

Dumfries and Galloway Council  
**LOCAL DEVELOPMENT PLAN 2**

# **Simplified Planning Zone Scheme**

## **Hardthorn Road**

*September 2020*



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## Introduction

Dumfries and Galloway Council have prepared this Simplified Planning Zone (SPZ) scheme for self build residential development at a site on Hardthorn Road, Dumfries. This scheme provides details on what the Council will provide consent for and will last for a period of ten years from the date of its commencement.

The site is situated in a semi-rural pocket of land on the western outskirts of the town and is sandwiched between a relatively high-density housing development to the north and traditional smallholdings to the south. Consisting of 10 plots for detached self-build homes, the development will form a connection between the two existing housing types. At present, the site is currently grassland with some trees and shrubs bordering the main road. Hardthorn Road will provide a unique opportunity to build a home in a semi-rural site with excellent infrastructure and local amenities.

The vision for the project is as follows:

- to offer an opportunity in the town for people who want to build their own home, while streamlining the planning process to make self-build an easier option
- to encourage first-time builders by providing robust framework and guidance while allowing flexibility and a degree of design freedom

- to make good quality design a priority
- to encourage ecological design and low carbon living
- to retain families within the town
- to encourage new development which is people led and in doing so create a resilient community.

Dumfries & Galloway Council is keen to simplify the planning process for self-builders and is taking a radically different approach. Inspired by Almere in the Netherlands, Graven Hill project at Bicester and Glasgow City Council's self-build programme, Hardthorn Road will be designated a Simplified Planning Zone with an accompanying Design Code and Plot Passport. These documents are the result of a collaborative process between John Gilbert Architects, Angela Doran (self-build consultant), Architecture + Design Scotland and various departments within Dumfries & Galloway Council. The detailed designs of individual homes need only demonstrate compliance with the Design Code, and will not require a planning application.

Finance partners including Buildstore and local credit unions offer a range of finance products for the self-builders. Dumfries & Galloway Council will support and encourage uptake of the Scottish Government's new Self- Build Fund.

### **What is a Simplified Planning Zone Scheme?**

A Simplified Planning Zone (SPZ) is a defined area where the need to apply for planning permission is removed for certain types of development so long as the development complies with the details and conditions set out in the SPZ scheme.

The SPZ scheme offers flexibility while maintaining high standards of development, care for the built and natural environment and residential amenity.

The scheme confirms the nature of the residential development approved within the SPZ provided that it complies with the parameters and conditions detailed in this document. The details include the setting out of high quality design and sustainability expectations for proposals in future.

The purpose of the SPZ is to support housing in a variety of contexts including:

- to promote diversification of innovative housing delivery, housing types and supply;
- to promote self and custom build and help smaller groups cut through red tape;
- to support SMEs' contribution to housing development;
- to deliver quality in terms of placemaking and design outcomes.

## **Planning and Legal Context**

The SPZ scheme has been prepared in line with provisions of Sections 49 and 50 and Schedule 5 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 and the Town and Country Planning (Simplified Planning Zones) (Scotland) Regulations 1995.

No planning application is required. Developers only need to submit detailed designs which demonstrate their proposal is compliant with design conditions outlined in the scheme.

The SPZ scheme only grants the planning permission. It is the developer's responsibility to ensure compliance with all other relevant legislation. Separate approval will be required for building warrants and road construction consents through the Council.

For information on roads consents contact: **RoadsPlanningHQ@dumgal.gov.uk** and building warrants contact: **BuildStdsAdmin@dumgal.gov.uk**

The SPZ does not remove, cancel or otherwise void consents granted by the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended).

There are a number of national and local documents that should be considered when preparing the detailed design of the site:

- Scottish Planning Policy Planning Policy (SPP)
- Local Development Plan 2 (LDP2) Dumfries and Galloway Council's LDP2 supports Hardthorn Road as an allocated residential development site.
- LDP2 Design Quality and Placemaking Supplementary Guidance

### **Scheme Compliance and Rights of Appeal**

Should prospective developers require the Council's formal confirmation that a proposed use or development is permitted by the SPZ scheme, an application for a Certificate of Lawfulness is required together with the requisite application fee (Section 151 of the 1997 Act).

The Council will endeavour to determine applications for a Certificate of Lawfulness in respect of the SPZ scheme within 28 days.

If the application is refused, the applicant will have the normal rights of appeal.

### **Enforcement**

If the Council considers that a development is in breach of the provisions of the SPZ scheme, or other planning permission, the Council may take enforcement action. This action is undertaken at the discretion of the Council in accordance with

the Dumfries and Galloway Council Planning Enforcement Charter.

### **Monitoring and Reporting Arrangements**

For the SPZ scheme to work efficiently, for outcomes to be measured and for it to achieve its primary objective of encouraging high quality and sustainable residential development, it is important that the Council is able to monitor the development activity using the information received through the pre-development notification process and the commencement and completion of development forms (Appendices 1-3).

### **Alteration to the SPZ Scheme**

Although the Council intends that the SPZ scheme will remain unaltered for the entirety of its period of operation (ten years), under the provisions of Section 53 of the 1997 Act the Council has the right to propose alterations to the scheme. In accordance with the regulations, alterations will be subject to further public consultation and will only come into effect 12 months from the date of adoption of the changes.

## **Planning & Project Roles**

The detailed designs of individual homes need only demonstrate compliance with the design code and will not require a planning application. The plots will be fully serviced by developer partners with gas, electricity, water and drainage connections brought to the edge of each plot.

The roles within this process are as follows:

- Dumfries & Galloway Council is the initial landowner and planning authority. It is setting the terms of the project and will be the body determining statutory consents (planning / building control etc). The Council prepared the SPZ scheme for the developer and self-builders. It will sell the land to the enabling developer with associated conditions.
- The enabling developer will undertake the infrastructure work including installing roads and services. The developer will sell plots to self-builders, be responsible for ensuring liaison between self-builders and complete the landscaping work.

- Self-builders will be responsible for all work within their plot, complying with the SPZ process, obtaining building warrants and instructing contractors.

## **Notification Requirements**

Enabling Developers and Self-Builders notify the Council at 3 key stages when preparing development and plots respectively:

- Pre-development notification form (Appendix 1)
- Development Commencement notification form (Appendix 2)
- Completion Certificate form (Appendix 3)

Please contact us should you require assistance in completing these forms.



## The site - Hardthorn Road, Dumfries

The site is in an area mainly characterised by self-build and individual plot development.

It is well connected, within walking distance to Dumfries centre which has a train station with regular services to Glasgow, Carlisle and the south.

While this site lies close to the centre of Dumfries, it has its own unique character. Well established smallholdings lie to the south, reflecting the agricultural heritage of the area. North of the site is a more built up area. Hardthorn Road provides a connection between two very diverse housing types.

The site is approximately 1.9 acres and an area of grassland enclosed by post and wire fencing. Consisting of 10 plots for detached self-build homes, the development will form a connection between the two existing housing types. Plots are generous, with plenty of garden ground and houses should be designed with sustainability in mind. At present, the site is currently grassland with some trees and shrubs bordering the main

road. There is a Scottish Water wayleave running along the southern edge of the site boundary adjacent Hardthorn Road. The wayleave requires a development free buffer up to 8m and is taken into account in Masterplan and Plot Passports. Hardthorn Road will provide a unique opportunity to build a home in a semi-rural site with excellent infrastructure and local amenities. Due to its close proximity to surrounding countryside, it is envisaged that the site's natural setting will help to inspire self-builders in their aesthetic and material choices.



## Planning Conditions

Appendix 1 sets out the SPZ Planning Conditions for the delivery of infrastructure and placemaking by the enabling developer and the requirements of plot delivery by the selfbuilder. Confirmation of the details should be submitted on the forms provided in the Appendices.

The SPZ scheme is designed to encompass residential dwellings only and any other development would require planning consent. Permitted development rights for this SPZ scheme are removed. Development, either for new build or in relation to future extensions, is permitted within the SPZ scheme area for residential use provided that it is within the provisions of the SPZ scheme and is in accordance with the Design Code, the Planning Conditions (Appendix 4), Masterplan (Appendix 5) and Plot Passport (Appendix 6) which sets out the specific development parameters and requirements for each plot.

The provisions of this SPZ scheme are valid for a period of ten years from the date of its commencement. The SPZ scheme relates only to planning permission. It is the developer's responsibility to ensure compliance with all other relevant legislation and requisite fees. For example, separate approval will be required from the Council for road construction consent and building warrants.

Development permitted by this SPZ scheme is subject to Planning Conditions as shown in Appendix 4. Enabling developers should note that some of the conditions are pre-commencement conditions, requiring details to be approved prior to development starting.

It is the responsibility of both the enabling developer and self-builder to ensure that development of the site and plot is fully in compliance with these conditions and advisory notes.

Where conditions require further details to be submitted to Dumfries and Galloway Council, we will endeavour to provide a response regarding the acceptability of the submitted information within 28 days of receipt.

Development carried out under the provisions of the SPZ must adhere to any relevant, applicable condition contained within the scheme. There is no scope to vary or remove planning conditions attached the SPZ scheme other than in the circumstances when the Council chooses to alter the scheme.

Where developers wish to carry out development without complying with a condition contained within the SPZ scheme, an application for planning permission must be submitted for consideration by the Council.

### Developer Contributions

In accordance with the LDP2 Overarching Policy OP3: Developer Contributions the following contributions are required:

- A maximum of 20% of the total units will need to be affordable housing units.
- Financial contributions of £1500 per unit are required towards the offsite open space provision.

The Developer Contribution Supplementary Guidance and Open Space Supplementary Guidance provides further details.

## Design Code

The Design Code together with the Plot Passport (Appendix 6) provide additional information within the SPZ scheme to help self-builders design their homes.

The Design Code's focus is on the desired sense of character and essential design rules needed to achieve it. The Design Code responds directly to Dumfries and Galloway Councils second Local Development Plan (LDP2) and embeds key requirements of relevant policies. It provides a robust and comprehensive design framework for self-builders and allows the planning authority to frontload its design assessment. The planning process includes:

- Infrastructure constructed by enabling developer;



- Self-builders use Design Code and Plot Passport to inform design of individual houses;
- Finalised designs for houses submitted to Dumfries and Galloway Council, demonstrating compliance with the Design Code;
- Planning authority checks compliance and issues a formal letter accepting design;
- Other statutory consents achieved by self-builders;
- Construction starts.

### **Masterplan**

The masterplan (Appendix 5) creates a new group of buildings gathered round a courtyard. Drawing on the surrounding urban fabric, the detached houses facing Hardthorn Road are mixed with trees, hedges and/or stone walls. The courtyard has a crescent of homes along the back (plots 1 – 6) giving a spacious feel, with room for trees, parking and a communal landscaped area. The site is shown within an area of potential flood risk and as a result a Drainage Impact Assessment is required along with appropriate surface water management measures. There is a Scottish Water wayleave running along the southern edge of the site boundary adjacent Hardthorn Road. The wayleave requires a development free buffer up to 8m and is taken into account in Masterplan layout and Plot Passports. There is a row of mature trees to the south-eastern corner of the site and where possible, these should be retained in line with policy NE8: Trees and Development. These trees are a mix of deciduous and coniferous trees. A footpath will be required to link the site to the existing footpath at the junction of the properties to the east.

### **Plot Boundaries**

The site has been divided up into 10 plots of varying size. Once the site has been serviced, the plots will be defined by a simple post and wire fence, to the front hedging or stone walls will define the street edge whilst in the centre of the site, it will be left to plot holders to agree amongst themselves how to define their boundaries.

Approximate areas for the plots are as follows:

- Plot 1 – 460 Sqm
- Plot 2 – 365 Sqm
- Plot 3 – 380 Sqm
- Plot 4 – 380 Sqm
- Plot 5 – 385 Sqm
- Plot 6 – 570 Sqm
- Plot 7 – 1000 Sqm
- Plot 8 – 570 Sqm
- Plot 9 – 550 Sqm
- Plot 10 – 550 Sqm

The maximum size of the house footprint is to be no more than 30% of the plot area with the house also being a maximum of 2 storeys. Refer to Masterplan (Appendix 5) and Plot Passports (Appendix 6) for detailed guidance.

