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DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

Planning Application Document
Rock Cottage
PA24 8AH

July 2013
Version 1.0

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Prepared by
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BA Arch (Hons), Dip Arch, Dip Historic Building Conservation (AA), RIBA

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**Planning Application Document
Rock Cottage
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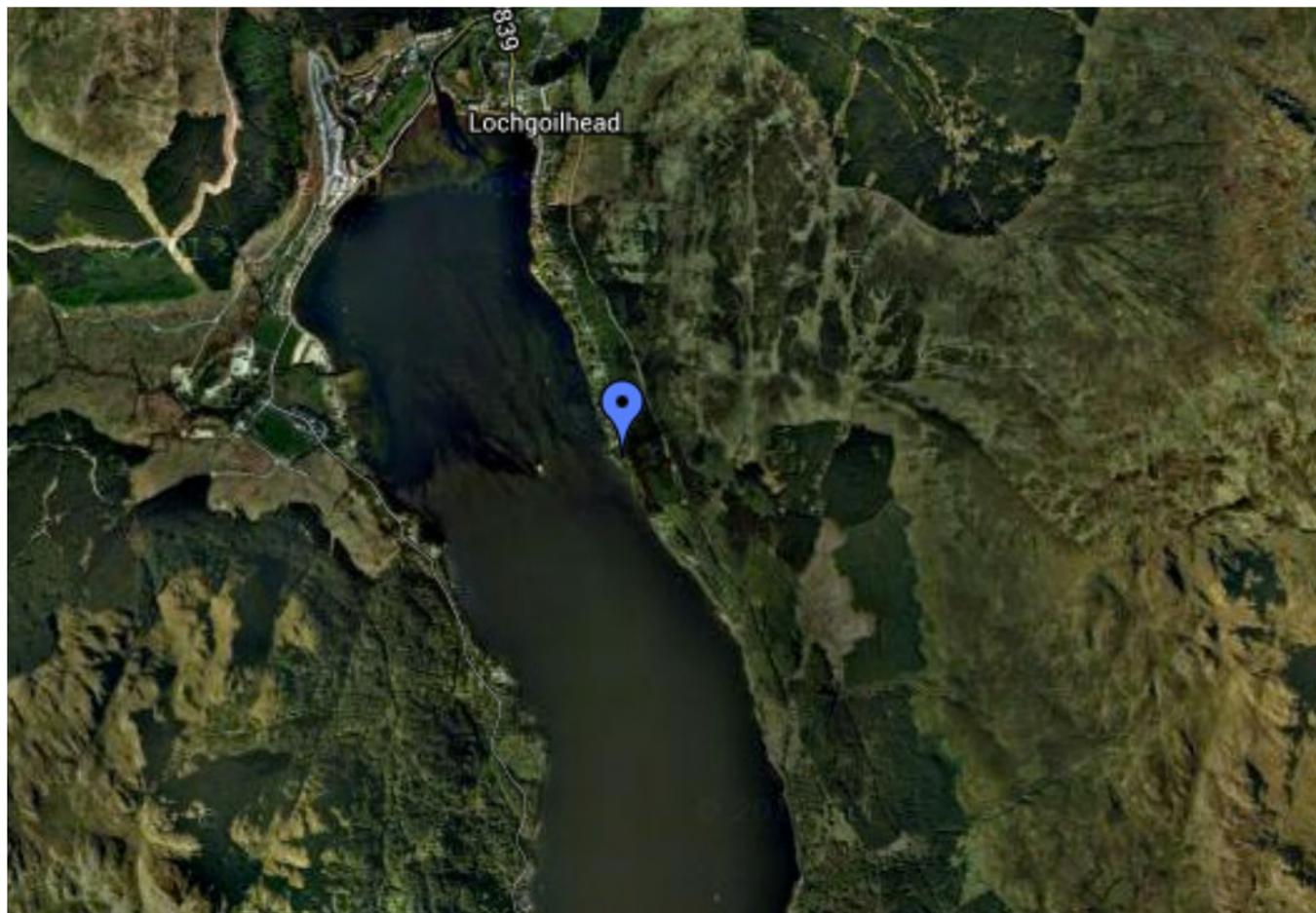
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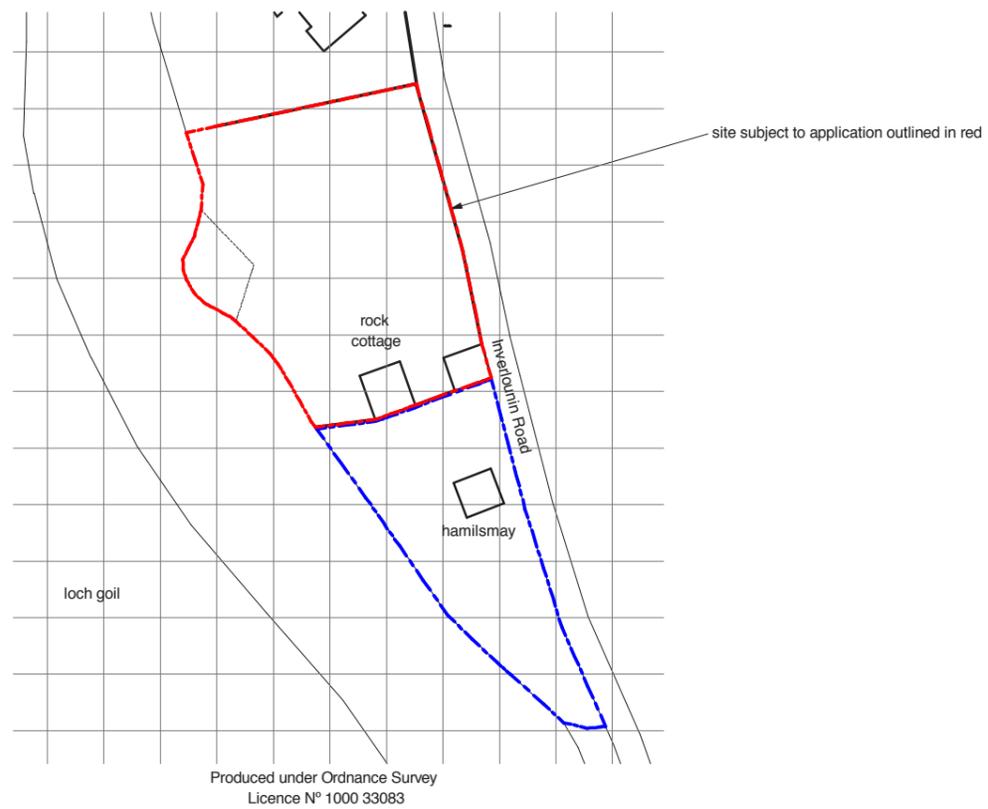
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Introduction

The site is a 2 bedroom cottage set on a large plot (2286 meters squared) about a mile from Lochgoilhead Village with Loch Goil to one side and Inverlounin Road to the other in the Argyll National Park. The site is the penultimate plot within in the Village boundary, it is not listed and is not in a Conservation Area. Rock Cottage in its current form has been on the site since the early 20th century as has the large garage outhouse also on the site. Much of the site and buildings are hidden from public view by high walls and established vegetation. The site is in the same ownership as the cottage to the south.

Google Maps showing Rock Cottage





LOCATION PLAN



AERIAL PHOTOGRAPH

<p>MILLER ARCHITECTS</p> <p>MEDWAY HOUSE STUDIO HIGH STREET COWDEN EDENBRIDGE, KENT TN8 7JQ Tel: 01342 850500 Fax: 01342 850932</p>	©	Private Client	JOB No. MA 826	DRG No. 200	REV No.
		Rock Cottage, Inverlounin Road, Lochgoil head, Argyll PA24 8AH	SCALE: 1:1250 @ A4		DATE: Jan 2012



Planning Statement

The current proposals have been developed in Pre-Application consultation with Martin Brown of Loch Lomond and Trossachs Planning Department. Since the site was bought in October 2010 we have been corresponding extensively with the Planning Authorities regarding the site. Initially it was proposed to refurbish the existing building. Accordingly plans were drawn up and a Planning Application submitted. Planning Application 2012/0020/HAE was granted on 26th March 2012 for Erection of raised timber deck and installation of replacement roof to dwelling house, the remainder of the refurbishment works being repair or Permitted Development.

Following the grant of Planning Permission Hanna Reed Structural Engineers were engaged to look at the building to give advice for a Building Warrant to be applied for. Unfortunately once a series of trial pits were dug it was clear that the existing building had no foundations and that underpinning such a poor quality structure was unfeasible (see appended Hannah Reed Report G-212011Rev A/WBH/27 March 2012) demolition and rebuilding was accordingly recommended.

The structural issues of the exiting building have forced a long and careful reassessment of the site by the owners. Following much research, testing of options, and consultation with the Planners the current proposals are the demolition of Rock Cottage and construction of a building to very similar size and proportion as the existing building on a different location on the site.

Use and Amenity

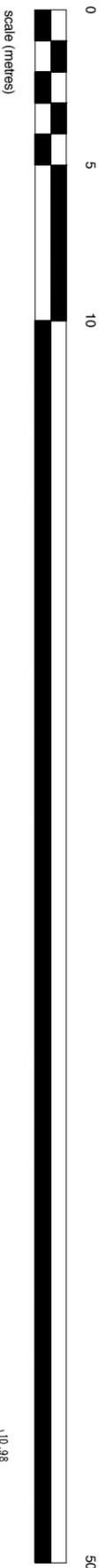
The use as a two bedroom, single family dwelling is not intended to change. The size of the dwelling is to be kept the same, with the addition of a septic tank. The existing building currently discharges raw sewage in to the Loch via an out fall. We have been in consultation with Benedict Tustin of SEPA and have agreed the exact make and model of the tank we are proposing to use to connect to the exiting outfall. This documentation can be found in the Appendix.

Landscape

The site lies in an area designated as Ancient Woodland. When the current owners bought the site it was heavily overgrown with rhododendrons. The rhododendrons were choking the natural woodland species and have been largely removed leaving the ingenious trees to reestablish themselves.

