

Proposed Finishes

Roofs

Slates

Walls

Wet Dash Render - White

Central Section

NW Elevation - Vertical Timber Linings

Glazed Gable - Vertical Timber Linings

Windows/  
External Doors

Timber - Painted White

Glazed Gable

Alucad Timber - White

Glazing

F

Further Revisions

04.12.21

MR

E

NE Gable Revised

18.10.21

MR

D

NW Elevation Revised

22.09.21

MR

C

Further Revisions

24.07.21

MR

B

Various Alterations

04.05.21

MR

A

Garage / Living Room Swapped

22.11.20

MR

No

Revisions

Date

Initials

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project

Shed Adjacent to 56 Seatown,  
CULLEN.

Proposed Development

for

Mr M Wilson

content

Sketch Proposals

scales

1:100

drawn by

MR

size

A1

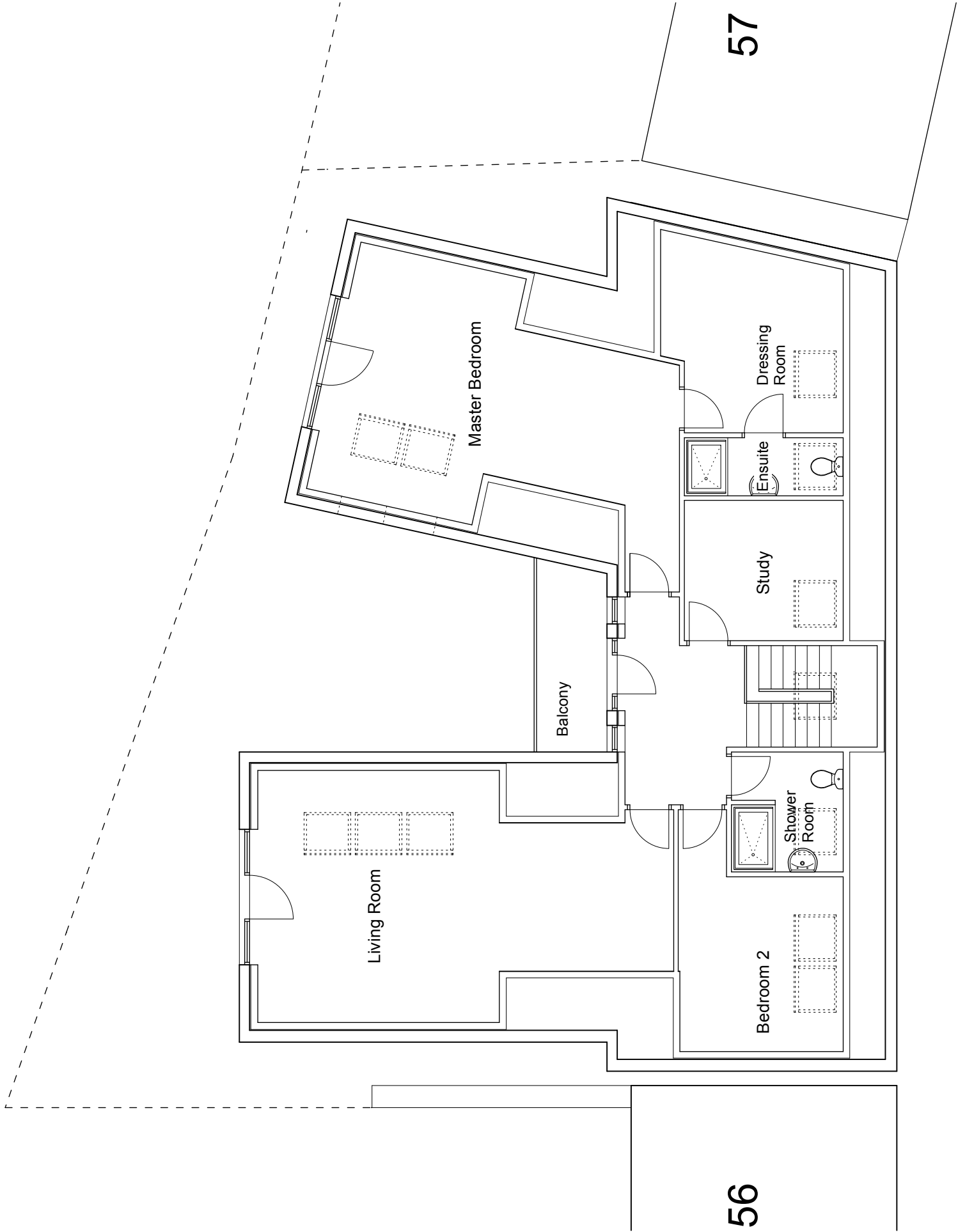
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04.10.20

