



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 5 Appendix 1a 8 December 2023

Agenda item 5

Appendix 1a

2021/0227/DET

Plans

NOTES:

APPLICATION AREA: 7170m²
1.77 ACRES

ACCESS:
BITMAC & PERMEABLE PAVING ACCESS ROAD TO BE SHARED PEDESTRIAN AND VEHICLE SURFACE. TURNING HEAD PROVIDED FOR REFUSE AND DELIVERY VEHICLES. ACCESS ROAD TO BE PRIVATE & UNADOPTED. DESIGN AS PER CAINTECH ENGINEER'S DRAWINGS.

PARKING:

HOUSES PROVIDED WITH 2 SPACES PER UNIT SURFACED IN PERMEABLE PAVING (PRIVATELY MAINTAINED AND NOT TO ADOPTABLE STANDARD. 4 VISITOR SPACES PROVIDED.

RESTAURANT PROVISION 1 SPACE PER 5m² PUBLIC AREA @ 50m² = 10 SPACES
BAR PROVISION 1 SPACE PER 10m² PUBLIC AREA @ 20m² = 2 SPACES
STAFF PARKING PROVISION 1 SPACE PER 3 STAFF = 2 SPACES

TOTAL SPACES REQUIRED = 14 SPACES

PROPOSED SPACES PROVIDED = 25 SPACES

RESTAURANT PARKING SURFACED IN PERMEABLE PAVING.

WASTE MANAGEMENT:
FENCED HARDSTANDING FOR 3No. 1100 litre WHEELIE BINS TO RESTAURANT.

FENCED HARDSTANDINGS FOR 3 No. WHEELIE BINS TO EACH HOUSE.

HARD LANDSCAPING:
BITMAC & PERMEABLE PAVING ACCESS ROADS TO BE SHARED PEDESTRIAN AND VEHICLE SURFACE. PRIVATE NON-ADOPTED PERMEABLE PAVING PARKING AREAS. 900mm WIDE CONCRETE SLAB ACCESS PATH TO HOUSE ENTRANCES. HOUSE PARKING BAYS IN PERMEABLE PAVING. 1.80m MINIMUM ACCESS TO RESTAURANT. PAVED AREAS AROUND RESTAURANT IN SLATE PAVING. 1.80m HIGH STONE WALL CONSTRUCTED IN STONE FROM DEMOLISHED BUILDINGS.

BOUNDARY TREATMENT:
SITE BOUNDARIES TO BE POST & WIRE FENCE. 6.0m RIPARIAN BUFFER ZONE TO HAVE 1.10m HIGH STOCK PROOF FENCE. PLOT BOUNDARIES IN 1.00m HIGH POST AND RAIL FENCING. 1.80m HIGH CLOSE BOARD FENCE BETWEEN BOUNDARIES WHERE INDICATED. 0.45m POST & RAIL TO DEFINE BOUNDARIES ALONG ACCESS ROAD. MIXED BROAD LEAF HEDGING TO BOUNDARIES WHERE INDICATED.

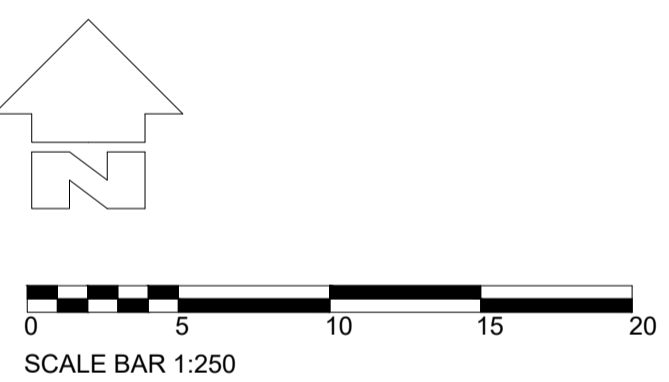
FOUL WATER:
CONNECTION TO EXISTING ADOPTED FOUL DRAINAGE MANHOLE ADJACENT TO ALLT MOR. DUE TO LEVELS IT IS PROPOSED A PRIVATE PUMPING STATION BE PROVIDED AT LAIRIG VIEW AND RUN WITHIN GROUND TO THE WEST OF THE B915. SEE CAINTECH ENGINEER'S DRAINAGE ASSESSMENT.

SURFACE WATER:
TAKEN TO SOAKAWAYS AND/OR SWALES Min. 5.000m FROM ALL BOUNDARIES & BUILDINGS. ALL BLOCK PAVING ROAD AND PARKING AREAS DESIGNED TO BE PERMEABLE. SEE CAINTECH ENGINEER'S DRAINAGE ASSESSMENT.



SITE PLAN

- SITE BOUNDARY
- 1.1m POST & RAIL
- 0.45m POST & RAIL
- 1.10m STOCK PROOF MESH FENCING
- dk DROPPED KERB
- / NEW BANKING
- LINE OF SCAFFOLDING 2.0m FROM BUILDING PERIMETER
- LINE OF FOUNDATION EXCAVATION 0.90m FROM BUILDING PERIMETER
- PROPOSED FOUL DRAINAGE
- PROPOSED SURFACE WATER DRAINAGE
- 900mm Diam. ACCESS ROAD CULVERT
- PROPOSED SUB-BASE BENEATH PERMEABLE PAVING TO ACCOMMODATE PARKING AND ADJACENT TARMAC ROAD AREA
- PROPOSED SURFACE WATER ATTENUATION TANK
- PROPOSED SWALE

