

Agenda Item	<b>5.2</b>
Report No	<b>PLS/026/18</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 24 April 2018

**Report Title:** 18/00163/FUL: Georope Ltd  
Achara House, Duror, Appin, Lochaber PA38 4BW

**Report By:** Area Planning Manager – South/Major Developments

### **Purpose/Executive Summary**

**Description:** Change of use from house to hotel, alteration and extension, conversion of outbuildings to bedrooms, installation of treatment plant, formation of access, formation of internal roads.

**Ward:** 21 – Fort William and Ardnamurchan

**Development category:** Local

**Reason referred to Committee:** Applicant is Local Member

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### **Recommendation**

Members are asked to agree the recommendation to **GRANT** planning permission as set out in section 11 of the report.

## **1. PROPOSED DEVELOPMENT**

- 1.1 It is proposed to change the use of Achara House to form a hotel, including a rear extension and changes to the internal layout to create four upper floor bedroom suites and ground floor guest facilities. External changes to Achara House include the change from a ground floor window to a door on the side elevation and a window to a door on the rear elevation to access the new extension. The extension is in a design and finish to match the main house, separated by a modern lead clad extension to signal the change from old to new. There are also changes to the levels in the car park to facilitate a ramped access into Achara House. The stone barn to the immediate rear of Achara House is to be converted to two guest bedroom suites. Alterations are also proposed to the Coach House to upgrade the existing house to create five bedroom suites and Watson's Cottage to create two guest bedroom suites.
- 1.2 A new access is to be formed onto the trunk road and the existing substandard access road closed off. The access alterations have been designed to accommodate the proposed new section of Sustrans cycle track which is subject of a separate planning application and will run through the applicant's land. A new sewage treatment system is proposed to serve the development. New guest car parking is to be provided within two new car parking areas and a network of paths are proposed through the grounds. A staff parking area is proposed near the existing barn on the site for the former tennis court. The grounds around the proposed hotel are to be landscaped.
- 1.3 Pre Application Consultation: Informal discussion as part of previous proposals
- 1.4 Supporting Information: An outline business case has been submitted in support of the application which includes the wider aspirations for the property which would be subject of future applications. A design statement and background report have also been submitted, together with details of the alterations to the fabric of the listed building.
- 1.5 Variations: Retention of one of the proposed doors on the side elevation of Achara House as a window; confirmation of retention of window glazing as per previous permission; details of ramped access/car parking levels at Achara House entrance; retention of arched windows in Coach House; reduction in size of dormers on Coach House.

## **2. SITE DESCRIPTION**

- 2.1 The site comprises Achara House and its grounds and some curtilage buildings. Achara House is located on the southern side of the village of Duror and is a three storey building set within large garden/grounds, extending to approximately 120 acres. The house was B-listed on 28.08.1980. Circa 1900, incorporating 19th century baronial dwelling. Built for Charles Stewart of Achara on site of earlier house. Alterations of c.1900 said to have been designed by Sir Robert Lorimer. Various outbuildings converted to dwellings and garage in vicinity of house not included in listing 1930's photograph show more extensive service range, now demolished.

2.2 Permission has previously been granted for works to repair the roof, internal walls and dry rot treatment. This work has been undertaken with much of the interior stripped out (and features stored) and the building fabric largely repaired. Listed building consent has also been granted for the painting of the exterior of the building in white. This work has not yet been done.

### 3. PLANNING HISTORY

- |     |                  |  |                             |
|-----|------------------|--|-----------------------------|
| 3.1 | Decision pending | 17/01975/FUL: Erection of extension and internal alterations (Planning Permission)                                     |                             |
| 3.2 | Decision pending | Erection of extension and internal alterations (Listed Building Consent)   |                             |
| 3.3 | 18.10.2017       | 17/04386/PNO: Farm-related Building Works  | Prior Approval not Required |
| 3.4 | 20.12.2017       | 17/04702/LBC: Strip and repaint external walls with mineral-based paint, changing colour from light ochre to off-white | Granted                     |

### 4. PUBLIC PARTICIPATION

- 4.1 Advertised: Yes  
Date Advertised: 1 February 2018  
Representation deadline: 15 February 2018  
Timeous representations: 0  
Late representations: 0
- 4.2 Material considerations raised are summarised as follows:  
a) None
- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet [www.wam.highland.gov.uk/wam](http://www.wam.highland.gov.uk/wam).

### 5. CONSULTATIONS

- 5.1 **Historic Environment Team:** Generally supportive of the proposal following revisions made.
- 5.2 **Access Officer:** Recommends access management plan be secured to avoid any misunderstanding about where public access rights exist before, during and after development.
- 5.3 **Transport Scotland:** Following receipt of updated plans Transport Scotland have no objection. Works within the trunk road boundary will be subject to their separate

permission – informative provided.

5.4 **Lochaber Disability Access Panel:** Made observations on the limitations on disabled access and has requested meeting with the application to discuss the issues. *(Comment: Many of the issues raised will be covered by Building Standards. The applicant's agent has provided further information in relation to the issues of disabled access and has indicated agreement to meet with the Panel).*

5.4 **Scottish Water:** No objections.

5.5 **Historic Environment Scotland:** No comments.

## 6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

### 6.1 **Highland Wide Local Development Plan 2012**

- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 36 - Development in the Wider Countryside
- 44 - Tourist Accommodation
- 51 - Trees and Development
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 63 - Water Environment
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 77 - Public Access
- 78 - Long Distance Routes

### 6.2 **West Highland and Islands Local Plan 2010 (as continued in force 2012)**

No specific policies apply

### 6.3 **West Highland and Islands Local Development Plan - Proposed Plan (WestPlan)**

The Lochaber elements of the West Highland and Islands Local Development Plan (WestPlan) Proposed Plan were agreed by Members at their meeting on 18 January 2017. The Proposed Plan was then published for consultation from 5 May 2017 to 21 July 2017. This document represents the emerging 'settled view' of the Council and is a material planning consideration in making planning decisions.

Although Duror has not been identified as a main or growing settlement within the emerging WestPlan, the proposal would generally accord with the objectives to grow the local economy and support economic development within existing settlement areas.

## **7. OTHER MATERIAL CONSIDERATIONS**

### **7.1 Highland Council Supplementary Planning Policy Guidance**

Developer Contributions (March 2013)  
Flood Risk & Drainage Impact Assessment (Jan 2013)  
Green Networks (Jan 2013)  
Highland Historic Environment Strategy (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Managing Waste in New Developments (March 2013)  
Public Art Strategy (March 2013)  
Standards for Archaeological Work (March 2012)  
Trees, Woodlands and Development (Jan 2013)

### **7.2 Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, June 2014)  
Scottish Environment Scotland Policy Statement  
Historic Environment Circular 1  
Historic Environment Scotland - Managing Change in the Historic Environment

## **8. PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

### Determining Issues

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

### Planning Considerations

8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy
- b) design and layout
- c) privacy and amenity
- d) servicing and infrastructure
- e) natural and built heritage
- f) any other material considerations.

### Development plan/other planning policy

8.4 The site lies within the Local Plan inset map for Duror, to the south of the settlement Development Area, within land identified as 'Wider Countryside'. Policy 36 applies in terms of wider countryside and supports development which are acceptable in terms of siting and design, settlement pattern, landscape character

and capacity, development type and servicing, together with the overarching policy requirements of Policy 28 : Sustainable Design.

- 8.5 Policy 44 of the adopted Local Plan supports proposals for tourist accommodation within settlements provided it will not have adverse impacts on neighbouring uses.
- 8.6 This application is for the change of use of an existing listed building to form a small hotel, together with conversion of two existing curtilage buildings to provide guest accommodation. The complex lies on the southern edge of the settlement of Duror. The principle of this type of tourist accommodation in this location is supported by development plan policy and the proposal has the benefits of generating employment in the local area and providing a more certain future for a Category B Listed Building. The principle of the development accords with Policies 28, 36 and 44 of the Highland wide Local Development Plan.

#### Design and layout

- 8.7 The proposal comprises the reuse of existing buildings, together with a rear extension onto the main house. Aside from alterations to the existing buildings, the design and layout of the complex will remain largely unchanged. The details of the alterations in relation to the Listed status of the buildings are specifically considered by the associated application for listed building consent (18/00164/LBC). A network of paths is proposed to connect the buildings within the complex and the grounds are proposed to be landscaped to reintroduce formal gardens. Car parking areas have been split into three distinct areas to reduce the visual impact and separate visitor parking from servicing vehicles and staff parking.

#### Privacy and amenity

- 8.8 Achara House is set within reasonable large grounds on the edge of the village. The nearest neighbour is Achara Farm which lies some 145m to the north east of Achara House (measured from the site boundary). There is a distance of approximately 255 metres between Achara House itself and Achara Farm House. Achara Lodge lies to the west of Achara House, located on the other side of the trunk road, and is separated from Achara House by some 320 metres. The Achara House complex is sufficiently separated from nearby neighbours to prevent an adverse impact on privacy and amenity from the change use.
- 8.9 In terms of siting, design, amenity and land use the proposal is considered to accord with Policies 28, 29, 36 and 44 of the Highland wide Local Development Plan.

#### Servicing and infrastructure

- 8.10 The existing vehicular access which served Achara House is located at a point on the A828 trunk road where visibility is very restricted. It is proposed to close this access off and form a new vehicular access some 150 metres to the north. The position has been agreed in consultation with Transport Scotland. The new access is to be formed where there are remains of an old access point which is to be widened. To achieve the necessary visibility splays (120m north and 215m south) a few of the mature trees adjacent to the trunk road will require to be limbed/removed

and a section of beech hedge removed. The applicant has also agreed to allow Sustrans to take the cycle path through his land and the access has been designed to facilitate a crossing point. Once off the trunk road, the new access will run parallel with the trunk road and join with the existing treed avenue that currently serves Achara House. Transport Scotland have raised no objection to the proposals and the works will require their separate permission. As the current proposal to change the use of Achara House to a hotel will generate additional usage of the access onto the trunk road, in the interests of road safety a condition is proposed to ensure the new access is formed and the existing access closed off, prior to the hotel becoming operational.

- 8.11 There are 10 existing car parking spaces serving Achara House. It is proposed to increase the parking to 60 spaces in total, spaced out over three car parking areas. This is sufficient to cover staff, hotel guests and other visitors to the complex, taking into account the applicant's wider aspirations for the site (Spa facilities etc).
- 8.12 Connection is proposed to the public water main which will require separate permission from Scottish Water. Foul drainage is to be by way of a new private sewerage system (Klargester BioFicient commercial sewage treatment plant with ground soakaway and outfall to watercourse), the technical details of which will be controlled through building standards.
- 8.13 No details of the surface water drainage arrangements for the site have been submitted. It is acknowledged that there is limited new build as a result of the development, however the surface water drainage scheme should take into account modern standards and the new parking areas, road and paths to be created and the remodelling of the pond. A finalised surface water drainage scheme will be required by condition.

Subject to conditions, the proposal is considered to accord with Policies 28, 56, 63, 65 and 66 of the Highland wide Local Development Plan.

#### Natural and built heritage

- 8.14 Achara House is a Category B Listed Building and the immediate buildings around the House are listed by virtue of being curtilage buildings. A related application for Listed Building Consent is also before Members for determination (reference 18/00164/LBC). It is considered that the proposals are largely sympathetic to the listed buildings and the overall proposal will provide a more certain future for these buildings.
- 8.15 Following a Bat Survey of the buildings in August 2016 a Bat Survey Report was provided in November 2016 and accompanied the previous application for the repairs to the fabric of the building. The survey identified bats using 'Watson's Cottage' and advised a Bat Licence would be required from Scottish Natural Heritage. The survey also identified mitigation measures required. It is likely that Bats are still using the complex and a condition is proposed preventing any works to the roof of Watson's Cottage or the Coach House until a Bat Licence has been sought/obtained from Scottish Natural Heritage which will also secure the appropriate mitigation.

- 8.16 Within the grounds of Achara House, between the main house and the trunk road, there is a Standing Stone, which is a Scheduled Ancient Monument. The standing stone is not within the planning application boundary and will not be directly affected by the proposal. The new access position is closer to the standing stone (in a similar location to the original driveway to Achara House) however, as the new access road turns away from the standing stone as it enters the field and heads south, it is considered the proposed development will not adversely affect the setting of the scheduled ancient monument.
- 8.17 As highlighted above, in order to provide the necessary visibility splays from the new access there will be a requirement to limb/partially remove a group of mature trees along the edge of the trunk road and remove a section of beech hedge. Due to their location, and taking into account road safety issues, it is considered there is a public benefit in undertaking these works. A condition is proposed to ensure that careful consideration is given to minimising tree loss before the access is formed.
- 8.18 Subject to conditions, the proposal is considered to accord with Policies 28, 51, 57, and 58 of the Highland wide Local Development Plan.

#### Other material considerations

- 8.19 The Council's Access Officer has recommended that an Access Management Plan be submitted to avoid any misunderstanding about where public access rights exist before, during and after development. The applicant's agent has agreed to this and has advised that his client is fully committed to the Land Reform (Scotland) Act. The agent explains that they are currently working with Sustrans to extend NCN78 across his client's site who is very keen to assist in linking the missing parts of NCN78 and has agreed to Sustrans building the new cycle path across all of his road frontage (400m). As part of this new cycle path they are proposing, among other things a formalised information and viewing area for the scheduled ancient monument on the site in front of Achara House. The proposal accords with Policy 77.
- 8.20 As the proposal itself is providing improved access arrangements and a significant landscaping proposal, and as the applicant is facilitating the extension of the cycle track through the grounds, there are limited developer contributions required for this type of development (particularly as this is a change of use application, rather than a new build). In terms of the development contributions policy and supplementary guidance, the provision of Public Art is the remaining requirement and a condition is proposed to secure a contribution towards public art. Taking into account the current proposal and the separate cycle track proposals, providing the public art as part of the proposals for the viewing area for the standing stone would seem to be a practical option. The proposal accords with Policies 29 and 31.

#### Non-material considerations

- 8.21 None raised.



## Matters to be secured by Section 75 Agreement

8.22 None

### **9. CONCLUSION**

9.1 The proposal is located on the edge of Duror village and will provide tourist accommodation and additional employments/economic activity in the local area. The proposal will also provide a more certain future for this Category B Listed Building.

9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### **10. IMPLICATIONS**

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

### **11. RECOMMENDATION**

**Action required before decision issued** N

**Subject to the above**, it is recommended that planning permission be **GRANTED**, subject to the following:

#### **Conditions and Reasons**

1. The change of use of Achara House to a hotel as hereby approved shall not take effect until the existing vehicular access to the site has been permanently closed and the new vehicular access onto the A828 trunk road has been formed in accordance with the approved plans, drawing numbers 694103-AA-02-DR-LD-0004 REV 2 and AHH-PL-010 REV B.

**Reason:** In the interests of road safety.

2. No works shall be undertaken to the roof of the Coach House or Watson's Cottage until an appropriate Bat Licence has been obtained from Scottish Natural Heritage, or written permission obtained that a Bat Licence is not

required.

**Reason:** In order to ensure the necessary controls are in place for protected species, and in accordance with the previously approved bat survey.

3. The change of use of Achara House to a hotel as hereby approved shall not take effect until an Access Management Plan has been submitted to and approved in writing by the Planning Authority. The plan shall include details showing:
  - i. All existing access points, paths, core paths, tracks, rights of way and other routes and any areas currently outwith or excluded from statutory access rights under Part One of the Land Reform (Scotland) Act 2003, within and adjacent to the application site;
  - ii. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to proposed buildings or structures;
  - iii. All paths, tracks and other routes for use by walkers, riders, cyclists and any other relevant outdoor access enhancement i.e. car park (including construction specifications, signage, information leaflets, proposals for on-going maintenance etc.);
  - iv. Any diversion of paths, tracks or other routes, temporary or permanent, proposed as part of the development (including details of mitigation measures, diversion works, duration and signage).

The approved Access Management Plan, and any associated works, shall be implemented in full prior to the initial use of the property as a hotel or as otherwise may be agreed within the approved plan.

**Reason:** In order to safeguard public access.

4. The change of use of Achara House to a hotel as hereby approved shall not take effect until a finalised surface water drainage scheme (which should accord with the principles of Sustainable Urban Drainage Systems) has been submitted to and approved by the Planning Authority. Thereafter the surface water drainage scheme shall be fully installed in accordance with the approved details prior to the initial use of the property as a hotel.

**Reason:** To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

5. The change of use of Achara House to a hotel as hereby approved shall not take effect until a finalised Landscape Plan and maintenance programme has been submitted to and approved by the Planning Authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting,

seeding and hard landscaping shall be completed in accordance with the approved scheme.

**Reason:** In the interests of amenity, to help integrate the proposal into its landscape setting.

6. No development shall commence on site until a scheme for the inclusion of public art as part of the development, including types and locations of artworks and the management and maintenance thereof, has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall be implemented prior to occupation of the development and maintained in perpetuity.

**Reason:** In accordance with the Council's Public Art Strategy for the Highlands.

7. Prior to the construction of the new vehicular access hereby approved full details of the trees to be limbed or removed to facilitate the access and visibility splays shall be submitted to and approved in writing by the Planning Authority. Such details shall show the minimum of impact on the existing trees and details of compensatory planting. Thereafter the works shall be undertaken in accordance with the approved details.

**Reason:** In order to minimise impact on mature trees, while facilitating safe vehicular access.

## **NOTE TO APPLICANT**

### **REASON FOR DECISION**

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

### **TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION**

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

## **FOOTNOTE TO APPLICANT**

### **Initiation and Completion Notices**

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in

accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

### **Flood Risk**

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning planning permission does not remove the liability position of developers or owners in relation to flood risk.

### **Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on **0845 601 8855**.

### **Septic Tanks & Soakaways**

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter **01349 862021**.

### **Transport Scotland**

The applicant should be informed that the granting of planning consent does not carry with it the right to carry out works within the trunk round boundary and that permission must be granted by Transport Scotland Trunk Road and Bus Operations. Where any works are required on the trunk road, contact details are provided on Transport Scotland's response to the planning authority which is available on the Council's planning portal.

