

STATEMENT TO SUPPORT THE APPLICATION FOR
A NEW HOUSE NEXT TO SPEY COTTAGE
IN DALFABER ROAD, AVIEMORE

We feel that the new revised drawings from the original proposal greatly reduce the roadside frontage by over 16 meters. This had been achieved by consulting the roads department and getting their approval to construct a parking bay 6 x 5 meters adjacent to the house and therefore the removal of the "service parking bay". This with the possible removal outside store and the relocation of the spiral staircase to the rear of the building will in effect we believe address the C. P. O. concerns regarding the roadside frontage of the proposed building. Whilst design is always a personal interpretation, the very high quality of building materials and design elements such as the use of carved corbels, copper flashing, Scottish tradition window designs, Scottish off white wet harl and an overall quality Charles Rennie Mackintosh design will we feel set very well into this site. For example the south gable elevation has been greatly enhanced with shaped chimneys, shaped wall heads and small Scottish design windows compared to the design of the 3 storey house which has current Planning permission for this site which has as massive featureless gable with extensive decking which would be viewed from the roadside. It also must be noted that there is a wide eclectic mix of housing in Dalfaber Road from large Victoria Villas to late sixties Local Authority housing, Doran Houses and even 5 Log cabins. The proposed design is we feel in line with C.N.P.A . New Housing Development policy:-

"Maintaining high quality places where communities can be sustainable and thrive is key to the long-term success of the National Park. This should be undertaken in a way that makes the best use of resources, integrates with services and facilities, and PROMOTES THE HIGHEST STANDARDS IN DESIGN AND ENVIRONMENTAL QUALITY". This design ticks all these boxes as all services are to hand and the final design will incorporate green heating and power systems.

We strongly feel that the Charles Rennie Mackintosh design will be seen as an enhancement to Dalfaber Road due to its quality and particular position in Scottish Architectural history, also being the first house on the East side of the road make it a location where the quality of design will be seen.

It must be noted that there has been NO objections from any quarter (the neighbour requested 2 small design changes namely to reduce the height of a boundary wall and fit opaque glass in the attic window both of which we are happy to concede). The Aviemore & Vicinity Community Council positively endorsed the proposal, SEPA or no other conservation groups had any objections. Only one mature tree requires to be removed during construction a category B1 Sycamore plus two category U trees which the forestry report recommends the removal of. In any case, we of course are very willing to plant the appropriate species in the woodland to make up for the loss of the category B1 tree.

Cont/....

STATEMENT TO SUPPORT THE APPLICATION FOR
A NEW HOUSE NEXT TO SPEY COTTAGE
IN DALFABER ROAD, AVIEMORE/Cont...

The site itself has been left in a very poor state over the years and perhaps could be considered as a brown field site. It used to have a garage built on it but this was demolished some years ago and has been regularly used as a fly-tipping area. The proposed building will of course enable the site and surrounding area to be cleaned up and the wood reinstated as a wild natural area (not a rubbish tip at the end of the streef!!!). (See attached photos.)

On the matter that the development being outside of the settlement area we would like to comment as follows:-

As can be seen from the attachment of the original local plan developed by the old Regional Highland Council, it show clearly that the building site is WITHIN the Aviemore settlement area this in fact was a old fruit orchard attached to Spey cottage. This orchard was removed when Spey Cottage was sold approximately some 8 years ago. When the current Local Plan was drawn up this small section of land was omitted. We suspect that this was done accidentally and was not the subject of any debate of any significance. When the current plan was up for consultation this small issue was not noticed by any party. Therefore we respectfully submit that the small intrusion should be regarded as only a very minor deviation from the current Local Plan. However as there is now a proposed new Local Development Plan for the C.N.P.A. currently underway we have taken this opportunity to submit our proposals to have this error in the boundary location corrected and thereby taking the whole site into the Local Plan area. We have already noted this intention with Karen Major the C.P.N.A. Development Officer. Also informal discussions with Community Council Officials seem very positive.

Please do not forget a live application for a four bedroom house currently exists.

Finally the applicant has run a business in the area for 30 years and this application is for home where he and his partner can retire to live in. Also the plan would be that his elderly father (88 years) can also live with them (hence the need to incorporate a lift in the design). If the application is unsuccessful it will require the applicant's father to move to a care home in the near future. The construction of the proposed building will also bring business and work to local tradesmen and local businesses as the vast majority of building supplies and work will go to business within the C.N.P.A.

Regards,
Ian Forrester