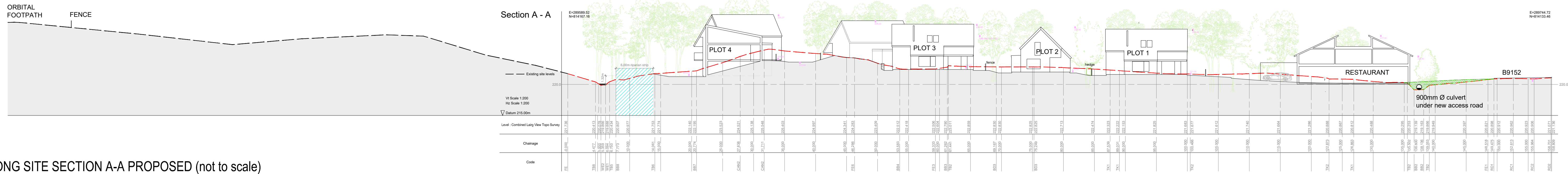


rev	description	date
A	revised site layout	04:11:21
B	amendments for planning	06:06:22

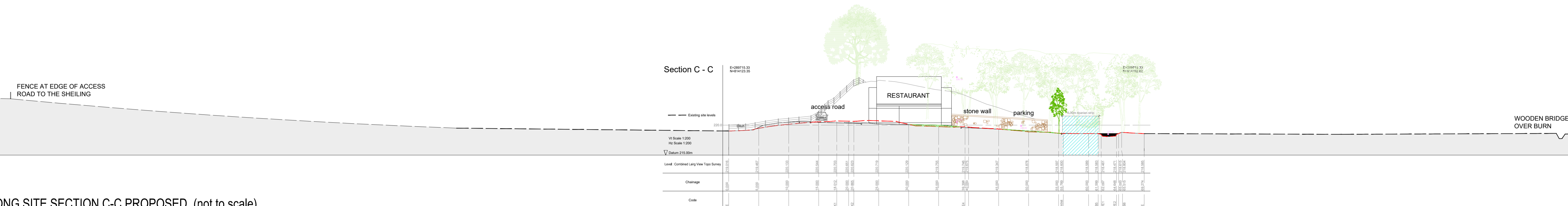
Project: PROPOSED DEVELOPMENT LAIRIG VIEW AVIEMORE
Client: CAIRNGORM RESIDENTIAL LLP
Content: SITE LAYOUT PLAN

Project No:	Drawing No:	Drawn by:
LVA	PL_003	AY
Scale:	Date:	Revision:
1:250 @ A1	15:04:2021	B

