

08/241/CP

PLANNING APPLICATION AT
THE AVIEMORE CENTRE, GRAMPIAN ROAD
AVIEMORE

APPENDIX 3

**DESIGN STATEMENTS &
INTERPRETIVE SKETCHES**

AVIEMORE HIGHLAND RESORT MASTERPLAN SUPPLEMENTARY DESIGN STATEMENT

Purpose

1.1 This is a supplementary to the Design Statement relating to matters of *structural design* dated August 2008. It is intended to explain the design concept underpinning the redevelopment proposals for the core of the Aviemore Highland Resort (ie. the site) and provide the context and a framework for co-ordinating various individual development proposals therein.

1.2 It follows recommendations by Architecture+Design Scotland, including a requirement for measures to promote architectural diversity and innovation within the development “blocks” defined as part of the *masterplan*.

Context and Connection

2.1 The core redevelopment opportunity comprises some 3.5 ha. of hard-standing, infrastructure and remedial landscaping located in the centre-north part of the resort. It is bounded to the centre-south primarily by the large scale tourist-related and leisure uses, namely hotels, conference/reception, retail, swimming pool and related activities which occupy a campus-type setting; and to the north and east, by the mixed commercial and housing/community uses, more domestic in scale and which form part of the village centre thoroughfare - Grampian Road - and the adjoining, predominantly residential neighbourhood.

2.2 In this setting, the site occupies a strategic and pivotal position with potential to:

- ± extend the village centre with a strong mix of commercial, office and residential property, a “community”/public transport focus to the north, and centralised parking broken down with a lattice of tree planting;
- ± facilitate cross-town traffic movements, including a distributor road aligned with the outer “loop” of the existing resort network, a central pedestrian priority thoroughfare through the core of the site and defined “gateways”;
- ± reaffirm a network of planned multi-user/pedestrian routes with strong connections to Grampian Road at the north, centre and south of the resort and with adjoining areas (Craigellachie-Aviemore burn) on a north-south axis;
- ± introduce - in association with these routes - a corridor of structural landscaping around the east-northern edge of the site, formalising the park beside the Academy Hotel and embracing both the Aviemore burn and its margins and a new community open space.

Identity

3.1 The primary opportunity is to create a vibrant focus for commerce, residents and visitors; build a stronger and more cohesive urban structure and effect a transition between “townscapes” of diverse form and character.

3.2 Using the existing tourist-related and leisure *zone* to the south of the site as a benchmark, these objectives should be delivered through the footprint for development promoted in the *masterplan* and the following principles:

- ± a more robust, formal and symmetrical layout based on a tighter grain and smaller “blocks”, medium-high densities and a greater variety of activities;
- ± development of predominantly three storeys, lifted to give emphasis and stepping-down in height towards the fringes of the site, and giving enclosure, security and distinctive edges to streets, spaces and thoroughfares;
- ± buildings designed with flexibility for vertical mixing of compatible uses, ground floor activities extending externally into public areas and an emphasis on rhythm and order in the detailing of prominent facades;
- ± a central urban square as a formal social and events space with focal points, landscape features and a major south-west vista;
- ± a discernable Scottish-Alpine architectural theme and a common suite of materials dominated by smooth render, timber and zinc/copper finishes.

Building Specification

4.1 The following schedule is a guideline intended to assist the application of these principles in the context of the building blocks A-Q.

| | | | | |
|----------|--------------------|--|--------------|---|
| A | retail residential | 3-4 storey ground floor shopping, restaurants; | 5-6,000 sq m | commercial centre and architectural focal point, internal atrium/courtyard, modelling of roof and corners for emphasis, permeability for east-west desire line |
| | | flatted accomm. above | c. 30 units | |
| B | residential | 3-storey flatted accomm. | c. 10 units | strong edge to formal park, permeability as above, primary access to urban square, desirable height 13-15m/depth c.10-12m, orientation to major views |
| C | retail | ground floor (part) | 100 sq m | |
| G H | offices | 3-storey | 1,800 sq m | as above |
| D1 D2 | residential | flatted accomm. | 36-40 units | aligned north-east south west, building line modelled to shape the street, rhythm in treatment of long edges, active frontage to pedestrian priority areas, incorporating strong urban square link to car parking at rear, desirable height c.12m/depth 10m |

| | | | | |
|--------|---------|----------|---------------------|---|
| E F | offices | 3-storey | 2,000 sq m | as above, east elevation enclosing urban square |
| J3 | | 2-storey | 750- 800 sq m | alignment with E/F |

| | | | | |
|--|--------------------|----------|-------------|--|
| J1 | pub/ restaurant | 1-storey | 350 sq m | scope to "connect" with neighbouring shopping and office uses, orientation to adjacent "gateway"/pedestrian priority and urban focal point/park, building alignment with D1/D2, 7m+ high |
| J2 | retail | | 750 sq m | convenience store, enclosing urban square, sensitive treatment of north-west elevation to distributor road, <10m high |
| I | pub/ restaurant | | 350 sq m | 9-10m high |
| T | community | | | 9-10m high |
| free-standing, individual buildings with opportunity for innovative design, punctuation/focal points | | | | |

| | | | | |
|---|-----------------|--------|---------------------------|--|
| N | hotel extension | storey | 40 bed 1,800 sq m+ | <15m height, subservient to main building, innovative design |
| Q | hotel extension | storey | 60 bed/ 1,600 sq m+ | <20m height, as above |

| | | | | |
|--------|--------|----------|------------------|--|
| O P | retail | 1-storey | c. 3,500 sq m | c. 7.0m height, free-form shape, incorporating mezzanine floor-space; remodelling north elevation of Academy Hotel with retail units at ground floor level opening onto park and major resort-Grampian Road axis |
|--------|--------|----------|------------------|--|

AVIEMORE HIGHLAND RESORT - DEVELOPMENT MASTERPLAN LANDSCAPE STATEMENT

Architecture and Design Scotland Review - December 2008

The following statement has been formulated as a result of the design development of the proposed Masterplan, following discussions with Cairngorms National Park Authority since the submission of the Planning Application in June 2008.

Landscape analysis of the existing site suggests that it can be divided into a number of broadly distinct zones, each with differing characteristics and elements. In summary, the southern end of the site is marked by large areas of semi-natural deciduous Birch dominant woodland, coniferous plantations and open mature parkland, with sweeping lawns, avenues and stands of large mature trees. The central area of the site is dominated by the existing Resort buildings, which are contained within a parkland campus style setting. The area to the north, which forms the majority of the developable site, is less structured and consists of large open areas of grass and concrete hard-standing, bounded by the existing estate roads and edged with areas of mounded or sloping grass, with stands of immature tree planting (refer to Hirst Landscape Architects' Dwg No. Existing Landscape Structure - 1130-12). These broad character zones do not have precise edges and tend to overlap, creating a series of transitions from one landscape type to another. From this, elements of the wider natural landscape filter through into the Resort landscape, such as groups of Pine and Birch woodland, erratic boulders and sharp changes in level with mounds, slopes and hollows in the spaces between buildings and roads.

The form of the proposed development layout is suggested by the physical and visual orientation of the principal Resort buildings and the corresponding link between the Laurel Bank Path entry and the swimming pool complex. This tends to suggest a north-east/south-west orientation for the proposed development footprint and this is reinforced through the lack of any strong landscape structure in this area.

Overlaid on the basic suggested structure, a new landscape will be created which draws strongly on elements of the wider landscape character to provide an appropriate and distinctive setting for the proposed development. In particular, the introduction of a stylised naturalistic and sinuous water feature, with boulders and strong planting through the centre of the development, provides a strong landscape design element which seeks to establish an appropriate character and theme for the area and typifies this approach.

The proposed layout still exploits the opportunity for several of the National Park Authorities core paths to be linked and general pedestrian permeability is provided through a combination of paths adjacent to new roads; remote footpaths, pedestrian scale streetscapes and generous areas of public open space, which provide the setting for the major building clusters. The Masterplan seeks to create a pedestrian friendly environment through the use of traffic calming and streetscape design elements to emphasise pedestrian priority throughout. Wherever possible, remote paths will be 3.0M wide to enable pedestrians and cyclists to share. The proposed layout also better exploits the potential of the Laurel Bank Lane link with Aviemore Village Centre, by providing a direct access/egress and creating a major arrival point, together with the formation of a new public open space. The proposed

area of open space to the north of the site has also been substantially improved and increased and the proposed path layout improved. The existing parkland frontage between Grampian Road and the Four Seasons Hotel will be retained and reinforced with new tree planting to replace over-mature specimens.

Elsewhere within the site, discrete developments have been carefully integrated into the existing landscape with retention and protection of surrounding mature trees being a major consideration. Wherever possible, car parks and building layouts have been carefully positioned or extended to minimise tree losses and extensive re-grading.

It is envisaged that car parking will be developed along the lines of the existing principal car park at the Resort centre which will be extending into the areas of hardstanding to the north. Car park accesses and the road surface will be blacktop with parking bays formed using loose stone chippings to assist natural drainage. Parking aisles and ends will be planted to visually break up the car park spaces and help to integrate them within the wider landscape framework.

New planting will draw heavily on the character of the existing wider landscape. The majority of tree planting will be native broad leaves and evergreen species with Birch, Scots Pine, Rowan, Gean, Oak and Ash as the core species. Other planting immediately associated with the buildings will respect the character of the established planting around the swimming pool and the main Resort centre. In particular, landscaped areas will feature groups of trees within uneven and mounded ground with erratic boulders rather than being developed as manicured lawn areas. This approach draws on the character of the existing landscape within the Resort and will reinforce its sense of place.

The tree planting specification will be heavy nursery stock ranging in size between heavy standard to extra heavy standard with occasional semi-mature trees at 20-25 cm. Forms will include standards, multi-stems and fully feathered trees. Trees will be bare root where appropriate or else root balled or container grown to suit the planting season or development programme. Shrub planting will use a range of amenity material both bare root and container grown. These will be planted in densities commensurate with the stock size and in sufficient numbers to provide immediate impact whilst allowing for significant future growth. Grassed areas are provided for general recreation throughout the development masterplan. It is envisaged that the management of these areas will be similar to that operated in the Resort at present.

Hard landscape design elements will be introduced taking their theme and character from recent environmental improvements within Aviemore Town Centre and the existing and proposed buildings within the Resort. This will include the introduction of low stone walls and boulders together with appropriate shrub planting at key junctions and roundabouts, the combinations of different paths surfaces and edges including the use of buff coloured aggregate surfaces in conjunction with remote paths and walls. General paved areas will utilize modular style paving with appropriate trims and detailing and will feature the use of high quality local materials at key locations. Street lighting, bollards and general street furniture will utilize timber and steel in contemporary design forms reflecting design elements within the town centre.

Hirst Landscape Architects
20 November 2008



ARCHITECTURAL DESIGN STATEMENT FOR FLETCHER JOSEPH ON GARY JOHNSTON ASSOCIATES' MASTER PLAN PROPOSALS FOR THE AVIEMORE HIGHLAND RESORT

MACDONALD FOUR SEASONS HOTEL

1. Client's Brief

To create a further 60 bedrooms with associated car parking. The accommodation to be linked directly with the public areas and restaurants of the hotel and offer outlook to the Cairngorms and landscape to the east.



2. Site

The existing late 60s hotel sits on the grounds of the original Victorian hotel whose lands the centre occupies. The existing hotel dominates the southern approaches to the village. Standing between 7-8 storeys high, it is by far the tallest building in Aviemore and the surrounding area. It is visible from the Cairngorms themselves. The building is rectangular in form with its two main elevations facing east and west offering views to Craigellachie and the Cairngorms respectively. At ground level its car parking main entrance and public reception areas lie to the west with the restaurants to the east. Its leisure pool, is now redundant and is the subject of separate proposals to convert to another leisure use. A pedestrian walkway lies immediately to the south giving access into the southern woodland area and linking to the wider path network. Red squirrels are a feature of the tree areas around the hotel and careful management of the retained landscape is required to minimise any risk of disturbance and ensure future habitat supports the ongoing success of the local wildlife as a major attraction of the resort. Bird nesting on Craigellachie may influence timing of construction works and location of the extension on the site.



The hotel building sits on the edge of the cliff like ground formation that extends southward along the east boundary of a Scots pinewood. Below it stretches the landscaped area known as the Strathspey Lawns reaching down to Grampian Road.

3. Context

The master plan supports future hotel extension of tourist accommodation focussing on consolidating and upgrading the existing hotels. The existing building is of landmark scale and further accommodation should not increase its height or increase its already dominant presence on the south of Aviemore. Its role as a node is important and is used in the masterplan on the proposed central NS roadway as the southern visual reference point on the horizon

4. Key Design Principles

Based on the analysis of the site, the existing building layout and of the surrounding area in relation to the brief the key design principles are: -

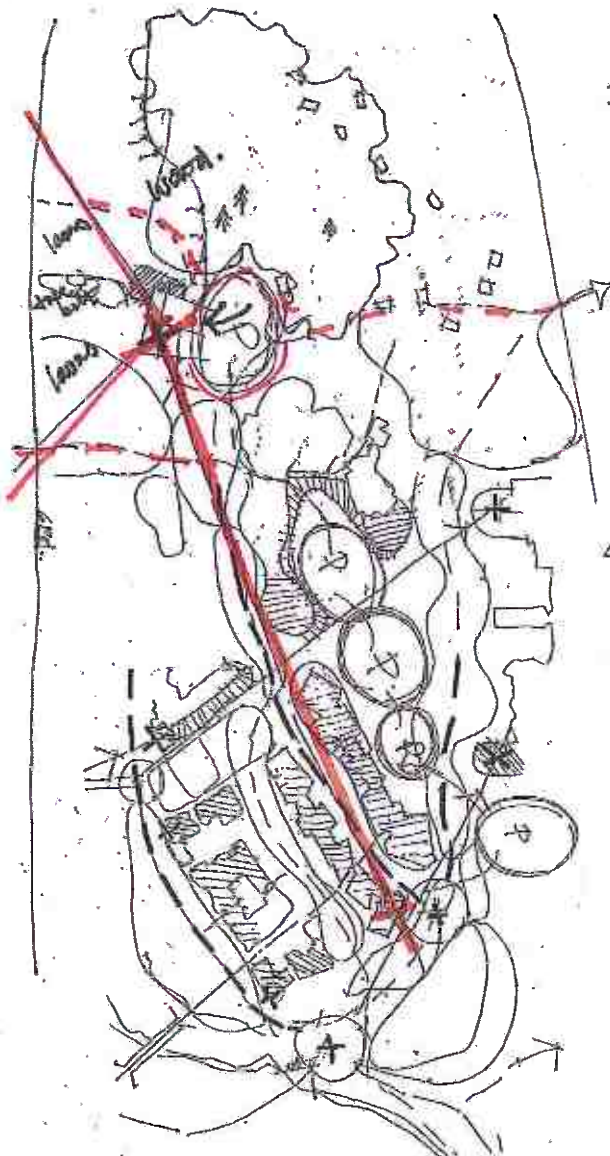
- a. To provide a marketable and contemporary high quality solution offering an improved standard of bedroom accommodation for the hotel
- b. To give due regard to the master plan and the site's role within it.
- c. To restrain intervention into the existing established landscaping, where possible.
- d. To take account of the relevant planning policy contexts, key restraints and opportunities.
- e. To take account of the wildlife and landscape issues, avoiding disturbance where possible.
- f. To offer quality of outlook and aspect to the maximum of bedrooms both to and from the immediate landscape and the broad distant landscape of the Cairngorms.
- g. To minimise impacts for the A9 traffic noise.
- h. To create new accommodation around the existing building's core and offer a balanced massing solution complementing the existing tower without increasing its bulk in particular from the important Grampian Road western views into the site

5. Programme

To be determined.

