

Specification of Finishes

Walls: 22mm thick x 125mm 'batten on board' Scottish Larch timber cladding painted blue breathable coating.
 Specific shade to be agreed with planning officer.
 Windows European redwood tilt & turn by NorDan. Colour white
 Roof Profiled metal sheeting: steel traditional sinusoidal profile
 Colourcoat HPS200 Ultra. Colour Dark Grey,
 Rainwater goods galvanised steel unfinished.
 Exterior finishing joinery in Larch (sprockets in treated redwood), all painted white.
 Doors Joiner built redwood sliding workshop door, painted blue as cladding

Design Intent

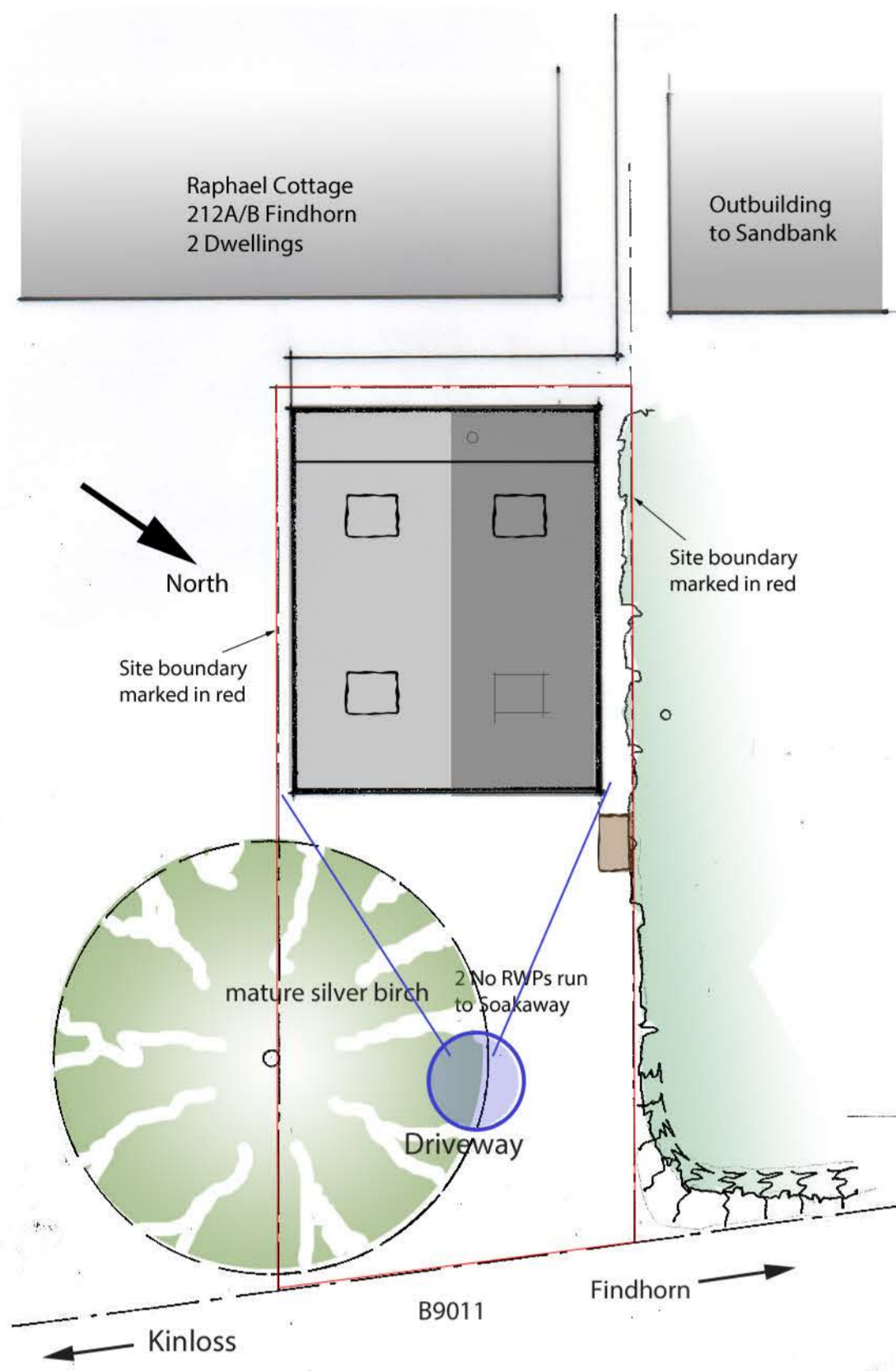
The building has been a timber workshop/ outbuilding since its original construction in 1959.
 It was reconstructed around 1992 in the same shape and footprint.
 The proposal retains the same footprint and retains the walls structure.
 The eaves is raised by around 850mm and the roof pitch increased from 25 degrees to 32.5 degrees
 This creates space for an upper storage deck
 The building will be overlaid externally with larch boarding and roof cladding on existing profile
 The walls and new roof trusses are clad in plywood internally
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 Windows are replaced and a WC and wood burning stove are inserted
 Existing clear roof sheeting is replaced by 4 velux rooflights



Location Plan (Building footprint is unchanged)

Neighbouring Proprietors

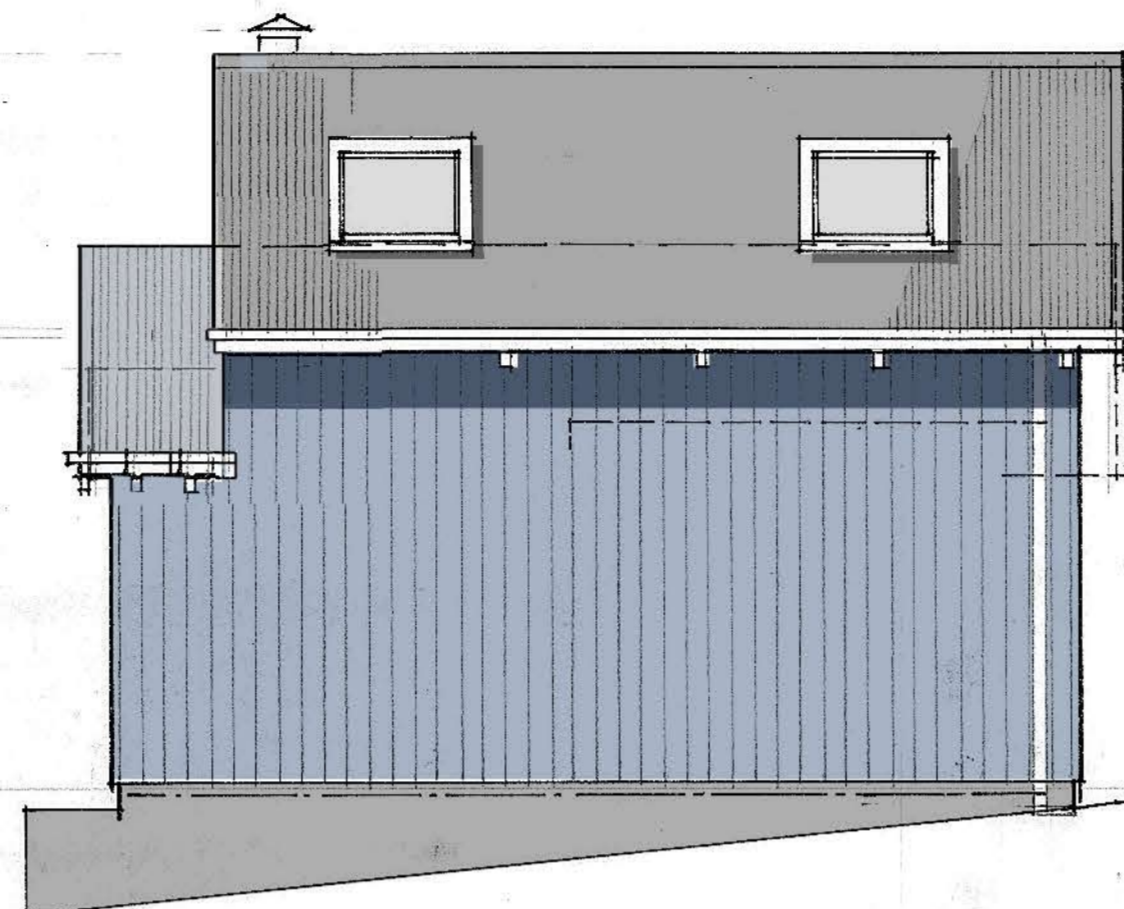
- To North: 'Sandbank': Professor Sir James Dunbar Nasmith
- To East: B9011 Main road from Kinloss to Findhorn, and 'Eithin': Capt. David Scott.
- To West and South: 'Raphael Cottage 212A Findhorn': Mr Frank van Beuren



