

# **AGENDA ITEM 5**

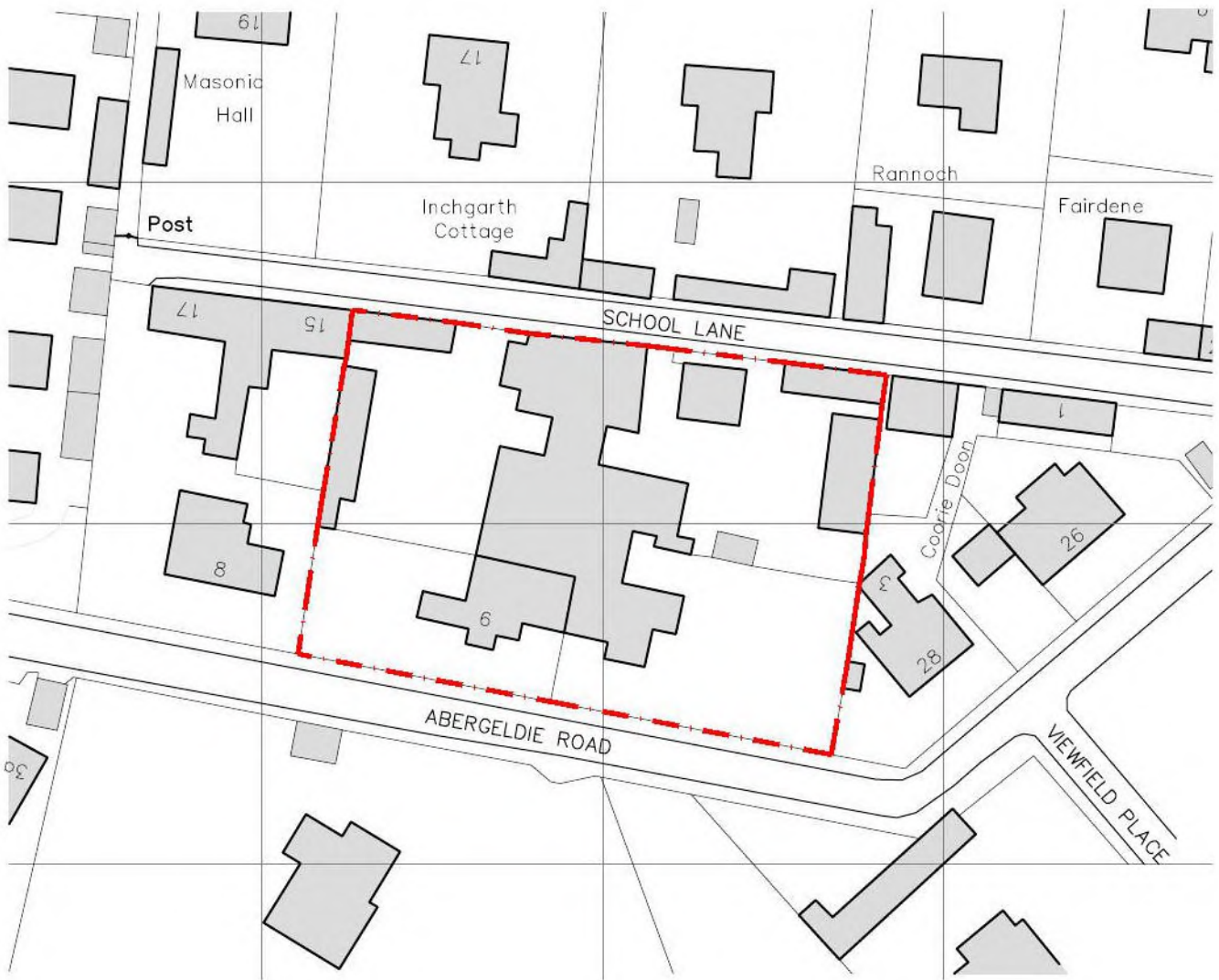
## **APPENDIX 1a**

**2017/0284/DET & 2017/0285/LBC**

**PROPOSED PLANS**

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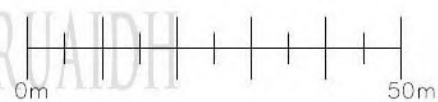
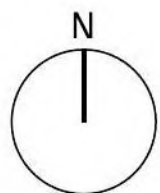


