

The Service Manager,
Planning and Building Control (West)
New City House,
1 Edgar Street,
Dunfermline,
KY12 7EP

3, Methven Drive,
Dunfermline,
KY12 0AH
Tel 07967 390499

To...

REONSE

18 DEC 2007

17th December, 2007

Conc...
Note...
File Ref...

Dear Sir,

Objection to Proposed Development 37 Townhill Road, Dunfermline

I refer to the above subject, which I have been made aware of today and take this opportunity to notify you of my objection to the proposal in its current form on the following grounds.

The height of the proposed development is simply too great. A three-storey development of this scale is totally out of proportion with the surrounding area. Rather than complement or blend into the existing established buildings, the proposal would dominate and obliterate the views of local residents. It would also greatly reduce my family's privacy while in our rear garden and block out the late afternoon and early evening sunlight.

A two-storey development would be more acceptable.

The existing building on this site is a two-storey dwellinghouse.

The number of blocks concerns me. I contend that the four blocks positioned along the Townhill Road frontage of the development would be acceptable, if they were two storey blocks. The area proposed for the construction of the block behind them would be better put to use for vehicle parking and communal garden space for the future residents.

As you are aware Methven Drive is a small street of seven dwellinghouses. Despite the good intentions of the developer the proposal in its current form would undoubtedly lead to an increase in vehicular traffic and overspill visitor parking. The proposed fifth block would have clear and uninterrupted views into numerous rear gardens, mine included.

Some elements of the proposed design are aesthetically out of place.

As you are aware the locus is in an established residential area. Almost all of the dwellings visible from Townhill Road, Methven Drive and Christie Street are stone built and are approximately one hundred years old with slate roofs. The proposed development will inevitably look more modern but would be more in keeping if it were all reconstituted stone and not roughcast above the ground floor. It would also be more acceptable without the cones and spires, i.e., it would blend in if the corners were simply square. The roof should also be of slate in keeping with the surrounding houses.

To grant consent to the proposal in its current form is allowing a new development to walk all over an attractive, traditional and established residential area. In its current form it would be perfectly suitable for a new build in a new development. In this area however it is crass, overbearing and ugly. It would be "A carbuncle"

Also, during demolition and construction work there will inevitably be an increase in noise, dirt and the movement of heavy vehicles in our quiet street. Will the council undertake to ensure the developer minimises these concerns or will we find our street over run with trucks and litter and dirt?

I have copied this letter to my local councillor, M.P. and M.S.P. for their information and comments.

I look forward to your acknowledgement and reply.

Yours faithfully

A handwritten signature in black ink, appearing to read "Peter Collyer".

Peter Collyer

Linton and Ann-Marie Rafferty
35 Townhill Rd
Dunfermline
Fife
KY12 0JE
19/12/07

07/03/971/wkULL

Dear Sir/Madam,

I am writing in response to your letter dated the 11/12/07, (that I didn't receive until the 14/12/07), regarding the planning application submitted by George Walker Building Design Services, in respect of the proposed request to demolish and erect fifteen flatted dwelling houses on the site currently occupied by 37 Townhill Rd.

I have several objections to this proposal that would directly impact on my own property.

1. The proposed dwellings would look directly into our bedrooms and also into what is currently a private walled garden. The prime reason we sought out and purchased our property in this area.
In this respect, the proposed development would be an unacceptable and grave invasion of our privacy. Given that it is proposed to replace one dwelling with fifteen I have real concerns regarding the increased noise levels this would bring to the area.
2. The proposed development would reduce the amount of sunlight and daylight available at our property given the planned height of the buildings and incline of the hill.
3. Townhill Rd and the immediate surrounding areas are already somewhat challenged regarding parking facilities. I understand that the proposed development provides some spaces. I would argue that this is inadequate. Any overspill created by visitors to the proposed dwellings will only add to the problems faced already by residents of Townhill Rd.
4. I have concerns regarding the safe egress and exit of traffic from the proposed property and the inherent hazards that the increase in traffic activity on an already busy road will bring.
5. The proposed development will not be in keeping with the quality and character of housing already present. Given that the planning committee have already refused permission to residents in the past to carry out proposed minor alterations to their homes, (construction of dormer windows to name just one example I am aware of), would indicate to me that others feel the same about preserving the character and charm of the area.
6. The effect of having up to an additional thirty refuse bins lining the pavement in such a small area creates an additional hazard for pedestrians and also more traffic congestion on collection days on what are already busy roads.

These are by no means every concern we have towards the proposed development but we have tried to remain focused in stating our objections.
We look forward to Planning and Building Controls correspondence on this matter.

Regards,

A handwritten signature in black ink, appearing to read "Linton and Ann-Marie Rafferty".

Linton and Ann-Marie Rafferty.

Tel: (01383) 723989
e-mail: martin@mtarr.co.uk

'Westholme'
1 Methven Drive
DUNFERMLINE
Fife
KY12 0AH

The Service Manager
Planning and Building Control (West)
New City House
1 Edgar Street
DUNFERMLINE
KY12 7EP

19 December 2007

Dear Sir

**Planning Application reference: 07/03971/WFUL
Proposed development at 37 Townhill Road, Dunfermline**

I write to object most strongly to this proposed development on the grounds of road safety and loss of privacy, and its total failure to harmonise with buildings in the neighbourhood on account of its size and design:

Road safety:

The pedestrian entrances to the property on Townhill Road are opposite a bus stop and very close to the blind summit on Townhill Road at its junction with Thistle Street.

The proposed vehicle exit into Methven Drive is not satisfactory: not only is it too close to the junction, but the significant camber on the road will be a hazard for vehicles leaving the property.

There would be an increased amount of traffic in Methven Drive at the junctions with both Townhill Road and Christie Street.

Although car parking is to be provided for 30 cars, many residents will inevitably find it more convenient to park in Methven Drive, a road that is already under pressure from greater number of vehicles parked on the street –

Loss of privacy:

The existing house is positioned well back from Townhill Road, following the building line in Methven Drive. It has only three windows on its SE aspect, with two of these in obscured glass, and the view onto my property from the other is partially hidden by the garage which it is now proposed to demolish.

The proposed design has many windows on its SE aspect, all overlooking my property.

The size and design of the building

The ridge height of the proposed flats may be similar to the existing house, but it will have a much more significant visual impact than the present structure, because it is closer to the road. Note that, until the week before the application was made, when they were felled, mature trees screened the property from Townhill Road.

/cont'd

Response from M. Tarr
re Planning application reference: 07/03971/WFUL

The scale of the proposed building is totally at odds with the neighbourhood. There are no other three-storey buildings in this part of Townhill Road, and most of the houses fronting the road are bungalows. The development should be at most two storeys high. As it stands, its position towards the top of the brae, and its light colour, mean that the flats will dominate the view for anyone approaching up Townhill Road.

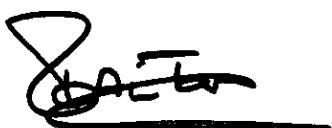
Its **design and construction** are out of keeping with the area. "Mock Scottish baronial", with a mixture of stone and rendering and corner towers, might be favoured in the Eastern Expansion, but would stick out like a sore thumb in this traditional locale. All-stone construction, with squared corners, and a slate roof, would be more in keeping. And a staggered arrangement of flats would present a view to the main road that would look less like a fortress.

The impression given is that the developer has selected a stock design, rather than go to the expense of engaging an architect with some idea as to how to blend in sympathetically with the neighbourhood.

In summary, I am totally opposed to this particular application, and would ask the Planning Committee to give serious consideration to my comments and concerns.

I have written separately to complain about the way in which an attempt has been made to use seasonal factors to facilitate this application.

Yours faithfully



Martin Tarr

54, TOWNHILL ROAD
DUNFERMLINE
18TH DEC.R. 2007.

THE SERVICE MANAGER,
PLANNING & BUILDING CONTROL
NEW CITY HOUSE,
1 EDGAR STREET,
DUNFERMLINE.

Dear Sir,

On the 14th Decr. 2007, we received a letter from you dated 11th Decr. 2007, telling us of the changes to be made at 34, Townhill Rd. Dunfermline.

We wish it to be noted that we strongly object to the proposed building development of flats at the above address. We feel that bungalows and villas would be more suited to the area.

It is to be hoped that the views of the neighbours whose properties surround 37, Townhill Road will be taken into consideration before the planning application is approved.

Yours faithfully,
William Park,
Jessie Mandark.

