

ANN NISBET STUDIO

PROCESS LED: ARCHITECTURE DESIGN RESEARCH

272 CARRADALE SHOREBASE: FEASIBILITY STUDY



Masterplan for the development of Carradale shorebase -  
incorporating a new manager's office and separate support building  
for MOWI Scotland Limited.

November, 2022

CARRADALE HARBOUR

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Carradale Bay

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RESEARCH

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CARRADALE HARBOUR  
Initial Information



Carradale Harbour

MOWI SCOTLAND LTD

Mowi Scotland Ltd. is part of the Mowi group and is the largest supplier of farm raised salmon in the United Kingdom employing 1,450 people at locations across Scotland.

Mowi's Carradale fish farm was first established in 2010 and is serviced from a small portacabin structure located to the west of Carradale harbour on Shore Road ('The Red Shed'). A proposal for a new fish farm in North Kilbrannan Sound is presently being developed which would also be serviced from Carradale. The existing shorebase facilities at Carradale are however not suitable for the current level of operations and planned future operational needs.

To ensure the harbour remains viable for current and future business and community activities, the company is looking to purchase land in Carradale Harbour with a view to upgrade and improve the shorebase centre with a design that aligns with the characteristics and identity of the harbours maritime setting.

The shorebase redevelopment proposals will incorporate provision for a Manager's Office and a separate support building which includes store, garage and welfare staff facilities. In parallel to the shorebase redevelopment proposal, a new pontoon is proposed for the harbour for Mowi personnel vessels which will be operated on a shared community use basis

ARCHITECT

Mowi has appointed award winning Architecture Practice Ann Nisbet Studio to design a focused masterplan for the shorebase redevelopment, providing an indicative conceptual layout of its future potential; due to their experience of working in sensitive sites in rural Scotland.

The practice specialises in coastal and rural architecture and Director Ann Nisbet has over fourteen years of experience designing buildings in the rural landscape. The studio has a strong interest in creating contemporary buildings that reference the inherent characteristics of the place, reinforcing and strengthening the local identity through buildings that create a sense of place both on the immediate site and the wider landscape. The studio has worked with rural and island communities, developing successful community engagement projects and installations.

This approach has earned the studio several awards for their rural housing projects including; a Scottish Quality in Planning Award for Placemaking with North Ayrshire Council, a Saltire Society Housing Award, RIAS Award and a RIBA National Award. The studio has a rural house, 'Newhouse of Auchengree', shortlisted for the RIBA House of the Year Award and the Andrew Doolan Award for best building in Scotland.

Their buildings, although undeniably contemporary, are grounded in context and are designed to reflect and enhance both the immediate site and the wider landscape.

## CARRADALE HARBOUR

### Location



Carradale coastline. Carradale harbour in the distance.

### LOCATION

Site: Carradale Harbour, Carradale, Kintyre, PA28 6SQ

Easting: 181966  
Northing: 638637

Carradale is a village on the east side of the Kintyre peninsula, which lies on Scotland's west coast. The harbour overlooks the Kilbrannan Sound and the west coast of the Isle of Arran. The gulf stream creates a milder climate in this area compared with regions in the east of Scotland.

Carradale is situated approximately 11 miles northeast of Campbeltown and 25 miles south of Tarbert, on the B842 road.

Carradale is home to around 400 residents. Carradale itself is a lightly fragmented settlement, which can be viewed as having a number of distinct parts. The main coast road passes through Bridgend, where the petrol station, police station, a restaurant and the Parish Church are situated. Following the B879 towards the rest of the village, takes you past the Carradale heritage centre, access to Carradale House and Carradale Bay. The B879 carries on further for another mile and a half. There is a village shop, post office, several hotels, a well-loved community hall and the residential focus of the village. Eventually the road brings you to a steep descent down to Carradale Harbour.

Carradale Harbour is small and well sheltered. It has always had a strong connection with the fishing industry. There is a small fleet of fishing boats that use the harbour. The east shoreside has become quite dilapidated with redundant buildings and abandoned scrap metal left to rust. The west shoreside consists of a large area of hardstanding currently used as car parking. There is a fishermen's storage area, public toilets, Mowi's current premises, and a slipway currently located here.

Carradale bay is a popular beach location for tourists and is home to a camping and caravan site. Another beautiful bay is situated at Port Righ, which faces east across Kilbrannan Sound. The sandy beaches, forest walks and small golf course make the area an attractive tourist location. It is not uncommon to see seals, elder ducks and occasionally basking sharks and dolphins outside the harbour in the Kilbrannan Sound from time to time

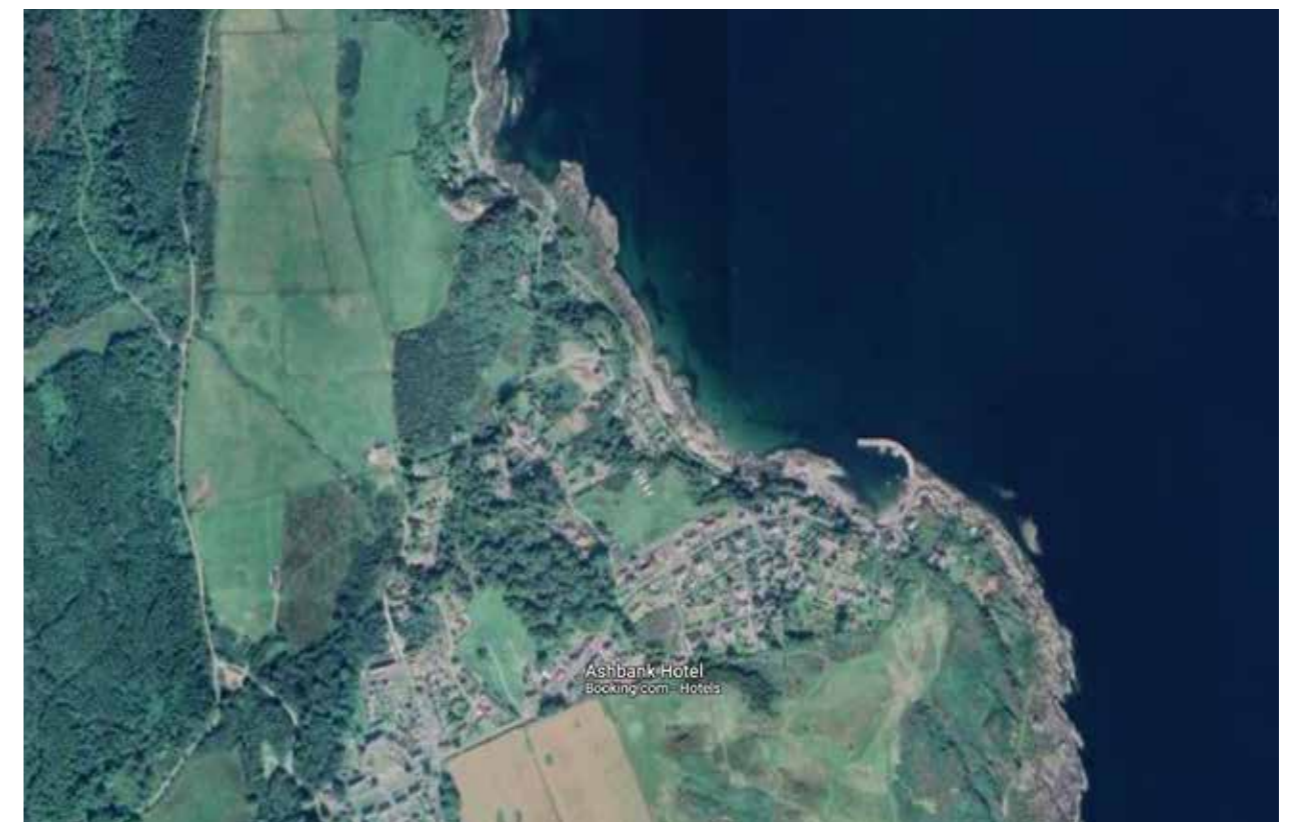
## CARRADALE HARBOUR

History of Site: Development of Site from 1869 to Present Day



Site: 1869 OS Map 6 inch 1st Edition

The above map shows Carradale with few buildings situated close to the pier, and the presence of domestic buildings close towards Tigh-cruaiche and Low Airs. In this area Carradale Inn can be seen as established on the map, a symbol of Carradale's development into a holiday area for workers and families. Forestry along the coast is visible in these early maps of the coastline



Present Day Site

Present day map highlights the development that Carradale has experienced since the 19th century. The pier area has become more populated with family homes, and the pier itself has been extended and visibly modernised. A symbol for the economic development of the area. The curved, elongated pier seen in this map was the first iron pier to be built in Scotland.

## CARRADALE HARBOUR

History of Site: Development of Site from 1869 to Present Day



Site: 1924 OS Map 6inch 2nd Edition

## HISTORIC CONTEXT

Traces of early human settlement are etched into the Carradale coastline from the Neolithic Period. The fertile glens attracted new migrations of people, who settled and formed small communities. Carradale has a long history of community settlement, evident through a discovered fort at Carradale Port from the Iron Age period, a chambered cairn at Brackley from the Neolithic period, and a Bronze Age burial cist in the field at Grogport.

Crofting and fishing were Carradale's predominant economies in the 17th and 18th centuries. 19th century industrial development introduced the steam ship which created heavy traffic of ships travelling from Campbeltown to Glasgow and stopping at Carradale's port. Carradale's first pier was built in 1858 due to the thriving herring industry. With the development of the pier, holiday culture arrived. Consequently, as a quaint port village, Carradale experienced in the 1860s the development of holiday commercialism and an annual return of high foot fall. Several hotels became established in the village and many families returned to the area every year for their annual holiday.

The building of a new iron pier in 1870, the first in Scotland, allowed Steamer ships to call into Carradale Harbour regularly. A pier master would regularly issue gale warnings to passing ships. There was also a mercury-filled barometer in the pier's waiting room which warned of any impending storms.

In present day Carradale, there is now only a small fishing fleet that regularly uses the harbour, catching primarily langoustines and shellfish. The harbour also provides shelter to the vessels servicing the salmon farm which is situated north of Carradale. The original pier waiting room building, laterally a shop, is now derelict and the remains of an old boat store on the harbour front can be seen.

CARRADALE HARBOUR

Historic Context: Development of Site from 1869 to Present Day



1892

Row of cottages fronting road above rocky bay, with harbour and pier on promontory; sailing boat off coast; hills beyond.



1938

Argyll. The Pier, Carradale



November 1955

Carradale, Argyll. Pierhead,



CARRADALE HARBOUR

Historic Context: Development of Site from 1869 to Present Day



June 1960

Circular harbour with pebble beach and thick stone wall with fishing boats moored to wharf; stone harbour master building. Boats drawn up on beach and lorries parked by buildings. Hills in distance.



June 1960

Boats drawn up on beach and lorries parked by buildings

CARRADALE HARBOUR



1938

Argyll. The Pier, Carradale

CARRADALE HARBOUR

Historic Context: Development of Site from 1869 to Present Day



Carradale Harbour



Carradale Pier with Gale warning mast

KINTYRE PENINSULA



Surrounding Prominent Harbours along the Argyll/ Kintyre Peninsula

Kintyre peninsula stretches vertically around 30 miles along the western coast of mainland Scotland. Along its coastline, from Argyll and Bute, there are a number of historical, prominent harbours beginning at Inverary to Campbeltown:

Inverary | Ardrishaig | Tarbert | Carradale | Campbeltown

KINTYRE PENINSULA

Local Characteristics: Harbours along the Argyll/ Kintyre Peninsula



Kintyre



Ardrishaig



Carradale



Tarbert

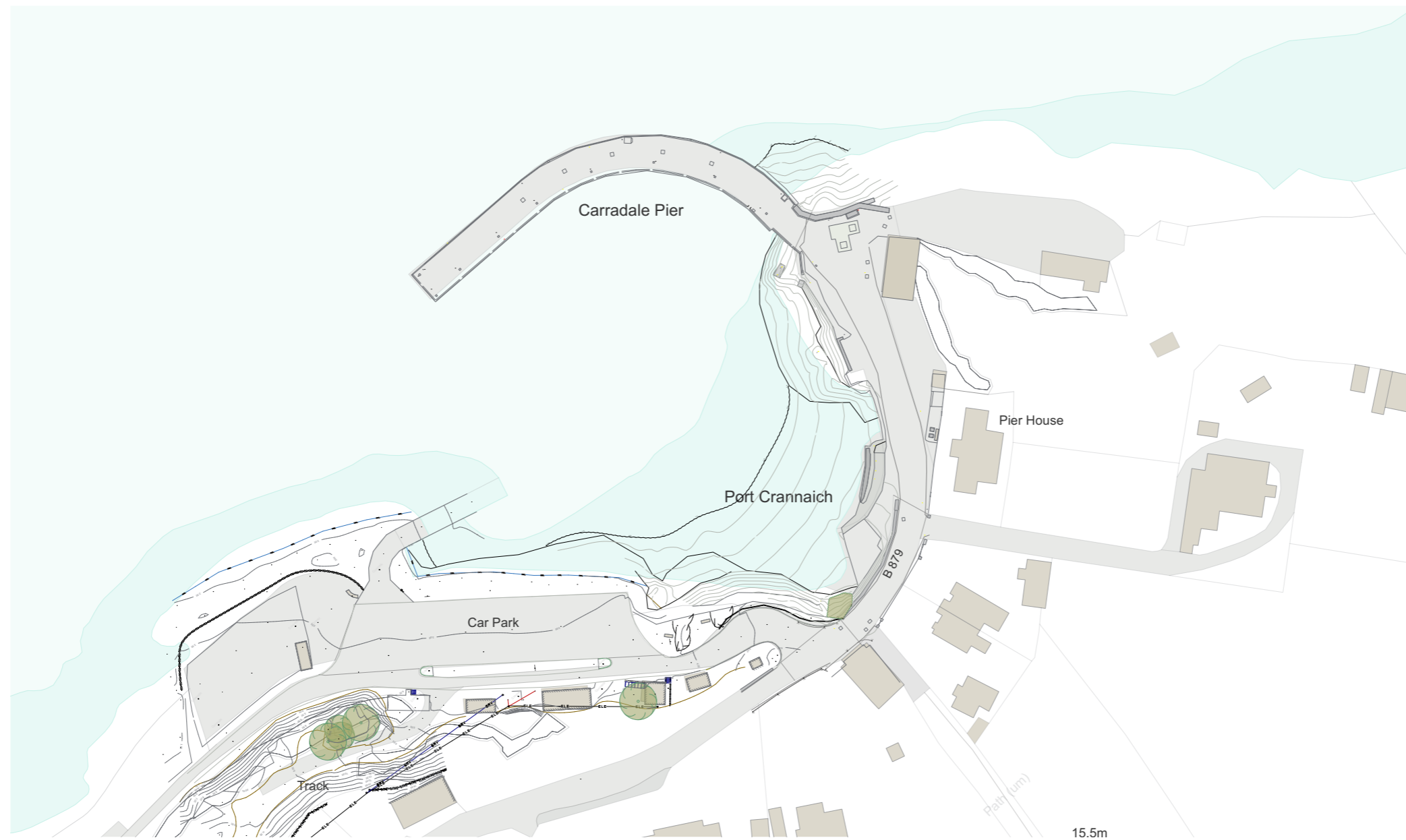


Carradale



Inveraray

CARRADALE HARBOUR  
Current Harbour Layout



N.T.S



## CARRADALE HARBOUR

Site: Documented observations of the Site



East Shoreside Site

Derelict delapidated building, debris, abandoned cars and scrap metal piled across the site.



Existing East Shoreside Pier



Existing Buildings

Delapidated, derelict building at prominent harbour position on site. This building is one of the oldest buildings in Carradale Harbour.



Approach to East Shoreside

Boats, portacabins and debris on approach to entrance to site.



View to West Shoreside

Small Bay at Carradale Harbour. Proposed site of new pontoon. Mowi's current premises in background ('red shed')

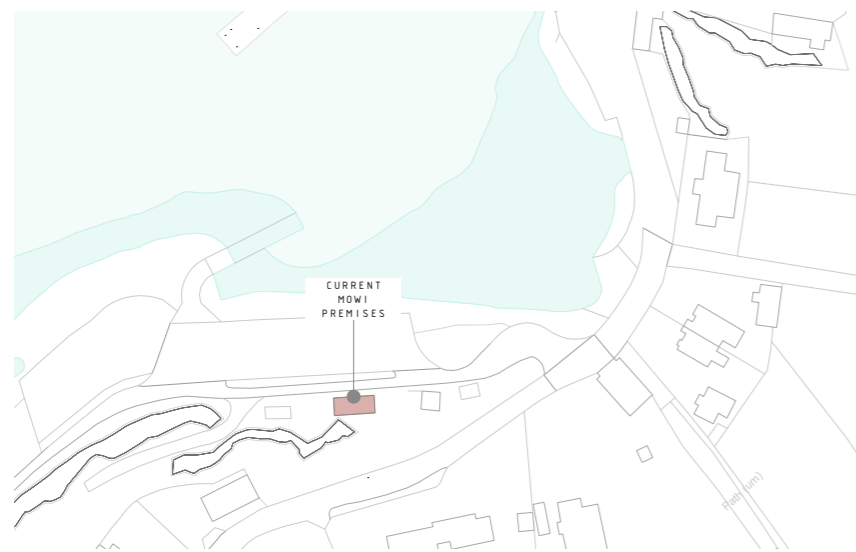


View to East

Views of the west of the Isle of Arran from the site.

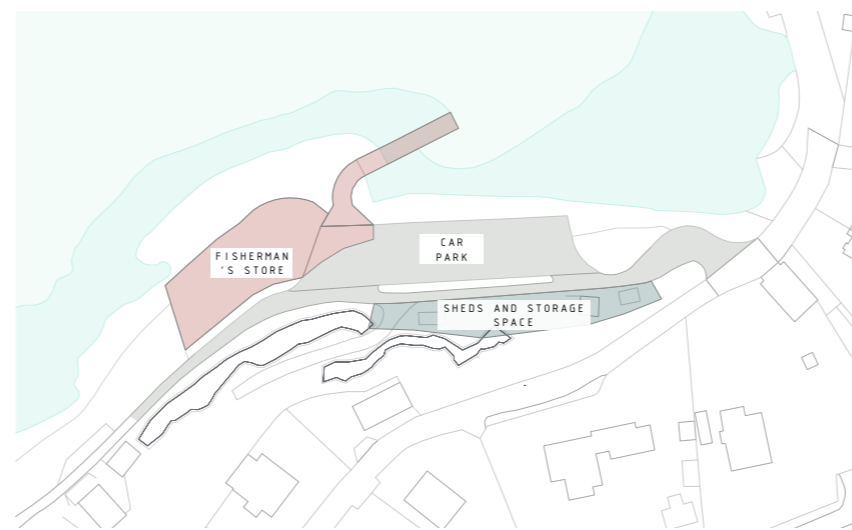
CARRADALE HARBOUR

Diagrams: Documented observations of the Site



Current Mowi Premises

Mowi presently services its Carradale fish farm from a small portacabin structure on Shore Road. The diagram above shows the existing location of the Mowi premises on the West Shoreside Harbour. The current facilities are not suitable for current operations and planned future operational needs.



Current West Shoreside Harbour Layout

This area consists of the current fisherman's store, a car park, and an area of sheds and storage space. Mowi's current premises are located within the sheds and storage area highlighted in the above diagram.



Current East Shoreside Harbour Layout

The east shoreside harbour consists of a series of dilapidated buildings, reminiscent of Carradale's harbour history. These consist of a depot and pier house, alongside the existing delapidated east harbour store building.

Mowi is looking to redevelop the East Shoreside Harbour area to construct a modern, purpose built shorebase to provide support services to Mowi's local fish farming operations.

The shorebase redevelopment proposals will incorporate provision for a Manager's Office and a separate support building.



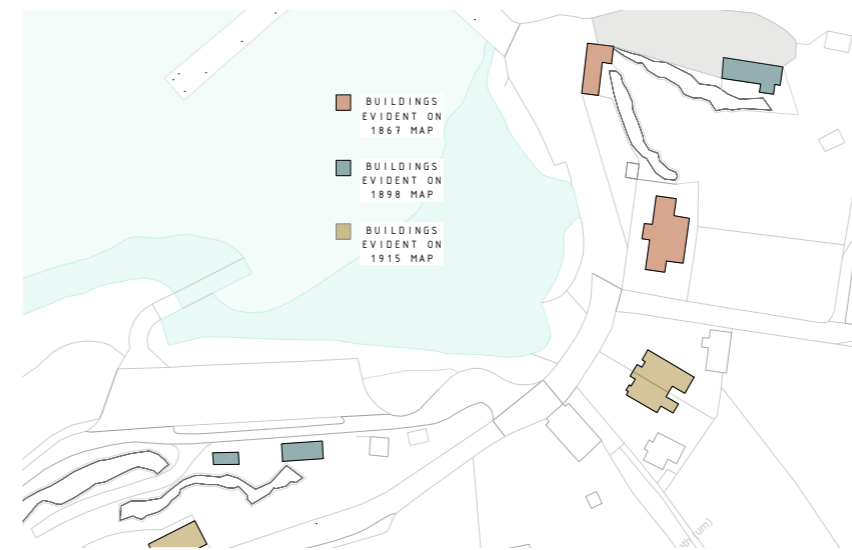
## CARRADALE HARBOUR

Diagrams: Documented observations of the Site



### Residential Buildings

As seen through the historical maps, present day Carradale reflects a development of domestic houses and rising local population. The diagram above highlights residential buildings surrounding the harbour today.

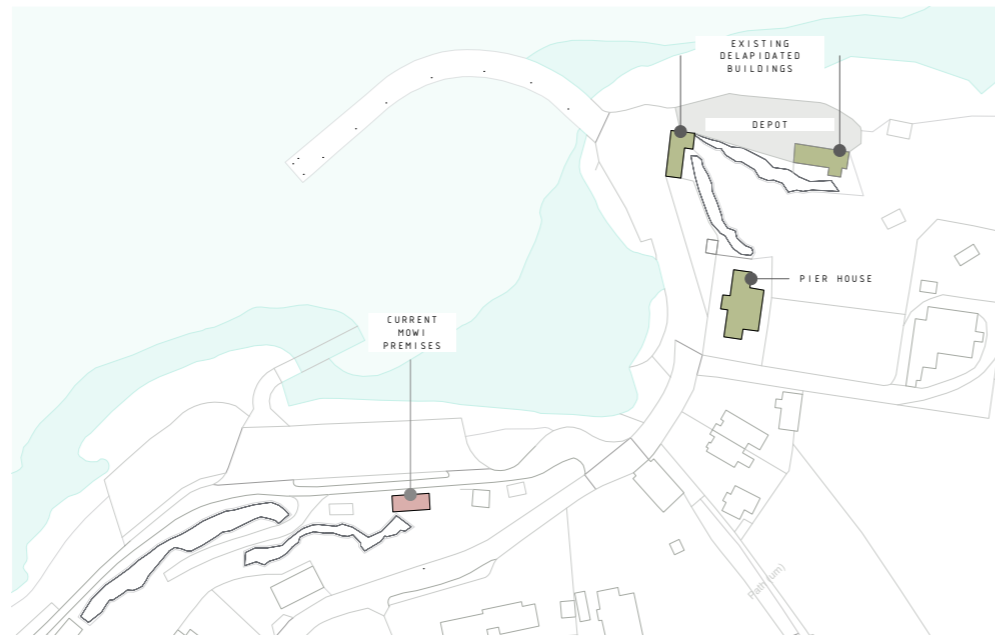


### Oldest Buildings on Site

The existing harbour buildings reflect a long history of Carradale, but they range from different periods. The northeast buildings on site are present on maps dating from the late 1860s. These are the oldest on site. East on the site, one building is present on the late 1890s map, alongside other buildings running alongside the coastline towards the west shoreside harbour. Residential buildings then began to appear far more, seen in the mustard-coloured buildings, which are present on maps dating from 1915.

CARRADALE HARBOUR

Diagrams: Documented observations of the Site



CURRENT SHORESIDE LAYOUT

The current Mowi premises is located on the West Shoreside Harbour, close to public amenities and an existing carpark. The East Shoreside Harbour, shown here, consists of dilapidated buildings and a depot area.

It is proposed that the form and massing of the dilapidated building on the harbour front (laterally used as a shop) is to be kept and utilised as part of the proposed east shoreside development, maintaining the connection with the harbour.

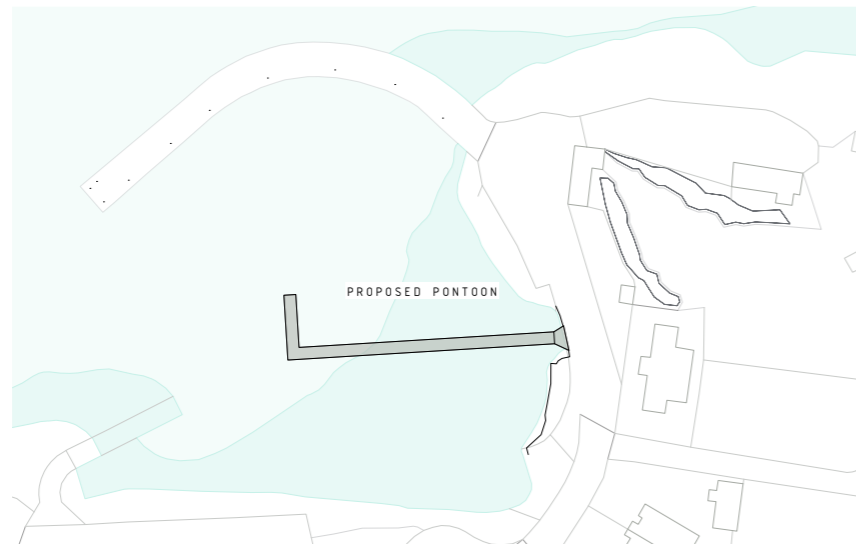


Proposed Future Plans of Commercial and Community Areas

The proposal aims to relocate the Mowi premises to the East Shoreside Harbour, alongside public-friendly landscaping and carparking cohesive with its natural environment. This will allow the West Shoreside Harbour to open, providing an opportunity for community development where amenities and facilities can be established to cater for locals and visitors. The proposal aims to reinvigorate the high energy Carradale harbour has experienced throughout its history - ensuring that both East and West Shoresides perpetuate the local heritage embedded in Carradale.