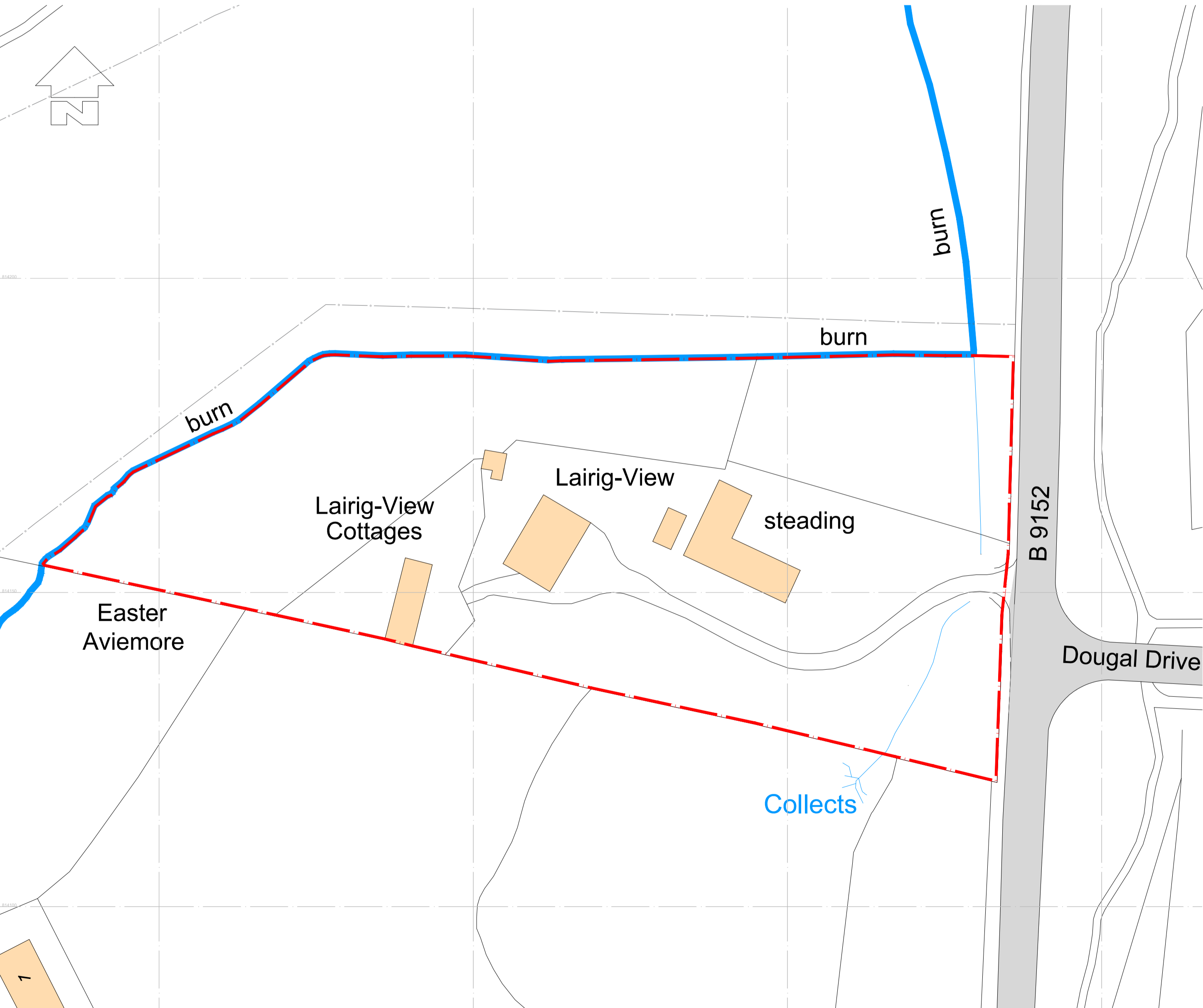




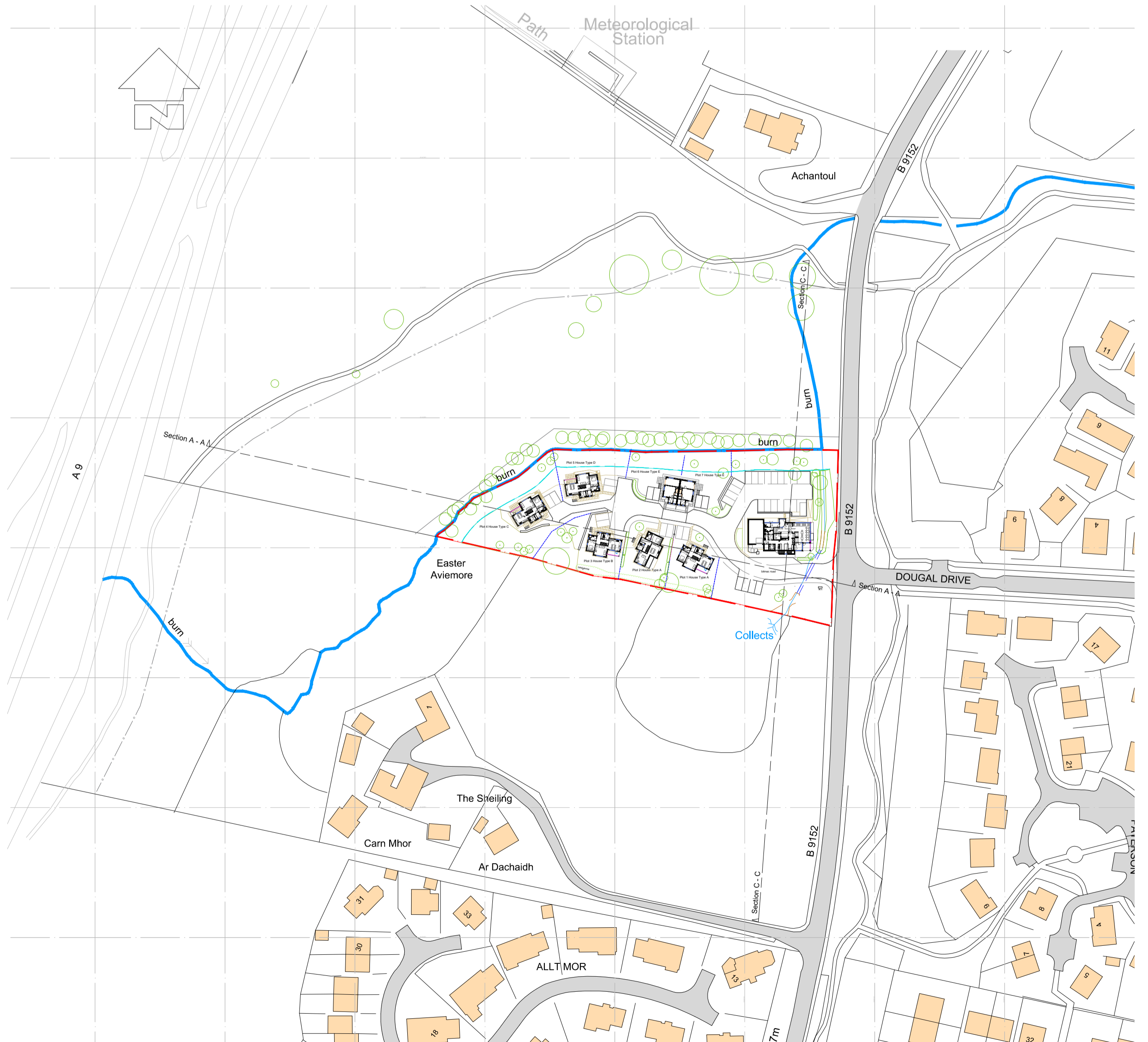
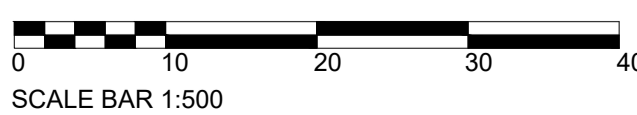
LONG SITE SECTION A-A PROPOSED (not to scale)



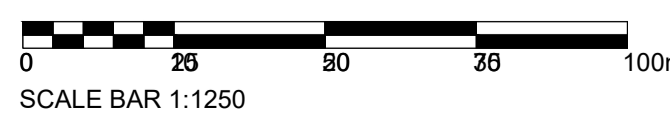
LONG SITE SECTION C-C PROPOSED (not to scale)



BLOCK PLAN EXISTING



SITE SECTION LOCATIONS



rev	description	date
A	revised site layout, sections added	24.11.21
B	amended sections	06.06.22

