



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

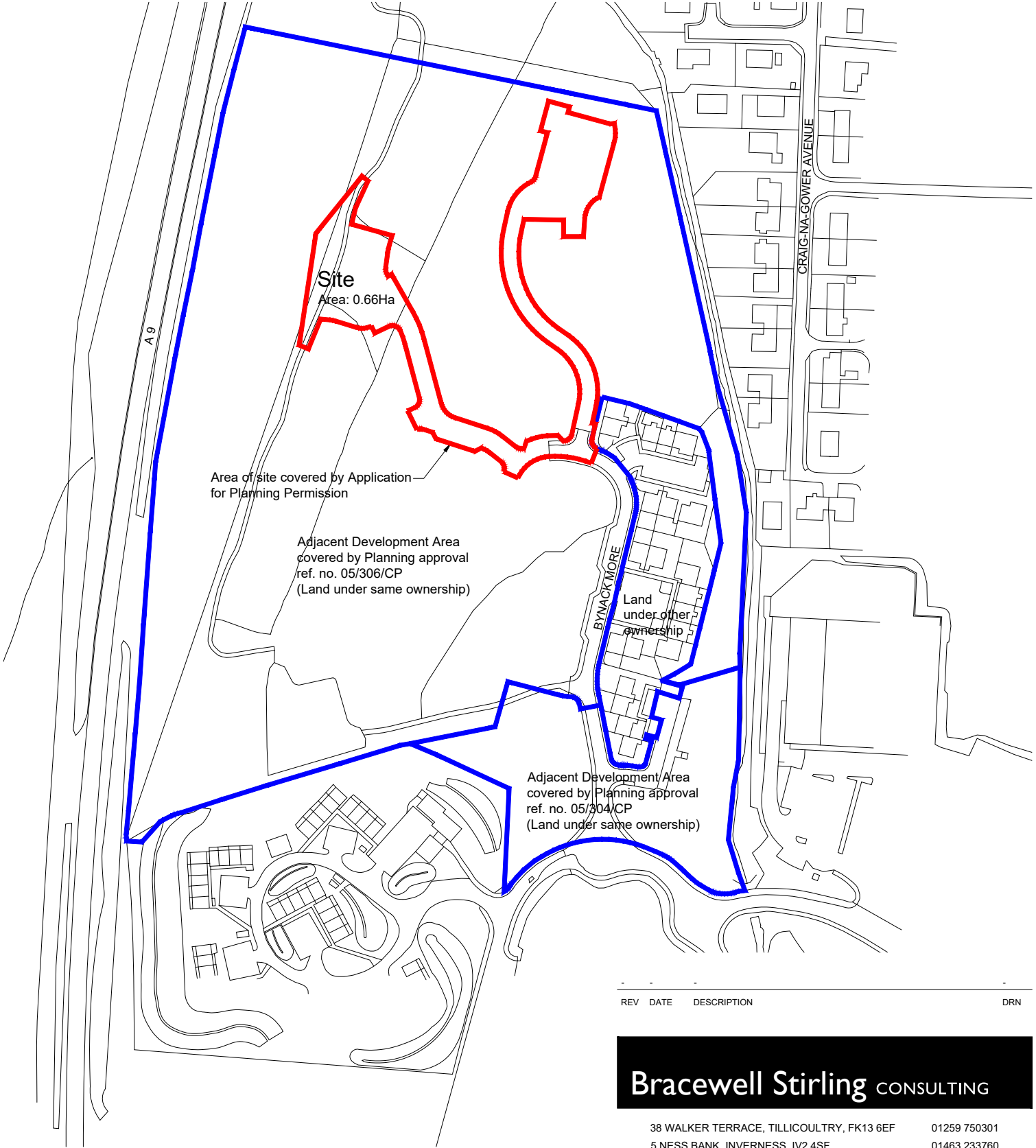
Item 5 Appendix 1 09 June 2023

Agenda item 5

Appendix 1

2023/0019/DET

Plans



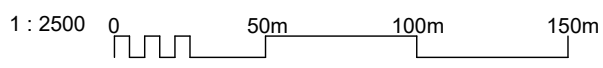
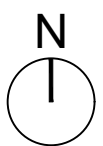
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling CONSULTING

38 WALKER TERRACE, TILlicOLTRY, FK13 6EF 01259 750301
 5 NESS BANK, INVERNESS, IV2 4SF 01463 233760
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01631 359054

HORSE FIELD
 AVIEMORE
 TULLOCH HOMES LTD

LOCATION PLAN



SCALE:	1 : 2500	DRAWN:	DAK
PAPER SIZE:	A4	DATE:	Oct 2022
DWG No.	4479-02-007		REV.



- Title Plan boundary as provided by Registers of Scotland
- Planning Permission boundary
- Compulsory Purchase Area - for A9 Dualling
- Existing Housing Development - built under the same Planning Permissions

- KEY**
- Approximate Floor Levels
 - Refuse collection point
- 01 New fence lines within tree root protection areas to be constructed in line with recommendations from arboriculturalist
 - 02 Existing rural style footpath
 - 03 Surfaced footpath

Refer also to tree reports/drawings prepared by Arboriculturalist, as well as Bracewell Stirling drawing 4479-02-004 Existing Trees - Proposals for information on tree removals.

