

## DEVELOPMENT BRIEF

### PROPOSED DEVELOPMENT OF 12 AFFORDABLE HOUSES BY ACHA

AT

BARN PARK, INVERARAY

May 2014







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#### 1. INTRODUCTION

This Development Brief presents guidance for the proposed development of 12 affordable homes by ACHA on land at Barn Park, Inveraray. The site was previously allocated for housing in the Argyll & Bute Local Plan and is now effectively allocated as part of the MU3001 and MAST 1/5 site in the Local Development Plan. The Brief is intended to guide the form of development at the site and ensure it meets the terms of the emerging Inveraray Project Master Plan, which covers the allocated site as a whole.

#### 2. SITE DETAILS

The application site is located north of Barn Park and west of Argyll Court, in the southern park of Inveraray. It extends to approximately 0.4 hectares / 1 acre. Adjacent uses are predominantly housing at Barn Park and Argyll Court. There are a few small commercial premises at the end of Barn Park. There are no known services running across the site but this requires further investigation.

#### 3. PROPOSED DEVELOPMENT

A development of twelve affordable homes is proposed by ACHA, comprising :

- 4 x 1 bedroom flats
- 4 x 2 bedroom flats
- 4 x 3 bedroom houses

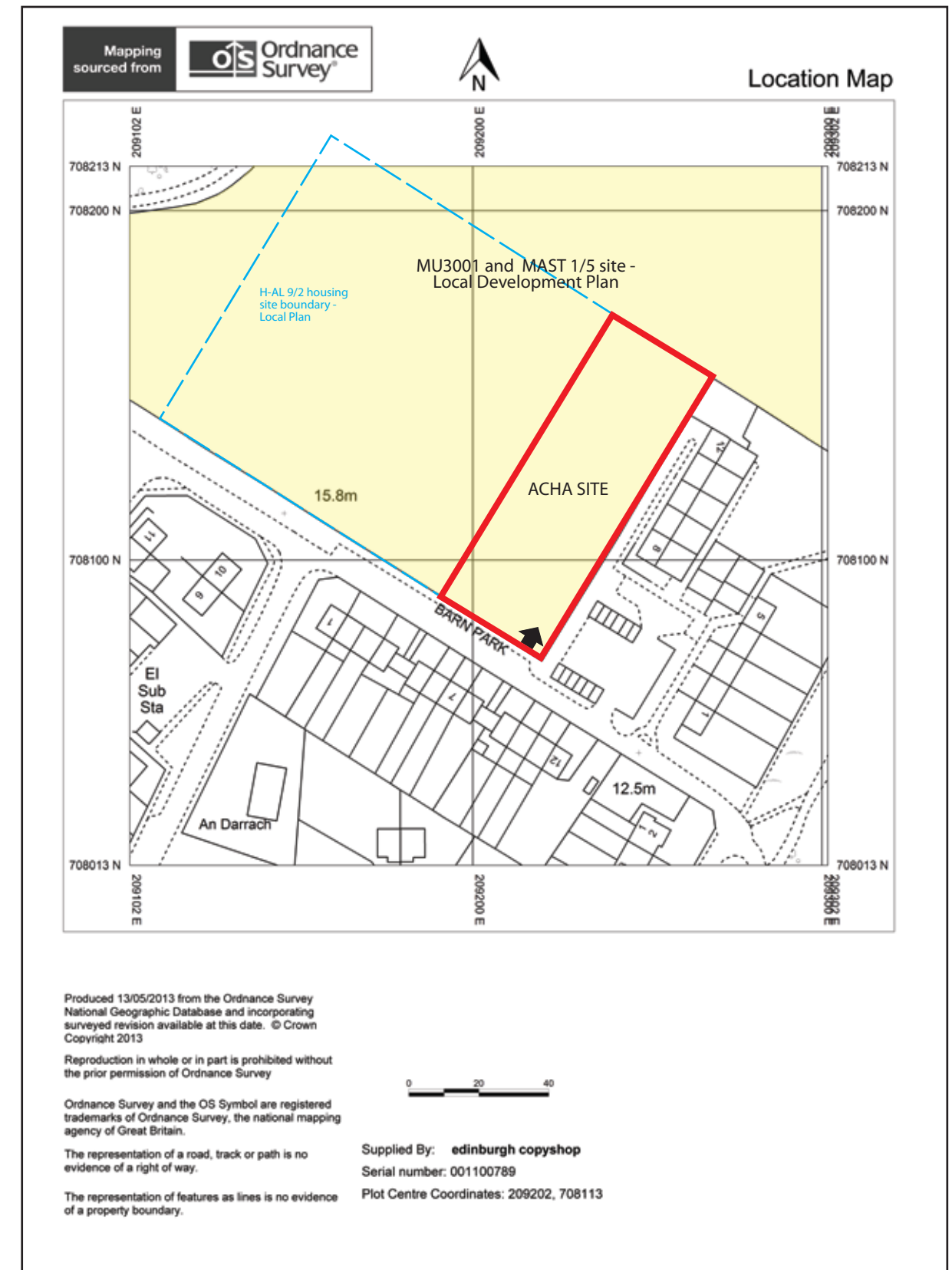
ACHA has indicated that a second phase of 8 affordable homes may be planned at a later date. The second phase may proceed separately from this phase, or it may be developed as an extension to the layout.