Project: PROPOSED DEVELOPMENT LAIRIG VIEW AVIEMORE
 Client: CAIRNGORM RESIDENTIAL LLP
 Content: BLOCK PLAN EXISTING, LONG SECTIONS PROPOSED

Drawing No:	Date:	Drawn by:
PL.002	15.04.2021	AY

Scale: 1:500 @ A3
 Revision: B

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NORTH ELEVATION



EAST ELEVATION

- insulated stove flue in black finish
- painting timber fascias & soffits
- galvanised zinc gutters & downpipes
- painting timber windows
- Black coated Thermopine horizontal cladding



SOUTH ELEVATION

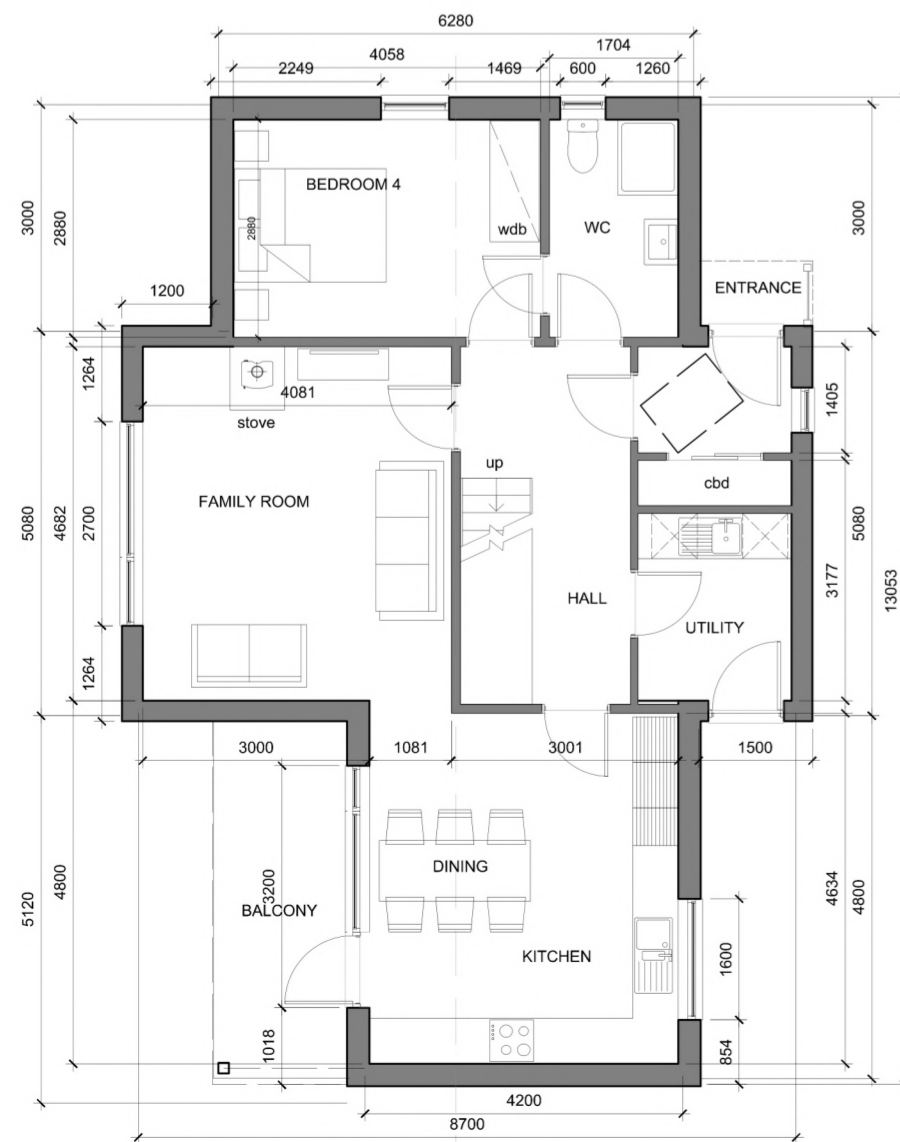


WEST ELEVATION

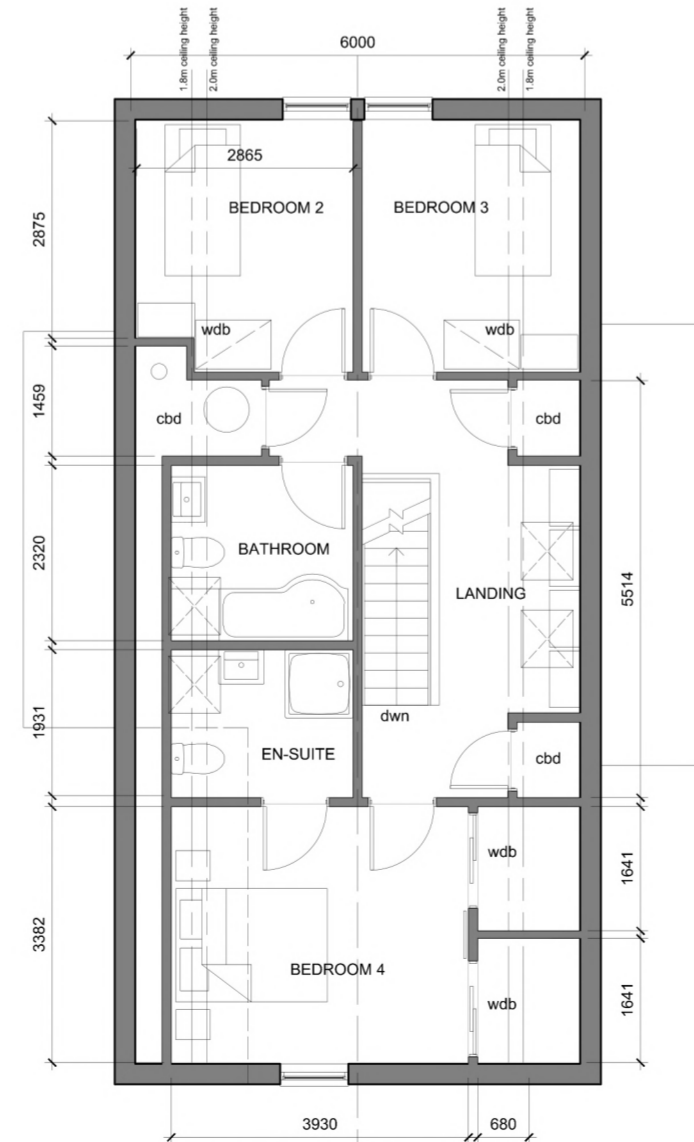
- painting timber fascias & soffits
- Velux rooflight
- galvanised zinc gutters & downpipes
- Vertical larch cladding with Sioo mid grey coating
- Black coated Thermopine horizontal cladding
- painting timber windows & doors