Once the proposed new building was constructed the site fauna would be maintained as existing, save for further rhododendrons removal. Any replanting of trees and hedges would be in indigenous species. The site of the existing Rock Cottage would be leveled and grassed over once demolition was complete and the septic tank installation complete.

The strategy for the site and the replacement of Rock Cottage has been to try to unify the site together as a coherent whole – addressing the areas special status as a National Park, Area of Ancient Woodland, circulation, car parking, garaging and aesthetic issues as one coordinated whole.



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JOB NO. **MA 826**

DRG. NO. **201**

REV. NO.

SCALE: 1:200 @ A3

DATE: Oct 2012

Rock Cottage, Inverlounin Road,
 Lochgoil head, Argyll PA24 8AH

Appearance and Design

The initial wish to refurbish the existing Rock Cottage proved unfeasible due to the lack of foundations. We have looked at lots of options for the site and have finally settled on the current proposals. Essentially it is the exact footprint and area of the existing Rock Cottage (but with a small porch).

Position on the site

We wanted to site the Cottage further up the site for the following reasons:

1. The existing building position is very close to the sea edge and suffers from extreme weather and storm damage. The site is not currently identified as a 1 in 200 year flood zone but this may change as sea levels rise.
2. For Building Warrant reasons we have to position the septic tank a minimum 7 meters from the house and given the small size of the lower portion of the site where the existing building is located this is almost impossible without damaging tree roots of the very large adjacent trees.
3. The proposed location gives a better and more accessible relationship to the site and the road for those with a mobility impairment.
4. As existing the building is built on the extreme edge of the site on the ownership boundary itself, to the extent that the site owners can't walk round the house on their own land to the south. Our proposed location places the building more centrally on the plot well away from adjacent owners on all sides.
5. We propose a new additional site entrance as the existing is very tight and difficult to negotiate given the narrowness of the lane.

Design

We have based the design on a traditional West Highland croft type design, using the original foot print of the existing Rock Cottage. The proposed external materials are white render walls and profiled metal roof with Velux roof lights and solar PV panels.



Example Croft Cottage with roof lights and PV Cells, Scoraig, Highland, Scotland

Design

We have based the design on a traditional West Highland croft type design, using the original footprint of the existing Rock Cottage. The proposed external materials are white render walls and profiled metal roof with Velux roof lights and solar PV panels.

With reference to Policy HOUS8 – Replacement Dwellings the existing Rock Cottage is proven to be structurally substandard, it is uninsulated and in an extremely poor state of repair. Its design is utilitarian, adhoc and the building has a ‘Heath Robinson’ feel to it.

The carbon footprint of the proposed house will be considerably lower than that of the existing building, it will be a well-insulated timber-framed house, use sustainable materials and its principle heat source will be the wood burning stove (which will be burning the salvaged timber from the previous Rock Cottage). The proposed house will comply with modern Building Warrant standards. We have designed the roof to support a southeast facing 1.5 kw/h PV array.

The demolition of the existing building has been carefully assessed by a contractor:

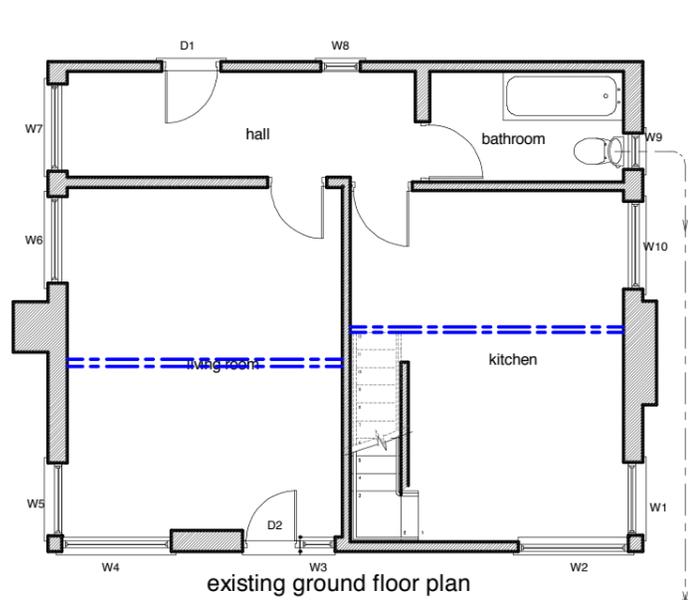
1. First the asbestos has to be cleared by a specialist contractor.
2. All timber will be salvaged, cut to size and stacked on site in the big garage for use in the wood burning stoves.
3. The rubble from the walls will be crushed and used back fill around the septic tank and level the terrace of the existing Rock Cottage site ready to take top soil.
4. All metal and glass (pipes/rainwater goods/windows etc.) will be recycled.
5. The assessment made by that contractor is that very little rubbish will be generated by the demolition and that almost everything can be recycled or reused on site.

The site is currently accessed off the Inverlounin Road via a gate or from the Loch via the beach. The existing site is large but the car entrance is narrow and awkward, this is exacerbated by the narrow width of Inverlounin Road at this point. Maneuvering cars in and out of the site is difficult for any size of car. The turning area outside the garage is also small and awkward, even for small cars. It is therefore proposed to add an additional site entrance with better splays and visibility. It would be used in conjunction with the existing entrance and make maneuvering and parking 2 cars on the site much easier.

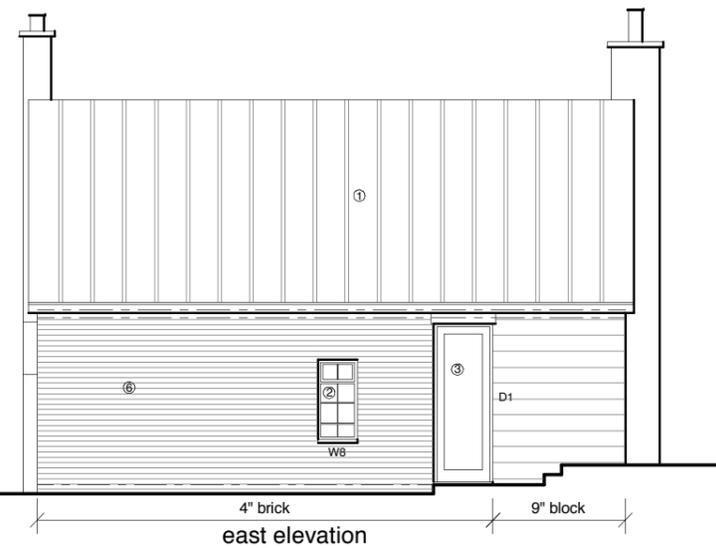
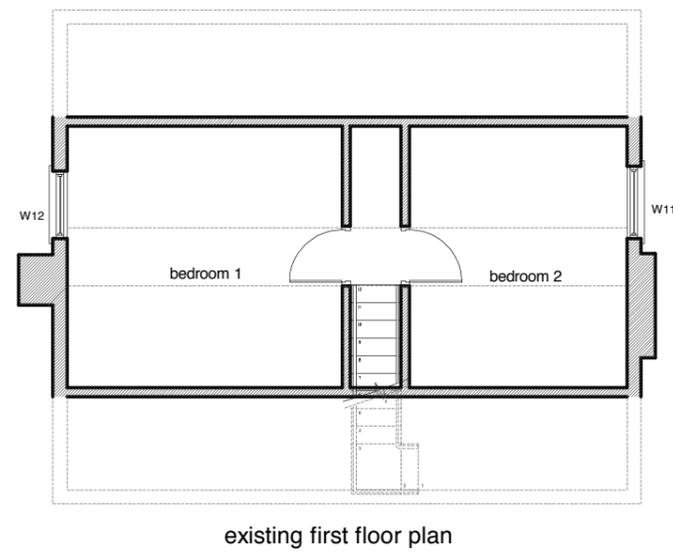
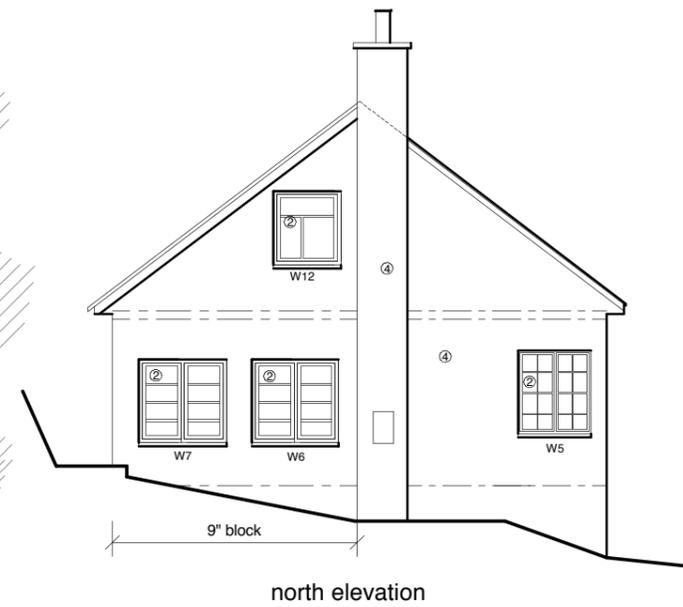
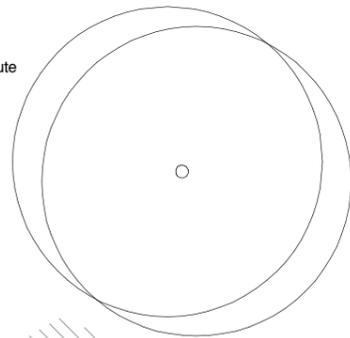
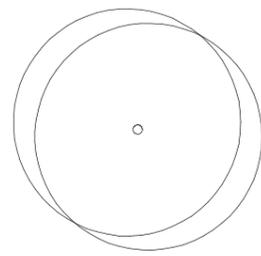
It would also be much easier to provide access for emergency vehicles onto the site. Access for elderly, infirm or wheel chair users would be significantly improved as vehicles would be able to bring them further into the site and closer to the new main entrance and ground floor facilities, which includes a ground floor bedroom and bathroom.

