



## S U P P O R T I N G   S T A T E M E N T

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Proposed Renovation of Existing Cottage  
at: 1 Pittulie, Sandhaven, Fraserburgh,  
AB43 7EU



Aerial View of Site Plan © GoogleMaps

## Supporting Statement

*Proposed Renovation at 1 Pittulie, Sandhaven, Fraserburgh*

### Settlement

Pittulie is a small fishing village which lies on the Moray Firth coast immediately west of Sandhaven within the Parish of Pitsligo, Aberdeenshire. Pittulie is approximately 2 miles West from the settlement of Fraserburgh, 1.6 miles East of Rosehearty and 44 miles North of the City of Aberdeen. Regular public transport links to the surrounding area can be made by bus, from Fraserburgh to nearby local towns and villages.

Pittulie has a 30mph speed limit. Sandhaven School is within walking distance; lying approximately 200m from the existing cottage. The village of Sandhaven and Pittulie hosts a number of local amenities including village hall, playing fields, convenience store and harbour, all lying within walking distance from the existing cottage (*NPF4 policy 14, six qualities of successful spaces (connected)*).



Site Location Plan © BingMaps

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### Planning History

The site has previous planning permission for the alterations and extension to dwelling house reference number: APP/2013/2930 approved on 07 November 2013 along with Listed Building Consent for same, reference number: APP/2013/2932 dated 15 January 2014 which has since lapsed. It is presumed that works as approved were commenced, although it is not clear if an actual start notice was submitted to Aberdeenshire Council.

The previous applications had a fairly substantial kitchen extension with a bedroom / bathroom over taking up most of the rear garden. The current proposal retains the complete garden space.

### Pre-application advice

At the time of submission, no formal preapplication advice has been sought from Aberdeenshire Council.

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## Property Description

The property is a traditional built granite 1 ½ storey cottage with a single storey extension to the rear. The existing cottage has been taken back to the stone walls internally as seen in the photographs below.

1 Pittulie was Grade C listed in April 1971 and is described by Historic Scotland in the listing details as follows:

### Description:

*Earlier 19th century. Single storey and dormerless attic, 3-bay cottage. Harled frontage, heavily harl pointed gable, rendered margins. Centre entrance; very small E gable attic window; 2-pane glazing. Coped end stacks. slate roof.*

## External Images



Front Elevation (North)



Side Elevation (East)



Rear Elevation (South)



Rear Elevation (South)

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## Internal Images



East Gable



West Gable



Existing window height to be used (Left window)



