

# W.A. MacDonald (Building Design) Ltd

Chartered Architectural Technologist & Building Design Consultant

5<sup>th</sup> December 2023

Head of Economic Growth &  
Development, Environment & Finance  
Moray Council  
Council Office  
High Street  
ELGIN  
Moray  
IV30 1BX

Dear Sir/Madam

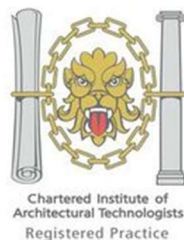
**23/00976/APP - APPLICATION FOR REVIEW OF REFUSAL TO CONVERT  
THE OLD STABLE BAR TO 3 RESIDENTIAL APARTMENTS AT SEAVIEW  
CARAVAN PARK, FINDHORN ROAD, KINLOSS**

I refer to my Application and to the recent refusal.

There are a few points that I would like to make to reinforce my argument as to why this Refusal might be overturned.

The possibility that use of this fine old building (1870) is limited because of a 0.5% flooding risk is unreasonable especially since there has been no reports or evidence of flooding to-date. I absolutely agree that we should be aware of possible changes in our climate.

One of The Council's objectives is to promote Tourism and in a small way the approval (overturning) of this Review would reinforce the intent. Confirmation was requested by Planning whether this Application was for Tourism or permanent residences and it was



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confirmed that this is a Tourism proposal. Figures announced today confirmed that Tourism/letting is the third largest employer in the UK.

It is a very different situation when considering Tourism properties for letting under extreme circumstances (such as flooding) compared with permanent residences – there is less of an impact on Tourists than permanent residents – after all, it is a short break for holiday makers.

I await an acknowledgment of this Application and any details of a site visit or meeting.

Yours faithfully

WA MacDonald  
Building Design Consultant



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## **DESIGN STATEMENT (SUPPLEMENT) 23/00976/APP**

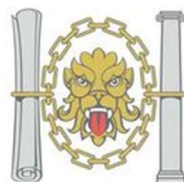
### **CONVERSION OF A BUILDING TO 3 APARTMENTS**

**at**

**SEAVIEW CARAVAN PARK  
KINLOSS, MORAY IV36 3TF**

**For**

**MR & MRS DUNCAN BROWN**



Chartered Institute of  
Architectural Technologists  
Registered Practice

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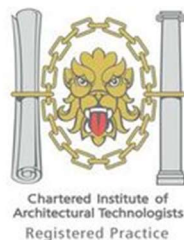
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## Generally

Originally, this building was the local school and the schoolhouse is adjacent. It has been used for many years as a Lounge Bar associated with the operation of the caravan park. The building is falling into disrepair. We propose to form three apartments each with their own private entrance. Car parking with two spaces for each apartment will be laid out adjacent. The property was built around 1870 with local sandstone and is unlisted.

The original part of the building has a stone clad porch, raised stone bands at corners and around windows. The bulk of the façade has been rendered with a wet dash render. This part of the building is slated with natural slate. Extensions have been formed around the two original parts of the building and these have been roofed with flat roofs. The property has been in the



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ownership of the Applicants for 18 years. The building until recently was a public house with a commercial kitchen. The pub commenced operation in the 1970's.

## Site

The site is located between Kinloss and Findhorn to the East of the B9011 and to the West of RAF Kinloss.

## Services

The site is fully serviced. Foul water drainage is via a public communal septic tank whose outfall is to the Kinloss public sewer. It is anticipated that there will be less of an impact on the foul system with 3 apartments being formed compared with a Public House, toilets and a commercial kitchen. Minimal adjustments will be made to the sewer to accommodate three apartments. Roof rainwater runs to existing soakpits and no change is proposed. The building has a water supply and electrical connection.

## Proposal

We propose to upgrade the building, including, improving insulation values, repairing existing windows where possible, make good flashings and slating, upgrading electrical service, addition of showers/wc's, improving sound insulation between rooms.

## Parking

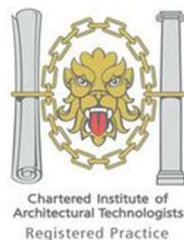
A revised parking proposal is shown on the site plan in light of comments made by The Transport Manager. Six spaces have been allocated to the three new apartments, 3 spaces for reception for the caravan site and a further 3 spaces for the schoolhouse which has 4 bedrooms.

## Flooding

SEPA flood maps have been studied and for River, Coastal and Surface flooding, the noted incidents is no more than 0.5%.

## Tourism Facilities and Accommodation (DP8)

Moray Council state that are here to help local enterprises as they look to operate safely and meet the increasing demand for tourism related experiences. Pre-Covid spend in Moray amounted to around £1.5bn where there are 3200 registered tourism businesses. Tourism jobs in the Highlands and Islands represent 43% of the workforce and this sustains many of our rural,



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regional and island economies and communities. The tourism and hospitality sector has been one of the worst hit industries since the Covid 19 pandemic. Caravans for let already exist on the Applicants site (adjacent). In terms of DP8, this is a low impact proposal as the substantial building already exists

## Conclusion

The building has lain empty for some time and this proposal is reasonable in this situation. It lends itself quite well for residential use without affecting the privacy or amenity of others. It is significant that the Schoolhouse is already occupied and it has a similar floor level to the property under consideration.

The building exists, it is not in use currently and the property adjacent is occupied. It is inconceivable that a substantial property such as this should go through its life with limited use. The Moray Council mandate is to promote Tourism and a project such as this will achieve exactly that.

## Scope of Works

The following is a list of works requiring attention;-

Repair windows where possible and replace if necessary – windows to be as existing style, sliding sash and case with similarly dimensioned timbers.

Re-wire and re-plumb the entire property.

Make good all elements of the structure, including walls, flooring, skirtings, architraves.

Point stonework as necessary.

Make slating and flashing repairs.

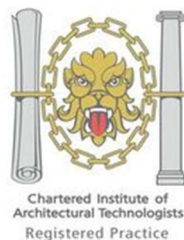
Make good rainwater gutters and downpipes.

Improve insulation values.

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Wednesday 23<sup>rd</sup> August 2023



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