### **Build Zones**

Each plot has been assigned a build zone where development of a house is permitted to be constructed. These areas have been positioned to maintain appropriate privacy between houses, allow sufficient access to light, to retain mature trees and avoid over development of the site.

The build zones have also been designed to create a welcoming entrance into the development and a crescent-style appearance to the plots at the rear of the site.

The build zone is larger than the anticipated developments and self-builders are free to develop individual proposals, however, there is a maximum permissible internal floor area and building height stipulated for each plot.

On each of the key frontages of the site, the houses must occupy at least 75% of the length specified.

See Plot Passport (Appendix 6) for details.

### **Key Dimensions**

The build zone represents the maximum extent of the building and does not have to be completely filled. The final built form must not exceed this zone.

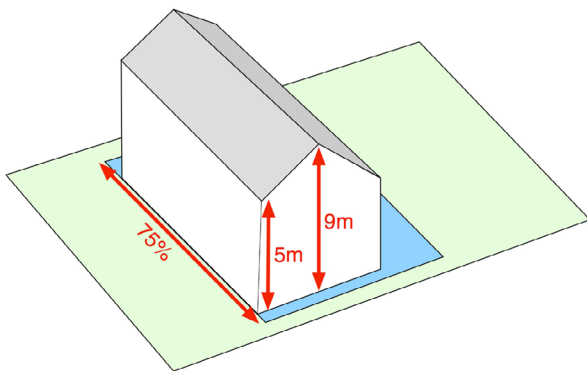
The build zone represents the maximum extent of the building and does not have to be completely filled. The final built form must not exceed this zone.

The build zone for each plot is bigger than that required to build to the maximum gross internal area (GIA) in order that a development with a more rural 'village' style is formed.

Orientation of the building frontage should be a key consideration when designing the location of the house within the designated build zone. This is critical to achieve a unified design arrangement across the entire development and to create a desirable building frontage along the access road. On each of the key frontages of the site, the houses must occupy at least 75% of the length specified.

Key maximum building dimensions:

- 5m to eaves
- 9m to ridge
- 75% of the frontage filled with the house on the frontage line
- internal floor area within Plot Passport allowance
- all of the house must be within the build zone.



### Secondary Build Zone

In addition to the build zone, a secondary build zone is provided in plots 1-6 for the provision of sheds, greenhouses and other ancillary buildings. For plots 7-10, these additional buildings need to be incorporated into the rear of the property and be positioned within the established build zone and taking account of the Scottish Water Wayleave.

### Vehicles

In curtilage parking must be provided as part of this development. The development of a 3 bedroom house will require at least 2 in-curtilage parking bays whilst a 4 bedroom house will require 3 bays. The masterplan (Appendix 5) provides indicative in-curtilage parking bay provision for 2 cars. A minimum of 4 additional parking bays for use by visitors must be provided within the courtyard, and these are indicatively shown on the masterplan.

Provision for secure cycle storage within the secondary build zones will be welcomed.

### Waste

In-curtilage storage of the refuse bins must be provided for in each house design. The provision of bins requires space for:

- 3 x 240 litre wheeled bins for general waste and recycling materials
- 1 x 23 litre caddy for food waste
- 1 x 5 litre indoor caddy

All wheeled bins and recycling receptacles for new houses and developments will be supplied by Dumfries and Galloway Council. Charges will be levied to the developer for the initial supply of these items to each new property. Further information can be viewed online or by contacting the Council on 0300 333 3000.

## Inappropriate Boundary Treatments



Brick 1.8m high boundary wall



High timber fencing with solid appearance

## Appropriate Boundary Treatments



Hedges



Dry stone wall with or without additional wire fencing

### Boundary Treatments

Along the south-eastern edge of the site there is a selection of large, mature trees should be preserved on the site where possible. The front of each plot, and along Hardthorn Road, will either be delineated with a stone wall or a hedge as indicated on the masterplan.

Boundary treatments towards the rear of each plot are open for the plot owner to decide with their neighbouring plots.

The type of walls or fencing used within each plot to create boundaries is important in establishing an appropriate Dumfries character. Fences and walls that are of a rural Scottish character, such as post and wire or dry stone walls, are generally considered an acceptable boundary treatment within Dumfries.

Boundary treatments that do not fit the character of Dumfries are generally considered overly suburban. These boundaries are usually made from brick or timber palisade style and are very prominent within the landscape. Heights of fences

and walls should be kept to a minimum to lower their impact and to create more of a personable relationship to the site.

Along frontages, fences should be no more than 1.2m high. At the rear of properties, fences should be no more than 1.8m high. Between properties, fences should be no more than 1.6m high.



Avoid suburban 'could be anywhere' character



Aim for contemporary semi-rural character – Fordhouse in Castle Douglas by Simon Winstanley Architects

### House Design

New development at Hardthorn Road should be designed so that its character reflects its edge of town setting. Dumfries has properties with a diverse range of architectural character and this diversity should be retained.

Nevertheless, there are some design approaches which are inappropriate – generally those associated with buildings which are located in very different situations. Approaches or 'styles' which should not be developed are for example:

- 'suburban' character – over scaled semi-detached houses with a deep plan
- 'stately home' character – although there are some larger properties in Dumfries, they are generally carefully designed to be appropriate in their setting. This scheme does not seek to limit the size of newer properties, but any new large houses should be located in appropriate (generally larger) plots and should be designed to break down their scale and enhance, not dominate, their setting.
- standardised' character – standard 'could be anywhere' house designs and the repetition of a limited number of very similar house types will generally look inappropriate in Dumfries.

New homes should aim for variety in massing and scale and should reflect Dumfries' variety of building materials and styles. Designers should use a contemporary approach to detail design, to add character rather than adopting proprietary materials and systems. The palette of materials for use here is wide but the use of brick is not considered generally appropriate.

Gardens, boundaries, parking areas, drives and access ways should be designed in a similar non-standardised way avoiding standard suburban development styles and layouts.

New development needs to respect the local area's mainly 'countryside' character which is dependent on single houses and smaller settlements that are generally dominated by their landscape setting.

### Maintaining character

In general, it is viewed that new individual houses:

- should not dominate or overwhelm their setting;
- are most likely to look appropriate if they are located in a similar way to traditional buildings within the area – for example with trees and planting;
-



Modern design with high quality natural materials – Westbrook in Moffat by Simon Winstanley Architects



Careful consideration of scale, proportion and materials – Newhouse of Auchengree, Ayrshire by Ann Nisbet Architects

- should have a good roof pitch of around 40 degrees;
- should relate to the scale and curtilages of adjacent buildings;
- consider how good examples of local traditional buildings are sited relative to each other;
- avoid design solutions associated with more urban/suburban locations – house designs, gardens and accesses with conventional front and back gardens and boundaries that might work in towns and suburbs generally look out of place in a rural setting.

### Sustainable Design

Dumfries and Galloway Council expects these houses to go beyond the standard in terms of demonstrating low carbon and ecological living. It is for each self-builder and their design team to propose how this will be achieved but we welcome proposals which:

- the Scottish Government are implementing plans for all new housing to use renewable or low-carbon heating from 2024. Self-builders are therefore actively encouraged to use non-fossil fuel heating methods such as air source heat pumps or other alternatives to gas boilers;

- are designed to minimise energy use, especially those adopting Scottish Gold energy standard or the international Passivhaus standard;
- are designed to make the most of passive solar design, the site orientation maximises this potential;
- maximise the use of natural materials and those with low embodied energy is encouraged. Consider how local materials and crafts people can help your house be unique. Scottish timber, in particular, is a high quality resource and can be used in structure, cladding and sundry items;
- consider use of renewable energy and incorporate proposals sensitively in the design.

The following sections outline some specific design criteria for the Hardthorn Road development. Additional design guidance is offered in LDP2 and associated supplementary guidance.

### General House Form

In general, simple well-proportioned buildings will often be the most appropriate in Dumfries. Many good examples of contemporary buildings within Dumfries and Galloway's towns, villages

and countryside are based on a 'polite' approach which includes:

- proportions generated from a narrow plan rather than a deep plan – using simple well-proportioned building forms and minimally articulated facades;
- an appropriate scale – minimising floor to ceiling heights by offsetting low ceilings with large open plan areas; introducing double height spaces and using larger full height windows;
- Sympathetic massing – larger houses can be successfully broken up into smaller elements;

- windows and openings – older buildings and newer properties which have been designed to replicate their traditional counterparts can often feature small, vertically proportioned windows which restrict daylight and views. Designers of contemporary properties rightly want to make the most of solar gain and the beautiful views and vistas by using windows and openings which may be larger but are still in keeping with their setting;
- simple and straightforward roof shapes – avoid large heavy dormers which compete visually with the roof of which they are a part. Use appropriate materials for any detailing.

### Scottish Rural Cottage Proportions



1.5 storey cottage with attic dormers – Luss



Typical 2 bay 1.5 storey cottage with extension – Gartmore

### Appropriate Contemporary Proportions



Timber clad 1.5 storey house with rooflights



White render and timber clad two-storey house

### Materials

New buildings should use a limited palette of high quality materials and where possible local materials should be used. This choice should be based on materials and details which feature in good quality existing development adjacent to proposals, and which reflect the character

of the Dumfries area in which they are located. Small scale rural buildings should feature robust, unfussy construction details and a limited choice of materials, which emphasise their simple proportions and rural character.

## Preferred Cladding Materials

### Light Coloured Render



White render with timber detail

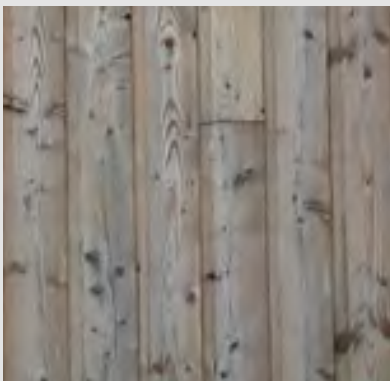


White render with dark detailing



Off-white render

### Timber Cladding



Scottish larch vertical cladding



Dark silvered horizontal timber



Timber cladding (Gaia Architects)

### Stone Finish



Rubble stone



Horizontal stone

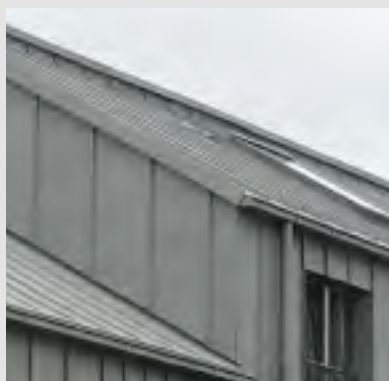


Stone with lime wash

### Roofing and Cladding



Slate



Quality metal roofing such as zinc



Smooth, thin concrete tiles



## Additional Information

Dumfries and Galloway Council is responsible for ensuring that new development in the area is of a high quality. The site is located within the settlement boundary of Dumfries and therefore proposals for the site must have cognisance of the LDP2 supplementary guidance (SG) document 'Design Quality of New Development'. The document provides detailed guidance which relates to the design and development of buildings, places and spaces in Dumfries and Galloway.

Any future development has to be sustainable and designed to high standards, based on a detailed assessment of the site and its surroundings. Bland unimaginative new developments that are out of keeping with their surroundings will not be acceptable. The Council wishes to create high quality sustainable developments in well-designed and well-connected places which are welcoming, pleasant, lively and sustainable and ultimately create places where people want to be.

This guidance establishes key design principles and guidance on the design process rather than setting rigid or prescriptive standards that must

be adhered to in order to raise the standard of new development throughout the region. The SG sets out design principles and approaches to ensure the delivery of appropriately designed developments.

The SG provides a basis for consideration of the design of new development of all types and scales, from housing to retail, and from commercial to community uses and of developments located in rural to more urban settings. It also covers movement, open space, the public realm and sustainability and energy conservation. Design is a material consideration in determining planning applications and planning permission may be refused solely on design grounds.

