

35 GORDON STREET Portgordon AB56 5QR
Ms C Lambert

NOR Moray Review Panel - appeal of REFUSAL 22/01066/APP
Supplementary Document 002

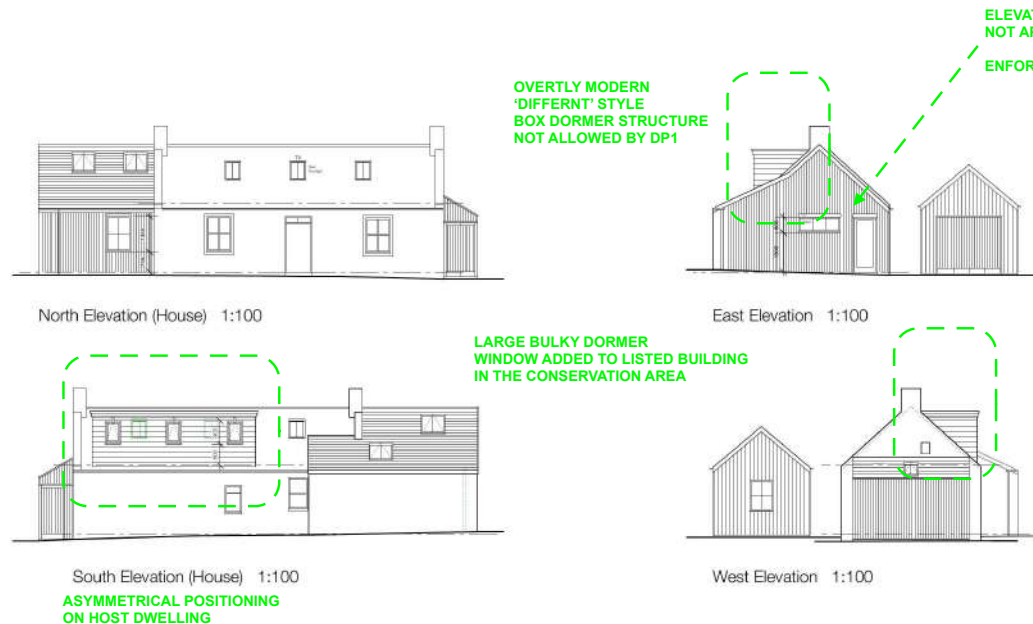
MORAY PRECEDENTS to 2022

NMD©
historic
contemporary
contextual

SUPPORTING DOCUMENT 002

MORAY PRECEDENTS to 2022

21/00350/LBC. Alter and extend dwellinghouse at 206 Seatown Cullen Buckie Moray approved 15.June 2021



Impact of the proposed development on the listed building and Conservation Area

The aim of the listed building consent procedure is to protect the character, integrity and setting of listed buildings and requires development proposals i.e. alterations/extensions to listed buildings or new development within their curtilage to be of the highest quality and to respect the original structure in terms of setting, scale, materials and design.

With the exception of the dormer to the rear and small window added to the gable, very little is proposed to the historic core of the listed building. The layout and arrangement of rooms internally will remain unchanged ensuring that the lives of past occupants and use of the building can be read and understood.

The proposed dormer window to the rear of the listed building will serve to provide increased headroom height for first floor accommodation. It will have slated roof and cheeks and will not impact on key views of the listed building.

Key views of the principal elevation will not be affected. The proposed alterations will not have a negative impact on the character and architectural interest of the listed building.

In design terms (as amended), the scale, form and massing of the extended dwellinghouse is similar to other residential structures in the vicinity. The extension is to be built largely on the footprint of the existing structures

The proposal has also been designed in such a way that the composition of traditional built form and modern materials, ensures that the distinction between old and new elements is clear. The introduction of a modern intervention is a recognised approach to ensuring that changes to historic buildings are clear allowing the viewer to understand the evolution of the building and wider conservation area designation. The proposed alterations will preserve and enhance rather than detract from the character of the conservation area.

Conclusion - Overall, the design of the new dwellinghouse is of sufficient quality enabling it to integrate successfully and as such the proposal will not adversely affect but enhance and contribute in a positive manner to the character and appearance of the Conservation Area in which it is located. In addition the alterations will not have a negative impact on the character or architectural interest of the listed building.

MORAY PRECEDENTS to 2022



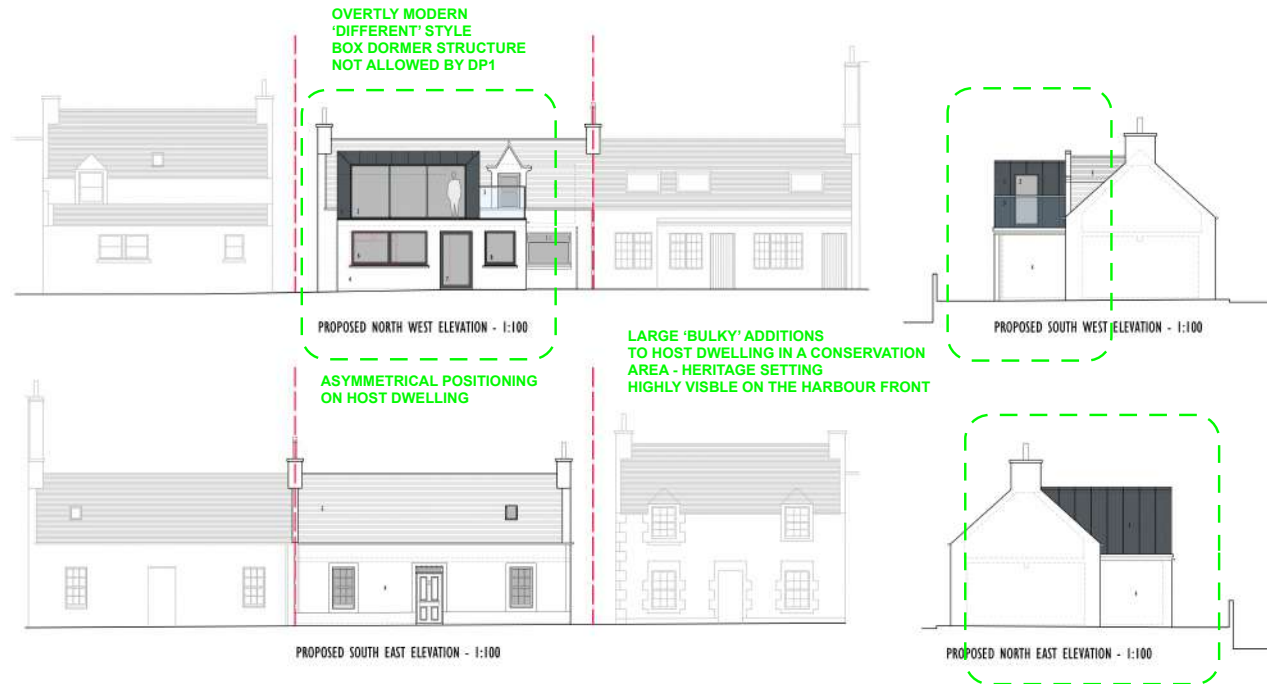
ELEVATION BUILT WITH EXTENSIVE GLAZING
NOT APPROVED
ENFORCEMENT ACTION??

LARGE 'BULKY' ADDITIONS TO A LISTED
BUILDING IN A MODERN STYLE IN
THE CONSERVATION AREA



MORAY PRECEDENTS to 2022

21/01657/APP Alter and extend dwellinghouse including a balcony at 31 Commercial Street Findochty Buckie Moray approved 17.12.2021



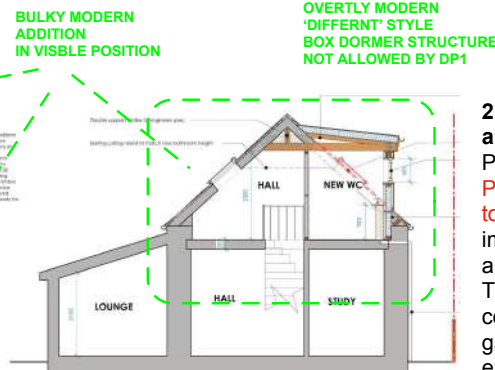
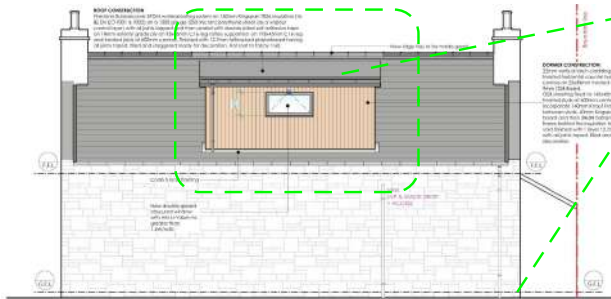
In considering applications for **planning permission in a conservation area, the Planning (Listed Buildings and Conservation Areas) (Scotland) 1997 Act** directs planning authorities to **ensure that new development will preserve and enhance the character and appearance of an area**. The aim is to ensure that new development will enhance an area's quality and therefore experience of visitors and residents alike, Policy EP9 refers.

Policy DP1 Developer Principles requires new development to be **sensitively sited, designed** and serviced appropriate to the amenity of the surrounding area and to comply with set criteria. This includes the requirement for development **to be appropriate to the surrounding area in terms of scale, density and character**. Following extensive discussions on the design of the proposed extension to the rear of 31 Commercial Street, the proposal as amended, is considered to be acceptable and will not have a detrimental impact on the parent property in character terms or on surrounding conservation area or neighbouring amenity. The proposal will result in an upper floor being added above the existing ground floor extension to create first floor lounge and balcony overlooking the harbour. The material finish of the extension is to be coated zinc to create a modern intervention distinctly different from the traditional rendered parent property. This is an established conservation approach ensuring the character and architectural interest of the parent property are preserved. **Old and new elements are easily distinguishable and the evolution of the conservation area is clear.**

There are a number of neighbouring properties with similar less successful extensions to the rear in the immediate vicinity. The proposal is of sufficient architectural quality that it will preserve and enhance rather than detract from the established character in this part of the conservation area.

In terms of amenity, the scale, form and massing of the proposed extension ensures that surrounding properties are not directly overlooked by windows nor suffer from loss of light/daylight from its size. Although introducing a balcony at this level, neighbouring properties are all open to public view within the harbour area and others also have roof terraces or upper floor windows overlooking the harbour. The proposed extension will not lead to any significant overlooking or privacy issues or sunlight/daylight issues sufficient to warrant refusal. The plan form of the extension is consistent with the traditional form of the parent property. **The scale and form of the extension is subservient to the parent property and will not have a negative impact overall.** The proposals comply with the above development plan policy provisions. No consultees or neighbouring properties have objected to the proposed development. Recommended for approval.

MORAY PRECEDENTS to 2022



21/00343/APP Form dormer extension at 1 Station Road Burghead Elgin Moray approved 22.06.2021

Policy Assessment Siting and Design (MLDP 2020 Policy DP1)

Policy DP1 requires that the scale, density and character of all development be appropriate to the surrounding area, be integrated into the surrounding landscape and not adversely impact upon neighbouring properties in terms of privacy, daylight or overbearing loss of amenity. It also states that box dormers are not acceptable.

The dormer is proposed on the rear roof plane of an existing dwellinghouse and would contain a single opening (to be of obscure glazing) facing onto the applicant's existing garden and beyond, the neighbouring property to the south. The dormer will replace an existing velux rooflight and would serve a new bathroom only and therefore would not give rise to any additional overlooking or loss of privacy to the neighbouring property to the

south.

Policy DP1 states that box dormers are not acceptable. Although the dormer proposed incorporates a sloped roof, its proportions would be more akin to a box dormer and therefore the application was advertised as a departure from policy DP1.

A site visit was undertaken and the surrounding area has also been assessed. There are number of existing box dormers within this area of Burghead, and in particular there are a set of two box dormers on the principal elevation of an existing building to the east of the site (and also on Station Road). Throughout Burghead many box dormers are present, in particular these can be seen on principal elevations, facing directly or indirectly onto the public road and some would also occupy an entire roof plane.

The dormer proposed here would be located on a rear roof plane, and although visible from the public road to the west of the site, would occupy around half of the rear roof plane and been designed to integrate more sensitively than a true box dormer.

Firstly, the sloped roof gives a less bulky appearance on the roof plane and secondly, the revised external finishes of larch cladding (in comparison to the Marley cladding original proposed) would sit well against the existing traditional dwellinghouse and natural slate roof. The sloped roof over would be finished in EPDM which is a common finish on dormer extensions on domestic properties and would be acceptable also in this location.

Therefore on this occasion, the proposed dormer would be considered an acceptable departure from Policy DP1 as it is not a true box dormer (as it incorporates a sloped roof), is located on a rear roof plane and is in a location where the area is characterised by a number of poorer examples of traditional box dormers.

Conclusion - Approval



MORAY PRECEDENTS to 2022

HIGHLY VISIBLE IN PUBLIC DOMAIN

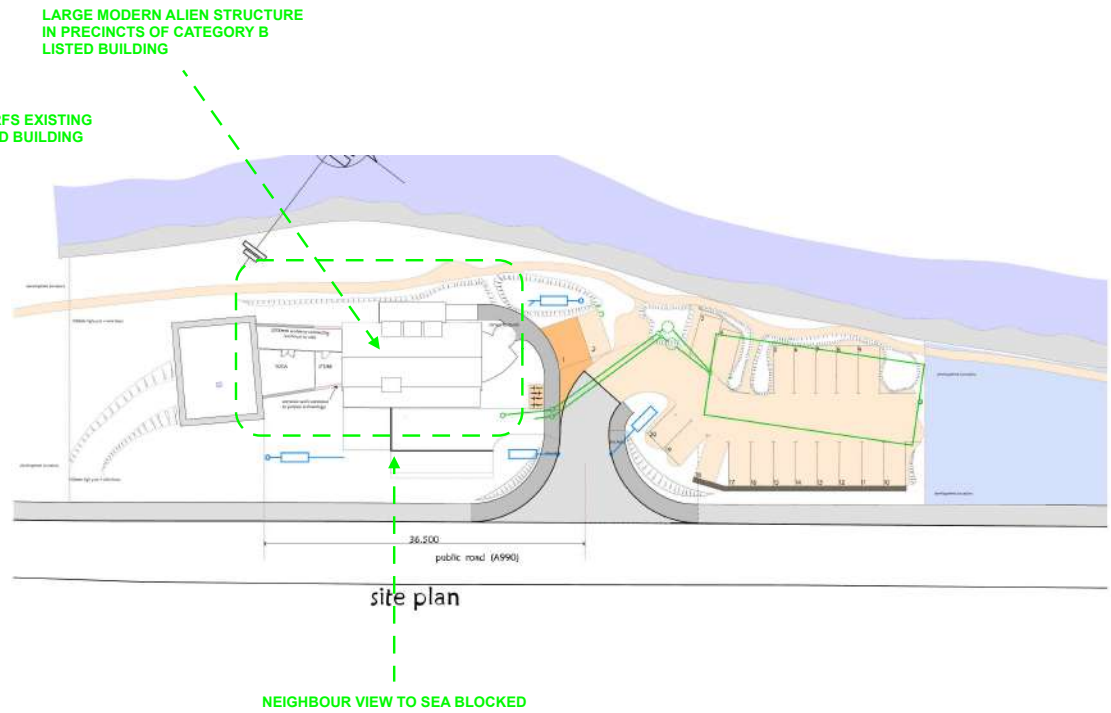
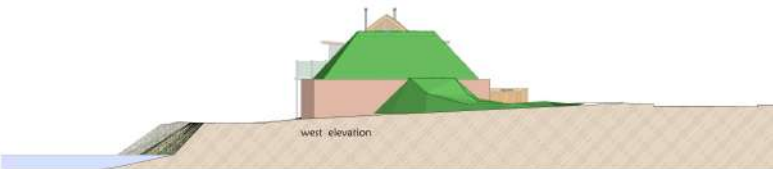


13/01730/PPP Erect New Cafe Pavilion next to existing listed Icehouse PORTGORDON

Approved by committee 21.03.2014 shown here are prevailing policy is largely unchanged in the context of this development



DWARFS EXISTING LISTED BUILDING



MORAY PRECEDENTS to 2022

Extend and alter dwelling house at Urie Cottage 6 Hope Street Portgordon Buckie 22/00902/APP approved 30.11.2022

Siting and Design (DP1 - Development Principles)

Policy DP1 of the MLPD 2020 requires that the scale, density and character of all development be appropriate to the surrounding area, be integrated into the surrounding landscape and not adversely impact upon neighbouring properties in terms of privacy, daylight or overbearing loss of amenity.

The proposal is to construct a single storey extension along the eastern boundary of the garden which will be accessed via an existing single storey extension. The scale, form and design of the extension reflecting traditional form is acceptable and will relate satisfactorily to the existing property. Its height will be in keeping with neighbouring properties to the east and west. Proposed external material finishes as detailed above will also be appropriate in this location, which is characterised by a mix of properties of different styles.

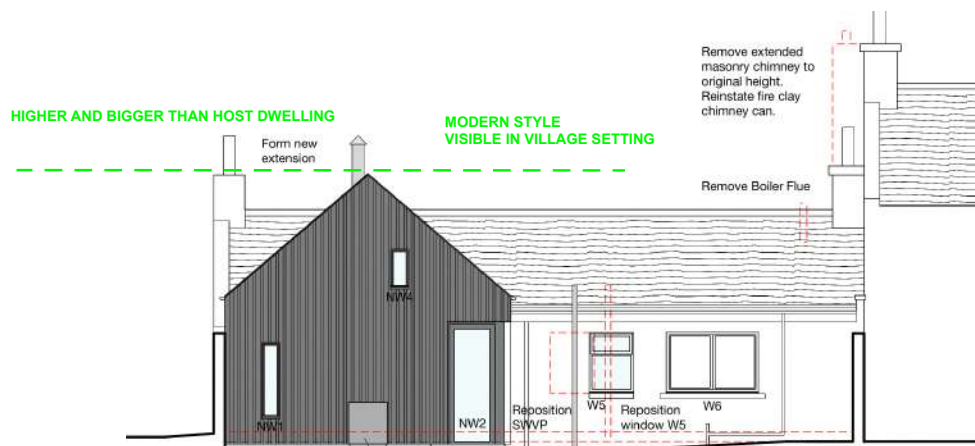
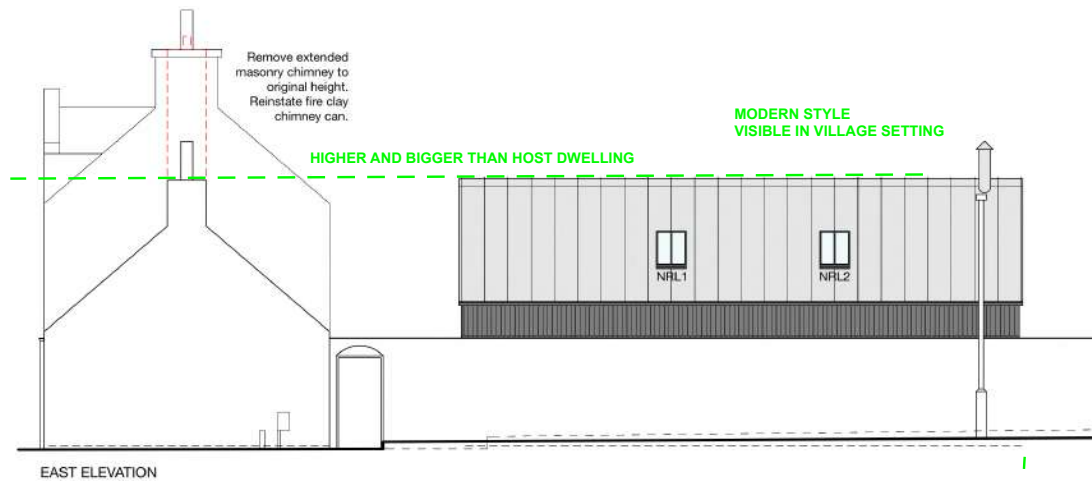
There will be no adverse impact on the amenity of neighbouring properties in regards to overlooking, loss of daylight or privacy. The neighbouring properties have high boundary walls and there would be no windows above this level that would give rise to unacceptable overlooking. The proposed single storey extension is also positioned as such to ensure that it will not cause any unacceptable overshadowing or loss of daylight to neighbouring properties.

Drawing from the above considerations, there will be no adverse impact on the character or appearance of the existing property or that of the surrounding area, and there will be no adverse impact on neighbouring amenity. The proposal therefore complies with Policy DP1.

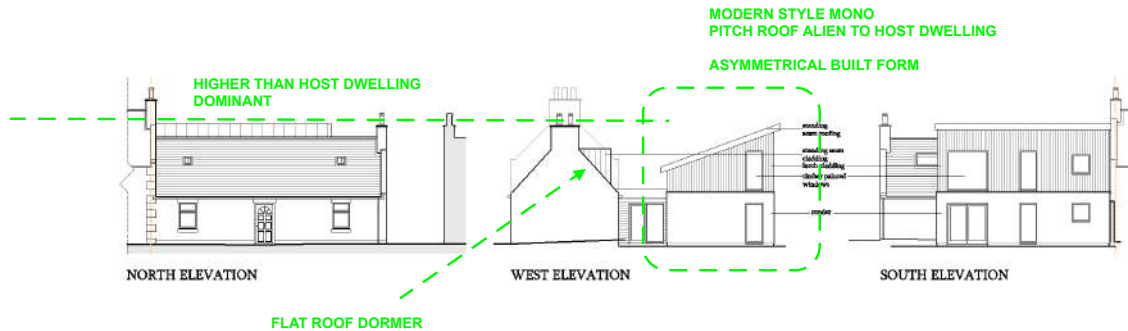
As such the proposal complies with Policy EP8.

Recommendation

Based on the above considerations the application represents an appropriate form of development and attracts a recommendation of approval.



MORAY PRECEDENTS to 2022



18/00193/APP Alter and extend dwellinghouse at 17 Gordon Street Portgordon Buckie Moray approved 27.03.18

Policy Assessment

Impact upon the surrounding locality (H4, IMP1)

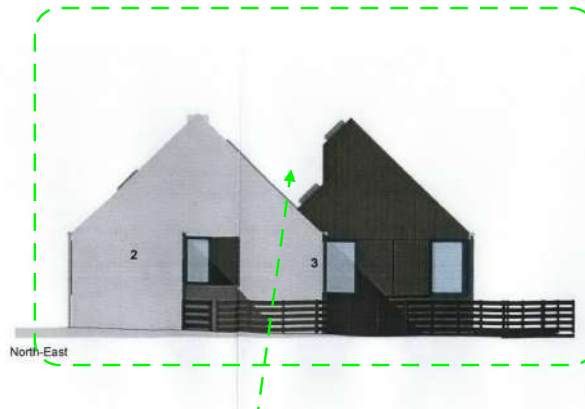
The proposed extension is required to be assessed against Policy H4: House Alterations and Extensions and IMP1: Development Requirements **in terms of style, scale, proportions, materials and the potential impact on the surrounding area.** The main issue for consideration is whether the proposal will have any adverse effects or impacts on the amenity of the existing house and the surrounding area, including any neighbouring dwellings.

The design of the proposed extension is **considered to be acceptable and integrates well to the style, size, scale and proportions of the existing dwelling.** The windows look out to the garden, given its location, distance and orientation of the extension from neighbouring adjacent properties it **will not have a significant adverse impact** on sunlight or daylight nor a significant overlooking or privacy issues in relation to this application, therefore the proposal is acceptable.



**LARGE EXTENDED AREA
ON BOUNDARY
DWARFING NEIGHBOURS**

MORAY PRECEDENTS to 2022



approved 30.07.09

- MODERN ASYMMETRICAL STRUCTURE
- DOMINATING HOST DWELLING
- ADJACENT TO LISTED BUILDINGS IN CONSERVATION AREA

**57 Seatown Cullen
AB57 4SJ.
09/00783/FUL**

130 Seatown Cullen Buckie Moray 15/02161/LBC approved 11.02.2016

MORAY PRECEDENTS to 2022



130 Seatown Cullen is a category C Listed Building within Cullen Seatown Conservation Area. The house is a semi-detached 1 1/2 storey cottage forming part of a terrace. The cottage has a natural stone façade, having had the intended painted rubble finish removed, and a slate roof.

Impact of the proposal on listed building

The main aim of the listed building consent procedure is to ensure that any proposed **new development should preserve the character and special historic interest of the listed building**. It should ensure that any new development protects key views of the listed building and that the works are ultimately reversible and without detriment to the listed building.

The extension has been designed and will be finished in a way that makes clear it is **a subordinate and modern addition to the house**. The development will not alter the way in which the listed building is understood and it will not detract from the character and special architectural interest of the listed building. The proposals will not have an adverse effect on the character, integrity or setting of the listed building.

Recommendation is to approve.

REASON(S) FOR DECISION

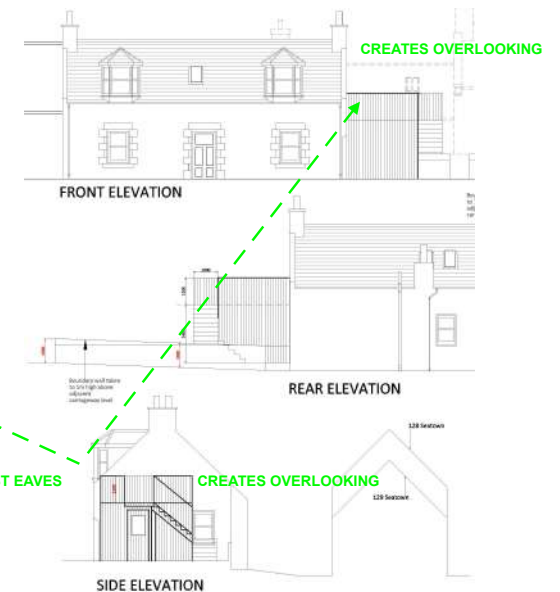
The Council's reason(s) for making this decision are:-

The proposed **extension will not have a detrimental impact on the character and special historic interest of the listed building**. Key views of it will be maintained.



