour: grey charcoal
 - thermally modified timber



- 6 Barrel bolts**
- plastic
 - colour: white
 - steel
 - colour: "silver"



- 7 Hinges with friction**
- electro-galvanised steel
 - colour: "silver"

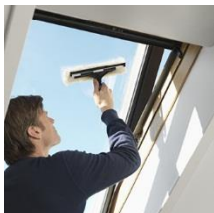


- 8 Barrel bolt bushings**
- plastic
 - colour: white



- 9 Bottom handle**
- anodised aluminium

Cleaning and maintenance



To clean the outer pane from the inside, rotate sash and secure in cleaning position with barrel bolts.



VELUX repair and maintenance kits are available.

Exterior covers

Material	NCS standard colour	RAL nearest standard colour
Lacquered aluminium (-0--) grey	S 7500-N	7043
Lacquered aluminium (-5--) black	S 9000-N	9005
Copper (-1--)	-	-
Titanium zinc (-3--)	-	-

Special colour requests, please contact enquiries@velux.co.uk

Interior finish

White lacquer	Lacquer, white, NCS standard colour: S 0500-N, nearest RAL standard colour: 9003.
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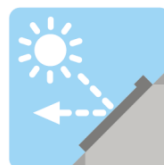
Special colour requests, please contact enquiries@velux.co.uk

Blinds, awnings and shutters



Interior sun screening

Blackout blind
Roller blind
Pleated blind
Flying pleated blind
Double pleated energy blind
Venetian blind
Duo blackout blind



Exterior sun screening

Awning blind
Roller shutter



Additional accessories

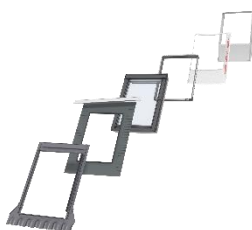
Insect roller screen



- Available in manual and mains/solar powered versions
- Available in manual and mains powered versions
- Available in manual version

The mains and solar powered versions are part of the VELUX INTEGRA® product range.

Flashings and installation products



Flashings:

- ED- for single installation
- EB- for twin installation
- EK- for combi installation

Available for standard and recessed installation

Installation products:

- Installation set BDX 2000 (incl BFX)
- Underfelt collar BFX 1000 incl transverse drainage gutter
- Vapour barrier collar BBX 0000
- Linings LS- (incl BBX)
- Kit for lining LSG 1000 (incl BBX)

Note

We reserve the right to make technical changes.

For more information on roof window GPU and other VELUX products, please visit www.velux.co.uk

Product information

Vertical window element VIU



Product description

- High quality moulded polyurethane with white lacquer finish
- Fixed window element (non opening)
- For installation in the wall below a VELUX roof window
- Maintenance-free interior surface
- Maintenance-free exterior covers

Roof pitch

- For vertical installation below a VELUX roof window installed in a roof pitch between 15° and 55°

Materials

- Polyurethane around a timber core
- Glass, toughened outer glass / laminated inner glass
- Lacquered aluminium, copper or zinc
- VELUX ThermoTechnology™ insulation

Downloads

For installation instructions, CAD drawings, 3D BIM objects, 3D GDL objects etc, please visit velux.co.uk

Certifications



The VELUX product factories guarantee quality systems implementation process and environmental management systems through appropriate accreditations ISO 9001 and ISO 14001

EUTR In compliance with the EU Timber Regulation (EUTR), EU regulation 995/2010

REACH We are aware of the REACH regulation and acknowledge the obligations. No products are obliged to be registered in accordance to REACH and none of our products contain any Substances of Very High Concern.

Available sizes and daylight area

	472 mm	550 mm	660 mm	780 mm	942 mm	1140 mm	1340 mm
600 mm				VIU MK31 (0.23)	VIU PK31 (0.29)	VIU SK31 (0.36)	VIU UK31 (0.44)
954 mm				VIU MK35 (0.44)	VIU PK35 (0.56)	VIU SK35 (0.70)	VIU UK35 (0.85)
1154 mm				VIU MK36 (0.56)	VIU PK36 (0.71)	VIU SK36 (0.90)	VIU UK36 (1.08)
1374 mm				VIU MK38 (0.69)	VIU PK38 (0.88)	VIU SK38 (1.11)	VIU UK38 (1.34)

() = Effective daylight area, m²

Lining measurements

Size	Width (mm)
MK--	601
PK--	763
SK--	961
UK--	1163

Size	Height (mm)
--31	375
--35	729



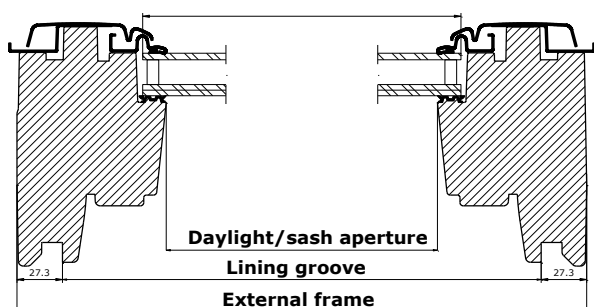
Vertical window element VIU

- is installed vertically - directly below a VELUX roof window
- is a fixed window element (non opening)
- features insulating glass unit with safety glass

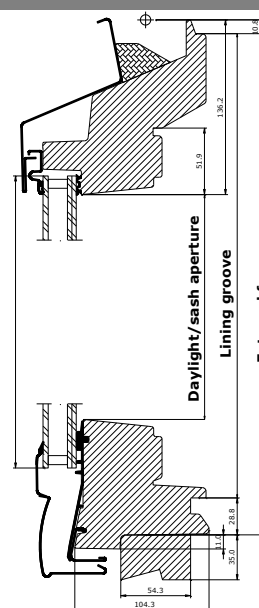
Combining a roof window and a vertical window element ensures

- even more daylight
- a great view – when standing and when seated

Width



Height



Technical values

	--57	--60	--66
U_w [W/m²K]	1.2	1.2	1.0
U_g [W/m²K]	1.0	1.0	0.7
R_w [dB]	37	37	37
g []	0.30	0.30	0.50
τ_v []	0.61	0.61	0.69
τ_{UV} []	0.05	0.05	0.05
Air permeability [class]	4	4	4

Thermal improvements such as lower U-value (U_w) and lower linear heat loss coefficient (φ) can, for some variants, be obtained with frame insulation collar and/or recessed installation.