Trunk road modification works shall, in all respects, comply with the Design Manual for Roads and Bridges and the Specification for Highway Works published by HMSO. The developer shall issue a certificate to that effect, signed by the design organisation.

Trunk road modifications shall, in all respects, be designed and constructed to arrangements that comply with the Disability Discrimination Act: Good Practice Guide for Roads published by Transport Scotland. The developer shall provide written confirmation of this, signed by the design organisation.

### **Mud & Debris on Road**

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

### **Construction Hours and Noise-Generating Activities**

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the

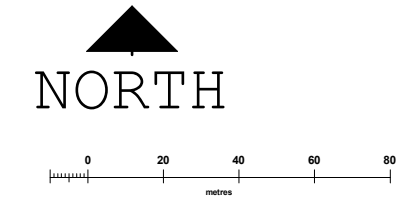
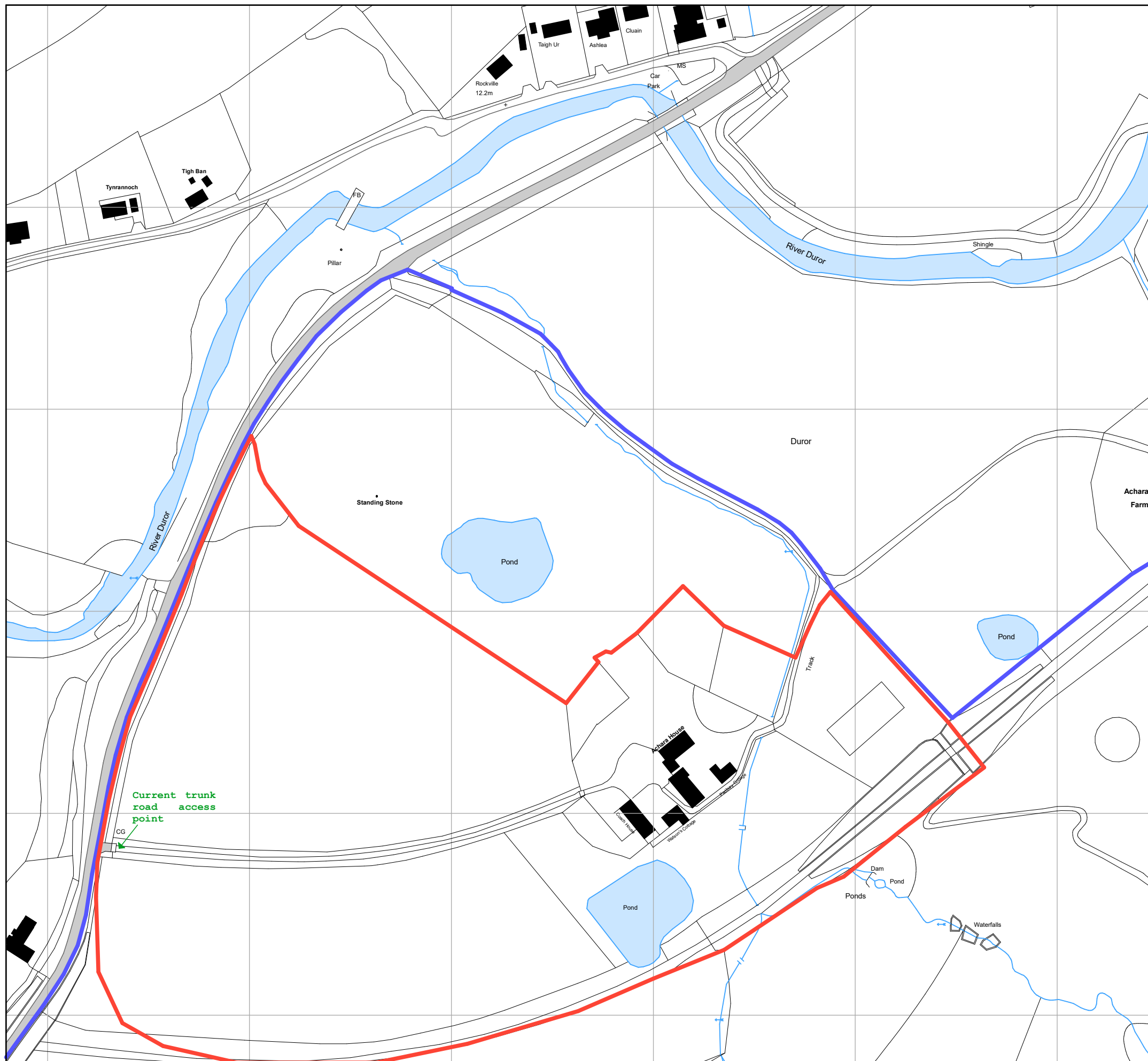
Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

#### **Protected Species - Halting of Work**

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

Signature: Nicola Drummond  
Designation: Area Planning Manager – South/Major Developments  
Author: Susan Macmillan  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 - Location Plan – *AHH-PL-001*  
Plan 2 - Site Plan - *AHH-PL-002 REV A*  
Plan 3 - Achara House – existing elevation - *AHH-PL-003 REV A*  
Plan 4 - Achara House - proposed elevation - *AHH-PL-004 REV B*  
Plan 5 - Achara House – existing floor plans - *AHH-PL-005 REV A*  
Plan 6 - Achara House – proposed floor plans - *AHH-PL-006 REV B*  
Plan 7 - Achara House – proposed entrance - *AHH-PL-012*  
Plan 8 - Coach House – existing & proposed - *AHH-PL-007 REV C*  
Plan 9 - Watson's Cottage – existing & proposed - *AHH-PL-008 REV A*  
Plan 10 - Proposed road access - *694103-AA-02-DR-LD-0004 REV 2*  
Plan 11 - Proposed road construction details - *AHH-PL-010 REV B*  
Plan 12 - External & internal building Fabric Alterations - *00001*  
Plan 13 - Environmental & Fire Detail - *00002*



Location Map 1:2000

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**Achara House Hotel**

Drawing Title: Location Map	
Stage: PLANNING/LBC	
Date: JAN2018	Scale: 1:2000
Drawing No: AHH/PL/001	
www.linearchitecture.net 225-227 Gallowgate, Glasgow, G1 5DX 0141 552 3478	

A3



NORTH



NORTH

Existing Site Plan - 1:500

Proposed Site Plan - 1:500



REV A: SCALE BAR

**linearchitecture**

**Achara House Hotel**

Drawing Title:  
Existing & Proposed site plans

Stage: <b>PLANNING/LBC</b>	
Date: <b>JAN18</b>	Scale: <b>1:500</b>
Drawing No: <b>AHH/PL/002 A</b>	<b>A1</b>
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Existing Elevation A - 1:100



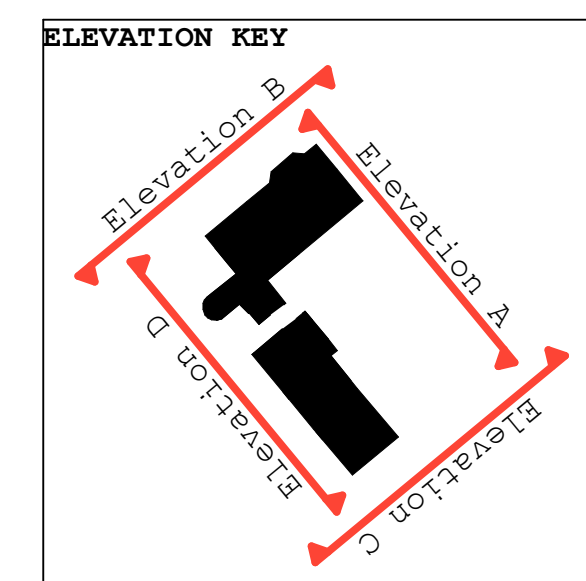
Existing Elevation B - 1:100



Existing Elevation C - 1:100



Existing Elevation D - 1:100



REV A: SCALE BAR

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**Achara House Hotel**

Drawing Title:  
Existing elevations

Stage: **PLANNING/LBC**

Date: **JAN18** Scale: **1:100**

Drawing No: **AHH/PL/003 A**

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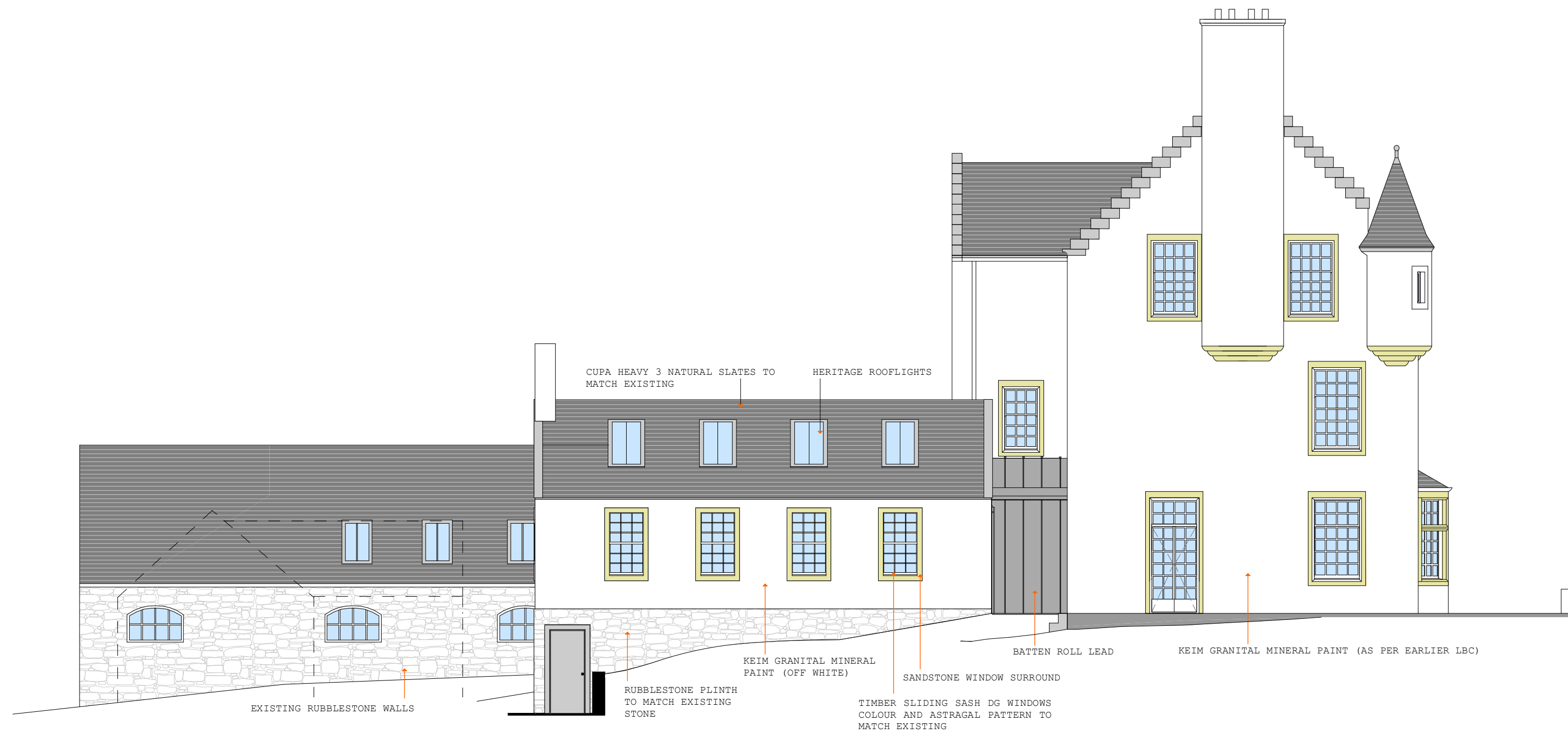
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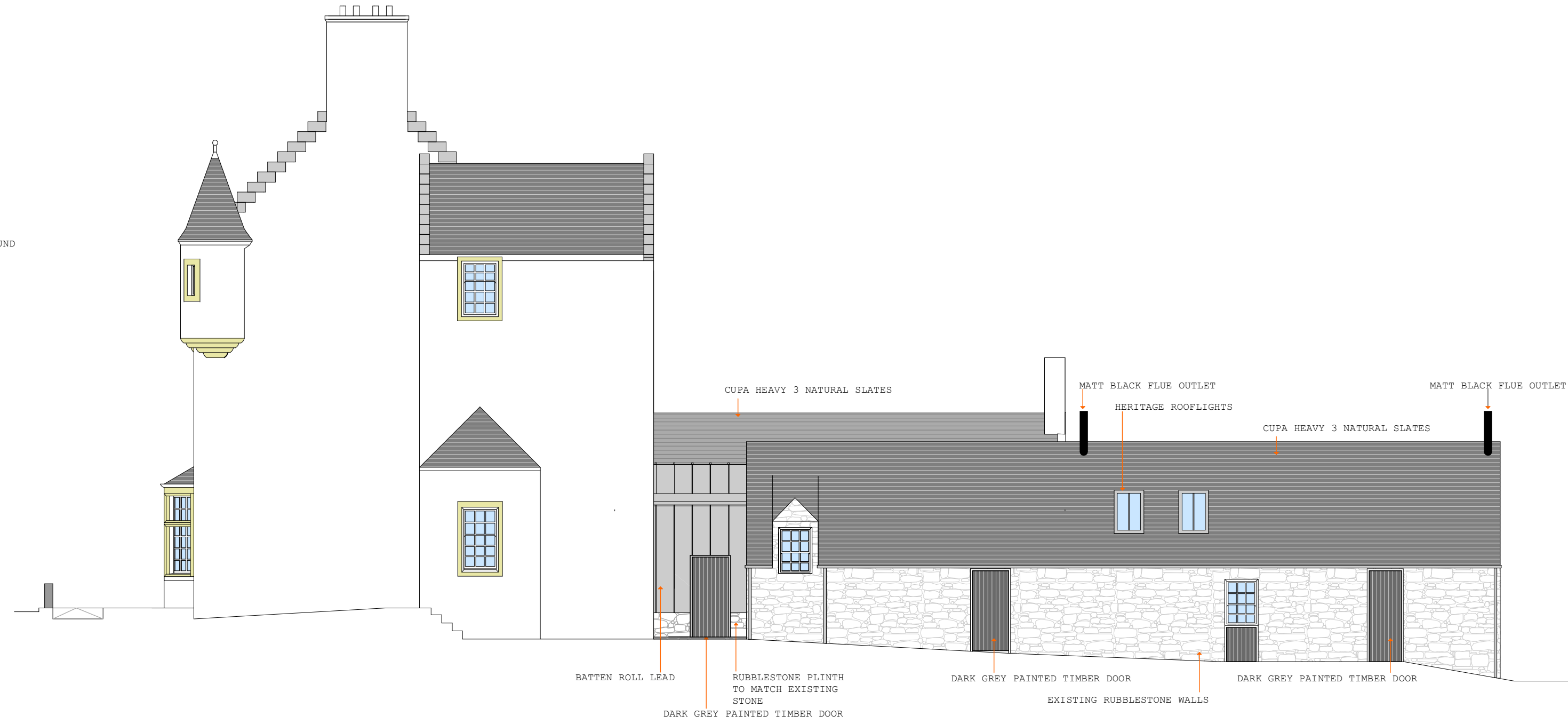
Proposed Elevation A - 1:100



