APPENDIX A

Paper 1

Developer Supporting Information

From:	Niall Murphy [redacted]
Sent:	15 June 2010 17:42
To:	Andrew Tait
Cc:	Alistair Grant; Neaves, Philip @ Edinburgh
Subject:	10-06-15 NM AT 10/062/CP Milton Aviemore CNPA planning queries
Importance:	High

FAO Andrew Tait, Cairngorms National Park Authority

Dear Andrew,

10/062/CP Planning Application for Erection of 22 nos Houses and construction of access road at Milton, Aviemore

Further to your e-mail on Wednesday 9th June we respond as follows to each of the points raised:

Density:

The issue of density has been well aired. As noted in the design statement the density of the site falls within the range of residential densities across North Aviemore. These range from 12.18 units per hectare at Croftside to 31.57 hectares at Craigellachie Court. These are typical suburban densities which are to be expected in a settlement like Aviemore.

The issue raised by the objectors seems to stem from the clustering together of the buildings on one part of the site being inferred as higher density. However, this is central to the sustainability objectives of the proposal:

1. To reduce the footprint of the development the buildings have been located on the area of the site that most readily lends itself to building. This preserves the more ecologically sensitive parts of the site.
2. The clustering together of the buildings has many advantages. It gives rise to smaller building footprints, with the terracing and roof forms improving microclimate, assisting in maximum sunlight penetration, and minimising wind turbulence and hence exposure and removal of heat from the buildings. This also assists with walkability and affordability as narrower plots reduce the need for infrastructure and are more affordable both in terms of costs to buy and long term running costs for both the household and the local authority in terms of having to service less infrastructure.

A reasonable level of density plus good design in the form of attractive well designed houses can lead to increased residential amenity. Conversely the reverse of this is also true, fall below a certain density threshold and energy and servicing costs for settlements increase and place an unnecessary burden on households and the local authority.

This approach of clustering houses in the landscape is actually a traditional Scottish approach and is one of the reasons why we have cited local exemplars such as Grantown on Spey and Tomintoul as precedents. This is what policy guidance such as SPP3 and PAN 72 Housing in the Countryside (2005) is trying to encourage. We would also note that An Camas Mòr which has recent been approved, in principle, by CNPA has a density range of 10-50 units per hectare with an average of 23 for the 72 hectare core development area. By contrast the Prince of Wales's exemplar sustainable community of Poundbury has a density of approximately 34 units per hectare. In conclusion we would note that what is proposed in density terms at Milton is not unusual.

The height of the westernmost house:

The proposed detached house on the westernmost part of the site adjacent to the Orbital Path is only 1.658 metres above the neighbouring Millside House largely due to it being located on higher ground at 227.850m AOD in comparison with 223.910m AOD of the existing building. 1.658 meters is equal to 5.4 feet i.e. smaller than the height of the average UK male. Millside House is actually a larger and taller building than what is proposed being set 3.94 metres below the proposed house but being 9.46m high in comparison with the 7.128m ridge height of the new house. The proposed house is set back from Millside House, oriented in a different direction and the windows carefully located to ensure that there are no privacy or overlooking issues. In addition we note that analysis of the surrounding context indicates a range of roof heights and that the

character of the area appears relaxed in this regard. For instance Grampian View has a mixture of ridge heights with the majority of bungalows sitting on the lower lying ground while the two story properties are located on the high ground but the later do not dominate the former. The approach we have adopted fits well into this context. In conclusion though set on slightly higher ground the proposed house does not dominate the existing house.

Incorporation of the Pond:

Further to the request we have asked Halcrow to look at the possibility of incorporating the pond on the wet area in the woodland. However it is worth pointing out that the pond will inevitably be altered as a consequence of ground level changes directly to the south of it in order to form the turning head and parking areas directly adjacent to the retained Meall Mill so could not be fully retained in its current form. Consequently we have asked Halcrow to look at the possibility of retention in part of the pond and its incorporation into the SUDS system for the site so we can ensure that it is properly drained. Halcrow have now responded to note that this is unachievable due to the requirements for adoption in terms of profile; outflow arrangements; access requirements etc. They have also raised concerns over the safety implications of the retained pond in a residential area when this is normally something that would be designed out. Therefore in conclusion we would not want to pursue retention of the pond on this basis.

We hope this now clarifies the points raised. Further to this can you give us an idea of what the contents of your report are going to be particularly what conditions CNPA are looking for?

If you have any questions please don't hesitate to get in touch.

Kind regards

Niall

Niall Murphy
Associate
For Austin-Smith:Lord LLP

Austin-Smith:Lord LLP
Architecture, Interior Design, Planning, Landscape

296 St. Vincent Street, Glasgow, G2 5RU
Telephone 0141 223 8500 Facsimile 0141 223 8501
www.austinsmithlord.com

Glasgow Cardiff Liverpool London Manchester

Niall Murphy
Associate
Austin-Smith:Lord
296 St Vincent Street
Glasgow G2 5RU
Telephone 0141 223 8500 (office)
Facsimile 0141 223 8501

[redacted]

CBRE
CB RICHARD ELLIS

CB Richard Ellis Limited
7 Castle Street
Edinburgh
EH2 3AH

Switchboard 0131 469 7666
Fax 0131 469 0131
Direct Line [redacted]
Email [redacted]

Our Ref PN/KJB

14 April 2010

Andrew Tait
Cairngorms National Park Authority
Station Square
Ballater

Dear Andrew

MILTON BURN DEVELOPMENTS, AVIEMORE
AFFORDABLE HOUSING STATEMENT OF COMMITMENT

The question of affordable housing was raised in considering the earlier application. In order to ensure that there is clarity on the detail of the proposal, I have been asked by Alistair Grant to write to you setting out a Statement of Commitment about what is proposed. This provides written confirmation that the applicant is prepared and will negotiate the legal agreement relating to affordable housing on the following basis:

1. Affordable housing provision of 25% will be provided at Milton. This is the target percentage sought by the Local Plan. As you will be aware, it is now increasingly rare for developers to be willing or able to provide this level of affordable housing due to the impact on viability in the current economic climate.

2. The legal agreement will be drafted on the basis that the Milton site will be bound by a commitment to provide 25% affordable housing.

3. The applicant has a current proposal at Kila. This is intended to be entirely affordable housing, including provision for the elderly. Confirmation was received from Highland Council Housing Services Department that this is a preferable location for affordable housing due to its proximity within the town centre close to all facilities.

4. Should Kila obtain planning consent, the affordable housing contribution will transfer from Milton to Kila at 25%. Given that the current proposal at Kila is for 12 units, it is likely that the combined affordable housing contribution from Milton Burn and Kila, will be in excess of 25% of the total number of units developed.

This will obviously be a matter that the Committee will wish to consider. I would be grateful if you could please convey to the Committee the weight that can be attached to such a written commitment from the applicant that this is the way that the applicant intends to proceed with the legal agreement.

Please do not hesitate to contact me if you wish to discuss further.

Yours sincerely

[redacted]

PHILIP NEAVES
Director
Planning & Development Scotland

Austin-Smith:Lord LLP

22nd February 2010

NM / cb 208416

Milton Burn Developments Ltd.

Aviemore, Milton Burn
Erection Of Houses And
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Between Aviemore (Milton) Burn
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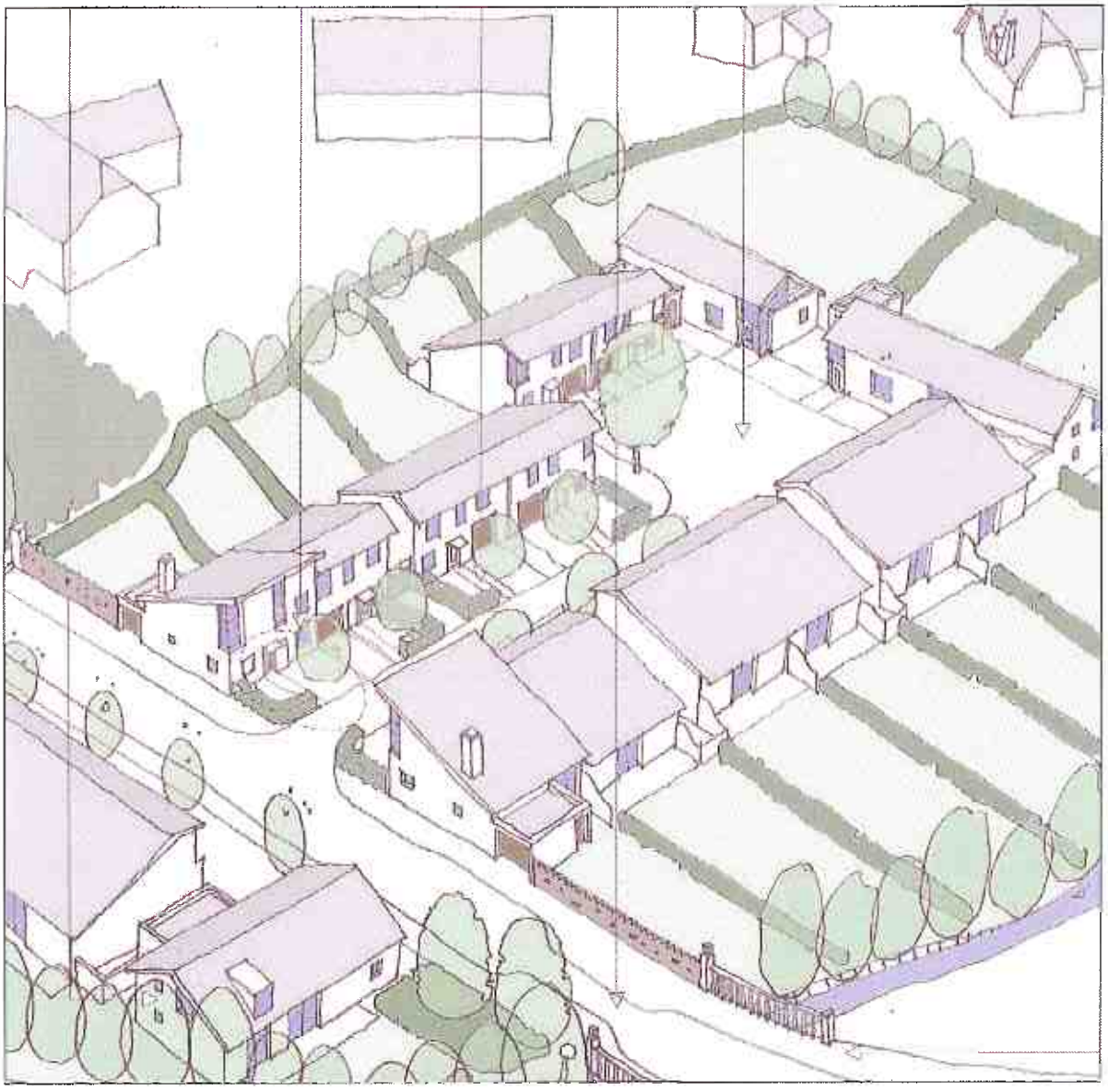
Grampian View, Aviemore

Planning Supporting Statement



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Planning Supporting Statement

Introduction

Austin Smith Lord LLP Glasgow were appointed by Milton Burn Developments Ltd in November 2008 to carry out a detailed planning application for the site on the basis of the Cairngorms National Park outline planning consent (Application Reference: 07/393/CP) of 26th March 2008.