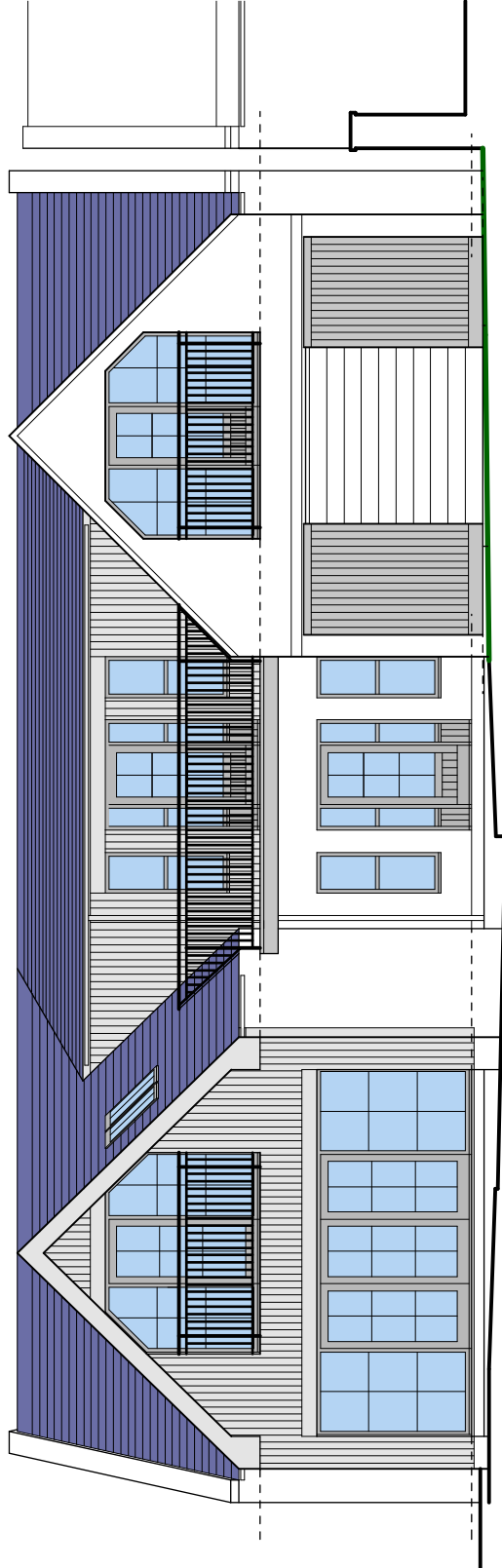
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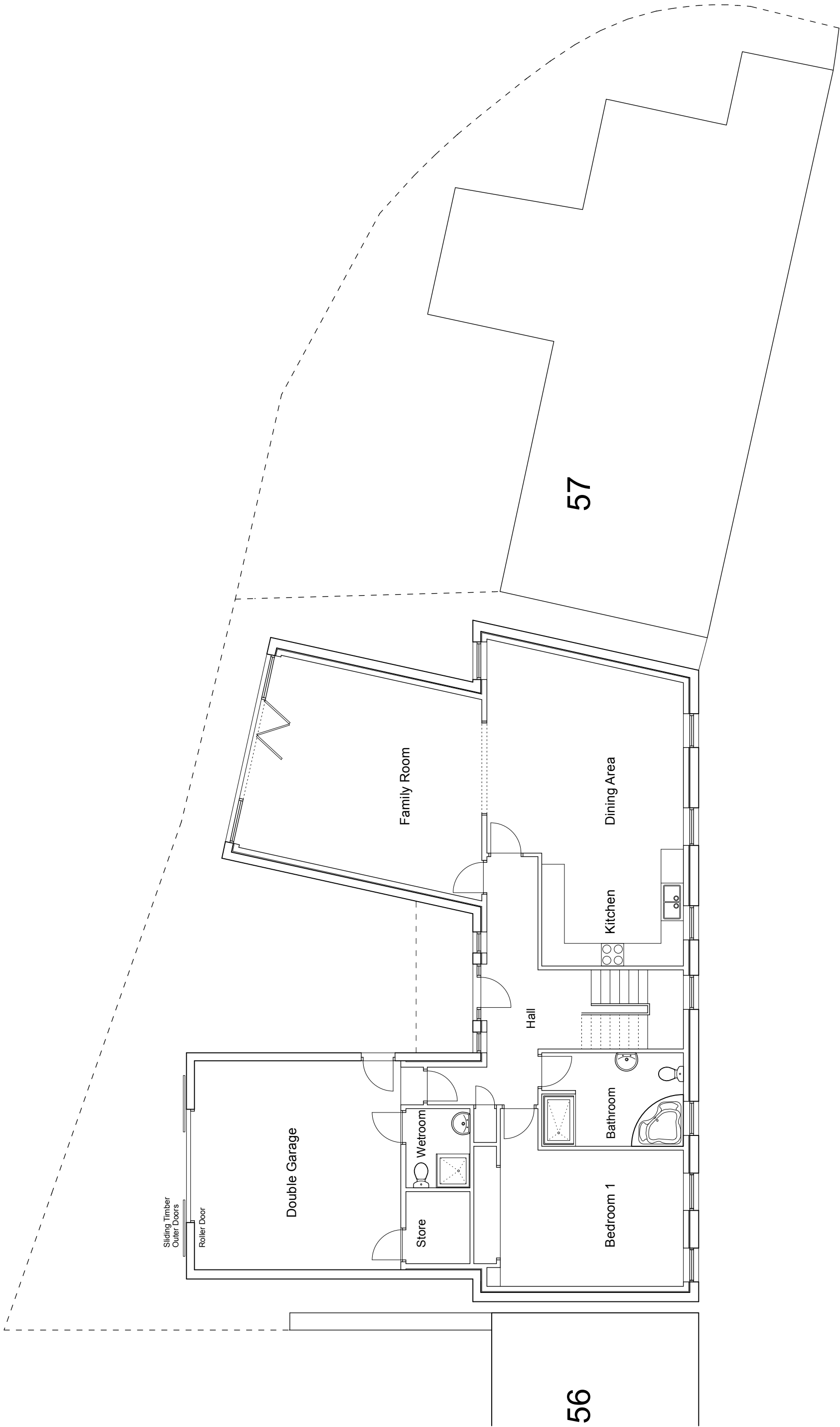
