

Friday 2nd March 2018

To The Caingorm National Park Planning Authority.

We write with regard to the current consultation for the Carrbridge local draft local plan 2020.

We have gained sole access and use of land North West of the Carrbridge Hotel, on and also next to site THC066, please see attached plan.

The current owners have harvested trees for safety and personal use and will be replanting several hundred indigenous species of trees round the perimeter of the site immediately once weather improves.

We are looking for the site area as attached to be zoned to allow for full or partial development as below.

BACKGROUND

The Carrbridge Hotel has been trading over the last 3 decades under the same owners and management. The Hotel has been established since 1803.

The Carrbridge Hotel provides a full Hotel service including Accommodation, Conference, Weddings and Local Events as well as General Dinning.

The Hotel specializes in Group Business from both the UK Domestic Market and an ever-increasing European Market with an annual total of 45,000 resident bed night.

The Hotel provides whole time employment to circa 40 Staff, 20 of which are key personnel and with another 20 as general assistants.

Development

The Carrbridge Hotel has successfully gained planning to add another 22 bedrooms to its North Eastern boundary which will give it capacity to take one further full coach. See enclosed plan

The development will further secure the hotel's fiscal wellbeing and jobs as we face imminent raises in National Minimum Wage [NMW], National Insurance [NI], Employers contribution and Non-Domestic Rates along with increased energy and food costs, whilst trading in our highly competitive market place, with a degree of extreme seasonality.

Short term Parking

The hotel bedroom extension works involve a large amount of development at the rear main carpark for a protracted amount of time rendering large areas unusable for the most part. We are asking that subject to zoning and planning we are allowed to use the site at THC066 for all hotel temporary parking during the twelve month construction phase.

Long term Parking

Thereafter, subject to zoning and planning we would like to use the site to park our hotel patron cars on a valet parking service system and also all our overnight coaches. It would further improve safety as coaches are used as a form of refuge in the event of a full hotel evacuation.

Housing

The last part, again subject to zoning and planning within the same site would be to develop a high quality building design, using local materials with high energy efficiency to construct 10 to 12 number, key ready housing solution of 3 and 2 bedroom individual Town Home

apartments for Core hotel staff on either a fractional ownership or rental bases.

There is large issue with availability of affordable local housing, which is even more exacerbated within our service sector due to rising home costs and our service sector wage bracket, which many times, results in our youngest family's having to relocate.

Some of our key staff have worked for the hotel over the 3 decades and have failed to gain access to home ownership.

We are very much aware that if the hotel can provide good quality housing for our Staff, The hotel can make vast change for the betterment of both the employees and their family, The hotel is keen to support this in policy.

We would welcome further consultation on the above matters. Please do not hesitate to contact us if you require any further information.

Kind regards

Colin Watt

MD, for and on behalf of
The Carrbridge Hotel LTD

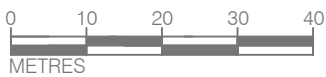
PLAN REFERRED TO



LOCATION PLAN 1/2500



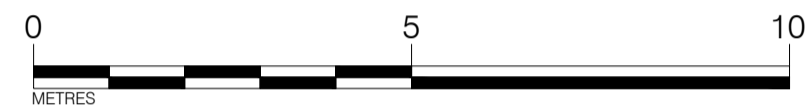
SITE PLAN 1/1000



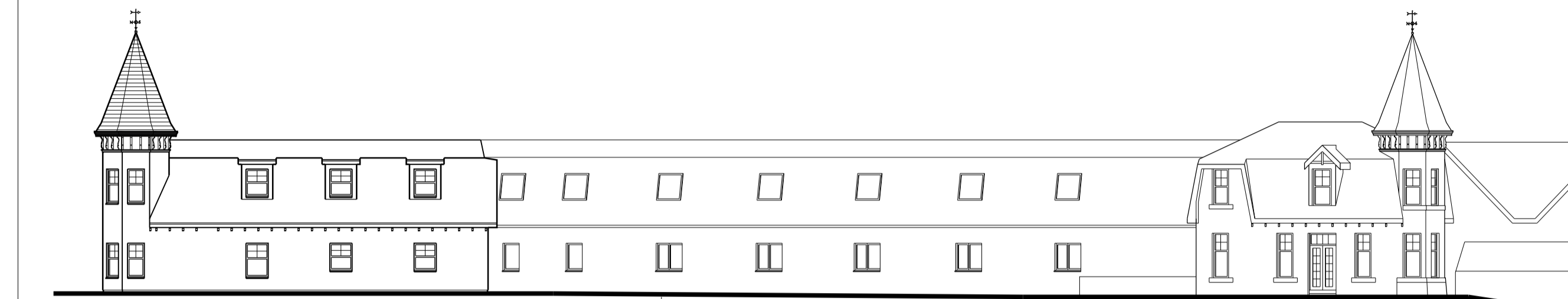
Verify all dimensions and levels.
Do not scale from this drawing. This drawing is to be used in conjunction with the consultants drawings and the specification. Any discrepancies to be referred to the Architect.