Background Information

The Milton Burn site is characterised by a mix of grassland and broom with wooded outcrops to the east whilst its western edge is characterised by a steep wooded embankment. At the base of this embankment lie the ruined remains of the former Meall Mill. The site is surrounded by cul-de-sac suburban development to the east and larger houses on individual plots to the north and west. The use of the site for housing was established by both the current (Badenoch and Strathspey) Local Plan (1997) and the granting of outline planning consent for housing by the Cairngorms National Park Authority Planning Committee to Milton Burn Developments Ltd on 26th March 2008.

Site Details

The site is located on the north western edge of Aviemore adjacent to the A9 and falls within the Cairngorms National Park. The site forms an reflected 'L' shape and is bordered on its southern and westernmost flanks by the Aviemore Orbital Path. Its easternmost flank is defined by the Aviemore Burn.

Figure 1 - Site Boundary

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Design Principles

The proposal is to form a 22 unit development across the site in as sustainable manner as possible. The basis for the proposals is a development brief prepared by CB Richard Ellis on behalf Of Milton Burns Development Limited as a result of outline planning consent (Application Reference: 07/393/CP) and through subsequent pre-application discussions with Cairngorms National Park Planners.

Consultations

As this a re-submission of an earlier application (reference 09/153/CP) there have been both a series of pre and post application discussions with the Cairngorms National Park Planners. These include a pre-application meeting meeting on 27th January 2009, subsequent telephone conversations, and exchanges of drawings and comments via e-mail in the run up to the planning submission in May 2009 and further extensive post application correspondence and subsequent meetings in September and November 2009.

Site area:

1.45 hectares

Site Accommodation:

Numbers and types of proposed units are as follows:

1 nos 8p 4b 7 apt 2 storey 265 m² inc integral garage and granny flat
4 nos wh 6p 3b 3 apt1.5 storey duo pitch 126.76m² all floor area
3 nos 6p 3b 4 apt 1.5 storey 87.93m² + garage (14.39 m²)
15 nos 4p 2b 3 apt 1.5 storey 88.95m² + integral garage (14.64 m²)

22nos total units

Site Density:

approximately 15.7 Units per Hectare.

Programme

The overall build programme is still to be determined but is likely to be in the region of 18 months to two years.

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Site Analysis

The site is located towards the north western end of Aviemore. It forms the top section of a strip of woodland and open space that runs parallel to the A9.

The site forms a reflected 'L' shape. It is defined by the Aviemore (Milton) Burn and cul-de-sac suburban development at Grampian View on its eastern side. The Aviemore Orbital path runs along the south western edge of the site. The north and western edges of the site are defined by a steep embankment. A series of individually designed houses, on larger fues, are set back from the top of this embankment.

The eastern area of the site is predominantly rough grassland with outcrops of broom developing on the embankment slopes. This area slopes gently from the northwest to the southeast though there are steeper slopes along the embankment. Scattered amongst the grassland are clumps of trees including alder, birch, and willow. There is a screen of alder trees along the length of the Milton burn.

Figure 2 - Existing Site view illustrating gentle slope of eastern site area

There is also a larger group of Alder trees on the southern portion of the site. The trees that define the hillside and top of the embankment on the westernmost part of the site contribute to the screening of the A9. of the A9.

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Figure 3 - Existing site view illustrating larger group of alder trees from embankment

There are views into the site from the houses set back from the embankment. Views out of the site are dominated by the neighbouring cul-de-sac development to the east. However views to the south west are dominated by trees. There are also views into the site from the Orbital Path footpath. Where this reaches the top of the embankment there are views across the site towards the Monadhliath Mountains to the west.

The site contains the ruins of the Meall mill. The ruins are of archaeological significance.

Figure 4 - Existing Site view of the Monadhliath Mountains to the west.

Figure 5 - Existing Site view illustrating ruins of Meall Mill

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Key Design Considerations

In designing the development we have pay cognisance to the following documents:

- SPP 3 Planning for Housing
- SPP6 Renewable energy
- SPP17 Planning for Transport
- PAN 38 Housing Land
- PAN 52 Planning in small towns
- PAN 65 Planning and Open Space
- PAN 67 Housing Quality
- PAN 74 Affordable Housing,
- PAN 76 New Residential Streets
- PAN 77 Designing safer places
- PAN 78 Inclusive Design
- PAN 83 Masterplanning,

Scottish Government Designing Places (2001)
The Highland Council Development Policy Guidelines October 2003
The Highland Structure Plan (2001) Policy G2 Design for Sustainability

This is an opportunity to design a cohesive suburban residential development that embodies best placemaking practice as an alternative to the rather fragmented residential layouts of this area of Aviemore.
There is also an opportunity to reduce the footprint of the development and thereby limit the impact of the development on the site by opting for a more compact layout than that adopted by the neighbouring Grampian View cul-de-sac. This ensures a higher percentage of the amenity of the existing site is preserved and minimises disruption of existing habitats in accordance with Policy G2 Design for Sustainability of the Highland Structure Plan. It also complies with Scottish Planning Policy 3 Planning for Homes (2008), and other recent planning guidance on making the best and most efficient use of land within and adjacent to settlements.

The proposal is at variance with the current Badenoch and Strathspey Local Plan 6.1.3(b) but only in terms of numbers of housing units as the principal of residential use on the site is already established by both the Local plan and the granting of outline planning consent (Application Reference: 07/393/CP) for housing by the Cairngorms National Park Authority Planning Committee to Milton Burn Developments Ltd on 26th March 2008. It is worth pointing out that the Local plan dates from 1997 and is due too be superseded by the Cairngorms National Park Plan. In addition the existing local plan does not take account of more recent planning advice encapsulated in SPP3 which argues for more efficient land use. The local plan envisioned 12 units on this site. However it is thought that these were larger 4 bedroom detached houses whereas the current proposal is for smaller predominantly 2 bedroom terraced houses which occupy a smaller footprint. The smaller units are aimed at a different market sector than the detached properties and will be more affordable which meets with the objectives of the Living and Working in the Park section of the Cairngorms National Park Plan. The proposed layout is also within the 30% maximum plot ratio allowed under the Highland Council Development Plan Policy Guidelines 2003.

Our intention is to design a small residential development that will be a successful place as per Scottish Government Designing Places (2001) and that will that will embody the following characteristics:

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1. Welcoming, adaptable, and resource efficient;
2. Has a strong sense of spatial enclosure;
3. Embodies the principles of secure by design;
4. Utilises current road engineering best practice such as homezones;
5. Has a high degree of design and material homogeneity;
6. Willl provide a safe, attractive, and comfortable backdrop for it's residents' everyday life.

We believe that this approach also complies with both The Highland Council Development Policy Guidelines October 2003 and The Highland Structure Plan (2001) Policy G2 Design for Sustainability.

In considering the development within the guidelines of the Highland Structure Plan (2001) Policy G2 Design for Sustainability we have ensured sensitive siting of the new development and high quality design in keeping with local character and historic and natural environment. We also note the following:

- To the best of our current knowledge the development is compatible with service provision (water and sewerage, drainage, roads, schools, electricity);
- The development is accessible by public transport, cycling and walking as well as car. The proposal has been positively integrated with the local walking and cycling network with clear links to the Aviemore Orbital path. We also note that Aviemore Primary school is within a 400m pedestrian shed or 5minute walk of the development. The nearest bus stops are approximately 200m away at the junction of Grampian Road and Burnside Avenue i.e. well inside a 5 minute walk. The following Rapsons (Highland Country Buses) services (as well as services by Megabus & Scottish Citylink Coaches). utilise these bus stops and provide links to Inverness, Grantown on Spey, Newtonmore and Perth at the frequencies noted below:

Aviemore to Newtonmore & Perth	Aviemore to Inverness	Aviemore to Grantown on Spey	Grantown on Spey to Aviemore
08.15	07.37	06.43	07.43
08.53	08.13	07.17	09.08
10.53	09.44	08.07	09.23
12.37	12.44	10.11	10.08
12.53	14.44	10.17	11.29
13.53	16.03	12.11	12.08
15.03	16.44	12.17	13.51
15.37	18.44	14.11	14.08
16.03	20.44	14.40	18.04
17.53	20.54	17.07	
18.08		17.11	
		18.11	
Total Stops 11	Total Stops 10	Total Stops 12	Total Stops 9

Aviemore railway station is 1396m from the Milton site and provides mainline rail links to Inverness, Perth, Stirling, Edinburgh and Glasgow and further points south.