#### 4. CONSTRAINTS

The site lies within the Inveraray Castle Designed Landscape. The impact of the development on the setting of the town and the character of the Designed Landscape must be minimised. The Inveraray Project Master Plan explains the significance of Inveraray's built and natural heritage and this brief explains how the selection of this site for the ACHA development can achieve a satisfactory relationship with protected features.

Transport Scotland has indicated that the junction of the A83 trunk road and Barn Park is close to capacity but can accommodate this development. The Council has indicated that the 90 degree bend at Barn Park to the south east of the site has constrained capacity but can accommodate this development. Argyll & Bute Council has indicated that upgrading of verges at Barn Brae will be required to provide adequate off site footpath links.

Investigation of services, drainage and ground conditions is required. The SEPA Flood Map indicates there is no known issue with flooding. An archaeological survey will be required and the Council is likely to request this in advance of the grant of planning permission.



the relationship between new and existing buildings should be fully considered and the view north to the bell tower retained if possible



## 5. SITE SETTING AND LAYOUT

The Inveraray Project Master Plan sets out three aims for development of the wider site. Each phase of development needs to take account of these aims.

### 1. Respect the setting of Inveraray's historic planned town and Designed Landscape.

The ACHA site lies within the Designed Landscape but its development will have an insignificant impact in visual terms, since it is located in one of the least visible parts of the master plan site and well contained by existing development. It will be visible in part from the Avenue car park, Barn Park and the track at the west of the Master Plan site. However, Argyll Court and housing at Barn Park are already visible in these views and the development will read as an extended part of these streets.

### 2. Create a quality development which adds to Inveraray's unique urban character.

The Master Plan sets out Key Principles which should be applied to all development. The second of these, Consolidating Inveraray's Urban Character : Streets, sets out requirements for the layout of streets and spaces :

