

# OAKFIELD ESTATE

## NEW DWELLING - OUTLINE PROPOSALS STATEMENT OF SUPPORT

August 2016

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Fig. 1 Oakfield Estate walled garden, 2016

# I INTRODUCTION

The purpose of this statement is to provide a reasoned justification in support of an application for Planning Permission in Principle for the erection of a single dwellinghouse on land at Oakfield Estate.

The statement will consider and discuss the following issues:

Location, History of estate, Analysis of Existing estate and access, Principle of Development, Site Appraisal, Client brief, Outline Design Principles and Access Proposals.

## 2 LOCATION

Auchindarroch Estate, also known by its English name of 'Oakfield', is located to the West of Lochgilphead in Argyll & Bute. The estate borders the Crinan Canal to the East and Knapdale to the West, and is accessed from the A83 trunk road over the canal by a single historic swing bridge, Oakfield Bridge, known locally as Miller's Bridge, to the south of Lochgilphead.

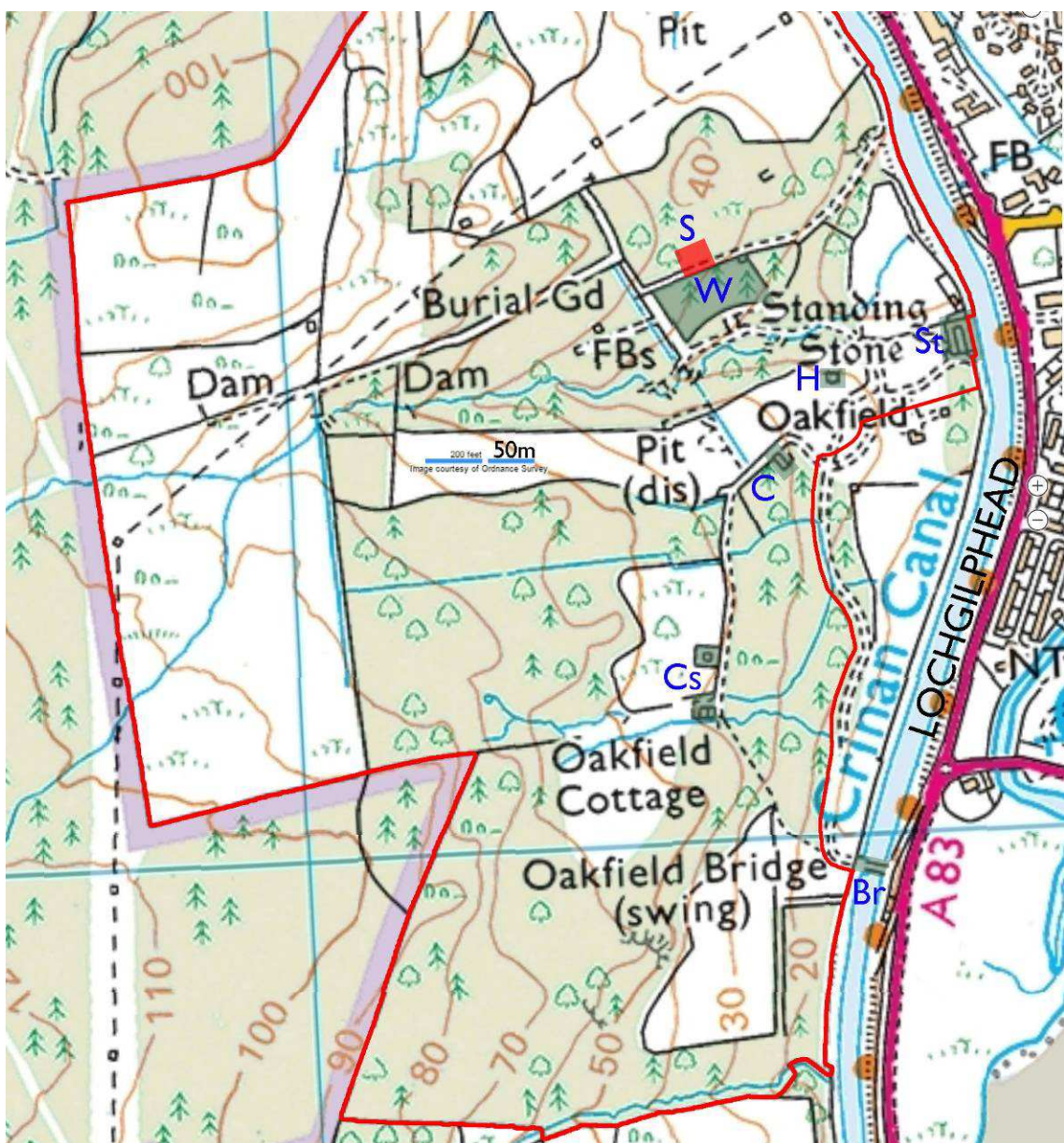


Fig. 2 Partial OS Map of Oakfield Estate, showing boundary in red and key buildings in green ©Bing & OS 2016

**Key -**

- S:** proposal site; **W:** walled garden; **H:** Oakfield House; **St:** steading; **C:** coach house;
- Cs:** cottages; **Br:** access bridge



Fig. 3 Partial aerial view, showing boundary in red and key buildings lettered in white ©Bing 2016

### 3 HISTORY

The very old and historic estate of Auchindarroch (sometimes Auchendaroch, Achagnadarach, etc.) today consists of some 240 acres, but was once considerably larger.

Around 1353, the Earl of Menteith gave numerous charters to lands in his Knapdale estate to Gilspic Campbell of 'Lockae' [Lochawe], including "the 'pennylands' of ... Achagnadarach"<sup>1</sup>.

