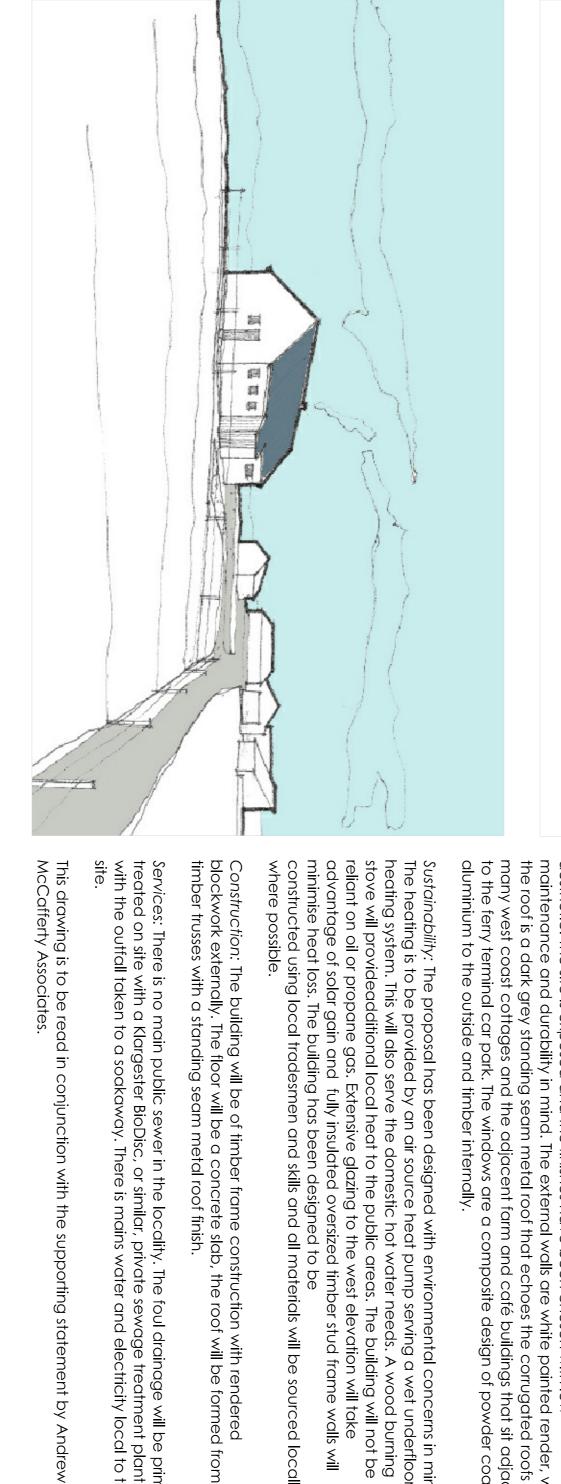
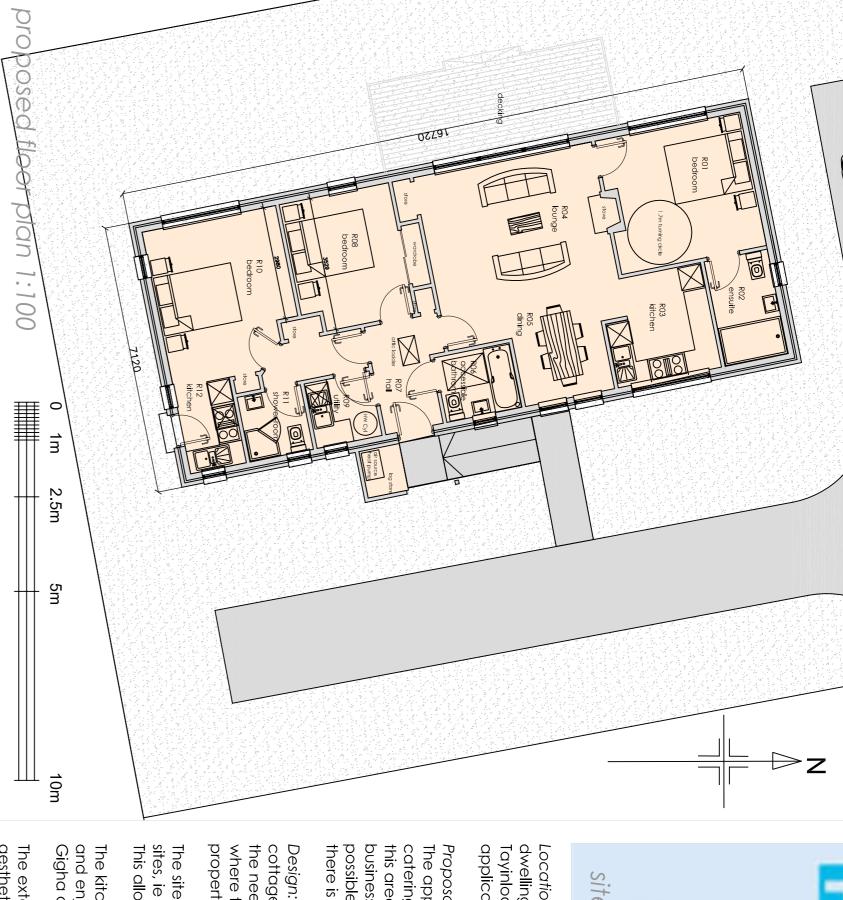
proposed elevations 1:100 north elevation south elevation





