

DESIGN STATEMENT

WATERSIDE RECONFIGURATION AND EXTENSION, SEAMILL

NORRIE TOCH STUDIOS LTD
DESIGNERS, ARCHITECTURAL AND DEVELOPMENT CONSULTANTS
4 Church Hill, Dalmellington, Ayr KA6 7QP, Scotland, UK
Tel: 00 44 (0)1292 550671
e-mail: TchV5@aol.com

Development Proposal

1. Executive Summary

Simpsinns, the owners of Waterside, have identified the need to reconfigure and extend some of the existing accommodation, as follows:

- reconfigure the Si Shack food outlet to form SPA accommodation: Lounge, changing rooms and Plant;
- extend the existing terrace linking the Restaurant and the Si Shack with the view to forming four SPA treatment rooms, Sauna, Steam, Rasul and new Laundry Room

The current proposal addresses the general design related to the proposed extension.

2. Location

The site is located on A78, to the South of Seamill.

3. Existing context

The existing Waterside Inn, a two storey restaurant/ bar, has been completely refurbished and extended to form a new hotel with banqueting facilities, extra catering units and landscaped gardens.

The site, covering an area of 0.69 hectares, includes an extended parking area and generous open space towards the beach (South – West).

A stone wall of varying height surrounds the site.

The site is accessed directly from the A78.

4. The Proposed Extension

4.1 Accommodation

4.1.1 Proposed accommodation

The proposed accommodation comprises:

a./ Ground Floor:

- Si Shack reconfiguration: Lounge, four Changing Rooms, Plant
- Si Shack extension: five SPA Treatment Rooms, Sauna, Steam, Rasul, Laundry Room

TOTAL ACCOMMODATION (GROS EXTENSION) : 329 sqm

4.1.2 General layout

The proposed Si Shack reconfiguration will retain the existing Lounge and form four Changing Rooms and Plant Room within the structure of the former food outlet. The four SPA treatment Rooms will be accessed from the new corridor linking the Si Shack and the Restaurant terrace.

The Treatment Rooms will have a Westwards aspect, facing the sea. Part of the existing gardens will be dedicated to the Treatment Rooms and the SPA terrace. Adequate planting will create a visual barrier towards the remaining Waterside gardens.

4.1.3 Site occupancy

Site area: 0.69 hectares

Existing buildings footprint:	1546 sqm
Proposed extension footprint:	329 sqm (the five new Treatment Rooms and SPA)
TOTAL	1875 sqm

Site occupancy: 27.2 %

4.2 Design and composition

The current proposal details the formation of the new Si Shack reconfiguration and extension.

The underlining design parameters:

- Retain and slightly expand the existing fenestration;
- Continue the horizontal composition and rhythm of the West façade by extending the Restaurant terrace colonnade and roof line;
- Create a "beach hut" image for the West elevation of the Treatment Rooms;
- Continue the chromatic composition and texture of existing buildings by using the same Cedral rain screen cladding;
- Take advantage of the picturesque landscape and offer generous views towards the sea.

5. Parking

The existing parking provision on site covers 124 parking spaces, with 7 accessible parking spaces included.

The necessary parking provision for the existing hotel/restaurant is 94 parking bays (including 7 accessible parking bays), and this leaves 30 parking bays available for the proposed extension.

6. Landscaping

New shrubs and hedges will be planted between the garden allocated to the proposed new bedrooms and the rest of the Waterside gardens with the view to giving the new bedrooms the necessary privacy.

27 March 2024