

ANGUS DISTRICT COUNCIL  
PLANNING AND DEVELOPMENT COMMITTEE - 2 MAY 1996  
APPLICATION FOR RELAXATION OF BUILDING STANDARDS

REPORT NO. 306/96

Relaxation of Building Regulations issued on the authority of the Director of Planning, Transport and Economic Development, in accordance with Regulation 20 of the Building (Procedure) (Scotland) Regulations 1981:

Proposal:- REL/96 0007 - Alterations to Flat at 11 St Mary's Road, Montrose.

The applicant requests the relaxation of Regulation 9 as read with Technical Standard D2.6.

<u>Regulation</u>	<u>Provisions from which Dispensation or Relaxation is Given</u>	<u>Condition under which Dispensation or Relaxation is Given</u>
Regulation 9 as read with Technical Standard D2.6	The requirement of Regulation 9 as read with Technical Standard D2.6. A building must be constructed or positioned in relation to boundaries so as to minimise the risk of spread of fire between the sides of the building and any boundary.	No unprotected areas are permitted within 1.0 metre of a boundary. Dispensation is sought to form a bedroom window on the north elevation size 700 x 1150 mm.

Reasons for Local Authority's Decision:-

Given the location of the window it would seem reasonable to grant relaxation in this instance.

**Proposal:-** REL/96 0008 - Formation of shower room at First Floor level at 1 Teviot Place, Montrose.

The applicant requests the relaxation of Regulation 9.

<u>Regulation</u>	<u>Provisions from which Dispensation or Relaxation is Given</u>	<u>Condition under which Dispensation or Relaxation is Given</u>
Regulation 9 as read with Technical Standard S2.9.	Regulation 9 as read with Technical Standard S2.9 that a flight must have not less than three rises and S2.18 the length of a landing is measured along the centre line of the landing. The length of the landing and width of a landing must be not less than the maximum width between handrails of the associated stair or ramp and must be clear of any permanent obstruction, except a door may open on to a landing between flight such that at any angle of swing it does not diminish the effective width of the landing to less than the width of the stair.	Relaxation shall apply to allow: <ul style="list-style-type: none"> <li>- a single step between the shower room and the first floor landing.</li> <li>- The door of the shower room to open out over the landing to an angle of 90° bringing it parallel to the top step.</li> </ul>

**Reasons for Local Authority's Decision:-**

It would seem reasonable to grant relaxation in the circumstances.

**Proposal:-** REL/96/009 - Change of use of store to visitors centre at the Retreat, Glenesk.

The applicant requests the relaxation of Regulation 9.

<u>Regulation</u>	<u>Provisions from which Dispensation or Relaxation is Given</u>	<u>Condition under which Dispensation or Relaxation is Given</u>
Regulation 9 as read with Technical standard E2.42	Regulation 9 as read with Technical Standard E2.42: A room must have suitable wall and ceiling surfaces to adequately resist the surface spread of flame.	Relaxation shall apply to allow the existing timber linings to the walls to remain as Class 3. An additional escape route is to be provided.

**Reasons for Local Authority's Decision:-**

Given the size and the use of the building it would seem reasonable to grant relaxation.

**Proposal:-** REL/96 0011 - Form Toilet Accommodation and Internal Alterations to Classroom Block at Edzell Primary School, Church Street, Edzell.

The applicant requests the relaxation of Regulation 9.

<u>Regulation</u>	<u>Provisions from which Dispensation or Relaxation is Given</u>	<u>Condition under which Dispensation or Relaxation is Given</u>
Regulation 9 as read with Technical Standard T3.1	Regulation 9 as read with Technical Standard T.3.1 that where sanitary accommodation is provided in a storey accessible to disabled people, there must be sanitary facilities suitable for, and accessible to wheelchair users.	Relaxation shall apply to allow the toilet accommodation in this application to be provided without the facilities for the disabled. Disabled toilet facilities to be provided in the main school building.

**Reasons for Local Authority's Decision:-**

Given the circumstances it would seem reasonable to grant relaxation in this instance.

**Proposal:-** REL/96/0013 - Alterations to House at Slieve View, Ruthven, by Alyth.

The applicant requests the relaxation of Regulation 9.