LOCATION PLAN


2017/0284/DET

CAIRNGORMS  
NATIONAL PARK AUTHORITY

ÙGH DARRAS PÀIRC NÀISEANTA A'  
MHON AIDH RUAIDH



Rev.	Description	By	Date

<b>Project</b> HOUSING PROPOSALS			 <b>IAN RODGER ARCHITECTS</b>
<b>Location</b> FORMER BALLATER SCHOOL			
<b>Client/s</b> GRAMPIAN HOUSING ASSOC.			28 Bridge Street Ballater AB35 5QP
<b>Drawing Title</b> LOCATION PLAN			
<b>Job No.</b> B232	<b>Drawing No.</b> 001	<b>Revision</b> —	
<b>Scale</b> ...at A4 1:1000	<b>Date</b> DEC.'15	<b>Drawn by</b> SR	Tel. 01339 329029 info@ir-architects.co.uk www.ir-architects.co.uk


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- EXTERNAL FINISHES**
- LIGHTING**
- 3m high TamLite TC lighting column, with Mercury LED directional lantern, black colour
  - 1m high TamLite Henley LED bollard, black colour
  - ⌒ TamLite Hurricane Eyed LED bulkhead fitting, black colour
- PAVING**
- Tobemore-Shannon Djo permeable block paving, 'Charcoal', to vehicular areas; with 'Natural' paving blocks to delineate parking bays.
  - Tobemore standard flags, 'Natural' to pedestrian areas

**NOTE:**  
All vegetable soil to be removed from the footprint of the Building in accordance with Section 3.1 of the Building Standards

Rev.	Description	By	Date
H	Planning Amendments - Roads Comments	PP	05.04.16
G	Planning Amendments - Roads Comments	PP	08.02.16
F	Planning Amendments - Roads Comments	PP	28.11.17
E	Planning Amendments	PP	16.10.17
D	Pre-Planning Amendments	PP	06.07.17
C	Topographical Survey Amendments	PP	21.02.17
B	Topographical Survey Amendments	PP	31.01.17
A	Layout & Parking Amendments	PP	11.01.17

<b>Project</b> HOUSING PROPOSALS FORMER BALLATER SCHOOL GRAMPIAN HOUSING ASSOC. Drawing Title <b>PROPOSED GROUND FLOOR</b>		 28 Bridge Street Ballater AB35 5QJ Tel. 01339 339029 info@ir-architects.co.uk www.ir-architects.co.uk
Job No. <b>B232</b>	Drawing No. <b>010</b>	
Scale 1:250 Date <b>OCT. '16</b>	Revision <b>H</b>	Drawn by <b>PP</b>