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- The development does maximise energy efficiency in terms of location, layout and design, and includes for the utilization of renewable sources of energy. This is a key part of our client's brief and is something that Austin-Smith:Lord has experience of with members of our office including some of the highest accredited sustainability architects in Scotland. Our philosophy is to reducing running costs at the outset by maximising the insulation of a property and therefore reducing over the long term the energy needed for heating. We have also explored methods of adapting the houses for solar water heating and ground source heat pumps. The houses will also incorporate underfloor heating which is more efficient for delivering heat through out the house and avoids cold spots. We would also note that where possible we have oriented the houses to take advantage of solar gain. However, we also believe that good placemaking i.e. making places that are going to be loved and are therefore more likely to have longevity is also key to sustainability;
- To the best of our current knowledge the development is either not affected by significant risk from natural hazards, including flooding, coastal erosion, land instability and radon gas, or adequate protective measures will be put in place (Please refer to the reports and technical notes from Halcrow supplied as part of the planning application package)The development is not affected by safeguard zones where there is a significant risk of disturbance and hazard from industrial installations, including noise, dust, smells, electro-magnetism, radioactivity and subsidence;
- The development does, in part, make use of brownfield land given that there was an historic industrial use (a corn and barley mill) on part of the site. Furthermore the existing mill building, though now a ruin, will be consolidated to preserve the cultural heritage of the site. Additionally were possible the use of recycled materials will be promoted;
- The development does have a degree of visual impact on individual and community residential amenity but this will be mitigated through sensitive design and landscape screening and is therefore not significantly detrimental. Additionally apart from the boundary immediately adjacent to Millside House, the whole site is fenced off and therefore does not form part of the community's recreational space.
- The development does not impact on non-renewable resources such as mineral deposits of potential commercial value, prime quality or locally important agricultural land, or approved routes for road and rail links. It is also worth restating that the use of the site for housing was established by both the current (Badenoch and Strathspey) Local Plan (1997) and the granting of outline planning consent (Application Reference: 07/393/CP) for housing by the Cairngorms National Park Authority Planning Committee to Milton Burn Developments Ltd on 26th March 2008;
- The development will not impact on the following resources, including pollution and discharges, particularly within designated areas :

habitats	freshwater systems
species	marine systems
landscape	cultural heritage
scenery	air quality;

- As previously noted we have considered these issues during design development. We will incorporate bird nesting boxes for swifts within the eaves of the new houses as a means of increasing biodiversity and combating the decline in swift numbers. The use of hedgerows to divide the plots also helps increase biodiversity. Freshwater systems will be protected by SUDS with SEPA requiring a 2nd level of treatment for all water which is discharging to the burn. We have thought carefully about our landscape proposal to enhance the retained sections of the existing landscape and provide a sympathetic counterpoint in new landscape works. As part of our approach to placemaking the new development has been carefully designed so as to provide axial views, gateways, and terminations and so will contribute in a scenic manner to the built environment of Aviemore. The cultural heritage of the site will be preserved and interpreted as part of the works to the Meall Mill. As this is a housing development its impact on air quality is likely to be neutral;
- The development does demonstrate sensitive siting and high quality design in keeping with local character and historic and natural environment and in making use of appropriate materials. We go on to note that Austin-Smith:Lord has a reputation for sensitive, high quality, and award winning residential design within historic or conservation contexts. To highlight this we would point to just the two examples supplied in the Design Statement though we can supply more if needs be: Maybole (Scottish Design Awards Social Housing Commendation 2005, Scottish Design Awards Residential Commendation 2004, and Saltire Award Special Mention 2004) and a sheltered housing complex in Seabank (Saltire Housing Design Award Commendation 2006, Scottish Design Award Commendation Affordable Housing 2006). We would also note that Austin-Smith:Lord's work at Irvine Harbourside won the British Urban Regeneration Award (1996), an RIBA Regional Award (1995), an RIAS Regeneration Award (1995), and the GIA Design Award (1995). To underscore that Irvine Harbourside is a successful example of placemaking not only is it a source of local resident pride, with houses' main entrances having been personalised with window boxes, flower pots, and the occasional bench, it has now been designated a conservation area.
- The development promotes a varied, lively and well-used environment which will enhance community safety and security and reduce any fear of crime. We have designed the development with the Secure by Design Standards in mind. Consequently the whole development is geared to 'eyes on the street' passive surveillance, with good defensible space, and public and private spaces clearly delineated;
- The development accommodates the needs of all sectors of the community, including people with disabilities or other special needs and disadvantaged groups. All of the houses have been designed to Housing for Varying Needs standards; and
- The development will contribute to the economic and social development of the community not only through employment generated through its construction but also by providing a variety of housing types for different sections of the community.

In conclusion we believe the development accords with the Highland Structure Plan.

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Density

The proposed development is for 22 houses on a 1.45 hectare site which gives a density figure of approximately **15.7** units per hectare. Though the layout is compact (so as to preserve as much of the existing amenity of the site as possible) it is not a high density development. The figure actually equates to a suburban level of density (refer to Table 3.3 Density Matrix P.48 English Partnerships / The Housing Corporation Urban Design Compendium by Llewelyn Davis) and is below the Scottish Government's aspirational density figure of a minimum 30 units per hectare required for sustaining amenities such as public transport.

Analysis of adjacent developments suggests that it lies within the range of residential densities across North Aviemore:

- Croftside: 13 units on 1.067ha site = density of 12.18 units per hectare
- Allt Mor: 34 units on 2.08ha site = density of 16.34 units per hectare
- Grampian View: 34 units on 1.67ha site = density of 20.35 units per hectare
- Creag Ghrensaiche: 19 units on 0.9ha site = density of 21.1 units per hectare
- Strathspey Avenue: 43 units on 1.93ha site = density of 22.28 units per hectare
- Cairn Avie: 13 units on 0.54ha site = density of 24.07 units per hectare
- The Glen: 28 units on 1.16ha site = density of 24.13 units per hectare
- Munro Place: 39 units on 1.45ha site = density of 26.89 units per hectare
- Braeriach Court: 27 units on 0.89ha site = density of 30.33 units per hecatre
- Craigellachie Court: 48 units on 1.52ha site = density of 31.57 units per hectare
- Average North Aviemore residential development density: **22.94** units per hectare

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Precedent

We have taken our cue from:

1. the crisp geometric layouts of the 18th Century new towns established throughout the Highlands and in particular local examples such as Grantown on Spey and Tomintoul.

2 the historic domestic tradition of the Garden City movement (see figure 6 illustrating Hegemann and Peets Wyomissing Park development in Pennsylvania, USA 1917 -1921 and figure 7 illustrating Raymond Unwin's cul-de-sac typological variations from Welwyn Garden City of 1919 onwards).

3. more recent developments designed by Austin-Smith:Lord including Maybole (Scottish Design Awards Social Housing Commendation 2005, Scottish Design Awards Residential Commendation 2004, and Saltire Award Special Mention 2004) (Figures 8 and 9), a sheltered housing complex in Seabank (Saltire Housing Design Award Commendation 2006, Scottish Design Award Commendation Affordable Housing 2006) (Figures 10 and 11), and a housing terrace including family wheelchair standard houses in St Leonard's Road, Ayr.

These recent developments give an idea of the material palette that has been selected for the site.

Figures 6 & 7 - Aerial images of Grantown on Spey and Tomintoul (copyright Google)

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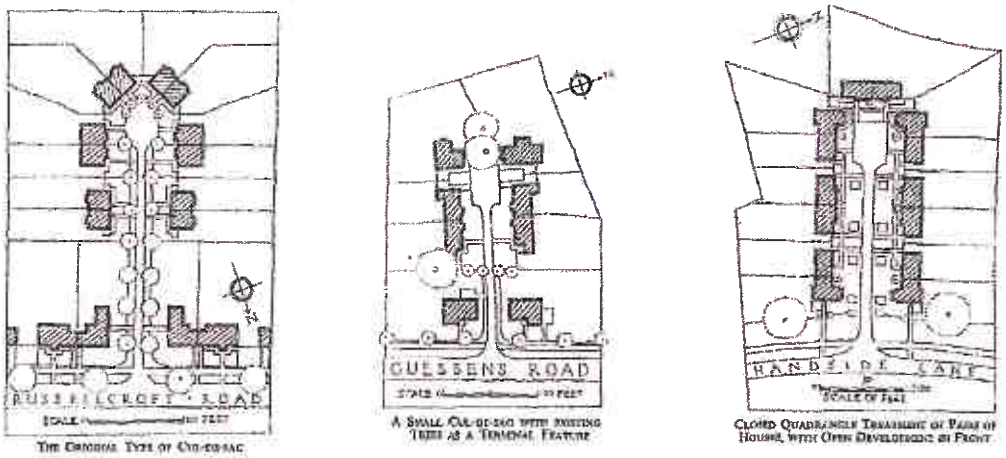

Figure 8 - Welwyn Garden City Unwin Cul-de-sacs (1919 onwards)

