

WELCOME

On behalf of Murrayshall Country Estate, thank you for coming to this public event which shares our proposed next steps for the expansion and enhancement of the existing hotel and golf course facilities following on from the approval of planning permission in principle at the Perth and Kinross Planning and Placemaking Committee in December 2023.

Phase one of the detailed development of the proposals will seek to deliver the erection of self-catering holiday lodges, spa and leisure facilities, the erection of glamping pods, and the formation of a central delivery hub for deliveries and green keeping services with associated access, drainage, and landscaping.

Proposals are currently being developed with respect to the sitting, scale and design of the proposed development. We welcome your feedback, these valuable comments will help to shape and inform how we progress the detailed design of the proposals.

WHO ARE WE

These applications are being brought forward by Stellar Asset Management, proprietors of Murrayshall Country Estate. The owners are committed to enhancing the estate's offering for the benefit of guests and the local population alike. Following on from the approval of planning permission in principle for the Site, they have engaged a team of consultants to help prepare detailed design proposals. Some of the team are here today and will be pleased to discuss any aspects of the site or these boards with you.



THE SITE

The site is located circa 1.5km east of Scone and circa 4.5km north east of Perth.

The estate is primarily accessed from Murrayshall Road, via the A94 and Scone to the south west.

Extending to approximately 147ha, the estate comprises a country hotel, including events space, two golf courses, an existing driving range, and derelict former staff accommodation buildings.

Planning Permission for the principle of a mixed-use development at the Site was granted 13th December 2023 (application ref. 23/00833/IPM). The approved description of development is as follows:

“Mixed-use development comprising spa and leisure facility including ancillary food and drink; holiday accommodation including lodges luxury units and timeshare/ vacation ownership properties extension to hotel central delivery hub for deliveries staff facilities and relocated greenkeeping services outdoor pursuits small-scale residential conversion of existing greenkeepers compound and associated works including photovoltaic array servicing access drainage and landscaping”

The proposals in front of you today seek to deliver phase one of the approved development, to enhance the Sites potential, and offers a great opportunity for leisure-led development at the Site.



THE VISION

Murrayshall Country Estate aspire to be in the top 25 resorts in the UK.

