

- 4.7.2 Bats forage around the woodland edge in this area, however, there are no trees within the proposed development site that are suitable for bat roosting, which is the key planning consideration in relation to this site. The trees were surveyed for their bat roost potential by MBEC but they are all too small and lack suitable decay and damage suitable for bat roost use.
- 4.7.3 No evidence of pine marten (*Martes martes*) (or wildcat) was found during either of the surveys within or immediately adjacent to the proposed development area, though BSCG (2002) suggest it is present in the area. The search of the forest floor for ant presence was sufficiently intense for any evidence of this species to have been found. None of the trees are large enough, nor are there areas of boulder scree to support pine marten dens. Additionally, as previously mentioned, this area is subject to a high level of human and canine disturbance which would discourage use of the site for denning by pine marten. It is likely that pine marten do pass through the area regularly during foraging, as they do across much of the National Park. Pine marten can often be positively encouraged to enter gardens in this area by the public putting out food and due to bins encouraging their curiosity. Pine marten will also hunt red squirrels, particularly taking young out of dreys and this may well occur in this wider woodland area.
- #### 4.8 Other Species
- 4.8.1 The Badenoch and Strathspey Conservation Group (BSCG) have reported the presence of a number of species of insect in the area. For the Boat of Garten site this includes the Slender Groundhopper (*Tetrix subulata*). As identified in the Survey Report (Appendix 1), the proposed development area and its immediate vicinity do not really provide optimum habitat for this species, although areas surrounding the proposed site do.
- 4.8.2 A ground nesting bee, *Andrea lapponica*, was reported in the area 2009. While this species is widespread across the National Park area, this report was for a grouping of 15 females. Information on the ecology of such insect species is often scant and they are fairly poorly understood and studied. These bees are thought to be normally solo-nesting and nest burrows are thought to be more commonly scattered across the woodland floor rather than concentrated (BSCG, 2009). However, information is scarce and as with many species of insect in this area, the more one looks the more one finds – under-recording is a recognised issue. This find may just have been an indication that the majority of the area is not suitable for them or vice versa, they may actually be fairly widespread around the wider valley.
- 4.8.3 Two mollusc species noted by BSCG are the ash-grey slug, *Limax cinereoniger*, a "widespread but local" woodland species associated with dead wood and "intolerant of human disturbance" and the Lemon slug, *Malacolimax tenellus*. Both slug species are noted as "scarce" by the Conchological Society of Great Britain & Ireland. *Limax* is described as "Probably the most reliable indicator of ancient, semi-natural woodland", though *Malacolimax* is also a good indicator of ancient woodland where it occurs (CSGB&I, 2010). However, it should be noted that this refers to broadleaved ancient woodland and not coniferous forest (though true Ancient Caledonian Pine Forest would also contain broadleaved species). Given the age of the Boat of Garten plantation and its obvious recent history of commercial forestry, it is unlikely for either of these species to be present, particularly at the northern end of the wood where we are discussing – neither was observed during the survey programme, though a high number of Great black slugs, *Arion ater*, were observed. Growing up to 15cm, *Arion* is

one of the most common UK slug species, feeding on any decaying plant detritus available (Natural England, 2010).

- 4.8.4 While all these records are interesting, if they are to be further investigated by MBEC confirmed identification records through the relevant British Recorders would be necessary, along with precise details of their locations. However, this is not felt necessary because, for this proposed development site, given that none of these species are formally protected and given that the vast majority of this surrounding plantation habitat will remain it is not thought likely that there would be any effect on their conservation status, even locally. It is the case that all of these species are recognised as being under-recorded and under studied; they are very likely to be present much more frequently in the surrounding area than ecologists/entomologists are currently aware of.

5. MITIGATION

- 5.1.1 A range of mitigation has been discussed for the proposed development and the wider area of Boat of Garten Woods during the design development process, in discussion with the Developer, Seafield and Strathspey Estate and from recommendations SNH have made. This iterative process has been on going for a number of years.
- 5.1.2 It is recognised, as discussed in Section 2, that while the proposed site is not important to capercaillie that there is concern about the development of the recent core paths initiative and the general disturbance levels, particularly related to the walking of dogs off the lead within Boat of Garten Woods as a whole. This proposed development in conjunction with the landowner, Seafield and Strathspey Estates, provides an opportunity to improve the current situation and to help to mitigate for this proposed development within the wider woodland area. As discussed in Section 2 of this report, Figure 3 provides a suggested draft approach to this. Capercaillie habitat enhancement of the southern woods, to include reduced recreational access, was one of the earliest proposals (i.e. before investigation of the red squirrel dreys). Despite the lack of evidence of capercaillie in close proximity to the village and the proposed development area, this was considered an appropriate approach; given the likely value of the wider wood as a linking habitat between the SPAs either side of the River Spey in this part of the valley.
- 5.1.3 The principles involved in the proposed capercaillie mitigation follow those recommended by SNH and those the Estate are carrying out in other parts of their landholding in the surrounding area. Figure 3 indicates proposed locations and actions and these proposals are detailed here:
- A new loop path incorporated into the proposed development to allow short dog walking immediately adjacent to the development edge. This will also help to prevent the formation of any new "desire" lines off the main paths. Paths from the proposed development will also be designed specifically to encourage the use of this and discourage the use of any additional exits and entrances. Signage will be used to advise walkers of the varying lengths of the loops to and from the village that are available to them and encouraged for use;

- On the existing paths going south into the woodland, habitat edge management can be used to discourage walkers (and dogs off the lead) from leaving the immediate environs of the path. This can be achieved by localised tree management;
- A series of signs will be erected at entrances to key paths, advising generally of ground nesting birds, controlling dogs, preferably on lead walking and asking people to stick to the tracks. See Figure 3 for the suggested locations for these;
- Two existing paths/tracks which lead into a generally quieter area of the wood will be actively managed to remove or at least reduce the related disturbance zone for capercaillie. This can be done without actively shutting the paths using scarification to encourage natural regeneration along with signage. This will also act as enhancement for other species using this area as well; and
- The Estate have volunteered to introduce some variable thinning in the wood to improve capercaillie habitat away from the paths/tracks. The detail of this would need to be agreed with SNH and the capercaillie project officer. Seafield and Strathspey Estate have implemented such capercaillie enhancement work elsewhere within their land which is known to have been successful.

5.1.4 Mitigation for red squirrel and wood ants has been previously proposed by MBEC (and fully committed to by Davall Developments) as part of the Survey Reporting (Appendix 1). This includes a carefully phased felling programme with the intention of permitting safe movement of squirrels out of the immediate development area during the construction process (as indicated in the Outline Ecological Management Plan presented as Appendix 2). Evidence from other previous developments within the Park area demonstrates that retention of some mature trees, where practicable, within the development will promote continued colonisation of the area by red squirrel, as well as suitable landscape planting. MBEC will ensure that all landscape planting is of native species, suitable for the area and which will be of benefit to red squirrel in particular. This re-colonisation of red squirrels (and from previous evidence the local increase in the density of the population) will in part be increased by foraging opportunities provided by residents of the completed housing. Without any further encouragement it is very likely that increased bird feeding and specific red squirrel feeding will occur in gardens, as has happened elsewhere and encouraged an increase in red squirrel winter survival leading to a localised population increase. For wood ant nests, careful translocation of the structures has been demonstrated as being adequately successful and worthwhile, although if possible this will be avoided. Habitat enhancement for capercaillie within the wider forest will also act as habitat enhancement for wood ants in the surrounding area. Additionally, the opening-up of the canopy in this area and specific edge treatment will encourage a slight increase the availability of suitable wood ant habitat. Effectively "glading" the plantation woodland edge will provide more opportunities for nest establishment on the edges of the proposed development.

5.1.5 For other species, especially avian and invertebrate species, residential gardens often provide a range of different habitats and foraging opportunities, particularly when planting is sympathetic to the surroundings, as it will be for this development. The first step in this process will be the further suitable landscaping of the development: only appropriate native species will be planted, such that the

biodiversity of the site can be enhanced in line with the habitats of the surrounding area.

- 5.1.6 It is recognised and fully accepted by Davall Developments that MBEC will perform an Ecological Clerk of Works role pre, during and immediately post construction. This will allow for a regular advice and site based support system to ensure that the pre-construction elements and the construction elements are all taken forward in an ecologically sensitive way. This approach will also ensure that the wider surrounding habitat works, particularly in relation to the paths and the Estate's future work are coordinated with relevant stakeholders including the Park and SNH.