The estate of 'Achindarroch' is shown on the c.1750 Military Survey Map by General Roy with signs of an early designed landscape and walled gardens:

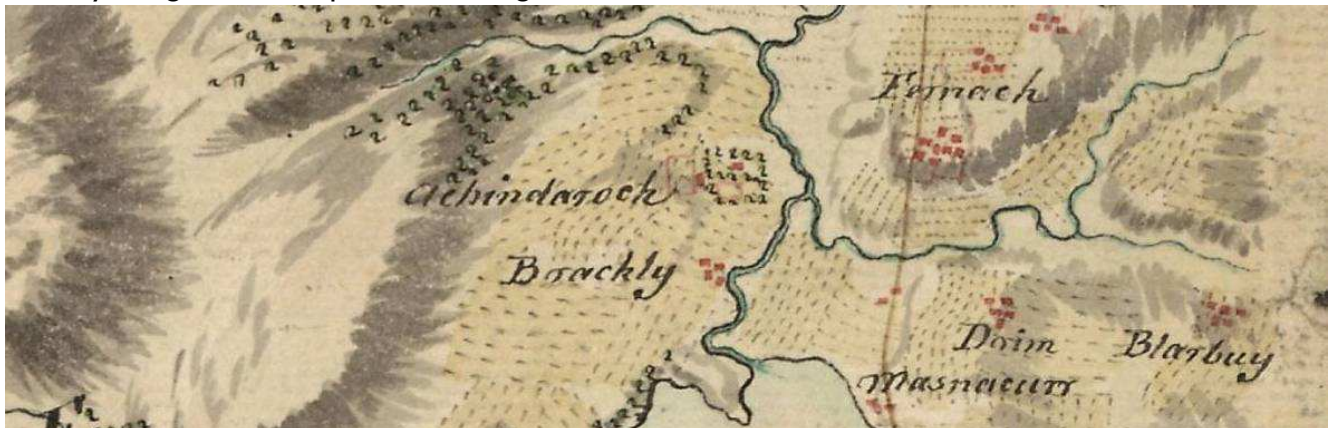


Fig. 4 Roy map, c.1750 © NLS

Bankruptcy forced the estate to pass through various Campbell families, and it was eventually bought in the later 18th century by one of the Gigha MacNeills, who had prospered as a merchant and later Provost of Inveraray. John MacNeill Younger enlarged Auchindarroch house<sup>2</sup> and played a key role in the development of the nearby town of Lochgilphead<sup>3</sup>, building on his own lands.

<sup>1</sup> R Regan, "The Deserted Townships of Kilmory Oib & Arichonan and Kilmory Mill", Kilmartin Museum, 2014

<sup>2</sup> D Campbell of Kilmelford, Ancestry.com, 2004

<sup>3</sup> F Walker, "The Buildings of Scotland - Argyll & Bute", Penguin Books, 2000, p389

The Crinan Canal, 'the most beautiful shortcut in the world', was fully operational by 1817, linking western Scotland with the Western Isles by cutting across from Loch Fyne at Ardrishaig to Loch Crinan and the Sound of Jura to the north west, thereby avoiding the risky voyage round the Mull of Kintyre. It received much support from the Oakfield estate, who took the opportunity to have the route of the canal and its western towpath follow the existing watercourse close by, thus providing direct access for the estate's commercial activities to this useful water-transport link.

Ruined by bad investments in the 1830s, MacNeill passed the 7017 acre estate<sup>4</sup> to Alexander Campbell of Inverawe in 1837 in payment of a debt<sup>5</sup>.



Fig. 5 Auchindarroch from the Crinan Canal, c.1910 © DMcKay (public domain postcard, via ebay)

In Georgian and Victorian times, Oakfield was a thriving community. Seven gardeners worked the walled garden providing much fruit and vegetables for the nearby town of Lochgilhead<sup>6</sup>.

The first edition OS map surveyed in 1865 shows the tracks, woodland and field boundaries almost exactly as they are today.

There was a steady and consistent decline in productivity and maintenance over the last century since the First World War, and Auchindarroch House was demolished by owner Peter Kenneth in 1967 due to dry rot.