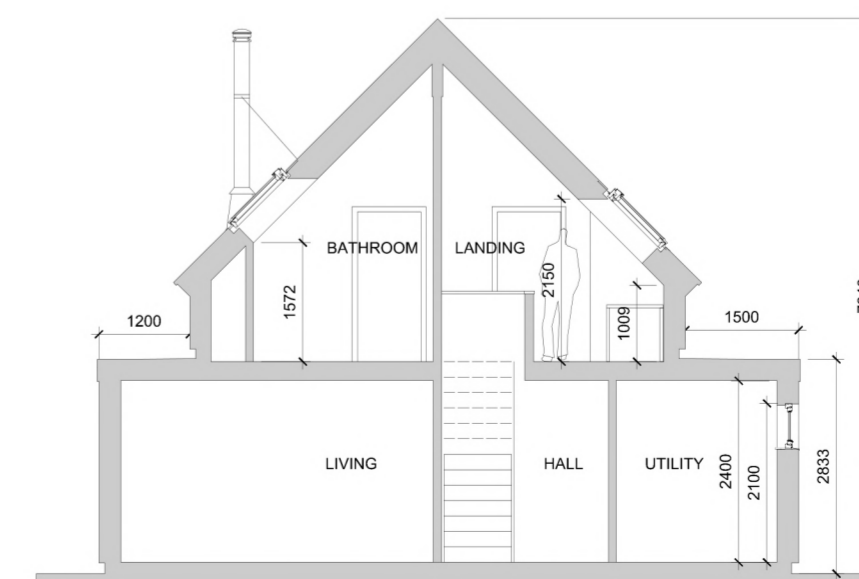
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GROUND FLOOR PLAN TYPE A
AREA 77 m.sq.



FIRST FLOOR PLAN TYPE A
AREA 68 m.sq.



SECTION

REVISIONS		
rev	description	date

Project: **PROPOSED DEVELOPMENT LAIRIG VIEW AVIEMORE**
Client: **CAIRNGORM RESIDENTIAL LLP**
Content: **HOUSE TYPE A**

Project No: LVA	Drawing No: PL.102	Draw by: AY
Scale: 1:100 @ A2	Date: 15:04:2021	Revision:



EAST ELEVATION



SOUTH ELEVATION

- insulated stove flue in black finish
- painted timber fascias & soffits
- galvanised zinc gutters & downpipes
- Black coated Thermopine horizontal cladding
- painted timber windows



