

# **DESIGN AND ACCESS STATEMENT**

November 2012

**Proposed new house incorporating garage**

**Land to south of Spey Cottage  
Dalfaber Road  
Aviemore**

## **1. BACKGROUND INFORMATION:**

The applicant wishes to erect a new dwelling, incorporating garage, at land to south of 'Spey Cottage', Dalfaber Road, Aviemore.

Applicant: Mr & Mrs Forrester



Agent: A W Laing Ltd  
110 High Street  
Grantown on Spey  
PH26 3EL

## **2. SITE APPRAISAL:**

Partly overgrown garden ground, part woodland, on low lying ground below Dalfaber Road, between the road and River Spey margins.

Previous Planning Consent (07/00314/FULBS) was granted 23<sup>rd</sup> August 2010 for a new dwelling, on part of the application site.

The site lies within a medium to high flood risk area.

## **3. IDENTIFICATION OF THE DESIGN PRINCIPLES:**

The applicants wish a house design in a Charles Rennie Mackintosh style.

## **4. ANALYSIS AND THE DEVELOPMENT OF THE DESIGN CONCEPT:**

The design of the proposed dwelling is primarily a fairly accurate representation of the Charles Rennie Mackintosh (CRM) vernacular in terms of the publically visible external areas of the building, namely: the elevation to Dalfaber Road, south and north elevations. Only the east elevation, which is very private with little or no public view, is slightly different yet still sympathetic to the CRM design. This design of this elevation lends itself to a more contemporary style of living with more glazing and balcony areas enjoying views of the mountains and river.

### **Balcony:**

The previous granted Planning Permission (07/00314/FULBS) included a balcony which was situated on the first floor directly overlooking the garden and deck area of Spey Cottage. In this new application the balcony is on the same level and has a similar area to that of Spey Cottage's deck. Also proposed is a 2metre high solid wall at the north end of the balcony as a screen to provide privacy for both properties. A proposed boundary wall between both properties provides further privacy. It should be noted that the real amenity of the garden is almost lost due to the close proximity of the trees to the south and east. The garden area itself receives little or no direct sunlight during the day and the addition of the balcony ensures a pleasant, sunny and private outdoor area for the applicants to enjoy. The wrap around design of the balcony to the south is again to enjoy some evening sun, as the east elevation loses sun around 5.30pm in mid summer. The spiral staircase is included as direct access to and from the garden and parking areas to the house ground floor level.

#### Access and parking:

It is not disputed that there is adequate parking to the rear (east) of the building. However the reason that a service parking bay is proposed at street level is purely due to the experience of the applicants [REDACTED]

[REDACTED] Their experience is that during the severe winter weather of 2009/10 and 2010/11 their vehicles (two 4x4 wheel drives) could not get up and down their ramped driveway to the rear of [REDACTED] and had to be parked in their small service parking area just off the street. During these times Dalfaber Road for weeks was virtually impassable with many abandoned vehicles from the Dalfaber Road residents. The proposed service parking bay would alleviate this problem.

Also Dalfaber Road is quite narrow and many buses use it to access the steam railway. The proposed service parking bay will act as a temporary loading and shopping unloading area without the need to park on the street. With the kitchen being on the ground floor street level the service parking bay will provide quick and easy access to the house.

In times of flood the service parking bay will also provide an off street parking facility.

The service parking bay would also provide a parking space for any disabled visitors to the house whereby they can park at street level and enter via the accessible street level entrance to the house.

It is proposed to construct a wall to the back of the parking bay in a CRM design so as to tie into the overall house design.

The applicant has carried out his own survey of all the houses in Dalfaber Road and this shows 10 properties with parking and turning areas and 8 properties with parking areas without turning areas. The parking bay proposed is of course a drive-through type facility.

#### Flood Risk Assessment:

The previous granted application (07/00314/FULBS) had a flood risk assessment carried out. The proposed building is basically in the same location as the previous application and we respectfully submit that a further flood risk assessment be therefore not required as the proposed basement area is still not to be utilised as a habitable area and is floodable. The addition of the two garage doors is purely aesthetic and the basement construction will be of a standard that can withstand occasional flooding. There shall be no re-profiling of the ground to the east below the flood level of 209.5m above Ordnance Survey datum.