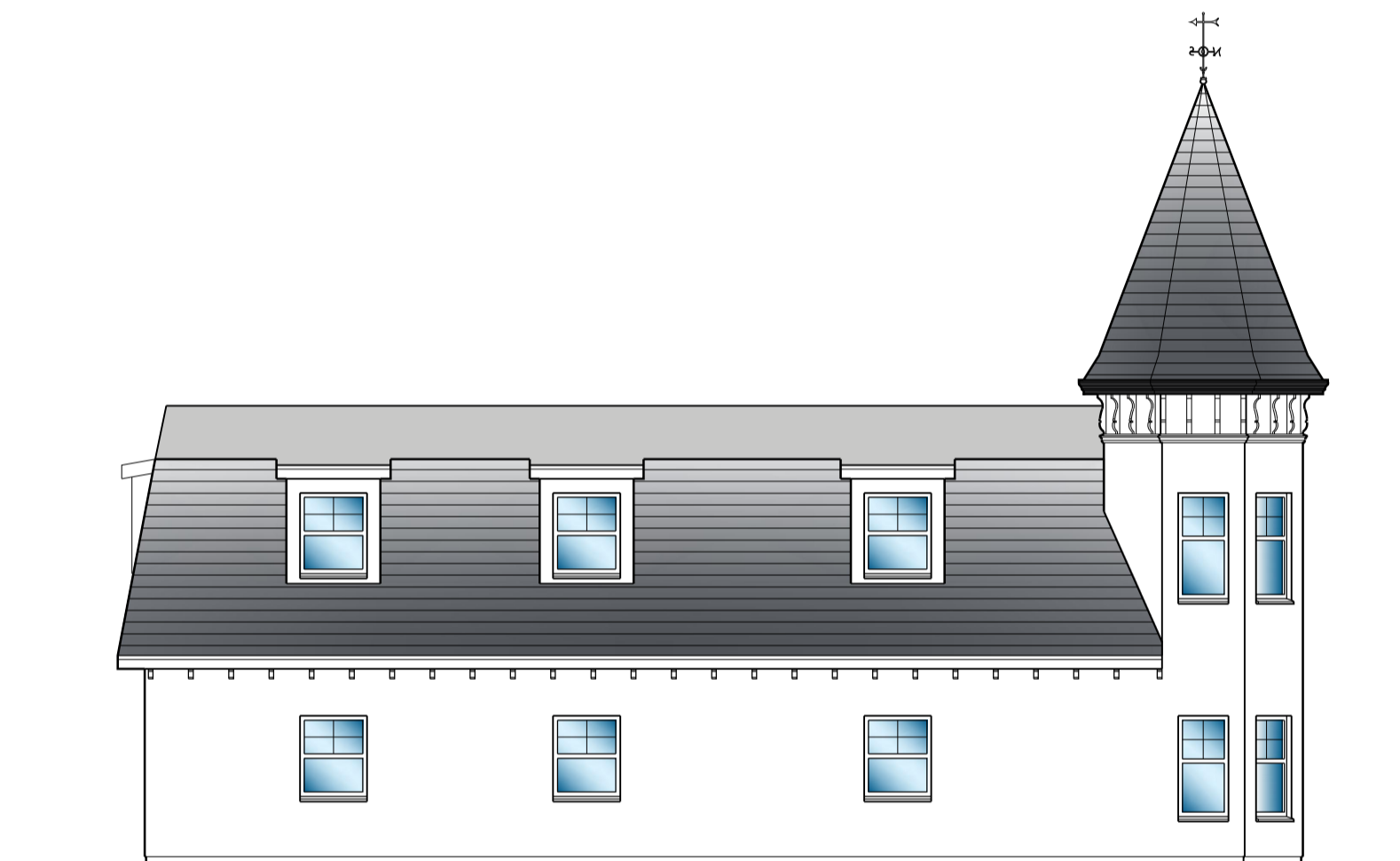
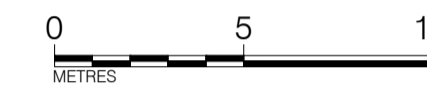
WEST ELEVATION