## Contact Details

Development Planning  
Dumfries and Galloway Council  
Kirkbank House, English Street  
Dumfries, DG1 2HS  
030 33 33 3000  
ldp@dumgal.gov.uk



# HARDTHORN ROAD SIMPLIFIED PLANNING ZONE



## NOTICE REGARDING PRE-DEVELOPMENT OF WORK

**Using BLOCK CAPITALS please complete and return this form to**

Local Development Plan, Development Planning, Kirkbank House English Street, Dumfries, DG1 2HS. Email: LDP@dumgal.gov.uk

Completion of this form is a mandatory requirement if development is undertaken under the provisions of the SPZ scheme. It is essential that the local planning authority maintains an accurate record of the development activity so that the terms of the SPZ are complied with.

On receipt of this form, the Council will provide acknowledgement within 10 working days to the agent or developer if no agent is specified. Acknowledgement of the form does not constitute the Council's confirmation that the proposal is compliant with the SPZ. The Council will respond to the suitability of the submitted information within 14 working days.

If a developer wants a formal decision from the Council about the proposal's compliance with the SPZ scheme they must apply for a Certificate of Lawfulness of Proposed Use or Development under section 151 of Town and Country Planning (Scotland) Act 1997.

Developer			
The main developer for the project is/will* be (see note 2)			
Name			
Address			
Post code		Tel No	
Fax No		E-mail	

Location of Building or site	
Address (plot)	
Postcode (if known/allocated)	

Proposed Development Details

Submitted Information	Please tick and attach
Site location plan (1:1250 or 1:2500)	
Site layout (block plan 1:500 or 1:200)	
Road access details	
Compliance with SPZ Scheme Design Code	
Hard & soft landscaping scheme	
Boundary treatment details	
Drainage Impact Assessment and Surface Water Management Plan	
Details of all earth movements and proposed level changes	
Bin storage details	
Cycle storage details	

Expected Completion Date	
The works are expected to be completed by (see note 2)	
Signed	
Dated	

APPENDIX 2: Commencement notification form

# HARDTHORN ROAD SIMPLIFIED PLANNING ZONE



## NOTICE REGARDING COMMENCEMENT OF WORK

Building (Procedure) (Scotland) Regulations 2004  
 Notice under regulation 59(1)(a) of the commencement of work for which a building warrant has been granted for works at –

Please refer to the accompanying Guidance Notes when completing this form.

**Using BLOCK CAPITALS please complete and return this form to**  
 Local Development Plan, Development Planning, Kirkbank House English Street,  
 Dumfries, DG1 2HS. Email: LDP@dumgal.gov.uk

1. Location of Building or site			
Address			
Postcode (if known/allocated)			
2. Commencement of Work			
As required by building warrant reference number		Ref No:	
I hereby give notice that the work will commence / was commenced* on (see note 1)			
3. Main Contractor			
The main contractor for the project is/will* be (see note 2)			
Name			
Address			
Post code		Tel No	
Fax No		E-mail	
4. Duly Authorised Agent			
The duly authorised agent for the building warrant application (if any) will continue to act on my / our* behalf for the period of construction (see note 2)			Yes / No *

**5. Change of Duly Authorised Agent**

The duly authorised agent (if any) is to change from that indicated on the building warrant, revised details are provided below (see note 2)

Name			
Address			
Post code		Tel No	
Fax No		E-mail	

**6. Expected Completion Date**

The works are expected to be completed by (see note 2)

Signed

Dated

\*Delete as appropriate

**Notes**

1. Notice of start of work must be given no later than 7 days after commencement, but may be requested before commencement by the verifier.
2. You do not have to provide this information but it may assist the verifier in dealing with your project.
3. Please note that your verifier should also be notified at the construction stages that they have identified for site visits or other alternative methods to check compliance within the Construction Compliance and Notification Plan (CCNP).

# HARDTHORN ROAD SIMPLIFIED PLANNING ZONE



## NOTICE OF ACCEPTANCE OF COMPLETION CERTIFICATE

Building (Scotland) Act 2003  
Acceptance under section 18 of a completion certificate

**Using BLOCK CAPITALS please complete and return this form to:**  
Local Development Plan, Development Planning, Kirkbank House English Street,  
Dumfries, DG1 2HS. Email: LDP@dumgal.gov.uk

<b>1. Acceptance</b>			
This document confirms acceptance of the completion certificate submitted by the Relevant Person.			

<b>2. Relevant Person</b>			
Name			
Address			
Post code		Tel No	
Fax No		E-mail	

<b>3. Duly Authorised Agent (if any)</b>			
Name			
Address			
Post code		Tel No	
Fax No		E-mail	

<b>4. Reference number of acceptance</b>			
Ref No:			

<b>5. Details of completion certificate</b>			
Date of completion certificate submission			
Address of building to which the completion certificate applies – [include post code if known]			

Description of works	
----------------------	--

6. Details of building warrant (see note 1)	
Date of building warrant	
Dates of any amendment(s)	
Reference number of building warrant	Ref No:
Reference number(s) of any amendments	Ref No:

6. Continuing requirements imposed by this acceptance [If relevant]

7. Declaration	
We confirm as verifiers, so far as we are able to ascertain after making reasonable enquiry, that we are satisfied the work which is the subject of the above completion certificate has now been completed in accordance with that certificate and the warrant (and any amendments) detailed above.	
<b>Signed</b>	
<b>for verifier</b>	
<b>Dated</b>	

Notes
<p>1. The building warrant details should be provided unless the completion certificate was submitted without a building warrant having been obtained.</p> <p>2. For work of construction or conversion, this acceptance permits the occupation or use of the building.</p> <p>3. It should be noted that where the owner is not the applicant, then the verifier will notify the owner of the acceptance of the completion certificate as required in terms of section 18(4)(b) of the Building (Scotland) Act 2003.</p> <p><b>WARNING - The acceptance of a completion certificate is no guarantee of standard of workmanship.</b></p> <p><b>This acceptance is an important document that may be requested during property transactions and should be kept securely.</b></p>

## **APPENDIX 4: Planning Conditions**

### **CONDITIONS**

#### **OVERARCHING**

1. All development shall comply with the parameters of the Hardthorn Road SPZ Scheme as set out above.

#### **INFRASTRUCTURE & PLACEMAKING DELIVERY (REQUIREMENTS ON THE SITE DEVELOPER)**

2. No development in respect of this SPZ shall take place unless proposals for the future maintenance of all areas of open space and any courtyard parking spaces within the development have been submitted to and approved in writing by the Council as planning authority. Thereafter, the said areas of open space and courtyard parking spaces shall be maintained in complete accordance with the terms of such scheme as may be so approved unless the Council as planning authority gives written approval to any variation.

3. No development in respect of this SPZ shall take place unless a drainage impact assessment for the development (including details of roads surface water drainage and SUDS) has been submitted to and approved in writing by the Council as planning authority (in consultation with the roads authority). Thereafter, the development shall be carried out in full accordance with the terms of such scheme as may be so approved unless the Council as planning authority gives written approval to any variation.

4. No development of any individual plot shall take place unless and until the following access service details to each plot have been submitted to and approved in writing by the Council as planning authority:

- a) the shared access road;
- b) courtyard parking spaces;
- c) courtyard / turning area;
- d) road widening from the junction of the neighbouring eastern Hardthorn Road properties to entrance of the SPZ site. This upgraded section also requires continuation of the pedestrian footpath with street lighting and passing place provision;
- e) continuation of pedestrian footpath from the junction of the neighbouring eastern Hardthorn Road properties to entrance of SPZ site;
- f) the 30mph Hardthorn Road sign to be relocated to the western edge of the site.

The above details must be implemented in full accordance with SPZ Site Masterplan drawing number PPO1A and any such drawings as may so be agreed under Condition 5 below (with the exception of the surface coat which shall be implemented within 3 months of the completion of the last dwellinghouse) unless the Council as planning authority gives written approval to any variation.

5. No development in respect of this SPZ shall take place unless a scheme detailing new tree and shrub planting and hard landscaping has been submitted to and approved in writing by the Council as planning authority. The scheme shall

comply with the Design Code as set out in the Hardthorn Road SPZ Scheme, and shall include all grassed areas, hedges, retained trees and other retained vegetation, details of changes to existing levels, hard surfacing, walls, fences and other means of enclosure, formation of banks, terraces or other earthworks. The scheme shall be plotted on an accurate plan of the site, to a recognised metric scale, and shall detail the number and species of trees and shrubs to be planted, locations, planting density, nursery stock sizes at time of planting and initial maintenance to aid establishment. The scheme shall also detail the specification of the materials and colours to be used in respect of any hard surfaces, walls, fences or external structures.

6. Such scheme as may be so approved in respect of Condition 5 above shall be implemented in the first planting season following the completion or occupation of the first dwellinghouse within the SPZ to be completed. Thereafter, all trees and shrubs forming part of the approved scheme shall be maintained and replaced where necessary to the satisfaction of the Council as planning authority for a period of not less than 10 years. No trees forming part of the approved scheme shall be pruned or lopped during the 10 year period following planting without the prior written approval of the Council as planning authority.

7. No development in respect of this SPZ shall take place unless a detailed scheme of off-site accommodation works in respect of the U763n Hardthorn Road from the junction with U90n Hardthorn Villas to the proposed SPZ site access (to include carriageway widening or passing provision, kerbing, footway provision to the north side of Hardthorn Road and street lighting), has been submitted to and approved in writing by the Council as planning authority (in consultation with the road authority and the Police). No dwellinghouse within the SPZ shall be occupied unless and until the said accommodation works have been implemented as so approved.

8. All roads within the SPZ shall be designed in accordance with “Designing Streets” and constructed in accordance with the National Roads Development Guide.

9. No development in respect of this planning permission shall take place unless a scheme of street lighting columns has been submitted to and approved in writing by the planning authority (in consultation with the roads authority). Such scheme shall include details of the number, type and location of the proposed street lights. No dwellinghouse hereby granted planning permission shall be occupied unless such scheme as may be so approved has been implemented and is fully operational.

#### **PLOT DELIVERY (REQUIREMENTS ON THE HOUSEBUILDER)**

10. No development in respect of any dwellinghouse within the SPZ shall be commenced unless and until a full set of drawings that are accurate and to scale and showing all of the matters specified in Conditions 11 to 13 below (Application for Compliance with SPZ Scheme) for that respective plot have been submitted to and approved in writing by the Council as planning authority.

11. Each Application for Compliance with SPZ Scheme shall comply with the Design Code as set out in the Hardthorn Road SPZ Scheme, unless otherwise



agreed in writing by the Council as planning authority. Each dwellinghouse shall be sited, sized and orientated as shown on the SPZ Site Masterplan drawing number PP01A and, for the avoidance of any doubt, shall:-

- a) be sited within the build zone;
- b) not be merged with any other plot or build zone;
- c) have a principle elevation facing the direction shown;
- d) be no closer than 1.2m to any site boundary;
- e) be of footprint no larger than identified on the said Masterplan;
- f) be limited to either 3 or 4 bedrooms;
- g) be of no more than 9m to ridge height;
- h) not have first floor windows in any side elevation (that overlook adjacent plots) unless such windows are of obscured glazing or are located more than 1.7m above floor level; &
- i) have at least 2 off-street car parking spaces for 3 bedroom properties and 3 off-street car parking spaces for 4 bedroom properties and a turning space to allow vehicles to enter and exit the plot in forward gear at all times.

12. Each Application for Compliance with SPZ Scheme shall include provision of an in-plot soakaway or rainwater harvesting system to accommodate all rainwater from all buildings and hard surfacing within the plot.

13. Each Application for Compliance with SPZ Scheme shall include provision of boundary treatments that comply with the Design Code as set out in the Hardthorn Road SPZ Scheme.

14. No dwellinghouse within the SPZ shall be occupied unless and until a minimum of 50% of the plot area has been finished such that it can facilitate rainwater drainage by means of permeable surfacing such as grass or gravel. Thereafter, the said amount of permeable surfacing shall be retained for the lifetime of the development.

15. No dwellinghouse within the SPZ shall be occupied unless and until provision has been made for storage for 3 wheelie bins (or appropriate storage that may be required by any future change in refuse collection). Thereafter, such storage shall be retained within the plot for the lifetime of the development.