6. Design Solution

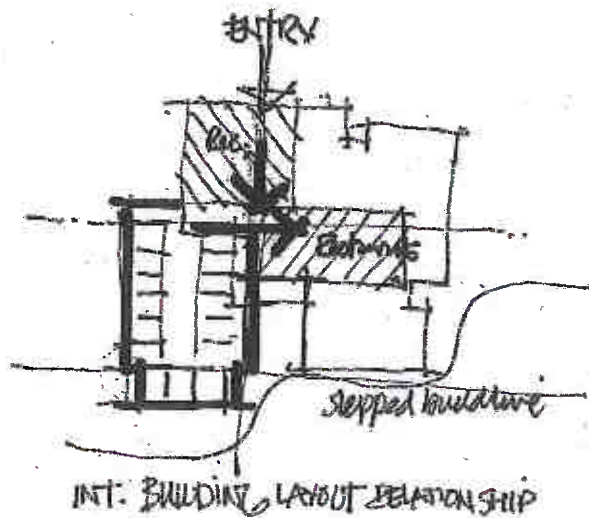
Fletcher Joseph's proposals aim to provide a high quality setting for the new bedroom accommodation



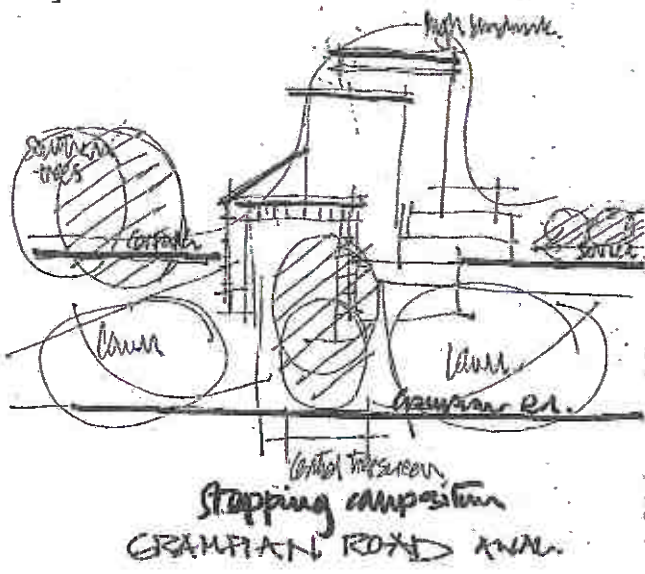
MASTERPLAN CONTEXT.



South elevation / proposed ext overlap.



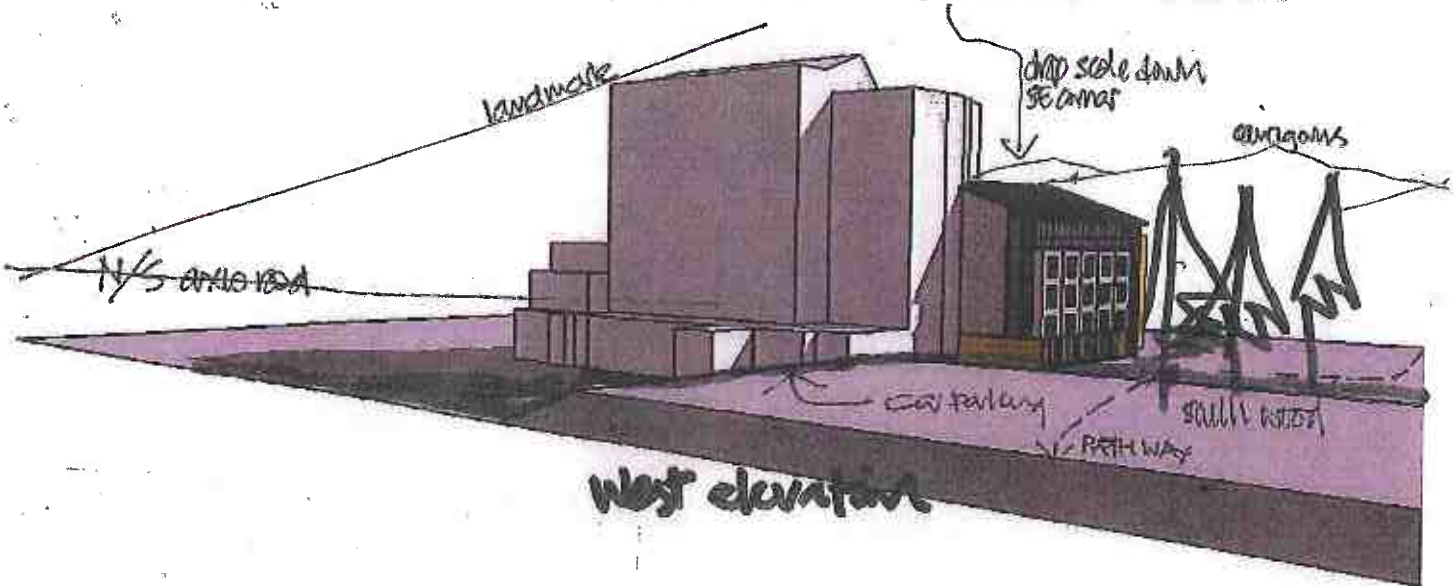
INT. BUILDING LAYOUT RELATIONSHIP



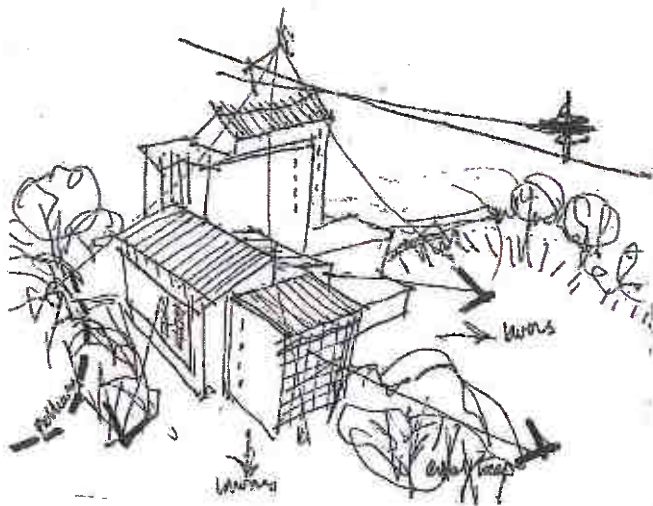
Stepping composition
CRAMPAN ROAD AVAL

offering views and aspect to the immediate landscape and hills beyond for the majority of bedrooms in the new accommodation. Car parking is proposed restricted to the plateau on the East Side of the hotel entrance where the additional car parking migrates into the adjacent woodland. With careful layout, orientation and minimising the use of solid hardstanding, 62 car-parking spaces have been created unobtrusively within close distance of the existing hotel entrance, which is retained. Of the sites available around the hotel the southeastern corner offers the best linkage to the existing hotel public areas. It provides a sheltered site area surrounded by existing landscape and tree areas to its south and east breaking up the mass of the existing building and offering screening to an extension. Locating the new accommodation on the East Side uses the hotel as a buffer of any noise from the A9 and minimises any impact from construction noise on the Craigellachie nature reserve to the West. The chosen site area accommodation the existing pathway to the south and takes value from the setting of the immediate Strathspey Lawn area without impacting on its best features.

The proposed building is a five storey contemporary wing of bedroom accommodation with zinc coloured aluminium standing seam roofs and fascias, cast stone and render walls with Western Red Cedar timber lining and metallic grey aluminium glazing systems to clear double-glazed windows and doors. The balcony systems use stainless steel supports and 10mm clear toughened glass and downpipes and gutters featured in slate grey polyester powder-coated aluminium.



West elevation



Maximum full glazed outlook is proposed to the eastward elevation onto the immediate landscape and Cairngorms beyond. Balcony accommodation to the north and south elevations offer southward aspect looking onto the woodland and on the more inward north elevation outlook to the Strathspey Lawns fronting the hotel. It is proposed that the existing white render on the hotel will in due course be upgraded, improving the insulation levels of the fabric but will remain white and the existing metal roof system should be replaced with the same zinc coloured standing seam roof as the new extension. Whilst the main south elevation of the new extension has a similar white render finish to the existing tower, the abutting link elevations have a distinct separation in either glass or Western Red Cedar abutting the smooth render of the existing hotel.

The solution provides the significant additional amount of high quality accommodation and associated car parking required by the client. It offers the least possible increase of the buildings effective mass to the important southern approach to the resort and the village and provides a new contemporary frontage to the hotel.

Outlook and feature balconies offer interest to the elevations and a quality of accommodation not offered elsewhere in the hotel increasing its range of customer attraction and room rate which can be achieved. Making the hotel more a resilient and sustainable product.

Sustainable design is proposed in both the construction material content and in the long term running of the building.

High insulation levels in walls, ceilings and floors are used to compartmentalise the floors to allow shut down of areas reflecting the demands of seasonal use. The walls are matched by energy saving glazing systems throughout. Heating and lighting is occupancy controlled by movement sensors and room key operation.



PS



PS



PS
 light stone timber linings
 render wet glass stand seam zinc
 coloured roofing

**ARCHITECTURAL DESIGN STATEMENT FOR
FLETCHER JOSEPH ON GARY JOHNSTON
ASSOCIATES' MASTER PLAN PROPOSALS
FOR THE AVIEMORE HIGHLAND RESORT**

RESORT RETAIL ATTRACTION

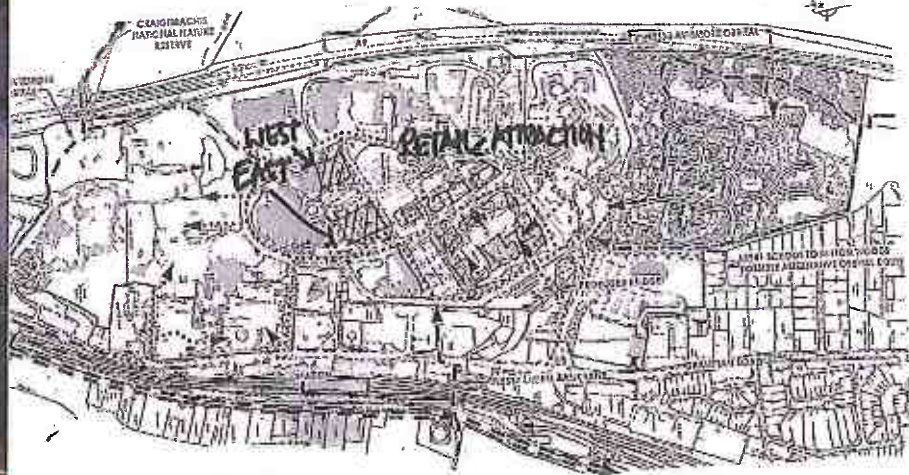
1. Client's Brief

To create up to 2,500m² of new pavilion style retail floor space following on from the successful first phase pavilion development on the site. Extend the same character and retail ambience and link the retail units. Providing a unique tourist-shopping venue to Aviemore. Create ready access from car parking to all retail units and provide a new entrance to the existing retail directly off the car parking and walkway Facilitate better pedestrian linkage to the resort. . The present 1200m² ground floor retail building trades successfully but is limited by the scale of its retail floor area in attracting visitors off the A9. Lifting the retail floor area up to the critical mass proposed is essential to its long-term success as a distinctive shopping destination to visitors bring footfall to Aviemore as a whole.

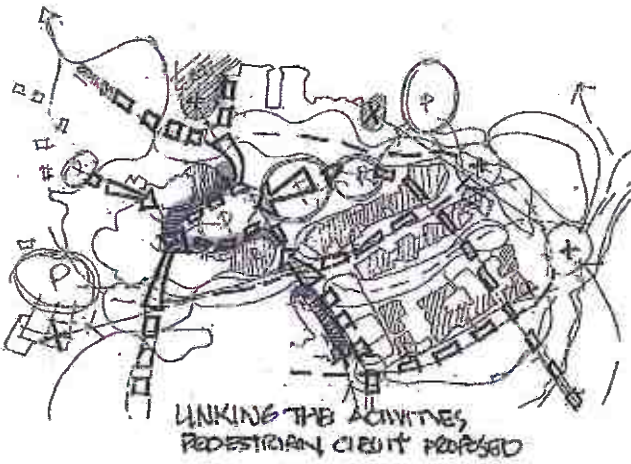
The existing pavilion-style accommodation with its standing seam zinc coloured roofs and fascias and dominance of glazing for shop windows and advertising, is a theme that the client's brief requires to be extended and strengthened in the new proposals.

2. Site

The sites for the retail occupy a central area within the resort around the core car parking for visitors

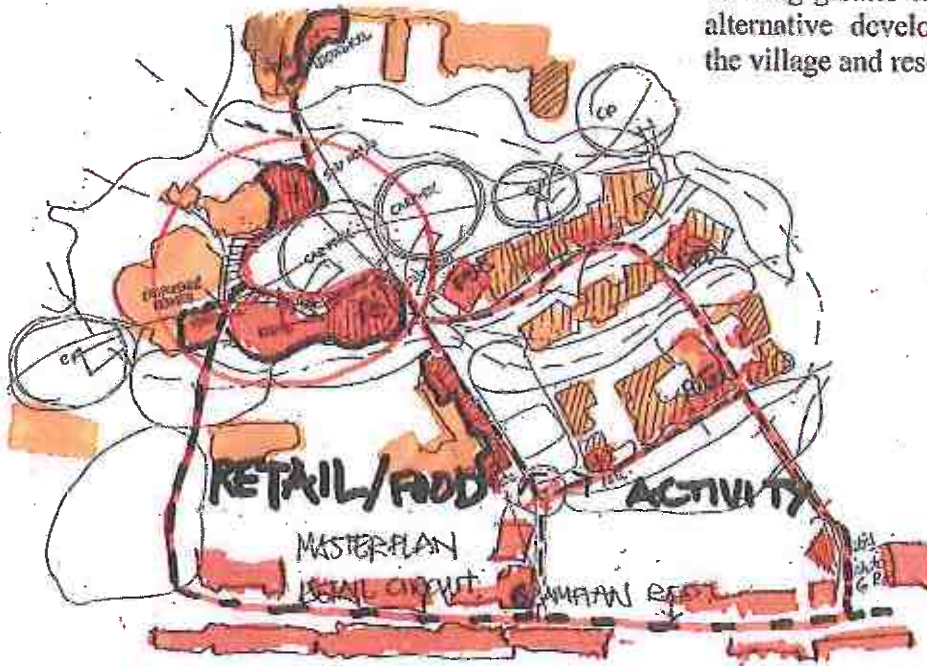


existing pavilion and visitors



retailing successfully developed on the site in the first phase. This tourism-related retailing is distinct from more general local retailing and mixed tourism-related retailing proposed elsewhere on the site akin to that on the Grampian Road and is focussed on vehicular traffic being attracted in from the A9. Its location on the site around the central car parking provision is key to its success along with its linkage to the already established conference and convention centre business in the first phase facilities.

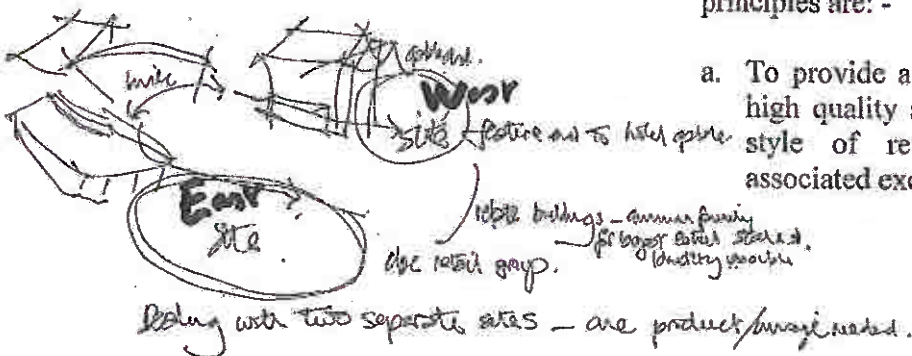
The existing resort roads maintained in the master plan bound the central resort shopping area. The roads have a strong north/south axis following the same NS parallel theme of circulation across the master plan reflecting the linear development on the Grampian Road but offering greater cross route east/west depth and alternative development opportunities both in the village and resort.



4. Key Design Principles

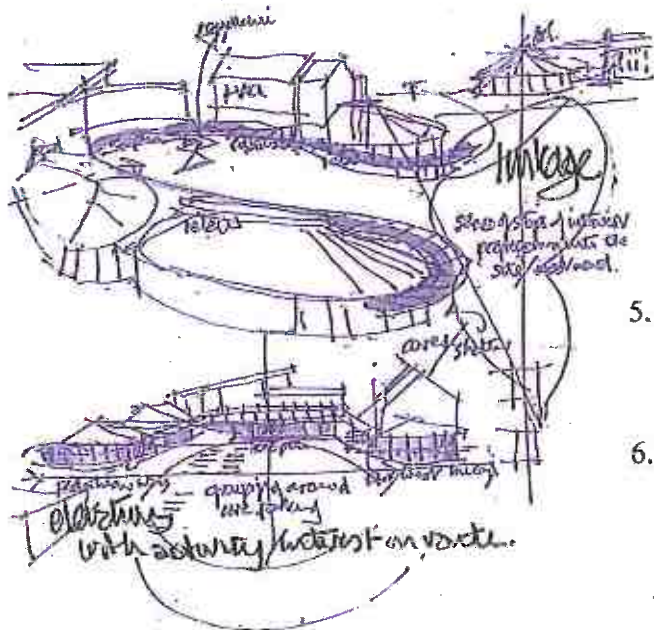
Based on analysis of the site and surrounding area in relation to the brief the key design principles are: -

- a. To provide a marketable and contemporary high quality solution offering an individual style of retailing centre that can be associated exclusively with Aviemore.