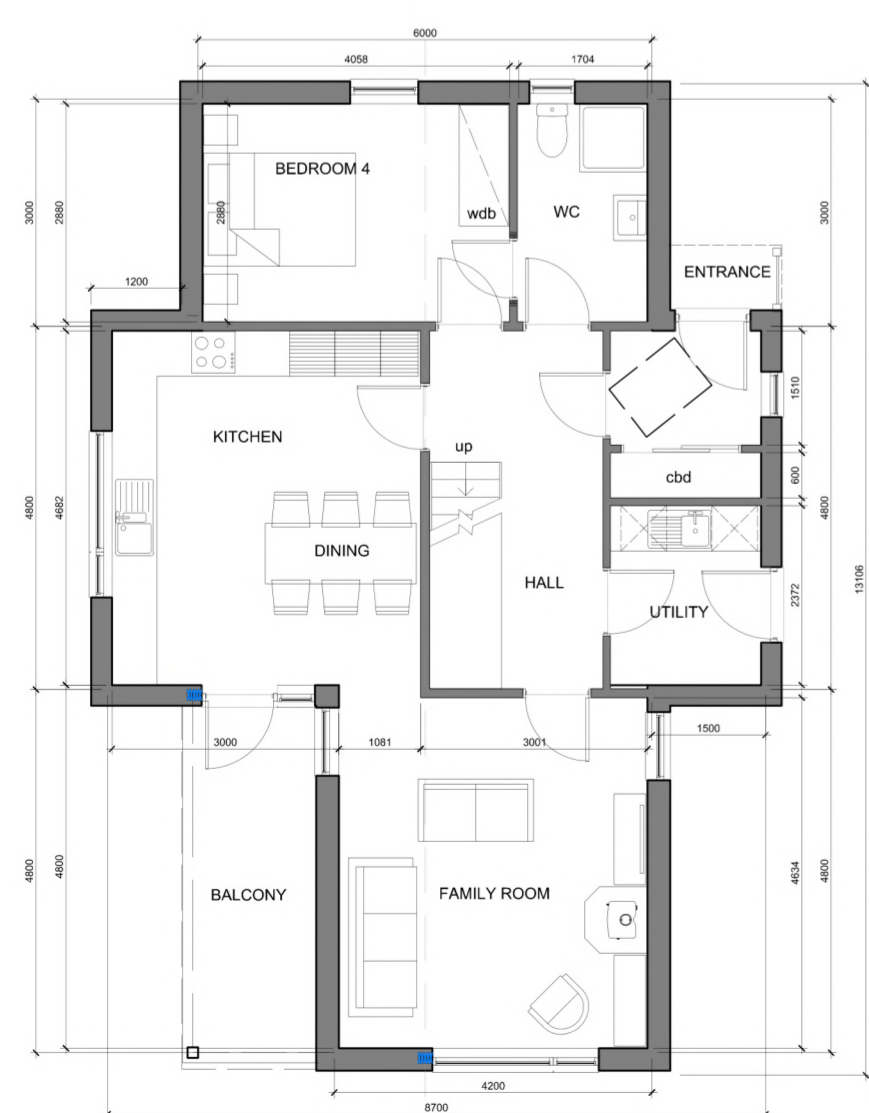
WEST ELEVATION



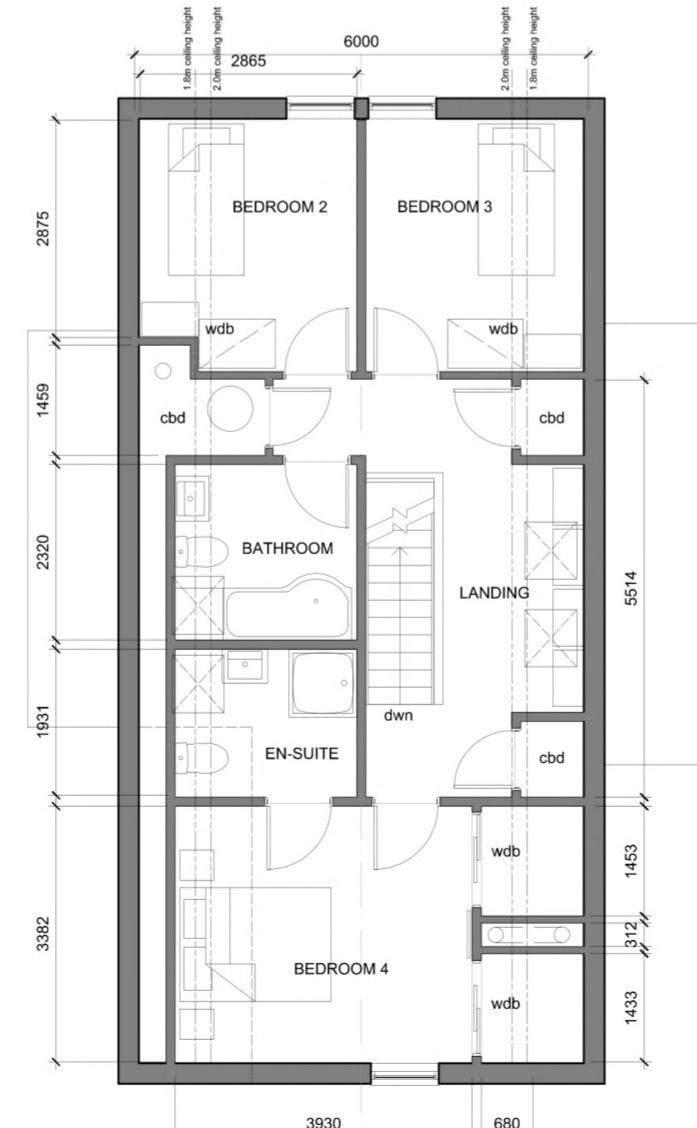
NORTH ELEVATION

- painted timber fascias & soffits
- Velux rooflight
- galvanised zinc gutters & downpipes
- Vertical larch cladding with Sioo mid grey coating
- Black coated Thermopine horizontal cladding
- painted timber windows & doors

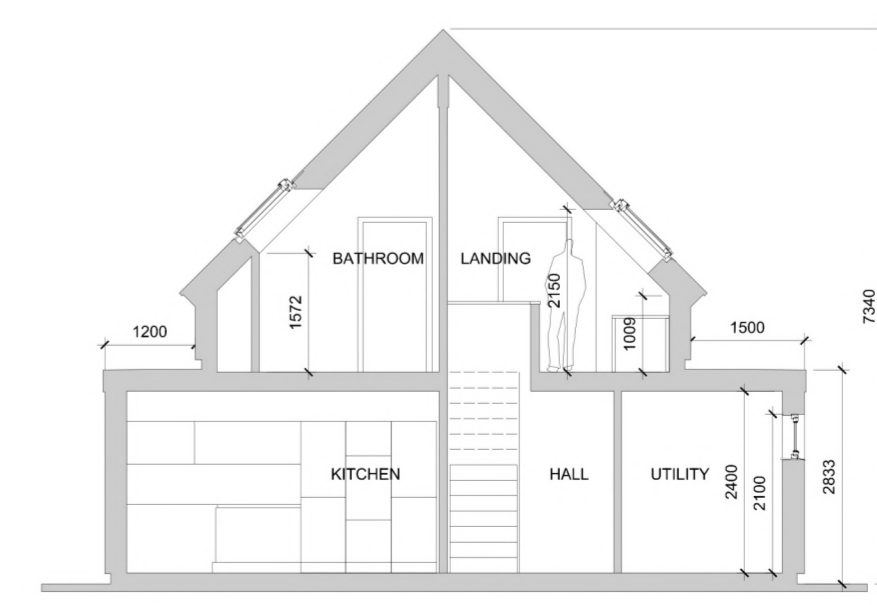
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GROUND FLOOR PLAN TYPE B
AREA 77 m.sq.



