

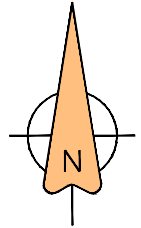
AGENDA ITEM 6

APPENDIX I

2017/0325/DET

PLANS

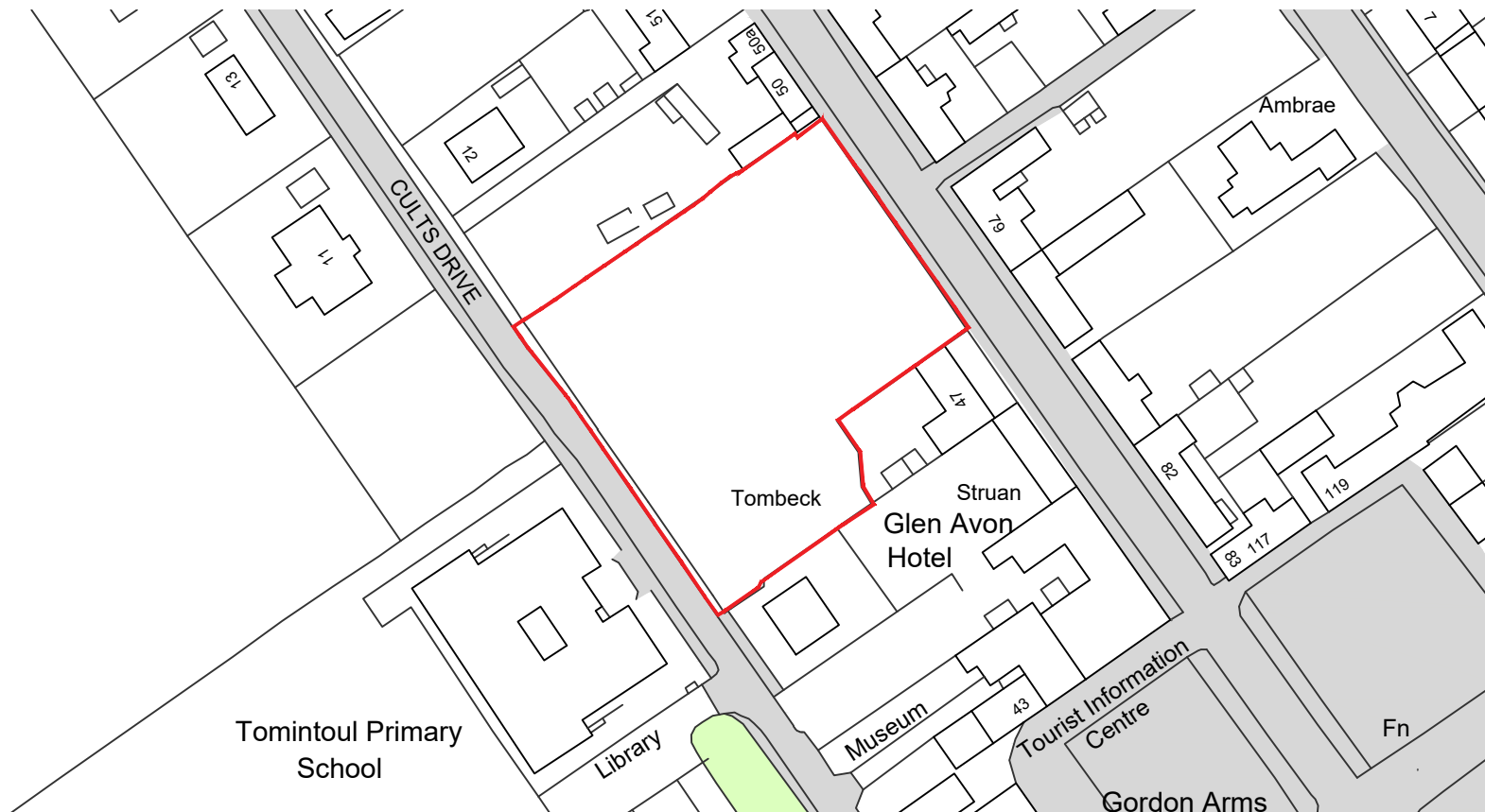
DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd



PLANNING APPLICATION



Location Plan
 scale 1:5000



Site Plan
 scale 1:1250



REVISIONS

rev.	description	date

Client
Mr Henry Paget

Project
Redevelopment at Old Secondary School in Tomintoul

Drawing
Location Plan

Scale VAR@A3	Date 09.16	Drawn by ca
------------------------	----------------------	-----------------------

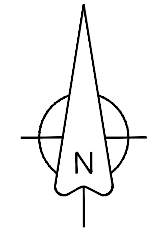
Project no 2375	Dwg no PL01	Rev
---------------------------	-----------------------	-----

G.H.JOHNSTON 
 BUILDING CONSULTANTS LTD

WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk

TEL (01463) 237229
 FAX (01463) 243258

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd



site area : 3401 sqm
 0.340 ha
 0.840 acres

PLANNING APPLICATION

REVISIONS

rev.	description	date
A	Layout amended	06.12.2017
B	Walling amended	09.01.2018
C	Bin storage removed & key amended	10.01.2018

Client
Mr Henry Paget

Project
Redevelopment at Old Secondary School in Tomintoul

Drawing
Site Plan

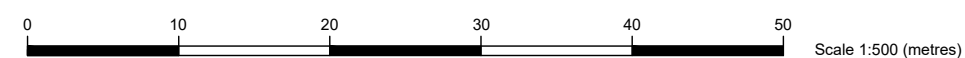
Scale 1:500@A3	Date 08.17	Drawn by PHJ
Project no 2375	Dwg no PL02	Rev C

G.H.JOHNSTON
 BUILDING CONSULTANTS LTD
 WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk
 TEL (01463) 237229
 FAX (01463) 243258

Boundary & Landscaping Elements	
	0.9m high natural stone feature walling
	1.8m high close boarded timber fence (vertical)
	1.0m high post and wire fence
	Parking spaces
	Traffic Calming
	Trees to be planted
	Public area landscaping
	Private garden or green space
	Private path / access



Plots 1,2,6 - 9 : Private Houses
 Plot 3 : Low Cost Home Ownership/ Affordable
 Plots 4 & 5 : Affordable Rent



DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to
 G. H. JOHNSTON Building Consultants Ltd



