Design Statement

Site east of Cala Na Sithe, Kilmore, Oban, Argyll And Bute, PA34 4QT

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 Application Site is located above the southern side of Loch Feochan. It is located towards the eastern end of the loch, and forms part of a plateau of semi-improved grassland, located on an elevated terrace above two separate clusters of dwellings. The nearest properties are Cala Na Sithe to the west and Dalmara to the north west of that.

The Application Site will take access from the existing track that serves Cala Na Sithe and Dalmara, which will be extended to the north of Cala Na Sithe to serve the two plots.

The Application Site is reasonably level and dwellings could be built here without two much change to the natural topography.

The site is not subject to any biodiversity (SiteLink) or cultural heritage (PastMap) designations. It is not within the SEPA indicative flood plain.

Layout and Design

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

The final designs will respect the guidance in Argyll and Bute Council's Sustainable Design Guidance)1 September 2006).

The properties will be one and a half storey, but can be single storey only, if preferred.

The intention is to source all materials locally and from sustainable sources. These will suit the local vernacular.

Energy Efficiency

The proposed dwellings 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 properties have been completed, the aim will be to plant gardens and boundaries such that the properties are appropriately screened from neighbouring properties and blend with their surroundings.