

DESIGN STATEMENT

- 0.1.1 Project Ref : 3069
- 0.1.2 Project : Upgrades to Carradale Heritage Centre, Carradale, Argyll and Bute
- 0.1.3 Date : 04 November 2024

1 Background & Proposal

This pre-application consultation is to gain feedback on the feasibility of upgrading and developing the Carradale Heritage Centre. The existing Carradale Heritage Centre includes the following buildings and amenities to the local area:

- Public Toilets
- Café
- Heritage Centre
- Storage facilities
- Gallery shop
- Small area for children's play

The intention of this proposal is to include the following changes and upgrades:

- Building 1 - Demolition and erection of a new **Café** with accommodation in the first floor for the intended family that would be running the café. This building would also include **Public Toilets** that would be accessed from main courtyard area.
- Building 2 – Retain the existing **Gallery shop**
- Building 3 - Retain the existing stone built **Heritage Centre**
- Building 4 - Demolition and erection of a new 1.5 storey building attached to the Heritage centre. This new building would be used as an overflow for the heritage centre, for **storage**, a **tourist information office**, a possible **office for rent**. On the first floor would be 2no. rooms for rent as a **bunk house**.
- Area 5 – This area will be utilized for a **picnic bench** area for people to sit as well as a small **nature walk** for visitors to learn about the natural world and what can be found in this area.
- Building 6 - The erection of a new single storey building to accommodate 4no. rooms as a **bunk house**.

1.1 HISTORY

By completing a search of the site I have found there are Historical maps noting that this area was the location of a Saw mill in the 1900's. Please see an outtake of the map below:

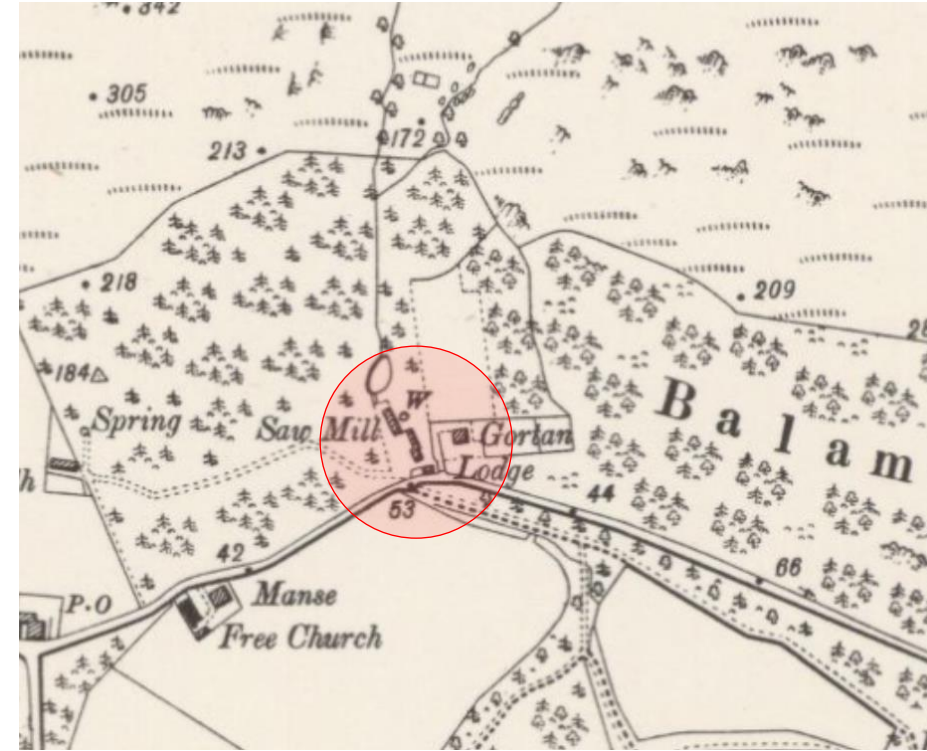


Figure 1: Historical map from 1892-1960 (View map: Ordnance Survey, Argyll and Bute sheet CCXLII.SE (includes: Saddell and Skipness) - Ordnance Survey Six-inch 2nd and later editions, Scotland, 1892-1960) Not to scale

1.2 PLANNING HISTORY

There is evidence of the following planning applications at this site:

Planning Reference	Date permitted	Application Title
22/02321/FGS	Undetermined – 31/06/2023	Woodland Management Plan
97/01264/ADV	16/10/1997	Erection of threshold signs
92/00660/COU001	16/12/1992	Alterations & Extension to form visitor centre

Information taken from Argyll and Bute Council Planning Portal.