PLANNING APPLICATION

REVISIONS

rev.	description	date

Client

Mr Henry Paget

Project

Redevelopment at
 Old Secondary School in
 Tomintoul

Drawing

Elevations
 Blackbird: House Type A

Scale
 1:100@A3

Date
 Aug 17

Drawn by
 PHJ

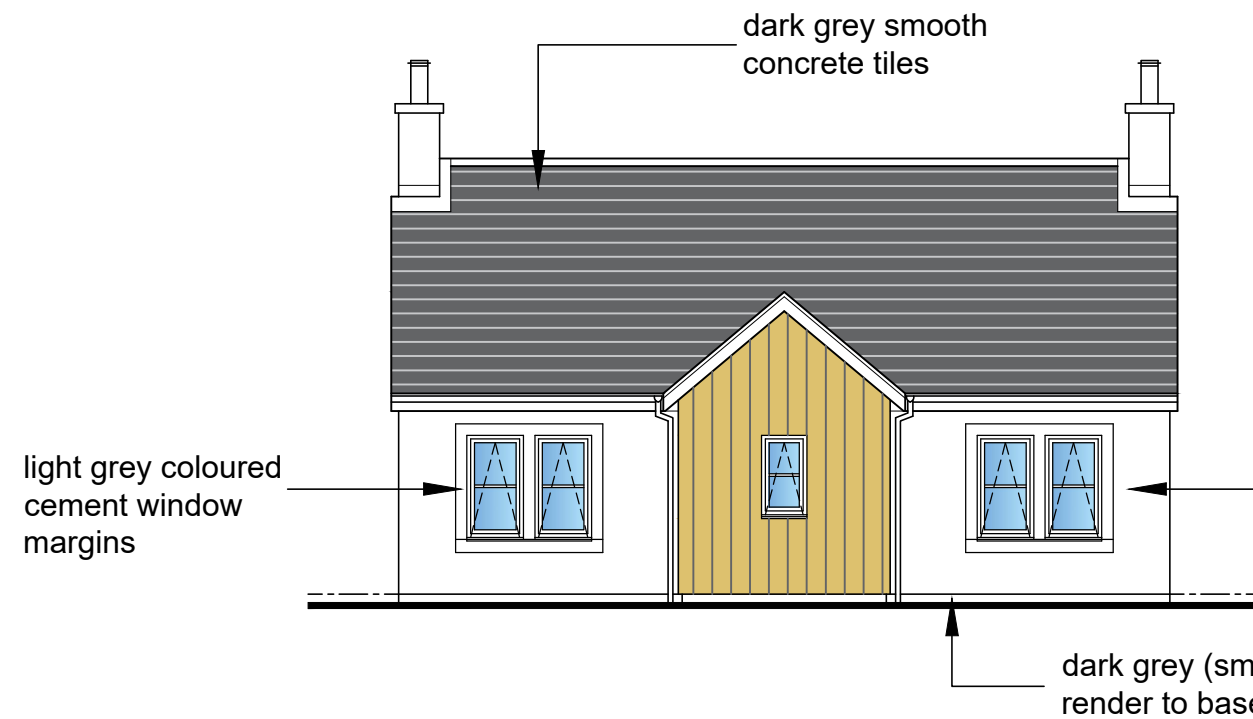
Project no
 2375

Dwg no
 PL03

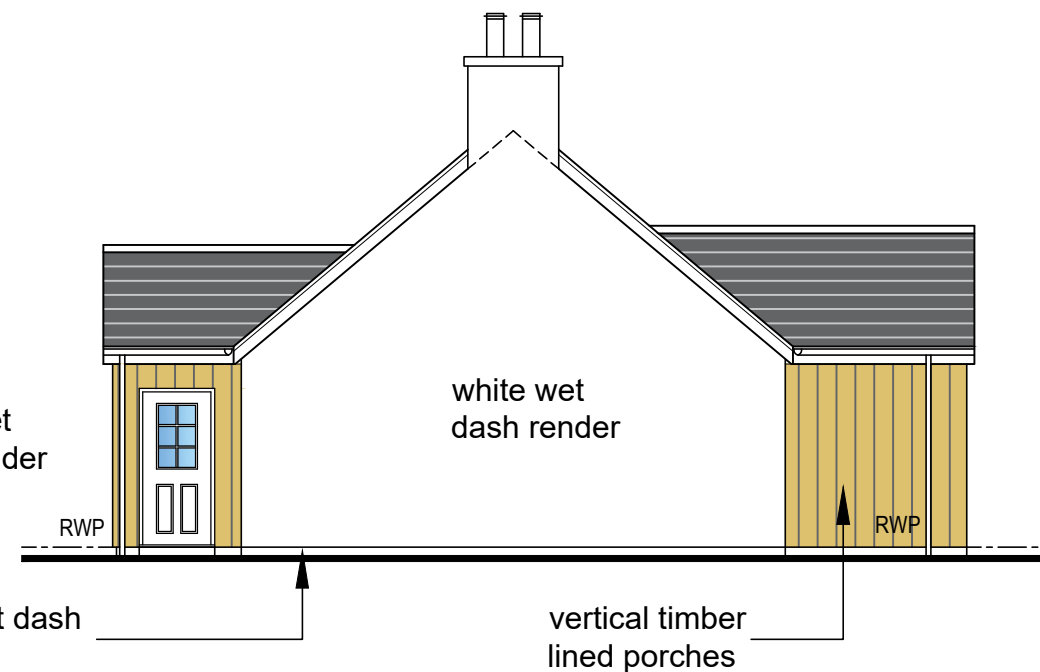
Rev

G.H.JOHNSTON
 BUILDING CONSULTANTS LTD

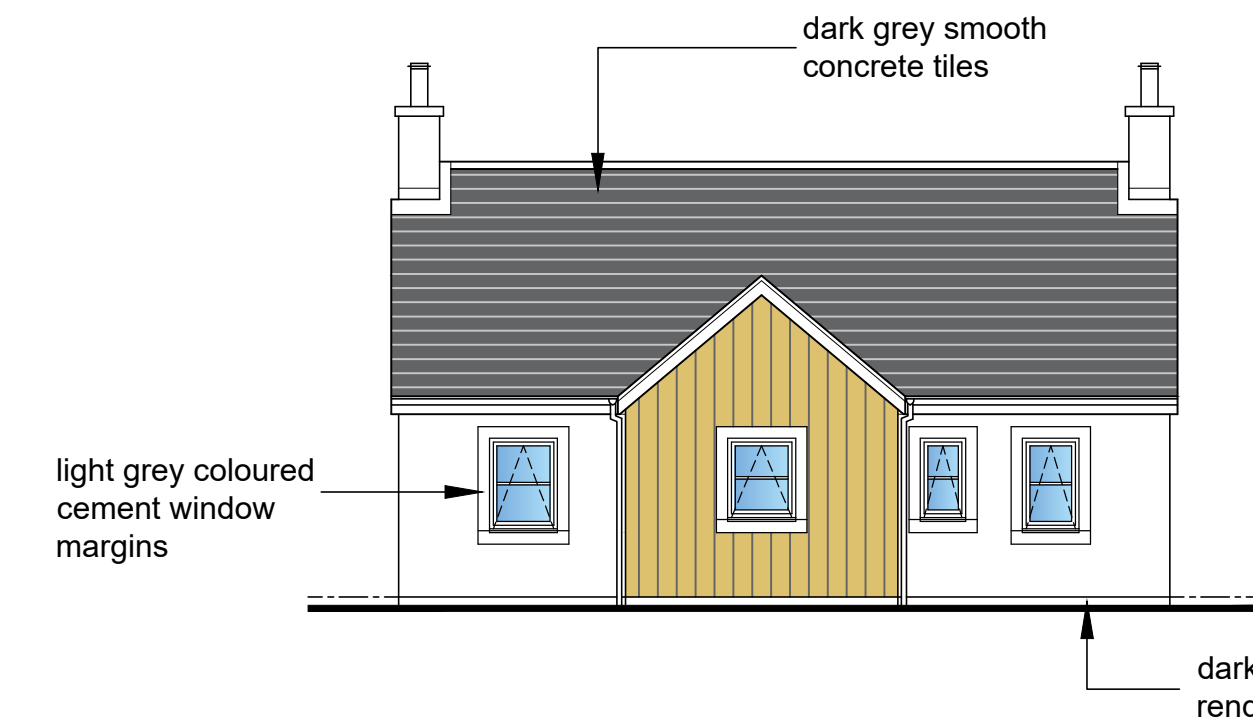
WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk
 TEL (01463) 237229
 FAX (01463) 243258



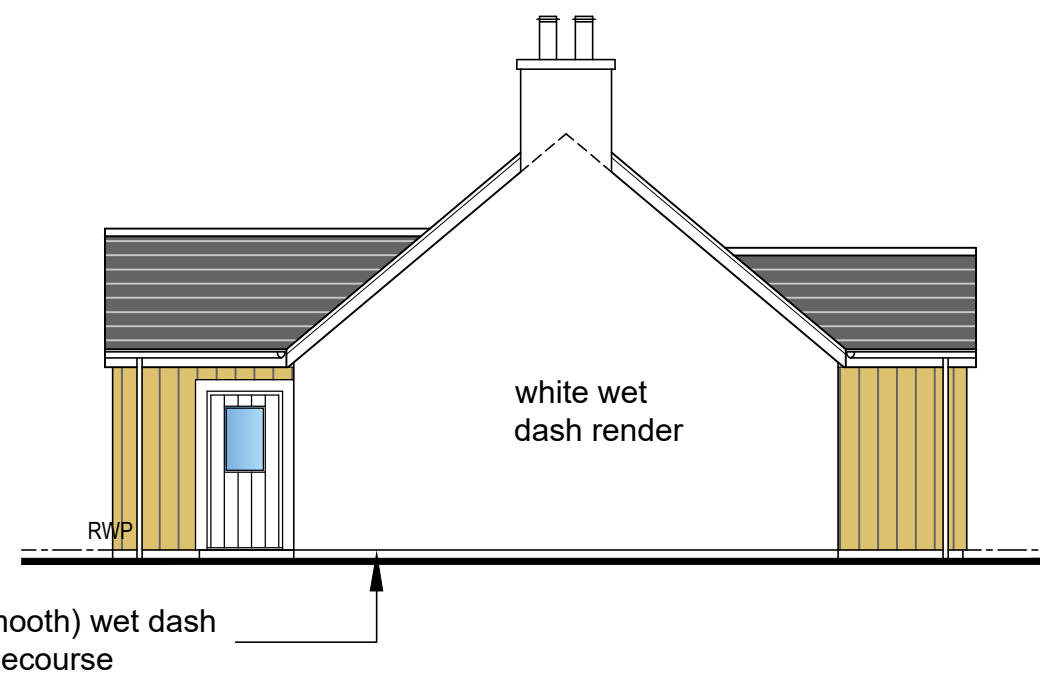
Front Elevation 1:100



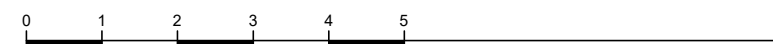
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Scale Bar (Metres)

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to
 G. H. JOHNSTON Building Consultants Ltd



PLANNING APPLICATION

REVISIONS

rev.	description	date

Client
 Mr Henry Paget

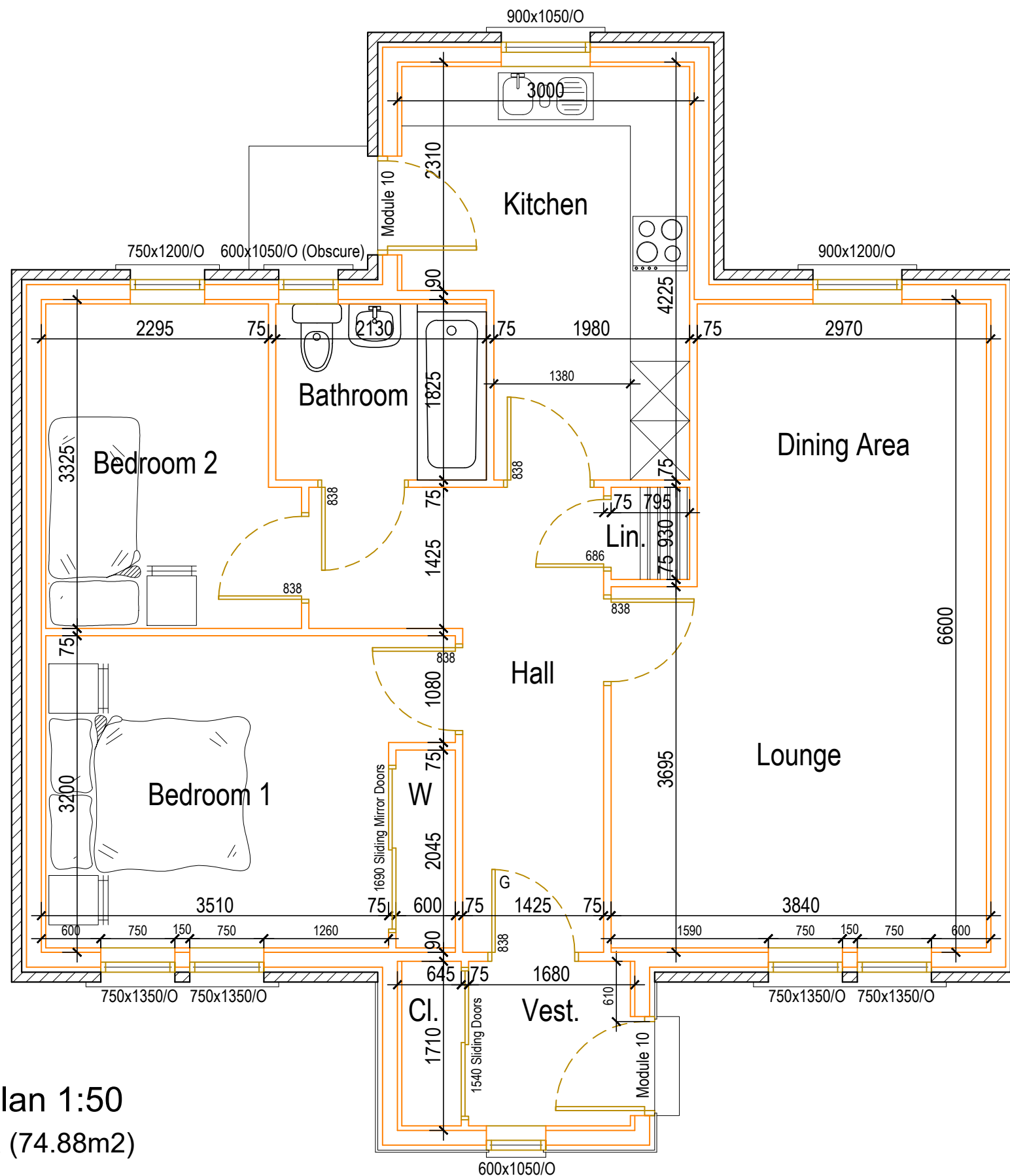
Project
 Redevelopment at
 Old Secondary School in
 Tomintoul

Drawing
 Floor Plan
 Blackbird: House Type A

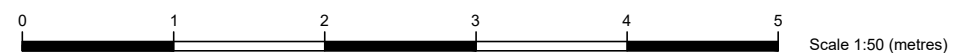
Scale 1:50@A3	Date Aug 17	Drawn by PHJ
Project no 2375	Dwg no PL04	Rev

G.H.JOHNSTON
 BUILDING CONSULTANTS LTD

WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk
 TEL (01463) 237229
 FAX (01463) 243258



Main Floor Plan 1:50
 Main Floor Area (74.88m²)



DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to
 G. H. JOHNSTON Building Consultants Ltd

scotframe
 timber frame | homes

PLANNING APPLICATION

REVISIONS

rev.	description	date

Client
Mr Henry Paget

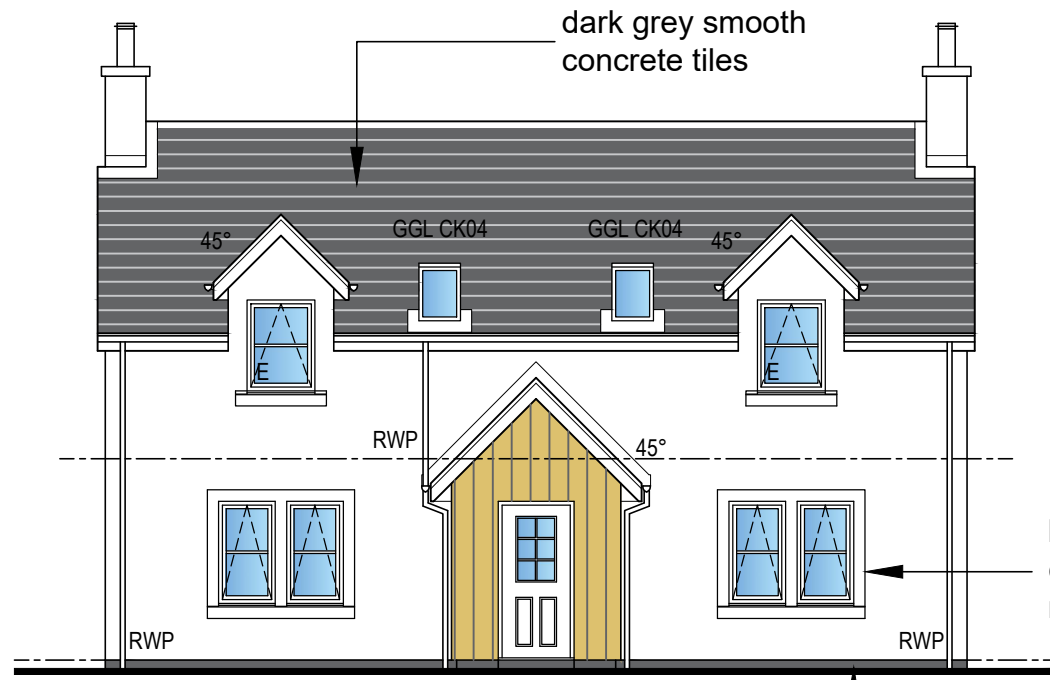
Project
 Redevelopment at
 Old Secondary School in
 Tomintoul