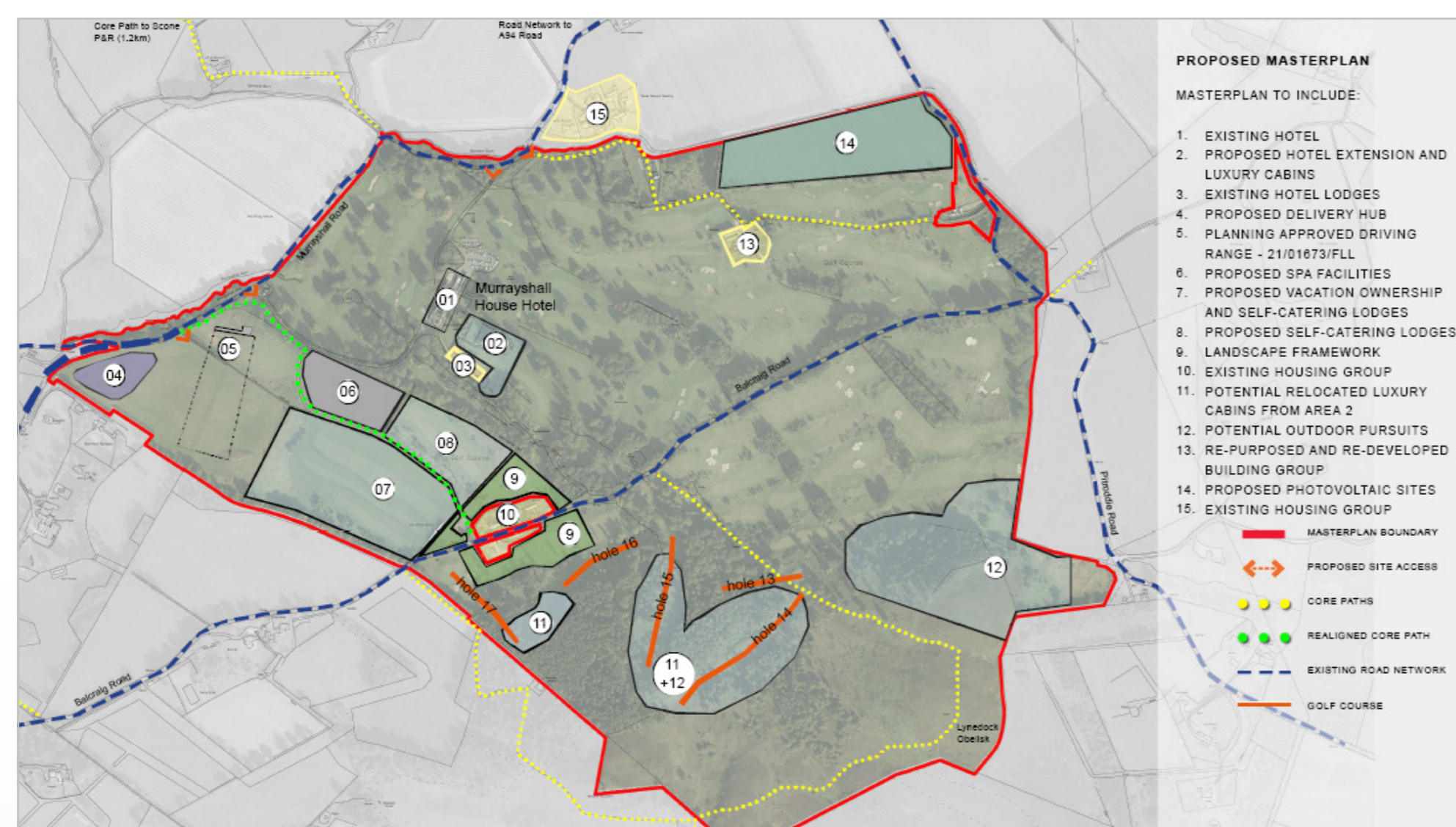
Stellar Asset Management, who acquired the hotel in 2016, see huge potential in the estate. Their ambitions are to diversify the leisure and tourism offering with a high quality spa and leisure facility, additional food and beverage options, a variety of accommodation to suit all budgets, and new outdoor pursuits activities for the enjoyment of guests as well as the local community.

The hotel is striving to build a more resilient business that is able to thrive in a competitive leisure and tourism market. There is a need

for investment in the estate for diversification and innovation, to ensure that the hotel adapts to meet modern consumer demands and expectations, and to compete with alternative destinations.

The delivery of the enhancement of the accommodation offer, leisure and golf facilities at the hotel will help to secure the long term sustainable future of the Estate and its positive impact on local tourism and the local economy, including employment and businesses.

Delivery of a premium leisure-based destination as intended will draw tourism to the area on a local and national basis, complementing the range of activities and facilities available in Perth and the surrounding area.



PHASE ONE PROPOSALS

The proposals to develop areas within the Murrayshall Estate include significant expansion and new additions to the existing hotel facilities, landscape and infrastructure improvements.

As part of phase one it is proposed to deliver the following elements of the approved masterplan:

Spa and Leisure Facility including Ancillary Food and Drink

New state of the art golf academy and spa facilities, including: driving range, golf lessons, gym, personal training and fitness classes, swimming pool, spa treatments, and sauna. To be situated in close proximity to the main hotel building and made available to both local members and guests.

Delivery & Distribution Hub + Greenkeeper's Facility

To store deliveries, staff facilities and relocated greenkeeping services for providing the operational, maintenance and onsite support for the Estate.

Holiday Lodge Accommodation

2, 3 and 4 bedroom self-catering lodges with amenity spaces in close proximity to the main hotel building, within a designed landscaped setting.

Luxury Glamping Pods

2 and 4 person cabins with shared recreational spaces to be situated within the existing hotel grounds formerly known as the tennis court area. Adjacent to the well-established guest accommodation.

Phase one will be delivered in accordance with the approved masterplan across the following timeline of submissions:

Early February 2024

Submission of 'Local' Planning Application for the erection of 22 Luxury Glamping Pods and associated access, drainage, parking, and landscaping works.

Late February 2024

Submission of Major Planning Application for the erection of 25 Self Catering Holiday Lodges, erection of Spa and Leisure Facility, and associated access, drainage, parking, and landscaping works. This phase of development will include the delivery of the proposed landscape buffer to the north of the existing housing group on Balcraig Road.

