



Date

13 / 11 / 2023

Title

Proposed Planning Application Update to Consented Application
(Ref: 22/o2878/FULL)

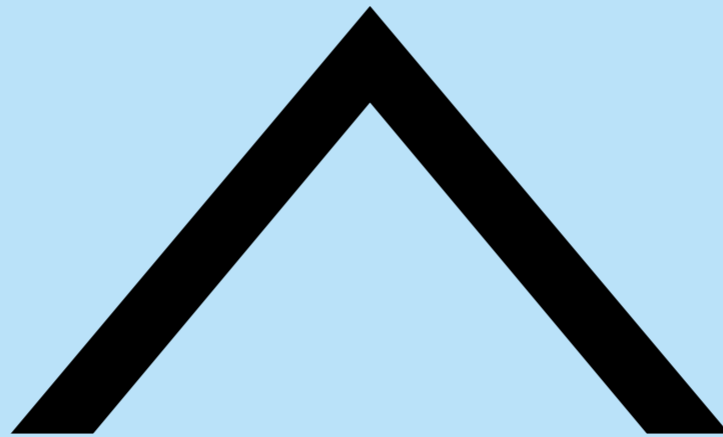
2 Dove Street

Contents

1.0	Introduction
2.0	Location Plan
2.1	Block Plans
3.0	Research + Planning History
3.1	Conservation
3.2	Conservation Area Study
3.3	Concept
4.0	Amendments to Consented Design
3.1	Interior Floor Plan Update
3.2	External Plan Update
3.3	Previous Extension Proposal
3.4	New Dormer Extensions Proposal
3.5	Garden Design Update
3.6	Garden Room Proposal
3.7	3D Views
5.0	Access
6.0	Summary



Introduction



Introduction

Background

- The building is part of a row of densely packed dwellings with thick masonry walls to keep sea winds and moisture out.
- The dwelling has fantastic views to the south, looking directly to the sea.
- The building is category C listed within the Cellardyke conservation area.

Consented Scheme (Ref: 22/02878/FULL)

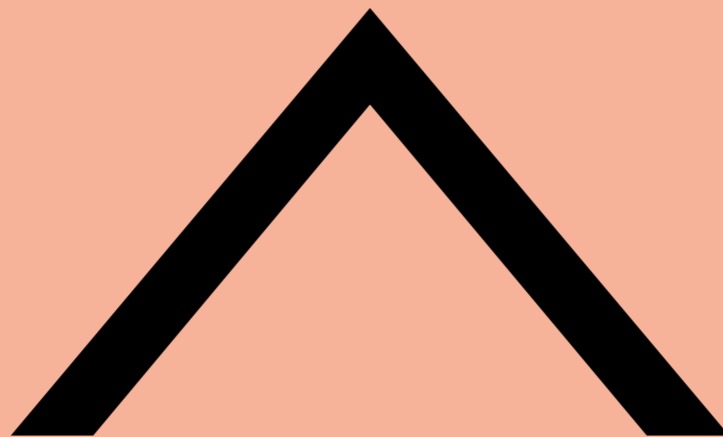
- The consented scheme for 2 Dove Street, proposed internal alteration works around the whole house, mainly in the kitchen, first floor shower room, attic bedroom and adding a new bathroom within the attic also.
- The main part of this Consented proposal was the large bridged extension from the first to attic floor stairs. This bridge stepped up to the garden level connected to a garden room / gallery space / art studio.

Updated Design Proposal

- Following feedback from contractors during the Tendering process, the client has reassessed the ambitions and the brief, whilst maintaining the overall design aesthetic.
- The scale of the project has slightly reduced from what is currently consented.
- The main updates to the design proposal include:
 1. Omitting of main link extension to a garden room.
 2. Updating to the utility room roofing / rooflights.
 3. Reducing the complexity of the form / massing for the dormer extension.
 4. Separating the dormer massing for attic bathroom.
 5. Connecting the main dormer extension to the back garden using a stair walkway.
 6. Adding hard landscaping proposal and features in the garden.
 7. Adding a garden room at the top of the garden along the boundary wall.
 8. Adding gates to existing gated locations at the top of the garden (existing gate) and the side of the house (previous gate here, gate fixings still visible in wall) onto the street.
 9. Retaining a lot of the greenery and planting areas in the existing garden.