13. No dwellinghouse within the SPZ shall be occupied unless and until provision has been made for storage for 2 cycles. Thereafter, such storage shall be retained within the plot for the lifetime of the development.

14. No dwellinghouse within the SPZ shall be occupied unless and until it has been served by a properly surfaced and adequately drained carriageway and footway or footpath to the satisfaction of the planning authority.

15. Any proposed or future garage shall be located a minimum of 6 metres behind the heel of any footway, verge or service strip.

16. No dwellinghouse within the SPZ shall be occupied unless and until:-  
a) its respective access has been formed with a dropped kerb detail;

- b) its respective access has been trapped and drained to an outfall or soakaway so as to prevent any surface water flowing onto the public road or into the site from the public road: &
- c) the gradient of its access for the first 5 metres has been formed so as to be no greater than 8% (1 in 12.5).

17. Any vehicular gate on each plot access shall be not less than 1.5 metres behind the road boundary with 45 degree splays from the gate posts, or that any wall, fence or hedge bounding the site shall be not more than 1 metre in height (as measured from the adjoining road level) for a distance of 1.5 metres on both sides of the access. Any gates shall open into the site only.

18. The Scottish Water wayleave as highlighted in the Masterplan (Appendix 5) is to be free of development in order to allow access should it be required.

19. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 (or such subsequent legislation as amends this Order), no development falling within Part 1 of the Schedule to the said Order shall take place within the front curtilage of any dwellinghouse unless a further application for planning permission for such development has been submitted to and approved by the Council as planning authority.

## **ROADS ADVICE**

1. The developer must contact the Council as roads authority prior to the commencement of works on site for information and specification details on:-
  - a) Road Construction Consent and off-site accommodation works;
  - b) the Traffic Regulation Order;
  - c) Road Opening Permits: &
  - d) street naming.
2. Persons in charge of vehicles will be held responsible for the prompt removal of all mud, silt or loose material collecting on public roads arising from the operation of haulage vehicles to and from the site (Section 95, Roads (Scotland) Act 1984).
3. Application for a Construction Consent in respect of the proposed roads must be made to the Council as roads authority. Construction of the proposed roads must not commence in advance of the issuing by the Council of a Construction Consent. It is recommended that an application be made 3 months before it is proposed to commence construction of the proposed roads
4. The security for Private Roadworks (Scotland) Regulations 1985 will apply to the development and in this respect, it should be noted that, in accordance with the Regulations, house building works should not commence until construction consent has been granted and security lodged in respect of the new road.
5. Prior to Construction Consent being granted, the Letter of Undertaking in respect of the surface water drainage system is to be approved by Dumfries and Galloway Council's Legal Services and recorded in the Books of Council and Session.



Notes / Key:

- plot boundary
- site boundary
- build zone
- secondary build zone
- principal elevation
- preferred street access
- landscaping
- asphalt roadway
- Scottish Water wayleave

220% parking = 22 spaces  
 2x allocated spaces per house plus 2x visitor spaces

Do not scale from this drawing.  
 All existing dimensions to be checked on site prior to commencement of works or manufacturing of components.  
 Any discrepancies to be brought to the attention of the architect - if in doubt, ask.

This drawing is the copyright of John Gilbert Architects Ltd.  
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Client **D&G COUNCIL**

Project **DUMFRIES SIMPLIFIED PLANNING ZONES**

Title **SITE MASTERPLAN**

Project Status **FEASIBILITY**

Job No **03970** Scale at A3 **1:500**

Drawn by **B LU** Date of issue







Rev. Ammendment Date

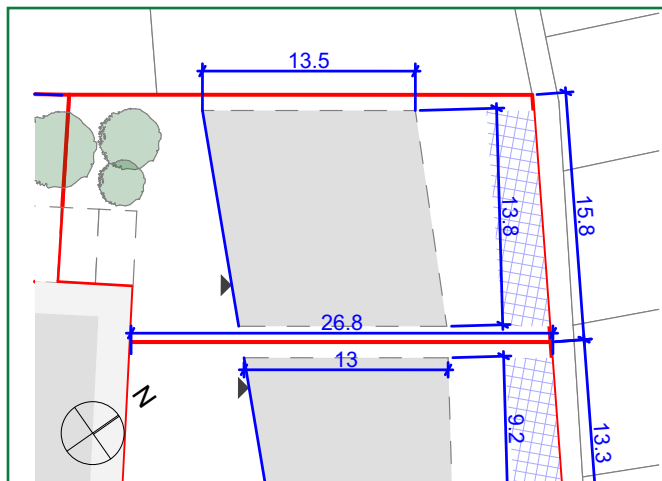
Drg No. **[PP]01** Rev **C**

- Plot 1 -**  
460m<sup>2</sup> (build zone 185m<sup>2</sup>)
- Plot 2 -**  
365m<sup>2</sup> (build zone 115m<sup>2</sup>)
- Plot 3 -**  
380m<sup>2</sup> (build zone 105m<sup>2</sup>)
- Plot 4 -**  
380m<sup>2</sup> (build zone 105m<sup>2</sup>)
- Plot 5 -**  
385m<sup>2</sup> (build zone 115m<sup>2</sup>)
- Plot 6 -**  
570m<sup>2</sup> (build zone 170m<sup>2</sup>)
- Plot 7 -**  
1,000m<sup>2</sup> (build zone 245m<sup>2</sup>)
- Plot 8 -**  
570m<sup>2</sup> (build zone 175m<sup>2</sup>)
- Plot 9 -**  
550m<sup>2</sup> (build zone 190m<sup>2</sup>)
- Plot 10 -**  
550m<sup>2</sup> (build zone 175m<sup>2</sup>)

## MAIN FEATURES

Plot Number: Plot 1  
 Unit Type: Detached  
 Plot Area: 460m<sup>2</sup>  
 Max. House Size: House footprint to be no more than 30% of plot area. House to be maximum 2 storey.

-  Plot Boundary
-  Build Zone
-  Secondary Build Zone
-  Street Access
-  Principal Facade
-  Neighbouring Build Zone



## RULES OF YOUR BUILD

To be read in conjunction with the Design Code

- Prior to your development commencing, you must receive formal confirmation from the Planning Authority that your proposed design complies with the Masterplan and Design Code.
- Your home must be built within the 'build zone' and not exceed the max. permissible gross internal area (GIA) stated for each individual plot. The footprint of your home does not need to fill the entire area and can be positioned anywhere within it. Gross internal area is defined on the reverse of this page.
- No works or storage of materials may be undertaken outside the curtilage of your plot without requisite permissions first being obtained.
- This plot is for one unit. The merging and subdivision of this plot is not permitted.
- No built form is permitted within 1.2m of the plot boundary (the area to which your ownership extends). This is to retain a maintenance zone between plots and allow bins, bicycles etc. to be moved from the rear of the plot to the front.
- Your home must be no more than 9m in height. This equates to approximately two storeys.
- Where possible, existing mature trees on the plot should be retained.
- Permitted development rights for this plot have been removed.
- Provision for bin stores and the secure storage of min. 2 x bicycles must be allowed for on the plot and be considered within the design. Bin stores should be capable of containing 3 x 240 litre wheelie bins (59w x 107h x 74d cm) for recycling, garden and residual waste, 1 x 23 litre caddy for food waste and 1 x 5 litre indoor caddy.
- Ancilliary accommodation (sheds, greenhouses etc) should be located within the secondary build zone which is to the rear of the plot to avoid overlooking from the roadway.
- The principal elevation of your home must follow plot guidelines. Proposals should be designed to provide passive observation between internal living spaces and the communal street.
- Any upper floor window located in a wall or roof slope forming a side elevation of your home and facing a boundary with a neighbouring house must be:
  - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room;
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.

# RULES OF YOUR BUILD

[continued]

- Outwith the building, a min. area of 50% of the plot must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area, provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of your home.
- Unit completion must take place within 24 months of the Completion of Sales Contract.
- Your application must comply with the current Building (Scotland) Regulations incorporating all amendments, current at the time of commencing design work through to the stage of finalising design and obtaining Building Warrant. All developments must be capable of satisfying local authority criteria on mandatory testing, and securing the appropriate test and/or compliance certification. Compliance with the Energy Performance of Buildings (Scotland) Regulations will be required. Every new house will require an Energy Performance Certificate at completion stage.
- Sustainable building materials that reflect the rural heritage of the site are deemed most appropriate for inclusion in proposals. Highly reflective and artificial render cladding systems will not be permitted. See the Design Code for more detail.
- Your application for Design Compliance must be accompanied by:
  - a written description of your proposed development, (to include your sustainability strategy);
  - a plan indicating the site and showing your proposed development;
  - a plan or plans showing full details of site layout, floor plans, building / site sections, coloured elevation drawings (demonstrating material choices) and landscaping proposals;
  - your contact address, telephone number and email address (if you are content to receive communications electronically);
  - a completed and signed design compliance form.

## Gross Internal Area (GIA)

The gross internal area (GIA) is the area of a building measured to the internal face of the perimeter walls at each level.

### Includes:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria with clear height above, measured at base level only;
- Internal open-sided balconies and the like
- Structural, raked or stepped floors are to be treated as level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors
- Mezzanine areas intended for use with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements.

### Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

## Performance and Sustainability

### Thermal element u-values; at least:

- Walls:  $u = 0.15 \text{ W/m}^2\text{K}$
- Ground floor:  $u = 0.15 \text{ W/m}^2\text{K}$
- Roofs:  $u = 0.15 \text{ W/m}^2\text{K}$

### Thermal bridges; meet one of the following standards:

- (i) use Accredited Construction Details, provided by the Government's planning portal website
- (ii) achieve the Association of Environmentally Conscious Builders (AECB) Gold or Silver standard details as a minimum to achieve  $y = 0.08 \text{ W/m}^2\text{K}$
- (iii) improve on the Accredited Construction Details to achieve a maximum  $y = 0.08 \text{ W/m}^2\text{K}$

### Window u-values and g-values (glazing and frames combined); at least:

- $u = 1.4 \text{ W/m}^2\text{K}$
- Range for solar gain factor (g-value):  $g = 0.50 - 0.70$

### Air leakage rate (to be tested and on site):

- $3 \text{ m}^3/\text{hr/m}^2 @ 50 \text{ Pa}$

### Mechanical ventilation with heat recovery where specified:

- Electrical efficiency  $\leq 1.5 \text{ W/l.s}$
- Heat recovery efficiency:  $\geq 70\%$

### Overheating risk:

- As a minimum comply with Building Regulation Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent assessment method to achieve 'low' or 'medium' risk of overheating







### Electric lighting:

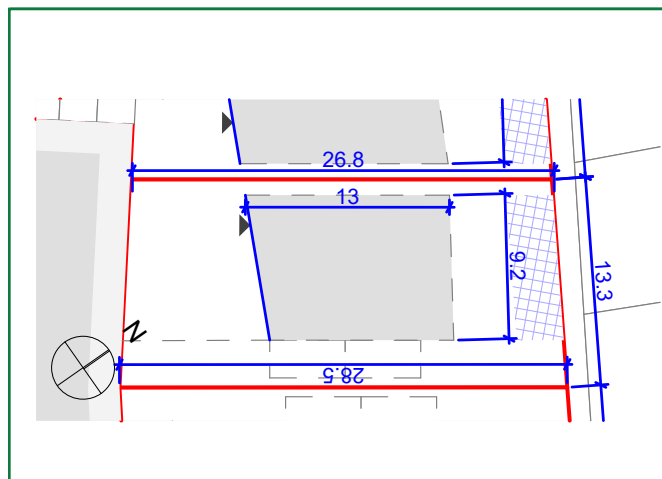
- Minimum 75% of fixed lighting to be low energy (such as compact fluorescents or LEDs)

This Plot Passport relates to the design of your home. There are additional conditions that are statutory (i.e. legislation) and mandatory within your agreement for sale and deed of transfer which you must adhere to. Therefore, please ensure that you refer to these before proceeding with design work on or off-site fabrication or construction. This includes conditions relating to health and safety, site working hours, deadlines for completing your home and consideration of neighbouring properties.