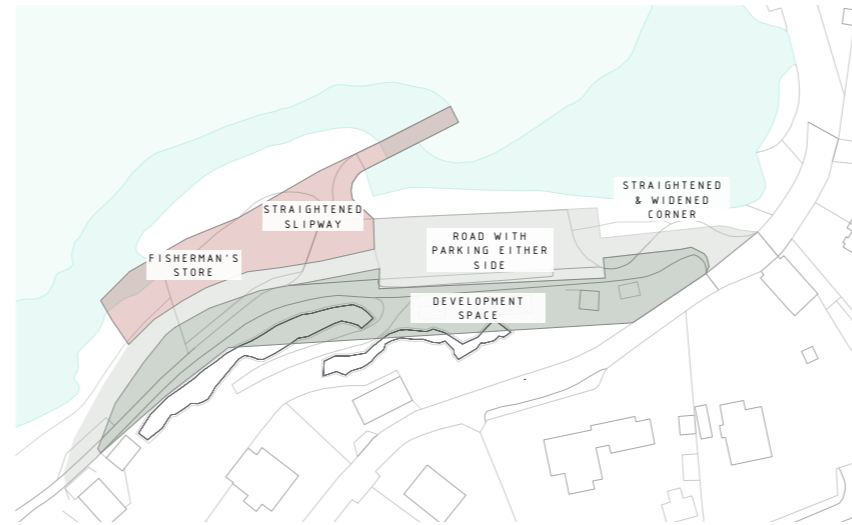
CARRADALE HARBOUR

Diagrams: Documented observations of the Site



Proposed Pontoon

A new pontoon is proposed to be located off the East Shoreside Harbour where boat owners and fishermen can park, organise, and provide maintenance for their boats. This area has potential to be used by local pedestrians and guest visitors, and will provide a traditional and pleasing aesthetic to the harbour.



Proposed West Shoreside Harbour Layout

The area south of the carpark, originally the location of the Mowi premises will become a development area, allowing the opportunity for community amenities and facilities to be established. It is proposed that the slipway is straightened to allow easier access for fishermen to the fisherman's store. The carpark is proposed to also be straightened and the road re-routed so that organised parking can be further maintained and meet parking expectations for rising footfall. Releasing the land used by the current Mowi shorebase building will support the community's aspirations for developing the west harbour side area of Carradale.



Proposed East Shoreside Harbour Layout

It is proposed that the existing East Harbour Store building on the East Harbour site is reiterated through the new building, in form and scale to provide a new use: a relocated office space for the Mowi premises. Additionally, a warehouse with parking and surrounding landscape is proposed which reflects the existing harbour aesthetic and history. This proposal aims to harmonise with the surrounding landscape and Carradale environment, while providing a refreshed use of public and private spaces on the site.

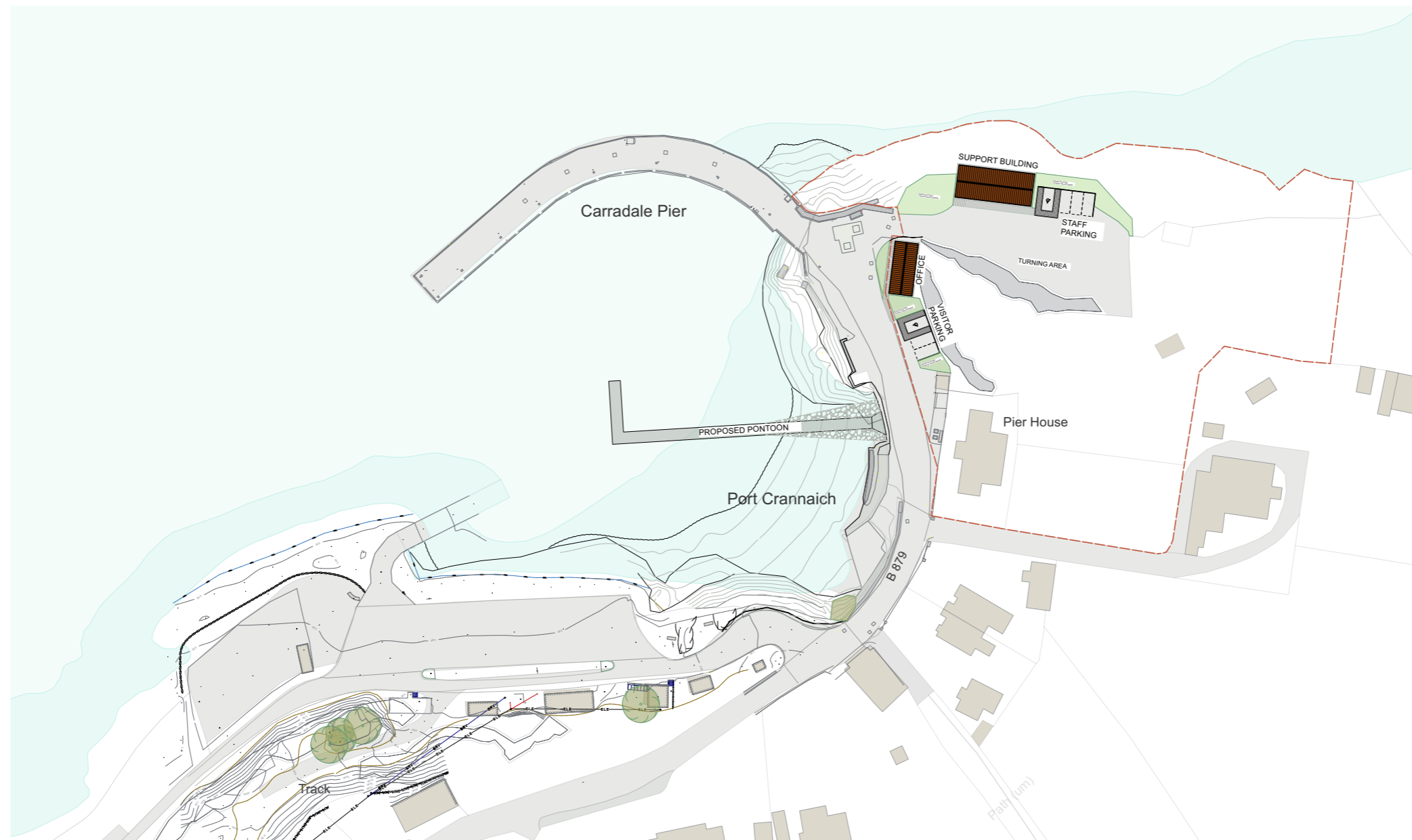
## PROPOSED DESIGNS

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Preferred masterplan option and building layouts at this stage pending further community consultation.

Further design options are presented in the following Development section

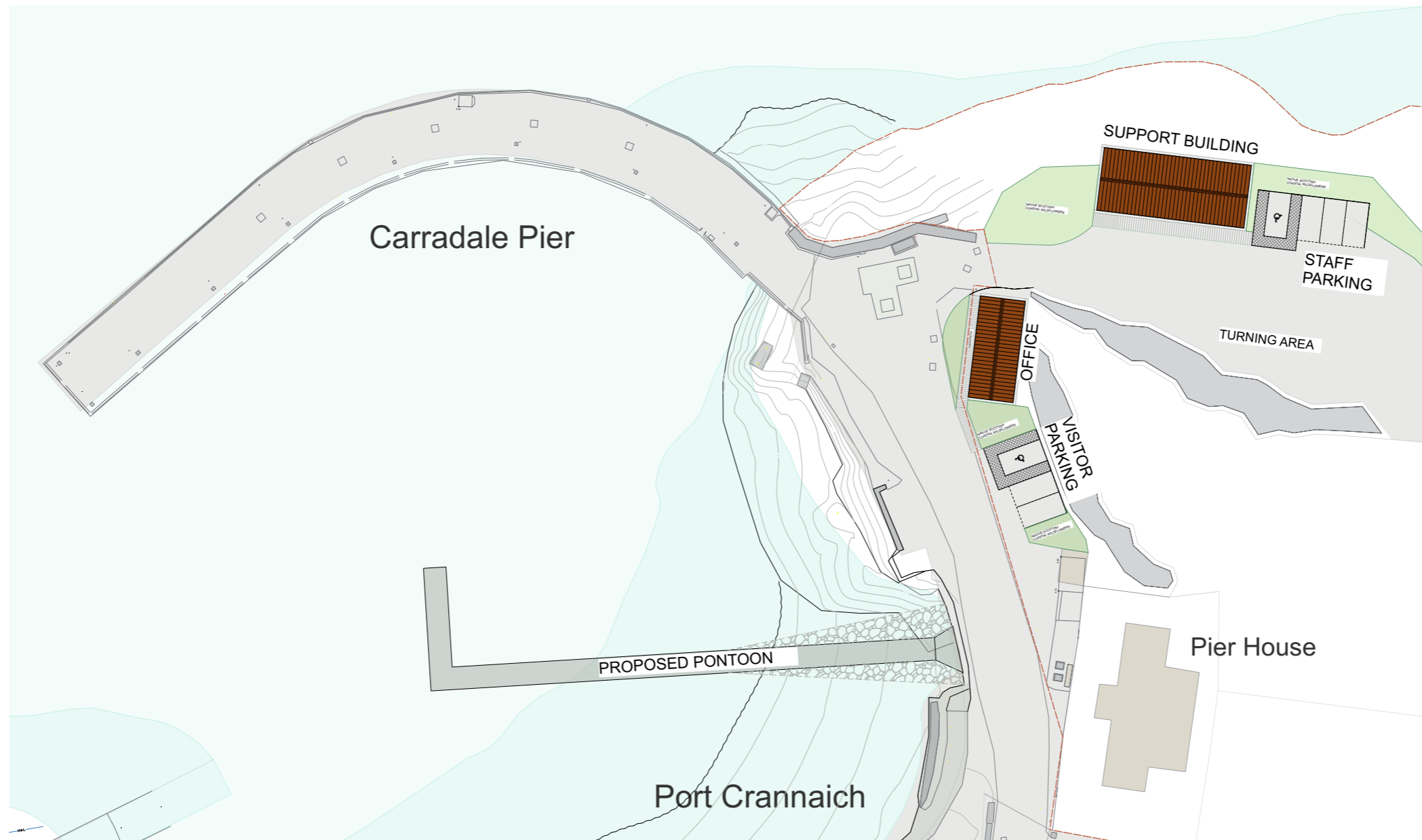
CARRADALE HARBOUR  
Proposed Masterplan Layout



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CARRADALE HARBOUR  
Proposed Masterplan Layout

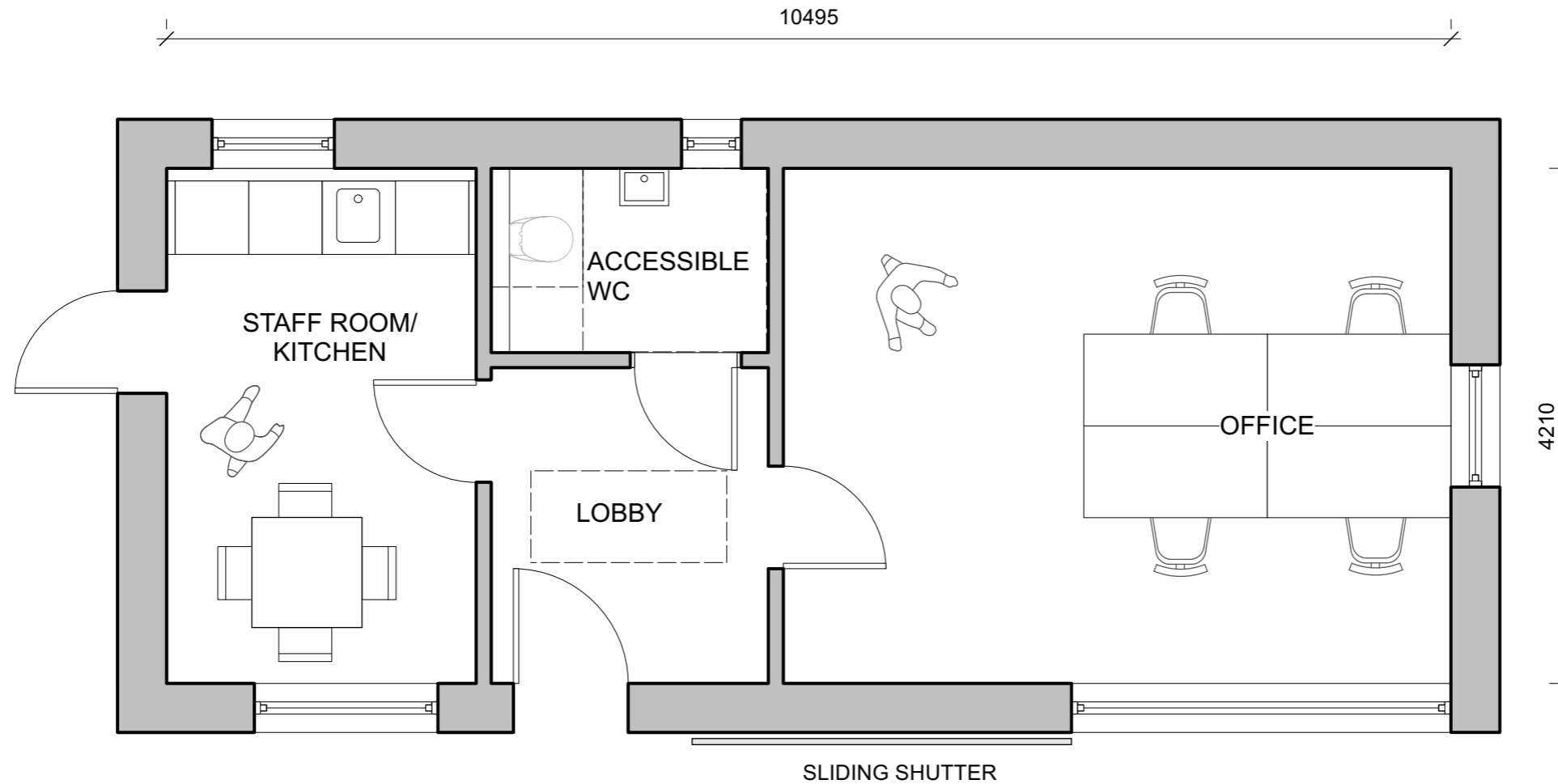


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CARRADALE HARBOUR  
Proposed Managers Office



