

Subject Design Statement
Project Morlich House
Ref 08/185/CP & 08/186/CP
Address 17 The Square, Grantown-on-spey PH26 3HG
For British Association of Snowsport Instructors

Background

The British Association of Snowsport Instructors is currently based in lease-hold accommodation at Glenmore Lodge. The existing office buildings were intended for 4 persons, are 10 years old and too small for the current office needs. Continued growth and projected turnover of BASI's existing business suggests a staff requirement for 20 workspaces and board-room facilities for 14 persons.

In November 2005 BASI undertook an extensive appraisal¹ of alternative options for staff & accommodation needs. After consultation with various agencies (including CNPA) and consideration of the cost / benefits it was decided to undertake Option B – Relocate within Strathspey:

- Option A Remain at Glenmore & expand / build-new accommodation
- Option B Relocate within Strathspey
- Option C Relocate within the Highland / Moray Region
- Option D Relocate to a Central Belt location
- Option E Relocate overseas

For the last 3 year period BASI and their professional consultant team has searched the market for office premises or new-build sites. The following site options have been explored in detail:

Site 1	New-build, Forres Enterprise Park, Moray
Site 2	New-build, Dalraddy, Alvie, Badenoch & Strathspey
Site 3	New-build, Carrbridge, Badenoch & Strathspey
Site 4	New-build / rental at Stirling Business Park

Against this background BASI were offered the opportunity to purchase Morlich House in Grantown-on-Spey in October 2007, concluding missives on 17th April 2008.

Following a rapid survey of fabric & condition BASI then made application for Planning & Listed Building Consent on the 7th May 2008 in line with their requirements to refurbish the premises in suitable time to relocate their business and IT infrastructure during their off-trade season by the end August 2008.

Design Proposals

In bringing the current buildings up to the standards required for modern office premises the following key areas of work are required:

- Building infrastructure (Refurbishment & Repairs)
- Energy Efficiency (Upgrading)
- Access & Wellbeing (Upgrading)

¹ "BASI Options Appraisal November 2005" available, as required.

Building Infrastructure

Morlich House has suffered over the last period from being sub-let on a long-term basis with a lack of comprehensive investment (by Owners or Tenants) in the building fabric or services. BASI requires a strategic and long-term investment in office accommodation in order to support staff and underpin the delivery of its business goals.

The requirements of modern office workspaces requires the full refurbishment of Electrics, Lighting, Telecoms, Security and ICT infrastructure in Morlich House. This work combined repair & decoration of internal wall, ceilings and floors will provide a office befitting the image of BASI as an international business organisation, located in the Highlands of Scotland.

Energy Efficiency

Conservation of resources is fundamental both to BASI and sustainable business practice. Heating system efficiency and fabric upgrading to provide a low energy envelope is paramount.

The existing CHS to be upgraded with the installation of Band A (97% efficient) boiler and radiator system. All existing windows to be re-furbished: maintaining existing joinery & frames and incorporating low emissivity glass & argon-filled double glazing units; while reintroducing the more traditional mullions & astragals to the upper sashes, matching buildings of similar period in Grantown main square.

Access & Wellbeing

BASI exceeds the requirements of all-mobility access provision. The training & delivery of programmes with DisabilityUK and other disabled groups is a fundamental part of BASI work.

Considering the existing building form it was decided that the only way to enable access-for-all (training staff, office staff, BASI members and visiting public) was to create new openings with direct access from upgraded car parking on the south gable of the building. These new openings have been treated as interventions to the existing building, painted in a minimalist and modern Grey colour to clearly differentiate from the existing 19thC window types, as recommended by Historic Scotland best practice architectural design.

These south facing openings, with ramped 'deck' access into the main reception rooms, are screened from the main square by the provision of new tree planting & metal tree-guards. The openings themselves are formed using granite quoins reclaimed from the old strong rooms that have been taken down internally. As with elsewhere in the building the cellular rooms of old have been open-up internally to give the team working space & internal communication required by BASI while providing and natural daylight into the depth of the old building. Overall these openings give a new life and vitality to the old building and create internal workspaces befitting the wellbeing of office working in the 21stC.