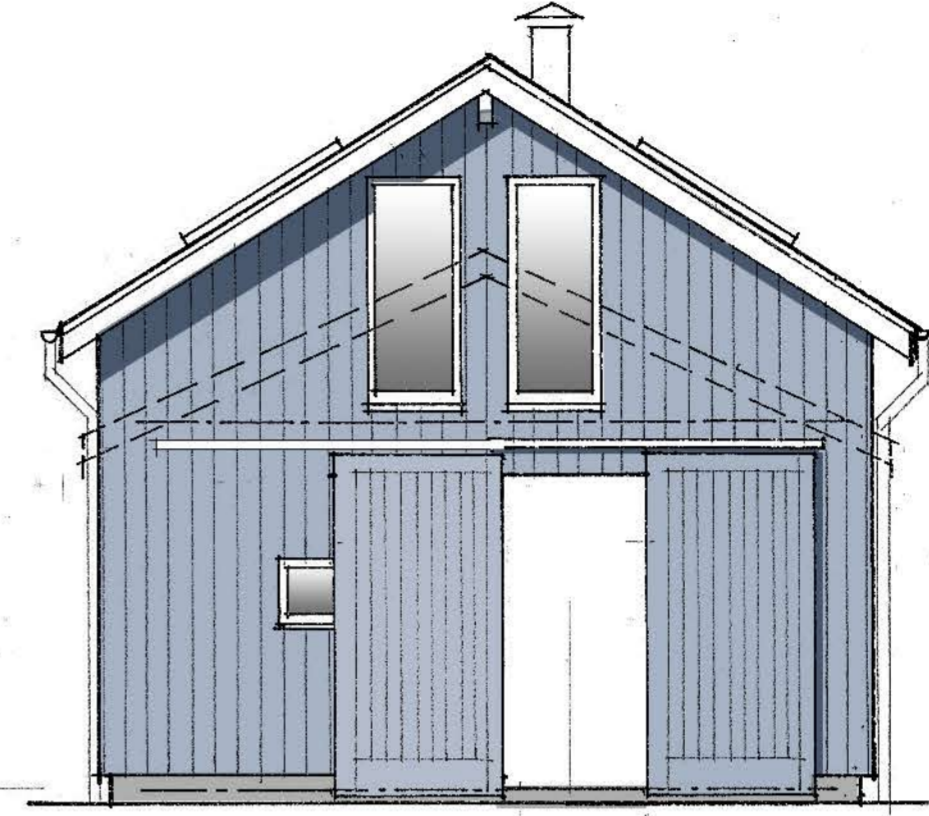
Site Plan 1:100



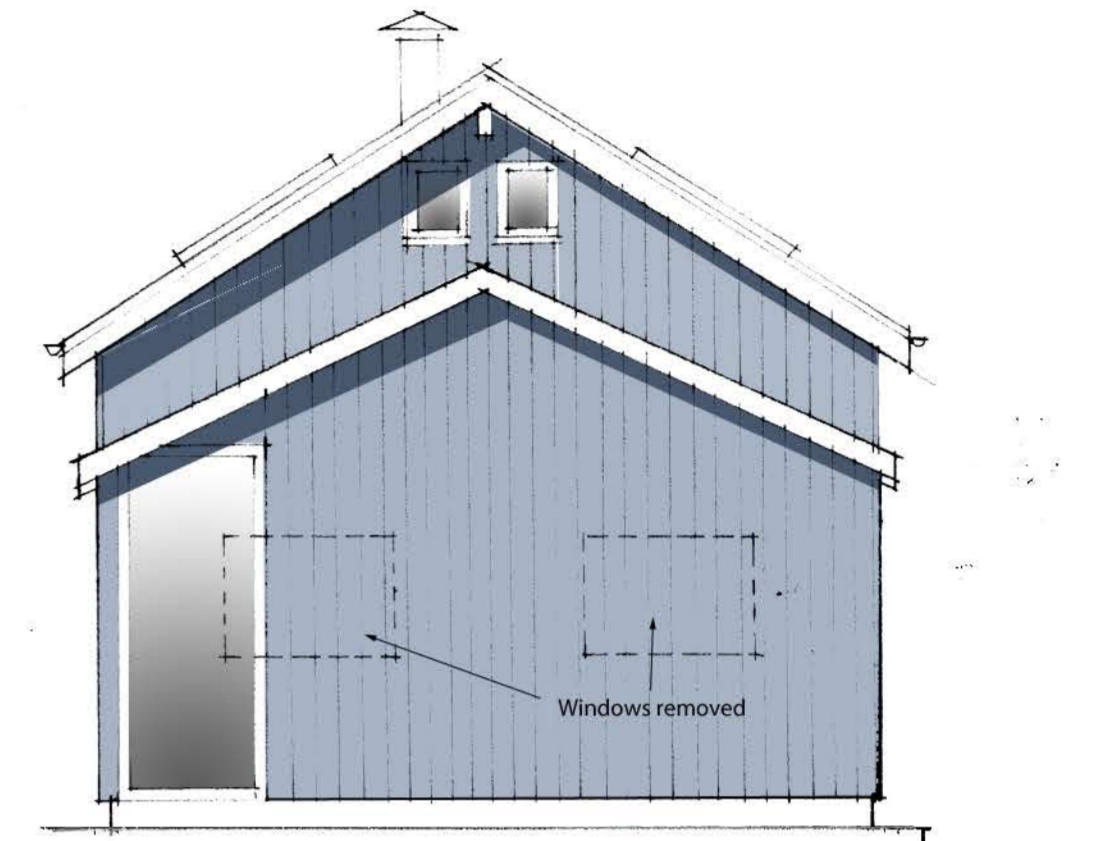
North Elevation 1:50



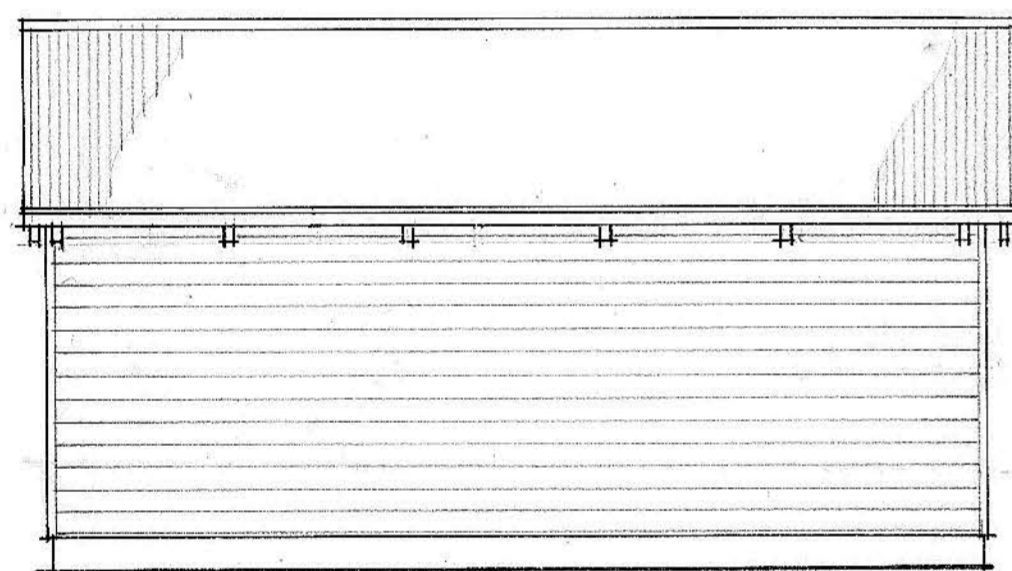
South Elevation 1:50



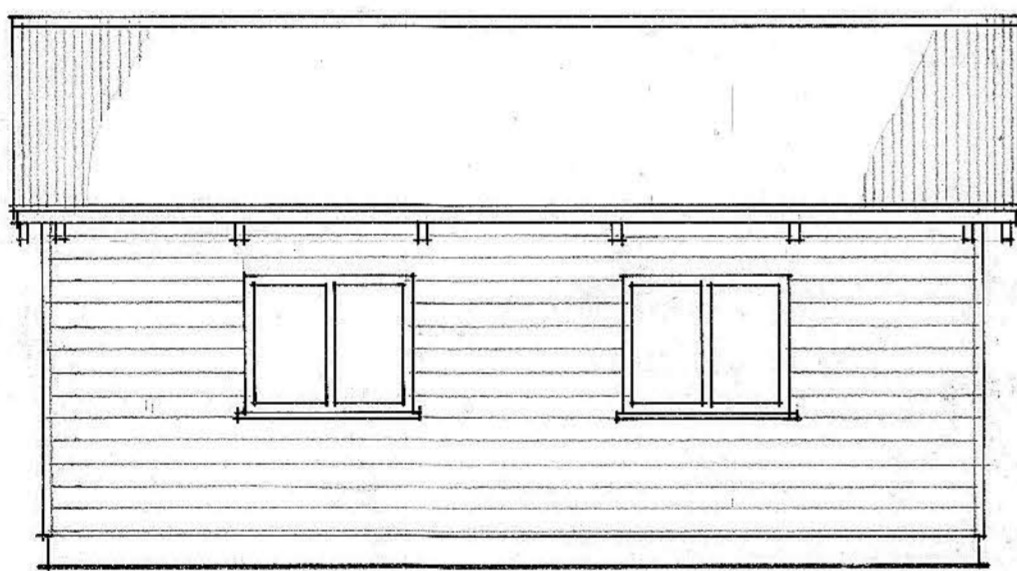