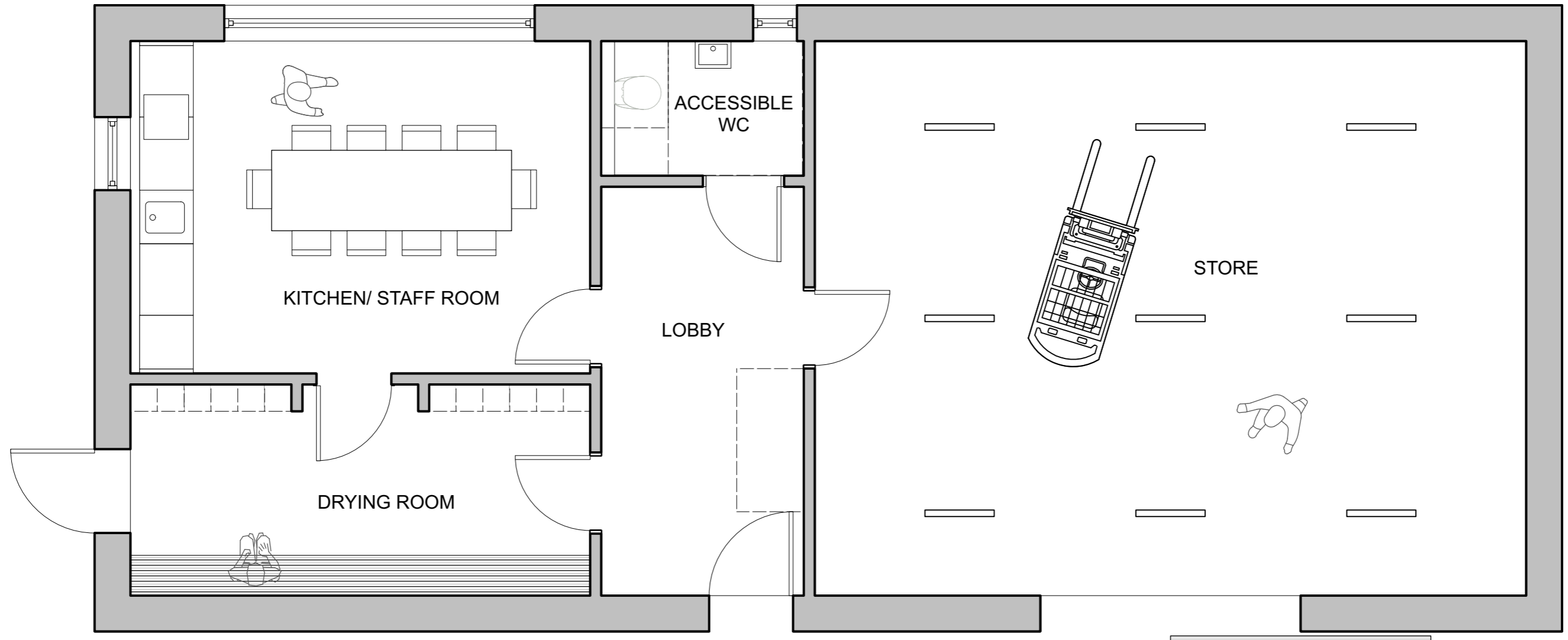
1:50 @ A3

Total Area: 44.18sqm

Office: 22.47sqm  
Lobby: 5.85sqm  
Staff Room/ Kitchen: 10.65sqm  
Accessible WC: 3.41sqm

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CARRADALE HARBOUR  
Proposed Support Building



1:50 @ A3

Total Area: 96.72sqm

Store: 49.3sqm

Staff Room/ Kitchen: 19.10sqm

Drying Room: 12.13sqm

Lobby: 10.36sqm

Accessible WC: 3.41sqm



CARRADALE HARBOUR

Visual 1: View from Harbour



CARRADALE HARBOUR

Visual 2: View to East Shoreside from West Shoreside

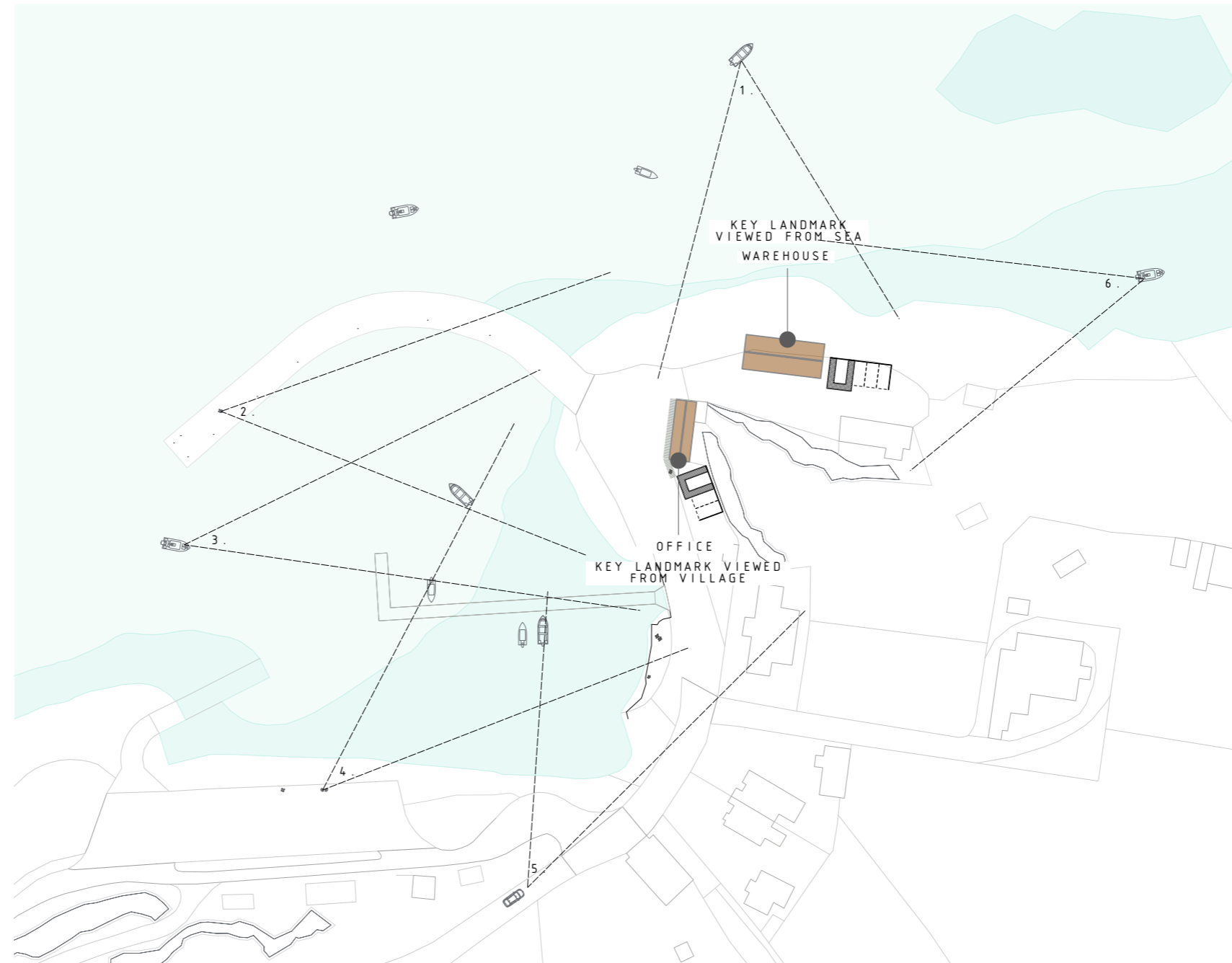


CARRADALE HARBOUR

Visual 3: View of Proposed East Shoreside Development - Office and Gable of Support Building



CARRADALE HARBOUR  
Placemaking



1. View from Sea
2. View from Harbour (person)
3. View from Harbour (boat)
4. View from West Shoreside
5. View from Approach to Carradale Harbour
6. View from Sea



CARRADALE HARBOUR  
Coastal Harbour Characteristics

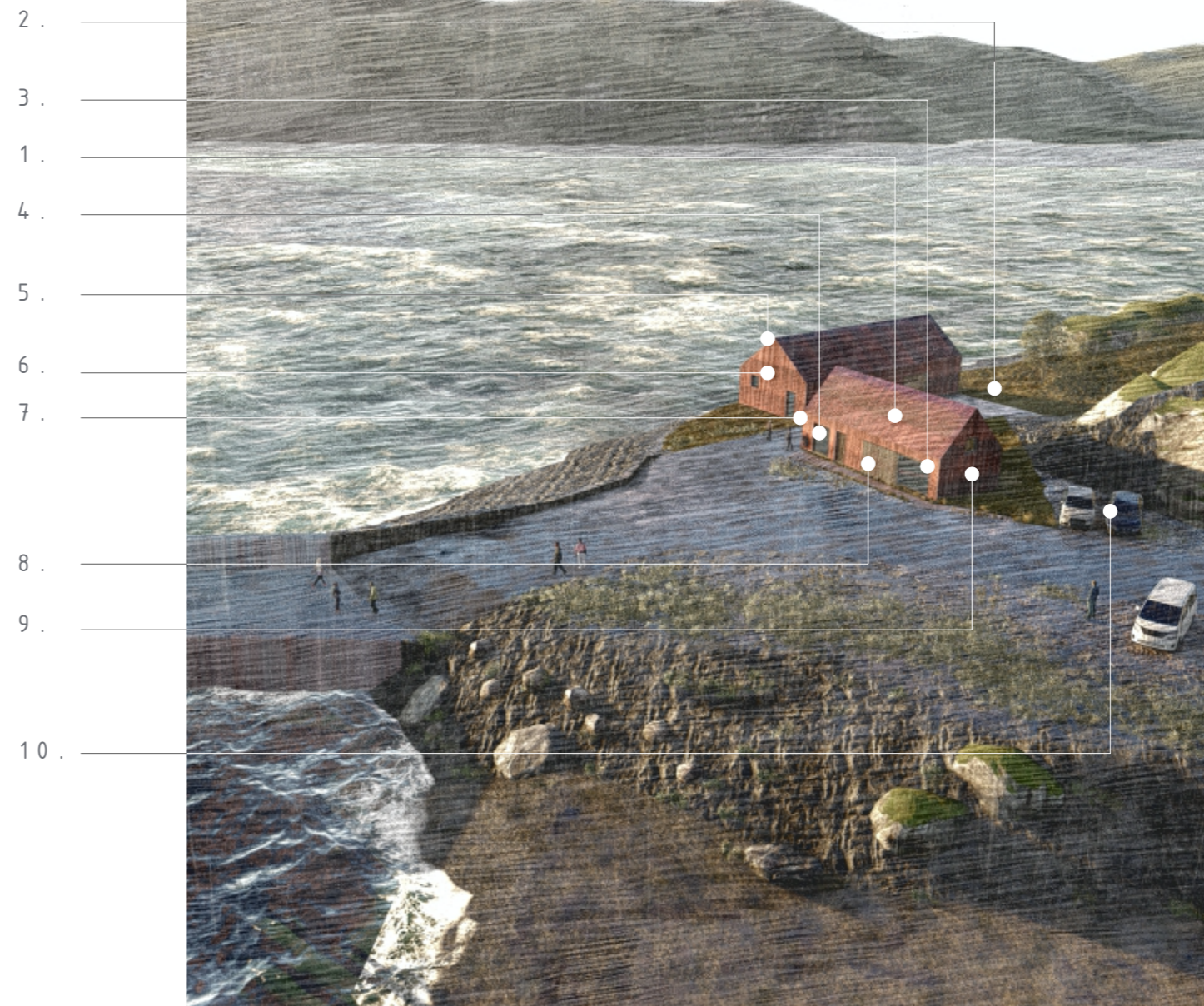
1. High level window references high level gable recess in existing harbour building
2. Robust cladding materials characteristic of coastal industrial buildings
3. Form and Proportions reference the existing harbour building
4. Perforated 'Storm' Shutter reflects characteristics of coastal industrial architecture
5. Combination of large and small openings references coastal architecture



CARRADALE HARBOUR

Design Key Points

1. Mowi Office Building located in prominent harbour position (on the footprint of the existing harbour building)
2. Staff parking hidden from main harbour view
3. Mowi Office with large window looks out onto the Harbour and Pontoon activating the harbour and providing a focal point
4. Mowi Office windows overlook access into Support Building yard - for added security
5. Key Marker elevation viewed from sea
6. Key Marker gable elevation viewed from pier/ sea
7. Side access from office to Support Building
8. Key Marker elevation viewed from west harbour/ pier
9. Key Marker gable elevation viewed from approach to harbour referencing the existing harbour building
10. Area for visitor parking



CARRADALE HARBOUR  
Proposed Material Options Study



Red Corrugated Metal Cladding  
Perforated Metal Shutter



Timber Rainscreen Cladding  
Perforated Metal Shutter



Black Corrugated Metal Cladding  
Perforated Metal Shutter

CARRADALE HARBOUR  
Proposed Material Options Study



Red Corrugated Metal Cladding



Red Corrugated Metal Cladding  
Black Corrugated Metal Cladding



Black Corrugated Metal Cladding  
Timber Rainscreen Cladding



CARRADALE HARBOUR  
West Harbour Shoreside



1. Land released from the current Mowi premises location will support the community's aspirations for developing the west harbour shoreside area of Carradale
2. West Harbour Shoreside

## CARRADALE HARBOUR

### West Harbour Shoreside - Community Suggestions

The relocation of Mowi from the west harbour will open up opportunities for the community to explore many ideas or facilities that will meet the needs of the community, local businesses and visitors.

