

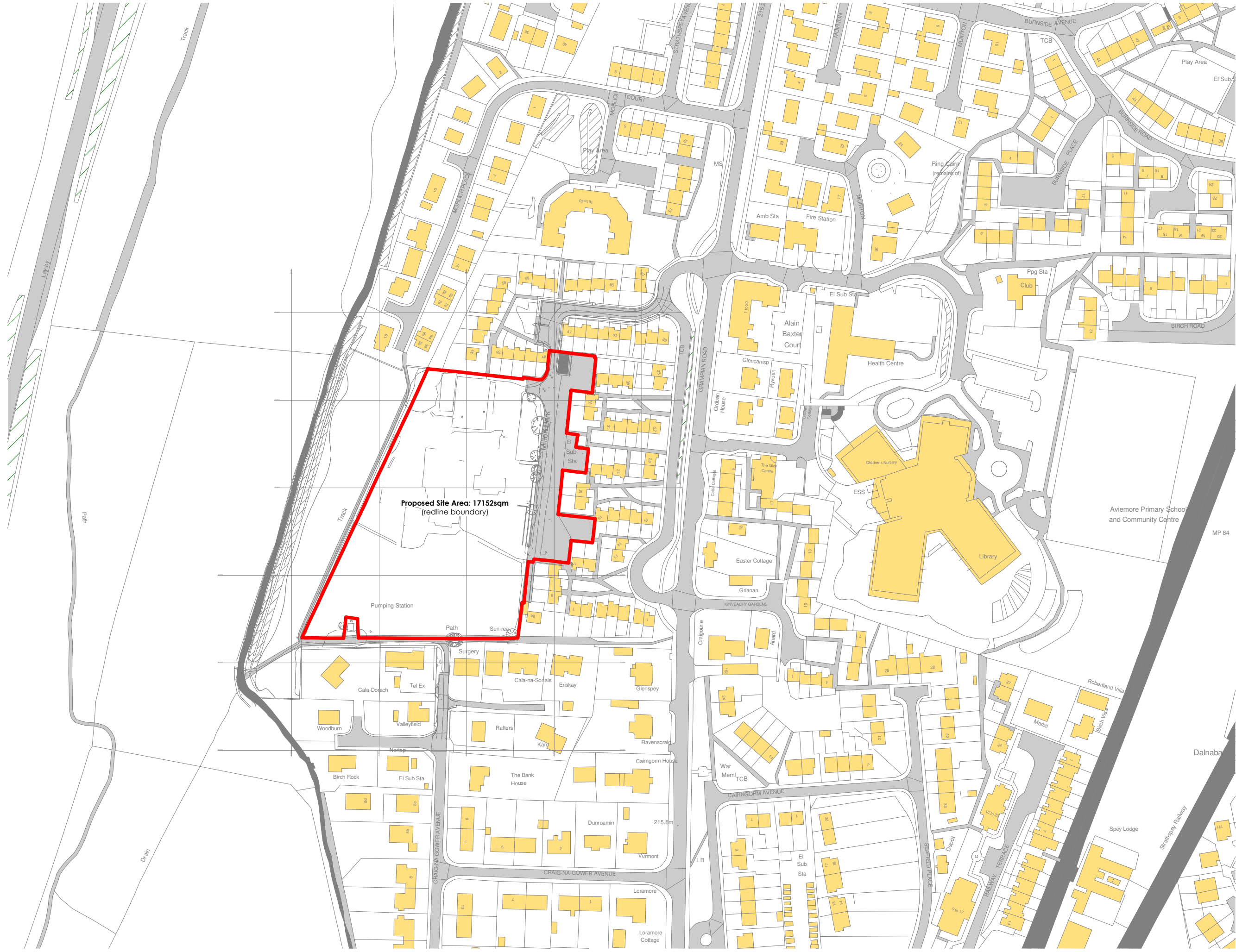


Agenda item 8

Appendix 1

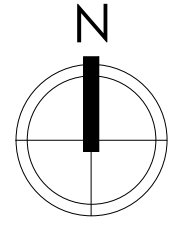
2023/0056/DET

Plans



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
01	Original - First Issue	-