- b. To give due regard to the master plan and the site's role within it.
- c. To establish closure of the central retail and tourism area extending the pavilion style of development . Link path networks and adjacent roadways providing a means of sheltered cross site movement for the pedestrian.
- d. To take account of the relevant planning policy contexts, key restraints and opportunities with a design solution.
- e. To offer a quality of retail environment linking with existing convention facilities on the site
- f. To provide the street continuity and interest on the main north/south central pedestrian-dominant roadway through the site.

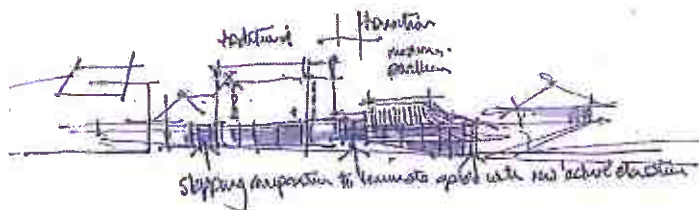


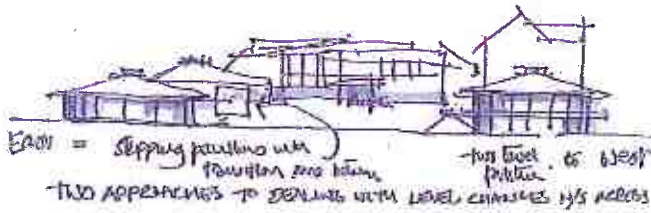
5. Programme

To be determined.

6. Design Solution

Fletcher Joseph's proposals aim to provide a high quality retail environment to the heart of the resort and village distinctive and unique to Aviemore as a major visitor attraction from the A9 tourist traffic. The buildings have been developed with differing attributes to make the most of the two sites. North of the Aviemore Inn an interesting two level retailing solution is proposed maximising floor area and involving the interchange between the two levels across the site creating a key elevational frontage following the same roundel theme used in the first phase retail pavilions and the adjacent swimming pool. To the east a duplication of the existing retail footprint has been used following the same theme of combined external windows and open internal retail space. Main entrances are directly off the car parking with a similar scheme of alteration being proposed for the existing retail pavilion. Each offer distinctive new entrances to attract visitors directly in from





solution is proposed maximising floor area and involving the interchange between the two levels across the site creating a key elevational frontage following the same roundel theme used in the first phase retail pavilions and the adjacent swimming pool. To the east a duplication of the existing retail footprint has been used following the same theme of combined external windows and open internal retail space. Main entrances are directly off the car parking with a similar scheme of alteration being proposed for the existing retail pavilion. Each offer distinctive new entrances to attract visitors directly in from a sheltered glazed walkway and car park rather than as at present focussed on the custom available from the convention centre. The east most pavilion is arranged to link with the important east/west pedestrian leisure and retail route connecting to and passing the north elevation of the Academy Hotel to the Laurel Bank pedestrian gateway link with Grampian Road. The pavilion provides the transition across this east/west route between the more traditional mixed-use retail and housing and commercial developments taking place along the proposed new street extending northwards to pick up Aviemore's public traffic system. The materials proposed match those of the existing pavilion where variety and interest are seasonally changed and created by the retailers on the wall canvasses provided between the shop windows. The galvanised steel and glass glazed canopy offers shelter and an alternative retailing experience where particularly on the west-facing elevations it is proposed that retailing stalls and venues are extended out into the pedestrian areas.

The existing pavilion detail and design features are proposed in the next phase of building with the same material theme of glass, aluminium panels, white render, timber features and Zinc grey standing seam roof system are carried throughout to ensure recognition of the scale of the attraction for the visitor.

High levels of insulation in walls and roofs are matched by energy efficient glazing. Air handling with energy recovery and low energy lighting is proposed throughout. Recycled and recoverable aluminium roof sheeting is proposed on all new roofs. Grey water recycling is proposed combined with a new SUDs roof and hardstanding drainage ground water storage/ holding system.

1

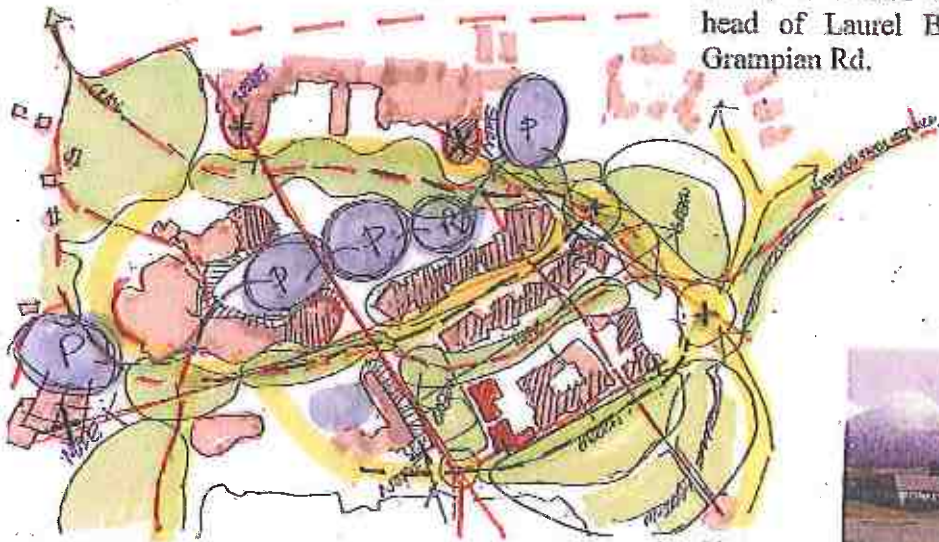
**ARCHITECTURAL DESIGN STATEMENT
FOR FLETCHER JOSEPH ON GARY
JOHNSTON ASSOCIATES' MASTER PLAN
PROPOSALS FOR THE AVIEMORE
HIGHLAND RESORT**



Buildings on Masterplan site blocks B and C

1. Client's Brief

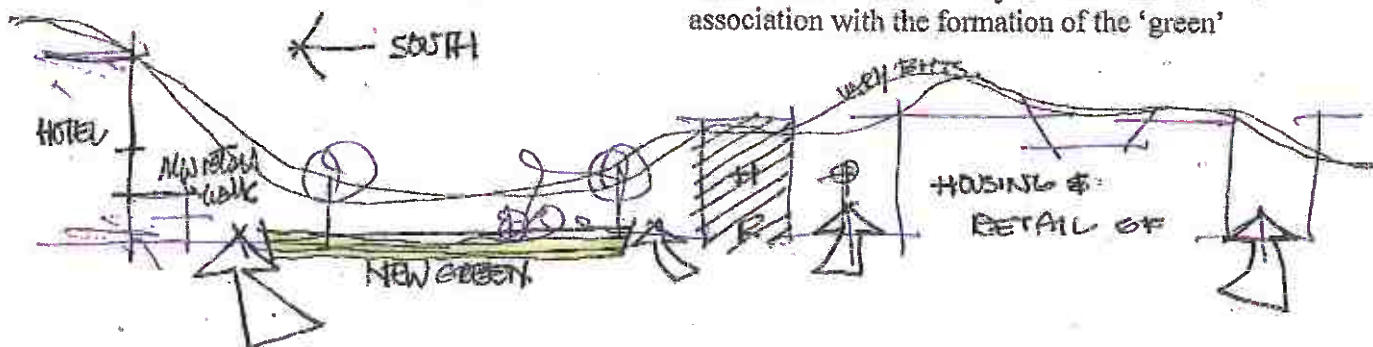
To create up to a 2-3 storey mixed use development of housing and retail on the important NE corner site facing southward onto the new 'green' and eastward to continue and link the retail mixed used proposals to the north of the sites B&C to the arrival gateway at the head of Laurel Bank pedestrian route from Grampian Rd.

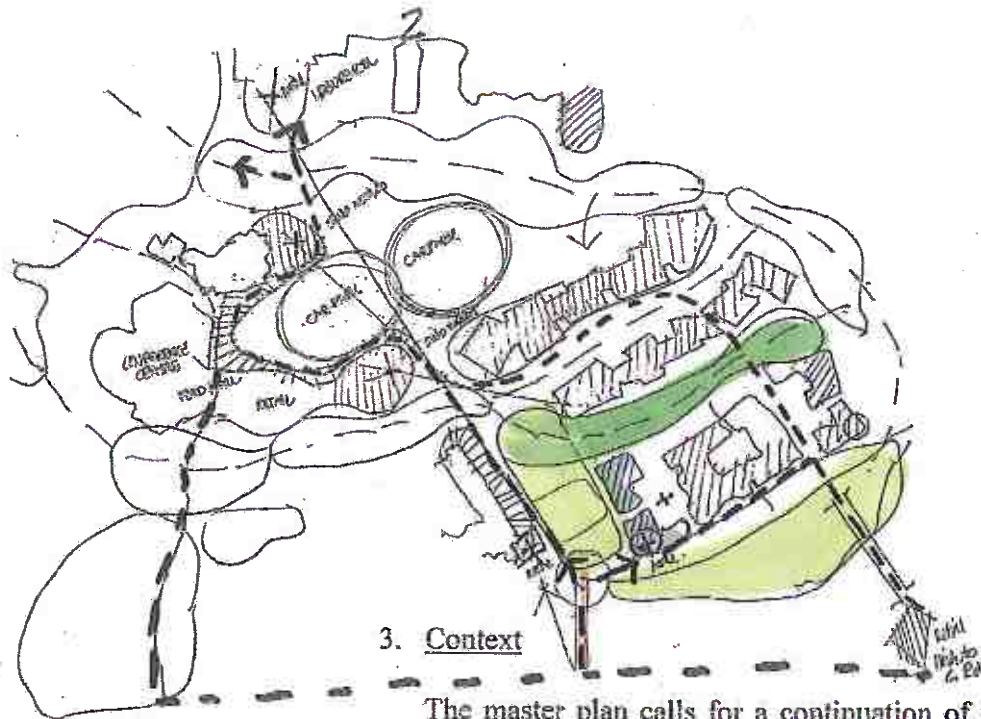


2. Site

The sites B and C stand to the North of the new Green proposed North of the Academy Hotel intended itself for renewal / re-imagining with ground level retail along the south side of the new Green.

The area is on the cleared site area of the former Resort staff Hostel, and the former oil fired district heating plant of the centre. Ground decontamination work took place during the first redevelopment phase but further testing will be required. The site has little feature at present with some level adjustment needed in association with the formation of the 'green'





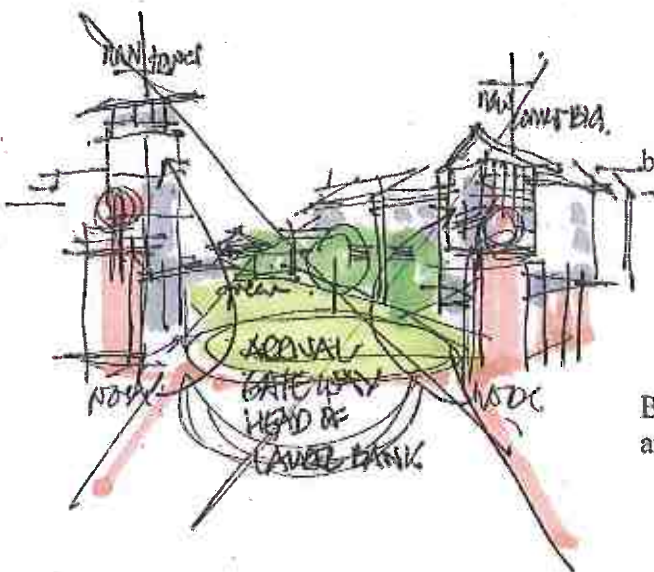
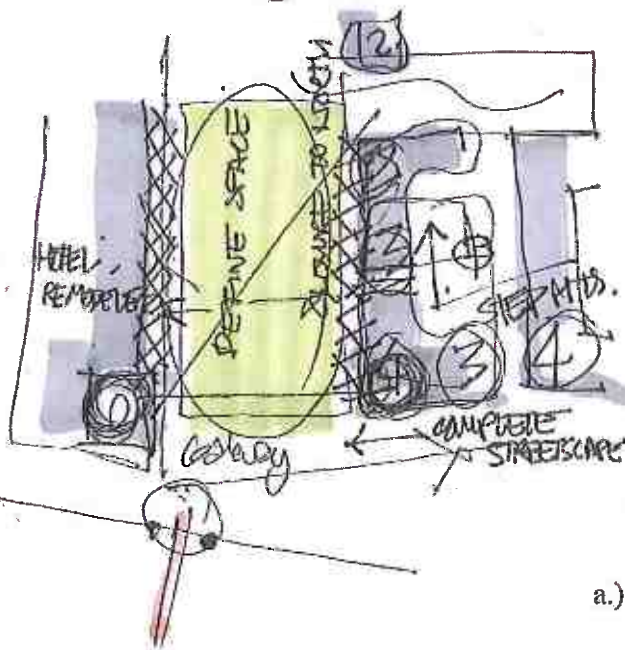
3. Context

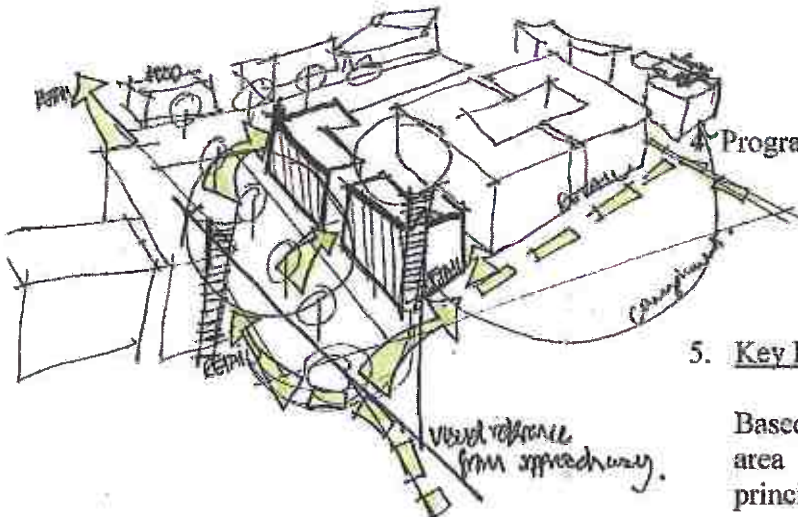
The master plan calls for a continuation of the Northern proposals for mixed use development up to the new Academy green with housing dominating the south facing frontages onto the green giving maximum outlook and amenity. The corner building of block B terminates the East facing frontages of the new development area facing the Grampian Road across open area to the tree lined landscape of the Aviemore burn. The corner building is required to have sufficient scale and impact to compliment the strong feature corner proposed for the Academy across the new green forming a 'gateway' area marking the arrival to the site from the central pedestrian route up from Grampian Road.

This area offers a key choice of east west crossing of the site for the pedestrian.

- a.) Either directly westward on past the new academy retailing and frontage activities/green to the new pavilion retailing and on the leisure centre which acts as the main Node pt on the route. From where further access if offered through the path network to Craigellachie or around the resort lands. or
- b.) Right, northward to the proposed new corner building with retail at ground floor and continuing along the eastern elevation to join with the new E/W pedestrian route up from Grampian road entering the new development area with more retailing and leisure /food activities

Both routes link with the retail circuit proposed and the wider path network.