Notes relating to Phase 3 remixed Planning Application:

Phase 3 remixed Planning Application boundary

Approximate footpath route shown to reflect 02 path location indicated on Ordnance Survey data. Change to line of path contained within red line boundary. Previously indicated line of path shown in dashed line.

See Type A house types removed from this area of the site (previously approved locations shown in dashed line).

Realigned rural footpath to connect to existing Amenities Child path. Steps to be provided as required to meet the differences in level.

Previous line of rural footpath

Notes relating to Phase 3 remixed Planning Application:

Bicycle store increased in size to accommodate additional storage requirements and door relocated for easier access.

Direct pedestrian access added from secondary door to flatbed block onto public footpath.

Turning head reconfigured and additional car parking spaces indicated. A total of 15m² spaces are provided for this site.

Minor realignment to public footpath.

Minor adjustment to ends of driveways to renumbered plots 52-53 to reflect revised turning head location.

Phase 3 remixed Planning Application boundary

Accommodation Schedules

By House/Flat Type		By Development Phase	
Houses		Phase 1	
Type A	03	Type B	10
Type B	15	Type C	04
Type C	22	Type N (Ashie)	06
Type E (Birch)	02	Type K	04
Type K	19		
	Sub-Total: 61		
Flats		Phase 2	
Type M	27	Type B	02
Type N (Ashie)	24	Type C	06
Type O	04	Type M	27
Type R	12	Type N (Ashie)	18
	Sub-Total: 67	Type R	06
			Sub-Total: 72
TOTAL:	128	Phase 3	
		Type B	07
		Type C	08
		Type E (Birch)	02
		Type K	06
		Type M	09
			Sub-Total: 32
		TOTAL:	128

C MAY23 SECTION A/LINES, DRAINAGE DITCH ADDED, STEPPED DAK
 B MAR23 BLOCK 6 BIN STORE AMENDED, DETAIL OF PUF ADDED DAK
 REV DATE DESCRIPTION DWN

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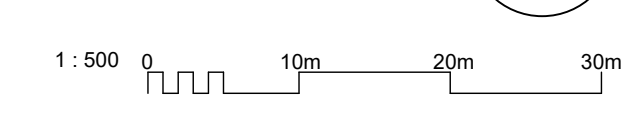
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 6 NEEBS BANK, INVERNESS, IV2 4BP 01463 237610
 15 LOCHSIDE STREET, OBAN, PA34 4HP 01831 359054

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SITE LAYOUT PLAN - PHASE 3 REMIX

