



Cairngorms
National Park Authority

Ùghdarras Pàirc Nàiseanta a'
Mhonaidh Ruaidh

Item 5 Appendix 1 11 August 2023

Agenda item 5

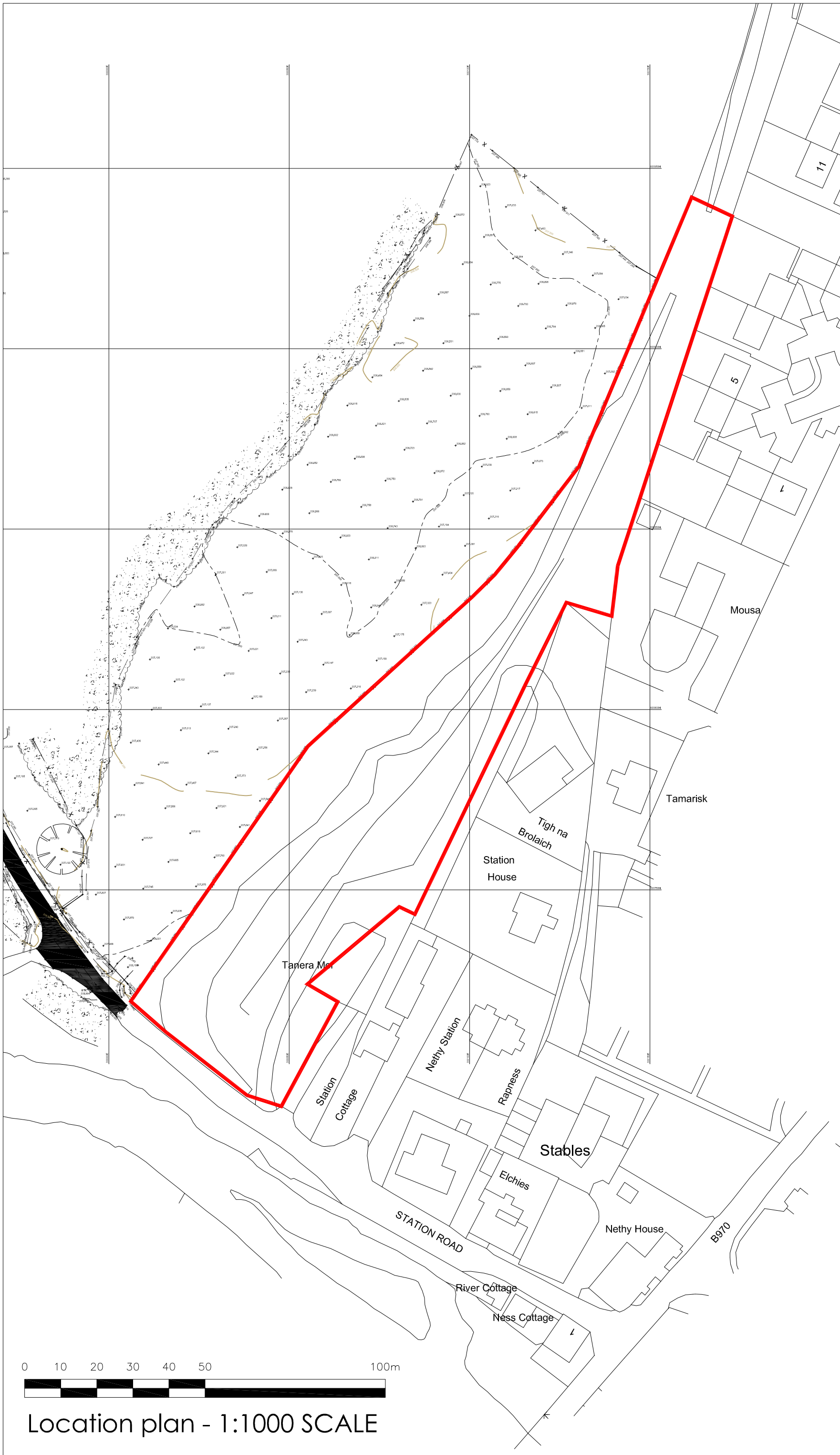
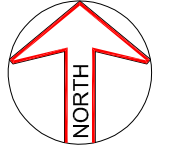
Appendix 1