Drawing
Elevations
 Buzzard: House Type B

Scale 1:100@A3	Date Aug 17	Drawn by PHJ
Project no 2375	Dwg no PL05	Rev

G.H.JOHNSTON
 BUILDING CONSULTANTS LTD

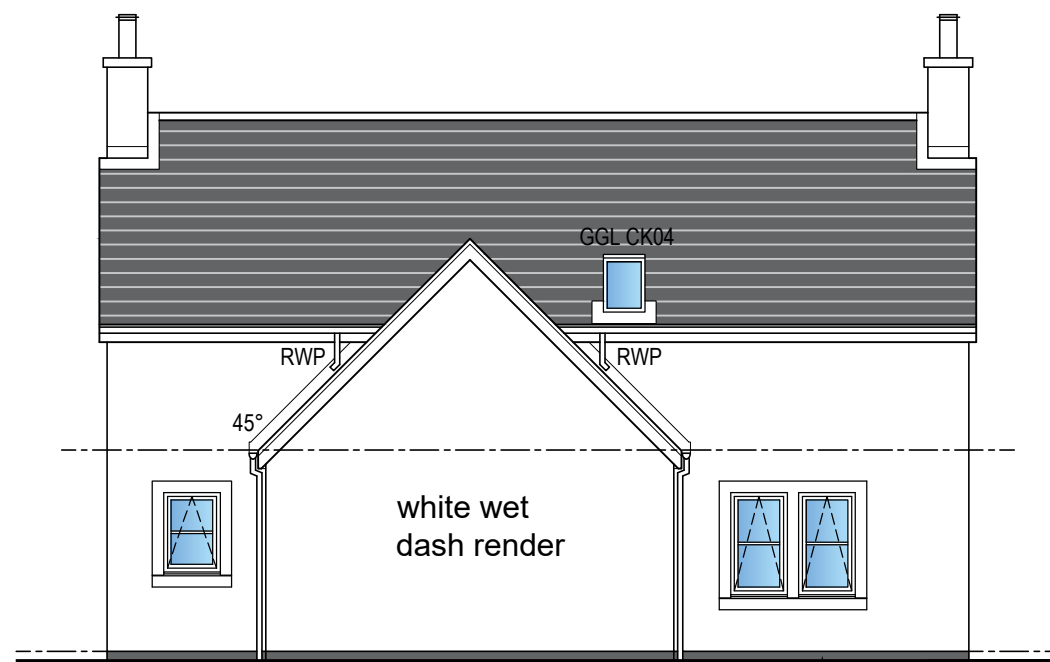
WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk
 TEL (01463) 237229
 FAX (01463) 243258



Front Elevation 1:100



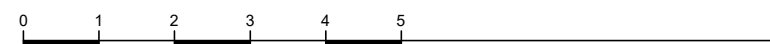
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Scale Bar (Metres)

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to
 G. H. JOHNSTON Building Consultants Ltd



PLANNING APPLICATION

REVISIONS

rev.	description	date

Client
Mr Henry Paget

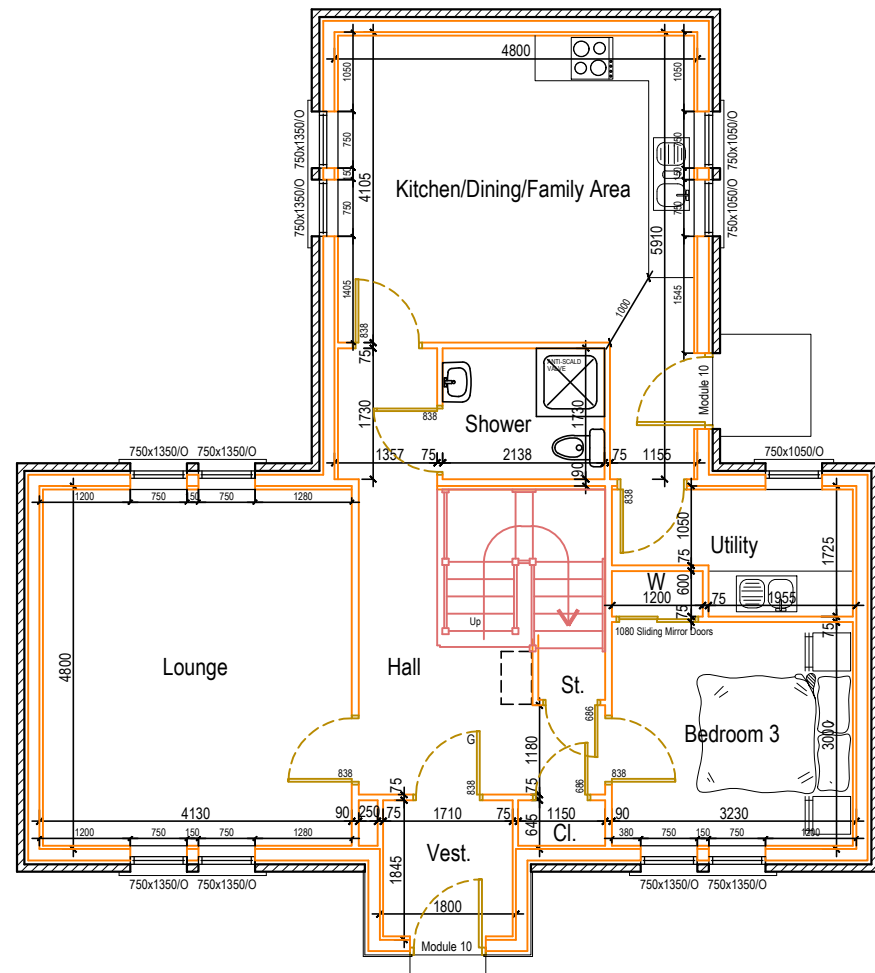
Project
**Redevelopment at
 Old Secondary School in
 Tomintoul**

Drawing
**Floor Plan
 Buzzard: House Type B**

Scale 1:100@A3	Date Aug 17	Drawn by PHJ
Project no 2375	Dwg no PL06	Rev

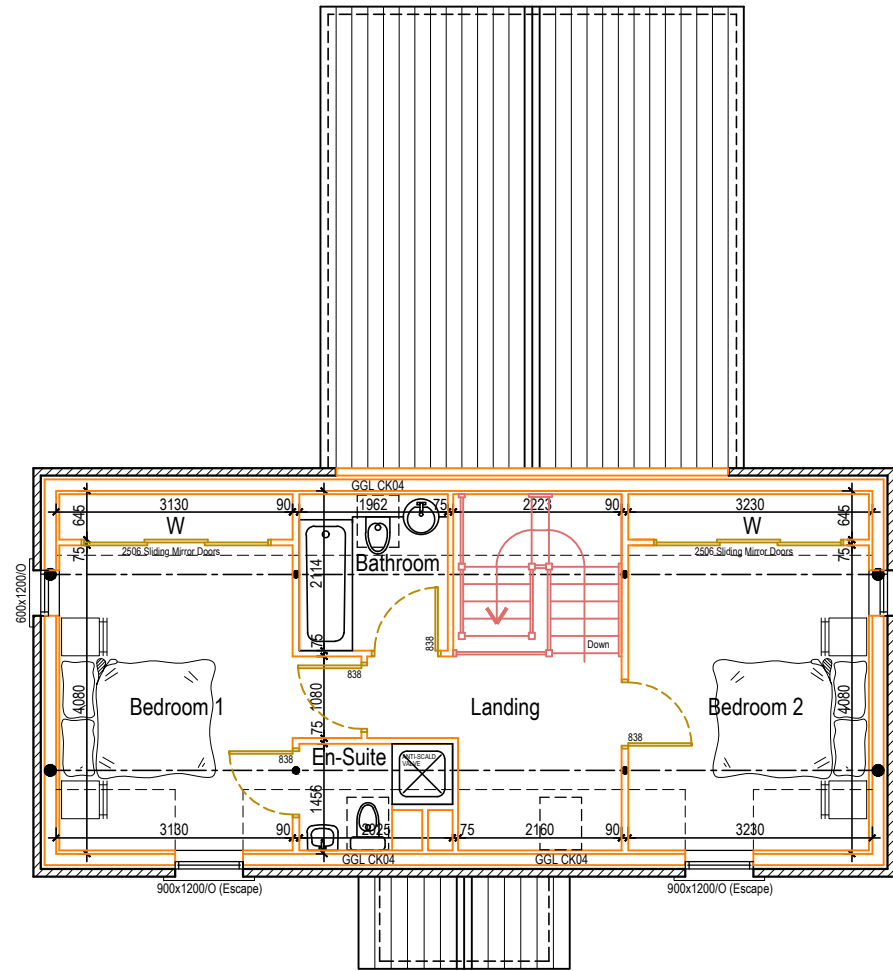
G.H.JOHNSTON 
 BUILDING CONSULTANTS LTD

WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk
 TEL (01463) 237229
 FAX (01463) 243258



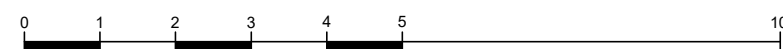
Ground Floor Plan 1:100

Ground Floor Area (82.80m²)
 Total Floor Area (134.64m²)



First Floor Plan 1:100

First Floor Area (51.84m²)



Scale 1:100 (metres)

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to
 G. H. JOHNSTON Building Consultants Ltd

