

42 CROVIE, GARDENSTOWN, BANFF

Application: Alterations and restoration of derelict cottage

April 2021

SUPPORTING STATEMENT



Photo Nov 2020

SUPPORTING STATEMENT

1. Description of Proposal.

The application relates to a B Listed derelict cottage within the Crovie Outstanding Conservation Area, in the traditional costal village of Crovie, Gardenstown, Banffshire,

2. Existing Building

Historic Environment Scotland's listing of the property describes; *'Early - mid 19th century. Single storey, 3-bay cottage, Rubble, contrasting painted reveals. Centre entrance with panelled door: 2-pane glazing in flanking windows (which may have been slightly enlarged). End stacks; pantile roof. Small rubble store set back at S gable'*.

Sadly, following decades of neglect, the property has deteriorated to such an extent that the roof collapsed entirely several years ago. This has resulted in almost the entire internal fabric becoming completely perished. And wall heads have been exposed to the elements.

Since the applicants took ownership in November 2020, and following consultation with Shaun Norman Environment Officer at Aberdeenshire Council, the collapsed and perished fabric have been cleared from site. Only some pantiles, a few doors and some moulded timber architraves have been salvageable, and stored safely for future reference.

3. Site.

The extent of the site boundary is the footprint of the cottage itself.

The cottage gable end faces the sea, but with an enclosed garden area between gable and the shoreline. The garden area belonging to No.43 is the remaining walls of a former cottage. Only foot path access is possible along Crovie village. Access to the cottage is up foot steps and a shared venel to property.

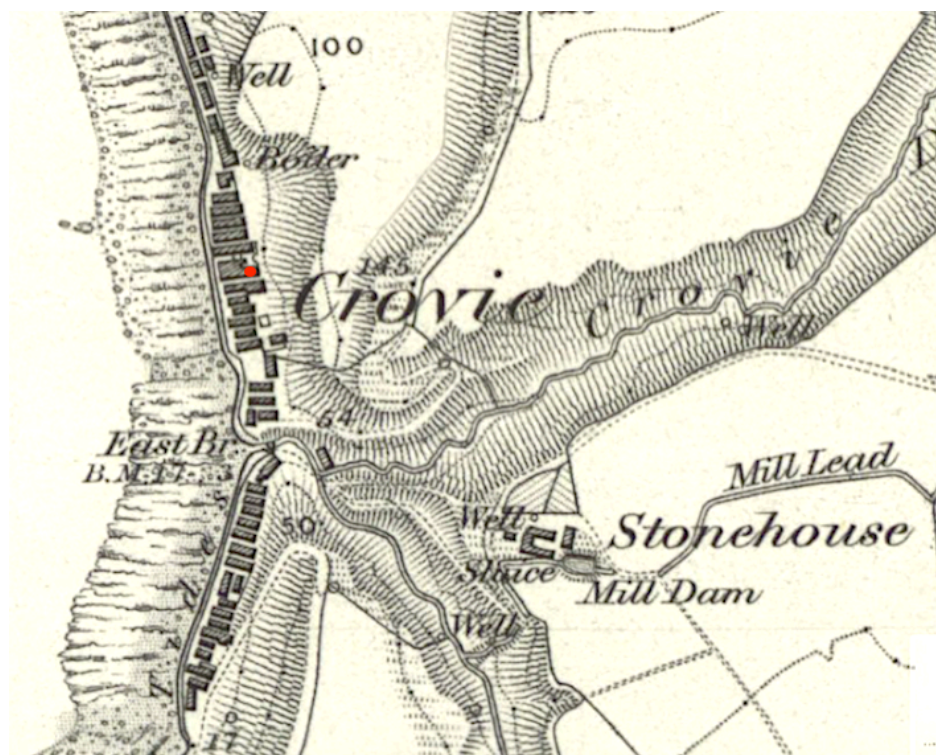


Fig.1 OS 1871. Banffshire VI. National Library of Scotland.