2022/0305/DET

Plans

Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'



Location plan - 1:1000 SCALE

Rev	Description	Date
-----	-------------	------



Lyle House, Fairways Business Park,
Inverness IV2 6AA
T : 01463 712 288
W : www.colinarmstrong.com



Client
AW Laing

Project
Housing Development at, Nethy Bridge

Project No. **1690**

Drawing No. **002**

Revision




Location plan

Status
Planning

Date Created **Sept '22**

Scale **1:1000 @A3**

Sheet **@ A3**

TYPE	UNITS
 2B4P SEMI DETACHED - AFFORDABLE	9No. 2B4P
 3B5P SEMI DETACHED - AFFORDABLE	9No. 3B5P
 3B5P DETACHED - AFFORDABLE	3No. 3B5P
TOTAL UNITS	21 Units

ADOPTABLE ROAD AREA = 939m²

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"



Rev	Description	Date
F	SUDS laby extended	02/02/23
E	Roads Dept comments	22/12/22
D	Planning Comments	21/11/22
C	SE comments	14/09/22
B	SE comments	17/08/22
A	SE comments	12/08/22

COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
AW Laing Ltd

Project
**Proposed Housing Development
Nethybridge**

Project No. **1690**

Drawing No. **Rt14_D_90_104**

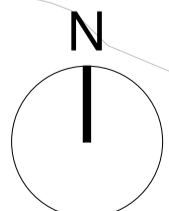
Revision **F**

Site Plan
OPTION 14D (21 Units)