Glazing structure

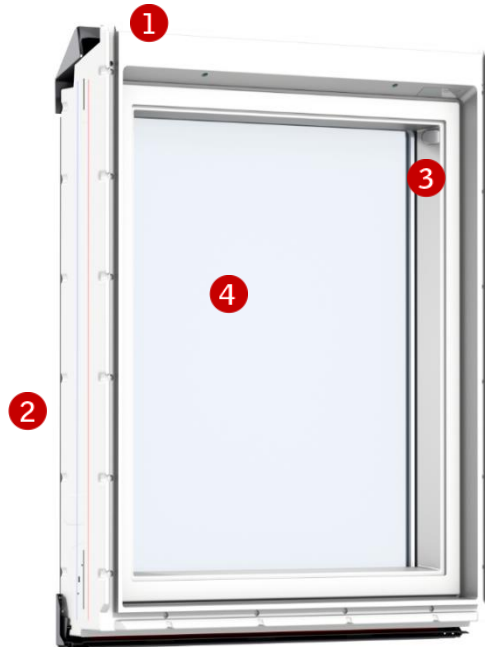
	--57	--60	--66
Inner glass pane	2 x 3 mm laminated float with low ε coating	2 x 3 mm laminated float with low ε coating	2 x 3 mm laminated float with low ε coating
Middle glass pane	-	-	3 mm heat strengthened float with low ε coating
Outer glass pane	6 mm toughened with coatings	6 mm toughened with coatings	4 mm toughened with coatings
Cavity	15 mm	15 mm	2 x 12 mm
Glass panes	Double	Double	Triple
Gas filling	Argon	Argon	Argon

Glazing features

		--73	--60	--66
	Heat insulation Low energy glazing provides reduced heat loss through the window and enhanced indoor comfort.	●●	●●	●●●
	Solar gain In the wintertime, the heat from the sun entering through the windows is a usable solar gain.	●●	●	●●
	Solar protection In warm climates and in rooms with large window areas, a sun protective coating provides a better indoor climate during summer periods. Alternatively, exterior sunscreening can be installed.		●●●	
	Sound insulation A combination of laminated glass and optimal glass thickness provides better sound insulation. Frame/sash construction and gaskets are equally important.	●●	●●●	●●●
	Security Thicker laminated inner glass pane designed to increase resistance to manual attack (burglary).	●	●	●
	Energy balance The energy balance represents the ability of the roof window to utilise the passive solar gain and keep in the heat during winter and its ability to protect against the risk of overheating during summer. Sunscreening products can further improve indoor summer comfort.	✓	✓	✓
	Safety Laminated inner glass is designed to hold the fragments together if the glass breaks. We recommend that you consider using glass units with laminated glass on the inside for windows placed above areas where people sleep, play or work.	✓	✓	✓
	Outside strength Toughened outer glass pane makes your glazing more resistant to hail, heavy wind and snow loads.	✓	✓	✓
	Delayed fading of materials Inner laminated glass protects materials behind the glass against UV radiation and therefore delays fading of the materials.	✓	✓	✓
	Rain noise reduction The combination of laminated glass and extra thick glass helps provide a significant, audible reduction of rainfall sound. Frame/sash construction and gaskets are equally important.		✓	
	Easy-to-clean The easy-to-clean coating minimises the cleaning frequency of the outer glass pane and gives you a clearer view in case of rain.		✓	✓
	Anti-dew The anti-dew coating significantly reduces the days with dew on the outer glass pane and thus gives you a clear view.			✓

● Good ●● Better ●●● Best ✓ Feature included in glazing variant

Visible features



1 Data plate

- window type, size and variant code
- CE marking
- production code
- QR code



2 Covers

- lacquered aluminium



3 Brackets for accessories

- plastic
- colour: white



4 Laminated glass

Laminated inner glass on all variants for personal safety



ThermoTechnology™

5 Excellent insulation

- thermally modified timber

Cleaning and maintenance



To clean the outer glass of the vertical window element from the inside, open the roof window above



VELUX repair and maintenance kits are available.

Exterior covers

Material	NCS standard colour	RAL nearest standard colour
Lacquered aluminium (-0--) grey	S 7500-N	7043
Copper (-1--)	-	-
Titanium zinc (-3--)	-	-

Special colour requests, please contact enquiries@velux.co.uk

Interior finish

White lacquer	Lacquer, white, NCS standard colour: S 0500-N, nearest RAL standard colour: 9003.
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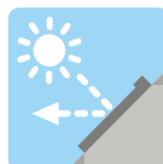
Special colour requests, please contact enquiries@velux.co.uk

Blinds, awnings and shutters



Interior suncreening

Blackout blind
Roller blind
Flying pleated blind
Double pleated energy blind
Venetian blind
Duo blackout blind



Exterior suncreening

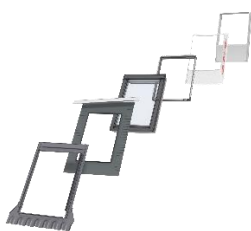
Awning blind



- Available in manual and mains powered versions
- Available in manual version

The mains and solar powered versions are part of the VELUX INTEGRA® product range.

Flashings and installation products



Flashings for the complete installation:

- ED- for single installation
- EB- for twin installation
- EK- for combi installation

Available for standard and recessed installation

Installation products for the roof window above VFE:

- Installation set BDX 2000 (incl. BFX)
- Underfelt collar BFX 1000 including transverse drainage gutter
- Vapour barrier collar BBX 0000

Linings for the complete installation:

- Linings LS- (incl. BBX)
- Kit for lining LSG (incl. BBX)

Note

We reserve the right to make technical changes.

For more information on vertical window element VIU and other VELUX products, please visit velux.co.uk

SELKIRK TWIN-WALL CHIMNEY



Diameter range: 127mm - 203mm (5" - 8")

- Twin Wall, insulated
- Stainless Steel
- Multi Fuel Chimney System

 **SELKIRK®**
there is only one!



INTRODUCTION

The Selkirk Twin Wall chimney system is designed for use with oil, gas and solid fuel when used with the appropriate fire stopping components. The system is designed for gravity flow application. The Selkirk Twin Wall chimney system is available in a range of diameters and this brochure relates to the 127mm (5") – 203mm (8") range.

The system consists of straight lengths and fittings which are constructed entirely from stainless steel and a 25mm (1") insulated annulus. The external skin is manufactured from 304 grade matt finish stainless steel and carries the structural load, and the inner liner is resistant to the often corrosive products of combustion, and is free to expand or contract as flue gas temperatures change. The 316 grade inner liner heats rapidly to produce a strong draught which ensures that waste gases are exhausted and condensation of the harmful products of combustion is minimised.

The system can be used internally or externally. The relatively low external wall temperature permits installation with only a 50mm (2") air gap clearance to combustible materials.

KEY DIMENSIONS

Size (internal diameter)

127mm (5")
152mm (6")
178mm (7")
203mm (8")

Maximum outside diameter

178mm (7")
203mm (8")
230mm (9")
255mm (10")



COMPOSITION

Lengths and fittings are twin-walled with a 25mm (1") cavity. The outer casing is joined to both male and female couplers, while the inner liner is connected only to the male coupler, as flue gas temperatures vary the inner liner can expand and contract without affecting the structural performance.

Selkirk Twin Wall chimney is insulated with rockwool and this high quality insulation has an optimum and carefully controlled density which maintains a relatively high flue gas temperature throughout the chimney lengths. Lengths and fittings are twist-locked together with a one eighth turn. Locking bands fit over the two rolled seams at joints between lengths and fittings and MUST be used.

APPLICATIONS

Typical equipment includes boilers, stoves and heaters. The Selkirk chimney system must be installed in accordance with all appropriate building regulations, codes of practice and manufacturers installation instructions. Selkirk Twin Wall chimney in diameters 127mm (5") – 203mm (8") are manufactured to comply with BS4543 parts 2 and 3 and EN1856-1.

The STC product designation is: **T450 N1 D Vm L50045 G(50)**

INSTALLATION

Installation instructions can be found at www.selkirkchimney.co.uk and are provided with all support components. These should be consulted to accurately determine the components that are required to enable any installation to be correctly assembled.