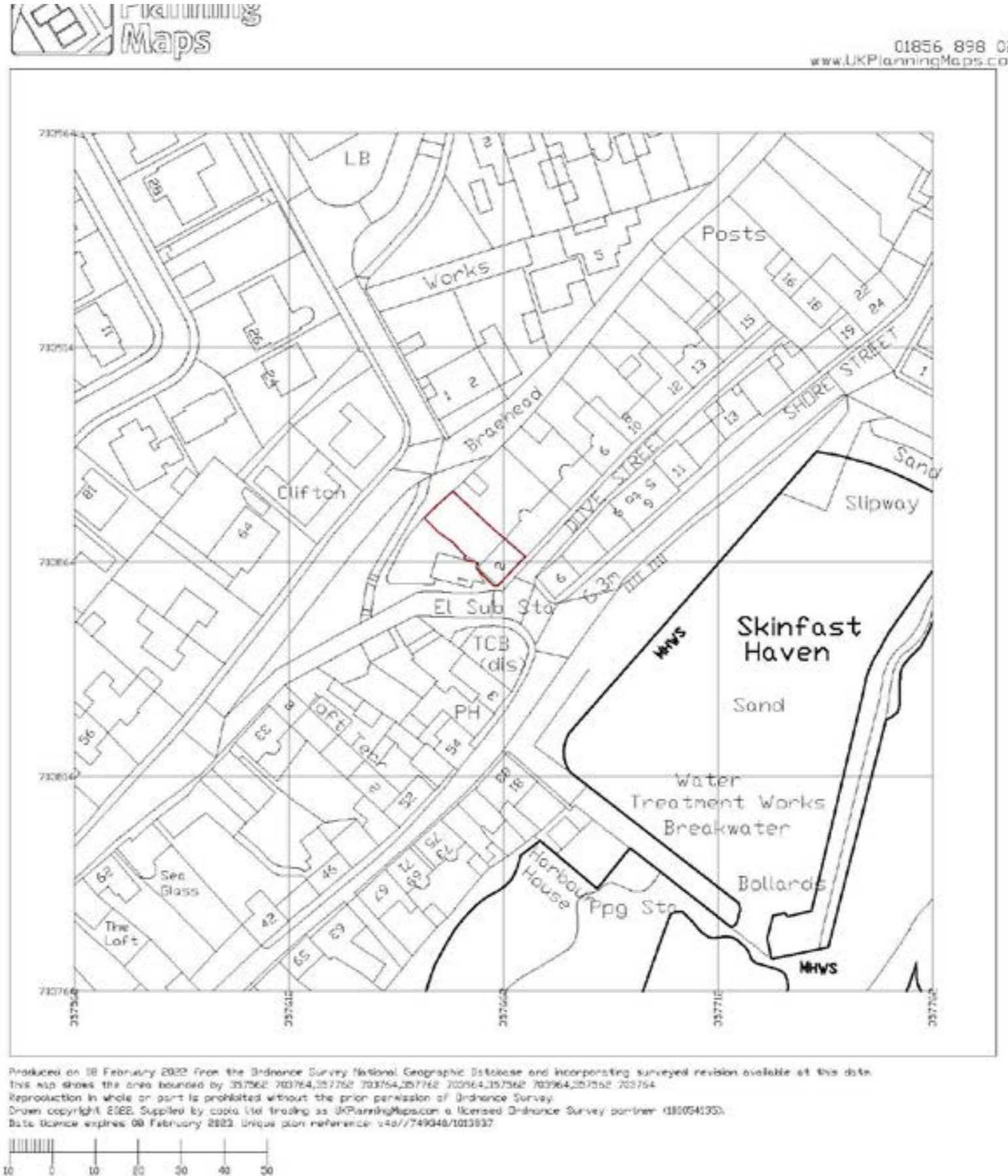
Location



Location Plan

2 Dove Street

- Ownership area shown in red



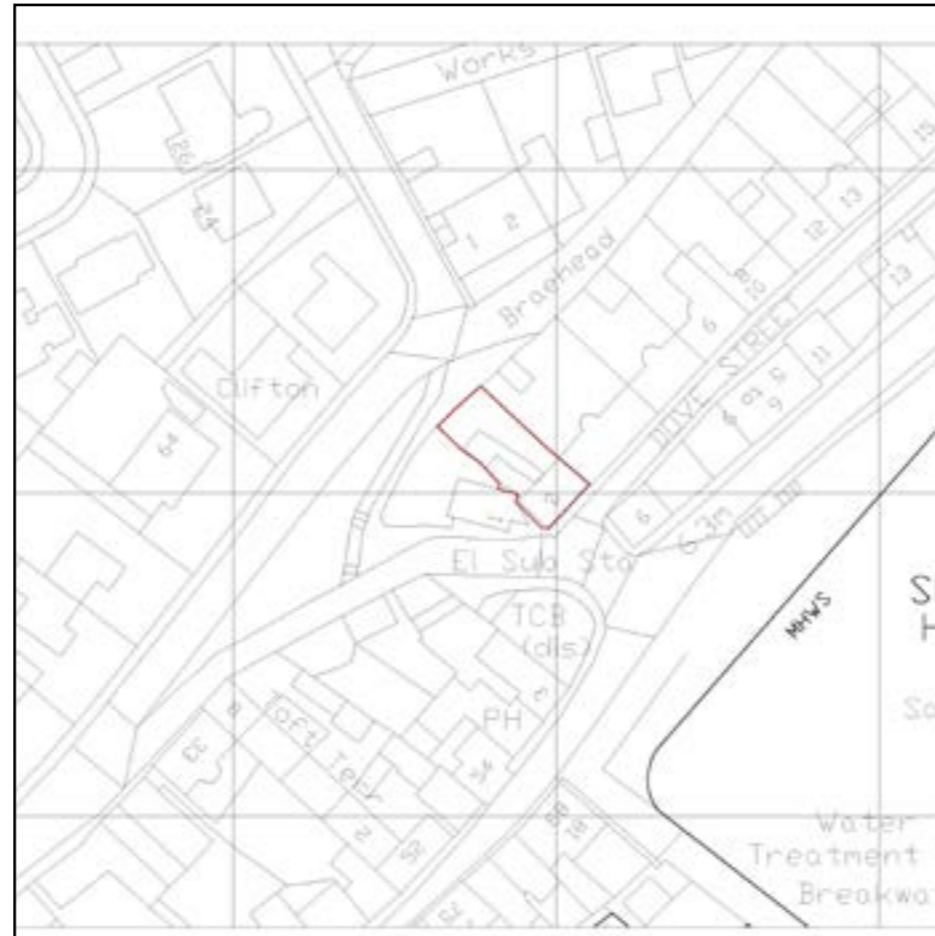
Block Plans

2 Dove Street

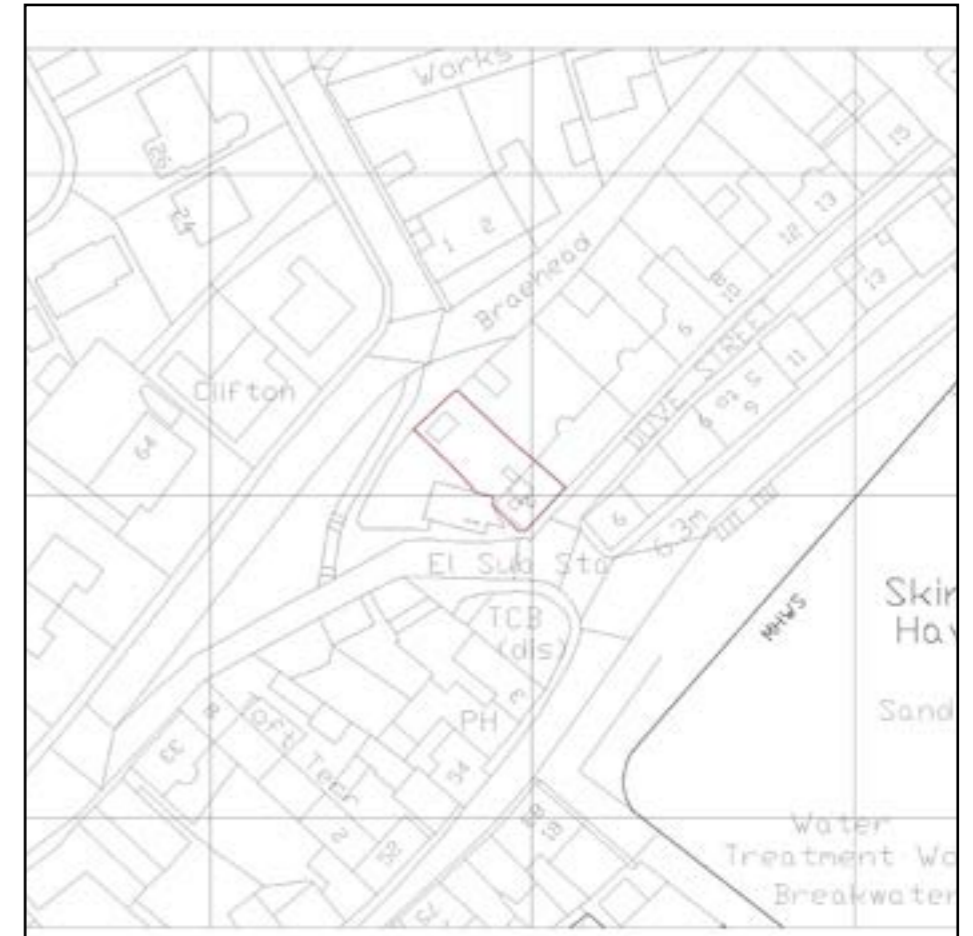
- Ownership line shown in red



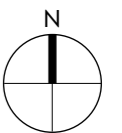
Existing



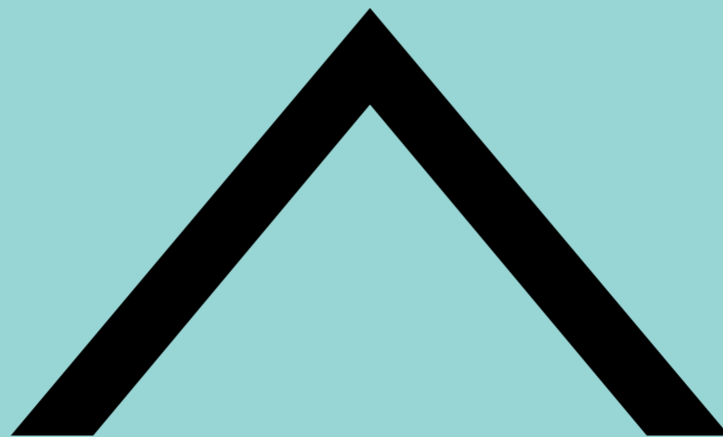
Consented Scheme (Ref: 22/02878/FULL)



Revised Design Proposal



Research + Planning History



Conservation Area

Building Listing - Category C

- The map on the bottom right of this page shows the listed buildings in the vicinity including the listed tower which is opposite the site. We don't believe the new extension gives any harm to either the listed property, 1 Shore Wynd, or the surrounding listed buildings.
- The site is within the conservation area but the garden is not visible from any public vantage points. There are no public areas within the conservation area where we believe the new extension will be visible.
- Pre-Application advice was sought and was considered acceptable in principle.
- As the architects for the adjacent property's new extension (1 Shore Wynd, ref no. : 1100590002-001) we can confirm any evident impact on daylighting to said property's windows will be mitigated by the proposal. This is because the extension they propose will make the only window whose light will be impacted part of a new internal space.



Dear Sir

Application No: 22/01248/PREAPP
Proposal: Alterations and extension to dwellinghouse
Address: 2 Dove Street Cellardyke Anstruther Fife KY10 3AN

I refer to your request for pre-application advice which was registered on 20th April 2022

As you are aware this property is a Category C Listed Building situated within the Cellardyke Conservation Area and therefore planning permission and Listed Building Consent would be required. The proposal is considered to be acceptable in principle. Full details should be submitted for all finishing materials and confirmation that there is no detrimental impact to residential amenity in terms of privacy and overlooking and loss of daylight and sunlight to neighbouring properties and their gardens.

Submission Details

Online Reference **100590002-001**

Title **1063_1 Shore Wynd**

Authority Name **Fife Council**

Authority Address **Fife House, North Street, Glenrothes, KY7 5LT**

Authority Telephone

Authority Fax

Authority Email Address development.central@fife.gov.uk

Agent Name **Richard Keating**

Applicant Name **John Crawford**

Location **Easting: 357651- Northing: 703862 Description: 1 Shore Wynd, Cellardyke**

Date Submitted **28/07/2022**

• Pre-Application advice letter

• Shore Wynd application



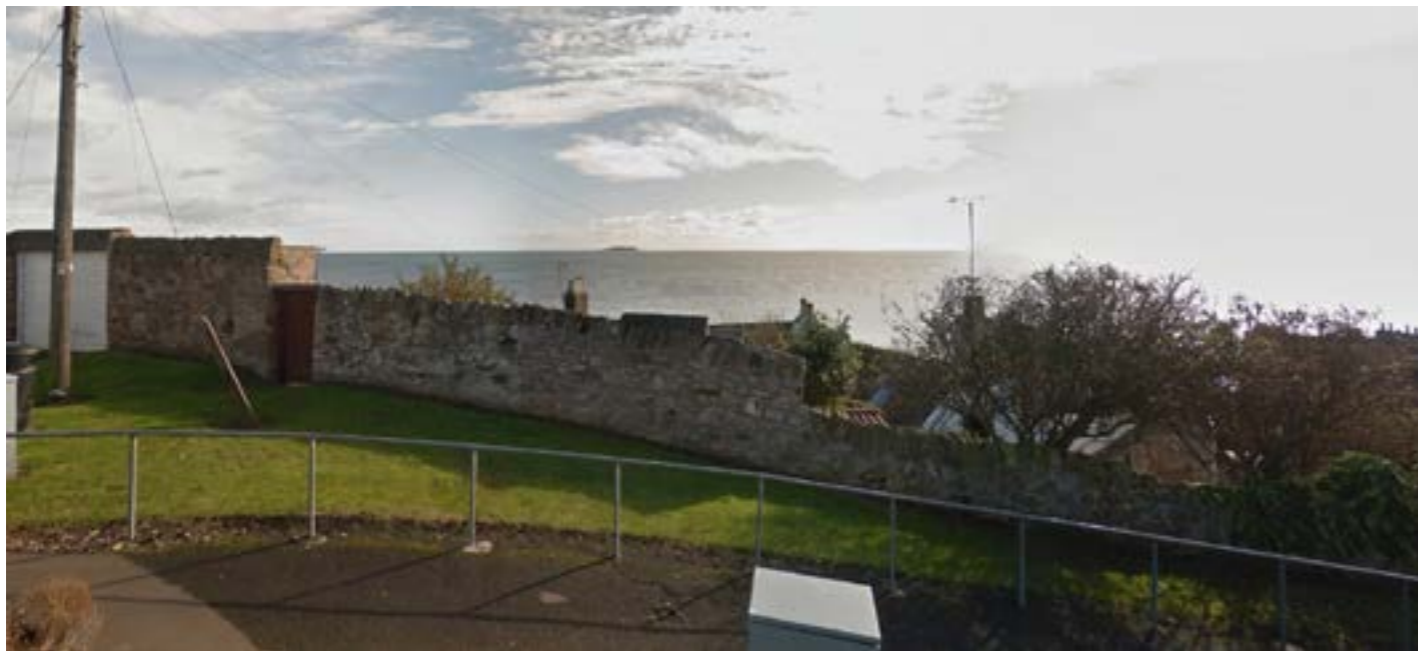
Conservation Area Study



Existing View from Harbour



Proposed View from Harbour



Existing View from East Forth Street



Proposed View from East Forth Street [silhouette in red]

Concept and Reference

Precedents



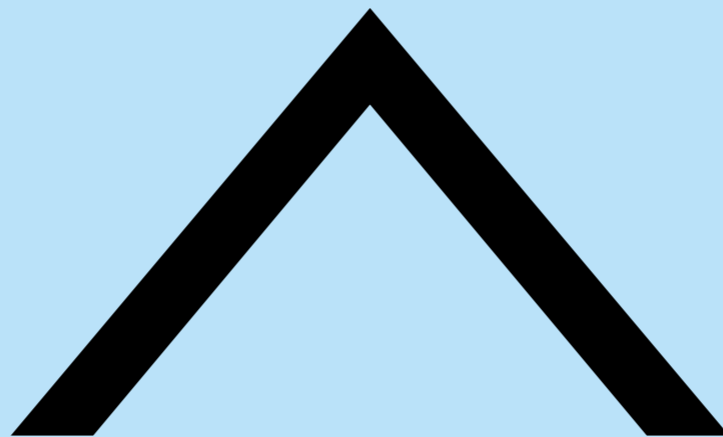
Cellardyke Textures



Concept

- The site context is rich with seaside textures – lichen, seaweed, aged stone, clay pantile roofs. RKA's response to the textures and colours of the area is to dress the proposal in corten steel, whose weathered texture and orange colour will weave the proposal into the fabric of its surroundings.
- The unique relationship between the house and the garden has been created by bridging between the historic house and the contemporary extension of the house into the garden.