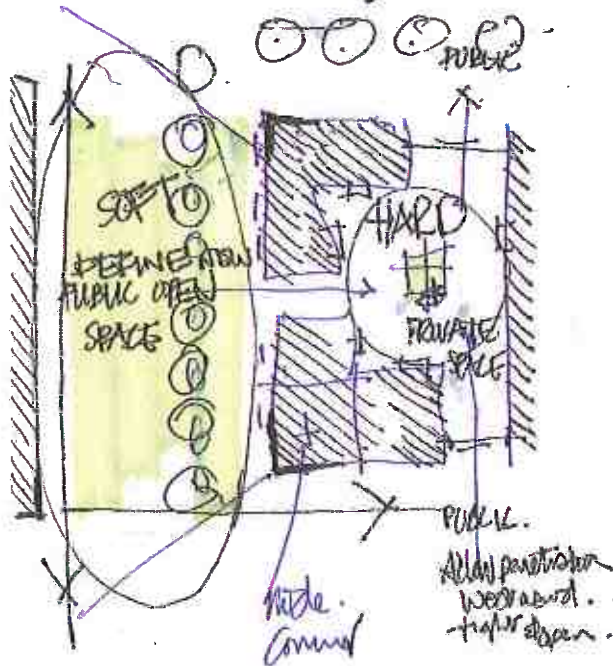




5. Key Design Principles

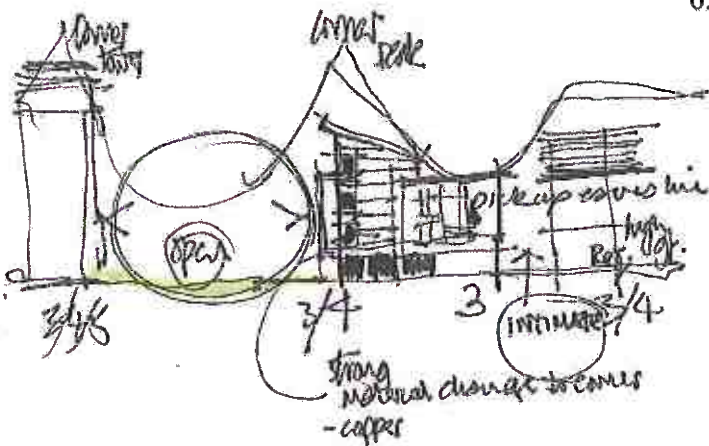
Based on analysis of the site and surrounding area in relation to the brief the key design principles are: -

- a. To provide a marketable and contemporary high quality solution offering an individual style of housing
- b. To give due regard to the master plan and the site's role within it.
- c. To provide an area of high amenity on the site facilitating cross pedestrian movement linking with the wider path network
- d. To take account of the relevant planning policy contexts, key restraints and opportunities with a design solution.
- e. To maximise the outlook and amenity for the housing from the adjacent new green
- f. To provide the street continuity and interest on the north/south frontage
- g. Provide a dominant corner to the SE to match that of the Academy marking the head of the green and the main pedestrian arrival point to the site.

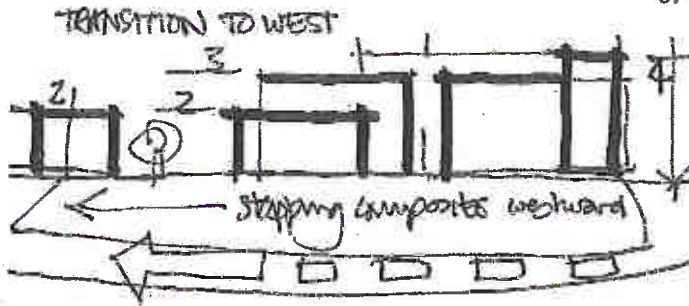


6. Design Solution

Fletcher Joseph's proposals aim to provide high quality housing near the heart of the resort and village distinctive to Aviemore. The designs take full advantage of the southerly aspect and landscaped offered by the 'green' and new water side landscape running to the west. The buildings have been developed with differing attributes to make the most of the two sites differing roles and relationships to the surrounding masterplan proposals



6. cont



Strong balcony features have been introduced to the south and west elevations and a variation in scale across the blocks between two and three/quarter storey height building up across the southern streetscape to the important SE 'gateway' corner to the green. The two buildings proposed provide a robust southern street elevation to the development area as required.

A material theme of glass, white render, and timber lining for walls and a Zinc grey standing seam roof system are carried from other buildings on the site with the addition of green copper patina cladding. Natural Aluminium down pipes and ppc gun metal grey window and door systems complete the fenestration.

The proposals offer a differing roof form and material mix to that of the immediately adjacent housing proposed to the North to help vary the building styles in the townscape.

The layout forms frontage to the green and to the North a more private garden and sheltered courtyard area with the adjacent housing. It provides for links through the site to the new NS hard and soft landscaped route with water features which assist the SUDs provision for the area.

Materials proposed-

High levels of insulation in walls and roofs are matched by energy efficient glazing. Air handling with energy recovery is proposed within the housing and low energy lighting is proposed inside and out. Recycled and recoverable aluminium roof sheeting is proposed on all new roofs. Grey water recycling is proposed combined with the new SUDs roof and hardstanding drainage ground water storage/holding system forming the landscape water features. External lighting power is to be supported by roof mounted electric solar panels. Hot water preheating for the flats will be offered using roof mounted water heating solar panels.

**ARCHITECTURAL DESIGN STATEMENT FOR
FLETCHER JOSEPH ON GARY JOHNSTON
ASSOCIATES' MASTER PLAN PROPOSALS
FOR THE AVIEMORE HIGHLAND RESORT**

**LINK RETAIL BUILDING BLOCK 1 ON NEW
PEDESTRIAN BRIDGE PATHWAY TO THE
GRAMPIAN ROAD**

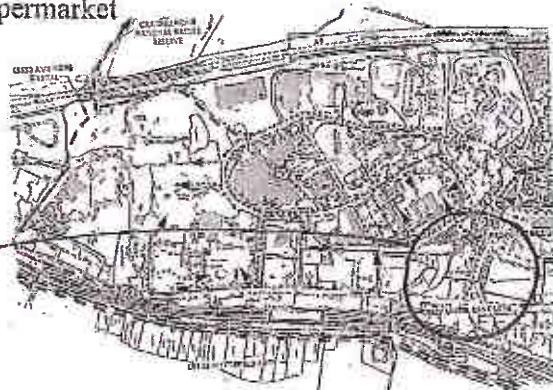


1. Client's Brief

To create a link with the Grampian Road retail and Leisure pedestrian traffic with a signature retail building fronting the recently built northern access road. The building is required to offer a continuity of the new resort retailing out to the existing and new Retailing proposed on the Grampian Road around the northern roundabout junction into the AHR lands

2. Site

Standing on the former Red MacGregor Hotel, the site is on part made-up ground and further extension of the ground levelling is required to establish the site platform which will align with the proposed bridge link across the Aviemore Burn to the new northern development area. The site is levelled in part and slopes steeply to the south into the wooded ravine of the Aviemore Burn and is neighbour to a two storey commercial building, presently a restaurant. The adjacent building has its main frontage and elevation to the Grampian Rd and its long axis parallel to the new north link road. Opportunity exists for them on open up a second frontage "facing the street" directly opposite the supermarket and take full advantage of its position. This would also benefit street continuity for the pedestrian towards the new retailing proposed. At this time the clients site and building design can only 'shout' for attention with a distinctive building image which will be noticed from the Grampian Road and the retailing which extends round the northern roundabout on Grampian Road and in due course from on the site opposite where approval has been granted for a new supermarket



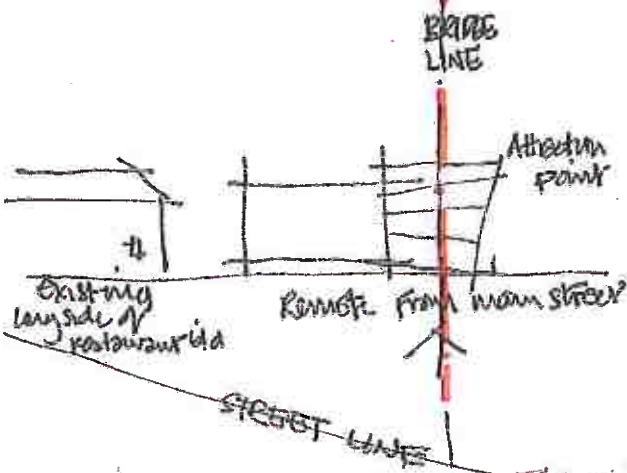
the site



3. Context

The current and all previous masterplans have sought better linkage between activities on the AHR site and those on village along Grampian Road. Extending the overall villages east/west depth. At only three points however do the land ownership's meet and these are.

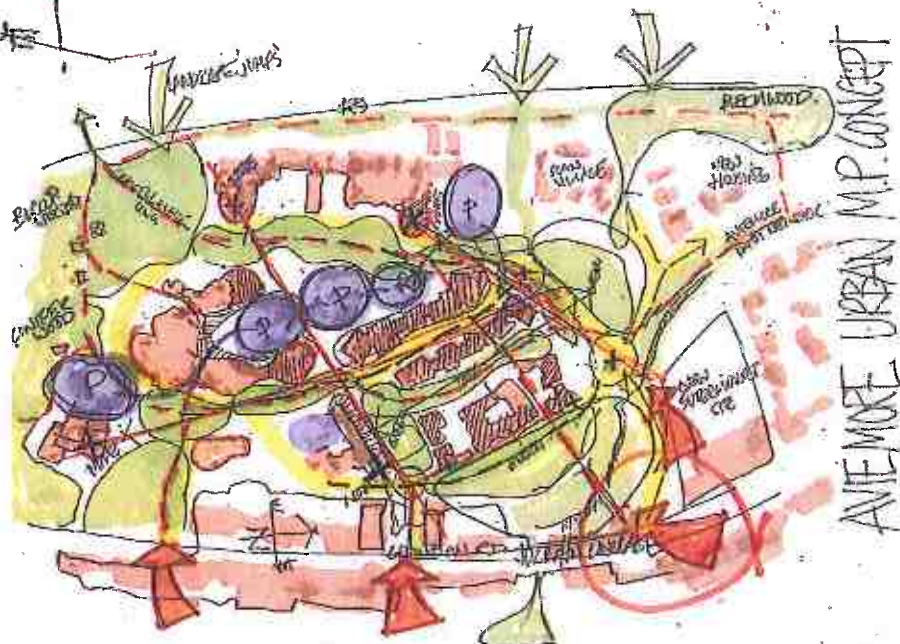
- 1) To the south – the Strathspey lawns a key feature to Aviemore
- 2) The Laurel Bank private lane – upgrading as part of this application
- 3) The north link road – only the road itself reaches the Grampian Road with the nearest AHR site development area some 50m back off the Grampian Rd street line.

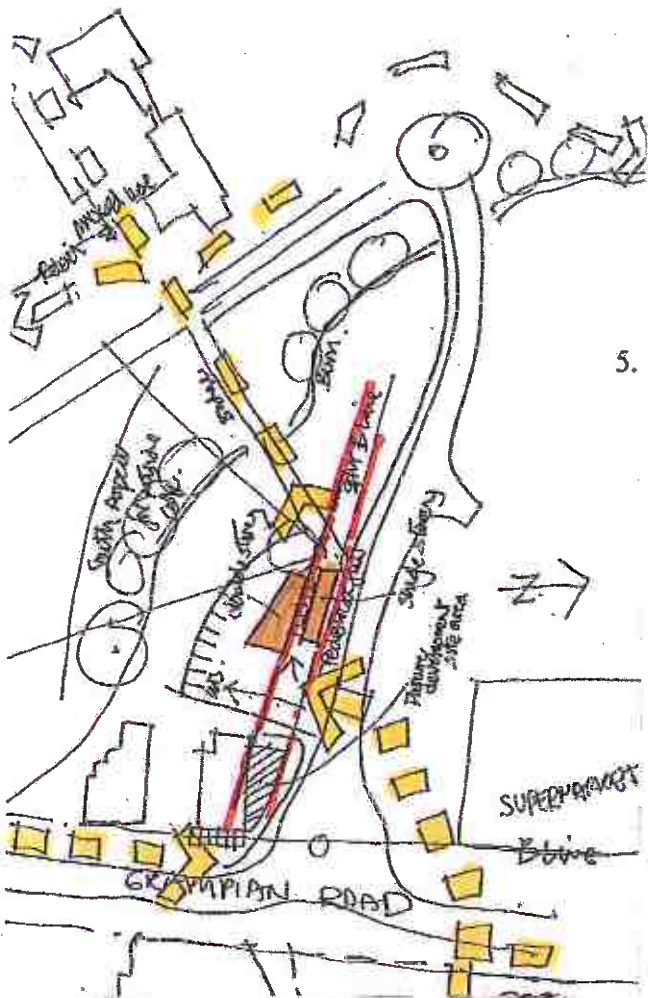


Other than the Northern supermarket site there was no AHR touching the Grampian Rd but the north link road now in place offers a continuity of street activities and interest to draw pedestrian activity into the new development areas being proposed in the application. The road however is car dominant and a new more direct pedestrian route is proposed with the added interest of a foot bridge experience in crossing the tree lined Aviemore burn.

The building and facilities proposed around it are intended to 'signal the new pedestrian bridge way linking to the north most mixed development tying with the wider path network extending south and westward through the site.

The masterplan looks for the provision of a purposeful network of public access pathways providing interest and activities for the pedestrian encouraging exploration of the wider village beyond the Grampian road or conversely from the AHR resort facilities.





Programme

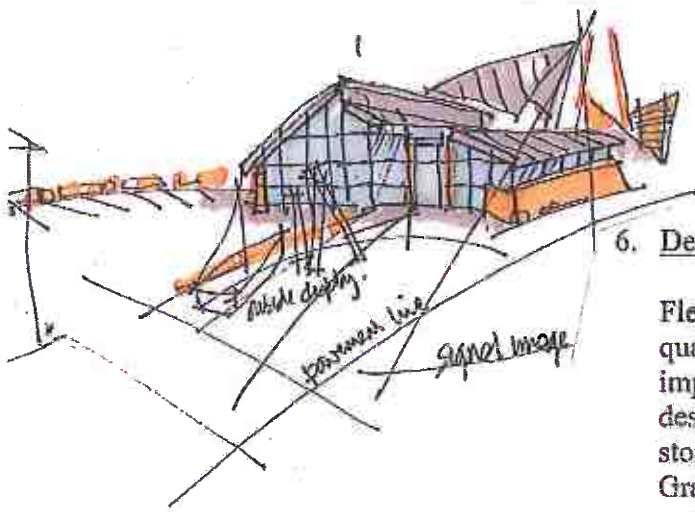
To be determined.

5. Key Design Principles

Based on analysis of the site and surrounding area in relation to the brief the key design principles are: -

- a. To provide a marketable and contemporary high quality solution offering a signature building style signalling the link bridge way into the AHR site to endeavour to give continuity of retailing from the Grampian Road into the new developments linking with the wider path network and activities along the routes
- b. To give due regard to the master plan and the site's role within it.
- c. To provide an area of rest and amenity on the eastern side of the Aviemore Burn linked with the new bridge.
- d. To take account of the relevant planning policy contexts, key restraints and opportunities with a design solution.
- e. To maximise the outlook and amenity opportunities for the site.
- f. To provide street continuity and interest leading to the bridge crossing.





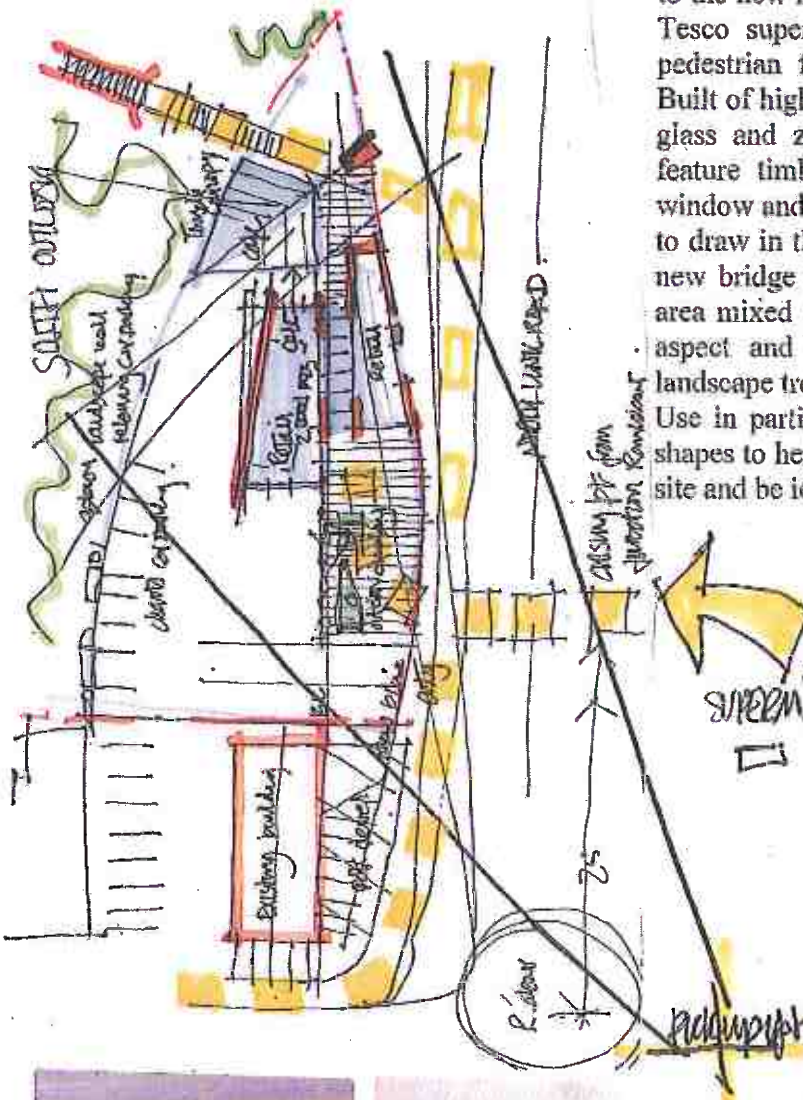
6. Design Solution

Fletcher Joseph's proposals aim is to provide a high quality signature retail building visible at the important northern approach to the resort area. The design proposed takes the scale of the present two storey commercial buildings on the corner with Grampian Road and continues the street frontage on to the new link road and faces what will be the new Tesco supermarket to take full advantage of the pedestrian flow expected around such a facility. Built of high quality materials offering natural stone glass and zinc standing seam sheet roofing with feature timber panelling and high quality timber window and door systems, the building is orientated to draw in the pedestrian flow and lead them to the new bridge way. It offers shelter and outside cafe area mixed with new retailing taking the southerly aspect and the views over the immediate burn landscape trees to Craiggellachie and beyond.