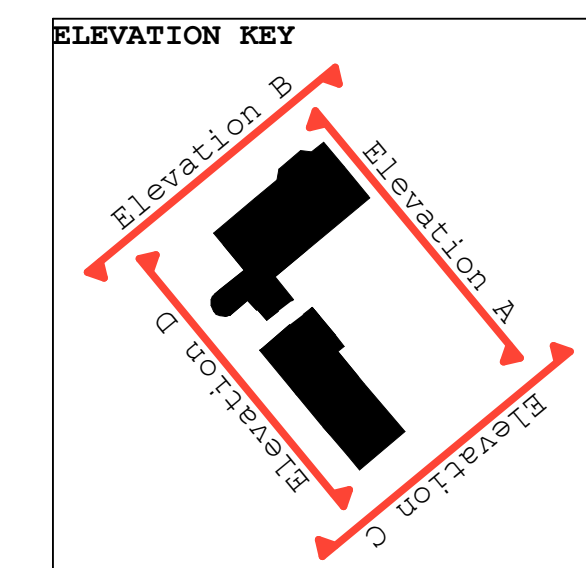
Proposed Elevation B - 1:100



Proposed Elevation C - 1:100



Proposed Elevation D - 1:100



REV B: GRD FLOOR WINDOWS/UPPER WINDOWS/RAMPS  
REV A: SCALE BAR

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**Achara House Hotel**

Drawing Title:  
Proposed elevations

Stage: **PLANNING/LBC**

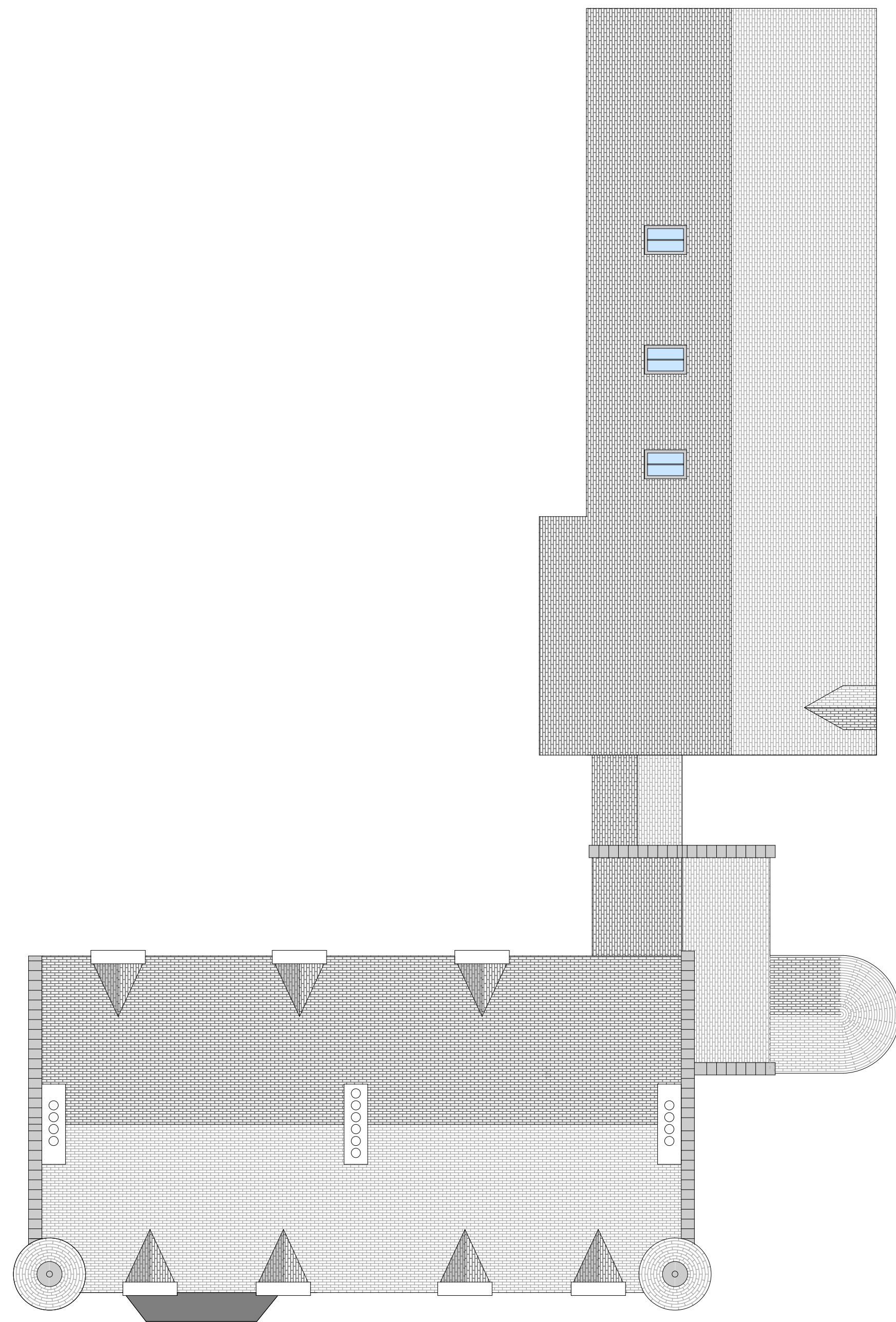
Date: **APRIL18** Scale: **1:100**

Drawing No: **AHH/PL/004 B**

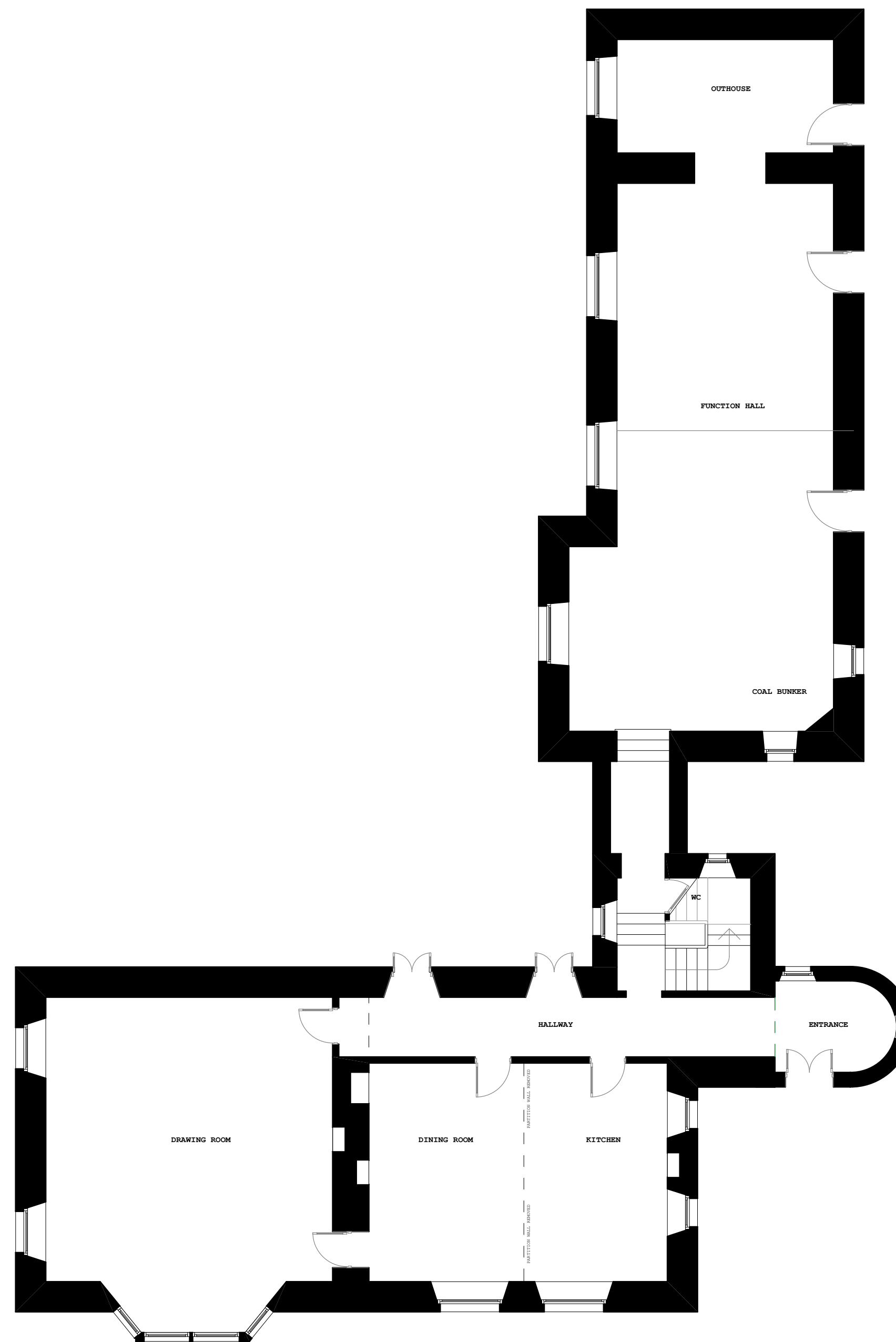
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**A1**

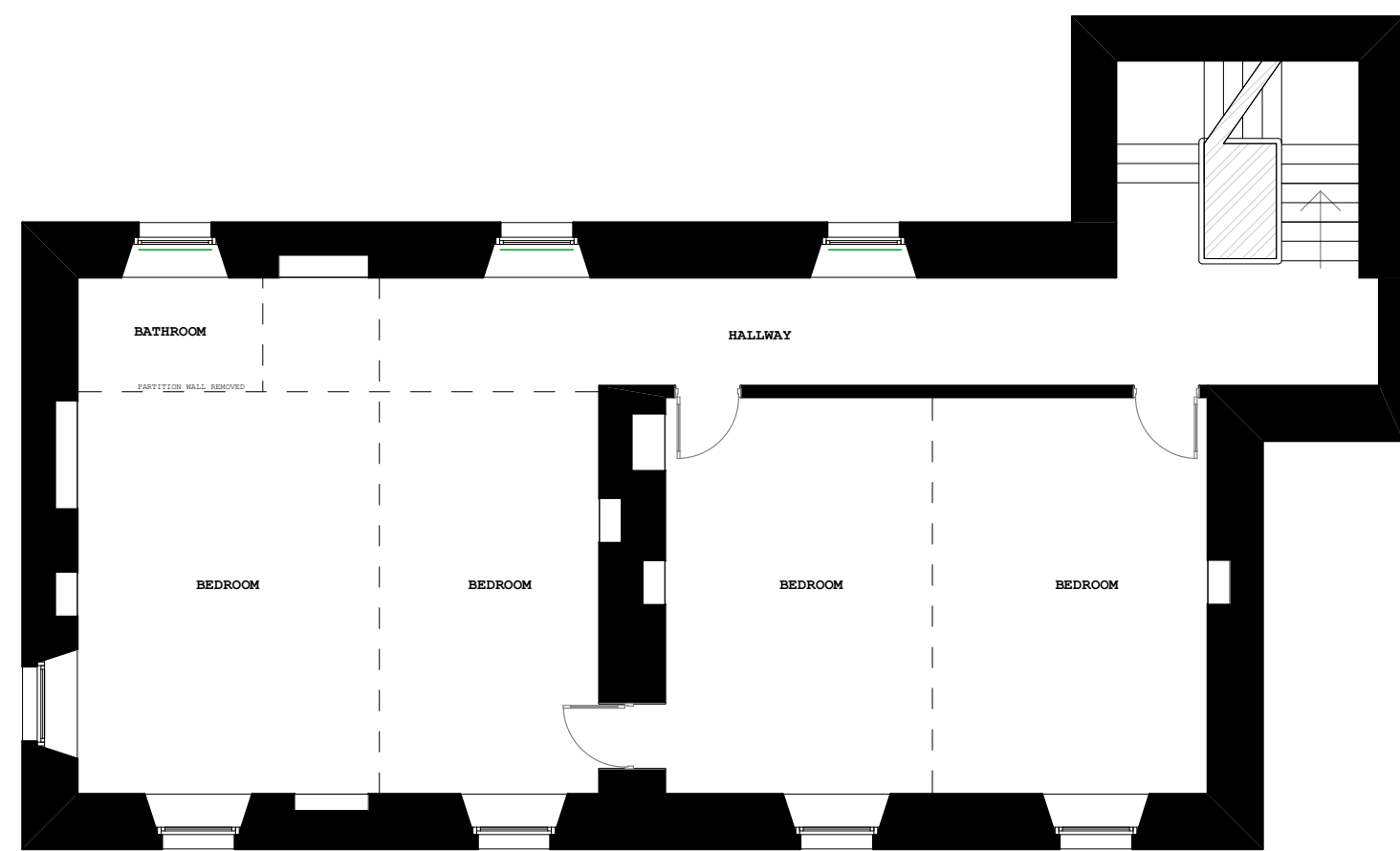
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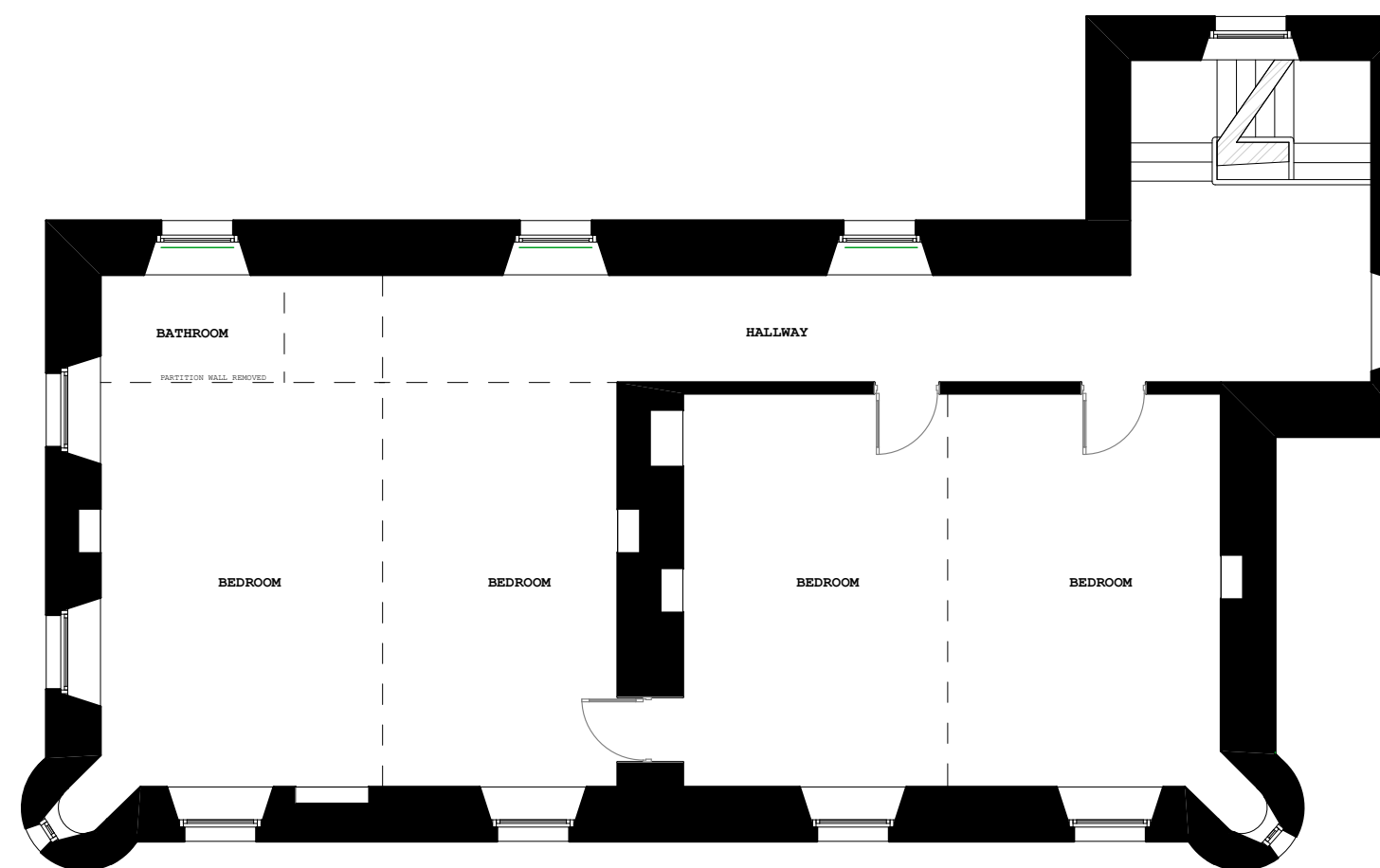
Existing Roofplan - 1:100



Existing Grd floor plan - 1:100



Existing 1st floor plan - 1:100



Existing 2nd floor plan - 1:100

REV A: SCALE BAR

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Achara House Hotel

Drawing Title:  
Existing plans (Achara House)