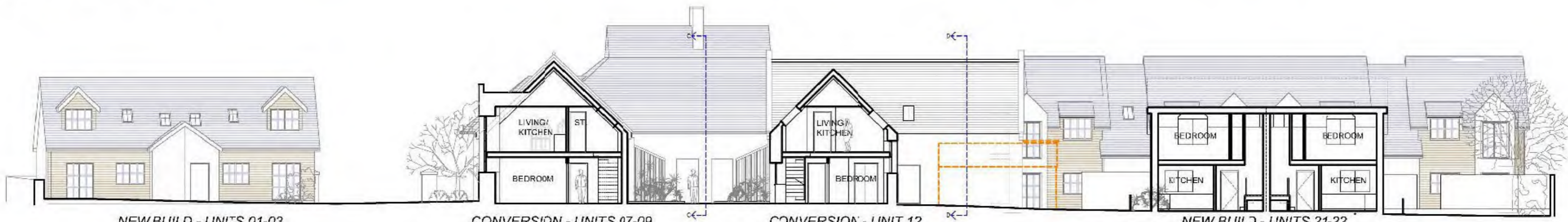
GROUND FLOOR PLAN

2017/0284/DET

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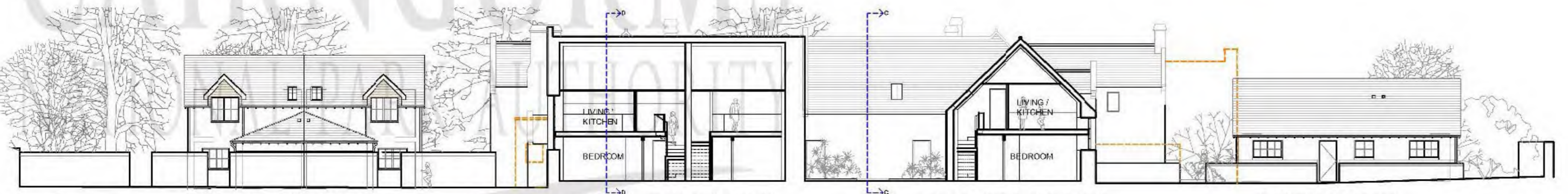
NEW BUILD - UNIT 04      REFURBISHMENT - UNIT 26      CONVERSION - UNITS 10, 11      REFURBISHMENT - UNIT 25      NEW BUILD - UNITS 21-22  
SOUTH ELEVATION - ABERGELDIE ROAD



NEW BUILD - UNITS 01-03      CONVERSION - UNITS 07-09      CONVERSION - UNIT 12      NEW BUILD - UNITS 21-22  
SECTION B-B

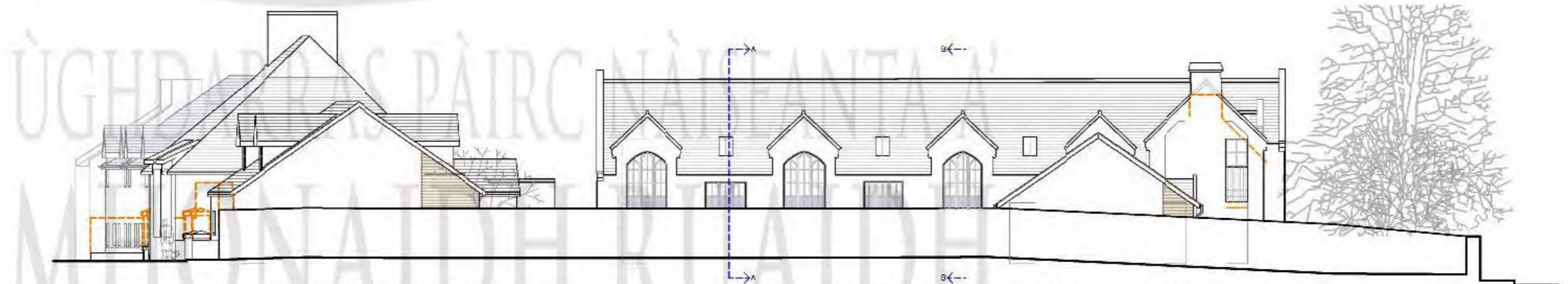


NEW BUILD - UNITS 21-22      CONVERSION - UNITS 23, 24      CONVERSION - UNITS 07-09      NEW BUILD - UNIT 04  
NORTH ELEVATION - WITHIN SITE

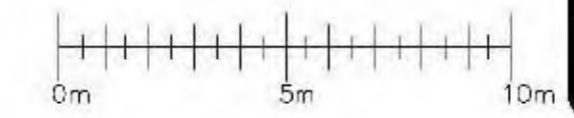


NEW BUILD - UNITS 21-22      CONVERSION - UNITS 23, 24      CONVERSION - UNITS 07-09      NEW BUILD - UNIT 04  
SECTION A-A


- FINISHES**
- New Builds;**
- Welsh Slate Penrhyn-leather Blue slates to new roofs
  - Dark Grey Timber fascias, soffits and bargeboards
  - Russwood Scotlarch RW102 profile timber wall cladding, weathering to a muted grey colour
  - K-Rend Silicone Roughcast 'Sterling White' wall finish, applied to suitable barking board to new timber frame buildings
  - High quality factory-glazed windows and external doorsets, pre-stained, dark grey finished.
  - Black Cast Iron rainwater goods
- Existing Buildings;**
- Re-lay existing slates
  - Light Grey Timber fascias, soffits and bargeboards
  - High quality factory-glazed windows and external doorsets, pre-stained, white finished.
  - Black Cast Iron rainwater goods