**Mrs Alexandra Adamson
6 Methven Drive
DUNFERMLINE
Fife
KY12 0AH**

18th December 2007

The Service Manager

Planning and Building control (West)
New City House
1 Edgar Street
DUNFERMLINE
KY12 7EP

18 DEC 2007

To Whom It May Concern:
Application 07/03971/WFUL

OBJECTION

37 Townhill Road Planning

Regarding the above planning application, I have strong objections to the development.

I purchased my property in Methven Drive primarily due to the absence of through traffic and the fact that there was only 6 other properties in the street. I investigated the level of traffic use and went to a great deal of trouble finding out if there were any other material considerations/concerns I should take into account. I particularly considered the type of building and character of the area before buying and having satisfied myself that there should be no reason to believe that any of the ambience or infrastructures would change, I bought my property.

The proposed development falls within an historic area of Dunfermline and the new proposed development is not in keeping with surrounding property types. The size and style of the development is vulgar and would not enhance the area. Similar to properties currently being erected on the eastern expansion, I simply cannot understand why your planning department would even consider this application, when preservation is such a hot topic. I also firmly believe that if this development is approved, the planned access to this development will change Methven Drive and Christie Street from pleasant and quiet to a noisy thoroughfare. It is also more than likely that some owners of the new development will have more than one vehicle which they will have to park in Methven Drive, not to mention their visitors with vehicles.

I look forward to your response.

Yours faithfully

Alexander Adamson

46, TOWNHILL ROAD, DUNFERMLINE, FIFE, KY12 0JD

Tel. 01383 622172

18th December 2007

The Service Manager,
Planning/Building Control(West),
New City House,
1 Edgar Street,
Dunfermline.
KY12 7EP

Dear Sirs,

19 DEC 2007

To.....

Note.....

Ref. No.

07/03971/WFULL

**Re: Application for the proposed erection of 15 Flatted Dwelling Houses at 37
Townhill Road, Dunfermline**

I have been advised by a neighbour of the above planning application having had no personal notification of this proposal even though I am directly affected.
The location of the proposed development is immediately opposite my home.

With reference to the above referenced planning application, I wish to notify you of my objections to the proposed development as indicated below.

Proposed Buildings not to a design/style that is compatible with other properties in the area.

The existing properties in this area are predominantly bungalow/villa style and I believe that the integrity and character of the area would be ill served by the insertion of new buildings that significantly break with this tradition.

High density of residential occupancy within the flatted development, inconsistent with nature and character of the area.

The area is characterised by single occupancy homes and this does not sit easily with the proposed high density of occupancy of this proposed development. I fully accept the concept of residential development of the site but feel that the quality of the location merits a development of lower density and one that would not have such physical height that it towers over adjacent properties and detracts from the privacy and visual amenity of neighbouring homes. I feel that the number of flatted developments within the town is already in danger of changing the traditional character of the area.

Increased pressure on traffic density and traffic flow on Methven drive and the junction with Townhill Road.

Traffic density on Townhill Road is already high and the addition of new demand for such a significant number of vehicle movements will aggravate an already difficult junction at Methven Drive.

Loss of visual amenity and privacy.

I feel that particular attention should be given to minimising the height of the proposed buildings to ensure that the privacy of neighbouring properties is not prejudiced and that the character and nature of the area should not be so radically changed.

Yours sincerely,

Mary Townsend

Mary Townsend.

20 DEC 2007

9.Dick Street
Dunfermline
Fife
Scotland
KY12 0AG

20th December 2007

Dear Mr Treadwell

Planning Application Ref 07/03971/WFUL

We are writing to lodge an objection to the proposed-flatted development at the currently existing premises at 37 Townhill Road, on the corner of Methven Drive.

We currently live in the adjoining Dick Street, which forms part of the oldest area in Dunfermline. This rather salubrious area was built in a period where architecture and building materials were rather grand.

We feel that the impact of the proposed set of 15 flats, would be devastating to the aesthetics of the area as the out of scale buildings (11m high to the ridge in an area surrounded by bungalows and few villas) along with their unsympathetic modern design, would change the look and feel of the whole neighbourhood.

The impact that this would have on a usually quiet area would be enormous. The increased traffic from these additional properties along with their potential visitors will infringe upon the parking for the current local residents. Most residents do not have driveways as their properties were built before the invention of motor vehicles; this in itself highlights the age of the surrounding properties and must be a factor to be considered.

We would suggest that this development be re sited to the eastern expansion where this type of development would be more in keeping with the local area.

Dunfermline town centre is an aged one steeped in history with many beautiful period properties, to allow this proposal to go ahead could have catastrophic results to the town in that many parties would realise the value in selling similar properties to potential developers, thus potentially changing the face of Dunfermline to be an aesthetic disaster.

We would be grateful for a response to this letter, at your earliest convenience.

Yours Sincerely

Mr & Mrs Alexander Sheehan

58, Townhill Road,
DUNFERMLINE.
KY12 0JD.

17th December 2007.

The Service Manager,
Fife Council,
Planning and Building Control (West),
New City House,
1, Edgar Street,
DUNFERMLINE.
KY12 7EP.

Dear Sirs,

Planning Notification reference 07/03971/WFULL
Hillpark House, 37, Townhill Road, Dunfermline.

I wish to object to the proposed development at the above property located directly opposite my home, on the following grounds.

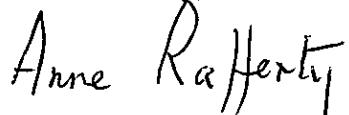
1. The height of the proposed development and increased number of households from one to fifteen, will result in many more properties overlooking my own and neighbouring houses. The current building has only one double north-facing window on the upper floor overlooking mine. This problem is aggravated with the felling of the row of tall Aspen Trees bounding Townhill Road, in the week immediately preceding the date of the planning application, eliminating the mutual privacy they afforded.
2. I anticipate problems with the large increase in cars entering and leaving the property and increased parking in the vicinity of the property on Townhill Road, which is a very busy road and in Methven Drive, given there are to be fifteen new properties and associated visitors arriving in cars. The main entrance to the property on Townhill Road is within a few yards of the blind summit on the road at the Thistle Street junction and is opposite a bus stop. In addition, there will be an increased amount of traffic at the Methven Drive junction.
3. There will be a marked increase in noise associated with fifteen new households compared with the present single household.
4. This is a period building of character, dating from 1901 and ought to be preserved. It would be more fitting for the present house to be converted into flatted properties in line with the similar building in Witchbrae immediately to the south of the proposed development.

I wish to add a comment on the actual procedure. The plans have of today yet to appear on the Council's website, almost one week after the date of the planning notice. The notice dated 11th December was delivered to me by 2nd class mail on 14th December and the fourteen-day period expires on 25th December, a public holiday when the planning office will be closed and will have been closed since 21st December for the Christmas period, effectively leaving myself and others only a week

to submit an objection.

I request you give my objections serious consideration with a view to concluding the proposed development is not appropriate.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Anne Rafferty". The signature is fluid and cursive, with "Anne" on the top line and "Rafferty" on the bottom line, though the lines are not explicitly drawn.

Mrs Anne Rafferty.

*The Eaves
33 Townhill Raod
Dunfermline
KY12 0JD*

Dear Sir/Madam,

Proposed development: 37 Townhill Road – 07/03971/WFUL

I am writing to voice our disappointment and to object to the proposed development of 37 Townhill Road. We have been residents here since 2004, and bought our listed property because we wanted to live in an area secluded by trees and woodland, which support the natural wildlife of our area. Since we have moved there have been continual roadworks, street lighting put in right outside our woodland, without our permission being sought, and the recent implementation of the traffic lights on the roundabout – all which have now contributed to significant light pollution into our home and gardens in the evening. Now we find that major building works are proposed for what was a 'C' listed detached dwelling at 37.

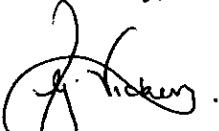
We are already concerned that a number of old trees have been removed from this property, despite the proposed planning permission deadline set as 25 December. We are also concerned that as part of a consultation process we do not even have access to the full plans, as these have not been uploaded onto your site and we cannot comment online. In addition, the 14 day period for formal written notice is 25 December despite your offices closing on 21 December, which means that this period of notice falls short of what is required.

We do not wish to see what was a 'C' listed detached dwelling, with beautiful mature gardens, which supported a range of local wildlife, turned into a number of flats with parking built-in. I am particularly disappointed at the height of this property proposed which will, I am informed, sit on the main Townhill Road, and the proposed plans for the façade, which are not in keeping with the surrounding properties.

In an era where we hope that people understand the negative impact that we are having on our environment there seems to be very little understanding within Dunfermline Council that we need to respect and look after our environment, and that local action is required to make a difference to this growing global problem. We are committed to doing this, but due to external factors, which you drive forward, we are finding this increasingly difficult to follow through in practice.