## MAIN FEATURES

Plot Number: Plot 2  
 Unit Type: Detached  
 Plot Area: 365m<sup>2</sup>  
 Max. House Size: House footprint to be no more than 30% of plot area. House to be maximum 2 storey.

-  Plot Boundary
-  Build Zone
-  Secondary Build Zone
-  Street Access
-  Principal Facade
-  Neighbouring Build Zone



## RULES OF YOUR BUILD

To be read in conjunction with the Design Code

- Prior to your development commencing, you must receive formal confirmation from the Planning Authority that your proposed design complies with the Masterplan and Design Code.
- Your home must be built within the 'build zone' and not exceed the max. permissible gross internal area (GIA) stated for each individual plot. The footprint of your home does not need to fill the entire area and can be positioned anywhere within it. Gross internal area is defined on the reverse of this page.
- No works or storage of materials may be undertaken outside the curtilage of your plot without requisite permissions first being obtained.
- This plot is for one unit. The merging and subdivision of this plot is not permitted.
- No built form is permitted within 1.2m of the plot boundary (the area to which your ownership extends). This is to retain a maintenance zone between plots and allow bins, bicycles etc. to be moved from the rear of the plot to the front.
- Your home must be no more than 9m in height. This equates to approximately two storeys.
- Where possible, existing mature trees on the plot should be retained.
- Permitted development rights for this plot have been removed.
- Provision for bin stores and the secure storage of min. 2 x bicycles must be allowed for on the plot and be considered within the design. Bin stores should be capable of containing 3 x 240 litre wheelie bins (59w x 107h x 74d cm) for recycling, garden and residual waste, 1 x 23 litre caddy for food waste and 1 x 5 litre indoor caddy.
- Ancilliary accommodation (sheds, greenhouses etc) should be located within the secondary build zone which is to the rear of the plot to avoid overlooking from the roadway.
- The principal elevation of your home must follow plot guidelines. Proposals should be designed to provide passive observation between internal living spaces and the communal street.
- Any upper floor window located in a wall or roof slope forming a side elevation of your home and facing a boundary with a neighbouring house must be:
  - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room;
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.

# RULES OF YOUR BUILD

[continued]

- Outwith the building, a min. area of 50% of the plot must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area, provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of your home.
- Unit completion must take place within 24 months of the Completion of Sales Contract.
- Your application must comply with the current Building (Scotland) Regulations incorporating all amendments, current at the time of commencing design work through to the stage of finalising design and obtaining Building Warrant. All developments must be capable of satisfying local authority criteria on mandatory testing, and securing the appropriate test and/or compliance certification. Compliance with the Energy Performance of Buildings (Scotland) Regulations will be required. Every new house will require an Energy Performance Certificate at completion stage.
- Sustainable building materials that reflect the rural heritage of the site are deemed most appropriate for inclusion in proposals. Highly reflective and artificial render cladding systems will not be permitted. See the Design Code for more detail.
- Your application for Design Compliance must be accompanied by:
  - a written description of your proposed development, (to include your sustainability strategy);
  - a plan indicating the site and showing your proposed development;
  - a plan or plans showing full details of site layout, floor plans, building / site sections, coloured elevation drawings (demonstrating material choices) and landscaping proposals;
  - your contact address, telephone number and email address (if you are content to receive communications electronically);
  - a completed and signed design compliance form.

## Gross Internal Area (GIA)

The gross internal area (GIA) is the area of a building measured to the internal face of the perimeter walls at each level.

### Includes:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria with clear height above, measured at base level only;
- Internal open-sided balconies and the like
- Structural, raked or stepped floors are to be treated as level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors
- Mezzanine areas intended for use with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements.

### Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

## Performance and Sustainability

### Thermal element u-values; at least:

- Walls:  $u = 0.15 \text{ W/m}^2\text{K}$
- Ground floor:  $u = 0.15 \text{ W/m}^2\text{K}$
- Roofs:  $u = 0.15 \text{ W/m}^2\text{K}$

### Thermal bridges; meet one of the following standards:

- (i) use Accredited Construction Details, provided by the Government's planning portal website
- (ii) achieve the Association of Environmentally Conscious Builders (AECB) Gold or Silver standard details as a minimum to achieve  $y = 0.08 \text{ W/m}^2\text{K}$
- (iii) improve on the Accredited Construction Details to achieve a maximum  $y = 0.08 \text{ W/m}^2\text{K}$

### Window u-values and g-values (glazing and frames combined); at least:

- $u = 1.4 \text{ W/m}^2\text{K}$
- Range for solar gain factor (g-value):  $g = 0.50 - 0.70$

### Air leakage rate (to be tested and on site):

- $3 \text{ m}^3/\text{hr/m}^2 @ 50 \text{ Pa}$

### Mechanical ventilation with heat recovery where specified:

- Electrical efficiency  $\leq 1.5 \text{ W/l.s}$
- Heat recovery efficiency:  $\geq 70\%$

### Overheating risk:

- As a minimum comply with Building Regulation Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent assessment method to achieve 'low' or 'medium' risk of overheating







### Electric lighting:

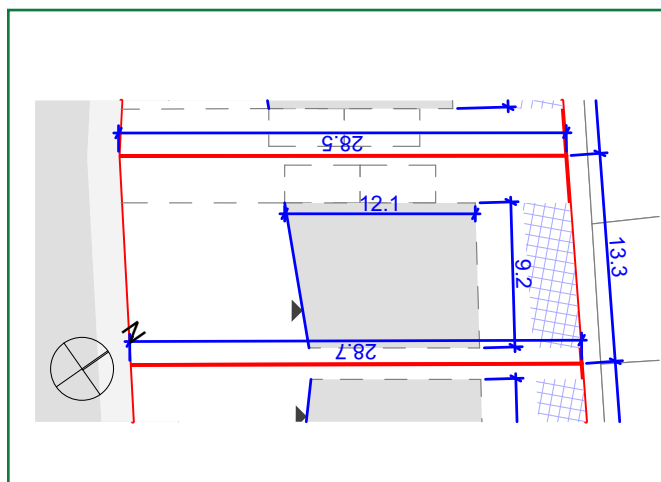
- Minimum 75% of fixed lighting to be low energy (such as compact fluorescents or LEDs)

This Plot Passport relates to the design of your home. There are additional conditions that are statutory (i.e. legislation) and mandatory within your agreement for sale and deed of transfer which you must adhere to. Therefore, please ensure that you refer to these before proceeding with design work on or off-site fabrication or construction. This includes conditions relating to health and safety, site working hours, deadlines for completing your home and consideration of neighbouring properties.

## MAIN FEATURES

Plot Number: Plot 3  
 Unit Type: Detached  
 Plot Area: 380m<sup>2</sup>  
 Max. House Size: House footprint to be no more than 30% of plot area. House to be maximum 2 storey.

-  Plot Boundary
-  Build Zone
-  Secondary Build Zone
-  Street Access
-  Principal Facade
-  Neighbouring Build Zone



## RULES OF YOUR BUILD

To be read in conjunction with the Design Code

- Prior to your development commencing, you must receive formal confirmation from the Planning Authority that your proposed design complies with the Masterplan and Design Code.
- Your home must be built within the 'build zone' and not exceed the max. permissible gross internal area (GIA) stated for each individual plot. The footprint of your home does not need to fill the entire area and can be positioned anywhere within it. Gross internal area is defined on the reverse of this page.
- No works or storage of materials may be undertaken outside the curtilage of your plot without requisite permissions first being obtained.
- This plot is for one unit. The merging and subdivision of this plot is not permitted.
- No built form is permitted within 1.2m of the plot boundary (the area to which your ownership extends). This is to retain a maintenance zone between plots and allow bins, bicycles etc. to be moved from the rear of the plot to the front.
- Your home must be no more than 9m in height. This equates to approximately two storeys.
- Where possible, existing mature trees on the plot should be retained.
- Permitted development rights for this plot have been removed.
- Provision for bin stores and the secure storage of min. 2 x bicycles must be allowed for on the plot and be considered within the design. Bin stores should be capable of containing 3 x 240 litre wheelie bins (59w x 107h x 74d cm) for recycling, garden and residual waste, 1 x 23 litre caddy for food waste and 1 x 5 litre indoor caddy.
- Ancilliary accommodation (sheds, greenhouses etc) should be located within the secondary build zone which is to the rear of the plot to avoid overlooking from the roadway.
- The principal elevation of your home must follow plot guidelines. Proposals should be designed to provide passive observation between internal living spaces and the communal street.
- Any upper floor window located in a wall or roof slope forming a side elevation of your home and facing a boundary with a neighbouring house must be:
  - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room;
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.



# RULES OF YOUR BUILD

[continued]

- Outwith the building, a min. area of 50% of the plot must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area, provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of your home.
- Unit completion must take place within 24 months of the Completion of Sales Contract.
- Your application must comply with the current Building (Scotland) Regulations incorporating all amendments, current at the time of commencing design work through to the stage of finalising design and obtaining Building Warrant. All developments must be capable of satisfying local authority criteria on mandatory testing, and securing the appropriate test and/or compliance certification. Compliance with the Energy Performance of Buildings (Scotland) Regulations will be required. Every new house will require an Energy Performance Certificate at completion stage.
- Sustainable building materials that reflect the rural heritage of the site are deemed most appropriate for inclusion in proposals. Highly reflective and artificial render cladding systems will not be permitted. See the Design Code for more detail.
- Your application for Design Compliance must be accompanied by:
  - a written description of your proposed development, (to include your sustainability strategy);
  - a plan indicating the site and showing your proposed development;
  - a plan or plans showing full details of site layout, floor plans, building / site sections, coloured elevation drawings (demonstrating material choices) and landscaping proposals;
  - your contact address, telephone number and email address (if you are content to receive communications electronically);
  - a completed and signed design compliance form.

## Gross Internal Area (GIA)

The gross internal area (GIA) is the area of a building measured to the internal face of the perimeter walls at each level.

### Includes:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria with clear height above, measured at base level only;
- Internal open-sided balconies and the like
- Structural, raked or stepped floors are to be treated as level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors
- Mezzanine areas intended for use with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements.

### Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

## Performance and Sustainability

### Thermal element u-values; at least:

- Walls:  $u = 0.15 \text{ W/m}^2\text{K}$
- Ground floor:  $u = 0.15 \text{ W/m}^2\text{K}$
- Roofs:  $u = 0.15 \text{ W/m}^2\text{K}$

### Thermal bridges; meet one of the following standards:

- (i) use Accredited Construction Details, provided by the Government's planning portal website
- (ii) achieve the Association of Environmentally Conscious Builders (AECB) Gold or Silver standard details as a minimum to achieve  $y = 0.08 \text{ W/m}^2\text{K}$
- (iii) improve on the Accredited Construction Details to achieve a maximum  $y = 0.08 \text{ W/m}^2\text{K}$

### Window u-values and g-values (glazing and frames combined); at least:

- $u = 1.4 \text{ W/m}^2\text{K}$
- Range for solar gain factor (g-value):  $g = 0.50 - 0.70$

### Air leakage rate (to be tested and on site):

- $3 \text{ m}^3/\text{hr/m}^2 @ 50 \text{ Pa}$

### Mechanical ventilation with heat recovery where specified:

- Electrical efficiency  $\leq 1.5 \text{ W/l.s}$
- Heat recovery efficiency:  $\geq 70\%$

### Overheating risk:

- As a minimum comply with Building Regulation Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent assessment method to achieve 'low' or 'medium' risk of overheating







### Electric lighting:

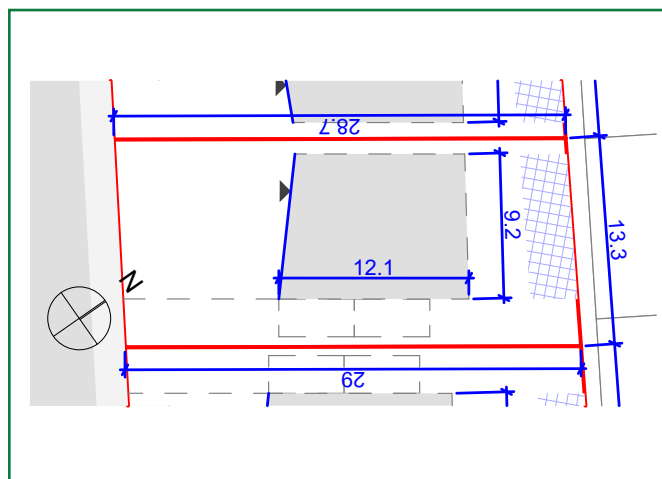
- Minimum 75% of fixed lighting to be low energy (such as compact fluorescents or LEDs)

This Plot Passport relates to the design of your home. There are additional conditions that are statutory (i.e. legislation) and mandatory within your agreement for sale and deed of transfer which you must adhere to. Therefore, please ensure that you refer to these before proceeding with design work on or off-site fabrication or construction. This includes conditions relating to health and safety, site working hours, deadlines for completing your home and consideration of neighbouring properties.