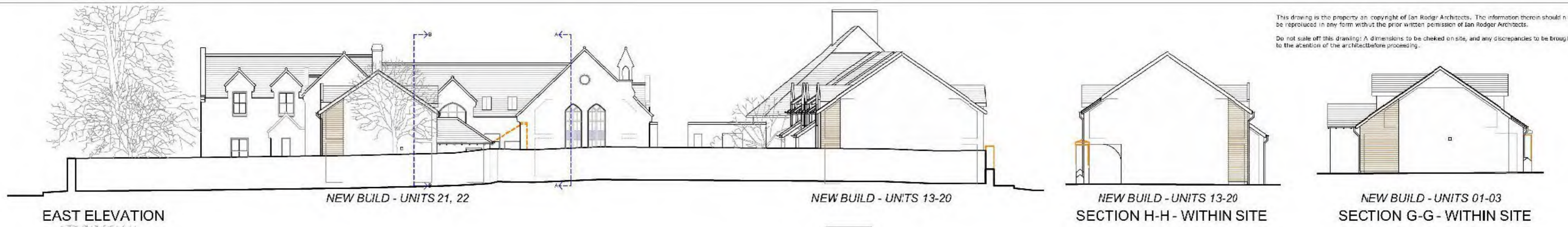
NEW BUILD - UNITS 01-03      CONVERSION - UNITS 07-09      NEW BUILD - UNIT 04  
WEST ELEVATION



Rev.	Description	By	Date
F	Planning - Roads Comments	PP	05.04.16
E	Planning Amendments	PP	28.11.17
D	Planning Amendments	PP	18.10.17
C	Pre-Planning Amendments	PP	06.07.17
B	Topographical Survey Amendments	PP	21.02.17
A	Layout & Parking Amendments	PP	11.01.17

<b>Project:</b> HOUSING PROPOSALS <b>Location:</b> FORMER BALLATER SCHOOL <b>Client's:</b> GRAMPIAN HOUSING ASSOC. <b>Drawing Title:</b> PROPOSED ELEVATIONS/SECTIONS 1			 28 Bridge Street Ballater AB35 5QJ Tel: 01339 339029 info@ir-architects.co.uk www.ir-architects.co.uk
<b>Tab No.:</b> B232	<b>Drawing No.:</b> 013	<b>Revision:</b> F	
<b>Scale:</b> 1:250	<b>Date:</b> OCT. '16	<b>Drawn by:</b> PP	
<b>Rev. Description</b>			

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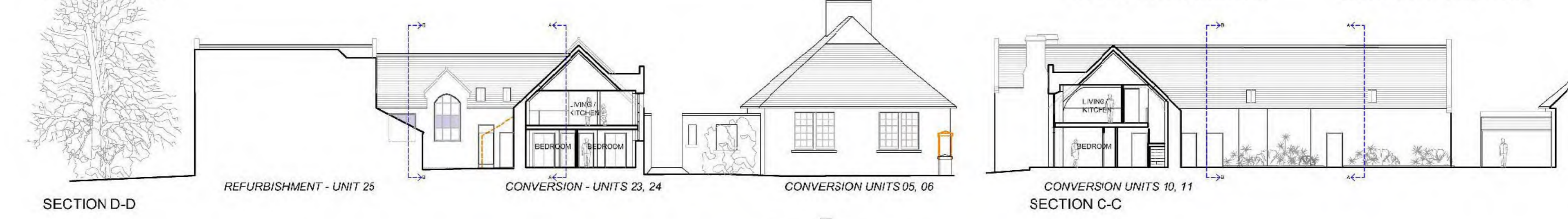
EAST ELEVATION