scotframe
 timber frame | homes

PLANNING APPLICATION

REVISIONS

rev.	description	date

Client

Mr Henry Paget

Project

Redevelopment at
 Old Secondary School in
 Tomintoul

Drawing

Elevations
 Eider: House Type C

Scale
 1:100@A3

Date
 Aug 17

Drawn by
 PHJ

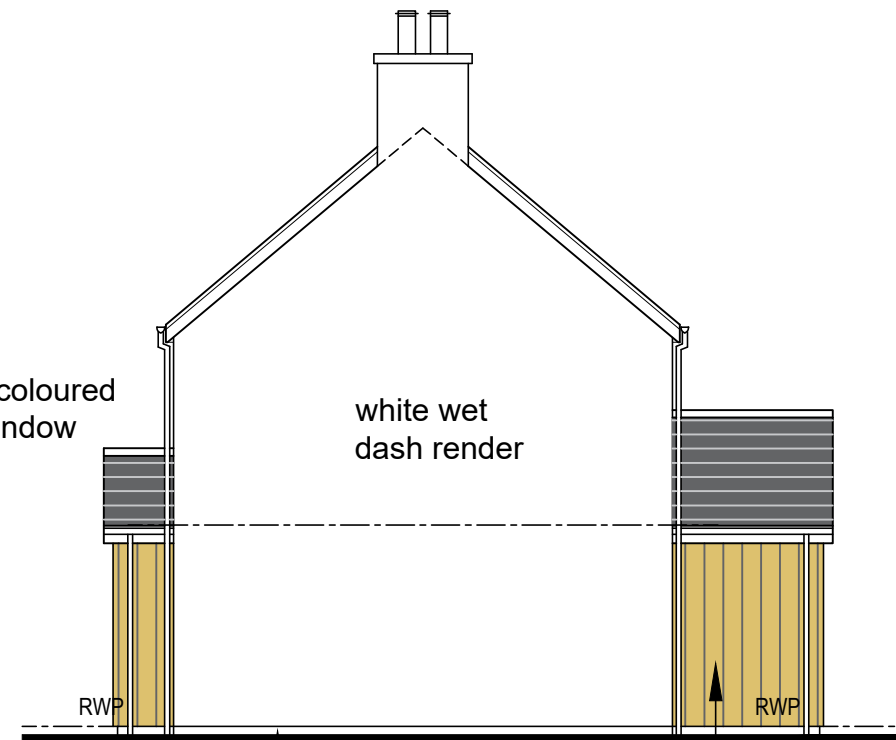
Project no
 2375

Dwg no
 PL07

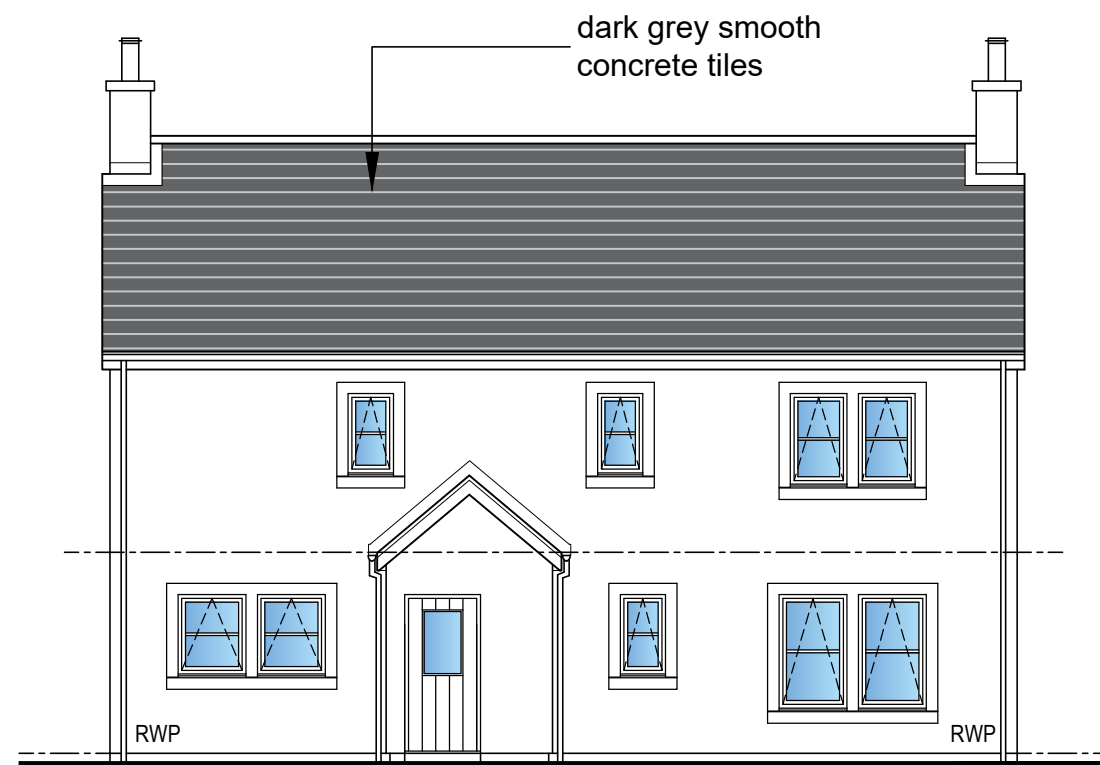
Rev



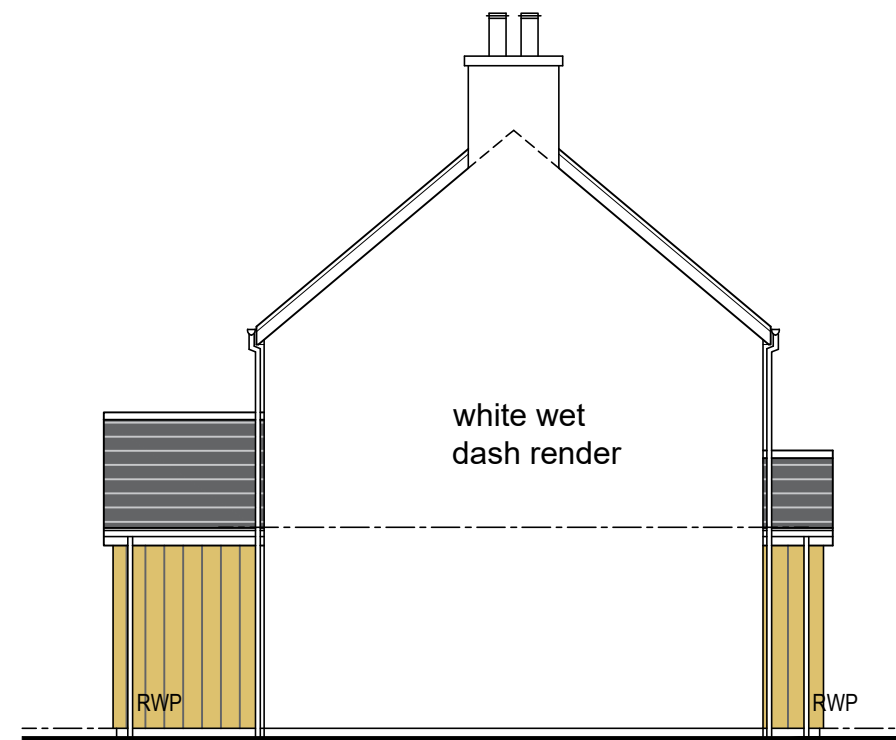
Front Elevation 1:100



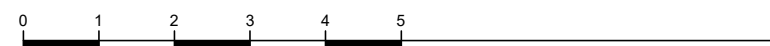
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Scale Bar (Metres)

G.H. JOHNSTON
 BUILDING CONSULTANTS LTD

WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk
 TEL (01463) 237229
 FAX (01463) 243258

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to
 G. H. JOHNSTON Building Consultants Ltd



PLANNING APPLICATION

REVISIONS

rev.	description	date

Client
Mr Henry Paget

Project
**Redevelopment at
 Old Secondary School in
 Tomintoul**

Drawing
**Floor Plan
 Eider: House Type C**

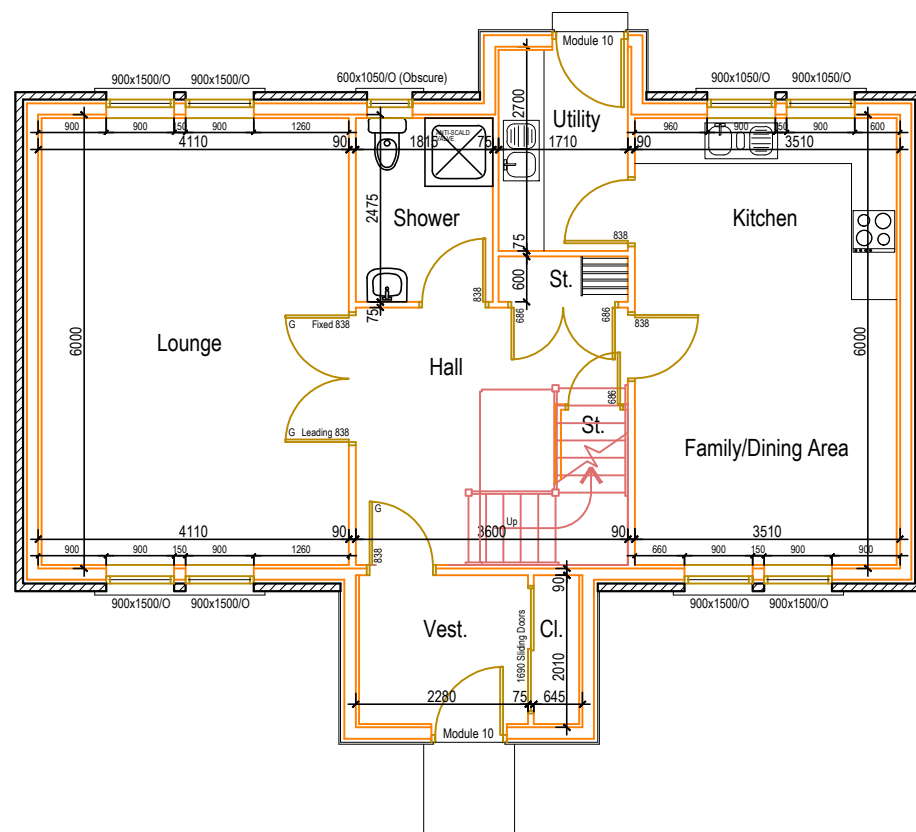
Scale 1:100@A3	Date Aug 17	Drawn by PHJ
--------------------------	-----------------------	------------------------

Project no 2375	Dwg no PL08	Rev
---------------------------	-----------------------	-----

G.H.JOHNSTON 
 BUILDING CONSULTANTS LTD

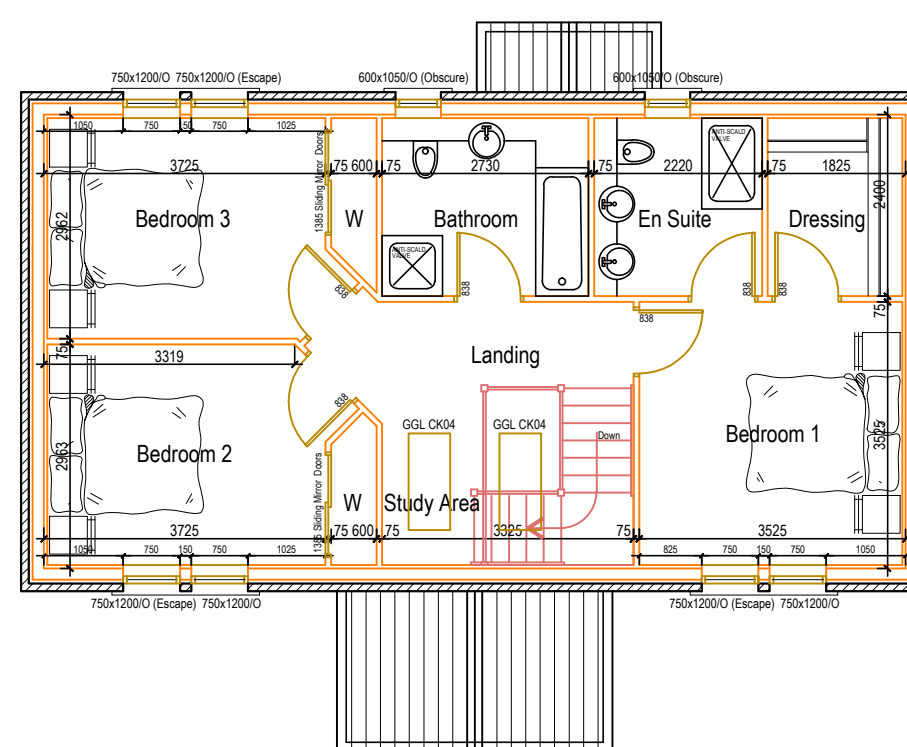
WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk

TEL (01463) 237229
 FAX (01463) 243258



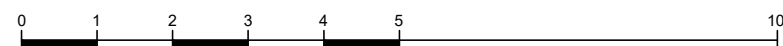
Ground Floor Plan 1:100

Ground Floor Area (76.32m²)
 Total Floor Area (144.72m²)



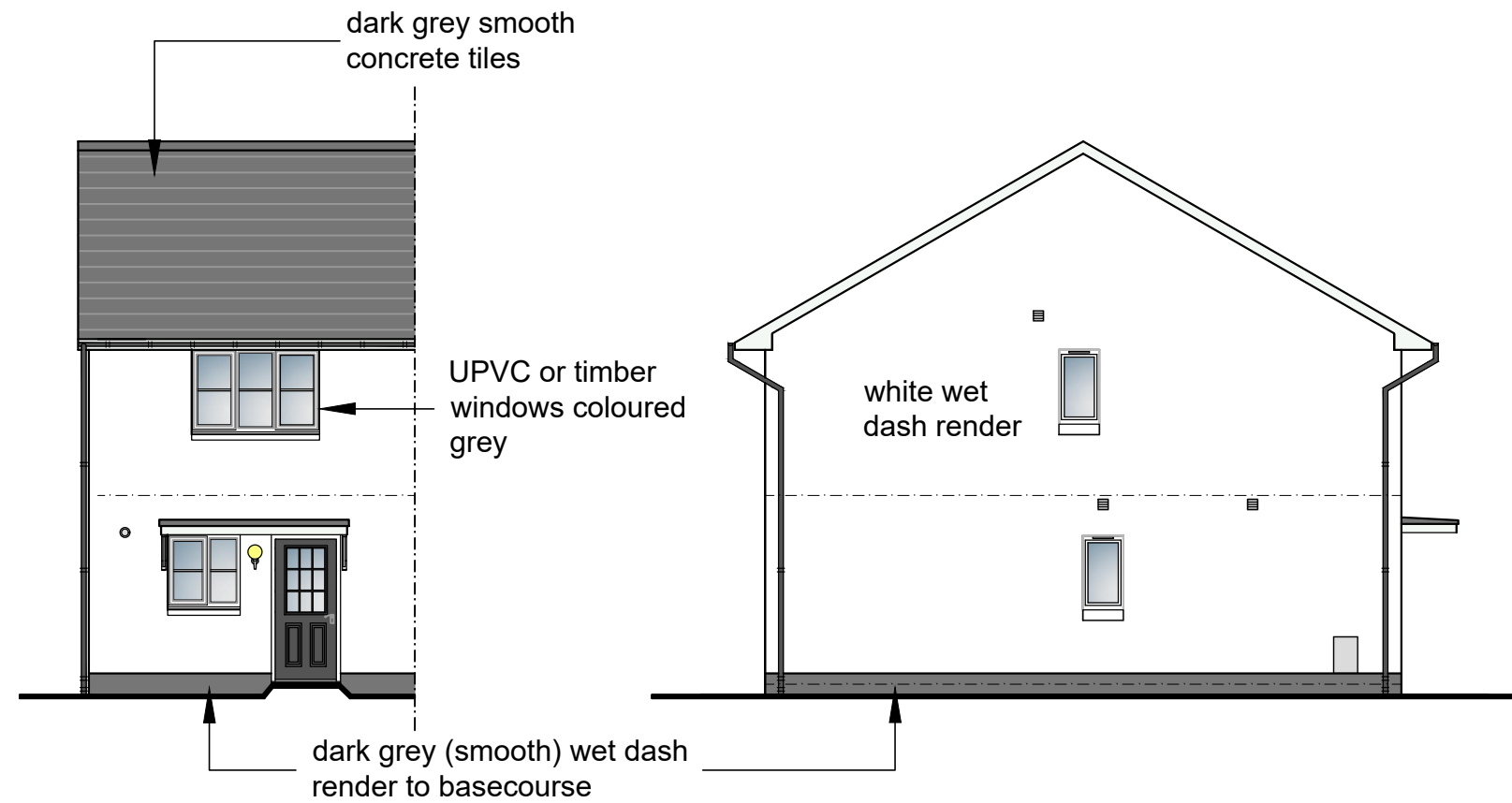
First Floor Plan 1:100

First Floor Area (68.40m²)



