

Elevations
Scale 1 : 100

No 41 North Deeside Road
Kincardine O'Neil

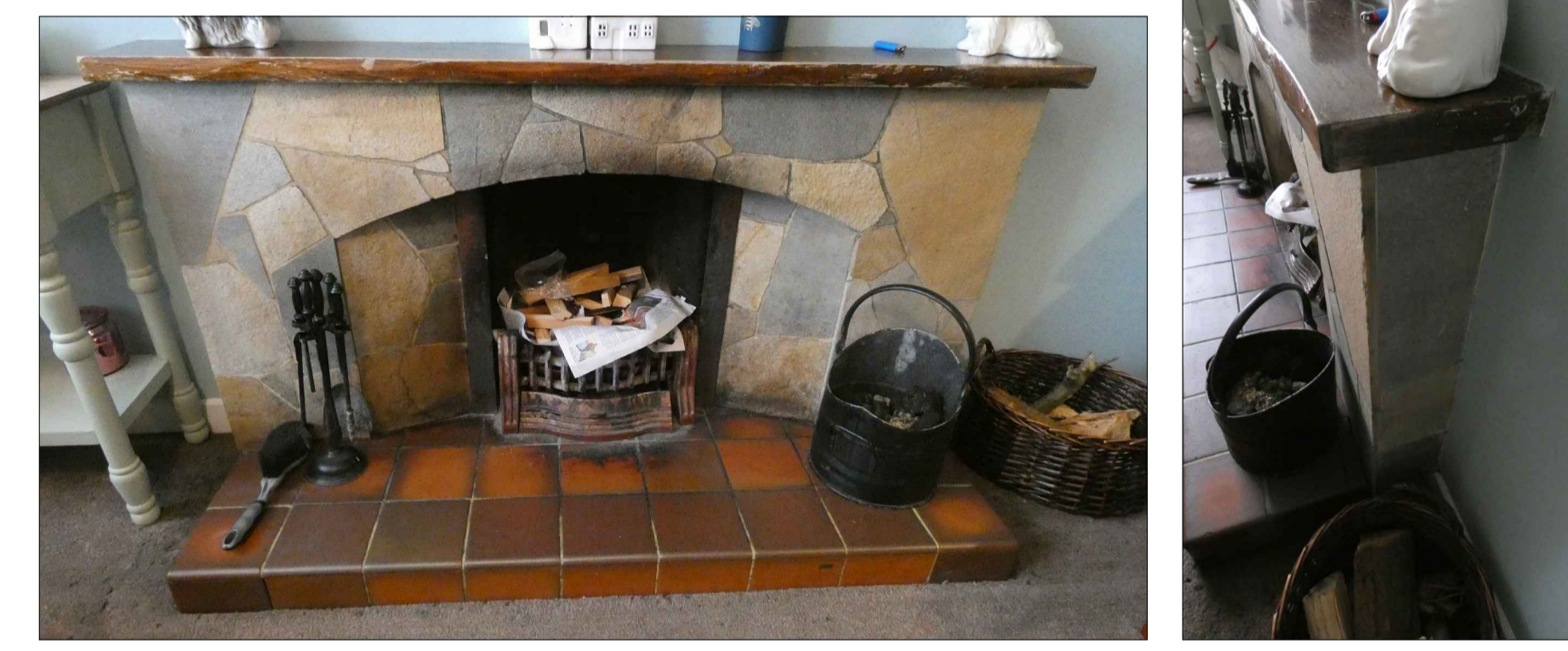
Justification
We are seeking planning and listed building approval for a new rear access door and installation of a woodburning stove into the existing chimney.

No 41 North Deeside Road is located on the main street of Kincardine O'Neil and is within the conservation area. No 41 is B listed.