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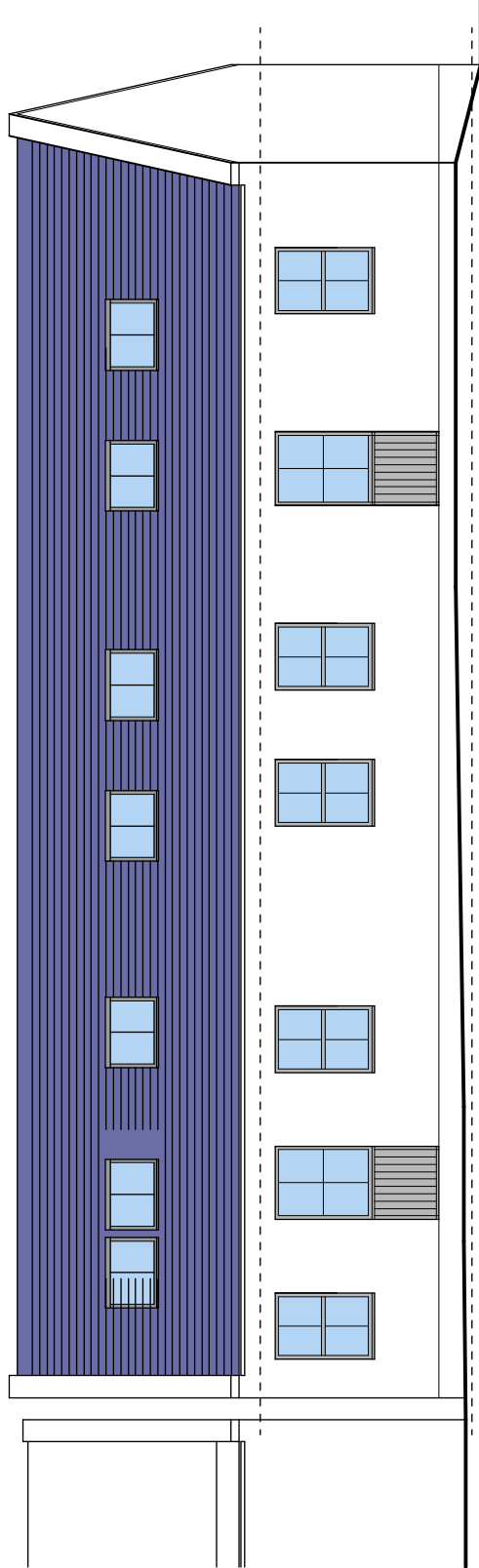
First Floor Plan 1:100