Lyle House, Fairways Business Park,
 Inverness IV2 6AA

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

Client
The Highland Council

Project
**Proposed Housing
 Aviemore Primary School Site**

Project No. **0011**

Drawing No.
DIHD21028_C0017_ZZ_ZZ_DR_A_00.90.01

Revision **01**

EXTERNAL WORKS
 Location Plan

Status
S2 - INFORMATION

Date Created **23/11/22** Drawn by **WM**

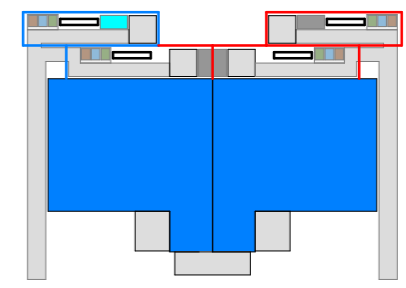
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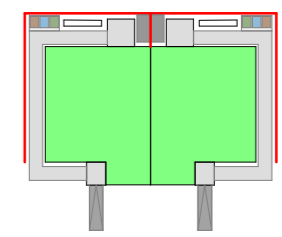
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House Type 01
2B3P Flat
GF Wheelchair accessible



House Type 02
2B4P Semi - Family House

Unit Review - Option 01
HT01 - 2B3P Flats = 8 Units
HT02 - 3B5P Semi = 4 Units

Total Units = 12 Units

PARKING STRATEGY

Car Parking:
Based on The Highland Council Roads Guidelines 2013: Table 6.1 Residential Developments all parking is proposed as communal as calculated below:

Proposed 12no. new dwellings.
1.2 spaces per dwelling for occupants = 14.4 spaces
0.3 spaces per dwelling for visitors = 3.6 spaces

18 Parking spaces required in total of which a minimum of 1 space requires to be accessible based on the ratio of 1 in 20. Due to maximum travel distances of 45m from parking space to entrance door, 2no have been shown

The proposed also includes upgrades to the existing former primary school overflow car park currently open tarmac. We propose to formalise parking spaces by new white lining, kerbing, soft landscapes, path upgrades connecting into the existing scheme all creating 55 new car park spaces.

EV Provision:
1 Parking space with EV infrastructure per property, for 50% of properties (+/-5% depending on parking provision)

8 EV dedicated spaces proposed with wider aisles and underground ducting to accommodate the future charge point installation.

Cycle Parking:
Based on The Highland Council Roads Guidelines 2013: Table 6.9 Residential Developments each dwelling including the flats are provided with assigned private gardens which can be used for bicycle storage. 1 Cycle hoop proposed at front of flats for visitors as per the ratio of 1 per 10 flats.

REFUSE STRATEGY
Each flat & house to have outdoor drying area located in assigned private garden spaces. Minimum 1.7m clothes line per apartment.

OUTDOOR DRYING STRATEGY
Each flat & house to have outdoor drying area located in assigned private garden spaces. Minimum 1.7m clothes line per apartment.

AFFORDABLE HOUSING
This scheme has been developed with The Highland Council to provide 100% affordable homes.

HARD SURFACE MAINTENANCE PLAN

Sweeping
Sweep all hard surfaces and footpaths and hard standing areas by manual or mechanical means. Collect all arisings and remove off site.

Frequency: minimum of twice per year, and additionally as required.

Regrading of Self Binding Gravel Paths
Regrade and top up with a blinding of whin dust annually and additionally as required.

Weed Control
Keep all footpaths, hard surface areas and gravel areas weed free by hand weeding/applying a translocated herbicide as required. Spot treat any regrowth as required. Remove any unsightly dead weeds after treatment.