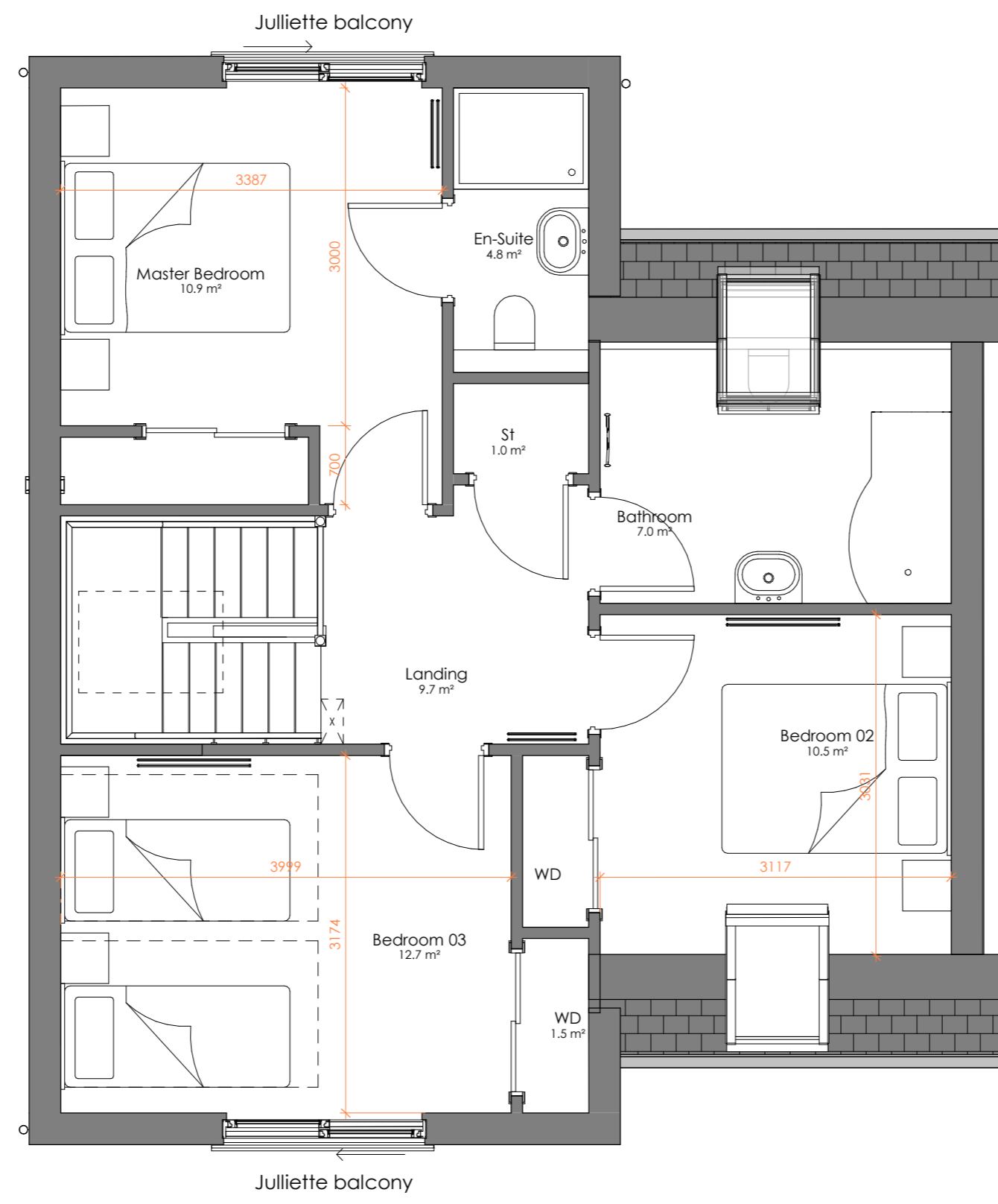
Status
SKETCH

Date Created **Jun '22** Drawn by **MM**

Scale **As indicated** Sheet **A2**



0 10 20 30m
Scale 1:500



FLOOR AREAS:
GF AREA: 63.6 SQM
FF AREA: 59.4 SQM
TOTAL AREA: 123.0SQM

- MATERIALS**
- Walls**
 - Rendered blockwork
 - Cedral timber effect cladding
 - Roof**
 - Slate roofing
 - Windows/Screens**
 - Alu-clad timber framed
 - Fascias/soffits**
 - Cedral board
 - Rainwater goods**
 - uPVC gutters and downpipes