August 2024

Submission of 'Local' Planning Application for the erection of central delivery hub and associated access, drainage, parking, and landscaping works.

PROPOSED DEVELOPMENT

LUXURY GLAMPING PODS



The proposed luxury glamping pods provide the opportunity to diversify the bedroom type and experience available to guests of the hotel, and provide a unique accommodation offering which will be extremely attractive to potential new visitors.

The client has investigated a number of bespoke luxury accommodation providers and are progressing the Phase 1 Application with Armadilla, a company who designs and builds all its products from its factory in Edinburgh and works with hospitality clients across the UK and Europe.

The site will utilise the existing hotel access, with a proposed parking area away from the units.

The existing trees at the site will be retained and utilised as a natural backdrop to the pods, whilst providing a soft boundary to each pod area. Soft landscaping will be introduced throughout the site.



PROPOSED DEVELOPMENT

SELF CATERING HOLIDAY LODGES



It is proposed to deliver 25 holiday lodges, located directly to the east of the proposed Spa and Leisure Facility. The lodges will range from 1 - 2 storeys to suit the topography of the site, with the variety of units staggered up the slope. The proposal looks to actively engage with the natural topography of the site to give the impression the buildings sit within the landscape and not on top of it.

The Holiday Lodges will range from 2 - 4 beds and will accommodate private external terrace or balcony space. Connectivity has been prioritised within the proposed site layout with the aim of creating accessible pedestrian networks that connect to existing paths around the estate. Parking will be distributed evenly throughout the site.

The lodges will be orientated to maximise aspect, and the form, massing and material palette will all be reflective of rural Perthshire and respond to the surrounding context. An innovative landscape strategy is proposed to naturally embed the buildings into the existing setting.

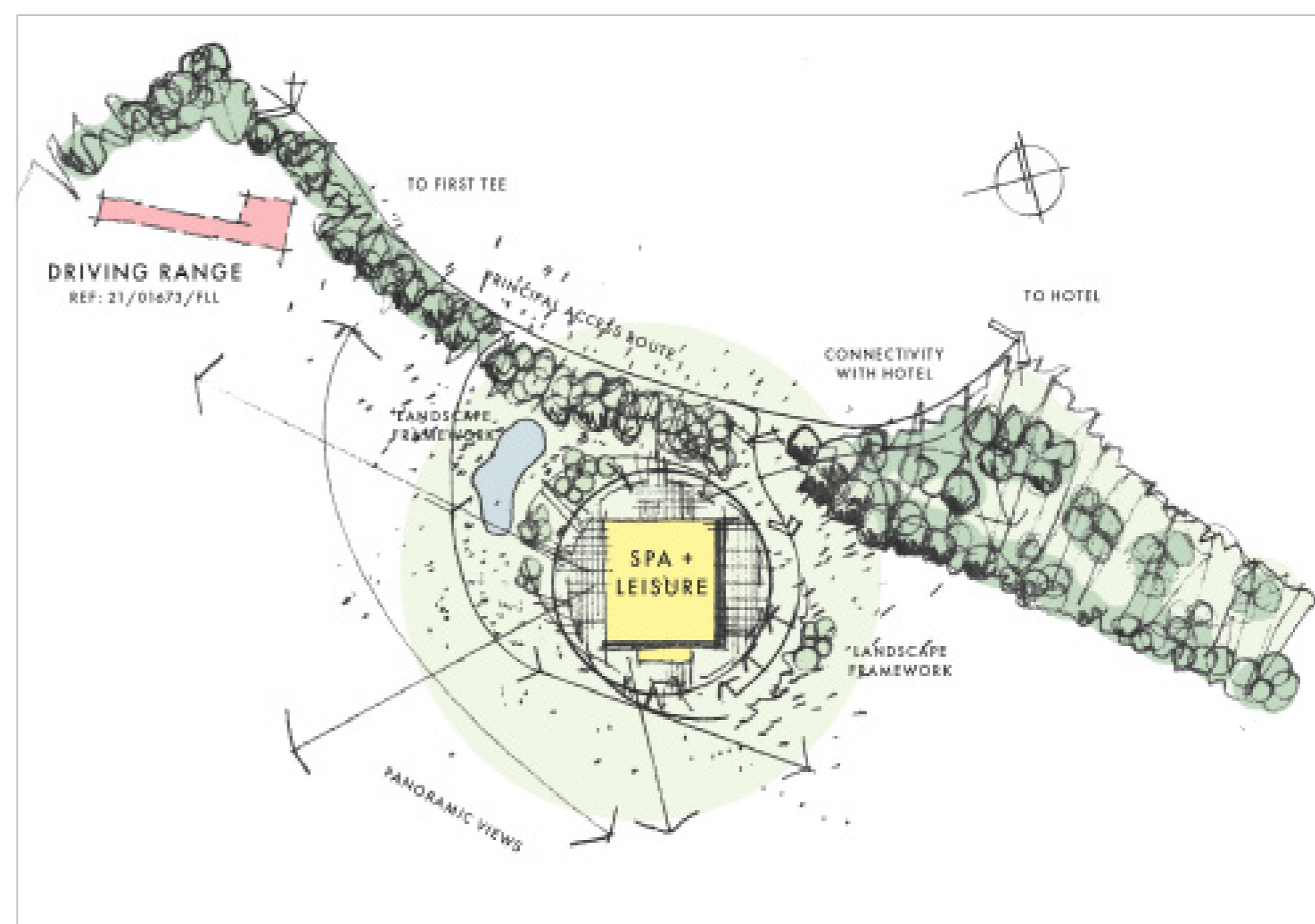
The proposed materiality will be a sensitive and high-quality approach in-keeping with the character and natural environment of the setting, utilising natural timber cladding and metal seamed roofing.