Leaf Removal
Remove fallen leaves from paved surfaces by sweeping with a motorized vacuum sweeper, rotary brush sweeper or by hand to suit the location.

Gullies
Every 6 months, fully clean out all gullies of any silt, debris and other detritus. Remove all arisings off site.

- Hardcore whin dust path
- Tarmac path
- Tarmac path
- Paving slab path

Rev	Description	Date
04	Revised as per CHPA planning comments & engineers updates	29/04/23
03	A1's to paths to BUIPs	08/04/23
02	A1's for bin carry and disabled parking distances	24/05/23
01	Original - First Issue	-

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Client
The Highland Council

Project
Proposed Housing
Aviemore Primary School Site

Project No. **2094**

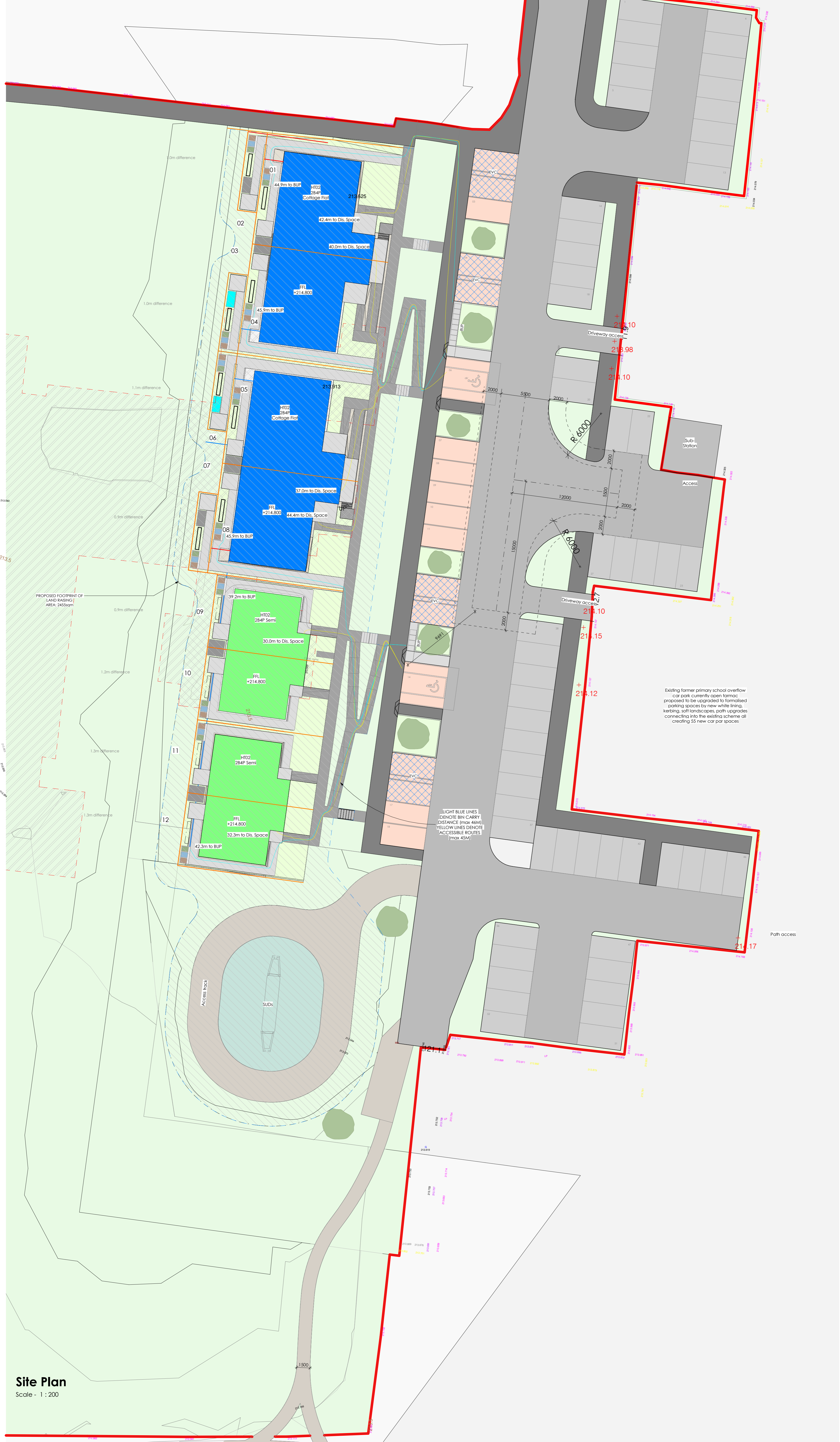
DlHD21028_C0017_ZZ_DR_A_00.90.02

Revision **04**

EXTERNAL WORKS