Stage: **PLANNING/LBC**

Date: **JAN18** Scale: **1:100**

Drawing No: **AHH/PL/005 A**

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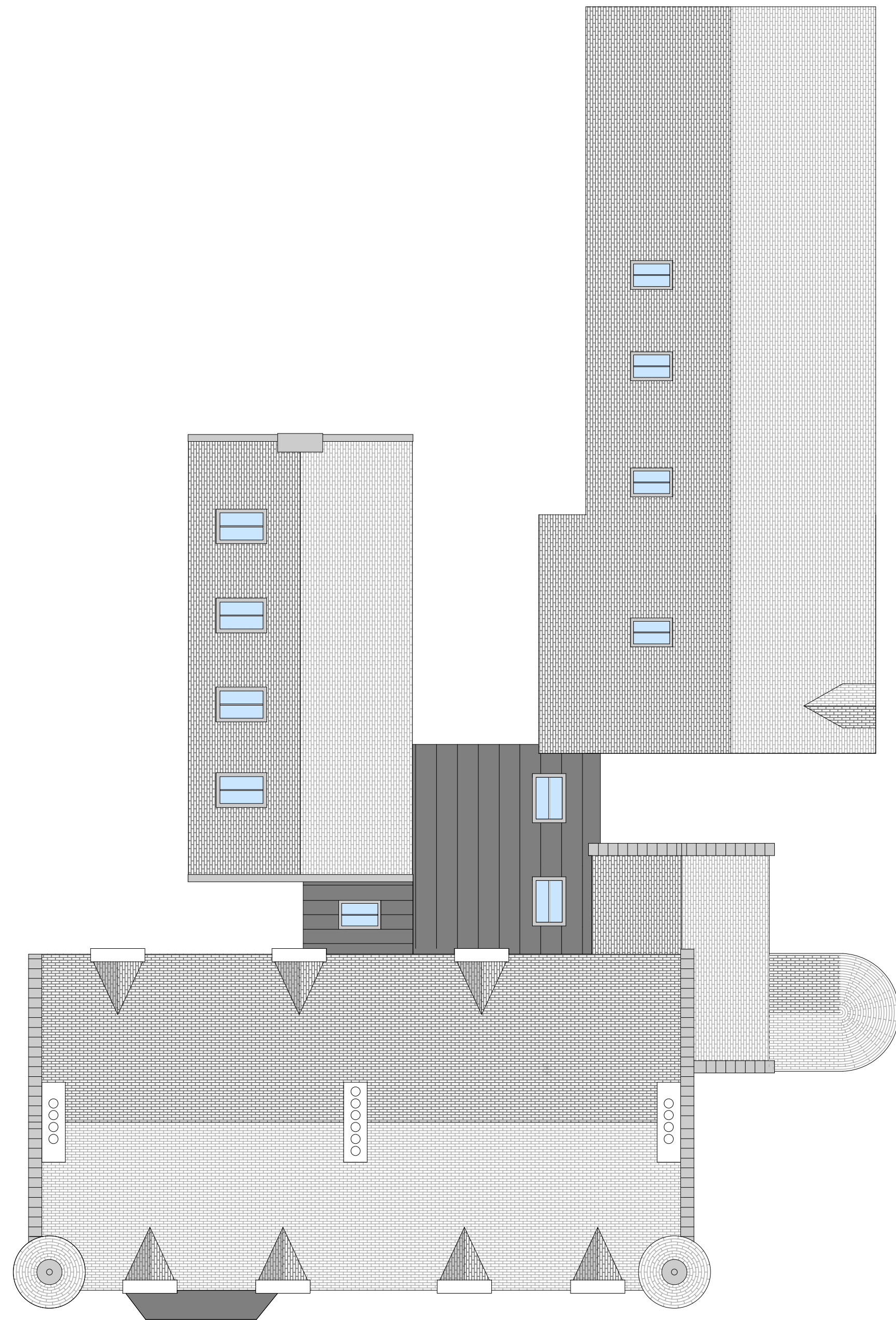
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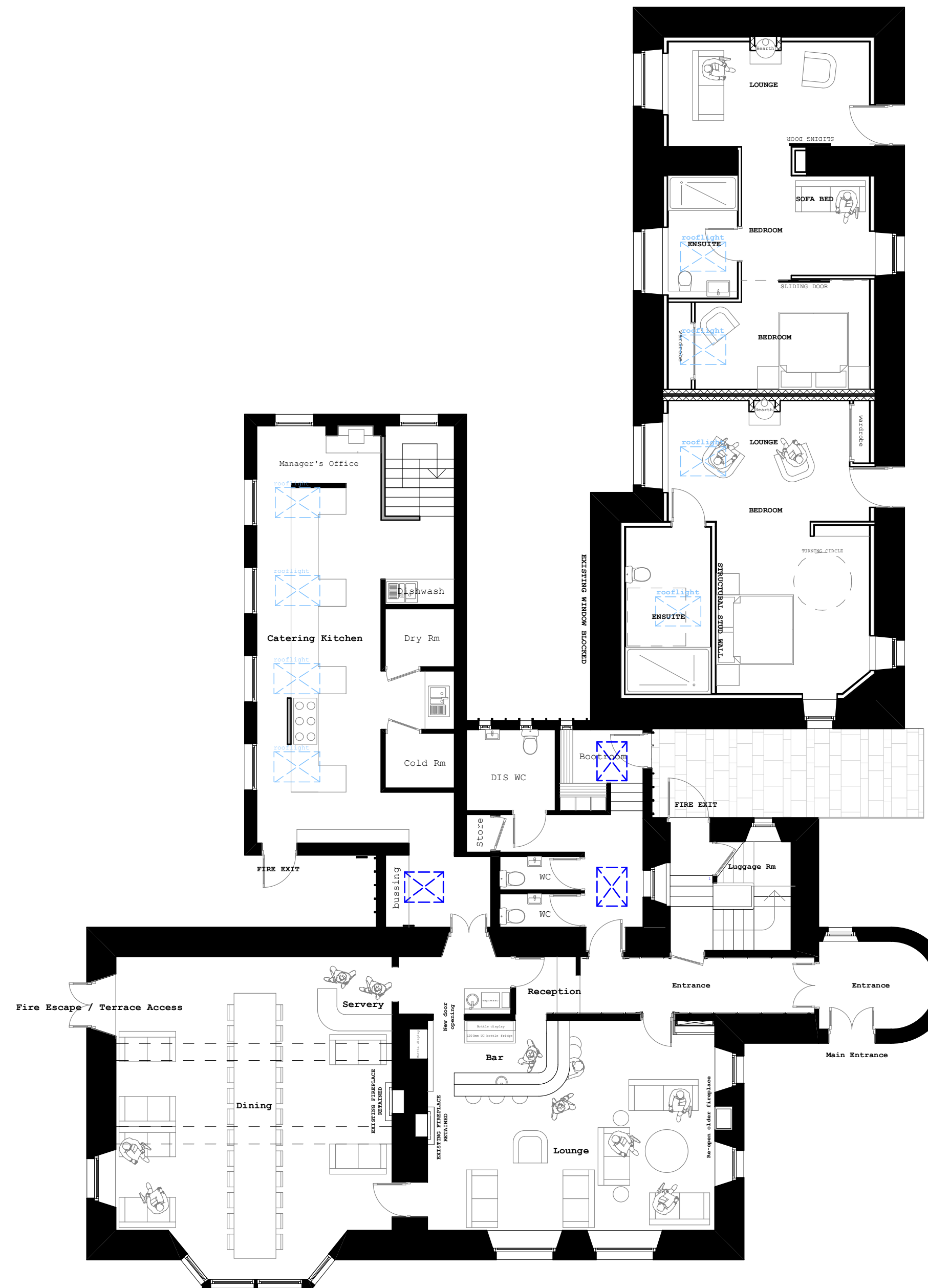


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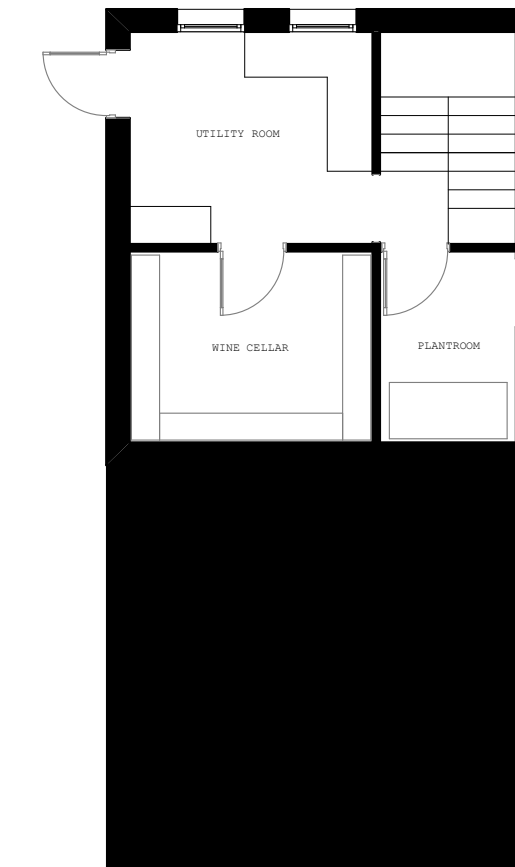




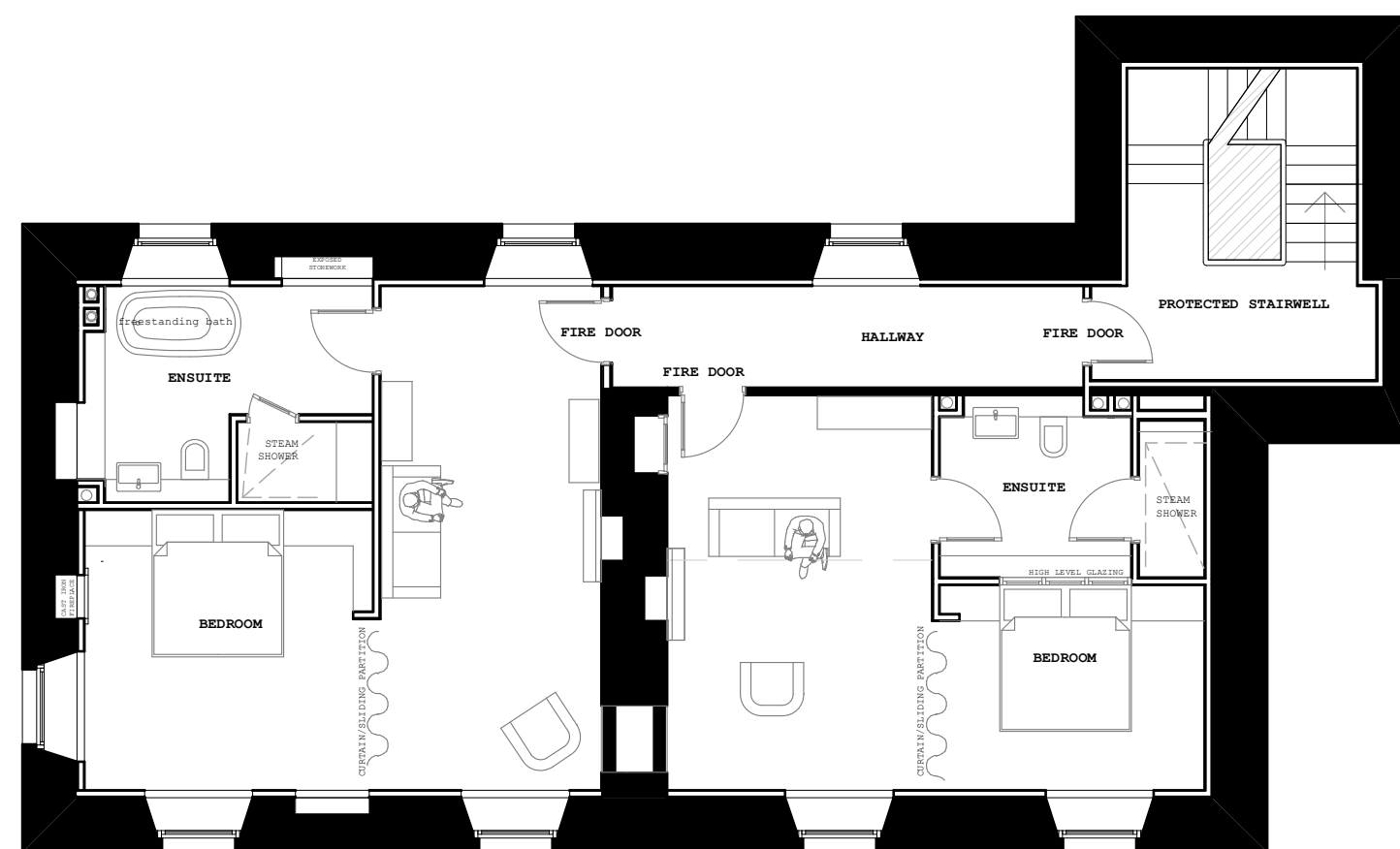
Proposed Roofplan - 1:100



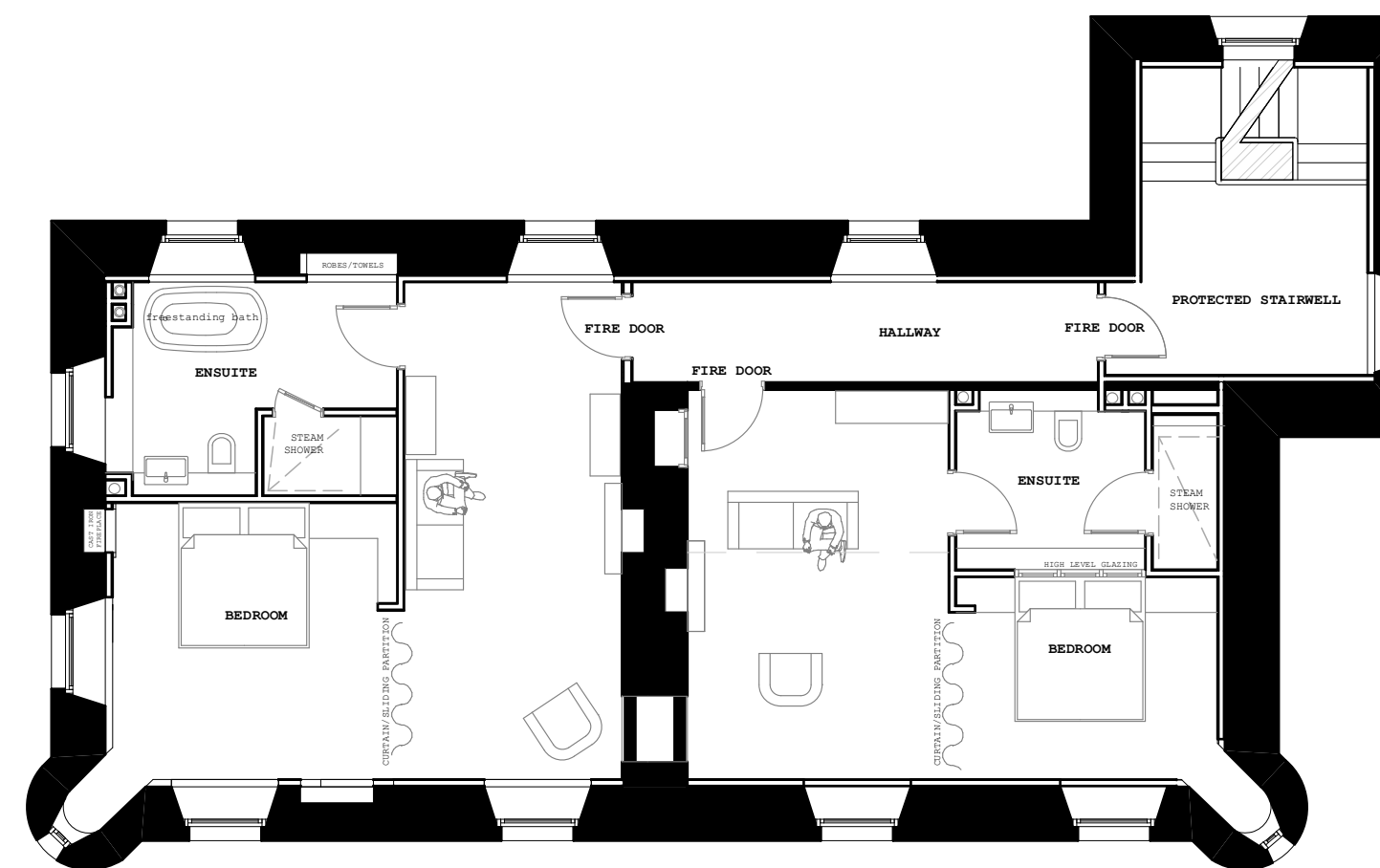
Proposed Grd floor plan - 1:100



Proposed basement plan - 1:100



Proposed 1st floor plan - 1:100



Proposed 2nd floor plan - 1:100

REV B: WINDOW AND DOOR ALTERATIONS  
REV A: SCALE BAR

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Achara House Hotel

Drawing Title:  
Proposed plans (Achara House)

Stage: **PLANNING/LBC**

Date: **APRIL18** Scale: **1:100**

Drawing No: **AHH/PL/006 B**

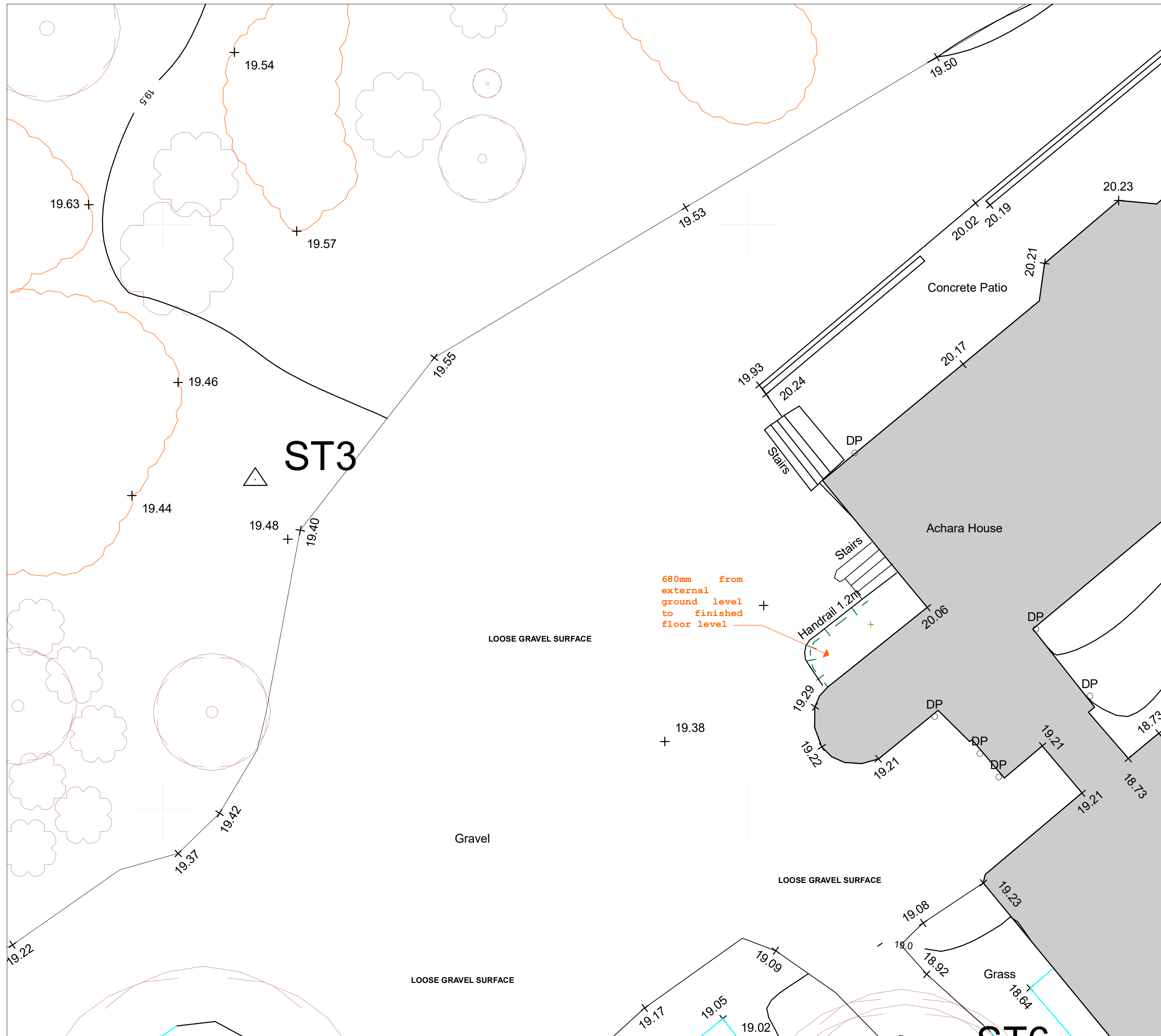
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A1

