

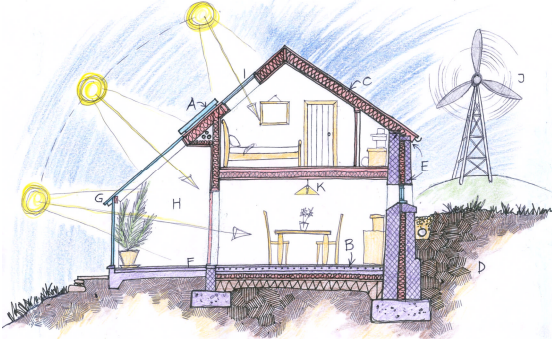
Building within a Conservation Area or next to a Listed Building will require more careful thought than in other situations. For more advice contact the Council's Conservation Officer.

MATERIALS + MAINTENANCE

There is a wide range of building materials currently used for houses in Shetland, the maintenance aspect of materials should be considered in the early stages of designing the house.

DESIGN AND LAYOUT

Compact housing plans, which minimise wall and roof areas, will reduce heat losses e.g. the heat loss from a bungalow will be greater than from a two-storey house of the same total floor area.



The Council's Energy Unit can give detailed advice on ways of saving energy.

Whilst landscaping in Shetland will always be a case of survival of the fittest, planting will soften the development's impact on the landscape. *For more detailed information refer to the S.I.C. leaflet 'Landscaping in Shetland'.*

The boundary treatment of a development can help to integrate a new site into its surroundings, stone dykes or post & wire fencing will be especially low impact visually.

UNDERBUILDING and EXCAVATION

Underbuilding, when seen from below or from a distance, can greatly increase the visual impact of a house; careful positioning is essential.

ROADSIDE DEVELOPMENT

Roadside (or ribbon) development, is where a settlement or cluster will be stretched out along the roadside instead of consolidating within the building group. It can sterilise land to the rear for further development, as well as creating significant safety concerns (with many road accesses).

OVERLOOKING

No main window of a habitable room (not bathrooms or hallways) must overlook the same in a neighbouring house by 25 metres (18 metres in urban areas).

INFILL DEVELOPMENT

Infill development, between existing houses, must respect and be compatible with its neighbours in density, scale and overall design.

DESIGNING FOR DISABILITY

All new dwelling houses should be designed with disability issues in mind, particularly access requirements.

RENOVATING, CONVERTING OR EXTENDING

An extension/conversion to a building should be consistent with the original in form, scale and style. When planning an extension to a house, whether old or modern, the four design considerations are **form, scale, siting and detailing**.

CONSERVATION AREAS: BUILDING ADJACENT TO LISTED BUILDINGS.

Building within a Conservation Area, or adjacent to a listed building, will also involve special consideration of the design and materials, to be compatible with the existing buildings.

FOR MORE DETAILS SEE THE FULL VERSION OF 'THE SHETLAND HOUSE', AVAILABLE FROM PLANNING at Infrastructure Services, Grantfield, Lerwick or www.shetland.gov.uk/developmentplans

THE SHETLAND HOUSE

Advice Note 6

GUIDANCE FOR HOUSING DEVELOPMENT IN SHETLAND



Shetland Islands Council
Planning Service,
8 North Ness Business Park
Lerwick, Shetland
ZE1 0LZ

The aim of this leaflet is to offer a summary of the guidance contained within THE SHETLAND HOUSE document, on designing and developing a house in Shetland, encouraging a high quality of design within the Shetland landscape.

THE PLANNING VIEW

Many of Shetland's remoter communities are in decline and every effort must be made to encourage economic development and discourage depopulation, while also protecting Shetland's beautiful but fragile environment.

CHOOSING A SITE

When choosing a site the developer should first consult the Shetland Local Plan [2004] and visit the SIC Planning office to determine whether the desired location is zoned for possible housing.

HOUSING ZONES: Four housing zones cover Shetland.

- In Zone 1, (generally at the core of larger settlements) planning consent will normally be granted.
- In Zone 2, (settled countryside) new houses will be favourably considered.
- In Zone 3, a new house must be part of an existing building group.
- Zone 4, (generally uninhabited areas) new housing development will be restricted unless it is required for crofting or social reasons.

The general requirements must be met in all cases.

PLANNING ISSUES : PLANNING PERMISSION :

Planning Permission is required for most building works and must be obtained prior to any work starting on site. For more advice *refer to Advice Note 1 – Information for householders.*

BUILDING WARRANT

A **Building Warrant** is also required for most building works, for which you or your agent will need to prepare a detailed set of drawings. You should contact the Council's Building Standards Service for advice.

SERVICES

In most cases a new house will require an electricity supply, connection to a water main and to a wastewater disposal system (whether by connection to a public sewer wastewater treatment plant or a septic tank).

OTHER SITE ISSUES

Best quality agricultural land should not generally be developed.

All new developments should include some open amenity space.

Flood Risk: it is quite common in Shetland for house sites to be in close proximity to the shoreline; as a general rule no new homes should be built below the 5-metre contour line.

Flooding can also be caused by water run-off from hills; development further up the hill can worsen this. *For more detailed information refer to Advice Note 3 – Disposal of Surface Water within your site.*

ORIENTATION

The exact siting of the house within the development plot must be carefully considered, as well as the position of the plot within the settlement. A well-positioned house will make the best use of available outlook, obtain any available shelter and reflect traditional site layouts.

Thoughtful siting and orientation will minimise the building's visual & physical impact on the landscape, as well as maximising views, shelter & solar-gain. It should sit in, not on, the landscape.

SITE LAYOUT

Once a site is chosen, plan the site layout to make sure everything will fit and you achieve the optimum use from your plot. Access point and driveway, septic tank & soakaway (if required), outbuildings, garage, parking and amenity space/landscaping should not be last minute decisions but part of the initial concept.

LANDSCAPE IMPACT

The nature of Shetland landscapes is generally open scenery or sparsely populated countryside. Within this landscape any development must be carefully designed to minimise its impact.

SUSTAINABLE DEVELOPMENT

At the heart of this guidance is the concept that all new development should be sustainable; the development must make the minimum environmental impact (e.g. through siting, orientation and materials), incorporate the best practices of energy efficiency and have the longest possible life. *For more detailed information refer to Advice Note 5 – Renewable energy applications and energy efficiency.*



Wind power, natural materials (slate roof, timber cladding, stone walling), passive solar gain via conservatory and integral 'sun-room', high level of insulation, careful orientation.

COLOUR

Strong colour can work well within the landscape, but darker natural colours will sit better.

PROPORTIONS

Are vital to a new house, both in the general form and composition of its elements. **Detailing** of houses is obviously vital to their appearance; the basic elements of windows, doors and chimneys can give a house its character and style.

URBAN CONTEXT

Designing a house in a town or village will in many ways be easier as there is a built context to relate to. Ideally a new house will echo those around it, whether in materials, colour, scale or form. Many of the principles discussed in the rural section will also be relevant for urban areas, such as colour, scale, proportions and detailing.