As intimated in the PPIp application, a landscape buffer zone to include new planting and screening is proposed on either side of the existing housing group on Balcraig Road. The landscape zone to the north of Balcraig Road will be delivered alongside the proposed self-catering holiday lodges providing increased separation distance between the proposed lodges and the existing housing group, to offset the impact on views where the landscape falls away from the housing group.



PROPOSED DEVELOPMENT

SPA AND LEISURE FACILITIES



The proposed Spa and Leisure Facility (including ancillary food and drink) has been conceived with the purpose to deliver a key economic driver for the overall estate masterplan – aligned to its vision and business plan.

The facility has been designed to provide a range of experiences and uses for both hotel guests and the public, all within clearly defined areas that will combine existing and proposed landscape frameworks.

Internally the building will include pools, saunas, steam rooms, gym, changing and cafés. The surrounding external terraces will have a range of outdoor uses to supplement the interior provision, including outdoor treatments, relaxation areas and other hospitality offerings.

The proposed building location is currently part of the Lyndoch golf course that has been reconfigured with holes

decommissioned to reduce it to a 10-hole course. The proposed positioning of the building utilises the landform to enable the development to fit within the established landscape whilst limiting its visual impact.

The location of the building has been selected to provide strong connectivity between the Spa and Leisure Facility, exiting hotel approach and entrance, and proposed adjacent lodges. Thereby, making access (walking and wheeling) to the building and surrounding areas a positive experience, utilising the path network within the estate.