East Elevation to Road 1:50



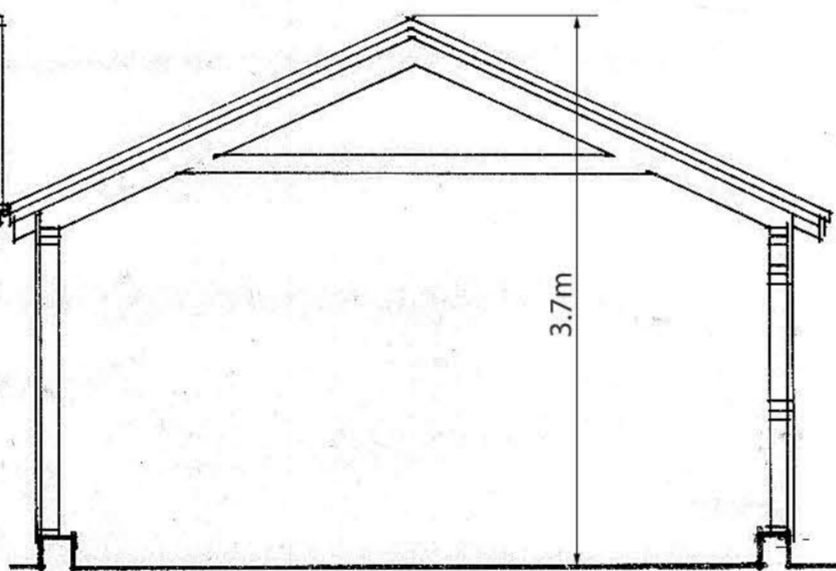
West Elevation to Raphael Cottage 1:50



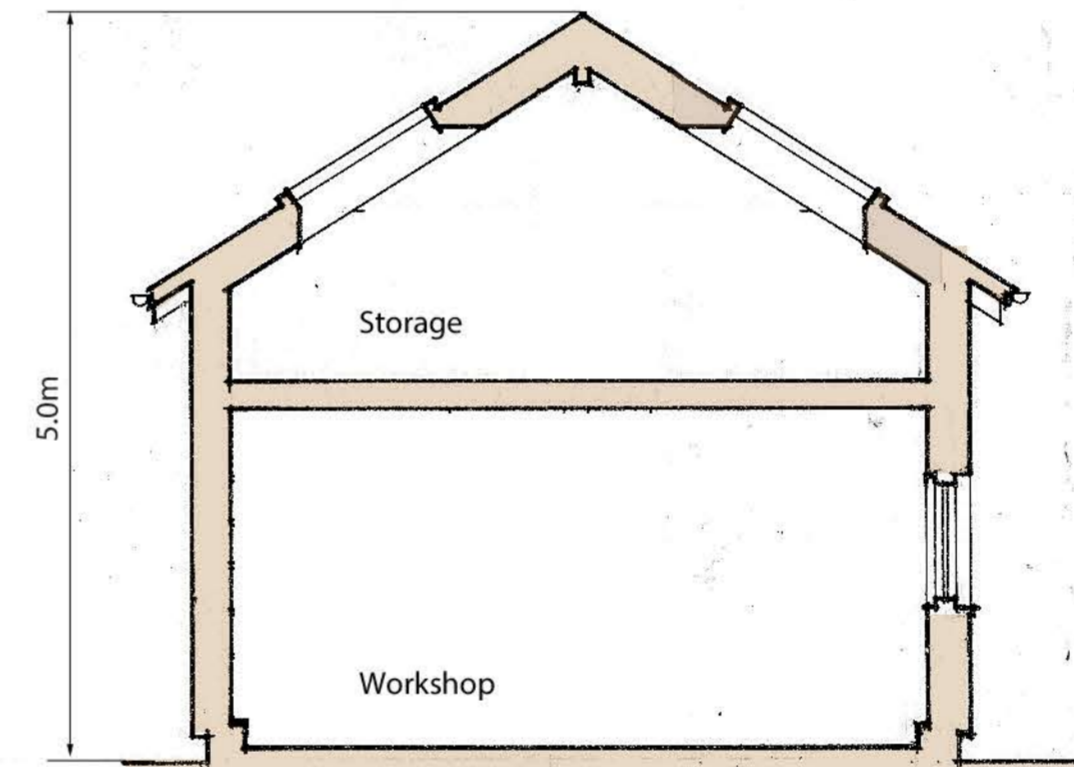
Extg South Elevation 1:50



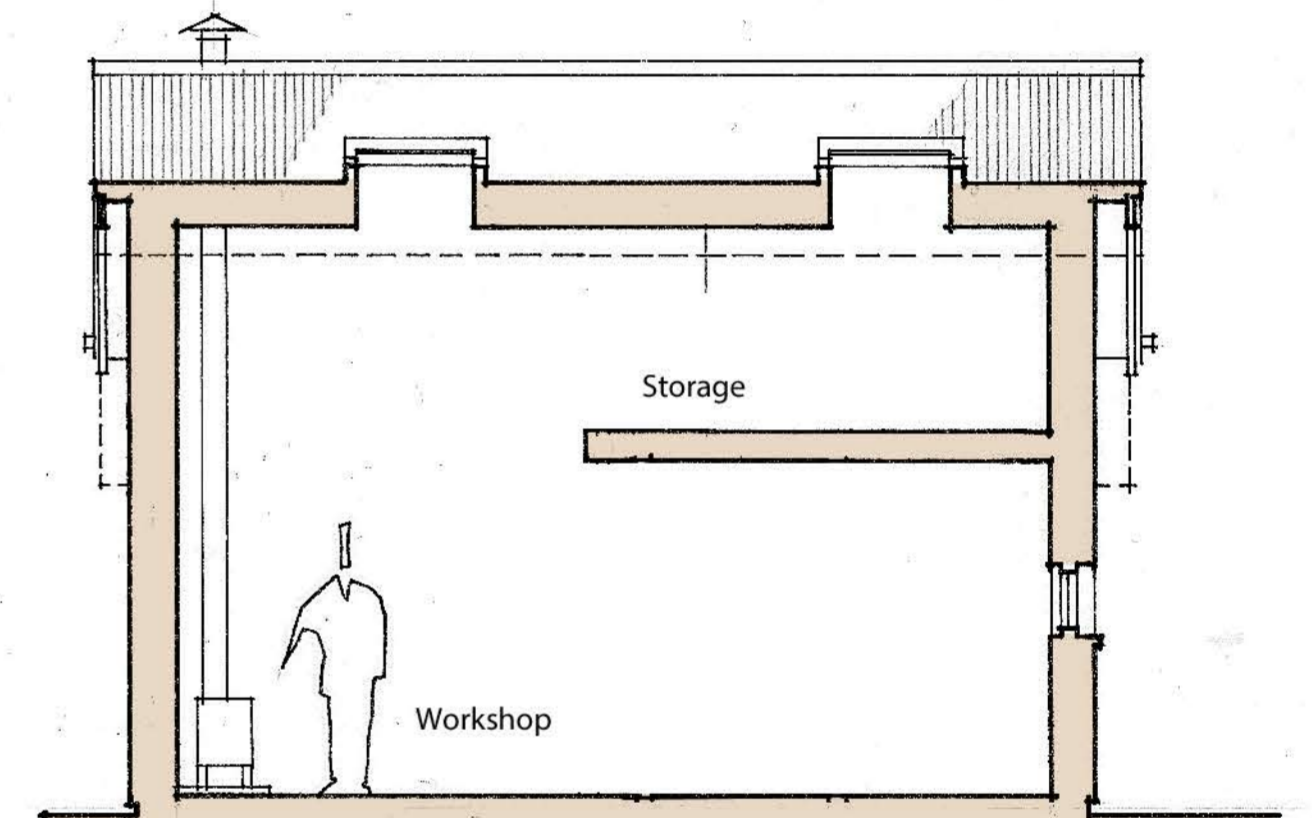
