

26th June 2024

Attn: Jennifer Keohane

4285 - 81 Gray Street Proposals – Planning Application

Dear Jennifer,

In support of our Application for Planning Permission we would like to confirm the impact of the proposal in the context of the existing extensions:

Diagram 1 - East Elevation NEW PROPOSED Submission (in pink) versus existing (green hatch)

This shows the eaves reduced in height in relation to the existing.



Section 1 Diagram

1 : 50

Diagram 2 – NEW PROPOSED SUBMISSION of East Elevation (in pink) versus existing (green hatch)

THE NEW PROPOSED submission has an elevational area of wall to the north boundary of 18.64sqm versus the EXISTING which has an elevational area of 20.36sqm:

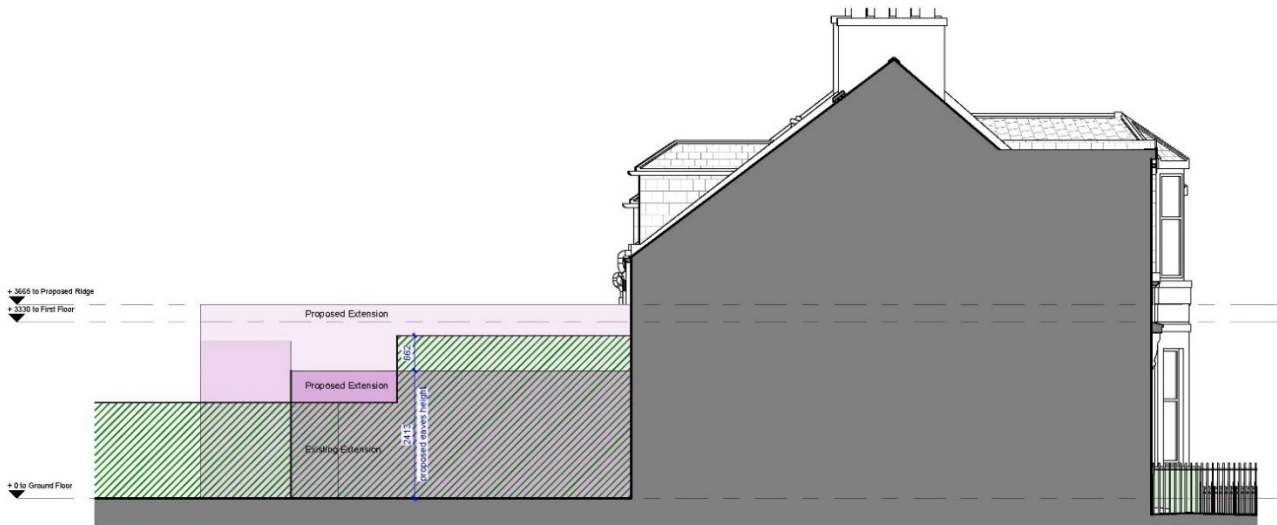


Diagram 3A + 3B - PLAN - NEW PROPOSED Submission (in pink) versus existing extensions (green hatch)

This shows the straight projection and stepping of the plan of the proposed new extension in order to reduce the visual impact of the extension on the property at No. 79 Gray Street.