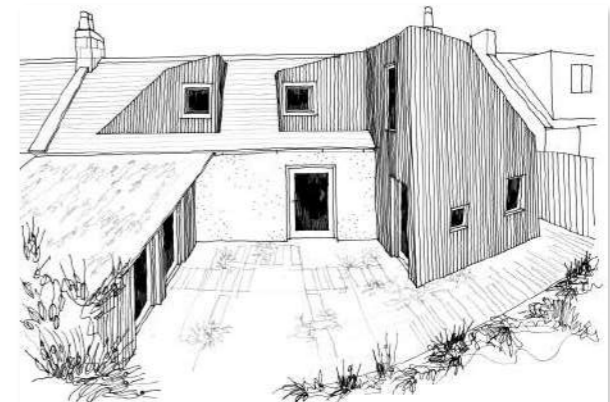
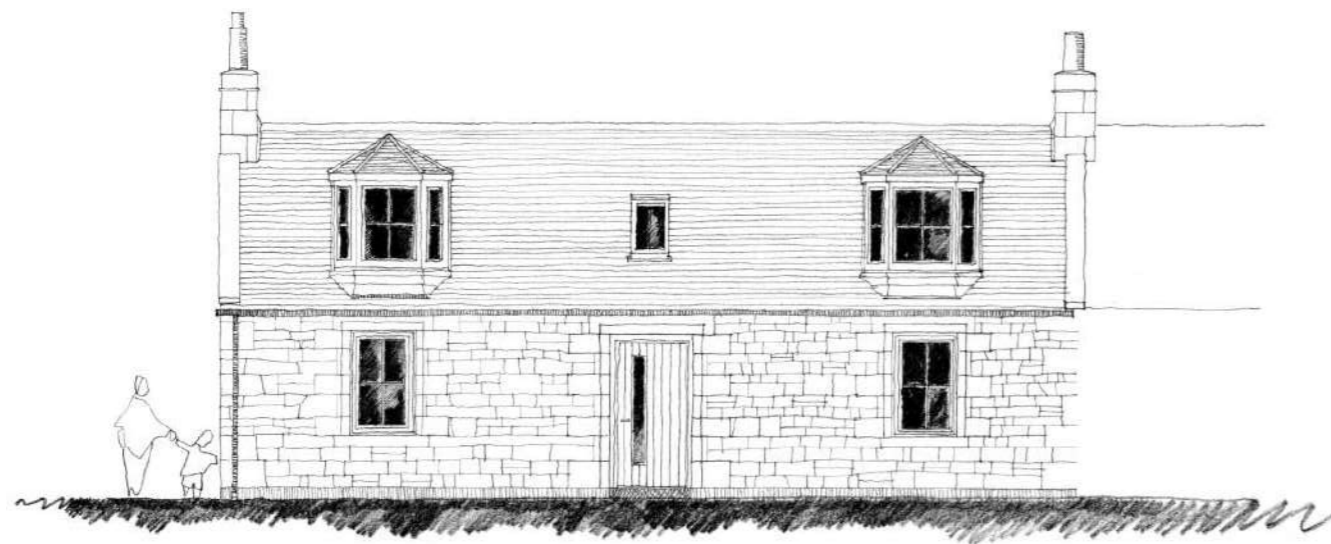
MODERN ALIEN STRUCTURE
ON LISTED BUILDING
IN THE CONSERVATION AREA

CREATES OVERLOOKING



130 Seatown CULLEN
15/02162/APP

SUPPORTING DOCUMENT 003



PROPOSED design & context data for extending No 35 GORDON STREET Portgordon AB56 5QR



35 GORDON STREET Portgordon AB56 5QR
Ms C Lambert

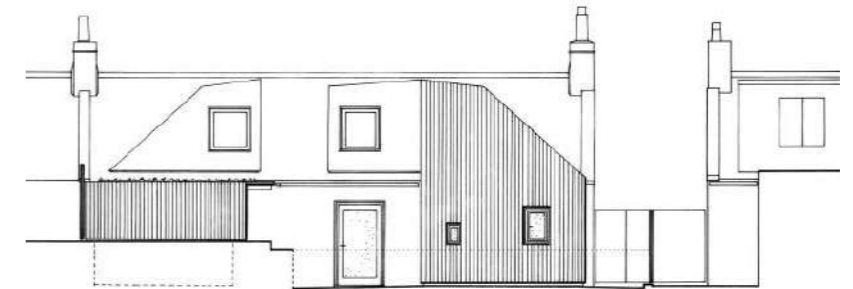
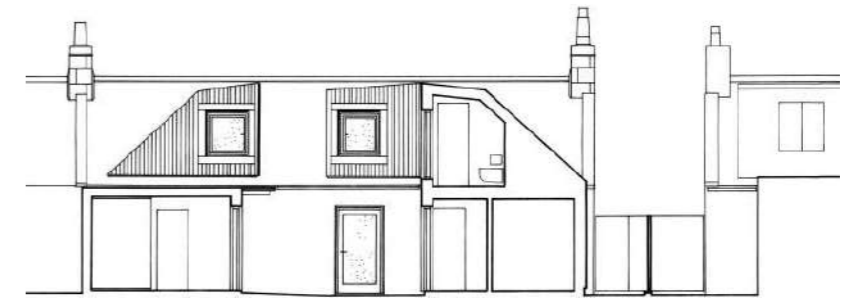
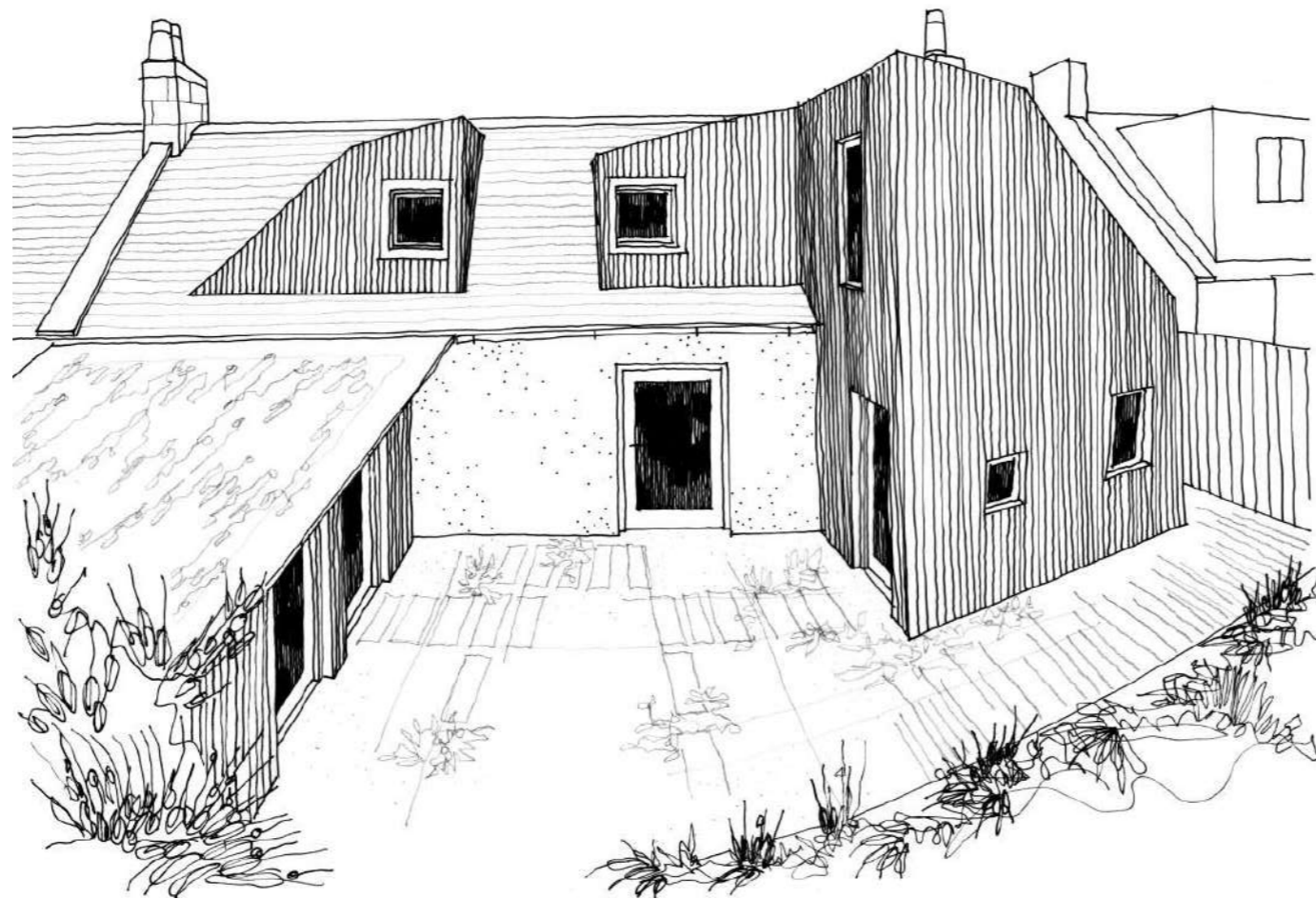
NMD[©]

historic
contemporary
contextual

PROPOSAL - perspective view from south



Buro Wagner
Munich Ho.
© domus.it



Alain Carle architecte
Quebec Ho.
© dezeen

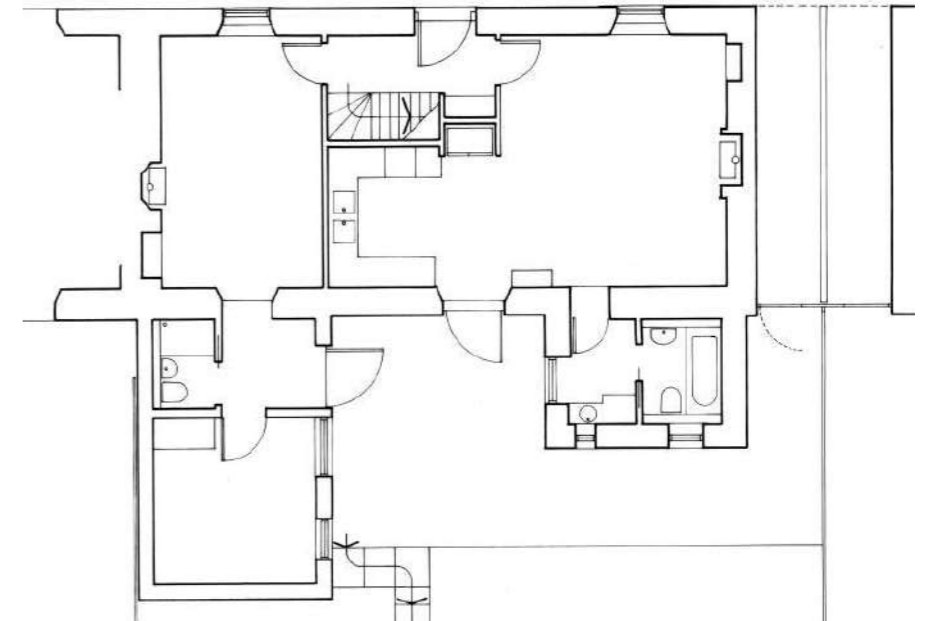


35 GORDON STREET Portgordon AB56 5QR
Ms C Lambert

NMD[©]

historic
contemporary
contextual

PROPOSAL - perspective view from south east



Sommerhaus
© Fryd - Torben Eskerod



Dyke Ho
© Argen Reas Architekten



Brock Cottage
©NMD



35 GORDON STREET Portgordon AB56 5QR
Ms C Lambert

PROPOSAL - location context plan - not to scale

NMD[©]

historic
contemporary
contextual



east end Gordon St foreshore



view east from No. 35



former coastal railway path



view north at west end Gordon St



foreshore



common access track to foreshore



view west over east end Gordon St

view west from No. 35



view north from No. 35



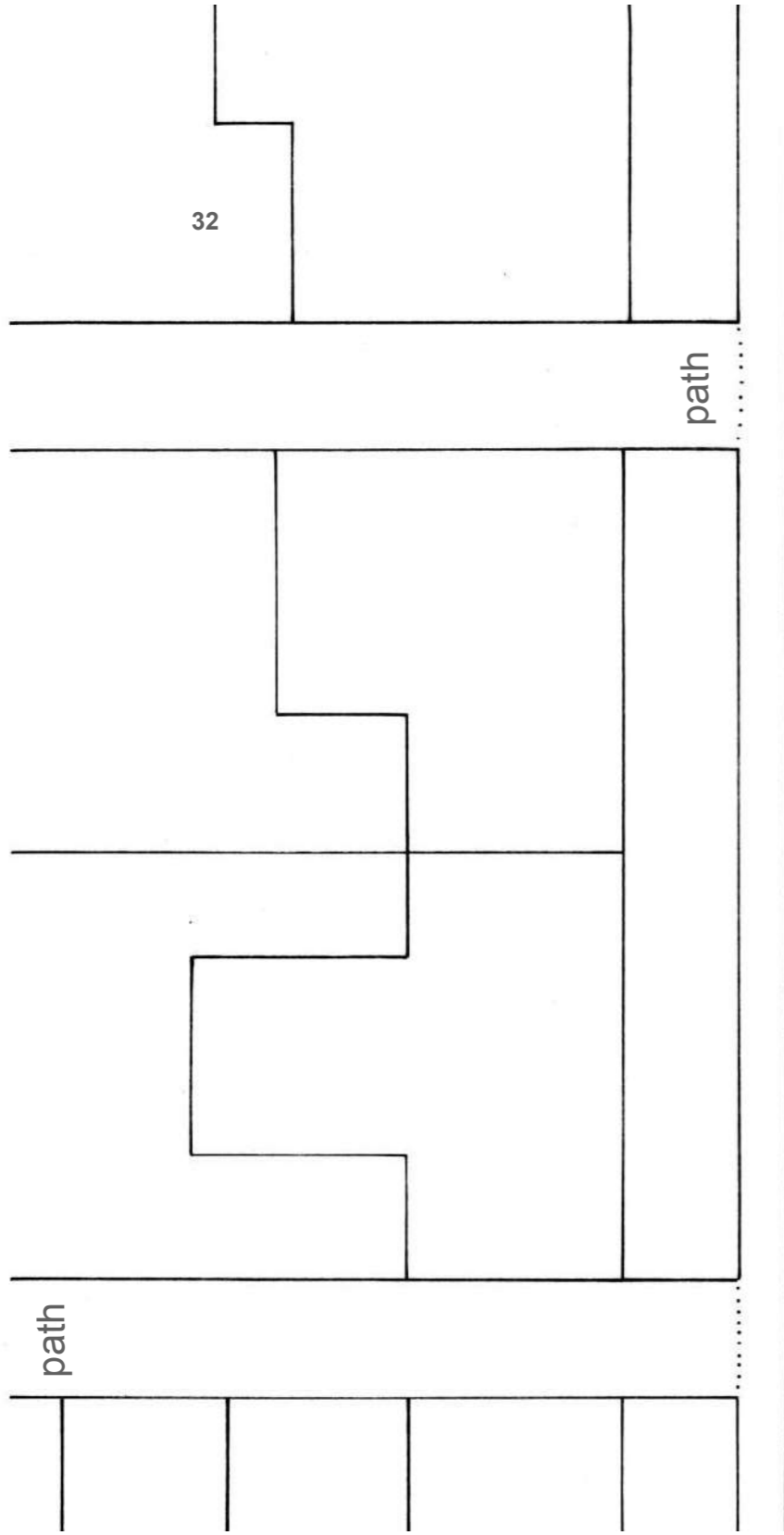
No. 35 Gordon St

note:

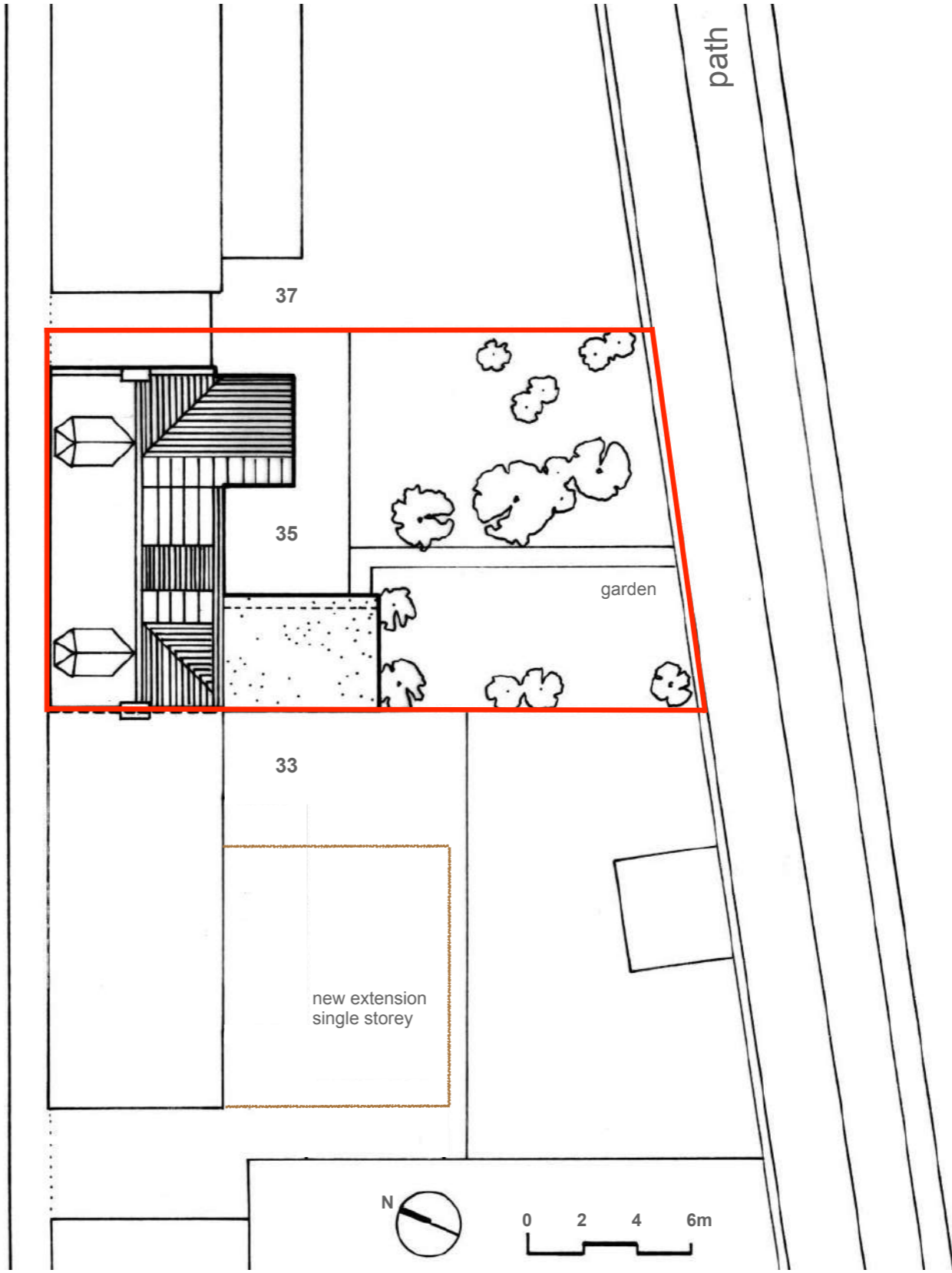
extensions tight on neighbour boundaries at 23 25 27 & 17 19

No. 17 Gordon St 18/00193/APP two storey extension on boundary in contemporary style with distinctive mono pitch roof