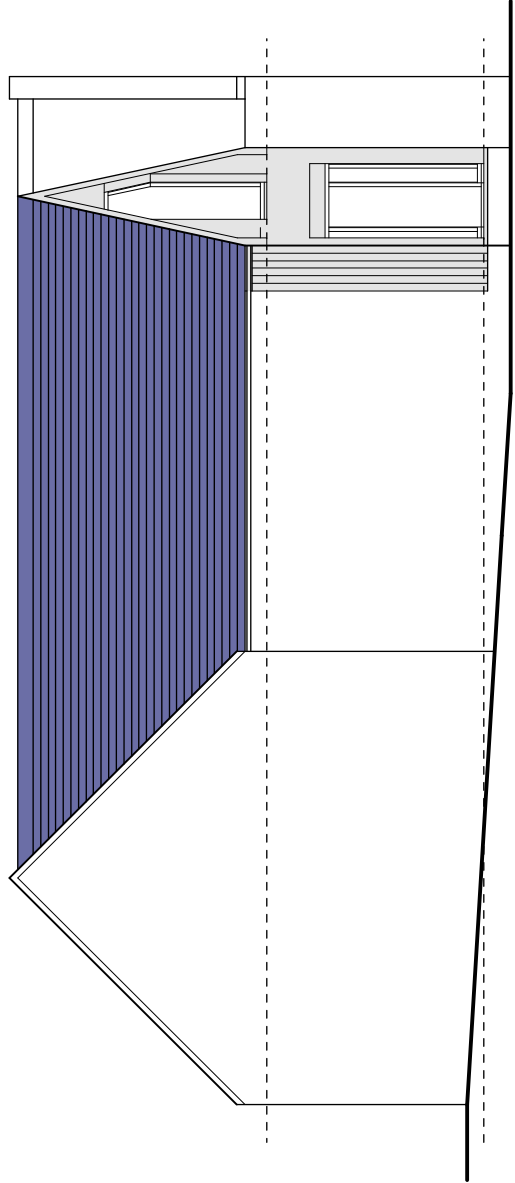
North-West Elevation 1:100



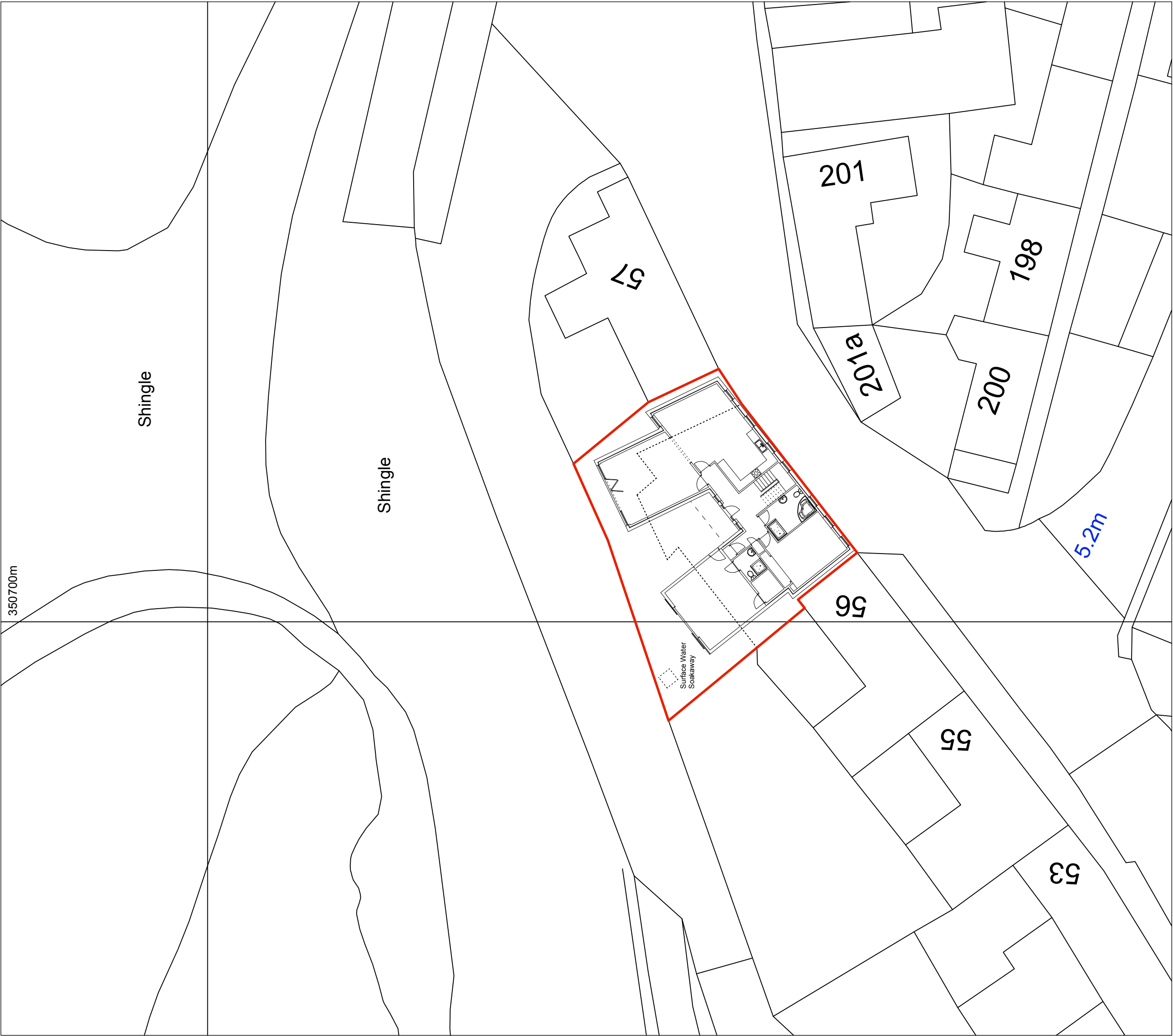