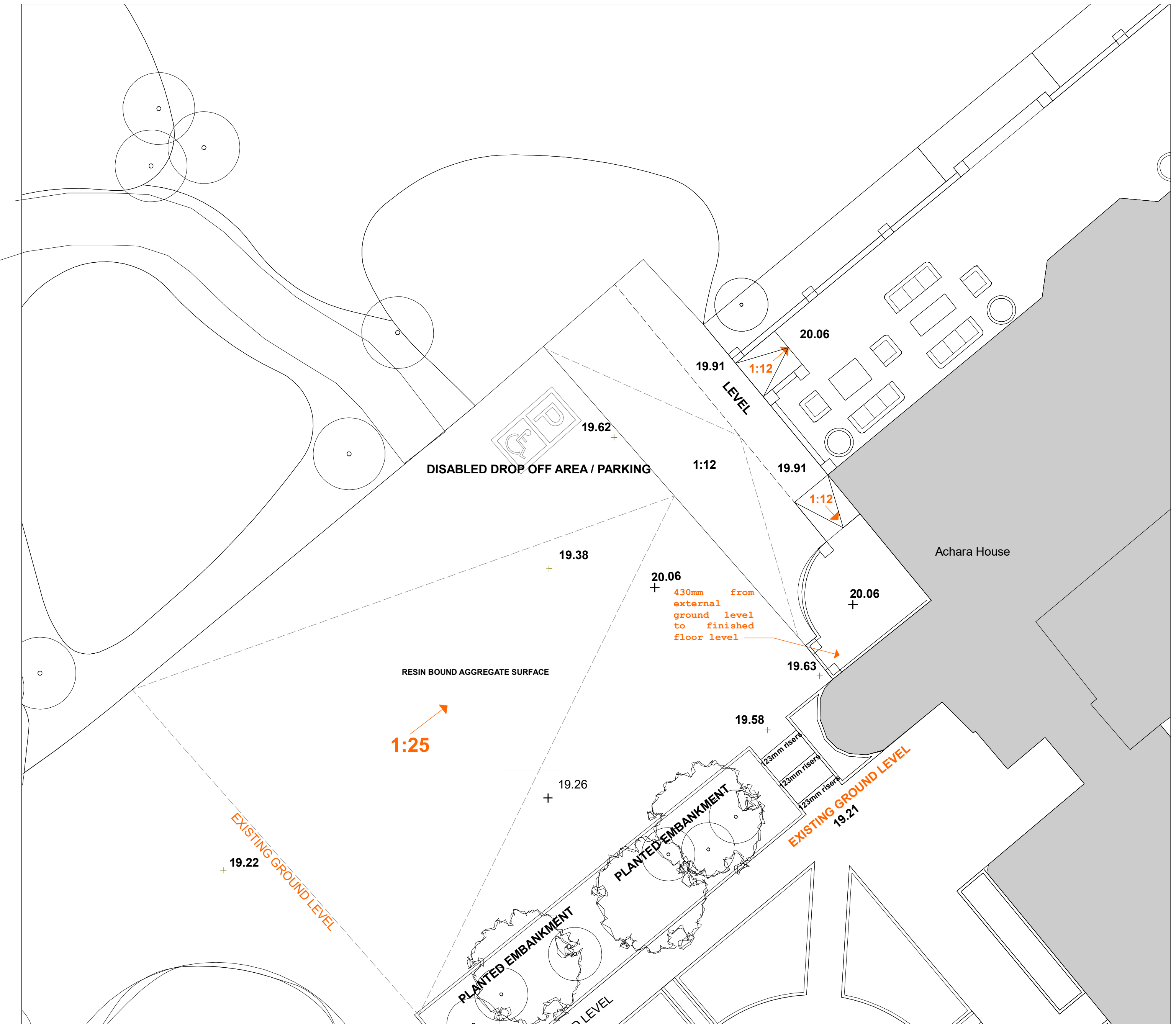
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EXISTING ACCESS - 1:100



PROPOSED ACCESS RAMPING - 1:100



EXISTING ACCESS - VIEW



PROPOSED ACCESS RAMPING - VIEW

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**Achara House Hotel**

Drawing Title:  
Ramped Access (Achara House)

Stage: **PLANNING/LBC**

Date: **APRIL18** Scale: **1:100**

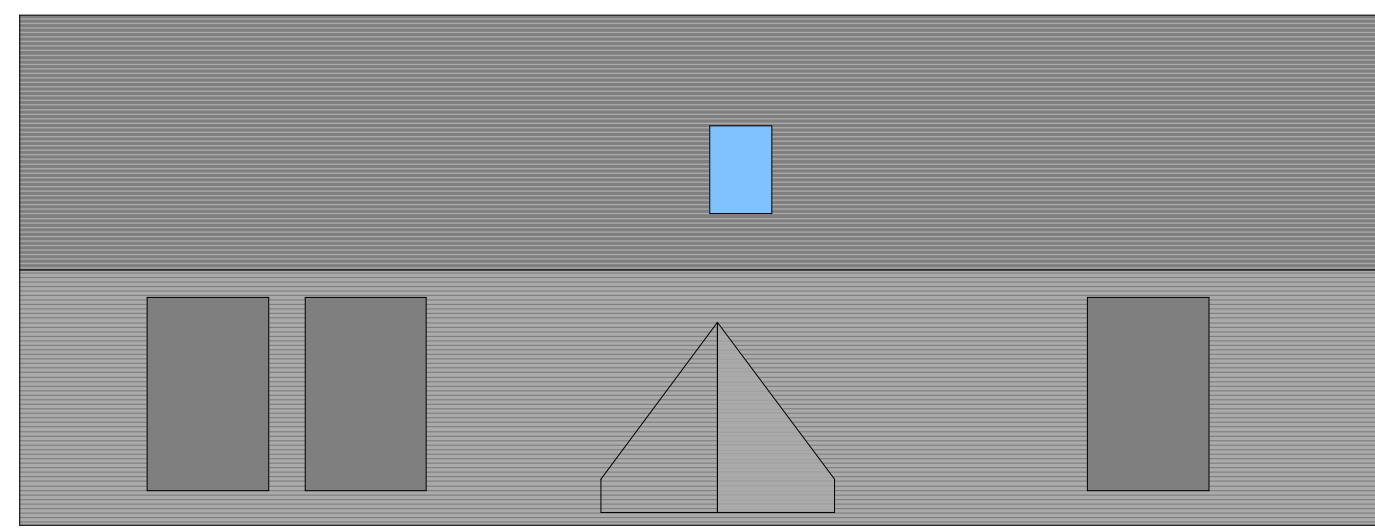
Drawing No: **AHH/PL/012**

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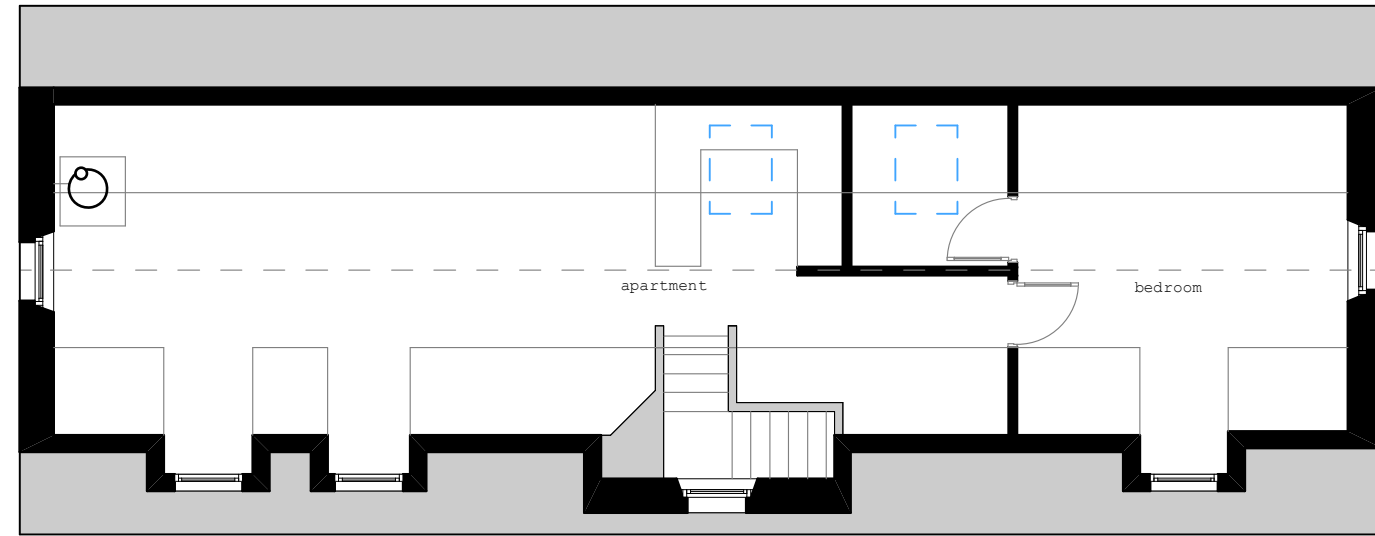
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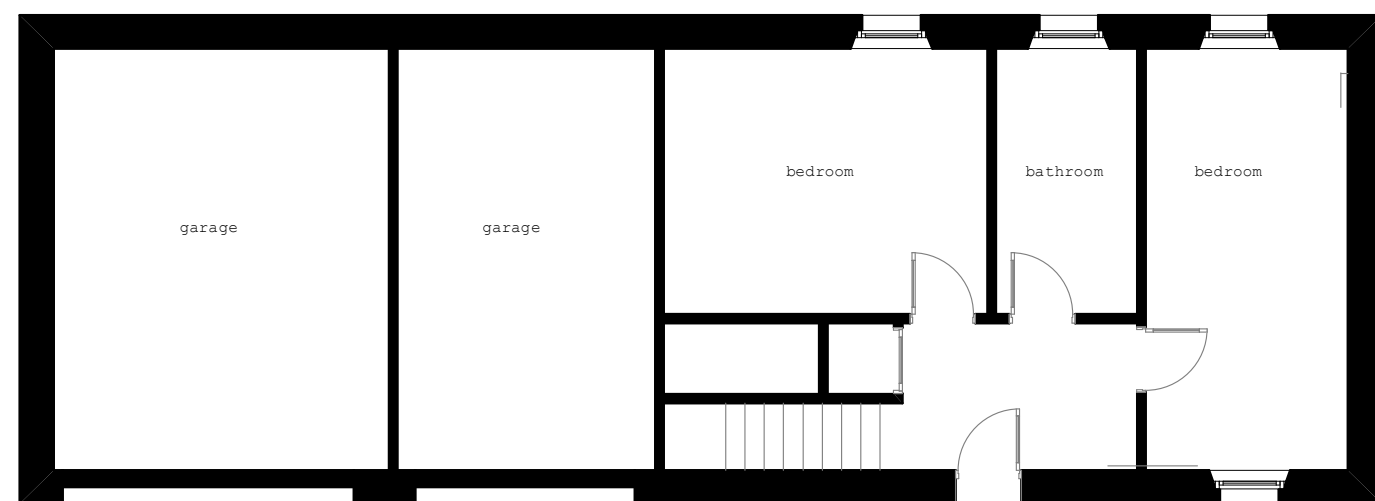