Use in particular is made of strong, roof and wall shapes to help the building stand out on the set back site and be identifiable as the point of bridge entry.

High quality natural materials such as locally sourced stone walls and dyking offer tactile pavement level finishes with timber and glass. The robust signage that is needed to attract visitors is proposed contained inside the large glazed walls facing NE to the Grampian Road with maximum natural daylighting to the shopping environment and least solar gain. Whilst the shop is contained with heavy walls to the south and west, the external café areas have open aspect maximising exposure to the sun and views using canopies to offer screening from the extremes of rain and sunshine.

High insulation levels to the walls and ceiling are combined with minimum energy lighting and u/floor heating using the mass of the building to maintain a level environment. The large south-facing roofs facing away from the street offer the opportunity for solar electric panels to supplement demand for lighting with water heater panels for toilets and staff facilities all discreetly set away from main street elevations. Grey water recycling is proposed for the toilets and a full SUDS scheme for the car parking areas minimising dependency on utility services.

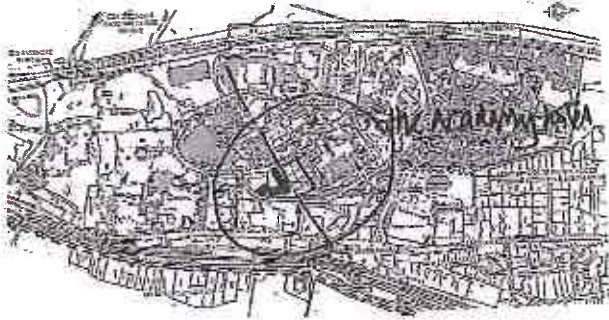


ARCHITECTURAL DESIGN STATEMENT FOR FLETCHER JOSEPH ON GARY JOHNSTON ASSOCIATES' MASTER PLAN PROPOSALS FOR THE AVIEMORE HIGHLAND RESORT

RE-IMAGING OF THE ACADEMY HOTEL

1. Client's Brief

To provide a contemporary image to the existing hotel roof and walls incorporating new retailing and an extension of the existing licensed premises/. Restaurant venue in the hotel ground floor north-east with a view to providing continuity and interest along the east/west pedestrian link through this site extending from the Laurel Bank gateway. Provide a visual link with the Grampian Road marking the arrival to the site and complementing the new northern housing development framing the new green proposed between.



2. Site

The site for proposed extension of the building runs the length of the north face of the existing hotel. A step in level limits the amount of ground floor retail that might be achieved. However, stepping up within the shopping may create a greater area shopping area from the existing building, as demand requires. The existing 1960s design hotel, formerly the Freedom Inn and now known as the Academy Hotel, is as the original design with white rendered walls and flat roofs throughout. The area to the north fronts what was the former go-kart track now infilled and levelled and temporarily landscaped. An existing roadway runs east to west, which originally provided the east/west link into the site and formerly tied into shopping that previously existed on the ground floor of the hotel and the shopping areas that extended around Allendar Square, the ice rink and swimming pool as was originally planned. The new site has removed many of the level issues that existed previously allowing a greater freedom and all-ability access across the site area as a whole.



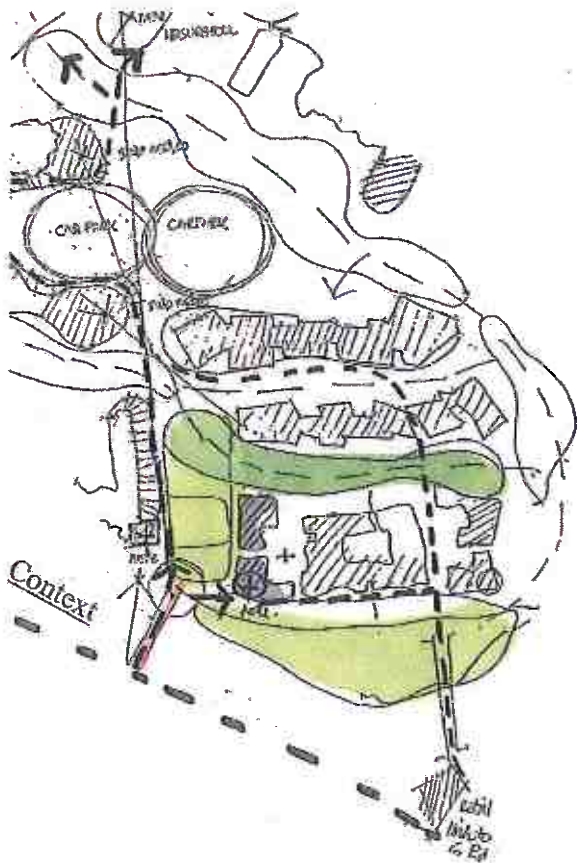
the existing Academy as original



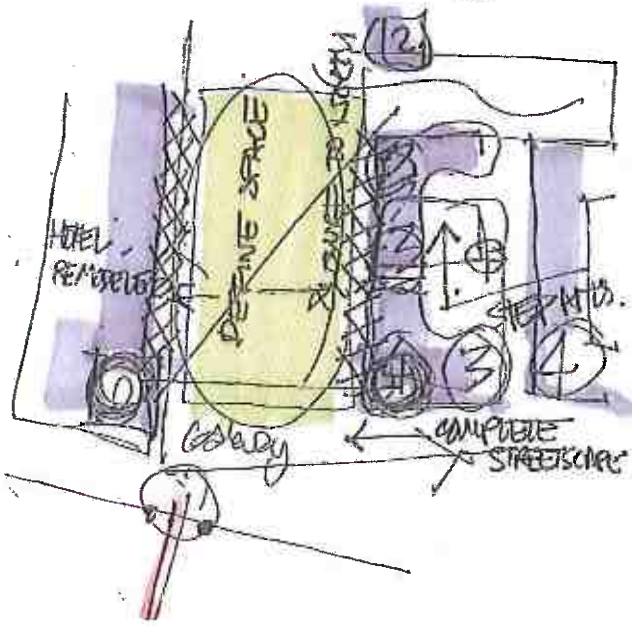
previous existing hotel reimagining

3. Context

The master plan proposes the improvement of the Laurel Bank pedestrian way up to a new all-ability



access gateway with ramps and control providing secure access in an area vulnerable in the past to vandalism and unlawful activities as a "dark place". The new proposals light and landscape the route and offer a secure gateway, which can be used as may be required. The proposals call for a substantial increase in the height of the corner of the hotel providing a termination of the new east-facing townscape in the proposals and frame a gateway arrival to the resort for the pedestrian with the new proposed housing to the north. The high feature on the northeast corner would offer a visual node of reference from Grampian Road itself as to the retail and leisure activities extending up from the High Street westward into the site. Many of the illustrations in the design statement for Blocks B and C are relevant to the proposals for the Academy Hotel and should be referred to with this statement in relation to the circulation flows and townscape proposals interpreted from the requirements of the master plan



The main work to the building's elevations in this phase focuses on the northern elevation and roofs of the building, which the new south-facing housing across the green as well as closure to the north/south 'greenway' landscape areas and walkways proposed to the west of the housing. Shelter should be provided along the main pedestrian retailing routes into the site, which include this new north elevation and promenade to the Academy Hotel.

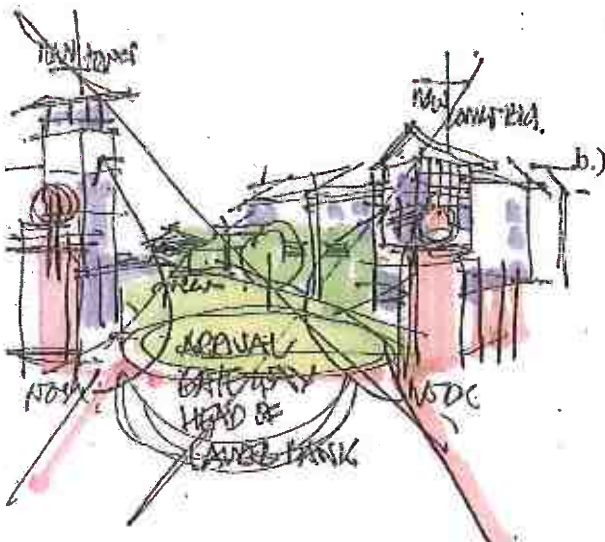
Programme

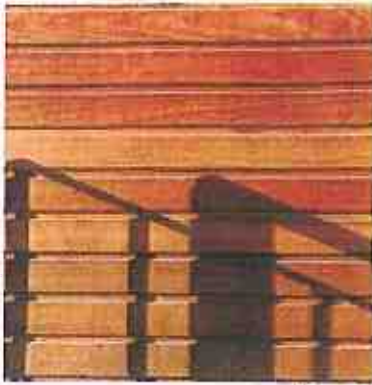
To be determined.

5. Key Design Principles

Based on analysis of the building and its surrounding site area in relation to the brief the key design principles are: -

- a. To provide a marketable and contemporary high quality solution to both the re-imagining of the hotel and the new retailing promenade on its north elevation.





f1



f3

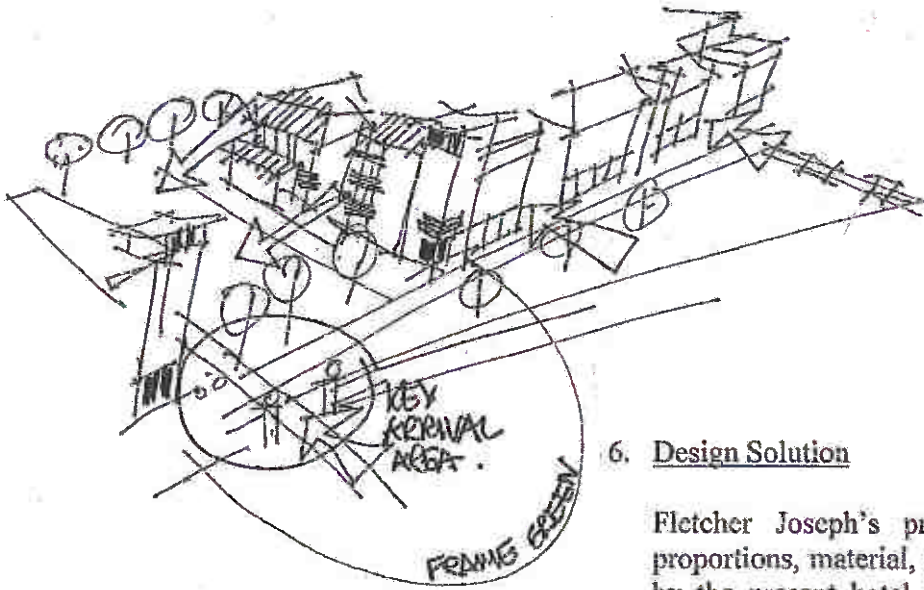


f7

- b. To give due regard to the master plan and the site's and building's role within it.
- c. To provide amenity and shelter facilitating the east/west cross pedestrian movement through the site linking with the wider path network.
- d. To take account of the relevant planning policy contexts, key restraints and opportunities with a design solution.
- e. To improve the outlook and amenity for the proposed housing facing south onto the hotel's elevations across the new green and closure to the vista from the new N/S 'greenway'
- f. To provide street activity, continuity and interest on the south side of the new green.
- g. To provide a dominant corner to the north-east of the hotel with a new retailing and hotel access to complement that proposed on the opposite anchor corner of the housing to the north side of the green.
- h. Offer a feature to terminate the streetscape across the new northern mixed-use development elevations to the east.

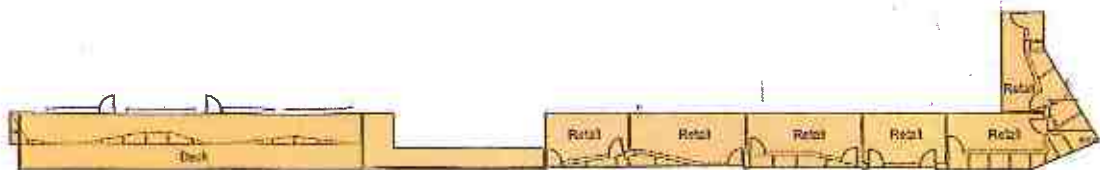
High quality
leaves
and





6. Design Solution

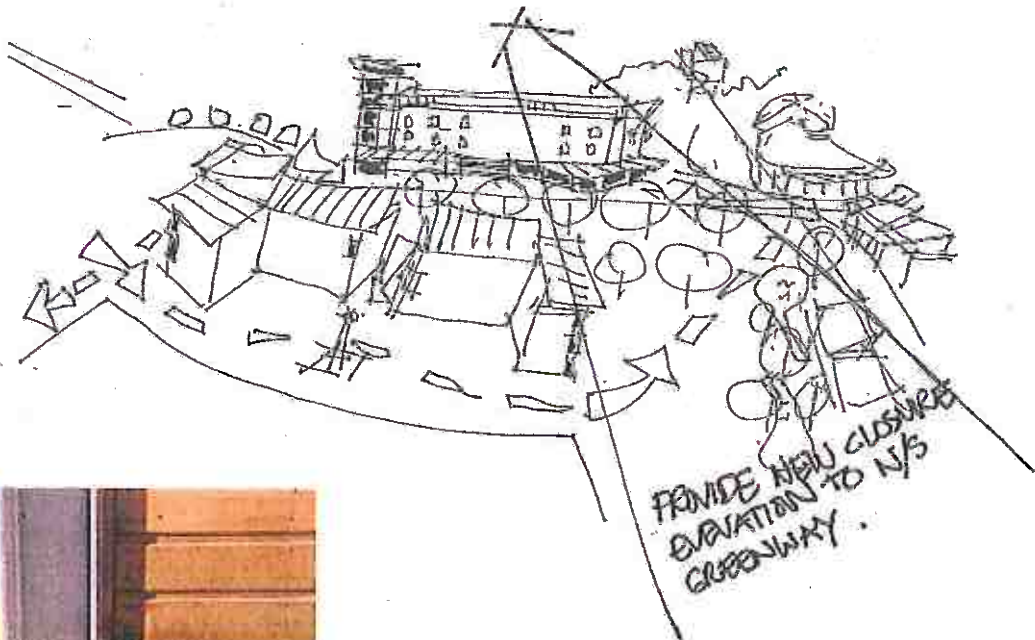
Fletcher Joseph's proposals aim to renew the proportions, material, character and features offered by the present hotel introducing new single pitch standing seam zinc coloured roofing with matching fascias and detailing, over the various existing flat roof areas of the hotel upgrading the insulation and envelope efficiency. Likewise, the walls are to be overlaid with sheet insulation and a new render system applied bringing the building fabric up to modern standards and allowing the opportunity to re-proportion the windows and wall elements. New materials notably larch lining with a wax finish is proposed in conjunction with the overcladding and a new window system. Energy-efficient double glazing and insulated frames would be installed to the bedrooms. At ground floor the proposals allow for the opening up of the restaurant area with a canopy glazed deck fronting the green taking advantage of the northwesterly aspect and evening sun. The existing service area is to be enclosed and access screened by gateways and doors. On the important north-east corner a 5 storey glazed tower is proposed enclosing retail at ground and first mezzanine levels and hotel office accommodation on the upper levels linking to the existing stairways. The corner retailing is linked to the hotel lobby and provides a combined entranceway into the hotel at the gateway corner.





The scale and features of the corner are intended to offer the node that the master plan calls for and the gateway statement required for the arrival area for pedestrians at this point framed with a new housing corner development on the opposite corner of the new housing across the green.