6. CONCLUSIONS

- 6.1.1 The proposed housing development has been subject to a number of ecological investigations during the life of its design stage. Initially redesigned in response to the presence of capercaillie outside of the site but in the southern woods, red squirrel presence further influenced the design with the result that the current proposal has been shaped to fit within a much smaller area and takes into account the use of this part of the plantation by red squirrel.
- 6.1.2 With the implementation of the full mitigation proposals outlined, it will be possible to not only limit the potential for indirect disturbance to species, but also to slightly enhance the edge habitat for the species present in this part of the Boat of Garten Woods and provide enhancement for capercaillie in the wider woodland, through the active participation of Seafield and Strathspey Estate.
- 6.1.3 Successive surveys have demonstrated that capercaillie, while present in the Boat of Garten Woods, do not use the plantation area adjacent to the village or the area proposed for development. These surveys have also indicated that capercaillie use of the wider area should not be affected in relation to this development. The designation of core paths in this area, while unfortunate, from a capercaillie perspective due to the limitation put on management of them can be used to limit the use of other paths in the Woods and to encourage their use by existing village residents, visitors and new residents. This management can be effected through education and signage. All parties concerned recognise the possible importance of the wider plantation as a linking habitat between important capercaillie areas within Badenoch and Strathspey.
- 6.1.4 The issue of the legal status of red squirrel, with respect to development, has been clarified to an extent by the Reporters of the AWPR and Beaully to Denny powerline projects. A pragmatic approach to development is recommended, including recognition of the mobility of red squirrel, their response to secondary disturbance and their ability to coexist with people in such woodland edge settings. It should also be borne in mind that there is currently a licensing regime for development being taken forward within the Scottish Parliament and by the time this development is being built this may well be in place. However, regardless of this the Developer is sure that this development can be taken forward in a legal manor protecting the red squirrel population of the Wood.
- 6.1.5 As prescribed within the MBEC Survey Report (Appendix 1), an ecological pre-construction survey programme and the provision of Ecological Clerk of Works roles

will be an important aspect of the mitigation process. Flexibility in approach will be required in the construction programme, in order to respond to the findings of the survey programme should any issues be raised (see Appendix 2 for details of this approach). Any such issues will be fully discussed with SNH and the Park and the ecologists will keep in regular contact and provide regular updates, as mitigation is detailed and developed.

- 6.1.6 SNH has been consulted throughout the design iteration process and, along with specialist ecological input, this involvement will be continued to ensure a satisfactory safeguarding, with the enhancement discussed for the ecological interests of both the development site and the wider surrounding area.

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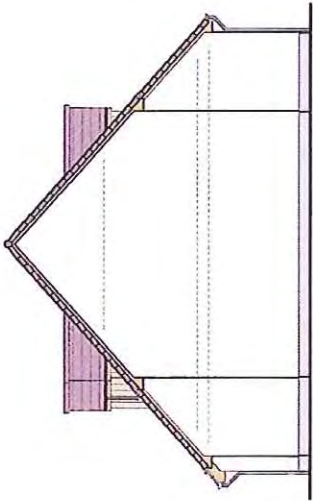
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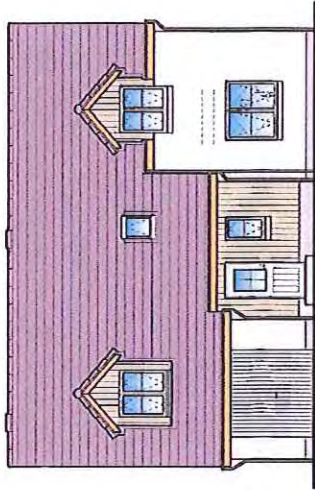
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BOAT OF GARTEN, AVEMORE



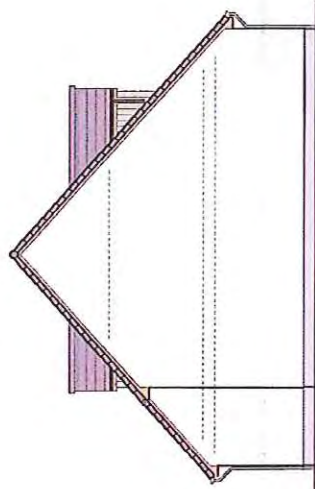
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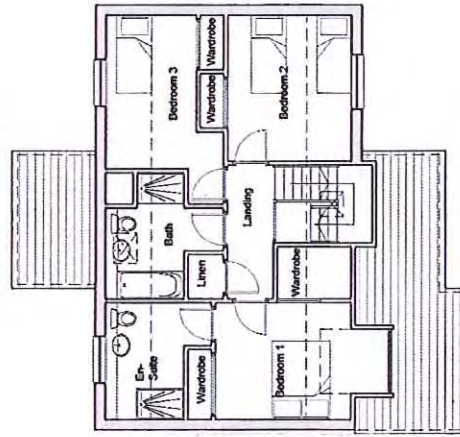
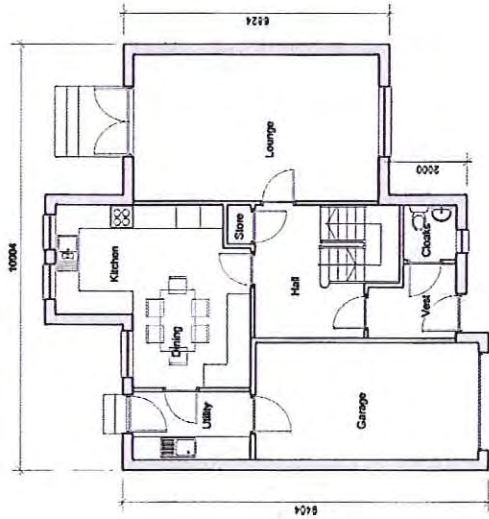
REAR ELEVATION



GABLE ELEVATION



GABLE ELEVATION



HOUSE TYPE A

Calvingoma Neighbourhood Authority
Planning Application No: 08/272/10
25 JUL 2008
REGISTERED

THE PARISH COUNCIL
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03/133/14/SS
RECEIVED 14/7/08

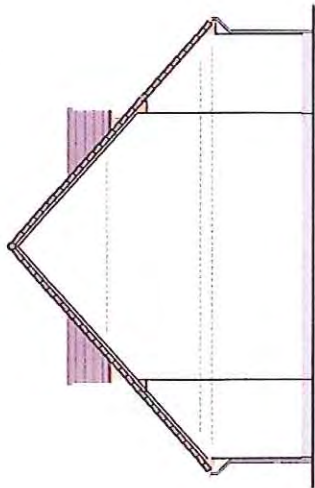
REVISED

Bracewell Stirling Architects

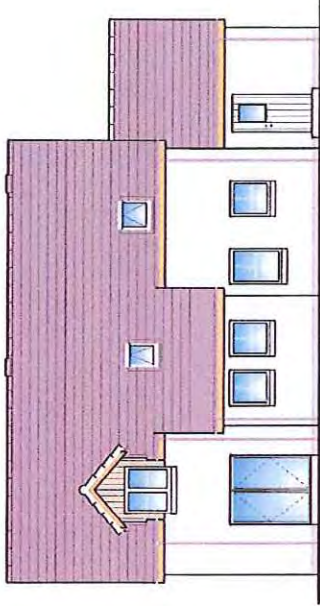
- 6 WESS BANK, WYRREDALE, NP 45 6P
- TEL: 01460 230700 FAX: 01460 230705
- 30 WALKER TERRACE, TELLINGDALE TRV, PK13 6EF
- TEL: 01209 720001 FAX: 01209 720005

BOAT OF GARTEN AVEMORE	DATE	BY	REV
DAVALL DEVELOPMENTS			
House Type A - 133 sq.m			
3 Bed Villa with Integral Garage			
SCALE 1:100	DATE JUN' 08	BY	REV
DWG NO	2532- TYPE A		

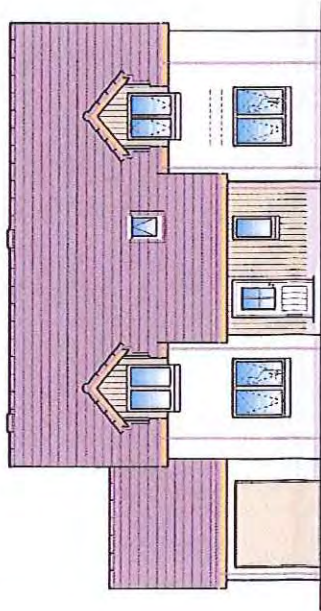
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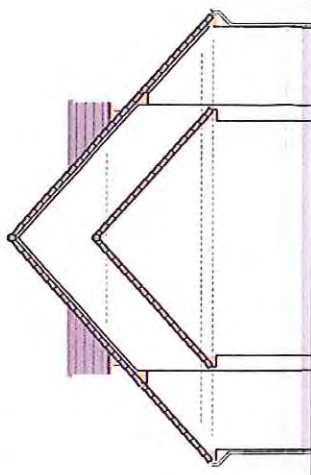
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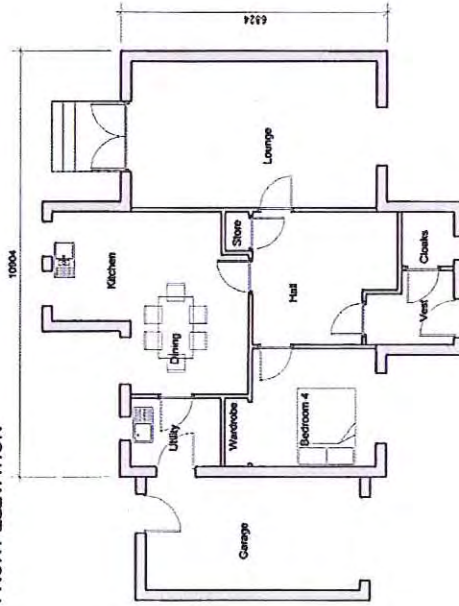
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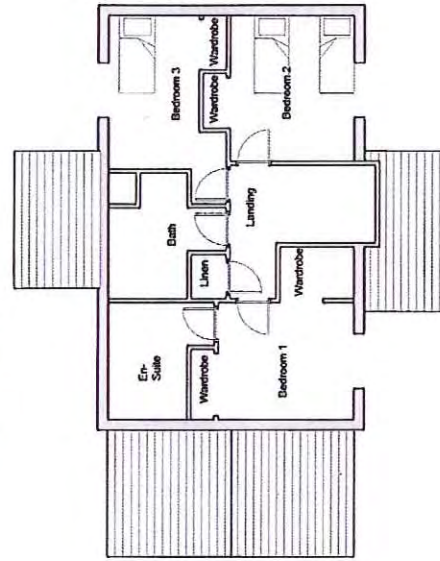
FRONT ELEVATION