Domestic Rubbish and Recycling

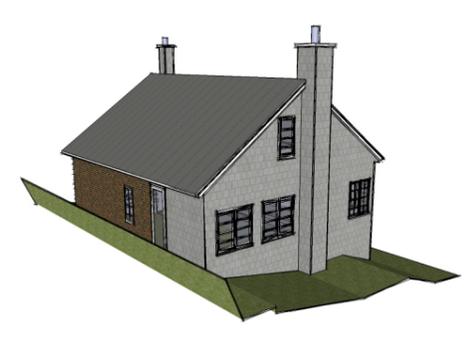
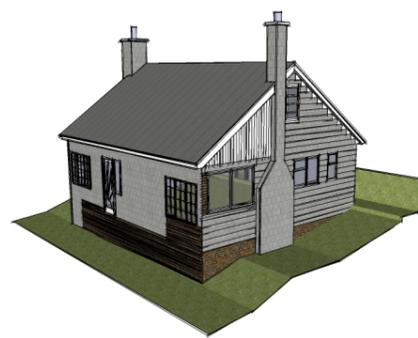
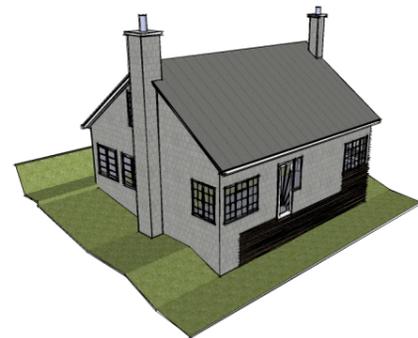
Currently there is a dustbin and recycling area by the existing entrance gate. It is intended to keep this as the dust bin location. It should be noted that food waste is currently recycled on site in a ‘Cone’ digester. Glass, paper and cardboard are taken to the Village to recycle. Tins and Plastics are taken to Arrochar and Tarbet to recycle.



existing foul drainage route discharged into loch



- ① Asbestos sheet roof
- ② Metal Crittal windows
- ③ Timber glazed door
- ④ Mixed clinker block walls
- ⑤ Timber boarding
- ⑥ Brick



EXISTING PLANS AND ELEVATIONS

REVISIONS

scale (metres)

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Rock Cottage, Inverlounin Road,
 Lochgoil head, Argyll PA24 8AH

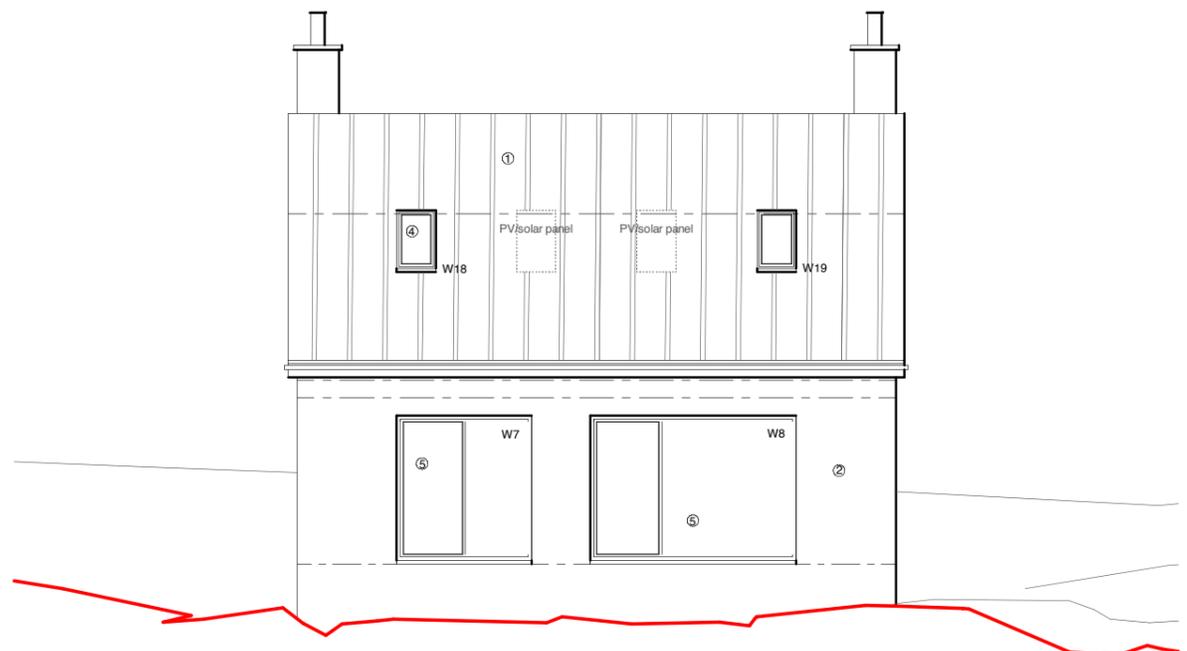
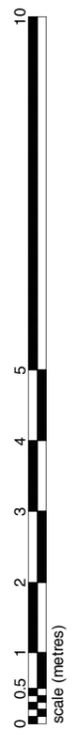
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DRG No. 202

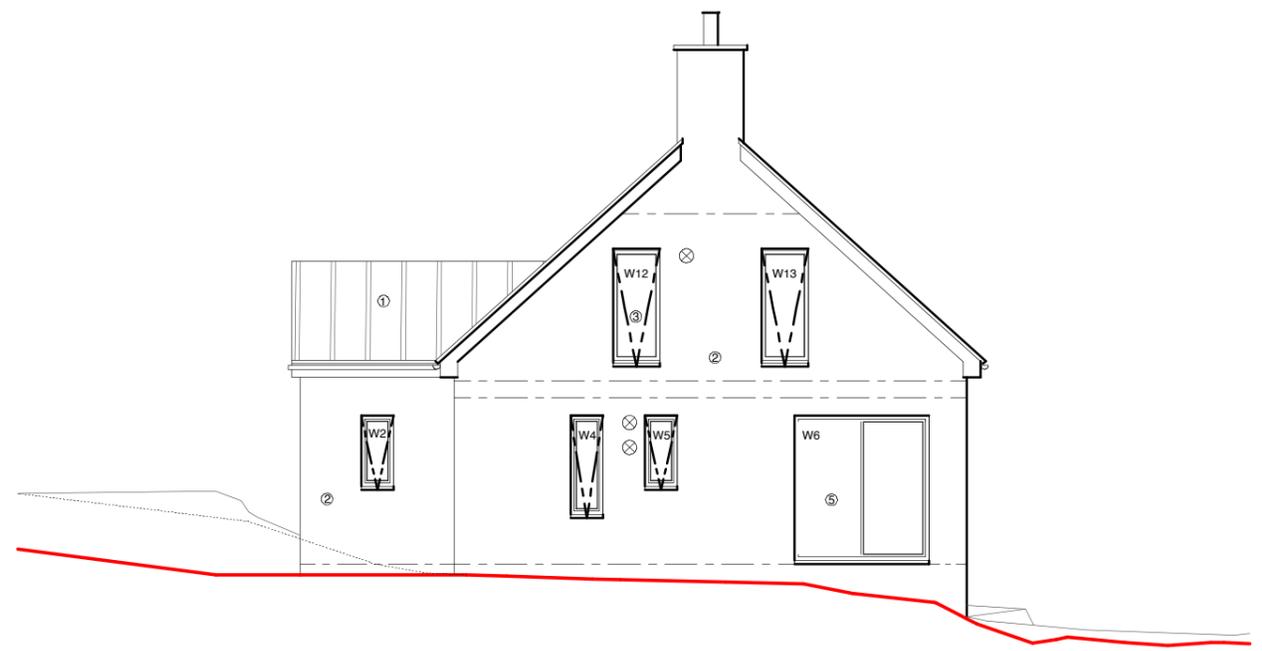
REV No.