PROPOSAL - site plan & roof 1:200 @ A3 sheet size

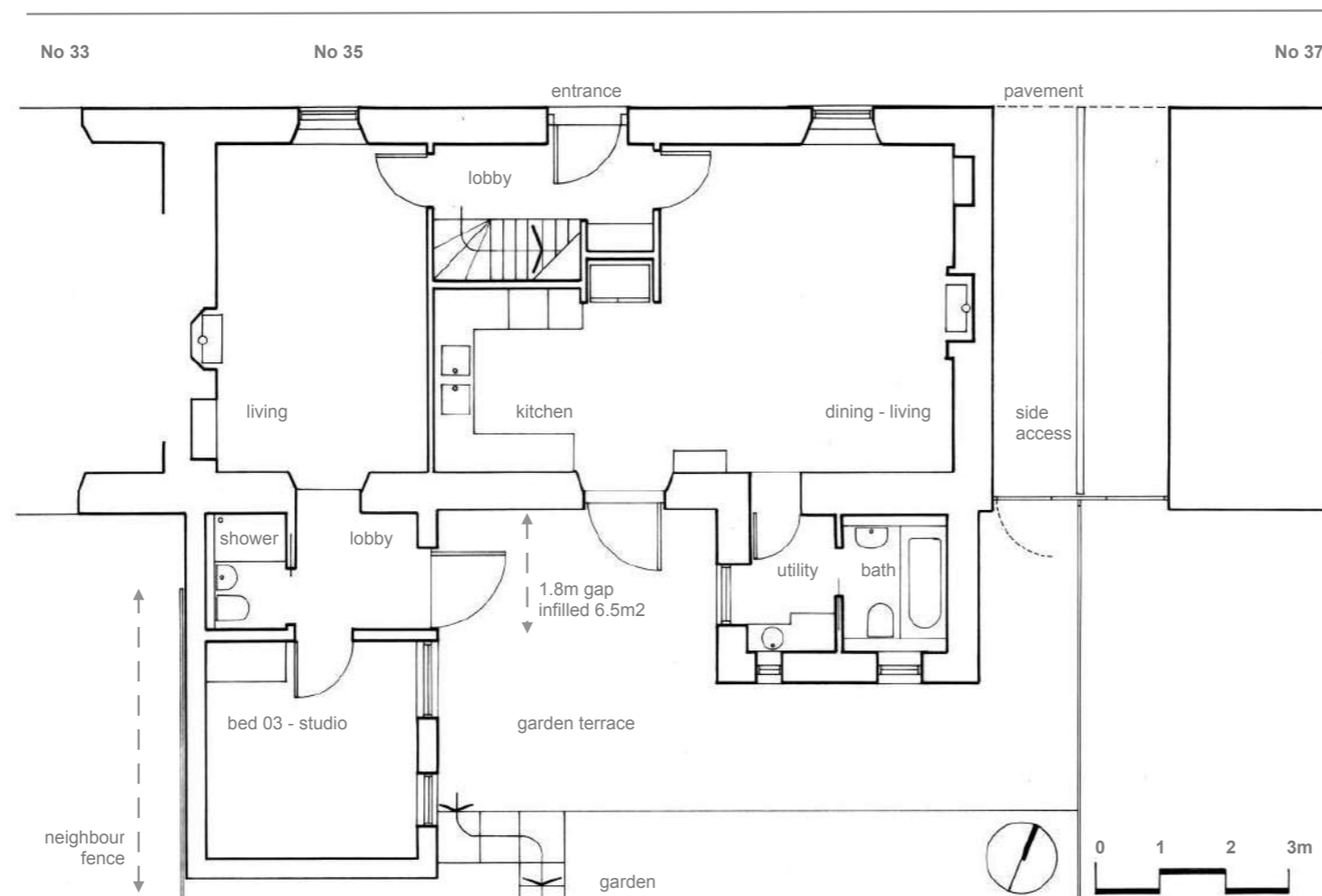


GORDON STREET



PROPOSAL - ground floor plan 1:100 @ A3 sheet size

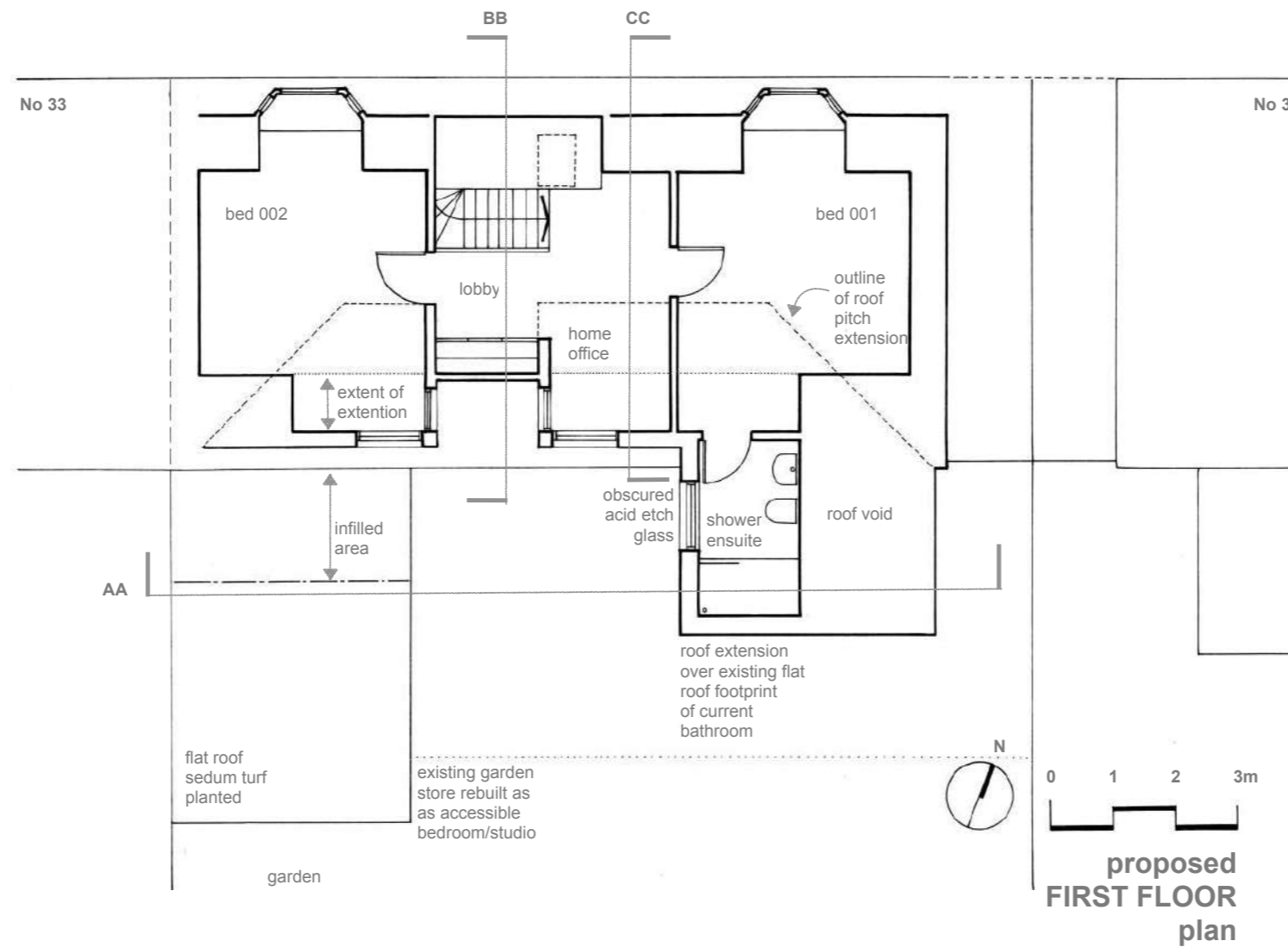
GORDON STREET



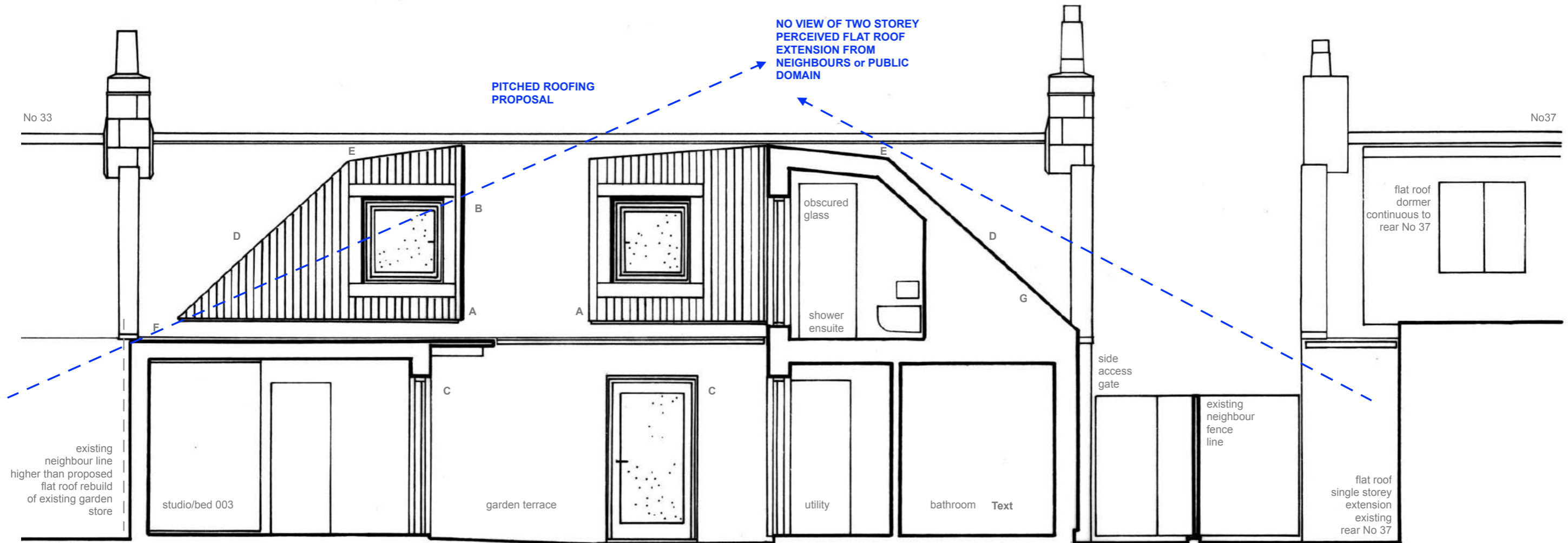
proposed
GROUND FLOOR
plan

PROPOSAL - first floor plan 1:100 @ A3 sheet size

GORDON STREET



PROPOSAL - elevation view from south - section AA 1:50 @ A3 sheet size



- A - smooth sawn vertical larch plank cladding T&G jointed Sadolin Extra high performance satin black wood stain low maintenance finish
- B - contrast natural stained/oiled framing larch plank
- C - triple glaze Danish alu skin mid grey Eco windows & doors - laminated composite softwood
- D - existing slate roof relaid - new reclaimed slating to match
- E - pitched standing seam self coloured lead/aluminum metal roofing
- F - green living roof Sedum planted overhang/shelter to east
- G - near Passiv Haus insulated timber frame eco structure airtight construction - low embodied carbon build

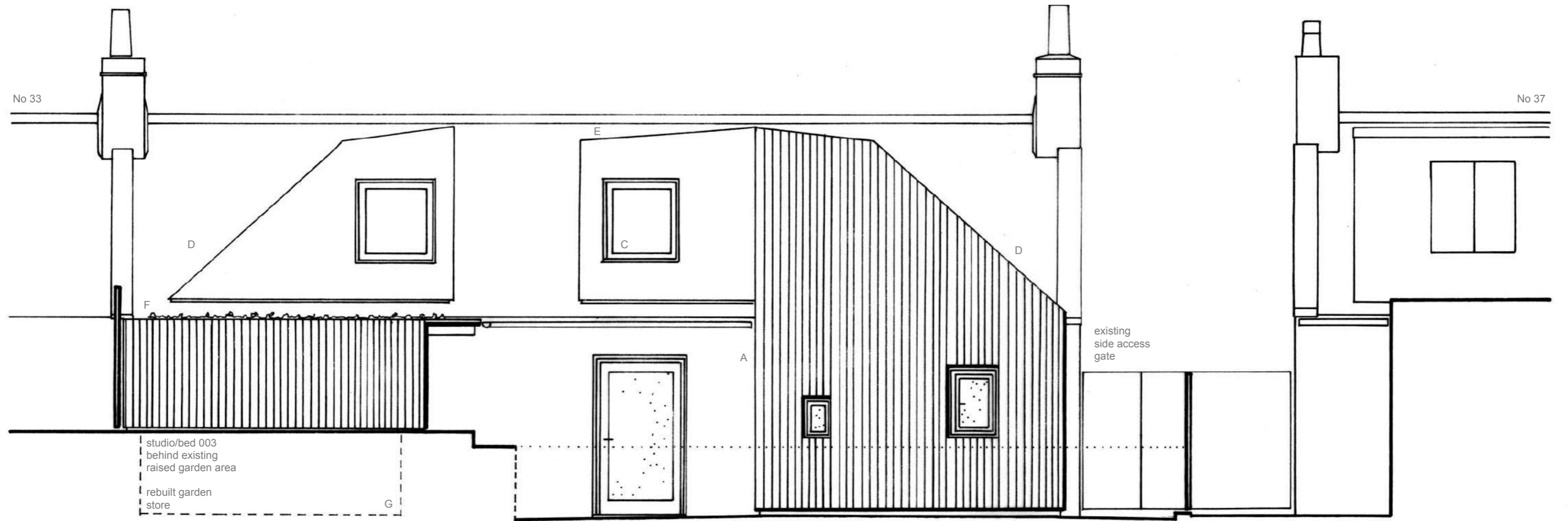


35 GORDON STREET Portgordon AB56 5QR
Ms C Lambert

NMD©

historic
contemporary
contextual

PROPOSAL - elevation view from south 1:50 @



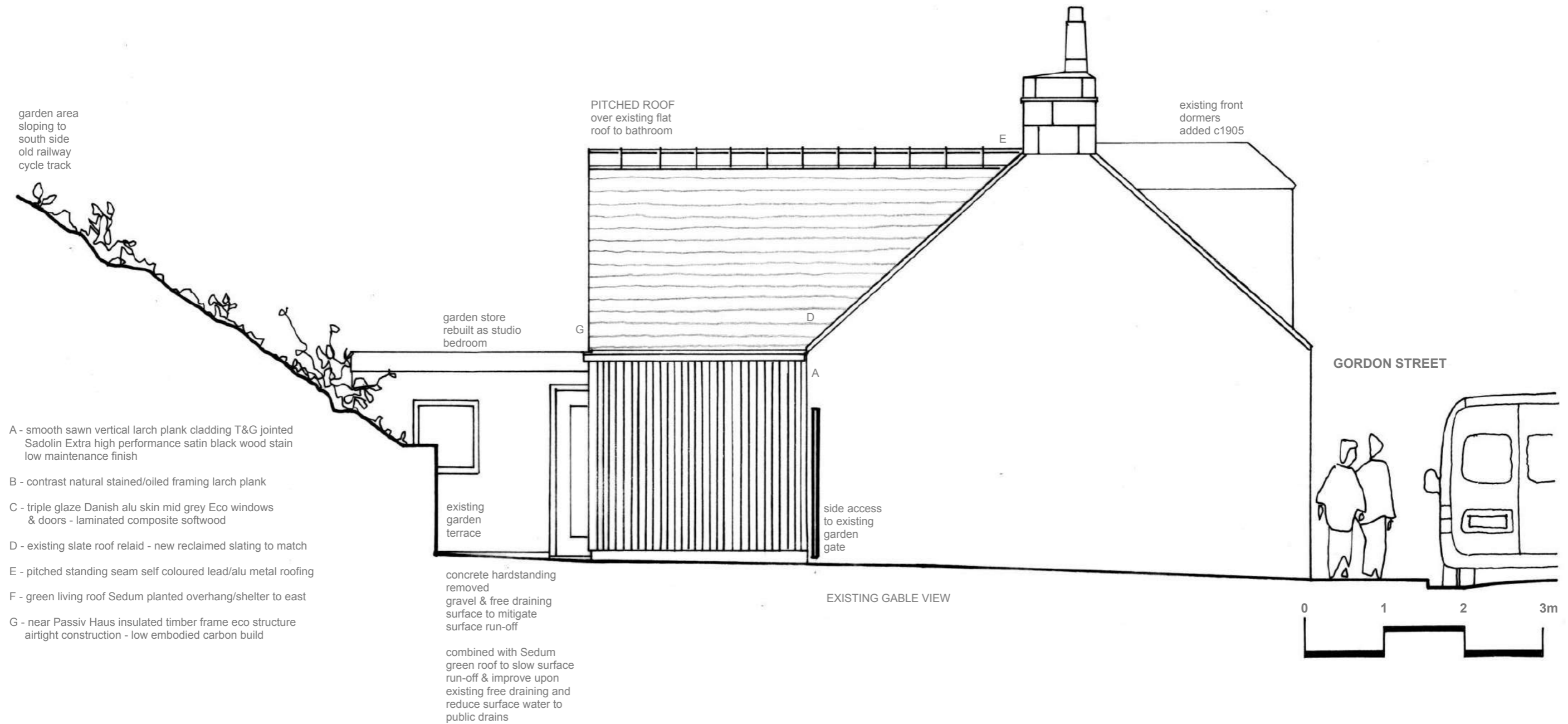
studio/bed 003
behind existing
raised garden area
rebuilt garden
store

bed 001 ensuite/shower
over existing flat roof
bathroom

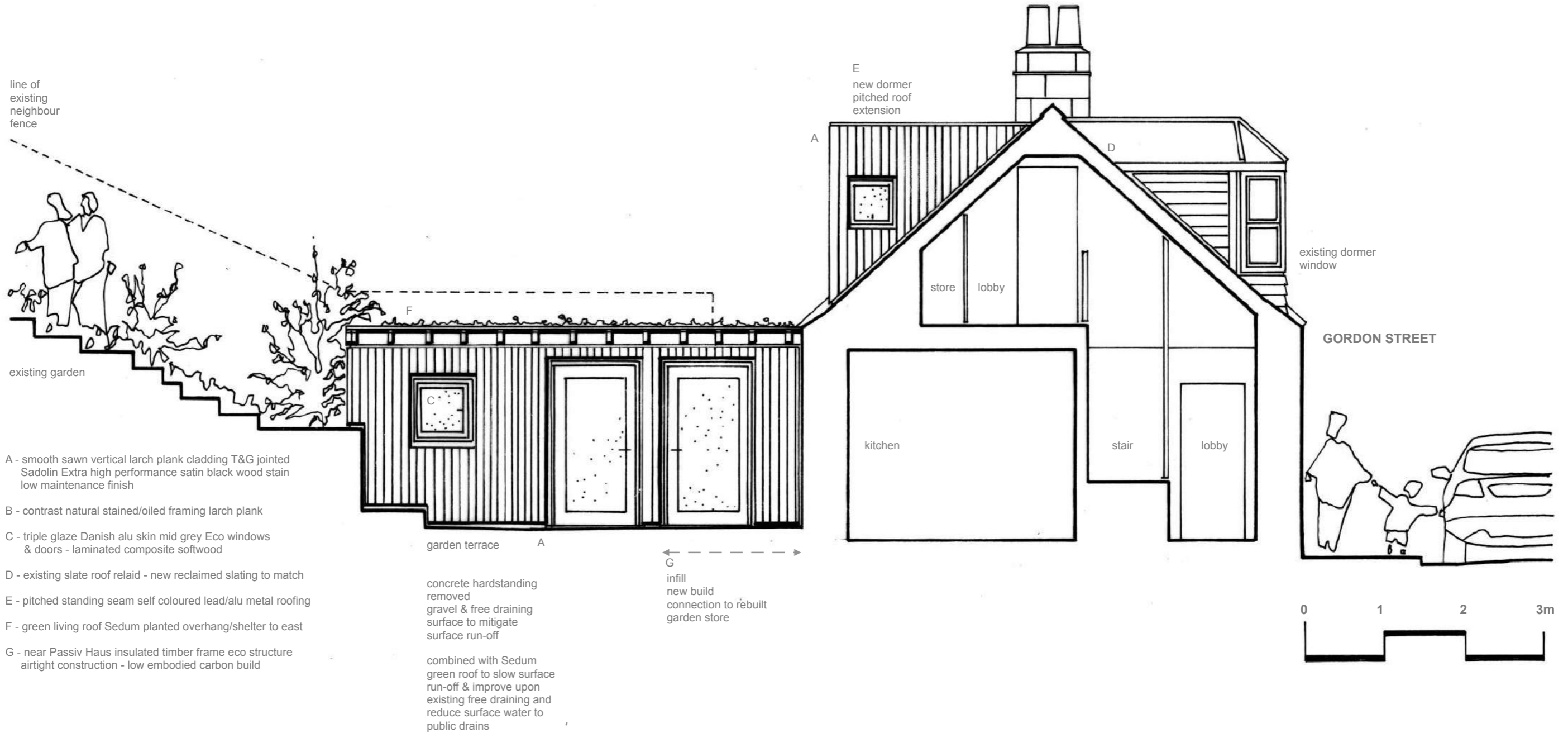
- A - smooth sawn vertical larch plank cladding T&G jointed
Sadolin Extra high performance satin black wood stain
low maintenance finish
- B - contrast natural stained/oiled framing larch plank
- C - triple glaze Danish alu skin mid grey Eco windows
& doors - laminated composite softwood
- D - existing slate roof relaid - new reclaimed slating to match
- E - pitched standing seam self coloured lead/alu metal roofing
- F - green living roof Sedum planted overhang/shelter to east
- G - near Passiv Haus insulated timber frame eco structure
airtight construction - low embodied carbon build



PROPOSAL - elevation view from east 1:50 @ A3 sheet size

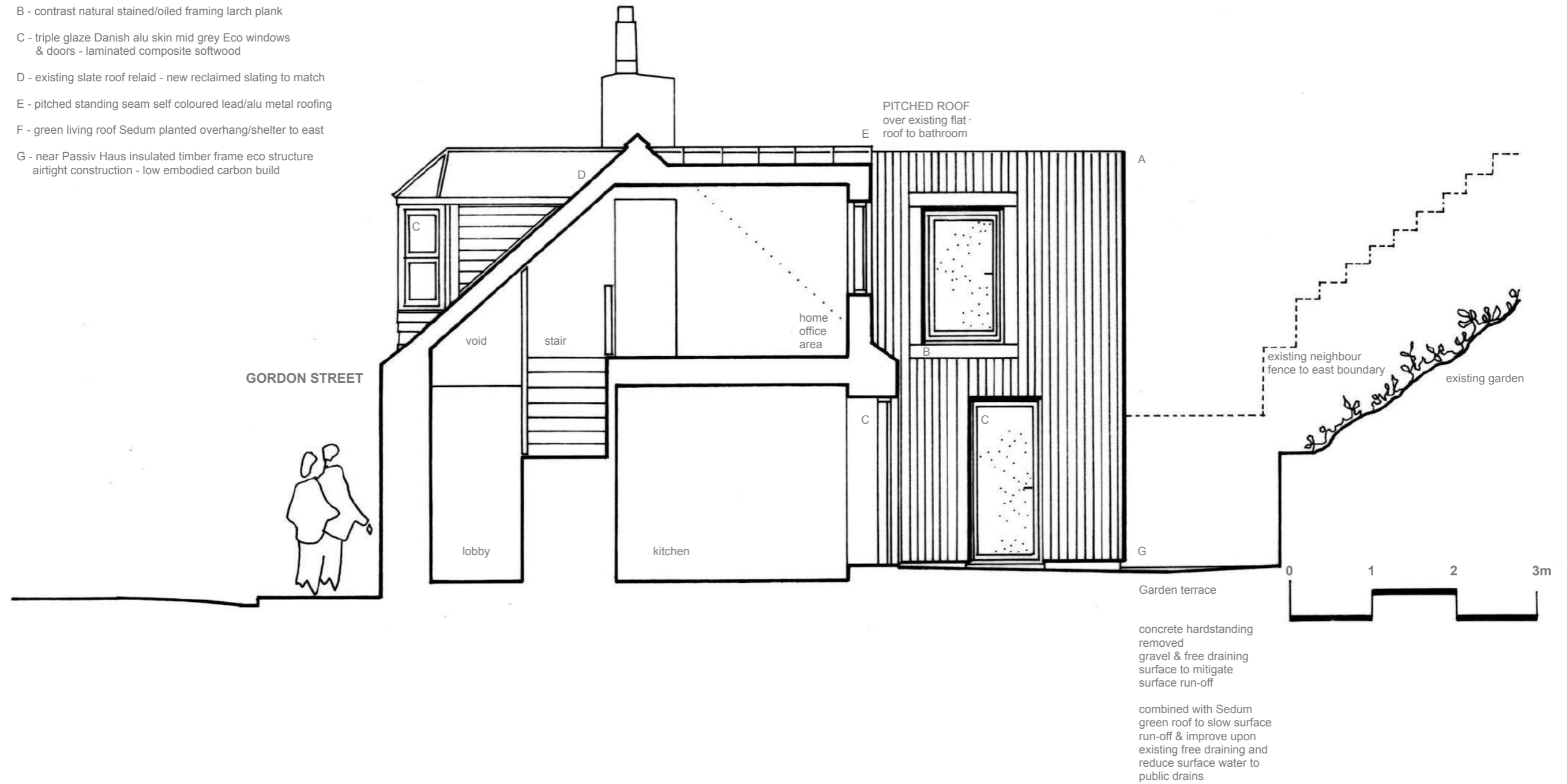


PROPOSAL - elevation view from east 1:50 @ A3 sheet size

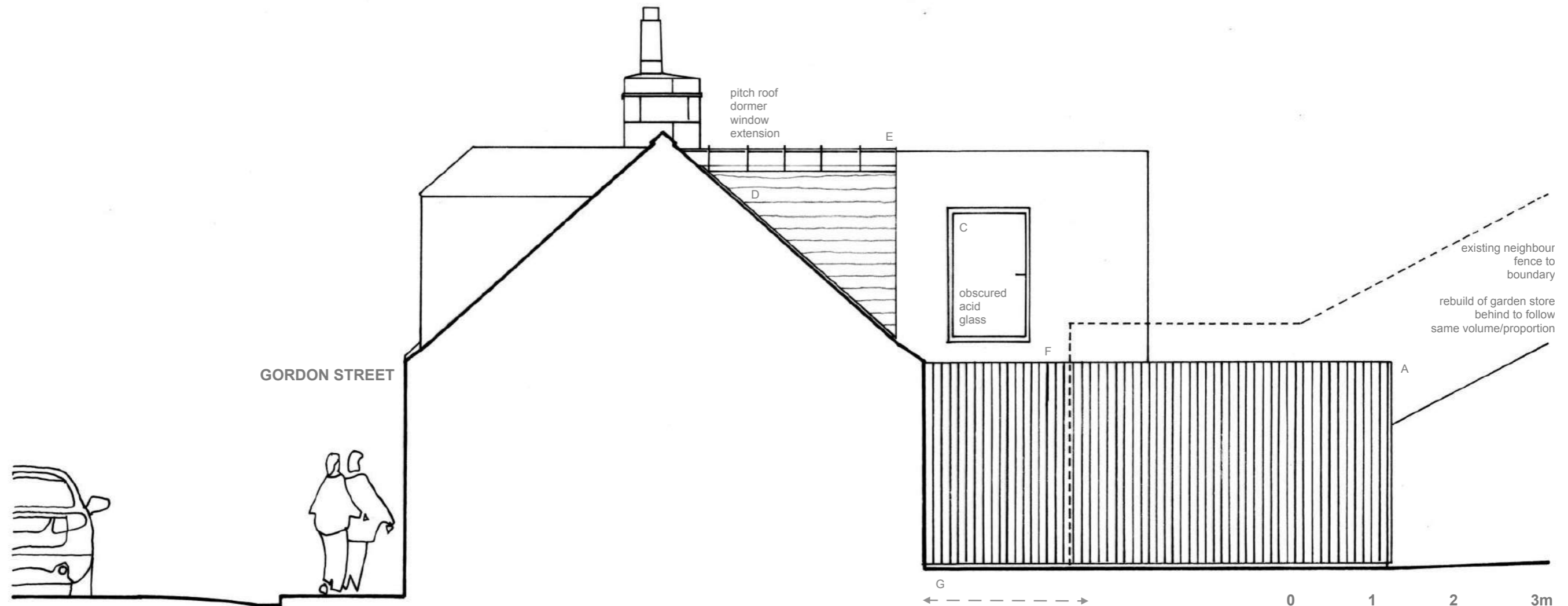


PROPOSAL - elevation view from west 1:50 @ A3 sheet size

- A - smooth sawn vertical larch plank cladding T&G jointed
Sadolin Extra high performance satin black wood stain
low maintenance finish
- B - contrast natural stained/oiled framing larch plank
- C - triple glaze Danish alu skin mid grey Eco windows
& doors - laminated composite softwood
- D - existing slate roof relaid - new reclaimed slating to match
- E - pitched standing seam self coloured lead/aluminum metal roofing
- F - green living roof Sedum planted overhang/shelter to east
- G - near Passiv Haus insulated timber frame eco structure
airtight construction - low embodied carbon build



PROPOSAL - elevation view from west 1:50 @ A3 sheet size



- A - smooth sawn vertical larch plank cladding T&G jointed Sadolin Extra high performance satin black wood stain low maintenance finish
- B - contrast natural stained/oiled framing larch plank
- C - triple glaze Danish alu skin mid grey Eco windows & doors - laminated composite softwood
- D - existing slate roof relaid - new reclaimed slating to match
- E - pitched standing seam self coloured lead/alu metal roofing
- F - green living roof Sedum planted overhang/shelter to east
- G - near Passiv Haus insulated timber frame eco structure airtight construction - low embodied carbon build