STATUS: **INFORMATION**

SCALE: 1:500 DRAWN: DAK
 PAPER SIZE: A0 DATE: May 2023
 DWG No: **4479-02-008** REV: **C**





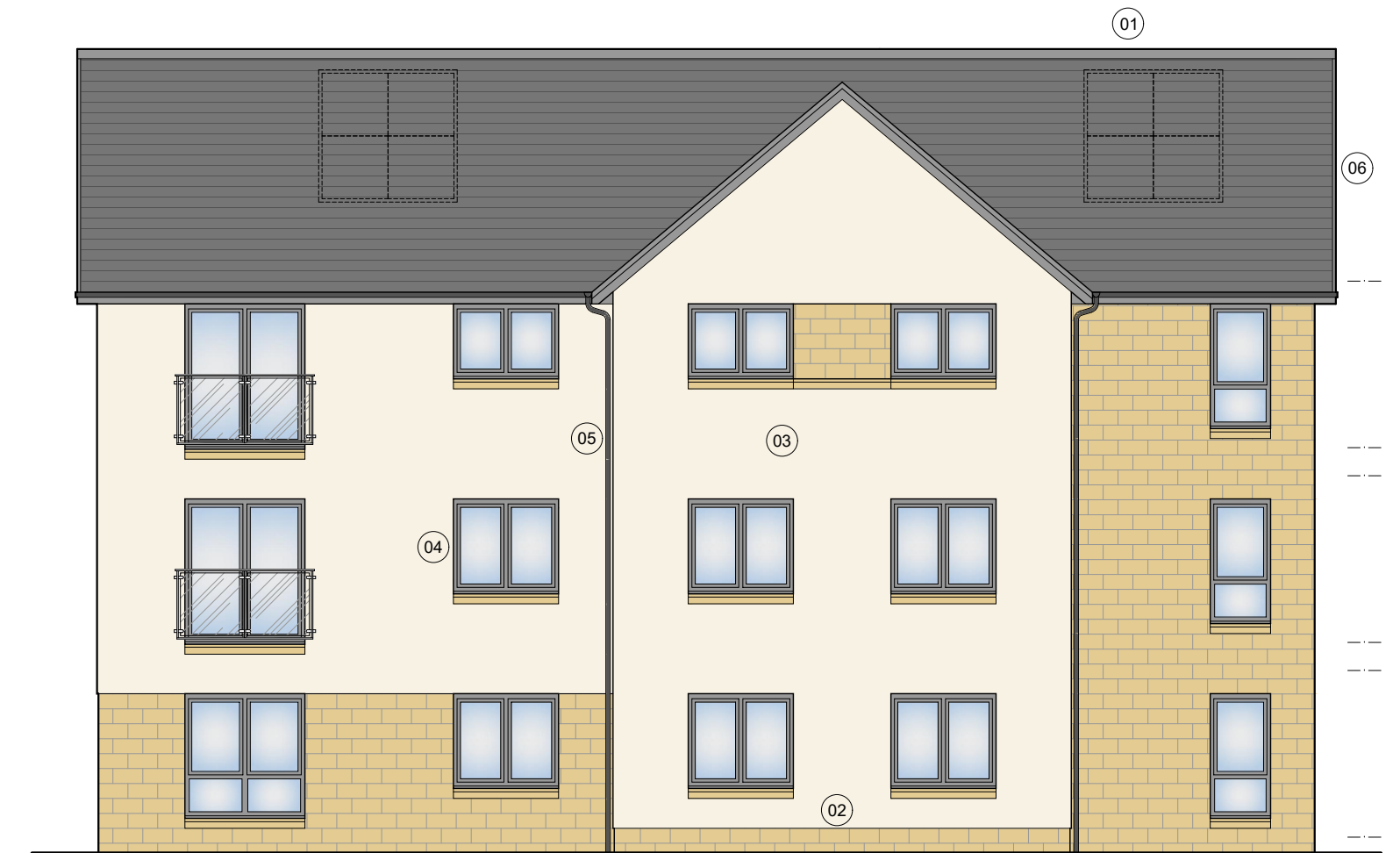
FRONT ELEVATION



SIDE ELEVATION

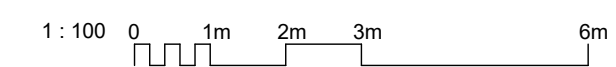


REAR ELEVATION



SIDE ELEVATION

- 01 Indicative photovoltaic panel locations
 - 02 Precast basecourse and cills
 - 03 Dry dash roughcast
 - 04 uPVC windows
 - 05 uPVC gutters and downpipes