REVISION REVISION DETAILS DATE

CHARTERED SURVEYORS,
ARCHITECTS & ENGINEERS

**Bowman
Stewart**

CLIENT:
Carradale
Community Trust

DRAWING:
Specification

PROJECT:
Alterations and upgrades to
Carradale Heritage Centre,
Carradale
By Campbeltown

DRAWING NO:
24-3069-Design

DRAWN BY:
KM

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2 Site

The site is located within the Bridgend/Waterfoot Settlement on the Argyll and Bute Council Local Plan.

Please see an outtake of the Argyll and Bute Council local plan shown below.

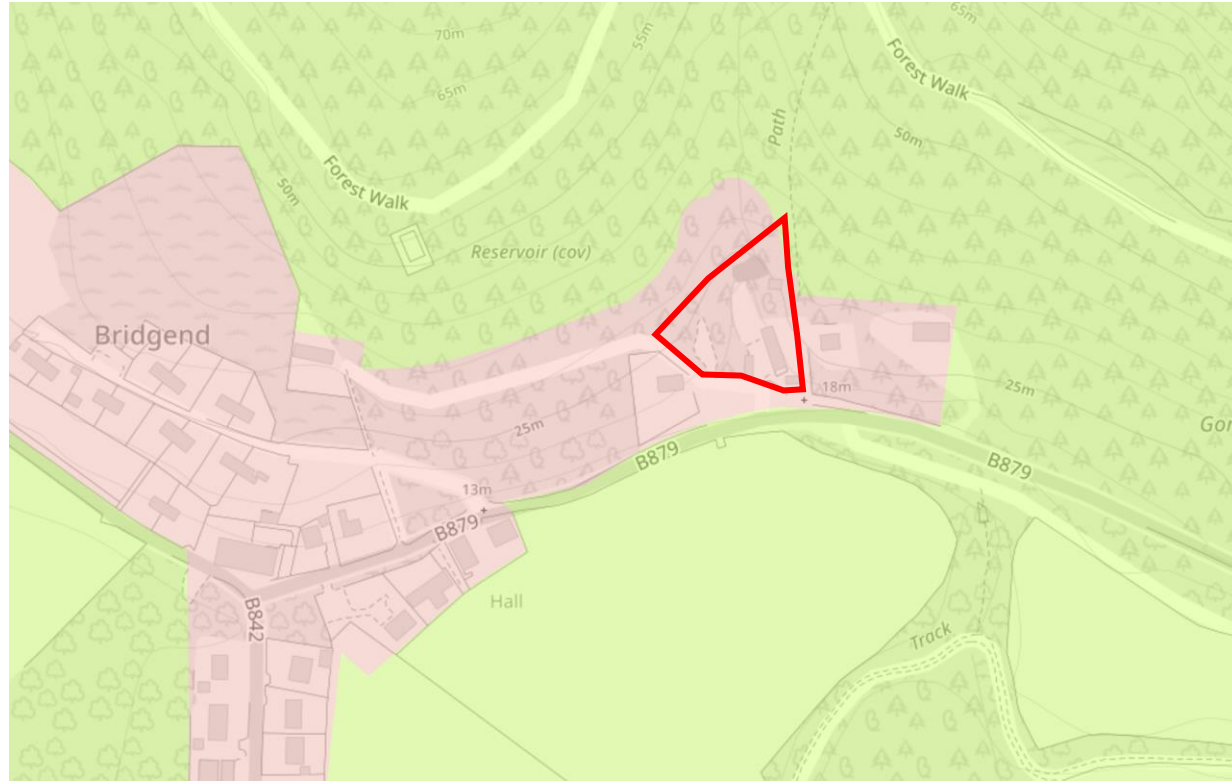


Figure 2: Outtake from Argyll and Bute Council Local plan: Local Development Plan 2 04/11/2024. (not to scale)

The site is also located along the Kintyre Way and allows access to several local walks:



Figure 3 & 4: Photograph taken by Bowman Stewart on Sept 2024 – This first showing the Kintyre way – Waypoint and the other showing the access from the site to the nearby Forest Walks.