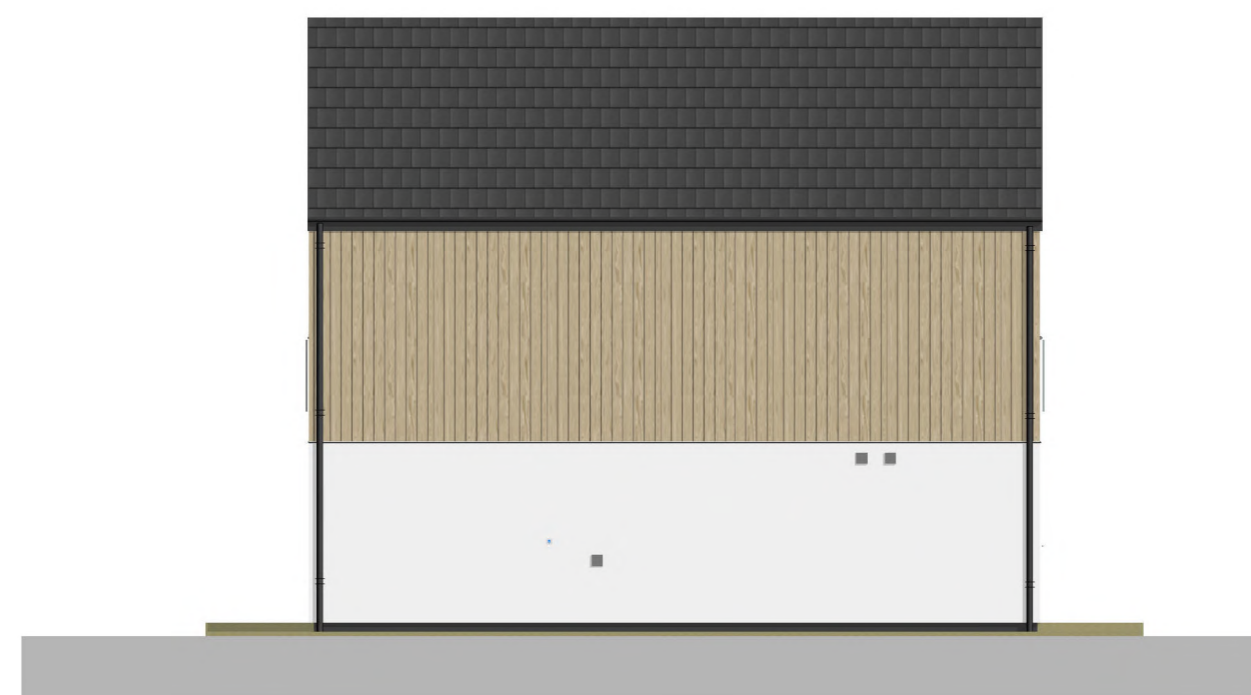
FF Plan
Scale - 1 : 50



GF Plan
Scale - 1 : 50



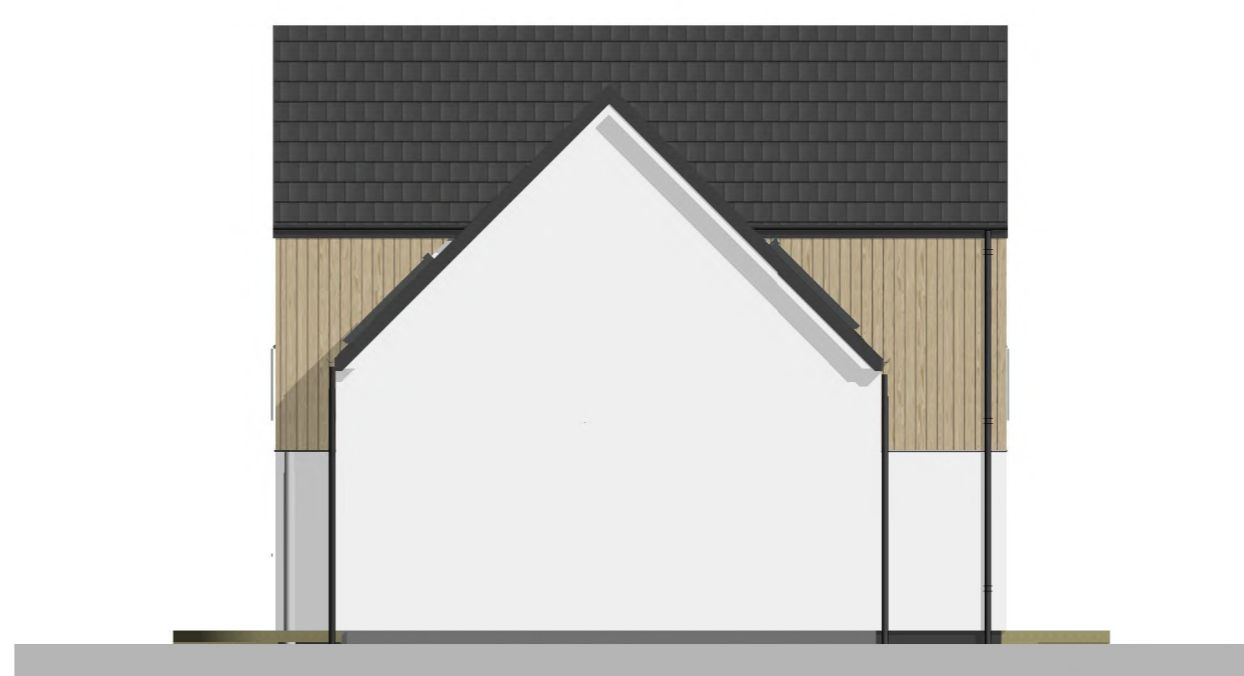
Entrance Elevation
Scale - 1 : 100



Left Elevation
Scale - 1 : 100



Rear Elevation
Scale - 1 : 100



Right Elevation
Scale - 1 : 100

Rev	Description	Date



COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
AW Laing

Project
Nethybridge Housing

Project No. 1690

Drawing No. 1690_BT1_00_100

Revision

385P Detached
Proposed Floor Plans

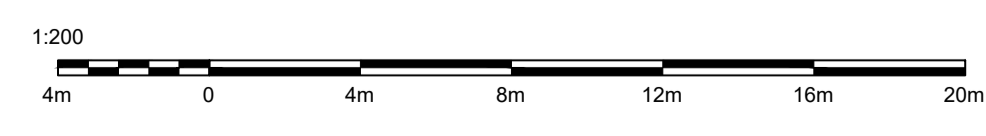
Status
Planning

Date Created
Aug '22

Scale
As indicated

Drawn by
MM

Sheet
@ A1



Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO. DAF01

CONSTRUCTION:

- EXISTING LIVE SERVICES (OVERHEAD SSEN)
- SCOTTISH WATER RISING FOUL MAIN
- ACCESS TO SPEYSIDE WAY AND EXISTING PROPERTIES
- OUTFALL CONSTRUCTION

DEMOLITION:

NONE THAT WOULD NOT BE APPARENT TO A COMPETENT CONTRACTOR

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

Notes:

- All dimensions on this drawing are in metres unless noted otherwise. Do not scale from this drawing, only written dimensions are to be used.
- This drawing is to be read in conjunction with all architectural and engineering drawings, details and specifications.
- Any discrepancies should be reported to the engineer immediately so clarification can be sought.
- For clarity this drawing should only be printed and read in colour.
- All work to comply with Highland Council's Roads and Transports Guidelines for New Developments
- All signs and road markings to be per the Traffic Signs Regulations and General Direction 2016

Legend:

- Indicative Earthworks
- Asphalt Road Surfacing
- Private Parking/Driveway
- Footpath Surfacing
- Landscaping