 - 06 Concrete roof tiles
- All colours as External Finishes Schedule



REV	DATE	DESCRIPTION	DAK	DRN
A	MAR'23	BIN/CYCLE STORE INCREASED IN WIDTH BY 1.35m		

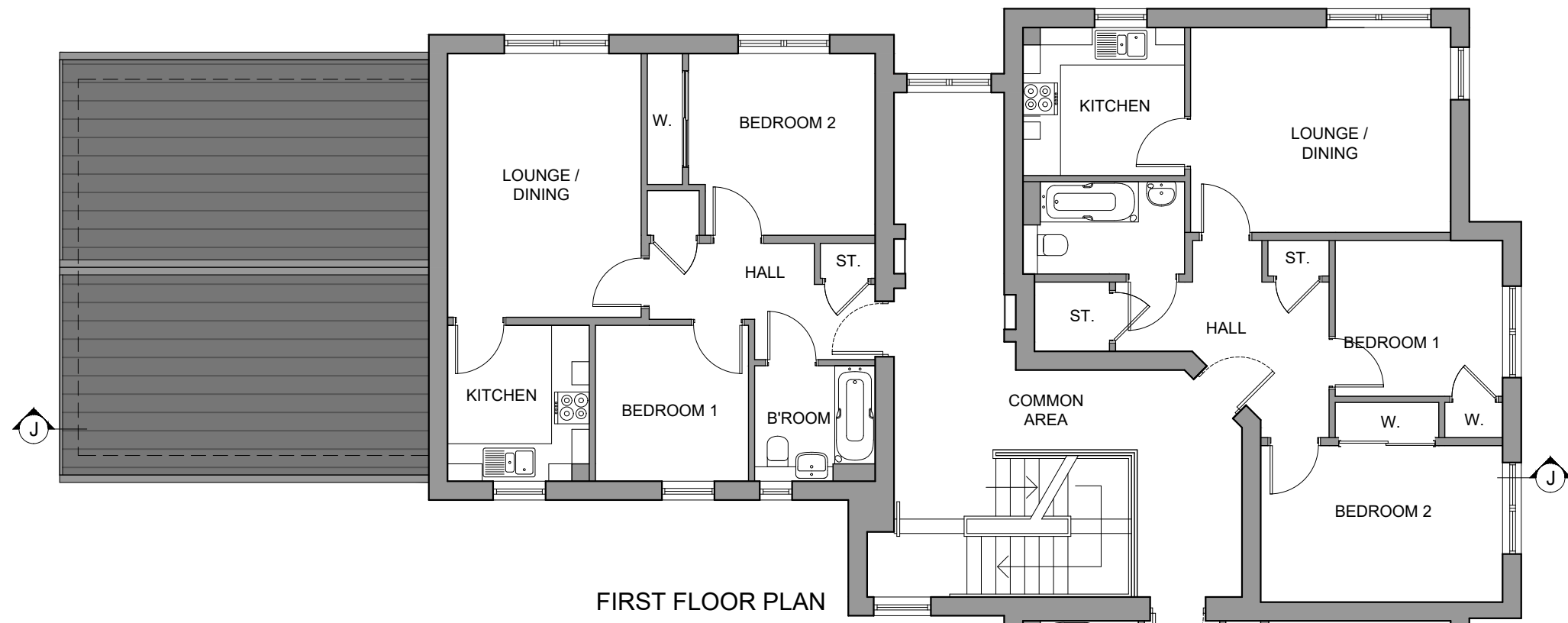
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38 WALKER TERRACE, TILlicOLTRY, FK13 6EF 01259 750301
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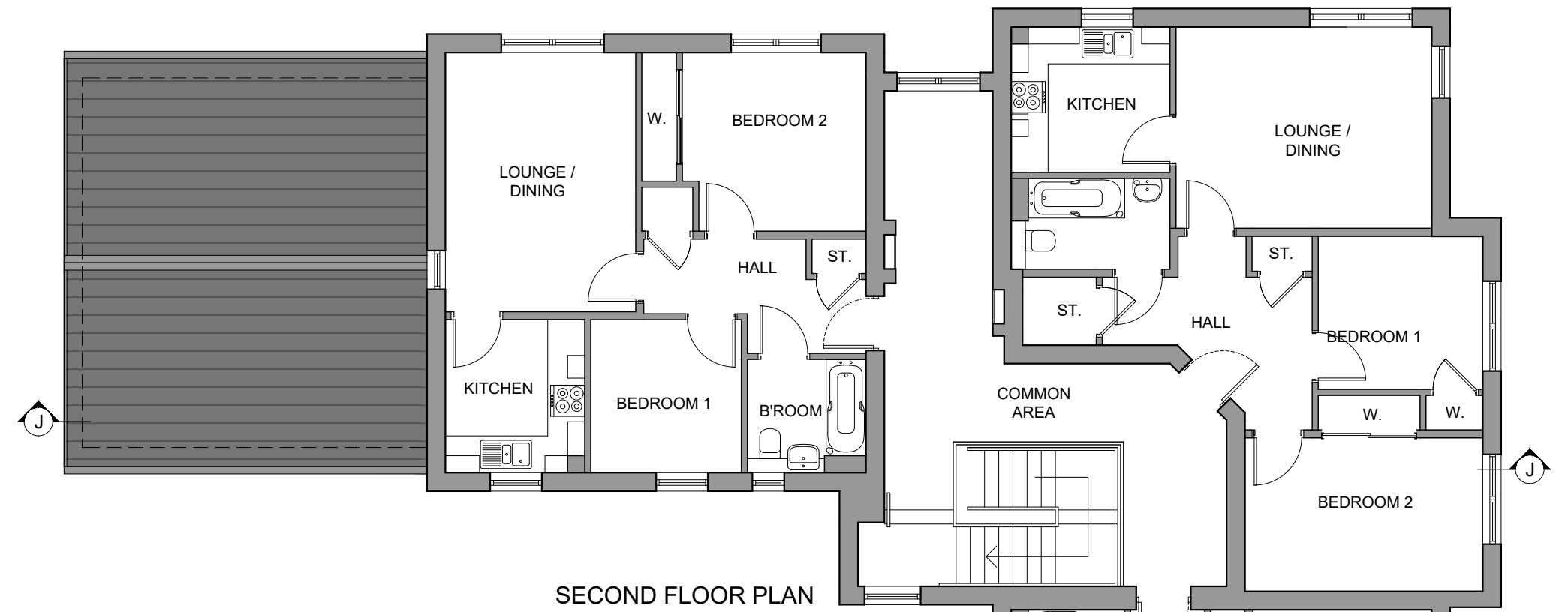
HORSE FIELD
 AVIEMORE
 TULLOCH HOMES LTD