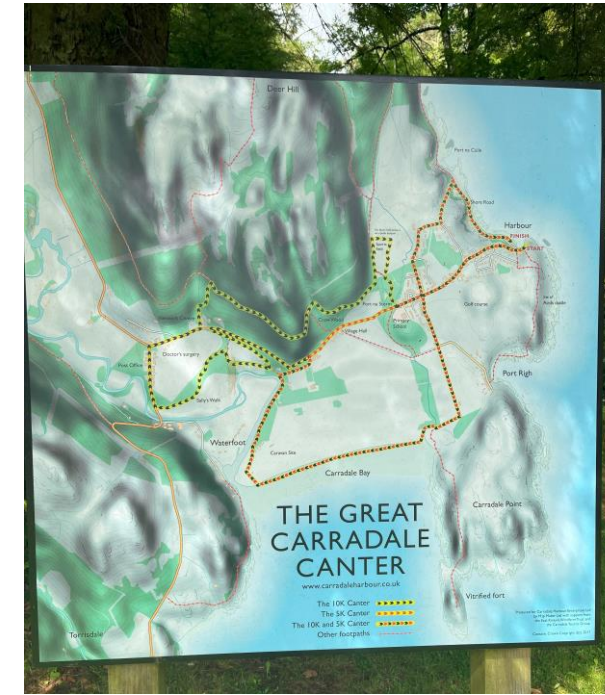


Figure 5: Photograph taken by Bowman Stewart on 06/09/2024 – showing a public display map of the local walks that can be accessed from the site.

2.1 TOPOGRAPHY

Located in a well established site that is used by the community. The site has a collection of community buildings set around a central access point/courtyard.

The level of the ground raises slightly from the public road level. At the rear of the existing Café, the land begins to slope up further. The photograph below gives an indication of this. This photograph was taken from to Northern end of the site, looking South.



Figure 6: Photograph taken by Bowman Stewart on Sept 2024

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The below photograph was taken from the public road(B879) looking towards the Heritage Centre



Figure 7: Photomontage of existing site from public road. Taken by Bowman Stewart, Sept 2024.