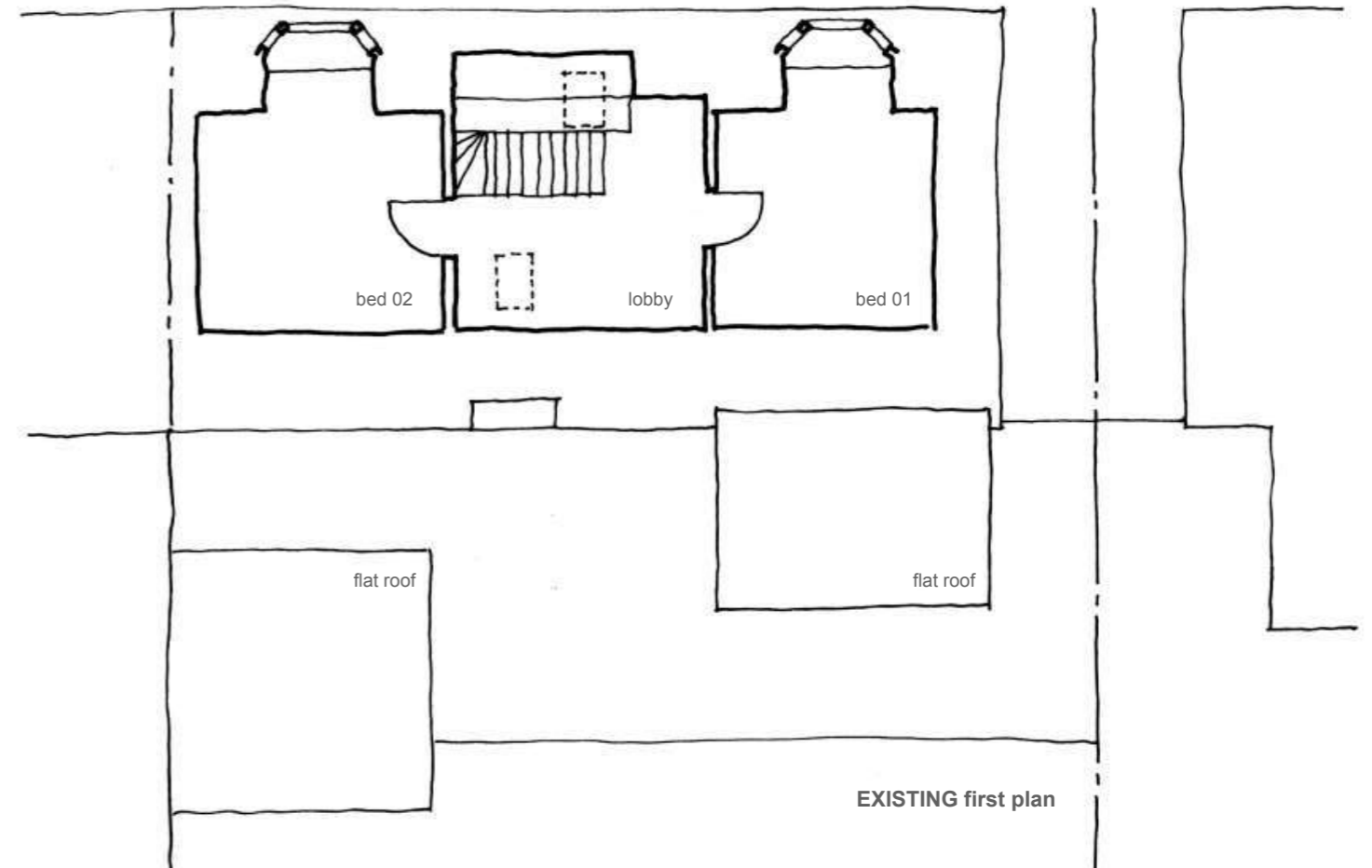
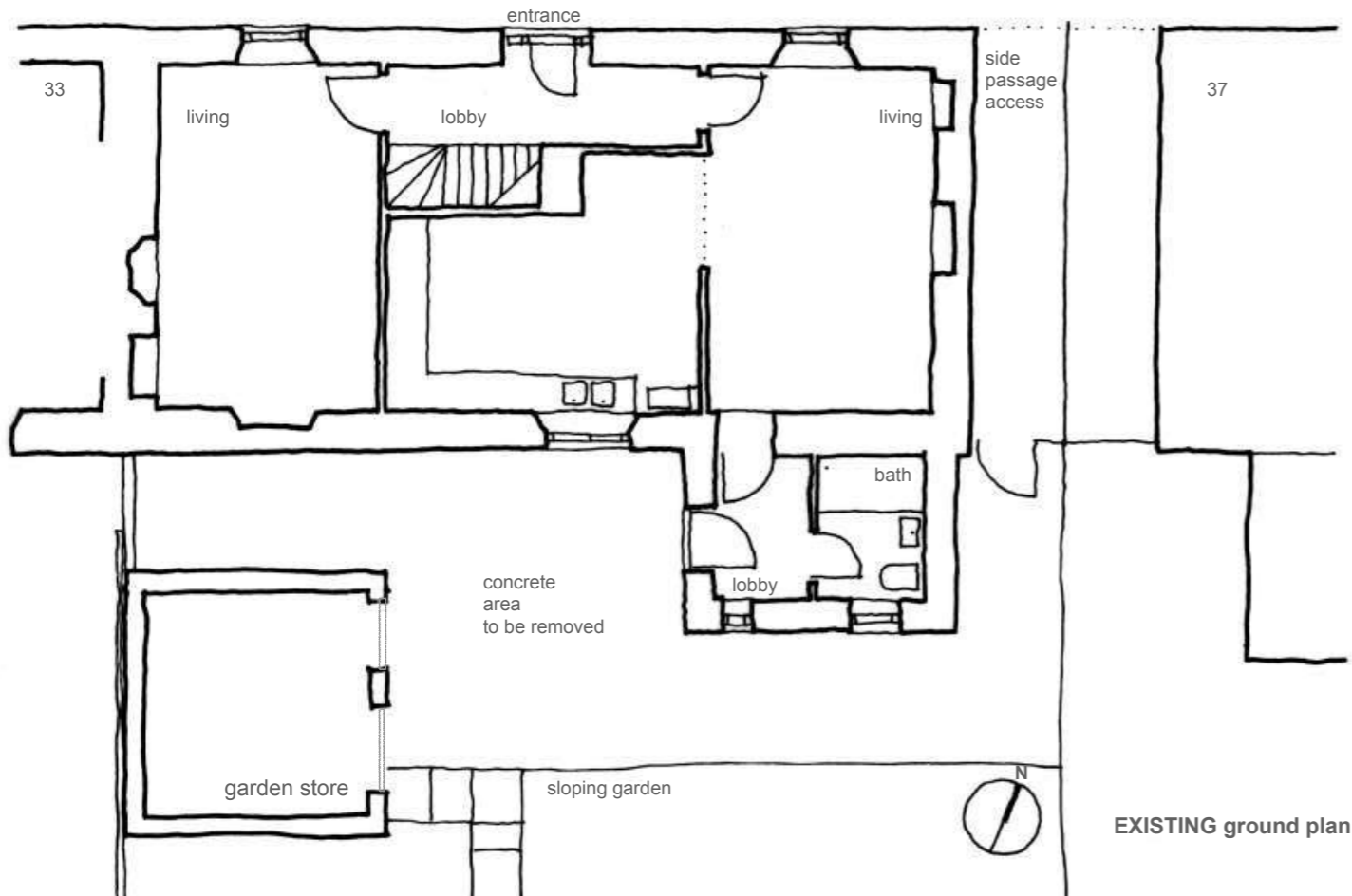
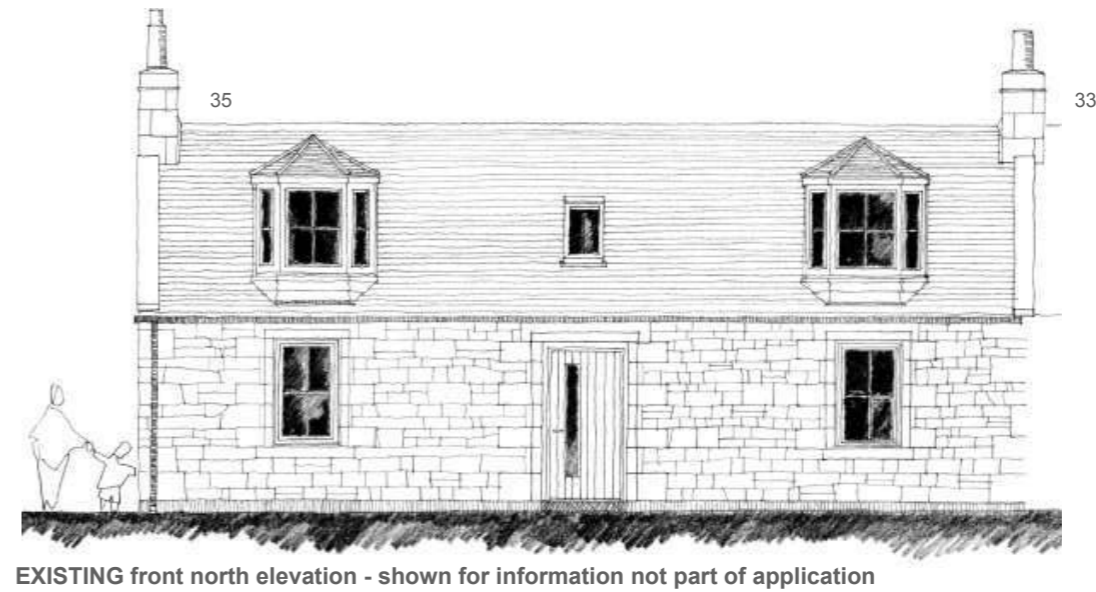
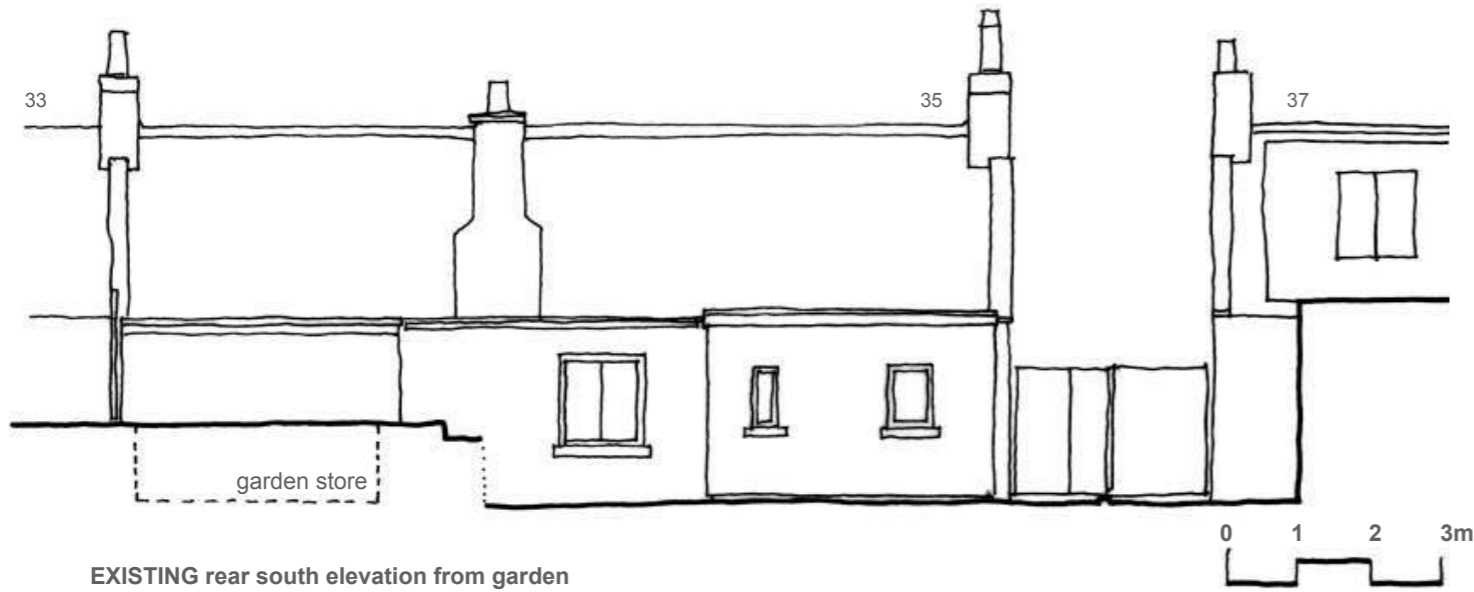


35 GORDON STREET Portgordon AB56 5QR
Ms C Lambert

NMD[©]

historic
contemporary
contextual

EXISTING - plans & elevations 1:100 @ A3 sheet size



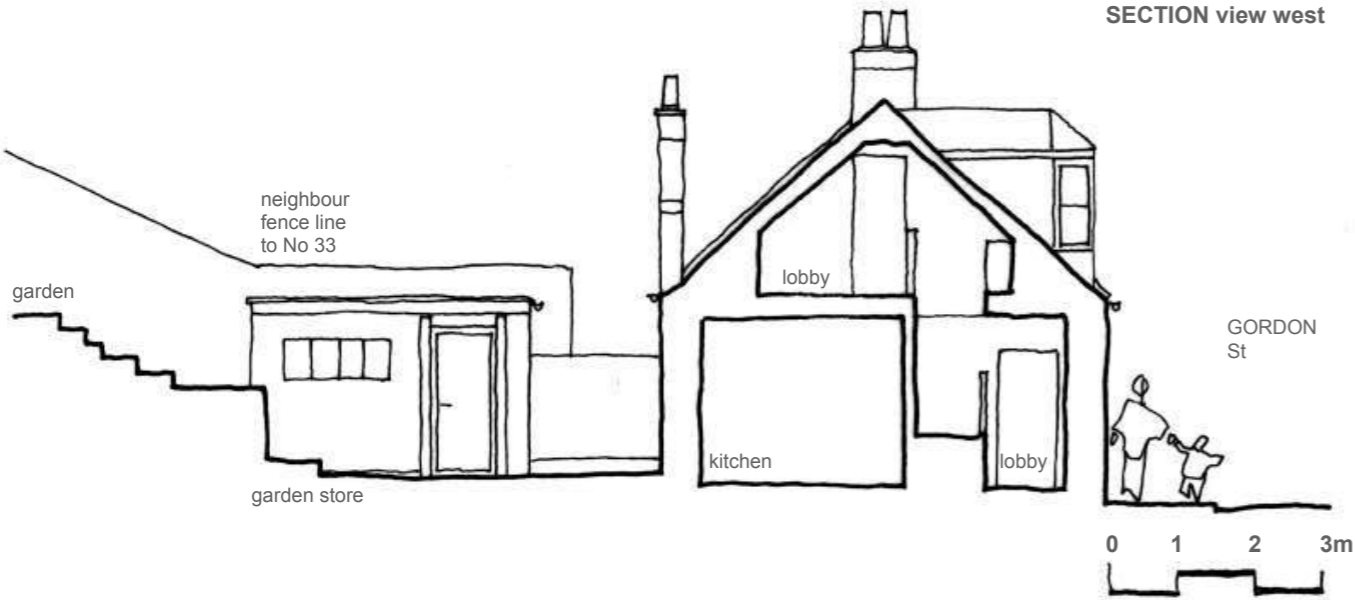
35 GORDON STREET Portgordon AB56 5QR
Ms C Lambert

NMD[©]

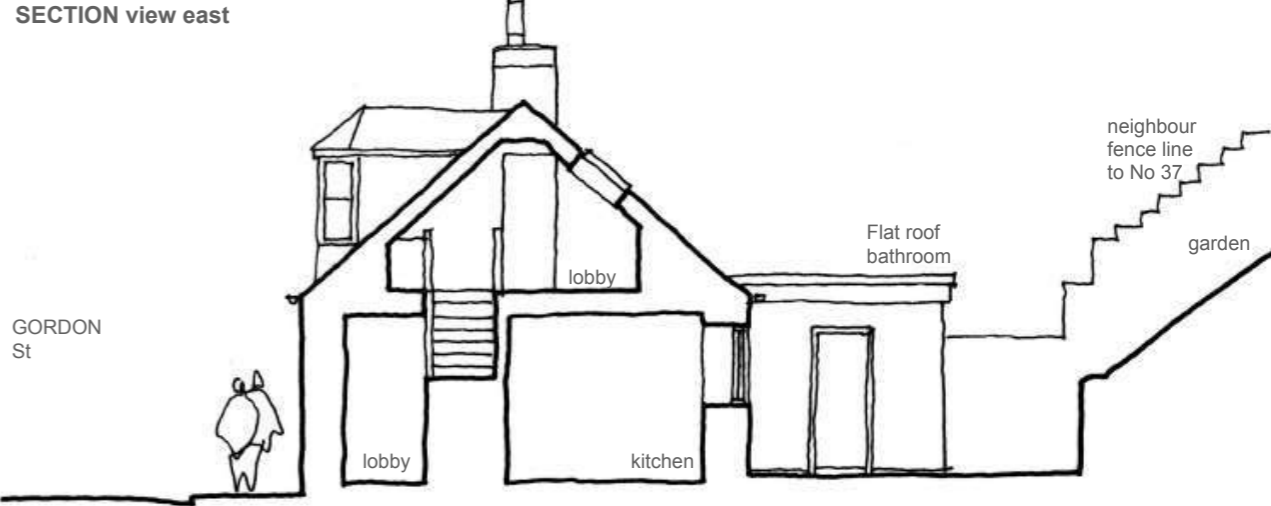
historic
contemporary
contextual

EXISTING - elevations & sections 1:100 @ A3 sheet size

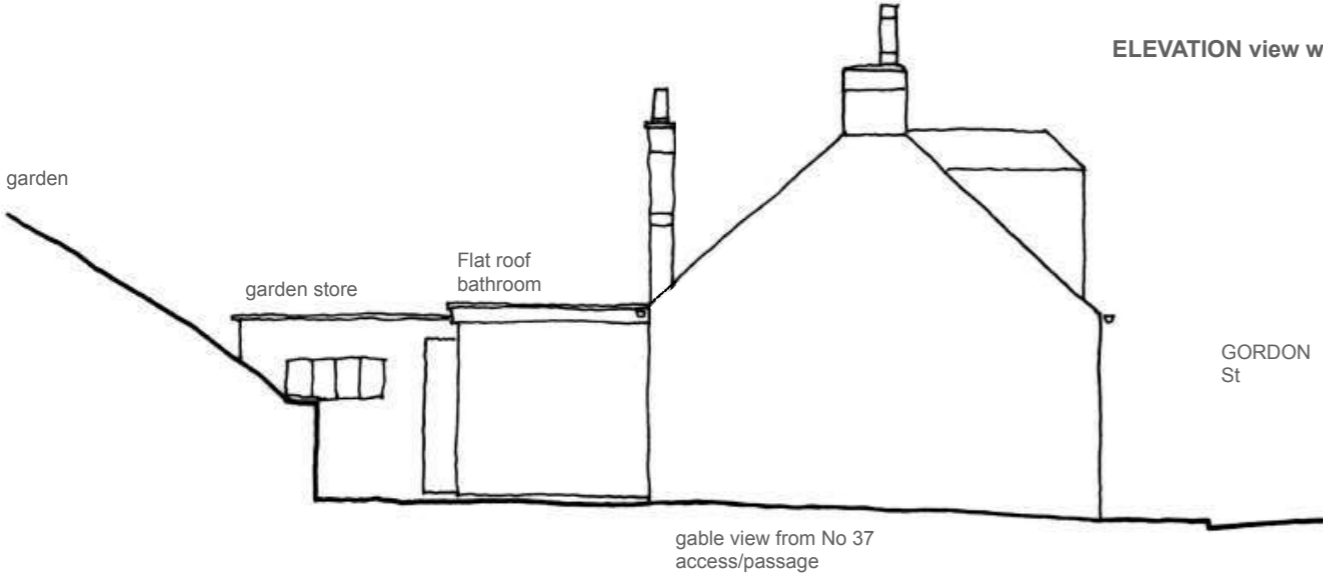
SECTION view west



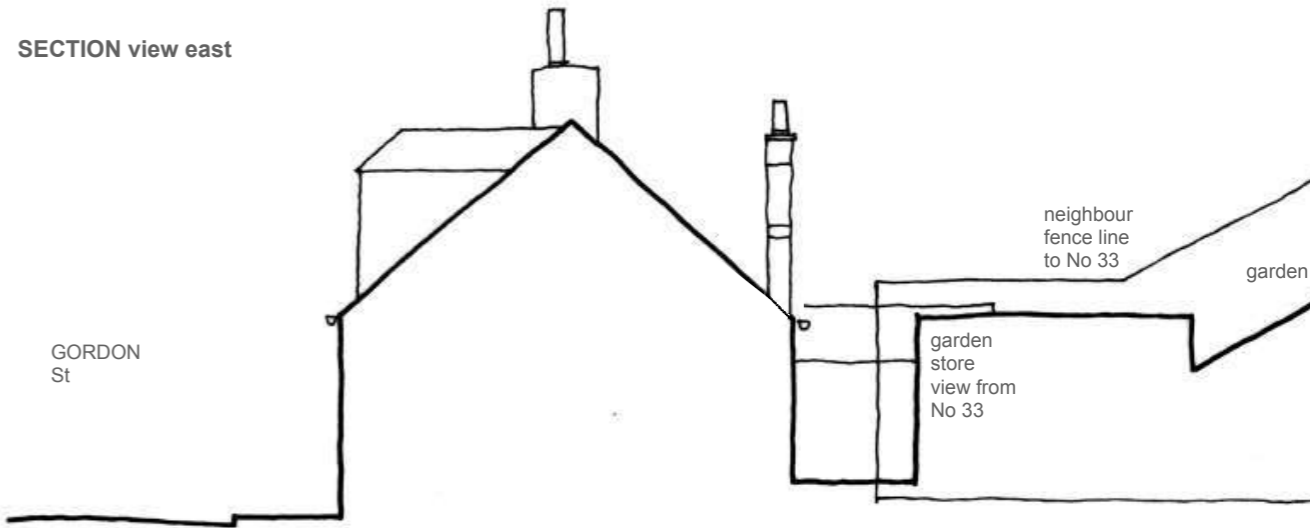
SECTION view east



ELEVATION view west

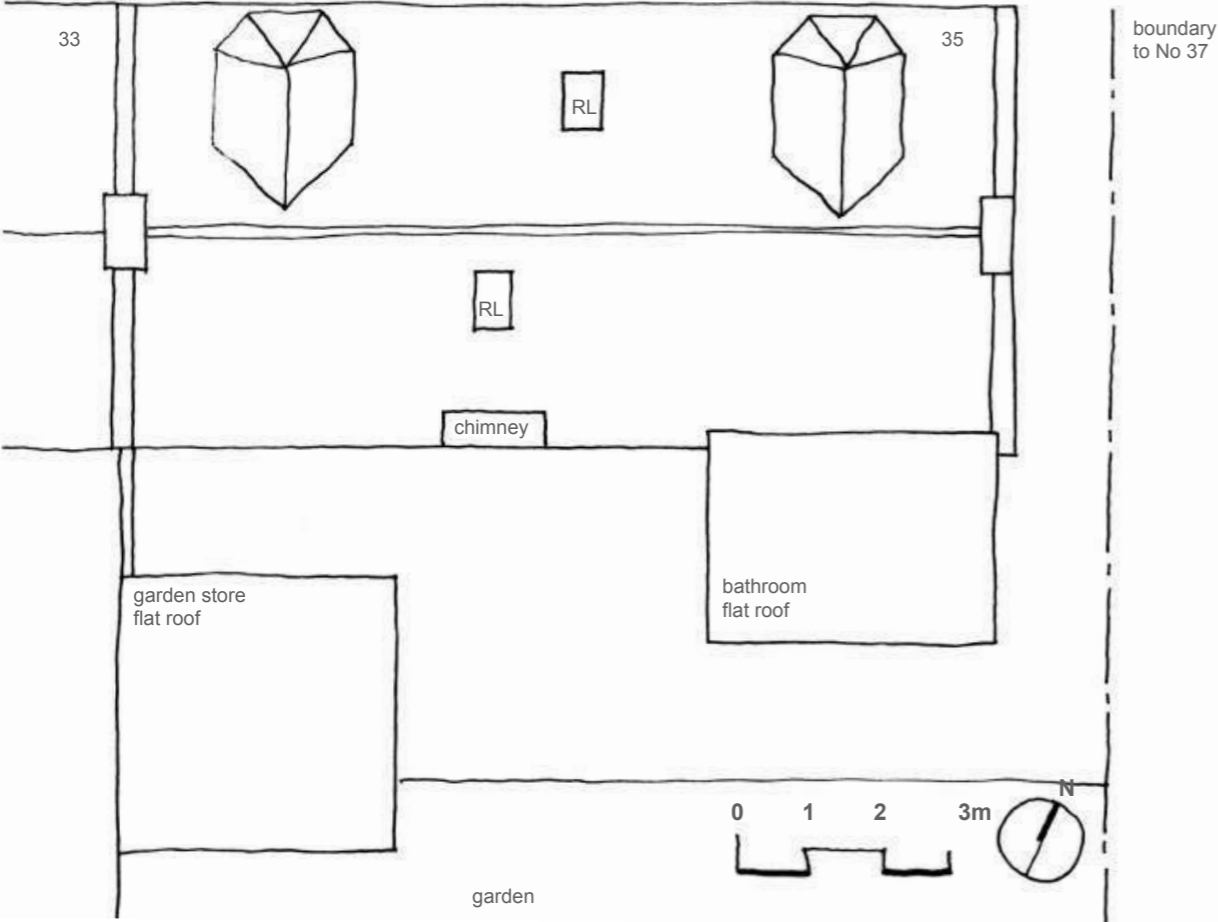


SECTION view east

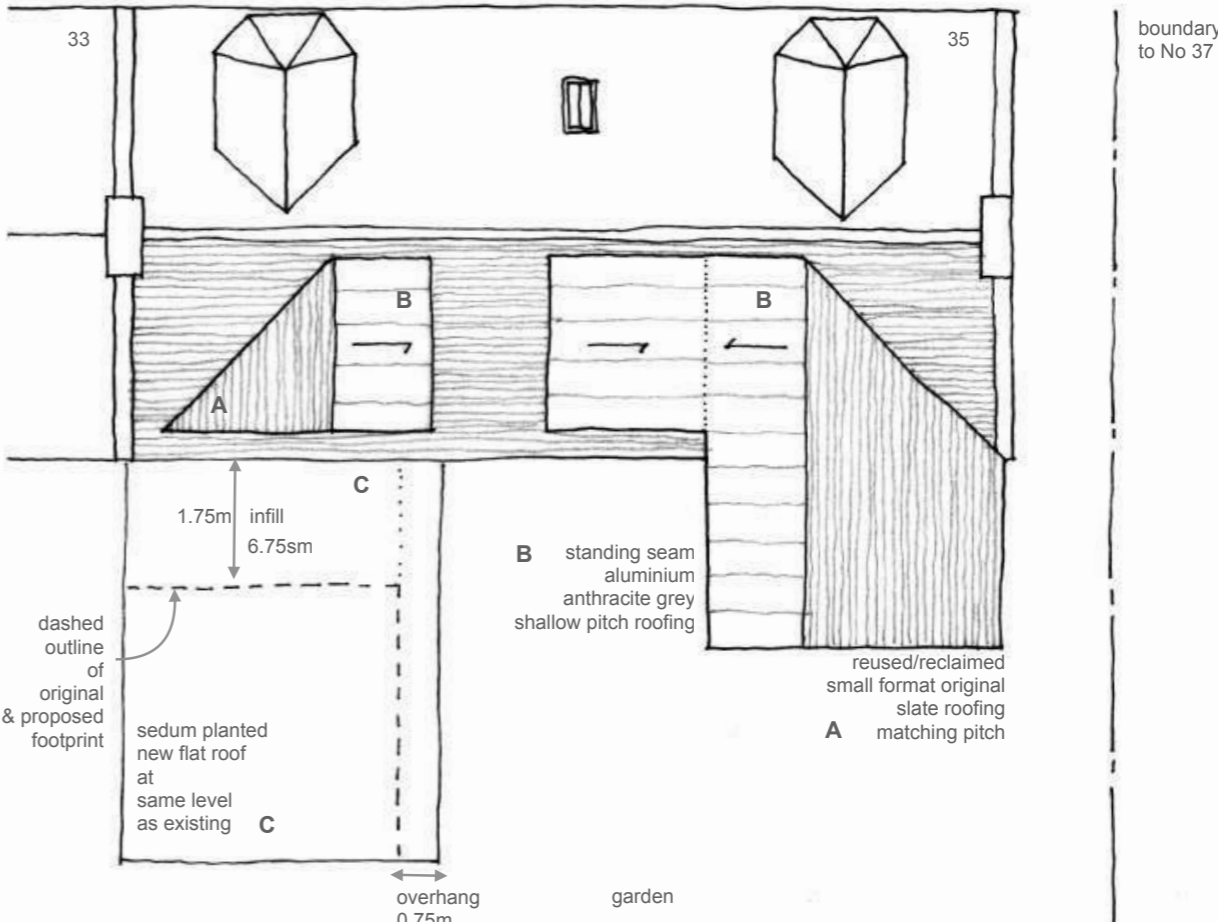


EXISTING & PROPOSED - roof plan 1:100 @ A3 sheet size

EXISTING roof plan



PROPOSED roof plan



A3 sheet
DO NOT SCALE
this drawing is a digital
file indication of scale
for printing relies on
true print/sheet sizes
ANY DOUBT ASK