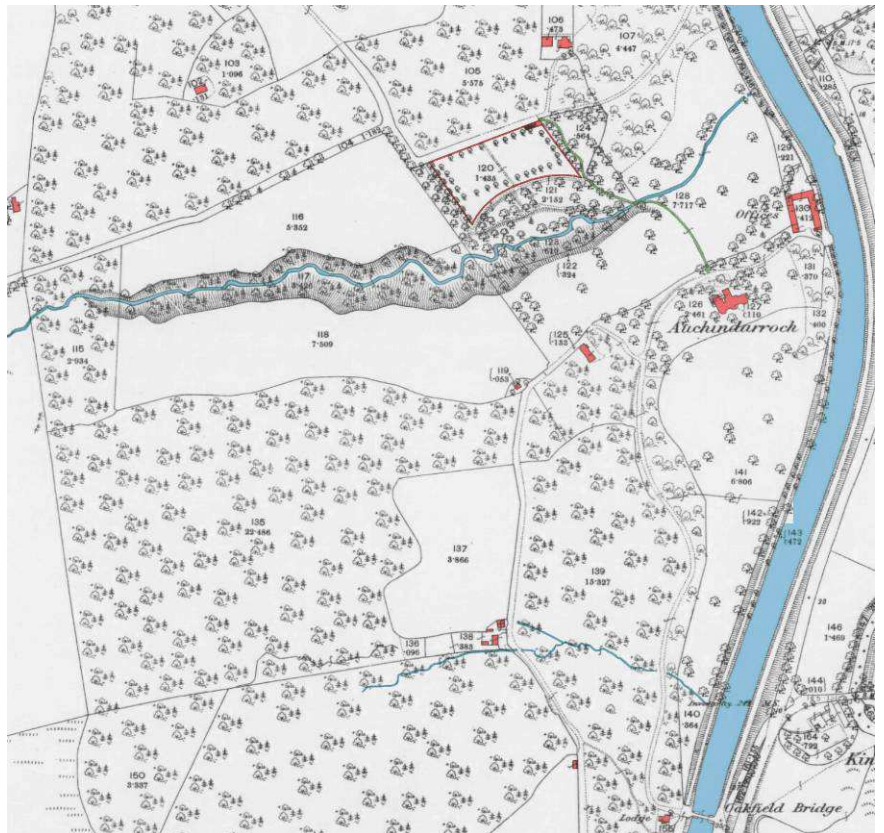


Fig. 6 1865 OS map, 2nd ed. © NLS

Mrs Jane Renfrew purchased the estate in 2004 and currently occupies single-storey Oakfield House, a modern C20th bungalow.

<sup>4</sup> ed. F Groome, Ordnance Gazetteer of Scotland, 1892-6

<sup>5</sup> D Campbell of Kilmelford, Ancestry.com, 2004

<sup>6</sup> J Renfrew, 2016

## 4 ANALYSIS

### 4.1 ORIGINAL ESTATE HOUSE

Auchindarroch House was built at the centre of private gardens within a managed and ancient landscape. It was probably originally two and a half stories high with a traditional slate hipped pitched roof, two central chimney stacks, orientated to the South, in a style favoured by the Campbells.



Fig. 7 Oakfield House, c.1920 © Miller & Lang (public domain postcard, via ebay)

From contemporary photographic images and maps, it can be seen that the house was extended at both ends, probably in the Victorian era by John MacNeill, with substantial wings and three full-height semi-circular bays to the south. The attic space was lit by dormer windows. External walls were probably lime-harled and -washed, with unharled stone window surrounds and traditional multi-paned timber sash and case windows.

The house was demolished due to dry rot in 1967 and replaced with two small bungalows - Malin House, now in separate ownership, and Oakfield House.

### 4.2 ESTATE BUILDINGS

The estate was supported by multiple smaller buildings, scattered around the grounds.

Of the once numerous estate cottages, physical evidence of at least four remain. A little above the track to the north side of the walled garden, set on the hillside, are the ruins of Plum Cottage and its smallholding, shown inhabited on all historical OS edition maps. Near the cottage is a well, still visible on the ground. There are ruins of a further cottage approx. 500m West of the walled garden. Two further roofed cottages - Oakfield and Auchindarroch - were inhabited more recently, but now lie in deleterious condition on the western spur track off the main access route.

A U-shaped steading, known as The Square, was built on the banks of the canal to the East, providing further living accommodation as well as the usual stables, offices, storage, etc. facilities. A flat was formed in the 1950s. A building believed to be a coach house with a large fireplace and collapsing lean-to can be found to the west of the original house, and a gate lodge by the canal entrance bridge.

Further up the hill, to the NW of the walled garden, is the MacNeill's roofless Mausoleum chapel, and there is a small Campbell graveyard in the Glen.

The north wall of the walled garden contains the remains of a potting shed and greenhouses. A small disused 1920s hydro-electric pump house by the SW corner was built in the Himalayan garden on the burn running along the garden's southern edge, itself crossed by numerous foot bridges in various states of decay.

### 4.3 ESTATE TODAY

Oakfield today consists of a designed landscape of woodlands, ornamental gardens and a walled garden with a few surviving estate buildings, all managed by a modern bungalow built in the 1970s as residence for a single elderly gentleman, replacing demolished Auchindarroch House.

Oakfield has a farm number and has submitted yearly IACs forms, although not operating at full productivity.

For the last four years, there has been a sustained program of reinstatement and regeneration of the walled garden to recreate its 1825 horticultural character. Overgrown plants and young trees have been cleared and bedding systems are being reintroduced, including fruit trees along the back wall, vegetables and herbaceous borders. The rebuilding of the original greenhouses adjacent to the potting shed along the back wall is planned. It is intended to open the gardens to the public annually as part of the Scottish Gardens Scheme.

Over the years, the wall has been damaged due to trees and branches falling, and following advice from a woodland survey, trees threatening the wall have been felled. Some repair is still required.

Conservation work is also being carried out in the Himalayan garden to the south of the walled garden with its fine collection of rhododendron. It is planned to reinstate the pond with lilies and increase the trout population and repair wooden footbridges over the burn.

The surrounding woodland includes significant mature stands of excellent European Larch and Western Redwood, useful in house and cabin building. Other areas contain ancient oaks, birch, rowan, sycamore and ash. However, the woodland has been poorly managed, with many inaccessible areas of windblown larch and birch, as access problems make it difficult to enter into woodland management schemes. The estate would benefit from an on-site sawmill to utilise larch and cedar, easily converting it for estate use or small local sales, such as fencing, shed timbers and firewood, perhaps even furniture, followed by a program of carefully managed replanting.

### 4.4 ACCESS

The estate's only access bridge from the main road over the Crinin Canal is via Oakfield Bridge, also known as Miller's Bridge after a notable C19th bridge keeper. It is a hand operated swing bridge pivoted on the west bank with a timber deck carried on hogbacked iron plategirders, built 1871 by MacLellan of Glasgow to replace an earlier bridge of c.1817, possibly by Gibb<sup>7</sup>. The bridge spans 35ft from the pivot to the far bank and is 11 ft wide. Today, the Crinin Canal is no longer used to carry freight, but recreational value has increased considerably by yachts and fishing vessels, and the harbour at Ardrishaig still plays an important part of Scotland's timber trade.