To the west the retailing continues along this frontage with small mixed retailing units with glazed canopy shelters along the elevation turning on the west most corner of the hotel to link with the pavilion shopping on the west corner opposite the route continues on to the village's leisure pool which is set closing the westward vista along this pedestrian route across the central pavilion shopping areas and main car parking of the village.





FLETCHER JOSEPH
ARCHITECTS
CDM COORDINATORS

ARCHITECTURAL DESIGN STATEMENT FOR FLETCHER JOSEPH WORK ON THE GARY JOHNSTON ASSOCIATES' MASTER PLAN PROPOSALS FOR THE AVIEMORE HIGHLAND RESORT

1.0 MACDONALD HIGHLANDS HOTEL

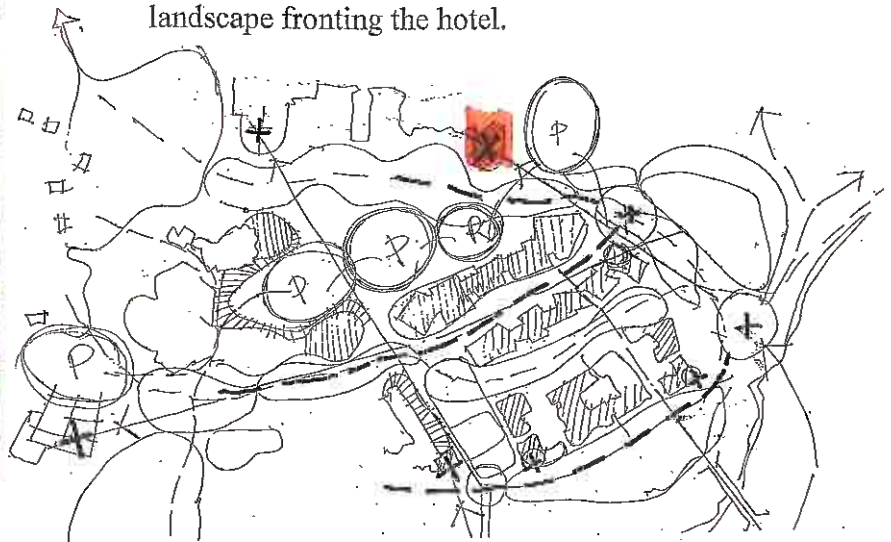
1.1 Client's Brief

To create a further 50 bedrooms in a new bedroom wing linking to the public areas of the existing hotel on the north-east corner of the site with independent access and egress for the visitors controlled from central reception in the conference centre.

1.2 Description of Site

The original 1960s hotel occupies the western boundary of the Aviemore Highland Resort immediately adjacent to the A9. The original hotel has been extended in the recent first phase of AHR's redevelopment of the resort with new bedroom accommodation infilling its west elevations to the A9 and a linked new swimming pool and leisure building to the south. A substantial new staff "village" over three buildings was also recently added in the north-west corner of the hotel area along with new car parking taking up the site area up to the northern boundary with the adjacent Scandinavian Village to the north.

The only remaining area of site available still adjacent to the hotel's core public areas lies in front of the new staff buildings to the north-east of the hotel, where any development will require excavation and re-modelling of the established landscape fronting the hotel.



1.3

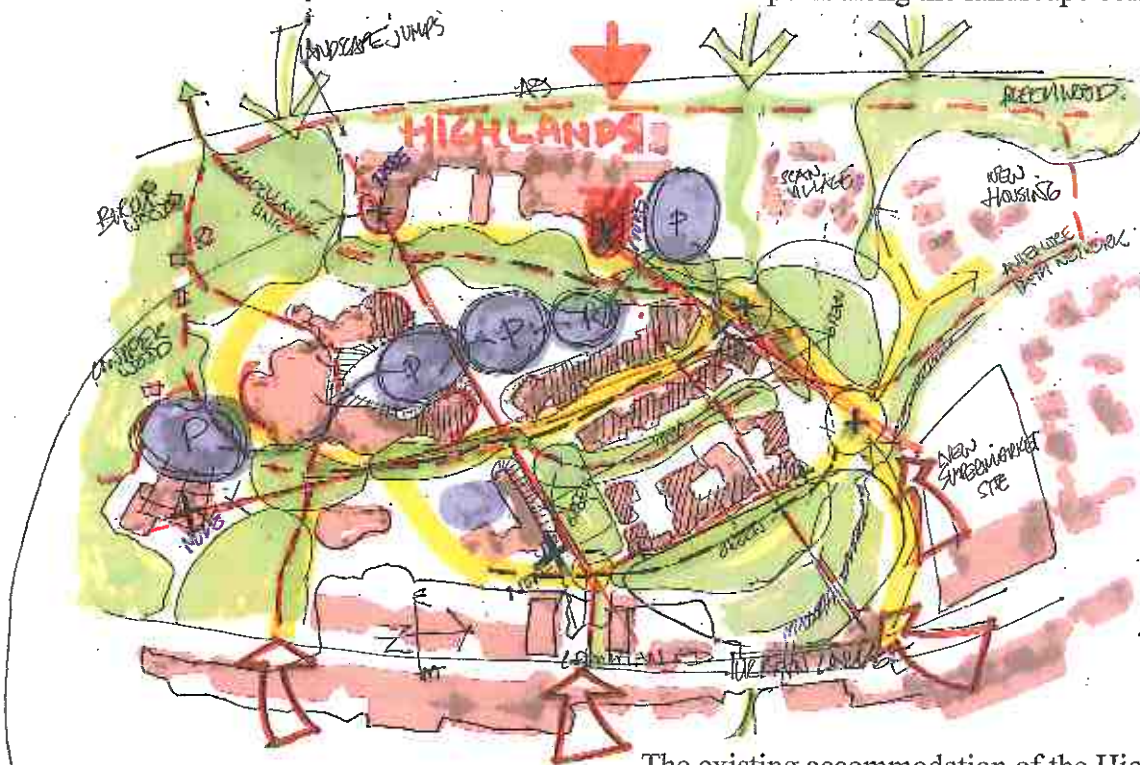
Context

existing use of pool as a node in E/W axis



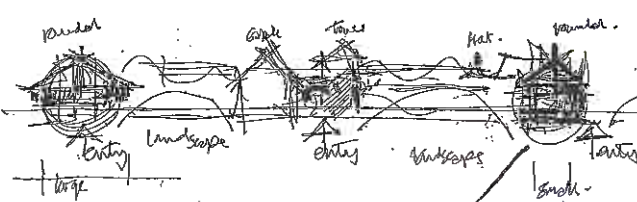
Within the master plan further hotel extensions are proposed reinforcing the existing variety of hotel and other bed accommodation on the site, which extend along its western and southern boundaries.

The North East of the Highlands offers the opportunity to provide a landmark or node to orientate the visitor approaching from the northern link road at the pause points at each round about travelling west ward into the site. This calls for height and feature, locating not just the hotel and the car parking but offering the first westerly reference point along the landscape corridor.

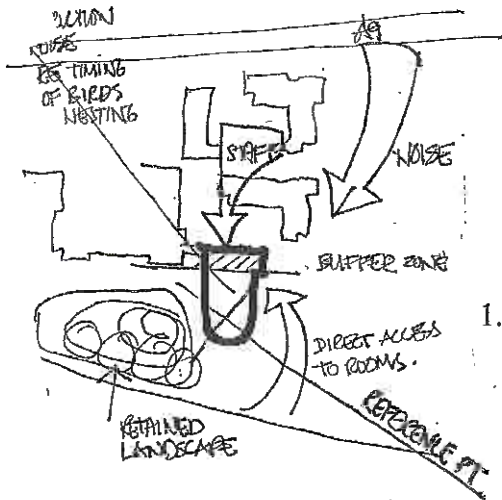


MASTER PLAN INTERPRETATION

The existing accommodation of the Highlands Hotel varies between single and three storeys with a feature four storey tower. The roof materials are Eternit black slate roofs over the original building and concrete slate tile over the new rear area bedroom and supporting accommodation for staff. A new natural slate roof with curved frontage was built over the new pool area. The only other area of roof feature is the tall corner 'hat' over the restaurant immediately adjacent to the site being considered for the bedroom extension. The original wall materials are a construction of natural stone and white render, new extensions have been in white render and the new pool is glass and stone with timber linings.



North/Western approach



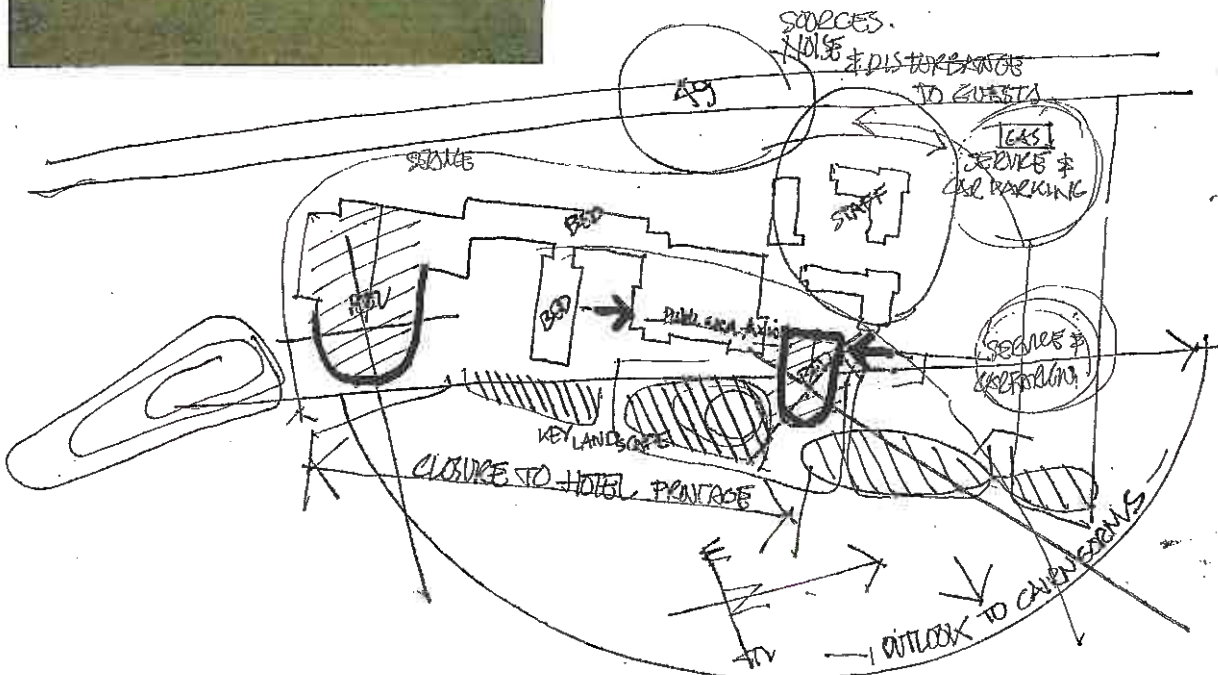
1.4 Key Design Principles

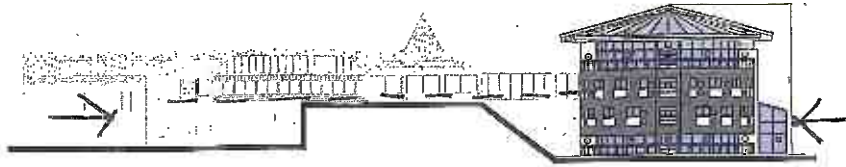
Based on an analysis of the site and the surrounding area in relation to the Brief, the key design principles are: -

- To provide a marketable and contemporary high quality solution offering a new standard of bedroom accommodation for the hotel to the Client's Brief.
- To give due regard to the master plan and the site's role within it.
- To establish closure for the hotel's building mass as the last building extension proposed for the site and balance the building grouping in relation to the swimming pool complex built in the previous phase.
- To restrain intervention into the existing established landscape, where possible, by minimising the building footprint in relation to the 50-bedroom requirement.
- To take account of relevant planning policy contexts, key restraints and opportunities with a design solution.
- To take account of wild life and landscape issues avoiding disturbance, where possible.
- To offer a quality of outlook from the maximum number of bedrooms.
- To minimise the impact of the A9 traffic noise.

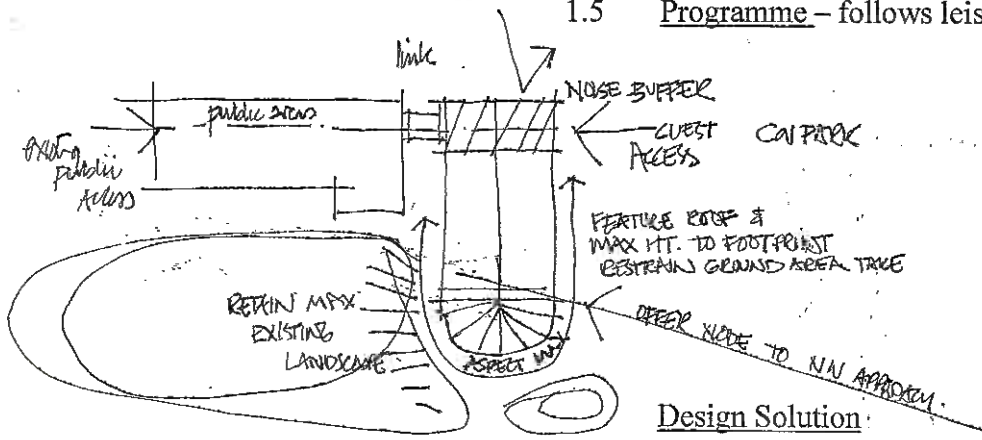


Other existing site references to shape & materials





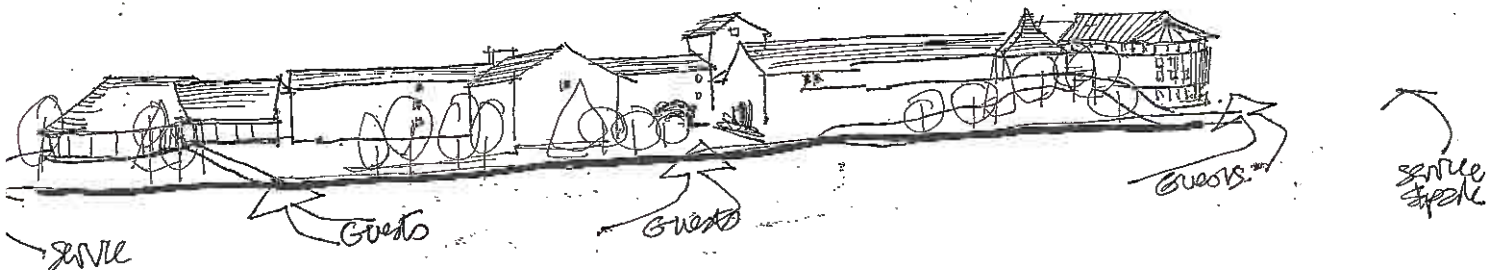
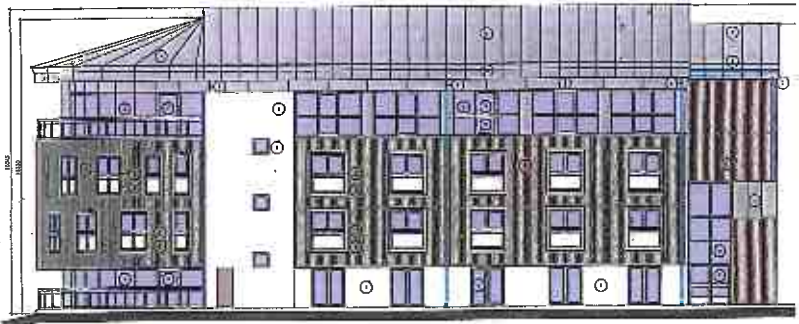
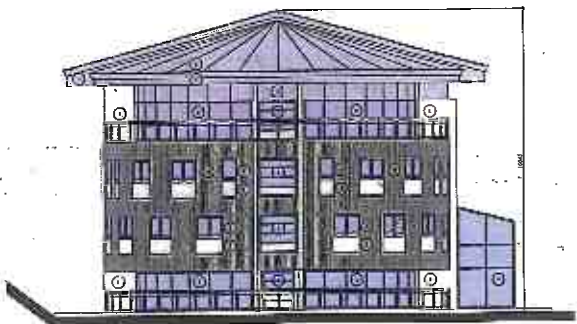
1.5 Programme – follows leisure /commercial projects



Design Solution



Fletcher Joseph's proposals aim to provide a high quality of new accommodation offering maximum views and aspect from the majority of bedrooms for visitors to the Resort. The building's orientation has been set to minimise any noise or disruption from the A9 offering the least elevational frontage and a buffer of circulation to the west providing no accommodation facing the A9 and the equally potentially noisy staff accommodation. The building is being proposed over four levels high to minimise its footprint on the important landscaped frontage to the hotel, using excavation and existing ground level differences to contain the new wing as closely as possible to the range of heights of the existing hotel yet still offer the nodal reference called for in the master planning.