Extg North Elevation 1:50



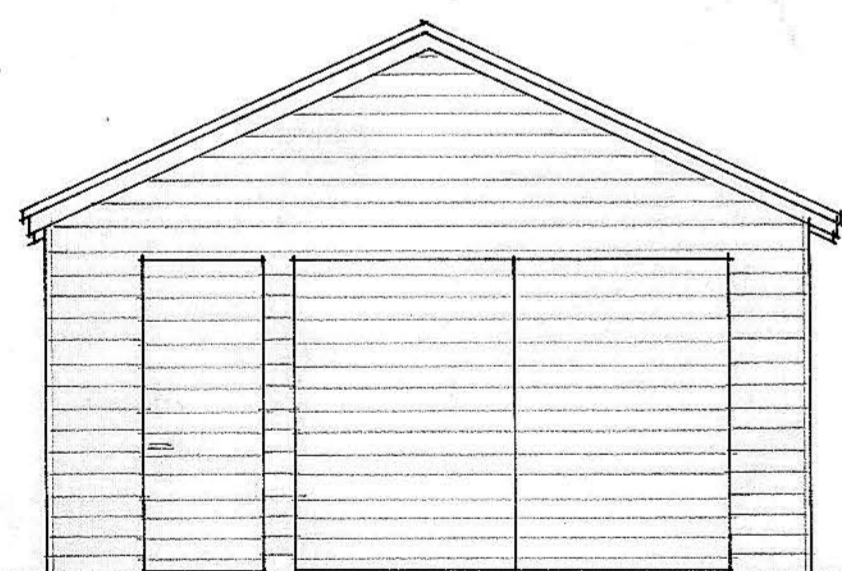
Extg Cross Section 1:50



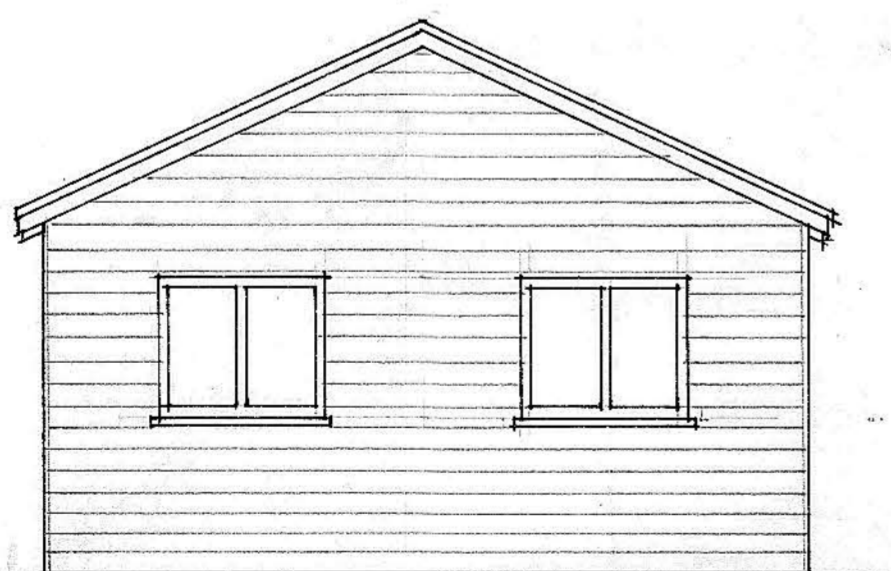
Cross Section 1:50



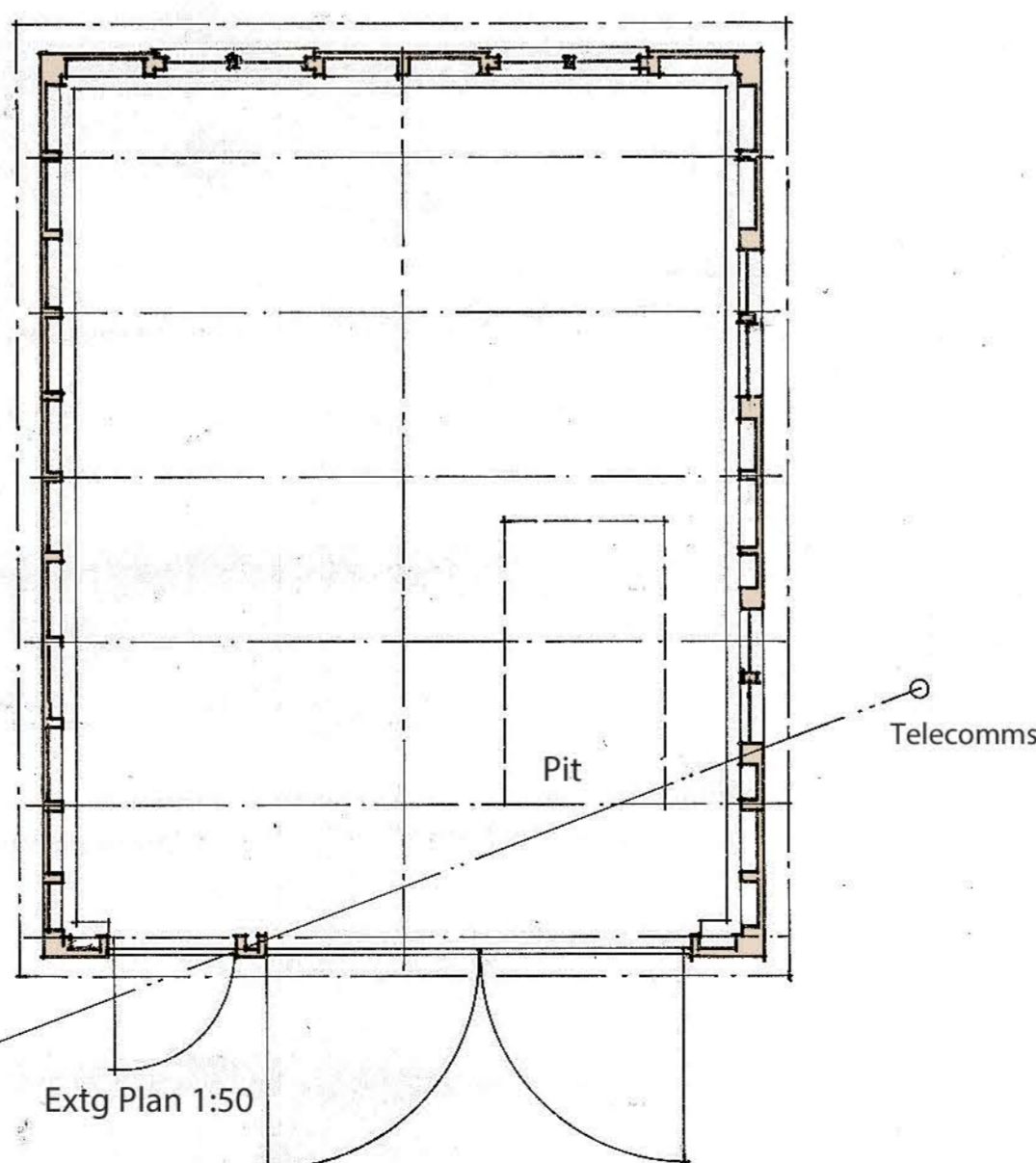