ELEVATIONS - BLOCK 4

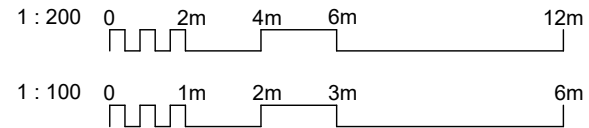
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PAPER SIZE:	A2	DATE:	Mar 2023
DWG No.	4479-01-120	REV.	A



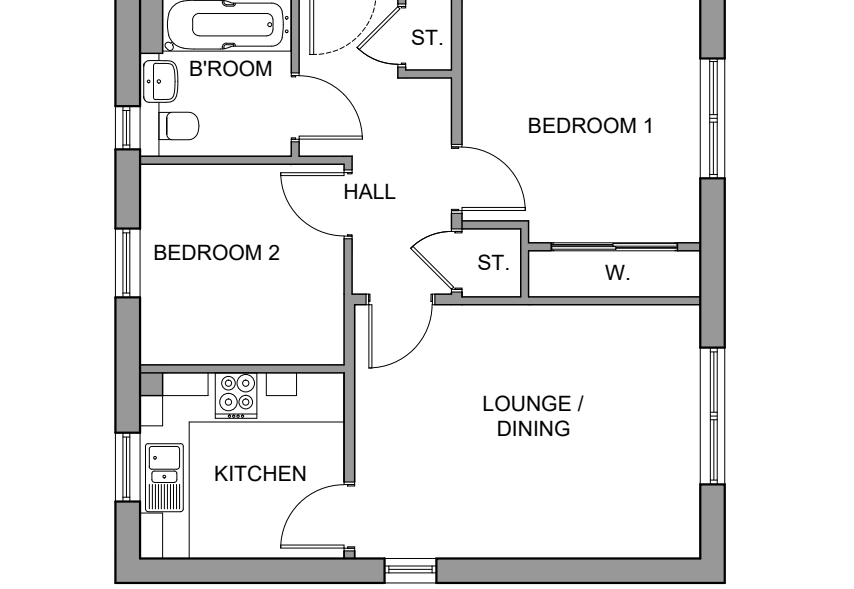
FIRST FLOOR PLAN