There is a very low weight limit on the bridge, adversely affecting the commercial removal of timber and the economics of the estate. Within the estate, the road infrastructure and unmade surfaces make access and heavy work, such as the milling and removal of trees, quite difficult.



Fig. 8 Oakfield Bridge, 1979 © RCAHMS

<sup>7</sup> R Paxton and J Shipway, "Civil Engineering heritage: Scotland - Highlands and Islands" London, 2007, via RCAHMS

## 5 DESIGN CONSIDERATIONS

As this is an application for Planning Permission in Principle, detailed building, landscape and service designs have not yet been carried out and will instead form part of a future detailed application. However, the following key points can be stated:

### 5.1 PRINCIPAL OF DEVELOPMENT - ARGYLL & BUTE PLANNING POLICIES

Auchindarroch Estate is within the 'Countryside Zone' as identified in the 2015 Argyll 7 Bute LDP currently being adopted, and is registered as a Farm. Below are initial comments on relevant A&B LDP Planning Policies & Supplementary Guidance, backed up in more detail later in this document:

<b>LP DMI</b>	<p><u>'Development within the Development Management Zones'</u>  <i>"Encouragement shall be given to sustainable forms of development as follows ... (E) within the Countryside Zone up to small scale on appropriate infill, rounding off and redevelopment and change of use of existing buildings. In exceptional cases, development in open countryside may be supported if this accords with an ACE [Area Capacity Evaluation]. There is a presumption against development that seeks to extend an existing settlement into the Countryside Zone" <sup>8</sup>.</i>            The proposal of a large new house at the centre of a working estate within the Countryside Zone should be considered as an 'Exceptional special case' as it will allow for continual upgrading horticultural activities within the significant walled garden, which has historical relevance to the earlier estate, with an importance to locate a dwelling house close to the garden for 'further improvement, maintenance and security'.</p>
<b>LDP 3</b>	<p><u>'Supporting the Protection, Conservation &amp; Enhancement of our Environment'</u>            We suggest that the proposed dwelling house would enhance, rather than detract from, <i>"the established character and local distinctiveness of its natural and built environment"</i> through a high-quality and site-appropriate design, choice of materials and other environmental design considerations.</p>
<b>SG LDP ENV 6</b>	<p><u>'Development Impact on Trees/ Woodland'</u>            The site in question is within established woodland, but is itself currently clear of any trees and would not adversely affect any protected trees in the construction of the building or its service provision.</p>
<b>LDP 5</b>	<p><u>'Supporting the Sustainable Growth of our Economy'</u>            It is the owner's aspiration to continue to grow the commercial viability of the estate through existing gardening and woodland activities, as well as potential future residential and tourist-orientated dwellings and associated activities. These aspirations will stimulate regeneration of the estate and help safeguard it for future owners, as well as the wider community, by helping the estate pay for itself.</p>
<b>LDP 8</b>	<p><u>'Supporting the Strength of our Communities'</u>            Improving the estate's main accommodation and live-work provision will make it a better place to live, work and visit, thereby strengthening its position in the community and bringing back some of the grandeur lost by the 1967 demolition of Oakfield House.</p>
<b>LDP 9</b>	<p><u>'Development Setting, Layout and Design'</u>            The site has been carefully chosen to suit the requirements of the working estate, in particular current regeneration work within the walled garden, plus wider woodland management. It avoids the boggy land in the valley and takes advantage of existing openings in the woodland for harnessing heat &amp; light from the sun and the distant views.</p>
<b>LDP 10</b>	<p><u>'Maximising our Resources and Reducing our Consumption'</u>            The house will be of a high-quality design appropriate to its surroundings, utilising local and appropriate durable materials, as well as the best in energy efficient and sustainable building practices, to create smaller environmental impact and a better quality of life, both in the construction phase and the longer-term use of the building. The building will be relatively self-sufficient, with home-grown bio-mass heating and the potential for generating its own electricity via hydro-electric in the future.</p>

<sup>8</sup> Argyll & Bute Council, "Proposed Local Development Plan - Written Statement", February 2013, p82

We feel that the Proposals for a new house supporting Oakfield Estate also meets the criteria set out in the following Scottish Government Scottish Planning Policies, NPF and Planning Advice Notes:

<b>NPF 3</b>	<p>3 of the 4 Key Planning outcomes identified are met by this proposal:</p> <p><i>A successful sustainable place - supporting economic growth, regeneration and the creation of well-designed places; A low carbon place - reducing our carbon emissions and adapting to climate change; A natural resilient place - helping to protect and enhance our natural cultural assets and facilitating their sustainable use.</i></p>
	<p><b>'Promoting Rural Development'</b></p> <p>The National Framework document promotes, "a pattern of development that is appropriate to the character of the particular rural area and the challenges it faces [and] encourage[s] rural development that supports prosperous and sustainable communities and businesses whilst protecting and enhancing environmental quality".</p> <p>NPF 3 encourages sustainable development that supports and sustains communities through appropriate development, especially housing and employment opportunities, and allows for the appropriate construction of single houses outwith settlements provided they are well sited and designed to fit with local landscape character and take account of landscape protection and other plan policies.</p>
	<p><b>'Enabling Delivery of New Homes'</b></p> <p>"NPF3 aims to facilitate new housing development ... through innovative approaches to rural housing provision ... In particular, provision for new homes should be made in areas where economic investment is planned or there is a need for regeneration or to support population retention in rural ... areas. The Planning system should ... enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places".</p>
	<p><b>'Valuing the Historic Environment'</b></p> <p>"The historic Environment is a key cultural and economic asset ... that should be seen as integral to creating successful places. Culture-led regeneration can have a profound impact on the well-being of a community ... The Planning system should promote the care and protection of the ... historic environment ... [and] enable positive change ... informed by a clear understanding of the importance of the heritage assets affected, and ensure their future use".</p>
<b>PAN 72</b>	<p><b>'Housing in the Countryside'</b></p> <ul style="list-style-type: none"> <li>- "Successful places are: distinctive; safe and pleasant; easy to get around; welcoming; adaptable; resource efficient". (+ PAN 67 'Housing Quality')</li> <li>- "Scottish Planning Policy 3 'Planning for Housing' and 15 'Planning for Rural Development' recognise that changes in the rural economy require new development".</li> <li>- "Setting a building against a backdrop of trees is one of the most successful means by which new development can blend with the landscape".</li> <li>- "[Planning should encourage] designs which are distinctive and responsive to their setting ... [and] ensure that new housing is carefully located, worthy of its setting, and the result of an imaginative, responsive and sensitive design process".</li> </ul>
<b>PAN 73</b>	<p><b>'Rural Diversification'</b> - Oakfield is registered as a Farm.</p> <p>"Rural diversification ... helps to broaden the economic activity of rural areas [and] has involved ... adapting ... to new businesses [perhaps] unrelated to agriculture ... [enabling] farmers and their families to continue the farming activity while providing jobs and income for others in the community ... Successful diversification means supporting existing businesses and traditional activities whilst embracing innovation, new activities and new business ideas. Affording people the opportunity to continue to work in rural areas helps them stay connected with their communities rather than become detached. Welcoming new people to our countryside helps maintain its vitality. Planning can respond positively to these demands of diversification and assist in ensuring that the vitality and vibrancy of our rural areas is maintained."</p>
<b>SPP I</b>	<p>The Planning System reinforces the importance of good design and reaffirms that Design is a material planning consideration.</p>
<b>SPP 15</b>	<p>Rural Scotland needs to become more confident and forward looking, both accepting change and benefiting from it ... the countryside should be able to absorb more people content to live and able to work there.</p>





Fig. 9 Panorama of proposal site next to North wall of walled garden, and distant views to NE. 2016

## 5.2 SITE APPRAISAL

The carefully selected site is to be centred on the North wall of the historic walled garden, partway up the eastern slope of Cnoc an Tigh-fhraoich and sheltered by mature trees to the north and west. This will allow it to make the most of the distant views to mountains bordering Loch Fyne to the NE and out across the walled garden to the SE, thereby also benefiting from sunlight and avoiding poorly draining, boggy ground at the base of the slope. The site is currently clear from the surrounding tree-line, yet sheltered by the surrounding trees from the prevailing wind from the West.

Locating the main accommodation next to the walled garden will greatly assist in the improvement and maintenance of the garden as it will also improve the garden's access and services, and allow for longer working hours, as well as providing a level of security and supervision over what otherwise can be a remote site, potentially vulnerable to theft and vandalism.

Historically, walled gardens were either positioned close to the main house if decorative and non-productive, or estranged from it if productive to hide the gardeners. Nowadays, with no troop of gardeners to tend them, it is often far more practical to have the house close to the garden.

