

AGENDA ITEM 5

APPENDIX I

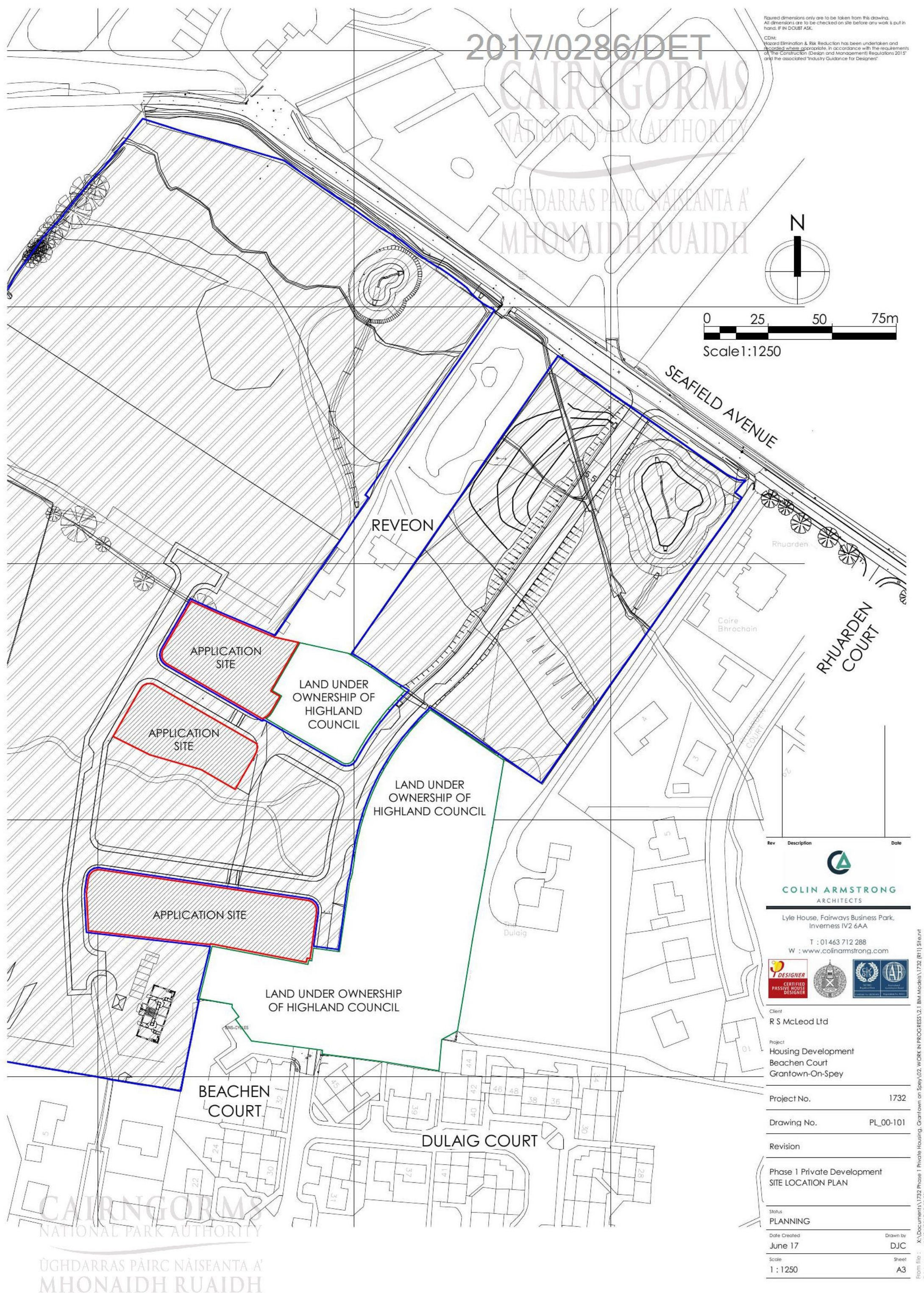
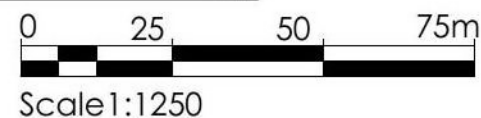
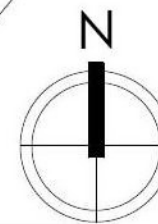
2017/0286/DET

PLANS

2017/0286/DET

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Rev Description Date



COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

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Client
R S McLeod Ltd

Project
Housing Development
Beachen Court
Granttown-On-Spey

Project No. 1732

Drawing No. PL_00-101

Revision

Phase 1 Private Development
SITE LOCATION PLAN

Status
PLANNING

Date Created June 17 Drawn by DJC

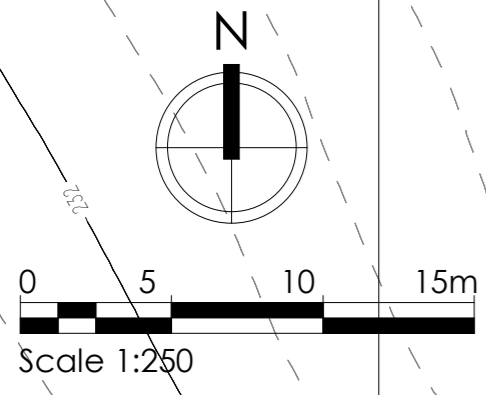
Scale 1 : 1250 Sheet A3

CAIRNGORMS
NATIONAL PARK AUTHORITY
ÙGH DARRAS PÀIRC NÀISEANTA A'
MHONÀIDH RUAIDH

From file : X:\Documents\1732 Phase 1 Private Housing Granttown on Spey\02 WORK IN PROGRESS\2.1 BIM Model\1732 (R1) Site.rvt
Printed on : 16/06/2017 12:52:29

NOTE:
ALL LEVELS INDICATED TO BE CHECKED WITH CONSULTING ENGINEER PRIOR TO PLANNING OR CARRYING OUT WORK ON SITE.

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TOTAL APPLICATION SITE AREA = 4518m²
(OUTLINED IN RED)

PRIVATE HOUSE PLOTS SUBJECT TO SEPARATE APPLICATION

NEIGHBOURING PROPERTY 'REVEON'

KEY
 A/S
 "MITSUBISHI ECODAN" OR EQUAL APPROVED EXTERNAL AIR SOURCE PACKAGED UNITS. MODEL REFERENCE "W-50".
 INSTALLED ON SLABBED PLATT.
 MINIMUM UNIT CLEARANCES:
 REAR 300mm
 FRONT 500mm
 SIDES 100mm