GABLE ELEVATION



GROUND FLOOR PLAN
77.8 sq.m (Excluding Garage)
Total Floor Area 143 sq.m



FIRST FLOOR PLAN
65.4 sq.m

HOUSE TYPE B

081272166
25 JUL 2008
REGISTERED

PLAN 4 OF 18 OF APPLICATION REFERENCE
THE ARCHITECTS
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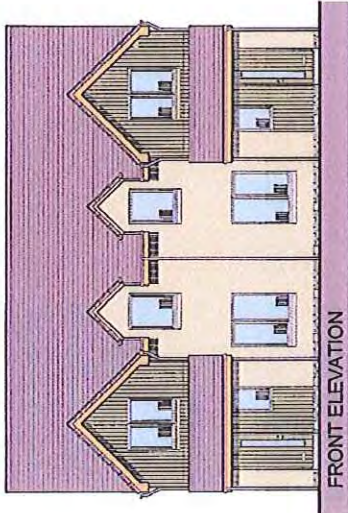
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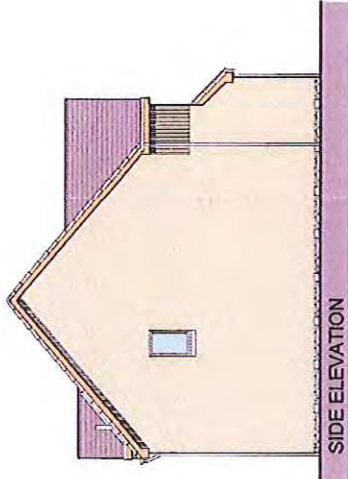
- 5 HESSE BANK, WYRREBOROUGH, NP4 6EP
- TEL: 01493 230700 FAX: 01493 230705
- 38 WALKERS TERRACE, TILLCORUBURY, NP13 6EY
- TEL: 01259 700091 FAX: 01259 722095

BOAT OF GARTEN AVEMORE	
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House Type B - 143 sq.m 4 Bed Villa With Integral Garage	
SCALE 1:100	DATE Jun'08 BY
DWG NO 2532- TYPE B	REV

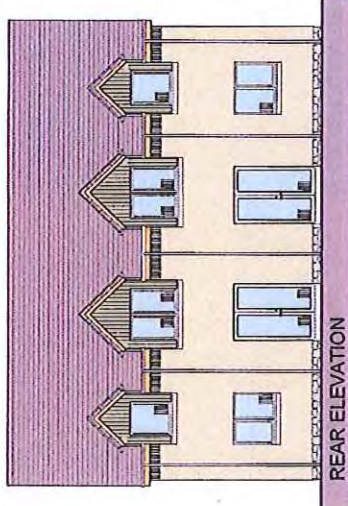
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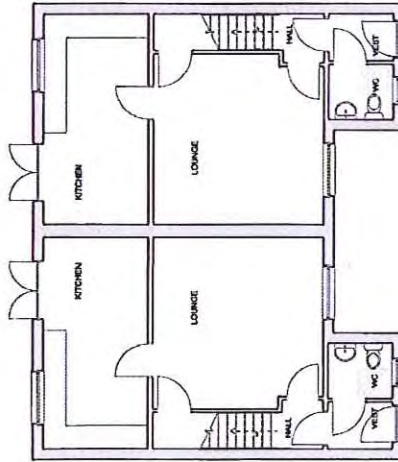
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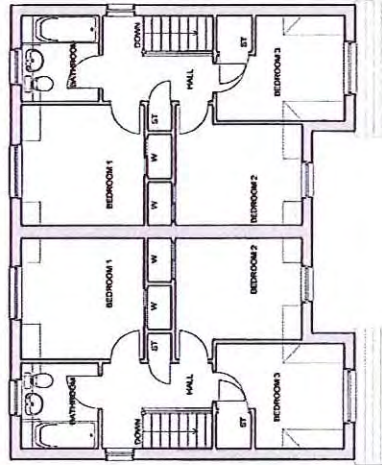
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN
43.75 sq.m
Total Floor Area 86 sq.m



FIRST FLOOR PLAN
42.25 sq.m

REVISIONS

Bracewell Stirling Architects

- 5 NISS BANK, INVERNESS, IV2 4SF
TEL: 01463 237160 FAX: 01463 237165
- 38 WALKER TERRACE, TULLOCH, KY13 8FF
TEL: 01229 752001 FAX: 01229 752005

BOAT OF GARTEN
AVEMORE

DAVALL DEVELOPMENTS

House Type C - 86 sq.m
3 Bed Semi Detached Villa - 86sqm

SCALE 1:100 DATE Jun '08 BY

DWG NO 2532- TYPE C REV

Checked by: The Architect
21 June 2008
08127216
25 JUL 2008
REGISTERED

THE GREAT BRITAIN
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HOUSE TYPE C

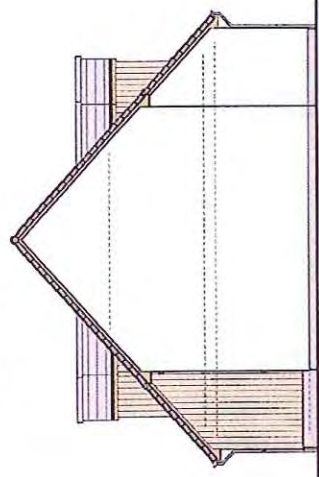
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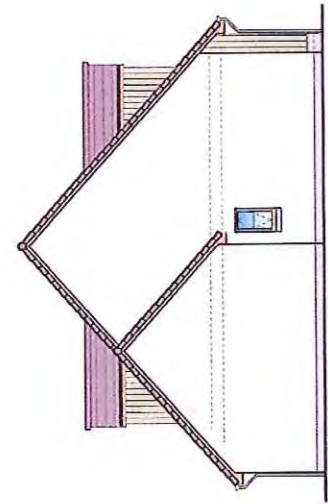
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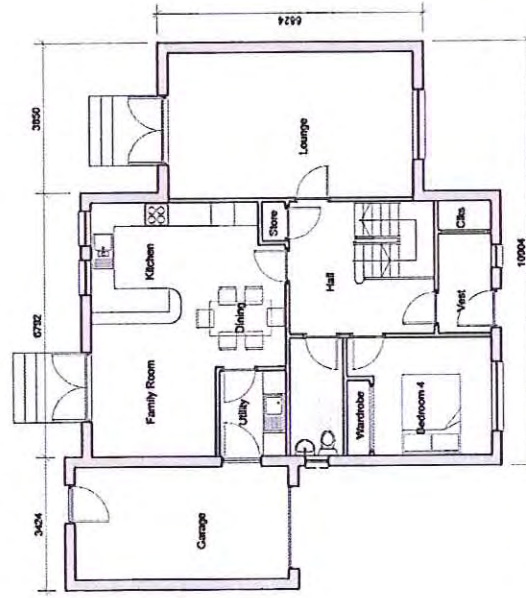
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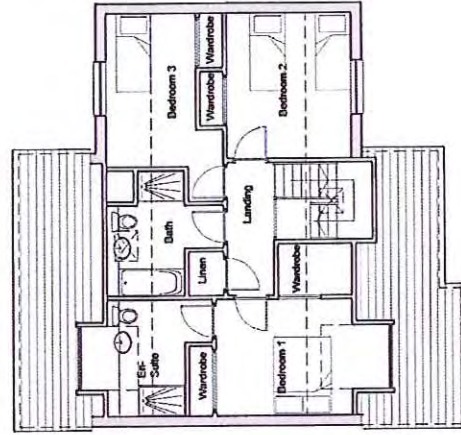
GABLE ELEVATION



GABLE ELEVATION



GROUND FLOOR PLAN
91.5 sq.m (Excluding Garage)
Total Floor Area 157 sq.m



FIRST FLOOR PLAN
65.4 sq.m

Colin Brown, Registered Pract. Architect
Planning & Architecture No. 08122210P
25 JUL 2008
REGISTERED