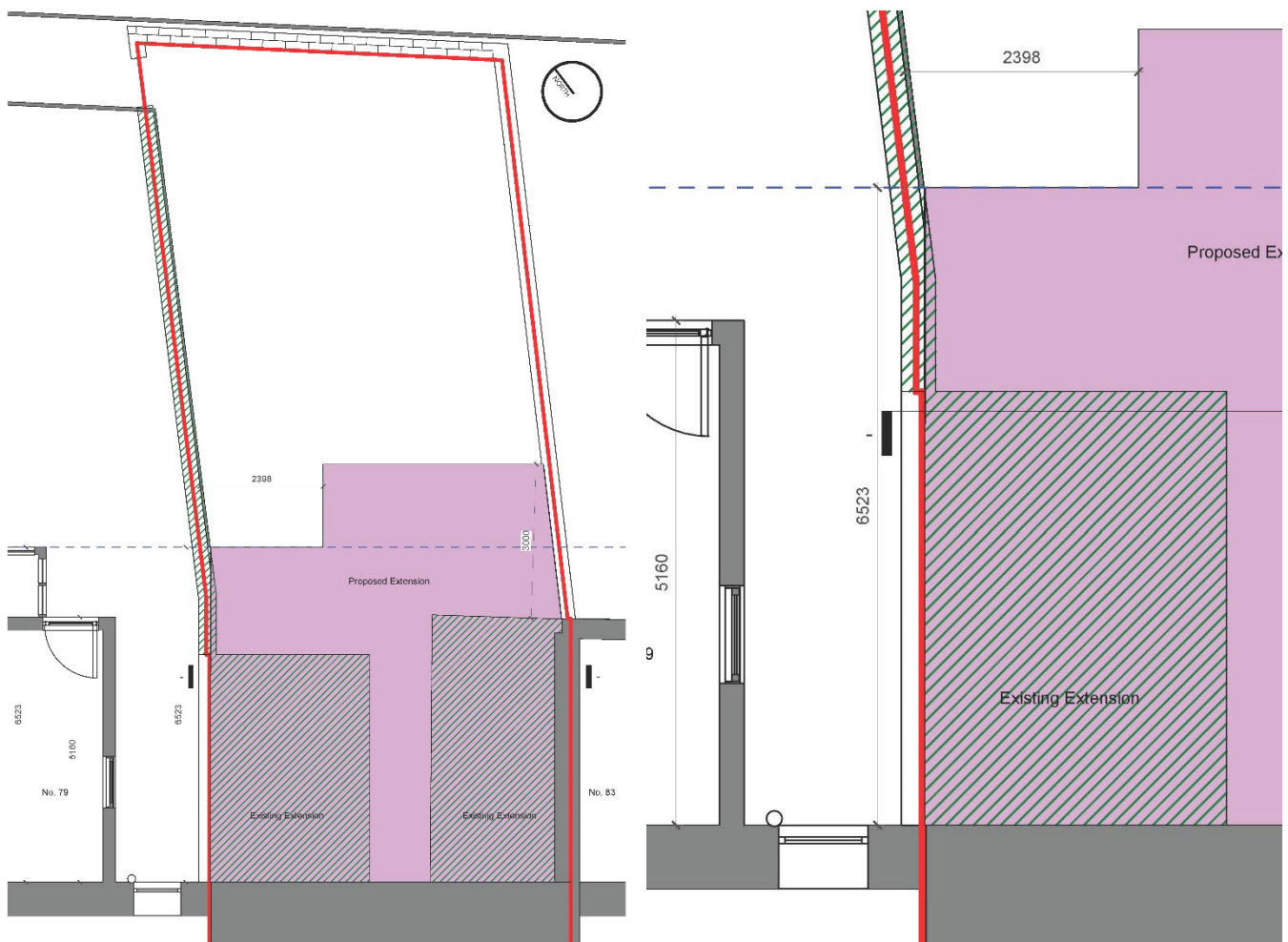


Diagram 3A – Ground Floor Plan

Diagram 3B – Ground Floor Plan - Detail

We would further like to highlight that the proposals meet current Building Standards so need to provide a fully accessible space for our Client who wishes to design for the future.

Standard 3.11 of the Building Regulations Scotland 2023 requires manoeuvring spaces to kitchens and living areas to be provided to this standard. The NEW PROPOSALS ensure that we can meet these requirements and provide a home that is future-proofed and allows our clients to remain in it for longer in their old age.

NPF4

Several policies relate to this application:

Policy 14 states:

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets, and spaces by **allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.**

Policy 16 states that:

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.**

Policy 23 states that:

Policy Intent: To.....**promote and facilitate development that improves health and wellbeing.**

Further to the submission of this proposal we would commend this application for approval as a result of a carefully considered design taking into consideration all factors and indeed an improvement in the daylighting and the impact of the extension on the neighbouring property at No. 79 Gray Street.

Catriona Tanner

Catriona Tanner
Design Director



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