

SHORE STREET CARPARK (2P Q R)

LOCATION AND AREA

Location: The existing carpark is located just off Shore Street at the west end of Bealach na Ba. It is surrounded by the filling station to the south, the Estate House site to the west, the shore of Applecross Bay to the north and Ailt Breugaireachd burn to the east.

Area: The approximate area is 0.1 ha. This includes the area of existing public toilets. The site could be extended by a few meters towards the north if required.

DESCRIPTION

The site is significantly below the level of the adjacent Shore Street. It is surrounded by a stone wall with an access point at the west. The site is currently used as a carpark (14 parking spaces). It also contains a small public toilet block. A retaining wall restricts the site to the south and south-west. There are a number of existing mature trees on the site. The level area of the site is approximately 720m². The adjacent Estate House Office building and associated walls and boat house are B listed structures. The Estate House is relatively large, being two stories and a roof in height. Due to the level difference and use of trees it does not have a strong impact when seen from Shore Street.

LANDSCAPE CHARACTER TYPES / LAND DESIGNATIONS

- Harbour settlement SNH character type
- Wider policy woodland and estate settlements local character type
- Landscape Partnership Area

(* refer to h+m ALPS assessment)

INFRASTRUCTURE/SERVICES

- Electricity: Applejuice/Existing mains electricity (dependent on existing capacity).
- Water: Existing water services (dependent on existing capacity).
- Sewage: Existing services (dependent on existing capacity).

INFRASTRUCTURE/SERVICES (CONT)

- Access: the site is located centrally within Applecross. It is accessed by a small access road from Shore Street. A nearby path to leads to the Applecross House and Walled Garden

RELATED PLACEMAKING PRIORITIES

- Identifying and making land available for employment / business premises.
- Supporting live/work units and local entrepreneurs.
- Developing a community boatshed / marina.
- Encouraging tourists to spend time in Applecross.
- Enhancing the existing community hall and other community facilities and infrastructure.
- Improving parking and public transport provision.
- Identifying and making land and buildings available for affordable housing for local residents of all ages and those wishing to make a long lasting contribution to the community. Sites should be of a size, capacity and location that is viable and close to facilities including an energy supply.
- Locating new development close to energy generation schemes.
- Ensuring development proposals respect local heritage and marine interests
- Promoting sustainable development.



Site Photos

DEVELOPMENT POTENTIAL

Use & Development Type: Live/work units, affordable housing, employment premises, public toilets, carpark.

Due to the central location the site seems to be suitable for new employment spaces (offices, retail) potentially mixed with some small housing units. This can be achieved while retaining the car parking and public toilets use.

Capacity: Low - medium.

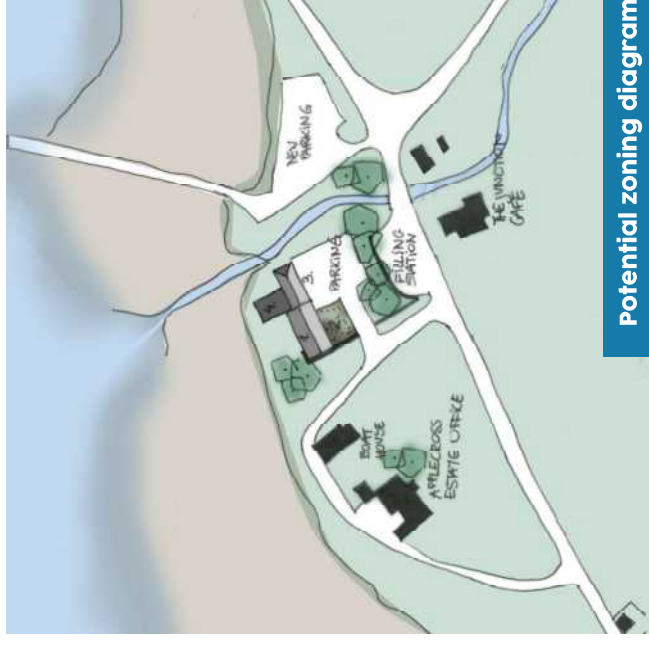
Extending the site slightly to the north would allow approximately 120m² footprint of a new, two storey with roof, main building (up to 200m² office/retail space and no2 one bedroom dwellings) and further 200m² in single storey "extensions" (approximately 100m² new sanitary block, 100m² office/retail spaces) could be achieved. The back of the site offers direct access to the shore for amenity purposes and/or for a new boatshed.

DESIGN & FORM

The adjacent Estate House Office could be used as inspiration relating to the siting of a new building, its scale and massing. The site offers a number of opportunities to minimise the impact of the development that, if used well, could help to achieve substantial new floor area, these include the level differences, incorporation of existing stone walls, use of trees/shrubs, sensitive massing referring to the Estate House Office i.e. main mass of the building with additional "extensions" approach.

All materials could refer to the traditional materials present in the area: white wet dash render; stone; timber; slate; and metal sheet. Modern interpretation of traditional architecture that meets current needs and uses modern materials to their full potential, e.g. glass, is strongly encouraged. The south facing orientation of the site offers an opportunity to successfully use passive solar gain, significantly improving the energy efficiency of the building. Native trees planted on the north and east of the site should be used as protection from the prevailing wind. Minimal glazing should be located on the exposed sides of the building.

All the above is achievable without changing the number of the existing parking spaces. Additional parking spaces could be located on the site to the east, behind the burn. The use of urban materials like concrete kerbs, paving slabs etc. should be avoided. Site boundaries should utilise planting to reduce the impact of new houses on the landscape.



Potential zoning diagram

1. main mass, two storey plus roof - commercial and/or residential
2. single storey, living roof - commercial
3. single storey, sanitary block
4. potential boat shed

Artist impression

