



Retail & Accommodation with Covered Court Yard - Nevis Range



Design Statement

Design Principles

The development proposals take account of and are integrated with the existing built form. The proposals have no significant adverse impacts on the landscape and include measures to enhance the environment. The proposals ensure that there is also no significant impact on the adjacent buildings in terms of scale, massing, design or external materials.

Background

The application for planning consent is for the erection of a two storey building to house retail and overnight accommodation including bar and seating area with a link canopy to cover the new court yard area connecting new with existing. The proposals also include sanitary facilities such as showers, toilets for visitors and tourists.

The proposals under this application is covered within the Nevis Forest and Mountain Resort area Masterplan 2015 prepared for Forestry Commissions Scotland and Highland and Islands Enterprise which is on the Highland council website. The proposal is located within zone 2 when referring to this document. The site is located 7 miles from Fort William sighted on the lowest slopes and infrastructure next to Ben Nevis.

Site operations generally are developed for Snow Sport use, Walking, and Mountain Biking with Gondola access to Ben Nevis.

The application also seeks consent for retail units, alongside the aforementioned proposals to accommodate and assist with local regeneration in the area assisting with the evolving markets not only in winter but for an annual sustainable business plan associated with tourism and enhanced leisure facilities addressed within the previously noted Masterplan.

Development Proposals

Careful consideration has been given when respecting the existing Nevis Forest and Mountain Resort area identified in the 2015 Masterplan with a concept which enhances other nearby proposals intended/identified in the plan.

Proposals sit within development zone 2 which calls for the encouragement of new building infrastructure and environmental improvements such as charge points for electric vehicles which help maintain the momentum alongside notable and multiple awards within the Nevis Range acumen associated with accolades for Green Policies in the last decade.

This project covers a number of the company's business priorities as well as enhancing key principles associated with accessibility and employee retention.

Proposals consist of the following:-

1. Two retail units; 109m² and 157m².
2. Main Hotel Reception fronting overnight stay accommodation.
3. 22 Bedrooms at a "Travelodge or Premier Inn" standard including two fully accessible bedrooms.
4. Bar/Reception fronting Bunkhouse accommodation with internal and canopy covered seating areas
5. Four Bunkrooms to house 6 people each with ensuite.
6. Welfare facilities i.e. toilets /showers for visitors and campervans.
7. Covered circulation space suitable for relevant associated multipurpose events or activities where necessary.

The building will be constructed in keeping with the current existing structures, steel frame with cladding exterior. The Ground floor external walls will have vertical ribbed lower cladding. The rear and welfare doors will be defined using a darker vertical ribbed cladding. The first floor exterior will be constructed using a horizontally lighter micro-rib cladding panel integral with windows to all bedrooms. The roof will be formed using a grey KS1000RW cladding panel. The canopy covering the court yard area will be constructed from a steel frame with grey clad roof panels incorporating translucent sheets to allow for natural light. The court yard will be open to the elements, a mesh fencing system with double sliding doors will be used to secure the area in the evenings.

A focus on Scottish suppliers is paramount during the construction process, to stay in line with Nevis Range's own sustainability standards.

Following the completion of proposals, there is the intention to further add to the Nevis Range development identified in the planning package such as the creation of an indoor children's play facility. A future application this is intended for all year round operation, located in the vicinity of the existing ski hire building.

Relevant HwLDP (Highland-wide Local Development Plan) and specific policy aspects

The proposals have identified a number of HwLDPP policies which are relevant to this application and are addressed as follows;

Policy 28 Sustainable Design

The nature and specific construction elements of the submission are predicated on a high level quality of sustainability. See below section Sustainability.

Policy 29 Design Quality and Place Making

Both commercially and aesthetically, the highest possible quality of design is essential for the development of this type.

Policy 40 Retail Development

Onsite bar and retail outlet services visitor accommodation. These elements of the proposal are to a scale that is ancillary for the tourist accommodation.