PRIVATE HOUSE PLOTS SUBJECT TO SEPARATE APPLICATION

LAND UNDER OWNERSHIP OF HIGHLAND COUNCIL HOUSING DEVELOPMENT SUBJECT TO SEPARATE FUTURE APPLICATION

PRIVATE HOUSE PLOTS SUBJECT TO SEPARATE APPLICATION

VILLAGE GREEN INCLUDING PLAY PARK

Section 1 PL_00_200

Section 2 PL_00_200

Section 3 PL_00_200

Section 4 PL_00_201

Section 5 PL_00_201

Section 2 PL_00_200

Section 3 PL_00_200

PL_00_200 Section 1

HOUSING DEVELOPMENT SUBJECT TO SEPARATE FUTURE APPLICATION

LAND UNDER OWNERSHIP OF HIGHLAND COUNCIL HOUSING DEVELOPMENT PLANNING APPLICATION REFERENCE: 2015/0394/DET

LAND UNDER OWNERSHIP OF HIGHLAND COUNCIL HOUSING DEVELOPMENT PLANNING APPLICATION REFERENCE: 2015/0394/DET

FUTURE FLATS SUGGESTED FFL +232.95

BINS+CYCLES

DATUM LEVEL +224.00m LEVEL AT END OF EXISTING BEACHAN COURT ROADWAY

STATION POINT (02) 302687.07 E 827921.24 N +224.18m

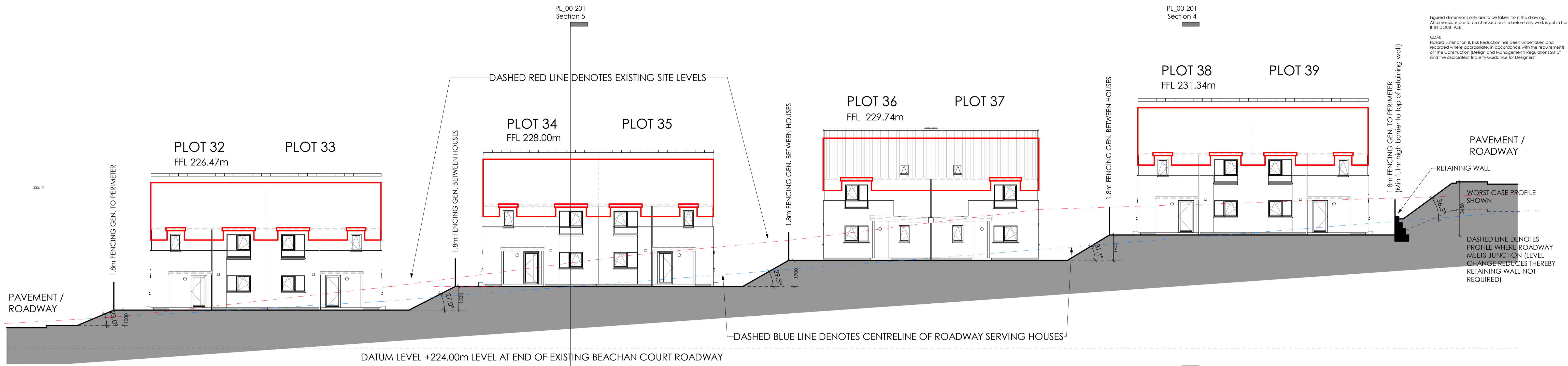
Rev	Description	Date
G	Revised for planning comments	20/10/17
F	Added air source units	16/10/17
E	Added site sections	02/10/17
D	Revised for planning comments	28/08/17
C	Revised for Road Dept comments	17/08/17
B	Finalised for planning submission	14/06/17
A	Floor plan layouts indicated	05/06/17

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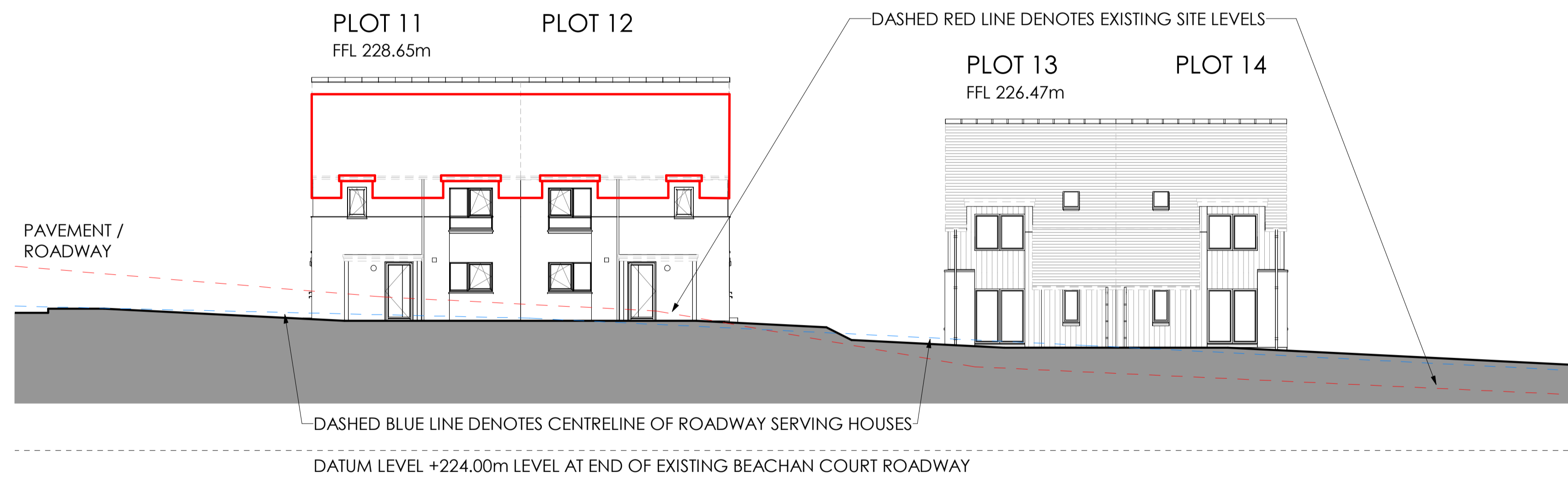
DESIGNER
 R S McLeod Ltd

Client	R S McLeod Ltd
Project	Housing Development Beachan Court Grantown-On-Spey
Project No.	1732
Drawing No.	PL_00-100
Revision	G
Phase 1 Private Development SITE LAYOUT PLAN	
Status	PLANNING
Date Created	May '17
Scale	1 : 250
Drawn by	DJC
Sheet	A1

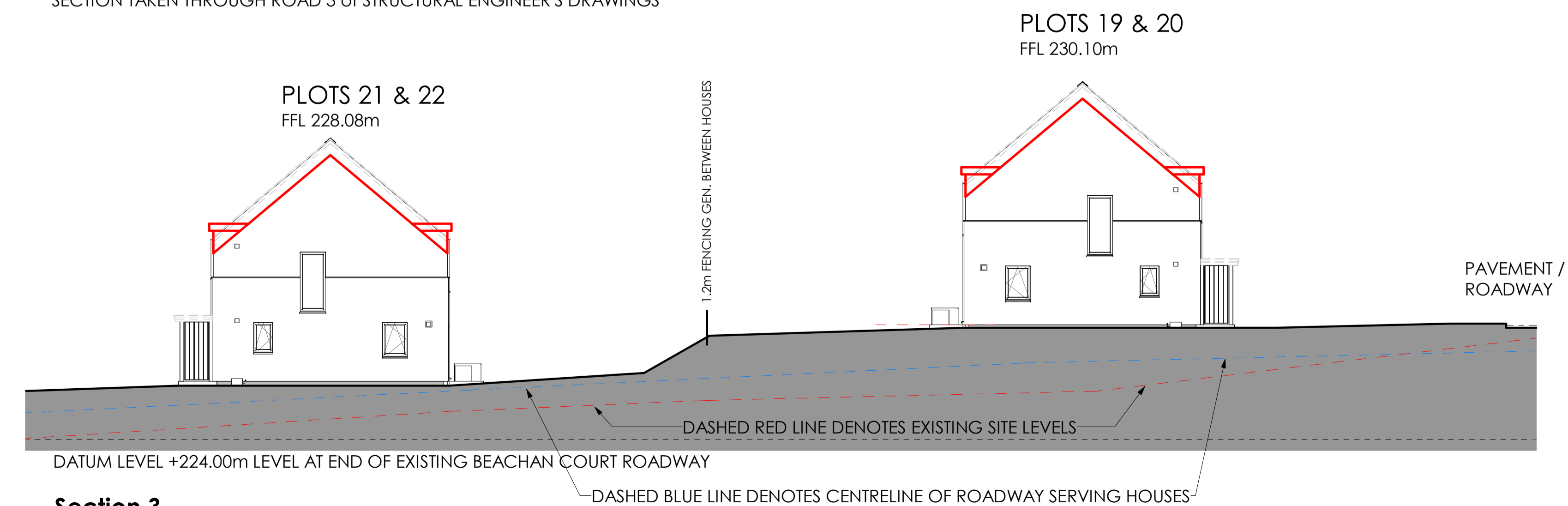
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Section 1
Scale - 1 : 125
SECTION TAKEN THROUGH ROAD 1 of STRUCTURAL ENGINEER'S DRAWINGS