Jointing

Lengths and fittings are designed to be installed with the male coupling uppermost. Joints are achieved by placing the female coupling over the male coupling and making a one-eighth turn. A Locking band must be used to secure every joint and to ensure a firm connection.

Connecting to the appliance

The Adaptor is designed to make the connection to the appliance flue gas outlet or to a section of flue pipe to building regulation requirements.

Supports

The weight of the chimney may be carried by a number of different support components depending on whether the chimney is installed internally or externally, and whether it is supported by the roof, ceiling, floor or external wall. These components include the Wall Support, Ceiling Support and Roof Support. Lateral stability is provided by Wall Bands.

Supporting free-standing chimneys

Where the chimney exceeds 1.5 metres (4.9ft) beyond the last support it must be braced with a roof brace kit or similar. The bracket should be fitted above a locking band and as close to the joint as possible.

Roof Support

The Roof Support is designed to support the chimney on the roof timbers and is provided with adjustable gimbal plates.

Load Bearing data

The weight of the chimney can be borne in a number of ways and this table states the maximum length of chimney that can be supported by various components.

	Chimney size (mm)			
	127	152	178	203
Ceiling Support	6m*	6m*	6m*	6m*
Wall Support				
Side Plates Up	15m	15m	15m	15m
Side Plates Down	9m	9m	9m	9m
Telescopic Floor Support	16.7m	16.7m	16.7m	16.7m
Roof Support	9m*	9m*	9m*	9m*

*part of the flue up to a maximum of 6m may be suspended beneath the roof support.
NB: Wall Bands are not load-bearing and must be used at intervals not exceeding 2.5 to provide lateral stability.

Weight

The weight of each diameter per metre run installed is shown in the table below.

	Chimney size (mm)			
	127	152	178	203
TWIN-WALL CHIMNEY	6.7kg	8.2kg	9.7kg	11.2kg

Clearance

The relatively low external casing temperature experienced in normal operation permits installation with only 50mm air gap clearance to combustible materials. Where the Twin-Wall Chimney passes through a combustible floor the appropriate firestopping components must be used.

Lengths of Chimney

Standard lengths of 1219mm, 914mm, 610mm, 457mm, 305mm and 152mm and an adjustable length are available. Individual tables provide details.

Elbows

Building regulations stipulate that where bends are essential, they should be angled at no more than 45° to the vertical. 15°, 30° and 45° elbows are available.

Floor and Ceiling Penetration

Where the chimney penetrates a combustible floor or ceiling a 50mm air gap clearance must be maintained from the outer skin of the chimney to any combustible materials. Components are available which cater for such requirements.

Please refer to floor penetration requirements at the rear of this brochure.

Roof Penetrations

Where the chimney penetrates the roof an appropriate flashing should be used. The Seldek range of flashings is specifically designed for this purpose. To fit, trim the E.P.D.M. cone to suit the external pipe size using sharp tin snips or scissors, slide down pipe using water as a lubricant. Dress the aluminium or lead base over the profile of the tiles. Providing the cone has been cut to the appropriate size, the use of a storm collar or sealant is not required. If the chimney has a raised seam on the outer skin a small amount of silicone sealant should be applied where the chimney penetrates the E.P.D.M. cone of the flashing.

Termination

Two types of terminations are available. Both have female couplers and are fixed to the top chimney length and secured with a locking band. The rain cap is a domed stainless steel cap. The AD cowl provides aerodynamic down-draught protection. Both terminations are deemed to be sacrificial components.

LENGTHS



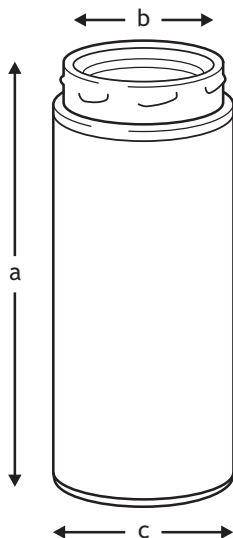
LENGTHS

Available in 4 sizes and 6 lengths. They are easy to assemble and can be combined to obtain the required installation height.

Each length is 38mm longer than its effective length.

All lengths are seam welded.

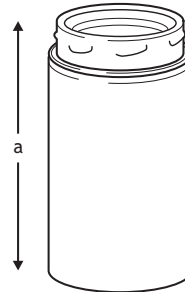
127 mm	5STC-L48	1219	127	178
127 mm	5STC-L36	914	127	178
127 mm	5STC-L24	610	127	178
127 mm	5STC-L18	457	127	178
127 mm	5STC-L12	305	127	178
127 mm	5STC-L6	152	127	178



Size	Part #	amm	bmm	cmm
152 mm	6STC-L48	1219	152	203
152 mm	6STC-L36	914	152	203
152 mm	6STC-L24	610	152	203
152 mm	6STC-L18	457	152	203
152 mm	6STC-L12	305	152	203
152 mm	6STC-L6	152	152	203

Size	Part #	amm	bmm	cmm
178 mm	7STC-L48	1219	178	229
178 mm	7STC-L36	914	178	229
178 mm	7STC-L24	610	178	229
178 mm	7STC-L18	457	178	229
178 mm	7STC-L12	305	178	229
178 mm	7STC-L6	152	178	229

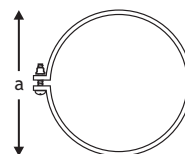
Size	Part #	amm	bmm	cmm
203 mm	8STC-L48	1219	203	254
203 mm	8STC-L36	914	203	254
203 mm	8STC-L24	610	203	254
203 mm	8STC-L18	457	203	254
203 mm	8STC-L12	305	203	254
203 mm	8STC-L6	152	203	254



ADJUSTABLE LENGTH

The Adjustable Length is designed to provide small increments in length between 2 fixed points. This length is not a load bearing component, it fits over the length below and by removing the required amount of insulation material the length will adjust from 50mm to 200mm. Because the components application and installation and therefore performance cannot be accurately controlled this component should be installed 300mm from any combustible material.

Size	Part #	amm
127 mm	5STC-AL	300
152 mm	6STC-AL	300
178 mm	7STC-AL	300
203 mm	8STC-AL	300

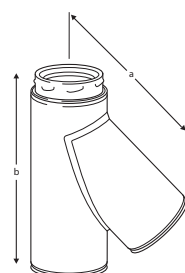


LOCKING BANDS

Inward flanges around the band fit into grooves at chimney length joints. Reinforces joints of chimney and prevents accidental uncoupling. Locking Band is included with all insulated lengths, tees and elbows.

Size	Part #	amm
127 mm	5STC-LB	178
152 mm	6STC-LB	203
178 mm	7STC-LB	229
203 mm	8STC-LB	254

TEES



135° INSULATED TEE & PLUG

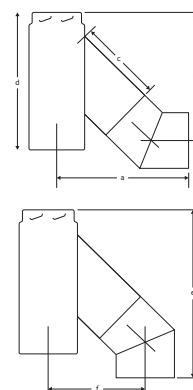
The 135° Insulated Tee is used at the base of a vertical flue. Each Tee is supplied with one Locking Band and plug. Can be used on the base or branch to provide access. Each Tee has silicone sealant applied for added protection against rain ingress.

See Table 4A and diagrams for dimensions of the 135° Insulated Tee and a 45° Elbow positioned in a vertical or horizontal direction.