THE ARCHITECTS
PLAN NO. 6 OF 18 OF APPLICATION REFERENCE
08122210P
RECEIVED 14/7/08

HOUSE NO

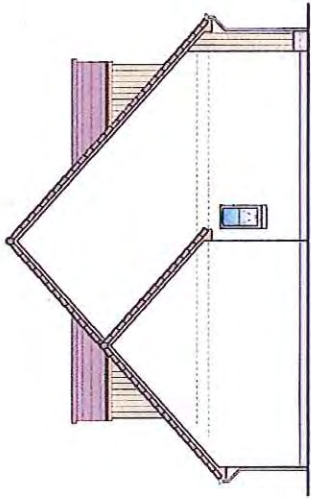
Bracewell Stirling Architects

2 HESS BANK, INVERNESS, IV2 4SF
TEL: 01462 320700 FAX: 01462 320701
38 WINDYBUSH DRIVE, INVERNESS IV2 4EF
TEL: 01229 725091 FAX: 01229 725200

BOAT OF GARTEN AVEMORE	
DAVALL DEVELOPMENTS	
House Type D - 157 sq.m 4 Bed Villa with Integral Garage	
SCALE 1:100	DATE Jun' 08 BY
DWG NO 2532- TYPED	REV

HOUSE TYPE D

BOAT OF GARTEN, AVE 1



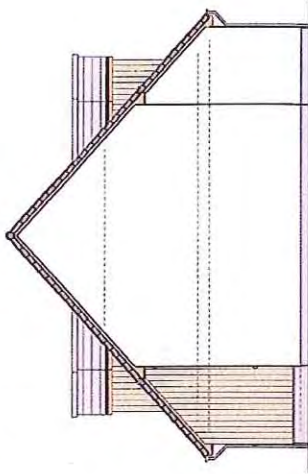
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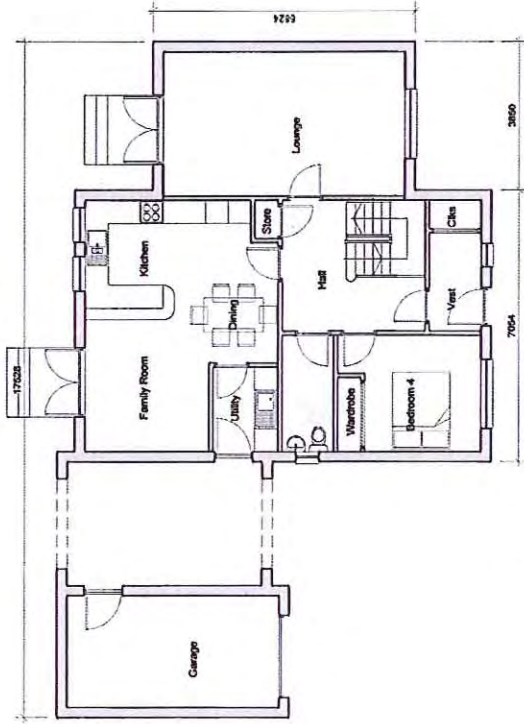
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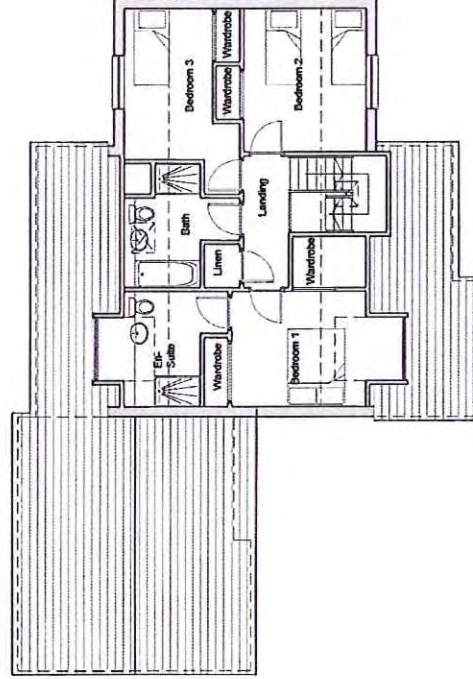
GABLE ELEVATION



GABLE ELEVATION



GROUND FLOOR PLAN
91.5 sq.m (Excluding Garage)
Total Floor Area 157 sq.m



FIRST FLOOR PLAN
65.4 sq.m

HOUSE TYPE D (CP)

California National Permit Authority
 Planning License No. 081272147
 25 JUL 2008
 REGISTERED

THE HIGHLAND COUNCIL
 PLAN 7 OF 18 OF APPLICATION REFERENCE
 0818914405
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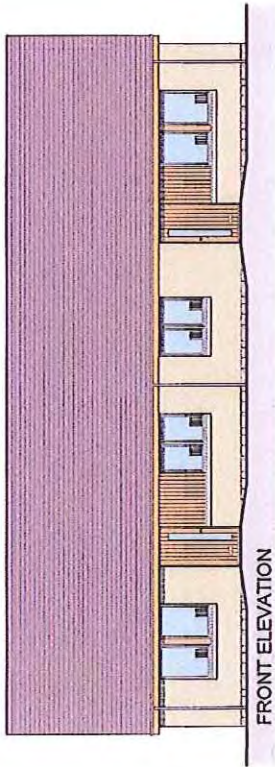
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Bracewell Stirling Architects

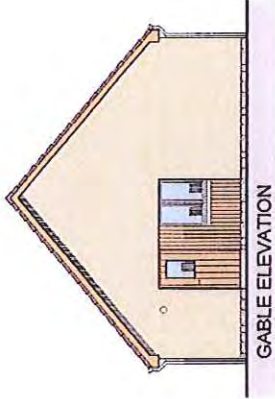
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- 10, WALKER TERRACE, TULLOCH, IV8 6JG
- 38, WALKER TERRACE, TULLOCH, IV8 6JG
- TEL: 01229 795091 FAX: 01229 792365

BOAT OF GARTEN AVIEMORE	
DAVALL DEVELOPMENTS	
House Type D (CP) - 157 sq.m	
4 Bed Villa With Integral Garage & Car Port	
SCALE 1:100	DATE Jun 08
DWG NO 2532- TYPE D (CP)	REV

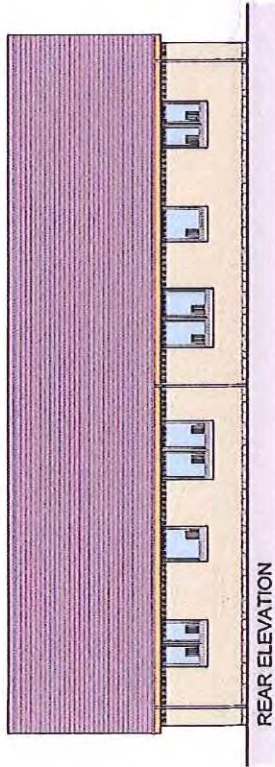
BOAT OF GARTEN, AVEMORE



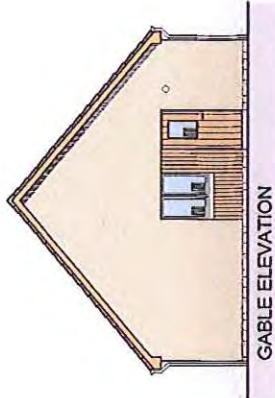
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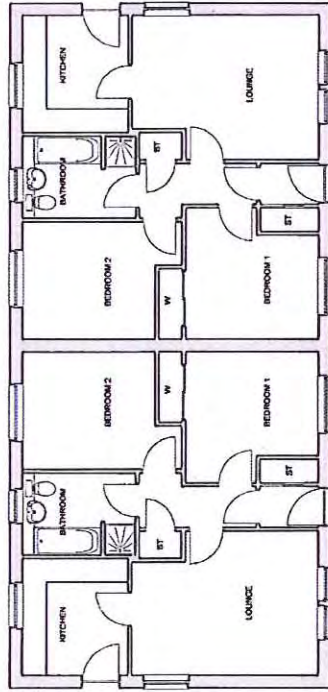
GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION



GROUND FLOOR PLAN
63.1 sq.m

HOUSE TYPE E

Construction Notice
 08/272/08
 25 JUL 2008
 REGISTERED

THE HIGHLAND COUNCIL
 PLAN 8 OF 18 OF APPLICATION REFERENCE
 03/132/08/005
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REVISIONS

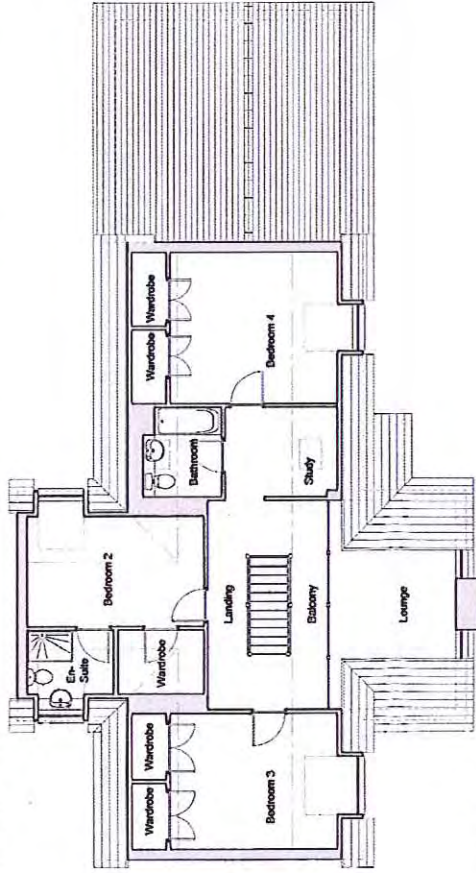
Bracewell Stirling Architects
 5 HESS BANK, INVERNESS, VC 66F
 TEL: 01463 232700 FAX: 01463 232705
 35 WALKER TERRACE, TULLOCH, VC13 9EF
 TEL: 01259 755801 FAX: 01259 752805

