



SUPPORTING STATEMENT

Application Site: 33A Evan Street, Stonehaven, AB39 2ET

Application Description: Planning Permission for Replacement of Door with Flood Door

Date: 22/01/2024

1.0 PROJECT DESCRIPTION

Scottish Water has a duty to protect our customers and their properties from sewer flooding. However, in some locations during heavy rainfall events flooding can occur and floodwater can enter customer's property causing a great deal of material damage to the contents and fabric of the property, which frequently results in a great deal of stress and misery to the property owners.

The basement properties at 33 Evan Street experience internal flooding during heavy rainfall events when storm water surcharges from manholes within the highway and eventually breaches the front door thresholds. The flooding has occurred on several occasions since 2017. Scottish Water is carrying out an investigation into the cause of the flooding and if required a permanent solution will be developed to reduce the localised flood risk to an acceptable level. In order to protect these historic properties, Scottish Water proposes to install new watertight flood doors.

The doors are designed and manufactured in the UK by StormMeister, a world renowned manufacturer and installer of flood protection devices. The flood doors comply with BS EN 12217, the British Standard for external doors, and are the only mechanically operated flood doors to comply with that standard. Scottish Water has been deploying StormMeister flood doors for over a decade and they have provided repeated protection to a large number and variety of properties, including listed properties and those located in conservation areas.

As 33 Evan Street is a listed building and is within a Conservation Area we are applying for listed building consent and planning permission for the replacement doors at 33A and 33B.

2.0 PROPOSED DEVELOPMENT

2.1 Site Description

The application site is 33A Evan Street, Stonehaven (National Grid Reference: NO 87251 85868). This is one of the basement properties within a Category B listed building fronting on to Evan Street. The existing door is a wooden door with glass panelled surround currently painted turquoise with a white surround. The property is in the central area of Stonehaven in a conservation area.

2.2 Application

The application is for the replacement of the existing bright turquoise wooden door with a uPVC StormMeister flood door designed to have a very similar appearance to existing, including glazing, but with a slightly wider surround. A separate listed building consent application has also been submitted. The colour selected for the replacement door is a more muted pastel turquoise RAL6034 which is in keeping with the age of the property.

2.3 Alternatives

The decision to utilise uPVC for the replacement door is based on experience from similar projects elsewhere. Wooden flood doors were historically used for properties in the Union Street Conservation Area in Aberdeen but the seals began leaking quite quickly. This led to the properties continuing to flood which had the potential to harm the historic fabric of the buildings as well as being highly unpleasant for the occupiers. Aberdeen City Council and Historic Environment Scotland agreed to the replacement of the doors with StormMeister uPVC doors similar to these and this is the approach we now take across Scotland with bespoke designs being prepared to minimise the visual change to the buildings.

The benefit of using uPVC specification is that the active flood seal gasket has been specifically designed to align with the profile of the door, resulting in a flood door that provides almost zero leakage under flooding conditions and therefore provides the best level of protection for the customer. Scottish Water has been deploying StormMeister flood doors for over a decade and their deployment has provided repeated protection to a large number of and to a variety of properties, including listed properties and those located in conservation areas.

Flood gates cannot provide the same level of seal as the replacement doors and whilst they can hold back some water they still leak. They also have the further disadvantages that they result in unsightly fittings on the buildings and require the property owner to be in and predicting the flooding to close the gates. Flood doors give the benefit of fit and forget, whereas flood gates require to be monitored regularly. Some property owners are not in a position to close flood gates, deploy and demount flood barriers, due to age and mobility.

3.0 PLANNING POLICY

In relation to Historic assets and places, Policy 7 of National Planning Framework 4 (NPF4) states “c) *Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.*” Part n) states “*Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is: i. essential to secure the future of an historic*

environment asset or place which is at risk of serious deterioration or loss; and, ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.”

Policy 16 to NPF4 states that *“g) Householder development proposals will be supported where they: i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.”* However it also recognises some of the risks to homes resulting from climate change, which includes increased flooding events, *“h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.”*

Scottish Government Policy on Managing Change in the Historic Environment is also of relevance to the proposed alterations. One of the key messages within this policy is *“For a building to stay in use over the long term, change will be necessary. This reflects changes over time in how we use our buildings and what we expect of them. This should always be considered carefully and avoid harming the building’s special interest. A building’s long-term future is at risk when it becomes hard to alter and adapt it when needed. Proposals that keep buildings in use, or bring them back into use, should be supported as long as they do the least possible harm.”*

Historic Environment Scotland’s Historic Environment Policy for Scotland (HEPS) (2019) also acknowledges that some change is inevitable and HEP4 states *“Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate.”* Their interim guidance on the principles of listed building consent (2019), which guides implementation of HEPS, states that *“in general terms listing rarely prevents adaptation to modern requirements but ensures that work is done in a sensitive and informed manner”*.

The extant local development plan is the Aberdeenshire Local Development Plan 2023. The site lies within the settlement boundary and Stonehaven Conservation Area. The settlement statement for Stonehaven recognises *“Flooding is also a serious issue in Stonehaven and future development will need to take account of this”*. Historic Environment Policy HE1.3 states *“Alterations to listed buildings should be of the highest quality, and respect any features of special architectural, cultural or historic interest in terms of design, materials, scale, and setting.”* Policy HE2.1 states *“We will resist development, including change of use or demolition, which would fail to preserve or enhance the character or appearance of a conservation area.”*

There are exceptional reasons in the case of 33 Evan Street for the replacement uPVC doors to be accepted. Climate change is increasing the frequency and severity of flooding events and the adaption of the building to protect it from flooding is in accordance with Policy 16 of NPF4. Whilst the replacement of the wooden door with a uPVC door will alter the building, as can be seen from the submitted drawings the replacement door matches the existing door as closely as possible given its purpose. The extent of glazing is slightly reduced by the increased surround but the character of the door is retained. As it is a

basement door it is not as visible from street level as the main door and due to the design of the proposed door it will not significantly impact the character of the conservation area.

There would be a change to the external appearance of the listed building from the replacement door but the aim of the work is to protect the fabric of the property from continued flooding. When floodwater penetrates buildings, damage can easily occur to the structural elements that include walls and floors, and to finishes including plasterwork, skirting boards and panelling. Older buildings are more vulnerable and structural damage can occur. By replacing the existing leaking wooden door with a watertight uPVC door the building will be better protected from damage and more habitable ensuring the long-term viability of the listed building.

Application Documents:

Drawings:

L(LB)0001 Location Plan
L(LB)0002 Existing Site Plan
L(LB)0003 Proposed Site Plan
Existing Elevation
Proposed Elevation
Existing Front Door
Proposed Front Door

Fee: For the planning application the fee due is reduced by 3/4 so is £225