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19 January 2024

Dear Sirs,

Application No: 23/03516/FULL
Proposal: Extension to shop front
Address: 4 Bell Street St Andrews Fife KY16 9UX

We refer to the above application and with specific reference to the Low Carbon Fife checklist attached and would make the following statements in support of the application as follows;

GENERAL

The subject property forms 1 of a terrace of 3 similar properties within Bell Street. The existing shop front is set back from the pavement line approx. 1400mm, below a roof projection. The proposed works as identified within the submitted drawings are to bring the shop front forward to the pavement line below the existing roof structure. It is noted the 2 other similar properties have historically undertaken the same development, the subject property being the only remaining unit with the original configuration.

The existing gross internal floor area is approx. 104m², the proposed gross internal floor area is 113m², giving an increase in area of 9m² or 8.6%.

ENERGY AND CLIMATE CHANGE

With reference to Building Standards 6.1 extensions, the works are exempt.

MATERIALS

With regard to the outwardly facing elements, the proposals relate to the formation of a stone clad pier at the north end of the existing opening and the installation of a new timber shop front. The same works were completed to the adjoining unit in 2011. The stone is to be sandstone and will be sourced to match the existing stone used to construct the facing on the south side of the shop front.



With regard to the timber material will be sourced from a renewable supply, suitable for the intended use.

The remaining external elements are to remain un-altered.

SUSTAINABLE URBAN DRAINAGE SYSTEM

The proposals are to infill the area below the existing roof canopy and therefore there is no increase to the surface water run-off. No alterations are required or proposed to the drainage installations.

WASTE

Sufficient existing provision remains for storage and uplift for separate dry and recyclable waste and food waste to the rear of the premises. The bin store is identified on the plans accompanying the application.

TRAVEL AND TRANSPORT

The existing use of the building is to remain retail as existing. It is not anticipated that the minor development will have an impact on the existing travel and transport already in place within the Town Centre location.

AIR QUALITY

The development relates to the creation of an additional 9m² within a building with a total of 104m². The application is exempt from the requirement for an Air quality Impact Assessment on the basis the works create a space less than 1000m².

DISTRICT HEATING

The Development is not within 1km of an existing or proposed heat network and is not a public sector development, further education campus or a proposal for over 10,000m² Non-Domestic development. Accordingly, no action is required.

We trust the information provided clarifies the proposals and we look forward to receiving positive decision in due course.

Yours sincerely,

Rob Gavin BSc Hons MRICS
Director
RGA Surveyors Limited

Enc. Low Carbon Checklist