2.2 SEPA FLOOD MAPS

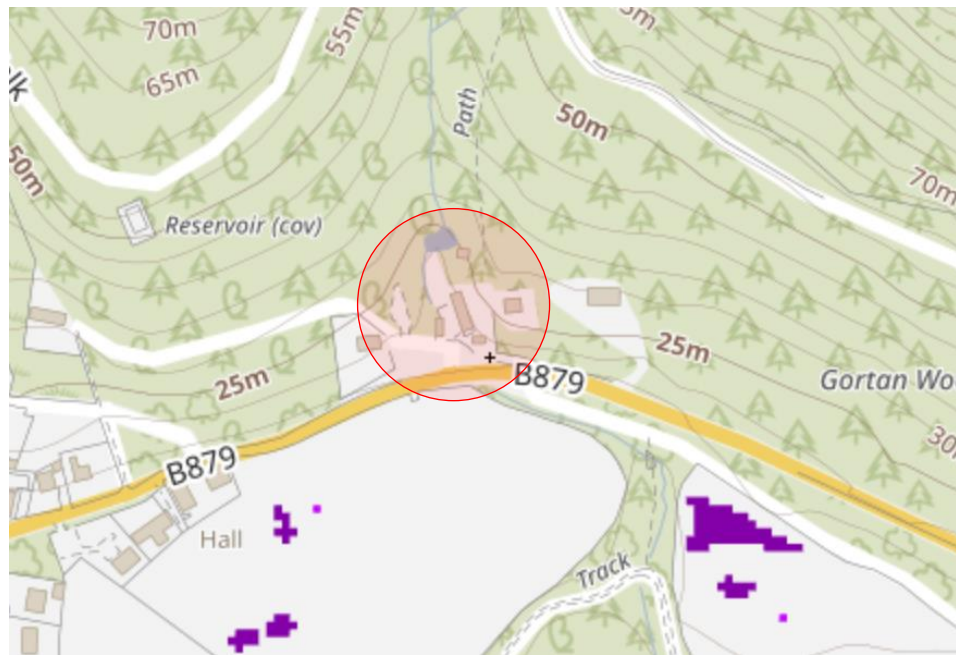


Figure 8: Outtake from SEPA's 1 in 200 year flood event maps, taken from online map: [SEPA Flood Maps](#) on 04/11/2024. Not to scale.

As can be seen from the SEPA flood maps this site is not in an area designated as a flood risk. The small purple areas noted on the map are outwith the application site, however this indicates a high likelihood of surface water flooding, which means that each year this areas has a 10% chance of flooding from Surface Water.

2.3 PEAT MAPS

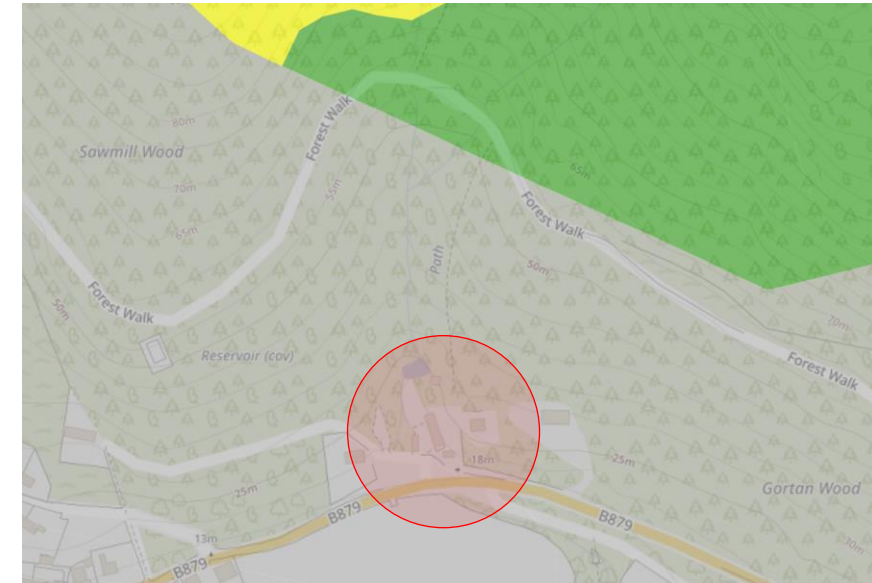


Figure 9: Outtake from Government Carbon and Peatland Map 2016, taken from online map: [Scotland's Soils - soil maps](#) on 04/11/2024. Not to scale
The above outtake from the Carbon and Peatland Map 2016 indicates that the site is not located in an area known for peat land. This area is designated as Class 0 on this map..