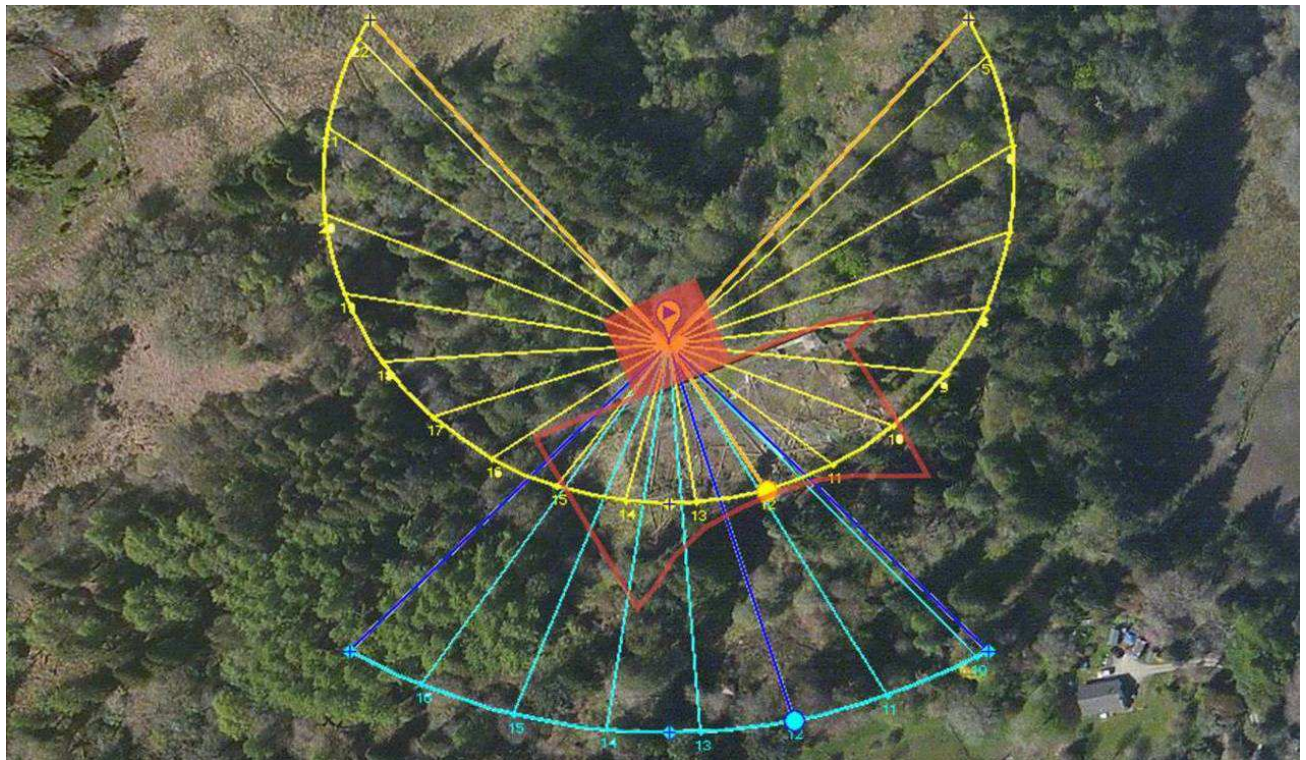


Fig. 10 Aerial showing mid-summer (yellow) & mid-winter (blue) sun-paths, proposed site & walled garden (red) and Oakfield house (BR).

### - PROMINENCE & VISIBILITY

There are no issues of overlooking as the site is located well away from existing buildings and the estate's boundaries. Being located part-way up the slopes of the hillside will reduce the prominence of the building against the skyline, and the mature woodland that surrounds it will further screen the building from view on all sides.



Fig. 11 Approach from Oakfield House, looking NW towards remains of greenhouse and proposed site behind, with track behind bush on R .

## -INFRASTRUCTURE

### ACCESS

Existing vehicular access from the A83 to the applicant's current dwelling at Oakfield House is via a single track tarmac road, with a right of access over the land owned by Milan House.

Access across the last ~200m to the walled garden from Oakfield House is via a well-established single dirt track through the woodland, crossing a narrow burn via a cast iron bridge in good repair.

> The track shall be upgraded to gravel and extended up the E wall of the garden, which will also benefit the activities of the walled garden and wider forest management.



Fig. 12 Estate Bridge crossing burn from Oakfield house to the Walled Garden, 2016

### SERVICES

The new house will be connected to the existing main supplies for water and electricity at Oakfield House and the Steading ~200-250m away, with a new septic tank for waste installed in a suitable location. Rainwater will be attenuated and removed via a soakaway within the grounds, with some collection for watering the gardens.

### - OPPORTUNITIES

The mature mixed-species woodland surrounding the site are perfect for felling and milling on site to be used in the construction, cladding and even furnishing of the new house.

## 5.3 BRIEF

The brief is to create a distinctive new family house at the heart of the Oakfield Estate. The building is to be an exemplar of exceptional design and construction quality, creating a sustainable, adaptable and durable, low-energy house and providing a dwelling fit for the present day and into the future. The house is to respond sensitively to the topography and the historic context of the site, with close visual and physical connections to the surrounding estate and distant hills.

In order to achieve their ideals, the client requires a building that is at one with its environment and suitably large and comfortable to assist in the running of the estate, principally in the regeneration of the nearby walled garden and wider woodland management with regards their further improvement, maintenance and security. The client is particularly inspired by Japanese timber buildings, which are grounded in their natural locations in terms of materiality, design and external spaces, creating peaceful places.

It is recognised that the decision to build a new large dwelling in the countryside is not one to be taken lightly. However, this historically important estate has lacked a suitably strong centre since the original house was demolished 50 years ago and replaced with two small modern bungalows. This proposal intends to restore some of the grandeur that Oakfield is lacking with the construction of a suitably sized building providing on-site accommodation for managing the continuing estate activities, particularly the significant horticultural work within the walled garden with its important historical relevance to the earlier estate, and the forest management activities, thereby ensuring the future of both the walled garden and the wider estate.

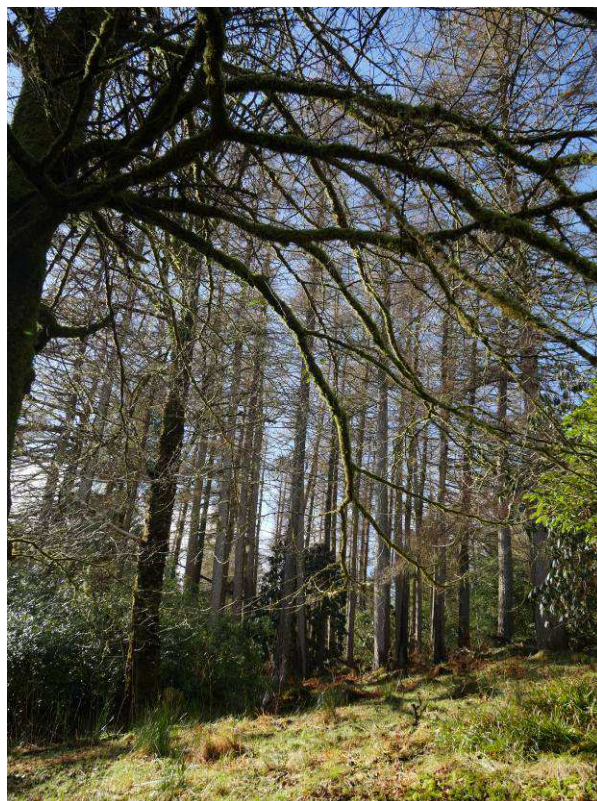


Fig. 13 Larch stand on estate, 2016

the future of both the walled garden and the wider estate.

