

Mr. J Gibbons & Miss J Cushing

23 FEB 2018

E.r

21st February 2018

Mr. Dan Harris
Planning Officer (Development Planning)
Cairngorms National Park Authority
14, The Square
Grantown on Spey
PH26 3HG

Dear Mr. Harris

MAIN ISSUES REPORT
THC001 INSH, KINGUSSIE

We write to you to request that the village of Insh boundary be extended to include the above site. We are the owners of the site located between the eastern boundary of Insh Village and the three houses which were built outwith the boundary some 20 years ago. We hope the Park Authority would consider extending the boundary of Insh to include our site. This would allow us to apply for planning permission to build a permanent home.

Our background

We are a couple who have lived and worked in the Kingussie area for over 40 years, our last home being Ruthven Steadings which we renovated and lived in for the last 18 years. We ran a successful self catering and B&B business. We are now retired and in our sixties and have taken over the care of Julies Mother who at 86 can no longer live on her own. Therefore, we are now especially anxious to fulfil our retirement plan and build a home which can also be adapted for someone with severe mobility problems and dementia.

It would seem to us there are a number of issues relevant to our hope that we can acquire planning permission which we have summarised as follows:

Brownfield site

The pylon which has stood on our site for over 70 years was decommissioned recently and the site, we believe, would be classified as a brownfield site.

Insh Boundary

Our site is located between the current boundary of Insh Village and 3 other houses which have been built outwith the boundary. We would like consideration be given to extending the Insh boundary to include our site.

Loss of woodland

Please note the summary of the Main Issues Site Assessment report states, (we consider incorrectly), that "development would result in loss of woodland AWI inventory or AWI quality". Please note that there are no trees needing to be felled on the site or access to the site.

Services

Services of mains water and sewage run along the access to site from the B970. Access to electricity is available on the site.

Pre Planning Application

We understand from our pre-planning application reference 16/01576/PREAPP, received in June 2016, that "in strict interpretation of the policy, this would be a new house in the countryside where proposals can only be supported where they reinforce the existing pattern of development" or "are on a rural brownfield site" "Rural brownfield site is defined in the LDP as sites which have previously been used". Also, "Following discussion with the Cairngorm National Park Authority there is a possibility that the site may be considered for inclusion within the settlement boundary in a future replacement LDP"

We have noted that our Case Officer, John Kelly, mentioned to us that our site "had merit".

Attached Design statement and building plans

Please find enclosed our Design Statement which presents the reasons why the boundary of Insh Village should be extended to include our site and possibly the other houses north of our site. Also enclosed are the proposed building drawings showing the elevations and screening from the B970.

Although these drawings show a particular design, we are open to any modifications the Park would wish to see.

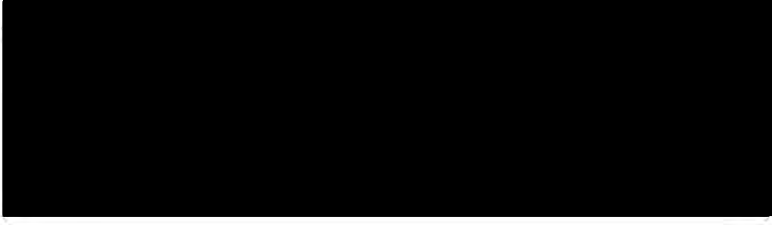
Local Support

We have the support of many of the permanent Insh residents, some of whom may have already written to you. All the residents we have spoken to have considered that the site would be classed as an infill site.

Finally, we would like to emphasise, having lived in Insh Village previously, we are seeking to fulfil our retirement plan to build a retirement home for permanent residence with no intention of re-sale or holiday rental.

It is our hope, given our circumstances and the focus of the Park on providing affordable local housing for local people, that the Planning Authority will take a sympathetic view of our planning submission.

Yours sincerely,



Easter Insh Croft Insh
Kingussie

Design Statement



John Craig

Highland Rural Design

3 Railway Cottages

Kingussie PH21 1EW

01540 662458 07939 473099

The Proposed

Easter Insh Croft, sited on the East Insh settlement boundary is designed to be passively sustainable while promoting the cultural heritage of our Highland Communities, as set out in the CNP LDP. Highland Rural Design's mission statement is that whenever possible, it is our duty to consolidate and re-enforce the Cultural Heritage of the Highlands. Especially in a time when this heritage is being eroded at a staggering rate in the built environment by non-descript housing which has no reference to the Highlands save that they have become prolific and invasive.