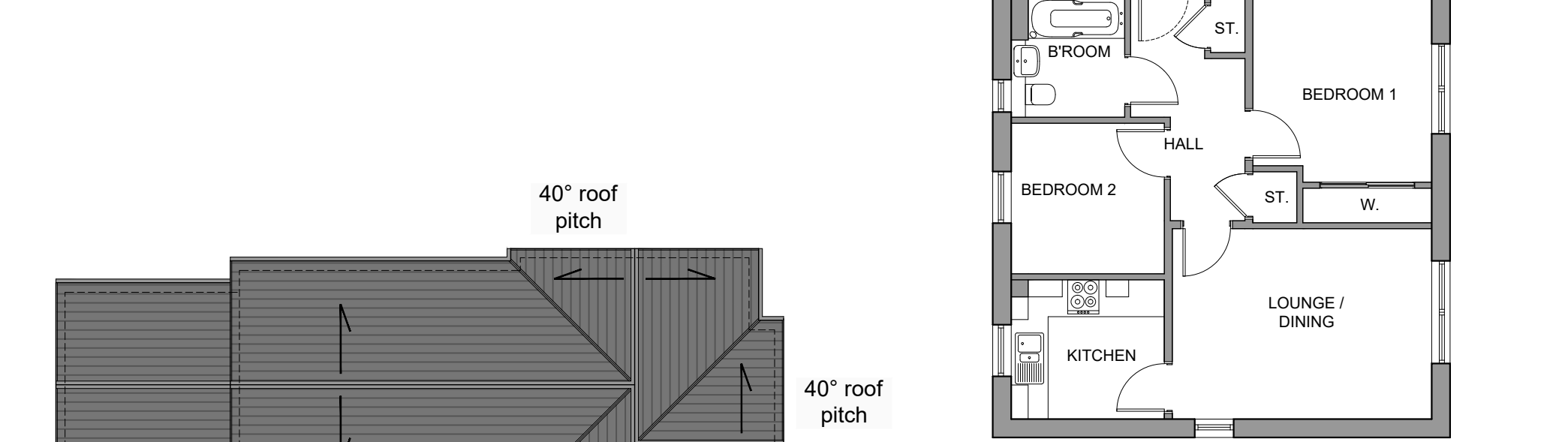
SECOND FLOOR PLAN



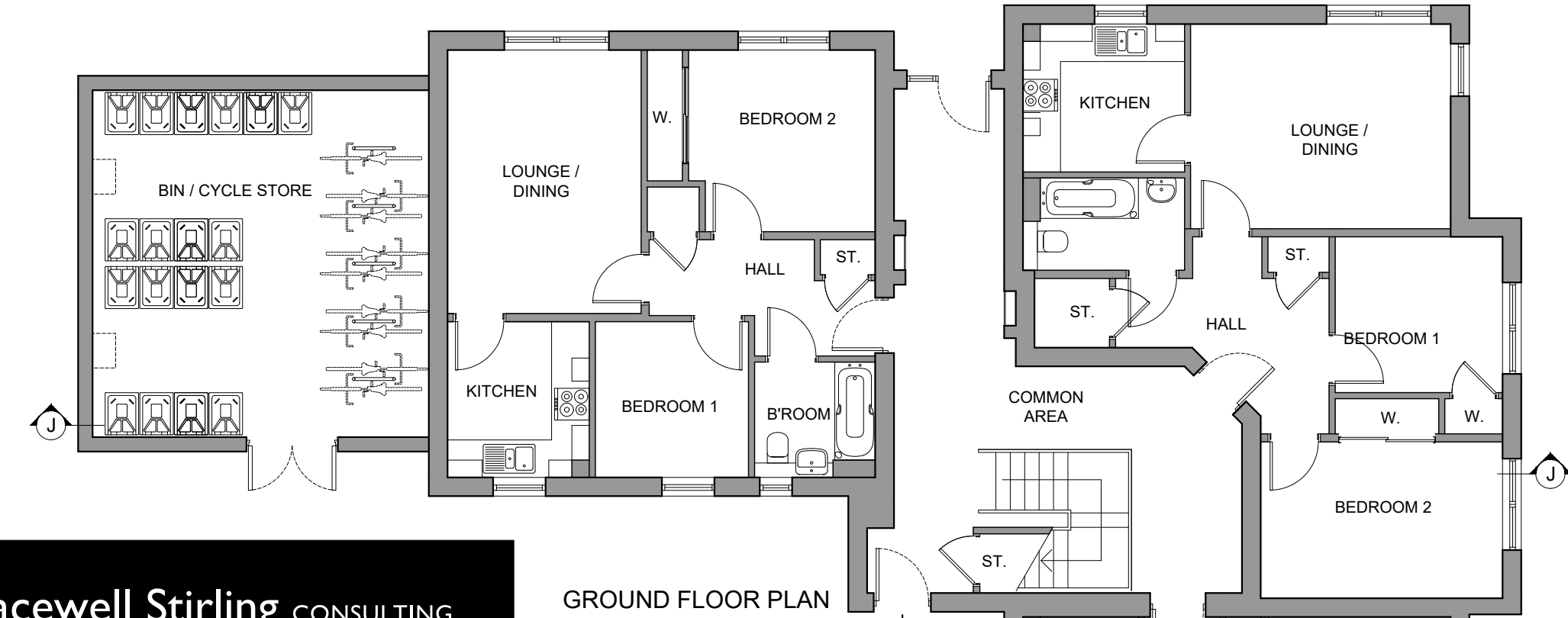
REV	DATE	DESCRIPTION	DRN
A	MAR'23	BIN/CYCLE STORE WIDENED BY 1.35m	DAK



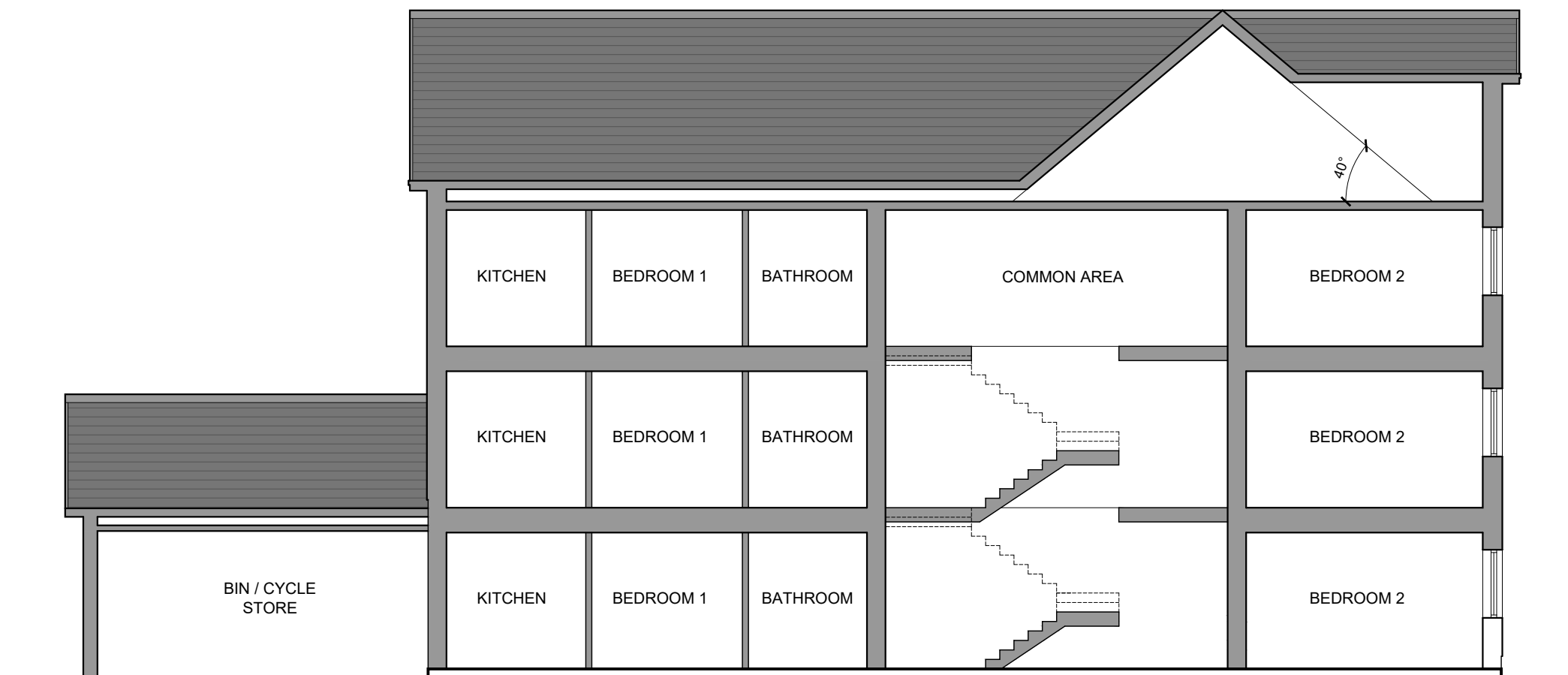
GROUND FLOOR PLAN



ROOF PLAN (1:200@A3)