NEW BUILD - UNITS 21, 22

NEW BUILD - UNITS 13-20

NEW BUILD - UNITS 13-20  
SECTION H-H - WITHIN SITE

NEW BUILD - UNITS 01-03  
SECTION G-G - WITHIN SITE



SECTION D-D

REFURBISHMENT - UNIT 25

CONVERSION - UNITS 23, 24

CONVERSION UNITS 05, 06

CONVERSION UNITS 10, 11  
SECTION C-C

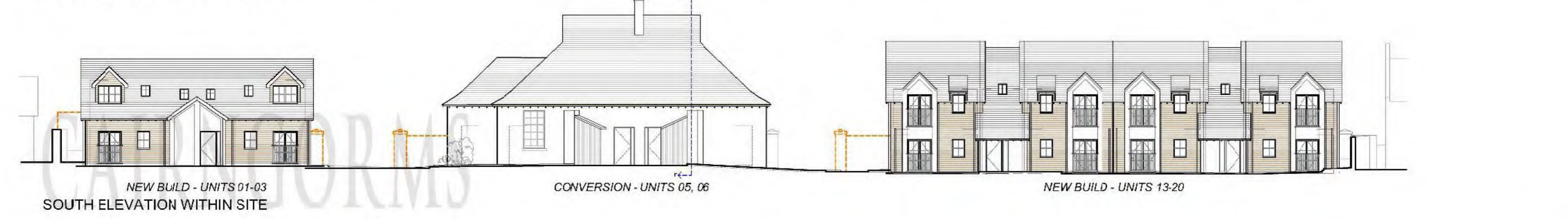


NORTH ELEVATION - SCHOOL LANE

NEW BUILD - UNITS 13-20

CONVERSION - UNITS 05, 06

NEW BUILD - UNITS 01-03

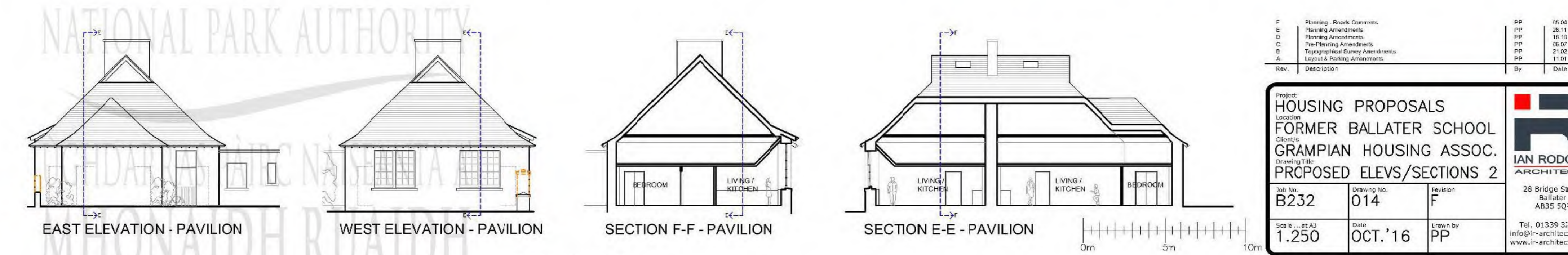


SOUTH ELEVATION WITHIN SITE

NEW BUILD - UNITS 01-03

CONVERSION - UNITS 05, 06

NEW BUILD - UNITS 13-20

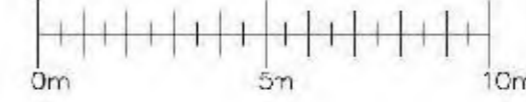


EAST ELEVATION - PAVILION


WEST ELEVATION - PAVILION

SECTION F-F - PAVILION

SECTION E-E - PAVILION



Rev.	Description	By	Date
F	Planning - Roads Comments	PP	05.04.16
E	Planning Amendments	PP	26.11.17
D	Planning Amendments	PP	16.10.17
C	Pre-Planning Amendments	PP	06.07.17
B	Topographical Survey Amendments	PP	21.02.17
A	Layout & Parking Amendments	PP	11.01.17

Project: <b>HOUSING PROPOSALS</b> Location: <b>FORMER BALLATER SCHOOL</b> Client's: <b>GRAMPIAN HOUSING ASSOC.</b> Drawing Title: <b>PROPOSED ELEVATIONS/SECTIONS 2</b>			 28 Bridge Street Ballater AB35 5QJ
Job No. <b>B232</b>	Drawing No. <b>014</b>	Revision <b>F</b>	
Scale: 1:250 A3	Date: <b>OCT. '16</b>	Drawn by <b>PP</b>	Tel: 01339 339029 info@ir-architects.co.uk www.ir-architects.co.uk



B232 FORMER BALLATER SCHOOL  
PROPOSED SITE  
MASSING IMAGES - NOV.'17



CAID NGORMS  
NATIONAL AUTHORITY  
ÚD  
MIONAIDH RIAIDH



B232 FORMER BALLATER SCHOOL  
PROPOSED SITE  
SCHOOL LANE MASSING IMAGES



GRAMPIAN HOUSING ASSOCIATION  
FORMER BALLATER SCHOOL  
AERIAL VIEW - Nov.'17



# Heather Dale Garden Design

Burnbrae Farmhouse, Park, Banchory, AB31 5HH, Tel: 01330 811989,  
Email: heather@hdgardendesign.co.uk