SCALE: 1:100 @ A3

DATE: Jan 2012

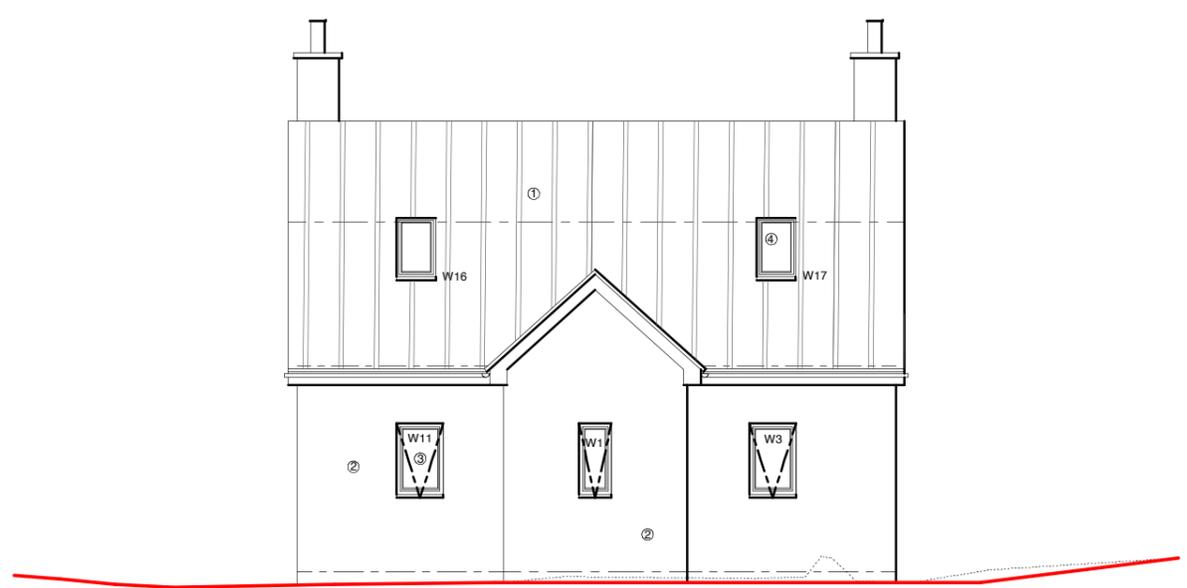


south west elevation

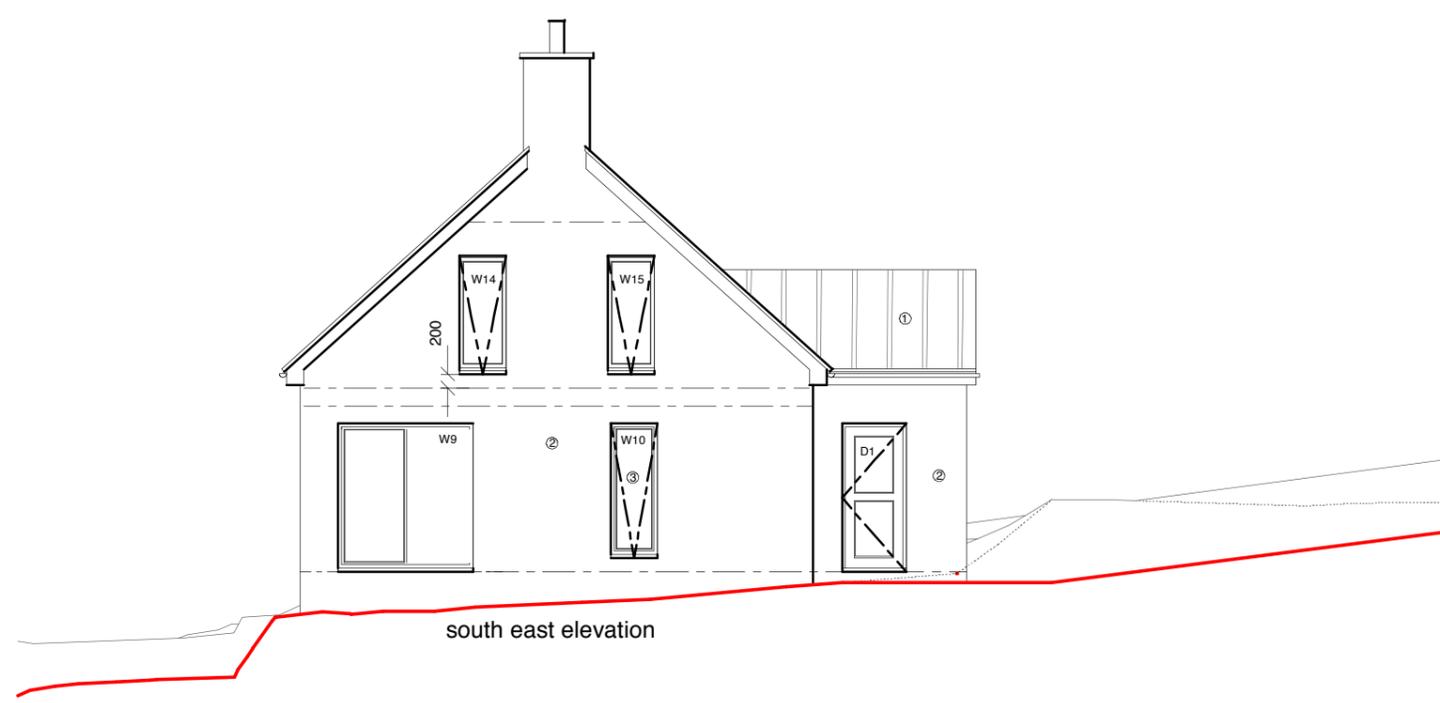


north west elevation

- KEY
- ① Profiled metal sheet roof
 - ② Insulated render
 - ③ Double glazed timber framed windows
 - ④ Velux rooflight
 - ⑤ Sliding doors



north east elevation



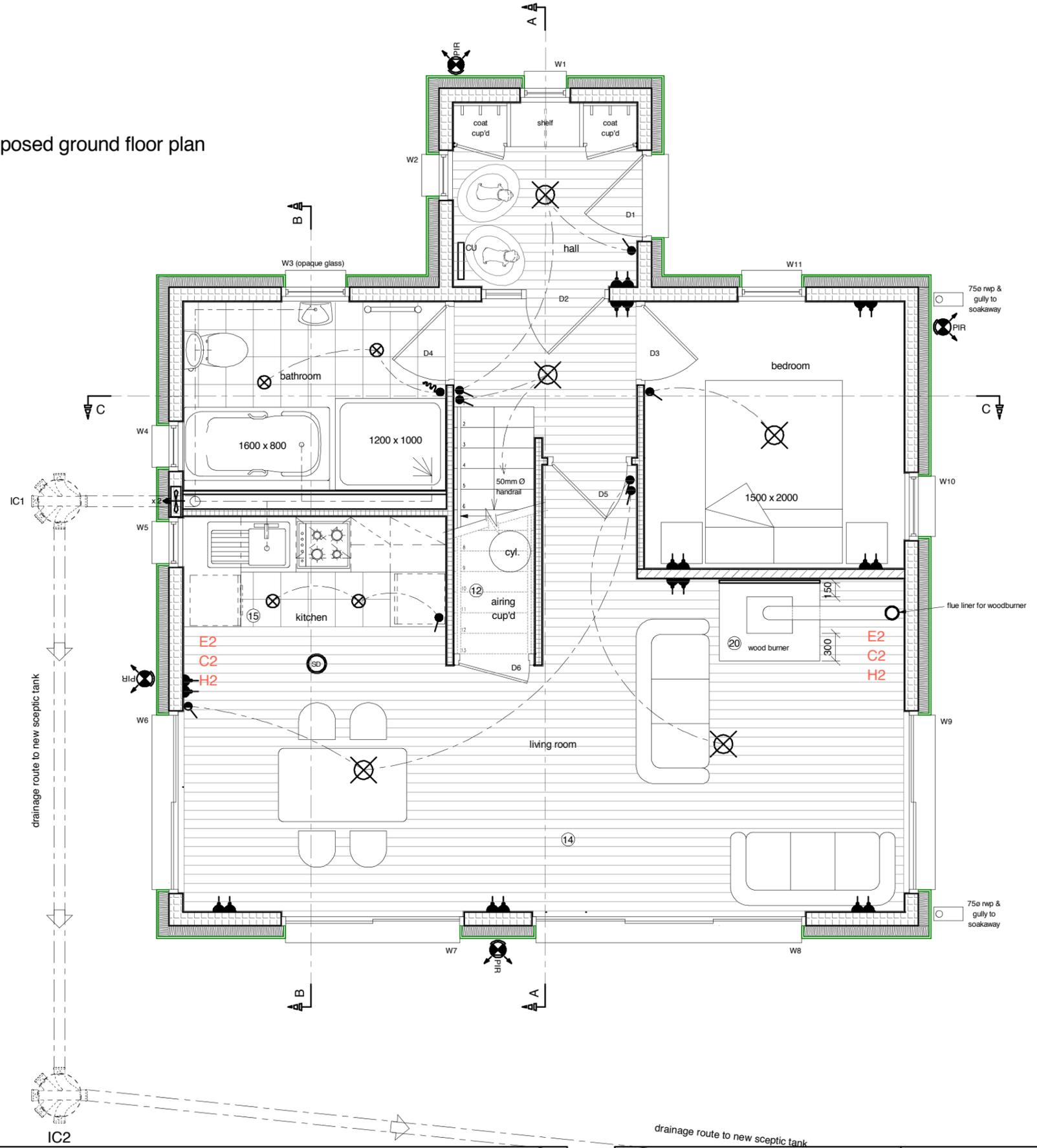
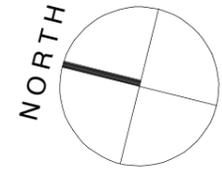
south east elevation

proposed elevations

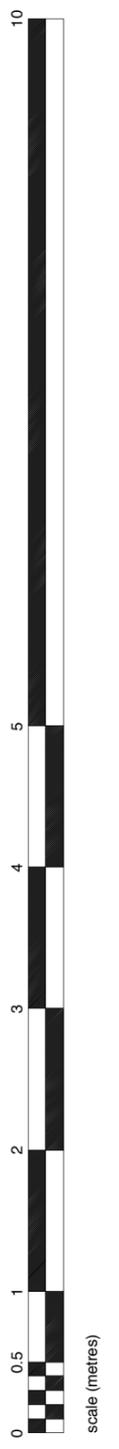
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	<p>Rock Cottage, Inverlounin Road, Lochgoil head, Argyll PA24 8AH</p>			<p>SCALE: 1:100 @ A3 DATE: March 2013</p>	

proposed ground floor plan



- 1 20mm three coat render, 100mm insulation, 150mm timber frame with insulation between studs and 12.5mm plasterboard
- 2 75 x 50 studs with plasterboard and 100mm insulation in cavity (half hour fire protected)
- 3 Drainage run
- 4 Smoke detector mains wired
- 5 Double socket
- 6 Light switch
- 7 Pull cord
- 8 Light pendant
- 9 Downlight
- 10 Vent Axia humidistat vent
- 11 Electric towel rail
- 12 Airing cupboard & 80 litre cylinder 900h x 350 + 100 lagging
- 13 Night storage heater with switched connection unit
- 14 Timber floor
- 15 Cork flooring
- 16
- 17 Movement sensor
- 18 Consumer Unit
- 19 100mm block wall
- 20 Woodburner with slate hearth and back