Existing Roofplan - 1:100



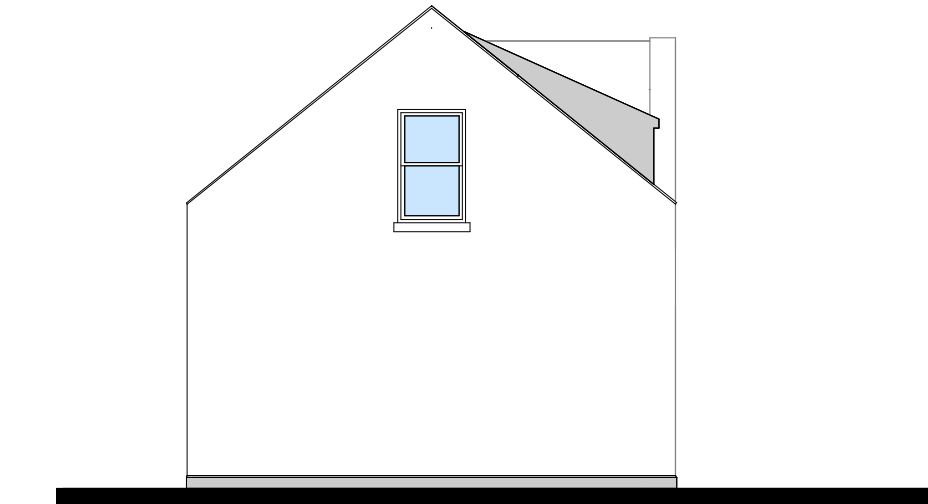
Existing First floor plan - 1:100



Existing Ground floor plan - 1:100



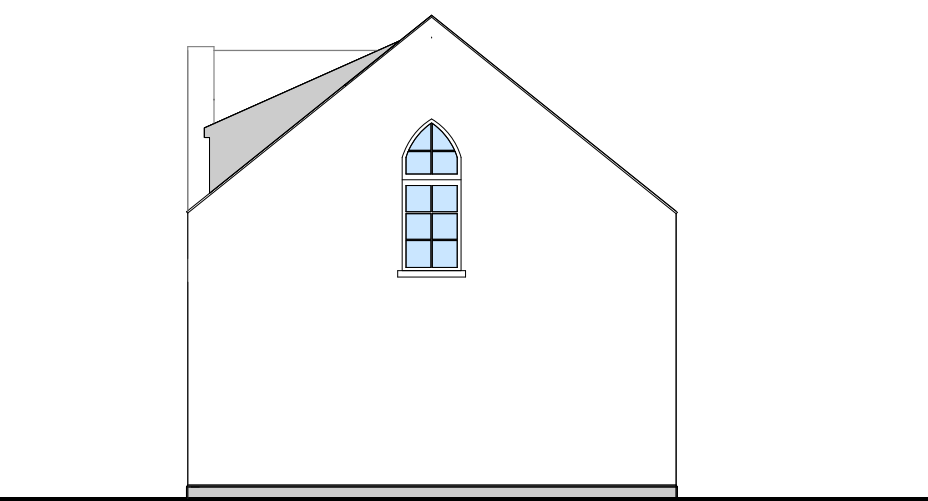
Existing NE Elevation - 1:100



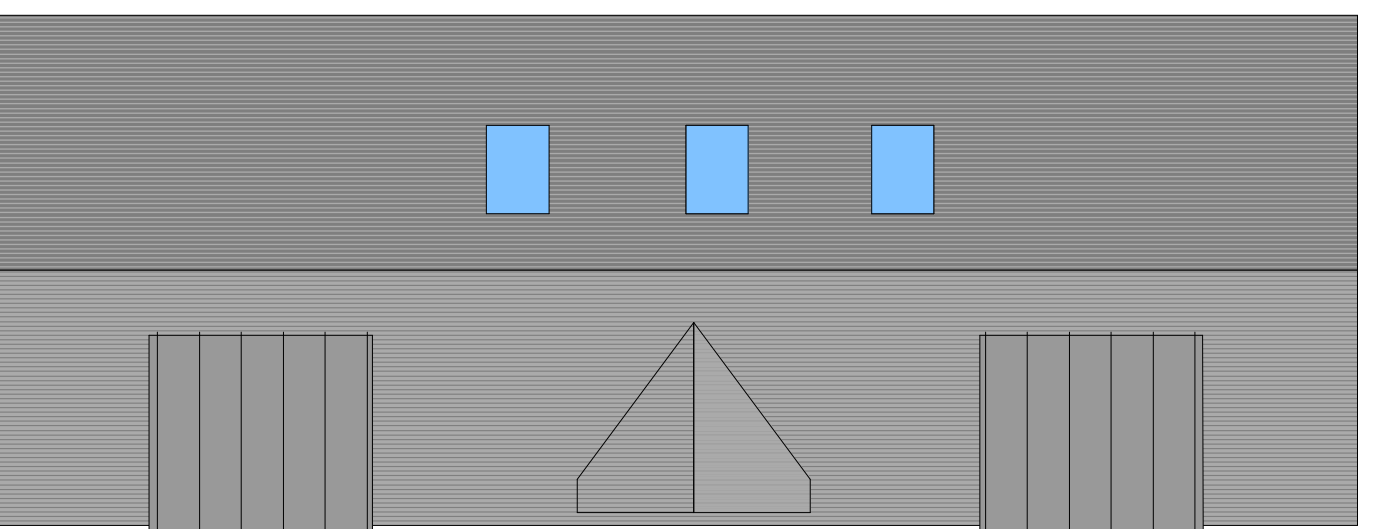
Existing Side Elevation - 1:100



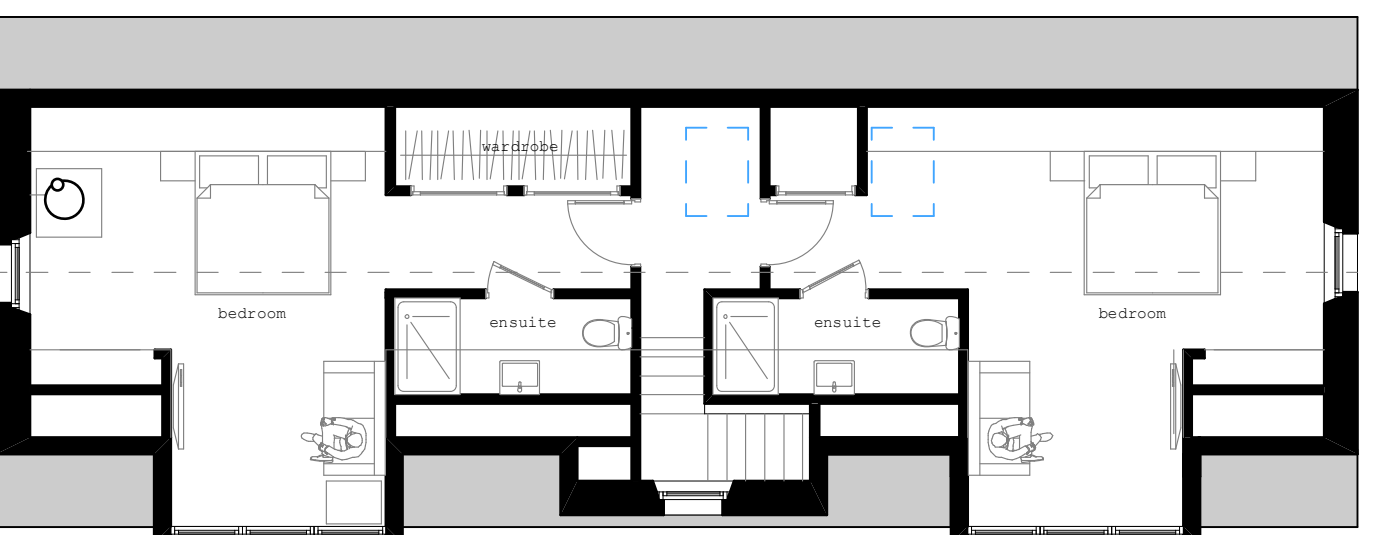
Existing SW Elevation - 1:100



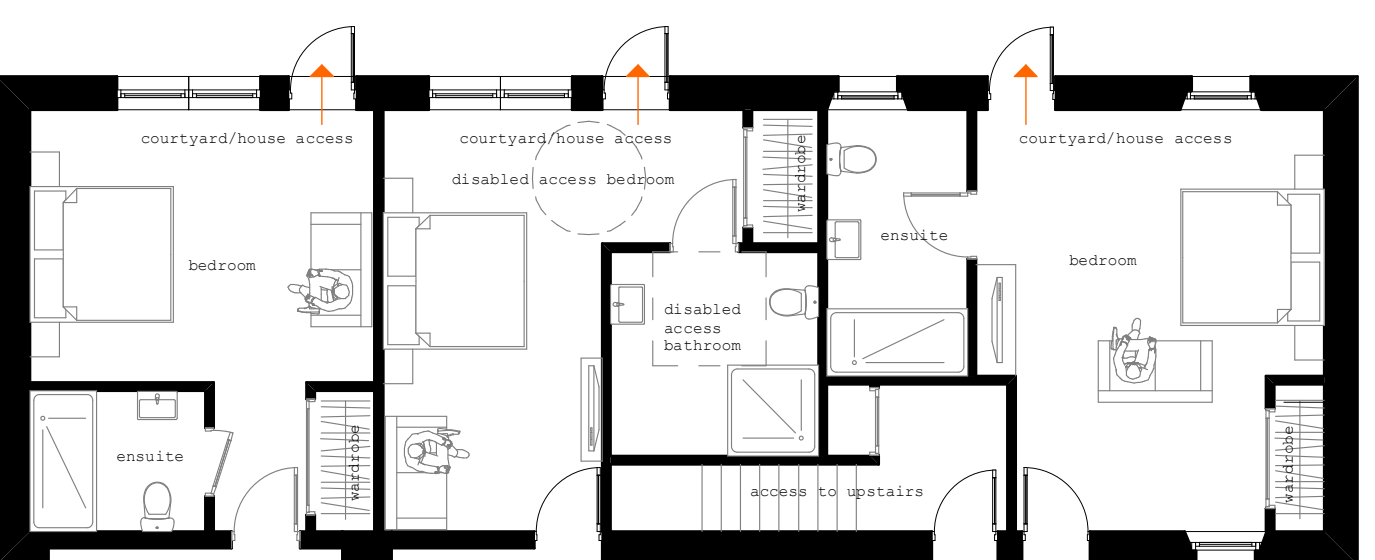
Existing Side Elevation - 1:100



Proposed Roofplan - 1:100



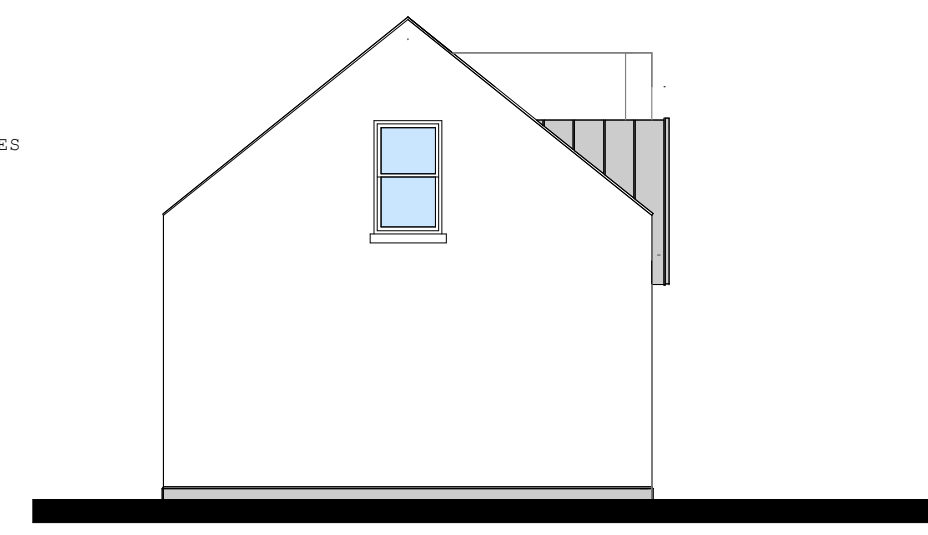
Proposed First floor plan - 1:100



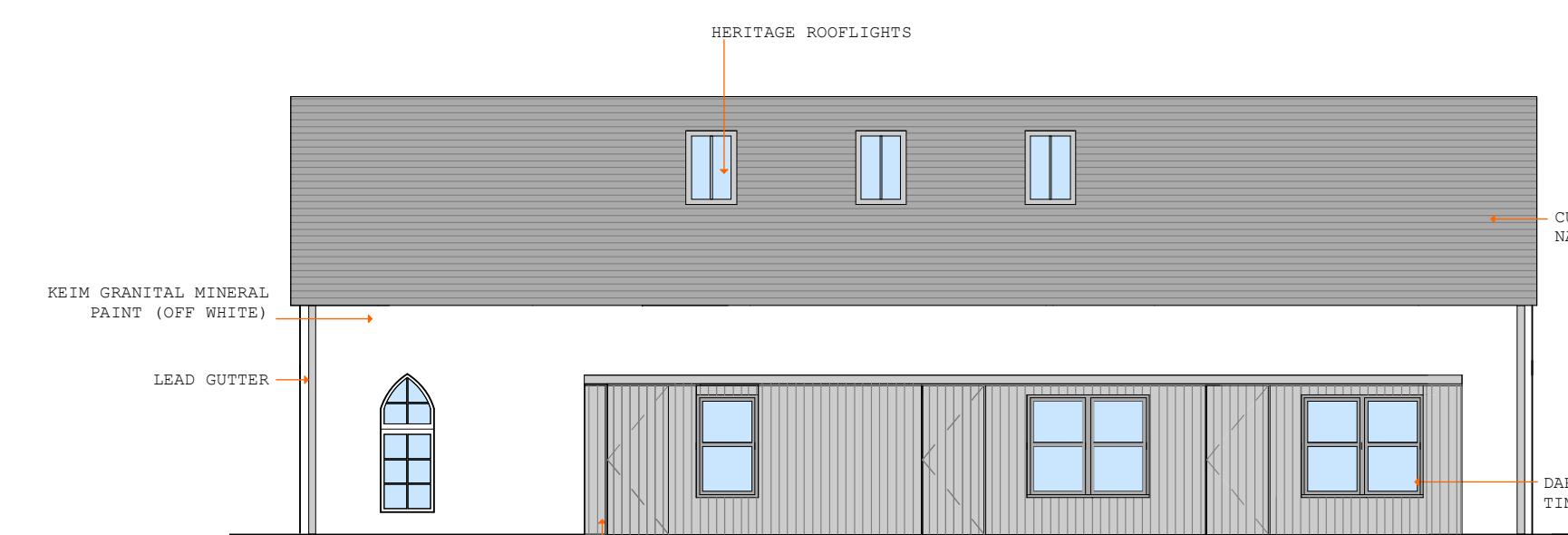
Proposed Ground floor plan - 1:100



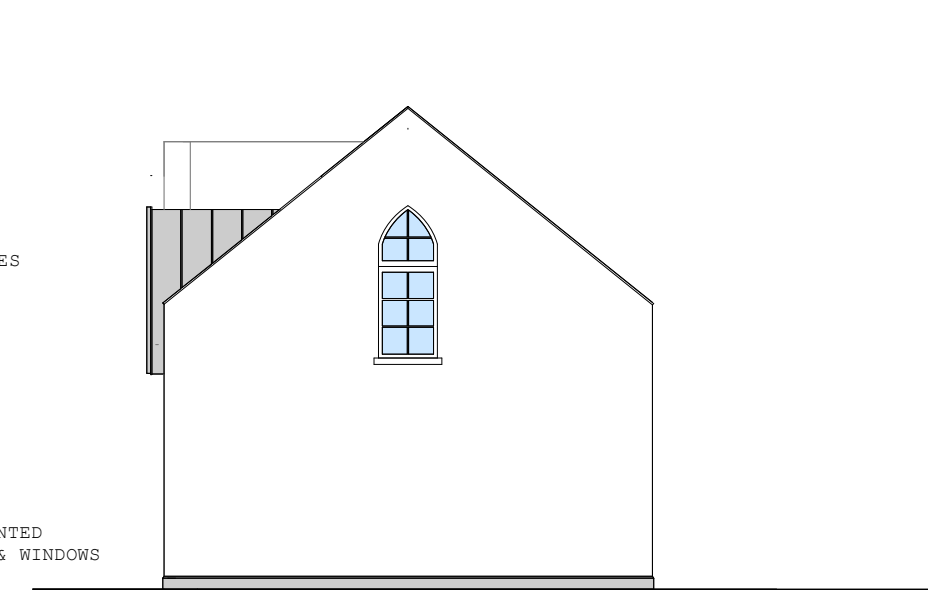
Proposed NE Elevation - 1:100



Proposed Side Elevation - 1:100



Proposed SW Elevation - 1:100



Proposed Side Elevation - 1:100

REV C: ARCHED WINDOW RETAINED  
REV B: DORMERS REDUCED IN SCALE, ARCHED WINDOW RETAINED  
REV A: SCALE BAR

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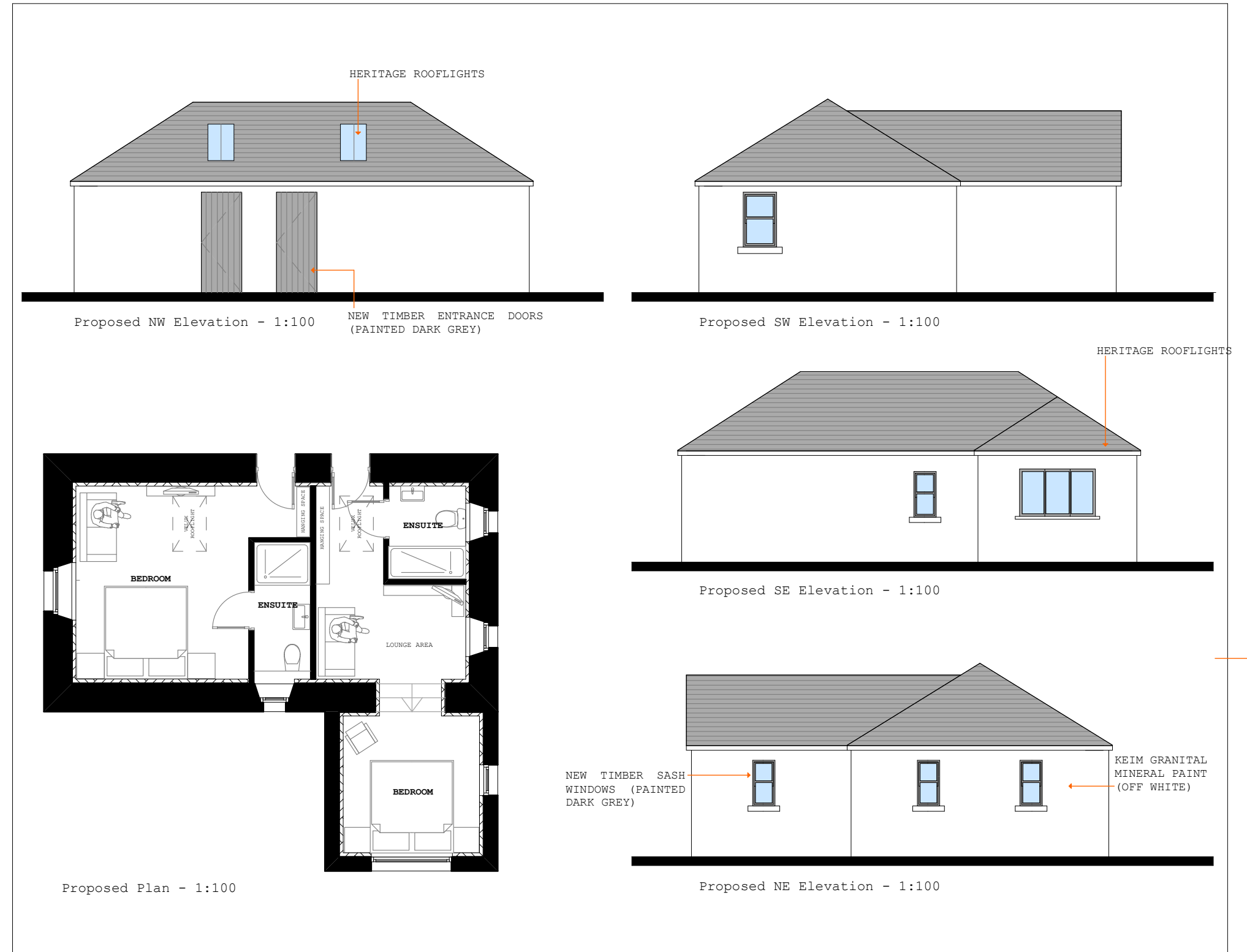
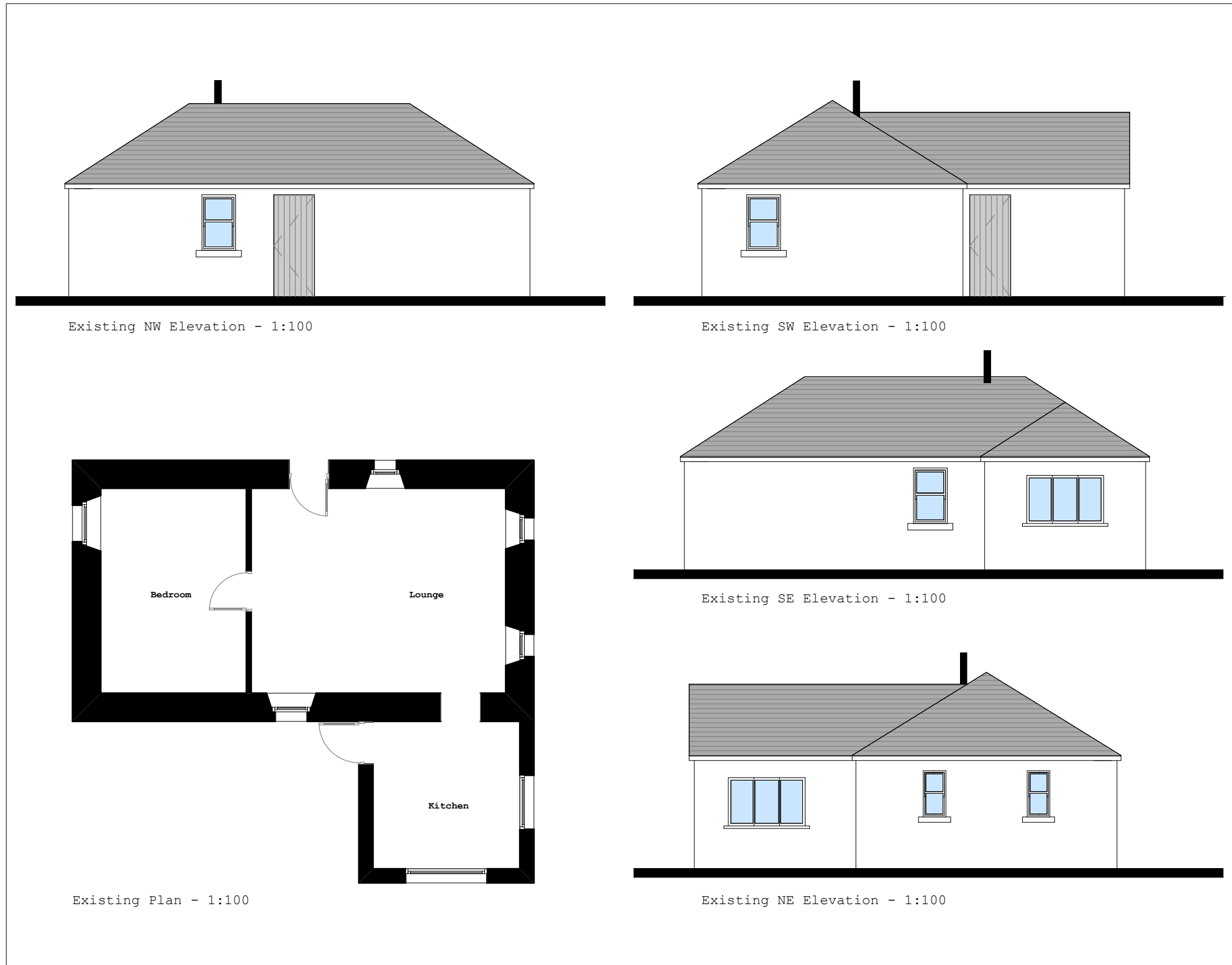
**Achara House Hotel**

Drawing Title:  
Existing & Proposed Coach House

Stage: <b>PLANNING/LBC</b>	
Date: <b>APR18</b>	Scale: <b>1:100</b>
Drawing No: <b>AHH/PL/007 C</b>	
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REV A: SCALE BAR

