

AGENDA ITEM 6

APPENDIX 3

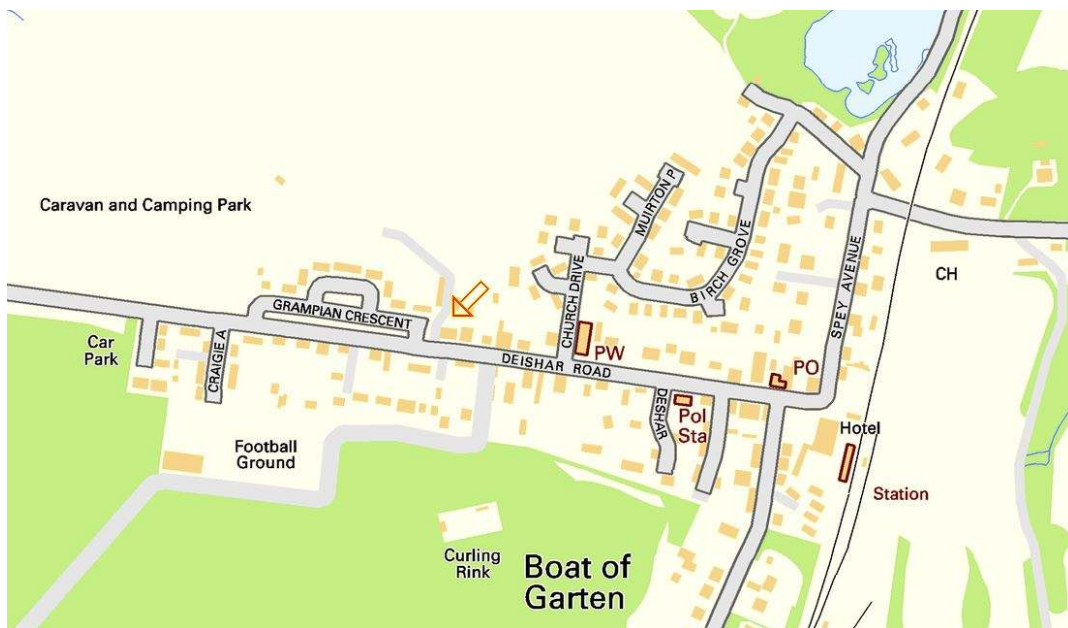
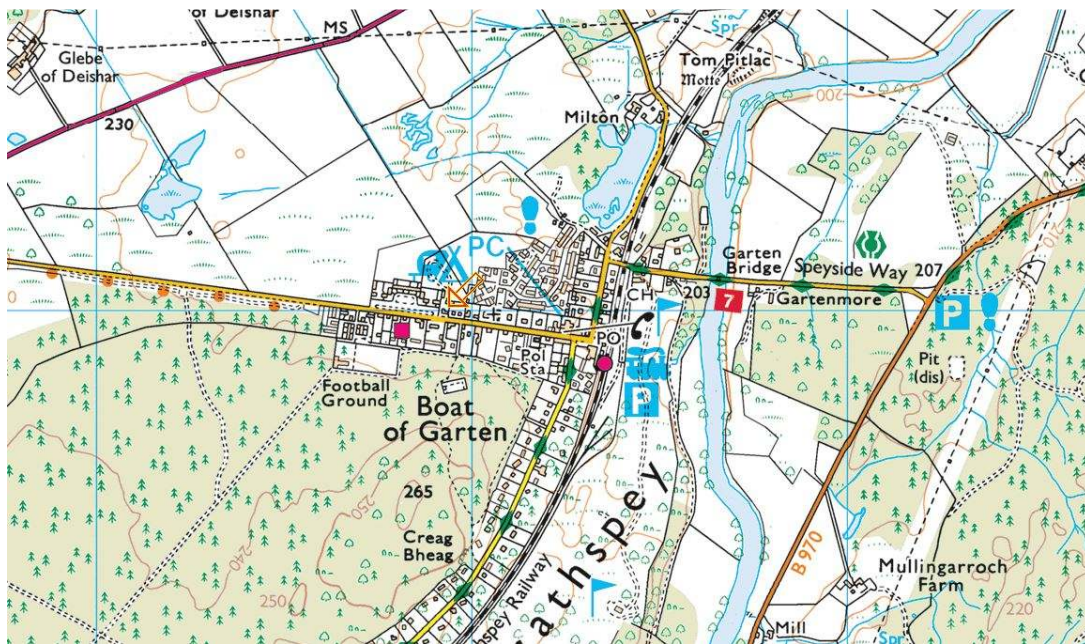
2018/0173/PPP

PROPOSED DESIGN & JUSTIFICATION STATEMENT

Proposed Design & Justification Statement

New Housing development - Dow's Store & The Osprey Cafe Deshar Road Boat of Garten, PH24 3BN

Introduction and Background - Highland Architecture were appointed by the applicant Mr & Mrs Dow to give consideration to the feasibility of providing affordable apartments replacing the shop and café in Deshar Road Boat of Garten.



highland architecture

www.highland-architecture.co.uk

Ross-shire Business Centre 1 Castle Street Dingwall IV15 9HU

Site

The site is in a residential area on the outskirts of Boat of Garten.