Site Plan

Status
D2 - BUILDING WARRANT

Date Created **31/03/23** Drawn by **WM**
Scale **As indicated** Sheet **A1**



Site Plan
Scale - 1 : 200

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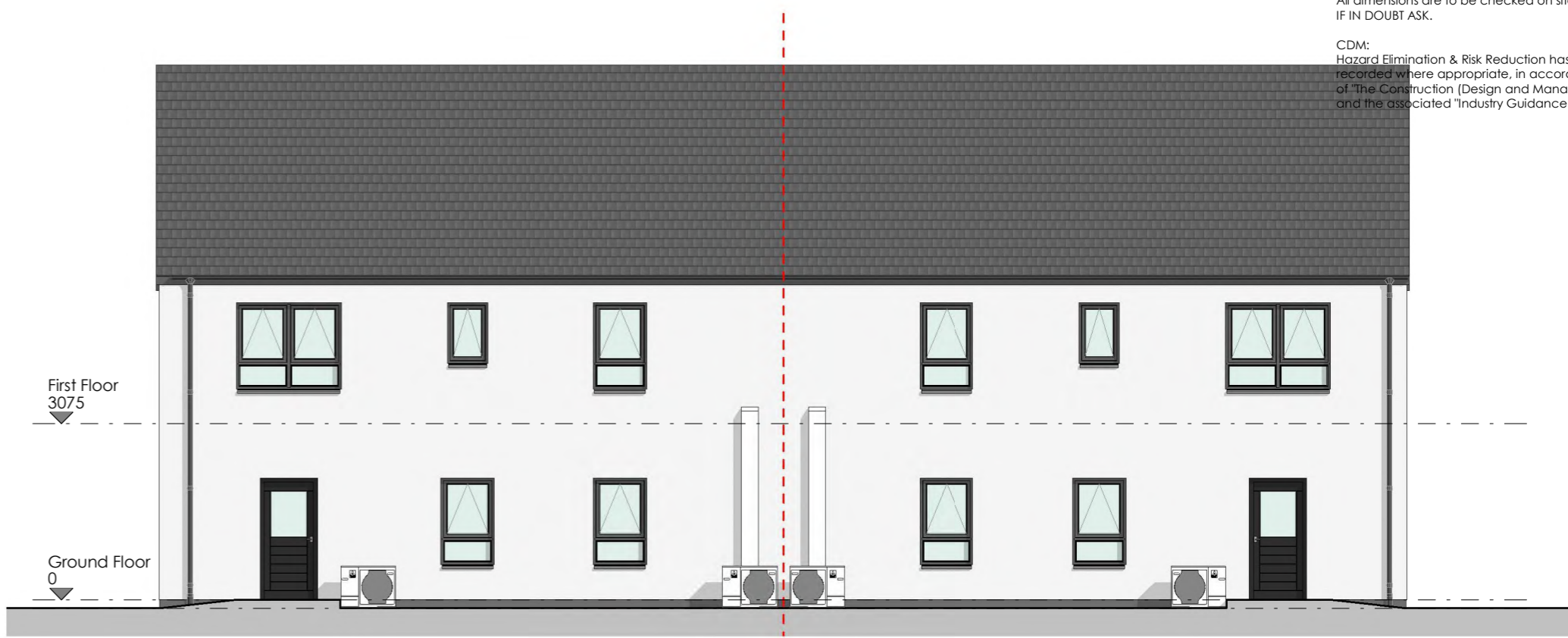
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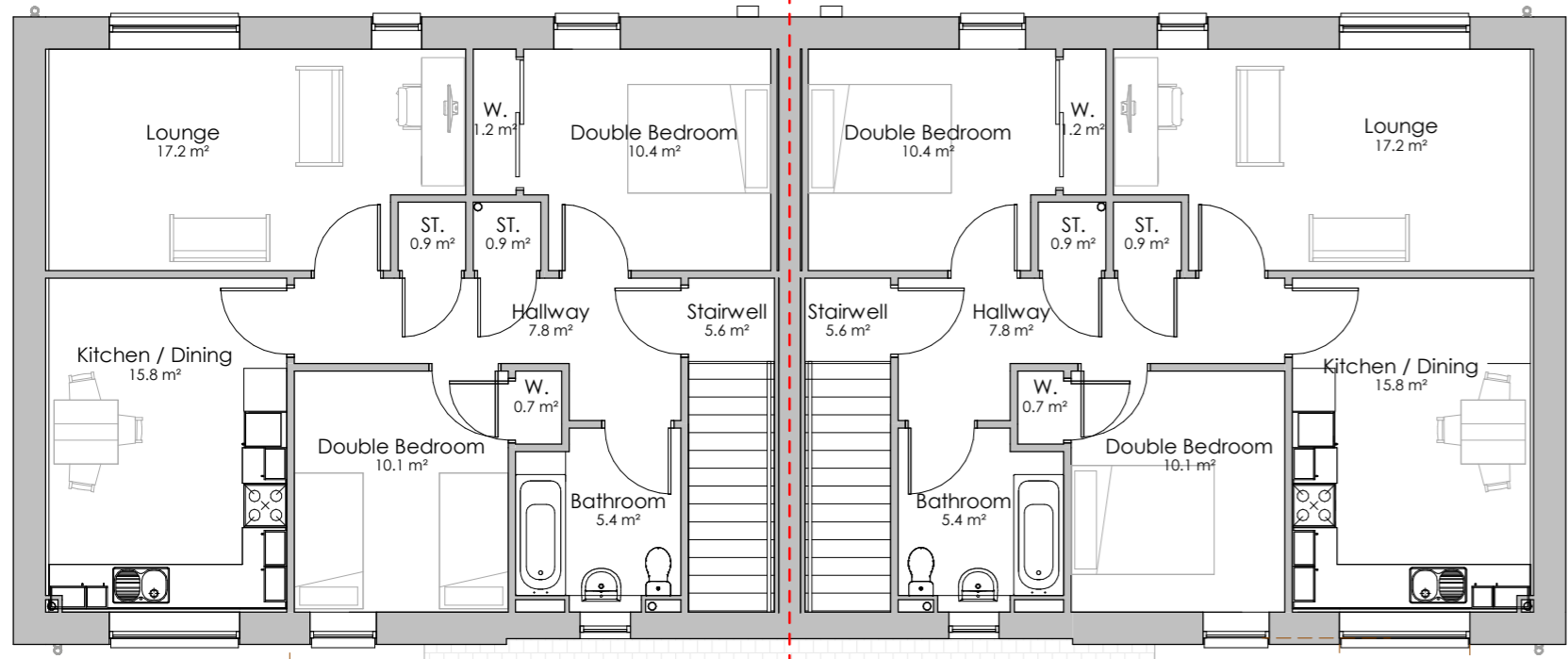
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Scale - 1 : 100