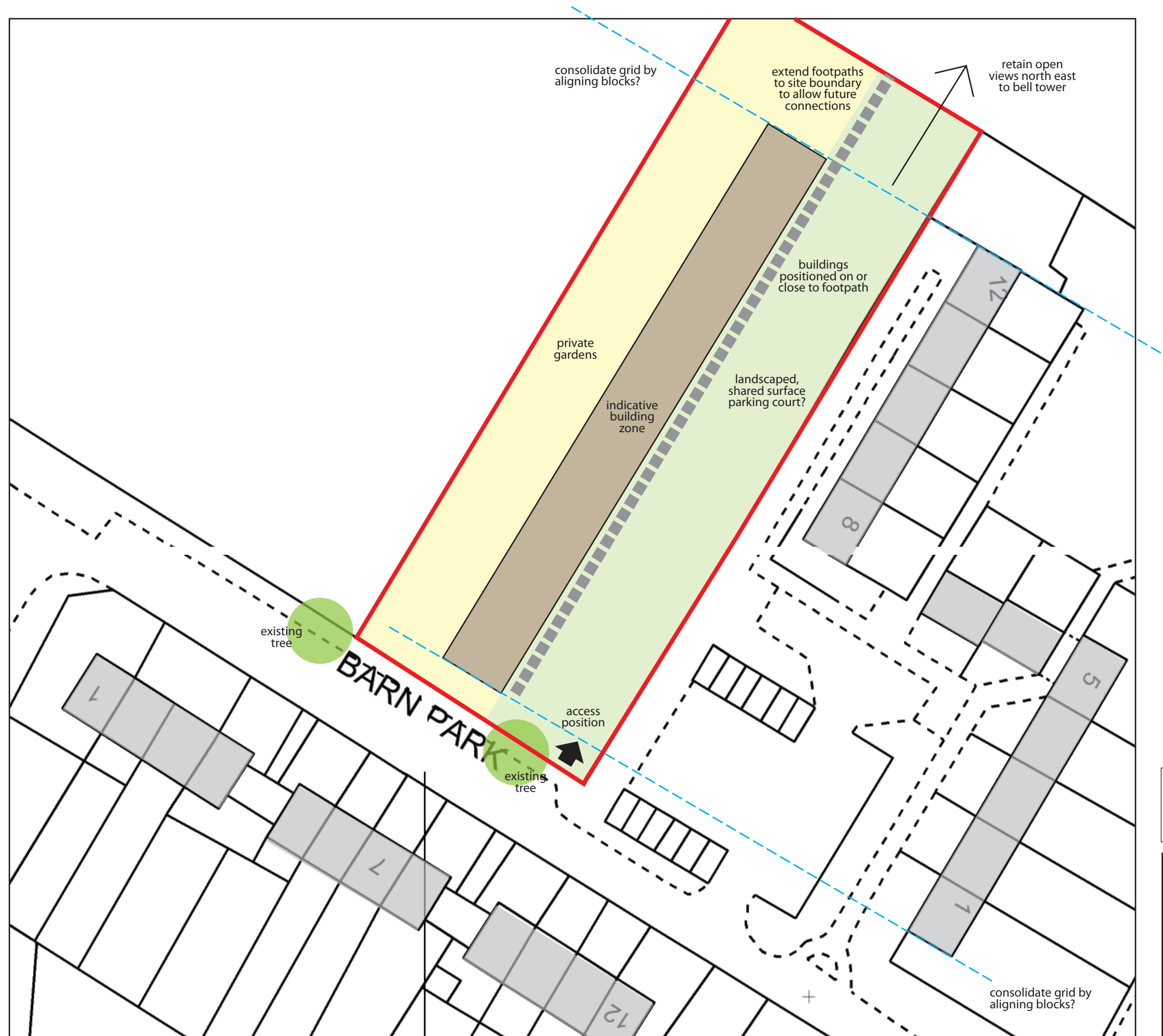
- buildings arranged on clear building lines
- buildings located in terraced form or close together
- buildings located adjacent to or close to footpaths
- streets which are not dominated by car parking
- buildings which face open spaces and routes

The first four of these requirements are relevant to this site. The following Layout Option plan indicates how the development can meet these requirements, with the buildings positioned to connect efficiently into the existing grid and form a frontage to Argyll Court. The layout will enable views north east to the Bell Tower to be retained, meeting another of the Master Plan's stated ambitions. Detailed design work will be required to confirm the suitability of this layout approach and its access and parking, garden areas, footpath routes etc.

### 3. Set out a long-term development plan for the Project site.

The Master Plan indicates the ACHA site will be its Phase 1 development. Its location and orientation are consistent with the Framework Plan set out in the Master Plan and will enable future phases to proceed as envisaged.