Size	Part #	amm	bmm
127 mm	5STC-E135	450	453
152 mm	6STC-E135	550	457
178 mm	7STC-E135	600	533
203 mm	8STC-E135	650	565

Dimension Table 4A – 135° Tee/45° Elbow

	125mm ID Chimney	150mm ID Chimney	175mm ID Chimney	200mm ID Chimney
a	368	394	432	457
b	419	445	483	533
c	267	292	318	343
d	453	457	533	565
e	502	546	584	635
f	286	298	337	356





INSULATED TEE PLUG

The insulated Tee Plug allows access for inspection and cleaning.

Size	Part #
127 mm	5STC-ITP
152 mm	6STC-ITP
178 mm	7STC-ITP
203 mm	8STC-ITP

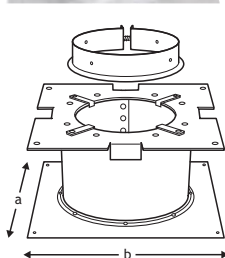


CEILING SUPPORT (Galvanised)

These supports MUST be used whenever the weight of the STC chimney is to be taken at ceiling level and where it is applied with solid fuel, multi-fuel or wood burning appliances. The component incorporates a radiation shield, and is used where the chimney passes through a combustible floor. The maximum length of any sections of the chimney which can be carried by the Ceiling Support is 15ms, part of which can be suspended beneath it.

Size	Part #	amm	bmm
127 mm	5STC-CS	333	333
152 mm	6STC-CS	355	355
178 mm	7STC-CS	380	380
203 mm	8STC-CS	405	405

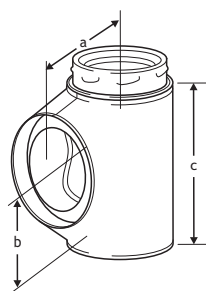
Please refer to floor penetration requirements at the rear of this brochure.



90° INSULATED TEE & PLUG

The insulated Tee allows the horizontal connection of the chimney to the appliance. The Tee Cap provided allows access for inspection and cleaning.

Size	Part #	amm	bmm	cmm
127 mm	5STC-E90	159	159	318
152 mm	6STC-E90	162	162	324
178 mm	7STC-E90	175	175	349
203 mm	8STC-E90	187	187	375

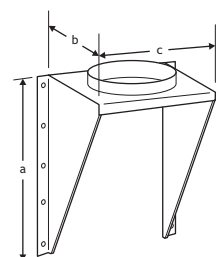


ADJUSTABLE WALL SUPPORT

The Adjustable Wall Support will allow for an adjustment of 51mm to 152mm from a vertical wall. For use with an insulated tee. Consists of two wall brackets, plate and hardware. Two angled brackets are supplied with the adjustable wall support to hold the T plug in place as illustrated.

For support heights refer to chart below.

Size	Part #	amm	bmm	cmm
127 mm	5STC-AWS	479	270	235
152 mm	6STC-AWS	479	270	235
178 mm	7STC-AWS	521	295	260
203 mm	8STC-AWS	556	321	286



SUPPORTS

ROOF SUPPORT (Universal)

Provided with gimbal plates to permit a chimney to be supported on roof joists, trussed rafters etc.

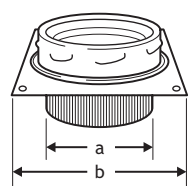
Maximum length of chimney which can be suspended below the roof support is 6.08 metres. Maximum total length (both above and below is 9.12 metres).



Size	Part #
Universal	STC-RS

ANCHOR PLATE

The Anchor Plate can be used for adapting the Selkirk Twin-Wall Chimney System to a "brick built chimney". Stainless steel and heavy gauge steel construction for long life. Retains chimney with a twist-lock connection.



Size	Part #	amm	bmm
127 mm	5STC-AP	127	235
152 mm	6STC-AP	152	235
178 mm	7STC-AP	178	260
203 mm	8STC-AP	203	286

WALL SUPPORT CHIMNEY HEIGHT CHART

Distance from Wall to Chimney	127mm dia. Max. Height m	152mm dia. Max. Height m	178mm dia. Max. Height m	203mm dia. Max. Height m
51 mm	22.50	19.15	17.02	14.90
64 mm	22.19	18.85	16.72	14.59
76 mm	21.58	18.24	16.11	14.29
89 mm	19.15	17.94	15.50	13.98
102 mm	20.06	17.02	14.90	13.38
114 mm	18.85	16.11	13.98	12.77
127 mm	17.63	15.20	13.07	11.86
140 mm	15.81	13.68	11.55	10.64
152 mm	13.68	11.86	10.34	9.12



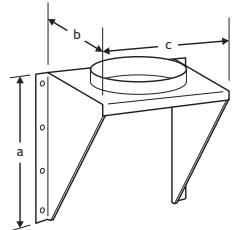


INTERMEDIATE WALL SUPPORT

Designed to provide intermediate support for the chimney at any point throughout its length. Will support chimney heights as per chart on page 3.

Chimney length is not supplied.

Size	Part #	amm	bmm	cmm
127 mm	5STC-AIWS	435	250	375
152 mm	6STC-AIWS	435	275	375
178 mm	7STC-AIWS	435	300	375
203 mm	8STC-AIWS	435	325	375



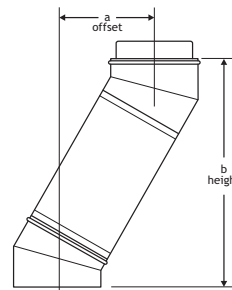
ELBOWS



ELBOW

Elbows do not have barbs on either female or male couplers. This allows 360 degree rotation and locking bands secure the components together at the exact offset required. Elbows can be used on the same 50mm air space clearance as chimney sections.

Size	15° Elbow Part #	30° Elbow Part #	45° Elbow Part #
127 mm	5STC-E15	5STC-E30	5STC-E45
152 mm	6STC-E15	6STC-E30	6STC-E45
178 mm	7STC-E15	7STC-E30	7STC-E45
203 mm	8STC-E15	8STC-E30	8STC-E45



To determine offset dimension requirements, see chart below.

STC ELBOW OFFSET CHARTS

15° OFFSET CHART

Chimney Length mm	127 mm dia. amm	127 mm dia. bmm	152 mm dia. amm	152 mm dia. bmm	178 mm dia. amm	178 mm dia. bmm	203 mm dia. amm	203 mm dia. bmm
none	25	210	25	232	25	225	25	219
152	57	327	57	348	57	342	57	335
305	95	474	95	496	95	489	95	483
457	136	621	136	643	136	636	136	630
610	175	769	175	790	175	784	175	777
305 & 457	206	885	206	907	206	900	206	894
914	254	1063	254	1085	254	1078	254	1071
305 & 914	325	1327	325	1348	325	1342	325	1335
457 & 914	364	1474	364	1495	364	1489	364	1482
305 & 457 & 914	435	1738	435	1759	345	1753	345	1746
1219	333	1357	333	1379	333	1372	333	1366