Section 2
Scale - 1 : 125
SECTION TAKEN THROUGH ROAD 3 of STRUCTURAL ENGINEER'S DRAWINGS



Section 3
Scale - 1 : 125
SECTION TAKEN THROUGH ROAD 3 of STRUCTURAL ENGINEER'S DRAWINGS

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Rev	Description	Date
C	Revised for planning comments	20/10/17
B	Revised levels Section 3	17/08/17
A	Revised for planning comments	05/07/17

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Client
R S McLeod Ltd

Project
Housing Development
Beachan Court
Granttown-On-Spey

Project No. 1732

Drawing No. PL_00_200

Revision C

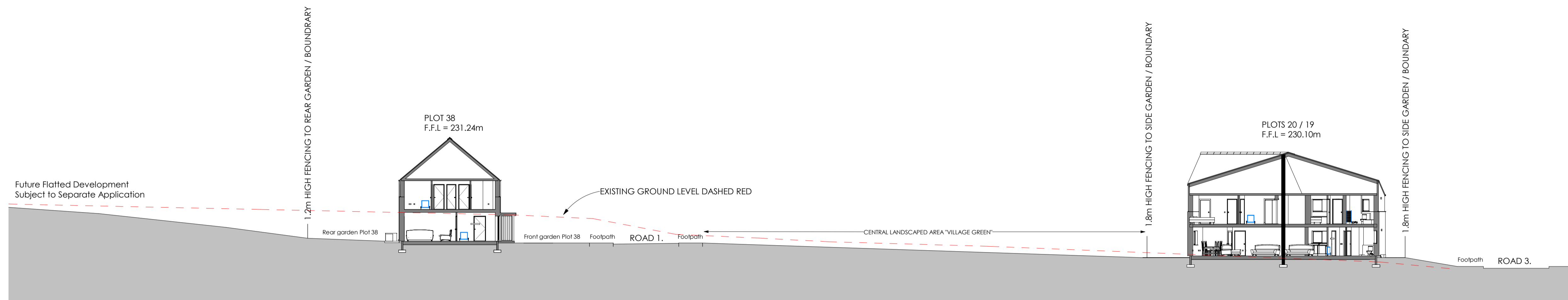
General Arrangement
SITE SECTIONS

Status
PLANNING

Date Created June 17 Drawn by DJC

Scale 1 : 125 Sheet A1

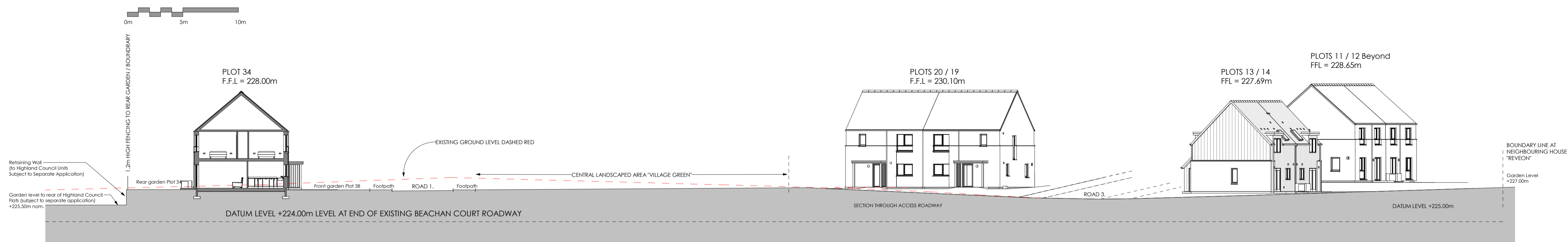
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Printed on: 20/10/2017 11:35:29



DATUM LEVEL +224.00m LEVEL AT END OF EXISTING BEACHAN COURT ROADWAY

Section 4

Scale - 1 : 200



DATUM LEVEL +224.00m LEVEL AT END OF EXISTING BEACHAN COURT ROADWAY

SECTION THROUGH ACCESS ROADWAY

DATUM LEVEL +225.00m

Section 5

Scale - 1 : 200

Rev	Description	Date
B	Revised for planning comments	20/10/17
A	Revised to show ex. levels	17/10/17

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Client
R S McLeod Ltd

Project
Housing Development
Bechan Court
Grantown-On-Spey

Project No. 1732

Drawing No. PL_00-201

Revision B

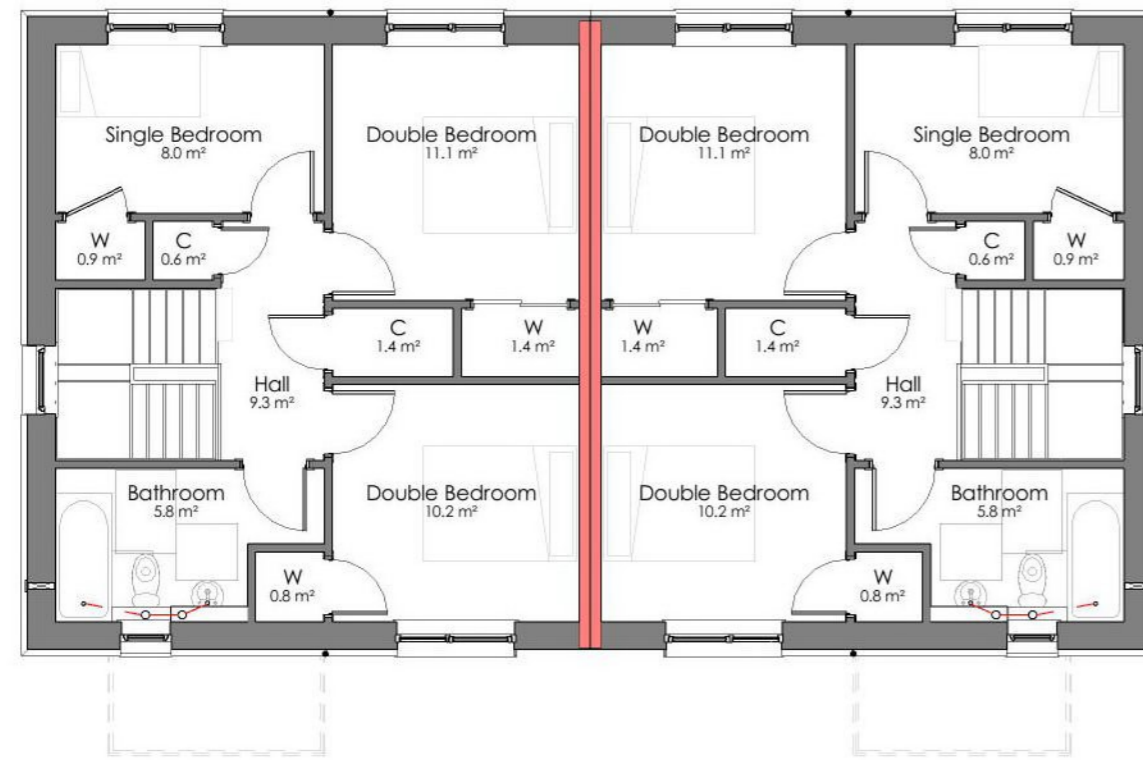
SITE SECTIONS "VILLAGE GREEN"