There are many possibilities, some which we have listed over the next few pages:

#### A HUB FOR GROWING BUSINESSES AND ACTIVITIES ON THE WATER

- Develop opportunities for business growth and creation by creating new units, providing scope for new and existing small and medium sized businesses to expand
- Bring together information about existing services, events and experiences along the Kintyre Peninsula

#### A SEASBIRD/ SEALIFE SPOTTING HUB

- Exhibition and education facilities to give opportunities for delivering a programme of events and activities.
- A hub for education, conservation and research activities.
- Provide opportunities/ information points for visitors and local communities to watch for whales, dolphins and porpoises.
- A programme of training events, community workshops and school field trips could be established
- Connect into the Hebridean Whale Trail



Seals at Machrihanish, David Paterson, Visit Kintyre



Scottish Seabird Centre



Sea tours



tarbert Facilities

## CARRADALE HARBOUR

West Harbour Shoreside - Community  
Suggestions

### DESTINATION HUB - QUALITY VISITOR FACING FACILITIES

- Visitor Information centre, visitor interpretation, a café/ restaurant and tourist focused retail zone
- Improve the visitor experience by improving the toilet block, parking facilities, signage (for walks and map of village)
- Community Bicycle hire/ bike maintenance facilities
- Local ice cream stall
- New information panels on the historic context of the harbour
- Facilitate the introduction of a tourist taxi boat service
- Improve access to the sea for water-based activities and recreation
- Connecting to coastal paths/ cycle routes

### ENHANCED INFRASTRUCTURE AND FACILITIES

- Improve the offering and opportunities for sailors, tourists, business and community groups
- Encourage greater recreational use, eg. Fishing, water sports, wildlife excursions, attract visitors from larger vessels
- Infrastructure and facilities for a watersports programme
- Provision of a modern fit-for-purpose changing facility building providing toilets, showers, laundry facilities, drying facilities and baby changing facilities with all areas being fully accessible
- Improved facilities will provide for a modern up-to-date service for all users, including visitors, sailors, kayakers, campers, walkers, local fishermen and residents, meeting current and future demand as well as supporting local sporting events.



Kintyre Way



Lobster Shack, North Berwick



Sea kayaking in Brodick Bay, Arran

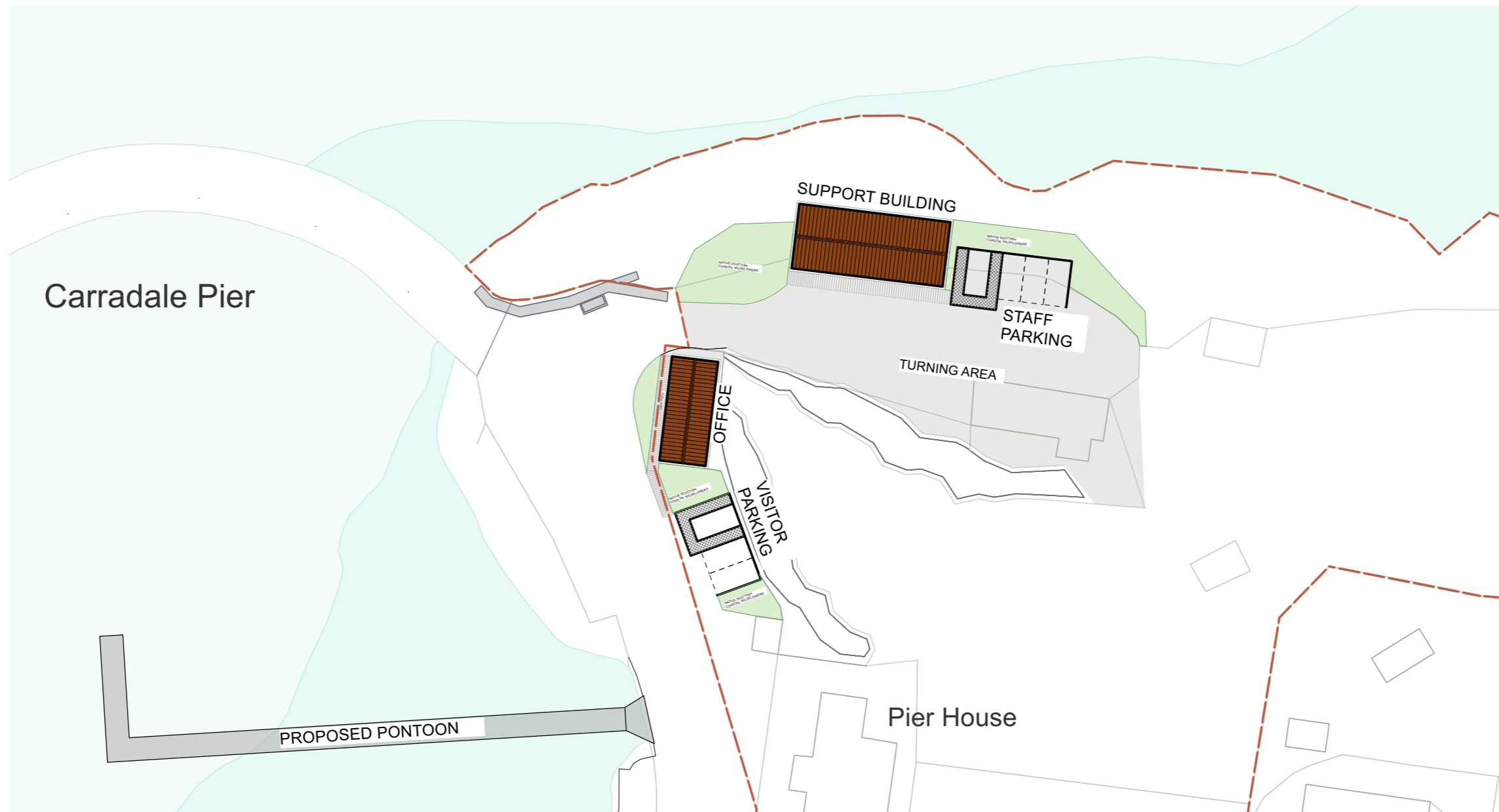


Three Islands Seabird  
Seafari - Helen Pugh

DEVELOPMENT

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CARRADALE HARBOUR  
Masterplan Option 1



Support Building is located parallel and adjacent to the shoreside and near to the main entrance. Staff Parking is situated parallel to the support building. The Support Building provides a strong gable presence to the sea. Opportunities to further expand and develop the site in the future. The Support Building is pushed closer to the shore to allow for easier vehicle access to the site.



CARRADALE HARBOUR  
Masterplan Option 2



Support Building is located perpendicular to shoreside and to the rear of the site. Staff Parking is situated parallel to the shoreside. Rock could be cut back to allow further turning space and future access to the rear of the site.

CARRADALE HARBOUR  
Masterplan Option 3



We looked at the Support Building being situated further inland from the shore, however this restricts vehicle access to the site.



CARRADALE HARBOUR  
Masterplan Option 4



We looked at reducing the scale of the Office building to allow for easier vehicle access to the site, however this restricts the level of amenities that can be provided within the Office building.





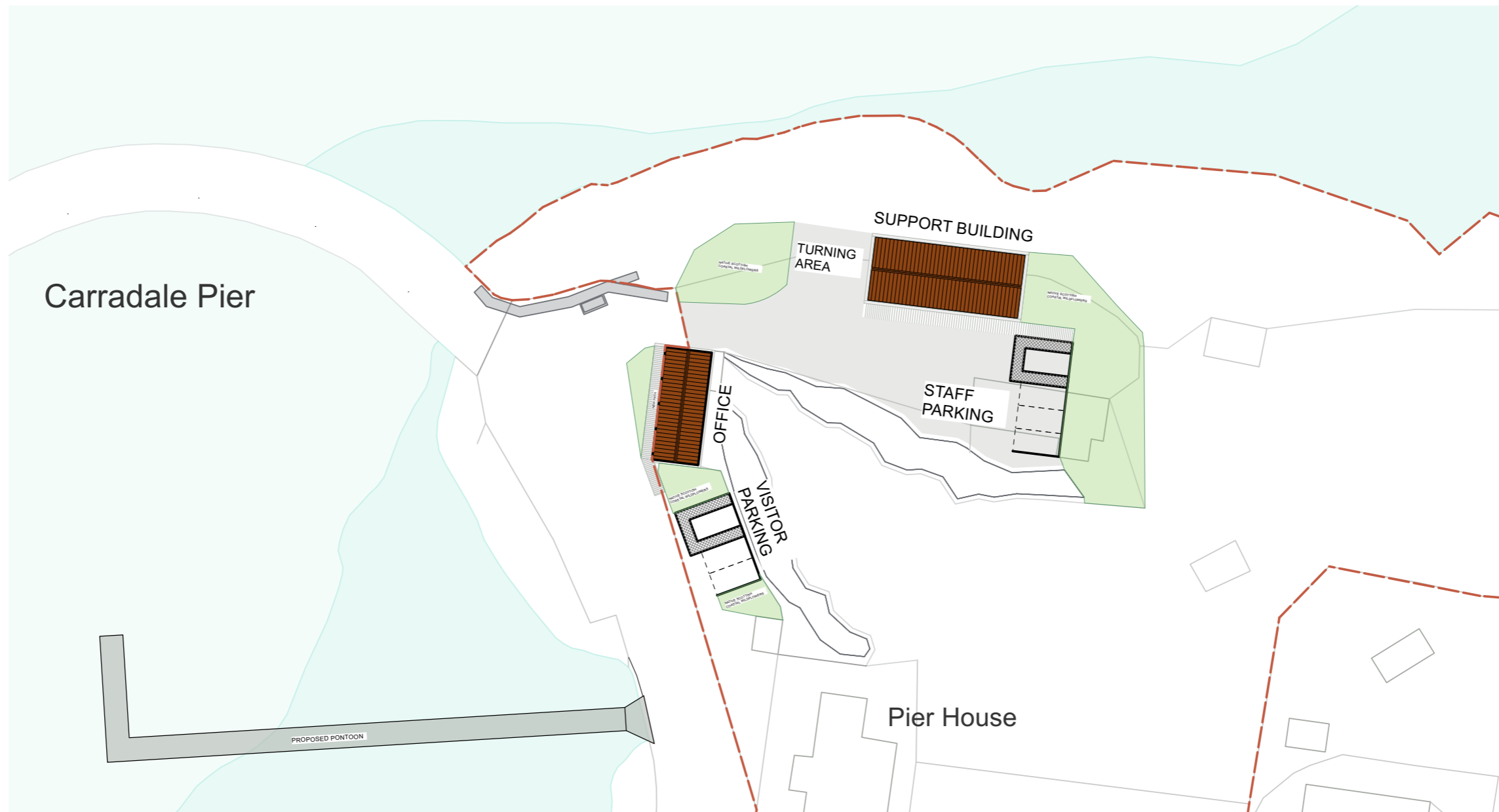
CARRADALE HARBOUR  
Masterplan Option 5



We looked at retaining the full footprint of the original old building on the site for the Office building, however the gable of the building is situated flush with the entrance to the site which restricts vehicle access.