Ground Floor Plan 1:100



South-East Elevation 1:100

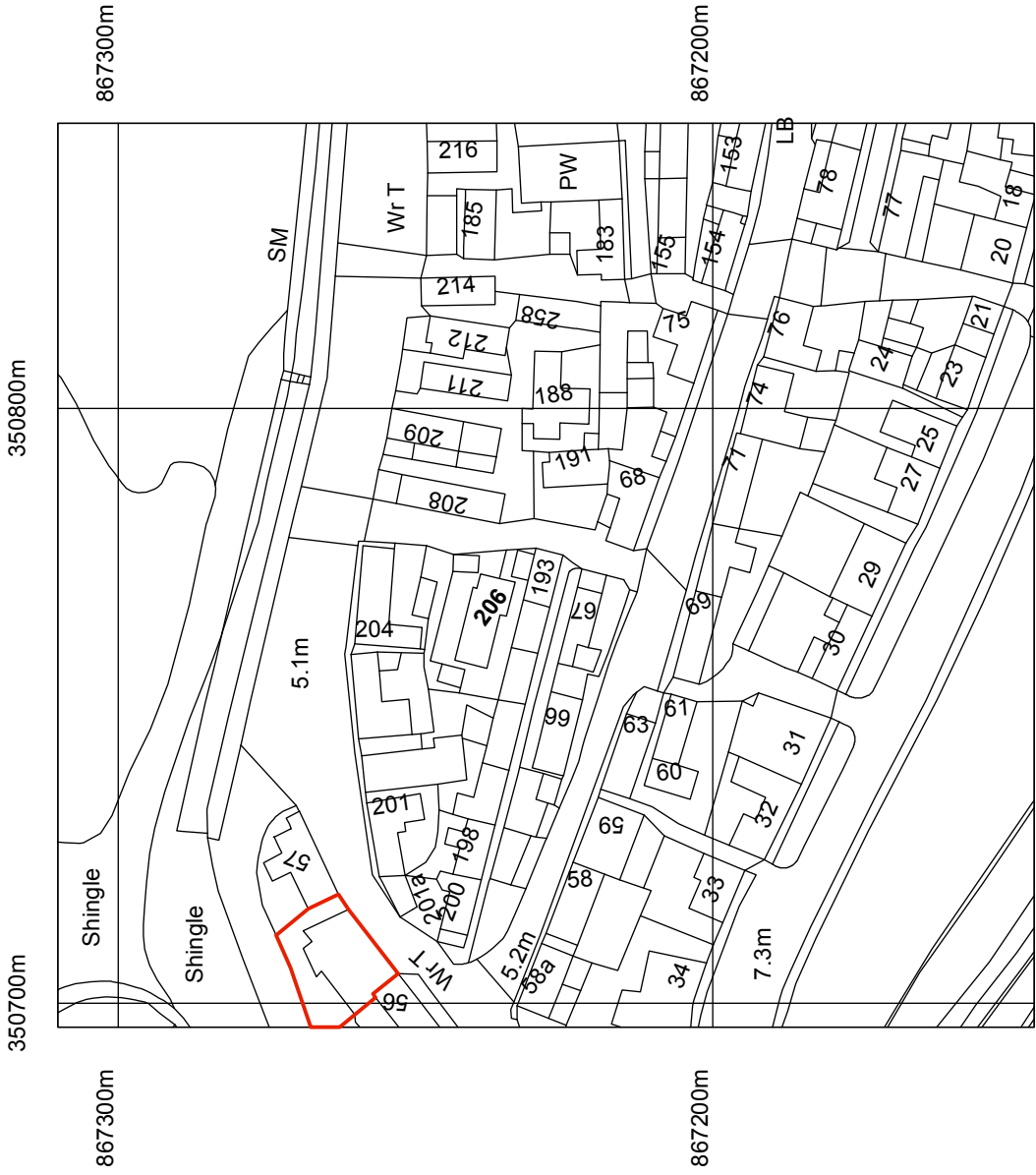
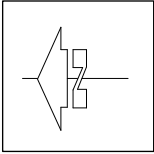