4. 42 Crovie Planning History

Applications for Planning Permission (Ref. APP/2010/1803) and Listed Building Consent (Ref. APP/2010/1804) were approved and issued to previous owners in 2010 to 'Raise Existing Roof Pitch, Re-slate, Formation of 2 Dormers, Installation of 4 no Rooflights and Re-pointing to External Walls.

The work relating to these applications was never begun and consents have since lapsed.

5. **Proposed Alterations and Restoration of Derelict Cottage, to include: replacement roof, raise wallheads, replacement windows and doors, form new roof dormer windows, new roof-lights, pick and repoint external walls in lime mortar and apply lime harl render and lime wash finish, internal alterations to reinstate derelict cottage.**



Fig.2 Proposed Design 3D View

5.1 Raise wallhead height,

The original and existing external lintels over the door and windows are of flagstone thickness laid on the flat - completely undersized and close to collapse. They are proposed for replacement in new sandstone or reclaimed lintels to more traditional proportions. All timber safe lintels are affected by wet rot and need to be replaced. This is part of the reason to raise the wall head height by a course, (330mm approximately), but also to allow more head room at first floor level and over a proposed new stair, and to meet current regulations.

5.2 Replacement roof,

Replacement roof in new terracotta pantiles with 3 courses of slates visible at eaves level. Raise roof pitch slightly from original pitch. Reasons again are to increase useable roof space to help achieve modern living standards, including levels good levels of insulation.

5.3 Form new roof dormer windows

The proposed new dormers as previously consented, are of traditional material and proportions to be in keeping with the original property and its surroundings. The window proportions are similar to those at ground floor. The glazed side lights offer views to the sea, and are unobtrusive.



Fig.3 Proposed South Elevation showing proposed dormers.

5.4 Replacement windows and doors

New and replacement windows to be timber double glazed sash & case and casement design, with ovolo moulded astrigals, concealed trickle ventilation - see elevations.

New exterior doors to be manufactured in sustainable hardwood with vertical linings, with insulated core, double glazed where glazing shown. With outer half leaf storm doors to front door D1.

All new windows, doors and dormers to be finished externally in Dulux exterior gloss paint - Dulux heritage colour - Boathouse Blue.

Fig.4 Dulux Heritage Colour - Boathouse Blue.



5.5 3No. New Roof-lights,

New rooflights to be double glazed top hung conservation rooflights by the Rooflight Company.

5.6 Pick and repoint external walls in lime mortar and apply lime harl render and lime wash finish,

Pick and repoint remaining rubble masonry walls using lime based mortar. Raise existing wall heads by a course - nom 330mm. Raise gable walls and chimneys to suit proposed new wall head heights and proposed roof pitch in rubble masonry to match existing walls.

Allow for replacing existing defective external lintels in new/ reclaimed sandstone. Allow for replacing all existing defective timber safe lintels in precast prestressed concrete lintels. Allow for replacement skews in new or reclaimed stone.

5.7 Internal alterations to reinstate derelict cottage.

Strap and line internal face of external walls in timber stud with insulation between and over studs, and finished internally in plasterboard for painted finish. Erect new internal partitions in timber stud with sound insulation between studs and finished both sides in plasterboard for painted finish.

New timber facings/ architraves/ skirtings to be moulded redwood with eggshell painted finish - colours to be agreed.

Supply and install new timber stair with timber handrail with toughened glass protective barriers/ infill panels. Supply and install new sanitary fittings as shown. Connect to existing foul-water drainage - public sewer.

Heating and hot water to be electric system with radiators and under-floor heating. Install new wood burning stove, with new flue liner taken up through ex chimney. Allow for new electrical consumer unit and new electrical layout.



Fig.5 Proposed West Elevation

6.0 Conclusion

The applicants propose to sympathetically restore the derelict property, currently a roofless shell, using traditional methods. The alterations planned are in keeping with the character and appearance of the original cottage, and the historic setting of Crovie Outstanding Conservation Area.

A simple palette of colours and materials are proposed; terracotta pantiles, natural slate, heritage paint - boathouse blue to all exterior woodwork, and natural pigment lime render and lime wash. All smartly finished with the fresh black gloss paint of new cast iron rainwater goods.

Ross Cowie.
April 2021