FJ



FJ



FJ



FJ



FJ

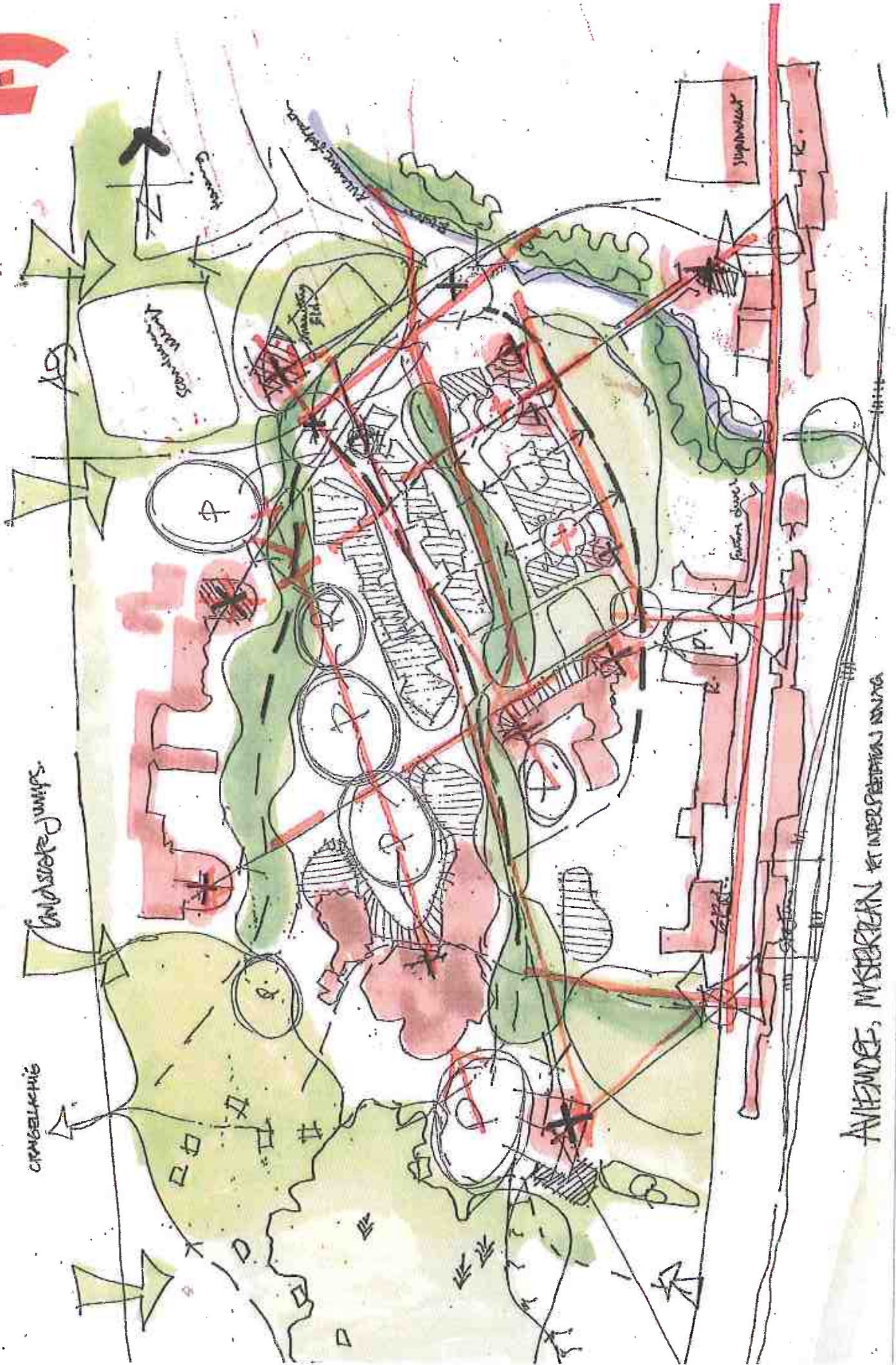
The materials proposed offer similar glass, render and timber finishes to those employed on the corresponding southern wing of the leisure centre. A similar rounded elevational treatment and roof is proposed but of different character with the zinc coloured standing seam roof system that is used in the adjacent Resort centre and retail pavilions. The same roof material is also proposed for some of the proposed buildings far to the east offering a visual link across the greater site area. The intention is to follow the theme of mixed roof materials between standing seam, zinc coloured roofs and slate or slate-coloured tiles in the area of development immediately north of the Academy Hotel, which itself is proposed as being re-imaged with a standing seam roof system and new elevations.

Outlook and feature balconies offer interest to the elevations and a quality of accommodation not offered elsewhere in the hotel increasing its range of customer attraction and room rate which can be achieved. Making the hotel more a resilient and sustainable product.

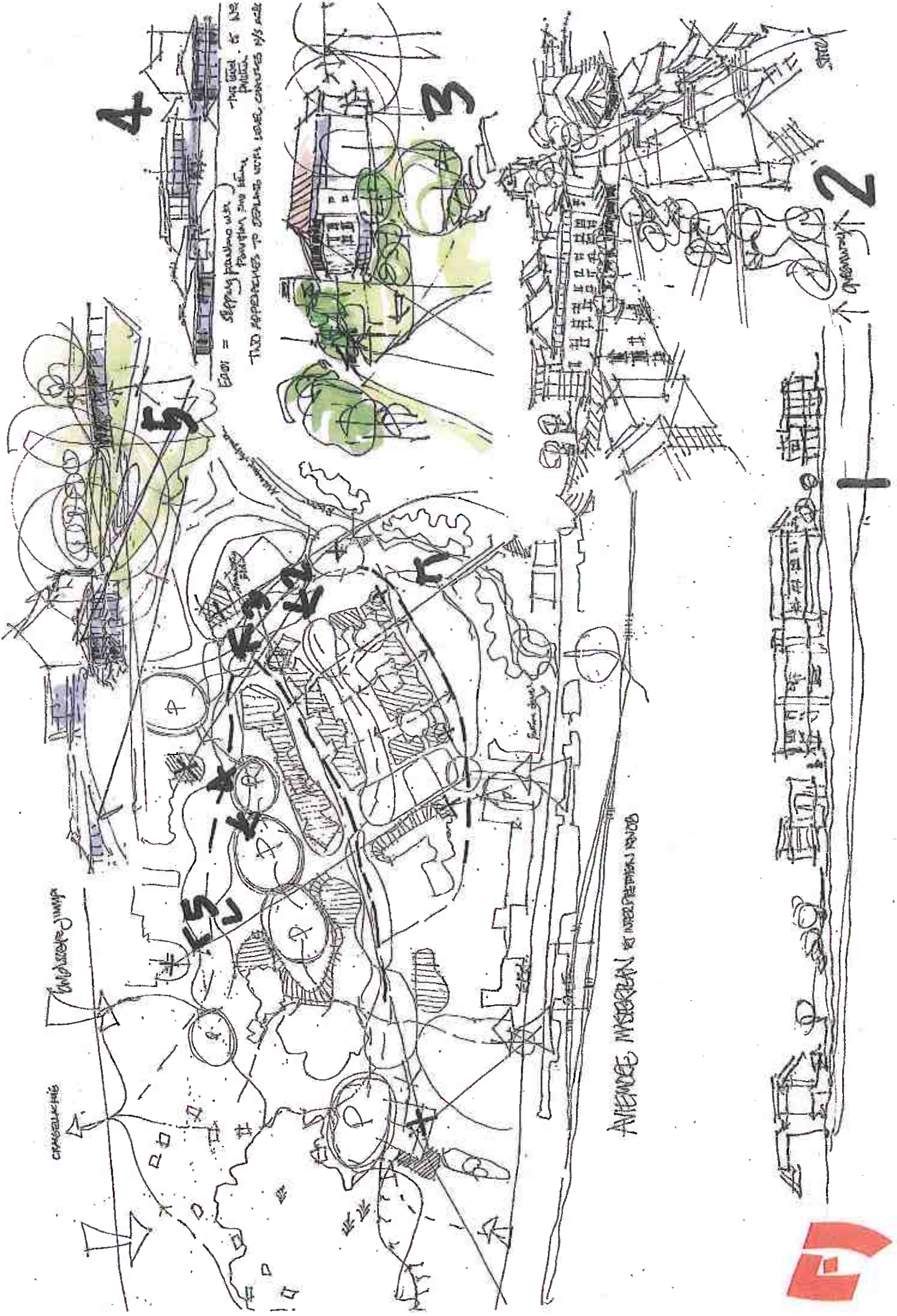
Sustainable design is proposed in both the construction material content and in the long term running of the building.

High insulation levels in walls, ceilings and floors are used to compartmentalise the floors to allow shut down of areas reflecting the demands of seasonal use. The walls are matched by energy saving glazing systems throughout. Heating and lighting is occupancy controlled by movement sensors and room key operation.

FD



AVENUES, MIXERIAN ET INTERFERENSI NUNYA



4

3

2

5

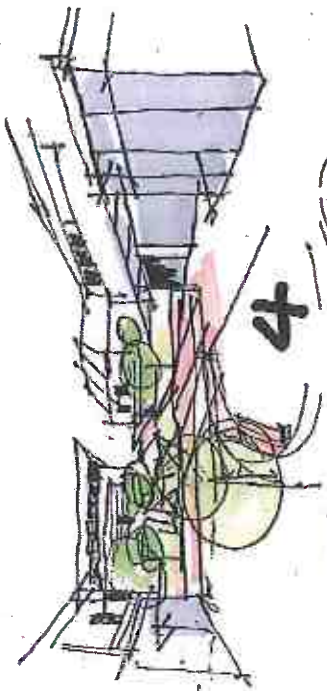
Foot = slipping possible with
pavement and stone
TWO approaches to details with some concrete N/S side

AVENUE INTERSECTAN ET INTERSECTANIA PAVOD

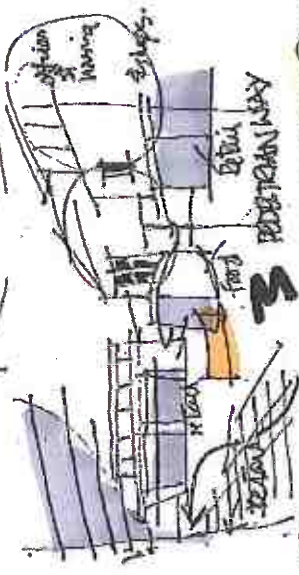
AVENUE INTERSECTAN

AVENUE INTERSECTAN





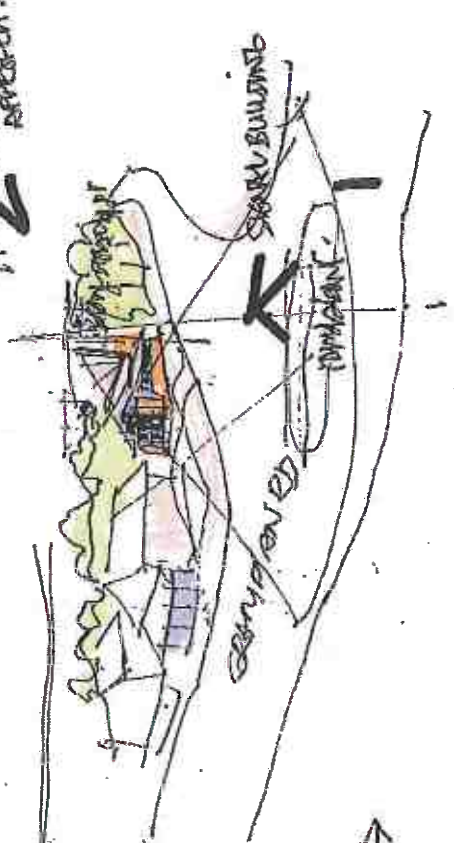
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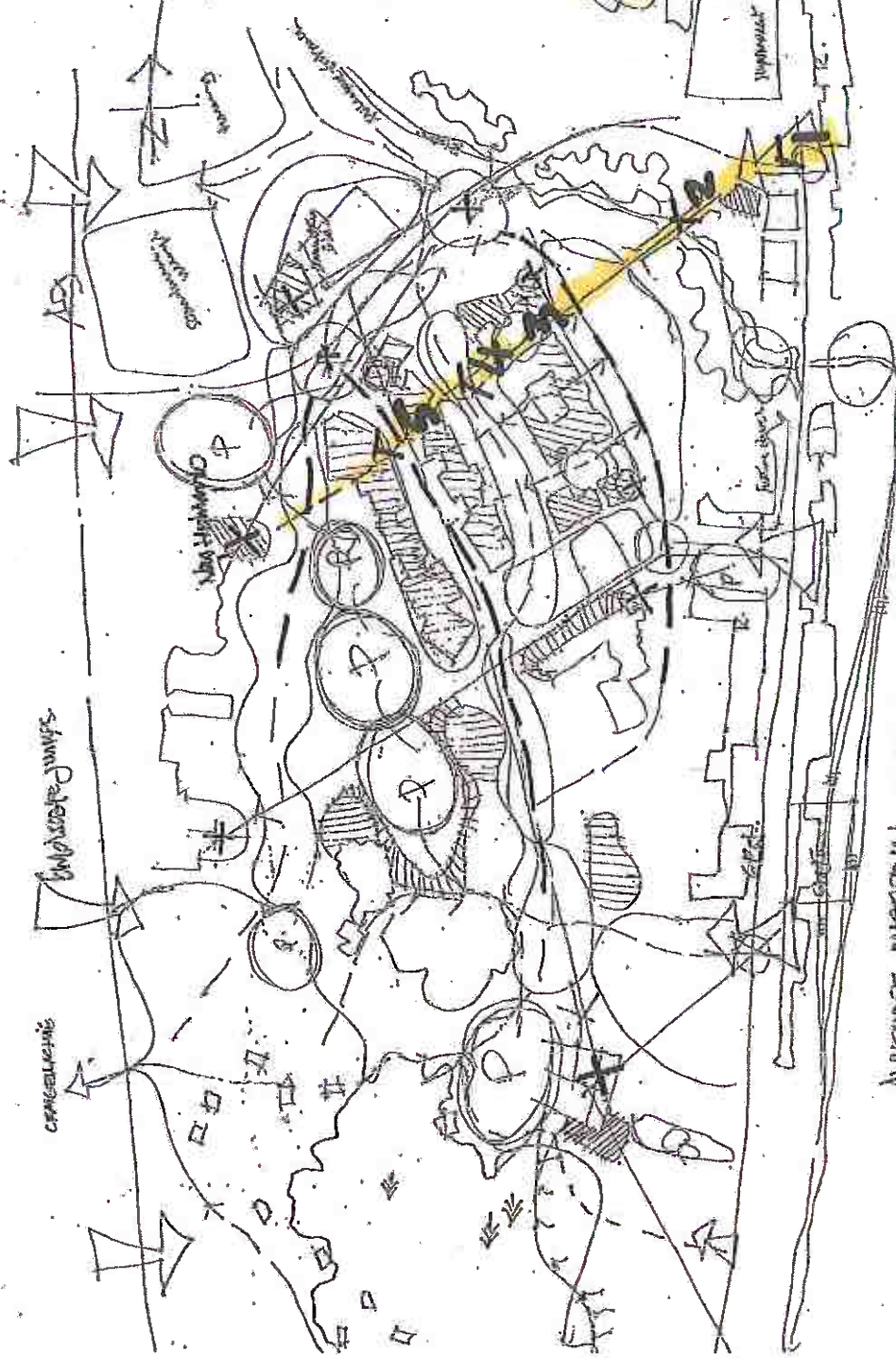
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2