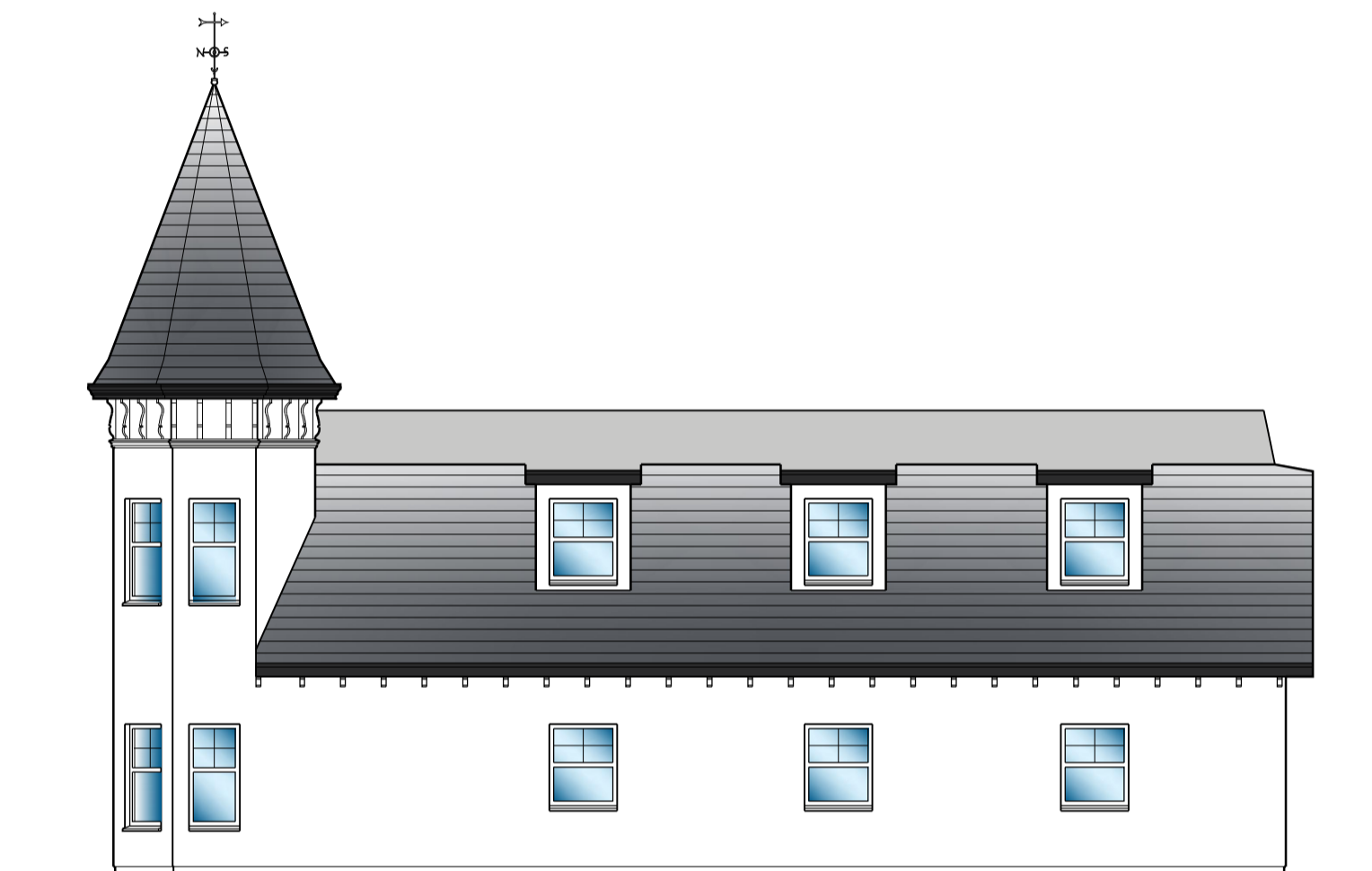
SOUTH ELEVATION



NORTH ELEVATION SHOWING EXISTING HOTEL
NEW LOW LEVEL STORE AND
SERVICE COURTYARD



EAST ELEVATION



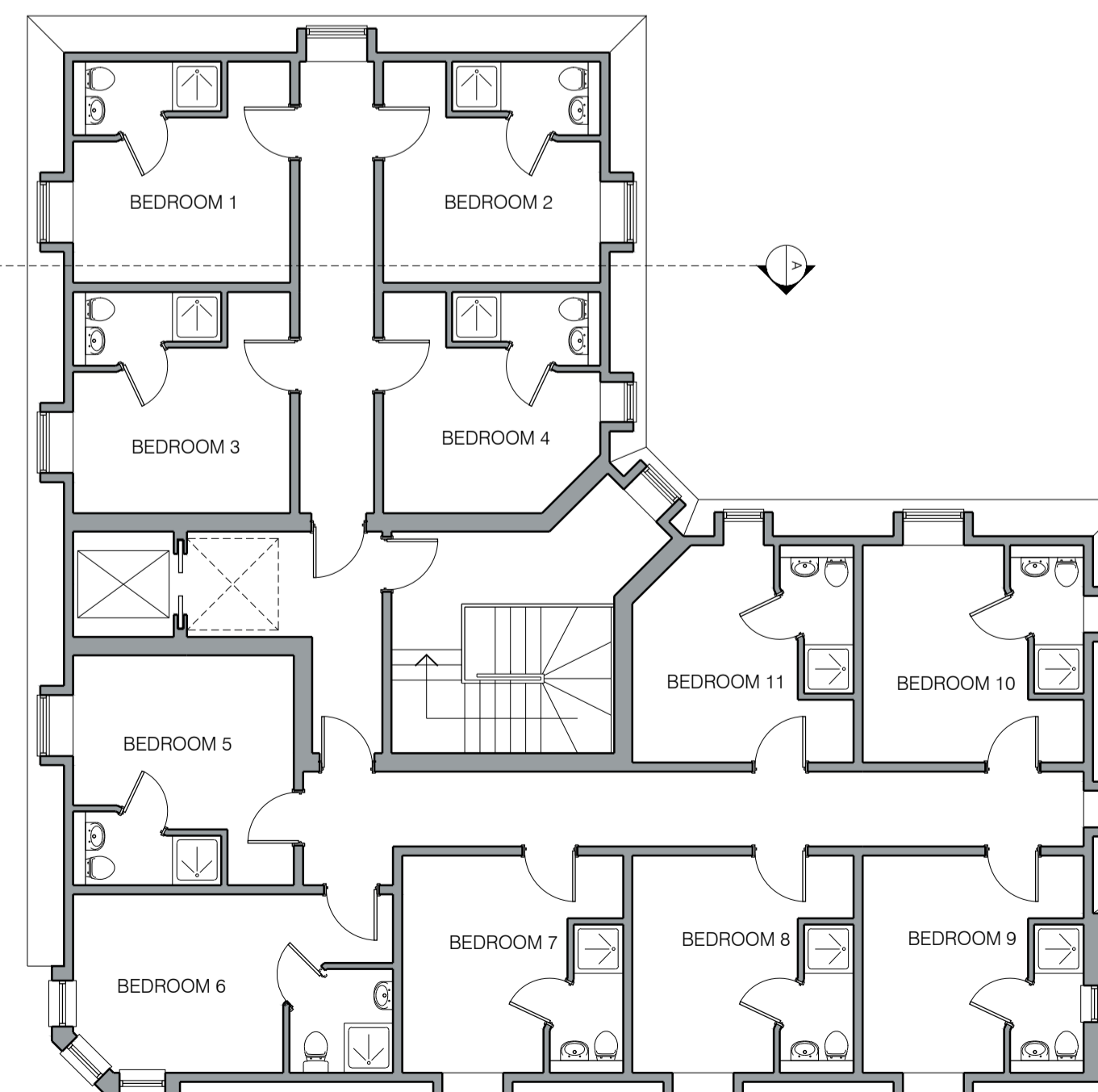
NORTH ELEVATION



SECTION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

C:15/12/16
BUILDING REDESIGNED TO TWO STOREYS
B:15/9/16
FENESTRATION ALTERED
A:12/9/16
CLIENT REVISIONS

Rev	Date

Drawing status	PLANNING
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Client
CARRBRIDGE HOTEL