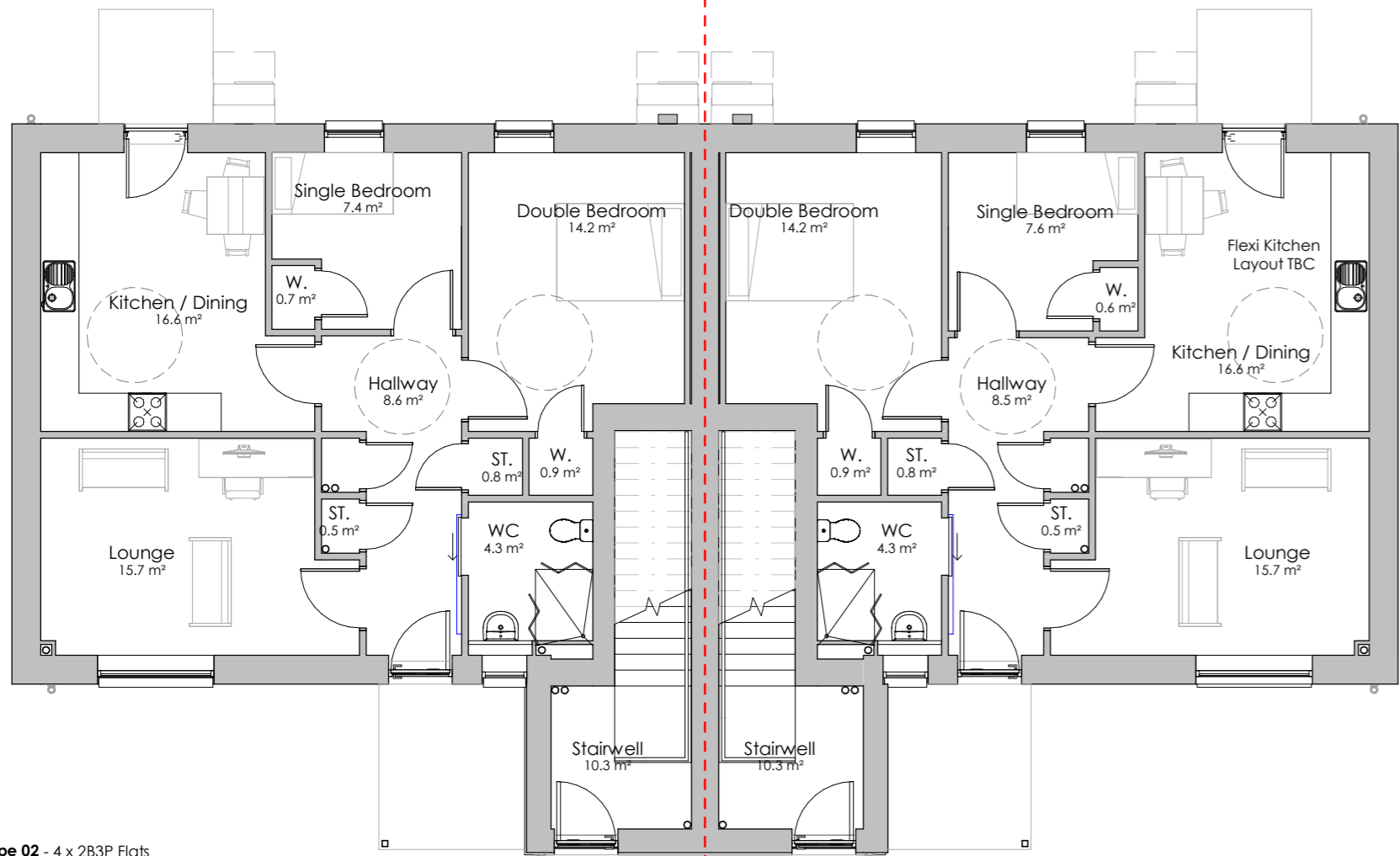
Elevation C - Planning

Scale - 1 : 100



First Floor - Planning

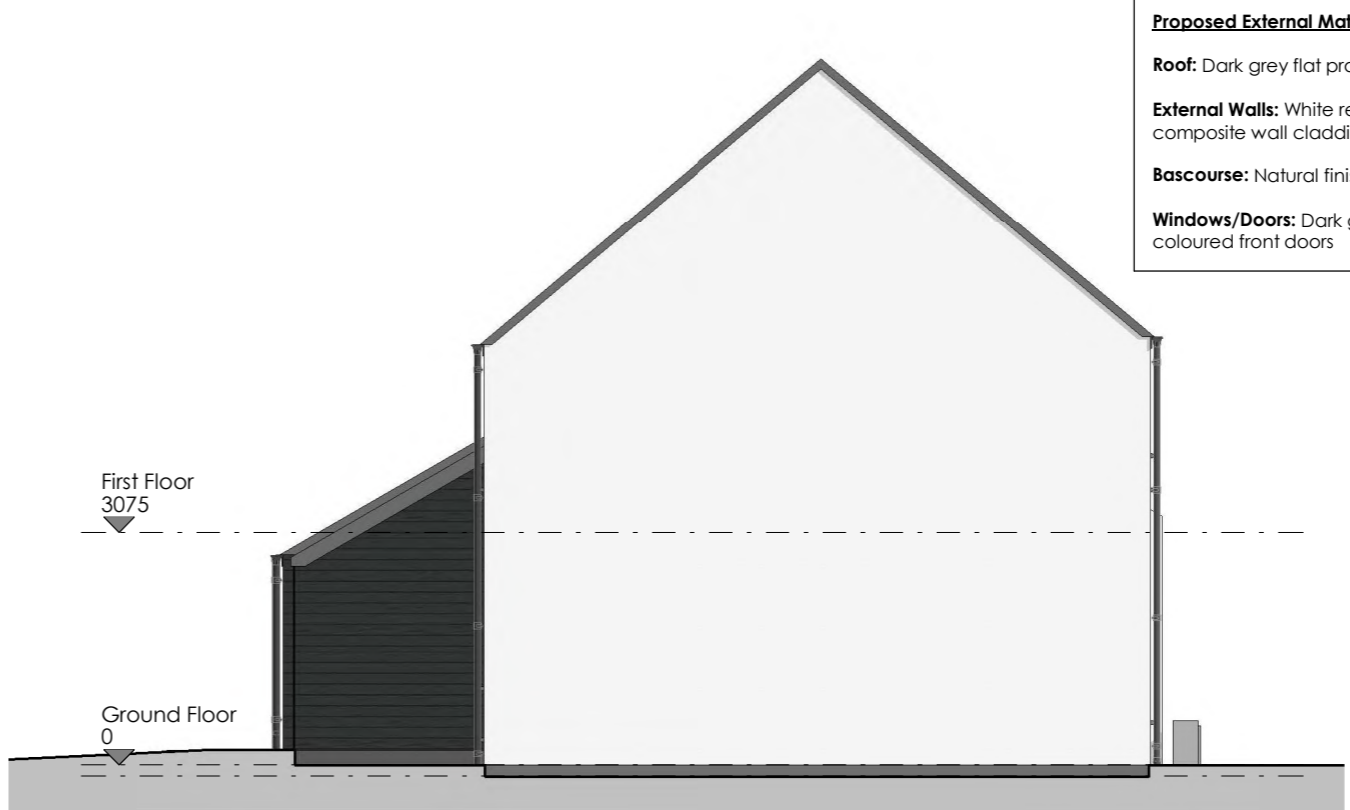
Scale - 1 : 100



Ground Floor Plan - Planning

Scale - 1 : 100

House Type 02 - 4 x 2B3P Flats
GIFA = 393.27m²



Elevation B - Planning

Scale - 1 : 100

Proposed External Materials
Roof: Dark grey flat profile concrete roof tiles.
External Walls: White render with horizontal wood effect composite wall cladding slate grey C18.
Bascourse: Natural finish smooth cement render
Windows/Doors: Dark grey alu-clad windows with feature coloured front doors