REVISIONS

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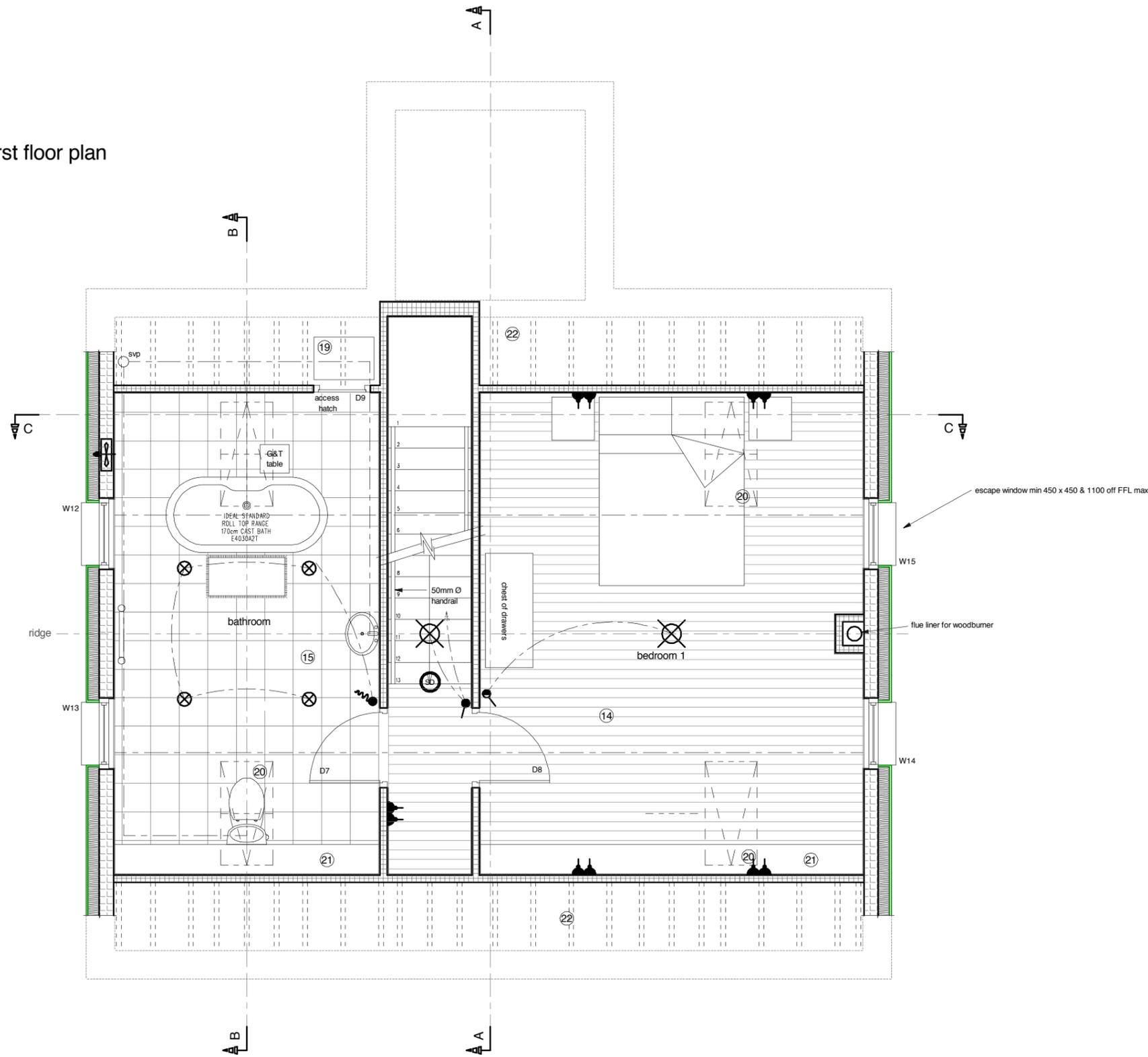
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MA 826	203	d
SCALE: 1:50 @ A3		DATE: Mar 2013

proposed first floor plan

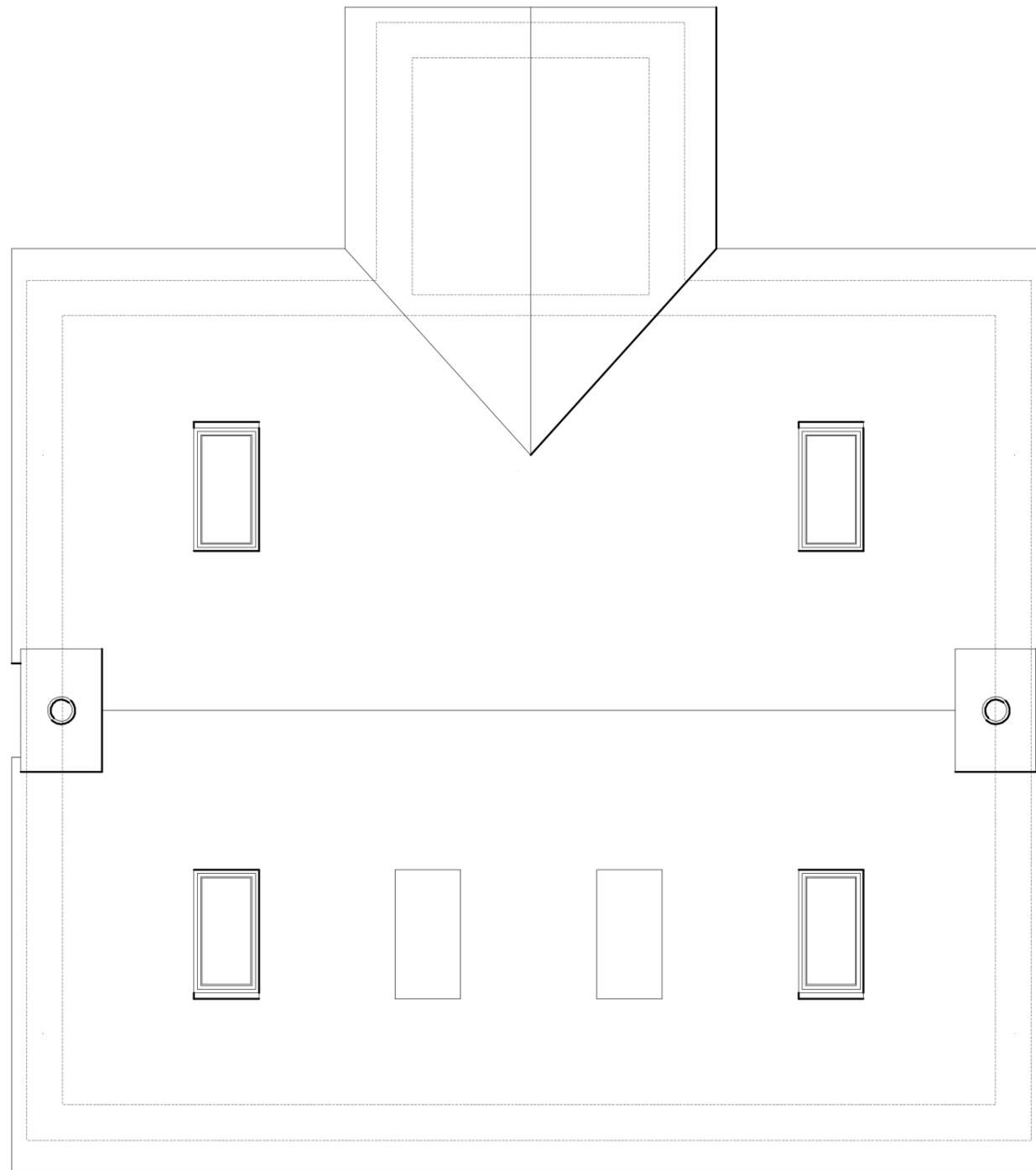
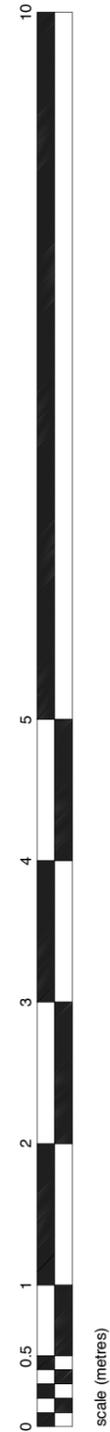


- 1 20mm three coat render, 100mm insulation, 150mm timber frame with insulation between studs and 12.5mm plasterboard
- 2 75 x 50 studs with plasterboard and 100mm insulation in cavity (half hour fire protected)
- 3 Drainage run
- 4 Smoke detector mains wired
- 5 Double socket
- 6 Light switch
- 7 Pull cord
- 8 Light pendant
- 9 Downlight
- 10 Vent Axia humidistat vent
- 11 Electric towel rail
- 12 Hot water cylinder and airing cupboard
- 13 Night storage heater with switched connection unit
- 14 Timber floor
- 15 Cork flooring
- 16 Decking
- 17 Movement sensor
- 18 Consumer Unit
- 19 68 litre 630 x 450 x 420dp water tank at high level
- 20 Velux roof lights with black out blinds
- 21 Shelves
- 22 Void

<p>REVISIONS</p>	<p>FOLLOW POLYLINE DIMENSIONS ONLY DON'T SCALE CHECK ALL LEVELS AND DIMENSIONS ON SITE REPORT ALL DISCREPANCIES TO THE ARCHITECT</p> <p>THIS DRAWING IS SUITABLE FOR TOWN PLANNING PURPOSES ONLY NOT TO BE USED FOR CONSTRUCTION</p> <p>© COPYRIGHT - NO COPY OR REPRODUCTIONS PERMITTED WITHOUT WRITTEN CONSENT OF MILLER ARCHITECTS</p>
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proposed roof plan



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 Lochgoil head, Argyll PA24 8AH

JOB No.
 MA 826

DRG No.
 209

REV No.
 a

SCALE: 1:50 @ A3

DATE: May 2013

Appendix

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Hannah Reed Condition and Stuctural Survey	24
Pre-Planning Application Response	26
Septic Tank Documentation	28

Valuation Survey of Rock Cottage at Point of Sale.
 Conducted by Barr Brady (Chartered Surveyors)
 8th March 2010.



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**For the attention of James Heatley
 Campbell Smith Ws
 21 York Place
 Edinburgh
 EH1 3EN**

**RMM/HU HE0008056
 8th March 2010**

Dear Sirs,

**MR DUGALD CAMERON (DECEASED)
 ROCK COTTAGE, INVERLOUNIN ROAD LOCHGOILHEAD PA24 8AH**

We refer to your telephone instructions of 3rd March 2010 and as requested write now to confirm having carried out a non-disruptive valuation type inspection of the above property in accordance with the Terms and Conditions outlined on the attached front cover sheet.

We now have pleasure in enclosing our valuation report giving our opinion of Open Market value as at 21st December 2009, for inclusion within the estate of the deceased.

DATE OF INSPECTION: The property was inspected on 5th March 2010 at which time the weather was dry and overcast.