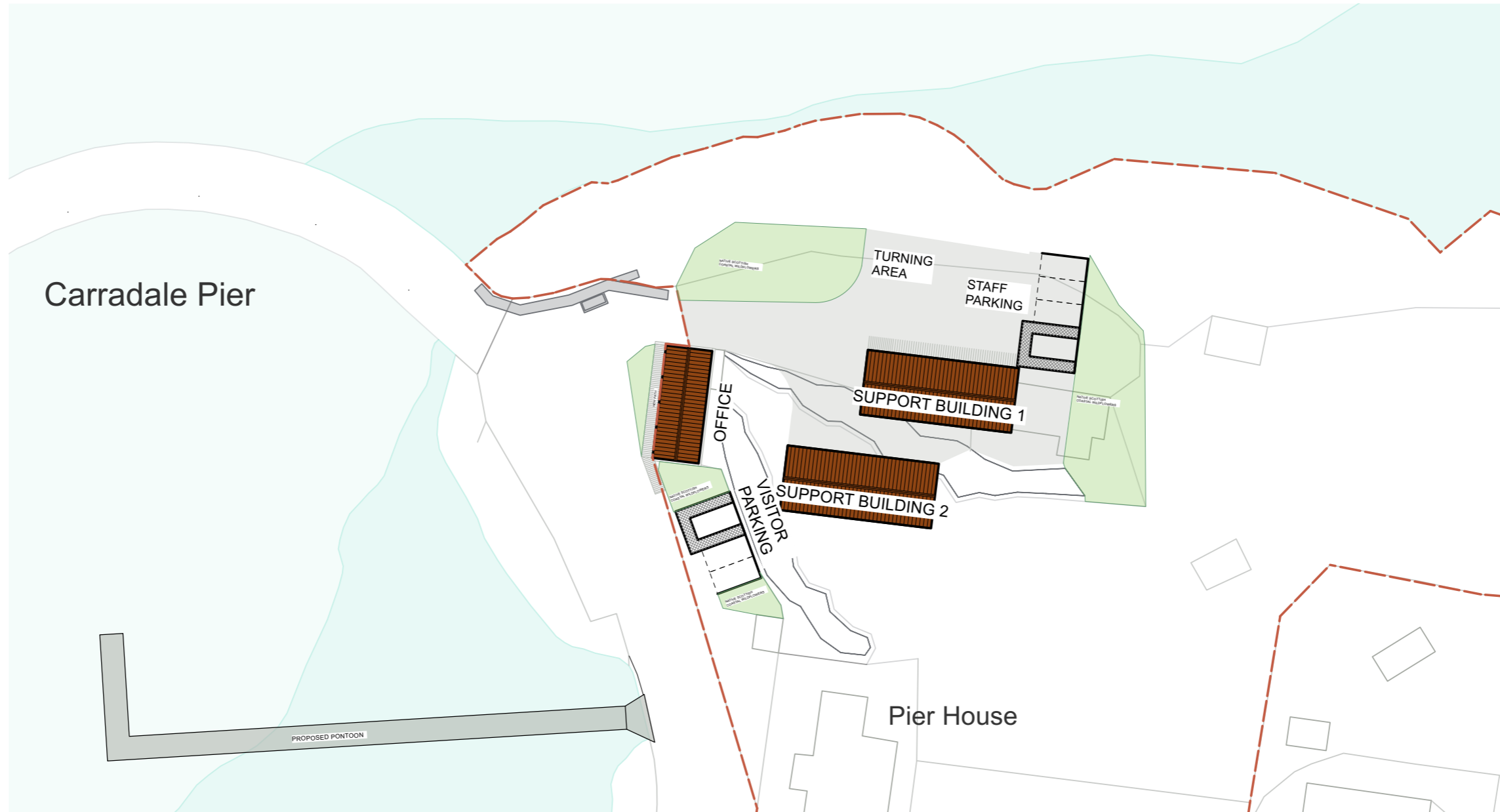


CARRADALE HARBOUR  
Masterplan Option 6



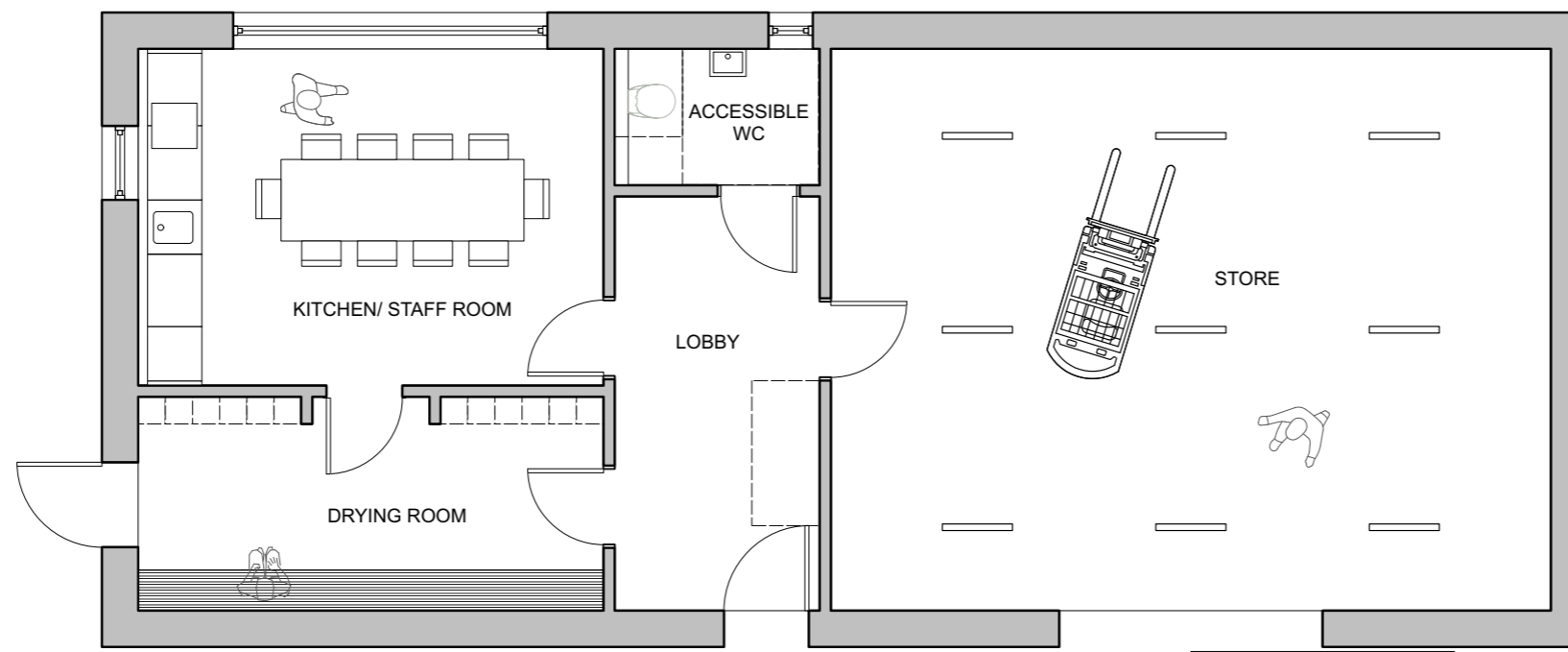
Support Building is located parallel and adjacent to the shoreside and to the rear of the site. Staff Parking is situated perpendicular to the Support Building. The turning space is situated at the front of the site and Support Building, which could block views of the gable to the harbour frontage.

CARRADALE HARBOUR  
Masterplan Option 7



This shows the possibility of a secondary support building being situated parallel with the first Support Building to provide further storage if required.

CARRADALE HARBOUR  
Support Building Option 1



Total Area: 96.72sqm

Store: 49.3sqm

Staff Room/ Kitchen: 19.10sqm

Drying Room: 12.13sqm

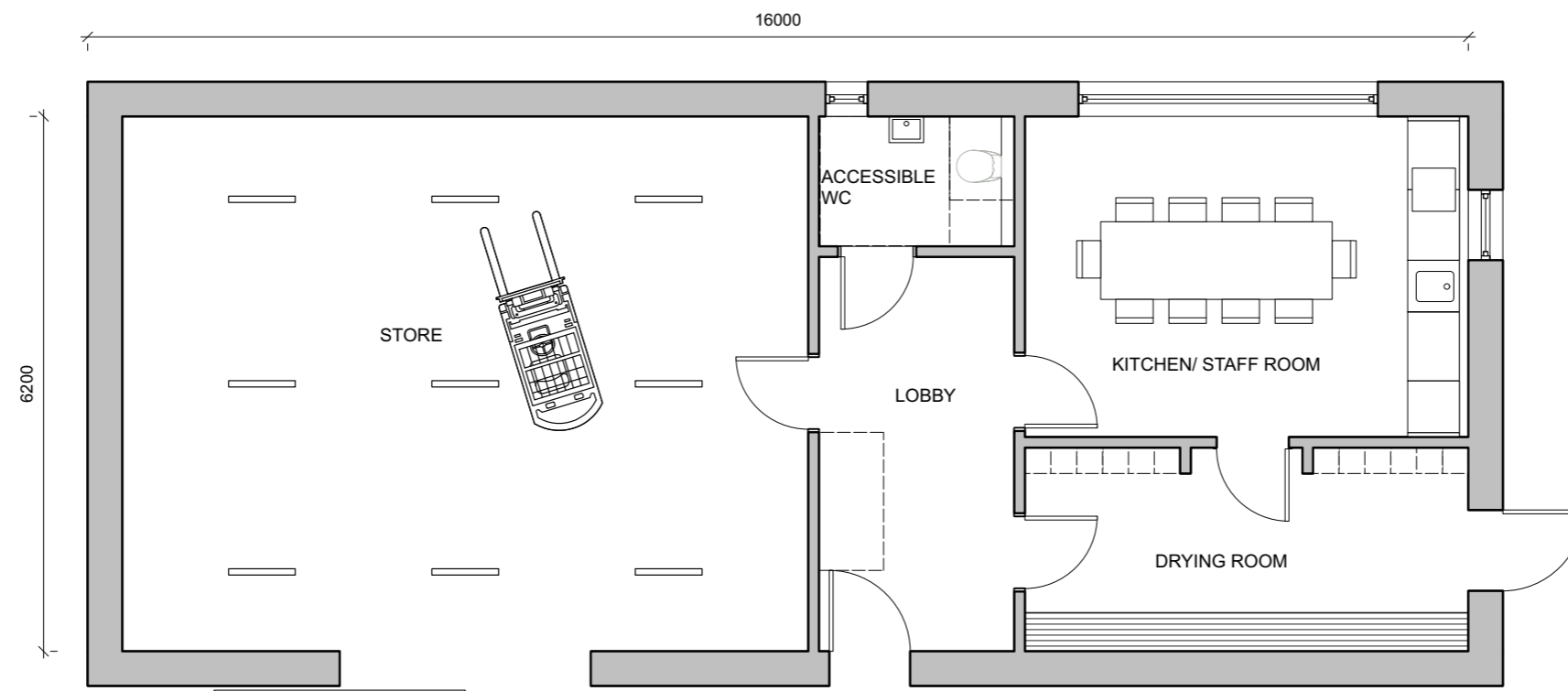
Lobby: 10.36sqm

Accessible WC: 3.41sqm

This option shows the staff facilities facing the harbour. The staff facilities has a window in the gable onlooking the harbour which allows the building to interact with and add interest to the harbour front.

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CARRADALE HARBOUR  
Support Building Option 2



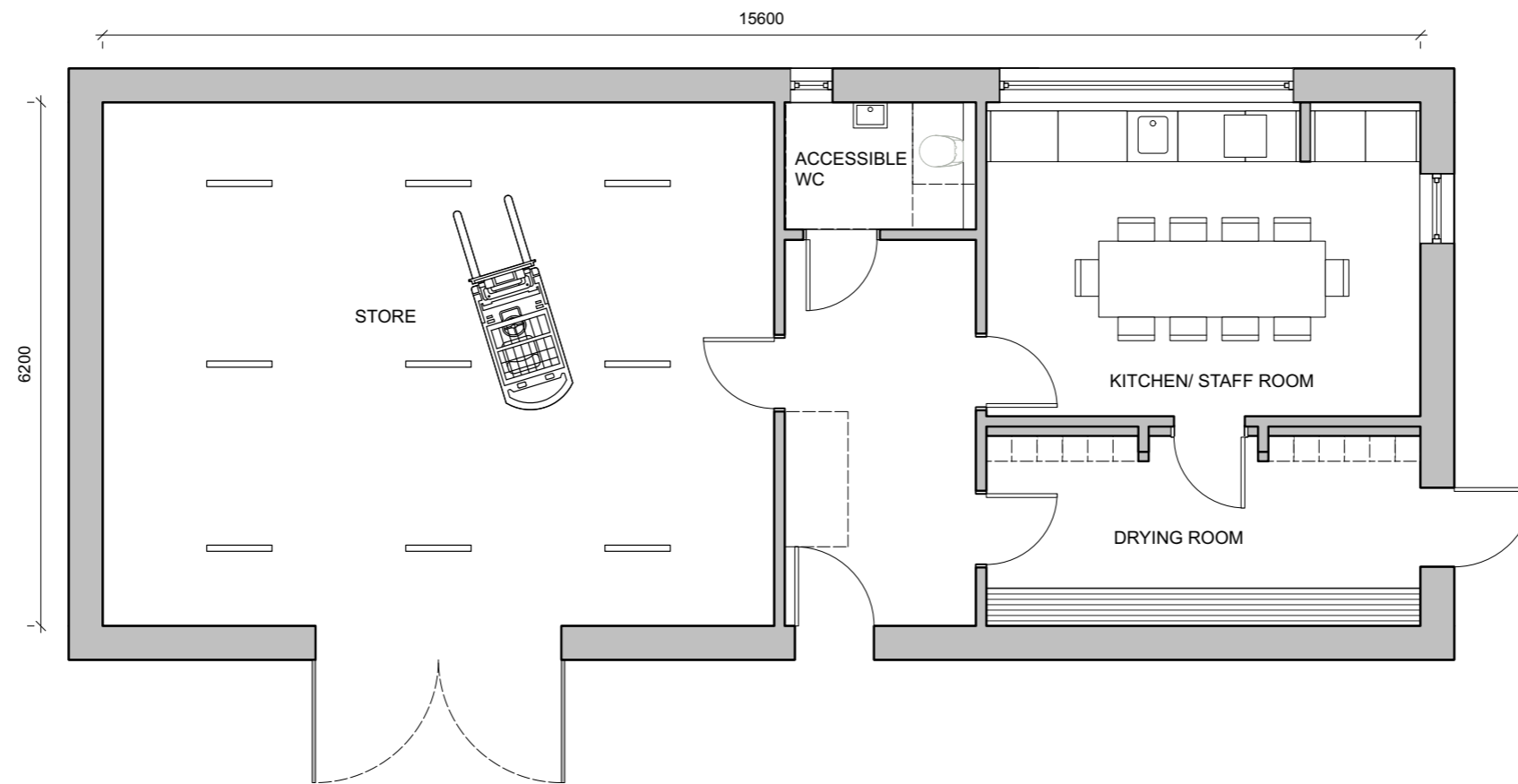
Total Area: 96.72sqm

Store: 49.3sqm  
Staff Room/ Kitchen: 19.10sqm  
Drying Room: 12.13sqm  
Lobby: 10.36sqm  
Accessible WC: 3.41sqm