Status	
Date Created	Drawn by
Oct. '17	DJC
Scale	Sheet
1 : 200	A1



Entrance Elevation

Scale - 1 : 100



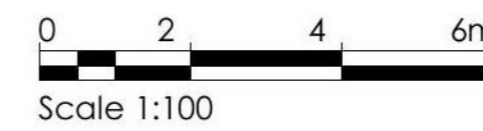
First Floor Plan

Scale - 1 : 100

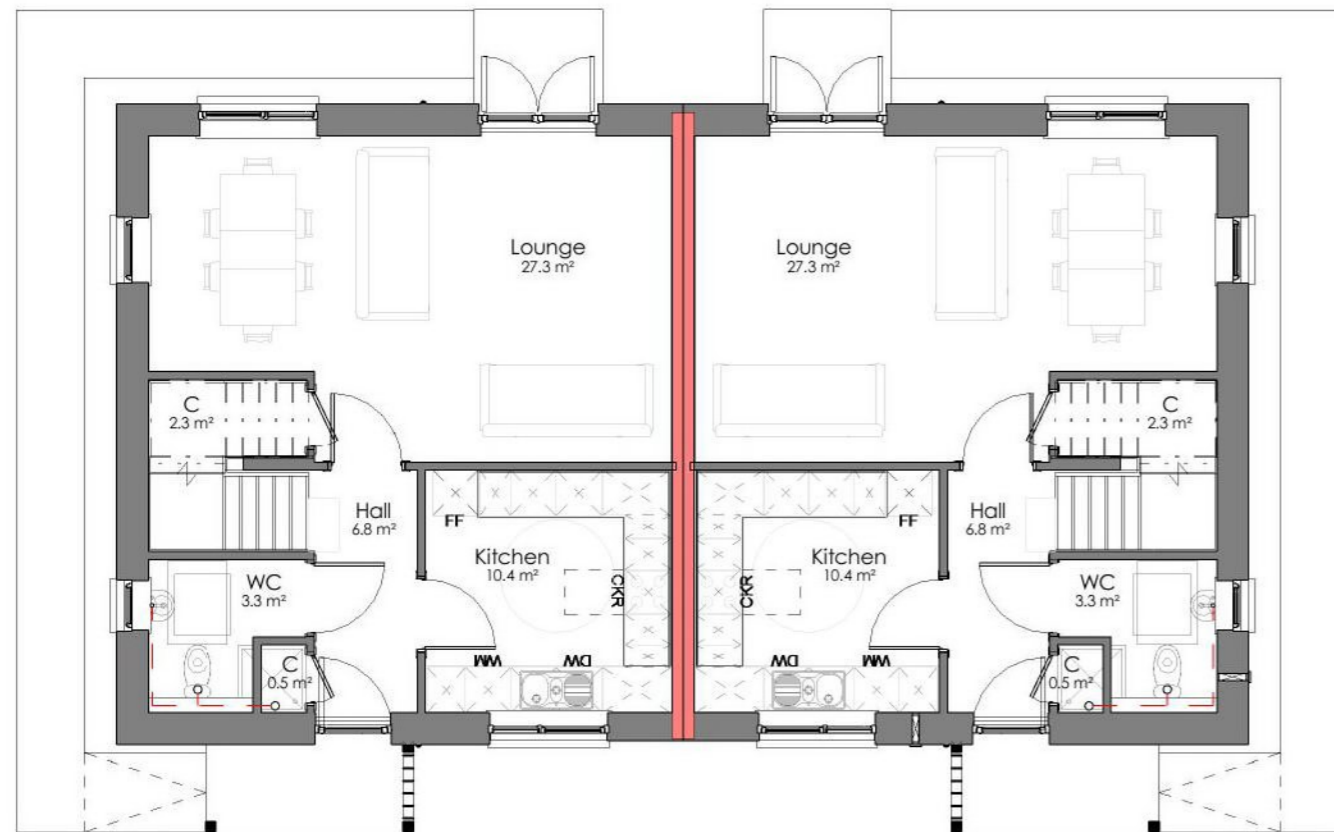


Back Elevation

Scale - 1 : 100



Scale 1:100



Ground Floor Plan

Scale - 1 : 100



Right Elevation

Scale - 1 : 100



Cross Section

Scale - 1 : 100

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2017/0286/DET
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NATIONAL PARK AUTHORITY

GHDARRAS PÀIRC NÀISEANTA A'
AHONAI DH RUAI DH

Rev	Description	Date
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Client
R S McLeod Ltd

Project
Housing Development at
Beachen Court
Grantown-On-Spey

Project No. 1185

Drawing No. BT1_00_100

Revision

General Arrangement

Status

Date Created May '17	Drawn by DJC
Scale 1 : 100	Sheet A2

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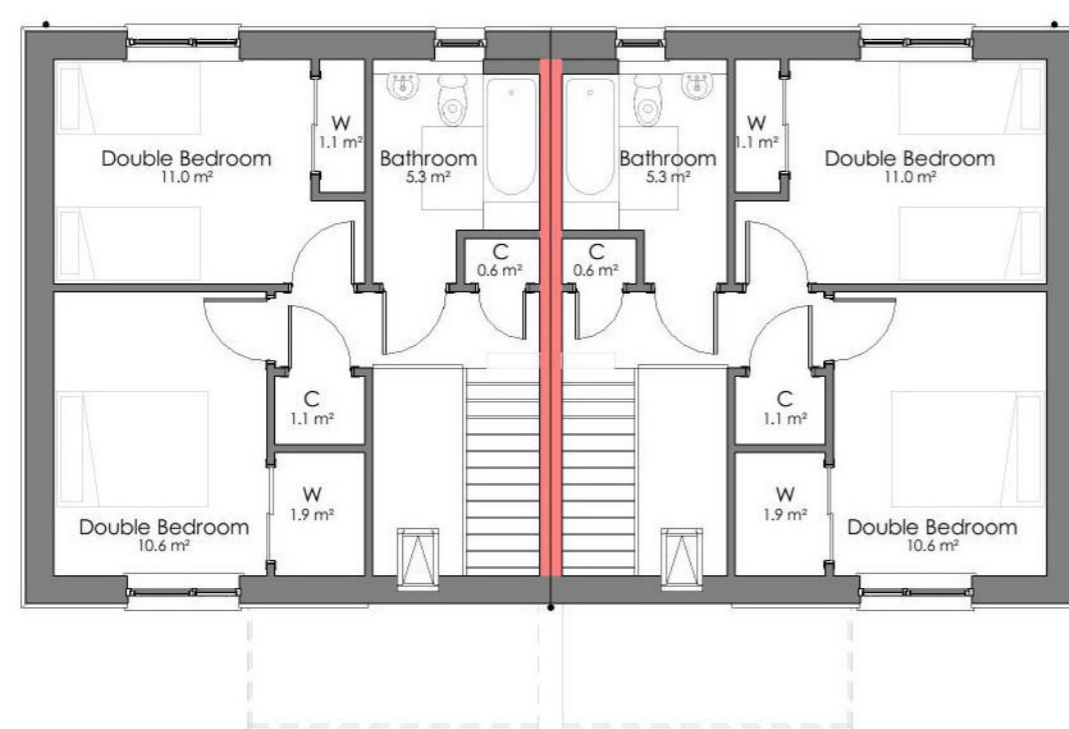


Entrance Elevation

Scale - 1 : 100

2017/0286/DET
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NATIONAL PARK AUTHORITY

ÙGH DARRAS PÀIRC NÀISEANTA A' MHONaidH RUaidH



First Floor Plan

Scale - 1 : 100



Back Elevation

Scale - 1 : 100



Scale 1:100

Rev	Description	Date



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Client
R S McLeod Ltd.