Modern Type – Highlands



Vernacular Highland Cottage

The proposal is a small 2 bed single storey cottage with white wet dash harling and a tin roof as per the vernacular of the area. It draws on the notion of the Highland Croft as the anchor for the design.



The Front Elevation of the proposal – White wet dash harling with Tin roof, small porch and transomed windows as a sustainable approach to our heritage

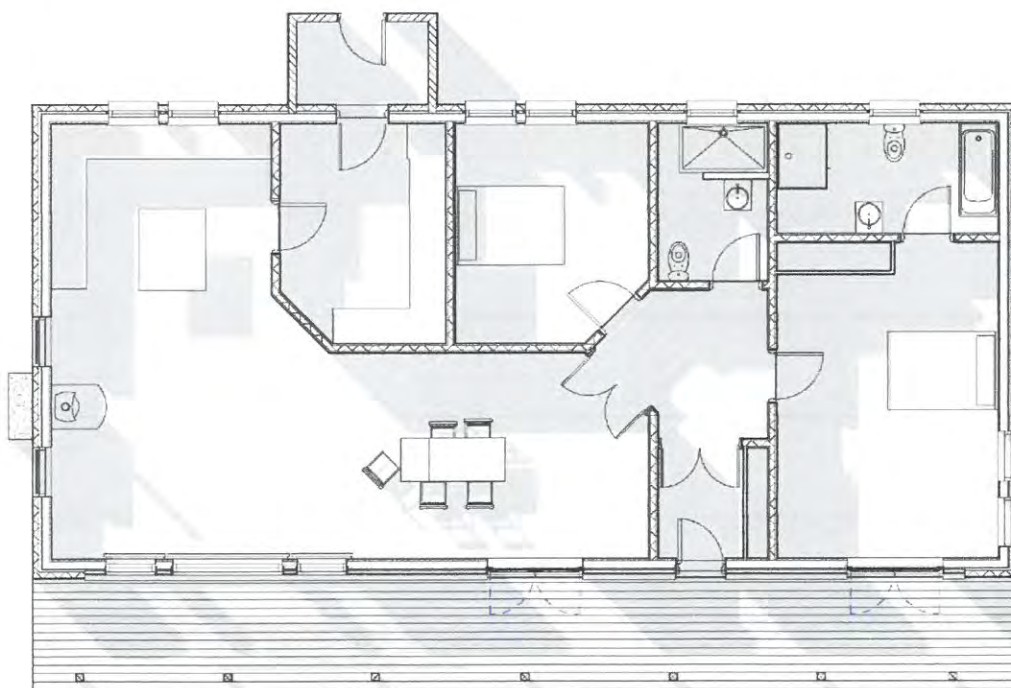
This said the proposal does not deny the constraints of modern construction techniques and the cost implications of traditional construction. It therefore utilises a masonry clad timber frame construction in its realisation. At HRD we are aware that it is cost that has driven the non-descript housing that has permeated our built environment but we strongly wish to promote a different path in the realisation to the modern constructional type. One that has reference to our Cultural Heritage but takes this forward into our modern living by adapting the style to enhance and enable our modern living/life style. The rear South elevation

allows the cottage to be opened up to the sunlight and outdoor living so cherished in the modern mindset.



The South Elevation to the rear – opened up to light while providing summer shading with planted pergola and projecting roof

Easter Insh Croft embraces modernity while remaining true to the local vernacular. The design of the rear elevation uses oiled western red cedar to give the cottage a contemporary feel. Velux, large picture windows and glazed doors allow light into the open plan internal arrangement. The pergola over the picture windows, when planted with Honeysuckle will provide scented shading and a naturally beautiful area to sit in. The flat roof projection maintains the low profile of the cottage in the landscape while allowing summer shading and sheltered seating.



Modern living layout housed in the traditional vernacular style of the area can be realised with contemporary construction techniques. We strongly believe this concept of design is relevant and should be promoted as an alternative to the current approach to design and a promising possibility to the preservation of our cultural heritage in our built environment.