DESCRIPTION: The subjects comprise a detached cottage style dwelling house one storey in height with additional attic floor accommodation estimated to date from the 1950s.

CONSTRUCTION:

WALLS:	Mainly single leaf thick brick and concrete blockwork partly clad externally with asbestos cement sheeting, finished internally partly with plaster on the hard and partly with plasterboard.
ROOF:	Pitched, timber framed and corrugated asbestos cement sheet clad.
FLOORS:	Mainly traditional suspended timber, partly solid concrete.
WINDOWS:	Single glazed in metal and timber frames.

ACCOMMODATION:

GROUND FLOOR:	Entrance hallway Bathroom with bath, w.c. and wash hand basin Living room Kitchen
UPPER FLOOR:	Two bedrooms

GARAGE: Detached two car garage/workshop of concrete block construction under pitched corrugated iron clad roof.

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Hillington Park, Glasgow G52 4JH
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Hamilton Office
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Tel: 01698 421214 Fax: 01698 477010

Helensburgh Office
34 Colquhoun Square, Helensburgh
Dunbartonshire G84 8AQ
Tel: 01436 678181 Fax: 01436 678280

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119 Renfrew Road, Paisley PA3 4EA
Tel: 0141 810 1812 Fax: 0141 880 1140

All Accounts Enquiries 0141 880 1146
All Commercial Enquiries 0141 880 1152

www.barrbrady.co.uk

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N.D. Muir *MRICS*, L.S.M. Gray *MRICS*,
S.W. McKenzie *MRICS*,
R.M. Morrison *MRICS*

Consultants:
G. Haggarty *MRICS*,
D.N. Hutchinson *MRICS*

Registered office: Barr Brady Limited
Dalmore House, 310 St. Vincent Street,
Glasgow G2 5QR.
Registered in Scotland number: SC262573



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EXECUTIVE SUMMARY

PROPERTY: ROCK COTTAGE
 INVERLOUNIN ROAD
 LOCHGOILHEAD
 ARGYLL
 PA24 8AH

CLIENT: MR DUGALD CAMERON (DECEASED)

INSTRUCTED BY: JAMES HEATLEY
 CAMPBELL SMITH WS
 21 YORK PLACE
 EDINBURGH
 EH1 3EN

DATE OF INSPECTION: 5 MARCH 2010

TYPE OF INSPECTION: VALUATION

VALUATION: [REDACTED]

REFERENCE: RMM/HU HE0008056

This Executive Summary should be read in conjunction with the full Report to which it is attached and of which it forms part.

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Edinburgh Office
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DX ED 431, Edinburgh-1
Tel: 0131 478 4331 Fax: 0131 478 4339

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SERVICES: Mains supplies of water and electricity would appear to be laid on with drainage assumed to be directly to the sea loch. Background heating is provided by several old style electric off peak storage heaters.

We would caution that we did not carry out any tests of the services.

OUTBUILDINGS: There are no permanent outbuildings pertaining to the property.

GENERAL OBSERVATIONS: This report does not constitute a full and detailed description of the property and a structural inspection was not undertaken. In particular, we have not inspected parts of the property which were covered, unexposed or otherwise inaccessible and are, therefore, unable to guarantee that any such parts of the property are free from rot, beetle or any other defects. Please read the Conditions of Engagement contained on the front cover sheet.

We would further point out that no underbuilding or roof void inspection has been carried out as this is outwith our terms of reference.

On the date of inspection the property was found to be unoccupied but was furnished and contained large quantities of personal belongings/stored items.

The subjects comprise a detached cottage style dwelling house one storey and attic in height, occupying what appears to be a fairly sizeable plot enjoying loch frontage, on the east side of Loch Goll, with attractive open outlooks over the loch to the west.

The subjects are located at the southern end of Inverlounin Road approximately 1 mile to the south of the village centre, the surrounding area being developed with a variety of detached house types.

The property was found to have been maintained to a basic standard.

Although not an exhaustive list we would also point out the following:

1. The property is of basic/sub standard construction, the majority of walls appearing to be of single brick/block thickness, under an asbestos cement roof, with asbestos cement materials also utilised at the eaves and to ceilings within the bathroom and kitchen. This type/standard of construction would not be considered suitable for mortgage lending purposes.

Given the nature of the property, in particular the size and lochside nature of the site, we are however of the opinion that the property would appeal to a cash purchaser, for demolition and redevelopment of the site with a new dwelling house (there are two newly built, split level houses occupying the immediately adjacent feus to the north), or for retention of the existing



BARR BRADY

CHARTERED SURVEYORS

buildings and used as a holiday home (although significant upgrading will be required).

2. Extensive use is made of asbestos cement materials to both internal linings and external claddings to the dwelling house. The dangers associated with asbestos have been widely reported and care will therefore require to be exercised during any future maintenance/removal.
3. Large sections of the eaves facings are missing.
4. Rainwater gutters on the west side are missing.
5. Render finishes at the south gable chimney head are cracked/poor with evidence of damp penetration within the adjacent bedroom.
6. Extensive condensation staining is evident to the internal plaster surfaces.
7. Internally the house requires upgrading/modernisation of domestic fittings.
8. In common with a number of properties within the local area, foul water drainage appears to be directly to the sea loch. Whilst this may be acceptable at present time for the existing dwelling house, upgrading of drainage facilities may be required in the future and certainly were the plot to be redeveloped.
9. Inverlounin Road is privately owned and maintained by the various frontagers and it is assumed that this has been adequately regulated in terms of both access and maintenance.
10. The garage/workshop is also of a basic construction and in need of maintenance/repair and upgrading.

VALUATION:

Having regard to the type/standard of construction, it is our opinion that the subjects as they stand at present do not represent a suitable security for mortgage funding. We are however of the opinion that there is a demand for the subjects on a cash sale basis either for use of the existing building as a holiday home or more likely for demolition of the existing buildings and redevelopment of the site with a detached house, similar to the two newly built houses adjacent to the north.

Having considered to all relevant factors, we are of the opinion that the Open Market Value of the subjects as at 21st December 2009 could be fairly stated at [REDACTED]

Market Value the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.



BARR BRADY

CHARTERED SURVEYORS

We trust that this Report will be sufficient for your purposes, but do feel free to contact the writer if further information or clarification is required. Please note that this Report is private and confidential to the named client in the context in which it is supplied, and that Barr Brady expressly disclaims any responsibility towards third parties.

Whilst the report may be disclosed to other professional advisers assisting said client in respect of their interest in the subjects, it should not be disclosed or be relied upon by any other person or persons.

For ease of administration we enclose a note of our inspection fee.

Yours faithfully,
for **BARR BRADY**

R M MORRISON, MRICS
ronnie.morrison@barrbrady.co.uk
Helensburgh Office



Loch Lomond & The Trossachs
Pre-Application Enquiry Response. (2010)

Loch Lomond & The Trossachs
Pre-Application Decision Notice. (2010)

Susannah Miller
Miller Architects
Medway Studio
High Street
Cowden
Kent
TH8 7JQ

Dear Susannah Miller

PRE- APPLICATION ENQUIRY RESPONSE

Reference Number: PRE/2010/0220
Development Proposed: Redevelopment of site
Location: Rock Cottage Lochgoilhead Cairndow

Thank you for your pre-application enquiry for the above which we received on 28 September 2010. You wish advice on the planning constraints for the site, and what policies relate to it and whether demolition of the current 2 bedroom dwelling would adversely affect the development rights for the site in the future.

Development Plan Policies

- To determine the principal of use the policies that would apply for redevelopment as a house are:
- HOUS 8 Replacement Dwellings – *support will be given to the demolition and replacement of an existing house where:*
 - a) *it is of substandard quality and makes limited contribution to the quality of the built or natural environment; and*
 - b) *the carbon footprint of the proposed new house will be significantly lower than that of the original; and*
 - c) *the scale of the new house is similar to that of the original; and*
 - d) *the re-use of materials arising from demolition is maximised.*

Other relevant policies include:

- D1 – Design Quality
- L1 – Conserving and Enhancing the Diversity and Quality of the Park's Landscapes
- SUSDEV1 – Sustainable Development

We also have a Draft a Supplementary Planning Guidance note on Sustainable Design. Details of all the policies and the draft design guidance can be found at:

<http://www.lochlomond-trossachs.org/planning/finalised-draft-local-plan/menu-id-614.html>

If the house was demolished and the site lay abandoned for a significant length of time then the policies for a new house would apply as opposed to the replacement house. Policy TRAN5 'Development off substandard roads' would apply.

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

National Park Headquarters, Carrochan, Carrochan Road, Balloch, G83 8EG Long: 4°34'24"W Lat: 56°00'12"N
t: 01389 722600 f: 01389 722633 e: info@lochlomond-trossachs.org w: lochlomond-trossachs.org
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LOCH
LOMOND
& THE TROSSACHS
NATIONAL PARK



1 October 2010

Considerations

I visited the site and it is apparent that the house is in a bad state of repair and makes limited contribution to the quality of the built environment so hopefully you would be able to meet Policy HOUS8. The trees however make a contribution to the natural environment and minimal tree removal would be recommended. The site is within an area identified as Ancient Woodland.

If however you intend to demolish the house only then you would be required to submit a Prior Notification Application rather than a Planning Application. As I said above, if a house has been demolished and not developed it may eventually be considered as abandoned and the redevelopment policy would not apply as it would be considered to be a new infill development. I would suggest that the planning permission is sought for demolition and redevelopment of the site as opposed to demolishing the house without planning permission for a new house, this would mean there is no ambiguity about whether the site has been abandoned or not. It is particularly important in this case as this site is on an un-adopted road and new development is unlikely to be supported whereas the issue of the road is not a consideration for a redevelopment.

If you would wish further pre-application advice on the detailed design and layout then please contact me. I would suggest demolishing the wall/building next to the road as this would be an improvement to the street view. A more appropriate stone wall could then be constructed that would fit better with the local style of boundary wall. The house would have to provide 2 off-road car parking spaces which I think would be possible if the outbuilding was removed. The site is not identified as being in the indicative 1 in 200 year flood zone but I would recommend, for your clients safety, that a flood assessment is undertaken to investigate whether the site would flood if sea levels rose. As outlined above in Policy HOUS8 the scale and size of the new house would have to be similar to the original house.