- General Landscaping
- Speyside Way Unbound Footpath
- Denotes Plot Number ①

Rev.	Date	Description	Drawn	Chkd.	Appd.
B	18.05.23	Site layout and levels updated	HF	AH	DE
A	31.08.22	Site layout updated to suit architect's latest layout Drawing split over two sheets.	HF	AH	DE

Client: **FAIRHURST** AW Laing Ltd

Elvie House
Beechwood Business Park
WINDRESS
IV2 3BW
Tel: 01463 724 544
Fax: 0844 381 4412

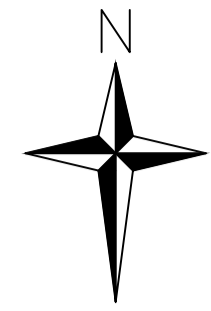
Project Title:
Proposed Housing Development
Nethybridge

Drawing Title:
Proposed Road Layout
Sheet 1 of 2

Scale at A1:	1:200	Status:	Planning
Drawn:	HF	Checked:	AH
Date:	07/04/2022	Date:	09/05/2022
Approved:	DE	Date:	09/05/2022

Drawing No.: 124871-PC-1002

Revision: B



Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO. DAFO1

CONSTRUCTION:

- EXISTING LIVE SERVICES (OVERHEAD SSN)
- SCOTTISH WATER RISING FOUL MAIN
- ACCESS TO SPEYSIDE WAY AND EXISTING PROPERTIES
- OUTFALL CONSTRUCTION

DEMOLITION:

NONE THAT WOULD NOT BE APPARENT TO A COMPETENT CONTRACTOR

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

Notes:

1. All dimensions on this drawing are in metres unless noted otherwise. Do not scale from this drawing, only written dimensions are to be used.
2. This drawing is to be read in conjunction with all architectural and engineering drawings, details and specifications.
3. Any discrepancies should be reported to the engineer immediately so clarification can be sought.
4. For clarity this drawing should only be printed and read in colour.
5. All work to comply with Highland Council's Roads and Transports Guidelines for New Developments
6. All signs and road markings to be per the Traffic Signs Regulations and General Direction 2016