<u>Regulation</u>	<u>Provisions from which Dispensation or Relaxation is Given</u>	<u>Condition under which Dispensation or Relaxation is Given</u>
Regulation 9 as read with Technical Standard J2.3	Requirements of Regulation 9 as read with Technical Standard J2.3 that every element of a construction shall have a 'U' value not exceeding that specified in the table to this standard.	Relaxation shall apply to permit the existing stone walls of the store (former school) now being incorporated into the house to remain as existing.

**Reasons for Local Authority's Decision:-**

Given the degree of insulation being provided to the ceiling of the store now being incorporated into the house it would seem reasonable to grant relaxation.

**Proposal:-** REL/96 0026 - Formation of office on Ground Floor of Former High Mill Building of Alma works, Catherine Street, Arbroath.

The applicant requests the relaxation of Regulation 9.

<u>Regulation</u>	<u>Provisions from which Dispensation or Relaxation is Given</u>	<u>Condition under which Dispensation or Relaxation is Given</u>
Regulation 9 as read with Technical Standard E2.58.	<p>The requirement of this Regulation that in a building of mixed purpose groups, a stair which serves a dwelling must not communicate with any part of the building on a lower storey which is of a different purpose group,</p> <p>Except -</p> <p>a) where the flat or maisonette has a storey at a height over 4.5m,</p> <p>and</p> <p>i. there is a protected lobby providing at least 60 minutes' fire resistance between each occupancy and the stair, and</p> <p>ii. the dwelling has an alternative escape route, and is occupied by a person having a caretaking or other occupational function connected with the building</p>	<p>This dispensation shall only apply to the office on the ground and entresol floor as shown on Drawings D/1604/047.</p> <p>This dispensation shall only apply as to allow the dwelling(s) to be occupied by persons other than those having a caretaking or other occupational function connected with the building.</p> <p>The office and each of the dwellings shall be fitted with smoke alarms. The alarm within the office shall be linked to sounders within the common corridors.</p> <p>The office shall not be used for purposes other than the business of the Hillcrest Housing Association.</p> <p>The office shall not be sold or leased or otherwise become in separate ownership from the remainder of the building.</p>

**Reasons for Local Authority's Decision:-**

It is considered that it would not be reasonably practicable to comply with the requirement in the particular circumstances of this case.

**Proposal:-** REL/96 1001 - Alterations and Refurbishment of Logie House, Logie, by Kirriemuir.

The applicant requests the relaxation of Regulation 9.

<u>Regulation</u>	<u>Provisions from which Dispensation or Relaxation is Given</u>	<u>Condition under which Dispensation or Relaxation is Given</u>
Regulation 9 as read with Technical Standard E2.60	Every bedroom at a height of 4.5m must have an alternative escape route and exceptions pertaining to the standard.	Both rooms on the third storey shall communicate directly to the stair enclosure via half hour self-closing doors. Both rooms will have smoke detection sensors linked to the main L3 alarm system. The storey shall have an appropriate escape window.

**Reasons for Local Authority's Decision:-**

Impracticable to comply and given the conditions placed it seems reasonable in this case to grant dispensation.

AA/LM/IAL

**Proposal:-** REL/96 1012 - Alterations and Change of Use of Building to Bedroom Annex to Main Hotel at Fletcher's House, Letham Grange, by Arbroath.

The applicant requests the relaxation of Regulation 9.

<u>Regulation</u>	<u>Provisions from which Dispensation or Relaxation is Given</u>	<u>Condition under which Dispensation or Relaxation is Given</u>
Regulation 9 as read with Technical Standard D2.3	The requirement that every part of a building specified in the table to this standard must be constructed of non-combustible materials.	The relaxation shall apply only to allow the stair and landings which give access from ground to first floor to be of timber construction. The walls enclosing the said stair shall be constructed of non-combustible materials and shall have a fire resistance as required by Technical Standard D2.2.
Regulation 9 as read with Technical Standard S2.6	The requirement that every stair of straight flights and flights consisting partly of straight and partly of tapered treads in a building must comply with the table to this standard, i.e. that the tread of a stair of purpose sub-group 2B have a minimum going of 250mm.	The relaxation shall apply only as to allow the stair which gives access from ground floor to first floor to have a minimum going of 245mm.

**Reasons for Local Authority's Decision:-**

It is considered that it would not be reasonably practicable to comply with the requirements of this Regulation in this particular case.