2.4 ANCIENT WOODLAND

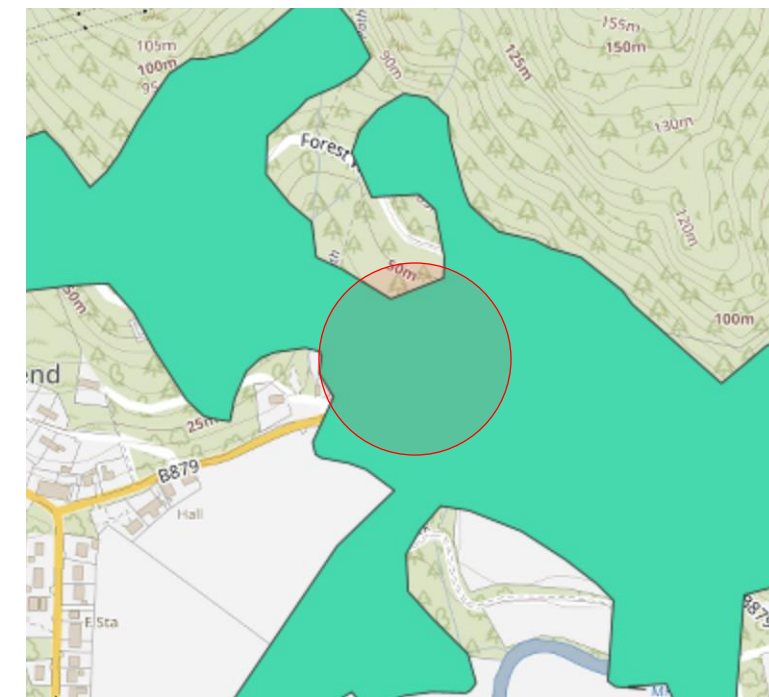


Figure 10: Outtake from Ancient Woodland Inventory Scotland Map, taken from online map: [Map | Scotland's environment web](#) on 04/11/2024. Not to scale

As can be seen from the map outtake above, taken from the Ancient Woodland Inventory – Scotland map, the site is located within an area designated as Ancient Woodland. There is no intention to remove any existing trees from the site, therefore this development should not affect the ancient woodland. Due to the inclusion of a nature walk within the proposals the intension is to enhance this area to encourage community learning regarding woodland species and to educate users of the space, which will be beneficial to the woodland as a whole.

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3 Materials and Design

3.1 SETTLEMENT PATTERN

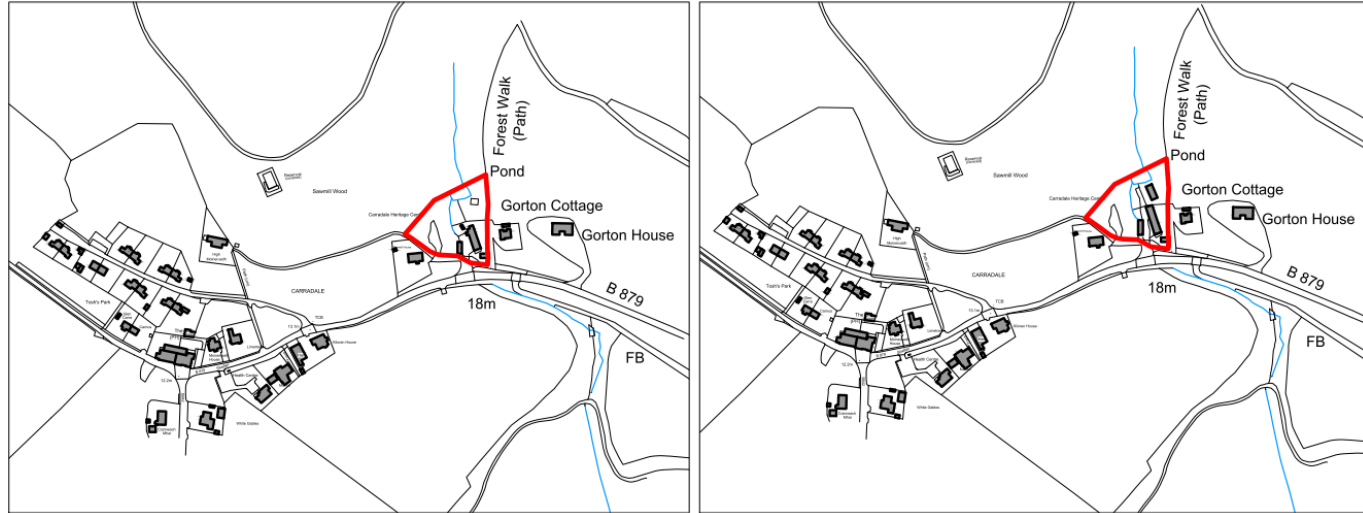


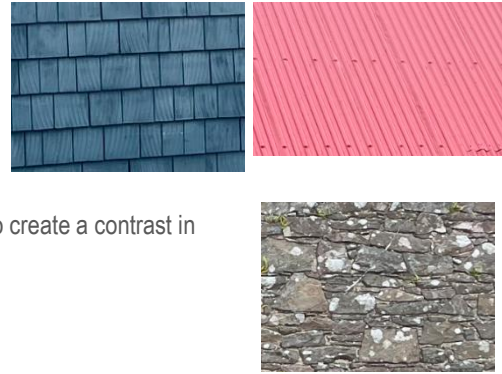
Figure 11: Diagram showing the as existing and as proposed local settlement patterns. Bowman Stewart. Not to scale

Please see above a diagram showing the local settlement pattern that currently exists on the left and the proposed new settlement pattern, on the right.