30° OFFSET CHART

Chimney Length mm	127 mm dia. amm	127 mm dia. bmm	152 mm dia. amm	152 mm dia. bmm	178 mm dia. amm	178 mm dia. bmm	203 mm dia. amm	203 mm dia. bmm
none	90	340	90	394	105	407	105	407
152	150	444	150	499	164	511	164	524
305	228	576	228	630	241	643	241	656
457	303	708	303	762	317	775	317	788
610	379	840	379	894	395	907	395	920
305 & 457	517	953	517	1131	530	1144	530	1156
914	532	1104	532	1158	545	1171	545	1184
305 & 914	669	1341	669	1395	681	1407	681	1420
457 & 914	745	1472	745	1527	758	1539	758	1552
305 & 457 & 914	821	1605	821	1659	835	1672	835	1684
1219	679	1351	679	1405	691	1417	691	1430

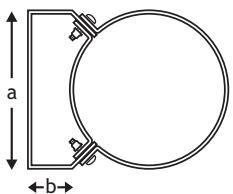
45° OFFSET CHART

Chimney Length mm	127 mm dia. amm	127 mm dia. bmm	152 mm dia. amm	152 mm dia. bmm	178 mm dia. amm	178 mm dia. bmm	203 mm dia. amm	203 mm dia. bmm
none	120	304	120	305	140	356	140	384
152	205	389	205	390	225	441	225	469
305	313	497	313	498	333	549	333	577
457	421	605	421	606	441	657	441	685
610	529	713	529	713	548	765	548	793
305 & 457	722	906	722	906	742	958	742	986
914	744	928	744	929	764	980	764	1008
305 & 914	937	1121	937	1122	958	1173	958	1201
457 & 914	1045	1229	1045	1230	1065	1281	1065	1309
305 & 457 & 914	1153	1337	1153	1337	1173	1388	1173	1417
1219	955	1144	955	1144	980	1196	980	1224

ANODISED WALL BAND

The Wall Band is used along the wall to provide for 50mm clearance and assure stability, required at 2.4 metres or closer intervals to stabilise the chimney. Stainless steel band, anodised back plate.

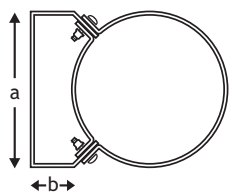
Size	Part #	amm	bmm
127 mm	5STC-WB	125	50
152 mm	6STC-WB	145	50
178 mm	7STC-WB	175	50
203 mm	8STC-WB	200	50



STAINLESS STEEL WALL BAND

All stainless steel construction provides 50mm clearance from the wall and lateral stability.

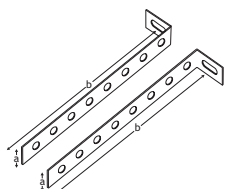
Size	Part #	amm	bmm
127 mm	5STC-WBSS	175	50
152mm	6STC-WBSS	190	50
178 mm	7STC-WBSS	210	50
203 mm	8STC-WBSS	220	50



STAINLESS STEEL WALL BAND EXTENSION BRACKETS

Attaches to stainless steel wall band (as shown) to extend clearance between chimney and wall surface.

Part #	amm	bmm
STC-WBEB	40	300



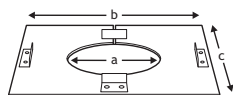
FIRESTOPS



FIRESTOP SPACER

Firestop Spacers are non-load bearing and provide lateral bracing. They can be used where the chimney passes through a non-combustible floor or where the chimney below is not enclosed. If an enclosure is applied to within 50mm of the outside skin, four grilles must be used, two each side, top and bottom.

Size	Part #	amm	bmm	cmm
127 mm	5STC-FS	191	343	279
152 mm	6STC-FS	206	356	305
178 mm	7STC-FS	232	381	330
203 mm	8STC-FS	257	406	356



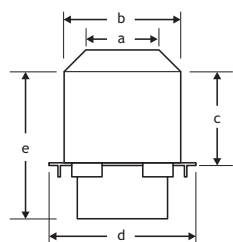
Please refer to floor penetration requirements at the rear of this brochure.



ATTIC INSULATION SHIELD

The Attic Insulation Shield is used wherever the chimney enters an open attic. A Joist Shield is included for use when the chimney is enclosed below the ceiling. Refer to installation instructions for full details.

The Attic Insulation Shield acts as an insulation shield to keep blown in or blanket insulation from filling in any framed opening or contacting the chimney.



DIAMETER OF CHIMNEY	5STC-AIS 127 mm	6STC-AIS 152 mm	7STC-AIS 178 mm	8STC-AIS 203 mm
FRAMED OPENING	11 x 11 280 x 280	12 x 12 305 x 305	13 x 13 330 x 330	14 x 14 358 x 358
amm	180.8 mm	180.8 mm	231.6 mm	257 mm
bmm	279.4 mm	304.5 mm	330.2 mm	355.6 mm
cmm	250 mm	250 mm	250 mm	250 mm
dmm	330.2 mm	355.6 mm	381 mm	406.4 mm
emm	516 mm	516 mm	516 mm	516 mm

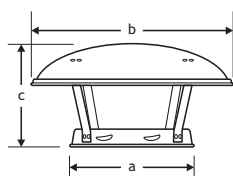
TERMINATIONS



RAIN CAP

Secured with Locking Band (not supplied).

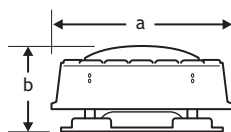
Size	Part #	amm	bmm	cmm
127 mm	5STC-RC	127	254	160
152 mm	6STC-RC	152	305	160
178 mm	7STC-RC	178	356	190
203 mm	8STC-RC	203	406	190



ANTI-DOWNDRAUGHT COWL

This Anti-downdraught Cowl provides aerodynamic downdraught protection whilst being compact and incorporating a coupler which allows the cowl to be connected to a Selkirk Twin-Wall chimney with use of a Locking Band (not supplied). Powder coated silver. (Also available in Black - code number DADB)

This product is tested to BS715 and against BS EN1856 Part 2 as being suitable for all types of fuel.



Also available in black

Size	Part #	amm	bmm
127 mm	5STC-DADS	330	130
152 mm	6STC-DADS	330	130
178 mm	7STC-DADS	330	130
203 mm	8STC-DADS	330	130

STORM COLLAR

The Storm Collar is designed to fit around the chimney pipe just above the upstand of a standard roof flashing. The upper edge of the Storm Collar should be waterproofed with non-hardening silicone caulking to prevent any water from leaking between the Storm Collar and chimney pipe.

NOTE: Storm Collar is not required with Seldek flashings.



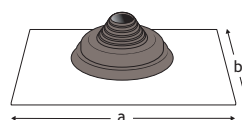
Size	Part #
127 mm	5STC-SC
152 mm	6STC-SC
178 mm	7STC-SC
203 mm	8STC-SC

FLASHINGS



SELDEK

The Seldek Flashing is used to form a watertight seal when the chimney penetrates a slate or tiled roof, available with lead or aluminium base (as shown). For external pipe diameters from 50mm to 170mm (Seldek No. 1), or 110mm to 200mm (Seldek No. 2), or 160mm to 300mm (Seldek No. 3).



Part #	amm	bmm	
SDA 101	500	500	Seldek No. 1
SDA 102	600	600	Seldek No. 2
SDA 103	764	764	Seldek No. 3



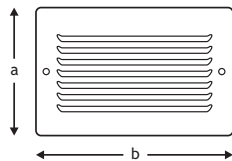
MISCELLANEOUS ACCESSORIES



VENTILATION GRILLE

Ventilation Grilles are required when the chimney is enclosed and non-ventilated firestops are used.