Amendments to Consented Design

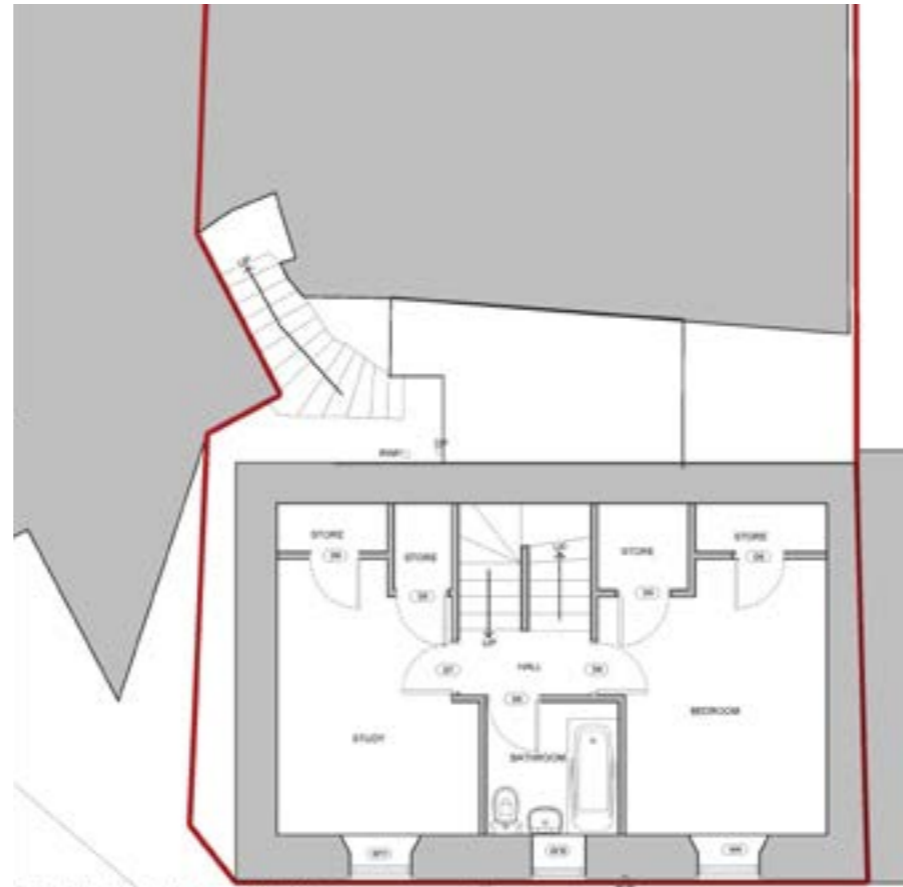


Interior / Floor Plan Update

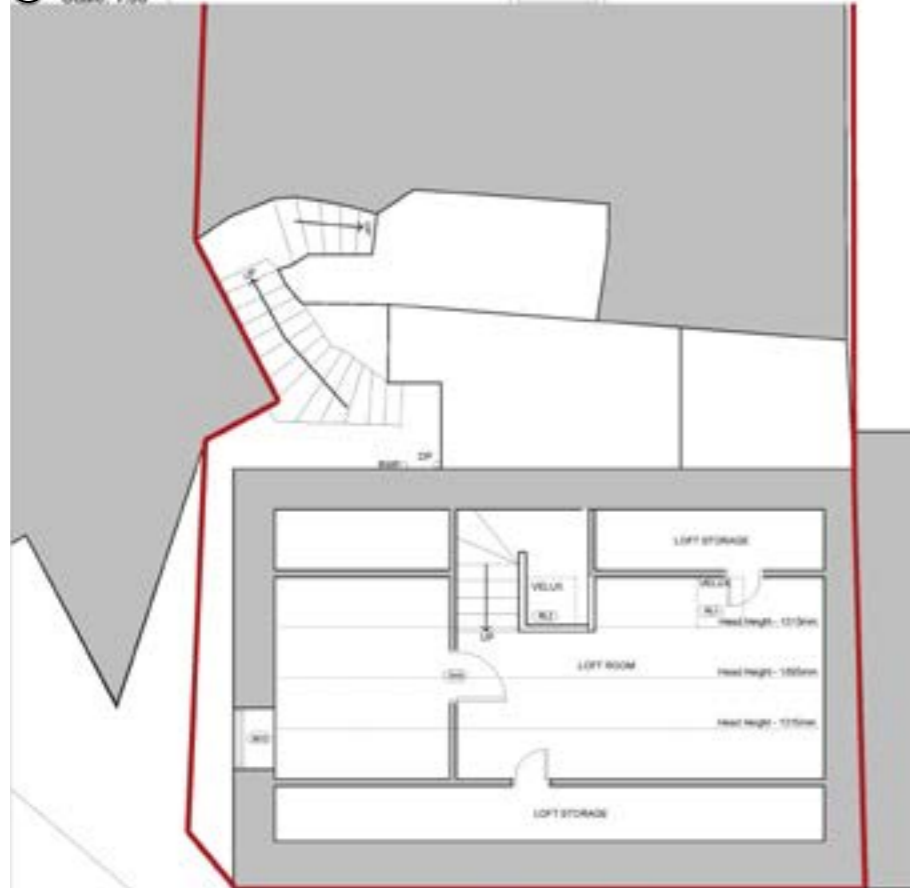
Existing Floor Plans



1 EXISTING GROUND FLOOR PLAN
Scale: 1:50



2 EXISTING FIRST FLOOR PLAN
Scale: 1:50



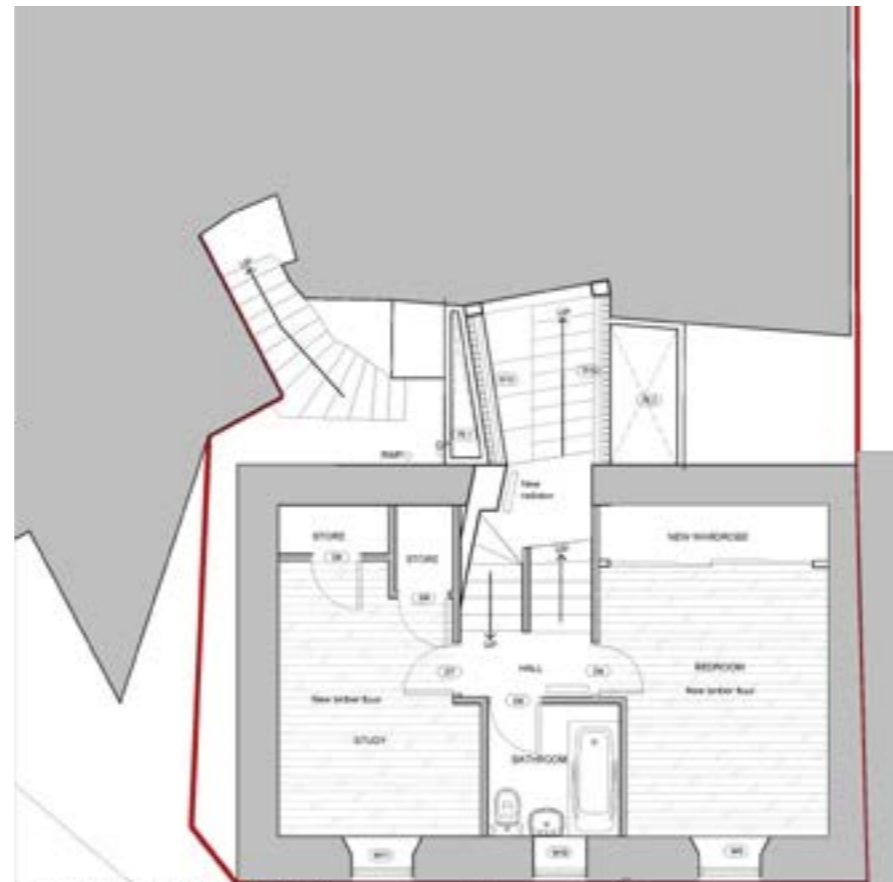
3 EXISTING LOFT PLAN
Scale: 1:50

Interior / Floor Plan Update

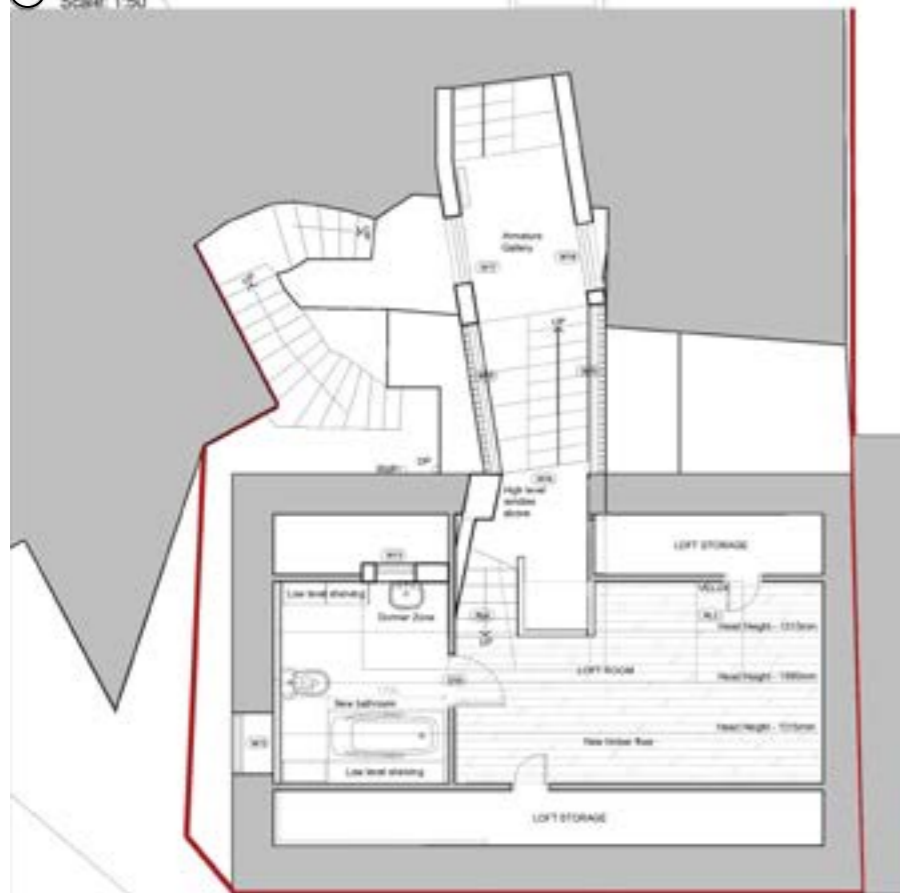
Consented Floor Plans



1 PROPOSED GROUND FLOOR PLAN
Scale: 1:50



2 PROPOSED FIRST FLOOR PLAN
Scale: 1:50



3 PROPOSED LOFT PLAN
Scale: 1:50



4 PROPOSED STUDIO FLOOR PLAN
Scale: 1:50

Consented Floor Plans

As addressed in the consented design and access statement, the works to the existing house interior include:

- Minor structural works to maximise kitchen space, new rooflights and joinery to the rear utility space, a rear dormer above the staircase and a new bathroom in the loft.
- The non-original interior timber wall panelling / wainscoting, located in the hall / stairway and the first floor bathroom is to be removed.
- A new first floor shower room is proposed in place of the outdated existing bathroom.

Interior / Floor Plan Update

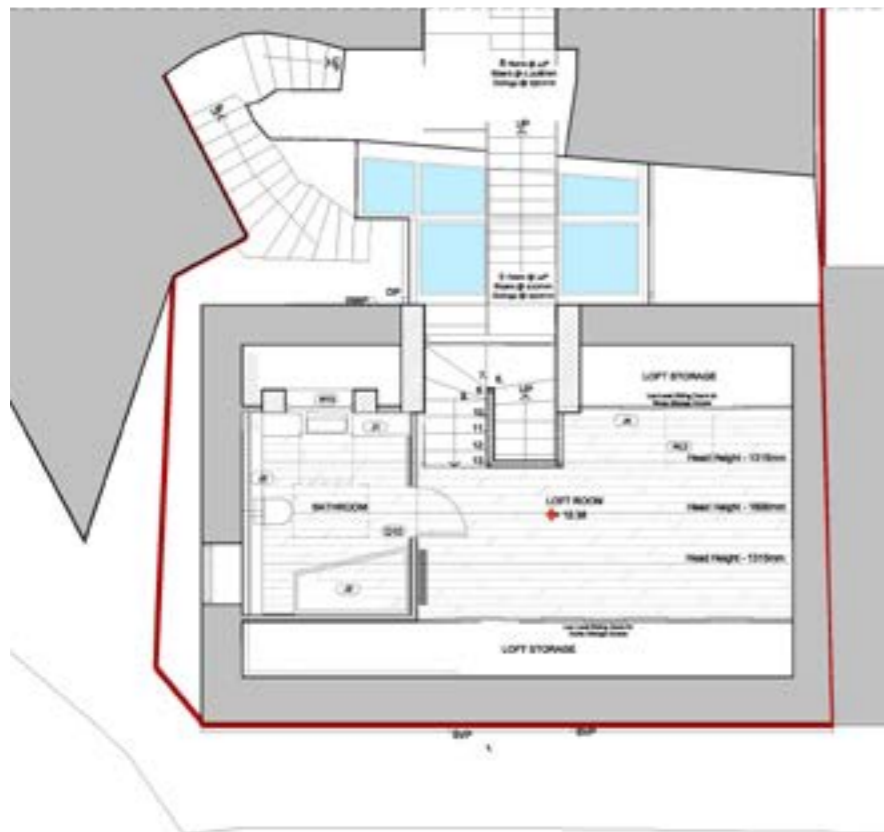
Updated Design Proposal Floor Plans



1 PROPOSED GROUND FLOOR PLAN
Scale: 1:50



2 PROPOSED FIRST FLOOR PLAN
Scale: 1:50



3 PROPOSED LOFT PLAN
Scale: 1:50

Updated Design Proposal Floor Plans

The revised proposal omits the large armature link and studio extension in the garden.

- The dormer previously consented provides an access to the garden from first floor level across a new lightweight external stair. The geometry has been simplified and made square to the existing house, with a smaller dormer for the bathroom separated from the main dormer.
- The interior works to the existing house remain as consented with a slight change to keep the existing step within the kitchen.
- Simplifying the heating in the utility room from under floor heating to radiators.

External Plan Update

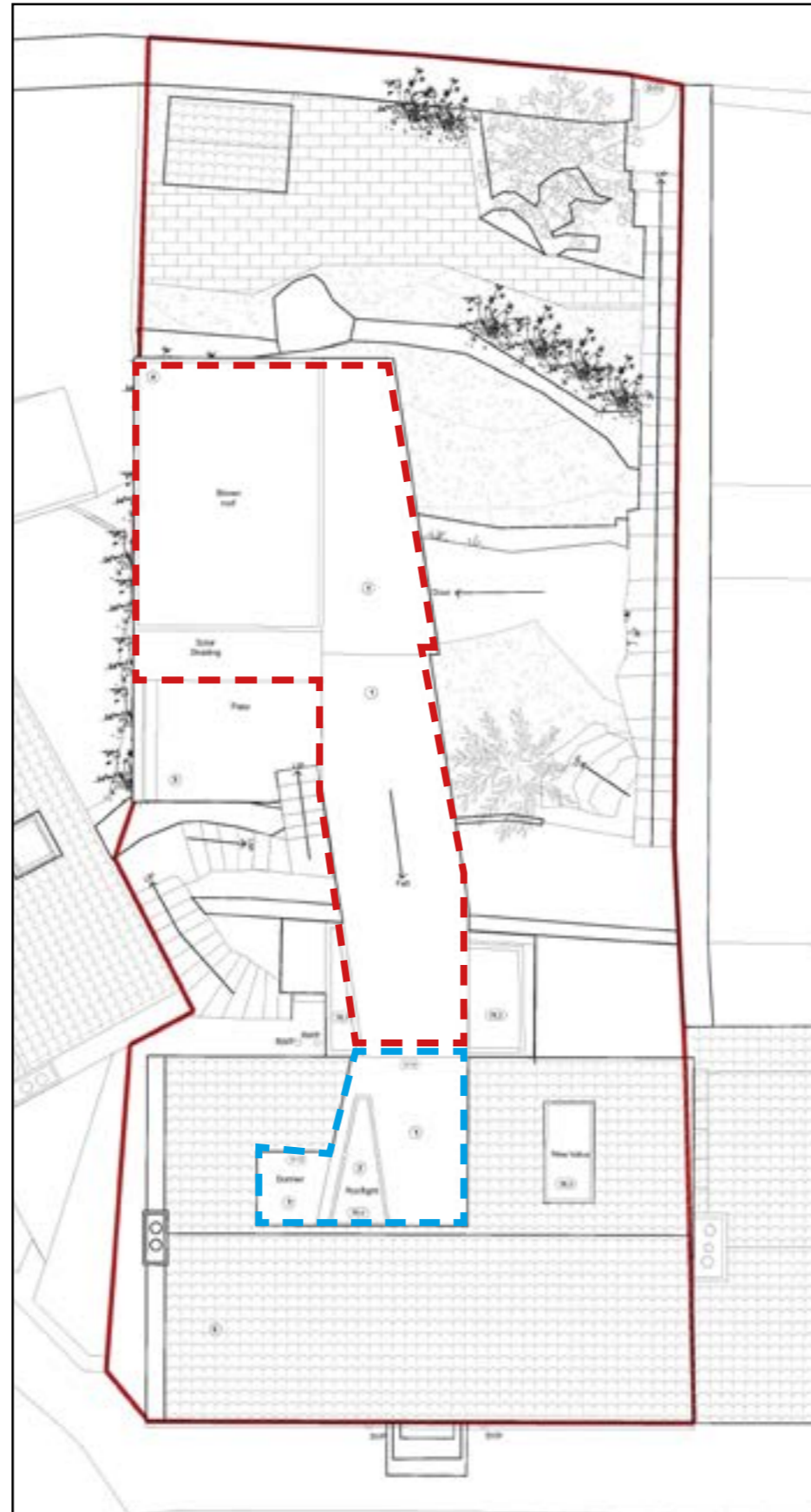
Development of the plan from Existing, Consented and Revised Design Proposal