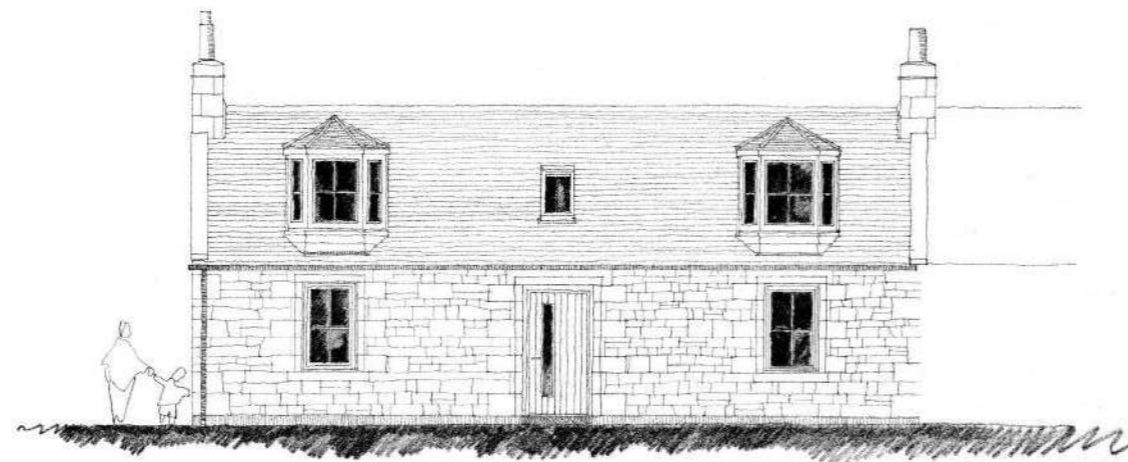
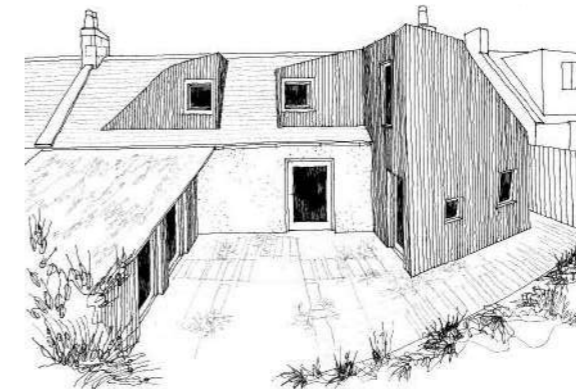
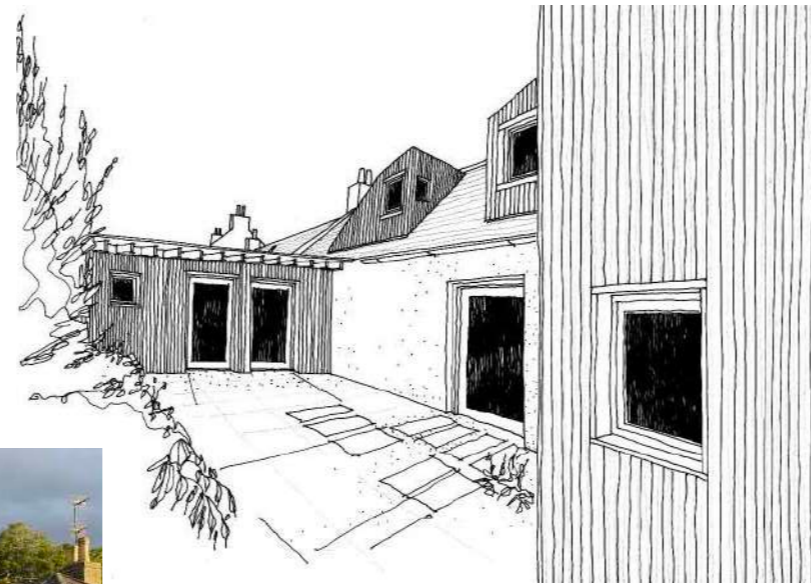
35, Gordon Street, Portgordon, Moray, AB56 5QR



Location Plan shows area bounded by: 339783.2, 864206.25 339983.2, 864406.25 (at a scale of 1:1250), OSGridRef: NJ39886430. 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.

Produced on 7th Feb 2022 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by <https://www.buyaplan.co.uk> digital mapping a licensed Ordnance Survey partner (100053143). Unique plan reference: #00705198-ACF6F1

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan logo, pdf design and the www.buyaplan.co.uk website are Copyright © Pass Inc Ltd 2022



PROPOSED - DESIGN STATEMENT context, historic mapping, intent & environment

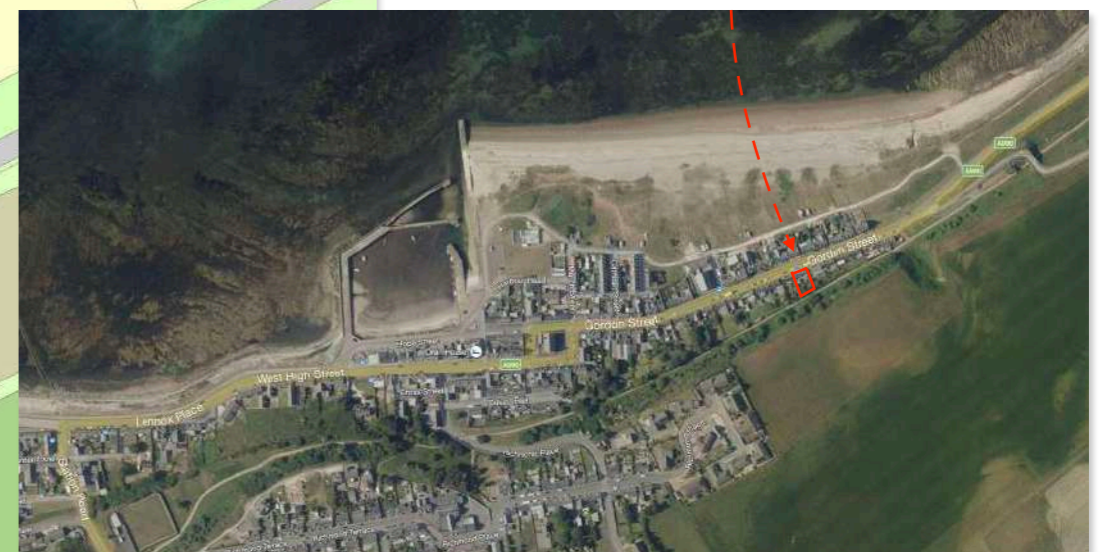
No 35 GORDON STREET Portgordon AB56 5QR

A3 sheet

DO NOT SCALE
this drawing is a digital
file indication of scale
for printing relies on
true print/sheet sizes

ANY DOUBT ASK

Portgordon



INTENT

The intent is to alter and update the property, to provide an extra bedroom at ground floor to support multi generational accessible living, extend the roof level/first floor accommodation to improve head height and volume to the existing bedroom/living spaces and to extend the roof pitch over the flat roofed ground floor bathroom to create a first floor ensuite bathroom.

Overall a complete 21st C renovation of the building fabric, to highly insulate to near Passive Haus standards, damp proof the structure and create an environmentally friendly airtight envelope with an energy efficient wet underfloor heating system [UFH], married to well managed smart energy control, with the allowance for future incorporation of either heat pump technology or hydrogen ready heat generation.

The existing fabric and materials will be retained externally to the north Gordon Street Elevation there will be no outward alteration or physical changes.

FAMILY living

The accommodation is to provide family accommodation for the applicant, to create a sensitive refurbishment of the existing spaces and with minimal new built footprint to improve the volume of living space, to let more light into the property, to nurture a healthy 21st C environment and to preserve the property for future generations.

HERITAGE setting

It is important to the applicant to preserve the intrinsic character and qualities of this heritage [mid 1800's] dwelling but to also improve and contrast the new additions, to give an holistic response, that is not slavishly mimicking an historic style with a weak pastiche - but to offer strong yet sympathetic new forms. With embedded vernacular and historic references, whilst offering a contemporary response.

The form and character of the village is unique, as the settlement was a new community and a planned build by the Duke of Gordon' though not as formal as Tomintoul or Fochabers due to its geography on a relatively narrow foreshore strip. The creation of 'Port Gordon' linked the existing settlements of Gollachy and Port Tannachy.

With these modest interventions to the property, we are conscious that the proposals are contemporary - but respond to the here and now of the village and its flow through history.

SETTLEMENT history & context

In the late 1700's Buckie was the principal fishing community on this local part of the coast. At that time fishing was by line, in boats no larger than 14 tons. Development locally of the industry was limited by the lack of proper harbours and disputes amongst the three owners of the various local boats.

One of these local owners, Alexander, 4th Duke of Gordon, decided to establish a new village, just to the west of the tiny community of Gollachy, which comprised but a few houses in the area that is now Gordon Street. Work was underway on the harbour by 1795 and stone was being shipped from Lossiemouth in 1796. In 1797 houses were built for ten fishermen and their families from Nether Buckie which resulted in the communities of Tannachy and Gollachy being joined together as Port Gordon [Portgordon].

Portgordon developed with other uses for the harbour other than purely fishing, with its developing growth and commercial advantage, it started exporting timber and quarry materials, overtaking Buckie in importance. The village thrived into the late 1800's and early 1900's. By the 1850s a post office had opened and there were many coopers, fish processors and net makers. By 1861 the population had grown to around 630. The opening of a fertiliser factory in Keith lead to traffic in bones through the harbour too. The harbour was also used for the export, from further inland, for timber and stone.

John Gordon of Cluny was the member of the Gordon family to build the 'modern' Gollachy part of Portgordon, at the east end of the village, the [applicants] house/property at No 35 was still owned by the Gordon family and passed to his illegitimate son John, then the majority of Portgordon property ended up with his wife after his death 1878.

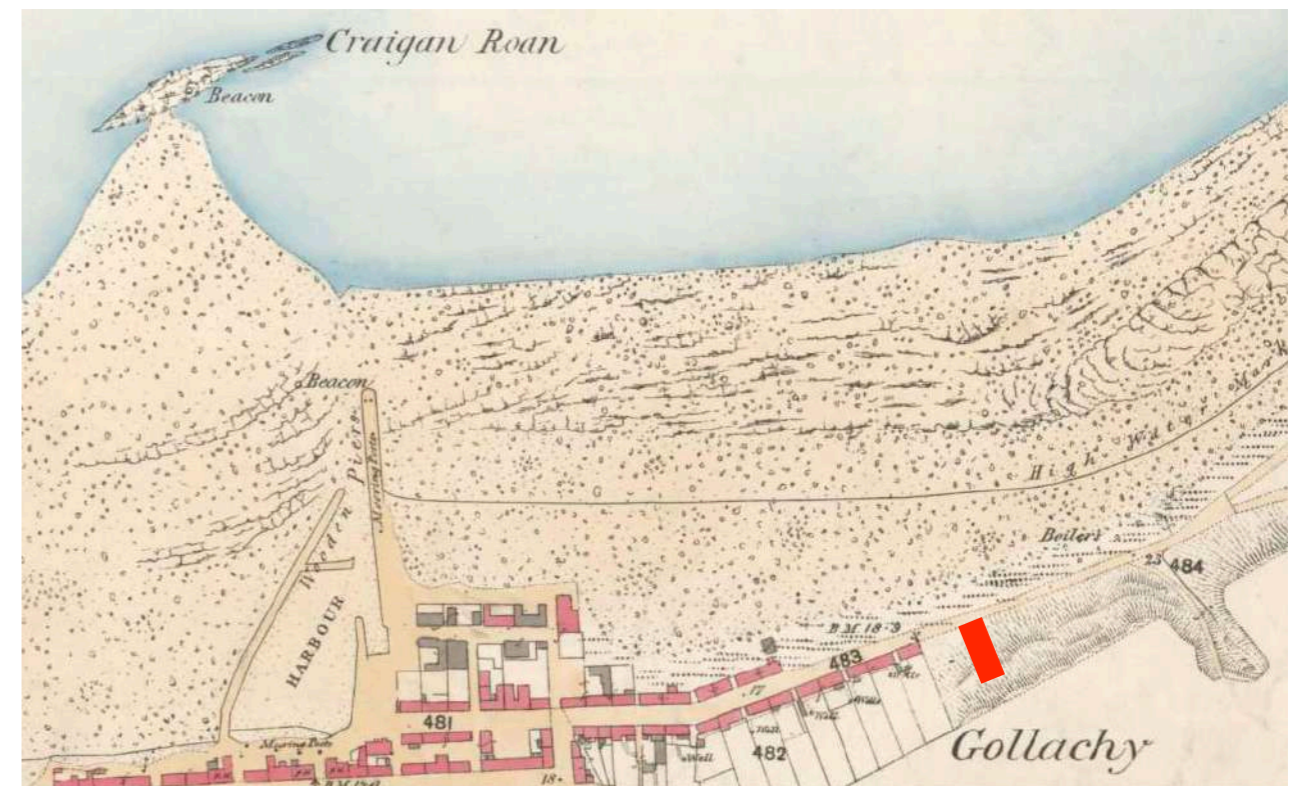
The house was built just before the railway was built, as it's shown on the 1870's plan proposals which the applicant has sourced from the National Record in Edinburgh - but not on the 1860's survey. Various routes were muted for the coastal railway between Portsoy and Elgin with the route through the village being established by an Act of Parliament 1881 and following a line through the mid level of the coastal slope, avoiding most of the existing dwellings, though not requiring to climb to the higher ground to the south of the village. The railway has defined the southern limit of the property, with Gordon Street to the north.

With the railway planned in about 1845 and built and opened by 1886, as referenced in the searches in the title documents for the No 35 property.

In 1956 No 35 came into the family who the current owner/applicant purchased it from. The current dormer windows were added later and from internal structural inspection, noting the carpentry & machine sawn timbers/fixings dates them around c1900, this corresponds with the decline of fishing and artisan uses of the properties when predominantly the upper floor was used for storage. It's likely that the first floor accommodation became habitable space.

A boat-building industry began, and in the early 1900's local boat yards were ranged on the foreshore to the east of the harbour, first constructing Zulu's and from 1903 steam drifters. In 1907 one yard employed fifty men and launched a drifter every month or so - but this business in drifters had dried up by 1915, though the yard continued to produce salmon cobles.

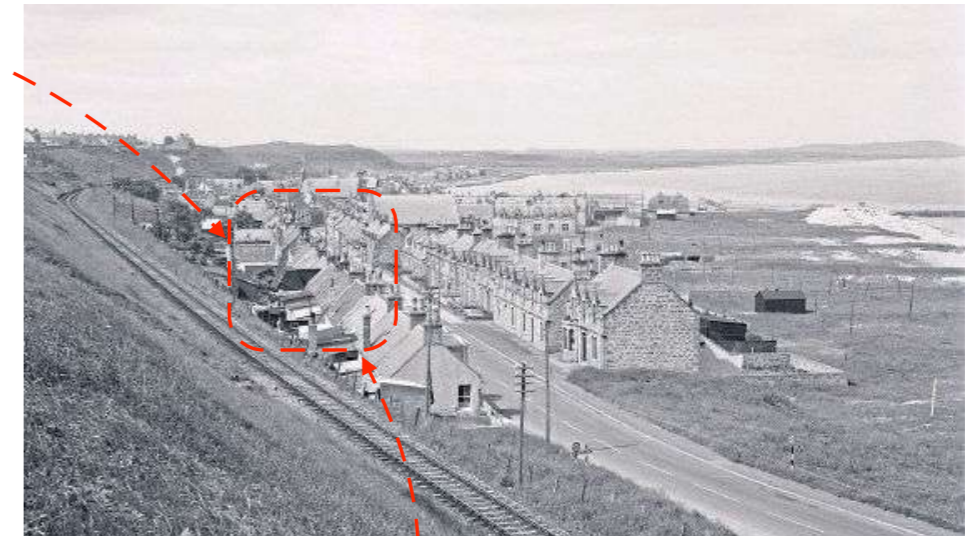
Since the 1960's there has been a steady decline in fishing & coastal industries, the village now has been occupied by families who draw occupations from a wider region, in the first part of the 21st C the village has seen people and families moving in from outside the local region, though the village is predominantly still owner occupiers, with only a very few holiday lettings or tourist related occupations.



map 1825-40's



Portgordon
harbour view
from west



context images views
from east & south

photographs show earlier
two storey mansard
roofed outbuilding
to the rear of 37/39



historic view of harbour
illustrating groupings
of ancillary sheds
& workshops

LISTED historic buildings locally

It is interesting that in the 'fisher town' of Portgordon there is only one listed building, as there are many good examples of heritage dwellings & structures, all with their own merit, that create the unique setting and character of this historic coastal settlement.

PORTGORDON 2 EAST HIGH STREET LB15522 Category C

Date Added 22/02/1972
Local Authority Moray
Planning Authority Moray
Parish Rathven
NGR NJ 39650 64244
Coordinates 339650, 864244



Description

Early 19th century. Single storey, 4-bay cottage with single bay return elevation to Gordon Square (W). Rendered rubble with later long and short detailing. Entrance with panelled door flanked by windows with varied glazing; blocked doorway in outer bay at right; single window in W elevation (to Gordon Square). Renewed brick end stacks; piended slate roof.

PORTGORDON, GOLLACHY ICE HOUSE LB15546 Category B

Date Added 25/04/1989
Local Authority Moray
Planning Authority Moray
Parish Rathven
NGR NJ 40260 64565
Coordinates 340260, 864565



Description

Earlier 19th century. Rectangular rubble ice house with long elevations E and W, and off-centre entrance in E. Modern pinkish harl. Piended turfed roof with blocked chute. Ramp at W leads from road to ice house at roof-height. INTERIOR: steps descend from doorway to ante-room (cool chamber) from whence a further doorway leads to single chambered vaulted ice house.

Statement of Special Interest - Unusual ice house in that it is sited on the shore and excavated rather than being built into side of hill. Restored by Moray District in 1970s.

Gollachy Ice House planning approval 17/00155/LBC

ASSET nature & context

Whilst there are only two immediate Listed Buildings close to the applicants property and the village is not a Conservation Area, the heritage assets form this planned village and the inherent preserved history of the settlement, this places it equally with other historic settlements on the Moray Coast. It is relevant with new proposals for development to be conscious of the heritage setting, the quality of environment and the catalogue of vernacular properties that are a good record of the social and economic development along this immediate part of the coastal strip.

The applicants property is part of the latter construction of the eastern end of Gordon Street in the mid 1800's, the linear development of the Gollachy part of the village, built on the available land that is slightly higher than the foreshore with its naval uses and the abrupt coastal slope to the south, this slope was likely steepened at this eastern end of the village with the construction of the railway.

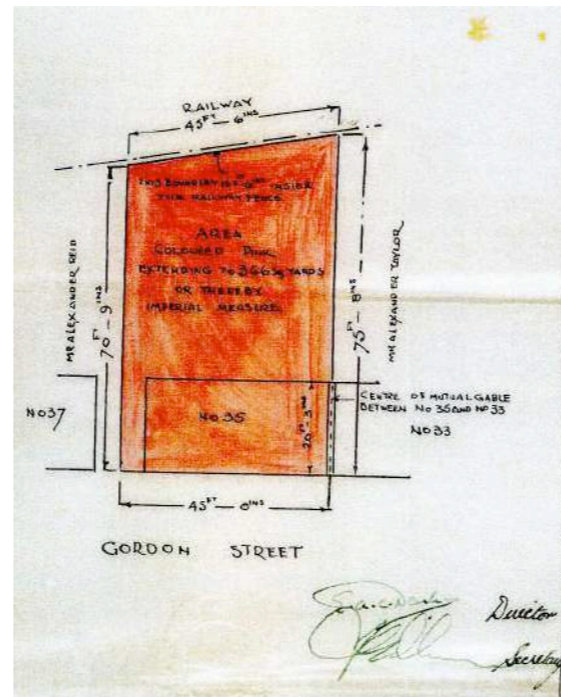
The original properties prior to the planning of railway on Gordon Street were likely to have been built in the first quarter of the 19th C, as the railway was at this point planned on the south side of the village at the top of the coastal slope - these properties we know through discussion with owners on Gordon Street, had longer gardens extending right up to the top of the coastal slope and to the rear of where it was, until more modern development, just farmland.

The gardens to the last 9 properties on the south side of Gordon Street from 33-49 were planned with shorter or no gardens [see the map/plan below] though its likely concurrent with the railway construction, as the land was all in the ownership of the Duke of Gordon gardens were bundled together, when the railway was built or later in 1956 when the land was sold by the benefactors of the Gordon Estate into private ownership. This indicates that the nature of the street and the land adjoining the property has altered little since the mid 1800's.

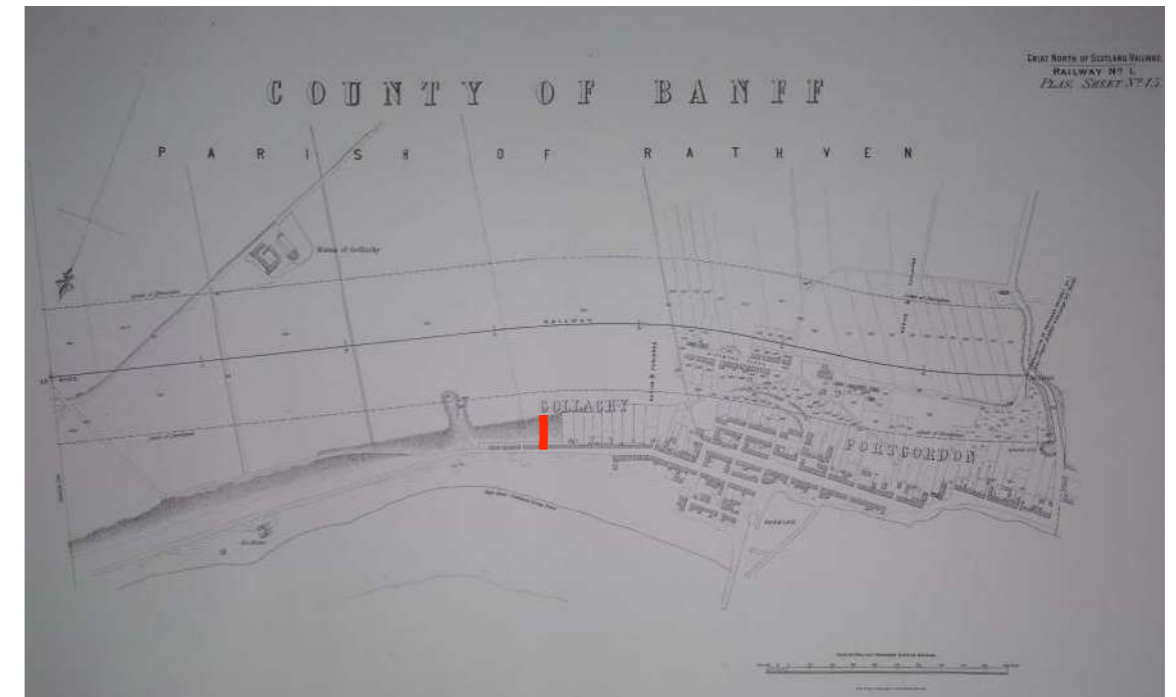
With the proposal we are conscious of the social & economic progression of the village and this design reflects the architectural history of the immediate area whilst also bringing to a fore the contemporary style and use for this property into the 21st C and beyond.



map 1902



legal document 1956



archive map pre Act Of Parliament for railway construction 1825-50

This historic dialogue is evidenced for properties along Gordon Street being used for the boat building and fishing industry. The photographs shown on the adjoining page 5, shows the property to the east of No 35., [No 37/39] had well into the 1950-60's a large sail/net loft or 2 storey workshop to the south. As a full two storey structure, it appears to be dark stained, presumably timber framed/planked building, with a steep mansard type roof and a flattened top. This style of building is typical of sail/net lofts from many east coast communities, where sails or nets could be rigged and stored vertically for repair and drying.