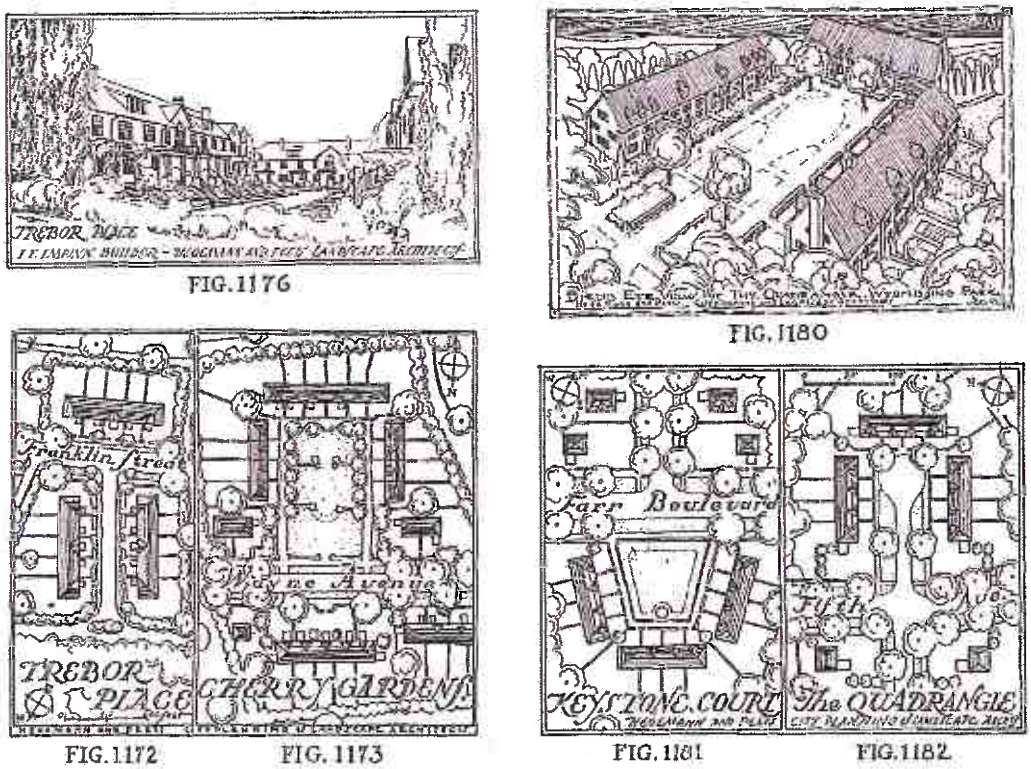

Figure 9 - Hegemann and Peets Wyomissing park (1917 -1921)

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Figure 10 - Maybole

Figure 11 - Maybole

Figure 12 - Seabank

Figure 13 - Seabank

Figure 14 - St Leonards Road, Ayr

Figure 15 - St Leonards Road, Ayr

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Design Solution

To assist with the design of the new development we have followed guidance set out in PAN 76 New Residential Streets and looked for precedents within the surrounding area. However analysis of the context of North Aviemore reveals a lack of unified character. Rather there are a variety of urban design approaches ranging from developments influenced by the Aviemore North Development Brief (February 2000); developments where the developer has opted for cul-de-sacs; and finally a less coherent fringe of larger modern houses, in a variety of styles , which occupy larger feus. The obvious approach would be to pick up on the characteristics of Grampian View. However, we strongly believe that Grampian View represents exactly the type of placeless residential development the Scottish Government is seeking to discourage in guidance such as SPP3. Consequently we have opted to utilise the Aviemore North Development brief as the starting point for the design but with a larger house on a separate feu on the westernmost part of the site so as to pick up the pattern of the detached houses on larger feus that characterize the western edge of Aviemore. We have also looked at more recent design advice promoted and endorsed by the Scottish Government such as the Polnoon masterplan at Eaglesham (2009).

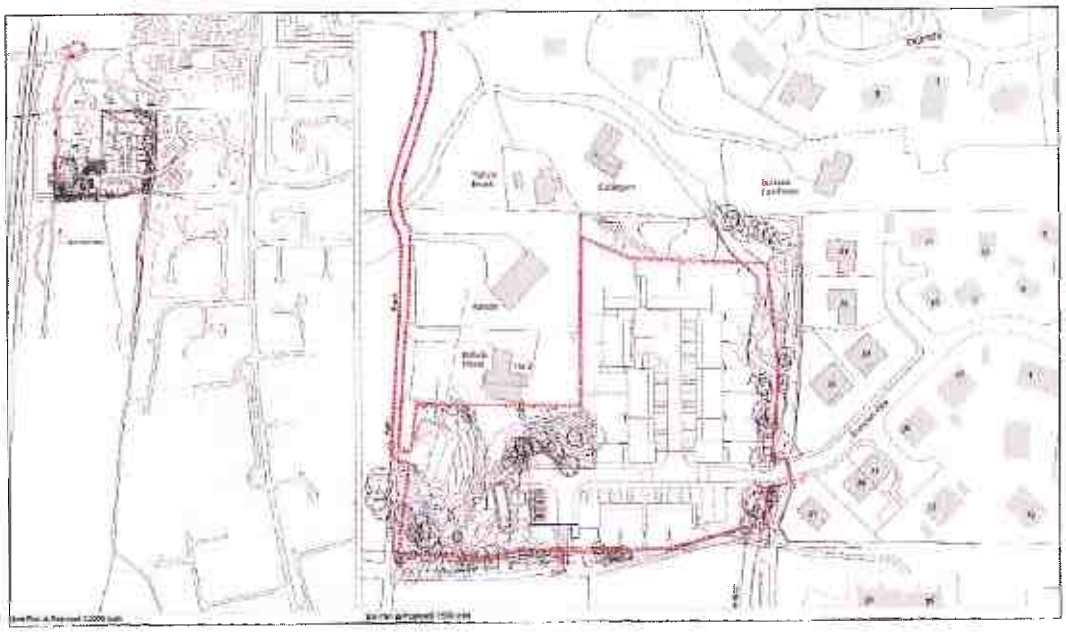

Figure 16 - Location Plan as Proposed

To reduce the footprint of the development, and limit the impact on the site, the majority of the units are grouped together in a more dense urban form that nestles into the eastern and less topographically challenged section of the site as is encouraged in PAN 72 Housing in the Countryside (2005). The intention is that this will help preserve the amenity of the hillside backdrop to the retained, stabilised Meall mill ruin.

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Planning Supporting Statement

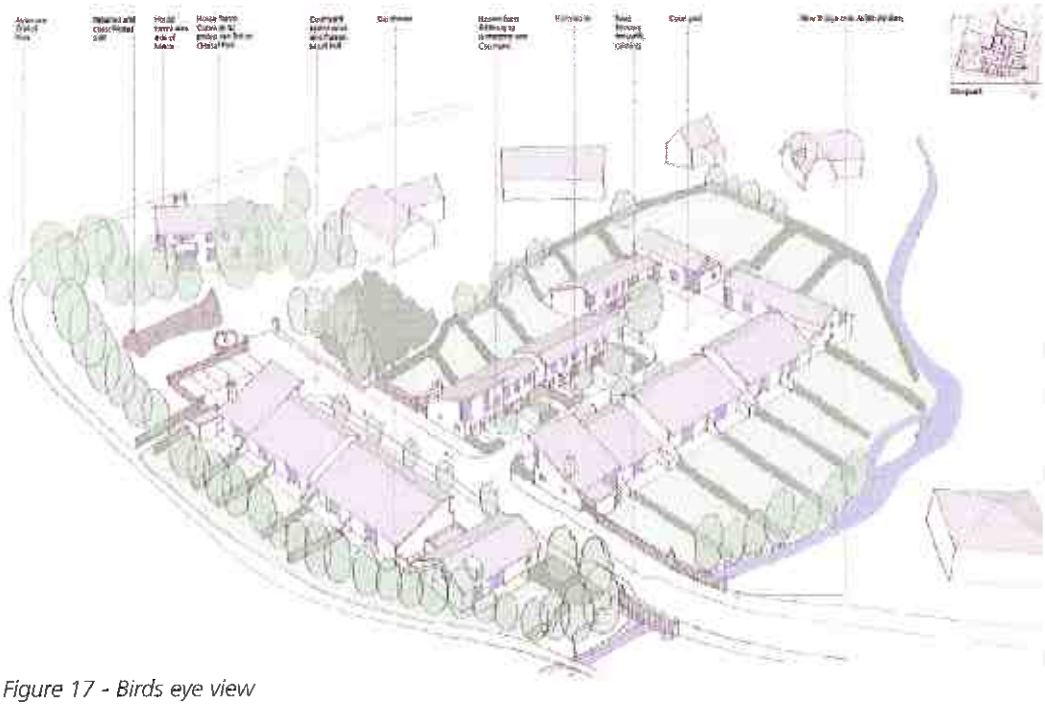

Figure 17 - Birds eye view

However, as previously noted the exception to this approach is the single larger house sited on the level land at the top of the western most section of the embankment. The scale and layout of this house reflects the lower density pattern of the houses located on larger feus that form the western fringe of Aviemore. This L shaped house addresses the top of the Orbital path in an Arts and Crafts manner with a courtyard configuration that steps down in scale to a single storey in the section closest to the path. It has also been carefully sited so as not to impinge on views of the Monadhliath Mountains from the path. The rear elevations will incorporate a sun room and balcony to take advantage of the superb views across the site. As this house, to a degree, visually terminates the axis of the main site access road its rear elevation retains a degree of formality through the careful symmetrical pairings and rhythms of windows.

As previously noted the guidance contained within the Highland Council's Aviemore North Development Brief (February 2000) has been utilised for setting out the layout of the lower, more densely developed, portion of the site. This guidance promoted the grouping of houses into courtyard clusters as a way of providing a placemaking alternative to the non indigenous and placeless cul-de-sac patterns of development that unfortunately characterise suburban sprawl around many of Scotland's settlements and what SPP3 seeks to avoid.

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Figure 18 - Site Sections as Proposed

Consequently a 'T' shaped layout has been adopted across the site. The main road servicing the site accesses it from Grampian View via a new bridge to be formed across the Aviemore Burn. This road runs parallel to the southern section of the Orbital Path and terminates at the consolidated Meall mill.

The first house on this route is intended as a gatehouse unit which addresses the entrance to the site with glazed gable elevation. Thereafter the southern side of the road is lined by a series of attached1.5 storey 2 bedroom mews houses with integral garages which are linked by screen walls and gates.

These houses provide a strong sense of enclosure and meaningfully address the public realm of the street. The houses set back from the road to form 6m front garden spaces for privacy. The front gardens also serve to spatially contain the street with hedging formed from a mix of hornbeam, hazel, hawthorn, holly and blackthorn. These act to soften the lines of the architecture and underscore the domesticity of the surroundings. Each garden also contains a tree which, when mature, will further increase spatial enclosure by providing a strong canopy of leaves.