I look forward to receiving your response to this letter in due course.

Yours faithfully,



Grace Vickers.

26-10-2007

07/03971/WFUL

*The Eaves
33 Townhill Raod
Dunfermline
KY12 0JD*

Dear Sir/Madam,

Proposed development: 37 Townhill Road – 07/03971/WFUL

I am writing to voice our disappointment and to object to the proposed development of 37 Townhill Road. We have been residents here since 2004, and bought our listed property because we wanted to live in an area secluded by trees and woodland, which support the natural wildlife of our area. Since we have moved there have been continual roadworks, street lighting put in right outside our woodland, without our permission being sought, and the recent implementation of the traffic lights on the roundabout – all which have now contributed to significant light pollution into our home and gardens in the evening. Now we find that major building works are proposed for what was a 'C' listed detached dwelling at 37.

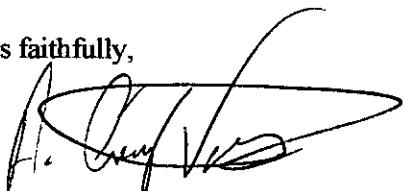
We are already concerned that a number of old trees have been removed from this property, despite the proposed planning permission deadline set as 25 December. We are also concerned that as part of a consultation process we do not even have access to the full plans, as these have not been uploaded onto your site and we cannot comment online. In addition, the 14 day period for formal written notice is 25 December despite your offices closing on 21 December, which means that this period of notice falls short of what is required.

We do not wish to see what was a 'C' listed detached dwelling, with beautiful mature gardens, which supported a range of local wildlife, turned into a number of flats with parking built-in. I am particularly disappointed at the height of this property proposed which will, I am informed, sit on the main Townhill Road, and the proposed plans for the façade, which are not in keeping with the surrounding properties.

In an era where we hope that people understand the negative impact that we are having on our environment there seems to be very little understanding within Dunfermline Council that we need to respect and look after our environment, and that local action is required to make a difference to this growing global problem. We are committed to doing this, but due to external factors, which you drive forward, we are finding this increasingly difficult to follow through in practice.

I look forward to receiving your response to this letter in due course.

Yours faithfully,



Alexander G Vickers.

21 DEC 2011

07/03971/wful

56, Townhill Road,
DUNFERMLINE.
KY12 0JD.
19th December 2007.

The Service Manager,
Planning & Building Control (West),
New City House,
1, Edgar Street,
DUNFERMLINE.
KY12 7EP.

Dear Sir./Madam,

37, Townhill Road, - Proposed Development Ref 07/03791/WFULL

I am writing to object to the proposed development opposite my house, referred to in the official notification dated 11th December.

I am unhappy about so many properties looking directly into mine with the loss of privacy. This has been made worse with the cutting down of the mature trees two weeks ago. The present house on the property faces south and therefore has no direct view of mine apart from one side window. The proposed new building of approximately the same height will be much closer to mine and therefore appear much larger and the light coloured façade will be out of keeping with the other houses in the area.

The fifteen properties will create a vastly increased amount of traffic in the vicinity of the new properties given there is only one household presently. Townhill Road is a very busy main road into the town centre and Methven Drive opposite is presently used by residents for parking as most do not have drives or garages.

I am also concerned about the increase in the level of noise in the area from fifteen new households concentrated in one area with the general everyday comings and goings of prospective residents.

Given this notice was delivered to me on 14th December and the Planning office closes on 21st December for the holiday period, I feel I have not had the required amount of time to consider this proposal.

I hope you will consider my objections and conclude the development is not appropriate.

Yours faithfully,

Catherine Johns

Mrs. Catherine Johns.

20 DEC 2007

CC
FCC
FCC

18 Christie St.,
Dunfermline,
Fife.
KY12 0AQ

07/03971/WFUL

20th December, '07.

The Service Manager,
Planning and Building Control (West),
New City House,
1 Edgar Street,
DUNFERMLINE
KY12 7EP

Planning Application reference: 07/03971/WFUL
Proposed development at 37 Townhill Rd., Dunfermline

Dear Sir,
I have just been made aware of the above planning application and would like to make you aware that I am totally against this proposed development.

This proposed development would be acceptable if it were part of the new eastern expansion but building three storey flats on Townhill Road and using a modern and unsympathetic design with materials totally out of keeping with the existing housing is just not acceptable.

I am also very suspicious about the date of this planning application and suspect that the developers are trying to minimise the number of objections by placing this submission at, what is for most people, a very busy time of year.

Furthermore, I intend to contact all the local councillors for my area, plus Jim Tolson, my MSP, to alert them to my concerns.

I would like to be kept informed of all further developments re this application.

Please acknowledge receipt of this letter and its contents.

Yours faithfully,
Patrick Leahy

P. Leahy

From: "Gillespie, Andrew" <Andrew.Gillespie@intl.fmcti.com>
To: <Development.west@fife.gov.uk>
Date: Thu, Dec 20, 2007 1:35 pm
Subject: 07/03971/wfull (37 Townhill Rd, Dunfermline)

Hi - I have been trying to write an online planning objection to the planning application 07/03971/wfull (37 Townhill Rd, Dunfermline) and since this is not possible I have been advised to write a mail directly to this address.

So - My objection to the plans for 37 Townhill road are as follows:

1. Possibly effect my privacy
2. Possibly effect the light entering my back garden
3. Increased traffic in quiet street
4. The proposed building is not in keeping with the other properties in the area
5. The height of the building - 3 stories - No other buildings are this high- not in keeping with the other properties in the area
6. The materials - The building is made from different materials to all buildings in the surrounding area.

Finally, the date of the application (xmas holidays) could be construed as an effort to minimize objections which I feel very strongly about.

Yours faithfully

Andrew Gillespie and Jennifer McDonnell
 24 Christie Street
 Dunfermline
 KY12 0AQ

PLEASE CAN YOU CONFIRM THIS MAIL HAS BEEN RECEIVED AND ADDED AS
 AN OBJECTION

07/03971/wfull

Andrew Gillespie
www.fmctechnologies.com <<http://www.fmctechnologies.com>>
 Skip to content
<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=planapps.display&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A&bwid=07/03971/WFULL&print=true>
 Top of Form
 Search <<Forms.HTML:Text.1>> <<Forms.HTML:Submitbutton.1>>
 Bottom of Form
<http://www.fifedirect.org.uk> fifedirect.org.uk
<http://www.fifedirect.org.uk>
 Contact Us
<http://www.fifedirect.org.uk/footer/index.cfm?fuseaction=contactus.display> Sign in
<http://www.fifedirect.org.uk/footer/index.cfm?fuseaction=signin.display>
 > Join
<http://www.fifedirect.org.uk/footer/index.cfm?fuseaction=join.display>

- * Subjects <<http://www.fifedirect.org.uk/topics/index.cfm>>
- * Organisations <<http://www.fifedirect.org.uk/orgs/index.cfm>>
- * Your Town <<http://www.fifedirect.org.uk/yourtown/>>
- * Do It Online <<http://www.fifedirect.org.uk/doitonline/>>
- * News <<http://www.fifedirect.org.uk/news/>>
- * What's On <<http://www.fifedirect.org.uk/events/>>

* A to Z <<http://www.fifedirect.org.uk/atoz/index.cfm>>
* Home <<http://www.fifedirect.org.uk/index.cfm>>
* >Subjects <<http://www.fifedirect.org.uk/topics/index.cfm>>
* >Environment & Planning
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=themes.display&themeid=D256B6D6-7BAB-48FE-A664-AC7F5EF546E3>>
* >Planning & Building
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=themes.display&themeid=C28E1E43-508B-DE79-4744B56B8AB58F57>>
Planning Applications Online
* Planning
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=subject.display&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>>
* Advice
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=advicetopic.List&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>>
* Events
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=event.List&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>>
* Features
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=features.List&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>>
* News
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=news.List&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>>
* Publications
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=publications.List&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>>
* Services
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=service.List&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>>
* Useful Links
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=links.List&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>>
* Facilities
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=facility.List&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>>
* Planning Online
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=planApps.search&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A>> * Print
Version
<<http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=planapps.display&subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A&bwid=07/03971/WFULL&print=true&print=true>>
* Read Out Loud
<<http://asp.readsspeaker.net/cgi-bin/rsxt?customerid=138&url=http://www.fifedirect.org.uk/topics/index.cfm?fuseaction=planapps.display%26subjectid=104CC166-3ED1-4D22-B9F1E2FB8438478A%26bwid=07/03971/WFULL%26print=true>>
Planning Application Details for 07/03971/WFULL
Reference No.
07/03971/WFULL

View the Plans

The plans and documents for this application are not available yet. It normally takes 5 working days for documents to be made available.