GROUND FLOOR PLAN



SECTION JJ

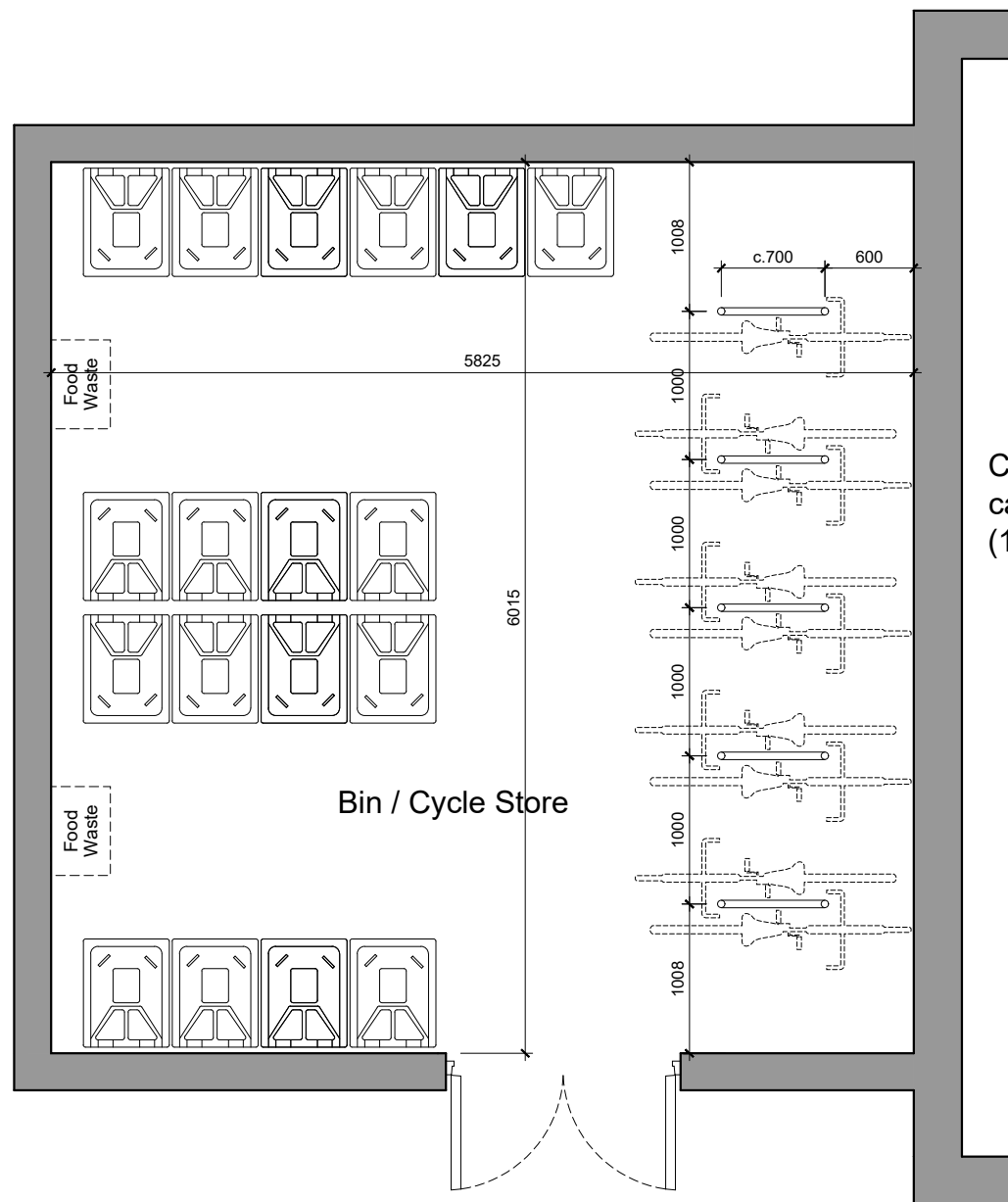
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PLANS & SECTIONS - BLOCK 4

SCALE:	1:100	DRAWN:	PL
PAPER SIZE:	A2	DATE:	Mar 2023
DWG No.	4479-01-119	REV.	A



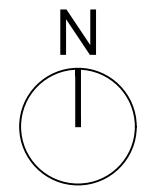
Cycle storage area showing capacity for 9no. cycles (1no. per flat)

REV	DATE	DESCRIPTION	DRN
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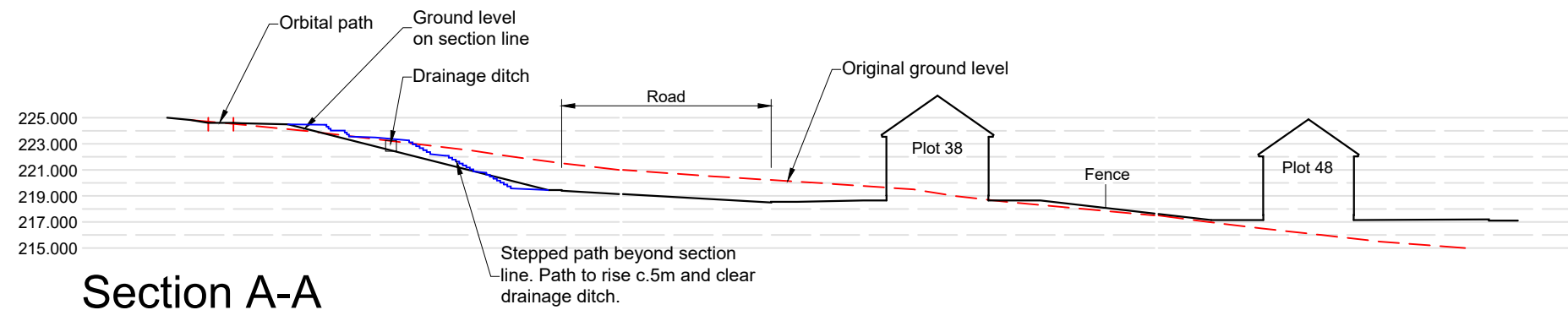
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HORSE FIELD
 AVIEMORE
 TULLOCH HOMES LTD
 BLOCK 4 - BIN AND CYCLE STORE



SCALE: #####	DRAWN: --
PAPER SIZE: A3	DATE: Mar 2023
DWG No. 4479-01-121	REV.



Section A-A

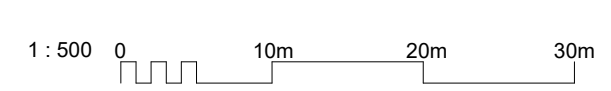
REV	DATE	DESCRIPTION	DRN
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38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF 01259 750301
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HORSE FIELD
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SITE SECTION



SCALE:	1 : 500	DRAWN:	--
PAPER SIZE:	A3	DATE:	May 2023
DWG No.	4479-01-300		REV.