Client	Grampian Housing Association
Project	Former Ballater School
Title	Planting Plan - Master
Version	1
Drawn By	Heather Dale
Date	14 February 2018
Scale	1:500 at ISO A3

## Planting Design Rationale

The planting has been designed to provide as many sources of pollen, nectar, seeds and berries as possible for wildlife, including many near natives, wildlife choose food sources based on genus rather than species so near natives are as good for wildlife as natives. The planting is also of a variety of heights and includes evergreen species for cover which benefits wildlife (*N Dunnett, J Hitchmough, C Jenkins, M Tylecote, K Thompson, R Matthews Joyce, D, Rae. Growing Nature The Role of Horticulture in Supporting Biodiversity (2007) Report No. 244 (ROAME No. FO6AB12)*)

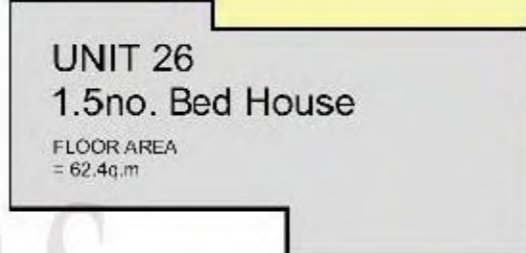
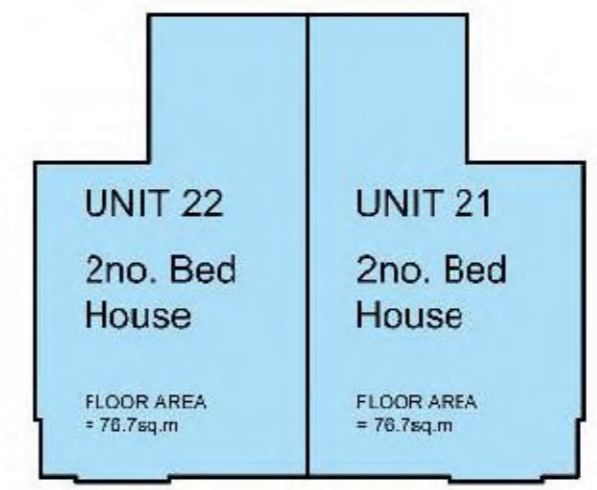
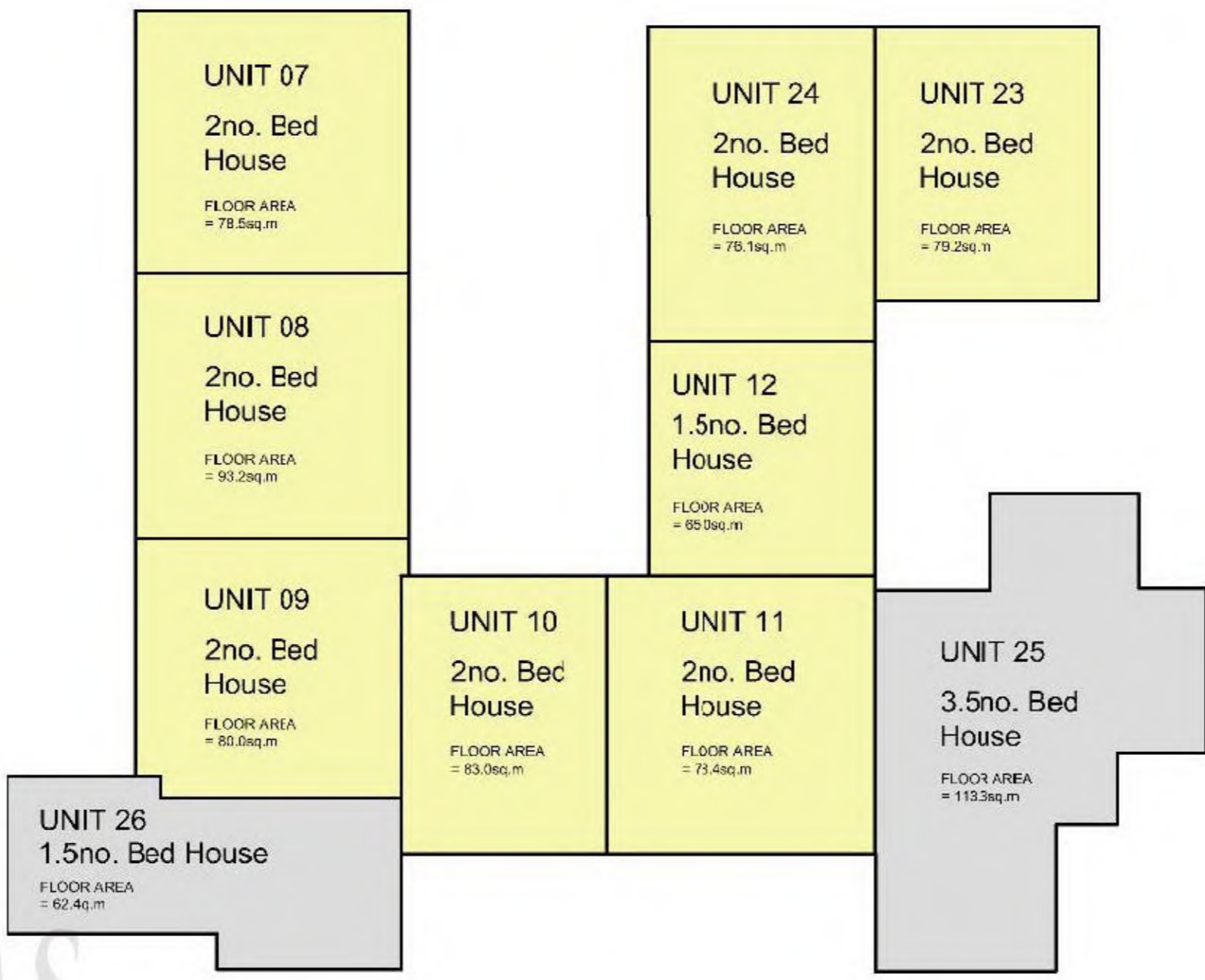
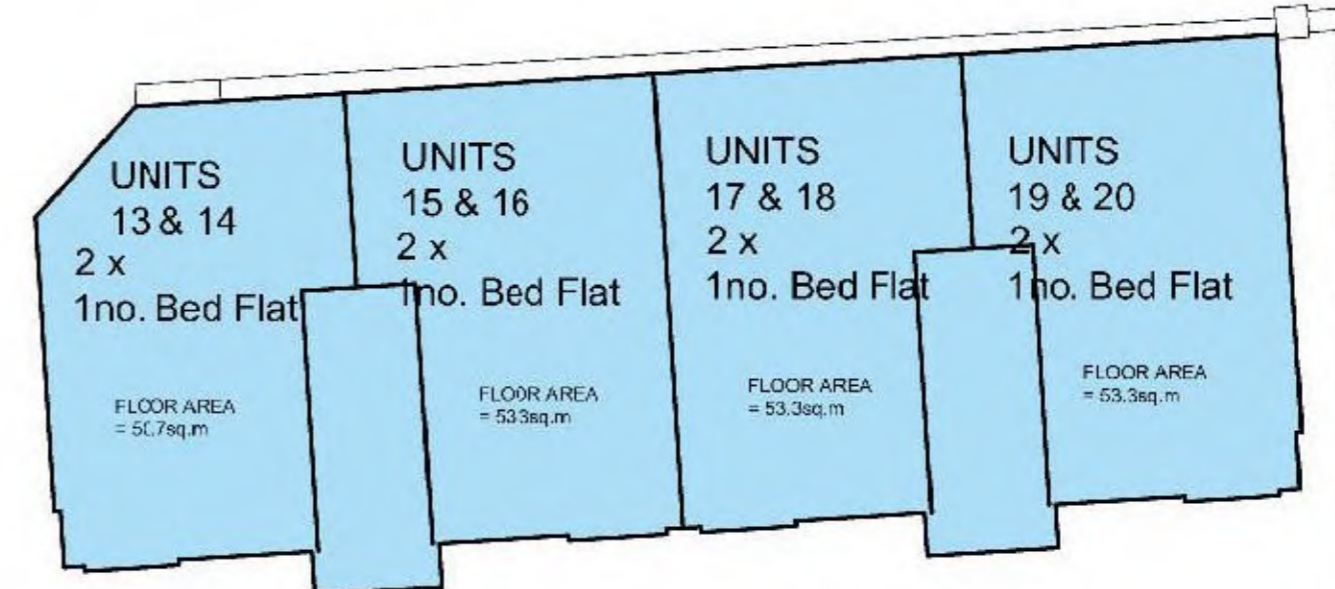
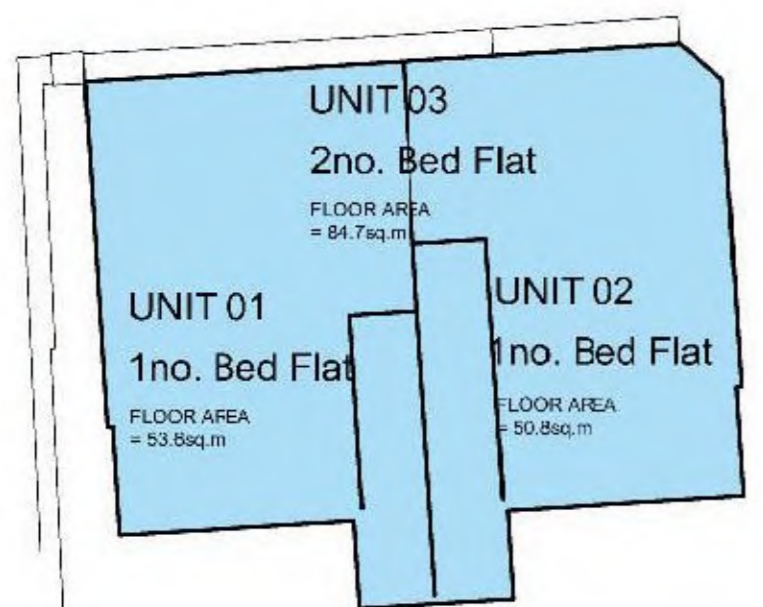
The planting design uses a mixture of shrubs and perennials. Easy care shrubs in the majority of areas to minimise maintenance requirements, with particularly quick growing species on the Abergeldie Road frontage so that the green coverage is regained as soon as possible after building work is complete. This mixture includes purple leaved plants to link to the Copper Beech on the opposite side of the road as well as native and near native trees to provide links to the wider landscape. Areas have been created to provide the residents with outdoor space to enjoy as some flats do not have a garden. To make these areas feel welcoming, sunny sitting areas have been created and the entrances and paths are as open as possible. In these areas, where people will be sitting or walking more slowly, perennials have been included to provide greater interest. The perennials have been carefully chosen to have longest lasting visual impact, the lowest maintenance requirements possible and good for wildlife. Planting has been included in the car parks to mitigate air pollution, increase water uptake, and soften the visual appearance of the area. Some plants with strong scent have also been included.