The photographs and mapping [pages 5-9] also show that previously the area to the south of the ribbon of symmetrical houses along Gordon Street, had many varied and different forms of outhouse and potentially ad-hoc dwellings/workshops, mostly on the flat low area before the coastal slope developing a tight and varied built form under the coastal slope.

Many of these forms and structures remain and more recently there has been a steady growth in new 'garden and workshop' ancillary buildings developed as adjuncts to the historic properties. Often these structures are single storey with flat or pitched roofing, though some are two storey. A strong relationship is established between the formality of the street frontage and back plot ancillary accommodation which creates varied and visually interesting variation in scale and forms within the tight village plots.

This is a typical character of the areas to the south of Gordon Street and the loose grid of dwellings closer to the harbour - historically there will have been more shed, workshops and storage buildings around the harbour [image page 5].

Some of the rear development to property along Gordon Street is attached to the existing houses or equally detached. Development has historically been tight on boundaries and parallel with neighbour structures. The aspect from dwellings is predominantly north and south with very little gable or boundary fenestration.

The images [on page 9] illustrate the close knit ad-hoc arrangements of the 'backland' structures and vernacular forms of roofscape, sheds and workshops, compared to the more formal linear character of the Gordon Street frontage, Hope Street and leading into east High Street East and Gordon Square to the south of the harbour. Despite the more formal planned nature of some of the historic villages, the true Moray character is made up with the ranges of cottages and by the varied scales around each property, vernacular forms and the loose development of ancillary buildings that is part of the predominance of the Moray village characteristics.

The growth of Portgordon within the topographical constraints and within the older part of the village beyond the ribbon layout, has to a greater extent been organic, built structures and forms of varying scale, one two and three storey sometimes with high pitched roofing and steep gables, these dwellings fill the spaces between the harbour shore, roadways and alleys.

Giving an intense footprint of buildings, that only dissipates suddenly to the east on the side of the foreshore, this is where the ownership of the land is that of the Crown and to the south where the village was ultimately confined by the railway.



The foreshore historically provided for boat building, the sheds and enclosures must have been transient as little on the historic map surveys records this industry. The now privately owned ranges of drying frames were apparent for fishing equipment and then more latterly used as communal washing lines - the immediate foreshore/access lane now provides for parking and access to the houses on the north side of Gordon Street - as the north side of the A990 roadway is not usually used for residential parking.

The houses on Gordon Street to the south use the street frontage for parking, the frontages of the dwellings stretching to +13m providing ample space for 2-3 vehicles outside each dwelling.

CONTEXTUAL vernacular precedents



Tannachy - out buildings



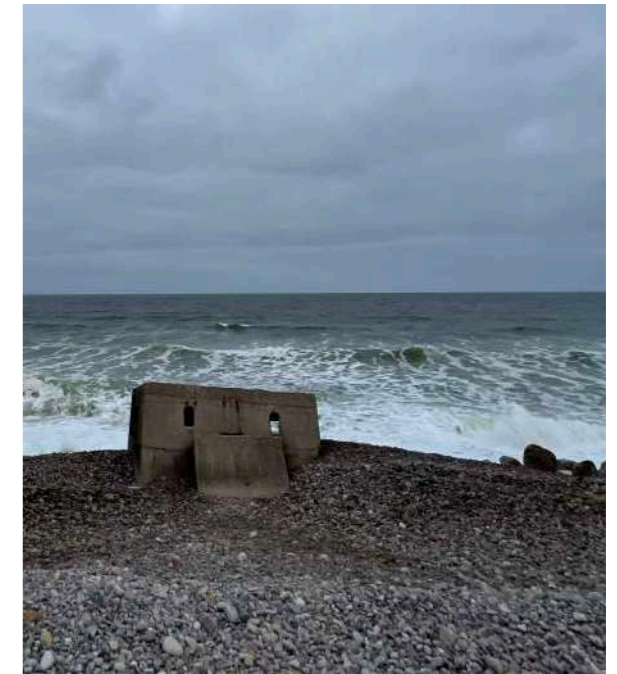
Gordon Street - outbuildings



Kingston - outbuildings



Spey Bay - varied forms & outbuildings



Kingston WW2 vernacular



Portgordon varied roofscape



Portgordon varied roofscape



Gordon Street view west



No 35 & 37

Tannachy varied forms



Kingston - monopitch



CONTEXTUAL contemporary precedents



West Bank GARMOUTH
18/00843/APP

incongruous modern box
dormer to front elevation



130 Seatown CULLEN
15/02162/APP

modern well designed two
storey addition to dwelling
in Conservation Area



Lennox Brae FOCHABERS
17/00907/APP

modern replacement
dwelling - well
designed form and
context in
Speyside setting



Dalmunach Distillery STRATHSPEY

large contemporary
structure in rural
open setting contextual forms
relating to historic vernacular

© Norr Design



Strone Cottage NEWTONMORE

contemporary refurbishment &
extension of existing croft
exemplary modern building
within Cairngorm National Park

© Loader Monteith

NEW BUILD intent

The intent is to alter and update the property, to provide an extra bedroom at ground floor to support multi generational accessible living, extend the roof level/first floor accommodation to improve head height and volume to the existing bedroom/living spaces and to extend the roof pitch over the flat roofed ground floor bathroom to create a first floor ensuite bathroom.

Overall a complete 21st C renovation of the building fabric, to highly insulate to near Passive Haus standards, damp proof the structure and create an environmentally friendly airtight envelope with an energy efficient wet underfloor heating system [UFH], married to well managed smart energy control, with the allowance for future incorporation of either heat pump technology or hydrogen heat source generation.

VISUAL and local amenity

The existing fabric and materials will be retained externally to the north Gordon Street Elevation there will be no outward alteration or physical changes. The intent is to be contemporary both in the arrangement of the dwelling and also in the visual aspects of the new additions to the south/rear.

Contextually the intent for the new build rear/south additions, is to carefully moderate the scale and form, the roof level additions are to be built within the roof and to reuse the existing slate for the new pitches, the 'dormer' window arrangements are to be varied pitched forms, with a shallow pitched capping in standing seam zinc or folded aluminium sheet. The new wall cladding is to be a crisp dark stained larch boarding, whilst window openings are to be contrasted with natural coloured timber edge framing - these are all vernacular features, reinterpreted and expressed in a contemporary form - the pitched roofing moves away from the plethora of awkward 'box dormers' dotted around the village on historic properties, here we intend for the scale of the additions to create a comfortable dialogue with the host dwelling, respecting the form and mass, not to be over bearing, creating additions which are obviously 'of a time' and visually pleasing but secondary to the host form.

Looking into the site from neighbours the aspect of the new forms will be pitched slate roofing reusing the small format natural slates, longer views into the dwelling from the south are from the higher ground of the old railway/coastal trail, this aspect is physically separated from the public domain by a 1.5m earth bund and currently low 1.2m boundary fence, reinforcing the separation of the property from public areas. Mature planting in the garden area breaks up any direct views of or into the the property. The partial views of the additions that can be seen from the neighbours and the public realm will be visually interesting and protect amenity.

Non of the new first floor windows overlook the neighbours private amenity and the window facing west from the first floor ensuite bathroom is to have obscured glass.

The flat roof over the SE bathroom addition is removed by building over with a 'within the roof' two storey [inc. the roof] pitched roof addition, this form sits below the existing ridge and only extends over the existing footprint of the bathroom.

The flat roofed garden store to the SW is to be rebuilt utilising only the existing footprint and volume, it is to be joined to the main house, building over the void and filling the space and minor opening to No 33, the new build footprint proposed here is c6.5m in total [1.8x3.6m] and 2.4m high to the gutter line.

This existing partial boundary opening is currently screened by the No 33 garden fence which is at a higher elevation and the lower cement rendered boundary wall to No 35 - the height of this link will be below the gutter line and contiguous with the existing storeroom height.

It should be noted that building on boundaries with single storey adjuncts are typical of the Portgordon plots, with a recent large scale infill at No 17 Gordon Street [18/00193/APP], adding a two storey extension on the boundary, in contemporary style with a distinctive mono pitch roof. Closing this boundary gap to the east of No 33 will have little detriment to amenity and increase privacy.

The neighbour to the west at No 33 has now constructed a garden extension structure, single storey under Permitted Development [PD], other than the extension over the bathroom at No 35, the other proposed works to provide the roof dormers and the garden store rebuild, would all have been permitted under PD. We do not consider the proposals reduce visual or domestic amenity of neighbours. The neighbour at No 37 to the east has a large box dormer the length of the property, the new roof pitch over the bathroom at No 35 screens any direct views from No 37.

CONTEXT for the design

The proposals relate to the examples of vernacular forms and secondary adjuncts to dwellings found locally around Portgordon and in the immediate coastal vicinity.

The dark stained timber and simple recessed window and door openings are typical of the extensions, sheds and workshops found along the coast [see page 9-10], varied heights and massing are typical of additions to the historic dwellings, varied roof pitches and contrasting use of materials are reflected in many of the coastal villages.

We have chosen forms that reflect the sheds and additions to older dwellings - but we have with crisp architectural detail and careful selection of materials, attempted to design a response that is 21st C, whilst borrowing its lead from history. The additions will be subtle and secondary to the host dwelling, of a scale and form that marries well in local context and built in a manner that weathers well and requires simple yet minimal maintenance.

The contrast of stained timber, sheet metal with simple and defined openings all features that have a contemporary vernacular dialogue, whilst reflecting the history of build techniques and the locally sourced and used materials. The forms are subtle, visually interesting - but not so overt as to contrast awkwardly in the neighbourhood.

MATERIALS and build

We have spent time sourcing windows and doors in particular, we do not specify, where possible plastics in our builds, this is paramount in window and door specification, we feel it is important to use window and door units that in their detail and function give a strong visual reference and contribute to the overall quality of the project.

The proposal is to replace windows with the traditional format and proportion of casement timber windows with a natural low gloss paint finish, to pick-up on the existing local heritage style and forms, whilst ensuring a contemporary unit is used that provides the best performance, style and eco credentials.

We have a track record of over 25 years working with high performance triple glazed factory painted, authentic 'Scandinavian' style windows. We propose a traditional style and construction of casement sash window, available in high quality sustainably sourced laminated SW timber framing, with a low gloss self coloured aluminium skin externally.

Narrow traditional format 24 mm glazing bars maintain the heritage style, as well as being low maintenance long-lasting windows - high quality crafted windows that are CE-marked, using FSC timber - guarantee of energy performance - with a cottage window style, this is a rare proposition



Designed to provide an effective barrier against inclement Scandinavian weather, a triple-glazed argon filled window unit is one of the best solutions available. It allows us to strike the balance between a light-filled home with views of the outdoors, and one that will stay warm and cosy throughout the chilliest of winters - in addition to impressively low U-values 1.0 or better, the low-maintenance outer-face gives great performance for years to come with minimal upkeep. The solid timber core of the windows means they score high in terms of acoustic and thermal performance whilst looking good.

The new structures to the rear/south side of the house will be highly insulated timber frame panels, clad vertically in locally sourced T&G smooth sawn larch, tightly jointed. Dark stained with black Sadolin Extra a low sheen high performance low maintenance opaque wood stain - this form is redolent of the vernacular vertical plank on plank boarding found in the coastal buildings along the Moray coast.

The shape of the roof extension and the build-up over the bathroom reflects previously the neighbour structure of the workshops, net and sail lofts [page 5], tar painted, board on board cladding, bluff facades and sculptural yet functional built form.

Through the Pre App discussion and understanding the new 'Local Plan' guidance, we know there is a move away from the plethora of applied 'box dormers', in some cases there are good examples though often these additions are awkward and out of scale with the host dwelling [page 10].

The proposal with the redevelopment of No 35 is to bring a heritage asset back to good repair and to upgrade the scope of the accommodation and renew the fabric to foster a good 21st Century living environment.

The property had until mid 2021 been empty since 2019, there had been only minor upgrading in the last decade, with a grant funded basic central heating system, plastic UPVC windows and a plastic lined wetroom/accessible bathroom installed for an elderly occupant.

The scope of the accommodation is dated and largely unchanged in the layout from the early 1900's. The property is by today's standards poorly insulated and has a relatively primitive heating system with very limited management/control not conducive to energy efficient comfortable 21st C living.

The intent is to complete an invasive refurbishment, strip and remove wet/dry rot and all deleterious material. Currently the ground floor timber floor joist structures sit within the sand & gravel of the foreshore, there is no damp proofing. The dwelling structure is of solid sandstone walling, this typically the lowland Moray outcrop sandstones of Upper Old Red Sandstone age, which were widely quarried along the ridges from Alves to Elgin, with very large workings at Newton and in Quarry Wood.

This stone is creamy yellow to pale pink in colour and the textures vary from pebbly, through gritty to fine-grained varieties. Externally the higher quality fine grained dressed sandstone is used around openings to the north, whilst internally the softer [cheaper] pinker sandstone rubble walling is predominant.

Externally the bays of north facing walling are courses of mis-shapen random or field rubble, that are infilled or caulked with smaller pieces, locally known as 'cherry-cocking'. This is a very old practice which has continued well into this century. Amongst early examples are the walls enclosing the garden at medieval Pluscarden Abbey and the park walls at Rothiemay House, occupying the site of Rothiemay Castle.

The intent is to re point the external walling with a lime/grit mortar, the rendered areas of walling to the east/south will be retained as they are in good condition.

Typically internally the walls are dry lined/battened in hardboard/plasterboard, with the original roof structure slated/boarded over a heavy 'A' frame rafter and floor joist, half lapped joints and skew nailed. The low slate pitched dormer faceted windows are from the early 1900's and cut through the roof frame structure and extend into what was formerly roof void. The staircase and ground floor partitions are relatively modern and plasterboard.

The interior will be stripped out, new dry lining to the walls with near Passive House insulation installed, floors removed and excavated and relaid with damp proof tanking, insulation and a wet underfloor heating system run off either an air source heat pump or eventually a hydrogen ready boiler system. The upper floor will see the roof stripped internally and insulated to the same high standards, vapour barriers installed and relined. The existing roof is to be relayed with the existing slates with reclaimed matching slate to replace/add-to as required.

ENVIRONMENT low embodied carbon - principles of design

NMD only specify natural and sustainably sourced materials, we tend not to specify first use plastics where possible, preferring recycled building products reusing plastics, polyester and natural materials, we don't use plastics in situations where they can degrade and breakdown into micro particles or give off toxic gaseous emissions that cause illness, pollute living environments and the natural environment.

We look to buildings to be very low maintenance, minimise intensive maintenance like repainting, this reduces the breakdown of deleterious materials into the environment - as such specifying natural materials that need little or no protection with products like solvent based paints or stain coatings:

- We often use Larch from sustainable local sources, which akin to Cedar when used where it is properly detailed, has a 90+ year design life and carries a very low embodied carbon.
- We frequently use Sheep wool insulation, which is a grass fed natural grown organic material, this uses a material that is now virtually a 'modern waste product' - in use it absorbs toxins and locks them away, it filters moisture and dries out structures naturally and is one of the only high performance 'quilt' like insulants that has a very high insulating value when damp. It is not an irritant when being installed and has a design life when correctly installed in excess of 100 years.
- Recycled polyester insulation married to recycled plasticised aluminium foil membranes, create a high performance airtight 'thin layer' quilt, that also acts as a vapour barrier and providing internal waterproofing to solid masonry structures - with a 70+ yr life.
- Recycled slate for roofing repairs is a material with a design life that is almost infinite, within a correct traditional installation - very low in embodied carbon.
- We minimise concrete/cement use and maximise use of natural lime/sand mortars.
- We minimise blown gas slab insulant slab use, only using it 'sealed' within structures to prevent the breakdown of the material and release of deleterious toxic gases into living spaces.
- We do not specify any products with embedded formaldehyde or solvents.
- We limit the use of gypsum products.
- When we specify aluminium and steel - it has long life galvanised or powder coat finishes - used in shallow pitch roofing and/or preformed gutter and downpipes.
- We only specify smart heating systems - designing dwellings to be close to Passiv Haus standards, energy systems that are 'hydrogen ready' or run from bio source materials or heat pumps and MHVR systems with smart user friendly control systems collect and recycle heat.
- All our dwelling designs rely on natural ventilation patterns.
- We design all buildings to maximise natural daylighting to provide a good natural living environment for all seasons.
- We specify argon filled energy coated triple glazing, in aluminium skinned natural timber framed windows, low maintenance and high eco performance - also offering high security and good acoustic insulation. The units generally have a minimum 75 yr design life and are warrantied for 25 yrs.
- We only install LED lighting with dimming and temperature control 'app' operated smart systems to manage switching periods.
- We source the majority of build elements local to the build site, to reduce embodied carbon, minimise vehicle movements and to support small local business & economy.

- We design build programmes to minimise local disruption with a zero tolerance on emissions of dust and dirt, we design in working practice on site to create clean safe working environments.
- We do not use suppliers or practises that support 'modern day slavery', we do not source materials from parts of the world or regimes where the environment, human rights and basic freedoms are not respected.
- Already No. 35 is zero fossil fuel - it only uses wind/solar source electricity and renewable bio gas.
- We incorporate where possible 'flat-roof' Sedum Turf planting or similar, to foster bio diversity and modify surface run-off to reduce local flash flood drainage issues. We minimise hard surfaces to reduce surface run-off and incorporate natural ground percolation for managing storm water/surface water and flash flooding.

DRAINAGE SUDs - reduction in surface water run-off

The scheme overall improves surface water run-off and reduces the amount of hard surface drainage going to the local drainage system and modifies peak rainfall drainage from flat roof areas by introducing Sedum Turf that slows surface storm water surge run-off.

The run-off currently from pitched, flat roofing and concrete areas is collected by gutters, RWP's and back inlet gullies, that drain to the combined sewerage/rainwater system locally in the village.

Currently the house and garden store has a combined plan footprint of 102sm, the link addition between the house and store will add 6.5sm, a 6% increase in 'built over' area for this development.

Though this is tempered by the intended removal of the south side concrete forecourt in the garden, this is to be replaced with a free draining gravel area, allowing a natural soak-away into the ground for these external amenity areas, this is an area of 35.5sm [equivalent to 33% of the building footprint], by removing this concrete area, we reduce the drained surface area going to surface water run-off and the existing drainage system by 24%.

A gross mitigation of a **reduction of 24%** surface area rainwater to the drainage system.

HIGHWAYS sustainable access & parking

The dwelling is served locally by the Inverness to Aberdeen No 35 bus route within some 20m of the front access door on Gordon Street, this links the village directly on a near hourly basis from 5.00am-11.pm daily Mon-Sat and 10.30am-11.00pm Sundays, this system allows connections to mainline railway stations in Elgin, Inverness, Aberdeen and local points in-between. And allows bus links from Elgin, Inverness & Nairn direct to Inverness Airport. This allows sustainable access to local, regional and national access to education, healthcare, retail outlets, employment and leisure opportunities.

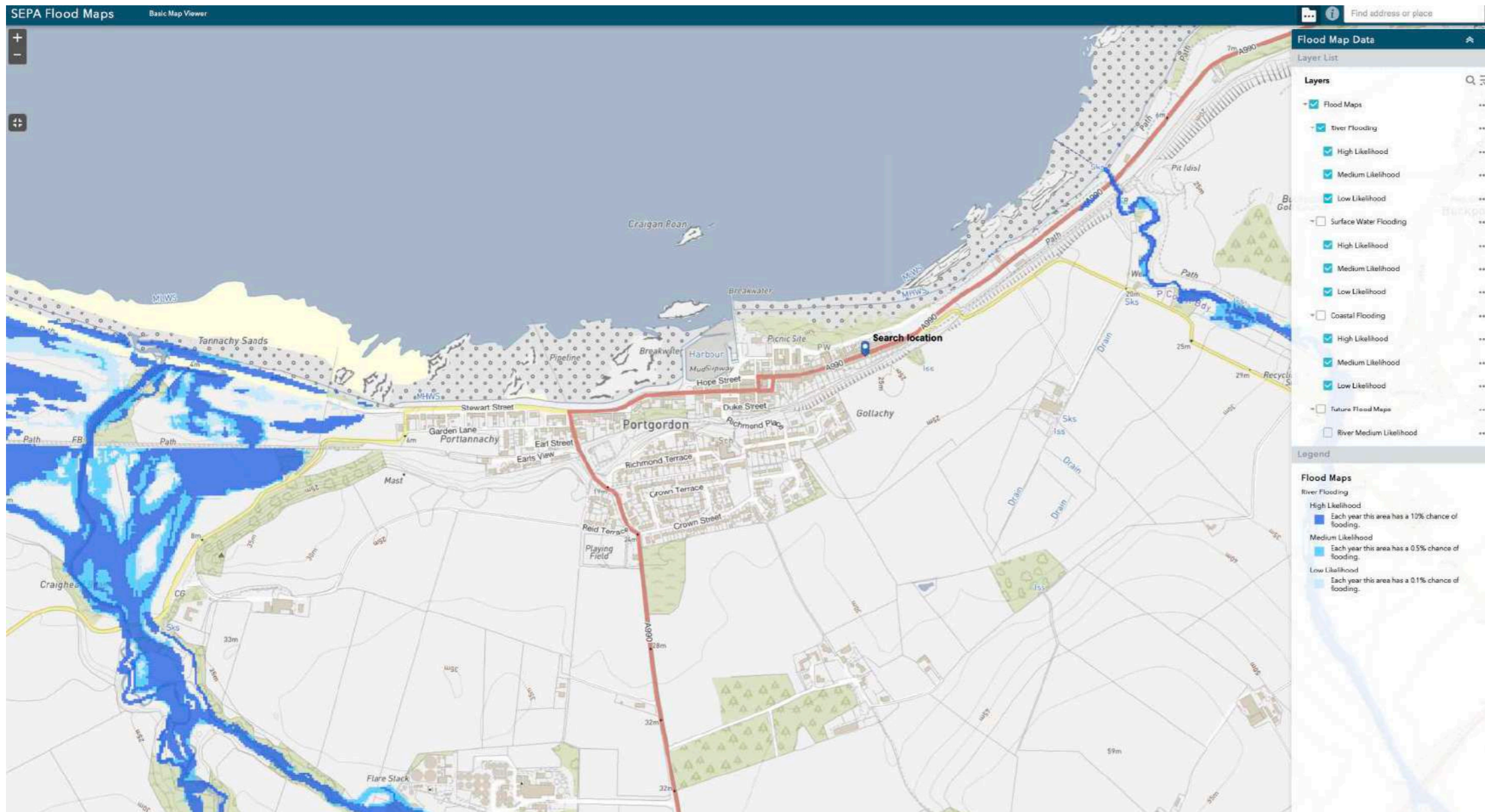
Parking is available on the south side of Gordon Street, with nominal 2-3 spaces per dwelling, with north side Gordon Street residents having private off road parking behind their properties on the north side foreshore lane or within their own garden forecourts. There is also availability of extra visitor parking within 300m, at the 'free-use' harbour car park.