North-East Elevation 1:100



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## Site Layout Plan. 1:250



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## Location Plan 1:1250

A	Amended Proposals	04.12.20	MR
No	Revisions	Date	Initials

**MANTELL  
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project  
Shed Adjacent to 56 Seatown,  
CULLEN.

Proposed Development

for  
Mr + Mrs M Wilson

content  
Location + Site Layout Plans + Elevation

scales  
1:1250, 1:250, 1:100

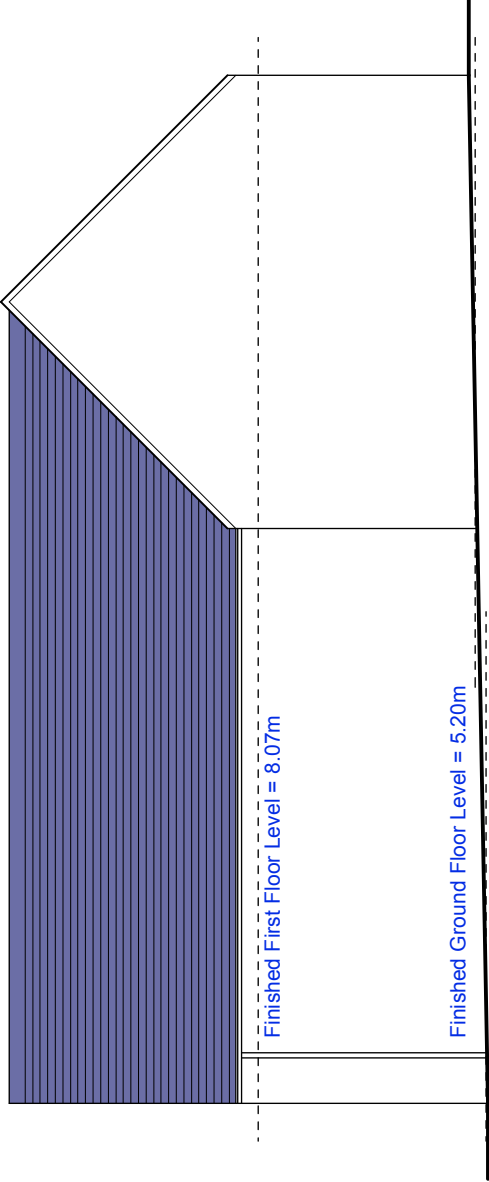
drawn by  
MR

size  
A2

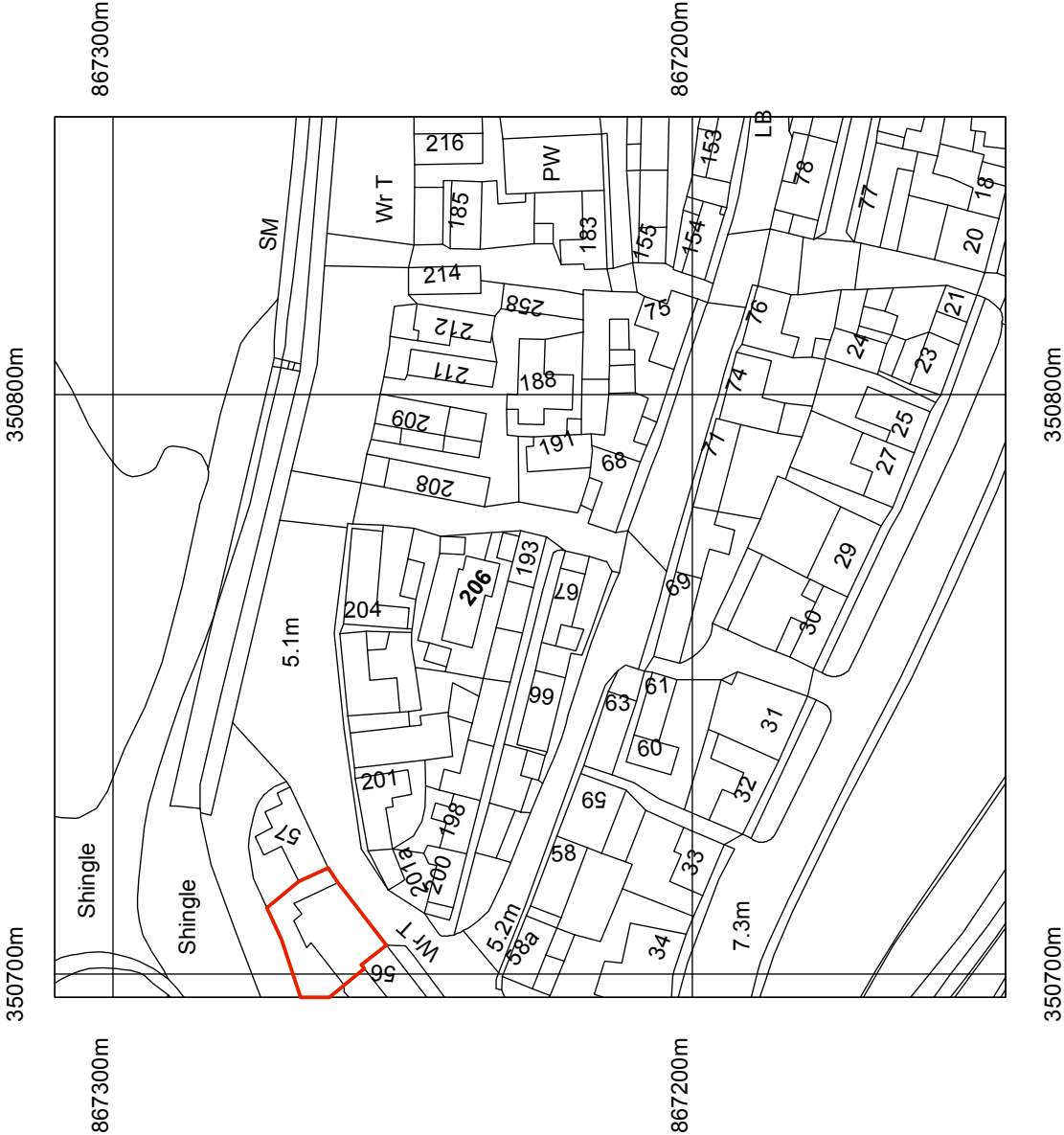
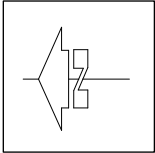
date  
19.01.21

ref  
20015

03A







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# Location Plan 1:1250



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project

Shed Adjacent to 56 Seatown,  
CULLEN.

Proposed Development

for

Mr + Mrs M Wilson

content

Location Plan

scales

1:1250

drawn by

MR

size

A4

date

02.03.20

ref

20015

LP





## **JUSTIFICATION AS TO NO REQUIREMENT FOR BAT SURVEY**

### **The Tattie Shed, 56 Seatown, Cullen** **Ref No. 21/00059/APP**

We attach a bat survey prepared for (18/100693/APP) 193 and (21/00349/APP) 206 Seatown, Cullen which confirmed that the surrounding habitat is poor and not suitable for bats. The bat survey recorded no evidence of bats.