Please refer to floor penetration requirements at the rear of this brochure.

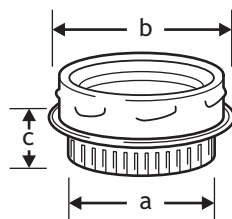


Part #	amm	bmm
VG	140	240



ADAPTOR

Used as a vertical or horizontal connection between chimney lengths and connector pipe or to connect directly to an appliance.



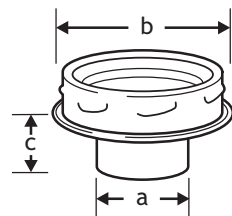
Size	Part #	amm	bmm	cmm
127 mm	5STC-A	127	178	40
152 mm	6STC-A	152	203	40
178 mm	7STC-A	178	229	40
203 mm	8STC-A	203	254	40



100 - 127mm INCREASING ADAPTOR

Used to connect from 100mm outlet on appliance or 100mm flue pipe to 127mm Twin-Wall chimney.

Part #	amm	bmm	cmm
05STC-IA	100	178	40



127 - 152mm INCREASER ADAPTOR

Used to connect from 127mm outlet on appliance or 127mm flue pipe to 152mm Twin-Wall chimney.

Part #	amm	bmm	cmm
06STC-IA	125	203	40

152 - 178mm INCREASER ADAPTOR

Used to connect from 152mm outlet on appliance or 152mm flue pipe to 178mm Twin-Wall chimney.

Part #	amm	bmm	cmm
07STC-IA	150	230	40

178 - 203mm INCREASER ADAPTOR

Used to connect from 178mm outlet on appliance or 178mm flue pipe to 203mm Twin-Wall chimney.

Part #	amm	bmm	cmm
08STC-IA	175	255	40



ROOF BRACE KIT

A Roof Brace Kit can be used whenever there is a need to stabilise the chimney above the roof level. The roof brace kit must be used if the chimney extends 1.5 + metres above the roof. The arms can be adjusted from 1.5 metres to 2.9 metres in length.



Size	Part #
Universal	STC-RBK

ROOF BRACE KIT REQUIREMENTS

Up to 1.2 metres	None
1.5 metres to 3 metres	1
over 3 metres	1 every 1.5 metres



COSMETIC COVER RING

Used to finish the transition between the single skin flue pipe and the Twin-Wall chimney held in place by the locking band. Black powder coated. Available in Brushed Aluminium at same price.

Part

05STC CCR - for 127mm adaptor
06STC CCR - for 152mm adaptor
07STC CCR - for 178mm adaptor
08STC CCR - for 203mm adaptor
05STC CCRI - for 100 - 127mm increasing adaptor
06STC CCRI - for 127 - 152mm increasing adaptor
07STC CCRI - for 152 - 178mm increasing adaptor
08STC CCRI - for 178 - 203mm increasing adaptor

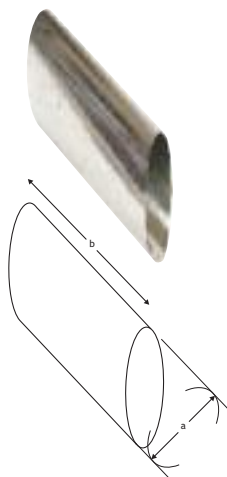


TRIM PLATES

Used as a cosmetic cover plate where the chimney penetrates a sloped wall or ceiling available in flat, 20°, 30° or 45° angles.



Flat	20°	30°	45°
05STC-TPFTP	05STC-TP20	05STC-TP30	05STC-TP45
06STC-TPFTP	06STC-TP20	06STC-TP30	06STC-TP45
07STC-TPFTP	07STC-TP20	07STC-TP30	07STC-TP45
08STC-TPFTP	08STC-TP20	08STC-TP30	08STC-TP45



WALL SLEEVE

Used to allow chimney to pass through a cavity wall.

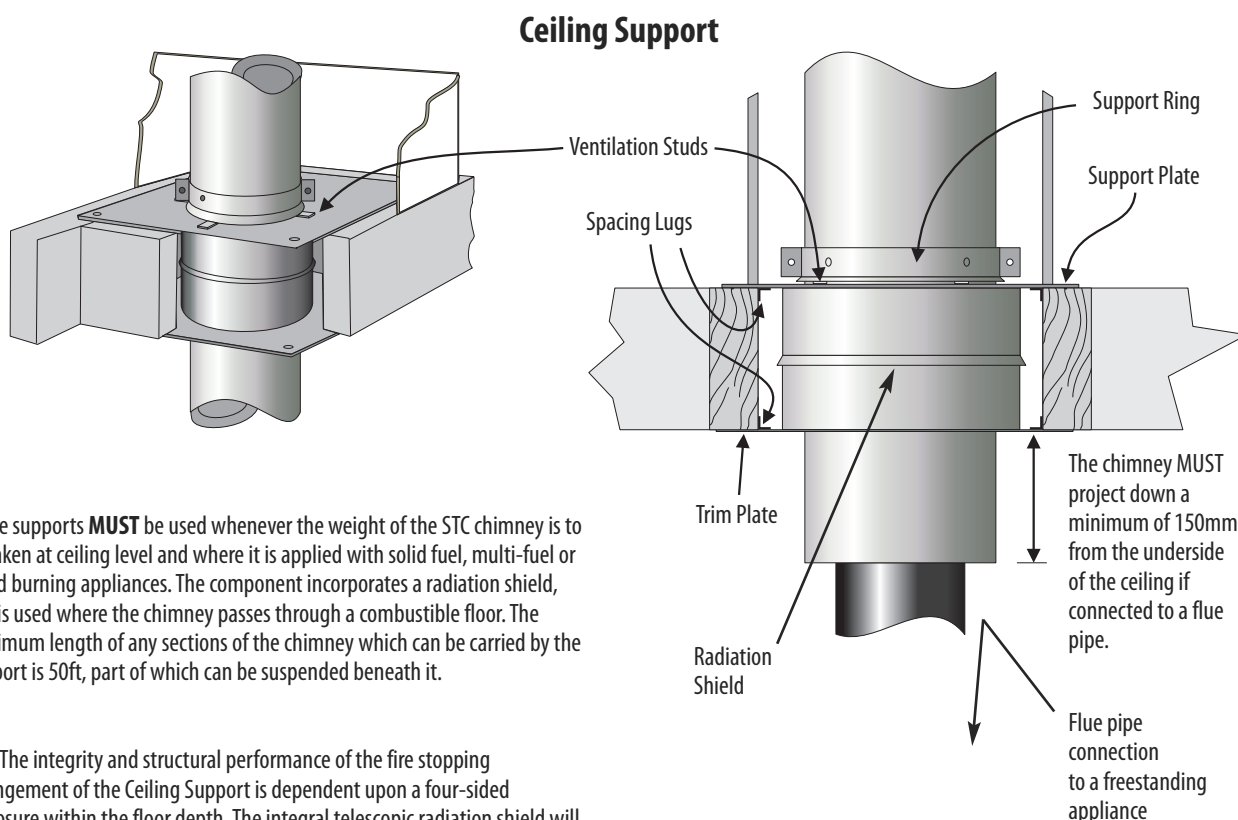
Part #	amm	bmm
WS05F	195	400
WS06F	225	400
WS07F	280	400
WS08F	300	400

Building Regulations as well as the approval procedure to which all prefabricated system chimneys are required to be certificated, dictate that an adequate air gap clearance **MUST** be maintained between the outside skin of the chimney and any combustible material. Clearances become more crucial if the chimney is enclosed. The increase in temperature within any enclosure must be dissipated for safety reasons. The approval process for the Selkirk STC Chimney system requires the air gap distance to be not less than 50mm. Where the chimney passes through a room or cupboard and is enclosed, four ventilation grilles **MUST** be used as shown in fig.1 on page 8.