3.2 MATERIALS

The existing buildings has a selection of materials used as external finishes, including:

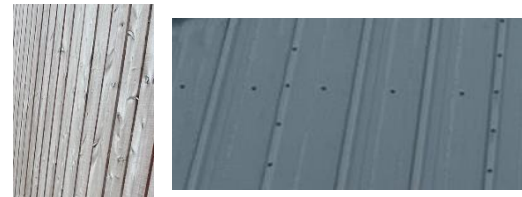
- Walls – Natural stone, painted timber shingles (Blue and Brown)
- Roof – Slate, corrugated steel (Red and Grey)
- Windows – Mixture of timber and PVCu frame in a white colour.
- Rainwater goods – PVCu, in light grey and white colour



We intend to retain the stone built heritage centre and gallery however in the extension we intend to create a contrast in material finish to show the difference between the historical buildings to the new buildings.

Therefore, we intend to use the following material finishes on the new extension and buildings:

- Walls – Natural Larch shingles or Board on Board Scottish Larch cladding
- Roof – Profiled steel composite panel in a dark grey colour
- Windows – PVCu frame in a white colour.
- Rainwater goods – PVCu, in dark grey colour



3.3 SUSTAINABILITY & RENEWABLES

The external cladding of untreated European Larch is a sustainable product as it is grown within Europe and is sustainably sourced from well managed forests. It will be FSC(Forestry Stewardship Council) or PEFC(Programme for the Endorsement of Forest Certification) certified.

Timber can also be readily recycled into other products when its reached the end of its life.

The Roof finish is a combination of insulation and profiled steel. This product uses approximately 59-40% percent of recycled content within the product. The boards are made to order and therefore there is less inefficiency in manufacturing. The Environmental Product Declaration can be requested.

At the end of its life this product can be sent to a reclamation facility where the insulation can be removed from the steel sheet and the steel sheet can be 95% recycled.

We intend to include the following renewable technologies within the proposals:

- Air source heat pump heating system within the Café
- Solar panels and battery storage to the roof of the Café for use by the public toilets

3.4 INDICATIVE LAYOUT PLAN - BUILDING 6 – BUNKHOUSE (NOT TO SCALE)

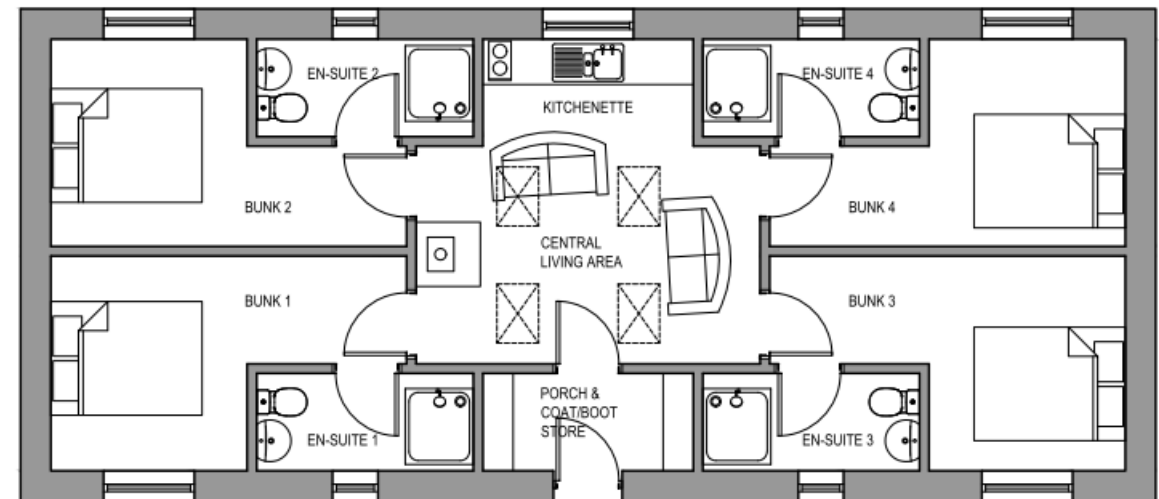


Figure 12: Plan showing indicative layout plan of Building 6 – Bunkhouse for illustrative purposes. Bowman Stewart. Not to scale

