

PAPER 5

APPENDIX

SUPPORTING INFORMATION

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### services

- Architectural Design Services • Project Management
- CDM Co-ordinator Service • Construction Consultancy
- Verification of Exempt Works • Chartered Surveyors

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## Renovation of Main Building

To include stripping out complete structure to bare walls, repointing, rebuilding of sections of wall as may be required, provision of damp proof course in walls, damp proof membrane in floor, to strap, insulate and plasterboard, provide internal services complete re-roof and clad with natural slate.

Based on around £2,000.00 per m<sup>2</sup>, footprint area of 72m<sup>2</sup> £144,000.00 + VAT

It should be noted that the existing footprint due to narrow width would not allow a developable upper floor, therefore an extension to the structure would be required, assumed to be to the rear or side of the subjects, assume an extension of 70m<sup>2</sup> on a single level to provide our client with a reasonable yet modest dwelling house.

Based on minimum £1,700.00 per m<sup>2</sup> £119,000.00 + VAT

Total Estimated redevelopment cost £263,000.00 + VAT

Contingencies 15% £26,300.00 + VAT

Provision of Professional Services up to 10% of cost of works £26,300.00 + VAT

Sub Total **£315,600.00 + VAT**

VAT @ 20% **£63,120.00**

**Grand Total (Budget Estimate) £378,720.00**

## Cost

Demolition of Structures and rebuilding on same footprint or elsewhere on the site

Demolition indicative total cost including separation of materials for selected re use.

Indicative Cost £15,000.00 no VAT

New Dwelling House as per the submitted proposal £220,000.00 no VAT

Provision of professional services up to 10% of cost of works £22,000.00 + VAT

**Grand Total (Estimate) £257,000.00**

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## Conclusion

The subjects are very badly degraded due to poor building practices at the time of construction, and as a result of a poor periodic maintenance regime.

As a result the subjects in our opinion are not economically viable for redevelopment. Although it is noted that the redevelopment of the subjects is possible, if sufficient funding were available to retain the building.

New build does not attract VAT therefore immediately makes it a favoured construction option. Due to the complex and labour intensive need for underpinning and associated other remedial techniques which would require to be employed together with the whole renovation attracting VAT, makes redevelopment a costly compromise to new build, in this case.

The site location due to the significant over shade makes it a poor development site to locate a replacement dwelling.

A new dwelling could be designed sympathetic to the surrounding vernacular, in a position which enables reasonable sunlight to allow the building to benefit from some solar gain, and therefore reducing the buildings carbon footprint and reducing the occupant's dependency on fossil fuels. Whilst mimicking the development pattern of the local area.

This can be readily achieved by constructing the building in timber frame, with a highly insulated envelope; external features can be designed to be in keeping with the local area.



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Date: 14 March 2012

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Aberdeenshire Council  
Planning Service  
To be called in by CNPA

Mr Andrew Tait  
Planning Officer  
Cairngorms National Park Authority  
Ground Floor, Albert Memorial Hall  
Station Square  
Ballater  
AB35 5QB

c/o Aberdeenshire Council  
Planning Service Marr Area  
Viewmount  
Arduathie Road  
Stonehaven  
AB39 2DQ

**Subject: Planning Application – Re submission, 2011/0344/DET Proposed Replacement dwelling house at Glascorrie, Ballater M/APP/2011/3387 called in by CNPA and refused**

Dear Andrew,

Further to the recent committee refusal of the above application, we now submit a revised application within 12 months of refusal, as our client's free submission.

We also provide the following supplementary information to allow the application to be determined.

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Previously submitted was a Bat Survey confirming no Bats within the structure, this report is still valid.

## Existing Structure

Please find a revised copy of our supplementary report, previously submitted providing additional information in relation to the existing buildings current status. Which should be read in conjunction with the existing engineers report, as previously submitted. We also note that the CNPA carried out its own independent assessment of the buildings structural condition.

It concludes that the annex is structurally unsound due to a number of reasons, making it unsuitable for redevelopment, the main building however has the potential to be redeveloped however it is considered un-practicable to achieve the rehabilitation at reasonable cost, as such we believe that this proposal accords with the requirements of **Policy 23 Replacement Houses**, criteria a) *the existing house is demonstrated to be structurally unsound or incapable of rehabilitation.*

The CNPA Committee advised during the refusal that they would be happy to see the building retained as a store building, and that an alternative site could be agreed elsewhere for a replacement dwelling. Our client is happy for a condition to be attached which confirms the retention and use as stores, of these existing buildings.

