

## **Design Statement**

# **Land West Of Tigh Na Crois Portnacroish Appin Argyll and Bute.**

### **Introduction**

This Design Statement has been prepared based upon guidance to be found in Argyll and Bute's Design Statements – Guidance Note, the Argyll and Bute Local Plan (ABLP) and Planning Advice Note 68: Design Statements.

### **The Site**

The land lies immediately south of the A828 at Portnacroish. It forms the north western part of a field, which slopes down from the main A828 road to the former railway line, now used as a footpath.

The land is currently used for grazing, and is bounded by hedgerows and trees, other than where it is fenced to form the rear boundaries of properties fronting the A road. Those properties comprise: Tigh-Na-Crois, Grianan and nos 1-4 Appin Terrace.

Access to the field is currently taken from a minor road, forming the western boundary of the application site and field, and close to the junction of this with the A road. It is proposed to close this field access, and create a new one further to the south for the new car park, which will also include parking for the proposed dwelling. This access relocation will be of benefit to the area by reducing the opportunity for vehicular conflicts within the existing junction bell mouth.

The minor road, from which access is proposed, is privately owned, but over which the applicant has a right of way. The road already serves a number of residential properties, including: Myrtle Cottage, Tigh Sithe and nos 1-4 Railway Cottages, and is considered to be appropriate for the minor access necessary to serve the proposed car park.

The land itself has no biodiversity or historic designations, but does have the potential for archaeological remains.

The site is not shown within the SEPA Indicative Flood Map 1:200 year flood zone

### **Siting**

The application site for the proposed dwelling has been chosen such that it forms an infill plot between Tigh-na-Crois and Myrtle Cottage. A new dwelling here, sited adjoining Tigh-na-Crois, will sit well down from St Cross Church; will not impact upon the setting of the church (or Castle Stalker); and will not affect the outlook of any existing dwellings.

The proposed car park will be sited close to the minor road, taking access from there. It will be of a low impact design, with materials to be agreed with the Council.

### **Layout and Design of Proposed Dwelling**

The exact details for the proposed dwelling have yet to be decided upon, but the intention is to build a traditionally designed house, which will suit the local vernacular and be to the latest sustainable standards.

The intention is to source all materials locally and from sustainable sources.

### **Energy Efficiency of Proposed Dwelling**

The proposed dwelling will be designed to be as energy efficient as possible.

The applicant is also considering other renewable energy solutions to reduce overall heat and electricity consumption.

### **Landscaping**

Once construction of the property has been completed, the aim will be to plant garden and boundaries such that the property is appropriately screened from neighbouring properties and blends with its surroundings.

Screening will also be introduced around the proposed car park, by way of a mixed species hedgerow.

### **Infrastructure**

Drainage for the property will be provided by a new septic tank or sustainable sewerage system.

Appropriate SUDs will be installed for both the dwelling and car park.

Otherwise, the applicant will require a public water supply for the dwelling.