Sustainability

The rear South elevation takes on a dynamic which is opened up to the passive heating effects of the sun. The planted pergola and projecting flat roof offer shading in the summer and allow the sun to penetrate the cottage in the winter. The internal walls are concrete masonry to provide a thermal mass heat store. The underfloor heating is driven by Solar Thermal panels backed up with a secondary heating element such as the wood stove. This system pre heats the water system to 32 degrees Celsius which is the temperature that the underfloor heating operates at. The extra hot water requirement is provided by the secondary heating element. The system has been used in Laggan with excellent results, even in winter. There are no government subsidies for this system, which may be the reason it has not been taken up in the numbers that it deserves to be. The heating panels work by daylight not direct sunlight which enables them to operate in the depths of winter. The panels can be located at ground level.

Context



Easter Insh Croft – In context

The above image shows the proposal in an existing site context, viewed from the road. The low profile of the cottage, the white wet dash harling and Goosewing Grey profiled sheet roofing enable the proposal to melt into its surroundings. The silver grey roofing and white harling is materially sympathetic to the native landscape and is informed by the colours of the colouring of the native Birch and Silver Birch.

The proposal is situated on the site of the large electricity pylon, removed as part of the Beuly - Denny powerline scope of works. The cottage is located in the clearing required for the removed power lines.



Easter Insh Croft – Site viewed from SW



Easter Insh Croft – In context viewed from the SE

Site and Siting

The proposal is located in the clearing between a commercial plantation which is due for harvesting and a designated stand of Ancient Woodland. The location in the clearing means that no trees whatsoever need to be touched, felled or interfered with in any way. The Ancient Woodland provides screening both visually and aurally from the road and is important to the design in providing seclusion.



Site and surrounding context

There is an existing track through the stand of Ancient Woodland to the North West of the site. This was created in order to effect the removal of the large electricity pylon. Again this means that no trees will be affected by the cottage as the proposal will use the existing access to the site.



Existing Access track showing cottage in background

The site is located adjacent to the settlement boundary of Insh and the Cottage some 25m from the same boundary but set back some distance from the B970 in the existing clearing.



Settlement of Insh

The Site was the location of a large electricity pylon which has recently been removed. We subsequently believe that this means that the site would be designated as a rural brownfield site and therefore as part of the CNP Development Plan, development of this site would be considered.



Site showing National Electricity Distribution Pylon

Summary

While the site is located on the boundary of the settlement of Insh and outwith the CNP Local Development Plan, we believe the site to be designated a rural brownfield site and as such development of the site would be favourably looked upon by the Park Authority.

The site is extensive and the client after living and contributing to the area for over 30 years wishes to build himself a small cottage for his wife, mother and himself to retire to. As a local joiner/builder he has renovated many properties in the area and this would be his last project. He has no interest in developing the site further than this retirement cottage.

The cottage fits and melts into the environment due to its form, low profile and materials which blend and take reference to the Birch Woodland between the cottage and the road.

We are excited about the prospective benefits of the proposal for a future modern construction and design approach.

We hope that the design strategy can be seen as somewhat of a pilot scheme to promote a more culturally relevant realisation to our built environment. Sympathetically splicing the old with the new, allowing a modern living arrangement which is coherently connected to our slowly eroding heritage and culture of the past.

We hope this design strategy will be more readily adopted as a way forward in modern Highland housing realisation. The design goes some way in pulling back the perception of the settlement of Insh from a modern somewhat disjointed settlement that it seems to be, in order to add to the traditional feel of the village, so important in a heritage and tourism context.

In short we propose to create a vernacular building that uses vernacular materials throughout its pallet, enforcing a "sense of place" and a belonging in the environment while allowing a modern lifestyle to exist and flourish. We hope that these points and the site technically being a rural brownfield site will over-ride the site being located on the wrong side of the settlement boundary.

It ticks so many boxes for a sustainable forward looking design approach to building which has our Cultural Heritage in its DNA.