BOAT OF GARTEN AVEMORE	
DAVALL DEVELOPMENTS	
House Type E - 63 sq.m 2 Bed Semi Detached Bungalow	
SCALE 1:100	DATE Jun 08 BY
DWG NO 2532- TYPE E	REV

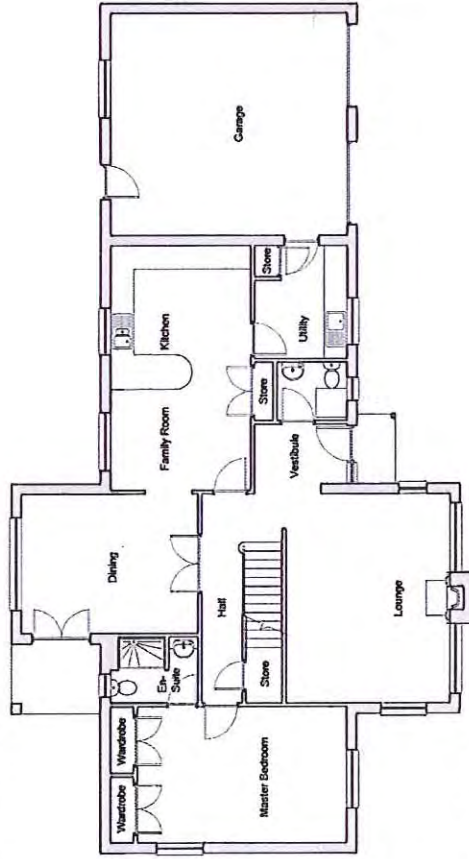
BOAT OF GARTEN, AVEMORE



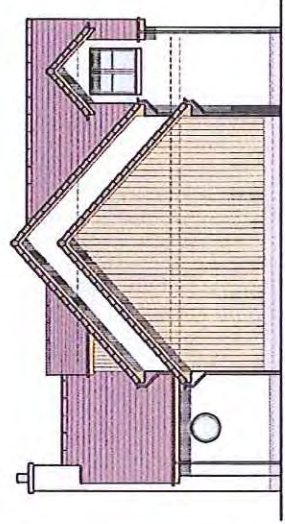
FRONT ELEVATION



FIRST FLOOR PLAN 92.8 sqm



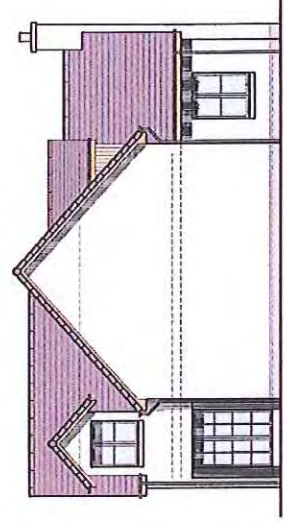
GROUND FLOOR PLAN 117.1 sq.m
(Excluding Garage)
Total Floor Area 193 sq.m



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

California National Plan Authority
Planning Application No. 08/272/16
25 JUL 2008
REGISTERED

THE MIDLAND COUNCIL
PLANNING OFFICE
0818216465
RECEIVED 14/7/08

REVISED

Bracewell Stirling Architects
5 WICKS BANK, INVERNESS, IV2 4DF
TEL: 01463 22000 FAX: 01463 22016
28 WILKINSON ROAD, DUNDEE, DD1 1JF
TEL: 01382 700001 FAX: 01382 722000

BOAT OF GARTEN AVEMORE	DAVALL DEVELOPMENTS
House Type F - 193 sq.m 4 Bed Villa With Integral Garage	DATE: Jun 08 BY:
SCALE: 1:100	DWG NO: 2532- TYPE F REV

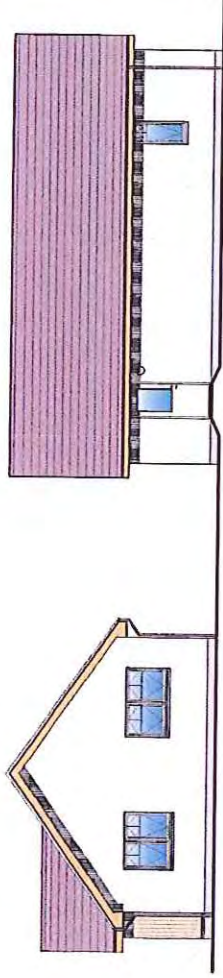
HOUSE TYPE F

BOAT OF GARTEN, AVEMORE



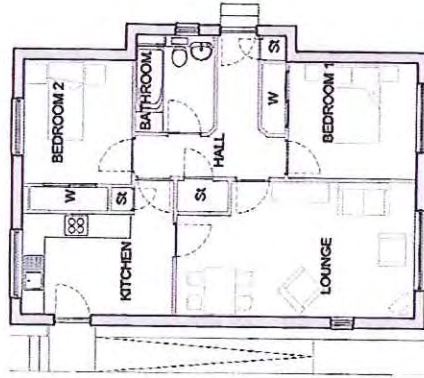
Front Elevation

Side Elevation



Rear Elevation

Side Elevation



FLOOR PLAN
70 sq.m

City of Warrington Planning Authority
 Planning Application No. 08/272/1/LP
 25 JUL 2008
 RECEIVED
 THE REGULATION COUNCIL
 PLAN No. OF 18 OF APPLICATION REFERENCE
 08/272/1/LP
 RECEIVED 14/7/08

REVISED

Bracewell Stirling Architects

- 5 NEEDS BANK, INVERNESS, IV2 4EP
- TEL: 01463 232760 FAX: 01463 232765
- 28 WALKER TERRACE, TILLCOUNTRY, FK13 6EF
- TEL: 01259 752601 FAX: 01259 752606

BOAT OF GARTEN
 AVEMORE
 DAVALL DEVELOPMENTS

House Type Garry - 70 sq.m
 2 Bed Detached Bungalow

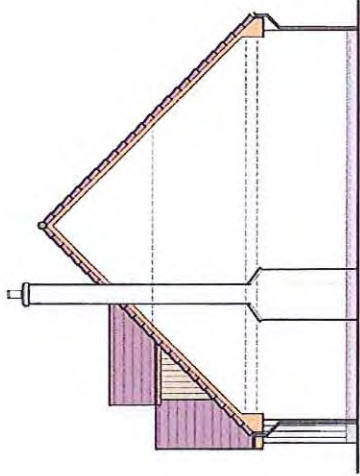
SCALE 1:100 DATE Jun' 08 BY
 DWG NO 2532- TYPE Garry REV