The site is generous and allows the siting of the building to mirror those of the adjoining sites, ie central to the plot.
This allows the pattern of development on Ferry Road to be maintained.

The kitchens, bathrooms and utility rooms have been positioned to face Ferry Road and enjoy morning light, while the public areas enjoy afternoon light and the views to Gigha and beyond. The layout has been created with wheelchair users in mind.

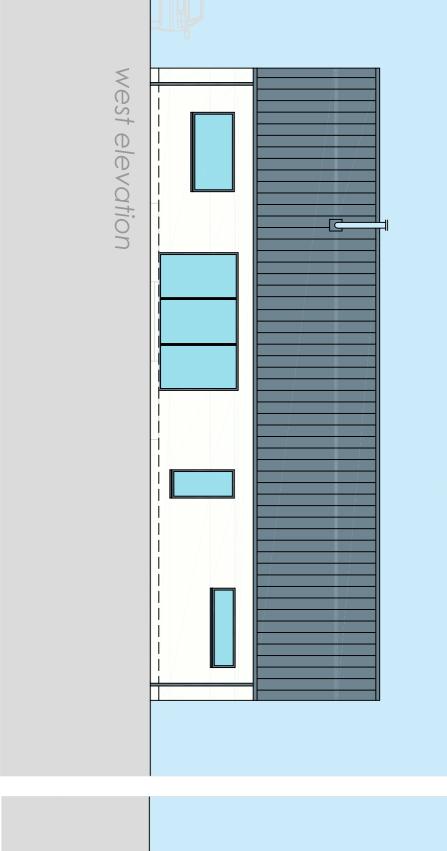
The external materials are simple, understated and in keeping with a vernacular aesthetic. The site is exposed and the finishes have been chosen with low maintenance and durability in mind. The external walls are white painted render, while the roof is a dark grey standing seam metal roof that echoes the corrugated roofs of many west coast cottages and the adjacent farm and café buildings that sit adjacent to the ferry terminal car park. The windows are a composite design of powder coated aluminium to the outside and timber internally.