Project
Housing Development at
Beachen Court
Grantown-On-Spey

Project No. 1732

Drawing No. BT2_00_100

Revision

General Arrangement (2B 4P Semi)

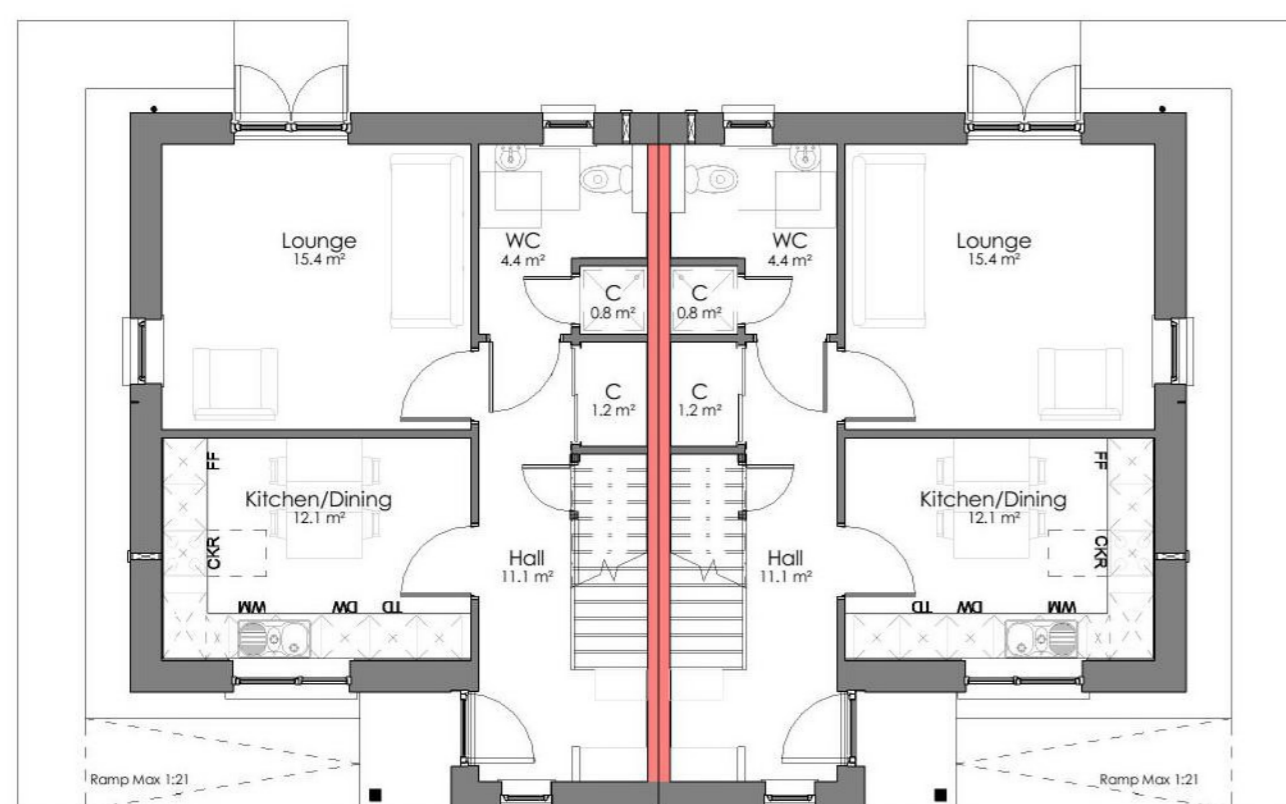
Status

Date Created May '17

Drawn by DJC

Scale 1 : 100

Sheet A2



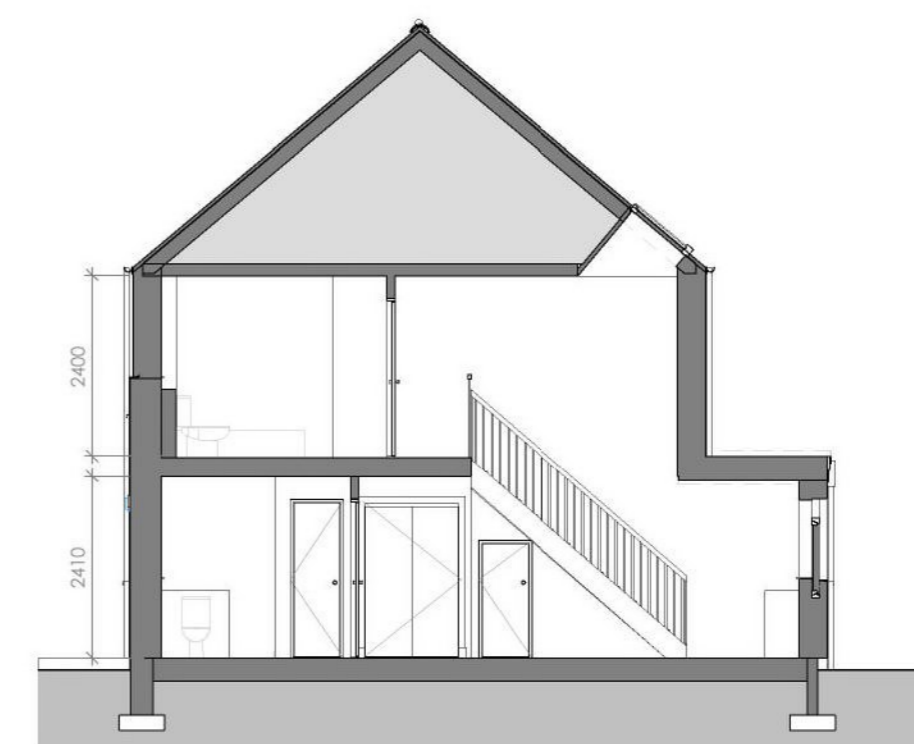
Ground Floor Plan

Scale - 1 : 100



Side Elevation

Scale - 1 : 100



Cross Section

Scale - 1 : 100

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Front elevation

Scale - 1 : 100

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MHON AIDH RUAIDH



First Floor Plan

Scale - 1 : 100