Long Section 1:50



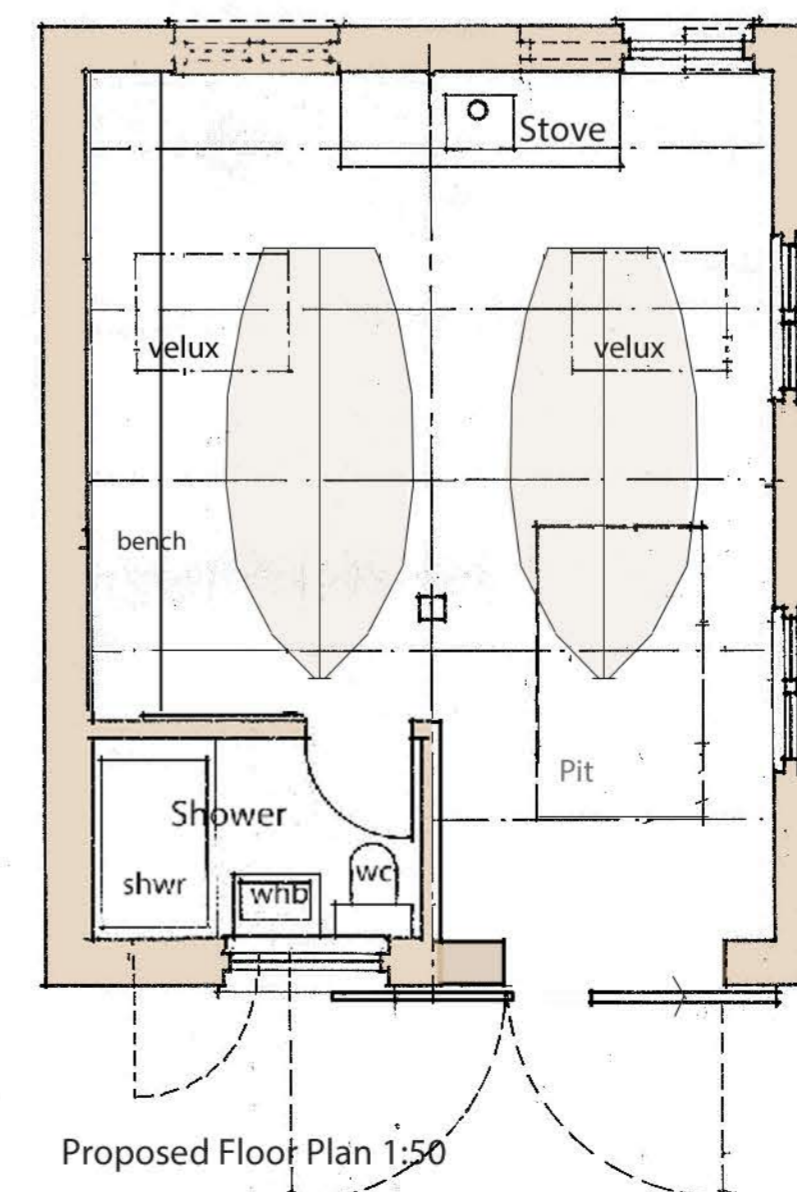
Extg East Elev to Road 1:50



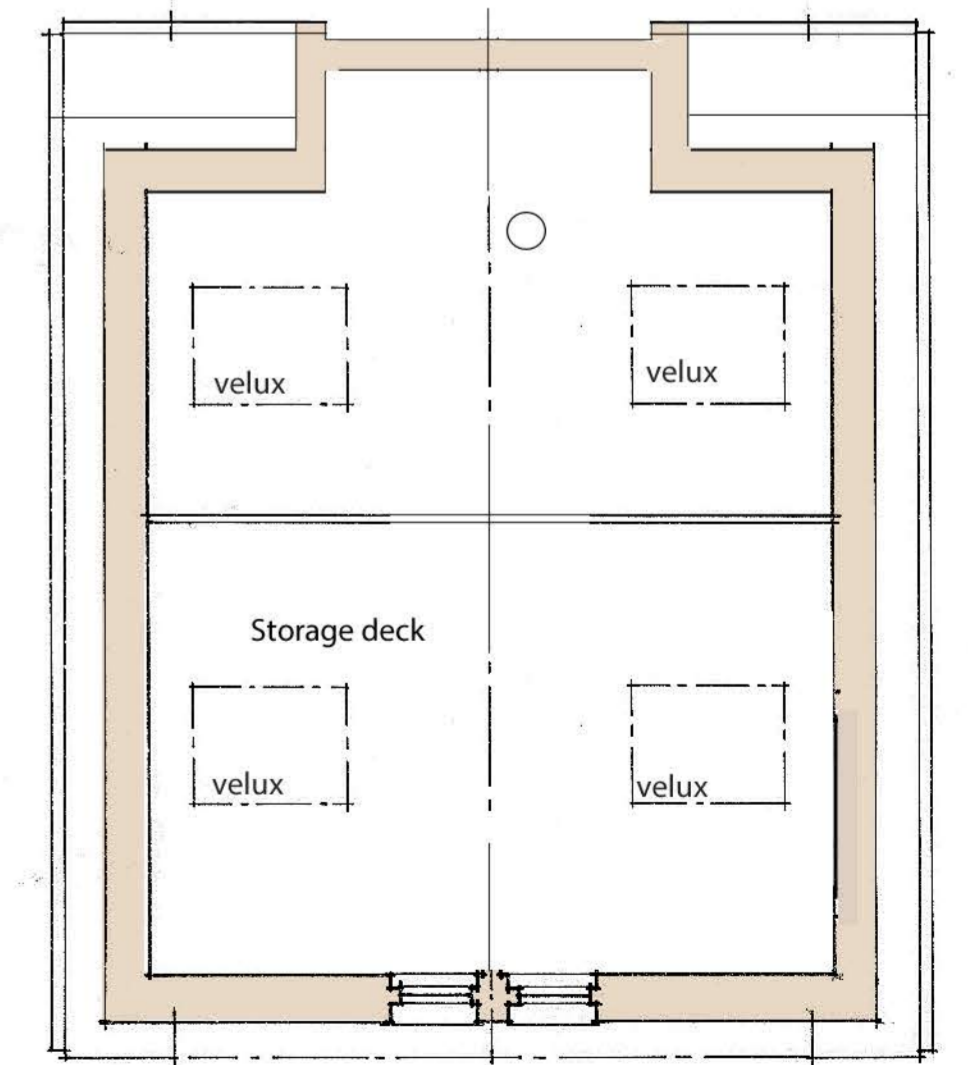
Extg West Elev to Broom Chalet 1:50



Extg Plan 1:50

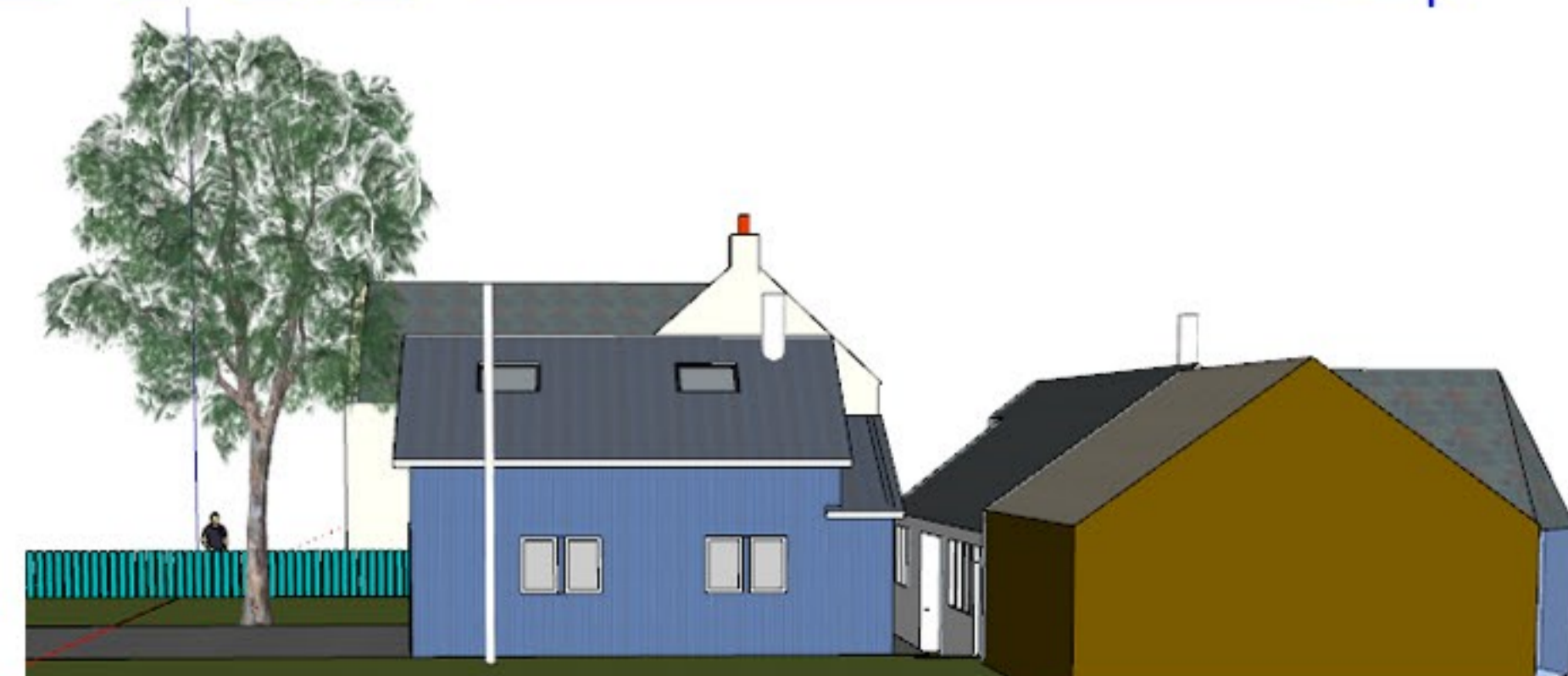
