

## **Justification**

### **BRAEMAR VILLAGE, INVERCAULD ROAD, 1-7 (INCLUSIVE NOS) CLUNIE BANK GARDENS (FORMER CHURCH OF SCOTLAND PARISH CHURCH) LB6281**

#### **7 Cluniebank Gardens Braemar**

This Category C listed former parish church is one of the older surviving buildings in the village. Planning Permission was gained in the late 1990s to convert it to residential use and it now contains seven flats. This approval included for the formation of new window openings.

#### **Brief**

Our clients have owned No 7 Cluniebank Gardens for the last 6 years and the heating is solely by electric storage radiators. They often experience power cuts in Braemar but the recent extensive power cuts caused by storm Arwen, and subsequent storms, which lasted for days on end without power or heating made flat virtually uninhabitable. This has now been compounded by high electricity costs which also makes electric heating uneconomically sound. The applicants decided that they had to investigate a more sustainable form of heating for the future.

#### **Options for renewable energy sources**

Various options were considered and dismissed as not being practical. This included:

##### **1. Solar power**

Solar power on its own, even with battery storage would not be practical or aesthetically pleasing and a considerable area of roof would require to be covered with panels.

The building itself is owned by multiple owners/occupants and this again makes it impractical for one resident to consider solar.

##### **2. Wind power**

A free-standing wind turbine again was dismissed, as apart from being visually intrusive, the applicant is not the sole owner of the limited area of land that it would have to be located on.

##### **3. Air-source heat pumps**

As this is a second floor flat, the location of the pump would have to be at high-level and the visual impact would not be acceptable. Both the installation and the on-going maintenance would be impractical.

##### **4. Bio-mass**

For an individual flat this would not be a practical solution and a district heating system is not a considered option in this instance.

This leaves the option of installing a wood-burning stove as the real practical long-term solution:

## **5. Wood burning stove**

This can be installed within the applicant's flat, with no disruption to any of the other flats. The flue would terminate through the roof and due to the proposed location would have minimal impact.

### **Proposal**

The proposal therefore is to install a small woodburning stove centrally within the flat that would provide heat throughout the flat. The location of the stove and flue has been carefully considered.

There are only two options to locating the stove and these have been considered.

Option 1 – situated more centrally across the width of the room, however this would result in the flue terminating above the ridge line of the existing building by a height of at least 600mm and being situated to the South side of the roof, and therefore highly visible. This option was discounted.

Option 2 is the preferred location - this location nestles the stove between the living area and the kitchen, allowing the flue to terminate through the roof between the original timber beams. Whilst this results in a slightly longer flue length it does not extend to, or exceed, the height of the ridge. Its location on the North side of the roof means the proposed flue is generally obscured behind the spire when viewed from the North, and behind the East gable pinnacle when viewed from the East. The flue itself would be painted black.

### **Conclusion**

It is not unusual for Listed Buildings to have metal flues and in fact we have recently obtained approval for the change of use of the Mill Of Newe at Strathdon, to a domestic dwelling, which includes 3 woodstoves and flues, one of which is on the principle elevation. While the applicant understands the historical importance of the former church and is supportive of the preservation of its history, they feel that the installation of a sustainable heating system will future proof the habitation of the flat in an energy efficient manner. This option will also limit the impact of future power issues which are becoming a more regular occurrence.