## MAIN FEATURES

Plot Number: Plot 4  
 Unit Type: Detached  
 Plot Area: 380m<sup>2</sup>  
 Max. House Size: House footprint to be no more than 30% of plot area. House to be maximum 2 storey.

-  Plot Boundary
-  Build Zone
-  Secondary Build Zone
-  Street Access
-  Principal Facade
-  Neighbouring Build Zone



## RULES OF YOUR BUILD

To be read in conjunction with the Design Code

- Prior to your development commencing, you must receive formal confirmation from the Planning Authority that your proposed design complies with the Masterplan and Design Code.
- Your home must be built within the 'build zone' and not exceed the max. permissible gross internal area (GIA) stated for each individual plot. The footprint of your home does not need to fill the entire area and can be positioned anywhere within it. Gross internal area is defined on the reverse of this page.
- No works or storage of materials may be undertaken outside the curtilage of your plot without requisite permissions first being obtained.
- This plot is for one unit. The merging and subdivision of this plot is not permitted.
- No built form is permitted within 1.2m of the plot boundary (the area to which your ownership extends). This is to retain a maintenance zone between plots and allow bins, bicycles etc. to be moved from the rear of the plot to the front.
- Your home must be no more than 9m in height. This equates to approximately two storeys.
- Where possible, existing mature trees on the plot should be retained.
- Permitted development rights for this plot have been removed.
- Provision for bin stores and the secure storage of min. 2 x bicycles must be allowed for on the plot and be considered within the design. Bin stores should be capable of containing 3 x 240 litre wheelie bins (59w x 107h x 74d cm) for recycling, garden and residual waste, 1 x 23 litre caddy for food waste and 1 x 5 litre indoor caddy.
- Ancilliary accommodation (sheds, greenhouses etc) should be located within the secondary build zone which is to the rear of the plot to avoid overlooking from the roadway.
- The principal elevation of your home must follow plot guidelines. Proposals should be designed to provide passive observation between internal living spaces and the communal street.
- Any upper floor window located in a wall or roof slope forming a side elevation of your home and facing a boundary with a neighbouring house must be:
  - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room;
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.

# RULES OF YOUR BUILD

[continued]

- Outwith the building, a min. area of 50% of the plot must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area, provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of your home.
- Unit completion must take place within 24 months of the Completion of Sales Contract.
- Your application must comply with the current Building (Scotland) Regulations incorporating all amendments, current at the time of commencing design work through to the stage of finalising design and obtaining Building Warrant. All developments must be capable of satisfying local authority criteria on mandatory testing, and securing the appropriate test and/or compliance certification. Compliance with the Energy Performance of Buildings (Scotland) Regulations will be required. Every new house will require an Energy Performance Certificate at completion stage.
- Sustainable building materials that reflect the rural heritage of the site are deemed most appropriate for inclusion in proposals. Highly reflective and artificial render cladding systems will not be permitted. See the Design Code for more detail.
- Your application for Design Compliance must be accompanied by:
  - a written description of your proposed development, (to include your sustainability strategy);
  - a plan indicating the site and showing your proposed development;
  - a plan or plans showing full details of site layout, floor plans, building / site sections, coloured elevation drawings (demonstrating material choices) and landscaping proposals;
  - your contact address, telephone number and email address (if you are content to receive communications electronically);
  - a completed and signed design compliance form.

## Gross Internal Area (GIA)

The gross internal area (GIA) is the area of a building measured to the internal face of the perimeter walls at each level.

### Includes:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria with clear height above, measured at base level only;
- Internal open-sided balconies and the like
- Structural, raked or stepped floors are to be treated as level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors
- Mezzanine areas intended for use with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements.

### Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

## Performance and Sustainability

### Thermal element u-values; at least:

- Walls:  $u = 0.15 \text{ W/m}^2\text{K}$
- Ground floor:  $u = 0.15 \text{ W/m}^2\text{K}$
- Roofs:  $u = 0.15 \text{ W/m}^2\text{K}$

### Thermal bridges; meet one of the following standards:

- (i) use Accredited Construction Details, provided by the Government's planning portal website
- (ii) achieve the Association of Environmentally Conscious Builders (AECB) Gold or Silver standard details as a minimum to achieve  $y = 0.08 \text{ W/m}^2\text{K}$
- (iii) improve on the Accredited Construction Details to achieve a maximum  $y = 0.08 \text{ W/m}^2\text{K}$

### Window u-values and g-values (glazing and frames combined); at least:

- $u = 1.4 \text{ W/m}^2\text{K}$
- Range for solar gain factor (g-value):  $g = 0.50 - 0.70$

### Air leakage rate (to be tested and on site):

- $3 \text{ m}^3/\text{hr}/\text{m}^2 @ 50 \text{ Pa}$

### Mechanical ventilation with heat recovery where specified:

- Electrical efficiency  $\leq 1.5 \text{ W/l.s}$
- Heat recovery efficiency:  $\geq 70\%$

### Overheating risk:

- As a minimum comply with Building Regulation Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent assessment method to achieve 'low' or 'medium' risk of overheating







### Electric lighting:

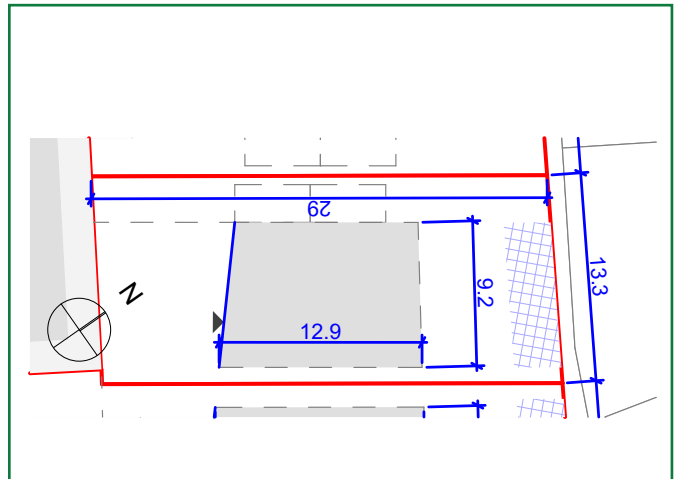
- Minimum 75% of fixed lighting to be low energy (such as compact fluorescents or LEDs)

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## MAIN FEATURES

Plot Number: Plot 5  
 Unit Type: Detached  
 Plot Area: 385m<sup>2</sup>  
 Max. House Size: House footprint to be no more than 30% of plot area. House to be maximum 2 storey.

-  Plot Boundary
-  Build Zone
-  Secondary Build Zone
-  Street Access
-  Principal Facade
-  Neighbouring Build Zone



## RULES OF YOUR BUILD

To be read in conjunction with the Design Code

- Prior to your development commencing, you must receive formal confirmation from the Planning Authority that your proposed design complies with the Masterplan and Design Code.
- Your home must be built within the 'build zone' and not exceed the max. permissible gross internal area (GIA) stated for each individual plot. The footprint of your home does not need to fill the entire area and can be positioned anywhere within it. Gross internal area is defined on the reverse of this page.
- No works or storage of materials may be undertaken outside the curtilage of your plot without requisite permissions first being obtained.
- This plot is for one unit. The merging and subdivision of this plot is not permitted.
- No built form is permitted within 1.2m of the plot boundary (the area to which your ownership extends). This is to retain a maintenance zone between plots and allow bins, bicycles etc. to be moved from the rear of the plot to the front.
- Your home must be no more than 9m in height. This equates to approximately two storeys.
- Where possible, existing mature trees on the plot should be retained.
- Permitted development rights for this plot have been removed.
- Provision for bin stores and the secure storage of min. 2 x bicycles must be allowed for on the plot and be considered within the design. Bin stores should be capable of containing 3 x 240 litre wheelie bins (59w x 107h x 74d cm) for recycling, garden and residual waste, 1 x 23 litre caddy for food waste and 1 x 5 litre indoor caddy.
- Ancilliary accommodation (sheds, greenhouses etc) should be located within the secondary build zone which is to the rear of the plot to avoid overlooking from the roadway.
- The principal elevation of your home must follow plot guidelines. Proposals should be designed to provide passive observation between internal living spaces and the communal street.
- Any upper floor window located in a wall or roof slope forming a side elevation of your home and facing a boundary with a neighbouring house must be:
  - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room;
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.

# RULES OF YOUR BUILD

[continued]

- Outwith the building, a min. area of 50% of the plot must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area, provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of your home.
- Unit completion must take place within 24 months of the Completion of Sales Contract.
- Your application must comply with the current Building (Scotland) Regulations incorporating all amendments, current at the time of commencing design work through to the stage of finalising design and obtaining Building Warrant. All developments must be capable of satisfying local authority criteria on mandatory testing, and securing the appropriate test and/or compliance certification. Compliance with the Energy Performance of Buildings (Scotland) Regulations will be required. Every new house will require an Energy Performance Certificate at completion stage.
- Sustainable building materials that reflect the rural heritage of the site are deemed most appropriate for inclusion in proposals. Highly reflective and artificial render cladding systems will not be permitted. See the Design Code for more detail.
- Your application for Design Compliance must be accompanied by:
  - a written description of your proposed development, (to include your sustainability strategy);
  - a plan indicating the site and showing your proposed development;
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  - your contact address, telephone number and email address (if you are content to receive communications electronically);
  - a completed and signed design compliance form.

## Gross Internal Area (GIA)

The gross internal area (GIA) is the area of a building measured to the internal face of the perimeter walls at each level.

### Includes:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria with clear height above, measured at base level only;
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- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements.

### Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

## Performance and Sustainability

### Thermal element u-values; at least:

- Walls:  $u = 0.15 \text{ W/m}^2\text{K}$
- Ground floor:  $u = 0.15 \text{ W/m}^2\text{K}$
- Roofs:  $u = 0.15 \text{ W/m}^2\text{K}$

### Thermal bridges; meet one of the following standards:

- (i) use Accredited Construction Details, provided by the Government's planning portal website
- (ii) achieve the Association of Environmentally Conscious Builders (AECB) Gold or Silver standard details as a minimum to achieve  $y = 0.08 \text{ W/m}^2\text{K}$
- (iii) improve on the Accredited Construction Details to achieve a maximum  $y = 0.08 \text{ W/m}^2\text{K}$

### Window u-values and g-values (glazing and frames combined); at least:

- $u = 1.4 \text{ W/m}^2\text{K}$
- Range for solar gain factor (g-value):  $g = 0.50 - 0.70$

### Air leakage rate (to be tested and on site):

- $3 \text{ m}^3/\text{hr/m}^2 @ 50 \text{ Pa}$

### Mechanical ventilation with heat recovery where specified:

- Electrical efficiency  $\leq 1.5 \text{ W/l.s}$
- Heat recovery efficiency:  $\geq 70\%$

### Overheating risk:

- As a minimum comply with Building Regulation Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent assessment method to achieve 'low' or 'medium' risk of overheating







### Electric lighting:

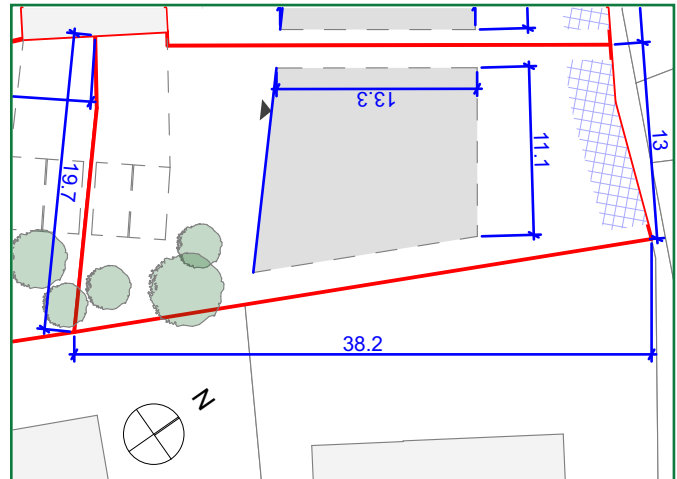
- Minimum 75% of fixed lighting to be low energy (such as compact fluorescents or LEDs)

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## MAIN FEATURES

Plot Number: Plot 6  
 Unit Type: Detached  
 Plot Area: 570m<sup>2</sup>  
 Max. House Size: House footprint to be no more than 30% of plot area. House to be maximum 2 storey.