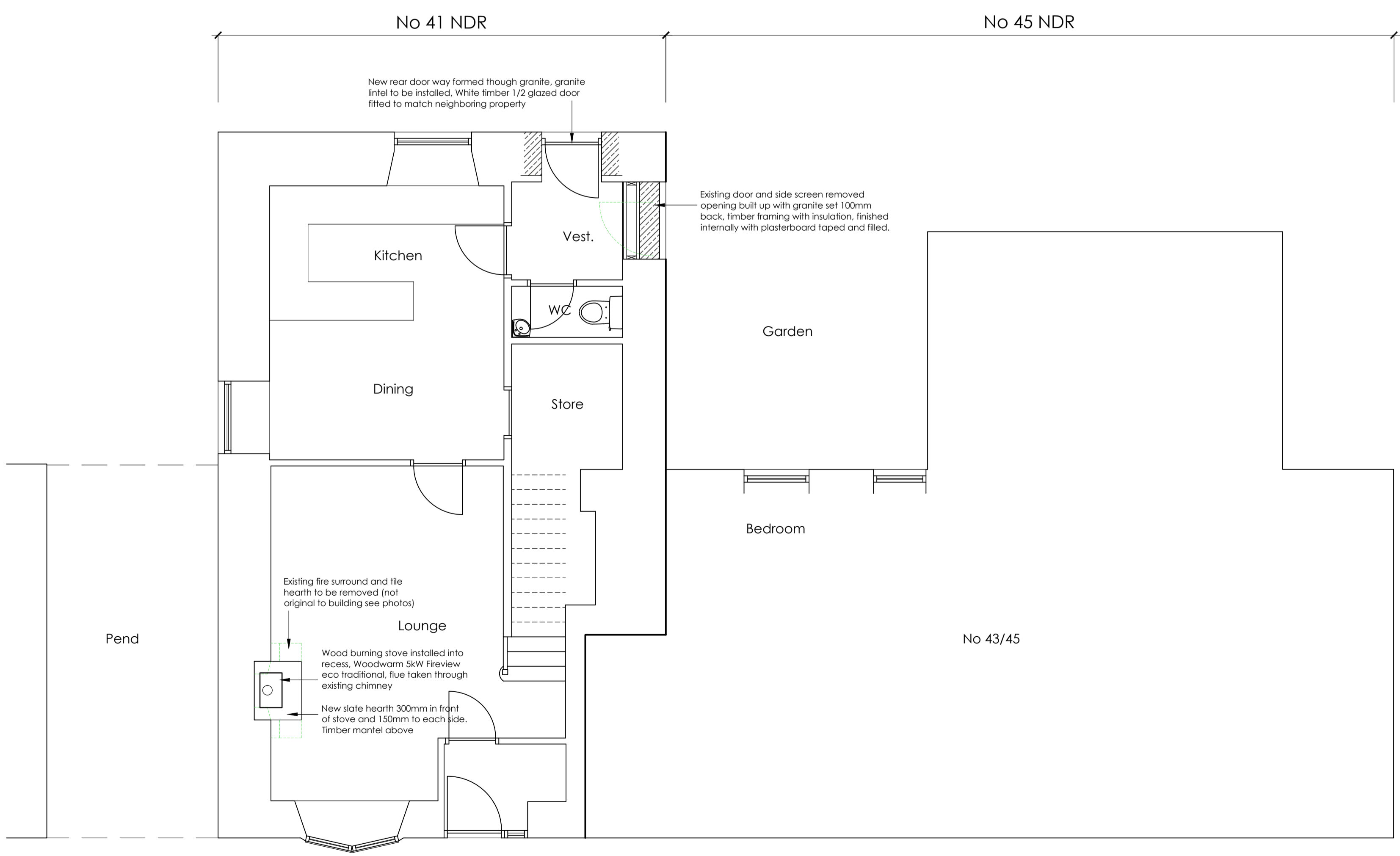
Rear Doorway
The proposal is to have a new rear doorway from the South elevation, by no longer entering through 43/45 garden it will separate the access and provide full privacy to No 43/45 ground floor bedroom window.

The existing door opening will be built up with the granite taken out from forming the new doorway. The granite will be set 100mm back from the existing wall to ensure that the history of the property remains. The new doorway will allow direct access from their own garden / parking into the rear vestibule. The new doorway opening will have a granite lintel, and any granite removed will be used to build up the old doorway.

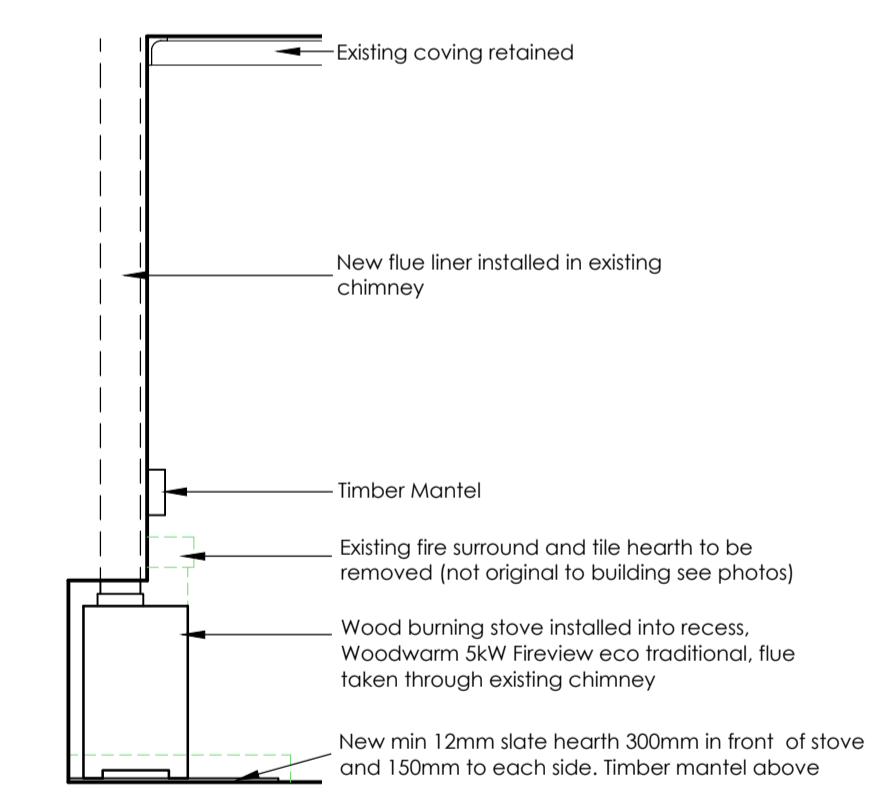
Stove
Woodburning stove installation, it is proposed to removed the existing fire surround and hearth opening up the original fire opening and installing a new high efficiency wood burning stove. The existing open fire is around 30% efficiency compared to 70-80% for a wood burning stove. Stoves also produce 90% fewer emissions than an open fireplace. The new stove flue will be connected to the existing chimney and a new flue liner will be installed it will sit on a slate hearth with a simple timber mantel.



Photos of fire surround and hearth to be removed back to original opening
NTS



Ground floor plan
Scale 1 : 50



Section through stove
Scale 1 : 25



Indicative timber mantel
NTS

No 41 North Deeside Road
Kincardine O'Neil
Aboyne
Aberdeenshire

Proposed woodburning stove and rear door

Floor plans, Elevation, Photos and Site plan

Date : April 2024	Drawing No.
Scale : 1:50	2024-033/D01
Drawn : PST	

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