Floor penetration and chimney enclosure requirements for the Selkirk STC Chimney System assessed to BS EN 1856-1 at T450.

Appropriate components to be used and how they are applied are described in these illustrations and related text and must be followed to ensure that the STC system is applied in accordance with its certificated approval.

These illustrations represent typical configurations over a freestanding solid fuel or wood burning appliance. **NOTE:** If the STC Chimney System serves an appliance which is located within a false chimney breast, it is good practice to provide an air gap clearance of at least 100mm between any combustible material located within the false chimney breast and the outer surface of the chimney.



These supports **MUST** be used whenever the weight of the STC chimney is to be taken at ceiling level and where it is applied with solid fuel, multi-fuel or wood burning appliances. The component incorporates a radiation shield, and is used where the chimney passes through a combustible floor. The maximum length of any sections of the chimney which can be carried by the Support is 50ft, part of which can be suspended beneath it.

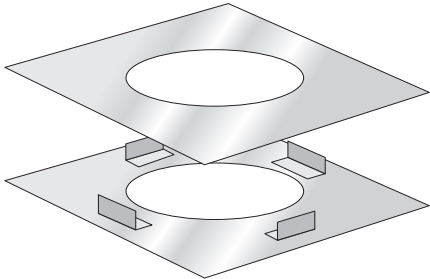
- 1 The integrity and structural performance of the fire stopping arrangement of the Ceiling Support is dependent upon a four-sided enclosure within the floor depth. The integral telescopic radiation shield will accommodate floor thickness of between 150 and 275mm. Frame a level square opening within the joists using timber stringers where necessary according to the chimney diameter.
- 2 Screw or nail the trim plate to the underside of the frame, so that the lower half of the integral radiation shield is centrally located.
- 3 Locate the Support Plate in position so that the upper half of the radiation shield locates over the lower half of the radiation shield projecting from the lower trim plate. Push down until the two halves of the radiation shield telescope together and the Support Plate rests on top of the frame. Screw or nail into position.
- 4 Lower the chimney through the Support Plate with the support clamping ring loosely positioned.

- 5 Once the position of the chimney is determined, tighten the clamp support ring to the chimney so that the flared edge rests on the ventilating studs of the Support Plate.
- 6 Using four holes in the clamping support ring as a guide, drill four 3mm holes through the outer wall of the chimney taking care not to pierce the inner skin of the chimney. Using the self-tapping screws provided secure the clamping ring to the chimney wall.

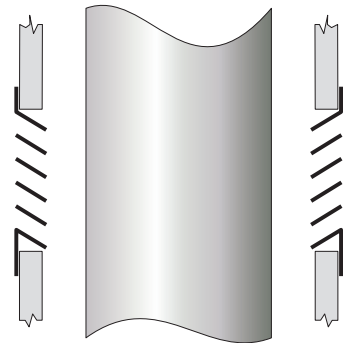
NOTE. The illustrations in this section are Copyright protected and are representative of support components. They are not drawn to scale, and details may vary from those illustrated where design improvements are made.

Firestop Spacers

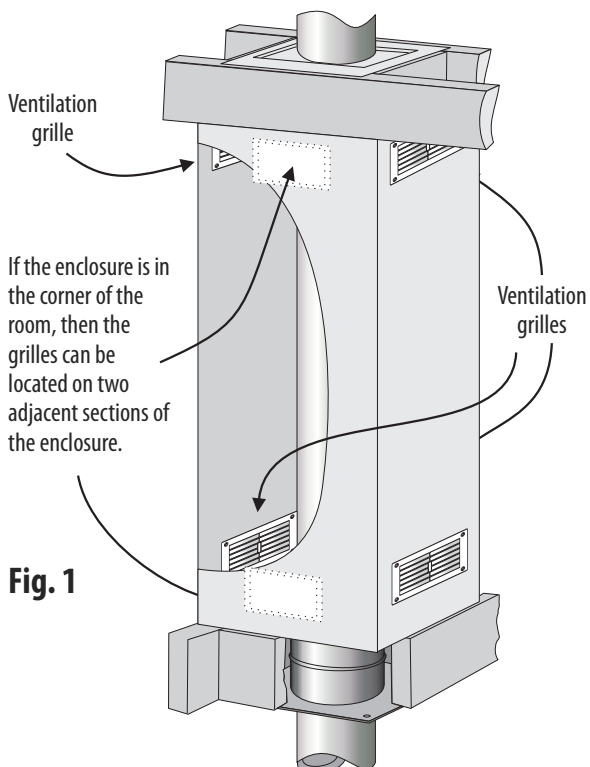
These non-load bearing supports provide the alternative method for bracing the chimney at the ceiling penetration point into the roof space where the chimney below is enclosed not less than 50mm of the outer skin of the chimney surface **AND THE ENCLOSURE IS VENTILATED TOP AND BOTTOM WITH PURPOSE DESIGNED GRILLES**, as shown in fig. 1. They are also used where the chimney penetrates a non-combustible floor.



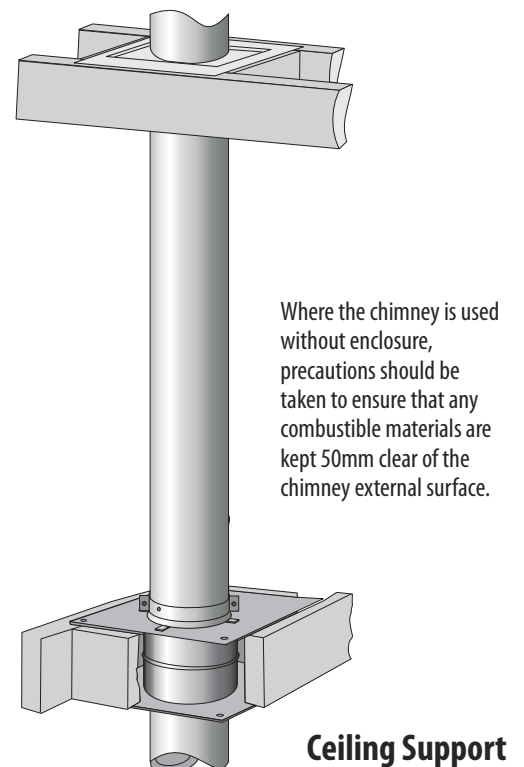
In every case, where grilles are required and used, EACH must have a minimum unrestricted air ingress area of 110cm². They MUST also be used so that the slopes of the inlets point downwards into the enclosures as shown here.