FIRST FLOOR PLAN TYPE B
AREA 68 m.sq.



SECTION

REVISIONS		
rev	description	date

Project: PROPOSED DEVELOPMENT LAIRIG VIEW AVIEMORE
Client: CAIRNGORM RESIDENTIAL LLP
Content: HOUSE TYPE B

Project No: LVA	Drawing No: PL.103	Draw by AY
Scale 1:100 @ A2	Date 15:04:2021	Revision:



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NORTH ELEVATION



EAST ELEVATION

- insulated stove flue in black finish
- painted timber fascias & soffits
- galvanised zinc gutters & downpipes
- painted timber windows
- galvanised zinc gutters & downpipes
- Black coated Thermopine horizontal cladding



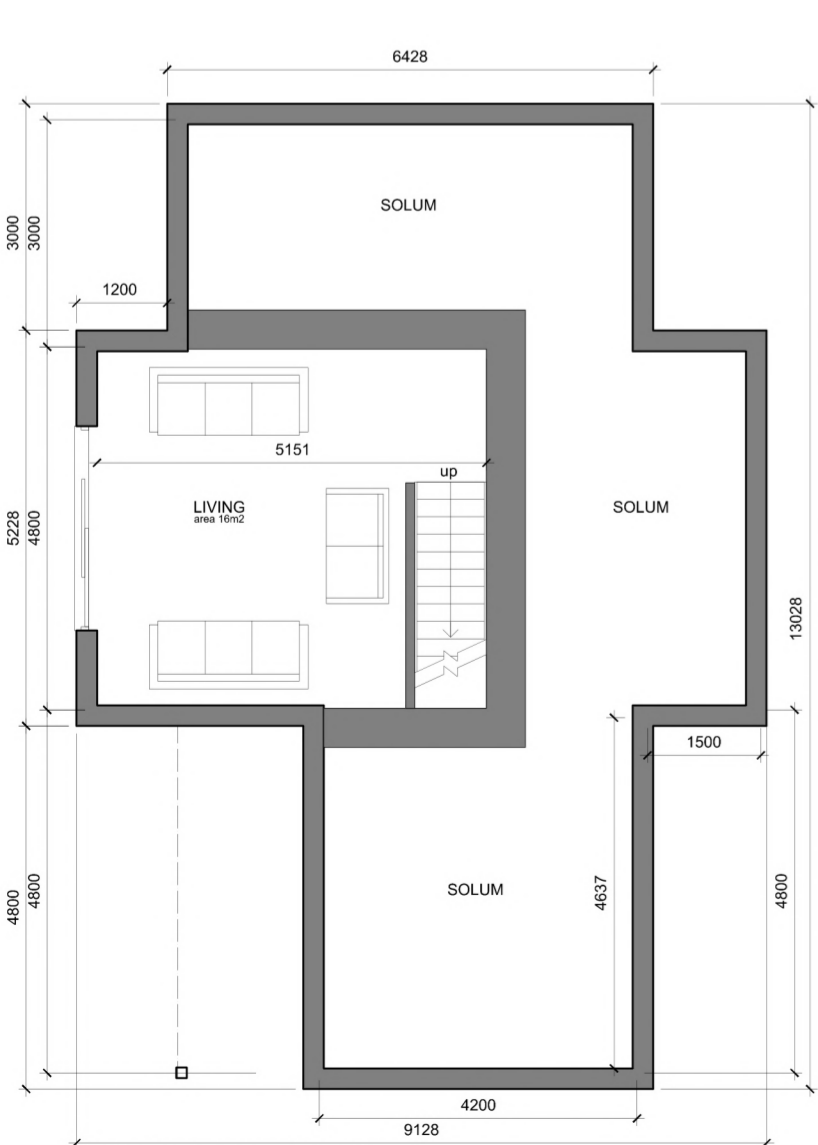
SOUTH ELEVATION



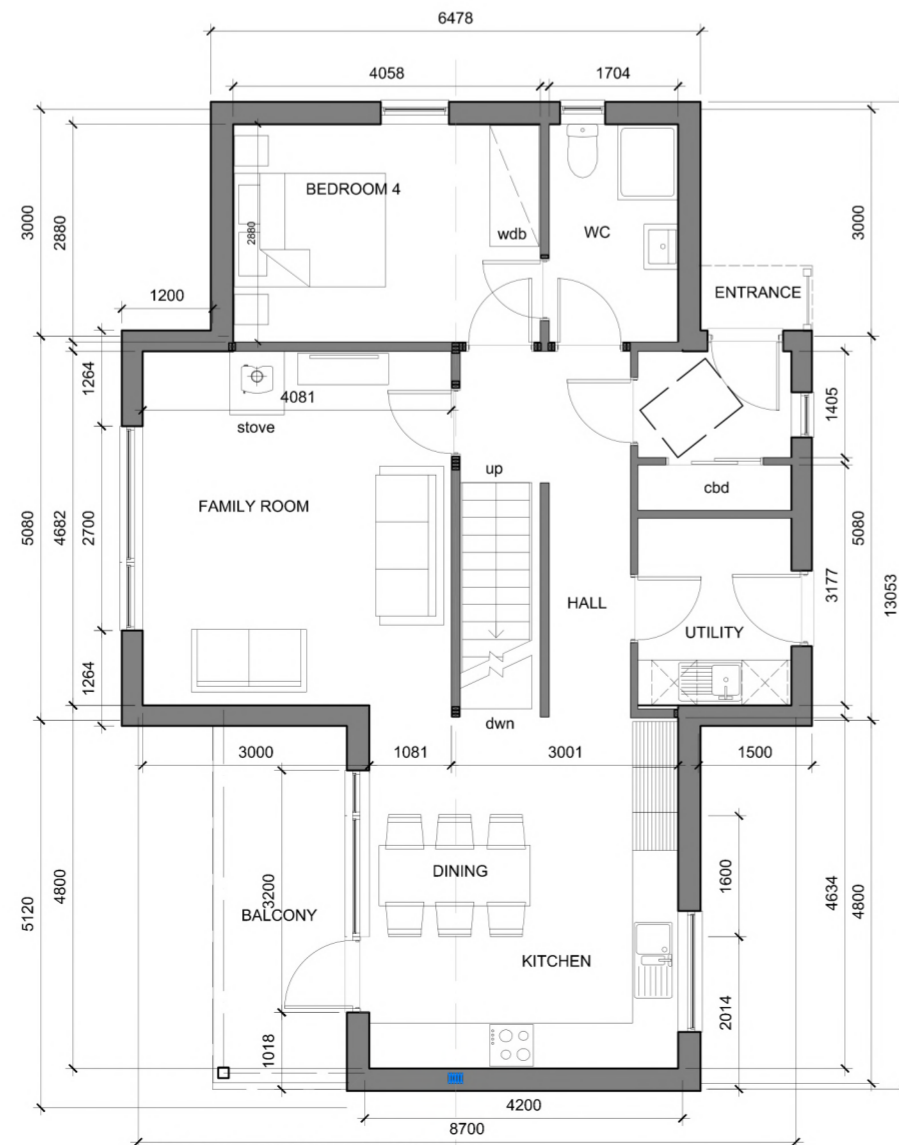
WEST ELEVATION

- profiled metal sheet roofing & flashings