This option shows the store room to the left side of the building and the staff facilities to the right. This option has a solid hard gable to the harbour

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CARRADALE HARBOUR  
Support Building Option 3



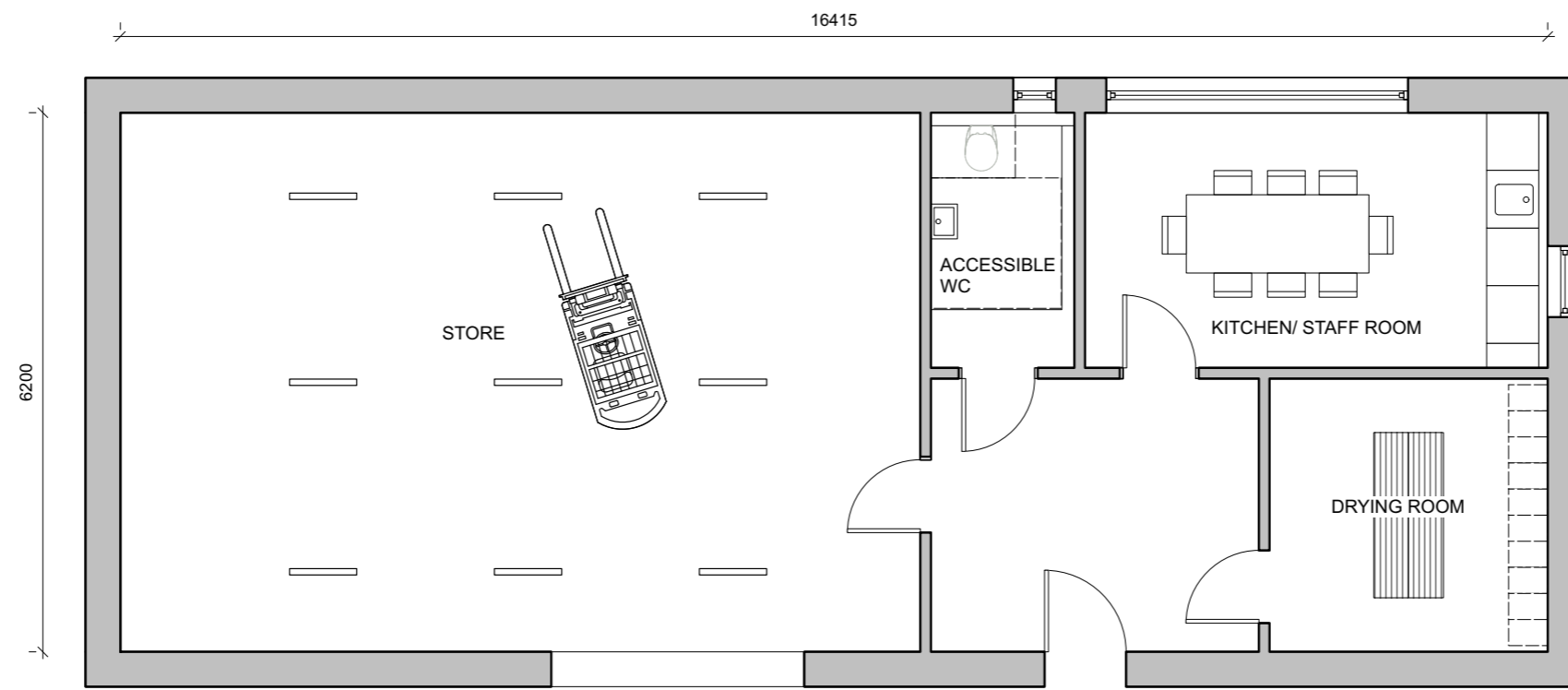
Total Area: 96.72sqm

Store: 49.3sqm  
Staff Room/ Kitchen: 19.10sqm  
Drying Room: 12.13sqm  
Lobby: 10.36sqm  
Accessible WC: 3.41sqm

This option shows a larger run of kitchen units in the staff facilities and smaller drying room space

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CARRADALE HARBOUR  
Support Building Option 4



Total Area: 101.77sqm

Store: 57.04sqm

Staff Room/ Kitchen: 15.62sqm

Drying Room: 10.05sqm

Lobby: 11.86sqm

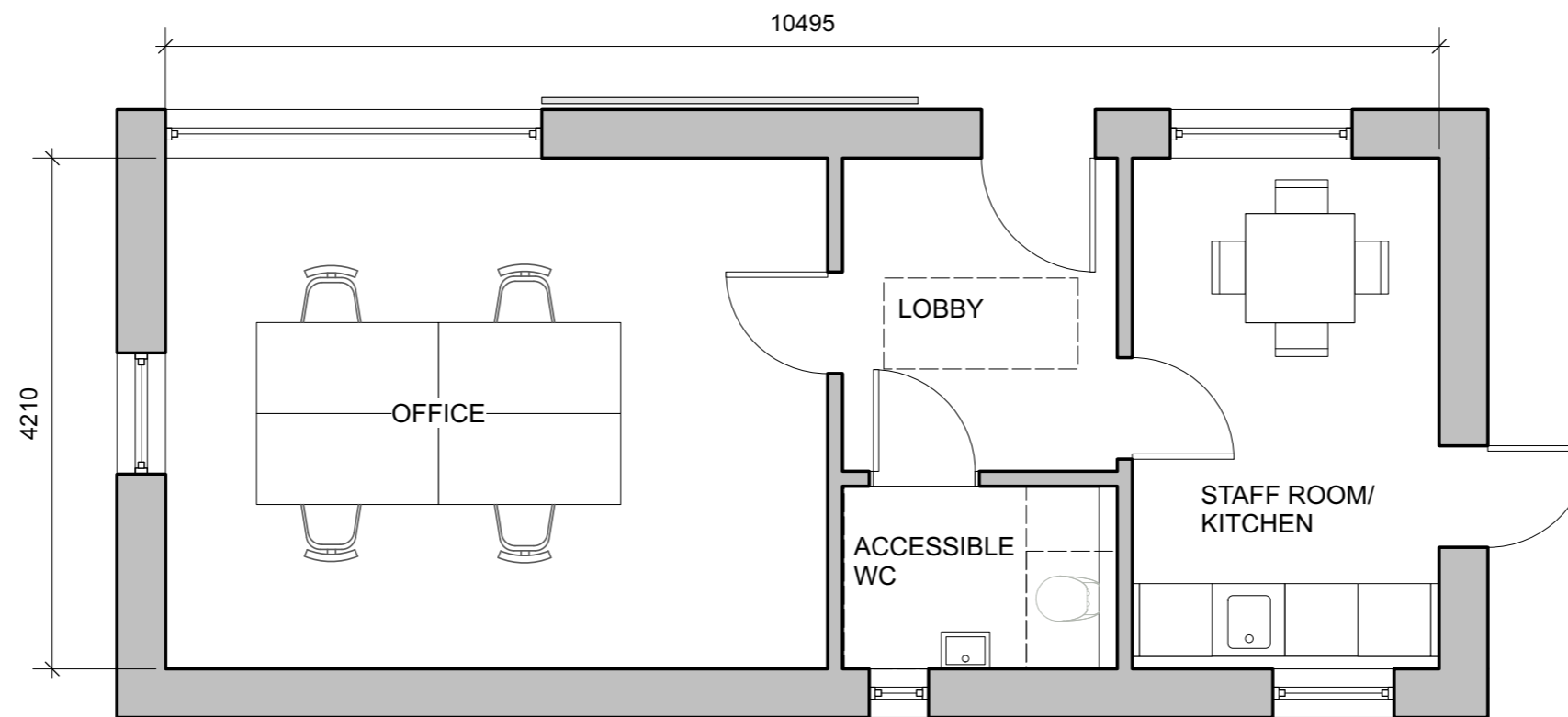
Accessible WC: 3.41sqm

This option shows a narrower and longer sized building format,

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STUDIO

CARRADALE HARBOUR

Office Option 1



Total Area: 44.18sqm

Office: 22.47sqm

Lobby: 5.85sqm

Staff Room/ Kitchen: 10.65sqm

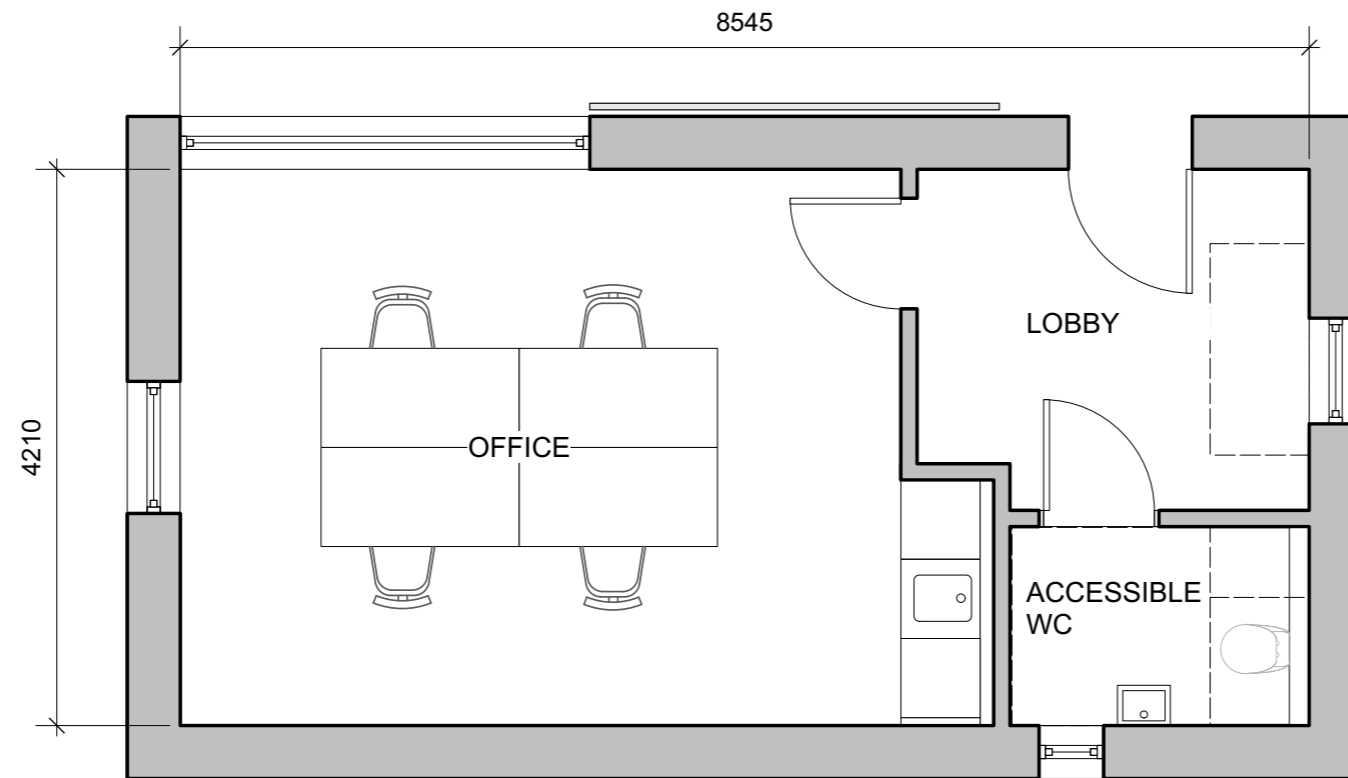
Accessible WC: 3.41sqm

This option shows a medium sized staff room/ kitchen which allows the building to be set back from the site entrance allow easier access to the site



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CARRADALE HARBOUR  
Office Option 2



Total Area: 35.98sqm

Office: 24.27sqm

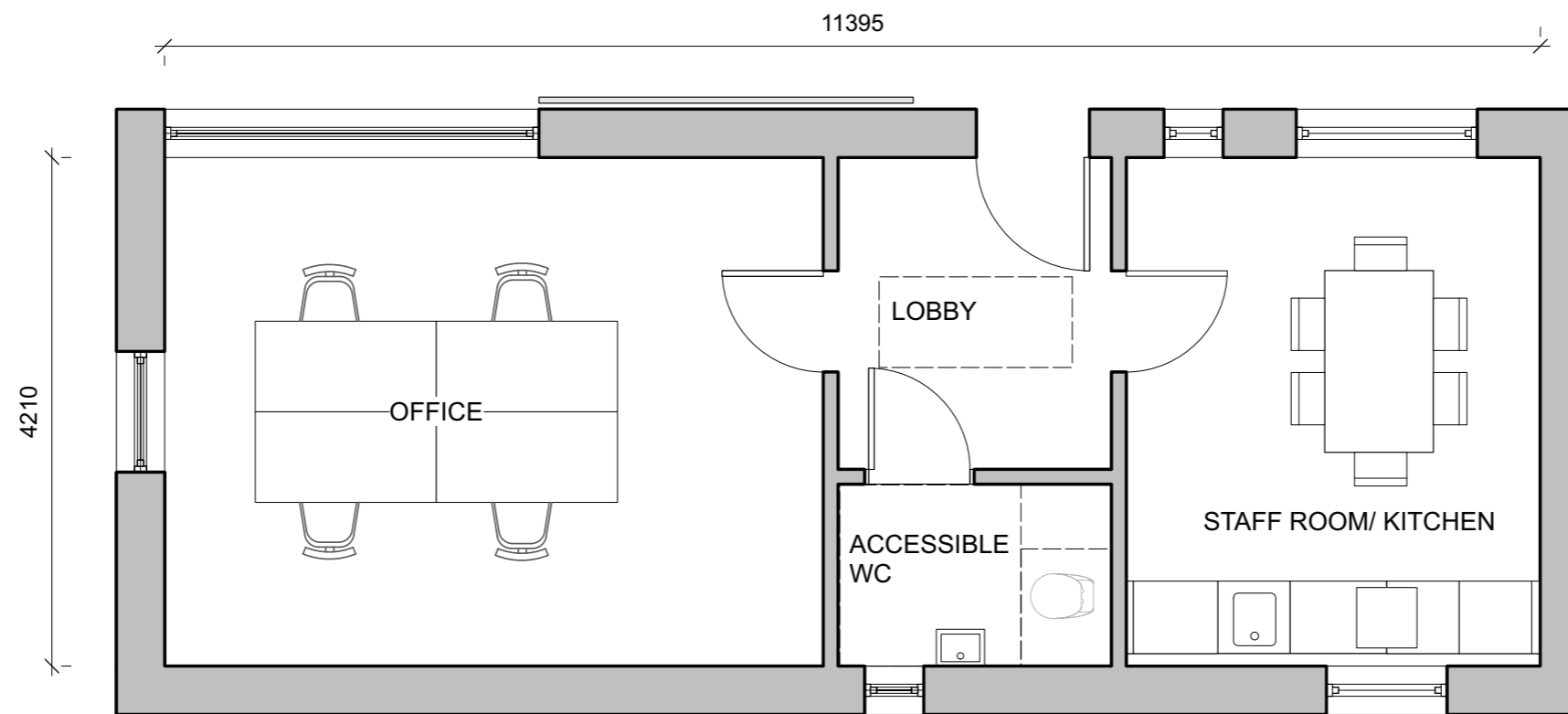
Lobby: 7.41sqm

Accessible WC: 3.41sqm

This option shows a small kitchenette in the office which reduces the length of the building further to allow easier access to the entrance of the site