Legend:

- Indicative Earthworks
 - Proposed Retaining Wall
 - Asphalt Road Surfacing
 - Private Parking/Driveway
 - Footpath Surfacing
 - Landscaping
 - General Landscaping
 - Speyside Way Unbound Footpath
- Denotes Plot Number ①

B	18.05.23	Site layout and levels updated	HF	AH	DE
A	14.09.22	Plot 15 moved per architect's layout	AH	AH	DE

Rev.	Date	Description	Client:	Drawn.	Chkd.	Appd.
			FAIRHURST Client: AW Laing Ltd			
Elvie House Beechwood Business Park WICKNESS IV2 3BW Tel: 01463 724 544 Fax: 0844 381 4412						

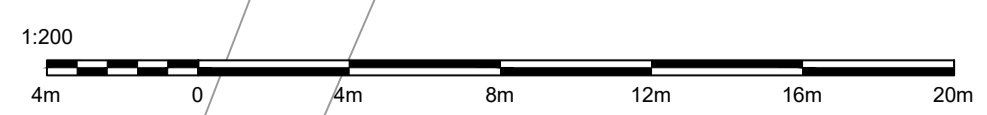
Project Title:
**Proposed Housing Development
Nethybridge**

Drawing Title:
**Proposed Roads Layout
Sheet 2 of 2**

Scale at A1: 1:200	Status: Planning	
Drawn: HF	Checked: AH	Approved: DE
Date: 05/09/2022	Date: 05/09/2022	Date: 05/09/2022

Drawing No.:
124871-PC-1003

Revision:
B

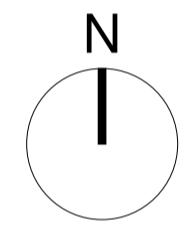


124871-PC-1002
124871-PC-1003

124871-PC-1002
124871-PC-1003

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers"



0 10 20 30m
Scale 1:500

Rev	Description	Date
-----	-------------	------



COLIN ARMSTRONG
ARCHITECTS

Lyle House, Fairways Business Park,
Inverness IV2 6AA

T : 01463 712 288
W : www.colinarmstrong.com



Client
AW Laing Ltd

Project
**Proposed Housing Development
Nethybridge**

Project No. **1690**

Drawing No. **Rt14_D_90_105**

Revision

Speyside way Diversion Strategy

Status

Date Created **Jan '23** Drawn by **MM**

Scale **1 : 500** Sheet **A2**

Purple dashed line denotes temporary fence during construction phase to separate speyside way diversion from site. To consist of 1.8m tall 22x100mm timber slatted fence on 89x38mm timber rails on 100x100mm timber posts.

C(ph1 only)

C(ph2 onwards)
Entrance as detailed within approved schemes (04/0318/CP and 10/380/CP) to be retained

A(ph1 only)

— = Boundary

- - - = Ph0 'Speyside way' as existing

- - - = Ph1 'Speyside way' Temporary route during construction

- - - = Ph1 Temporary fencing to separate 'Speyside way' from Site

- - - = Ph2 'Speyside way' Final route

ALL AS PER PAPER 1422. DESIGN GUIDANCE FOR DIRECTIONAL PATH SIGNS

A(phase) = Approx 370x160mm temporary sign with White lettering on blue background on di-bond as illustrated in PDF from CNPA (T.B.C). Sign to be mounted on 100x100x1400mm high timber post with weathered top. Bottom of sign to be 1000mm from FGL

B(phase) = Sign ref 2. Temporary Timber waymark post. 100x100x1000mm high weather top and painted brown with speyside way logo painted yellow all as per p16 of guidance.

C(phase) = Sign ref 1. Finger post with 2 blades pointing east and south with white chevron and speyside way logo, all as fig 1, p 10 of the guidance.

Speyside way notice board relocated

Start of diversion