## 6 OUTLINE PROPOSALS

As already highlighted, this is an application for Planning Permission in Principle and so detailed designs are not available and will instead be submitted as part of a future detailed application. However, the following key points have been considered:

### 6.1 HOUSE DESIGN

#### - SUITABLE SCALE

As befits the main house at the centre of a large Highland estate, the house will be of a generous size, providing space for undertaking estate activities and approx. 4-bed family accommodation in generously proportioned spaces. Keeping a small footprint and rising to three stories, the house will benefit from good levels of natural light and windows that capture and frame views of the garden and the mature woodland canopy, plus more distant views to the NE to the hills beyond. Building vertically and keeping the footprint small also has many ecological benefits - it minimises disruption on the ground, thereby requiring smaller foundations and leaving more of the site as vegetation, and makes energy and water savings, with more compact plumbing and better efficiency in heating and cooling. Construction costs per m<sup>2</sup> are typically lower as well.

#### - DESIGN APPROACH

The client is keen for the form of the new house to take inspiration from the Japanese 'pagoda' style of building, with a small footprint, multi-storey height, large overhanging roofs and generous external verandas, adapted to create a contemporary design appropriate to the Scottish Highland setting. Japanese designs are rooted in their natural, often wooded, locales, using locally sourced materials and designed to complement and work with the natural climate, which is similarly wet to the Scottish Highlands. Symbolically, the extended roofs, placing of openings and verandas reach out into their surroundings, bringing the indoors and outdoors closer together, whilst mimicking the form of conifer branches and usefully providing shade in summer and protection from rain.

With its similar climate, Oriental building design has an illustrious history of influencing many architects and designers at the turn of the last century, most notably in Frank Lloyd Wright's Prairie style housing in rainy Chicago and much of the architecture of the Arts & Crafts movement generally, as well as the many pagodas found in Britain's designed landscapes (most notably at Kew).

Closer to home, strong Japanese influences can be seen in the Scottish artistic movements, including the work of Patrick Geddes and Charles Rennie Macintosh. Many of Macintosh's buildings incorporate Japanese details, such as the shape and exaggerated extent of projecting eaves and his general interpretation of spaces, creating an uncluttered open plan at Hill House and strong rectilinear geometry and conception of rhythm at the School of Art. His interior details are perhaps even more clearly influenced, with strong geometric forms and shapes and abstractions from nature in furniture and fittings, his use of wooden screens and unified interiors, as well as an appreciation for natural materials.

### **- GOOD CONSTRUCTION DETAILS, MATERIALS & WORKMANSHIP**

The appropriate use of many ecological and sustainable techniques and materials will be investigated, helping create a 'healthy place to live' and minimising the building's ecological footprint.

It is intended that mature larch and red cedar grown and milled at Oakfield itself would be used in the construction of the house - the timber frame and cladding, where appropriate. This provides multiple benefits in the form of low embodied energy, minimal environmental transportation costs, local employment, etc.

It is hoped that other materials can be as natural, local and ecologically sound as possible. The use of reclaimed materials such as stone will be investigated and timber specified for windows and doors, whilst PVC and timber treatments will not be used. Easily re-usable materials for the rainwater goods and roofing will be proposed.

The building will be highly insulated in its fabric and glazing in order to reduce heat loss and keep the building cool in summer, and will be orientated to make the most of natural solar gain and light to the south with careful consideration of glazing positions and sizes. The building's height and relatively small footprint will assist with natural stack ventilation through the core of the building.

Long lasting and durable materials, careful use of technology and thoughtful construction detailing will help minimise maintenance. Large overhanging roofs will drastically reduce rainwater and UV damage to the facade, minimising long-term maintenance and any replacement of organic material.

### **- ON-GOING SUSTAINABLE DESIGN**

Particular consideration will be given to employing both passive and active methods of energy saving, sustainable materials, and a sustainable method of heating.

It is hoped that timber from the estate itself will supply the biomass boiler, correctly sized for its use, and a wood-burning stove located in the main living spaces. Low energy lighting and appliances will be specified and water conserved through reduced-demand sanitary-ware, where appropriate.

In the longer term, reuse of the existing 1920s hydro-electric scheme shall be explored.

## **6.2 MAIN ESTATE ACCESS**

Auchindarroch Cottage was last occupied relatively recently until September 2002, but has since fallen into disrepair and now has a demolition order in place. However, this 2-bed dwelling could be re-instated if it were required and suitable funds were in place, and it is therefore proposed that the building of the new House by the walled garden should take on the traffic generation allowance for Auchindarroch Cottage currently used for the Transport Assessment calculations, thereby negating

the requirement for any upgrading works to the main access road to adoptable standards for the new house, and that any future development of the Cottage site should instead be treated as a new-build.

Transport Scotland's request for the erection of a legal 'No Left Turn' sign into the road from the roundabout leading up to Millers Bridge for traffic travelling North on the A83 trunk road shall also form part of any future application.

### 6.3 FURTHER FUTURE DEVELOPMENT

It is believed that further small scale development would benefit Oakfield significantly and enable roads, walls, and vernacular buildings to be maintained and preserved for the future. Any master plan shall be discussed in more detail with the relevant bodies before future applications are made.

## 7 CONCLUSION

It is considered that the proposal will meet the Development Plan and relevant Supplementary Guidance in respect of the key Planning issues.

Further issues, such as Design and Access, have been addressed as far as possible, and would be considered in more detail as part of the next application stage.

We would be happy to hold further discussions with the Case Officer during the determination of the application.