-  Plot Boundary
-  Build Zone
-  Secondary Build Zone
-  Street Access
-  Principal Facade
-  Neighbouring Build Zone



## RULES OF YOUR BUILD

To be read in conjunction with the Design Code

- Prior to your development commencing, you must receive formal confirmation from the Planning Authority that your proposed design complies with the Masterplan and Design Code.
- Your home must be built within the 'build zone' and not exceed the max. permissible gross internal area (GIA) stated for each individual plot. The footprint of your home does not need to fill the entire area and can be positioned anywhere within it. Gross internal area is defined on the reverse of this page.
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- Your home must be no more than 9m in height. This equates to approximately two storeys.
- Where possible, existing mature trees on the plot should be retained.
- Permitted development rights for this plot have been removed.
- Provision for bin stores and the secure storage of min. 2 x bicycles must be allowed for on the plot and be considered within the design. Bin stores should be capable of containing 3 x 240 litre wheelie bins (59w x 107h x 74d cm) for recycling, garden and residual waste, 1 x 23 litre caddy for food waste and 1 x 5 litre indoor caddy.
- Ancilliary accommodation (sheds, greenhouses etc) should be located within the secondary build zone which is to the rear of the plot to avoid overlooking from the roadway.
- The principal elevation of your home must follow plot guidelines. Proposals should be designed to provide passive observation between internal living spaces and the communal street.
- Any upper floor window located in a wall or roof slope forming a side elevation of your home and facing a boundary with a neighbouring house must be:
  - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room;
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.

# RULES OF YOUR BUILD

[continued]

- Outwith the building, a min. area of 50% of the plot must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area, provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of your home.
- Unit completion must take place within 24 months of the Completion of Sales Contract.
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- Your application for Design Compliance must be accompanied by:
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## Gross Internal Area (GIA)

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### Includes:

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- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements.

### Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

## Performance and Sustainability

### Thermal element u-values; at least:

- Walls:  $u = 0.15 \text{ W/m}^2\text{K}$
- Ground floor:  $u = 0.15 \text{ W/m}^2\text{K}$
- Roofs:  $u = 0.15 \text{ W/m}^2\text{K}$

### Thermal bridges; meet one of the following standards:

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### Window u-values and g-values (glazing and frames combined); at least:

- $u = 1.4 \text{ W/m}^2\text{K}$
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### Air leakage rate (to be tested and on site):

- $3 \text{ m}^3/\text{hr}/\text{m}^2 @ 50 \text{ Pa}$

### Mechanical ventilation with heat recovery where specified:

- Electrical efficiency  $\leq 1.5 \text{ W/l.s}$
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### Overheating risk:

- As a minimum comply with Building Regulation Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent assessment method to achieve 'low' or 'medium' risk of overheating







### Electric lighting:

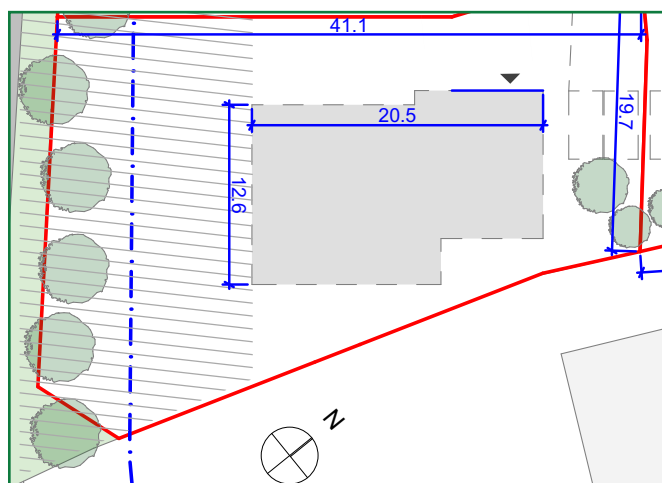
- Minimum 75% of fixed lighting to be low energy (such as compact fluorescents or LEDs)

This Plot Passport relates to the design of your home. There are additional conditions that are statutory (i.e. legislation) and mandatory within your agreement for sale and deed of transfer which you must adhere to. Therefore, please ensure that you refer to these before proceeding with design work on or off-site fabrication or construction. This includes conditions relating to health and safety, site working hours, deadlines for completing your home and consideration of neighbouring properties.

## MAIN FEATURES

Plot Number: Plot 7  
 Unit Type: Detached  
 Plot Area: 1000m<sup>2</sup>  
 Max. House Size: House footprint to be no more than 30% of plot area. House to be maximum 2 storey.

-  Plot Boundary
-  Build Zone
-  Secondary Build Zone
-  Street Access
-  Principal Facade
-  Neighbouring Build Zone



## RULES OF YOUR BUILD

To be read in conjunction with the Design Code

- Prior to your development commencing, you must receive formal confirmation from the Planning Authority that your proposed design complies with the Masterplan and Design Code.
- Your home must be built within the 'build zone' and not exceed the max. permissible gross internal area (GIA) stated for each individual plot. The footprint of your home does not need to fill the entire area and can be positioned anywhere within it. Gross internal area is defined on the reverse of this page.
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- Your home must be no more than 9m in height. This equates to approximately two storeys.
- Where possible, existing mature trees on the plot should be retained.
- Permitted development rights for this plot have been removed.
- Provision for bin stores and the secure storage of min. 2 x bicycles must be allowed for on the plot and be considered within the design. Bin stores should be capable of containing 3 x 240 litre wheelie bins (59w x 107h x 74d cm) for recycling, garden and residual waste, 1 x 23 litre caddy for food waste and 1 x 5 litre indoor caddy.
- Ancilliary accommodation (sheds, greenhouses etc) should be located within the secondary build zone which is to the rear of the plot to avoid overlooking from the roadway.
- The principal elevation of your home must follow plot guidelines. Proposals should be designed to provide passive observation between internal living spaces and the communal street.
- Any upper floor window located in a wall or roof slope forming a side elevation of your home and facing a boundary with a neighbouring house must be:
  - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room;
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.



# RULES OF YOUR BUILD

[continued]

- Outwith the building, a min. area of 50% of the plot must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area, provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of your home.
- Unit completion must take place within 24 months of the Completion of Sales Contract.
- Your application must comply with the current Building (Scotland) Regulations incorporating all amendments, current at the time of commencing design work through to the stage of finalising design and obtaining Building Warrant. All developments must be capable of satisfying local authority criteria on mandatory testing, and securing the appropriate test and/or compliance certification. Compliance with the Energy Performance of Buildings (Scotland) Regulations will be required. Every new house will require an Energy Performance Certificate at completion stage.
- Sustainable building materials that reflect the rural heritage of the site are deemed most appropriate for inclusion in proposals. Highly reflective and artificial render cladding systems will not be permitted. See the Design Code for more detail.
- Your application for Design Compliance must be accompanied by:
  - a written description of your proposed development, (to include your sustainability strategy);
  - a plan indicating the site and showing your proposed development;
  - a plan or plans showing full details of site layout, floor plans, building / site sections, coloured elevation drawings (demonstrating material choices) and landscaping proposals;
  - your contact address, telephone number and email address (if you are content to receive communications electronically);
  - a completed and signed design compliance form.

## Gross Internal Area (GIA)

The gross internal area (GIA) is the area of a building measured to the internal face of the perimeter walls at each level.

### Includes:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria with clear height above, measured at base level only;
- Internal open-sided balconies and the like
- Structural, raked or stepped floors are to be treated as level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors
- Mezzanine areas intended for use with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements.

### Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

## Performance and Sustainability

### Thermal element u-values; at least:

- Walls:  $u = 0.15 \text{ W/m}^2\text{K}$
- Ground floor:  $u = 0.15 \text{ W/m}^2\text{K}$
- Roofs:  $u = 0.15 \text{ W/m}^2\text{K}$

### Thermal bridges; meet one of the following standards:

- (i) use Accredited Construction Details, provided by the Government's planning portal website
- (ii) achieve the Association of Environmentally Conscious Builders (AECB) Gold or Silver standard details as a minimum to achieve  $y = 0.08 \text{ W/m}^2\text{K}$
- (iii) improve on the Accredited Construction Details to achieve a maximum  $y = 0.08 \text{ W/m}^2\text{K}$

### Window u-values and g-values (glazing and frames combined); at least:

- $u = 1.4 \text{ W/m}^2\text{K}$
- Range for solar gain factor (g-value):  $g = 0.50 - 0.70$

### Air leakage rate (to be tested and on site):

- $3 \text{ m}^3/\text{hr}/\text{m}^2 @ 50 \text{ Pa}$

### Mechanical ventilation with heat recovery where specified:

- Electrical efficiency  $\leq 1.5 \text{ W/l.s}$
- Heat recovery efficiency:  $\geq 70\%$

### Overheating risk:

- As a minimum comply with Building Regulation Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent assessment method to achieve 'low' or 'medium' risk of overheating

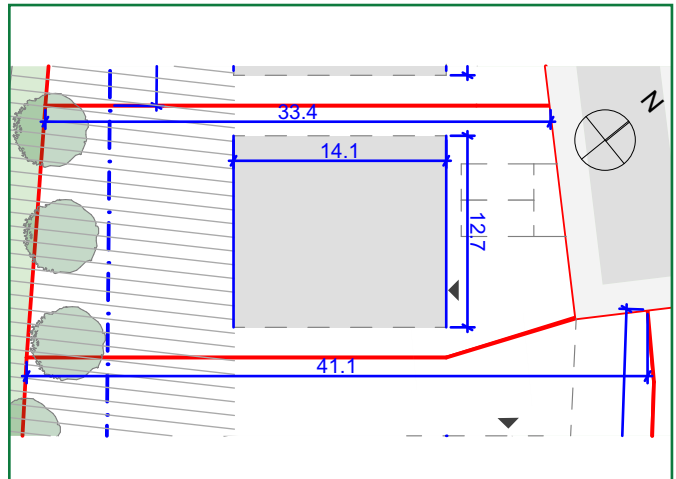
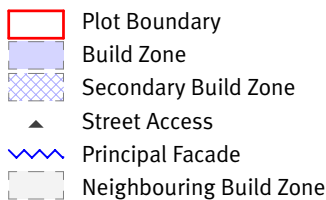
### Electric lighting:

- Minimum 75% of fixed lighting to be low energy (such as compact fluorescents or LEDs)

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## MAIN FEATURES

Plot Number: Plot 8  
 Unit Type: Detached  
 Plot Area: 570m<sup>2</sup>  
 Max. House Size: House footprint to be no more than 30% of plot area. House to be maximum 2 storey.