Rear elevation

Scale - 1 : 100

Rev	Description	Date



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Client

R S McLeod Ltd

Project

Housing Development at
Beachen Court
Grantown-On-Spey

Project No. 1732

Drawing No. BT3_00_100

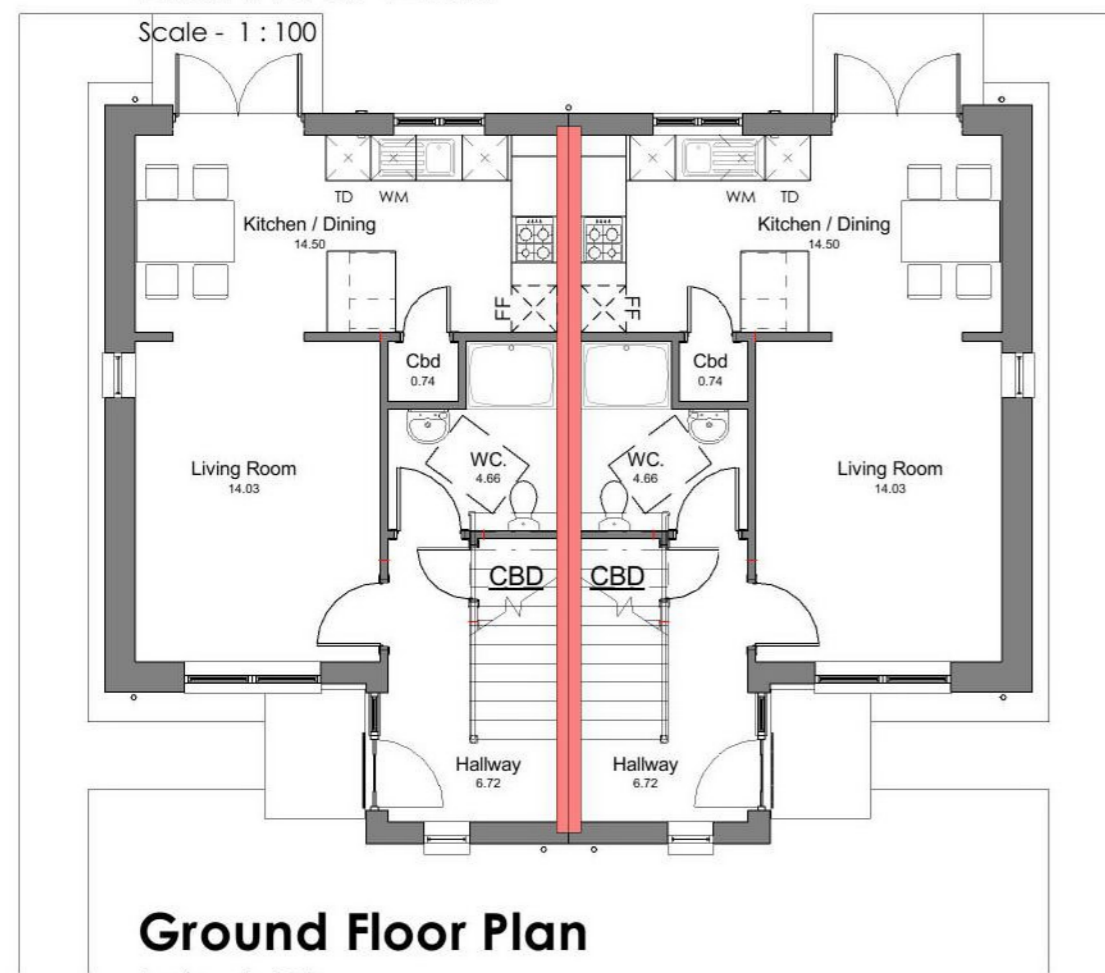
Revision

General Arrangement
2B3P Semi-Detached Houses

Status
PLANNING

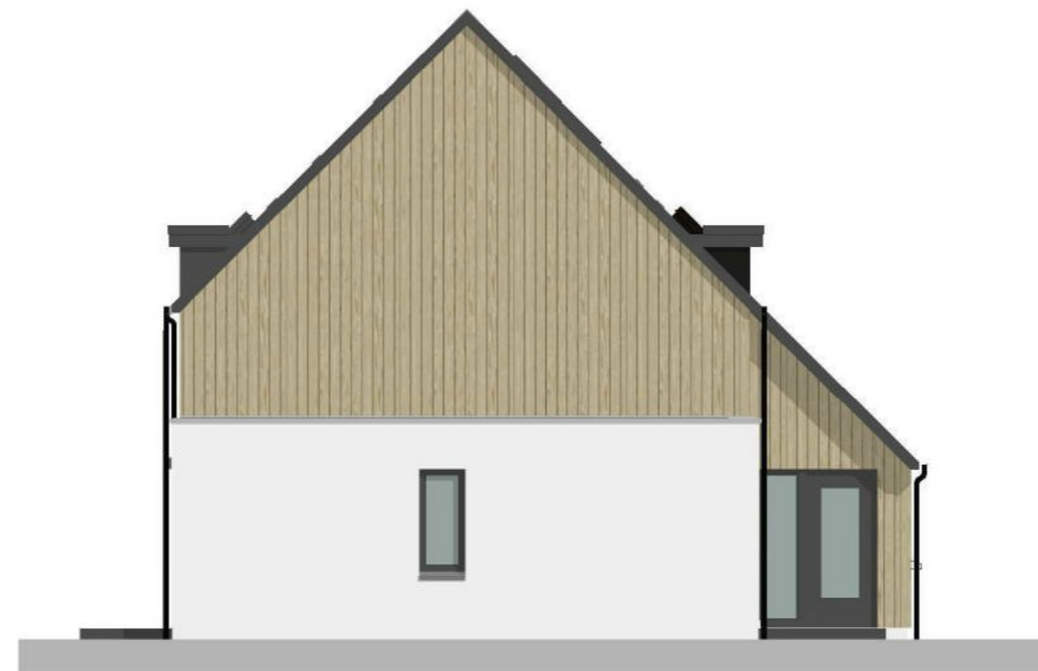
Date Created May '17 Drawn by NG

Scale 1 : 100 Sheet A2



Ground Floor Plan

Scale - 1 : 100



LH side

Scale - 1 : 100



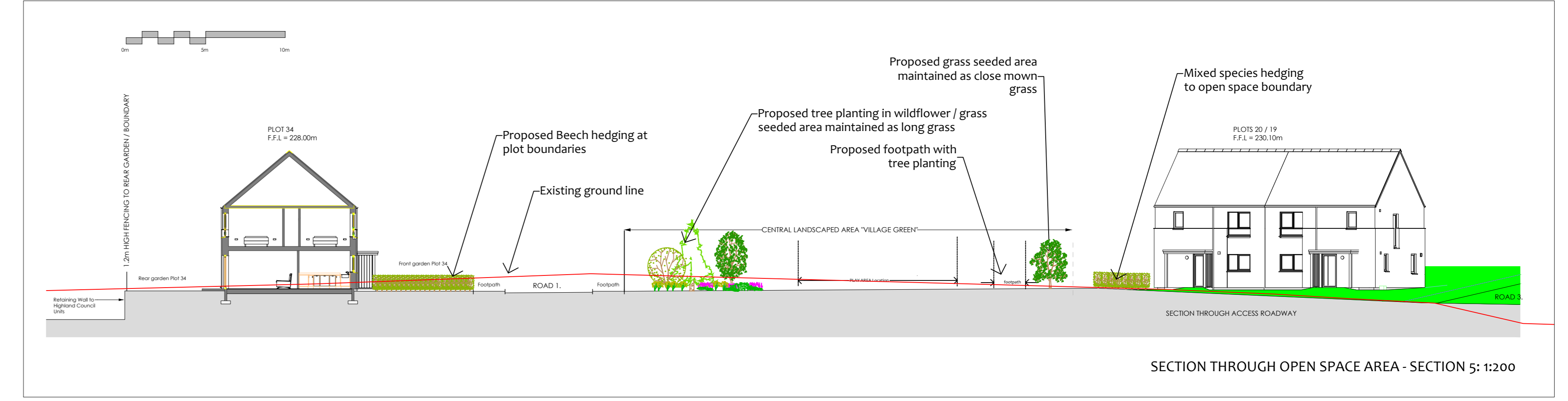
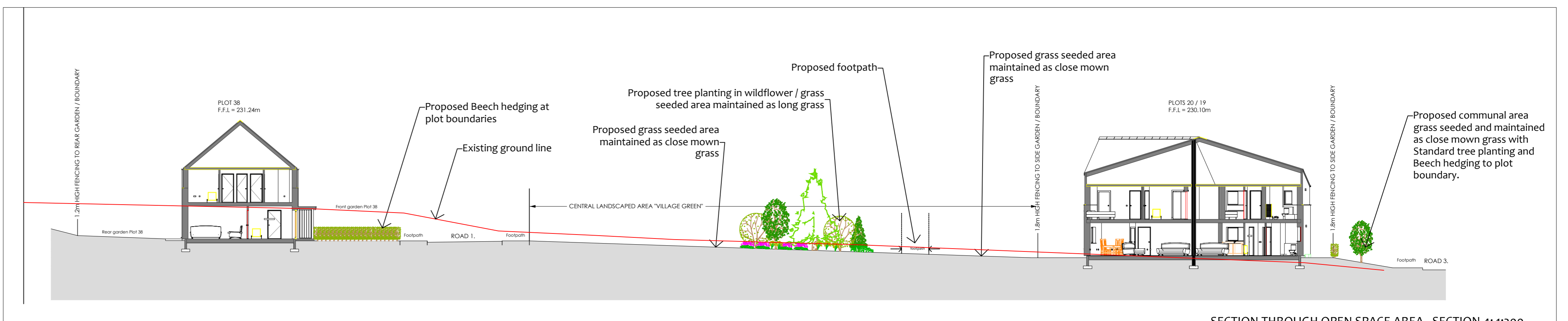
Cross Section