John Craig

Highland Rural Design

John Craig B.Arch BA(Hons) Arch

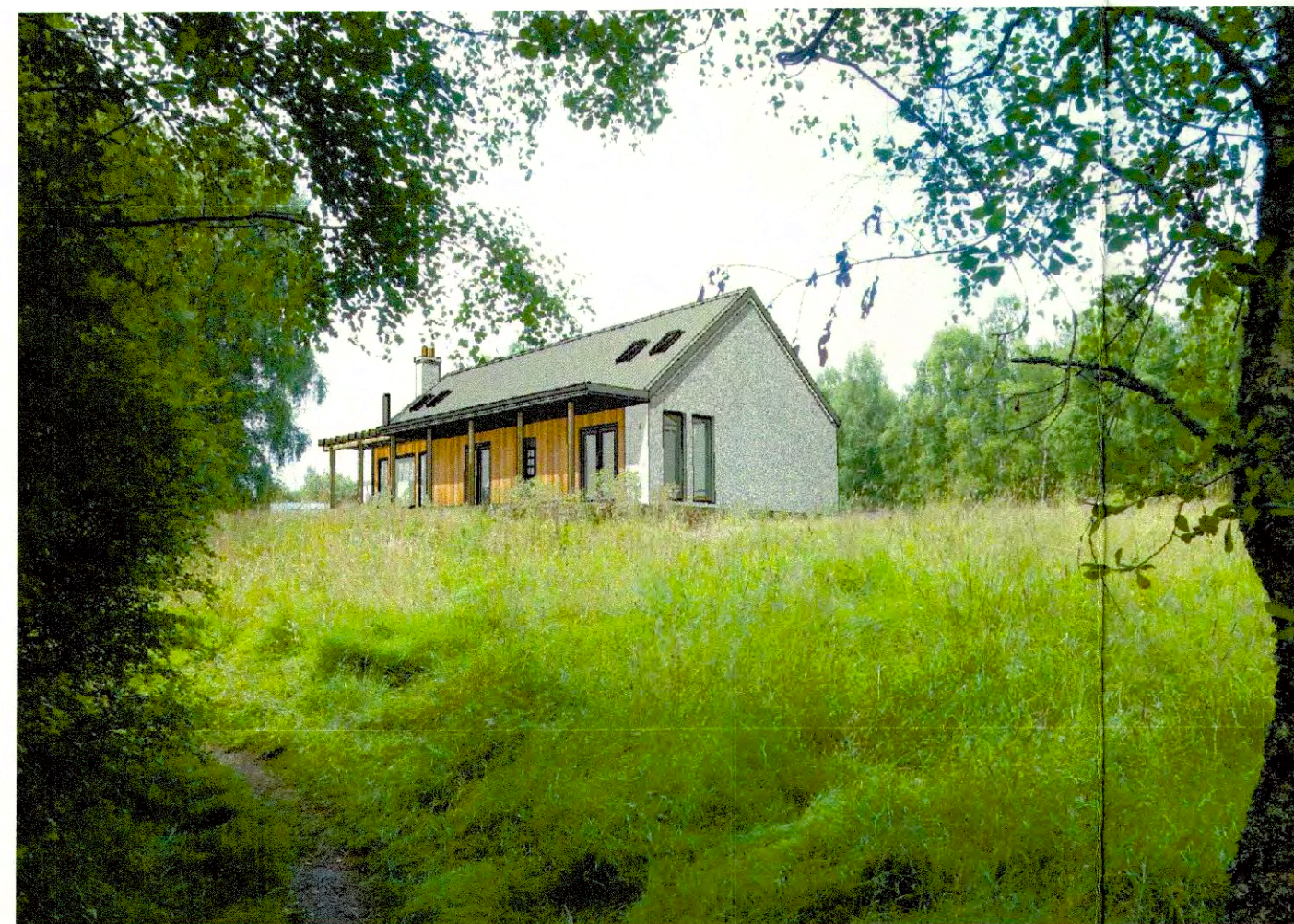
3 Station Cottages

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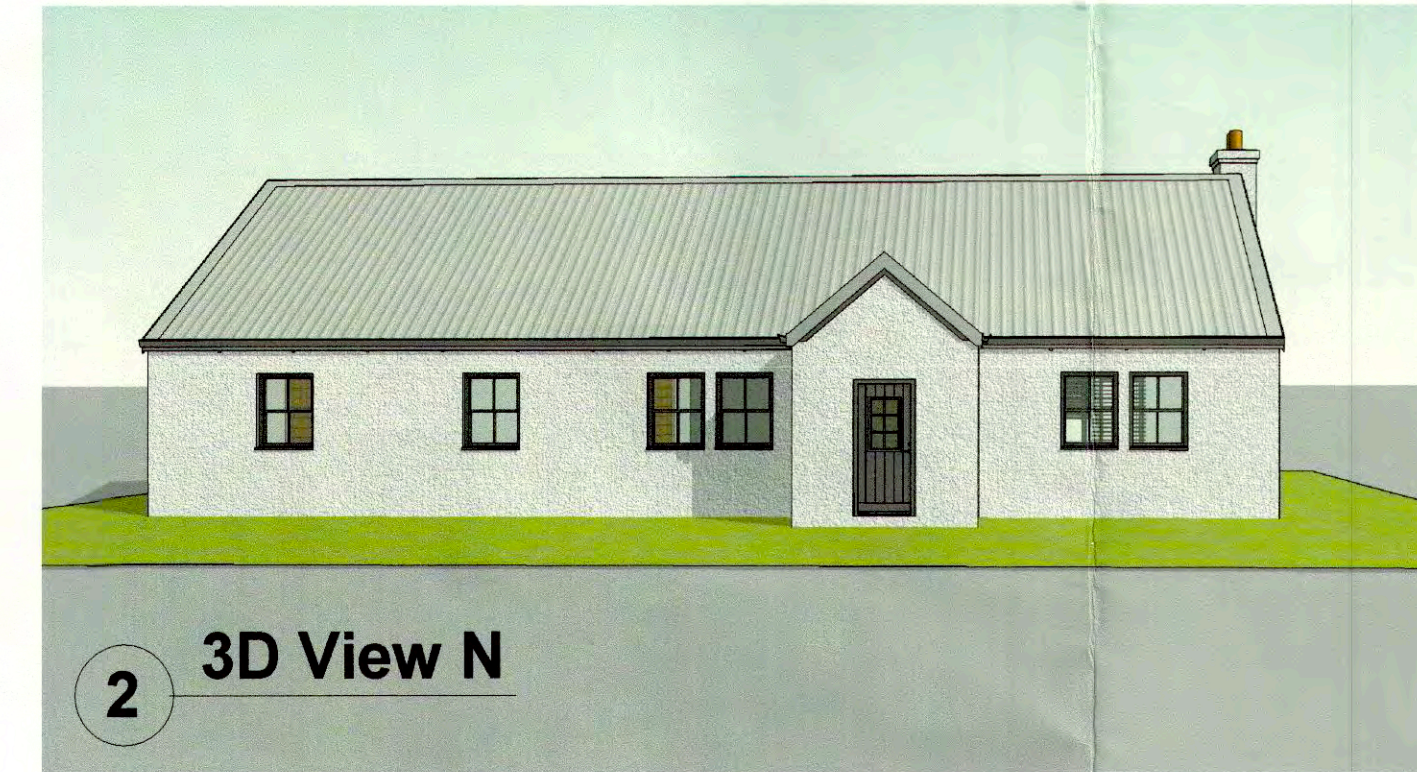
The proposal sits on the site of the recently removed electricity pylon. It is set in the clearing created for the electricity lines so there is no requirement for the felling of trees.



The rear of the cottage has a more modern feel. The Oiled Cedar cladding retains a natural realisation while the picture windows and patio doors allow light to flood into the interior. The Pergola and Roof over the decking provide summer screening.



The proposal is hidden behind the screen of birch woodland. The choice of materials help to dissolve the proposal into this landscape.



The proposal takes on the Local Vernacular proportions and materials. The Goosewing Grey roofing and wetdash harling help the cottage to reinforce our Heritage.



The southern aspect of the proposal allows this elevation to be treated with more flexibility. Because it is largely unseen it can take on a more contemporary feel.



d The proposal employs the track created for the removal of the Electricity Pylon so the Birch Woodland can remain untouched.

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Notes

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Highland Rural Design

www.hrd.link

John Craig B.Arch BA(Hons) Architecture

3 Railway Cottages, Ruthven Road, Kingussie, Highland.
PH21 1EW

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john.craig@hotmail.co.uk

PROJECT

Proposed Cottage

ADDRESS

Plot 1 Insh Kingussie

TITLE	
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TITLE Floor Plans and Images

PURPOSE OF ISSUE	
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Draft Proposal

CLIENT	
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John Gibbons

DRAWN BY
JC

CHECKED BY JC

DATE
24/08/17

SCALE (@ A1)
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PROJECT NUMBER	111
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DRAWING NUMBER

GA 101

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