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CARRADALE HARBOUR  
Office Option 3



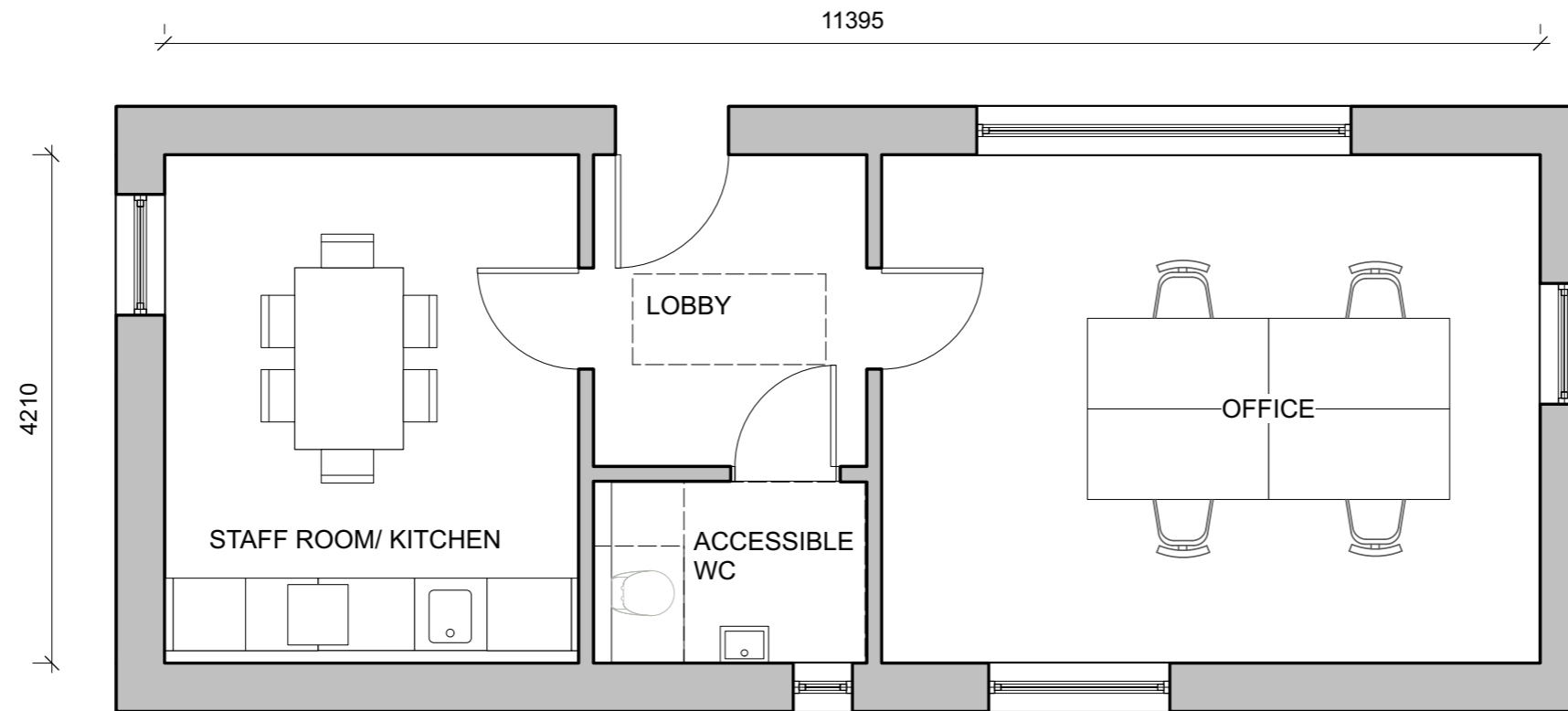
Total Area: 44.97sqm

Office: 22.97sqm  
Lobby: 5.85sqm  
Staff Room/ Kitchen: 14.44sqm  
Accessible WC: 3.41sqm

This option shows a larger scale staff room/ kitchen facilities, but reduces access to the entrance of the site.

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CARRADALE HARBOUR  
Office Option 4



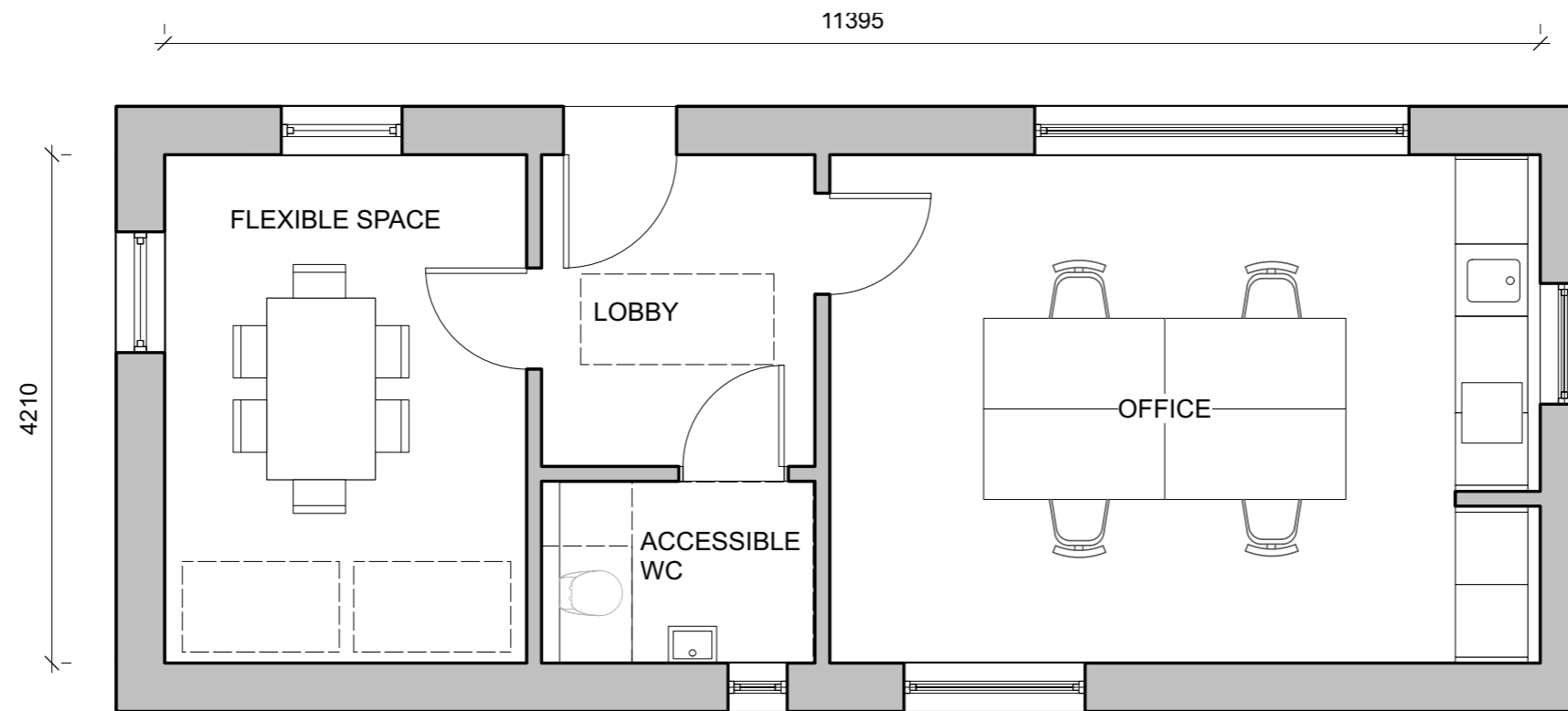
Total Area: 44.97sqm

Office: 22.97sqm  
Lobby: 5.85sqm  
Staff Room/ Kitchen: 14.44sqm  
Accessible WC: 3.41sqm

This option shows the office space located closer to the support building  
and the kitchen/ staff room situated to the visitor parking

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CARRADALE HARBOUR  
Office Option 5



Total Area: 44.97sqm

Office: 22.97sqm

Lobby: 5.85sqm

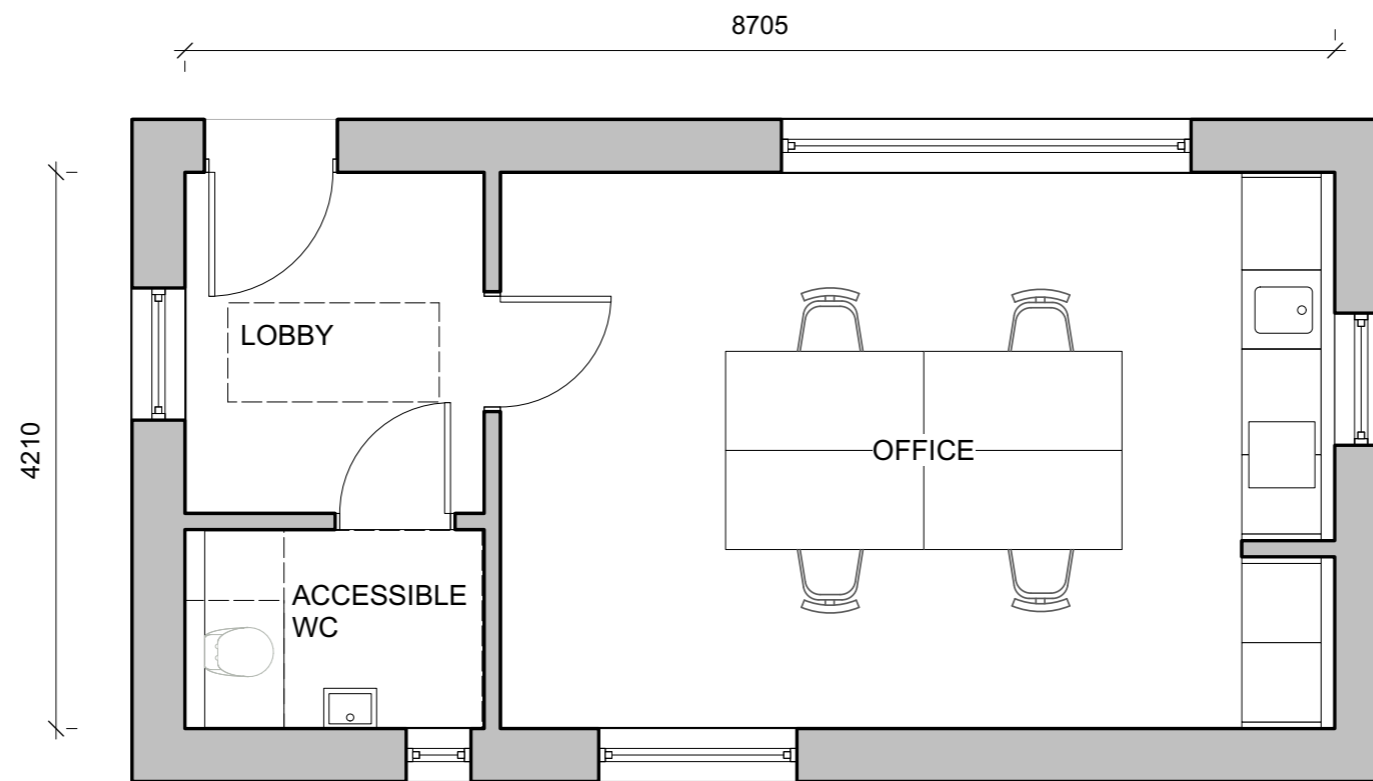
Flexible Space: 14.44sqm

Accessible WC: 3.41sqm

This option shows a flexible/ meeting room space in the office building.

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CARRADALE HARBOUR  
Office Option 6



Total Area: 36.64sqm

Office: 26.59sqm

Lobby: 5.85sqm

Accessible WC: 3.41sqm

This option reduces the length of the building further to allow easier access to the entrance of the site