Site Address

Hillpark House
37 Townhill Road
Dunfermline

31 Townhill Road
Dunfermline
KY12 0QU

The Service Manager
Planning and Building Control (West)
New City House
1 Edgar Street
Dunfermline
KY12 7EP

21 December 2007

Dear Sirs

**Planning Application reference: 07/03971/WFUL
Proposed development at 37 Townhill Road, Dunfermline**

We write to express our concern over the above noted planning application to build 15 flats at 37 Townhill Road.

In particular, we are concerned with the height of the development but also its appearance. The proposed design of said buildings appears unsympathetic to the more traditional style throughout the neighbourhood.

Please note our strong objection to this application in its current format.

Yours faithfully



Laurie Wilson

Irene Wilson

07/03971/WFUL

29 Townhill Road
Dunfermline
KY12 0QU

The Service Manager
Planning and Building Control (West)
New City House
1 Edgar Street
Dunfermline
KY12 7EP

21 December 2007

Dear Sirs

**Planning Application reference: 07/03971/WFUL
Proposed development at 37 Townhill Road, Dunfermline**

We write to express our concern over the above noted planning application to build 15 flats at 37 Townhill Road.

In particular, we are concerned with the height of the development but also its appearance. The proposed design of said buildings appears unsympathetic to the more traditional style (and height) throughout the neighbourhood.

Having recently moved from the Eastern expansion to escape developments of this nature it would be very disappointing if the Council approved a development of this type in the heart of traditional Dunfermline when its overall appearance is so out of keeping with its environment and will have such a impact on so many of the immediate current residents.

We appreciate the need for more housing in the area and are not against the redevelopment of this site into flats but wish the plans were more reflective of the environment. In its current format please note our strong objection.

Yours faithfully



Iain Clark



Shona Clark

07/03971/wfull

22 Christie Street
DUNFERMLINE
Fife
KY12 0AQ

17 December 2007

07/03971/WF/LL

Dear Sirs

37 Townhill Road Dunfermline – Proposed Development

We are extremely concerned about the proposed development of the property at 37 Townhill Road, into 5 blocks of flats. We are already very upset that several, well established and well-loved local trees have been felled at the Townhill road boundary of the property in an area where any community amenities should be retained. There is no mention of how these trees will be replaced except that we are faced with the prospect of them being replaced by three storey blocks of flats which will obstruct our views to the west and overlook our private spaces. Not only does the design of the flats not fit in with other properties on Townhill road, they are of a height that will be very intrusive to the properties in Christie Street. They are also of a density not in keeping with the surrounding area.

Christie Street, a formerly quiet residential street has, in the past few years suffered from an increase in traffic volume due to people avoiding the increasingly congested Townhill road. A major concern is that with an additional 30 plus cars destined for Methven Drive, and probably Christie Street, safety and congestion will be compromised. This is a neighbourhood where young families have always lived and we worry that children will be at increased risk when out playing or walking to the local schools. In addition, the already deteriorating road surfaces in Methven Drive and Christie Street will have to cope with additional traffic, no doubt causing extensive damage. There have in fact been some significant repairs carried out over the past two years when subsidence has occurred.

The proposed single entrance to the development lies very close to Townhill Road and we predict a high risk of collision with vehicles turning onto Methven Drive from Townhill Road.

Please accept this letter as a formal complaint against the proposed development proceeding.

Yours Sincerely

Ian & Joyce Munro.

Ian and Joyce Munro

39, Townhill Road,
Dunfermline,
Fife
KY12 0JE.
19th Dec. 2007

Sir,

Being a boundary neighbour I have received planning notification on proposed development, (07/03971/WFUL), at 37 Townhill Road.

I have the following comments to make after having viewed the application plans.

(1) Initially, on seeing the west elevation, an image of "Colditz Castle" sprung to mind making the planned design look completely out of character in both height and appearance with the surrounding settings. If this is completed as such it would be over powering and "in your face".

(2) The height and location of the north gable end would infringe the existing views and block out sunlight and daylight which I currently have and enjoy.

(3) The increase in the number of cars, (30 minimum?), which would arise can only exacerbate an already increasing problem of the traffic using Methven Drive. Methven Drive is already comprehensively used as resident's car parking; increasing cars in this area can only increase potential dangers. Quite often Methven Drive is used as a short cut / bye pass when traffic conditions close by are troublesome.

(4) Refuse collection could present a problem here.

Yours faithfully,
Keith Omond.



07/03971/WFUL

**11 & 13 Christie Street
Dunfermline
Fife
KY 12 0AQ**

20th December 2007

The Service Manager
Planning and Building Control (West)
New City House
1 Edgar Street
Dunfermline
Fife
KY12 7EP

Dear Sir

Planning application reference: 07/03971/WFUL

We write to express objections to the proposed planning application at 37 Townhill Road, Dunfermline. In the first instance, this type of modern development is completely out of keeping with the character of the existing, traditional dwelling houses in Methven Drive and Christie Street.

In addition, the height of the buildings raises concerns for neighbouring residents on Methven Drive and Christie Street who, as well as looking out upon buildings of unsympathetic design, will find themselves overlooked.

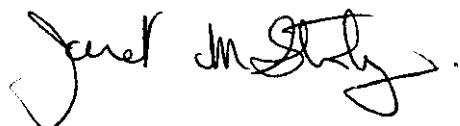
The provision of 30 car parking spaces with access from Methven Drive brings with it the problem of increased traffic, noise and congestion for those of us who presently enjoy living in the quiet streets of Methven Drive and Christie Street.

Overall, the proposed development is inappropriate for this area and we wish our objections noted at this time.

Yours faithfully



Anita Brown (Mrs)
11 Christie Street



J M Stirling (Miss)
13 Christie Street

07/03971/WFUL

Mr Alasdair McDonald
5 Christie Street
Dunfermline
Fife
KY12 0AQ

19 December 2007

Dear Sir

PLANNING APPLICATION REF – 07/03971/WFUL

I write to give my opinions and concerns on the above mentioned planning application, the proposed development at Hillpark House, 37 Townhill Road, Dunfermline.

I live at 5 Christie Street, literally around the corner from the proposed development. My wife and I bought a house here because we wanted to live in a period house in an established neighbourhood, close to the town centre. This part of Dunfermline, (Christie Street and Methven Drive), retains a traditional feel, with the houses appearing outwardly little changed from when they were built, (approximately the turn of last century).

I have concerns that if the proposed 15 flats and 30 car spaces were to proceed that there would presumably be an increase in traffic flow into Christie Street and Methven Drive. I have a young daughter and am concerned that this extra traffic would compromise her safety, and that of everyone else in the neighbourhood.

There are currently 31 houses in Christie Street and Methven Drive, adding 15 more would equate to a 50 per cent plus increase in traffic.

My child attends Bellyeoman Primary School Nursery. She is due to start Primary 1 in the summer of 2009. Currently there is no guaranteed place for the children in the nursery, to move into Primary 1 at the school. Building another 15 houses could put extra strain on the already stretched education facilities in the catchment area.

When I saw that Hillpark House was for sale, I was hopeful that the building would be tidied up and brought back to its former glory. I expected that given its size, it was likely to be converted into flats.

If this house were to be demolished, I feel that Dunfermline would suffer from the loss of yet another historic building. One of the town's charms is its historic buildings; to pull down this imposing house, in its mature walled garden, and replace it with a modern structure would detract from the appeal of this part of the town.

Dunfermline can always add to its housing stock, it can't add to its stock of 'period' houses. It is inevitable that Dunfermline will continue to grow outwards; we should be

trying to preserve the character this area of the town has. If we allow Hillpark House to be demolished and replaced with this much larger development, some of this character will be lost forever.

Dunfermline is an historic town, and for this reason needs to keep its old buildings. If we allow developers to replace old buildings with new, to allow for a bigger profit and savings on VAT, we will eventually lose the character which makes the town special.

I trust these opinions shall be taken into account when considering the proposed application.

Yours faithfully



Alasdair McDonald

3 Christie Street

Dunfermline

Fife KY12 0AQ

20 December 2007

The Service Manager

Planning and Building Control (West)

New City House

1 Edgar Street

Dunfermline

KY12 7EP

Planning Application Reference: 07/03921/WFUL

Dear Sir,

We write to object in the strongest terms to the proposed development at 37 Townhill Road, the site of a fine traditional stone built house.