1



AMUSEMENT PARKS

AMUSEMENT PARKS

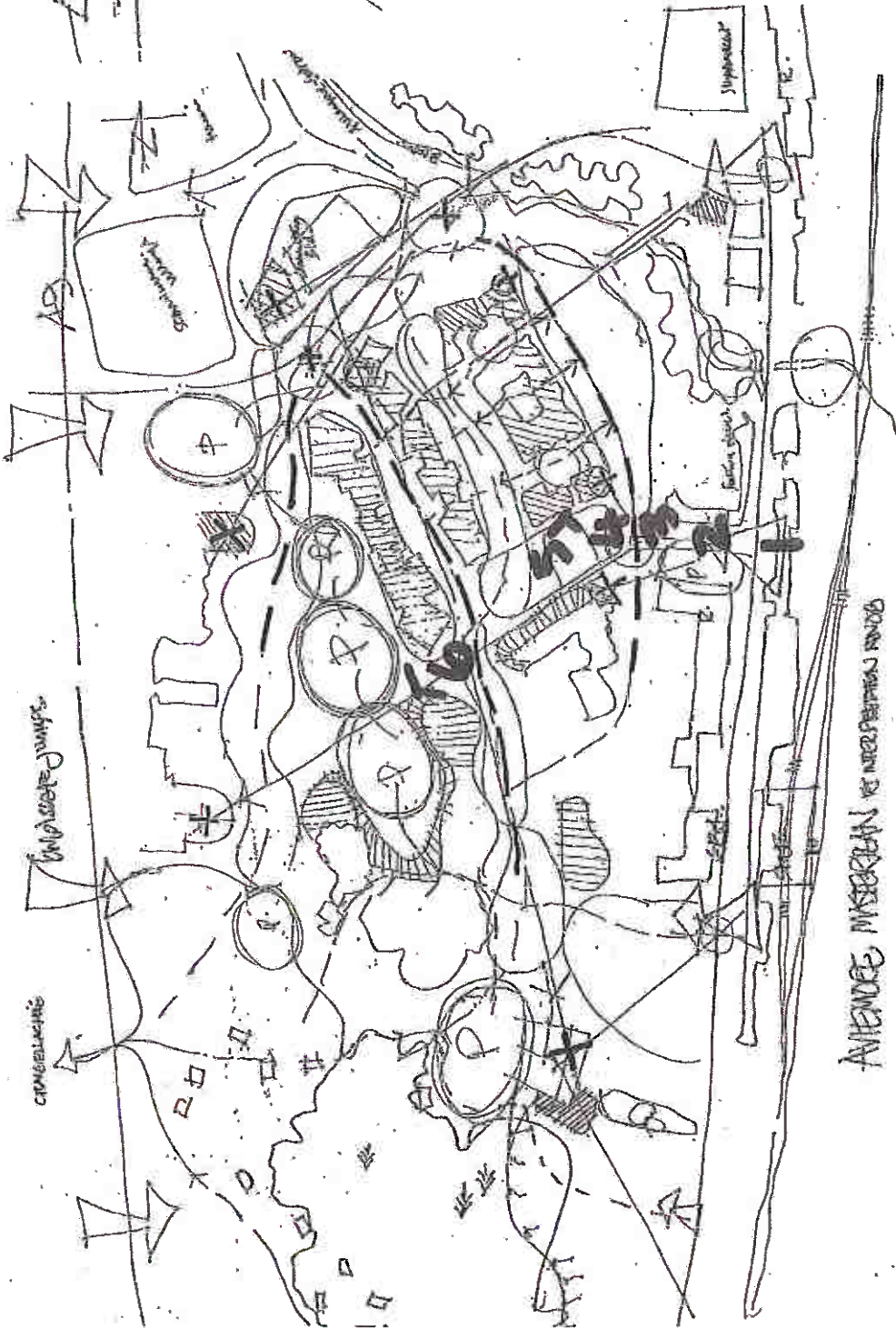
AVENUE MEXICAN ET INTERCONTINENTAL



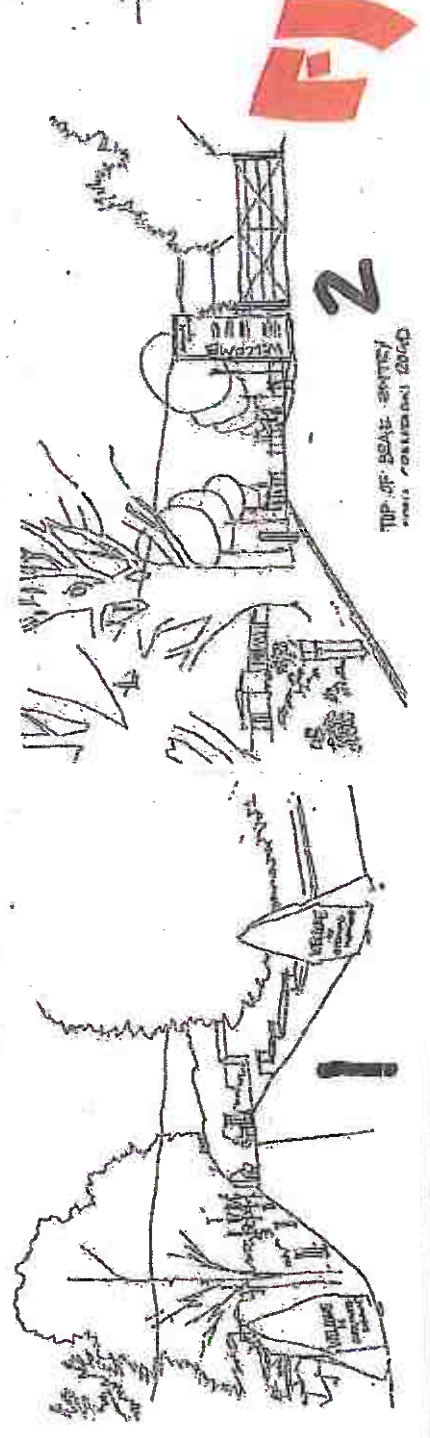
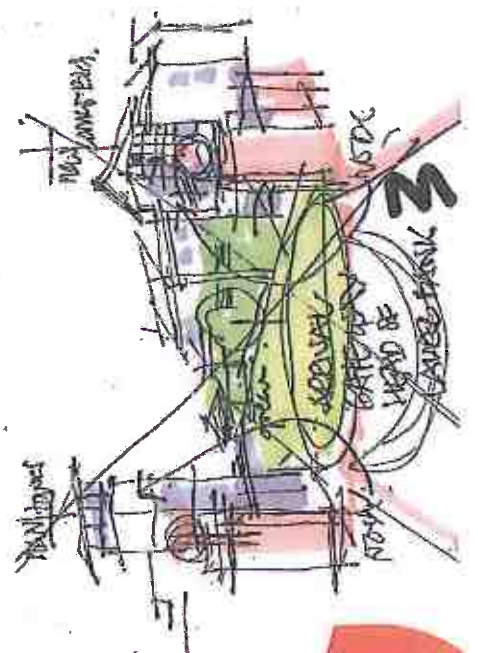
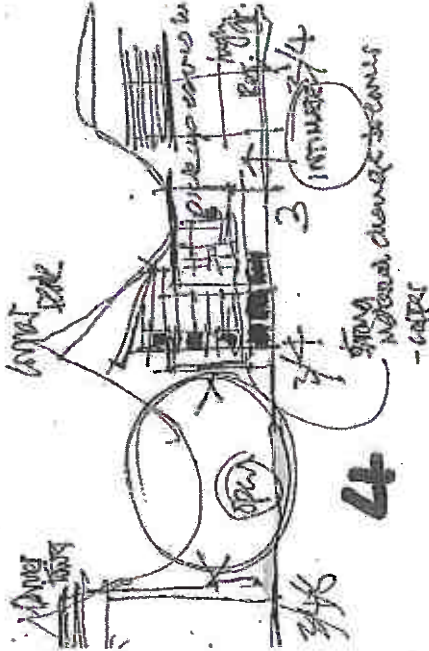
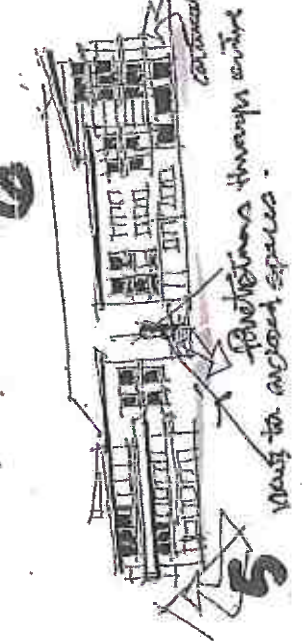
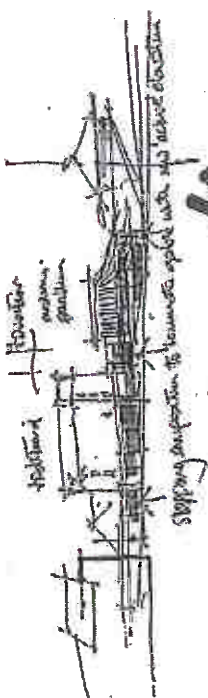
5

AMUSEMENT PARKS



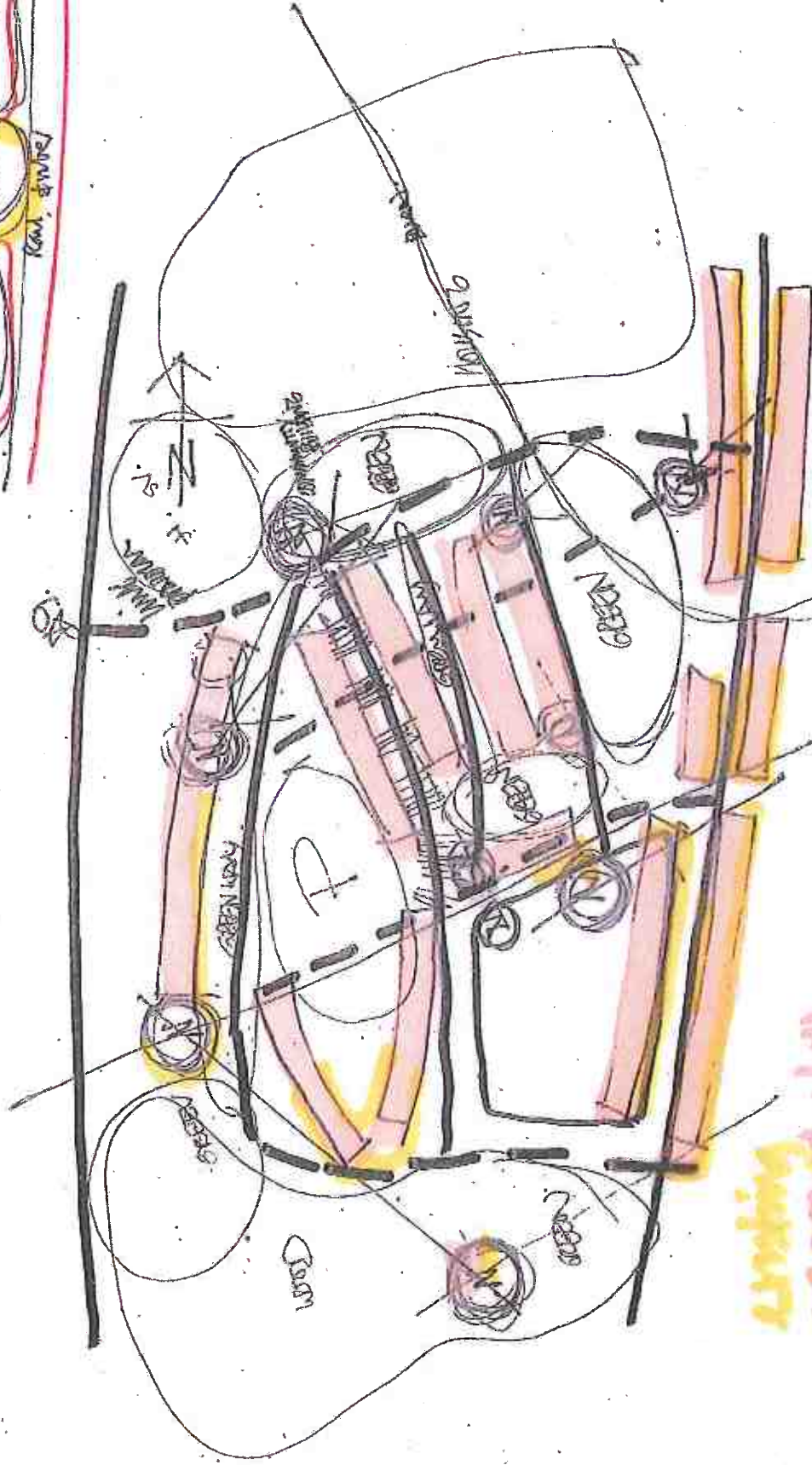
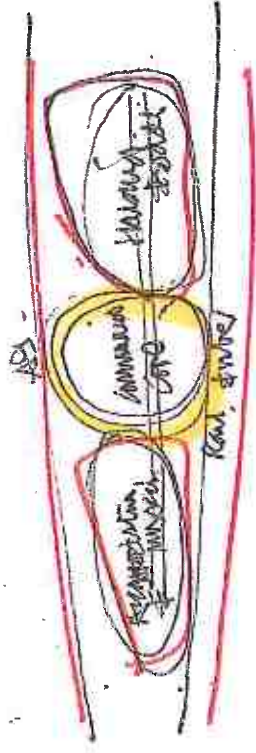


AVENUE MISEBEN VE INTERSECTION KINOS



2

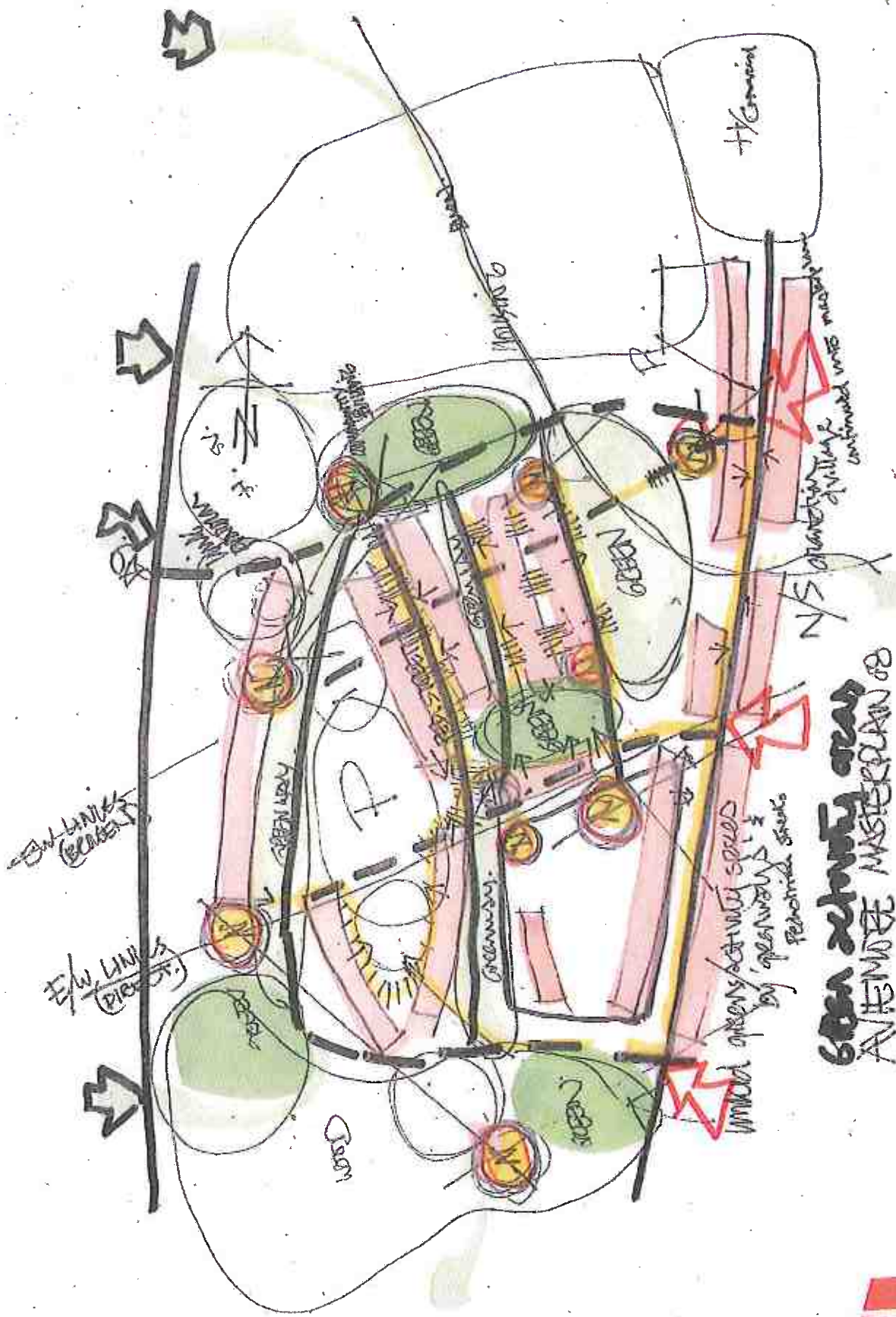
TOP OF BEAR ENTRY
MAIN RESTAURANT SPACE



Creating
papad: 1/11

Avenue are structure development plan →





Green activity area
AVENUE MASTERPLAN 08

limited green/active spaces
 by 'greenways' &
 permeable streets

N/S quantifying quality
 continued into masterplan