FLOOD risk - non for applicant site - even with predicted 1m level increases for coastal flooding/surges as the property sits 5.5m above the high tide level

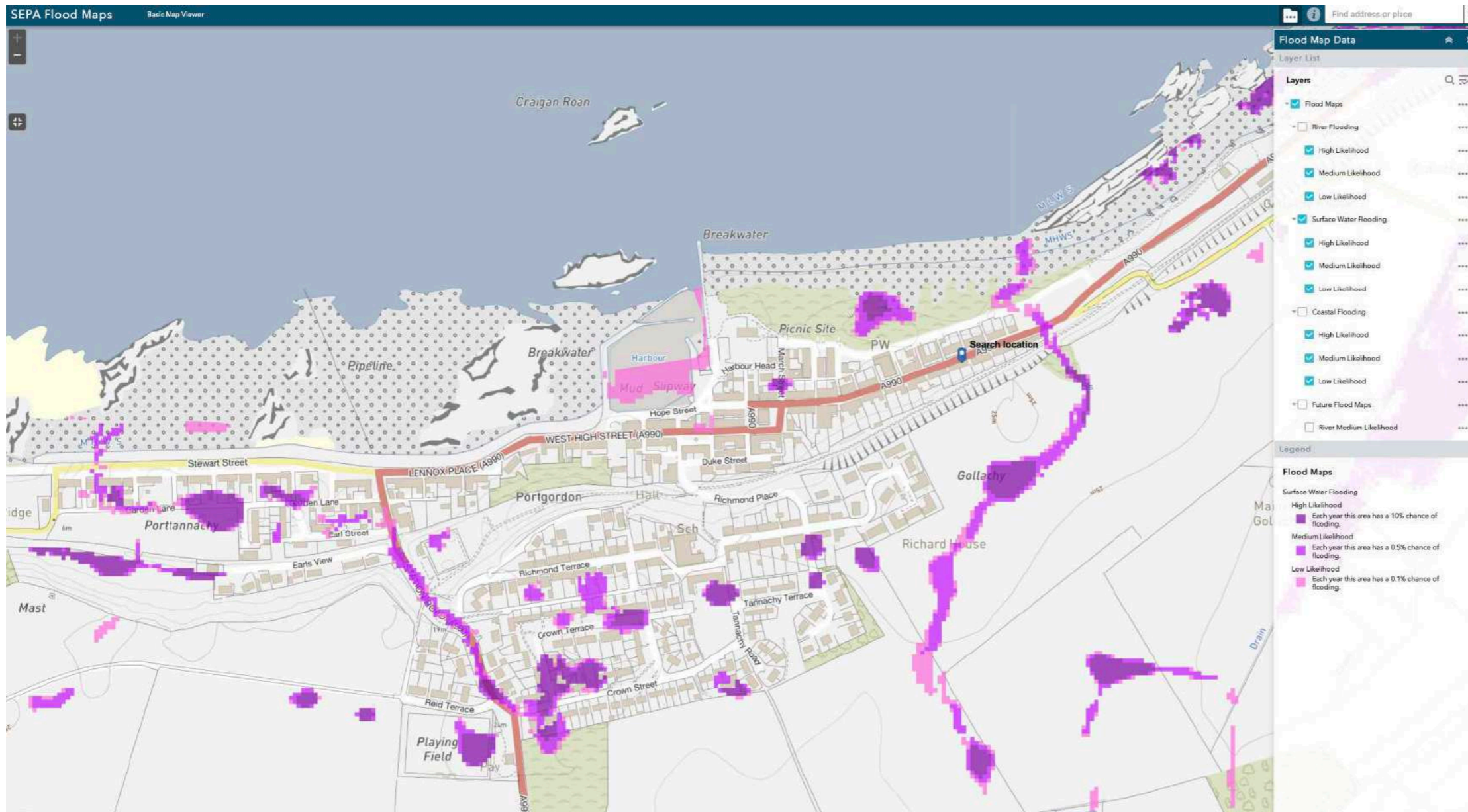
COASTAL flood risk



RIVER flood risk



SURFACE water flood risk



IMPACT on the asset positive outcomes

All the intent is to improve upon the status quo, to add to the longevity of the property with a sustainable, workable, contextual renovation and maintenance programme, that is easy to carry forward enhancing the accommodation for modern living.

Whilst retaining in balance an historic perspective - with the intact heritage assets along Gordon Street and within the historic setting of the village and in the wider aspect of the Moray coastal area.

This dwelling is an important part of the village - in the here and now, historically and in the future - by developing this property to foster renewed use and life for the 21st C, we can preserve historic features, the vernacular detail and character, making sure that for generations to come, that the village of Portgordon and the context of the setting is enhanced and preserved.

FEEDBACK 21/01027/PEHOU in blue NMD response from Pre App

- As a semi-detached property due regard must be given to neighbouring residential amenity. It is recommended that any future planning application provide details of any overshadowing analysis undertaken as part of the proposal development. Whilst the presence of the high boundary fence is noted, the proposed ground floor link lobby will effectively enclose an existing gap to the proposed downstairs studio/bedroom.
 - The neighbour at 33 has started a Permitted Development ground floor single storey extension across the rear/south of their property - this occupies a larger area than the proposal at 35, it is at a similar height to our proposal, the gap between 33 & 35 and the aspect of over looking and/or over bearing will be mitigated by the side/boundary with both properties being largely unaltered as there is already a tall fence, as shown on the design information, closing most of the boundary on the side of No 33, our extension/infill is the same height as the existing outbuilding and lower than the fence at 2.4m.
- The contemporary design proposed is recognised and understood, however, reference is drawn to part g of the policy which highlights that pitched roofs will be preferred to flat roofs and box dormers are not acceptable. In light of this parts of the design could be reconsidered, albeit it is recognised that the flat roof on to the adjoining property serves to limit the height of that part of the development and incorporates a living/green roof which could bring bio diversity benefits. It is also acknowledged that flat roofs are already present at the property. In terms of the policy wording it is ultimately box dormers which are not permissible under the terms of the policy, and could be addressed by deploying a shallow downward pitch to the single box dormer window.
 - We acknowledge the 'DP1' we have amended the original design and copy here the intent to only have **pitched roofing** - we now have more detail measured survey information for the property and the proposed new roof pitch to the 'top' of the proposed roof adjuncts, serves to create adequate 'head room' internally and incorporate pitched roof extensions, whilst also maintaining the roof extensions well below the existing ridge, we have spaced out the roof interventions and removed the plain box dormer from the Pre App proposal. The intent is to form this volume as an asymmetrical slate roofed, pitched dormer - picking up on the form of our contemporary design theme, the dormer proposals now marry the design intent with the extension at first floor to the east over the bathroom - we read that the Pre App response has broad policy support for these contemporary forms and materials.
- The materials suit the design proposed and would likely sit well as part of the overall contemporary design alongside the existing property given the use of slate roof tiles to tie the extension into the existing roof.
- The proposal is proposals a contemporary intervention to a traditional property and an overall scale which would appear appropriate to the existing property, there would appear to be scope to alter the proposal to comply more readily with Policy DP1 part g.
 - Noted

Transportation comments:

This proposal is for alterations and extension to an existing dwelling and does not trigger the requirement to provide additional parking.

Note - Parking is on- street only and there is an informal agreement in place between

the property owners to park only on the northern side of Gordon Street.

No alterations are proposed to the existing entrance doorway onto Gordon Street. Transportation would therefore have no objections to the proposal.

The property owners on the north side of Gordon Street invariably use the open access lane to foreshore in the north and park within or behind the properties on private land - there is no intensity of parking on the south side of Gordon Street and frontages of properties are usually in the applicants section of the neighbourhood of c14.5m giving ample space for upto 3 vehicles parallel parked.

All applications must make provision for surface water drainage and this means that all applications must be supported by a drainage statement which details and evidences the drainage design proposed. More information can be found on the Supplementary Guidance for all developments on drainage design and flood risk:

The intent with the reduced run-off of storm water by incorporating sedum roof turf planting is also to remove the concrete hard standing to the rear/south of the property with free draining ground build-up - this reduces surface run-off and reliance on surface water drainage this removes 24% of the existing areas relying on drainage services.

In all there will be a reduction in surface run-off by 24% due to this design mitigation for handling surface water and there will be a reduction in surface water going to the existing top water drainage system in the village.

Design Statement to support the contemporary design

This document embraces the 'Design & Access Statement' which explains the rationale of the access, living, form of the design and submission in the context of the location and planning policy

POLICY sources particular relevance in blue

Moray Local Development Plan 2020

PP1 Placemaking

- a) Development must be designed to create successful, healthy places that support good physical and mental health, help reduce health inequalities, improve people's wellbeing, safeguard the environment and support economic development.
- b) A Placemaking Statement is required for residential developments of 10 units and above to be submitted with the planning application to articulate how the development proposal addresses the requirements of policy PP1 Placemaking and other relevant LDP policies and guidance. The Placemaking Statement must include sufficient information for the council to carry out a Quality Audit. Where considered appropriate by the council, taking account of the nature and scale of the proposed development and of the site circumstances, this shall include a landscaping plan, a topographical survey, slope analysis, site sections, 3D visualisations, a Street Engineering Review and a Biodiversity Plan. The Placemaking Statement must demonstrate how the development promotes opportunities for healthy living and working. The landscape plan must set out details of species type, size, timescales for planting and maintenance.
- c) To create successful, healthy places residential developments of 10 units and above must comply with Scottish Government policy Creating Places and Designing Streets and must incorporate the following fundamental principles:

(i) Character and Identity

Create places that are distinctive to prevent homogenous 'anywhere' development;

Provide a number of character areas reflecting site characteristics that have their own distinctive identity and are clearly distinguishable;

Provide distinctiveness between and in each character area through a combination of measures including variation in urban form, street structure/network, architecture and masonry, accent features (such

as porches), surrounds and detailing, materials (buildings and surfaces), colour, boundary treatments, hard/soft landscaping and a variety of approaches to tree species and planting that emphasises the hierarchy of open spaces and streets within a cohesive design strategy for the whole development

PP1 Placemaking supports the Scottish Government's aims to create healthy places through high quality design and ensure that Moray remains an attractive place to live and work, and encouraging inward investment and economic development opportunities.

DP1 Development Principles

This policy applies to all development, including extensions and conversions and will be applied reasonably taking into account the nature and scale of a proposal and individual circumstances.

The Council will require applicants to provide impact assessments in order to determine the impact of a proposal. Applicants may be asked to determine the impacts upon the environment, transport network, town centres, noise, air quality, landscape, trees, flood risk, protected habitats and species, contaminated land, built heritage and archaeology and provide mitigation to address these impacts.

Development proposals will be supported if they conform to the relevant Local Development Plan policies, proposals and additional guidance, meet the following criteria and address their individual and cumulative impacts:

(i) Design

- a) The scale, density and character must be appropriate to the surrounding area and create a sense of place (see Policy PP1) and support the principles of a walkable neighbourhood.
- b) The development must be integrated into the surrounding landscape which will include safeguarding existing trees and undertaking replacement planting to include native trees for any existing trees that are felled, and safeguarding any notable topographical features (e.g. distinctive knolls), stone walls and existing water features by avoiding channel modifications and culverting. A tree survey and tree protection plan must be provided with planning applications for all proposals where mature trees are present on site or that may impact on trees outwith the site. The strategy for new tree provision should follow the principles of the "Right Tree in the Right Place".
- c) Make provision for new open space and connect to existing open space under the requirements of Policy EP5 and provide details of the future maintenance of these spaces. A detailed landscape plan must be

submitted with planning applications and include information about green/blue infrastructure, tree species, planting, ground/soil conditions, and natural and man-made features (e.g. grass areas, wildflower verges, fencing, walls, paths, etc.).

d) Demonstrate how the development will conserve and enhance the natural and built environment and cultural heritage resources, retain original land contours and integrate into the landscape.

e) Proposals must not adversely impact upon neighbouring properties in terms of privacy, daylight or overbearing loss of amenity.

f) Proposals do not result in backland development or plots that are subdivided by more than 50% of the original plot. Sub-divided plots must be a minimum of 400m², excluding access and the built-up area of the application site will not exceed one-third of the total area of the plot and the resultant plot density and layout reflects the character of the surrounding area.

- g) Pitched roofs will be preferred to flat roofs and box dormers are not acceptable.
- h) Existing stone walls on buildings and boundaries must be retained. Alterations and extensions must be compatible with the character of the existing building in terms of design, form, choice of materials and positioning and meet all other relevant criteria of this policy.
- i) Proposals must orientate and design buildings to maximise opportunities for solar gain.
- j) All developments must be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use (calculated on the basis of the approved design and plans for the specific development) through the installation and operation of low and zero-carbon generating technologies.

(ii) Transportation

- a) Proposals must provide safe entry and exit from the development, including the appropriate number and type of junctions, maximise connections and routes for pedestrians and cyclists, including links to active travel and core path routes, reduce travel demands and ensure appropriate visibility for all road users at junctions and bends. Road, cycling, footpath and public transport connections and infrastructure must be provided at a level appropriate to the development and connect people to education, employment, recreation, health, community and retail facilities.
- b) Car parking must not dominate the street scene and must be provided to the side or rear and behind the building line. Maximum (50%) parking to the front of buildings and on street may be permitted provided that the visual impact of the parked cars is mitigated by hedging or low stone boundary walls. Roadways with a single carriageway must provide sufficient off road parking to avoid access routes being blocked to larger service vehicles and prevent parking on pavements.
- c) Provide safe access to and from the road network, address any impacts on road safety and the local road, rail and public transport network. Any impacts identified through Transport Assessments/ Statements must be identified and mitigated. This may include but would not be limited to, passing places, road widening, junction improvements, bus stop infrastructure and drainage infrastructure. A number of potential mitigation measures have been identified in association with the development of sites and the most significant are shown on the Proposals Map as TSP's.
- d) Provide covered and secure facilities for cycle parking at all flats/apartments, retail, community, education, health and employment centres.

Garages and parking provision must be designed to comply with Moray Council parking specifications see Appendix 2.

The road layout must be designed to allow for the efficient mechanical sweeping of all roadways and channels, pavements, turning areas and junctions. The road layout must also be designed to enable safe working practices, minimising reversing of service vehicles, with hammerheads minimised in preference to turning areas such as road stubs or hatchets, and to provide adequate space for the collection of waste and movement of waste collection vehicles.

The road and house layout in urban development should allow for communal refuse collection points where the design does not allow for individual storage within the curtilage and / or collections at kerbside. Communal collection points may either be for the temporary storage of containers taken by the individual householder or for the permanent storage of larger containers. The requirements for a communal storage area are stated within the Council's Kerbside Collection Policy, which will be a material consideration.

Road signs should be minimised designed and placed at the back of footpaths to reduce street clutter, avoid obstructing pedestrian movements and safeguarding sightlines;

Within communal parking areas there will be a requirement for electric car charging points. Parking spaces for car sharing must be provided where a need is identified by the Transportation Manager.

(iii) Water environment, pollution, contamination

- a) Acceptable water and drainage provision must be made, including the use of sustainable urban drainage systems (SUDS) for dealing with surface water including temporary/ construction phase SUDS (see Policy EP12).
- b) New development should not be located in areas at flood risk or increase vulnerability to flooding (see Policy EP12). Exceptions to this would only be considered in specific circumstances, e.g. extension to an existing building or change of use to an equal or less vulnerable use. Where this exception is applied the proposed development must include resilience measures such as raised floor levels and electrical sockets.
- c) Proposals must avoid major hazard sites and address any potential risk of pollution including ground water contamination in accordance with recognised pollution prevention and control measures.
- d) Proposals must protect and wherever practicable enhance water features through for example naturalisation of watercourses by introducing a more natural planform and removing redundant or unnecessary structures.
- e) Proposals must address and sufficiently mitigate any contaminated land issues.
- f) Make acceptable arrangements for waste collection and management and encourage recycling.
- g) Avoid sterilising significant workable reserves of minerals, prime agricultural land or productive forestry.
- h) Proposals must avoid areas at risk of coastal erosion and coastal change.

Justification/ Notes

The policy sets out detailed criteria to ensure that proposals meet siting, design and servicing requirements, provide sustainable drainage arrangements and avoid any adverse effects on environmental interests.

Adopted Moray Council Supplementary Planning Guidance

Accessible Housing Affordable Housing

This policy refers mostly to wheelchair accessible housing - the proposal here whilst not a new build have at various points single steps for access and internally - the main intent has been to create a fully ambulant disabled ground floor private bedroom with an adjacent walk/roll-in wet room shower area in a private lobby that can be screened from the living area.

Scottish Planning Policy and Guidance

[NPF 4 broadly refers policy back to regional Local Plans as does:](#)

Scottish Planning Policy (SPP)

Purpose

i. The purpose of the SPP is to set out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development^[1] and use of land. The SPP promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:

- the preparation of development plans;
- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

Status

ii. The SPP is a statement of Scottish Government policy on how nationally important land use planning matters should be addressed across the country. It is non-statutory. However, Section 3D of the Town and Country Planning (Scotland) 1997 Act requires that functions relating to the preparation of the National Planning Framework by Scottish Ministers and development plans by planning authorities must be exercised with the objective of contributing to **sustainable development**. Under the Act, Scottish Ministers are able to issue guidance on this requirement to which planning authorities must have regard. The Principal Policy on Sustainability is guidance under section 3E of the Act.

iii. The 1997 Act requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. As a statement of Ministers' priorities the content of the SPP is a material consideration that carries significant weight, though it is for the decision-maker to determine the appropriate weight in each case. Where development plans and proposals accord with this SPP, their progress through the planning system should be smoother.

iv. The SPP sits alongside the following Scottish Government planning policy documents:

- the [National Planning Framework](#) (NPF)^[2], which provides a statutory framework for Scotland's long-term spatial development. The NPF sets out the Scottish Government's spatial development priorities for the next 20 to 30 years. The SPP sets out policy that will help to deliver the objectives of the NPF;
- [Creating Places](#)^[3], the policy statement on architecture and place, which contains policies and guidance on the importance of architecture and design;
- [Designing Streets](#)^[4], which is a policy statement putting street design at the centre of placemaking. It contains policies and guidance on the design of new or existing streets and their construction, adoption and maintenance; and
- [Circulars](#)^[5], which contain policy on the implementation of legislation or procedures.
Circulars

Supporting Document 004

POR.P.001.22

Fiona Olsen Assoc RTP1
Planning Officer

Economic Growth & Development
The Moray Council
High Street
Elgin
IV30 1BX

Friday 26th August 2022

Dear Ms Olsen

22/01066/APP 35 Gordon Street, Portgordon AB56 5QR

Thank you for your attention and the email 22.08.2022, we note the positive response with regard to the Archaeological Photo survey, the submission relationships and intent for the existing flat roofing and the overall scope of development.

To pick up on your comment regarding the roof top extension design proposals for the accommodation, we will address this in respect of:

- design
- context
- policy
- precedent

DESIGN

The scope of the proposals are modest and **does not** include any structure which can be construed to be a 'box dormer', the Moray Local Development Plan 2020 Vol 1 page 35 DP1 para 'g' states that "*Pitched roofs will be preferred to flat roofs and box dormers are not acceptable*" - this is not a great intent

change from previous H4 policy [which still fostered in certain situations until 2020 box dormers in particular settings].

Our discussion via telephone with Shona Stachan late September 2021, advised us that as an authority **you could not offer advice** through our Pre App 21/01027/PEHOU, though she discussed the use of 'catslide' dormers [which we explained would not create usable space - see below] and how we needed to be supporting our submission with a strong contextual design & heritage statement, this along with the design development we have now done. We are clear that the current design proposals move away from the Pre App starting point and foster a much more crafted vernacular design response, that is in context with the location character and the host dwelling. We wrote with earlier sketch proposals to Shona Strachan 21.09.2021 to try to foster a dialogue to move forward, so our client finds it disappointing that it is only now that we are garnering response to a very detailed and carefully presented submission and design.

We are with this proposal **only** creating at ground level 6.5sm of new space and in the roof c11sm in comparison to an overall building footprint of 100sm of space, 28sm of which is within compromised sloping roof areas between 850-1900mm high. The additions cleverly, without an enlarged footprint and with less than a 20% space increase, creates the opportunity for good modern multi generational family living space.

We have consulted with the neighbours and all are very happy to support the changes and keen to help to regenerate with the applicant the dwelling, which had been empty and on the property market for several years.

The proposal overall is a holistic response to the property and setting, the solution proposed has not been arrived at lightly, there has been a considered approach with the applicant to develop a modern 21st C response within the framework of an historic property in an historic setting.

Our client/the applicant is a historian who currently lives in a 1776 cottage property, where we have assisted with contemporary inventions and extensions over a 20 year period. She fully appreciates the historic context and the ebb and flow of societal needs through time, that have formed the character of Portgordon and its varied architecture, whilst also needing to create a family home for multi generational living, that will ultimately also accommodate her octogenarian mother, which is why the ground floor is laid out to provide for easy access and an amount of privacy with the garden bedroom/studio space.

This leads the first floor to accommodate family bedrooms and an area for home working.

Historically the first floor accommodation was all work space, storage etc. ancillary to rudimentary ground floor living and bed spaces.

We illustrated in our Design Statement page 5, the earlier neighbour 37/39 attached extension of a steeply/mansard roofed sail or net loft in a likely black tar stained timber with a flat top - a direct reference for our design and a form typical

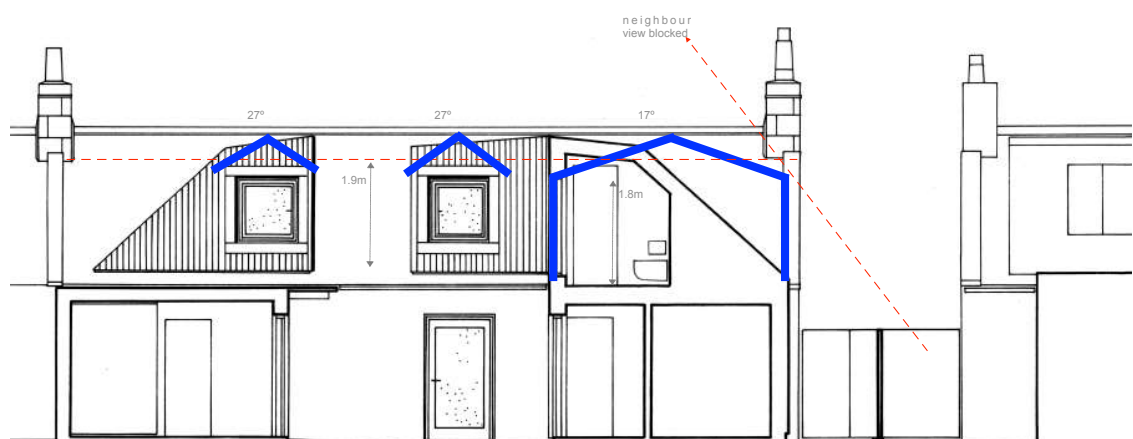
of this immediate part of the coastal settlements. There is still a smoker with a juxtaposition of roof adjuncts in Buckpool attached to a residential property. The area is full of varied forms that have evolved with the social and economic change over time - this area is not a static showpiece theme park but a living community. Portgordon has through its Community Trust in the village made leaps and bounds in starting to regenerate the village for the community and this proposal is just a small part of that process.

By forming a pitched roof over the existing bathroom, we remove a flat roof, we present a pitched roof to the neighbour boundary - not a two storey blank wall [see illustration below] projecting 3m into the eye line behind Nos 35/37 and at over 4.5m it would be inappropriate to tower over the rear aspect of No 37.

This mark-up shows the bulk of your proposed suggestion over the bathroom, to effect a full 1.8m head height throughout is not necessary and would create a disturbing scale and mass of architecture in this context. The wall would be a blank

The applicant is to use the 'void' space created as storage to maximise the roof volume off the bedroom, you'll notice from the plan layout these properties afford very little useful cupboard or storage. So the space is not wasted and we are distinct in our intention not to project back from the existing house a large **box-like** structure that would dwarf the neighbour at No 37.

We have approached the design to encompass many aspects, taking a holistic view to all aspects of design, context, use, environment and build costs - this creates a tight equation for the proposal. Internally the height of the existing bed-



rooms is only 1.95m in a narrow strip in the centre of the house, the doorways are less than standard at 1.8m, that's 100mm lower than the norm. The narrow bay windows to the front elevation to effect pitched roofing of around 27° only provide 1.9m height - usually domestic accommodation is at height of 2.4m.

To afford the most balanced and sensible arrangement for the first floor accommodation we have only added a small amount of floor area, created within pitched roof form volume, setback from the eaves of the main house.

You'll note [above] to squeeze the accommodation under quasi traditional pitches, using matching slate to a buildable pitch, shows that we lose floor area and internal height, creating awkward space akin to the narrow frontage bays - non of these arrangements would allow proper head height, positioning furniture, storage or wardrobes - this would afford no benefit or logical reason to build such forms as they would be properly unusable. Equally building in these forms will increase costs, due to major alterations to the existing roof, with the addition of steel beams, propping down through to the ground floor, disturbing the living area plan arrangement and easily doubling the roof level build costs - just to afford non sensical forms - the extra expenditure would force the budget to be rebalanced and the environmental benefits intended are the most likely cost cuts, damaging the ecological advantages that our client intends.

The existing proposal seeks to maximise the available height on the rear of the property - where there is no visual intrusion - new roofing in a shallow pitched standing seam zinc or aluminium is creative and allows us to maximise volume where it is needed, this is not a flat roof and is **not a box dormer**, a box dormer would have a 1:80 near flat roof and blank vertical sides - our proposal is fully pitched a 3D form, it creates no inward views that have blank square walling in any relationship to a 'box dormer' - we contradict you, there is no view as you state '*from the west*', the neighbour at No 33 would have no view of the ensuite proposal and there are no views into the proposal in the context of the village that would construe the proposals to be a box dormer.

The only potential is for a very distant oblique views from the coastal trail, views from here would not afford anything but an 'birdseye' aspect looking down on the pitched roof dormer proposal and the 'L' shaped ensuite addition with roof pitches in two directions.

Coastal trail views - we show these images to illustrate that the pitched forms will only be viewed from above with viewing angles from the south



view form SW



view from south



view form SE

The dialogue for the architectural style is covered in our Design Statement pages 9-12 shortened here:

*“contextually the intent for the new build rear/south additions, is to carefully moderate the scale and form, the roof level additions are to be built within the roof and to reuse the existing slate for the new pitches, the ‘dormer’ window arrangements are to be **varied pitched forms***

*relating to the examples of vernacular forms and secondary adjuncts to dwellings found locally around Portgordon and in the immediate coastal vicinity - forms that reflect the sheds **and additions to older dwellings***

but we have with crisp architectural detail and careful selection of materials, attempted to design a response that is 21st C, whilst borrowing its lead from history.

The additions will be subtle and secondary to the host dwelling, of a scale and form that marries well in local context and built in a manner that weathers well and requires simple yet minimal maintenance”

The backs of Portgordon properties show examples of additions good & bad - this is a thoughtful design, that marries the scale of additions sympathetically without ‘out of context slavish copies’ of a sub-urban pitched roof architecture that is not well represented locally.

We could discuss architectural style, form and the distinction between contemporary flat roof structures and when they become ‘box dormers’, though I think that is a fulsome architectural essay best saved for another day.