Surrounding Buildings

The shop is surrounded by residential buildings and the Boat of Garten Caravan Park

Client Brief

The client brief is to build a number of affordable apartments, of which there is a lack in the village.

A traditional design is sought using traditional materials such as wet dash render and natural slate. The fenestration of the windows has a strong vertical emphasis, having equal proportions.

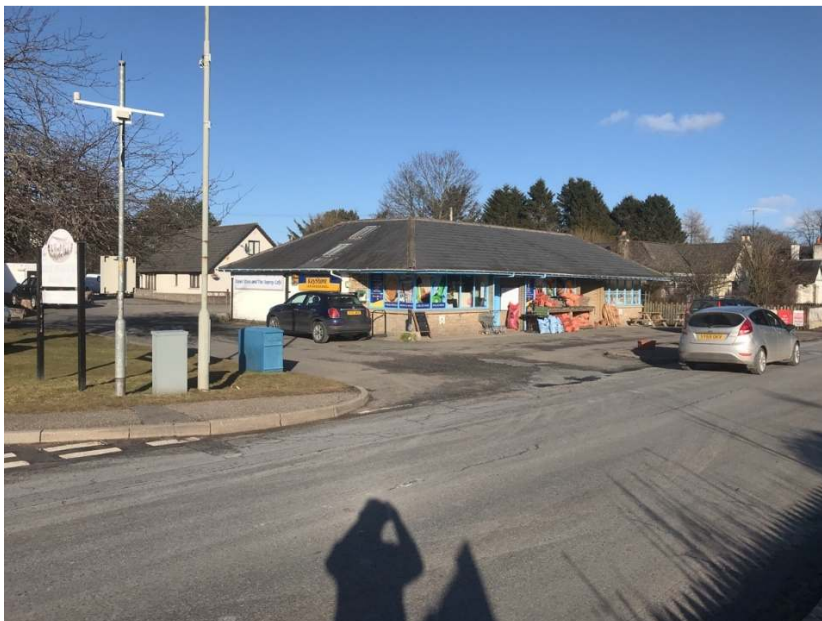
A traditional look to the building will be sought with a 45 degree roof pitch. The dormers windows are traditional in style. The main roof shall be 1 and $\frac{3}{4}$ storeys in height.

Scale proposition and Layout

The scale and proportions of the house are consistent with the neighbouring houses and those in the immediate area, a mix of two, single storey and one and a half story designs.

Location of building on site.

It is proposed that the building which is in poor external decorative order and will need extensive maintenance in the coming years shall be demolished and on its footprint a new building shall be erected. It is anticipated that the new footprint shall not be greater than the footprint of the shop.



Cairngorm National Park Local development plan

It is noted that the C.N. P local development plan (2015) Allow for proposals for the alternative use of buildings / sites where it is satisfactorily demonstrated that it is not practical for financial reasons to continue with the existing use.

Site Servicing

The site will be serviced by extending the utilities from the road side. It is intended that the drainage will be connected to the mains sewers. Roof Drainage will be served by connecting into the existing sewers – Permission from Scottish water will be sought for this.

Site access

It is proposed to utilise the existing access as it very good visibility to the road. The secondary access shall be removed and the are to the front will serve as a green space and garden ground for a number of the properties.



A right of access to the Boat of Garten Caravan Park shall be maintained.

Car Parking

Car parking shall be maintained to the rear of the property as it is now. A total of 9 no spaces shall be provided for residents and visitors.

Cycle Storage

Under Cover Cycles storage facilities will be provided in line with the councils sustainability policy.



Statement from Owner / Client – Mr & Mrs Dow

We purchased the business in July 2013 as a partnership with our son. Following an investment of over 40K, in addition to the purchase price, we wanted to improve the infra structure for the local community through;

- New refrigeration to expand Deli, Dairy and Fresh Produce.
- Complete refit to improve the environment and range of products so local people could be supported to shop local.

In addition to the investment in the shop we refurbished and opened the Cafe area which whilst it is reasonably busy the new coffee shop that has opened in Boat has had a detrimental effect.

Whilst Home Bargains has only been open for a short time we have noticed an immediate negative impact on sales of some 10% and the impending opening of two new coffee shops and in particular Aldi fills us with dread.

Last July we instructed ASG Commercial of Inverness to market our business but with no viewings in 9 months we have instructed Hilton Smyth commercial property vendors with a national reach to broaden our search area.

Our Son indicated last year he could see no long term future in the business and has subsequently left. Mr Dow is 76 years old this year and cannot see himself being able to support the business long term.

Unfortunately we have been unable to generate sufficient turnover to make the business viable and are now facing the real possibility of having to close both the cafe and shop and leave an empty site. Mr & Mrs Dow don't pay themselves any wages so their 140+ hours are free and the business couldn't support additional staff to cover this, even at minimum wage rate.

It is with considerable regret we find ourselves in this situation and feel we have exhausted every avenue open to us. A small affordable flatted development will provide much needed accommodation for those who wish to downsize and single people who want to stay in the village they grew up in.

We hope this information will enable the committee to look favourably on this application.