The proposed development which will result in a set of 15 flats three storeys high is nothing more than an act of vandalism. Townhill Road and the adjacent streets are regarded by visitors from far beyond Dunfermline as a fine example of traditional stone built houses and villas of late 19th and early 20th Century construction in this area. Anyone with even the slightest awareness of property in this area knows that traditional stone-built houses are valued homes and are eagerly sought after by buyers.

What is it that this proposal will mean for the fine building standing in 37 Townhill Road? Answer: demolition. Have you lost the place entirely? Dunfermline can do without this kind of mindless 'development'. Enough excellent buildings in Dunfermline have been destroyed with the connivance of so called 'planners'. Progress is achieved by retaining and improving what is good, valued and representative of local culture and local history, and not by pulling down traditional buildings.

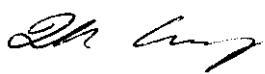
Little information has been made available. As we understand it, the period for formal written notice expires 14 days after the initial planning notification, which is dated 11th December. Is 25th December, therefore, the final date? Why are these plans not publicly available online? Some might smell a rat here, or even several rats. However many rodents may allegedly be involved, someone is in to make a pretty handsome killing at the expense of local style, of local history and of local residents' affection for what is valued in their community.

Who is the developer? Which architects have drawn up these plans? What 'stone' is proposed for construction?

Furthermore, we object most vehemently to the proposed 'style', which at best can be described as pseudo Scottish baronial with corbie step gables (a pseudo amalgam of traditional Scottish styles, more likely to be encountered in Eurodisney than anywhere else), but which more realistically apes the dreadful excesses which now afflict Calais Muir and which is totally out of place on the proposed site. In any case, why produce something which is pseudo traditional, out of place, far too high and unsympathetic to the eye, when you have the authentic traditional stone building already extant?

If this site is 'developed', what is going to be the next property which developers will choose to demolish for the benefit of our community? We strongly urge you to opt for a more sympathetic development of the existing traditional building rather than demolition.

Yours sincerely,



Isobel Coventry



Alan Coventry

20 Dec 07 .

The Service Manager

Planning & Building Control West

New City House

1 Edgar Street

Antrimshire

KY12 7EP

Dear Sir

We are writing to notify you of our objections to the proposed development of flats at 37 Townhill Road. At this stage we have concerns over the unsympathetic design as well as the works involved. As a nearby resident in Ross Street we also have issues with the height of the proposed buildings and as parents we also take issue with the proposed car park spaces- this would have a significant impact on already congested roads where crossing for children is already an issue.

We look forward to being informed of the progress of this application and would welcome any opportunity to object to it at this stage.

Regards

Mr & Mrs Little, 18 Ross Street

5 Methven Drive
Dunfermline
KY12 0AH

Tel: 01383 738243

20 December 2007

The Service Manager
Planning & Building Control (West)
Fife Council
New City House
1 Edgar Street
Dunfermline
KY12 7EP

Dear Sir or Madam

**Comments on Planning Application 07/03971/WFULL
37 Townhill Road, Dunfermline**

I wish to object to the above planning application for the demolition of the existing property at 37 Townhill Road and the erection of 15 flats.

Scale & Design

My primary concern is with the scale and design of the proposals. The design is significantly larger and than all of the surrounding properties (many of which are bungalows) and is not in keeping with local townscape. In addition, the positioning of the flats within the site boundary is not in balance with the existing building line. The scale and location of the development would dominate this particular area of Townhill Road and would make the property extremely prominent especially when viewed from the northern approach along the road.

The proposed three storey and pitched roof design is also taller than any property in Townhill Road which is another reason why it is inappropriate to the area. I would have much greater sympathy with a two storey design set back further from the road as that would be much more in keeping with other nearby buildings.

Local Plan

The Dunfermline Local Plan (April 2002) includes the following statement under Policy BE2 on developments within towns and villages:

Within the settlement limits as defined by town and village envelopes, development will be supported where...the proposal...respects the character and appearance of the adjacent townscape in terms of density, scale, massing, design, external finishes and access arrangements...

I believe that the proposed development contravenes this policy on the criteria of:

- Density (significantly higher number of individual dwellings than any adjacent building)
- Scale/Massing (no building in the vicinity is as tall or large as the proposed property)
- Design (several elements of the design are unsympathetic to and cannot be found in any of the adjacent properties e.g. the crow step details)

I am also concerned that some of the preparatory work carried out on the property prior to the planning application being submitted may have been motivated by a desire to remove potential planning obstacles. In early December a number of mature trees were felled and removed from the grounds. I assume that their removal prior to the application being submitted means that the Local Policy (BE2) against "the loss of mature or semi-mature trees without the strongest justification" will no longer be a consideration even though the removal of these trees is a necessary precursor to the building of flats on this land.

Traffic

The final concern I have relates to the increase in the number of vehicles using the local streets as a result of this development. There are already issues with drivers speeding Christie Street whilst using it as a 'rat run' between Townhill Road and Bellyeoman Road. No traffic calming measures have been implemented or are planned in the streets around Methven Drive so potential negative impact of adding more vehicles to this area (which is home to many young families) should be considered.

For these reasons I reiterate my opposition to this proposal which seems to be based primarily on maximizing the number of individual properties on this land with little consideration of the impact on the local environment.

While I understand that the existing property on this site should probably be demolished and the site redeveloped it is my hope that the developers can be persuaded to produce a more appropriate proposal for a smaller number of properties with a sympathetic and thoughtful design.

I therefore ask that the planning committee reject this application.

Yours faithfully



Brian Cooper

8 Ross Street
Dunfermline KY12 0RN

21st Dec. 2007

The Service Manager
Planning & Building Control (West)
New City House
1 Edgar Street
Dunfermline KY12 7EP

Dear Sir,

Planning Application ref.: 07/0397/WFUL

Proposed development at 34 Townhill Road, Dunfermline

The above "development" plans have just come to my notice, along with the extremely limited time in which the comments thereon have to be submitted because of the dating of the application (? deliberately) so close to Christmas.

As someone whose homes have been in the neighbourhood concerned since 1933, I am saddened, though not surprised, to see proposals which yet again show no awareness of, nor concern for, the total environment, but which are completely at odds with it. In Dunfermline nowadays there seems to be no feeling for appropriate architecture, nor any attempt to follow guidelines for action alleviating the effects of global warming and climate change.

The proposed development would look totally out of place and therefore an eyesore, because of its disproportionate size and style in that particular location. The provision of such extravagant parking, encouraging yet more wasteful use of cars, instead of promoting public transport, continues to show a very blinkered and short-term attitude to sustainability and long-term benefit. The increased pollution and the additional traffic coming out to a blind sumnie on Townhill Road will bring further deterioration to the surrounding

I earnestly request the Planning Department to reconsider this ill-conceived plan and replace it with one which does not ignore the needs of the neighbourhood but enhances it.

Yours truly,

Valerie M. Ritchie

Tel: (01383) 723989
e-mail: martin@mtarr.co.uk

'Westholme'
1 Methven Drive
DUNFERMLINE
Fife
KY12 0AH

The Service Manager
Planning and Building Control (West)
New City House
1 Edgar Street
DUNFERMLINE
KY12 7EP

27 December 2007

KT.

2

Dear Sir

07/03971/WFUL
Planning Application reference: 07/03971/WFUL
Proposed development at 37 Townhill Road, Dunfermline

In my letter of 19 December, I objected to this proposed development on a number of grounds that related to my position as a party neighbour. That objection still stands, and I should like to add to those immediate reactions some further considerations that relate to planning issues, and the way in which this proposed development departs from national recommendations.

Character of the area

Planning Advice Note 67 *Housing Quality* includes the statement:

"Developers should think about the qualities and characteristics of places and not consider sites in isolation. New housing should take account of the wider context and be integrated into its wider neighbourhood."

The area around Methven Drive, Ross Street, Christie Street and the southern end of Townhill Road is characterized by low-density, mainly stone-built detached and semi-detached properties. It is the largest area of such residential properties north-east of the town centre, and its character should be protected.

Further north on Townhill Road, the modern, detached houses fronting Townhill Road and Leny Place were built in accordance with a planning requirement that the design and layout respected the neighbourhood, although I understand that the developer had originally intended to build flats.

Any development or redevelopment of this site should similarly respect the surrounding area. There are detached bungalows on the opposite side of Townhill Road, and Methven Drive (from where access is proposed) has stone-built detached houses on the South side and semi-detached, stone-built properties to the north side of the road.

South of the proposed development site there has been an insertion of modern housing, but this has been low-density development, and the stone wall fronting Townhill Road has largely been retained to provide a screen to the development and keep the character of the area intact.