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**Achara House Hotel**

Drawing Title:  
Existing & Proposed Watsons Cottage

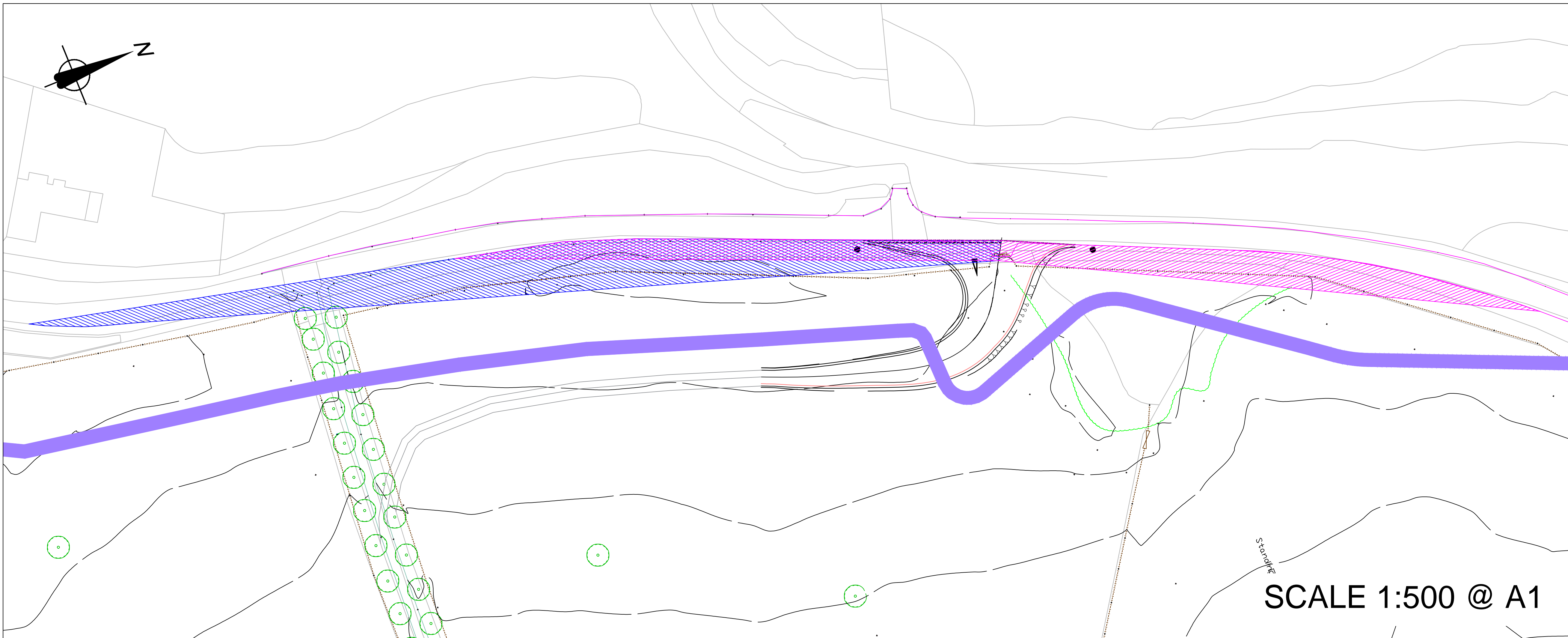
Stage: **PLANNING/LBC**

Date: **JAN18** Scale: **1:100**

Drawing No: **AHH/PL/008 A**

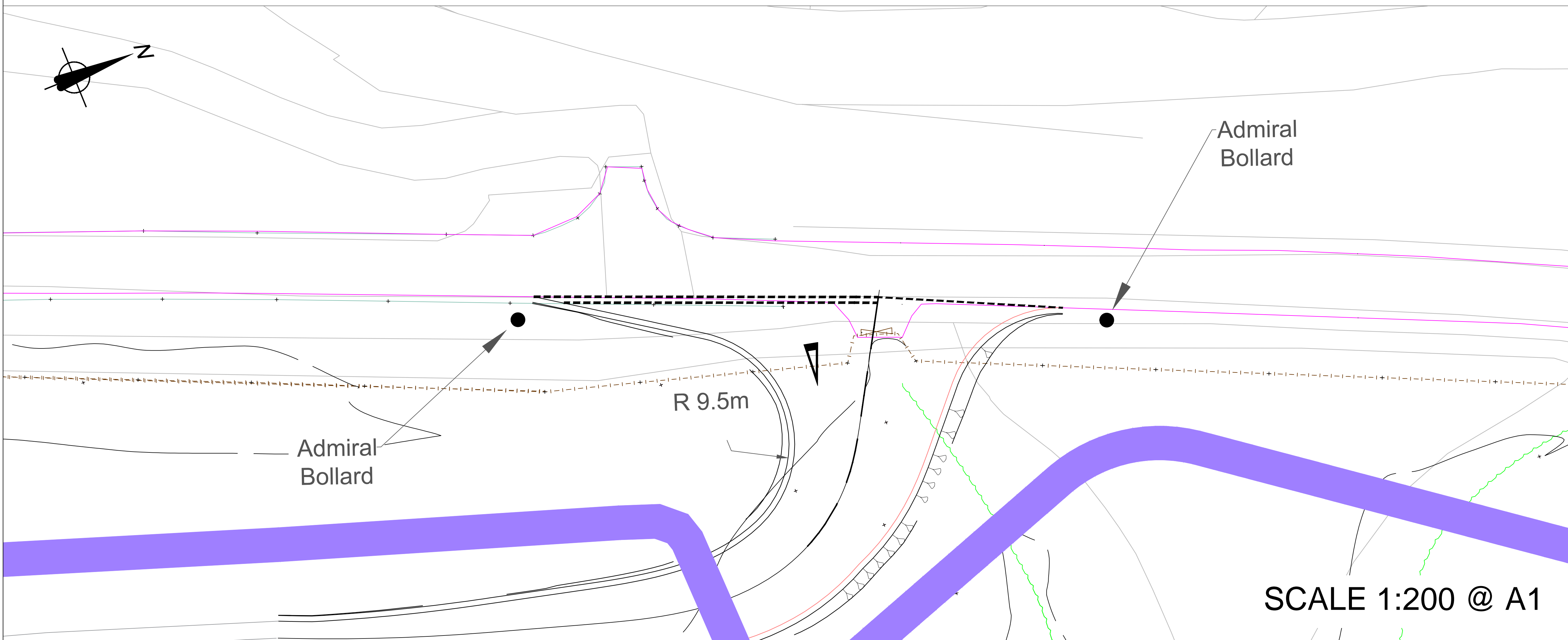
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A2



**KEY**

	Proposed Route (Sealed Path)
	Visibility Splays (120m)
	Visibility Splays (215m)



SCALE 1:500 @ A1

SCALE 1:200 @ A1

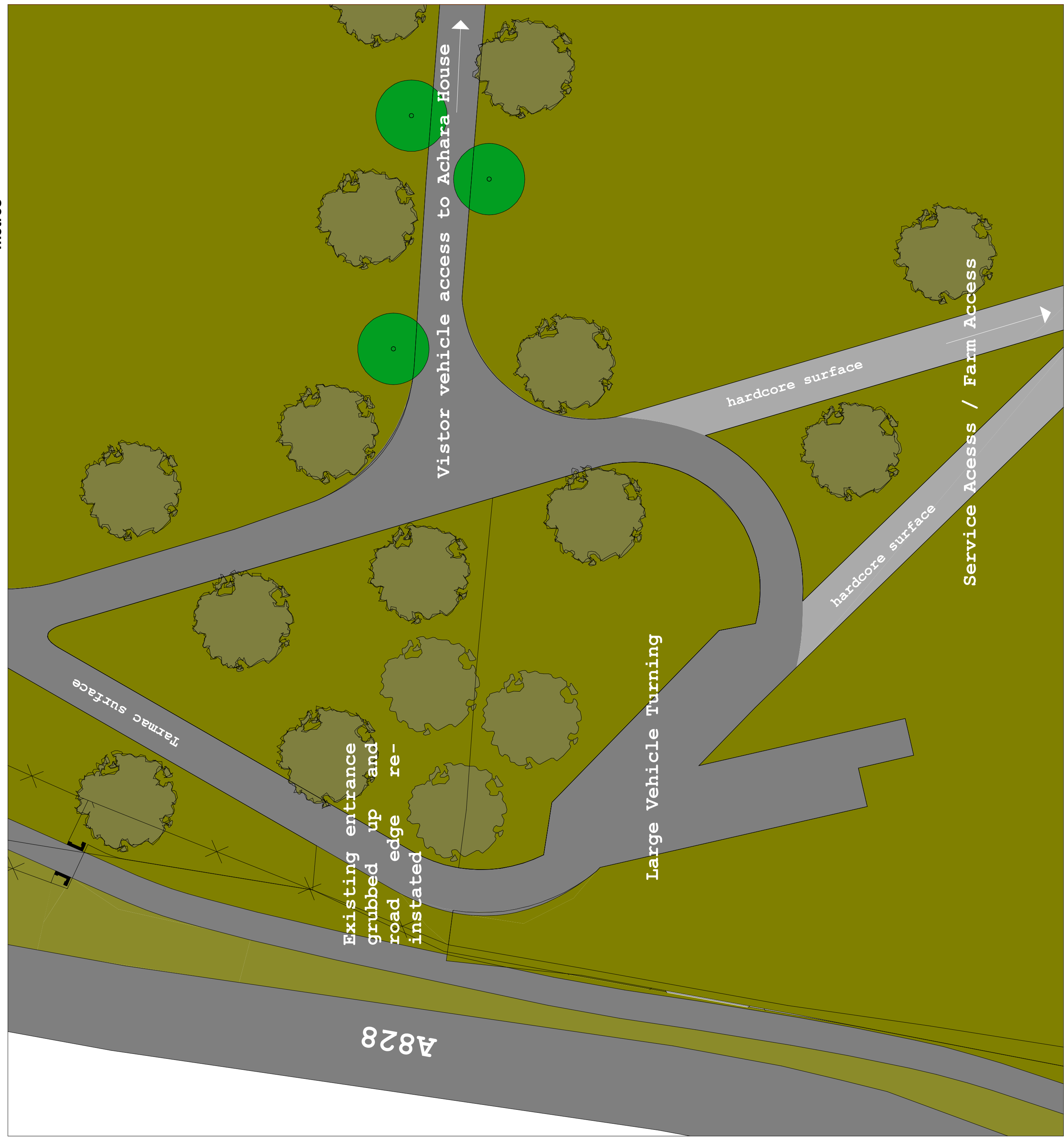
<b>FOR ISSUE</b>					
2	EC	KV	AKY	15/02/18	ADDITIONAL 60MPH VISIBILITY SPLAYS FOR ACHARA HOUSE PLANNING APPLICATION 18/0163FUL
1	EC	KV	AKY	05/01/18	PRELIM DESIGN PROPOSED ROUTE NOW INCLUDED
Rev	By	Chkd	Appvd	Date	Description
Client					
Sustrans Scotland					
CH2M HILL CITY PARK 365 ALEXANDRA PARADE GLASGOW, G3 7AU TEL: +44 (0)141 552 2000 FAX: +44 (0)141 552 2515 www.ch2mhill.com					
Project					
NCN78 Caledonia Way					
Dalnatrat to Duror					
Drawing					
PROPOSED LAYOUT FOR ACHARA ACCESS PRELIMINARY DESIGN					
Drawn by: EC				Date: 05/01/2018	
Checked by: KV				Date: 05/01/2018	
Approved by: AKY				Date: 05/01/2018	
Drawing No.					Revision
694103.AA.02.DR.LD.0004					2
Drawing Scale: 1:500 / 1:200					

DRAWING NUMBER: 694103.AA.02.DR.LD.0004; PROJECTS/NCN78/DUROR/LEAD/03/WORKING/DRAWINGS/05/01/2018/03.AA.02.DR.LD.0004.V1.R02.DWG  
DATE & TIME: 15:02:08:34:11 PM  
USER NAME: c:\ppl\ch2m





Proposed plan of new trunk road access - 1:200



Proposed plan of new access connecting to existing access - 1:200

REV B: VISIBILITY SPLAYS ALTERED  
REV A: SCALE BAR

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Achara House Hotel

Drawing Title:  
New Access Road Details

Stage: PLANNING/LBC

Date: JAN18 Scale: 1:200

Drawing No: AHH/PL/010 B

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A1

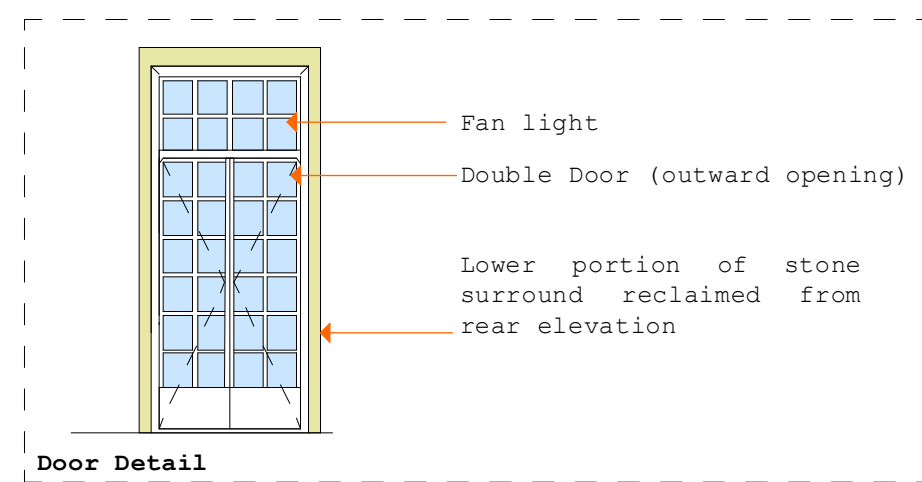




Proposed view



Existing view



Door Detail



Proposed elevation



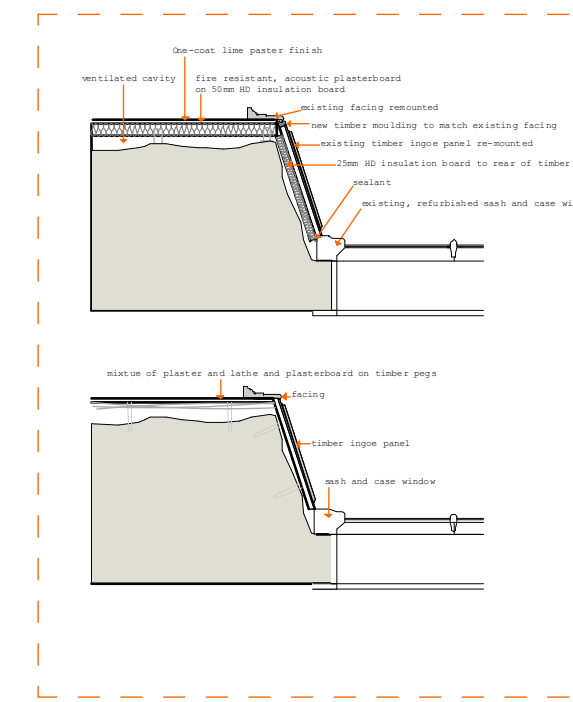
Existing elevation

**Fire Exit and Terrace Access**

The hospitality use of Achara house places extra pressures on its layout in terms of functionality and statutory requirements. In terms of modifications required to comply, Achara House is blessed with a layout that requires no large, difficult additions such as external/extra fire escapes etc. However, the ground floor does require an additional fire escape and the balance of benefit versus drawback indicates that a discrete and harmonious alteration to an existing side window would allow both the building to comply with statutory requirements due to fire escape as well as allow the proposed restaurant and bar areas to have direct access to the stunning gardens.