Aerial image looking north with Block 4 in the distance

Horse Field, Aviemore

Planning Application Ref. No. 2023/0019/DET

Erection of 3 flats, omission of 3 houses, relocation of footpath and associated works (amendment to 05/00209/REMBS)



Area where 3no. detached houses are to be deleted under this application increasing open space and improving connection to Orbital footpath

Block 4 to be increased to 3-storey under this application

Significant 48m horizontal distance between windows on Block 4 and 8d Craig-Na-Gower Avenue and 70m to windows 8b Craig-Na-Gower Avenue

Existing 3-storey buildings on the site

Existing trees and vegetation between new and existing buildings

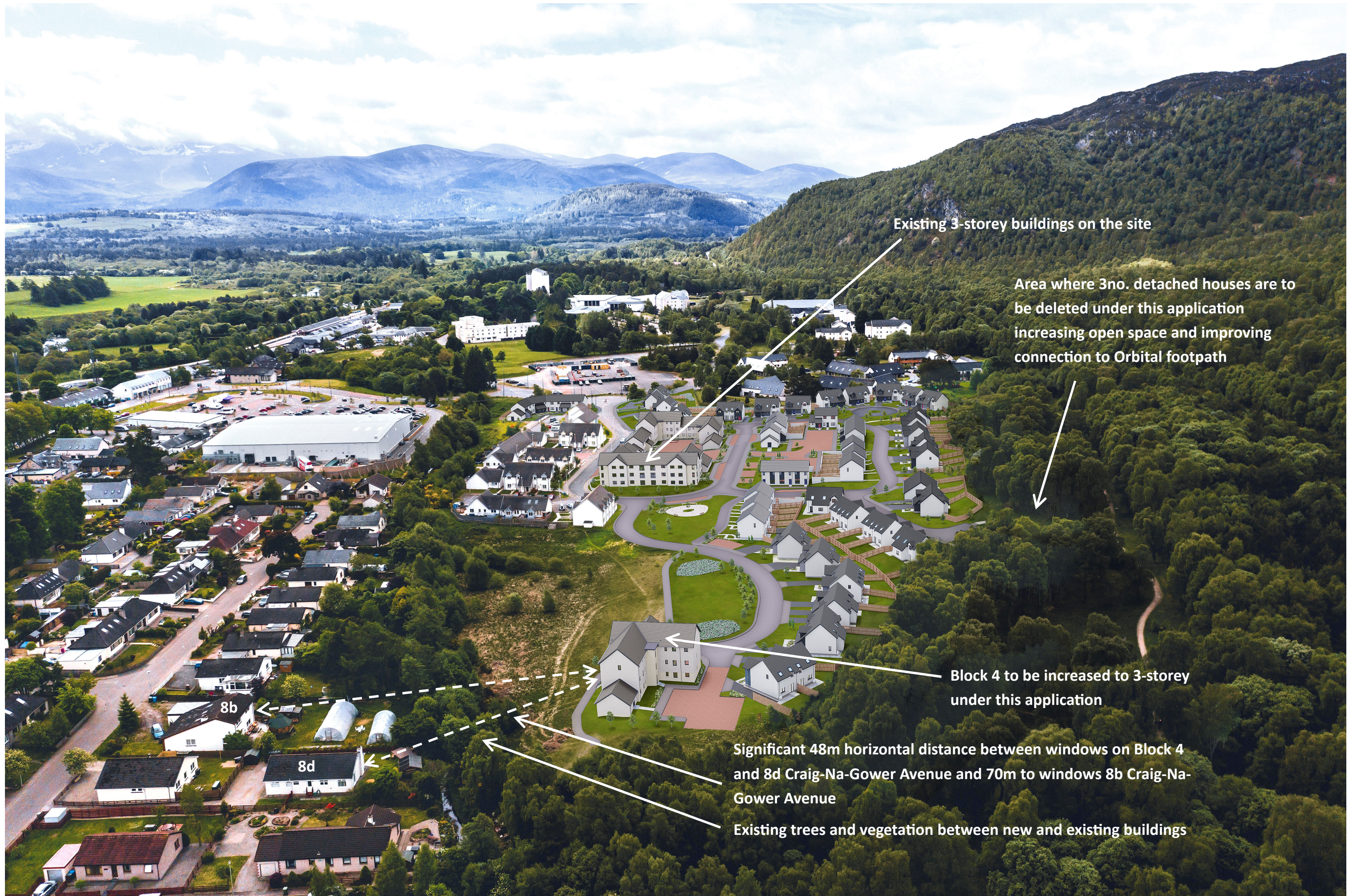
8d

8b

Aerial image looking north with Block 4 in the distance (annotated)



Aerial image looking south with Block 4 in the foreground



Existing 3-storey buildings on the site

Area where 3no. detached houses are to be deleted under this application increasing open space and improving connection to Orbital footpath

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Significant 48m horizontal distance between windows on Block 4 and 8d Craig-Na-Gower Avenue and 70m to windows 8b Craig-Na-Gower Avenue

Existing trees and vegetation between new and existing buildings

Aerial image looking south with Block 4 in the foreground (annotated)