- painted timber fascias & soffits
- Velux rooflight
- Vertical larch cladding with Sioo mid grey coating
- galvanised zinc gutters & downpipes
- painted timber windows & doors
- Black coated Thermopine horizontal cladding

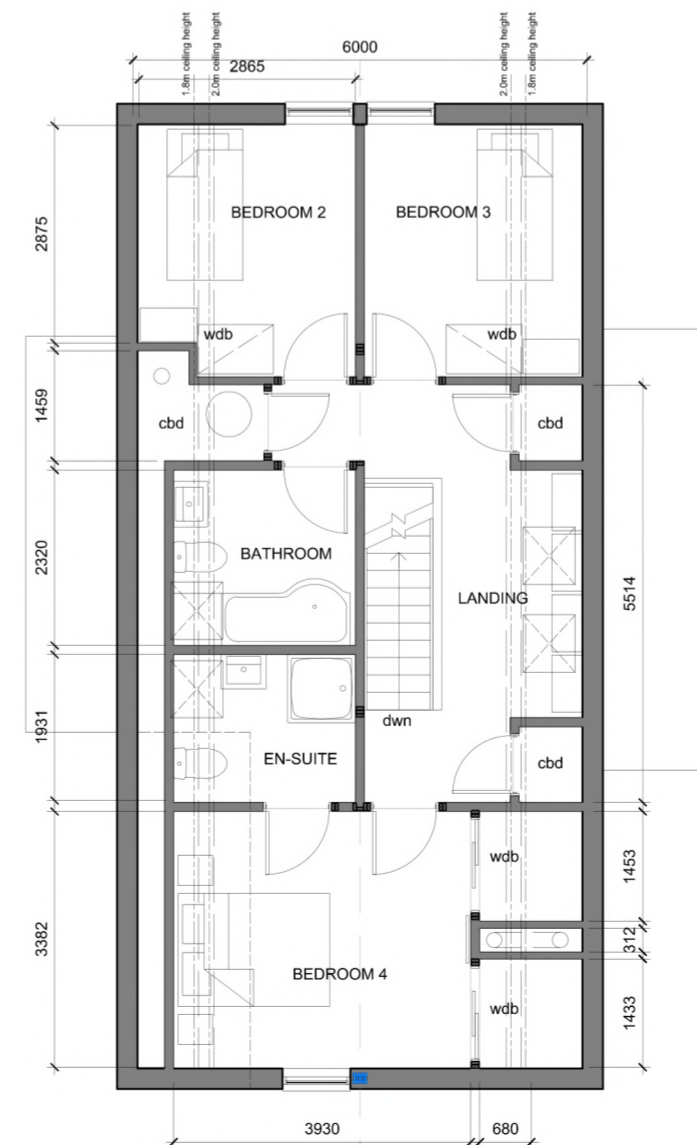
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BASEMENT FLOOR PLAN TYPE C
AREA 24 m.sq.



GROUND FLOOR PLAN TYPE C
AREA 77 m.sq.



FIRST FLOOR PLAN TYPE C
AREA 68 m.sq.



SECTION

REVISIONS		
rev	description	date

Project: PROPOSED DEVELOPMENT LAIRIG VIEW AVIEMORE CAIRNGORM RESIDENTIAL LLP
Client: CAIRNGORM RESIDENTIAL LLP
Content: HOUSE TYPE C

Project No: LVA	Drawing No: PL.104	Draw by: AY
Scale 1:100 @ A2	Date 15:04:2021	Revision:



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