## RULES OF YOUR BUILD

To be read in conjunction with the Design Code

- Prior to your development commencing, you must receive formal confirmation from the Planning Authority that your proposed design complies with the Masterplan and Design Code.
- Your home must be built within the 'build zone' and not exceed the max. permissible gross internal area (GIA) stated for each individual plot. The footprint of your home does not need to fill the entire area and can be positioned anywhere within it. Gross internal area is defined on the reverse of this page.
- No works or storage of materials may be undertaken outside the curtilage of your plot without requisite permissions first being obtained.
- This plot is for one unit. The merging and subdivision of this plot is not permitted.
- No built form is permitted within 1.2m of the plot boundary (the area to which your ownership extends). This is to retain a maintenance zone between plots and allow bins, bicycles etc. to be moved from the rear of the plot to the front.
- Your home must be no more than 9m in height. This equates to approximately two storeys.
- Where possible, existing mature trees on the plot should be retained.
- Permitted development rights for this plot have been removed.
- Provision for bin stores and the secure storage of min. 2 x bicycles must be allowed for on the plot and be considered within the design. Bin stores should be capable of containing 3 x 240 litre wheelie bins (59w x 107h x 74d cm) for recycling, garden and residual waste, 1 x 23 litre caddy for food waste and 1 x 5 litre indoor caddy.
- Ancilliary accommodation (sheds, greenhouses etc) should be located within the secondary build zone which is to the rear of the plot to avoid overlooking from the roadway.
- The principal elevation of your home must follow plot guidelines. Proposals should be designed to provide passive observation between internal living spaces and the communal street.
- Any upper floor window located in a wall or roof slope forming a side elevation of your home and facing a boundary with a neighbouring house must be:
  - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room;
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.

# RULES OF YOUR BUILD

[continued]

- Outwith the building, a min. area of 50% of the plot must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area, provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of your home.
- Unit completion must take place within 24 months of the Completion of Sales Contract.
- Your application must comply with the current Building (Scotland) Regulations incorporating all amendments, current at the time of commencing design work through to the stage of finalising design and obtaining Building Warrant. All developments must be capable of satisfying local authority criteria on mandatory testing, and securing the appropriate test and/or compliance certification. Compliance with the Energy Performance of Buildings (Scotland) Regulations will be required. Every new house will require an Energy Performance Certificate at completion stage.
- Sustainable building materials that reflect the rural heritage of the site are deemed most appropriate for inclusion in proposals. Highly reflective and artificial render cladding systems will not be permitted. See the Design Code for more detail.
- Your application for Design Compliance must be accompanied by:
  - a written description of your proposed development, (to include your sustainability strategy);
  - a plan indicating the site and showing your proposed development;
  - a plan or plans showing full details of site layout, floor plans, building / site sections, coloured elevation drawings (demonstrating material choices) and landscaping proposals;
  - your contact address, telephone number and email address (if you are content to receive communications electronically);
  - a completed and signed design compliance form.

## Gross Internal Area (GIA)

The gross internal area (GIA) is the area of a building measured to the internal face of the perimeter walls at each level.

### Includes:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria with clear height above, measured at base level only;
- Internal open-sided balconies and the like
- Structural, raked or stepped floors are to be treated as level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors
- Mezzanine areas intended for use with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements.

### Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

## Performance and Sustainability

### Thermal element u-values; at least:

- Walls:  $u = 0.15 \text{ W/m}^2\text{K}$
- Ground floor:  $u = 0.15 \text{ W/m}^2\text{K}$
- Roofs:  $u = 0.15 \text{ W/m}^2\text{K}$

### Thermal bridges; meet one of the following standards:

- (i) use Accredited Construction Details, provided by the Government's planning portal website
- (ii) achieve the Association of Environmentally Conscious Builders (AECB) Gold or Silver standard details as a minimum to achieve  $y = 0.08 \text{ W/m}^2\text{K}$
- (iii) improve on the Accredited Construction Details to achieve a maximum  $y = 0.08 \text{ W/m}^2\text{K}$

### Window u-values and g-values (glazing and frames combined); at least:

- $u = 1.4 \text{ W/m}^2\text{K}$
- Range for solar gain factor (g-value):  $g = 0.50 - 0.70$

### Air leakage rate (to be tested and on site):

- $3 \text{ m}^3/\text{hr}/\text{m}^2 @ 50 \text{ Pa}$

### Mechanical ventilation with heat recovery where specified:

- Electrical efficiency  $\leq 1.5 \text{ W/l.s}$
- Heat recovery efficiency:  $\geq 70\%$

### Overheating risk:

- As a minimum comply with Building Regulation Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent assessment method to achieve 'low' or 'medium' risk of overheating







### Electric lighting:

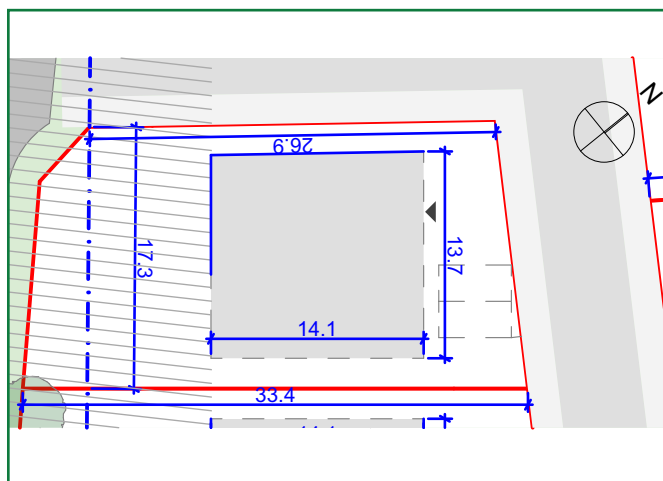
- Minimum 75% of fixed lighting to be low energy (such as compact fluorescents or LEDs)

This Plot Passport relates to the design of your home. There are additional conditions that are statutory (i.e. legislation) and mandatory within your agreement for sale and deed of transfer which you must adhere to. Therefore, please ensure that you refer to these before proceeding with design work on or off-site fabrication or construction. This includes conditions relating to health and safety, site working hours, deadlines for completing your home and consideration of neighbouring properties.

## MAIN FEATURES

Plot Number: Plot 9  
 Unit Type: Detached  
 Plot Area: 550m<sup>2</sup>  
 Max. House Size: House footprint to be no more than 30% of plot area. House to be maximum 2 storey.

-  Plot Boundary
-  Build Zone
-  Secondary Build Zone
-  Street Access
-  Principal Facade
-  Neighbouring Build Zone



## RULES OF YOUR BUILD

To be read in conjunction with the Design Code

- Prior to your development commencing, you must receive formal confirmation from the Planning Authority that your proposed design complies with the Masterplan and Design Code.
- Your home must be built within the 'build zone' and not exceed the max. permissible gross internal area (GIA) stated for each individual plot. The footprint of your home does not need to fill the entire area and can be positioned anywhere within it. Gross internal area is defined on the reverse of this page.
- No works or storage of materials may be undertaken outside the curtilage of your plot without requisite permissions first being obtained.
- This plot is for one unit. The merging and subdivision of this plot is not permitted.
- No built form is permitted within 1.2m of the plot boundary (the area to which your ownership extends). This is to retain a maintenance zone between plots and allow bins, bicycles etc. to be moved from the rear of the plot to the front.
- Your home must be no more than 9m in height. This equates to approximately two storeys.
- Where possible, existing mature trees on the plot should be retained.
- Permitted development rights for this plot have been removed.
- Provision for bin stores and the secure storage of min. 2 x bicycles must be allowed for on the plot and be considered within the design. Bin stores should be capable of containing 3 x 240 litre wheelie bins (59w x 107h x 74d cm) for recycling, garden and residual waste, 1 x 23 litre caddy for food waste and 1 x 5 litre indoor caddy.
- Ancilliary accommodation (sheds, greenhouses etc) should be located within the secondary build zone which is to the rear of the plot to avoid overlooking from the roadway.
- The principal elevation of your home must follow plot guidelines. Proposals should be designed to provide passive observation between internal living spaces and the communal street.
- Any upper floor window located in a wall or roof slope forming a side elevation of your home and facing a boundary with a neighbouring house must be:
  - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room;
  - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.

# RULES OF YOUR BUILD

[continued]

- Outwith the building, a min. area of 50% of the plot must be permeable (i.e. grass / shrubs / gravel etc.). On the remaining area, provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of your home.
- Unit completion must take place within 24 months of the Completion of Sales Contract.
- Your application must comply with the current Building (Scotland) Regulations incorporating all amendments, current at the time of commencing design work through to the stage of finalising design and obtaining Building Warrant. All developments must be capable of satisfying local authority criteria on mandatory testing, and securing the appropriate test and/or compliance certification. Compliance with the Energy Performance of Buildings (Scotland) Regulations will be required. Every new house will require an Energy Performance Certificate at completion stage.
- Sustainable building materials that reflect the rural heritage of the site are deemed most appropriate for inclusion in proposals. Highly reflective and artificial render cladding systems will not be permitted. See the Design Code for more detail.
- Your application for Design Compliance must be accompanied by:
  - a written description of your proposed development, (to include your sustainability strategy);
  - a plan indicating the site and showing your proposed development;
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## Gross Internal Area (GIA)

The gross internal area (GIA) is the area of a building measured to the internal face of the perimeter walls at each level.

### Includes:

- Areas occupied by internal walls and partitions
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- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements.

### Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

## Performance and Sustainability

### Thermal element u-values; at least:

- Walls:  $u = 0.15 \text{ W/m}^2\text{K}$
- Ground floor:  $u = 0.15 \text{ W/m}^2\text{K}$
- Roofs:  $u = 0.15 \text{ W/m}^2\text{K}$

### Thermal bridges; meet one of the following standards:

- (i) use Accredited Construction Details, provided by the Government's planning portal website
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### Window u-values and g-values (glazing and frames combined); at least:

- $u = 1.4 \text{ W/m}^2\text{K}$
- Range for solar gain factor (g-value):  $g = 0.50 - 0.70$

### Air leakage rate (to be tested and on site):

- $3 \text{ m}^3/\text{hr}/\text{m}^2 @ 50 \text{ Pa}$

### Mechanical ventilation with heat recovery where specified:

- Electrical efficiency  $\leq 1.5 \text{ W/l.s}$
- Heat recovery efficiency:  $\geq 70\%$

### Overheating risk:

- As a minimum comply with Building Regulation Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent assessment method to achieve 'low' or 'medium' risk of overheating







### Electric lighting:

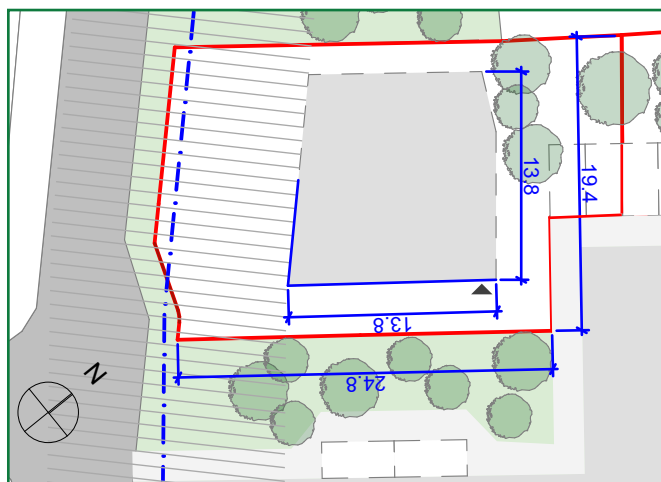
- Minimum 75% of fixed lighting to be low energy (such as compact fluorescents or LEDs)

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## MAIN FEATURES

Plot Number: Plot 10  
 Unit Type: Detached  
 Plot Area: 550m<sup>2</sup>  
 Max. House Size: House footprint to be no more than 30% of plot area. House to be maximum 2 storey.

-  Plot Boundary
-  Build Zone
-  Secondary Build Zone
-  Street Access
-  Principal Facade
-  Neighbouring Build Zone



## RULES OF YOUR BUILD

To be read in conjunction with the Design Code

- Prior to your development commencing, you must receive formal confirmation from the Planning Authority that your proposed design complies with the Masterplan and Design Code.
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# RULES OF YOUR BUILD

[continued]

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- Areas with headroom of less than 1.5m
- Basements.

### Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property

## Performance and Sustainability

### Thermal element u-values; at least:

- Walls:  $u = 0.15 \text{ W/m}^2\text{K}$
- Ground floor:  $u = 0.15 \text{ W/m}^2\text{K}$
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