Scale - 1 : 100

PHASE 1 (PRIVATE) DEVELOPMENT- PLOTS 11-22 - SOFT LANDSCAPE PROPOSALS 1:200 SCALE

NOTE:
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PRIVATE HOUSE PLOTS SUBJECT TO SEPARATE APPLICATION



HLD - PHASE 1 (PRIVATE) HOUSING DEVELOPMENT, R S MCLEOD LTD, SEAFIELD ROAD, GRANTOWN ON SPEY. PLANTING SCHEDULE REV C 17.10.17

- KEY**
- Proposed Phase 1 (Private) housing site boundaries.
 - Proposed 3-3.5m tall, selected standard tree planting: Birch, Rowan and Alder species.
 - Proposed 2-2.5m tall, feathered tree planting to open spaces - Birch species.
 - Proposed 2-2.5m feathered trees: Rowan species.
 - Proposed 1.25-1.5m high feathered conifer trees, Pine species.
 - Proposed open spaces: top-soiled, cultivated and grass seeded.
 - Proposed front gardens: top-soiled, stone picked, cultivated and turfed.
 - Proposed rear gardens: top-soiled, stone picked and cultivated.
 - Proposed mixed species hedging to garden boundaries with open spaces and at selected plot boundaries - maintained by future residents at 0.9m high.
 - Proposed Beech hedging to garden boundaries with open spaces and at selected plot boundaries - maintained by future residents at 0.9m high. Hedge at plot 19 within visibility splay to be maintained at 0.75m high.
 - Proposed native shrub thicket planting to slopes in open space area. Shrub planting to be protected with mesh shelters and areas between plants bark mulched.

Species	Height	Girth	Pot Size	Specification	Density	Number
Sorbus aucuparia	200-250cm	bare-root	Feather-5 brks	2x	Counted	21 No.
Betula pendula	200-250cm	bare-root	Feather-5 brks	2x	Counted	50 No.
Quercus robur	200-250cm	bare-root	Feather-5 brks	2x	Counted	8 No.
Populus tremula	200-250cm	bare-root	Feather-5 brks	2x	Counted	4 No.
Sorbus aucuparia 'Asplenifolia'	200-250cm	10-12cm rootballed	Selected Standard	8 brks: 2x	Counted	4 No.
Prunus padus	200-250cm	10-12cm rootballed	Selected Standard	4 brks: 2x	Counted	2 No.
Betula pendula	250-300cm	8-10cm rootballed	Standard	6 brks: 2x	Counted	5 No.
Sorbus aucuparia	250-300cm	10-12cm rootballed	Selected Standard	4 brks: 2x	Counted	7 No.

Species	Height	Girth	Pot Size	Specification	Density	Number
Fagus sylvatica	80-100cm	bare-root	Transplant	1+2: 4 brks	5/5m	685 No.

Species	Height	Pot Size	Specification	Density	Number	
Picea omorika	125-150cm	10cm	Balled Leaders and laterals	4x	Counted	3 No.
Pinus sylvestris	125-150cm	10cm	Balled Leaders and laterals	4x	Counted	7 No.
Pseudotsuga menziesii	40-60cm	300cc	Cell grown transplant		Counted	6 No.

Species	Height	Pot Size	Mix Species Contribution	Specification	Density	Number
Calluna vulgaris	15-20cm	10cm	25%	Bushy	2/m ²	31 No.
Corylus avellana	40-60cm	200cc	20%	Cell grown transplant	2/m ²	25 No.
Juniperus communis ssp 'Communis'	10-20cm	200cc	35%	Cell grown transplant	2/m ²	43 No.
Vaccinium myrtillus	10-40cm	200cc	10%	Cell grown transplant	2/m ²	25 No.
						Total: 134 No.

REVISIONS

- A: 01.09.17 Landscape proposals updated with planting details, planting schedule and a maintenance regime prepared for the planning issue. KW
- B: 10.10.17 Landscape proposals revised to include landscape treatment to central open space (Village Green). Drawing upscaled to A0 format. (* Landscape proposals extracted from Roads and Strategic landscape proposals drawing.) Landscape cross sections 4 and 5 added to drawing for information. KW
- C: 18.10.17 Landscape proposals updated with amended proposed contours from Arch Henderson and existing ground lines added to sections 4 and 5. KW

PLANTING MIXED SPECIES HEDGING
The proposed mixed species hedging comprising 55% Beech, 15% Hazel and 30% Holly will be planted in random grouping of plants of each species, minimum of 5-7 plants per grouping; hedging to be planted at 5/m density. All hedging plants to be protected with clear spiral guards- Rainbow 45cm x 38mm diameter supplied with a 10-12cm diameter bamboo canes.

NATIVE SHRUB THICKET PLANTING
The proposed native species shrub thicket planting comprising Heather, Hazel, Juniper and Blauberry are to be planted in groupings of minimum 5-7 plants per grouping at a rate of 2/m². Thicket planting to be protected with Green-tech 60 x 30cm diameter green mesh shelters and secured with 2 no. ratchet ties to 32 x 32mm square softwood posts. Feathered trees to be protected with green mesh shelters 1.2m high x 18cm (12mm square grid size) attached to 50mm diameter machine rounded stakes and Holdfast belts and rubber blocks. (Feathered trees - HB blocks with HP25 PVC Belting.) Conifer species planting to have a single 50mm machine rounded stake attached to the lower stem at 45 degrees, secured with a Holdfast HB1 Block and HP 25 PVC Belting Base of conifers to be protected with a 75 x 50mm clear spiral guard.

STANDARD TREE PLANTING
The proposed standard trees are to be secured with 50mm machine rounded stakes set 500mm above ground level with Holdfast HP40 belting with HP2 rubber blocks. Birch trees secured with 50mm machine rounded stakes set at 1.2m high above ground with Holdfast HP40 belting with HP2 rubber blocks. Base of trees to be protected with a Green Tech Premium Strimmer Guards: 335mm wide x 200mm high x 95mm diameter - 1 per tree.

For details of the proposed 5 year maintenance and management regime refer to separate HLD document.

LANDSCAPE NOTES
All areas to be soft landscaped to be litter picked and all site debris / stones etc to be removed from site. All soil to be thoroughly de-compacted to ensure that they are free draining. Samples of proposed topsoil to be approved by Highland Landscape Design and subsoil areas to be topsoiled will be inspected by HLD prior to topsoil being spread. Mixed hedging to be pit planted into 450 x 450 x 300mm deep hedging trench of premium quality topsoil mixed with PAS 100 SOIL IMPROVER (35mm layer over soil) laid on a clean de-compacted subsoil layer. Soil improver to be worked in during planting works. Selected standard and standard trees to be pit planted into 1000 x 1000 x 450mm deep pits with base broken up for a further 150mm. Pits to be backfilled with premium quality topsoil mixed with PAS 100 Soil improver (35mm deep over tree pit - worked in during planting.) Small feathered trees pit planted as above in 600 x 300 x 300mm deep pits, with the base broken up for a further 150mm.