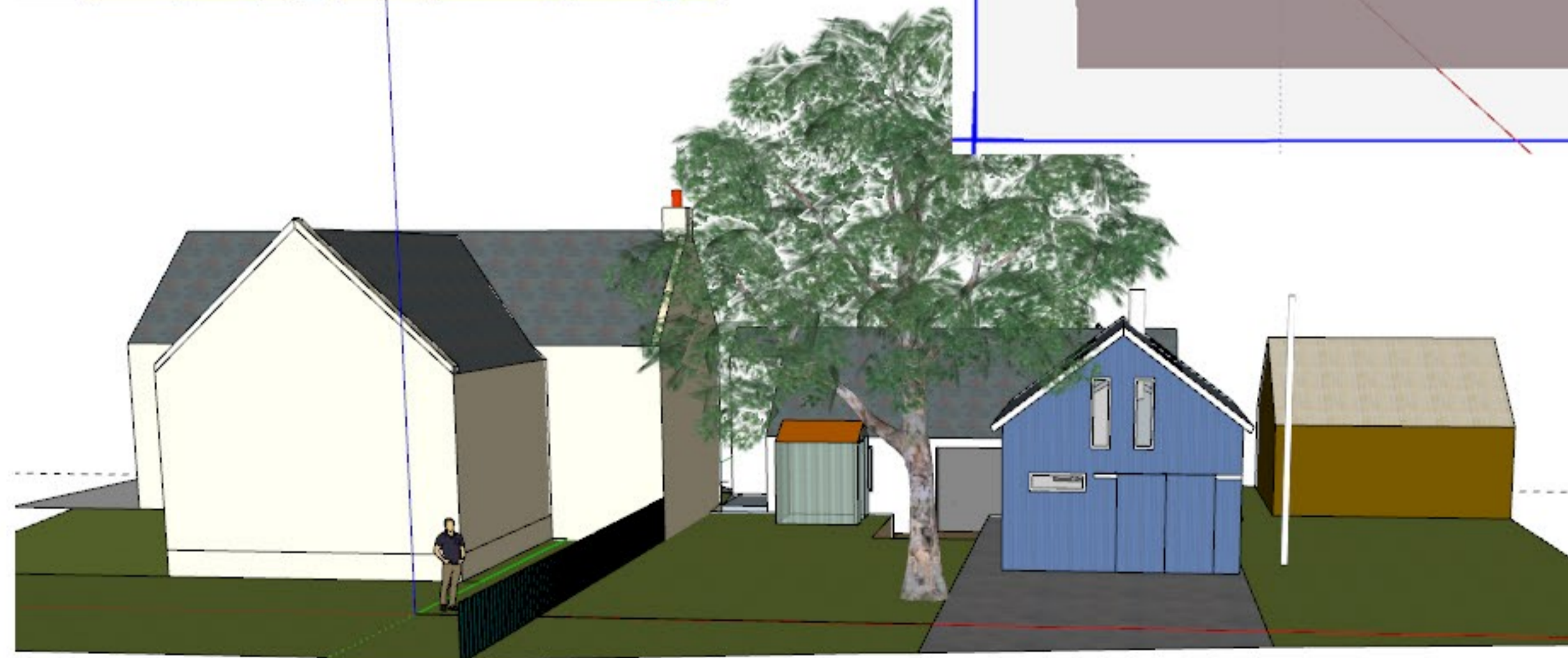
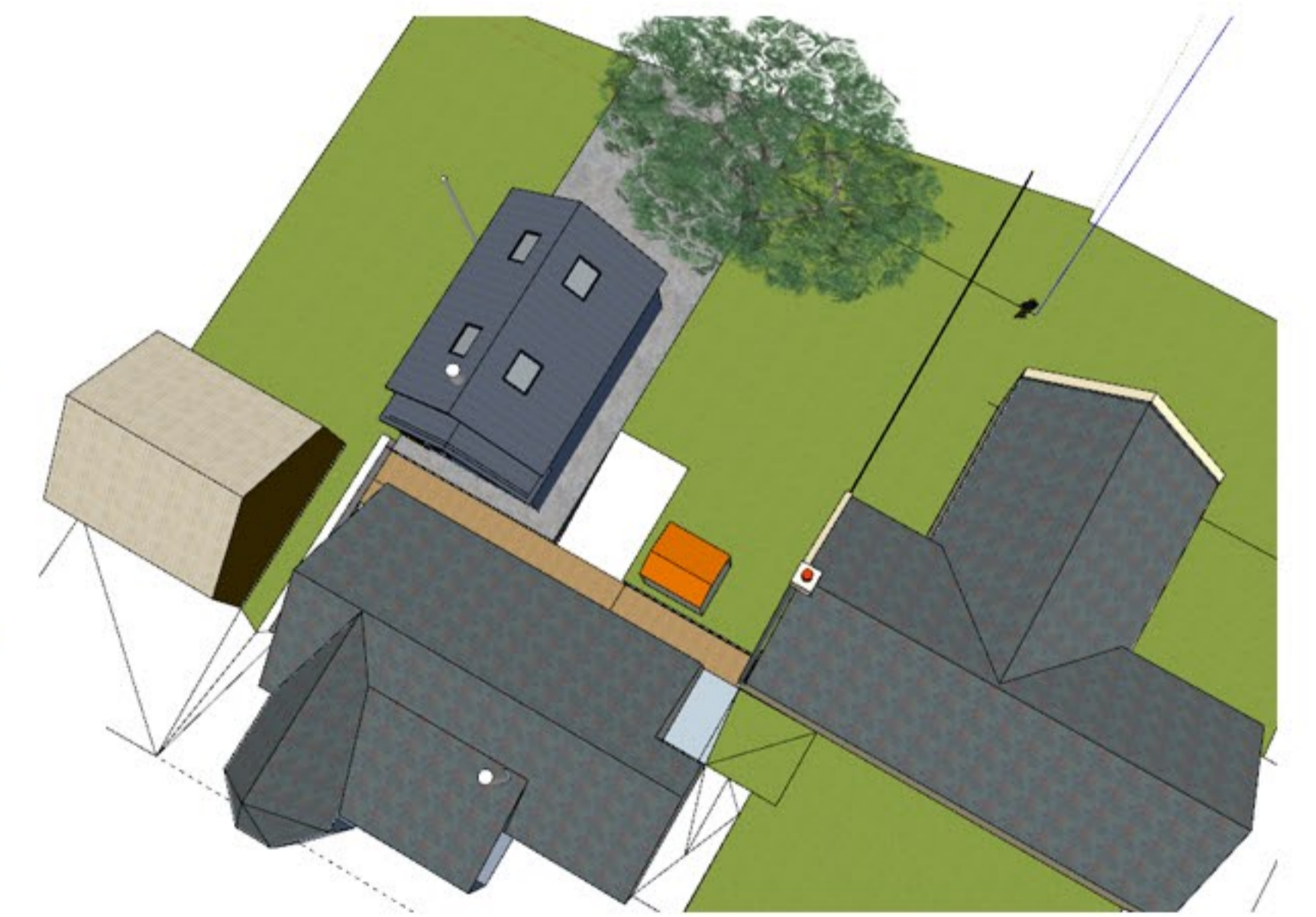
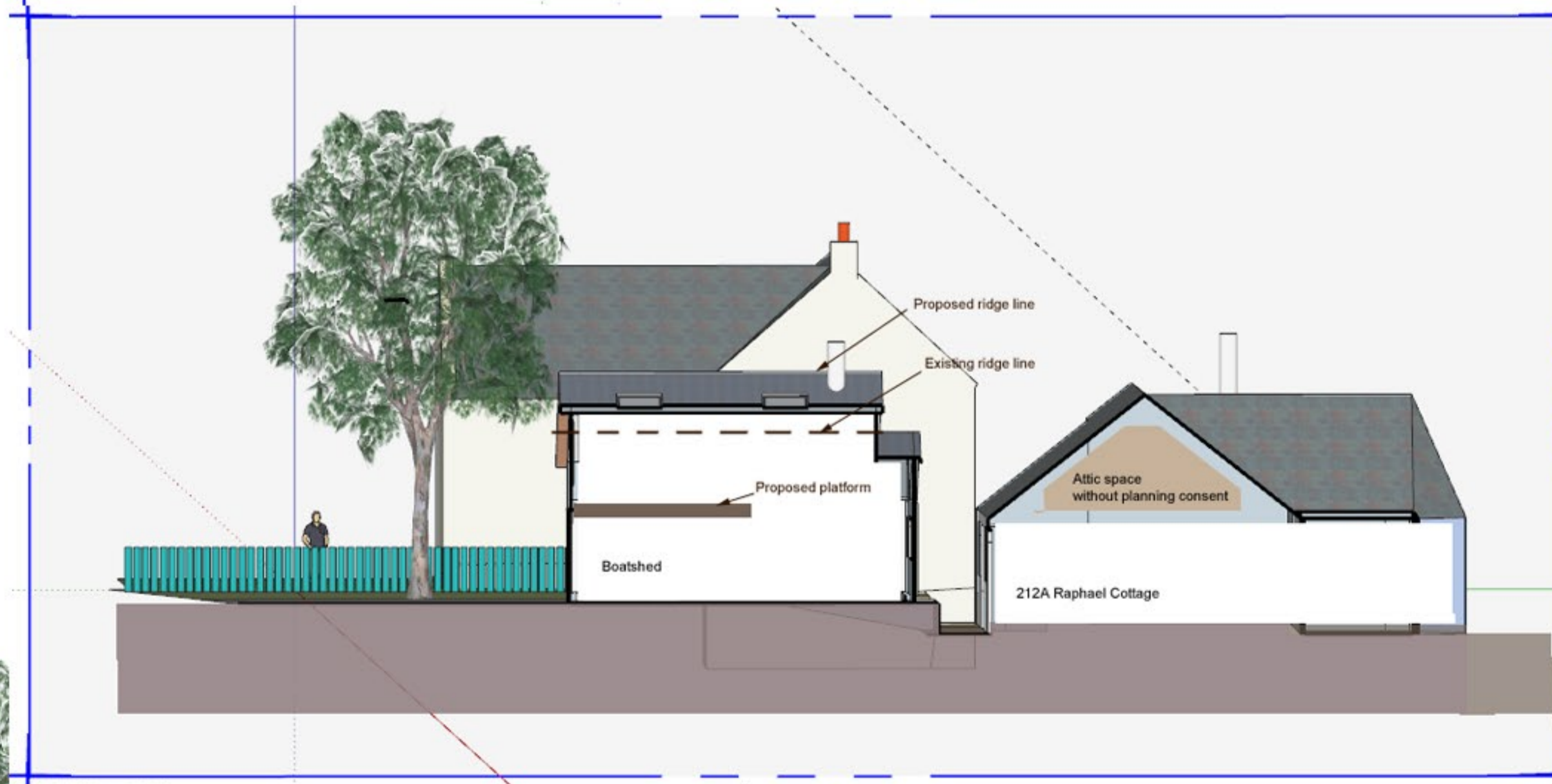
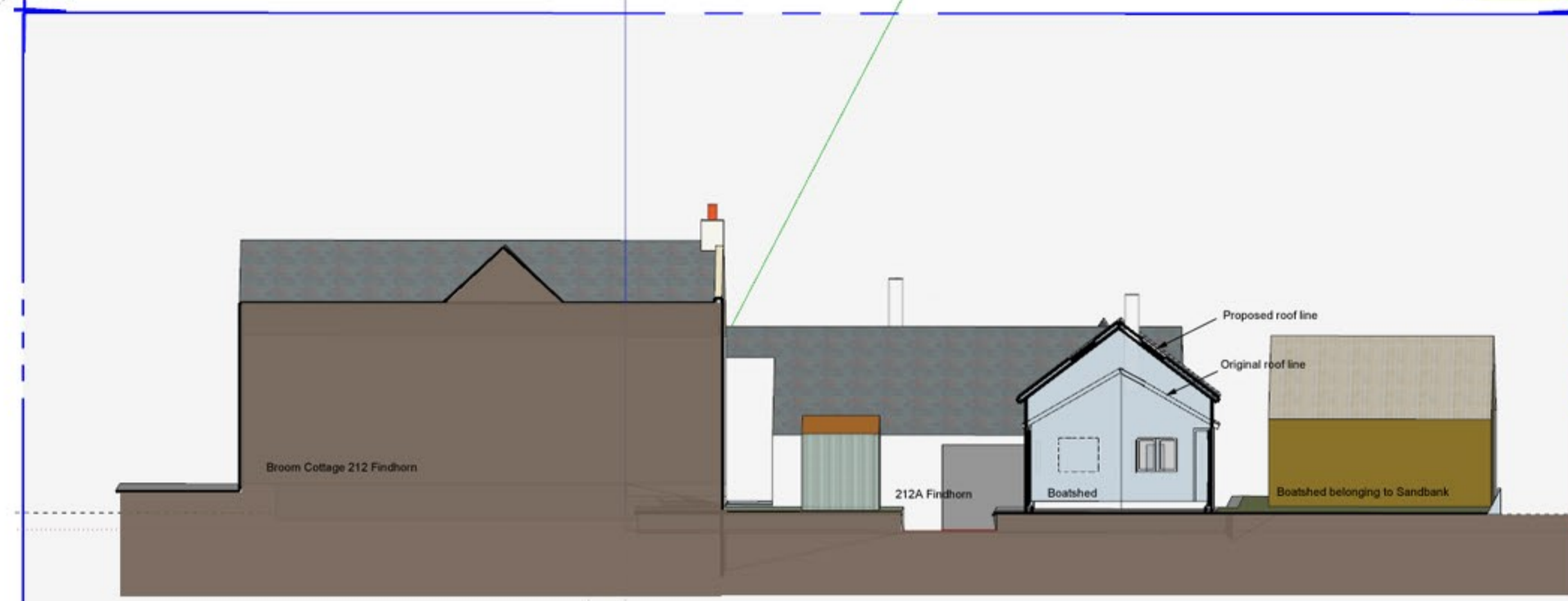
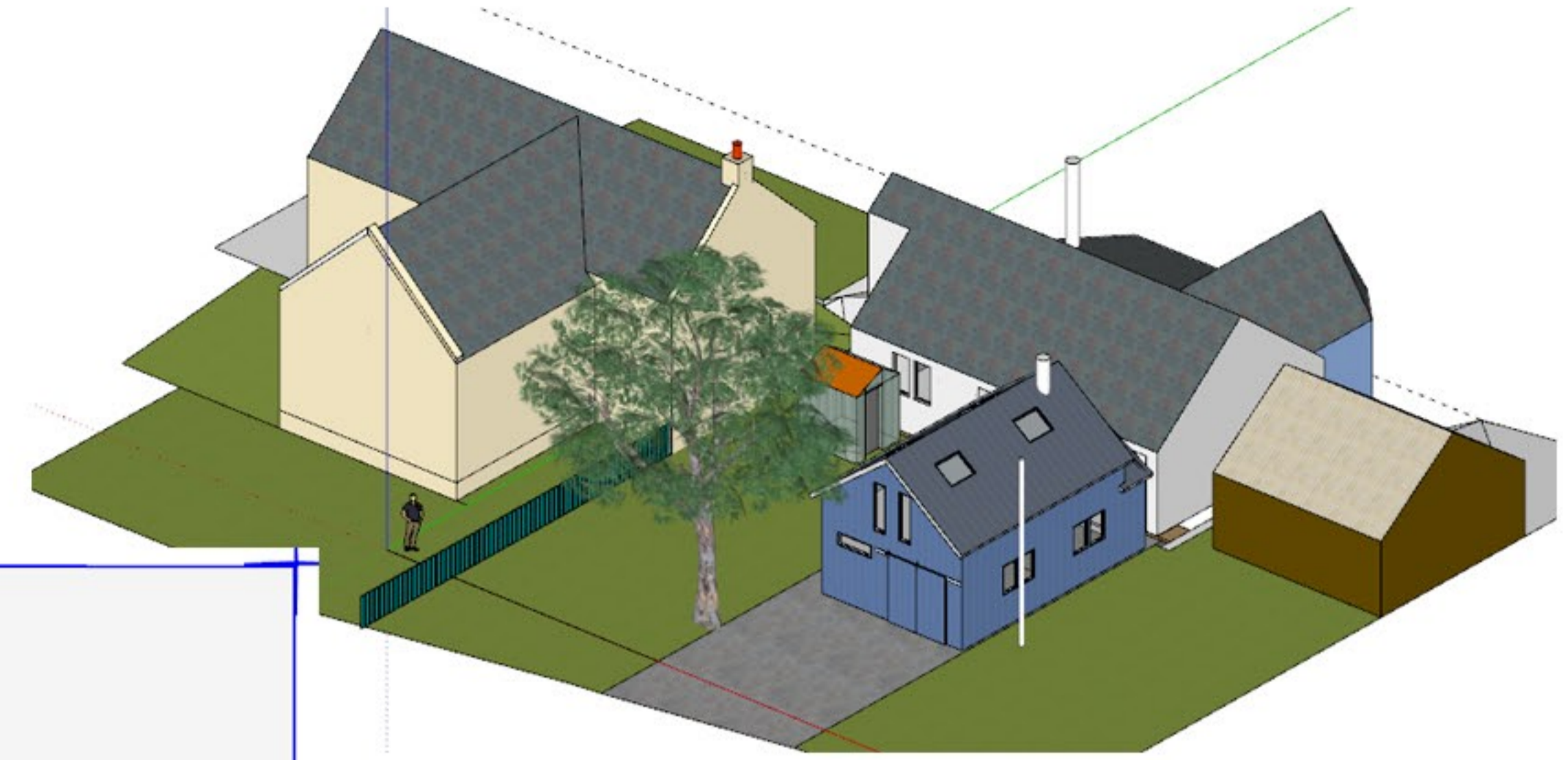