In addition, the survey was used as a justification for no bat survey at 58 Seatown, Cullen and this was accepted (20/01440/APP).

Further to the above, the existing building being demolished is a flat roofed one (which is not one bats tend to frequent). we are very confident that the development will have no impact on bats.





## **STATEMENT ON BUILDING TO BE DEMOLISHED**

### **The Tattie Shed, 56 Seatown, Cullen** **Ref No. 21/00059/APP**

The building between 56 and 57 Seatown, Cullen, locally referred to as the 'Tattie Shed' is to be demolished and a new dwellinghouse erected in its place.

The 'Tattie Shed' is a flat roofed non-traditional building in the Conservation Area and further to a pre-application enquiry regarding the development, the planning officer agreed that it had no great architectural merit, did not contribute to the Conservation Area and therefore demolition of the same could be supported.

Please see photographs below of the 'Tattie Shed'.













## **DRAINAGE STATEMENT**

### **The Tattie Shed, 56 Seatown, Cullen** **Ref No. 21/00059/APP**

The foul water drainage to the development of the site adjacent to 56 Seatown, Cullen will be connected to public sewers as it currently does from the 'Tattie Shed'.

The surface water drainage will be connected to a surface water soakaway on site which will actually mean the post-development run off rate will be less than the currently run off rate as the surface water drainage from the roof currently runs onto the ground and thereafter away from the site.





Examples of Glazed Gables in Cullen/Portknockie/Findochty Conservation Areas

















The Moray Council Council Office High Street Elgin IV30 1BX Tel: 0300 1234561 Email: [development.control@moray.gov.uk](mailto:development.control@moray.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100339781-010

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Site Address Details

Planning Authority:

Moray Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Site adjacent to 56 Seatown, Cullen, Buckie, Ab56 4SJ

Northing

Easting

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation:	Mantell Ritchie		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Michael	Building Name:	
Last Name: *	Ritchie	Building Number:	27A
Telephone Number: *	01261 812267	Address 1 (Street): *	High Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Banff
Fax Number:		Country: *	Scotland
		Postcode: *	AB45 1AN
Email Address: *	admin@mantellritchie.co.uk		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

## Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Waterstore House
First Name: *	M	Building Number:	
Last Name: *	Wilson	Address 1 (Street): *	.
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Banchory
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	AB31 5HS
Fax Number:			
Email Address: *	admin@mantellritchie.co.uk		

## Proposal/Application Details

Please provide the details of the original application(s) below:

Was the original application part of this proposal? \*

☐ Yes ☒ No

## Case Number Details

Please provide the case number from the planning authority for the original application(s).

Please provide the case number provided by your Planning Authority: \*

100339781-009

## Document Details

Please provide an explanation as to why the documentation is being attached after the original application was submitted: \* (Max 500 characters)

Further to submitting the Notice of Review, we attach herewith an updated glazed gable photograph report.

## Checklist – Post Submission Additional Documentation

Please complete the following checklist to make sure you have provided all the necessary information in support of your application.

The additional documents have been attached to this submission. \*

☒ Yes ☐ No

## Declare – Post Submission Additional Documentation

I/We the applicant/agent certify that this is a submission of Additional Documentation, and that all the information given in this submission is true to the best of my/the applicants knowledge.

Declaration Name: Mr Michael Ritchie

Declaration Date: 18/02/2022





Examples of Glazed Gables and Balconies in Cullen/Portknockie/Findochty Conservation Areas



Glazed gable



Glazed Juliet balcony



Glazed Juliet Balcony







Glazed roof



Glazed gable



Glazed balcony



Glazed gable window



Glazed gable with balcony



Glazed gable



Glazed gable with balcony



## Commentary on Photographs

Through the discussions with the planning officer, we were asked to provide evidence of glazed gables and balconies in the Conservation Area to justify the design part of the proposed house.

The foregoing images show numerous examples of glazed gables and glazed balconies which have recently been completed or are currently on site in the Conservation Area.

The examples vary in terms of aesthetic quality but in all these examples, large panes of glass are installed which would be non-traditional as would glazed balconies.

Our proposals for the glazed gables are for multi-pane timber windows and doors and mild steel protective barriers (painted black) all of which would be more traditional design than examples shown and in our opinion, much more in keeping with the Conservation Area.