Information required to be submitted with application

- Plans of existing and proposed elevations.
- Site Plan showing trees to be removed, new tree planting, access arrangements.
- Bat and Bird Survey of the house and/or outbuilding to be demolished.
- Design and Access Statement.

Conclusion

If you wish to pursue this proposal, the necessary application forms can be found on our website at www.lochlomond-trossachs.org or you can apply online at <https://eplanning.scotland.gov.uk/>.

Please note that any pre-application advice we provide is not a formal decision by the Authority and cannot bind its future decision making. Any views or opinions expressed are given in good faith and to the best of my professional ability, but are without prejudice to the formal consideration of any planning application following statutory consultation and evaluation of all available information.

Yours sincerely,

Kirsty Sweeney
Development Management Planner

Tel: 01389 722622
Email: kirsty.sweeney@lochlomond-trossachs.org

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

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Decision Notice

Sir Alexander Harley
c/o Susanna Miller
Miller Architects
Medway Studio
High Street
Cowden
Kent
TN8 7JQ



APPLICATION NUMBER 2012/0020/HAE

Grant of Planning Permission

This decision notice is issued under the Town and Country Planning (Scotland) Act 1997, as amended. It should be read together with the official plans. If any details differ then the decision notice takes priority.

Description of the proposed development:

Erection of raised timber deck and installation of replacement roof to dwellinghouse

Location of the proposed development:

Rock Cottage, Lochgoilhead, Cairndow, PA24 8AH

The decision has been made with no conditions.

Reason for Decision

The proposal complies with the development plan policies, namely Policy HOUS7 and D1 of the adopted National Park Local Plan, as the alterations to the building are of a design and finish that would enhance the appearance of the existing unoccupied house. No privacy or amenity issues arise.

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Informatives

It should be noted:

- 1 Duration of permission - In accordance with section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of 3 years beginning from the date of this permission, unless the development to which this permission relates is begun before that expiration.
- 2 Notification of Initiation of Development - Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. We recommend this is submitted 2 weeks prior to the start of work. A failure to submit the notice, included in the decision pack, would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
- 3 Notification of Completion of Development - As soon as practicable after the development is complete, the person who completes the development is required by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give written notice to the planning authority of the completion of the building works. As before, there is notice for you to complete for this purpose included in the decision pack. In larger, phased developments, a notice of completion is to be submitted as soon as practicable after each phase is finished by the person carrying out the development.
- 4 Removal of cement asbestos sheet roof - The removal and disposal of the cement asbestos sheet roof will require to be undertaken by a trained contractor, and any waste disposed of to a site licensed to accept asbestos waste. A method statement detailing the removal of the existing roof must be submitted to Argyll and Bute Councils Environmental Health Team for approval prior to the works commencing at the following address; Argyll and Bute Councils Environmental Health Team, Legal And Protective Services, 22 Hill Street, Dunoon, PA23 7AP

Plans and Documents

The plans and documents to which this decision relates are listed below:

Title	Reference	Date on Plan*	Date Received
Location Plan	MA 826 04	01/01/12	27/01/12
Site Plan	MA 826 03	01/01/12	27/01/12
As Proposed			
Plan	MA 826 01	01/01/12	02/03/12
Existing Elevations and Floor Plans			
Plan	MA 826 02	01/01/12	06/03/12
Proposed Elevations and Floor			

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Plans			
Sections	MA 826 08	06/03/12	01/03/12

*Where no specific day of month has been provided on the plan, the system defaults to the 1st of the month.

The plans are available to download on the National Park's Online Planning Portal by following the link below:

<http://eplanning.lochlomond-trossachs.org/OnlinePlanning/centralDistribution.do?action=dispatch&caseType=Application&caseNo=2012/0020/HAE>

If you have any problems downloading the plans then please contact the Planning Information Officer on 01389 722 024 or email planning@lochlomond-trossachs.org.

Director of Planning and Rural Development

Date: 26 March 2012

LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY
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Hannah - Reed

Rock Cottage
Lochgoilhead
Argyll
PA24 8AH

**STRUCTURAL
INSPECTION
REPORT INCLUDING
ADDENDUM**

Susanna Miller
c/o Miller Architects
Medway Studio
High Street
Cowden
Kent TN8 7QJ



Hannah, Reed and Associates Limited
Skypark 1, Ground Floor
8 Elliot Place
Glasgow
G3 8EP

G-212011Rev A/WBH/27 March 2012

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STRUCTURAL INSPECTION REPORT

Rock Cottage, Lochgoilhead, Argyll, PA24 8AH

Section 1 - General

1.1	Job Number	G-212011
1.2	Client	Susanna Miller c/o Miller Architects Medway Studio High Street Cowden Kent TN8 7QJ
1.3	Instructed by	Susanna Miller c/o Miller Architects Medway Studio High Street Cowden Kent TN8 7QJ
1.4	Date of Inspection	16 February 2011
1.5	Purpose of Report	To carry out an visual inspection of Rock Cottage and the stone bank in front of the cottage

Section 2 - Details of Property

2.1	Location of Property	Rock Cottage Lochgoilhead Argyll PA24 8AH
2.2	Type of Property	Single storey cottage with accommodation in roof space.
2.3	Form of Construction	
2.3.1	External Walls	
	General	The external elevations are constructed in a variety of mediums and thicknesses. Lintels appear to be formed in either insitu concrete or precast concrete and the sills in precast concrete. Front elevation - brickwork, hollow concrete block and timber stud. Rear elevation - brickwork Left hand gable – hollow concrete blockwork. Right hand gable – it is assumed that the gable is constructed in masonry which has been rendered. An additional 100mm skin of blockwork has been constructed and tied to the original rendered gable wall in such a manner as to form a cavity wall.

STRUCTURAL INSPECTION REPORT

Rock Cottage, Lochgoilhead, Argyll, PA24 8AH

- 2.3.2 Ground Floor Wood strip on timber joists spanning from the front to the rear wall gaining intermediate support from timber beams spanning between the gable walls and brick piers.
- 2.3.3 Upper Floor Wood strip on timber joists.
- 2.3.4 Roof Asbestos cement sheeting on timber purlins supported on timber rafters at approximately 900mm c/s.

Section 3 - Observations

3.1 External

Banking

It is understood that Rock Cottage and the immediate areas were formerly the location of a small boat yard. This is possibly endorsed by the presence of a boat "tie up" ring anchored into one of the large stones which form the bank under consideration.

The stones are very substantial in size and either dug into the shore or in their original position. In some locations where two stones butt together, small infill stones may have been washed away at the base.

Cottage External

There is some minor horizontal and vertical cracking in the brickwork in the front elevation. Concrete was noted to be exposed at the base of this wall and it is thought possibly to be the foundation scarpment.

The rear elevation is in reasonable order. It appears that an opening may have been bricked up in the past.

Left hand gable wall is in reasonable order.

An additional 100mm thick block wall and chimney flue has been constructed and tied to the existing right hand gable wall. The chimney flue is rendered. The render to the chimney is cracked over its full height. The maximum width of the cracking is 2-3mm. The render has in various areas become detached from the masonry substrate and is bulging outwards slightly. The cavity to this gable wall is open to the elements at the rear elevation.

3.2 Internally

3.2.1 General

The property is generally of older style of decoration and has apparently been vacant for a considerable period. In view of the very light style of construction of the upper floor and roof and presence of ACMs it is intended to remove the roof construction from first floor level to roof ridge level and reconstruct.

Therefore, reference will only be made to the ground floor construction

Hannah - Reed

Page 3

19 February 2012

STRUCTURAL INSPECTION REPORT

Rock Cottage, Lochgoilhead, Argyll, PA24 8AH

- 3.2.2 Ground floor Rooms as viewed from the loch side **Front left**
Minor cracking was noted in the plaster to the gable wall. A very slight vertical crack to the left hand side of the right hand window in the front wall was also noted.

Front right

A rolled steel "T" section has been built in to the masonry wall over the fireplace. This steel section has corroded significantly.

3.2.2 cont'd

Bathroom

No visible defects

Vestibule/Hall

No visible defects.

Section 4 - Comments

4.1

The forms of construction of the external walls of the property appear to vary considerably.

The additional external leaf to the right hand gable wall raises questions regarding the integrity of the original gable wall prior to the new wall being constructed and also to continued integrity of the galvanised brick ties. It is noted that the gable wall cavity is exposed at the top of the wall and over its full height to the rear of the cottage.

The cracking noted in the chimney render appears quite extensive.

Taking cognisance of the above it is recommended that the external skin of the right hand gable including the chimney is taken down to foundation level in order that a full inspection of the original construction can be carried in order to establish its integrity.

The remaining minor cracking noted in the brickwork could be raked out and repointed.

It is understood that it is proposed to upgrade the property to provided domestic accommodation. Consideration will require to be given to upgrading the thermal conductivity of the external walls and in that regard and also to provide a level of consistency in the structural form that the timber frame in the front wall is remove and the wall rebuilt in masonry.

Hannah - Reed

Page 4

19 February 2012

STRUCTURAL INSPECTION REPORT

Rock Cottage, Lochgoilhead, Argyll, PA24 8AH

- 4.1 cont'd Finally, the stone banking appears to in reasonable order and it's overall integrity should not be prejudiced under normal circumstances. It is however recommended that some remedial works in the form of removing loose stonework and infilling voids with new stone and mortar should be considered as a regime of maintenance.

Section 5 - Notes

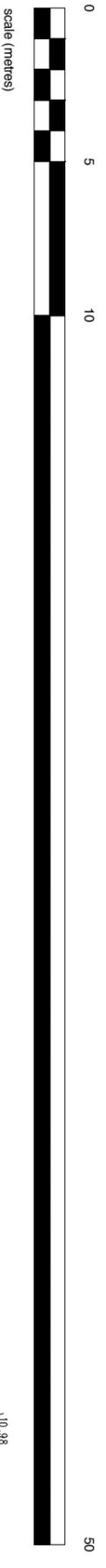
5.1

This report is based on a visual, non-disruptive inspection of the property. We did not inspect timber or woodwork for infestation or decay nor did we inspect areas that were covered, unexposed or inaccessible.