The proposed development, a sweep of three-storey flats along the side of Townhill Road and finishing at the top of the brae, and with no significant barrier, either natural or man-made, between housing and pavement, would dominate and overwhelm the low-rise, low-density local townscape. It would not blend with adjacent housing, and would be totally out of character with the surrounding area.

Layout and design

Planning Advice Note 67 *Housing Quality* includes the statements:

“The development should reflect its setting, reflecting local forms of building and materials.”

“ . . . many people also want to live in a place that has a distinct identity, rather than one that could be anywhere.”

Scottish Planning Policy 3: *Planning for Housing* includes the statements:

“Through good design, high density development can be achieved without overcrowding, congestion or loss of residential amenity. . . . But high density development is not always appropriate.”

“Mature trees should be retained wherever possible and replanting should be undertaken where development involves their loss.”

The development uses a design and materials that would not attract comment in many new development areas such as the Dunfermline Eastern Expansion, but which are totally out of keeping with the local area. There is nothing about the design that suggests that it has been adapted to the location in any way other than by vertical staggering of the two blocks to accommodate the slope of the site. And the effect of the slope on the height of the building, combined with the corner tower, produces an obtrusive south-west elevation.

The layout of the development has sought to maximise the number of dwellings that can be built on the site, but this has compromised the design – leading to a building that is unattractive, overwhelming and inappropriate – and has already resulted in the loss of amenity from mature trees, which were felled before the formal application was submitted.

80% of the flats are to be three-bedroomed, so there is a high probability that children will live in the development, yet there is hardly any open space within the development, either as private ground associated with the flats, or as an area of public open space.

The area of parking is shown as a large, unbroken block, with no attempt to integrate the parking with the layout of the flats. There is no turning space at the bottom end of the car park which will make turning difficult when most of the parking spaces are filled.

I note that the minimum requirement for open space for *flats* (50m²/dwelling) is only half of that for houses, that there is no significant usable open space for children, and not even enough space above the legal minimum to allow for a turning circle.

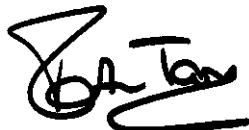
Summary

In summary, I am totally opposed to this particular application, and would ask the Planning Committee to refuse the development for the following reasons:

- 1 Flatted development is inappropriate in a area of low-rise traditional stone-built properties.
- 2 The scheme would dominate adjacent houses and it is out-of-scale with its surroundings.
- 3 Recent developments in the vicinity have respected the character of the area and have set established guidelines for development, and this proposed development runs counter to these principles.
- 4 The number of flats proposed on the site would result in over-intensive development.
- 5 The layout and design is poor and there is inadequate public and private open space provision.

A prominent site such as this, in a traditional area of the town, should reflect the surrounding development and any proposal should be low-density detached or semi-detached properties with dedicated gardens. Fifteen dwellings is far too high a figure for the size of site in this location.

Yours faithfully



Martin Tarr

15/1/08.

3 Campsie
Danderhall
Dalkelt
Midlothian

EH 22 1 QD

Development Services

New County

1 Edgar Street

Dunfermline

KY12 7LE

FIRE CONCERN		EMERGENCY
House		REPORT
Monitor	YES/NO	21 JAN 2008
Consult	Note	
File Reference 07103971		

Dear Sir or Madam.

WFULL

I am writing to say that as a lover of Fife's historic buildings object to the proposals to demolish a Georgian House, Hillpark, 37 Townhill Road.

Dunfermline.

Although not a resident in Fife I would be astonished if such a development were allowed to go ahead to replace an obvious building

of such importance within
the immediate vicinity of
Dunfermline Abbey etc.

To replace such a tranquil
spacious plot with flats
would have been I feel a
good idea if the existing house
were to be converted without
destroying the integrity of the
House, bearing in mind the
high costs of maintaining such
fabric. But one would have
thought that an upper / lower
conversion would have been
submitted. leaving the conserves
intact.

I thank you for, (in advance)
placing my objections before
the planners and all interested
groups.

I spent many holidays in life
with my children and my

younger daughter now resides
in Dungeness.

Yours faithfully
Helen Gunn Doyle
(Mrs.).

Application Number: 07/03971/WFULL
Name: Mr Martin Gray
Address: 20 Witchbrae
Dunfermline
Tel:
Email:
Date and time of comment left: 18-01-2008 11:11
Comment Type: Support Proposal
Comment:

I wish to object to the proposed development in townhill road for the following reasons.
We were not fully informed of this proposed development and only found out through.
The developer states the building is unsafe, why then was a family living in it?.
The council should support our architecture of dunfermline and sympathise with our

the
Tobacco Merchants
House
42 Miller Street
Glasgow
G1 1DT

Tel: 0141-221 1466
Fax: 0141-248 6952
E:sct@scottishcivictrust.org.uk
www.scottishcivictrust.org.uk

Chairman of Trustees:
Ray M Entwistle
Director:
Terrence S Levinthal
President:
Professor Sir James
Dunbar-Nasmith CBE

Patron:
The Prince Charles,
Duke of Rothesay,
KG KT GCB PC

Scottish Charity No.
SC012569

Your Ref:	07/03971/WFUL	Our Ref: 0834
Subject:	DEVELOPMENT SERVICES Demolition of existing dwellinghouse and erection of 15 flatted dwellings including associated car parking and landscaping	
	FOR ACTION/REPLY/	
	REPLY/STANDEE/SV	
	Monitor	RESPONSE
Date:	YES/NO	29 JAN 2008
	Consult	days
	Note	-----
	File Reference	-----

The Trust has examined this application by C D J Watson Ltd (George Walker Building Design Services) for the above and wishes to comment as follows:

The Trust objects to this application for two reasons. We object to the demolition of the existing house which dates from the early 20th century and has considerable architectural merit. The building does not appear to be structurally unsound and the Trust would strongly recommend that reuse is encouraged rather than demolition. The Trust does not object to the principle of sympathetic extension to the existing building.

The proposed new flatted dwellings would create a development which is totally out of scale and character with its surroundings. This area of Dunfermline is principally low density with dwellings of 1 or 2 storeys. The Trust feels that this large block so close to the road will dominate the surrounding buildings. The design is not felt to be in keeping with the surrounding area and the large footprint would result in the loss of garden ground and therefore damage the character and amenity of the area.

The proposals are therefore contrary to Dunfermline & The Coast Local Plan Policy BE2: Development within Town and Village Envelopes which states that new development must 'respect the character and appearance of the adjacent townscape in terms of density, scale, massing, design, external finishes and access arrangements' and Policy BE3: Development Design which states that 'all new development is expected to make a positive contribution to its immediate environment'.

Trustees:
Sheena Andrew
J Scott Brown
Patricia Chalmers
Norman Galbraith
David Hooker
Roland I. Kennedy
Angus Kerr
David J MacRobert
David R Paton OBE
Simon Rettie
Alistair Scott
Paul Smart
Robert Wilson

Gemma Wild

Gemma Wild
Technical Officer (Conservation and Design)

To Head of Development Services, Fife Council (West)
cc AHSS

Town and Country Planning (Scotland) Acts
Application for Planning Permission and/or Listed Building Consent, etc.



Tighvonie

The Service Manager
Planning and Building Control (West)
New City House
1 Edgar Street
DUNFERMLINE
KY12 7EP

123 Rose Street,
Dunfermline,
Fife.
KY12 0QT

Tel. 01383-735854

FIFE COUNCIL DEVELOPMENT SERVICES	
To: <i>K.T.</i>	Follow/Action/Reply/Info Obs/Ctee/SV
Rec'd	RESPONSE
Monitor	----- YES/NO 11 MAR 2008 ----- days
Consult	-----
Note	-----
File Reference	07/03971/HFLC

27 February 2008

Dear Sirs,

**Planning Application 07/03971
Comment on Structural Survey of Hillpark House, 37 Townhill Road**

I was interested to read the structural survey on the above property by McGregor-McMahon and have inspected the property from the street and a neighbour's garden. With 27 years experience of rebuilding, restoring and maintaining a similar type of property just across Townhill Road and having an engineering background, I hope my input might be useful. Our property, "Tighvonie", was built by Robert Lindsay, proprietor of Lilliehill Fireclay Works Townhill in 1875, is similarly constructed of brick and lime mortar with a hard cement render finish, although being rather more ornate and complex in design. "Hillpark House" is a simple rectangular plan with a straightforward roof that should be easy to repair and maintain.