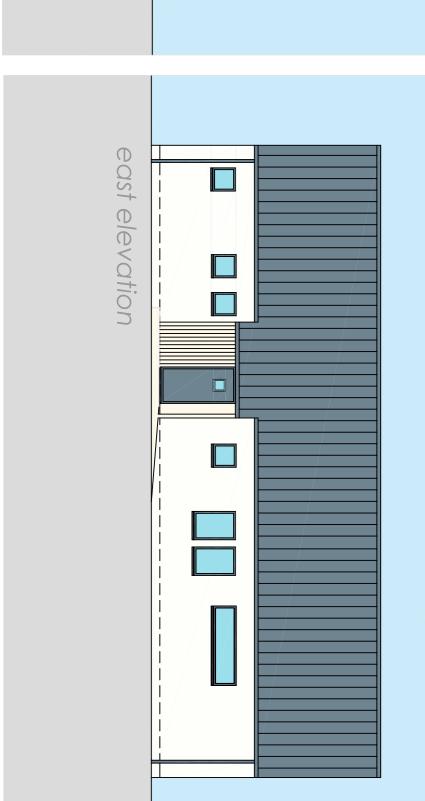
Sustainability: The proposal has been designed with environmental concerns in mind. The heating is to be provided by an air source heat pump serving a wet underfloor heating system. This will also serve the domestic hot water needs. A wood burning stove will provide additional local heat to the public areas. The building will not be reliant on oil or propane gas. Extensive glazing to the west elevation will take advantage of solar gain and fully insulated oversized timber stud frame walls will minimise heat loss. The building has been designed to be constructed using local tradesmen and skills and all materials will be sourced locally where possible. Construction: The building will be of timber frame construction with rendered blockwork externally. The floor will be a concrete slab, the roof will be formed from timber trusses with a standing seam metal roof finish.

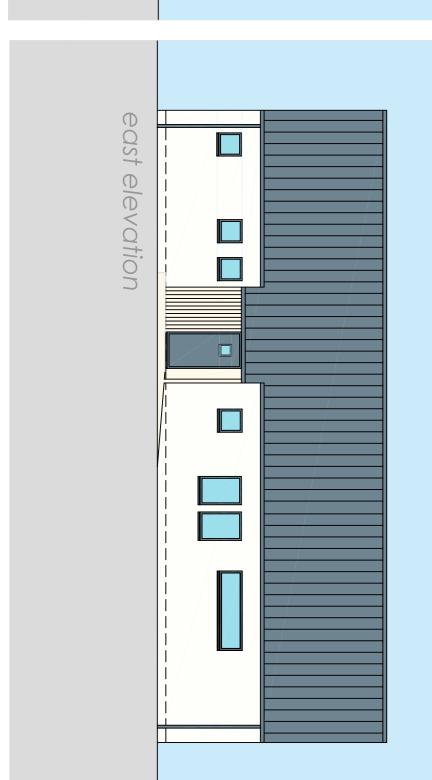
Services: There is no main public sewer in the locality. The foul drainage will be primarily treated on site with a Klargester BioDisc, or similar, private sewage treatment plant, with the outfall taken to a soakaway. There is mains water and electricity local to the

Proposal: The proposed development is a single dwelling with access off Ferry Road. The applicant, who also owns the site, wishes to build the dwelling and use it as self catering accommodation. There is a lack of quality self catering accommodation in this area and this proposal seeks to create short and long term lets for both holiday and business use. With the redevelopment of the Tayinloan to Gigha ferry terminal and possible local development in the aquaculture and windfarm industries, the client feels there is a market for such an enterprise. Design: The building is single storey with a rectangular footprint, echoing the simple cottage form that is common-place in the west coast. The internal plan is dictated by the need to provide generous lettable spaces, aswell as a smaller self-contained unit where the accommodation manager can stay while cleaning and preparing the property between lets. Location: The site is 0.244 ha (0.603 acres) in area and lies between two single storey dwellings on the western side of Ferry Road, 125m south of the ferry terminal at Tayinloan. The property "Cladach Bothan" adjoining the northern side of the application site adjoins the car park of the ferry terminal. 000 erminal ferry

site layout plan 1:500 (land in ownership of applicant) soakaway 5m from boundaries and septic tank and Bothan for window positions facing application site refer details of Cladach (showing approved extension and garage) Cladach Bothan post & wire fence all round 11.5m 64m 12.6 Monamore







DRA Sgr C

THE ORIGINAL PLAN

IbaqqA - asuoH gnillawd basoqor9 Tayinloan, Argyll