Proposed Floor Plan 1:50



Storage deck 1:50

Re-roofing & recladding of Outbuilding
 212c Findhorn, Forres Moray
 Planning Application Drawing 01 Revision C May 2021



Alterations to Boatshed, 212 Findhorn
Mr D Canavan RIBA ARIAS MCI Arb
Site Sections and Perspective views



View of space between buildings - Note that the house 212A was built out in 1986 to sit close to the pre-existing Boatshed. Planting was inserted by owner of house 212A.



View from Road currently. Dashed white lines indicate roof profile proposed. Change in massing is minimal and proportions of boatshed building are in keeping with traditional domestic scale buildings. Note the degree to which boatshed and curtilage are dominated and obscured by neighbour's birch tree.



View from Road showing current assembly of buildings. Note that light to ground floor “bedroom” is obscured by owner’s own garden shed, not by boatshed (relevant window and garden shed arrowed). If the rooflight is referred to as a ‘bedroom window’ this is puzzling because the 1986 Planning approval for the reroofing of the building was for a single storey dwelling. It did not include roof accommodation, and I have not been notified of a planning application to extend the accommodation into the roof.

Note also extent of tree canopy across site and corresponding light reduction.

Development Comparison One: Property conversion in Findhorn Village – 177 FINDHORN

Property Converted from a Single Garage into a stone dwelling for Mr Roy Mathieson in 1984. Less than a mile from 212 Findhorn. Property has no ‘amenity space’. It has no drive, only a public lane and is built to the boundary line. It received Planning Approval from Moray Council in 1984 and represents a very successful conversion from a garage to a dwelling within the village.





Space against west gable at 177 Findhorn is considerably smaller than the drive space at the Boat shed. The close proximity of the lane shows that this approved proposal had considerably less amenity space than the Boat shed at 212 Findhorn.

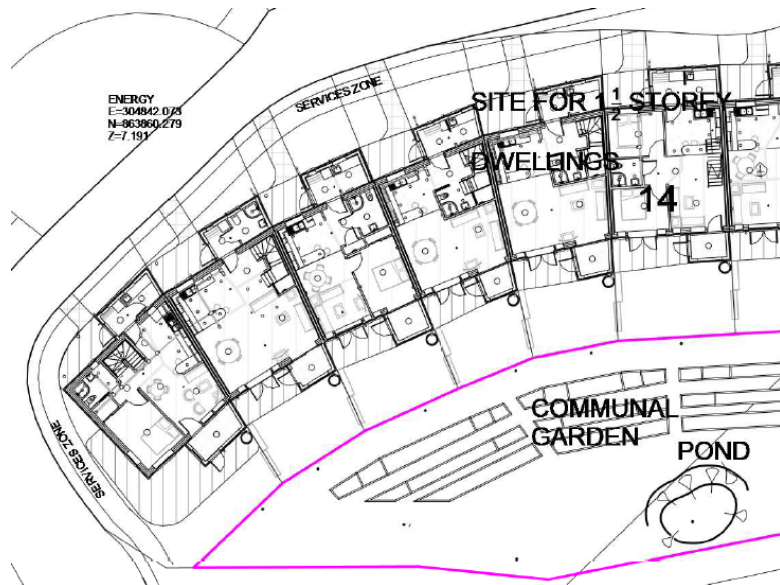
Development Comparison 2: North Whins, Findhorn

Less than a mile from the Boatshed at 212 Findhorn is the second phase of small terraced 1 ½ storey dwellings being developed by Greenleaf design and build on sand dunes adjacent to the Park at Findhorn Foundation. These have recently (2019) received Planning Approval from Moray Council.