Firestop Spacers used where the chimney beneath is enclosed

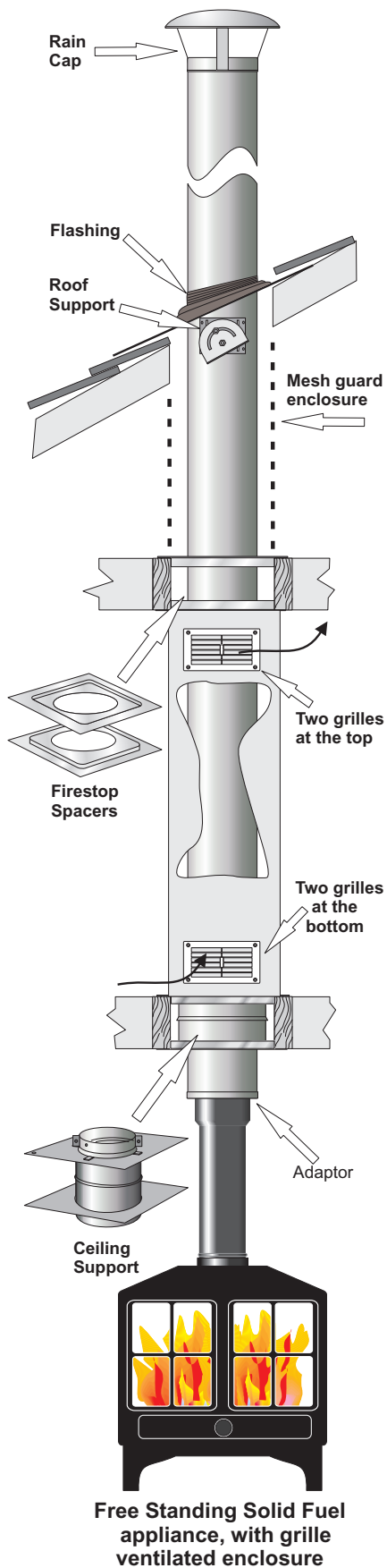


Firestop Spacers used where the chimney beneath is exposed

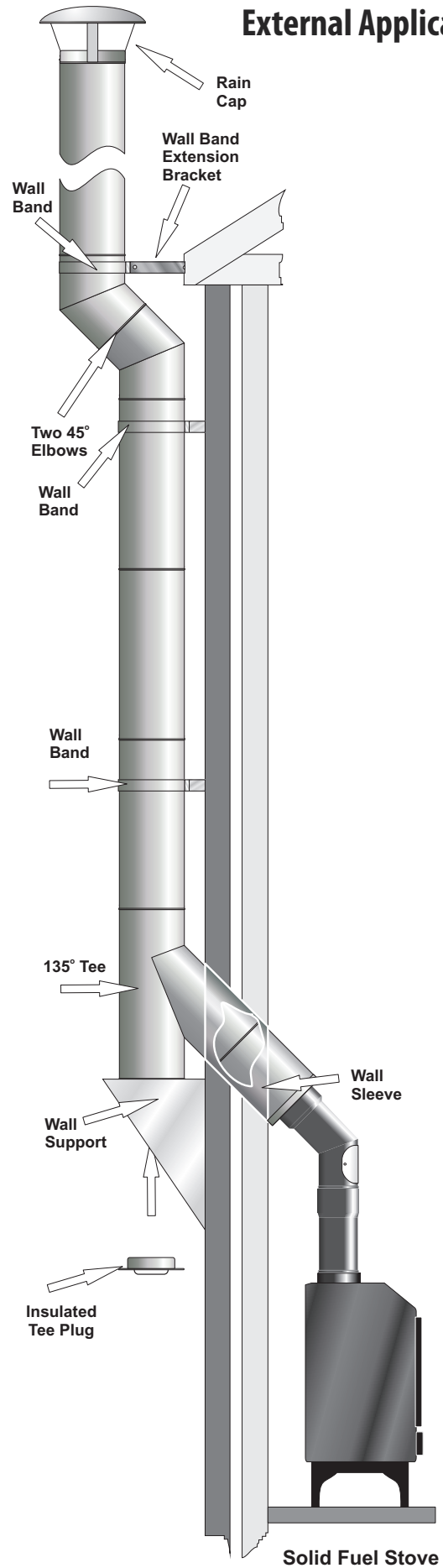


TYPICAL INSTALLATIONS

Internal Application



External Application



DESIGN YOUR SYSTEM HERE



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A Skellerup Industries Company

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While every effort has been made to ensure that the details in this brochure are correct at time of print we cannot accept responsibility for any errors or omissions

C-STC 01/11 UK

TCP/11/16(458)

Planning Application – 16/01922/FLL – Alterations and extension to dwellinghouse and installation of flue at Craighead Cottage, Drum, Kinross, KY13 0PP

REPRESENTATIONS

Memorandum

To Development Quality Manager

From Regulatory Services Manager

Your ref 16/01922/FLL

Our ref LRE

Date 6 December 2016

Tel No

The Environment Service

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

**PK16/01922/FLL RE: Alteration and extension to dwellinghouse and installation of flue
Craighead Cottage Drum Kinross KY13 0PP for Mr and Mrs Graeme Gregor**

I refer to your letter dated 23 November 2016 in connection with the above application and have the following comments to make.

Environmental Health (assessment date –06/12/16)

Recommendation

I have no objection in principle to the application but recommend the under noted conditions be included on any given consent.

Comments

The applicant proposes to build a one and a half storey extension to the east elevation of the existing single storey cottage.

The plans indicate that the applicant proposes to install a wood burning stove within the family kitchen area of the new extension. The flue exhaust for the stove is to run up the gable end of the new extension and the height will be in line with the roof ridge of the extension building. The applicant also proposes the removal of one of the existing two chimneys.

The closest residential property to the application site is Craighead Bungalow which is approximately 43 metres away from the proposed flue exhaust.

Air Quality

The Environment Act 1995 places a duty on local authorities to review and assess air quality within their area. Technical Guidance LAQM.TG (16) which accompanies this act advises that biomass boilers within the range of 50kW to 20MW should be assessed in terms of nitrogen dioxide and particulate matter. The pollution emissions of concern from biomass are particulate matter (PM₁₀/PM_{2.5}) and nitrogen oxides (NO_x).

As the proposed biomass wood burning stove to be installed is a small domestic stove it is likely to be well below the range to be assessed and the background levels for Particulate and Nitrogen Dioxide within the very rural area are low, therefore I have no adverse comments to make with regards to local air quality.

Nuisance

However this Service has seen an increase in nuisance complaints with regards to smoke and smoke odour due to the installation of biomass appliances. Nuisance conditions can come about due to poor installation and maintenance of the appliance and also inadequate dispersion of emissions due to the inappropriate location and height of flue with regards to surrounding buildings.

The flue exhaust is on the east elevation of the extension and runs up the gable end of the proposed extension to the height of the roof ridge of the extension building, which is higher than the roof ridge of the existing building.

Therefore I have no concerns with regard to the dispersion of emissions from the proposed flue.

However I recommend the undernoted condition be included on any given consent to protect residential amenity from nuisance from smoke/ smoke odour.

There are no letters of objections/support at the time of writing this memorandum.

Condition

EH50 The stove shall only operate on fuel prescribed and stored in accordance with the manufacturer's instructions. The stove and flue and any constituent parts shall be maintained and serviced in accordance with the manufacturer's instructions. No changes to the biomass specifications shall take place without the prior written agreement of the Council as Planning Authority.