HOUSE TYPE GARRY

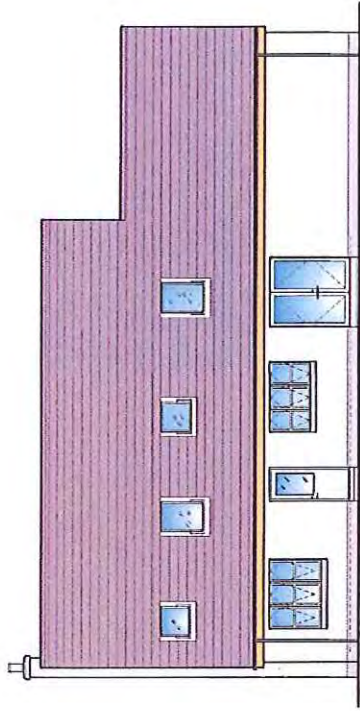
BOAT OF GARTEN, AVEMORE



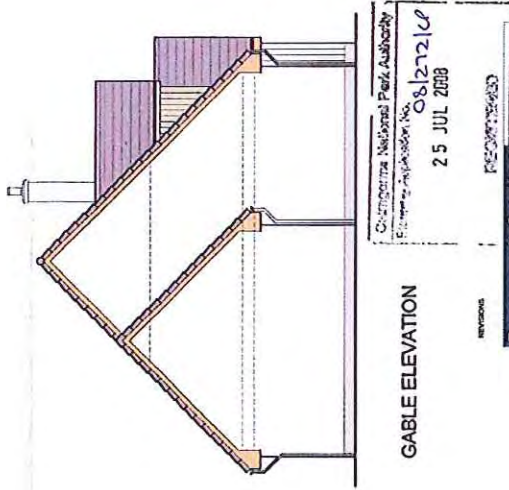
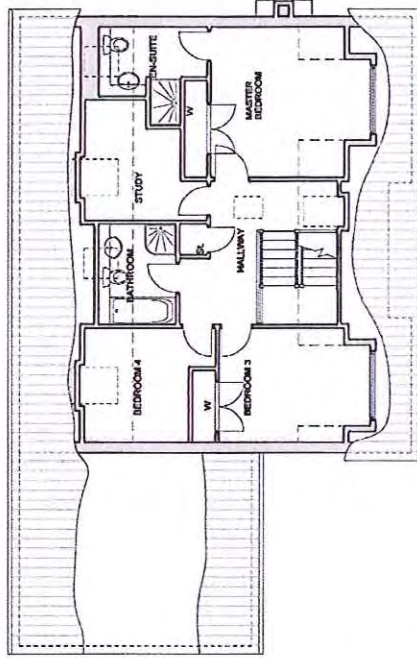
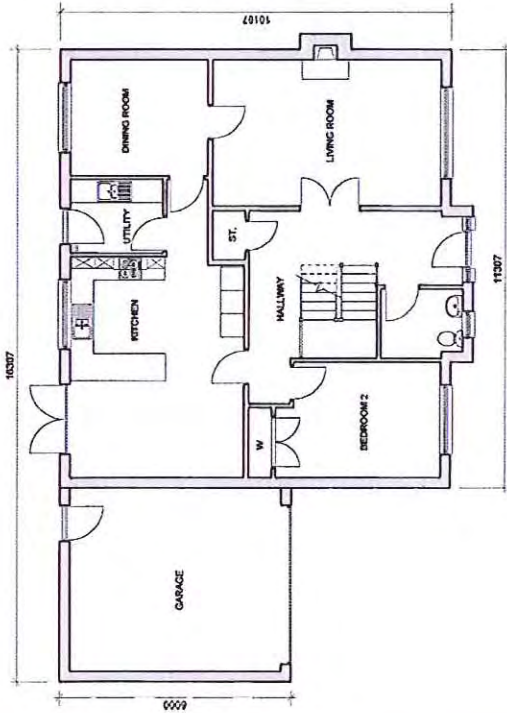
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



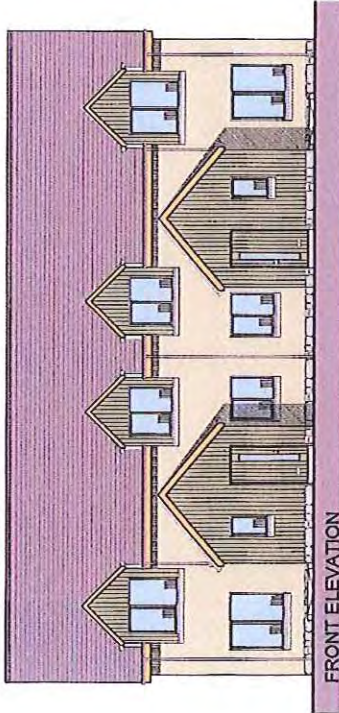
BRACEWELL STIRLING ARCHITECTS
 51 NEEDS BANK, INVERNESS, IV2 4EP
 TEL: 01463 232100 FAX: 01463 232185
 38 WALKER TERRACE, TILLCULLITY, FK13 8EP
 TEL: 01259 750061 FAX: 01259 752065

BOAT OF GARTEN AVEMORE	DATE	JUN'08	BY	REV
DAVALL DEVELOPMENTS	SCALE	1:100	2532-TYPE H	
House Type H - 178 sq.m 4 Bed Villa with Integral Garage				

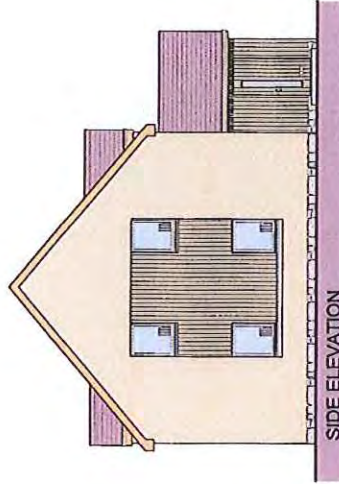
PLAN 11 OF 18 OF ARCHITECTURAL REFERENCE
 08/28/08
 RECEIVED 14/07/08

HOUSE TYPE H

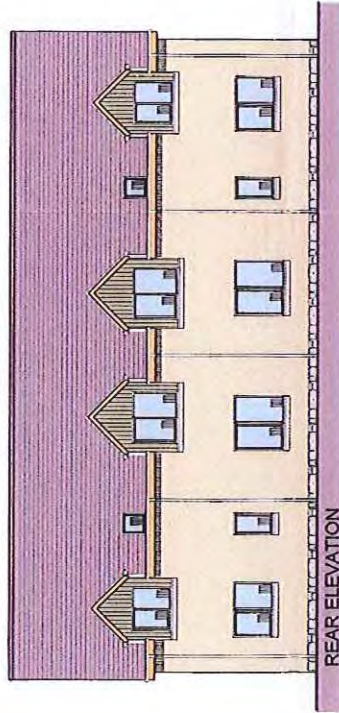
BOAT OF GARTEN, AVEMORE



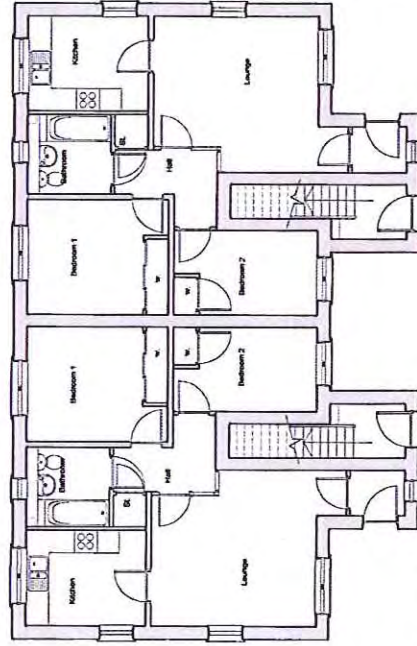
FRONT ELEVATION



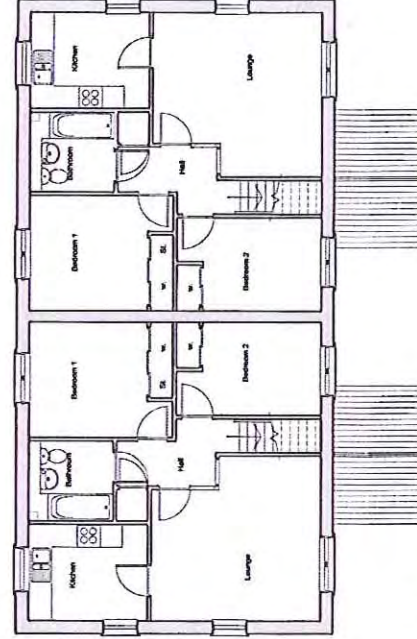
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISIONS

Bracewell Stirling Architects

- 5 HEDD BANK, INVERNESS, IV2 4EF
- TEL: 01463 233760 FAX: 01463 233766
- 38 WALKER TERRACE, TILLCALDITY, FK13 6EF
- TEL: 01259 742801 FAX: 01259 742806

BOAT OF GARTEN
AVEMORE
DAVALL DEVELOPMENTS

Flat Type J
2 Bed Cottage Flat

SCALE 1:100 DATE Jun'08 BY

DWG NO 2532- TYPE J REV

Charterhouse National Park Authority
Planning Application No. OS/12/212/08
25 JUL 2008
REGISTERED

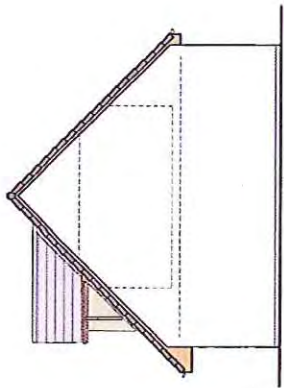
THE HIGHLAND COUNCIL
PLAN NO. 12 OF APPLICATION REFERENCE
OS/12/212/08
RECEIVED 14.03.08