Some species have been used throughout the site to create unity whilst some plants have only been used in some areas to create a separate identity, thereby creating a cohesive whole site with distinct areas.

See report for detailed plant list.



**DRAFT**



**HOUSING UNITS**

**NEW BUILD:**  
 10 x 1no. Bedroom Flat  
 1 x 2no. Bedroom Flat  
 3 x 2no. Bedroom House


**SCHOOL & PAVILION:**  
 1 x 1no. Bedroom House  
 1 x 1.5no. Bedroom House  
 8 x 2no. Bedroom House

**EXISTING SCHOOL HOUSES:**  
 1 x 1.5no. Bedroom House  
 1 x 3.5no. Bedroom House

CAIRNGORMS NATIONAL PARK AUTHORITY

ÙGH DARRAS PÀIRC NÀISEANTA A' MHONEIDH RUAIDH

F	Planning - Roads Comments	PP	05/04/16
E	Planning Amendments	PP	26/11/17
D	Planning Amendments	PP	16/11/17
C	Housing Unit Mix Amendments	PP	06/07/17
B	Gross Floor Areas Added	PP	25/03/17
A	Topographical Survey Amendments	PP	31/01/17

Project: HOUSING PROPOSALS		 28 Bridge Street Ballater AB35 5QJ Tel: 01339 339029 info@ir-architects.co.uk www.ir-architects.co.uk
Location: FORMER BALLATER SCHOOL		
Client's: GRAMPIAN HOUSING ASSOC.		
Drawing Title: PROPOSED HOUSING UNITS		
Job No. B232	Drawing No. 015	Revision F
Scale: 1:250	Date: OCT. '16	Drawn by PP