Hannah - Reed

Page 5

19 February 2012



MILLER ARCHITECTS
 MEDWAY HOUSE STUDIO
 HIGH STREET
 COWDEN
 EDENBRIDGE, KENT TN8 7JQ
 Tel: 01342 850500 Fax: 01342 850992

Private Client
 Rock Cottage, Inverquin Road,
 Lochgoilhead, Argyll PA24 8AH

JOB NO. **MA 826**
 DRG. NO. **207**
 REV. NO. **A3**
 SCALE: 1:200 @ A3
 DATE: Mar 2013

STAIR

Loch Lomond & The Trossachs Pre-Application Enquiry Response. (2012).
Left, Submitted Proposed Site Plan

From: Martin Brown <martin.brown@lochlomond-trossachs.org>
Subject: RE: Rock Cottage Lock Gail PA24 BAH PRE_APP
Date: 5 April 2013 15:50:09 BST
To: 'Susanna Miller' <susanna@imiller.co.uk>

Susanna.

Thank you for the email and revised drawings, and I would comment as follows;

In terms of the new location I would not see there being no real issue. I would take this opportunity to ask that, as part of the application pack, you submit a supporting statement that justifies if you like the support for a replacement dwellinghouse under policy HOU58 of the National Parks Local Plan. This will include demonstrating that the existing house is of substandard quality and make limited contribution to the built environment.

I have copied policy HOU58 below, and a link to the website as follows;

<http://www.lochlomond-trossachs.org/planning/local-plan-2010-2015/menu-id-904.html>

Policy HOU58 – Replacement Dwellings

Support will be given to the demolition and replacement of an existing house where:

- (a) it is of substandard quality and makes limited contribution to the quality of the built or natural environment; and
- (b) the carbon footprint of the proposed new house will be significantly lower than that of the original; and
- (c) the scale of the new house is similar to that of the original; and
- (d) the re-use of materials arising from demolition is maximised.

Reason for Policy

Policy HOU58 supports replacement dwellings where the existing dwelling is in substandard condition and where replacement would deliver enhanced sustainability benefits. There is strong demand in the countryside area to demolish existing dwellings (particularly small cottages and houses) and replace these with a building of a much larger scale. This policy safeguards against this and aims to ensure that a range of different house types and sizes are retained in the countryside.

I hope this helps and should you require any further assistance then please do not hesitate to contact me direct.

Regards

Martin Brown
Development Management
Loch Lomond & The Trossachs National Park
Direct: 01389 722638
www.lochlomond-trossachs.org
Robin O'Neil
robin@ioneil.co.uk

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Septic Tank Documentation

From: "Tustin, Benedict" <benedict.tustin@sepa.org.uk>
Subject: RE: Septic Tank Rock Cottage, Lochgolthead, Argyll PA24 8AH
Date: 26 January 2012 09:07:36 GMT
To: 'Susanna Miller' <susanna@miller-architects.co.uk>
Cc: Barry Milton <barry@miller-architects.co.uk>

Susanna,

The proposals to install a septic tank to treat sewage effluent arising from Rock Cottage, Lochgolthead, are acceptable to SEPA. However, I would advise that you fully consult with the Building Control/Standards department of Argyll & Bute Council in advance of the installation as they will be keen to know sizing and installation details. Also, I can't recall if there is an existing usable outfall or if one needs to be constructed, in which case Marine Scotland and/or Crown Estates may need to be consulted also.

Once installed and prior to making a discharge you should notify SEPA in writing that septic tank treatment has been installed quoting the CAR registration reference number. It is not necessary to take pictures to demonstrate installation.

Please contact me if you wish to discuss this matter further.

Regards,
Ben

Benedict Tustin
Senior Environment Protection Officer, West Highland and Argyll Team
Scottish Environment Protection Agency, 2 Smithy Lane, Lochgilthead, Argyll PA31 8TA
t: 01546 602876 e: benedict.tustin@sepa.org.uk web: www.sepa.org.uk

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From: Susanna Miller [<mailto:susanna@miller-architects.co.uk>]
Sent: 20 January 2012 09:03
To: Tustin, Benedict
Cc: Barry Milton
Subject: Fwd: Septic Tank Rock Cottage, Lochgolthead, Argyll PA24 8AH

Dear Mr Tustin,

I spoke to you last week about this property. I have been researching septic tanks and wondered if you thought this tank would be acceptable to SEPA? We are proposing a Super Low Profile P6 Septic Tank by Tricel, the tank complies with EN12566-3, the manufacturers literature is attached.

In the mean time I can confirm that the house is not occupied and that we are due to start renovating it in a few months and that the septic tank works are part of that project. We would not be using the house until the renovation works are complete and the septic tank is commissioned. Do you require proof that the tank has been installed, and if so what form would the proof take- will photos do?

If you have any questions or comments please do not hesitate to contact me.
with kind regards
Susanna

Susanna Miller
for Miller Architects

BA(Hons)Arch, Dip Arch, Dip Historic Building Conservation, RIBA

susanna@miller-architects.co.uk

Mob: 07976329628

Miller Architects
Medway Studio
High Street
Cowden
Kent TN8 7JQ

Tel: 01342 850 932

Begin forwarded message:

From: "Kevin Bromage" <kbromage@gloucestercomposites.co.uk>
Subject: Septic Tank Enquiry
Date: 16 January 2012 19:35:35 GMT
To: <susanna@miller-architects.co.uk>

Good Afternoon Susanna

Further to our telecon we have pleasure in enclosing information regarding a suitable septic tank for your property in Argyll.

From: "Kevin Bromage" <kbromage@ploucestercomposites.co.uk>
 Subject: Septic Tank Enquiry
 Date: 16 January 2012 19:35:35 GMT
 To: <susanna@ziller-architects.co.uk>

Good Afternoon Susanna

Further to our telecon we have pleasure in enclosing information regarding a suitable septic tank for your property in Argyle.

Due to the ground conditions preventing a "deep dig" we suggest one of our P6 Super Low Profile Septic Tanks as per the literature attached. These tanks only require a depth of 1300mm with an invert of 150mm, so should suit your application.

For installation we recommend using a lean mix on all applications because of the possibility water moving the tank. When the tank is emptied most people do not refill immediately with water and so the tank may be empty for a few days. If it then rains heavily the tank may move in the ground.

The tank does not require lean mix for the strength of the tank. This is used just to secure the tank.

A) On a dry site with good permeable soil and no risk of the water table coming to the base of the tank we recommend just using 150mm to 200mm of lean mix for the base of the installation. A backfill of a sand or non course material can then be used for the sides.

B) On a wet site, (one where the water table is above the base of the tank), then a concrete installation is required (to ensure that the tank will not pop out of the ground when emptied).

C) When using a deeper installation with either 400mm or 600mm risers, we recommend using a lean mix up to the inlet / outlet pipes.

Price for a Super Low Profile P6 Septic Tank delivered to Argyle is £790.00 plus VAT

The tank complies with EN12566-3 requirements for effluent discharges and should be installed as far away from dwellings as possible but not less than 5m.

I am still waiting for information regarding length of suction obtained by a small tanker.

Trust this information is sufficient meanwhile but should you require additional information or clarification please do not hesitate to contact me on the numbers below.

Best Regards

Kevin Bromage
 Tricel Merchant Development Manager



Mobile: 07587 772 981
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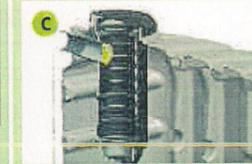
Anaerobic pre-treatment septic tank Epurbloc® "Performance" All-Water ribbed septic tanks



A Two covers Ø 400 mm
 - access side (IN) for monitoring and drainage
 - access side (OUT) for monitoring and cleaning of the "Performance" pre-filter
 - Height of covers is adjustable to the finished ground level by screwing of REHC risers



Horizontal and vertical reinforcement ribs:
 - reduce the volume of excavation debris
 - reduce the volume of infill
 - increase resistance
 - reduce excavation size
 - shallow burial depth



Pre-filter clogging indicator side OUT, SS deflector and "Performance" filtering material
 - Trapping a maximum of Suspended Solids (SS)
 - reducing the BOD5 (Biochemical Oxygen Demand over 5 days)
 - Integral vents of 6 X Ø 35 mm
 - Integrated detachable baffle.



CE stamp on prefabricated septic tanks
 - Pit test in wet soil with 0.60m above the water table (according to the starting conditions of the Double wall skin range with the "Plantco" fixation in user manual A24)
 - Hydraulic efficacy ≤ 1.2g of micro-beads tested on the 2000 version



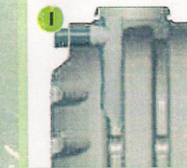
Semi-partitioning
 - Improving hydraulic efficacy
 - Partitioning the Epurbloc® into 2/3 IN and 1/3 OUT to facilitate sludge decanting and to reduce the SS (Suspended Solids)



E Inlet (IN) with welded sleeve and watertight joints
 - Slot for GAS Extraction to direct connection Higher Ventilation (VH) (see user manual A24)



F Lifting ring on top
G Guidance handles on each side



I Inlet baffle (IN):
 - Influx of household wastewater
 - Access for unclogging
 - Integral decompression vents Ø 110 mm
 - Device removable

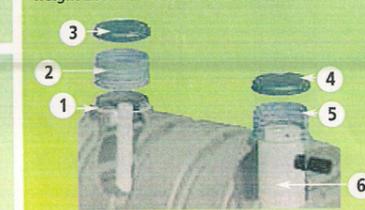


For description, installation, operation, maintenance and guarantees of Main Pre-treatment Units, Secondary treatment Units and Accessories, see our user manual A24.



J Anchor ring for improved fixation when required

Threaded riser REHC (sold separately) Height 200 mm for manholes of Ø 400 mm



Riser montage on units

1. Place the supplied watertight joint on the unit's screw thread
2. Screw the riser onto the unit
3. Screw the cover onto the riser
4. Threaded cover Ø 400 mm
5. Threaded riser height 200 mm
6. Integrated basket pre-filter clogging indicator, removable via the manhole Ø 400 mm and riser REHC 400/200

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