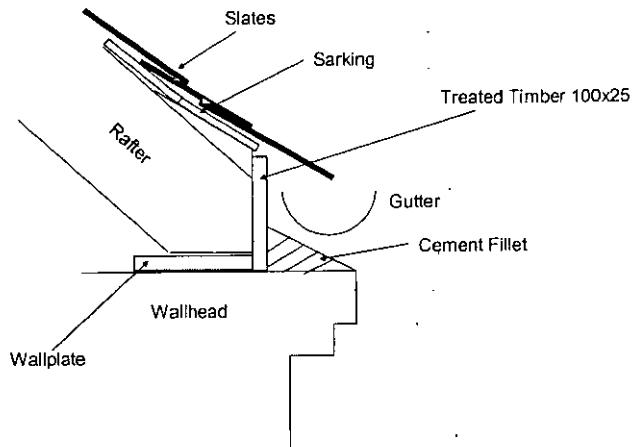
McGregor-McMahon have done a very thorough job of surveying this property, and their findings will certainly be useful for taking this matter forward. However, their assumptions about the origins of the building may be in error. I believe Fife Council Archives show "Hillpark House" was constructed in 1901 [DG/D/2588] with the single-storey northern extension added in 1965 [DG/D/1696]. Some of the ornamental details may be in fireclay rather than pre-cast concrete, the latter material being unusual in the Victorian period. The two-storey wing on the north-east corner appears to be part of the original structure, although the flat roof is slightly unusual for c.1900. It would probably have been lead-covered as would the flat section of the main roof. The front door canopy and steps appear to be concrete, but are possibly a later addition.

From the poor state of repair and the condition of windows and paintwork, it seems that the property has been neglected for some years, and sections such as the front door canopy and steps may need to be rebuilt from scratch. However, although there are clearly some problems with the building, the shabby appearance may make things look worse than they really are.

Here are some specific comments on major items in the survey:

1. Guttering

I agree this is a very high priority. Leaks from the gutters into the wall head are probably causing quite a lot of other problems in the property. At "Tighvonie" an identical problem had caused very damp walls over a period of at least 30 years, leading to wet rot in first-floor joist ends. I redesigned the guttering (right) to be fail-safe in case of blockage or leaks and the problem has been eliminated now for 25 years.



I would recommend that scaffolding be erected round the house so that new gutters can be installed properly. Although expensive, this would also facilitate other items such as effective repair of settlement cracks and rendering, and correction of roof faults.

2. Roof and chimneys

Externally, the simple roof structure looks to be in reasonable condition, with few missing or broken slates. The ten leaks identified by the surveyor could be corrected in a day or two by a roofing contractor. The leaks on the hips behind the chimneys may be due to faulty zinc flashings. Ideally these would be replaced by lead.

The surveyors noted the lack of bracing members in the roof structure, and it would not be that expensive to improve this, particularly if scaffolding is available. Some vertical support struts or diagonal tie bars would make the structure more secure. It's not clear from the report whether any spreading of the roof at the wall-heads has occurred due to lack of stability. If it has, this might explain some of the cracking at high-level on the walls.

Whether it is necessary to completely re-roof the property depends on the condition of the slates and their fixings. Obviously, a re-roof job would extend the life by 50 to 100 years, and may be desirable if scaffolding is erected. It would probably be possible to reuse many of the existing slates.

Unfortunately, some years ago the ornate tops of the chimney stacks were removed and the stumps capped off. This detracted considerably from the appearance of the house. Maybe two stacks could be retained and rebuilt to their original height, and the remaining stacks on the north elevation removed completely and roofed over.

3. Basement

Dampness is common in this part of an older building. We have found the cellar at "Tighvonie" is usable with good ventilation to reduce dampness. Placing the boiler there has also helped. It might be useful to re-render the plastered walls in this area with cement, and possibly to relay the floor over a DPC. The rather bizarre arrangement of supporting internal walls on railway track could be stabilised with a brick pillar and possibly an additional steel joist.

There is no mention in the report of rising damp, so one assumes Hillpark House has an effective DPC.

4. Settlement cracks

From the report, there seem to be quite a lot of cracks in various parts of the building. Hairline and other small cracks are probably not of great concern. The construction of brick and lime mortar does allow some movement in the structure (as with a traditional stone building) but the hard cement render will crack with the very slightest movement, making it visible in way that it would not be on a stone building. Mention is made of four horizontal hairline cracks at first floor level on the north wall of the rear extension (or NE wing). These are probably along mortar lines where there has been some stress movement in the past. I have seen similar effects on our property and these horizontal cracks are very long standing. I would think it unnecessary to remove any of the rendering unless it is "boss". I have found it effective to simply seal the crack with a small amount of flexible acrylic mastic to prevent moisture penetration, prior to repainting.

The structural report is slightly ambiguous when it refers to the rear extension. Sometimes this refers to the two-storey north-east wing that appears to be part of the original structure, and elsewhere to the clearly added single storey building of 1965. The addition of some photos in the report from McGregor-McMahon would have been useful.

The most significant settlement cracks seem to be those over the arched stair window and the upper right hand window on the front elevation. It is difficult to know whether these cracks are recent or have been there a long time. There does appear to have been a slight permanent unidirectional movement down towards the west, as opposed to seasonal cyclic variations. The surveyors seem to make the assumption that this differential settlement is due to the foundations on the west side of the house being shallower, but no evidence for this is presented in their report. In any case, one would expect consolidation of the foundations to have happened in the first 30 years and that there should not be significant continuing movement on a 100 year-old house unless the ground itself is somewhat unstable. I think this would need further investigation regarding the age of the cracks, the depth of foundations and whether the stability of the roof structure is having an effect.

Although these cracks on the main building are visible, I don't think they warrant the demolition of the property, and are certainly at a level where they could be effectively repaired.

The settlement cracks on the 1965 extension are large, and show that this part of the building is moving independently of the main structure. As the extension was not part of the original domestic building, it is probably best demolished, and the original layout on the north side reinstated or a modern extension built more in keeping with the property.

Conclusions

Hillpark House is in a poor state of repair due to years of neglect. Remedial work will be fairly expensive, but presumably this was reflected in the sale price. The faults described in the surveyor's report would not seem to warrant demolition with the exception of the 1965 extension. However, in my view their report does leave some unanswered questions that would require further investigation.

As mentioned earlier, the main building appears to be late Victorian and is probably built from bricks and ornamental fireclay from Townhill, giving it local significance. I believe the interior has some good original features that are worth keeping as well as the original front door, so a preferred option would be to restore the existing building. If after investigation this proves uneconomic, then two new detached or semi-detached houses could be erected comfortably on the site, and would be more appropriate to the neighbourhood than the proposed block of flats.

Yours sincerely,

Hugh Walker

the
Tobacco Merchants
House
42 Miller Street
Glasgow
G1 1DT

Tel: 0141-221 1466
Fax: 0141-248 6952
E:sct@scottishcivictrust.org.uk
www.scottishcivictrust.org.uk

Chairman of Trustees:
Ray M Entwistle
Director:
Terrence S Levinthal
President:
Professor Sir James
Dunbar-Nasmith CBE

Patron:
The Prince Charles,
Duke of Rothesay,
KG KT GCB PC

Scottish Charity No.
SC012569

Your Ref: 07/03971/WFULL Our Ref: 0873
 Subject: Demolition of existing dwelling house and erection of 15
 flatted dwellings including associated car parking and
 landscaping
Hillpark House
37 Townhill Road
Dunfermline
KY12 0J
 Date: 07-Mar-08

The Trust has examined this application by C D J Watson Ltd (George Walker Building Design Services) for the above and wishes to comment as follows:

The Trust has recently been provided with additional information regarding the structural defects within the existing property. The engineer's report indicates that the building has suffered from neglect and a lack of maintenance for many years resulting in water ingress and resulting problems.

While regretting that reuse is not likely, the Trust is willing to accept that repair may be uneconomical and that demolition may be necessary.

However, our concerns regarding the proposed replacement building remain. While we do not object to the principle of development on this site, we feel that the proposed building is out of character with its surroundings. We would refer you to our earlier comments in our letter dated 23rd January 2008.

Gemma Wild

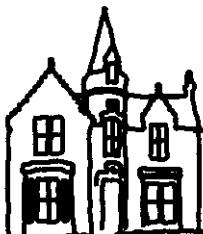
Gemma Wild
Technical Officer (Conservation and Design)

Trustees:
Sheena Andrew
J Scott Brown
Patricia Chalmers
Norman Galbraith
David Hooker
Roland L Kennedy
Angus Kerr
David J MacRobert
David R Paton OBE
Simon Rettie
Alistair Scott
Paul Smart
Robert Wilson

To Head of Development Services, Fife Council (West)
 cc AHSS

FIFE COUNCIL DEVELOPMENT SERVICES	
To.....	For/ACTION/REF/PLY/INFO OBS/CTEE/SV
Monitor YES/NO	14 MAR 2008 RESPONSE days
Consult	
Note	
File Reference 07/03971/WFULL	

Town and Country Planning (Scotland) Acts
Application for Planning Permission and/or Listed Building Consent, etc.