## Vacant Property

This building has been vacant for over 30 years, which is the time that our client has had occupancy of Glascorrie. Previously supplied was a letter from Strut and Parker the factors for the Estate, confirming this.

The building has not been used as a dwelling during the period of Mr Neil Williams, occupancy, it has had occasional use as a bothy by Scout Groups, however due to its condition and lack of basic services it is no longer fit to provide even this basic shelter function. It therefore fits within the requirements of **Policy 23 Replacement Houses**, criteria d) *the house has been vacant for at least ten years.*

## New Dwelling Location

The proposed replacement dwelling has been shown sited away from the existing redundant/dilapidated dwelling; this is for a number of reasons.

1. The existing dwelling is located in a section of ground located lower than the level of the adjacent roadway. There is a significant area of pine trees which are thought to be around 60 years old. We are advised by the client that the vacant dwelling is in shade for a significant period of time during the day. Due to the age of the dwelling these trees would not have been present at the time of the buildings construction. The following image is a photograph taken by our client which shows the extent of over shade caused by the raised treeline.

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2. Any replacement dwelling within the footprint of the original subjects would be placing a building in a location with the potential for only minimal solar gain. Even with a sympathetic design any extension would be facing North with very limited potential to achieve solar gain.
3. The proposed revised location is situated in an area of uncultivated grazing land, with limited agricultural potential; it is also in a location that allows a significantly greater period of sunlight hours without over shade.
4. The access road is to be formed off an existing track in un-cultivable land with limited agricultural value. This access road will be taken off the existing Glascorrie access road. There is no loss of trees or significant vegetation in forming this access. There will be no cut and fill exercise in achieving the access track.
5. The revised location as shown has been chosen in joint consultation with CNPA, and our client as a suitable location to minimise detrimental effect to the amenity and character of the surrounding area.

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We believe with this in mind that the essence of the requirements are satisfied of **Policy 23 Replacement Houses**, criteria c) *the new house is located to incorporate the footprint of the original house, unless an alternative adjacent site would minimise any negative environmental, social or economic effects of the development.*

This concurs with the committee's discussion during the previous applications refusal.

### **Demolition of Existing Building**

The CNPA Committee expressed a desire to retain if possible the main building as an example of the local vernacular. Our client is agreeable to basic maintenance to ensure the structure is kept serviceable as a store.

We also note that the building is not listed and therefore accords with **Policy 23 Replacement Houses**, criteria b) *the existing house is not a listed building.*

### **Design Concerns**

The previous submission did not accord to the design standards for the area. Our client and ourselves are grateful for the input of the CNPA, especially Mr Robert Grant, in the preparation of this revised design.

The revised design uses a mixed pallet of materials and forms a traditional yet contemporary dwelling which will sit closely with the local landscape, designed to sit low in the ground with ridge height of only 5800mm, each wing is designed to be narrow in form to mimic the style of the original Glasscorrie.

The design itself incorporates high levels of insulation, use of wood burning stoves with back boilers which feed an accumulator tank, servicing the hot water supply and under floor heating.

The design incorporates a business use as a bed and breakfast, with 3 letting rooms all en suite and separate dining room all in a self-contained wing of the building.

### **Supplementary information**

Further to discussion with our client we would also like to make the following observations for your consideration.

Our client Mr Williams was born in the area and has farmed the land for in excess of 30 years.

Glascorrie itself has insufficient quality acres to make it a viable small holding on its own merits. Therefore the desire to incorporate a modest bed and breakfast to supplement the income generated by the small holding.

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Our client wishes to semi retire on this land and continue to farm it whilst operating a small bed and breakfast facility to encourage visitors to the area. The location with its proximity to the core path makes the site ideally suited to this type of venture. The modest income from 3 letting rooms would enable our clients to supplement the farm activities to enhance their standard of living whilst bringing tourists to the surrounding area.

Basic business plan information relative to anticipated income from this enterprise can be provided if required, by our client.

The existing building if re developed would be in a high level of shade and to access it would require passing directly by the front porch of our clients other dwelling which is currently occupied by family members on the site.

Should you require any further information in this regard please do not hesitate to contact our Mr Gary Black on 07896 991328.

Yours sincerely



Gary Black, MRICS, MRPS



Director

For and on behalf of Inspired Design & Development Ltd

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