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4 Access and Parking

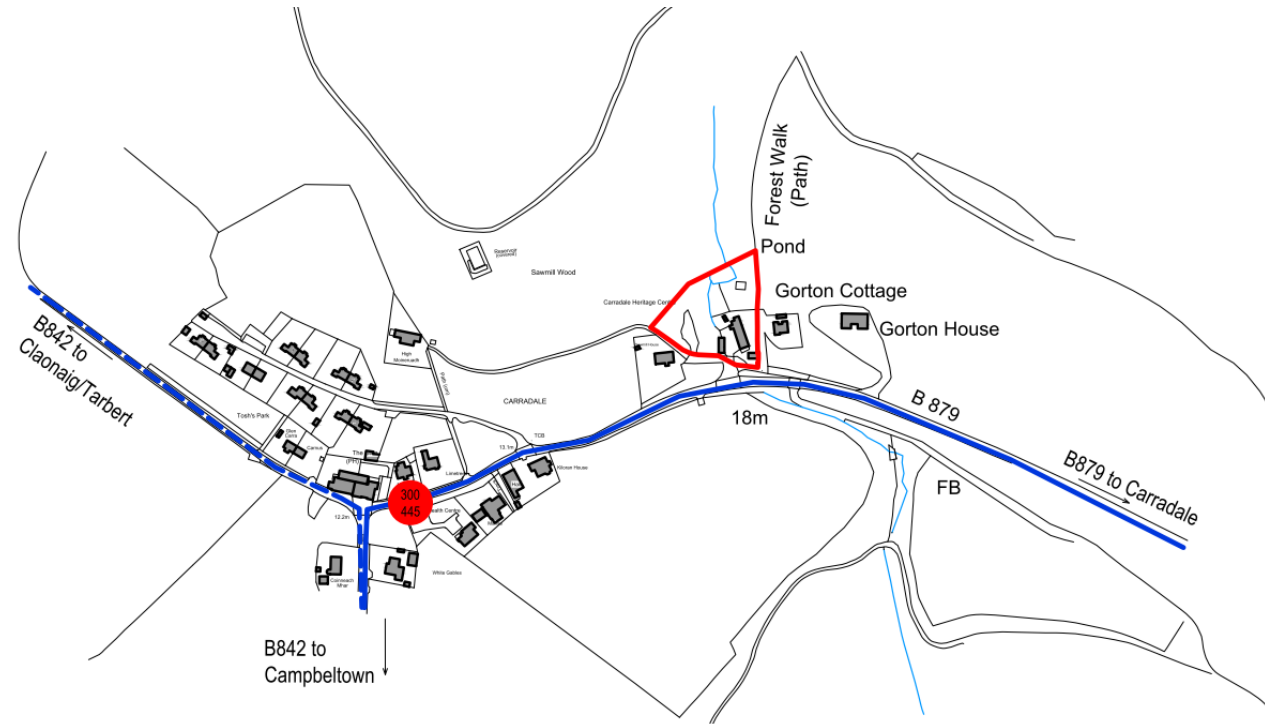


Figure 13: Diagram showing the local road access and bus stops. Bowman Stewart. Not to scale

The main access to the site is via the B879 public road.

The diagram above shows the main road traffic routes nearby the site. This indicates the main road past Carradale is the B842 going between Tarbert/Claonaig and Campbeltown, in a blue dashed line. And the B879 going into Carradale shown in a blue solid line.

The bus route serving Carradale is the 300/445 run by West Coast Motors and provides a service between Carradale and Campbeltown. The nearest bus stop to the site is indicated by the red circle in the diagram above.