--- Garden Extension

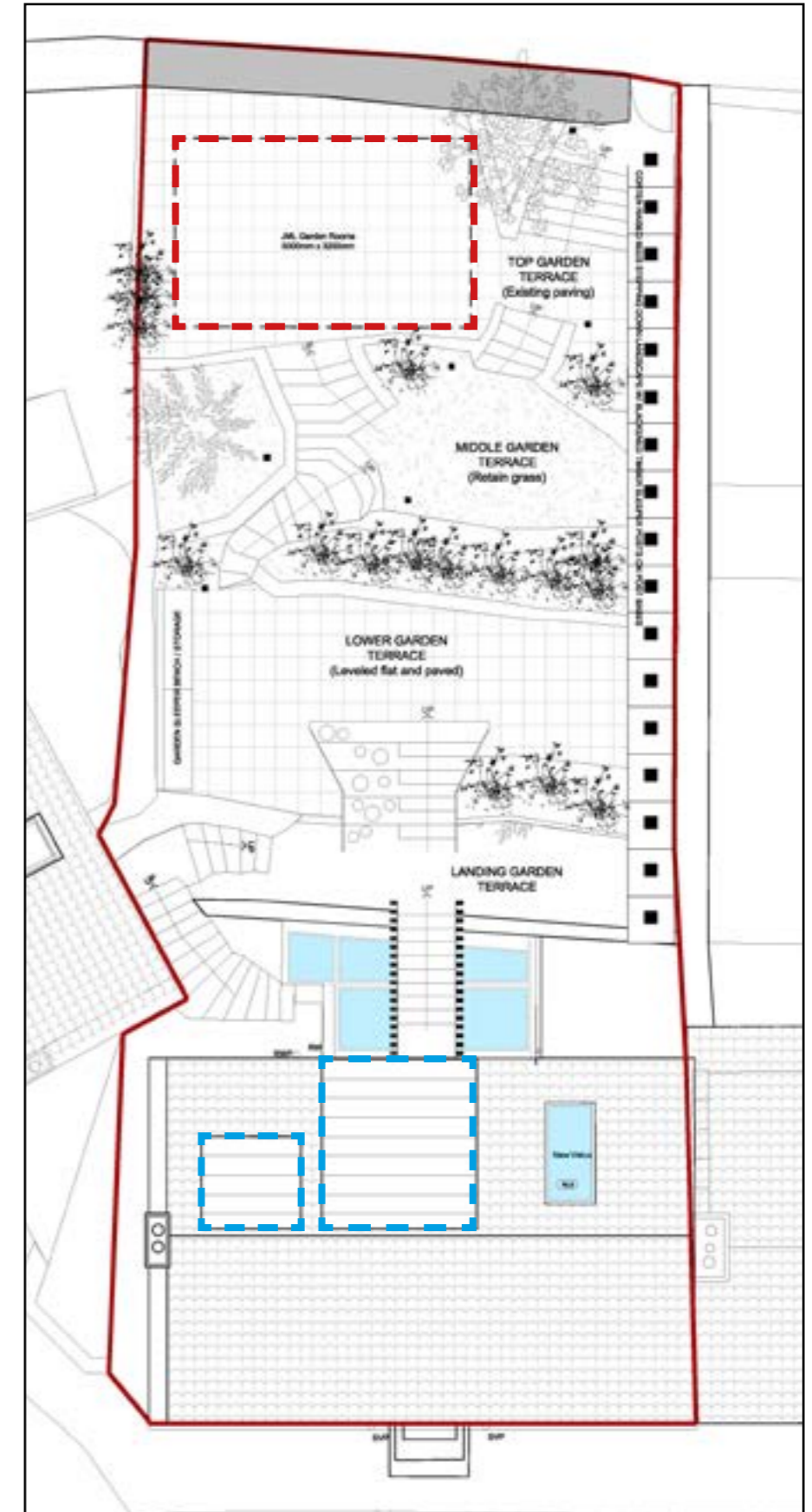
--- Dormer Extension



Existing



Consented Scheme (Ref: 22/02878/FULL)

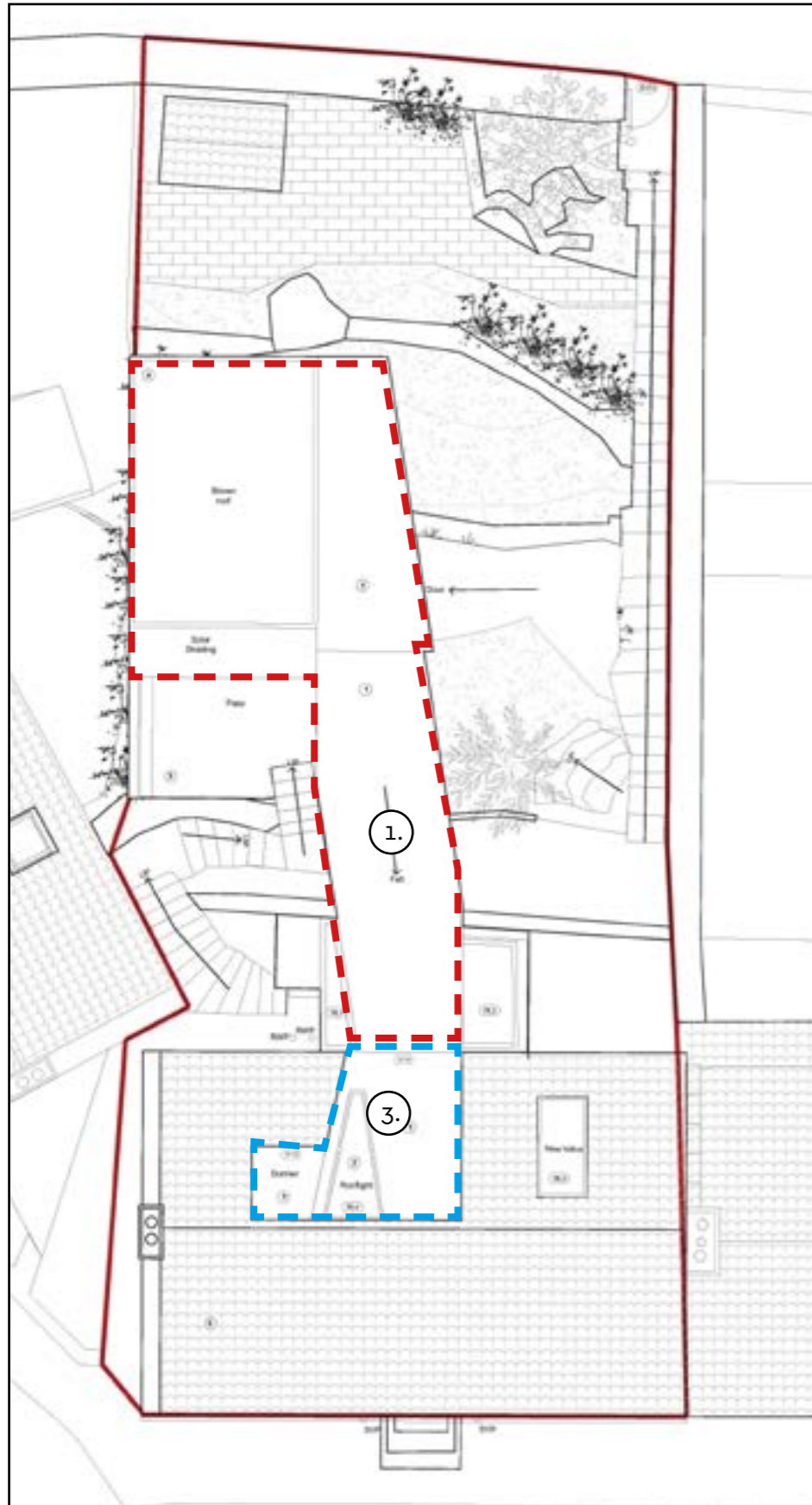


Revised Design Proposal

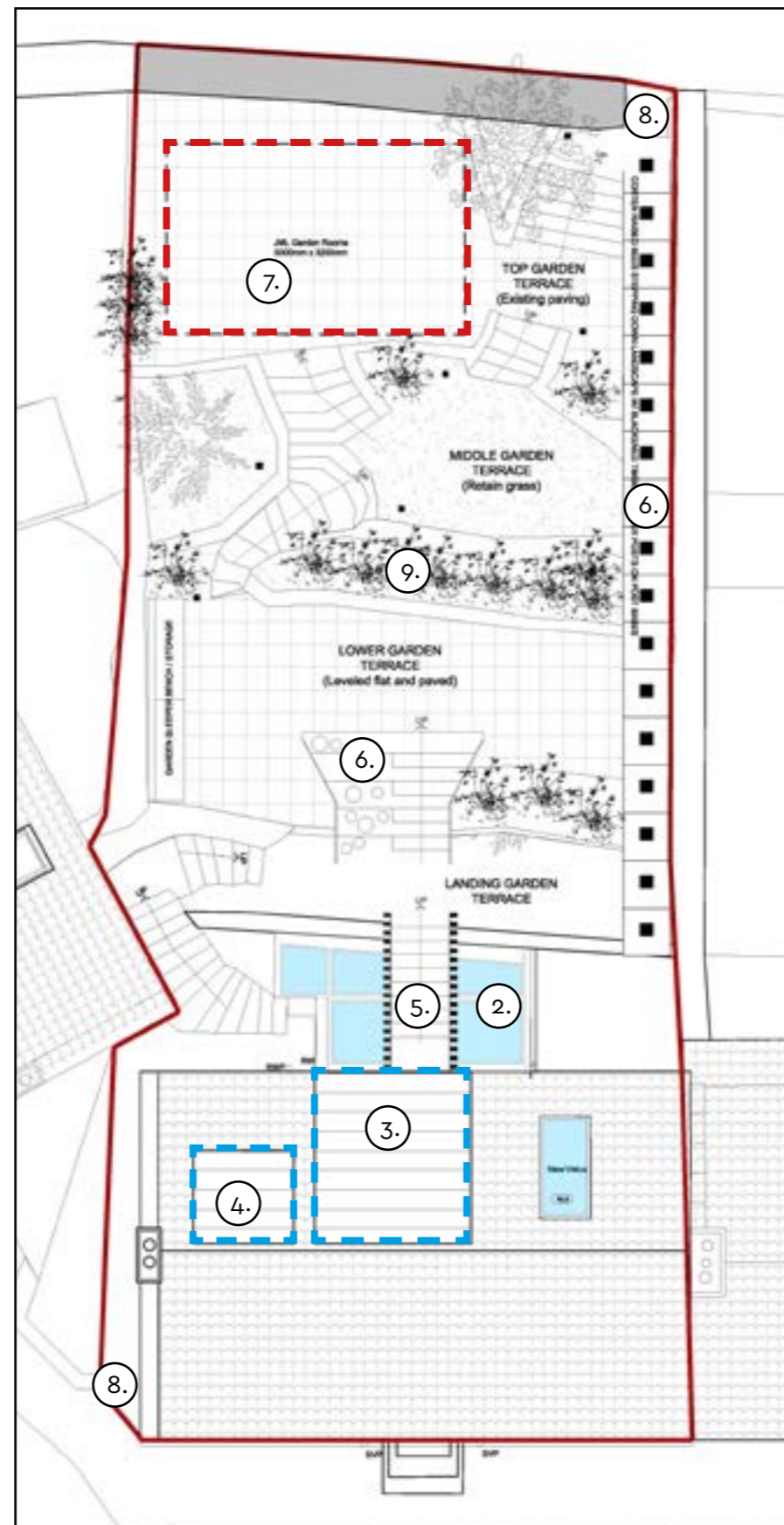
External Plan Update

Development of the plan from Existing, Consented and Revised Design Proposal

- - - - - Garden Extension
- - - - - Dormer Extension



Consented Scheme (Ref: 22/02878/FULL)