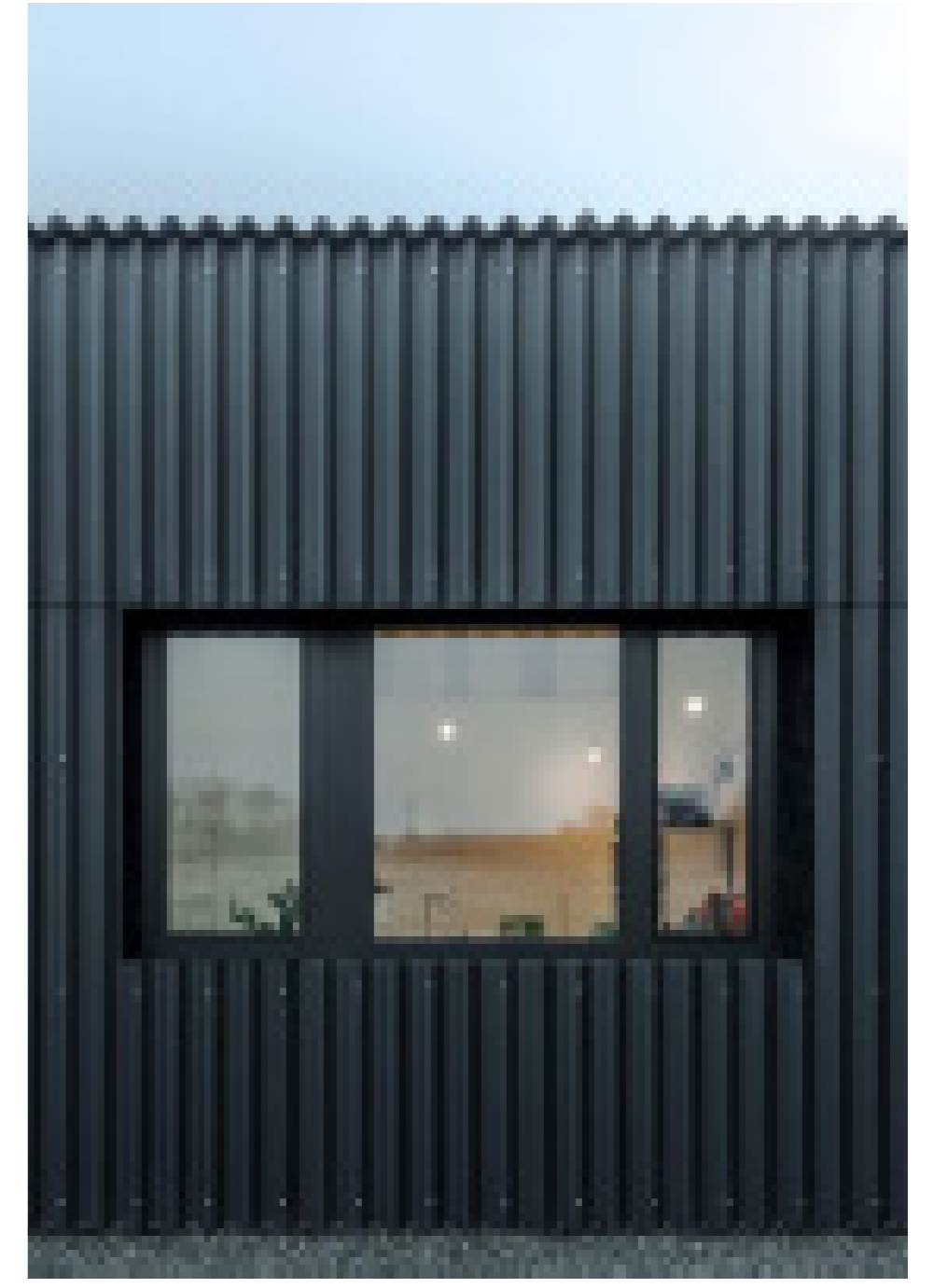
The architectural approach responds to the open landscape setting by proposing a building ‘in the round’. The building is proposed to be single storey with primary materials comprising a palette of natural timber cladding and glazed wall system.



Images:
Conceptual Site Plan and Section

PROPOSED DEVELOPMENT

CENTRAL DELIVERY HUB



The proposed Central Delivery Hub will seek to serve the entire estate, including a new Greenkeeper's Facility to amalgamate the entire operational side of the business into a single location.

The Central Delivery Hub is strategically located on the estate to provide operational, maintenance and on-site support for all existing and future uses across the whole site.

Access is proposed via Murrayshall Road at a newly formed access point located to minimise impact on existing trees.

The building is orientated to work with the existing contours of the site, to minimise any retaining structures where possible and sit sensitively within the landscape.

The building is of a scale necessary to accommodate the internal accommodation requirements, however through a combination of orientation, planting/landscaping as well as a simple building form, the building's visual impact will be minimised.

The proposed material palette comprises dark grey metal composite cladding and roof panels, with dark grey aluminium windows and doors.



FEEDBACK

All comments submitted in response to this consultation will be taken into account when we are developing the final proposals.

When a formal planning application is submitted to Perth and Kinross Council, the opportunity will exist at that stage for comments to be made directly to the council in the consideration and determination of the planning application.

If you have any questions, please ask one of the project team members present at today's event.