4.1 PARKING

It is proposed to reuse the existing access and parking facilities on the site but develop this further to provide new facilities for the new buildings. We have allowed for the following in accordance with Argyll and Bute Council Road Department minimum parking guidance and an approximation of the potential development areas. We also intend to liaise with the Argyll and Bute Council roads department to gain a pre application consultation on this development in due course.

- Building 1 - Café	40m ² = 4 spaces (based on 2 spaces per 22m ²)
- Building 2 –Gallery shop	20m ² = 1 space (based on 1 space per 30m ²)
- Building 3 - Heritage Centre	75m ² = 2.5 spaces (based on 1 space per 30m ²)
- Building 4 – storage/tourist information office/office for rent	100m ² = 2 spaces (based on 1 space per 50m ²)
o bunk house.	2no. separate one bedroom rooms = 3 spaces (based on 1.5 spaces per 1 bedroom unit)
- Building 6 - bunk house.	4no rooms bunkhouse = 3 spaces (based on 3 spaces per 4 bedroom unit)
- Total spaces required	15.5 spaces
- Total spaces allowed for in proposals	16 spaces

Each parking space will be 2.5m wide x 5m long.

4.2 ACCESSIBILITY

As the development now includes accommodation, we have ensured there is parking provision nearby the accommodation. This is to allow for a level access from the parking areas to the accommodations.

We also intend to reduce the finished floor level slightly and include for ramped access to the Café to ensure the buildings are accessible for all users.

5 Water and Drainage

5.1 SCOTTISH WATER

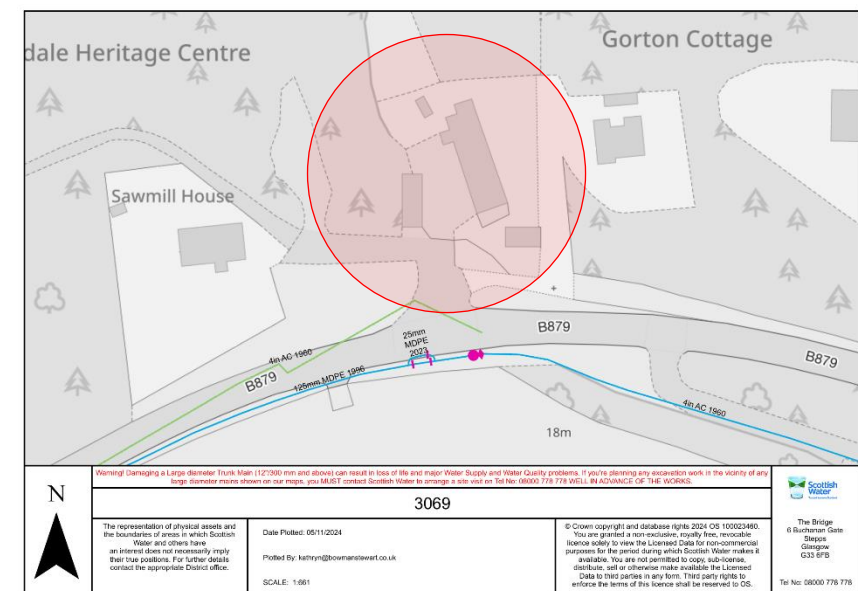


Figure 14: Outtake from Scottish Water Asset Plans GIS maps – showing mains system. 05/11/2024. Not to scale

This Scottish Water asset plan shows the nearby Scottish Water mains along the main road in a blue line. The green line shows a now abandoned main water pipe. There is existing mains water supply to the site and we intend to reuse this as part of the proposals.

This plan also confirms there is no current mains sewer running nearby the site. Therefore, any proposed drainage would need to go to a septic tank or sewage treatment plant with an outfall to ground or nearby watercourse. There is an existing septic tank that is used by the existing Café and public toilets, located in the other side of the B879 public road. It is our intention to replace this with a new larger septic tank to deal with the additional loading. This will be designed in consultation with SEPA.

The nearest fire hydrant is shown as a pink circle and is on the opposite side of the road..

The surface water at the site will be discharged to a surface water soakaway or to the nearby watercourse. We also encourage the use of SuDS (Sustainable Drainage Systems) wherever practicable, such as permeable paving or gravel Geo grids for the parking areas etc.



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