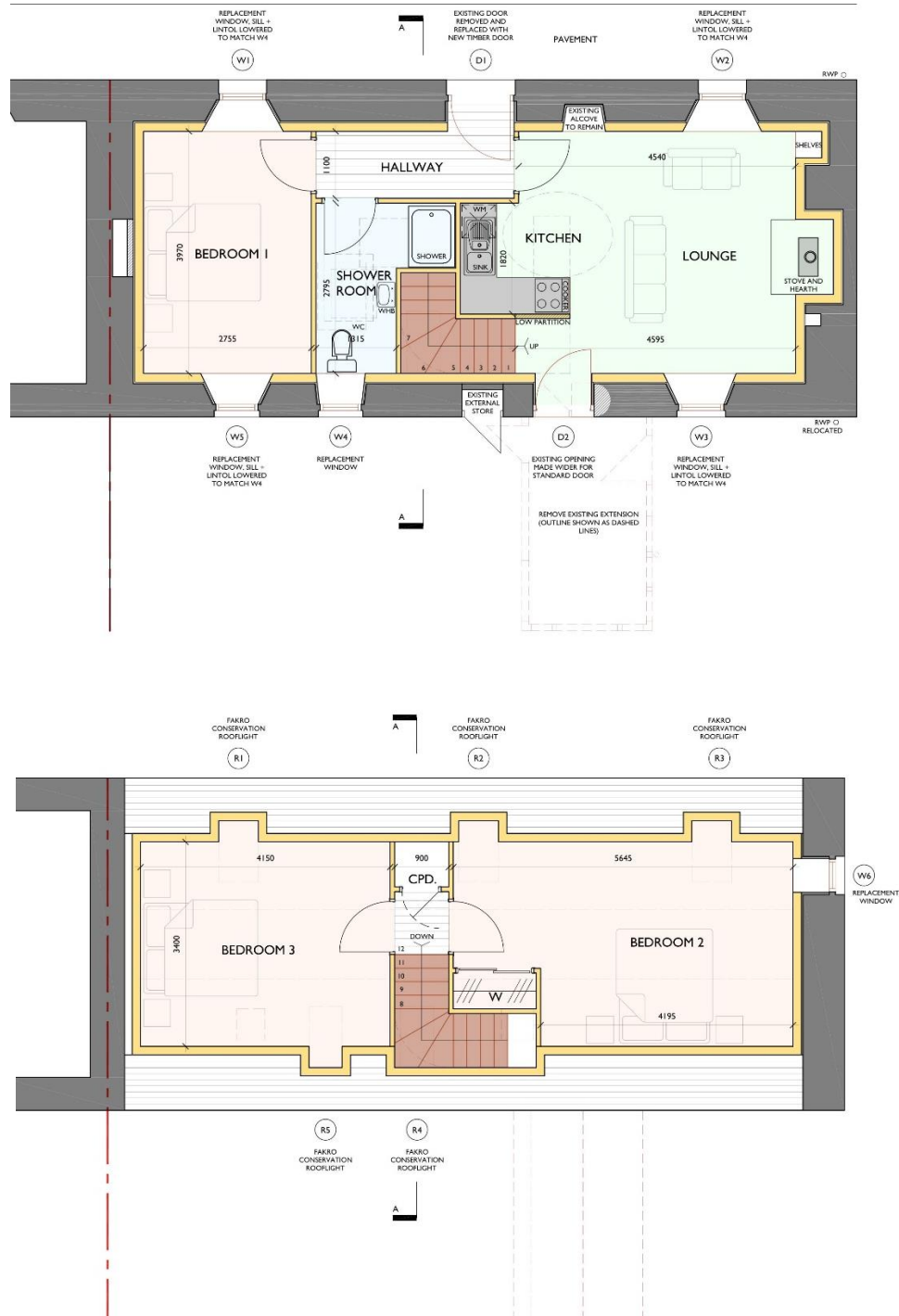
Existing extension to be removed

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## Proposed Works

1 Pittulie was purchased by the applicant, earlier this year with a view to renovating the property. The proposal would be to refurbish the existing cottage and remove the existing rear kitchen extension and put the cottage back to how it would have been when originally built, with two rooms on the ground floor and two rooms on the first floor, with amenities where necessary. Please see the floor plan layout below.



Above: Ground and First Floor Layouts of the Proposal

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The following proposed works as per our drawings:

Proposed outline of exterior works at original cottage:

- Removal of the existing rear kitchen extension
- All rainwater goods to be inspected, cleaned, repaired and replaced as required (these works should be carried out in early course to prevent further damage to the building).
- All lintols and sills to be lowered to match neighbouring property and allow for reinstating the first floor accommodation.
- All external windows and doors to be replaced. Existing windows and doors are in very poor condition.
- Some stone and pointing repairs (to match existing as far as reasonably practicable) are required where the existing extension and unmaintained rainwater goods have caused problems.
- Existing roof is in reasonable condition but requires maintenance.

Proposed outline of interior works at original cottage:

- All existing external walls to be framed out, insulated and plasterboard finish.
- New internal finishes (doors, skirtings, architraves) throughout.
- New stair for access to first floor bedrooms as required.
- New flooring throughout.
- New heating system including underfloor heating / radiators.
- New electrical and lighting throughout.
- Raise existing ceiling tie slightly to allow for maximum headroom in the first floor bedrooms.