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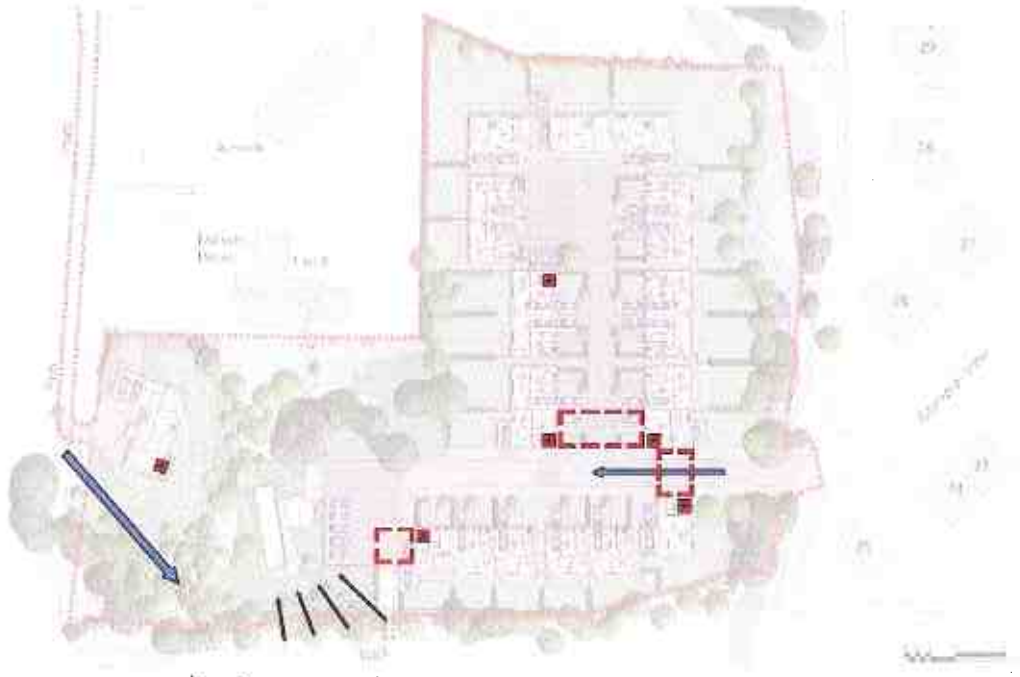

Figure 19 - Key Nodes. Gateways, and Views

A turning head in a small walled courtyard at the end of this road also supplies a pedestrian spur to the Orbital Path. The gateway to this is announced by a larger 3 bedroom monopitched house that terminates the terrace. The gateway is placed adjacent to the smaller scaled attached garage to this house so that the space steps down in scale towards the path. Whilst having a strong sense of enclosure and ceremony this entrance will also be well overlooked to provide security from a secure by design point of view.

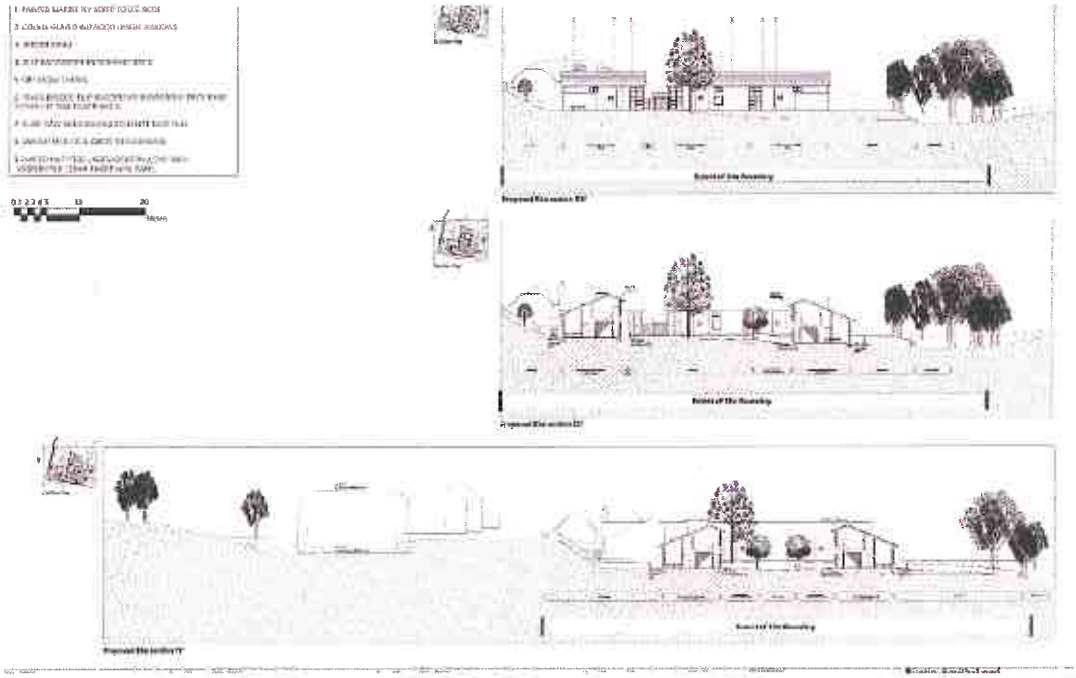

Figure 20 - Street Sections as Proposed

As previously noted the main access road terminates at the retained and stabilised Meall mill. An interpretative plaque and seating area will be provided at the mill so that it's cultural and heritage value can be conveyed to residents and passing pedestrians. It is also intended that vegetation concealing the mill lade will be stripped back to reveal its path. The lade will be partially retained within the scheme and marked (by change in materials) on any proposed hard surfaces.

The second road, forming the tail of the T, is a perpendicular spur to the main access road. This spur is announced by two larger 3 bedroom monopitched houses. These paired houses face towards each other and together their chimneys and cantilevered roofs symmetrically frame the entrance to a small tree and hedge lined homezone which exhibits similar design characteristics to the main access road.

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Figure 21 - Homezome at the Courtyards, Craigmillar, Edinburgh

The Homezone is an idea that has been introduced to the UK from the Netherlands, where the concept has delivered real improvements in residential road safety. It is based on the 'woonerf' concept developed by Niek De Boer in the late 1960s:

"motorists would feel as if they were driving in a 'garden' setting, forcing drivers to consider other road users"
(Southworth and Ben-Joseph, 1997, p112).

The philosophy behind the Homezone is that pedestrians take priority over vehicles and this is achieved by ensuring that there is no differentiation between road and footway so that the entire street is a shared surface between pedestrians and vehicles. The idea is counterintuitive and stems from a belief that the presence of pedestrians forces drivers to slow down (refer to Figures 21 and 22 for example images).

All speeds within the Homezone are constrained to 10 miles per hour allowing for frequent eye contact with pedestrians. Subtle cues, such as the texture of road surfaces and the frequency of front door entrances opening onto the street, tell drivers to pay attention and slow down as they are in a residential area. The roads are also carefully designed so that there are few straight sections where drivers could potentially speed up.

As the Homezone concept also ties in with public realm issues and the landscape strategy for the development. The logic behind this is that well maintained, easily legible, public spaces are more likely to endure as a backdrop to everyday life and therefore become valued by the development's residents. Valued public spaces have greater longevity and hence sustainability. As such, this is a key component of the design strategy.

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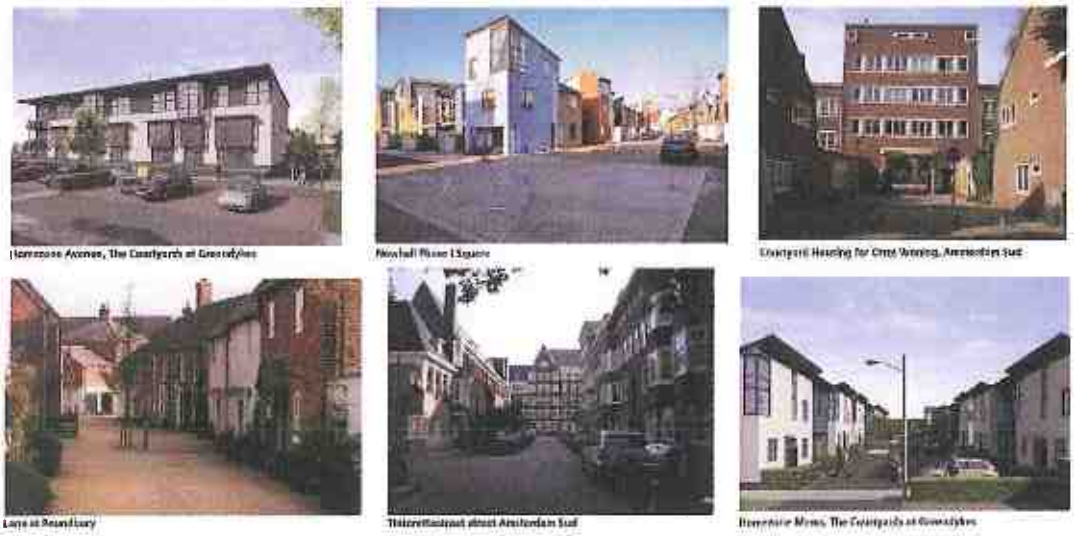

Figure 22 - Homezone Examples

The homezone terminates to the north in an attractive landscaped courtyard space defined by a1.5 storey houses which offer a strong sense of spatial enclosure. A terrace of 1.5 storey duo pitched houses form the north elevation of the courtyard.

The street section through the houses is also critical. The 1.5 storey nature of this house type means that whilst they address the street with a two storey main façade the rear gardens are addressed with a single storey elevation. The lower lying nature of this section visually reduces the development's impact on the surrounding context.

This also assists with reducing the visual impact of the scheme from the southern section of the Orbital Path. Whilst the terrace of houses still address the path in a formal manner with symmetrical elevations the single storey nature of these makes them more low key.