Revised Design Proposal



Changes to the External Design Proposal

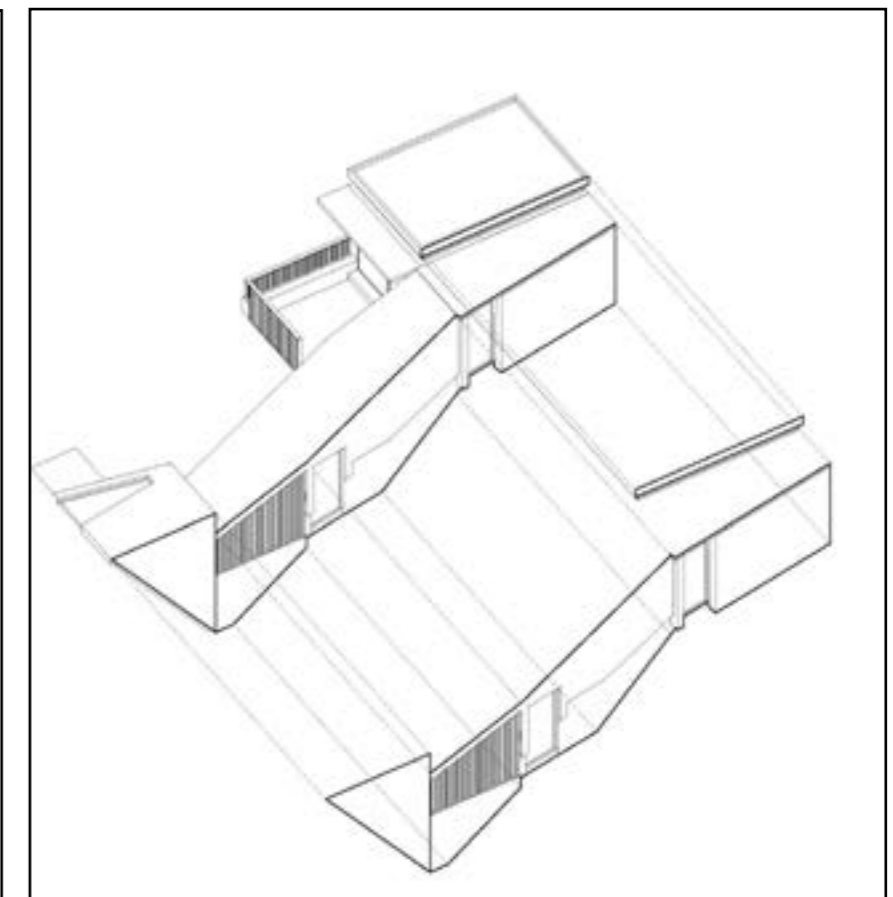
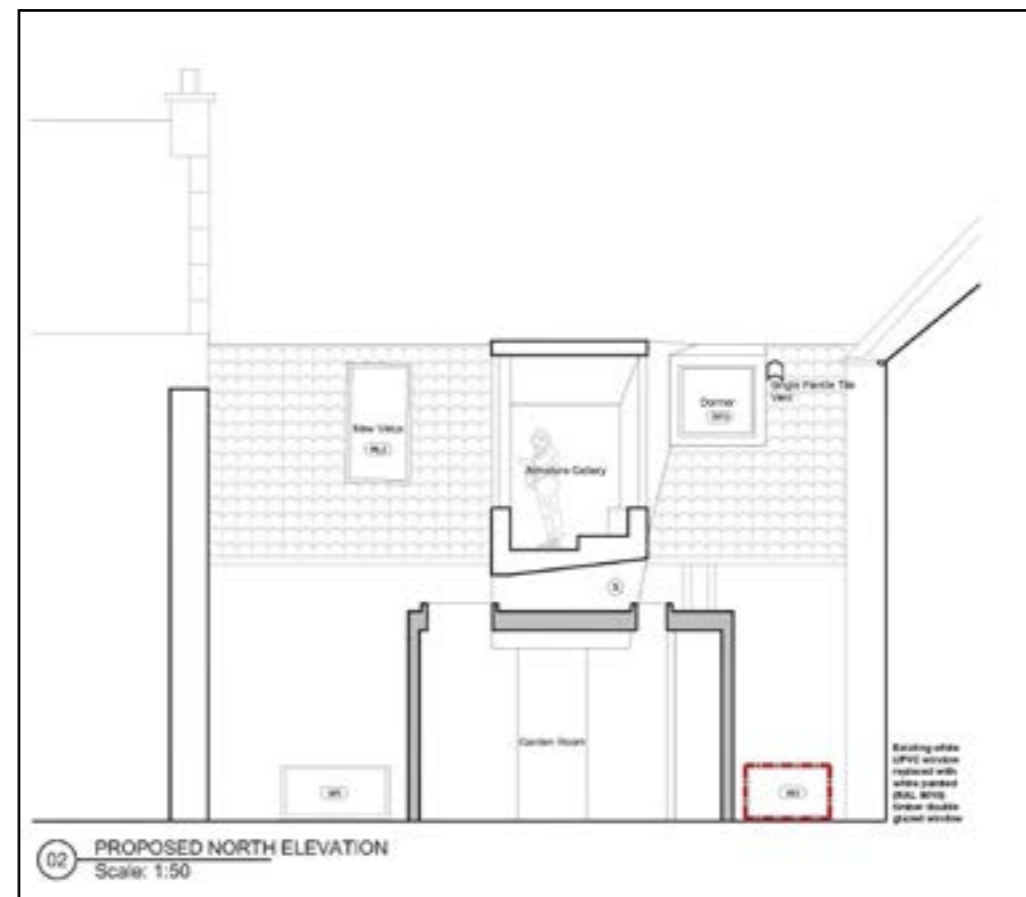
1. Omitting of main link extension to a garden room.
2. Updating to the utility room roofing / rooflights.
3. Reducing the complexity of the form / massing for the dormer extension.
4. Separating the dormer massing for attic bathroom.
5. Connecting the main dormer extension to the back garden using a stair walkway.
6. Adding hard landscaping proposal and features in the garden.
7. Adding a garden room at the top of the garden along the boundary wall.
8. Adding gates to existing gated locations at the top of the garden (existing gate) and the side of the house (previous gate here, gate fixings still visible in wall) onto the street.
9. Retaining alot of the greenery and planting areas in the existing garden.

Previous Extension / External Proposal

Review of Consented Scheme (Ref: 22/02878/FULL)



- The client has requested to reduce the complexity of the proposal and amount of groundworks required.
- The extension to the garden / interior walkway and connected garden room has been removed in favour of a standalone garden room at the top of the garden and no longer connected to the main house.
- The revised proposal has an exterior stepped walkway that provides access from the rear / interior stair of the house to the garden.



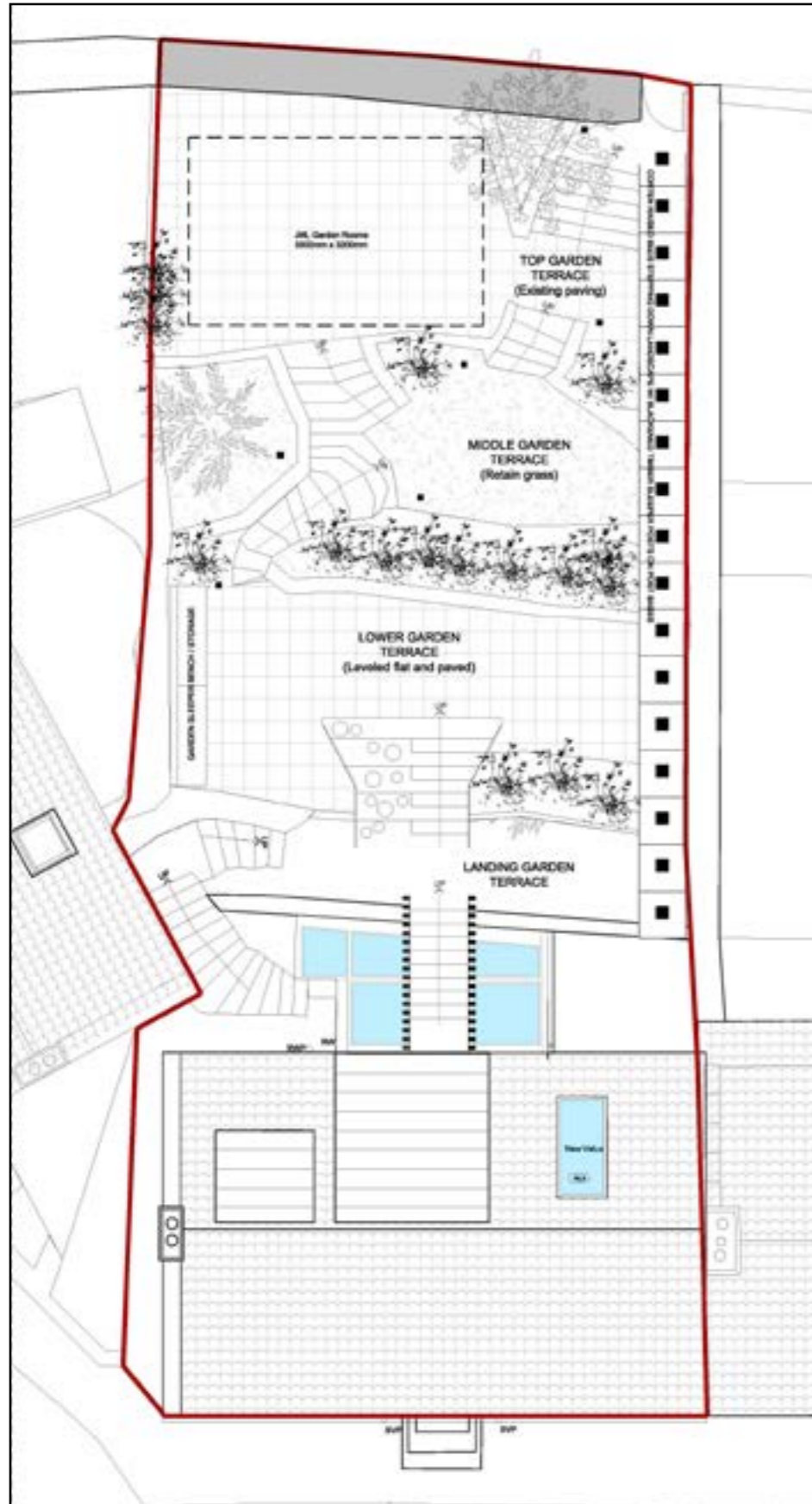
Consented Scheme Roof Plan



Consented Scheme Long Section / Elevation

Revised Extension / External Proposal

Updates to the External Works



Revised Design Proposal
Roof Plan

- The new scheme removes the garden extension whilst retaining the dormer to the rear of the house.
- This dormer extension has a sliding door out onto an external stair / bridge that takes you up to the closest landing in the garden. This bridge / stair is half the size of the dormer width and on the side of the door and internal stair. Keeping this narrow is important to maximise natural light into the utility room.
- From the garden landing, we are also proposing some new steps / raised potted plant plinths that continue the same width as the dormer extension.
- Corten is still to be used as the external cladding material and is to be featured throughout the external proposal. It is located on the dormer extensions, bridge / stair, fins fixed to side of the external bridge / stair, retaining walls of the stair up to the first garden level, planters on the RHS (looking north) and garden gates (top of the garden and side gate to garden).
- The posts along the boundary of the east side of the garden are constructed from blackened vertical sleepers on post bases. These will be no more than 2m tall and vary in height.
- The smaller posts found throughout the garden proposal are made of corten and will have a subtle lighting feature to them to allow someone to navigate up the garden in the dark. These posts will be c. 1m tall.
- The garden room is also being relocated at the top of the garden near the boundary north wall and is now separated from main house.