Tighvorie

123 Rose Street,
Dunfermline,
Fife.
KY12 0QT

Tel. 01383-735854

The Service Manager
Planning and Building Control (West)
New City House
1 Edgar Street
DUNFERMLINE
KY12 7EP

27 February 2008

FIFE COUNCIL DEVELOPMENT SERVICES	
To: <u>KT</u>	For/ACTION/REPLY/INFO OBS/CTEE/SV
Monitor	Recd
YES/NO	03 MAR 2008
RESPONSE ----- days	
Consult -----	
Note -----	
File Reference <u>172725</u>	

Dear Sirs,

**Planning Application 07/03971
Comment on Structural Survey of Hillpark House, 37 Townhill Road**

I was interested to read the structural survey on the above property by McGregor-McMahon and have inspected the property from the street and a neighbour's garden. With 27 years experience of rebuilding, restoring and maintaining a similar type of property just across Townhill Road and having an engineering background, I hope my input might be useful. Our property, "Tighvorie", was built by Robert Lindsay, proprietor of Lilliehill Fireclay Works Townhill in 1875, is similarly constructed of brick and lime mortar with a hard cement render finish, although being rather more ornate and complex in design. "Hillpark House" is a simple rectangular plan with a straightforward roof that should be easy to repair and maintain.

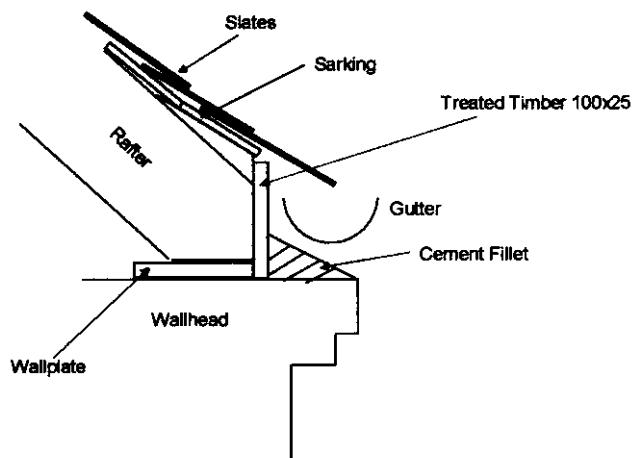
McGregor-McMahon have done a very thorough job of surveying this property, and their findings will certainly be useful for taking this matter forward. However, their assumptions about the origins of the building may be in error. I believe Fife Council Archives show "Hillpark House" was constructed in 1901 [DG/D/2588] with the single-storey northern extension added in 1965 [DG/D/1696]. Some of the ornamental details may be in fireclay rather than pre-cast concrete, the latter material being unusual in the Victorian period. The two-storey wing on the north-east corner appears to be part of the original structure, although the flat roof is slightly unusual for c.1900. It would probably have been lead-covered as would the flat section of the main roof. The front door canopy and steps appear to be concrete, but are possibly a later addition.

From the poor state of repair and the condition of windows and paintwork, it seems that the property has been neglected for some years, and sections such as the front door canopy and steps may need to be rebuilt from scratch. However, although there are clearly some problems with the building, the shabby appearance may make things look worse than they really are.

Here are some specific comments on major items in the survey:

1. Guttering

I agree this is a very high priority. Leaks from the gutters into the wall head are probably causing quite a lot of other problems in the property. At "Tighvonne" an identical problem had caused very damp walls over a period of at least 30 years, leading to wet rot in first-floor joist ends. I redesigned the guttering (right) to be fail-safe in case of blockage or leaks and the problem has been eliminated now for 25 years.



I would recommend that scaffolding be erected round the house so that new gutters can be installed properly. Although expensive, this would also facilitate other items such as effective repair of settlement cracks and rendering, and correction of roof faults.

2. Roof and chimneys

Externally, the simple roof structure looks to be in reasonable condition, with few missing or broken slates. The ten leaks identified by the surveyor could be corrected in a day or two by a roofing contractor. The leaks on the hips behind the chimneys may be due to faulty zinc flashings. Ideally these would be replaced by lead.

The surveyors noted the lack of bracing members in the roof structure, and it would not be that expensive to improve this, particularly if scaffolding is available. Some vertical support struts or diagonal tie bars would make the structure more secure. It's not clear from the report whether any spreading of the roof at the wall-heads has occurred due to lack of stability. If it has, this might explain some of the cracking at high-level on the walls.

Whether it is necessary to completely re-roof the property depends on the condition of the slates and their fixings. Obviously, a re-roof job would extend the life by 50 to 100 years, and may be desirable if scaffolding is erected. It would probably be possible to reuse many of the existing slates.

Unfortunately, some years ago the ornate tops of the chimney stacks were removed and the stumps capped off. This detracted considerably from the appearance of the house. Maybe two stacks could be retained and rebuilt to their original height, and the remaining stacks on the north elevation removed completely and roofed over.

3. Basement

Dampness is common in this part of an older building. We have found the cellar at "Tighvonie" is usable with good ventilation to reduce dampness. Placing the boiler there has also helped. It might be useful to re-render the plastered walls in this area with cement, and possibly to relay the floor over a DPC. The rather bizarre arrangement of supporting internal walls on railway track could be stabilised with a brick pillar and possibly an additional steel joist.

There is no mention in the report of rising damp, so one assumes Hillpark House has an effective DPC.

4. Settlement cracks

From the report, there seem to be quite a lot of cracks in various parts of the building. Hairline and other small cracks are probably not of great concern. The construction of brick and lime mortar does allow some movement in the structure (as with a traditional stone building) but the hard cement render will crack with the very slightest movement, making it visible in way that it would not be on a stone building. Mention is made of four horizontal hairline cracks at first floor level on the north wall of the rear extension (or NE wing). These are probably along mortar lines where there has been some stress movement in the past. I have seen similar effects on our property and these horizontal cracks are very long standing. I would think it unnecessary to remove any of the rendering unless it is "boss". I have found it effective to simply seal the crack with a small amount of flexible acrylic mastic to prevent moisture penetration, prior to repainting.

The structural report is slightly ambiguous when it refers to the rear extension. Sometimes this refers to the two-storey north-east wing that appears to be part of the original structure, and elsewhere to the clearly added single storey building of 1965. The addition of some photos in the report from McGregor-McMahon would have been useful.

The most significant settlement cracks seem to be those over the arched stair window and the upper right hand window on the front elevation. It is difficult to know whether these cracks are recent or have been there a long time. There does appear to have been a slight permanent unidirectional movement down towards the west, as opposed to seasonal cyclic variations. The surveyors seem to make the assumption that this differential settlement is due to the foundations on the west side of the house being shallower, but no evidence for this is presented in their report. In any case, one would expect consolidation of the foundations to have happened in the first 30 years and that there should not be significant continuing movement on a 100 year-old house unless the ground itself is somewhat unstable. I think this would need further investigation regarding the age of the cracks, the depth of foundations and whether the stability of the roof structure is having an effect.

Although these cracks on the main building are visible, I don't think they warrant the demolition of the property, and are certainly at a level where they could be effectively repaired.

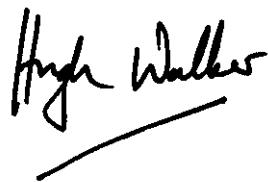
The settlement cracks on the 1965 extension are large, and show that this part of the building is moving independently of the main structure. As the extension was not part of the original domestic building, it is probably best demolished, and the original layout on the north side reinstated or a modern extension built more in keeping with the property.

Conclusions

Hillpark House is in a poor state of repair due to years of neglect. Remedial work will be fairly expensive, but presumably this was reflected in the sale price. The faults described in the surveyor's report would not seem to warrant demolition with the exception of the 1965 extension. However, in my view their report does leave some unanswered questions that would require further investigation.

As mentioned earlier, the main building appears to be late Victorian and is probably built from bricks and ornamental fireclay from Townhill, giving it local significance. I believe the interior has some good original features that are worth keeping as well as the original front door, so a preferred option would be to restore the existing building. If after investigation this proves uneconomic, then two new detached or semi-detached houses could be erected comfortably on the site, and would be more appropriate to the neighbourhood than the proposed block of flats.

Yours sincerely,



Hugh Walker