HOUSE TYPE J

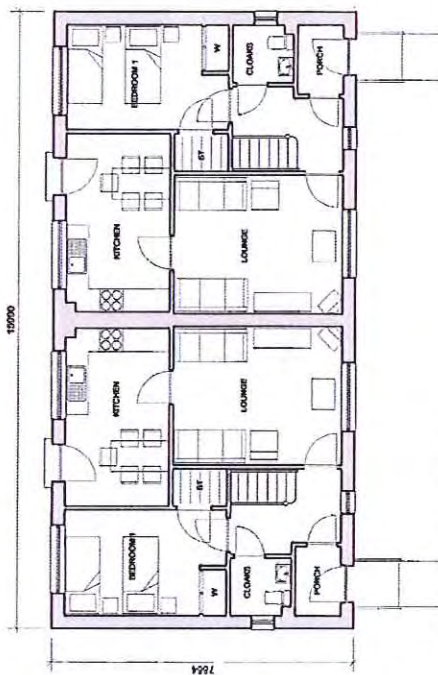
BOAT OF GARTEN, AVEMORE



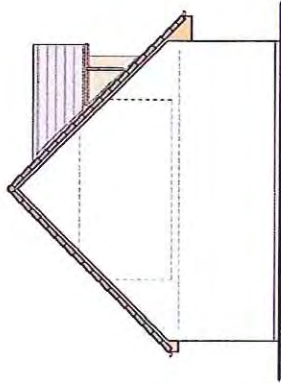
FRONT ELEVATION



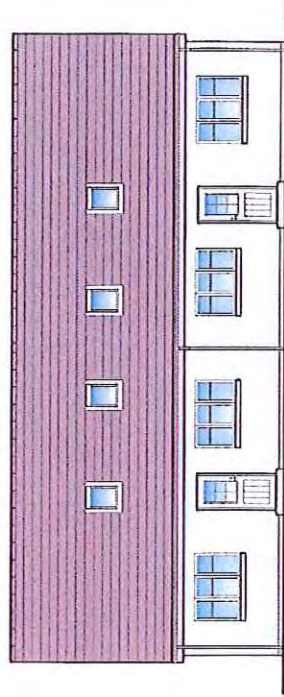
GABLE ELEVATION



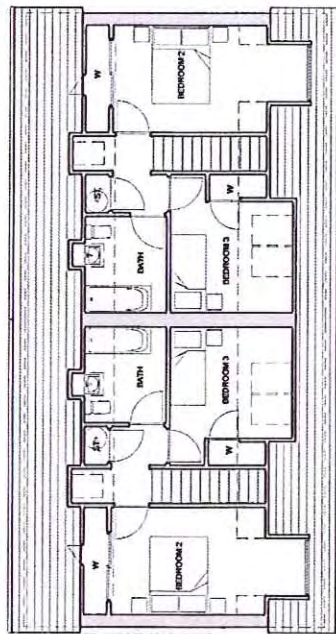
GROUND FLOOR PLAN
54 sq.m
Total Floor Area 92 sq.m



GABLE ELEVATION



REAR ELEVATION



FIRST FLOOR PLAN
38 sq.m

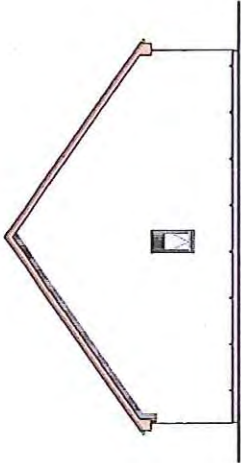
THE HIGHLAND COUNCIL
PLAN 13 OF 18 - OF APPLICATION REFERENCE
08/189/06/CLASS
RECEIVED 14/7/08
08/12/210P
25 JUL 2008
RECEIVED

Bracewell Stirling Architects
5 NESS BANK, INVERNESS, IV2 2SF
TEL: 01462 22000 FAX: 01462 22005
38 WILKIE STREET, INVERNESS, IV1 1EF
TEL: 01462 70000 FAX: 01462 70200

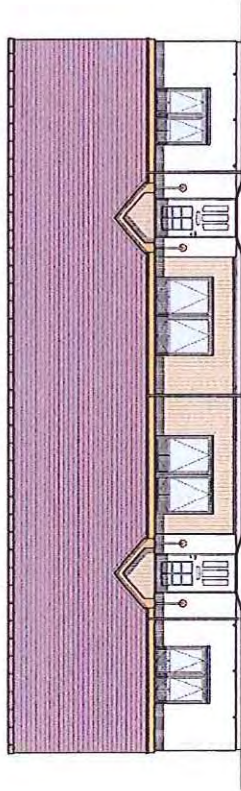
BOAT OF GARTEN AVEMORE	DATE	JUN 08	BY
DAVALL DEVELOPMENTS	SCALE	1:100	REV
House Type M - 92 sq.m 3 Bed Semi Detached Chalet			
ENGINEERING			
2532- TYPE M			

HOUSE TYPE M

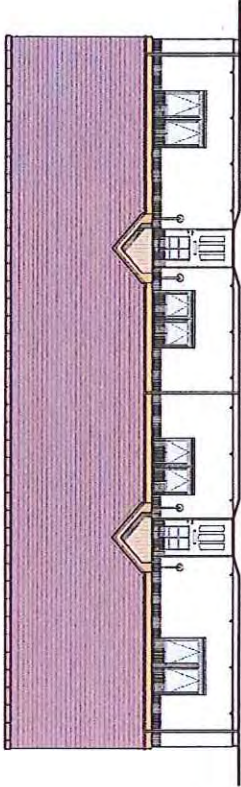
BOAT OF GARTEN, AVEMORE



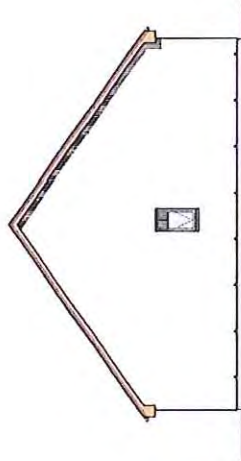
SIDE ELEVATION



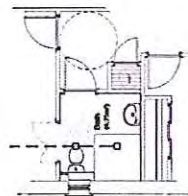
FRONT ELEVATION



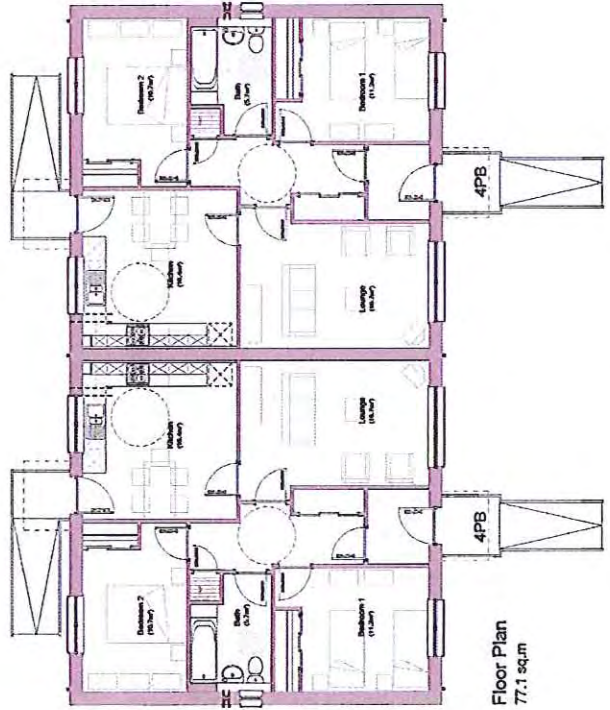
REAR ELEVATION



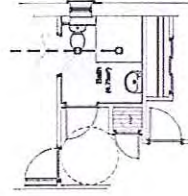
SIDE ELEVATION



Alternative Bathroom Layout (4PB)



Floor Plan
77.1 sq.m



Alternative Bathroom Layout (4PB)

REGISTERED ARCHITECTS
081272108
25 JUL 2008
REGISTERED

RECEIVED
14/7/08
08/182/4145
OF APPLICATION REFERENCE
THE ISLELAND COUNCIL

MEMORANDUM

Bracewell Stirling Architects

- 5 NEEDS BANK, INVERNESS, IV2 4SF
- TEL: 01463 233700 FAX: 01463 233705
- 38 WALKER, TORQUAY, TELFORD, KY13 0EF
- TEL: 01892 10001 FAX: 01892 10005