In accordance with Scottish Government policy contained in 'Designing Streets', the layout should not be dominated by engineering standards for road, parking and footpath surfaces. Shared surfaces should be incorporated where possible. Adoptable footpaths should be taken to the edge of the site to allow for future connections beyond.



NB : This drawing is indicative. It shows layout ideas and opportunities which require detailed assessment to establish the acceptability of access, parking, open space, building layout, road junction and other criteria.

### LAYOUT OPTION 1:500

12 AFFORDABLE HOMES  
at SITE H-AL 9/2, BARN PARK, INVERARAY

for ACHA

0 10 20  
metres

↑  
north



**FISHER ROW, INVERARAY**

Building fronting onto road surface shared by vehicles and pedestrians. Simple building form, with slate roofs, white rendered walls, black window surrounds and well proportioned window to wall relationship.

**MAIN STREET NORTH, INVERARAY**

Typical arrangement of older buildings with clear building line, white walls with black window surrounds, symmetry and repetition of window pattern.

**CAMPBELTOWN**

Recent contemporary contextual approach approved by the Council in Campbeltown (designed specifically for its site and location). Vertical emphasis, good proportion in relationship between wall plane and windows, a small number of good quality materials and a development positioned close to the road.

**6. BUILDING AND LAYOUT DESIGN**

The Inveraray Project Master Plan's Key Principle 3, Consolidating Inveraray's Urban Character : Buildings, applies to the ACHA site and development. It sets out a requirement for :

- simple, well proportioned buildings
- a vertical emphasis in building form and elevation
- roofs pitched at 40-45 degrees, full gables, flush dormers (where used)
- slate roofs, walls rendered or painted white
- limited use of colour, predominant use of black detailing

Full account should also be taken of Argyll & Bute Council's Sustainable Design Guide and the Scottish Government's placemaking policies and guidance set out in the following publications :

- Designing Places;
- Designing Streets;
- SPP : Scottish Planning Policy;
- PAN68, Design Statements;
- PAN72, Housing in the Countryside;
- PAN83, Masterplanning;
- Rural Design : Future Landscapes.

Whilst building design should recognise the traditional context evident within Inveraray's planned town, the development should not seek to imitate or copy this character. Simple buildings typically with pitched roofs at 40-45 degrees, full gabled ends and well proportioned frontage, wall and window/door patterns will be appropriate. A contemporary design approach which is compatible with the local urban heritage will be favoured.

Terraces and street frontages should create a simple form with repeated window and door patterns. Wherever possible, building frontages should be located adjacent to footpaths, or set back a short distance (0.5-1.5 metres).

Simple buildings typically with pitched roofs at 40-45 degrees, gabled ends and well proportioned frontage, wall and window/door patterns will be appropriate. Roof verge and eaves detailing should typically reflect traditional forms seen in Inveraray's older buildings. However, as stated above a contemporary design approach which reflects the character of Inveraray's planned town will be favoured.

Buildings should be predominantly two storey. Single storey and one a half storey buildings will also be appropriate subject to the overall grouping of buildings achieving a strong frontage and suitable mix of building heights. The historic part of Inveraray is characterised by a mix of building heights. Excessive regularity in building heights should be avoided but an entirely random mix of heights would also be inappropriate. Party walls separating housing units should be expressed through the roofscape with copes, upstands or breaks in the roofline where this is necessary to avoid horizontal dominance.

External materials should typically be white rendered walls, slate roofs (or high quality roof tiles of suitable profile and colour), timber windows painted white and timber doors. Many original buildings in Inveraray have window surrounds or banding, typically painted black. Where window banding is used, it should be painted in black or a contrasting colour (although colour should be used sparingly) or finished in natural stone. The Council's Conservation Officers can advise on paint finishes, including the use of white paints (which can vary significantly in tone and finish).

Affordable housing approved by the Council at Campbeltown (designed specifically to suit its site and location). Traditional form with slate roof and painted/coloured render. Buildings located at footpath edge.