Project
PROPOSED BEDROOM BLOCK
CARRBRIDGE HOTEL

Detail

PROPOSED PLANS & ELEVATIONS

Drg No	Rev
1415-100	C

Scale	Date
1/100&1/200@A1	DEC 16

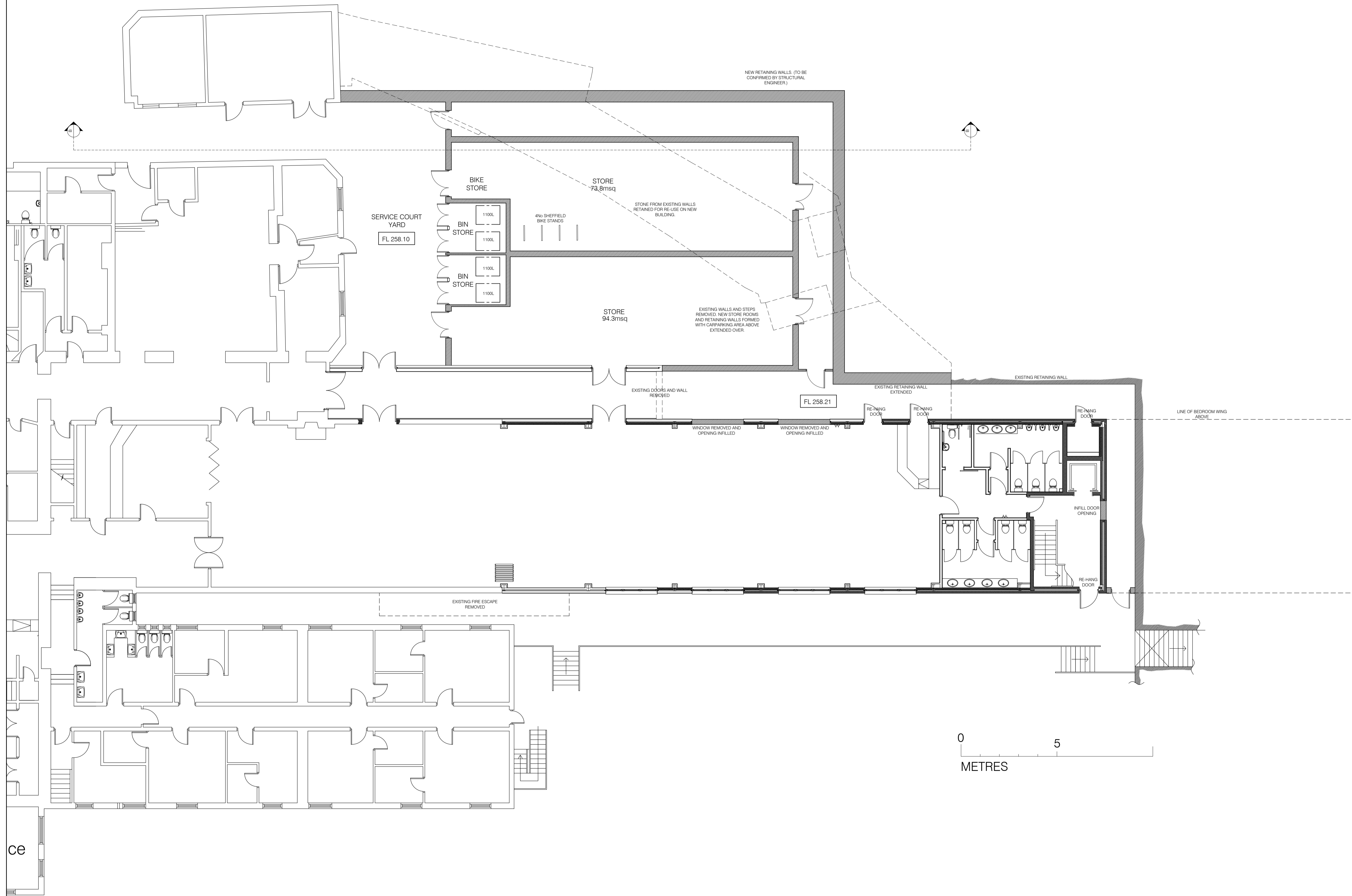
Drawn	Checked
JB	

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Rev	Date
Drawing status	
PLANNING	
Client	
CARRBRIDGE HOTEL	
Project	
PROPOSED ADDITIONAL BEDROOM ACCOMMODATION	
Detail	
GROUND FLOOR PLAN & LOW LEVEL SITE WORKS PROPOSED	
Drg No	Rev
1415-103	
Scale	Date
1/100@A1	SEP 16
Drawn	Checked
JB	

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