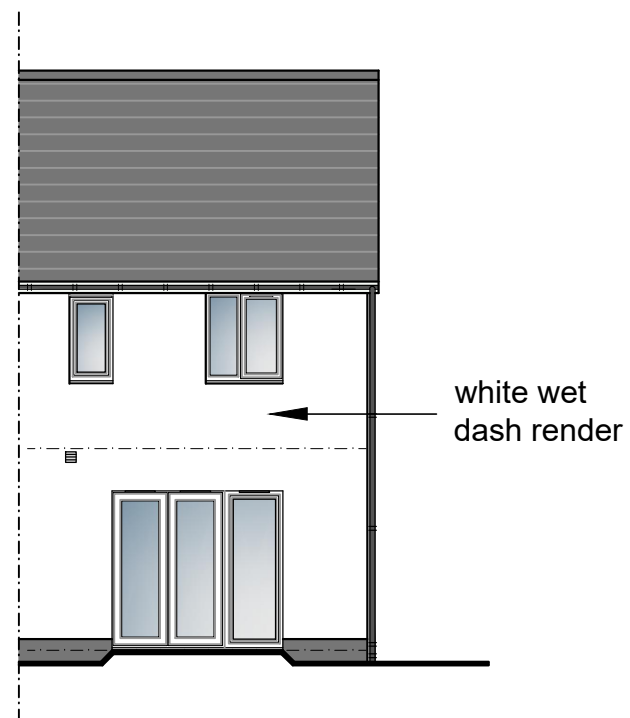
Scale 1:100 (metres)

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd

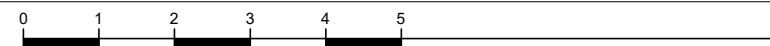


Front Elevation 1:100

Side Elevation 1:100



Rear Elevation 1:100



Scale Bar (Metres)

PLANNING APPLICATION

REVISIONS

rev.	description	date

Client

Mr Henry Paget

Project

Redevelopment at
 Old Secondary School in
 Tomintoul

Drawing

Elevations
 Affordable: House Type D

Scale	Date	Drawn by
1:100@A3	Aug 17	PHJ
Project no	Dwg no	Rev
2375	PL09	

G.H.JOHNSTON
 BUILDING CONSULTANTS LTD

WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk
 TEL (01463) 237229
 FAX (01463) 243258

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to
 G. H. JOHNSTON Building Consultants Ltd

PLANNING APPLICATION

REVISIONS

rev.	description	date

Client
Mr Henry Paget

Project
Redevelopment at Old Secondary School in Tomintoul

Drawing
**Floor Plan
 Affordable: House Type D**

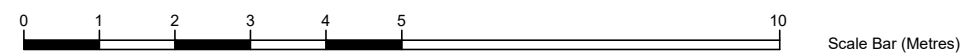
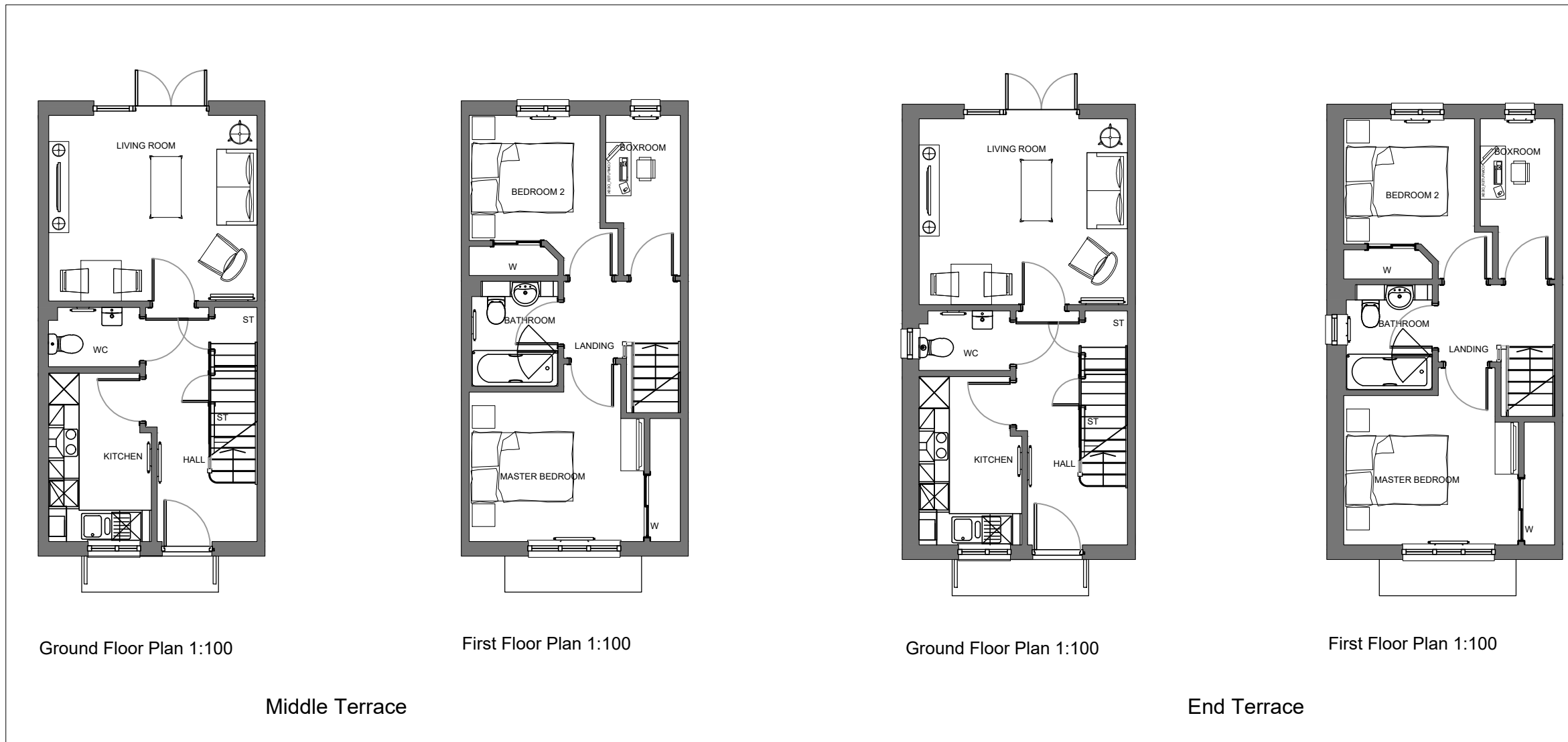
Scale 1:100@A3	Date Aug 17	Drawn by PHJ
--------------------------	-----------------------	------------------------

Project no 2375	Dwg no PL10	Rev
---------------------------	-----------------------	-----

G.H.JOHNSTON 
 BUILDING CONSULTANTS LTD

WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk

TEL (01463) 237229
 FAX (01463) 243258



DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd

PLANNING APPLICATION

REVISIONS

rev.	description	date

Client
Mr Henry Paget

Project
Redevelopment at Old Secondary School in Tomintoul

Drawing
Elevations Affordable: House Type E

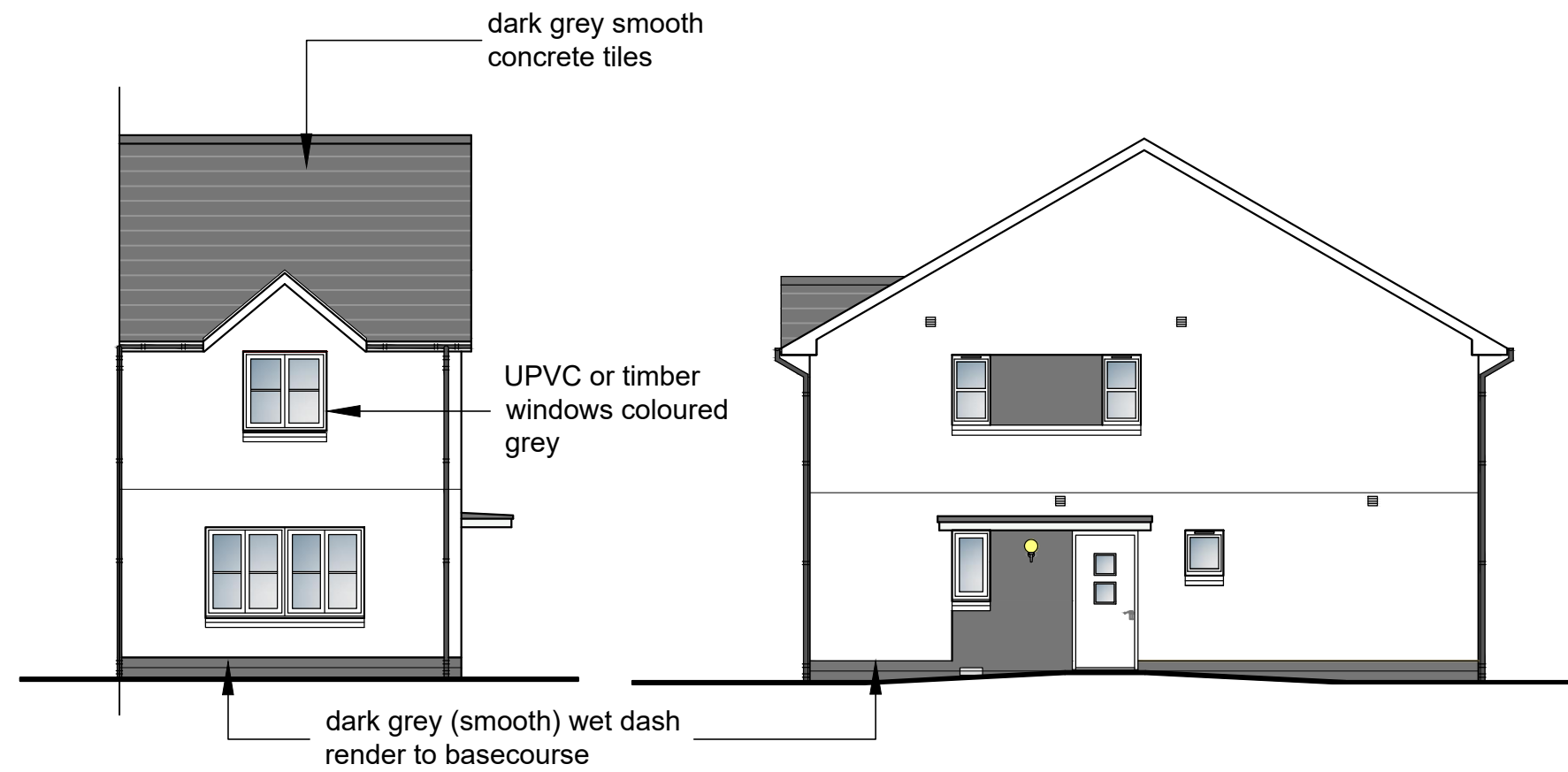
Scale 1:100@A3	Date Aug 17	Drawn by PHJ
--------------------------	-----------------------	------------------------

Project no 2375	Dwg no PL11	Rev
---------------------------	-----------------------	-----

G.H. JOHNSTON 
 BUILDING CONSULTANTS LTD

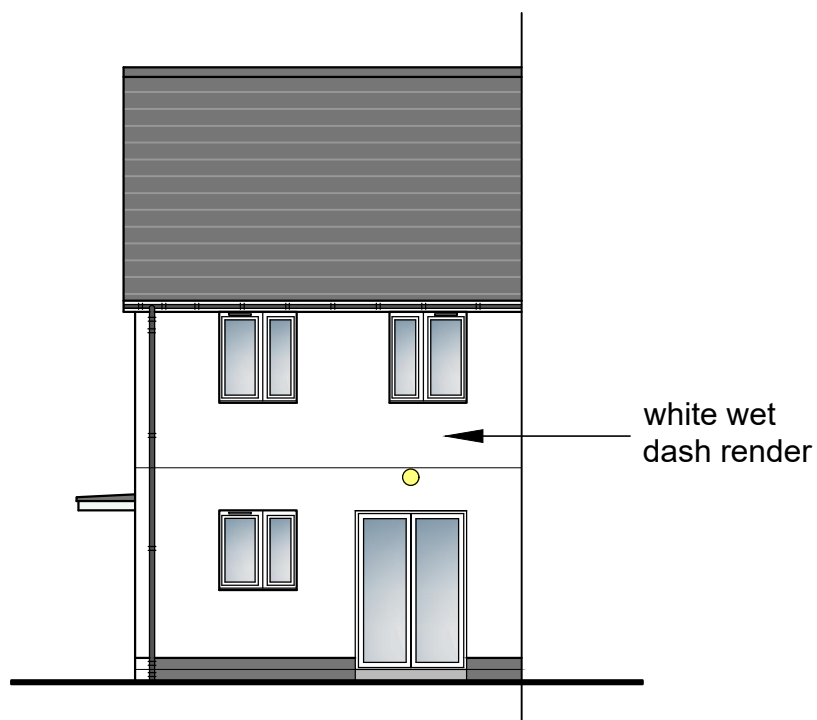
WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk

TEL (01463) 237229
 FAX (01463) 243258

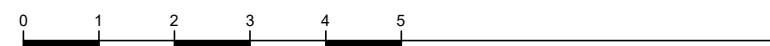


Front Elevation 1:100

Side Elevation 1:100



Rear Elevation 1:100



Scale Bar (Metres)

DO NOT SCALE, IF IN DOUBT PLEASE ASK
 All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd

PLANNING APPLICATION

REVISIONS		
rev.	description	date

Client
Mr Henry Paget

Project
Redevelopment at Old Secondary School in Tomintoul

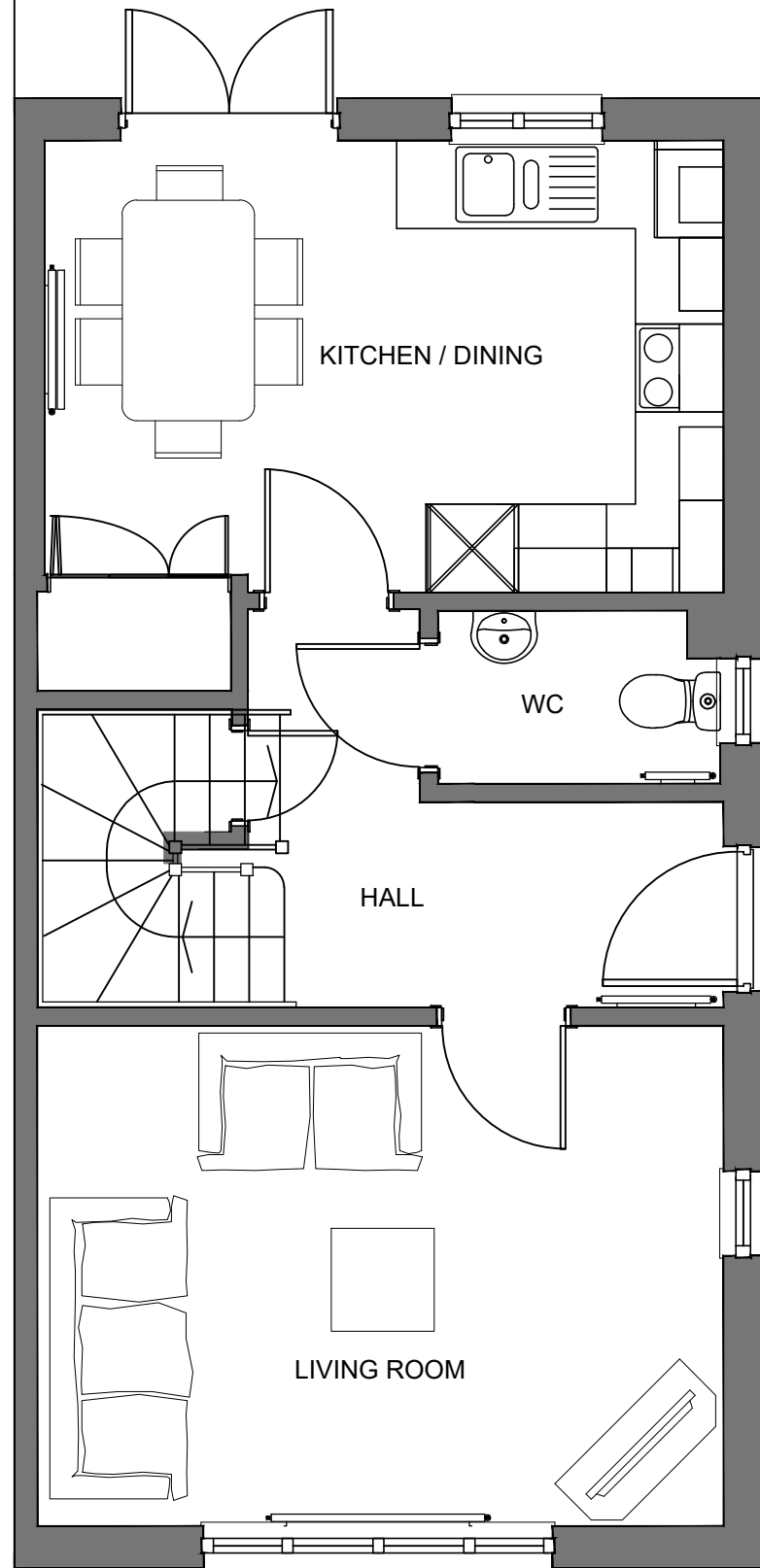
Drawing
**Floor Plan
 Affordable: House Type E**

Scale 1:50@A3	Date Aug 17	Drawn by PHJ
Project no 2375	Dwg no PL12	Rev

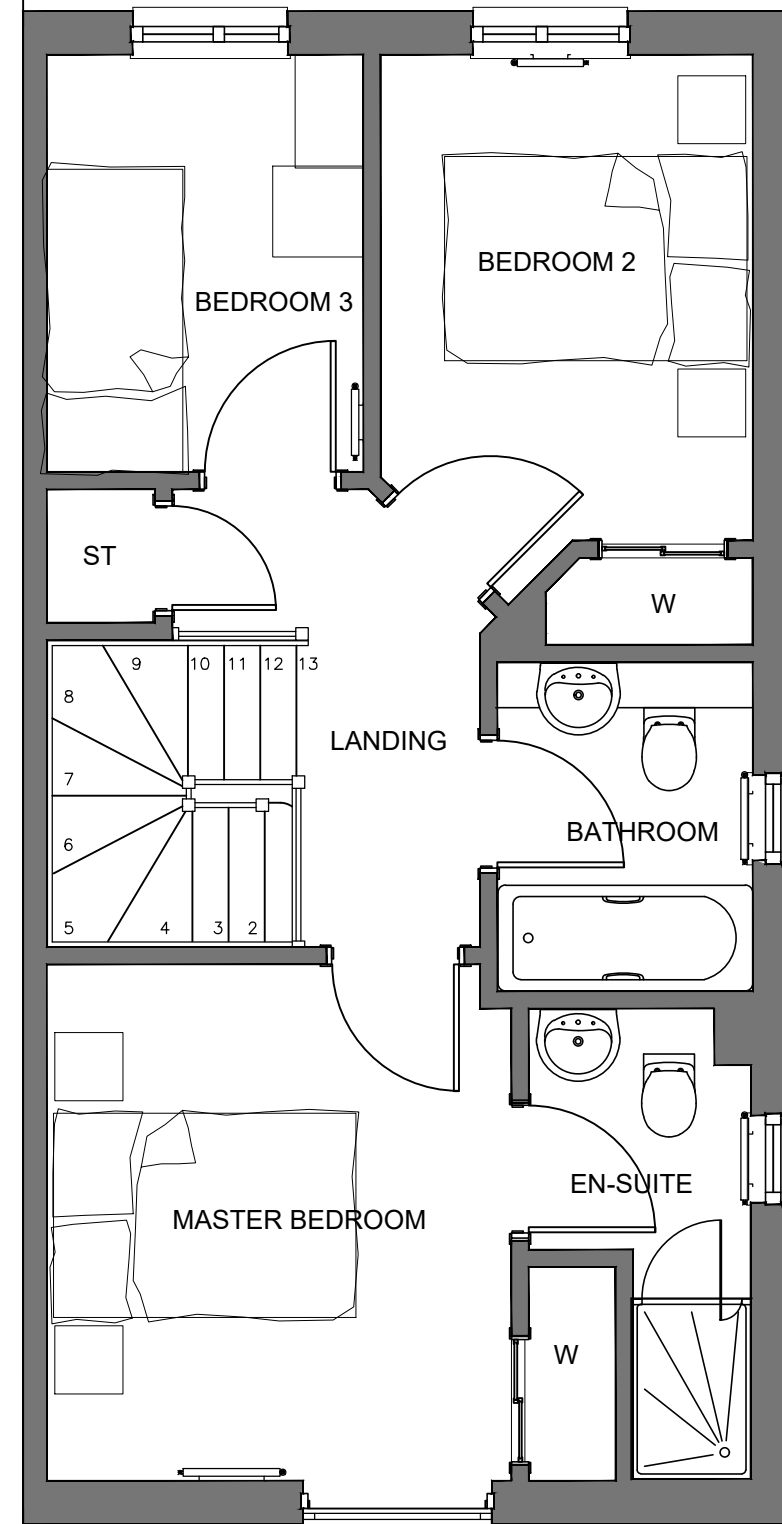
G.H.JOHNSTON 
 BUILDING CONSULTANTS LTD

WILLOW HOUSE
 STONEYFIELD BUSINESS PARK
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk

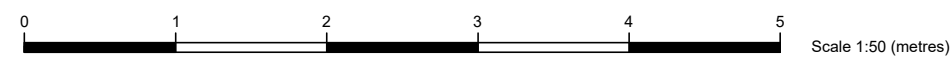
TEL (01463) 237229
 FAX (01463) 243258



Ground Floor Plan 1:100



First Floor Plan 1:100



PLANNING APPLICATION

REVISIONS

rev.	description	date

Client
Mr Henry Paget

Project
Redevelopment at Old Secondary School in Tomintoul

Drawing
Fence & natural stone wall details

Scale
1:25@A2

Date
Dec 2017

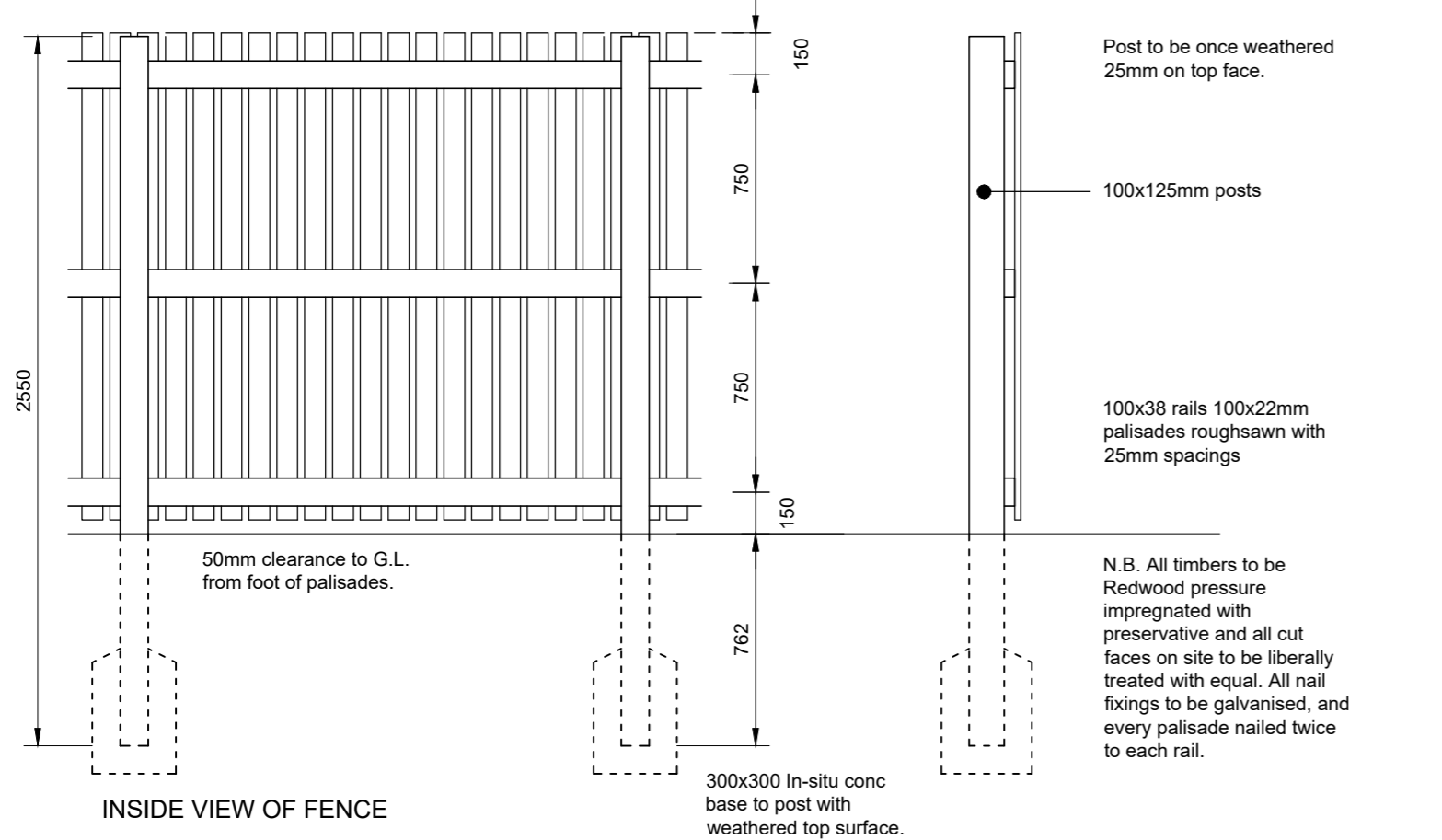
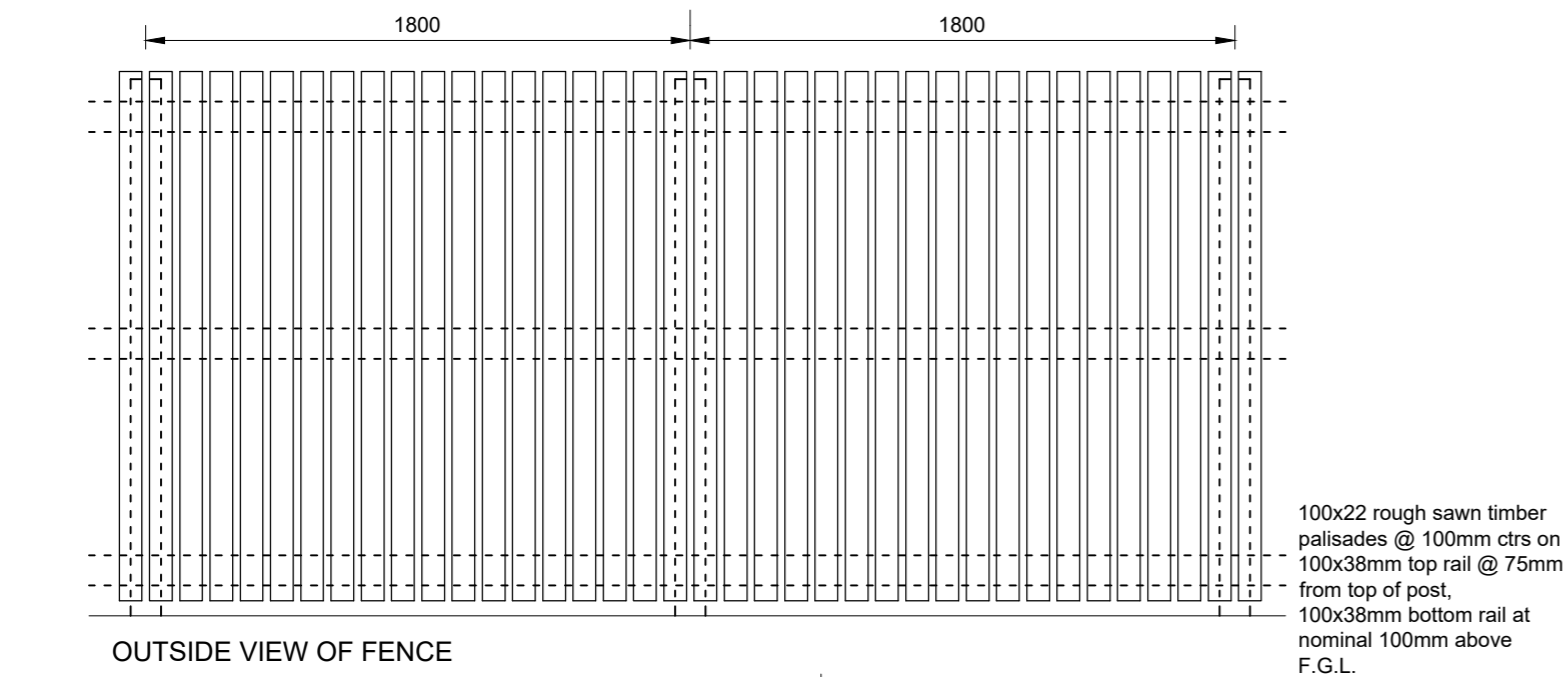
Drawn by
DC

Project no
2375

Dwg no
PL13

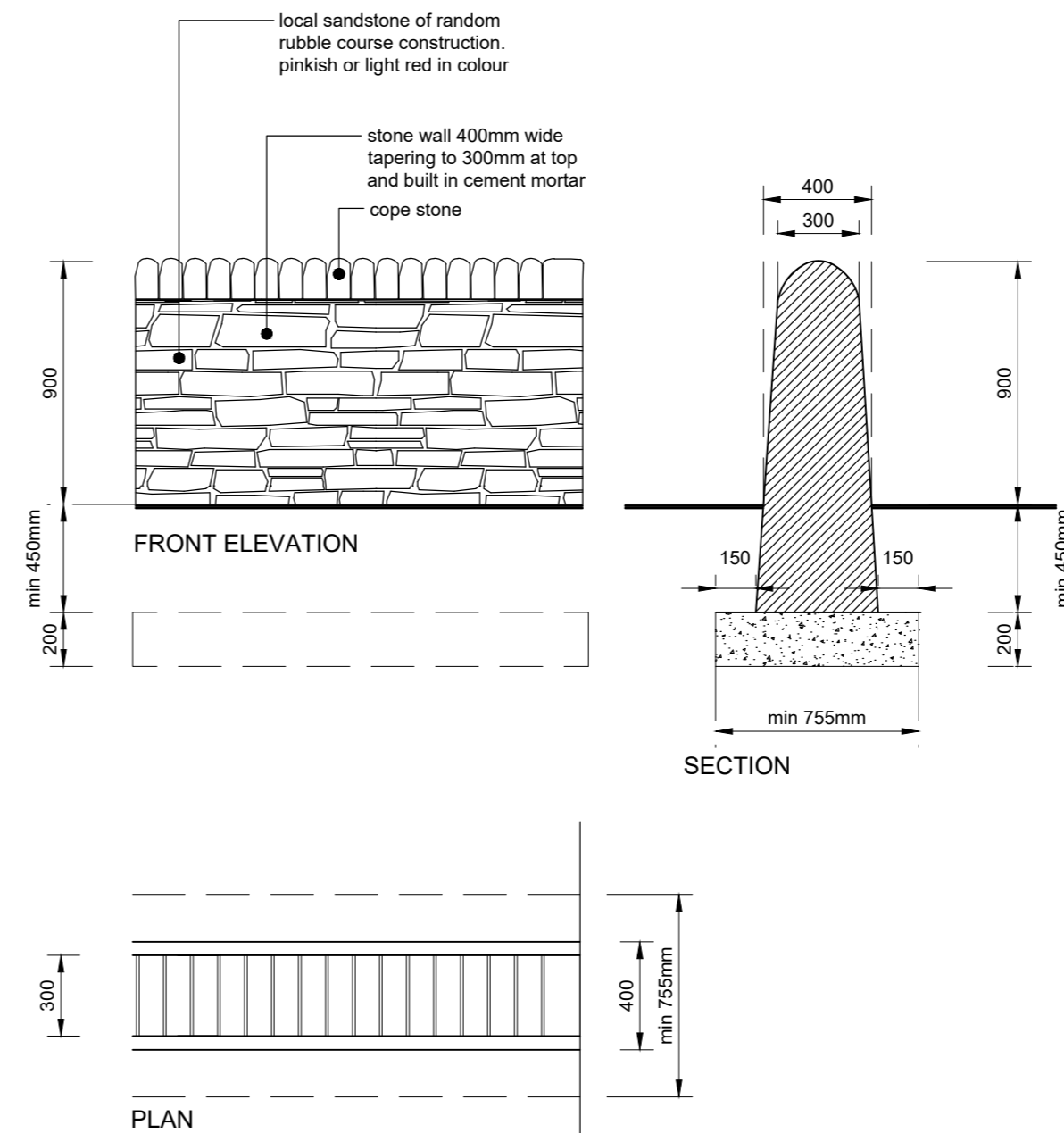
Rev

G.H.JOHNSTON 
 BUILDING CONSULTANTS LTD
 WILLOW HOUSE
 STONEYFIELD BUSINESS PARK TEL (01463) 237229
 INVERNESS IV2 7PA
 Email: technical@ghjohnston.co.uk

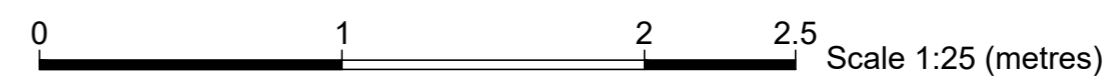


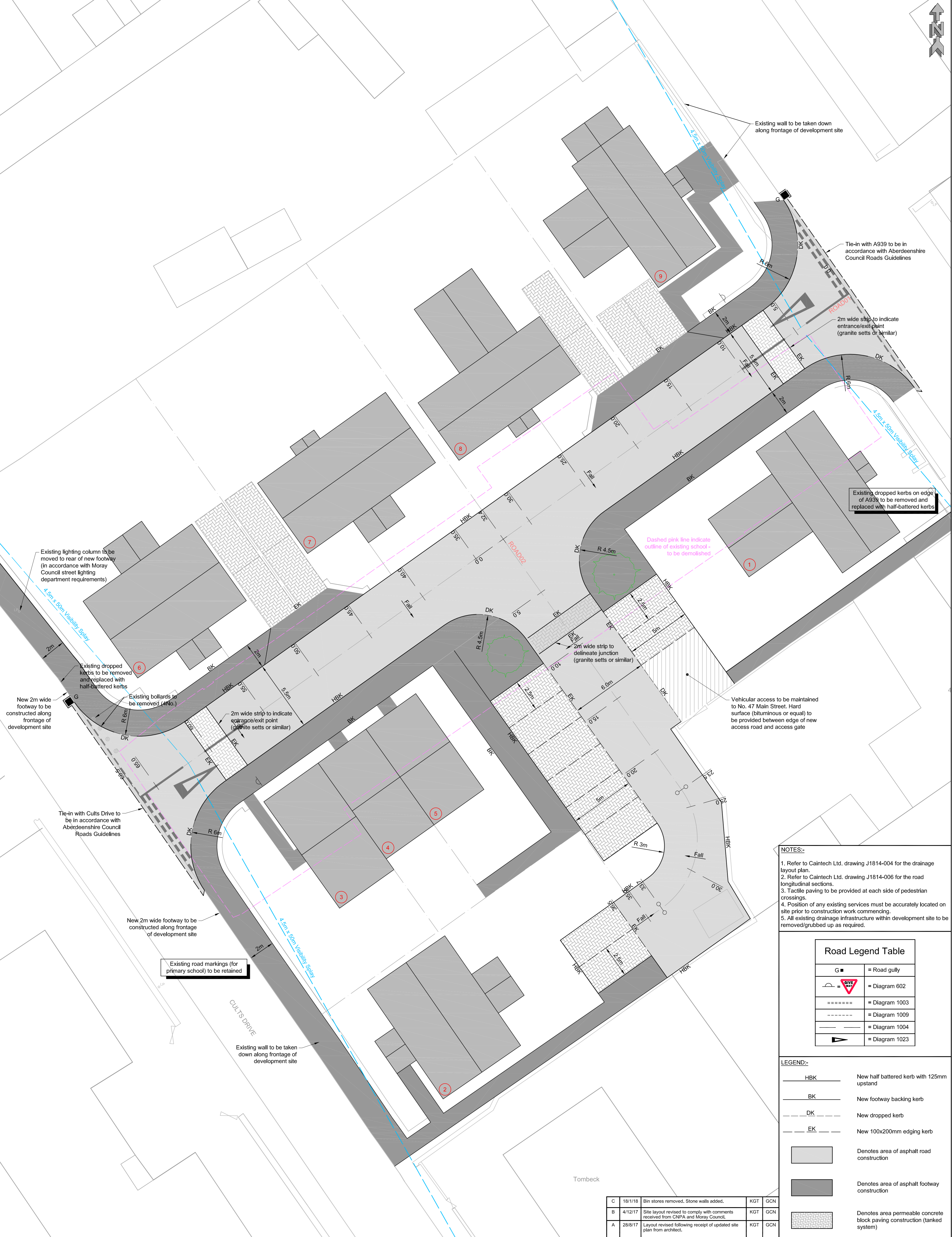
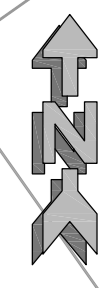
1.8m Screen Fence

N.B. All timbers to be Redwood pressure impregnated with preservative and all cut faces on site to be liberally treated with equal. All nail fixings to be galvanised, and every palisade nailed twice to each rail.



900mm high natural stone wall





Existing wall to be taken down along frontage of development site

Tie-in with A939 to be in accordance with Aberdeenshire Council Roads Guidelines

2m wide strip to indicate entrance/exit point (granite sets or similar)

Existing dropped kerbs on edge of A939 to be removed and replaced with half-battered kerbs

Dashed pink line indicate outline of existing school - to be demolished

Vehicle access to be maintained to No. 47 Main Street. Hard surface (bituminous or equal) to be provided between edge of new access road and access gate

Existing lighting column to be moved to rear of new footway (in accordance with Moray Council street lighting department requirements)

Existing dropped kerbs to be removed and replaced with half-battered kerbs

New 2m wide footway to be constructed along frontage of development site

Existing bollards to be removed (4No.)