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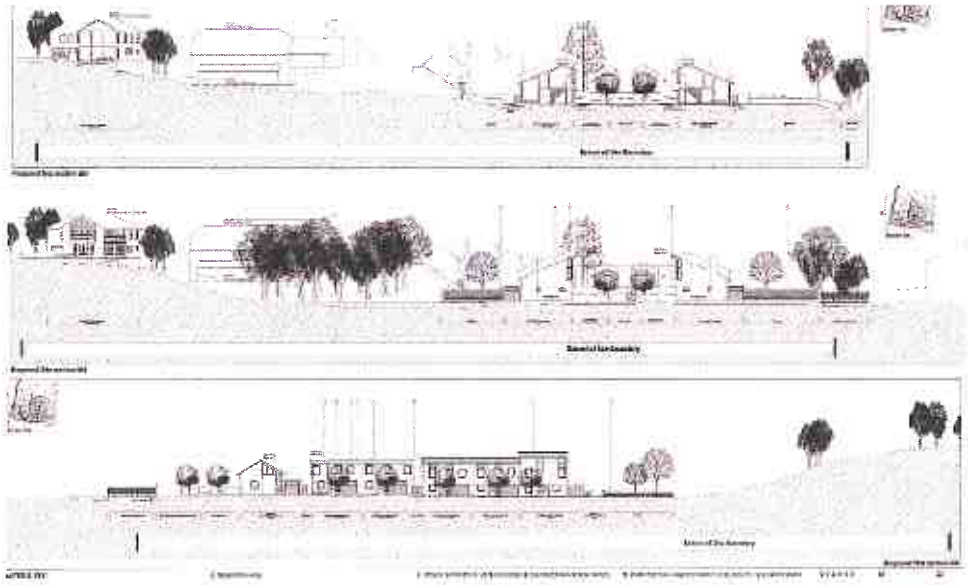

Figure 23 - Site Sections as Proposed

The 1.5 storey section also assists with sustainability as it forces air over the roofs of the houses thereby adding to the sheltered nature of the main two storey façade and thus reducing heat removal from the façade through convection to colder flowing air.

Figure 24 - Homezone Street Section

Great care has been taken to try and produce a simple well ordered residential complex which expresses its facades with integrity and elegance in terms of townscape.

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External Materials

- To assist with the aim of achieving a simple homogenous domestic character with a distinctly Scottish flavour to the housing development we have for a simple material palette including:
- Walls to be a traditional harl render with Blue baggeridge engineering brick bases.
- Roofs to be slate grey interlocking concrete roof tiles with painted marine ply soffits and eaves.
- Windows and Doors to be Double glazed redwood timber.
- Main entrances are identified by a stack bonded blue baggeridge engineering brick panel with slate and timber infills. This provides texture and colour at the point most needed
- Back garden gates to be painted galvanised mild steel
- The larger 4 bedroom house have painted galvanised mild steel lightweight balcony with western red cedar timber infill panels.
- These materials have also been selected to provide good weathering and low maintenance capabilities.

The result will be a bright, pleasing, high quality, contemporary residential development, with an appropriate nod to the Scottish vernacular, designed to meet the requirements of its residents and enhance the suburban and urban fabric of this attractive part of Aviemore.

Hard Landscape materials

The two streets within the development are to be finished to acceptable Highways Standard Construction.

The use of asphalt/tarmacadam is to be kept to a minimum. Approved Natural Stone chips to be introduced in the surface to add texture and colour within the carriageway.

Occasional bands of setts will be introduced to define the beginning and end of the streets and courtyard. These will create 'rumble strips' which potentially reduce the perceived design speed of carriageway.

Drainage details will be standard roadside gully.

The material palette will also include

- Resin bound gravel
- Concrete setts
- Dark Grey concrete block with light grey parking markers for parking areas.
- Light grey concrete slabs for patios and garden paths.

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Landscape

The landscape component of the proposed development consists of; the internal street areas, garden and entrance areas; the boundary to the Orbital Path and the backdrop setting to the Meall Mill.

It is also important to state that in order to maintain and enhance the distinctive landscapes of the park where ever possible existing trees will be retained and areas of existing planting reinforced so as to ensure the development complements and enhances the landscape character of the Park. Disturbance of habitat will be minimised and biodiversity promoted in accordance with the environmental requirements of Policy G2 Design for Sustainability (landscape / habitat) of the Highland Structure plan.

The internal street within the development will create a pedestrian focused space due to the scale, the surface finishes, and the minimal change in levels. Surface finishes, tree and hedge planting will be positioned accordingly, in response to each block of housing to create a sequence of spaces along the two roads. Extra heavy standard trees will be selected for certain locations such as the courtyard and the gateway to the Orbital Path. Tree species will be chosen for form and impact. Front garden trees will generally be grouped in pairs either side of the streets and species will be selected to provide a small, compact and upright form and to provide seasonal colour. These trees will be supplemented by beech and privet hedge planting. The private front gardens will be turfed or grass seeded and, except where hedges are provided will be un-enclosed.

To create a sense of a walled garden 1.8 m high dry stone dyke walls will be utilised where plot boundaries of the properties rear gardens meet the public realm (i.e. along the main access road). Otherwise 1.2 m high hedges formed from a mix of hornbeam, hazel, hawthorn, holly and blackthorn will provide screening between back gardens and along boundaries as well as assist in increasing the biodiversity of the site. There is no intention of using 1.8m high boarded fences to the perimeter and this is particularly so at the stretch where back gardens boarder onto the Orbital Path. To ensure compliance with secure by design the hedging to the plots located along the Orbital Path will incorporate, and grow through, post and wire fences.

The southern boundary will consist of a planted strip, much of which will be an embankment, creating a softer edge between the rear garden boundaries of the new development and the existing Aviemore Orbital Path which runs the entire length of this boundary. The planted verge will be punctuated with additional tree planting. The trees will serve to highlight the pedestrian access from the development to the Orbital Path.

The landscaping associated with the backdrop to the Meall Mill is intended to reinforce the character and amenity of this space and to compensate for the partial loss of the group of Alder trees on the southern portion of the site. Riparian Woodland and Woodland Planting species will be selected to complement the existing adjacent woodland and the proposed development to help knit the areas together within the context. Planting will increase biodiversity and introduce seasonal interest, variety and colour as well as being sympathetic to the context of the Meall Mill.

A table of suggested Planting species is as follows:

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AVIEMORE - SUGGESTED PLANTING SPECIES

Hedging:

% of mix	Species	Size at planting	Density
15	Carpinus betulus (Hornbeam)	1+2 transplant, 40-60cm high	3 staggered rows, 10 plants per linear metre
20	Corylus avellana (Hazel)	1+2 transplant, 40-60cm high	"
30	Crataegus monogyna (Hawthorn)	1+2 transplant, 40-60cm high	"
15	Ilex aquifolium (Holly)	CG, 2L, 40-60cm high	"
20	Prunus spinosa (Blackthorn)	1+2 transplant, 40-60cm high	"

Riparian Woodland Planting:

% of mix	Species	Size at planting	Density
10	Alnus glutinosa (Alder)	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m^2
10	Prunus padus (Bird Cherry)	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m^2
10	Sorbus aucuparia (Rowan)	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m^2
10	Betula pubescens (Downy Birch)	CG, 2L, 40-60cm high	1 per m^2
15	Corylus avellana (Hazel)	1+2 transplant, 40-60cm high	1 per m^2
10	Crataegus monogyna (Hawthorn)	1+2 transplant, 40-60cm high	1 per m^2
10	Rosa canina (Dog Rose)	1+2 transplant, 40-60cm high	1 per m^2
15	Salix cinerea (Grey Willow)	1+2 transplant, 40-60cm high	1 per m^2
10	Viburnum opulus (Guelder Rose)	1+2 transplant, 40-60cm high	1 per m^2

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Woodland Planting:

% of mix	Species	Size at planting	Density
10	Prunus avium (Gean)	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m²
5	Quercus petraea (Sessile Oak)	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m²
10	Sorbus aucuparia (Rowan)	Feathered, 125-150cm high, 2x transplanted, bare root	1 per m²
10	Betula pendula (Silver Birch)	CG, 2L, 40-60cm high	1 per m²
10	Corylus avellana (Hazel)	1+2 transplant, 40-60cm high	1 per m²
10	Crataegus monogyna (Hawthorn)	1+2 transplant, 40-60cm high	1 per m²
10	Fraxinus excelsior (Ash)	1+2 transplant, 40-60cm high	1 per m²
10	Ilex aquifolium (Holly)	CG, 2L, 40-60cm high	1 per m²
5	Pinus sylvestris (Scots Pine)	CG, 2L, 40-60cm high	1 per m²
10	Prunus spinosa (Blackthorn)	1+2 transplant, 40-60cm high	1 per m²
10	Sambucus nigra (Elder)	1+2 transplant, 40-60cm high	1 per m²

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Planning Supporting Statement

Figure 25 - Site Plan indicating tree removals

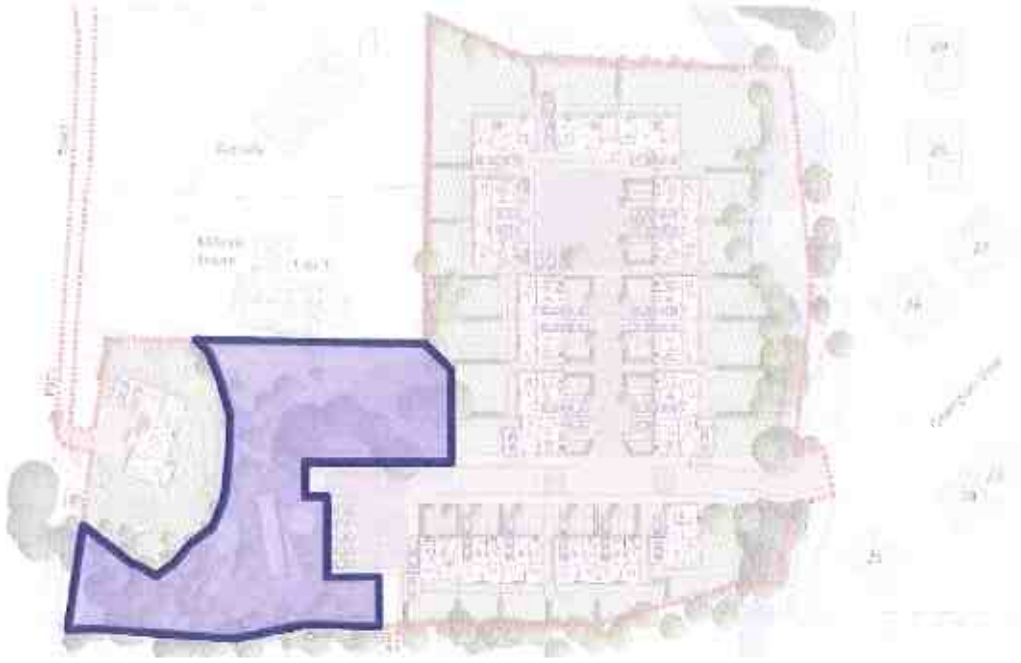

Figure 26 - Site Plan indicating retained amenity space

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Provision of Ameity Space:

With regards to PAN 65 Planning and Open Space we have prepared a drawing L(00)014 Site Plan indicating Open Space provision to demonstrate the area of open space provision we are setting aside within the site boundary.