Taller balustrade on east neighbours side to provide privacy. The opposite side will be lower to be able to look out towards the south west view of the Forth.

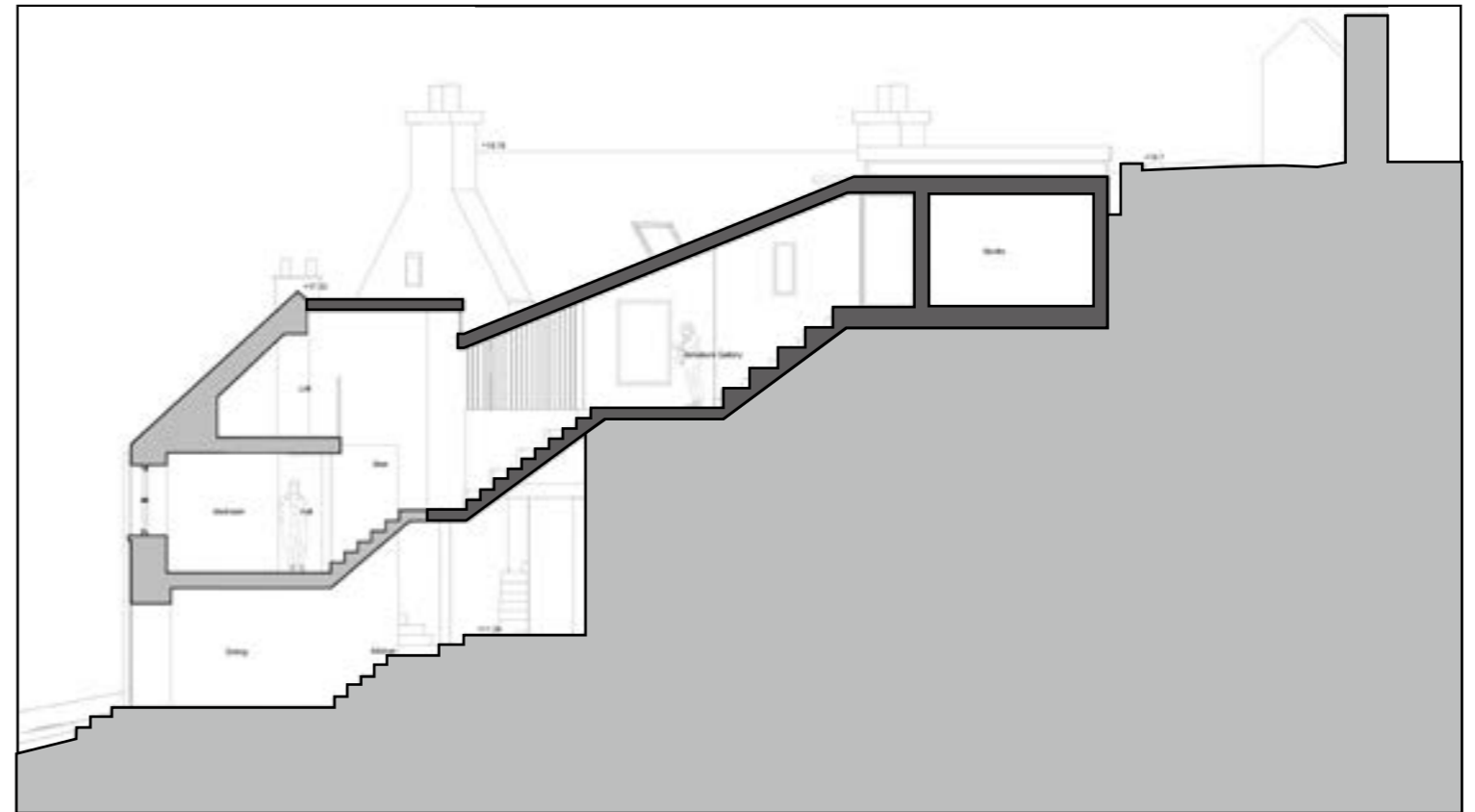


Revised Design Proposal
Elevation of the Back of House

Garden Design Update



Consented Scheme
3D Image from the top of the Garden



Consented Scheme
Garden Section

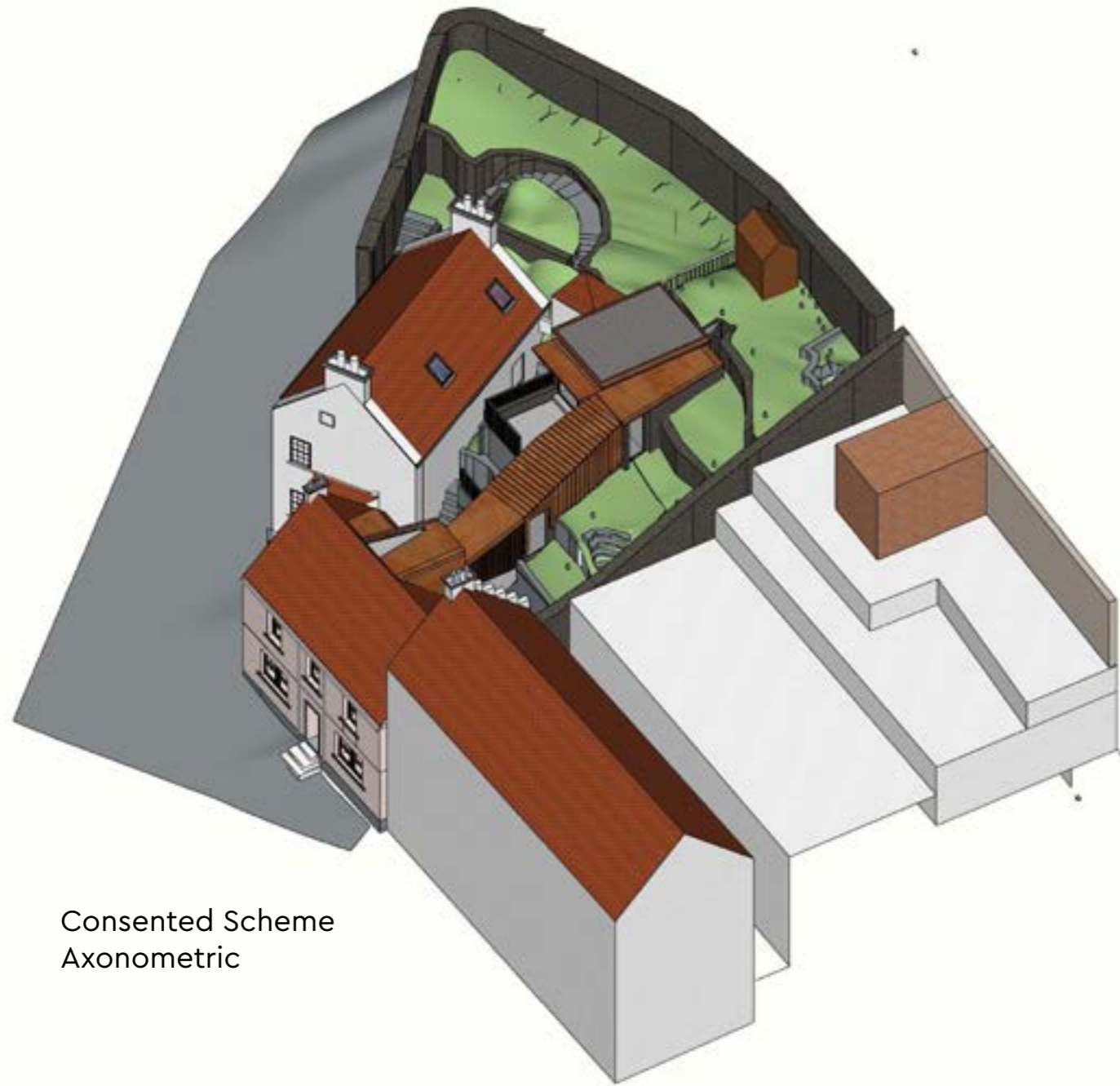


Revised Design Proposal
3D Image from the top of the Garden

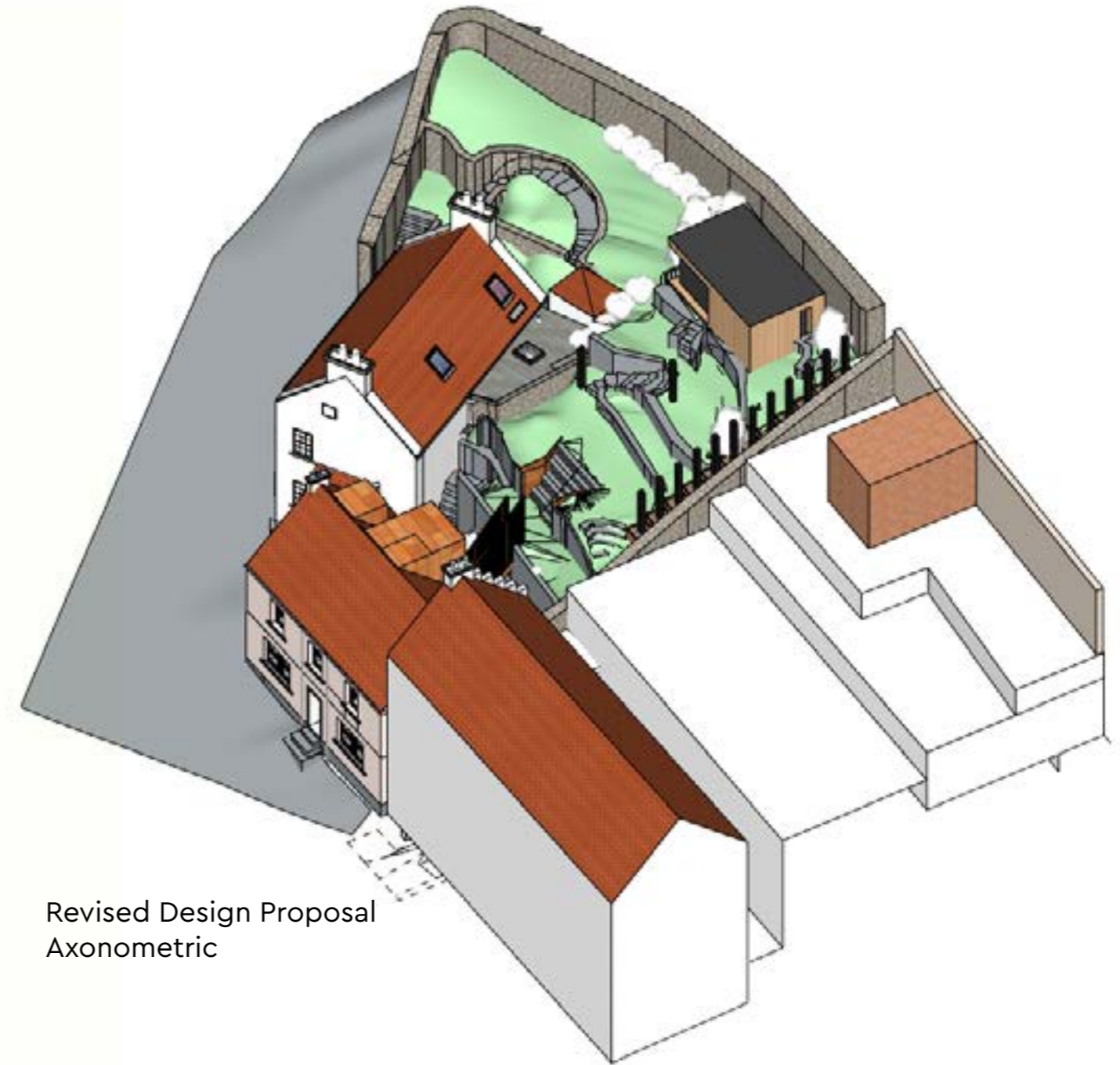


Revised Design Proposal
Garden Section

Development of Garden Layout



Consented Scheme
Axonometric



Revised Design Proposal
Axonometric

Garden Room Proposal

- The proposed garden room located at the top of the site will be provided by JML Garden Rooms.
- This room will sit with the longer side against the back wall to reduce the amount the building projects into the garden. This will reduce the amount of groundworks required also, as it will be able to sit on the existing top level of the garden without cantilevering.
- The slot window on the east elevation will look onto the existing tree on this level.
- The window on the west elevation will look onto the foliage that divides the this site to the neighbour. This will prevent any overlooking onto the neighbours garden.
- New steps have been proposed to reach the front door from the middle level of the garden. These will be formed from existing stone steps.
- **Note: the window on the South West elevation is to use Translucent glass, ensuring privacy and no overlooking of the neighbours garden is maintained but still allows more light into the garden room.**
- **Note: the foundations for the garden room have been selected to mitigate any impact on the foundations of the existing boundary wall.**

1 Floor Plan
Scale: 1:50

2 South East Elevation
Scale: 1:50

3 North East Elevation
Scale: 1:50

4 North West Elevation
Scale: 1:50

5 South West Elevation
Scale: 1:50

CONSTRUCTION SPECIFICATION:
FOUNDATIONS:
1. EASY PAD PRE-CAST FOUNDATION SYSTEM.

ROOF:
1. ROOF MADE UP OF 100mm HIGHLY INSULATED BBA RATED PU SIP PANELS
2. FIRESTONE SINGLE PLY FLAT ROOFING MEMBRANE EXTERNAL FINISH - 'BLACK'
3. PVC GUTTER AND DOWNPIPE TO REAR OF BUILDING

EXTERNAL WALLS:
1. WALLS MADE UP OF 100mm HIGHLY INSULATED BBA RATED PU SIP PANELS
2. 20mm WESTERN RED CEDAR CLADDING TO EXTERNAL FACE - 'NATURAL'

FLOOR:
1. FLOOR MADE UP OF 100mm HIGHLY INSULATED BBA RATED PU SIP PANELS
2. ENGINEERED OAK FLOORING INTERNALLY

DOORS/WINDOWS:
1. FACTORY FINISHED DOUBLE GLAZED TIMBER PATIO DOOR SYSTEM & FIXED SIDE LIGHTS
2. FACTORY FINISHED DOUBLE GLAZED TIMBER WINDOW TO MATCH DOORS/SIDELIGHTS
3. DOORS, SIDELIGHTS AND WINDOW TO BE "ANTHRACITE GREY" - RAL 7016
4. GLAZING TO SOUTH WEST ELEVATION TO BE FROSTED