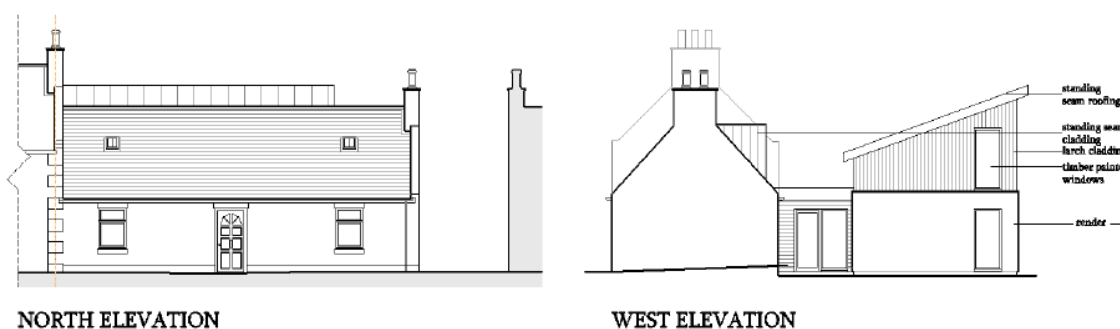
CONTEXT

The immediate local **south side of Gordon Street** displays many architectural forms:

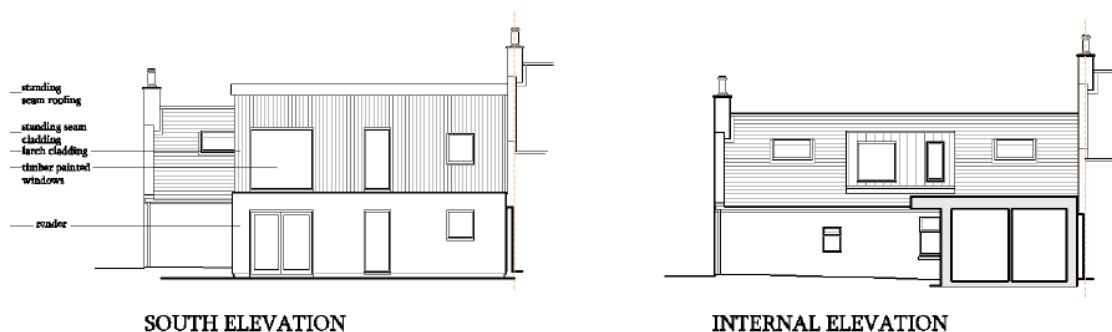
- a flat roof single storey extensive Permitted Development [PD] floor plate of new accommodation at **No 33** using up all the immediate amenity space - that has no relationship to the form of the back gardens, streetscape or historic floor plate of the host dwelling.
- a long 9.5m box dormer at 2nd storey on **No 37** over a long ground floor flat roof extension into the flat garden amenity space - box forms that dominate the host dwelling.
- flat roof extensions & box dormers to **Nos 39 & 41** to the east impinging on amenity space.
- flat roof garden extensions to **Nos 31 & 29** to the west with extensive box dormers.

- A large two storey mono pitch extension to the rear of **No 17** joined by a flat roof link and with a box dormer to the rear pitch approved **18/00193/APP**.

No 17



- the addition is a mono pitch roof higher than the existing cottage and can be clearly seen from neighbour property, public areas - it dominates the host dwelling, dwarfing the scale with a new massing, style & character that is totally different from the host dwelling and the neighbour properties.



- though this addition demonstrates how good quality design does integrate in this locality with the historic setting and host dwellings - even on a much larger scale dominating the host/context.

- the 'Report of Handling' for the No17's 18/00193/APP states [and there is no major change of intent in current DP1 policy from H4 in this instance]:

"Policy Assessment - Impact upon the surrounding locality (H4, IMP1)

The proposed extension is required to be assessed against Policy H4: House Alterations and Extensions and IMP1: Development Requirements in terms of style,

scale, proportions, materials and the potential impact on the surrounding area. The main issue for consideration is whether the proposal will have any adverse effects or impacts on the amenity of the existing house and the surrounding area, including any neighbouring dwellings.

The design of the proposed extension is considered to be acceptable and integrates well to the style, size, scale and proportions of the existing dwelling. The windows look out to the garden, given its location, distance and orientation of the extension from neighbouring adjacent properties it will not have a significant adverse impact on sunlight or daylight nor a significant overlooking or privacy issues in relation to this application, therefore the proposal is acceptable.

The neighbouring property also has a flat room extension in the rear of the property.”

We feel that these contextual examples show the submission proposal is relevant, even though you are saying

“I do not feel that these relate to the character of the existing property or surrounding area”

as this is **contestable** and in fact the character of the setting and the architecture locally is highly varied and displays good strong examples of how contemporary additions over the last 30-40 years have become integrated with the locality without causing overt harm.

The setting is **not a Conservation Area** and other than the height of the extension being at 1m over the allowable [4m] height of an extension within 10m of a boundary, for the roof over the existing bathroom, all aspects of the current proposal would be allowable under PD.

The applicant is minded that PD becomes the most **tempting revision** - to abandon the ensuite shower room proposal and compromise their aspirations due to this subjective interpretation of Planning Policy.

If we were submitting a proposal in a Conservation Area or with a scheduled/listed Historic host dwelling we usually mitigate against causing **harm**, this is key in such a situation, to balance the new proposals within the status quo and to judge if the proposals are harmful, a key point here is that the existing context is not uniform, rear views are very limited and screened, the mantra is

“what is meant by the conservation and enhancement of the historic environment? Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets”

We are clear and show here through example locally and regionally - and in our Design Statement pages 9-10, that even in this undesignated location we are with the applicant going above and beyond what is contextually required.

No visual or historic harm is being caused as the proposed additions can be clearly discerned as contemporary adjuncts and reflect development of architectural form over time.

POLICY

It is clear, that in the case of the application for Planning Permission there is a pre-disposition to support the applicant:

“refusing an application for planning permission solely on the grounds that it does not accord with the provisions of the development plan and without having had regard to other material considerations. Proper consideration should also be given to the merits of the application”

The applicant has committed at length to create a 21st refurbishment of the empty property, being prepared for capital investment in environmental aspects, that go well beyond the regulatory framework for new work to an existing dwelling. There is no requirement for the level of quality and responsibility that will be embodied in the design and the build [see Design Statement pages 12-15] intended.

If the proposed build changes were made at roof level, the substantially increased cost of construction would, as we explain above [page 4], lead to a re-evaluation of expenditure across the property refurbishment and definitely cause the downgrading of build quality and responsible positive environmental features would have to be removed and the contribution of the applicants intent to the future life and quality of the fabric of the building, the setting and the village stock of housing would be lost - it is not responsible to foster a 'style of architecture' purely on visual averages, it has to be a balance of environmental responsibility across all aspects of design and context.

The **Local Plan within PP1** states:

(i) Character and Identity - Create places that are distinctive to prevent homogenous 'anywhere' development

It refers to distinctiveness, architectural identity, detailing and materials - to create successful healthy places that encompass distinctive urban form.

We are conscious with the proposal that it's important not to have a slavish default to quasi traditional safety net of architecture - though nothing we propose here is challenging or offensive, despite our interpretation of traditional forms with a contemporary idiom.

The Local Plan DP1 states that:

*“Development Principles - will be applied reasonably taking into account the **nature and scale of a proposal and individual circumstances**”*

DP1 states it will support applications if:

*(i) Design a) The scale, density and character must be **appropriate to the surrounding area and create a sense of place** (see Policy PP1)*

We have demonstrated we are creating a sensitive, yet distinctive proposal that relates to the scale, setting and traditional coastal area - that fosters a sense of place and nearness to need.

We have created a proposal that can:

*d) Demonstrate how the development will **conserve and enhance the natural and built environment and cultural heritage resources**, retain original land contours and integrate into the landscape.*

And does not:

e) Proposals must not adversely impact upon neighbouring properties in terms of privacy, daylight or overbearing loss of amenity.

And embodies the need for:

h) Existing stone walls on buildings and boundaries must be retained. Alterations and extensions must be compatible with the character of the existing building in terms of design, form, choice of materials and positioning and meet all other relevant criteria of this policy.

*j) All developments must be designed so as to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use (calculated on the basis of the approved design and plans for the specific development) **through the installation and operation of low and zero-carbon generating technologies.***

The 2020 Moray Settlement Statement for Portgordon proposes:

- *Development Strategy / Placemaking Objectives*
- *Protect the character of the existing settlement*
- *Provide support for proposals to re- use the harbour*
- *To promote interest and encourage housing development on designated sites*
- *Development proposals in the Special Landscape Areas must reflect the traditional settlement character in terms of siting and design and respect the special qualities of the designation.*

We have demonstrated that there is protection of the character of the existing settlement, there is no visual intrusion and no extreme characterful harm. The host dwelling sits just out of the Special Landscape Area [SLA] designation and by nature of the scale, orientation and visual accessibility does not impinge on views in or out of the SLA.

By refurbishing and modernising an empty dwelling, this contributes to the re-generation of the whole village - this in turn contributes towards the new life and uses proposed for the harbour and the future generations of this important historic 'planned' harbour village.

PRECEDENT

We gave a few local examples in the Design Statement pages 9-10, of forms that present different aspects of contemporary change, that show the variation, what has been approved through previous Planning Applications and how these all form the character of an area.

The character of the area is made up of good and bad examples of change over time, though here we do work within a framework to foster holistically an improved environment - we say in our design studio we need to 'build back better', this is our starting point for all projects, to offer a quality of architecture that is visually exciting, creating an environment that nurtures and protects whilst embedding a responsibility towards exceeding energy regulations & offering design solutions to provide comfort & sustainability. There is a balance between aspiration & reality, we guide every project to a built form that is responsible & deliverable.

There are precedents in:

- West Bank GARMOUTH
15/02162/APP

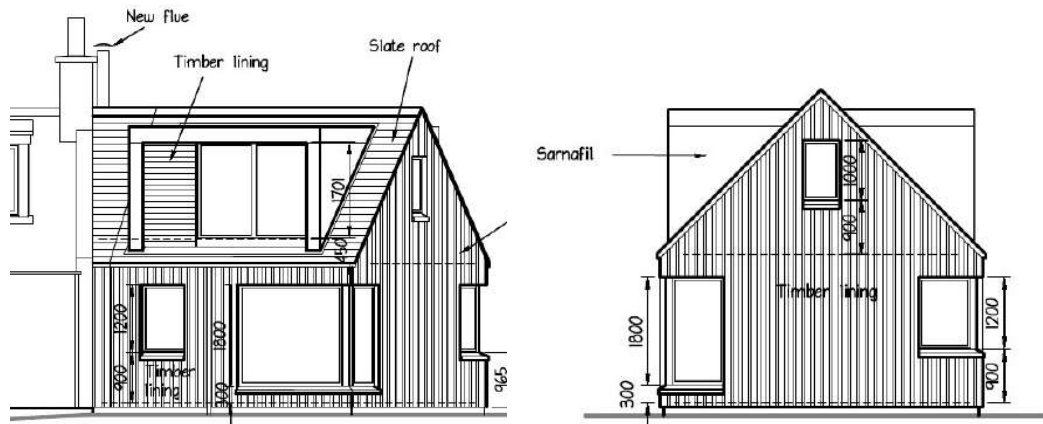


130 Seatown CULLEN
18/00843/APP



Prescaltan ARCHIESTOWN

20/00401/APP



I know the authority will claim that these schemes were approved under an older policy regime, though it is clear the intent of policy has changed little other than becoming slightly more prescriptive in wording in certain aspects and all of these examples have been considered recently and the approved additions to settlements and dwellings are determined under the same auspices of social & economic policy in relation to character of the host dwelling and their locations. These additions are now part of that character and location.

There is nothing we are proposing with the additions to 35 Gordon Street that adversely go beyond the auspices of DP1 as the roof additions cannot be classed in there pitched 3D forms as box dormers.

We'd welcome at this point any comment you have with regard to our mitigation of the submission, as you will realise that the applicant is keen to retain the proposal as submitted.

We have advised the applicant of a likely scenario with the determination process and any need to go to a Moray Local Review Body [MLRB] where NMD with our Planning Consultants would need to expand on the submission documentation and this letter in support of a Notice of Review [NOR].

If the authority are to determine with a refusal, the submission can then be presented, explained and discussed/determined via a NOR with the MLRB Members in the context of:

“matters of wider community interest and/or planning significance”

We appreciate your attention, if there is any further dialogue needed at this juncture please do contact me direct or I’m quite happy to meet, as I’ll be local over the next week/10 days.

Yours faithfully

A handwritten signature in black ink, appearing to read 'nick ~ midgley'.

Nick Midgley

NMD

cc Claire Lambert

NMD nick midgley design

historic
contemporary
contextual

FERAL STUDIOS
WELLINGTON MILLS
QUEBEC STREET
ELLAND
HX5 9AS

01422 255 818
077 111 82 313

POR.P.003.22

Lisa MacDonald
Senior Planning Officer

Economic Growth & Development
The Moray Council
High Street
Elgin
IV30 1BX

Thursday 15th September 2022

Dear Ms Macdonald

22/01066/APP 35 Gordon Street, Portgordon AB56 5QR

Further to our telephone conversation last Friday 09.09.2022 @ 15.06 we present some options for the scope of the application.

We noted in our conversation that you confirmed a preference for the Pre App submission **21/01027/PEHOU - Pre App 35 Gordon Street Portgordon AB56 5QR** which embodies the same form and mass for a two storey extension over the flat roofed existing bathroom, a separate dormer window to the rear/south roof pitch and the flat roof infill to the garden store Grd. Flr. area as the current submission.

We noted you saying that despite DP1 of the adopted Local Plan not allowing 'box dormers', architecturally you felt you would have supported this proposal had the incumbent policy towards box dormers having been different.

We have, as we noted in the submission and our [attached] letter POR.P.001, explained that the submitted design proposal has not been arrived at lightly for the applicant, NMD have picked up the guidance of the Pre App response from Moray in adopting shallow pitched roofing to the dormer and the main extension, along with a symmetrical slate pitched roofing to the dormer, echoing an asymmetrical balance with the roof extension over the existing bathroom flat roof.

We have with the applicant gone 'above & beyond' with the presentation of the design proposal, showing in detail, the context and in relationships to the heritage setting - even though this is not a Conservation Area or listed building.

As we have previously discussed and presented through the submission, NMD made sure, in detail, that the proposal is wholly in alliance with policy [see our letter POR.P.001].

The applicant struggles to accept the scant comment from officers through the submission/determination process and has asked that we point out that other than last weeks telephone conversation there has been no attempt to place Moray Planning's response in the context of her detailed application and submission presentation - she wishes to point out, that bearing in mind the scope of the minor work to the property, she feels singled out and also unduly stressed late in the day with this application.

At no point has Moray Planning shown any prescriptive response to the submission, no comments have been offered in relation to the detail, design or context shown - the applicant feels that the holistic scope of the submission has

"just been ignored or not even looked at"

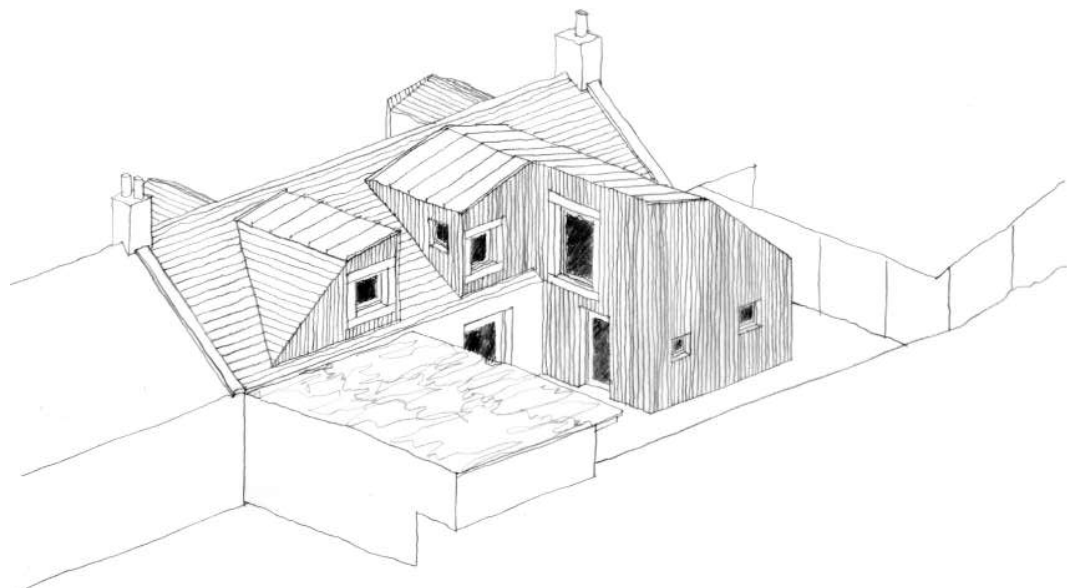
We judge that apparently Moray have given little time to understand the proposal as a 3D form in the setting, its environmental advantages and the regeneration of a 19th C property for the 21st C.

Your comment that the design is 'amorphous' is an odd description - as the applicant points out:

"an amorphous body is organic and without form - better to describe the proposal as crystalline, as a crystalline form is a structure"

The pitched roofing could, to be complimentary, be considered as crystalline, we do not see this though as a negative architectural style.

Shown below is a render and an isometric view of the current submission.



isometric view of current submission proposal

We present here 3no. options:

A

The existing submission, which best relates to neighbour properties, context, the host dwelling and forms a structure that offers the best arrangement to suit multi-generational living - is a new form that would hardly be seen at all in its backland setting.

It presents a pitched slate roof to the eastern neighbours - can just be seen if a passer-by stands on the private land/bund to the north of the Coastal Trail, though when the applicant has erected their new garden fence at 1850mm there will be no view into the south elevation/roof of the property.

From No 33 to west there's no view of the two storey extension except through the trees from the top of their garden and only a partial view of the slate pitch to the western dormer window. We show the images of the partial birds eye view onto the dwelling pitched roofing, that would only just be seen from outside the dwelling boundary **20m** away standing on the elevated bund - not the public area of the Coastal Trail pathway:



render of partial
roof top view of
current proposal

This is the view of the top of the proposed pitched roofing, with the main ridge and chimneys of the host dwelling - between existing mature planting. With new fencing this view will not exist.

The applicant is clear that this is the form they wish to stay with as ideal for the regeneration of the property, they do not wish to compromise.

B

We have the option of removing from the application submission the existing proposal of the western single dormer window, retaining the roof extension over the bathroom flat roof and the link structure to the landing space roof extension with a flat roof - as we understand from our conversation that you actually have no issues architecturally with this part of the application.

Then under Permitted Development we could change the western dormer into a 3m wide flat roofed 'box dormer' occupying not more than 50% of the 6m wide roof plane positioned 300mm from any edge of the roof - this takes us back to the Pre App submission.



C

Is an outline proposal of a Permitted Development [PD] quick sketch scheme, to give the same amount of accommodation for the applicant.

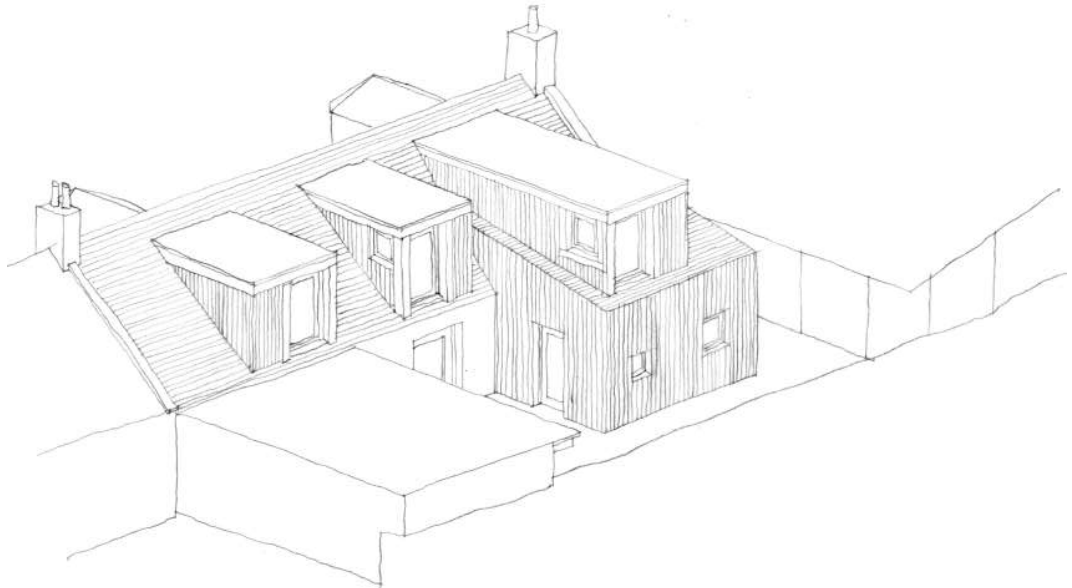
We could introduce a slate pitched roof over the flat bathroom roof with an eaves below 3m and a connection to the main roof no higher than 4m, giving a pitch of 20°.

We could then over 50% of the 12.6m roof width introduce a combined dormer window frontage of 6.3m positioned 300mm from any edge of the roof pitch.

A dormer window within PD is described by mygov.scot in the 2019 'Works that can be carried out through permitted development' as:

"A dormer is an extension, usually with a window, that sticks out of a sloping roof and gives you a bit more headroom"

With this in mind, we can introduce box dormers over any part of the roof pitch [the south pitch is 15m away from the rear/south boundary], the isometric diagram below illustrates the scope that satisfies the same internal space. There is no prescriptive constraint to a dormer window form other than the dimensioned position on the roof pitch, we show below how the PD rules shape a potential response:



isometric view of PD box dormer option

This option totally runs against the current Local Plan and DP1, though we have indicated that the applicant is minded as a 'back-stop' to explore this option to its full extent with a more overtly modernist scheme.

The options illustrate architecturally that the current submission creates a proposal that has strong merit, it is a good addition to the host property and the neighbourhood - whilst actually hardly seen in any context - so any subjective fears that the submission causes harm is unwarranted.

Maybe NMD should have shown some of these 3D images as part of the submission, to help officers understand the complimentary style and nature of the proposal.

We'd judge that with the extra context we have provided with these images and the options open to the applicant, that the submission proposal still remains the best option and we trust that officers would now feel able to support the application.

We are still instructed with a potential refusal of the application to go to appeal, though following your tacit comment that there is doubt if the 'new' review panel is able to make a proper judgement at review, in the circumstances we may request a committee hearing for the application, which would then allow us to seek an appeal through a Regulator. Maybe this is a discussion between us, if you are still minded not to support the application.

Thank you for your assistance with this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nick Midgley', with a stylized flourish at the end.

Nick Midgley

NMD

cc Claire Lambert

----- Original Message -----

From: Scott Sliter <scott.sliter@portgordon-ct.org>

To: "fiona.olsen@moray.gov.uk" <fiona.olsen@moray.gov.uk>

Date: 29/08/2022 14:43 BST

Subject: 22/01066/APP 35 Gordon Street, Portgordon AB56 5QR

Dear Ms Olsen

I feel compelled to reach out to you to present a concern that I have in relation to challenges that a new and welcomed resident, Claire Lambert, is experiencing in progressing her intention to alter her residence on Gordon Street in Portgordon.

As a founding Director and Chairperson of the Portgordon Community Trust, Ms Lambert shared with me her confusion over challenges that you and your office have presented to her in response to her submitted 'planning application'.

I made the effort to review all the documents that create Ms Lambert's submission; I feel strongly that Ms Lambert's hopes to enhance her home as outlined in her planning submission, is nothing less than a thoughtful design that positively contributes toward the regeneration of a Portgordon house that had been empty for years. I find and have latterly learned, others also find that the design is sympathetic, is in-keeping and in relation to the concept of modest alterations. Importantly, adding a modest extension will only improve the quality of the village environment through enhancing property. Further, my own personal perception of the alteration plan as I understand it to be is that Ms Lambert has dedicated care, commitment and resource to a design that promotes an architecturally holistic approach to design that is both highly sensitive to the host structure and to the village. I have been a diligent and committed member of the Portgordon community working with others to improve the over-all appeal of our village. I feel that by not supporting the designs Ms Lambert is pursuing is in turn, not acknowledging that architecture is an embodiment of societal evolution and requires in my opinion, designs that reflect a society that is both living and evolving. Although I am what one may refer to as a 'traditionalist' in aspects of some approaches to design I perceive and view the proposed elevations as empathetic and complimentary to both the principle, host structure and to 'family life' in 2022 and beyond. I think to state differently is overtly prescriptive and not acknowledging societal changes.

I have seen throughout my years in Portgordon, home extensions that some in the village have viewed as highly contentious, street facing and neither complimentary to or in scale with the host dwelling. Two recent examples are at addresses on Station Road and Gordon Street in Portgordon. What Ms Lambert is proposing is neither contentious, street facing or out of scale with the host structure.

The Portgordon Community Trust and its predecessor, the Portgordon Community Harbour Group have worked tirelessly to help Portgordon improve as a village and better its appeal whilst being deemed viable and attractive to new families hoping to invest of themselves in our community, its appearance and the quality of its houses. Ms Lambert is such a resident and her proposed alterations not only flatter her house but lend to the over all improved perceptions of Portgordon.

I hope that you will view Ms Lambert's plans with the same enthusiasm and appreciation that I do and that she and Portgordon can depend on your support toward the progression of her planning submission as she has submitted it.

Respectfully,

Scott Sliter

Chairperson
Portgordon Community Trust Ltd
Portgordon, Scotland AB56-5QT
Land Line 01542-839857
Mobile 07854 057526