We have utilised the Highland Council document 'Draft Open Space in New Residential Developments: Supplementary Guidance' (out for consultation between 23rd January and 20th March 2009 and subject to an inquiry at present. Therefore we note that until Local Plan Reporters recommendations are made it has limited weight) as the basis for calculating provision.

The drawing clarifies that we have already set aside for Amenity and Natural Greenspace an area of 2239m² or 15.4% of Site. This means we are already 739m² in excess of the 1500m² minimum area we are required to supply within the site for amenity and natural greenspace under the draft policy. In doing so we are trying to preserve and enhance the treed areas of the site that form the backdrop and context to the Meall Mill as well as this section of the Aviemore Orbital path.

In addition cognisance also needs to be made to the improvements we are proposing to the Orbital path and the consolidation of Meall Mill for archaeological purposes with both access and interpretation.

We also note that the draft supplementary guidance (as outlined under SPP3 Planning for Homes general principle 79) does allow for the developer to make offsite contributions in lieu of providing certain forms of amenity space within the site. This is sensible as it allows the authority to coalesce these areas to create more meaningful and less fragmented provision. Consequently the applicant has noted a willingness to make a financial contribution via a Section 75 agreement to a play area at Strathspey Avenue which is only a 253m walk from the centre of the site i.e. well within 5 minutes walking distance.

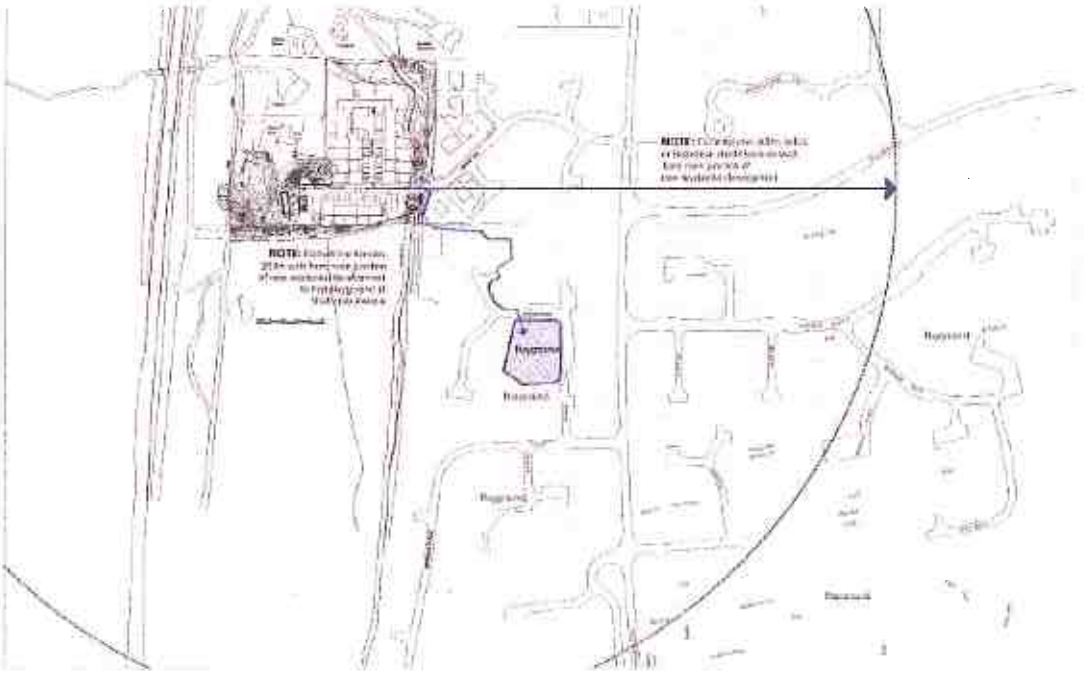

Figure 27 - Offsite Amenity space provision Neighbouring Playgrounds

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SUDS

Details of the proposed SUD system have been prepared following extensive discussions between civil engineering consultants Halcrow, SEPA, Scottish Water, the Spey Fisheries Board, and the Highland Council. More detailed information is supplied as part of the planning submission package, however in summary this is intended for the treatment of all surface water run off from the roads in the new development. A 2nd level of treatment is required for water which is discharging to the burn. This is to happen at a controlled rate and the intention is that this will be through the introduction of a swale running parallel to the stretch of burn that sits parallel to.

Soakaways

Surface water run off from each of the plots is attenuated within each plot via a soakaway. The soakaways are designed to hold the equivalent of 14mm of water landing on the roof area of each property. For purposes of calculation a typical roof area of 100sqm has been assumed (Note this is below actual roof areas for each plot). This means a soakaway capacity of around 1.4cu m is required. This is achieved by utilising a 1.5m dia manhole at 0.8m deep. The manhole rings are to be perforated and surrounded externally by good granular material with geotextile to prevent leaching of the material into the soakaway. The soakaway is to be fitted with a sealed manhole lid and the granular surround is to stop some 300mm below ground level with the last 300mm made up of normal topsoil over geotextile. Consequently any temporary surface flood water will not enter the soakaway system to interfere with its normal operation which is controlled, not by the flood water level in the burn, but by the resulting water table level.

Please also note where Plots 2 - 6 back on to the Aviemore Orbital Path the distance from the rear of the proposed properties to the soakaways is more than 5 metres however the distance from the orbital path boundary to the soakaways is less than 5metres. The Orbital path is a public right of way and the area beyond this designated as greenspace in the soon to be adopted CNPA Local Plan. It is therefore highly unlikely to be built on. Discussions with The Highland Council Building Control department have indicated that they would consider that the mandatory standard (3.6) of the domestic handbook *"to ensure the disposal of surface water without threatening the building and the health and safety of the people in and around the building"* can be achieved using a Structural Engineers Design solution in these instances

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Waste strategy

Following discussions with the Highland Council Waste Management Service each proposed House will currently be equipped with the following:
1 x blue box for dry-recyclables including paper and steel cans
1 x 240 litre brown wheeled bin for garden waste
1 x 240 litre green wheeled bin for domestic refuse

However the Highland Council has also indicated the following in its 'Refuse and Recycling Collection Requirements Household and Commercial Recycling Infrastructure' document:

Planned improvements to services are likely to result in all households being served by a 3-bin service in the future (1 bin for recyclables, one bin for compostables and one bin for residual waste), and any new developments should make provision for these planned service changes.'

Consequently we have indicated space for an additional 240 litre bin in the layout

The Highland Council Policy also notes the following:

Waste and Recycling Containers

The householders or the developer are required to purchase a green 240 litre bin for residual waste. Recycling bins or boxes are provided free of charge by The Highland Council.

External Storage Space Requirements

1. All new housing developments should ensure that there is sufficient external storage space for three standard 240 litre wheeled bins per household. The minimum area required is 2m x 1m.

2. The bin area should be hardstanding, with no steps between the storage area and the collection point (kerbside).

The proposed layout complies with External Storage Requirements

Car Parking and Access

The breakdown for parking allocation is as follows:

Plots 1, 15, 16 and 17 have an attached single car garage + incurtilage parking space
Plots 2 - 5, 10 – 12 and 18 – 22 have an integral garage + incurtilage parking space
Plots 6, 9 and 22 have an attached garage + incurtilage parking space
Plot 7 has a two car integral garage +2 incurtilage parking spaces

52 total car parking spaces

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Figure 28 - Site Plan as Proposed (Ground Level)

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Access and Movement

Access into the Milton site is straightforward and is spilt into two sections.

For the first and lower portion of the Milton site a 'T' shaped road layout is intended. The main access road servicing the site links directly from Grampian View via a new road bridge to be formed across the Aviemore Burn. The conection is in a logical manner as per the conditions set down in the outline planning consent 07/393/CP and ensures compliance with PAN 67 Housing Quality. This road runs parallel to the southern section of the Aviemore Orbital Path and terminates in a small courtyard and turning head at the consolidated Meall mill.

The first house on this route is intended as a gatehouse unit which addresses the entrance to the site with a glazed gable elevation. Thereafter the road is lined by a setback terrace of semi detached 1.5 storey 2 bedroom duo pitched mews houses with integral garages. For continuity of spatial enclosure these are linked by screen walls and gates. This terrace is terminated by a larger monopitched 1.5 storey 3 bedroom house with an attached garage that forms Plot 6.

The turning head at the end of this road also supplies a pedestrian access path linking to the Aviemore Orbital Path thereby encouraging pedestrian routes through the site and promoting walking and cycling connectivity as required under The Highland Council Structure Plan Policy G2 - Design for Sustainability.

The path also has the dual benefit of allowing pedestrians on the Orbital Path access to the site at a point adjacent to the Meall Mill. That way the consolidated ruin becomes part of the amenity of the wider community.