BOAT OF GARTEN

AVEMORE
DAVALL DEVELOPMENTS

House Type 2BB - 77 sq.m
2 Bed 4 Person Bungalow

SCALE 1:100 DATE JUN' 08 BY

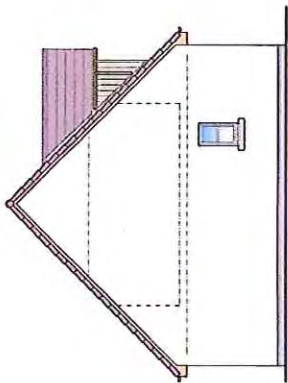
DWG NO 2532- TYPE 2BB REV

HOUSE TYPE 2BB

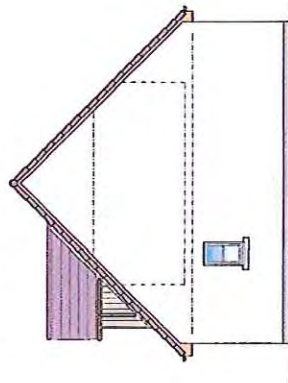
BOAT OF GARTEN, AVEMORE



FRONT ELEVATION



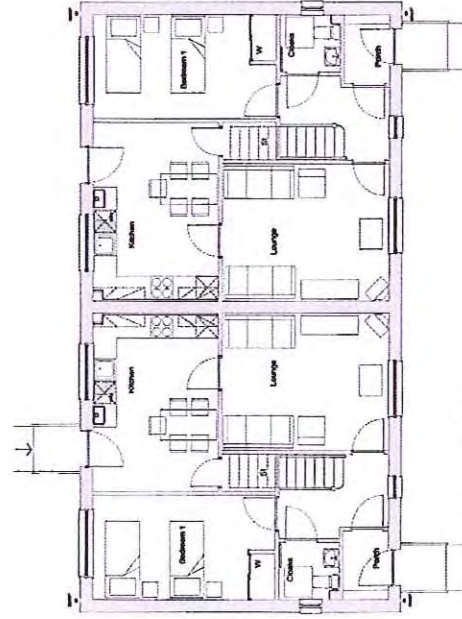
GABLE ELEVATION



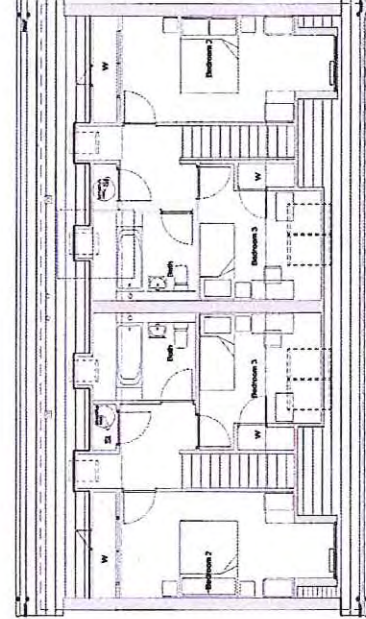
GABLE ELEVATION



REAR ELEVATION



GROUND FLOOR PLANS
58.5 sq.m
Total Floor Area 102 sq.m



FIRST FLOOR PLANS
43.5 sq.m

HOUSE TYPE 3B5PC

City of Edinburgh Planning Authority
25 JUL 2008
REGISTERED

THE HIGHLAND COUNCIL
PLAN 15 OF 13 OF APPLICATION REFERENCE
0.2183/4/US
RECEIVED 14/7/08

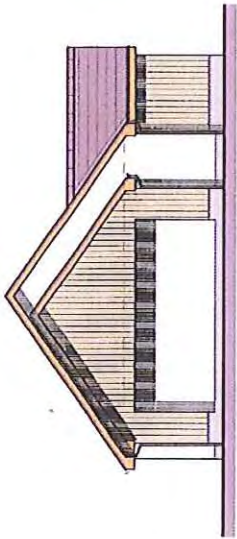
Bracewell Stirling Architects

5 NISSE BANK, BRIDGEHEAD, FK9 4DF
TELE: 01463 230700 FAX: 01463 230706
30 WALKER TERRACE, TILLOCHGARTY, FK19 8EF
TELE: 01259 750091 FAX: 01259 752395

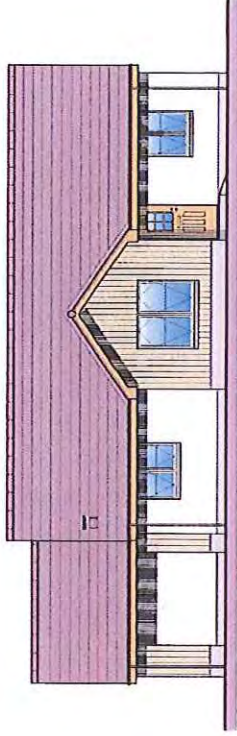
BOAT OF GARTEN
AVEMORE
DAVALL DEVELOPMENTS
House Type 3B5PC - 102 sq.m
3 Bed Semi Detached Chalet

SCALE 1:100 DATE Jun' 08 BY
DWG NO 2532 - 3B5PC REV

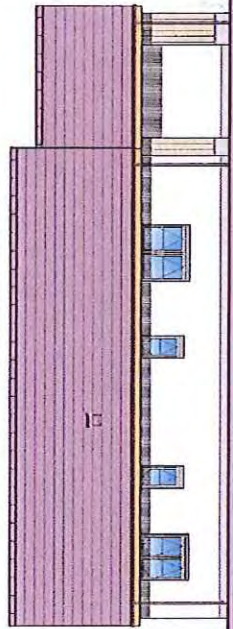
BOAT OF GARTEN, AVEMORE



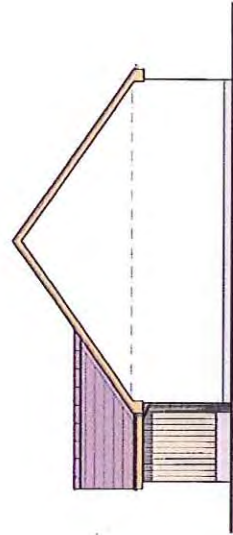
GABLE ELEVATION



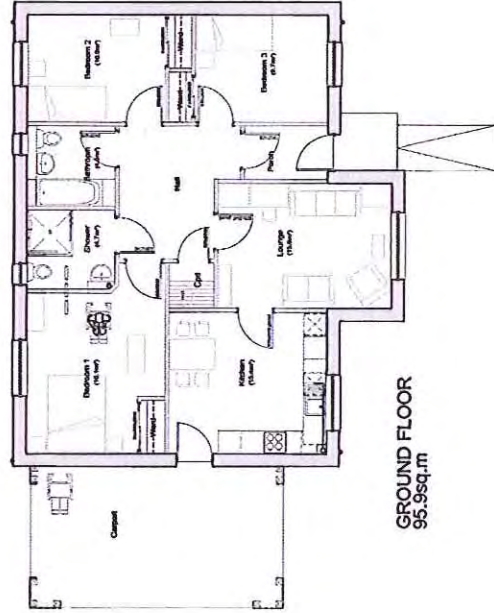
FRONT ELEVATION



REAR ELEVATION



GABLE ELEVATION



Collegiate National Plint Authority
Planning Application No. 08/272/4
25 JUL 2008
REGISTERED

THE HIGHLAND COUNCIL
PLAN No. 18 OF APPLICATION REFERENCE
RECEIVED 08/18/08
14/7/08

Bracewell Stirling Architects

5 NEEDS BANK, BURGESS, W2 6BP
WINDYBANK, WINDYBANK, WINDYBANK
38 WALKERS TERRACE, TULLOCH, KY13 6EP
TEL: 01259 752001 FAX: 01259 752005

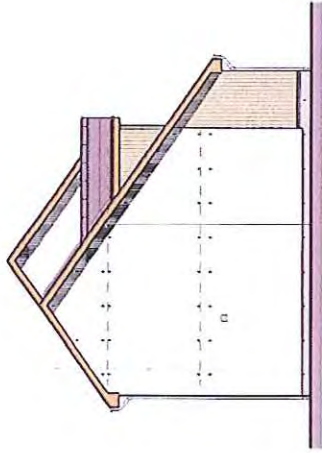
BOAT OF GARTEN
AVEMORE
DAVALL DEVELOPMENTS
House Type 3BWCB - 96 sq.m
3 Bed 4 Person Wheel Chair Bungalow
SCALE 1:100 DATE JUN' 08 BY
DWG NO 2532- TYPE 3BWCB REV

HOUSE TYPE 3BWCB

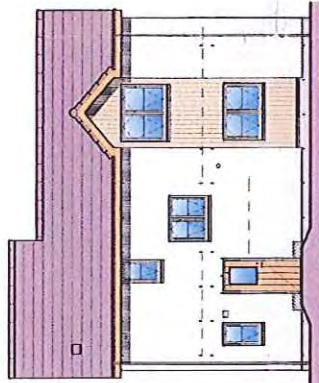
BOAT OF GARTEN, AVEMORE



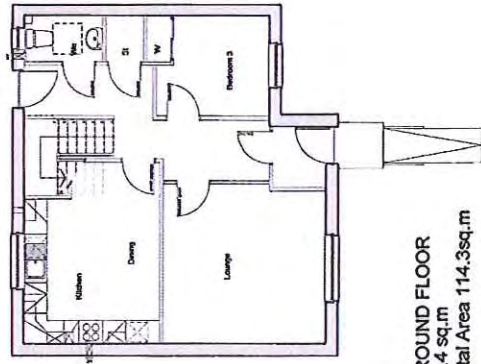
FRONT ELEVATION



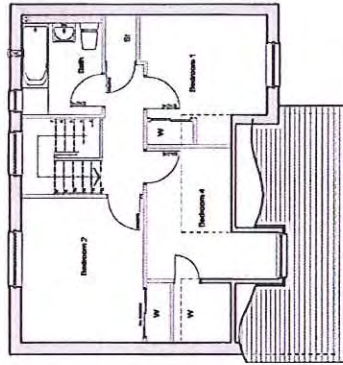
GABLE ELEVATION



REAR ELEVATION



GROUND FLOOR
63.4 sq.m
Total Area 114.3sq.m



UPPER FLOOR
60.9 sq.m

Collegiate National Park Authority
Planning Application No. 08/272 LP
25 JUL 2008
REGISTERED

THE HERLAND COUNCIL
PLAN 17 OF 18 OF APPLICATION REFERENCE
08/189/PL05
RECEIVED 14/7/08

REVISED

Bracewell Stirling Architects

- 5 NESS BANK, INVERNESS, SIC 48F
- TEL: 01463 233760 FAX: 01463 233765
- 35 WALKER TERRACE, TULLOCH, ABERDEENSHIRE, P13 9EF
- TEL: 01226 700801 FAX: 01226 700805

BOAT OF GARTEN AVEMORE	
DAVALL DEVELOPMENTS	
House Type 4BV - 114 sq.m 4 Bed 6 Person Villa	
SCALE 1:100	DATE JUN 08 BY
DWG NO 2532-TYPE 4BV	REV

HOUSE TYPE 4BV