GRASSED AREAS
Close mown grass areas to be formed with 150mm deep premium quality topsoil laid on a clean de-compacted subsoil layer. Grassed areas to be seeded using a Blec 2 pass technique using the following seed mix sown at 25g/m²:
Agrostis capillaris (Common Bent) 10%
Anthoxanthum odoratum (Sweet Vernal Grass) 20%
Deschampsia flexuosa (Wavy Hair Grass) 20%
Festuca ovina (Sheeps Fescue) 25%
Poa pratensis (Smooth stalked Meadow Grass) 15%

NOTE: The landscape works shown for the 'Village Green' open space area will be undertaken at the end of the Phase 1 (Private) building works.

ALL DIMENSIONS TO BE CHECKED ON SITE WORK TO FIGURED DIMENSIONS ONLY REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT AT ONCE BEFORE PROCEEDING

HIGHLAND LANDSCAPE DESIGN
MORVEN, CAROLINE STREET, FORRES, MORAYSHIRE, SCOTLAND, IV 36 1AN. TEL: 01309 692005 jim@highlandlandscapedesign.co.uk

Client
R S McLeod Ltd

PLANNING

KEITH L WOOD BA (HONS) CMLI
LANDSCAPE ARCHITECT
1, Old Branziel Cottage, Balmore, By Torrance, Glasgow, G64 4AH. Tel: 01360 620358 Mob: 07584 054586 email: keith.l.wood@btopenworld.com

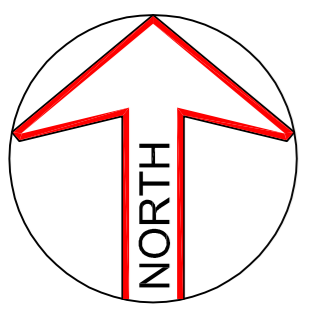
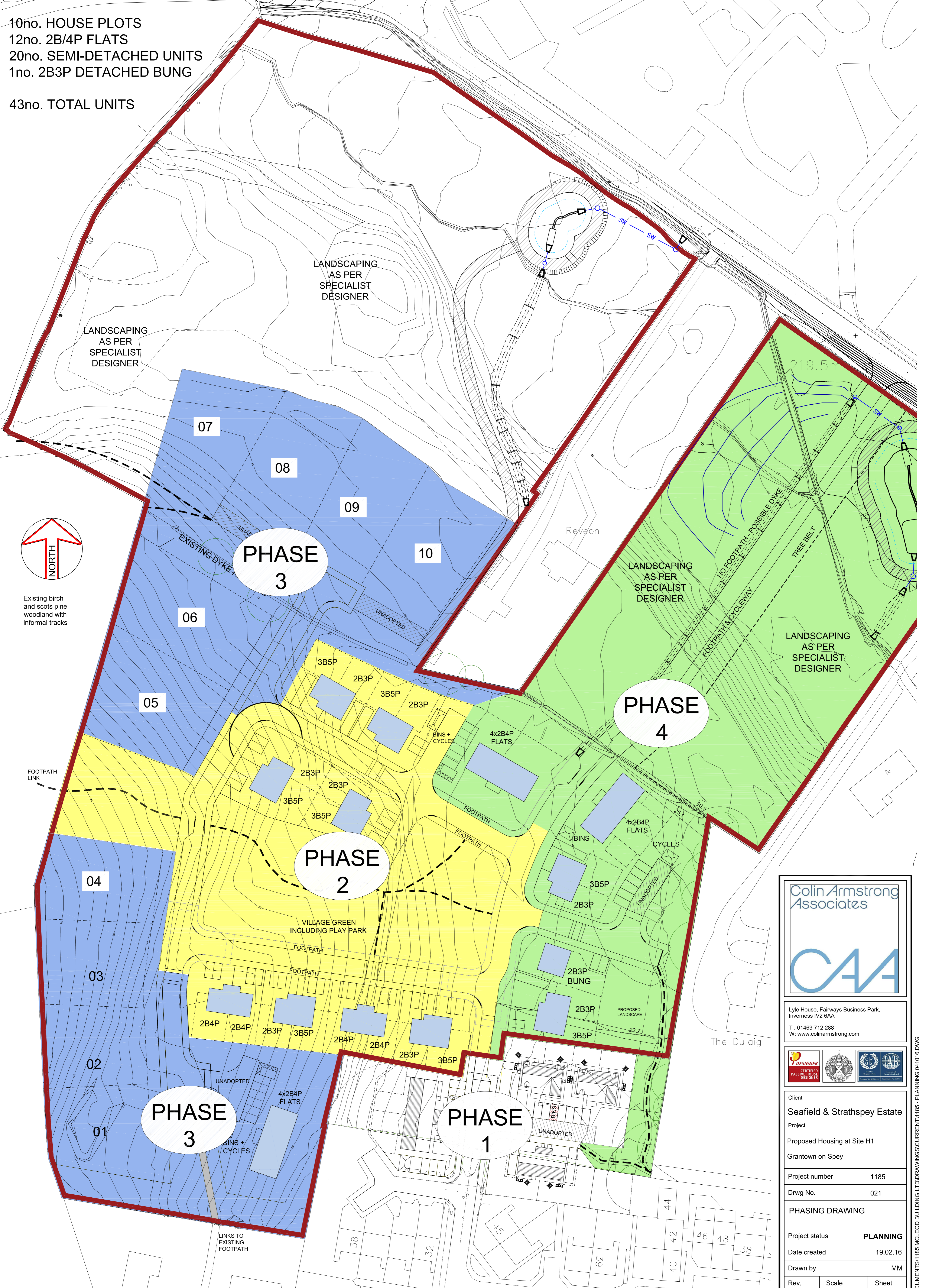
Project Title
PHASE 1 (PRIVATE) HOUSING DEVELOPMENT, BEACHAN COURT, GRANTOWN ON SPEY.

Drawing Title
SOFT LANDSCAPE PROPOSALS PLANTING PLAN

Scale	1:200@A0	Date	01.09.17
Drawn	k wood	Approved	J Legge
Drawing No.		Rev.	
	HLD K298.17/SL-01		C

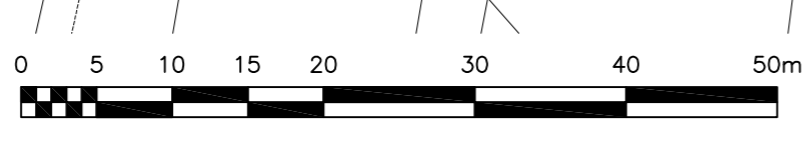
10no. HOUSE PLOTS
 12no. 2B/4P FLATS
 20no. SEMI-DETACHED UNITS
 1no. 2B3P DETACHED BUNG

43no. TOTAL UNITS



Existing birch and scots pine woodland with informal tracks

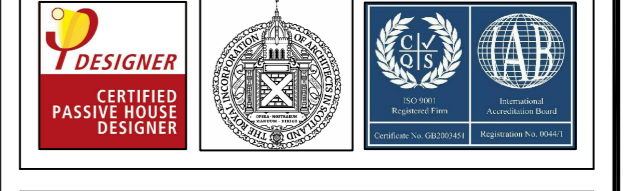
LANDSCAPING LAYOUT - 1:500@A1



HOUSE FOOTPRINTS ARE PURELY INDICATIVE

Colin Armstrong Associates
 CAA

Lyle House, Fairways Business Park, Inverness IV2 6AA
 T: 01463 712 288
 W: www.colinarmstrong.com



Client	Seafield & Strathspey Estate	
Project	Proposed Housing at Site H1 Granttown on Spey	
Project number	1185	
Dwg No.	021	
PHASING DRAWING		
Project status	PLANNING	
Date created	19.02.16	
Drawn by	MM	
Rev. A	Scale 1:500	Sheet A1

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