Caroline Slater ARB, DipArch, MA(Hons)

August, 2016



17 Victoria Terrace  
EDINBURGH, EH1 2JL  
e: [Caroline@BenjaminTindallArchitects.co.uk](mailto:Caroline@BenjaminTindallArchitects.co.uk)  
t: 0131 220 3366 | f: 0131 220 3535  
[www.BenjaminTindallArchitects.co.uk](http://www.BenjaminTindallArchitects.co.uk)

## 8 ATTACHMENT LIST

- Proof of occupation of Auchindarroch Cottage until 2002
- Proof of Right of Access over The Avenue on Malin House land
- Certificate B: notification of owners of Malin House included with submission*

## 9 REFERENCES

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quoting: R Paxton and J Shipway, "Civil Engineering heritage: Scotland - Highlands and Islands" London, 2007

## 10 ATTACHMENTS

### 10.1 Occupation of Auchindarroch Cottage:

**Argyll and Bute Council**  
Comhairle Earra Ghàidheal agus Bhòid



**Customer Services**  
Executive Director: Douglas Hendry

Dr Renfrew  
Oakfield Cottage  
Lochgilphead  
PA31 8NQ

**Customer & Support Services**  
Witchburn Road, Campbeltown, Argyll, PA28 6JU  
Tel: 01546 605511 Fax: 01586 553050  
e.mail [ctax1@argyll-bute.gov.uk](mailto:ctax1@argyll-bute.gov.uk)  
[www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

Direct Line: 01546 605511  
Ask for: Council Tax  
Our Ref: Council Tax  
Your Ref:  
Date: 8th September 2015

Dear Sir/Madam

**COUNCIL TAX - 40000177045**  
**SUBJECT ADDRESS - Auchindarroch Cot Oakfld, Lochgilphead, PA31 8NQ**

I write with reference to the above mentioned property and your telephone call of todays date.

I can confirm that the last date of occupation of this property was 5 September 2002.

I trust this is sufficient for your purposes.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Judy Orr'.

**JUDY ORR**  
**Head of Customer & Support Services**

Argyll & Bute Council offer an online billing service which makes it easier and quicker to obtain information on Council Tax. It's secure and available 24 hours a day, 7 days a week at :  
<https://myaccount.argyll-bute.gov.uk>



## 10.2 Right of Access and occupation of Auchindarroch Cottage and The Square:

- (b) a heritable and irredeemable servitude right of access for all necessary purposes and for both vehicular and pedestrian traffic over the access roadway shown on **PLAN NO 2** and known as The Avenue serving the excepted subjects for the purposes of taking access to Oakfield Estate and
- (c) a heritable and irredeemable servitude right in favour of the owners of Oakfield Estate or parts thereof to connect with the services of water, drainage, electricity and others lying within the excepted subjects with a servitude right to enter upon the excepted subjects for the purpose of inspecting, repairing, maintaining and when necessary renewing the said water supplies, drainage systems, electricity supplies and others subject to making good all damage caused to the excepted subjects in the exercise of the foresaid rights

15. the owners of the excepted subjects shall be bound to maintain to a reasonable standard in all time coming the said access roadway together with the drains, culverts and others running alongside or under the same

16. the stob and wire fence erected on the south west, west and north west boundaries of the excepted subjects shall be maintained equally by the owners of the excepted subjects as proprietors of the excepted subjects and the owner and successors as proprietors of the said area of land in all time coming.

### IV ALTERATIONS AND EXTENSIONS

There is no indication of any alterations or extensions.

### V SUPPORTING DOCUMENTATION

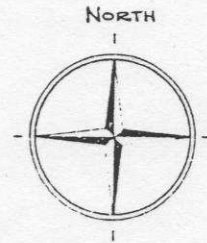
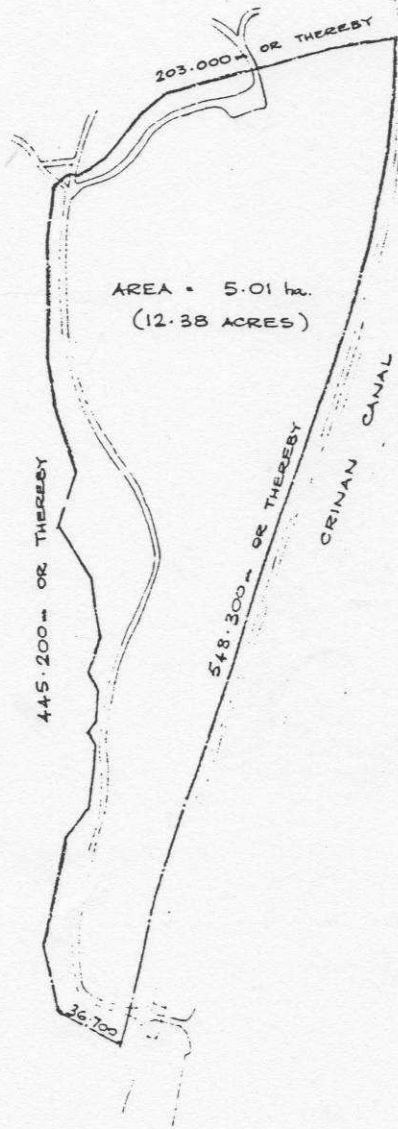
The following documents are in place:-

1. Short Assured Tenancy Agreement dated 17 July 1998 in favour of Clive Harvey and Mrs M Harvey relating to Oakfield Square, Oakfield Estate, Lochgilphead, Argyll – copy annexed.
2. Short Assured Tenancy Agreement dated 30 August 2002 in favour of Ruariadh Dean Campbell relating to Oakfield Cottage, Oakfield Estate, Lochgilphead, Argyll – copy annexed.

PLAN NO 2

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GROUND AT OAKFIELD HOUSE, LOCHGILPHEAD, ARGYLL.



CRERAR & PARTNERS,  
 ARCHITECTS,  
 FOLTALLOCH ST.,  
 LOCHGILPHEAD.

JUNE 1981

AR 1639

SCALE 1: 2500

*P. Munnell*  
 P. M.

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Extracted by me having commission to  
 that effect from the Keeper of the