2m wide strip to indicate entrance/exit point (granite sets or similar)

New 2m wide footway to be constructed along frontage of development site

Existing road markings (for primary school) to be retained

Existing wall to be taken down along frontage of development site

- NOTES:-**
1. Refer to Caintech Ltd. drawing J1814-004 for the drainage layout plan.
 2. Refer to Caintech Ltd. drawing J1814-006 for the road longitudinal sections.
 3. Tactile paving to be provided at each side of pedestrian crossings.
 4. Position of any existing services must be accurately located on site prior to construction work commencing.
 5. All existing drainage infrastructure within development site to be removed/grubbed up as required.

	= Road gully
	= Diagram 602
	= Diagram 1003
	= Diagram 1009
	= Diagram 1004
	= Diagram 1023

LEGEND:-

	New half battered kerb with 125mm upstand
	New footway backing kerb
	New dropped kerb
	New 100x200mm edging kerb
	Denotes area of asphalt road construction
	Denotes area of asphalt footway construction
	Denotes area permeable concrete block paving construction (tanked system)

C	18/1/18	Bin stores removed. Stone walls added.	KGT	GCN
B	4/12/17	Site layout revised to comply with comments received from CNPA and Moray Council.	KGT	GCN
A	28/8/17	Layout revised following receipt of updated site plan from architect.	KGT	GCN

Client: Mr H. Paget	Site Layout: Housing Development at Old Secondary School, Tomintoul	Drawn By: KGT	Checked By: GCN	Surveyed By: JS	Drawing Scale: 1:125 @ A1	<p>LAND & BUILDING SURVEYING SETTING OUT ENGINEERS CIVIL ENGINEERING DESIGN LASER SCANNING SERVICES</p> <p>HYDROGRAPHIC SURVEYING VOLUMETRIC SURVEYING DIMENSIONAL CONTROL SURVEYING AUTOCAD DRAUGHTING SERVICES</p> <p>ADDITIONAL CONTACT INFO: Email: client@caintechltd.com Mob: 07740 680509 Website: http://www.caintechltd.com</p>	Drawing Status: <input checked="" type="checkbox"/> PLANNING <input type="checkbox"/> FOR APPROVAL <input type="checkbox"/> WARRANT <input type="checkbox"/> CONSTRUCTION
		Surveyed Date: 16/12/2016		Drawing No: CTCH-J1814-005			

TREE PROTECTION MEASURES

This Tree Protection Plan shows the position of tree protective fencing and other protective measures to be observed during development of the site.

All the protective measures must be installed prior to any of the following taking place:

- plant and material delivery
- demolition work
- soil stripping/excavations
- construction works
- installation of utilities

Once erected the area protected by protective fencing is to be regarded as sacrosanct. The fencing must not be removed or altered without prior approval of the appointed arboricultural advisor or the planning authority's tree officer.

Typical tree protective fencing shall comprise of interlocking weldmesh panels supported by a well braced scaffold set firmly into the ground (see specifications below). Any proposals for alternative barrier specifications must first be approved by the local planning authority. Further guidance on generally accepted alternatives can be provided by the project arboricultural advisor.

Once the Root Protection Areas have been protected by barriers and/or ground protection, construction work can commence. Weatherproof notices must be attached to the barriers clearly indicating their purpose (see examples in Figure 1 below).



Figure 1: Tree Protective Fence Signage

TREE PROTECTIVE FENCING – SPECIFICATION

The protective fencing must consist of either a timber or steel scaffold framework comprising horizontal and vertical timbers/scaffold tubes well braced to resist impacts. British standard requires a scaffold tube framework with fencing panels attached (see Figure 2 below). However, the LPA may accept a fence based on the same design but constructed with timber.

For a timber framework the vertical posts (at least 100 mm²) must be spaced that the maximum interval of 3m. The barrier should comprise Heras® type fence panels, three-quarter inch timber sheets or chain link fencing securely fastened to the three horizontal rails (at least 25 mm x 100 mm in cross-section). Timber braces must be added to give the fence rigidity. The overall dimensions of the fence must closely correlate with those given in Figure 2, which is based on the steel scaffold specification outlined in British Standard BS 5837 2012.

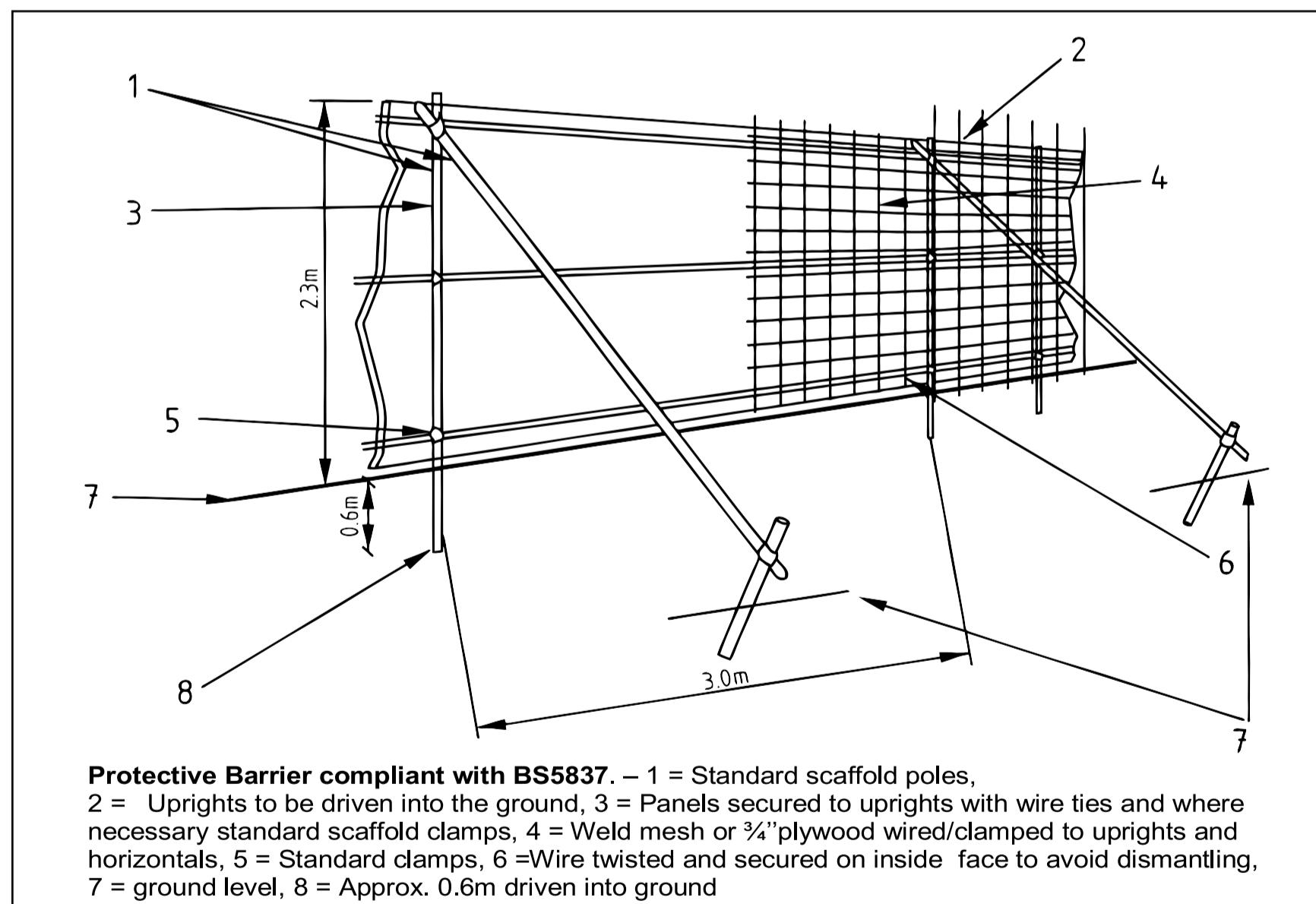


Figure 2: BS5837- Tree Protective Fence Specification



Tag	Common Name	Latin binomial	Age Class	Number of Stems	Stem Diameter	Height	Canopy NESW	PC	SC	LE	Notes	Category	Recommendations	RPA Radius
1	Ash	Fraxinus excelsior	SM	2 No. Stems	0.260; 0.280m	12m	4.5N 3E 4.5S 4W	Good	Fair	20-40 Years	Third party tree. Dual Stemmed.	B2		4.5m
2	Wych Elm	Ulmus glabra	SM	3 No. Stems	0.400; 0.330; 0.190m	10m	5N 6E 5S 5.5W	Poor	Poor	<10 Years	Third Party Tree. Significant dieback evident. Probably Dutch Elm Disease.	U	Remove	6.6m
3	Sycamore	Acer pseudoplatanus	SM	2 No. Stems	0.340; 0.310m	11m	4N 3E 4.5S 4W	Fair	Poor	10-20 Years	Third Party Tree. Tight fork with included bark at 0.5m.	C2	Consider removal and replacement.	5.4m
4	Leyland Cypress	Cupressocyparis leylandii	SM	1 No. Stems	0.42m	10m	4N 3.5E 3.5S 2W	Fair	Fair	10-20 Years	Third Party Tree. Bifurcated at 4m and trifurcated at 4.5m.	C2	-	5.1m
5	Beech	Fagus sylvatica	EM	1 No. Stems	0.78m	14.5m	9N 7.5E 7S 6.5W	Fair	Fair	20-40 Years	Third Party Tree. Long lower branches extending over boundary with potential to develop excessive end weight.	B2	Crown lift to give 5.5m height clearance to north and remove any weak branches.	9.3m
6	Beech	Fagus sylvatica	EM	16 No. Stems	0.4m	11m	3.5N 3.5E 3.5S 3.5W	Fair	Poor	10-20 Years	Third Party Lapsed Hedge. Stems topped at 8m. Sited on raised ground approximately 1m higher than tarred level within site.	C2	Maintain at current dimensions	4.8m

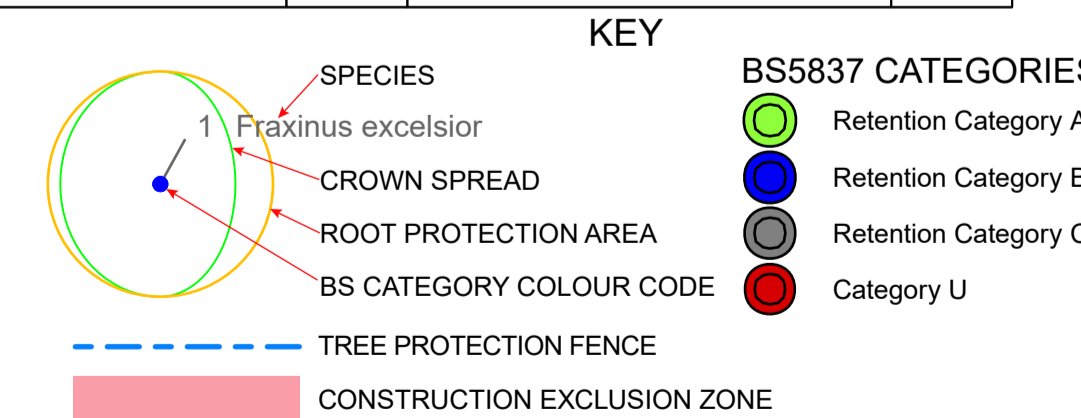
Construction Exclusion Zone (CEZ)

The existing tar surface and any base material must be lifted under the supervision of a suitably qualified arboricultural consultant and the tree protective fencing erected prior to building demolition.

The use of a mechanical excavator (working with a non-toothed bucket) is permissible for removal of the tar surfacing within the CEZ. The work must be conducted such that the machine is always working from a consolidated tarred surface or from outside of the CEZ. Any fill/sub base material below the tar must be removed by hand taking care to prevent damage to tree roots.

The CEZ must remain protected and undisturbed for the duration of the demolition and construction unless further works are required within the CEZ.

Any works planned within the CEZ must be approved by the Local Planning Authority. To gain LPA approval it will be necessary to provide an Arboricultural Method Statement together with the contractors Risk Assessment Method Statement clearly demonstrating how the works can be conducted safely whilst minimising the risk of damage to trees/tree roots.



Scottish Arboricultural Services Arboricultural Consultants		
FORMER SECONDARY SCHOOL TOMINTOUL		
TREE PROTECTION PLAN		
SCALE 1:250 AT A1	REV. -	CHECKED SM