1:50
1m 0 1m 2m 3m 4m 5m

Frosted glass panel

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS AND ARCHITECTS DRAWINGS AND SPECIFICATIONS.
THIS DRAWING IS AN A3 SHEET. REPRODUCTION IN ANY OTHER SIZE OR FORMAT WILL RESULT IN SCALES BEING INCORRECT. CAN BE SCALED FOR PLANNING PURPOSES. IF IN DOUBT, PLEASE ASK.
TOLERANCES: EXCEPT WHERE OTHERWISE STATED +0/-3mm.
SIPS PANELS TO BE FIXED IN ACCORDANCE WITH STRUCTURAL ENGINEERS NAILING SCHEDULE AND CALCULATIONS.
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND MANUFACTURE, AND ANY DISCREPANCIES TO BE REPORTED TO CONTRACT ADMINISTRATOR.
xx DRAWING IS COPYRIGHT OF JML SIPS AND MUST NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION.

JML Garden Rooms
LIVE · WORK · PLAY
THE ARNS, AUCHTERARDER, PERTHSHIRE, PH3 1EJ
Tel: 01764 663271 Email: info@jmlsips.co.uk
www.jmlsips.co.uk

Rev.	Date	Description	App'd
P01	27/09/23	Sketch design	
P02	11/10/23	Revised design for planning application	

Project Title	Mr & Mrs Shaw Proposed Garden Room Cellardyke KY10 3AN
Project Number	JMLSIP-23-34-SHAW
Drawing Title	PLAN & ELEVATIONS

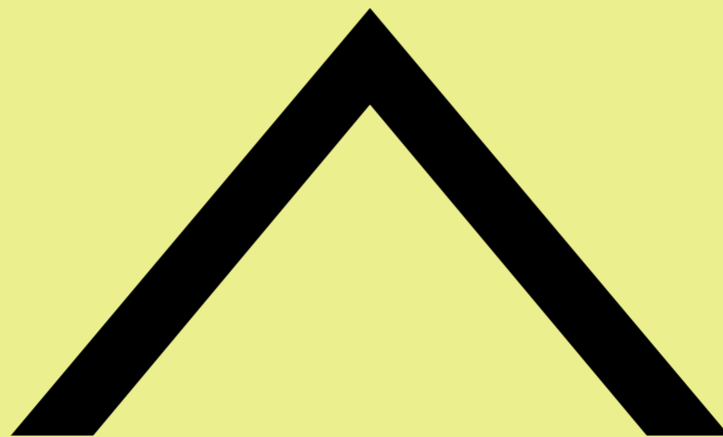
Drawn By	RA	Checked By	JC
Drawing Sheet Size	A3	Scale	1:50
		Date	OCT'23
Drawing Number	D001	Revision	P02
Drawing Set	PLANNING APPLICATION		

3D External Views

Revised Design Proposal 3D Images



Access



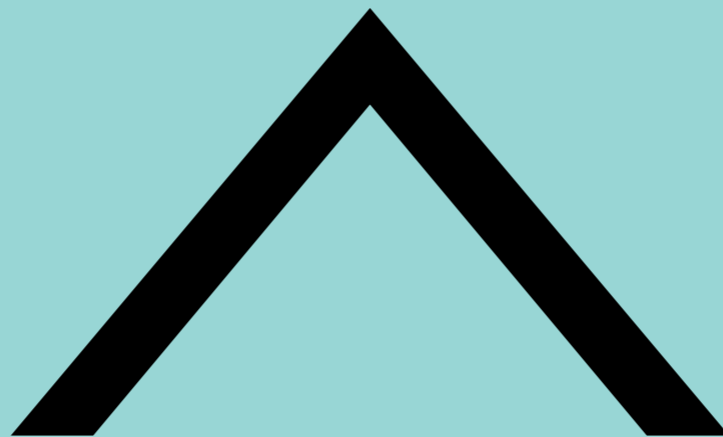
Access

The nature of Cellardyke and of the particular site is such that the site is steep and terraced with existing changes in level in excess of the overall height of the house. Our proposal has a number of enhancements to the existing condition, however the constraints of the existing site plus the listed nature of the property prevents us from providing full accessibility to the new extension.

The new enhancements include:

- Improved head height to access loft by the formation of a new dormer, currently this is virtually a crawl height access. The stair head height from the first floor to attic is extremely low and is not comfortable or safe to access.
- The new dormers in the attic will improve the currently low head height (currently max. 1900mm). The dormers will make the attic feel much more comfortable to move around in.:
- The new bridge/stepped walkway from the house to the garden gives much easier and safer circulation between the house and the garden.

Summary



Summary

Summary of Updates to Consented Scheme (Ref: 22/02878/FULL)

- Remove garden extension and replace with external stair link from rear consented dormer.
- Dormer to attic bathroom separated from main central dormer massing.
- Garden studio relocated to rear of garden.
- External landscaping to rear garden.
- Works to the existing house remain as consented.