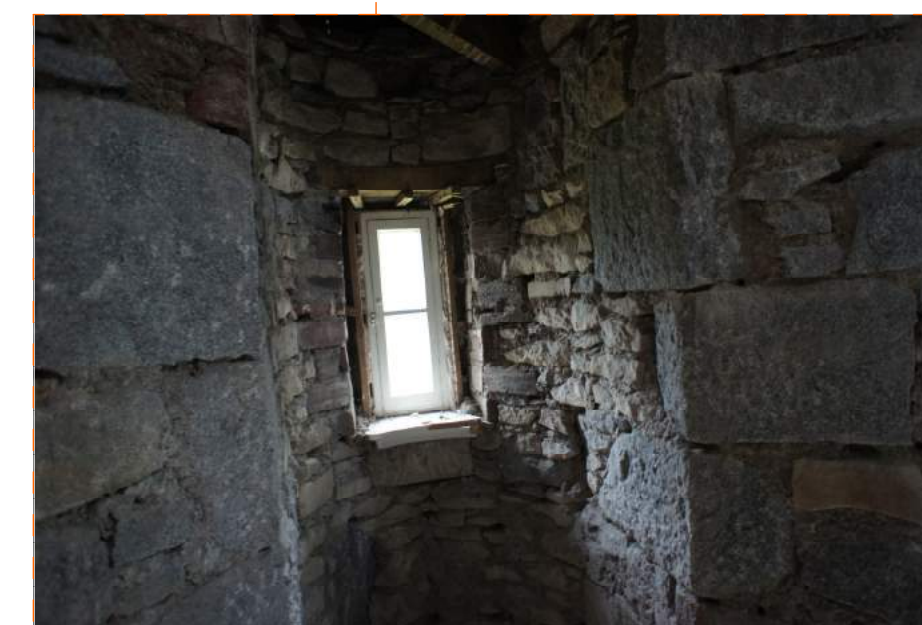
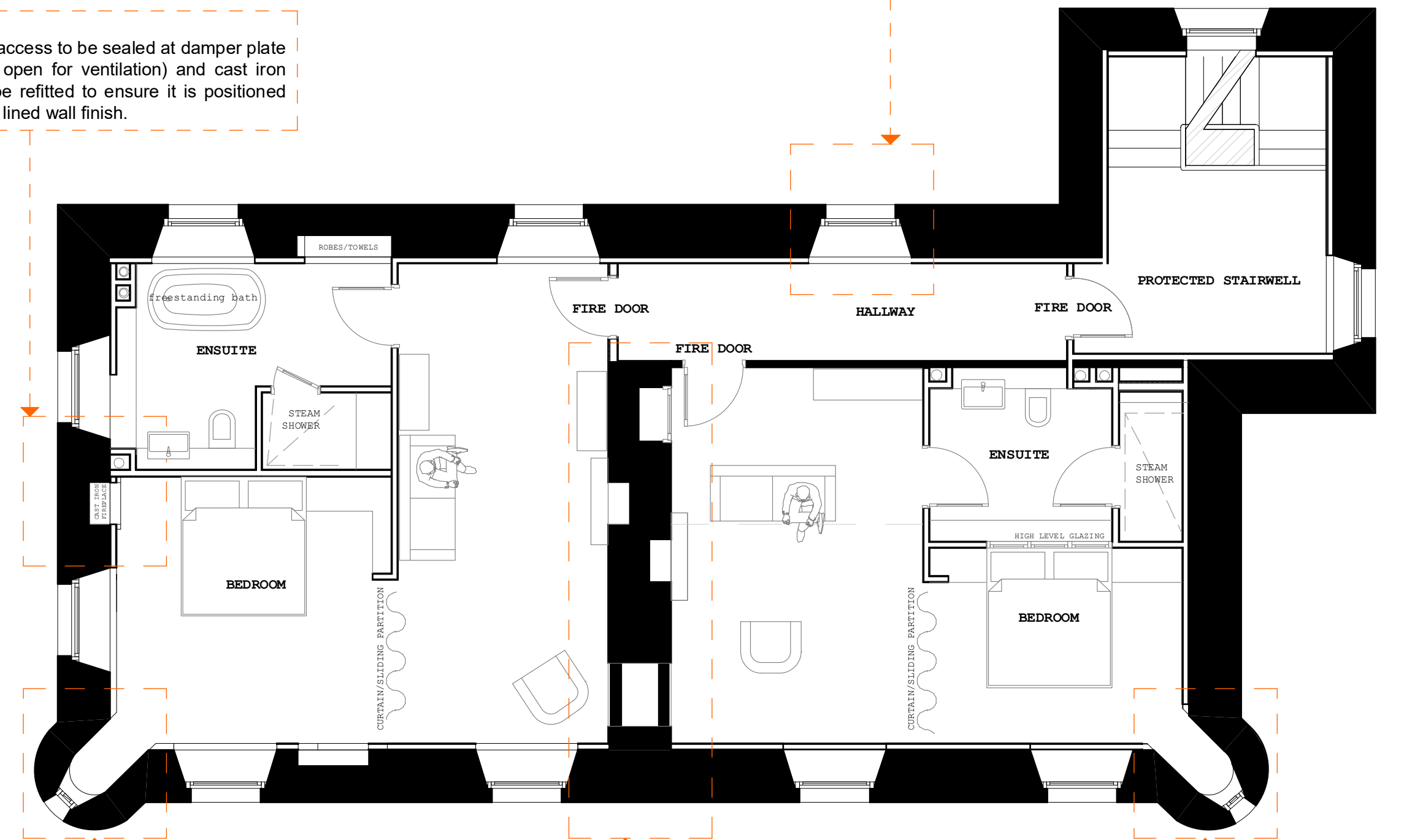
Shown above is a photomontage of how a dropping a window cill to form a door would affect the elevation. The impact is slight and due to the heavy astragals on the existing window, this would allow the creation of an exit door that would feature the same ratio and size of astragal pattern as the adjacent window. The stone window surrounds will be removed from one of the rear door surrounds that are being modified to accommodate the kitchen/utility extension and as the entire building is being repainted - any surface modifications will be indistinguishable.

Principles shown here apply to 1st and 2nd floors (except Bartizans - top floor only)



**Existing Timberwork - Typical Detail**  
This detail shows how the new linings and insulation will interface with the existing timberwork at windows and doors. The majority of the existing plaster and lathe have been removed for rot works relating to the current LBC. The external wall linings will be replaced with acoustic plasterboard and 50mm of high density insulation. The detail below describes how the thicker wall linings will be integrated with the existing timberwork finishes. The existing window/external door facings will be removed, repaired and treated to all sides as necessary and re-fixed to accommodate the new thicker wall linings. Any voids created by the thicker linings will be made up with timber mouldings to closely match the existing and painted to match. The timber ingoe panels will also be removed and insulation installed to their rear faces and sealed to edges. The timber ingoe panels will then be repaired and treated if necessary and then refitted

**Fireplace**  
Existing flue access to be sealed at damper plate (but flue left open for ventilation) and cast iron fireplace to be refitted to ensure it is positioned proud of new lined wall finish.



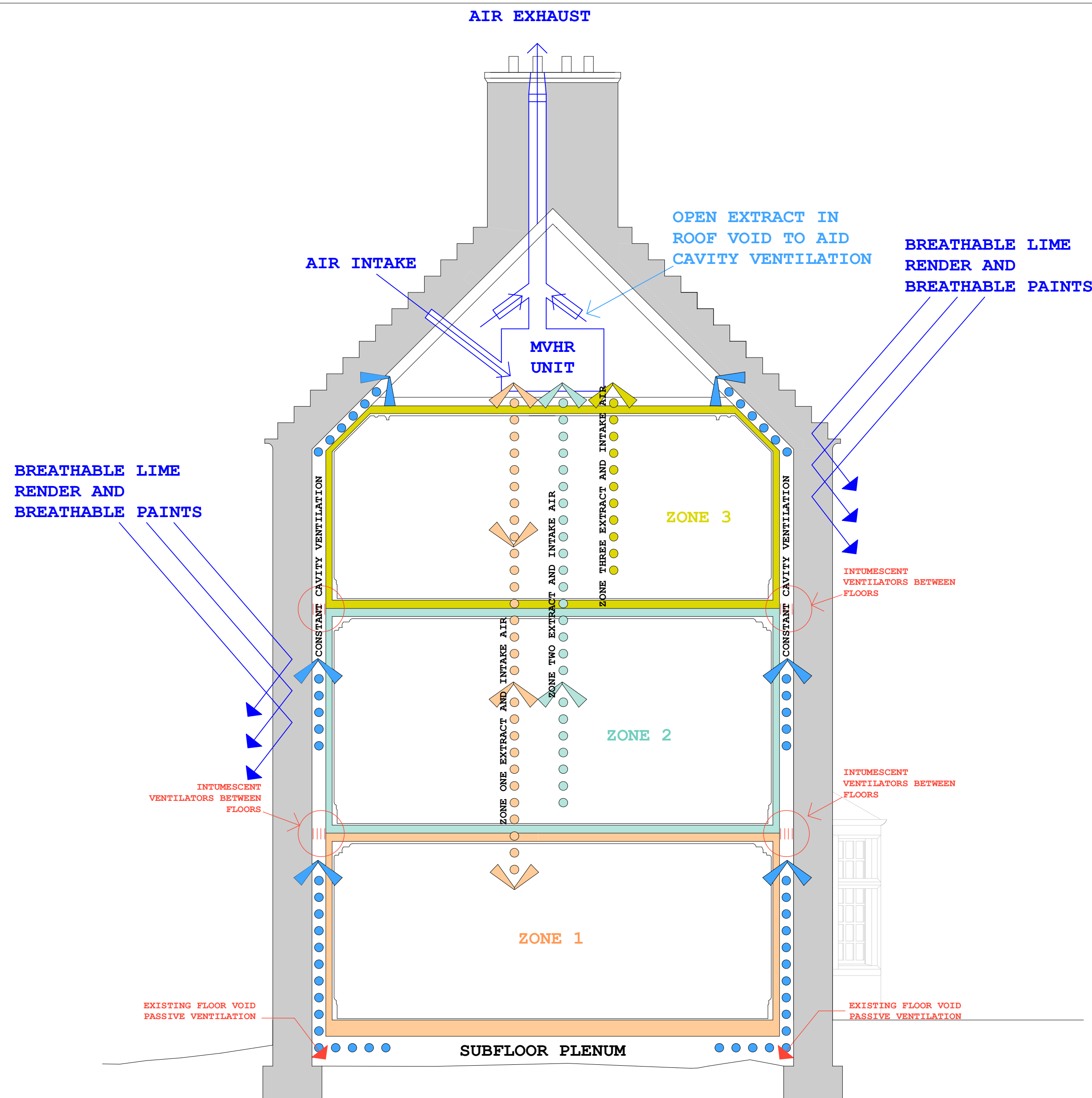
**Bartizans**  
The two bartizans are currently bare stonework having been treated for rot. As these two areas are not adjoining any other rooms, separation is not required so the proposed wall finish is a light grade rigid woodfibre insulation board (Steico Therm), a glass fibre mesh and one-coat lime plaster (Lime Green Solo). The small ceiling areas of the Bartizan are flat with the pointed roof structure left open as per original. The ceiling is to be lined with Fermcell breathable particle board and given a matching coat of one-coat lime plaster (Lime Green Solo). Windows to be retained and refurbished.

Note - All walls in upper bedrooms to be finished with one-coat lime plaster - irrespective of substrate to ensure seamless finish with Bartizans

**Brick Central Wall & Hearths**  
Existing brickwork central wall will have all current, recently applied finishes removed, all penetrations sealed to maintain fire separation and then the entire wall will be repair/finished in a 10mm one-coat lime plaster finish as original. All existing cast iron fireplaces to be retained







## Environmental Principles

The main environmental principle behind the conversion of Achara into a hotel is to ensure that the building is efficient to heat, has managed active ventilation and controlled vapour transfer. This has been designed to work in conjunction with fire compartmentalisation to ensure that any possible fires do not spread either room to room or floor to floor. Acoustic separation between rooms is also critical for the proposed hotel use.

The linings of the existing building were removed during the recent LBC-approved renovation works as access was required to facilitate rot remediation works to all inner faces of all external walls to the building. Most floor joists were replaced due to rot as were rafter ends. This presented an opportunity to refit the building to an appropriate standard for hospitality use and to much more closely manage airflow and fire separation.

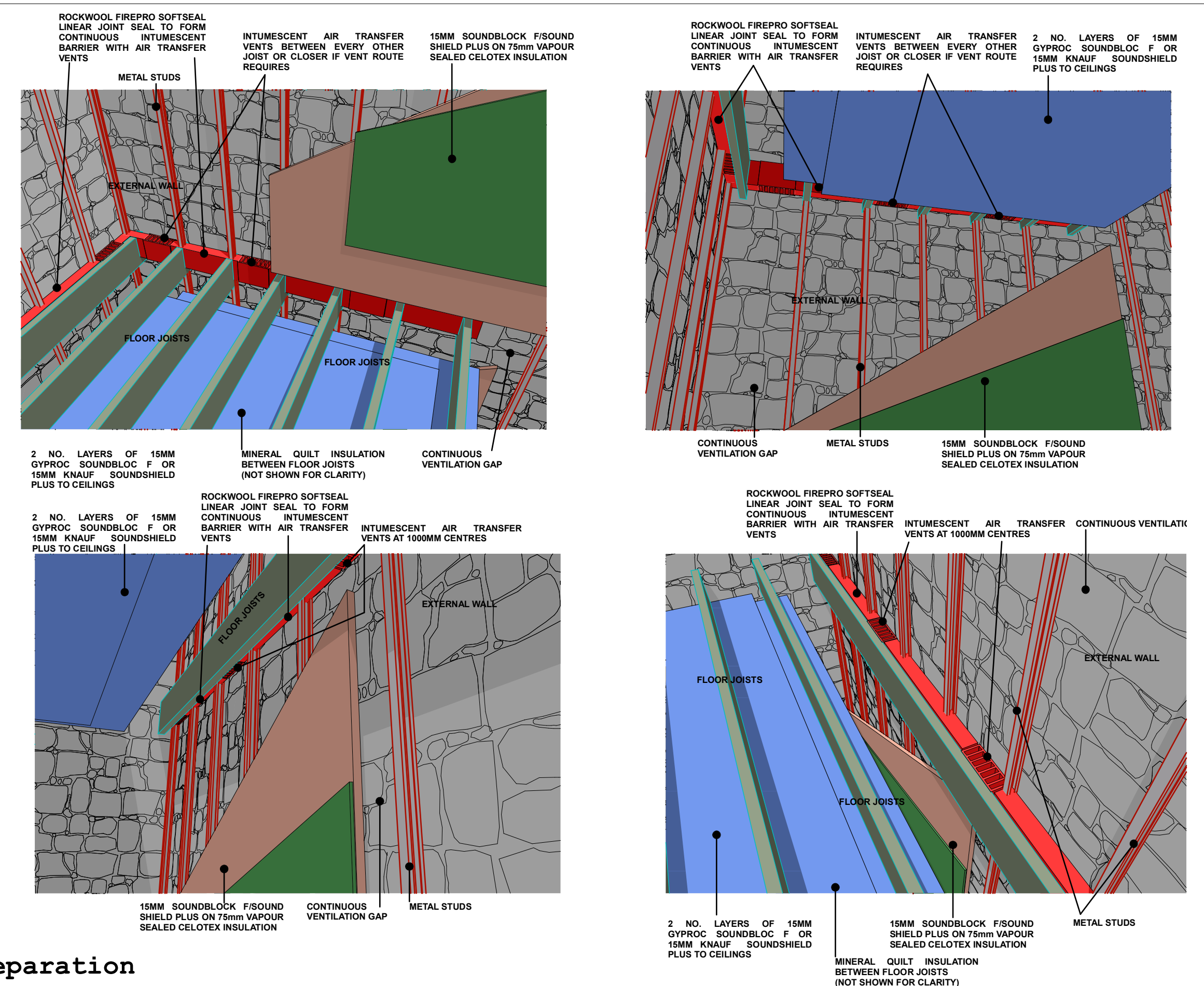
One of the main issues facing properties of this age in these locations is the ruinous costs of heating that lead to poor short term financial decisions being taken that jeopardise the longevity of the building. The huge heating costs also lead to owners making modifications that seriously restrict airflow throughout the structure and this is, in many cases, the primary cause of rot damage to these buildings. Another major factor in damage to older buildings is the huge increase in sanitary facilities such as multiple ensuite bathrooms that means that building occupants now generate a much higher amount of water vapour that older, passively ventilated buildings simply cannot manage. When these issues are applied to a hospitality use these problems are greatly magnified.

### Solutions

The solutions outlined here deal with the ventilation, water vapour management, heat loss and heat recovery issues within one complete managed system. The core principle is managed ventilation and compartmentalisation.

The main walls of the building are 700mm thick cut granite walls that are in remarkable condition internally considering how poor a state the adjoining timber work was in. However, the walls have suffered from dry rot infestation, poor rear face ventilation and the use of a non-breathable paint. The exterior walls will be re-finished in a new breathable paint to go over the existing lime render to restore vapour transfer through the walls. The renovated interior will feature a continuous, fully ventilated cavity to the rear face of all external walls, preventing any moisture build up. The air is admitted into the building at ground level through existing floor void passive vents - once inside the subfloor plenum the air is drawn up the wall cavities by active extraction in the roof void. This active extraction is part of a whole-house Mechanical Ventilation and Heat Recovery (MVHR) System that manages the airflow throughout the building.

Key to this system is the fact that each room within the building is sealed and its airflow is independently managed by the MVHR system. This means that no moisture from occupants or their actions can escape into the building structure, the warm extracted air's heat is transferred to the incoming dry air thus greatly increasing thermal efficiency as well as vapour management. The MVHR system gets its intake air through a discrete vent tile to the roof at the rear of the building that is invisible from the ground and the extract stack is routed through one of the redundant chimney stacks to ensure there is no visual disruption to the building. Each room is insulated on all faces (walls, roof/ceiling and floor) to ensure the maximum reduction in heat loss. By retaining a ventilated cavity behind the insulation envelope allows us to then use highly efficient, non-breathable insulations that would not normally be compatible with traditional construction methods. This method also allows us to retain the original windows without suffering too much heat loss by being able to adequately compensate through fabric insulation to roof/walls/floors.



## Fire Separation

One of the main dangers facing older buildings is the dangers of uncontrolled spread of fire throughout the structure. Great advances have been made over the years with national building regulations for new and converted buildings but existing old buildings such as Achara are very vulnerable to spread of fire. The main drawback of the ventilated cavity approach that we are proposing for air flow and vapour management is the possibility of the spread of fire through the cavity. Therefore the full height cavities require intumescent sealing that on one hand maintains airflow but on the other will passively seal the cavity if a fire gets into it.

The new linings to all areas of the building are proposed to be fire rated plasterboards which will massively reduce the chance of fire getting into the cavities. The use of galvanised support channels against the stonework greatly reduces the combustibility of materials within the cavity.

## Heating

Since the 1960s Achara House has been heated by oil fired heating system - and since the 1990s the bills for this have been ruinous. This incentivised the previous owner to turn off the heating during long periods when the building was unoccupied and for longer periods during the winter. This had a highly detrimental effect on the internal humidity levels and ultimately led to a highly damaging flood that ruined the internal finishes over more than half of the building.

This is plainly not a viable heating system for a hotel and attempting to heat this building using a conventional combustion heating system would seriously impact the viability of the building as a hospitality business. Therefore, one of the main aims of this renovation and conversion is to create a building that is both economical to heat and responsive to the demands of a hospitality business. Additionally, a heating system that incentivises the owner/operator to keep it constantly warm and dry will ensure the building's longevity. To achieve this, we have proposed the compartmentalised and highly insulated public and private areas as shown opposite. We have also proposed a whole-house Mechanical Ventilation and Heat Recovery system that will manage all ventilation and provide background (secondary) renewable heating to the building. The main heating of the building will be provided by a Ground Source Heat Pump (GSHP) that utilises buried coils in the extensive grounds that will provide renewable heat and hot water to all the buildings that form the hotel complex, all year round. The GSHP system attracts the highest available Renewable Heat Incentive (RHI) of 19.86p/kWh. In financial terms this means that Achara House will earn circa £8000 pa in RHI payments and thus will go from extremely expensive to heat to being almost free in terms of heating costs. This, more than any factor will be decisive in ensuring the ongoing success of Achara House and protect its future for the next hundred years.