Policy 43 Tourism

The application is significantly centred on tourist / visitor growth in the Highland area and the nature/extent of the site development addressing necessary growth requirements. A facility of this kind has the potential to increase the length of visitor stay within the area, increased local spend and the promotion of a wider spread of tourists in the local area. The principle of the proposal will create a high quality tourist facility which is of an appropriate scale and nature beside a major tourist attraction.

Policy 51 Trees & Development Principle of Development in Woodland

The Forestry and Land Scotland (FLS) are in support of the proposals.

Policy 56 Travel

The existing site has provisions for cyclists and car parking provision along with a local bus service to the site.

Policy 61 Landscape

The material proposed is in keeping with the existing structures.

Policy 64 Flood Risk

No Flood History or identified Risk

Policy 65 Waste Water Treatment;

Foul waste connection will be made to the existing system.

Policy 66 Surface Water Drainage

Drainage will be installed with authorities discretion integral with existing.

Policy 70 Waste Management Facilities

Provisions already in place on site. New appropriate provision of waste bins and recycling areas included.

Policy 72 Pollution

As a high quality visitor facility, within a natural woodland environment which is under enhancement, the development is carefully designed to mitigate noise from the new accommodation unit. External lighting will be developed as minimal reducing light pollution in the form of down-lighting where possible with bollard type fixtures installed where deemed necessary.

Access

Given the public/visitor led nature of the Development, maximising its integration with the established public access routes, policies, and providing compliant disabled access to the site and main buildings, is a priority.

In terms of public access, both the design and development rationale outlined above are predicated on direct and easy access to the site and its facilities for private vehicles, minibuses, cyclists and service bus passengers.

The majority of visitors to the site will arrive by car. While the proposed development means there will be a slight reduction in available parking area within the complex, the actual number of parking spaces will be increased by creating delineated parking bays across the existing parking area which could increase parking spaces up to 250 overall. There is also proposals for the Witches Car Park under a separate application for additional camper van and vehicle parking.

Cycle parking and storage areas are provided on site which is fully accessible; main internal movement zones are include a shared surface with roads.

The onsite circulation and access to the proposed building will be designed to be fully compliant with the requirements of the Disability Discrimination Act; detailed design will ensure barrier free access to facilities in accordance with the authorities requirements.

Sustainability

A focus on Scottish suppliers is paramount during the construction process to stay in line with Nevis Range's own sustainability standards.

The application recognises the importance of taking a sustainable approach to the built environment, the design and a high degree of energy efficiency in use. A practical approach to these aspects means, in this case, recognising that the relatively intensive use of the buildings by the public and the facilities to be provided, will inevitably restrict the scope of such a design approach in some aspects.

Use of Materials

Wherever possible, the design and specification of materials for the project will be specified on the following basis;

- Materials are produced and supplied from renewal resources.
- Local sourcing will be prioritised where possible; that is on a scale from Highland / Scotland / UK / European, to minimise transportation costs and support the local economy.
- Produced with minimum ecological damage (an element of renewability but also related to extraction, processing and transportation).

Maximising energy efficiency and minimising heat loss; the proposal will be developed in detail towards Building Standards consent and minimising operational wastage. The design will incorporate a high quality energy efficient control system for heating, lighting and ventilation.

Wastewater will be discharged to the existing system. However the building systems and equipment will consider established systems (e.g. infrared control of hand washing, shower heads with a max flow rate , dual flush WC cisterns) to minimise waste water generation.

No light, air or surface water run off pollution is anticipated. In terms of construction of the buildings, a full construction management plan controlling and minimising waste and dealing with working hours, vehicle movements, cleaning, noise and light pollution etc. will be defined submitted and agreed prior to commencement of construction.

Design Summary

- This project is 100% weather proof accommodation adjacent to the canopy link and will provide a genuine all year-round attraction.
- The shops will be open all year providing further opportunity for Forest Holiday customers within the area.
- Further accommodation available for an over capacity Lochaber.
- All base Station facilities will be fully accessible.
- Fits with Masterplan as published in 2015