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CHARTERED ARCHITECTS

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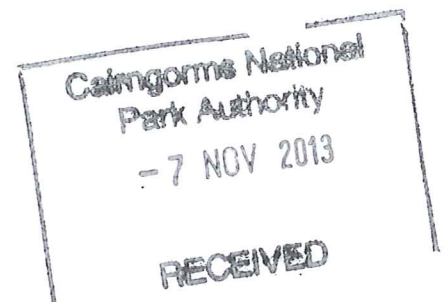
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**ERECTION OF HOUSE FOR HOLIDAY LETTING PURPOSES  
AT LAGGAN COUNTRY HOTEL, NEWTONMORE, PH20 1BS  
APPLICATION NUMBER 2013/0350/DET**

DSD reference 2011-03-1510

6 November 2013



## **DESIGN AND ACCESS STATEMENT**

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### **1. SITE DESCRIPTION**

The site, which is owned by the applicant, is located immediately to the East of Laggan Country Hotel. The site consists of an existing chalet and caravan, and is bounded by the A86 road on the North, several coniferous trees to the East, and a shared entrance access with the hotel to the West. There is currently a septic tank that serves the buildings on site. It is proposed that the new building will be connected to the existing septic tank.

### **2. DESIGN CONSIDERATIONS**

Planning permission for 2no. three bedroom chalets on the site were approved on 16<sup>th</sup> February 2012 to replace the existing chalets and static caravan, reference number 11/03740/FUL. After careful consideration the applicant felt that it would be more appropriate to have a single four bedroom dwelling instead of the 2no. chalets. The reason for this is that it would be simpler to run from an operation point of view, and that it would be easier and more economical to construct. The intended purpose of this dwelling is mainly accommodation for staff working in the Laggan Country Hotel, and as holiday accommodation ancillary to the hotel. The existing chalets are currently not fit for its purpose and are in need of an upgrade. There is no intention of the proposed dwelling being used as private accommodation.

### 3. ACCESS

Vehicular access already exists towards the North of the site which serves the existing chalets and caravan, and Laggan Country Hotel. There is no intention of modifying the existing access as it is deemed acceptable, as per the planning permission for the original proposed 2no. chalets.

Two car parking spaces within the site will be provided in accordance with Highland Council's standards.

The site is within a 60mph speed limit zone, and visibility on both sides of the access is excellent.



Existing entrance access