The dwellings have a ground floor area of around 48 to 50m², and a reduced first floor area. As the location plan shows they have minimal individual amenity space, instead similarly to the above development, they are sited within communal space.

It is important to reinforce here that the boatshed is not a permanent dwelling, and that its site area is 84m².

It is therefore apparent that the Boatshed site and plot area are capable of carrying a dwelling and the necessary amenity space, when in immediate juxtaposition with public and community access space.



Location Plan - 14.8

1 : 500

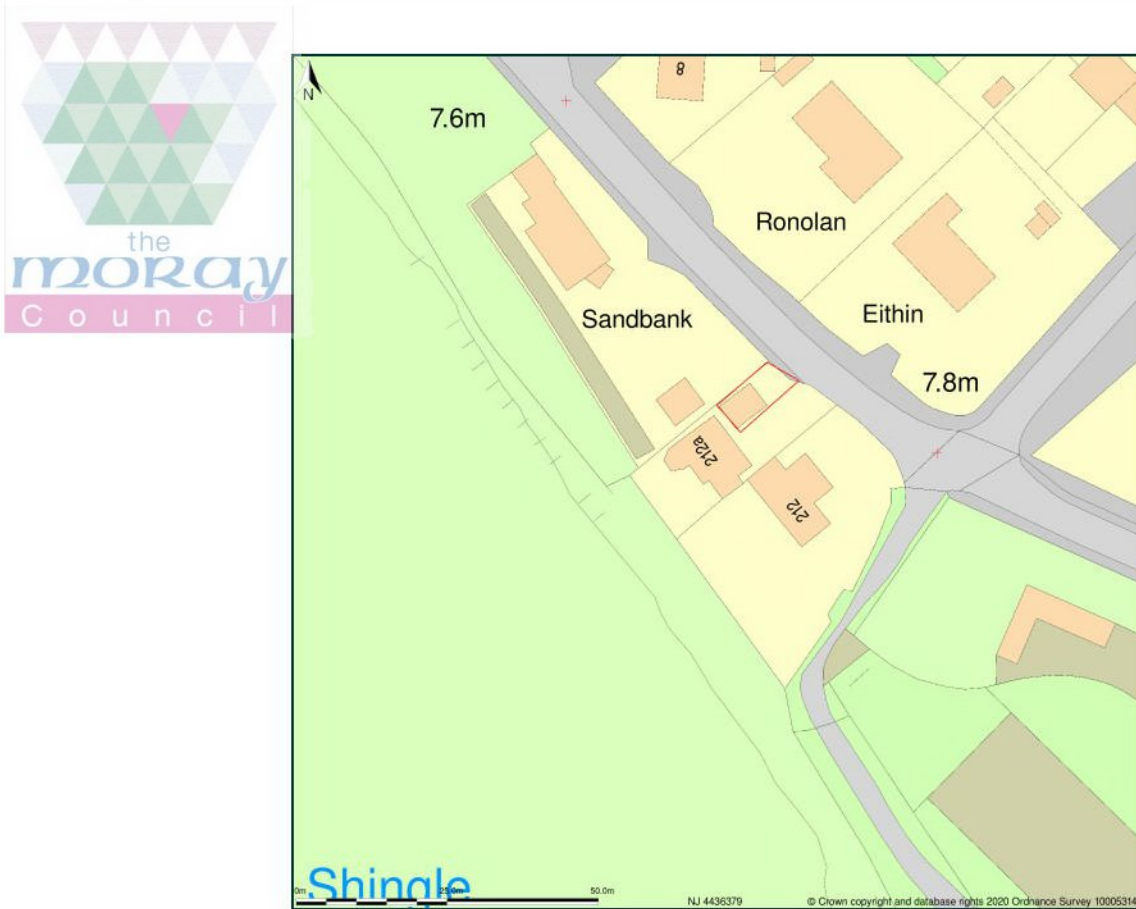


14.8. - South Elevation

1 : 50

'North Whins' small 1 ½ storey dwellings terrace in Findhorn, with ground floor areas from 48m², recently approved by Moray Council.

Site adj to 212a, B9011 From Findhorn Road In Kinloss To Findhorn, Findhorn, Moray, IV36 3YY



Site Plan shows area bounded by: 304366.66, 863722.99, 304508.08, 863864.41 (at a scale of 1:1250), OSGridRef: NJ 4436379. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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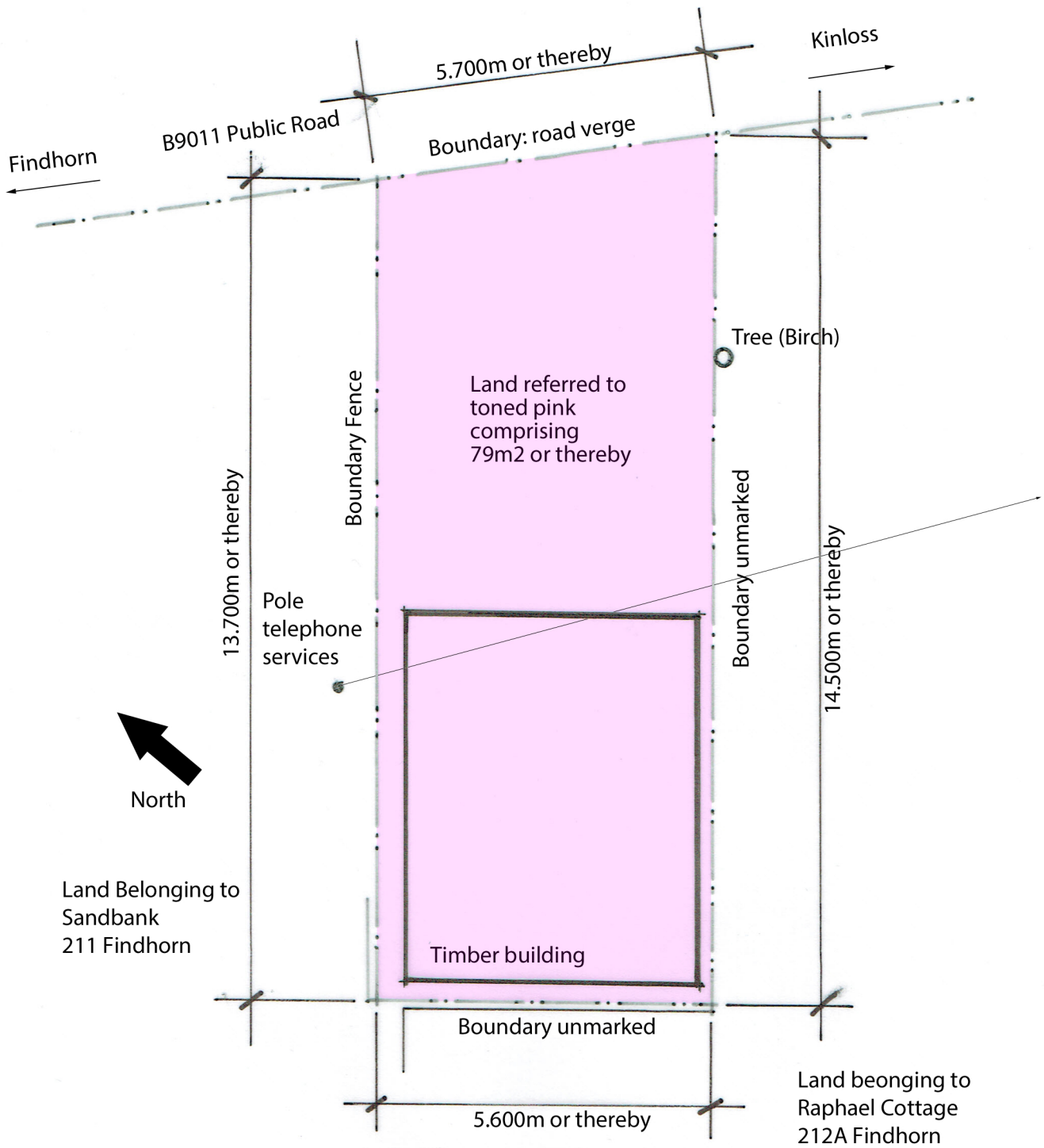
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**Town & Country Planning
(Scotland) Act, 1997
as amended**

REFUSED

14 May 2021

**Development Management
Environmental Services
The Moray Council**



Feu Plan

Land and building adjacent to 212A Findhorn, Moray.

Donald H Canavan