The path gateway is announced and framed by the larger monopitched house and is addressed by the opposite terrace of 1.5 storey mews houses so that it forms part of a courtyard composition. Whilst having a strong sense of enclosure and ceremony this pathway will also be well overlooked to provide security from a secure by design point of view. This complies with The Highland Council Structure Plan Policy G2 - Design for Sustainability.

The second road, forming the tail of the T, is a perpendicular spur to the main access road. This spur is announced by two larger 3 bedroom monopitched houses. These houses face towards each other and together their cantilevered roofs frame the entrance to a small tree and hedge lined homezone* which is a shared surface for both cars and pedestrians. This road exhibits similar design characteristics to the main access road.

The homezone terminates to the north in an attractive landscaped courtyard space with a strong sense of spatial enclosure. It is defined to the east and west by 1.5 storey mews houses while a lower terrace of 1.5 storey bungalows defines the courtyard's northern edge.

The second and higher portion of the Milton site, to the west, is occupied by a single larger 4 bedroom house (Plot 7). This house is accessed via the Orbital Path and Track that links back to the access road to the Tulloch Development otherwise known as Edinkillie Road. A short stretch of the access road adjacent to the point where access is supplied to Tigh na Bruach and Corriegorm is to be improved and will become an adopted road. This will allow access to the new property without creating a burden on the Council to adopt a much longer length of new road.

Milton Burn Developments Ltd.

Aviemore, Milton Burn
Erection Of Houses And
Construction Of Access Road, Land
Between Aviemore (Milton) Burn
And Aviemore Orbital Footpath,
Grampian View, Aviemore

Planning Supporting Statement

The Highland Structure Plan Policy H8 has a requirement that proposals involving new or improved access to more than 4 houses shall be served by a road upgraded to adoptable standard. As can be seen from the location and site plans there are only two properties currently served by this track, Aanside and Millside House. The proposal for a third house therefore complies with the policy. However, it has since been pointed out that Millside House has been subdivided for holiday lets though it remains in the one ownership. There have been several meetings and discussions with the Highland Council in this regard and they have subsequently confirmed to the applicant that so long as Millside House is under the one ownership they are satisfied that the upgrading of the road ends at the entrance to Corriegorm and does not continue along the track i.e. that the proposal complies with Policy H8.

All proposed houses within the development have level access and have been designed to Housing for Varying Needs standards and so accommodate the needs of all sectors of the community. Again this complies with The Highland Council Structure Plan Policy G2 - Design for Sustainability.

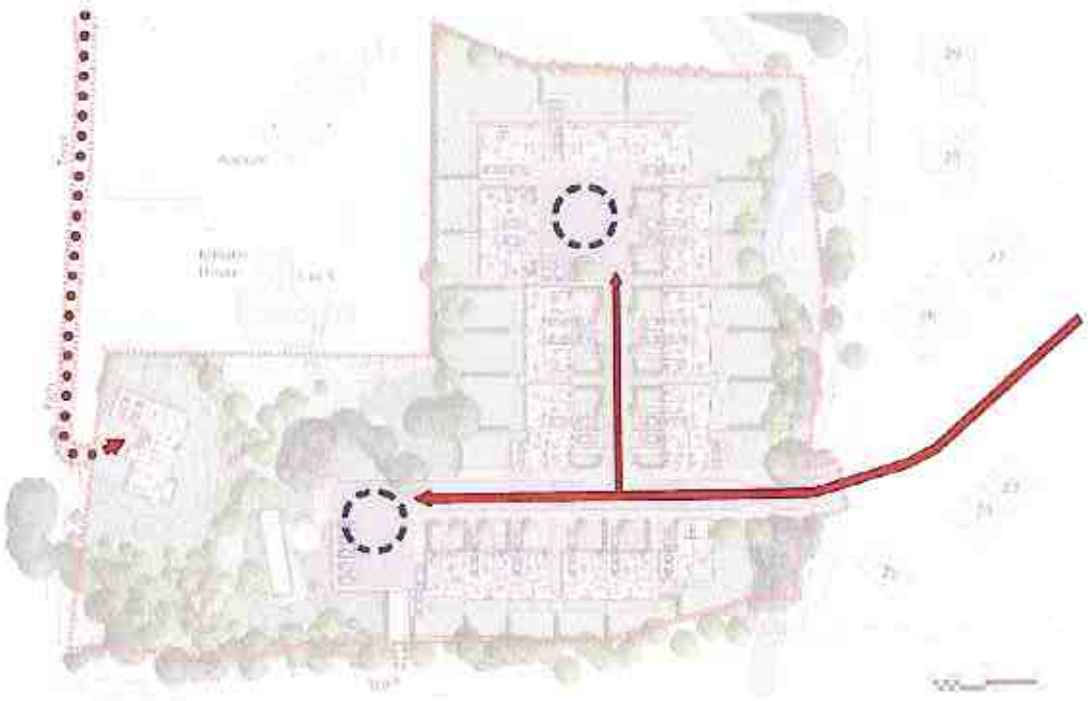

Figure 29 - Car access

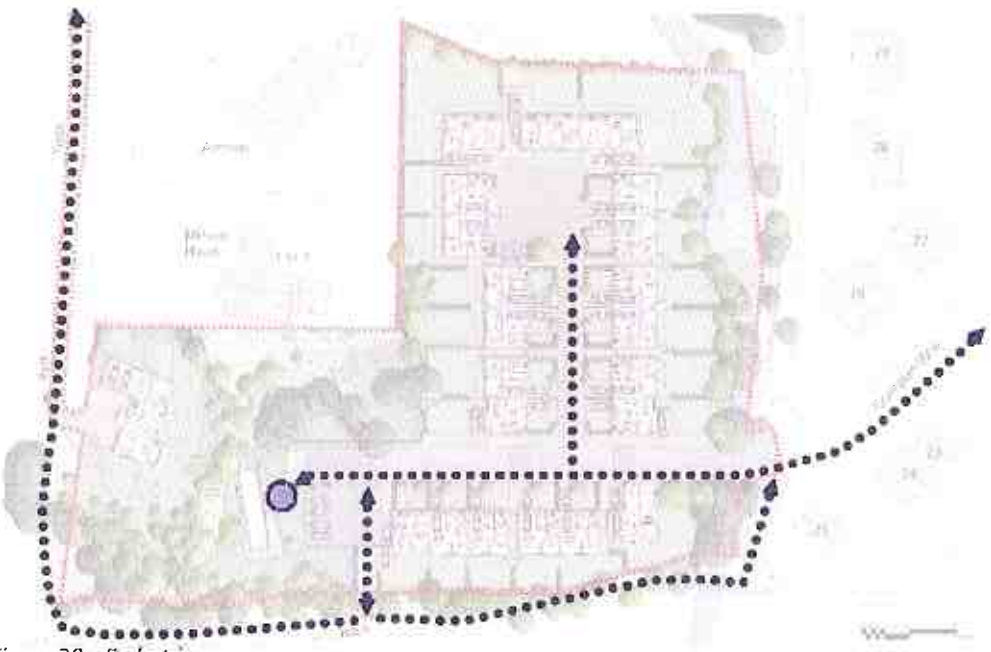

Figure 30 - Pedestrian access

Sustainability

Our Client Milton Burn Developments Ltd has set the target for this project to be as sustainable and energy efficient as possible within the available budget. We intend that this project shows what can be achieved by the simple design concepts of orientating the building to make use of freely available natural resources, such as day lighting and solar gain, utilising very high levels of insulation, building an air tight, draught free construction and by using natural materials.

There are two methods of achieving sustainability, and the most practical is to limit the amount of energy a house will require from the outset, and as such this is the approach we are following. This is known as an 'Eco-minimalist' design approach. The alternative is to utilise renewable energy forms at source which, due to the high capital cost associated with the infrastructure, adds to the price of the house and therefore impacts on its affordability in the local market. Though renewable energy may appear to be gratis in fact it can lead to higher costs in the long term due to high embodied energy, lengthy payback periods, technological redundancy, and ongoing maintenance costs. Consequently this approach has been caricatured as 'Eco-bling'.

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Planning Supporting Statement

The Brief

Project Objectives:

- To provide approximately 22 no. very sustainable housing units.
- To incorporate a best practice approach to low energy use and responsible materials use.
- To ensure a high standard of urban design.

ASL's proposal is to aim to reach as close to the international passivhaus standard as possible, by using a highly insulated, air tight external fabric and the orientation of the buildings to create buildings with low energy demand. The benefit of this approach could be that the performance of the building fabric is such that it could guarantee that no heating was required within a property i.e. it would be heated by a combination of solar gain, body heat, and heat generated by household appliances and cooking. This could offer considerable long term savings to potential occupants as a heating system would no longer be required. There is a clear benefit in this approach for both addressing fuel poverty and ensuring that carbon emissions are reduced. This approach has been utilised by Austin-Smith:Lord in the following award winning residential projects:

Maybole

Awards:
Scottish Design Award Commendation for Best Residential Development
Special Mention from Saltire Housing Design Awards.

Dundonald

Awards:
Saltire Housing Design Award
Scottish Design Award - Most Sustainable Community
Roses Design Award - Most Sustainable Development

Homes for the Future

Awards:
Civic Trust Award
Saltire Commendation
RIAS Regeneration Supreme Award
Best House in Scotland Award
Best House of Future Award

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Planning Supporting Statement

Figure 31 - Sunpath

Passive Design

One of the most beneficial aspects of the site is that it is orientated so that a large number of main building frontages and roofs will face almost due south, with the remaining main elevations gaining morning and evening sun as the day progresses. The adjacent buildings and trees are far enough away from the proposed development that overshadowing will also not be a factor. This is especially an advantage in allowing a design that takes advantage of solar gain and day lighting to cut down on the annual electrical loading required for the new properties.

As previously stated we intend to create buildings which are well insulated and highly air tight. This, along with the orientation and the use of day lighting, forms the main basis of the passive design approach.