1.

1. Main Street South, Inveraray : Simple, well proportioned architecture, with slate roof, white walls, black painted window and door surrounds, positioned adjacent to footpath.



3.

2. Cross Houses, Inveraray : A terraced group of cottage style houses with dormer windows and unusual swept eaves not found elsewhere in Inveraray. Appropriate materials and finishes place the buildings comfortably in the Inveraray context. Informal lane provides compact private space, allows access to The Avenue and is an example of 'soft' engineering of roads and footpaths.



2.

3 & 4. The Avenue, Inveraray : New housing with design controlled by a brief agreed with the Council Planning Department. Design and materials generally in context with traditional examples but buildings are set some distance apart and well back from the road, reflecting a suburban character, albeit at the edge of the village.



4.

Windows should typically be of vertical proportion with repeated window and door patterns, although contemporary design approaches may justify the use of alternative solutions subject to design quality. Upper windows should typically be located close to eaves level. Any proposal for use of upvc windows must be fully justified in design terms and agreed with Argyll & Bute Council. Any dormers should be used sparingly and should ideally be positioned flush with the front elevation.

The road and footpath / cycleway layout design should be guided by 'Designing Streets' and the Council's Sustainable Design Guide. Road engineering should be specified with a light touch and shared surfaces will be favoured wherever possible, since this is a common feature in Inveraray. The layout should link with footpath routes connecting to the surrounding core paths and pedestrian network.

Car and cycle parking will be required to meet the Council's standards. Where these standards identify maximum provision, a lower level of provision should be considered, in conjunction with convenient and accessible pedestrian and cycle provision. Car parking should not be located in front gardens - it should be grouped efficiently in shared surface courts. The depth and orientation of the site allow for single sided parking in front of the buildings

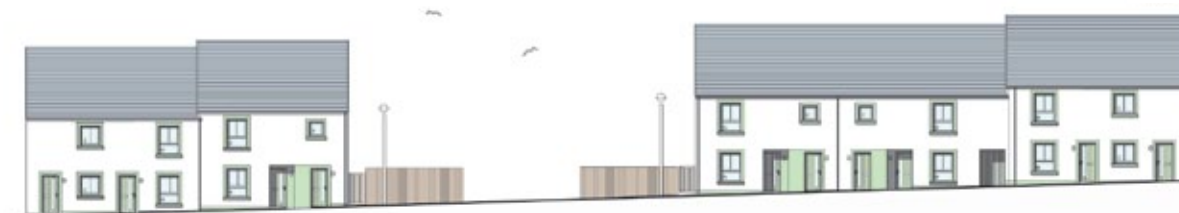
Open space and play provision should also meet Council standards. SUDS drainage may be combined with open space, subject to suitable design and agreement with Scottish Water, SEPA and the Council.

Limited landscaping of the site is anticipated, with the emphasis on tree planting associated with the parking court. Species should match those typically found within the surrounding Designed Landscape. Tree positions should be selected to reinforce the urban character of the development. The two existing mature trees adjacent to the southern site boundary should be retained if possible and protected during construction works. Further assessment of root spread is required. If these trees cannot be retained, they should be replaced with heavy standard specimen trees elsewhere on the site.

Front gardens should be kept to a minimum. A narrow strip of private space of 0.5-1.5 metres can be provided to allow for personalisation of space with planting in pots etc, where buildings do not directly meet the footpath.

Enclosure of rear garden spaces should be carefully considered. Stone or rendered walls would be appropriate and some hedging may be used in conjunction with post and wire fencing, subject to a suitable landscape management plan being agreed with the Council. Communal greens or courts would be appropriate if located and enclosed sensitively. Bin storage should be fully considered to minimise impact on the streetscape.

Pends or closes would be appropriate in achieving rear access to properties.



Flatted affordable housing approved by the Council at Bowmore, Islay (designed specifically to suit its site and location). Adapted traditional form with some contemporary features, set out in short terraces positioned close to footpaths