Rev	Description	Date
01	Original - First Issue	-

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Client
The Highland Council

Project
**Proposed Housing
Aviemore Primary School Site**

Project No. **2040**

Drawing No.
DIHD21028_CO017_ZZ_ZZ_DR_A_01.02.01

Revision **01**

PLANNING SERIES
**HOUSAE TYPE 01 - 2B3P FLATS
Proposed GA Plans & Elevations**

Status
S3 - PLANNING

Date Created **23/11/22** Drawn by **WM**

Scale **1 : 100** Sheet **@ A2**



3D Visualisation

Note to scale

From file : X:\Documents\204 - Proposed Housing - Aviemore Primary School\02 - WORK IN PROGRESS\2.1 BIM Models\03P4_CAA_H1_0102_2B3P Flats - Planning.rvt
Printed on : 25/11/2022 12:01:12

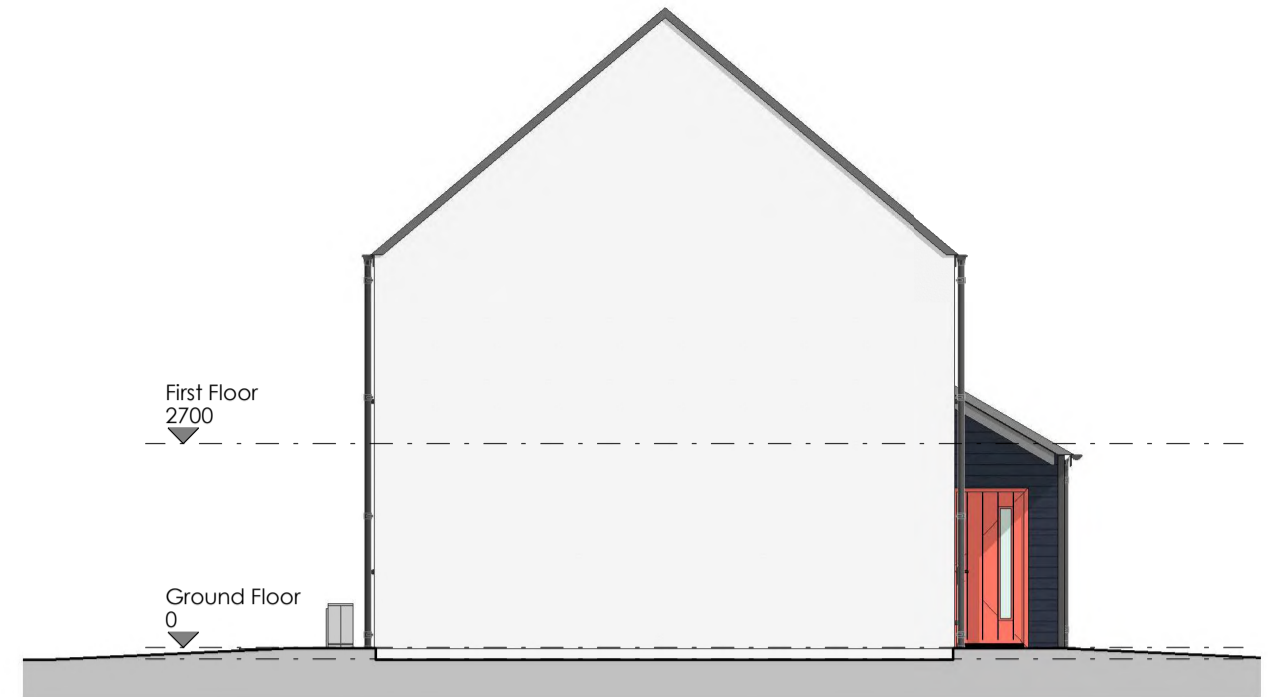
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Elevation A - Planning

Scale - 1 : 100



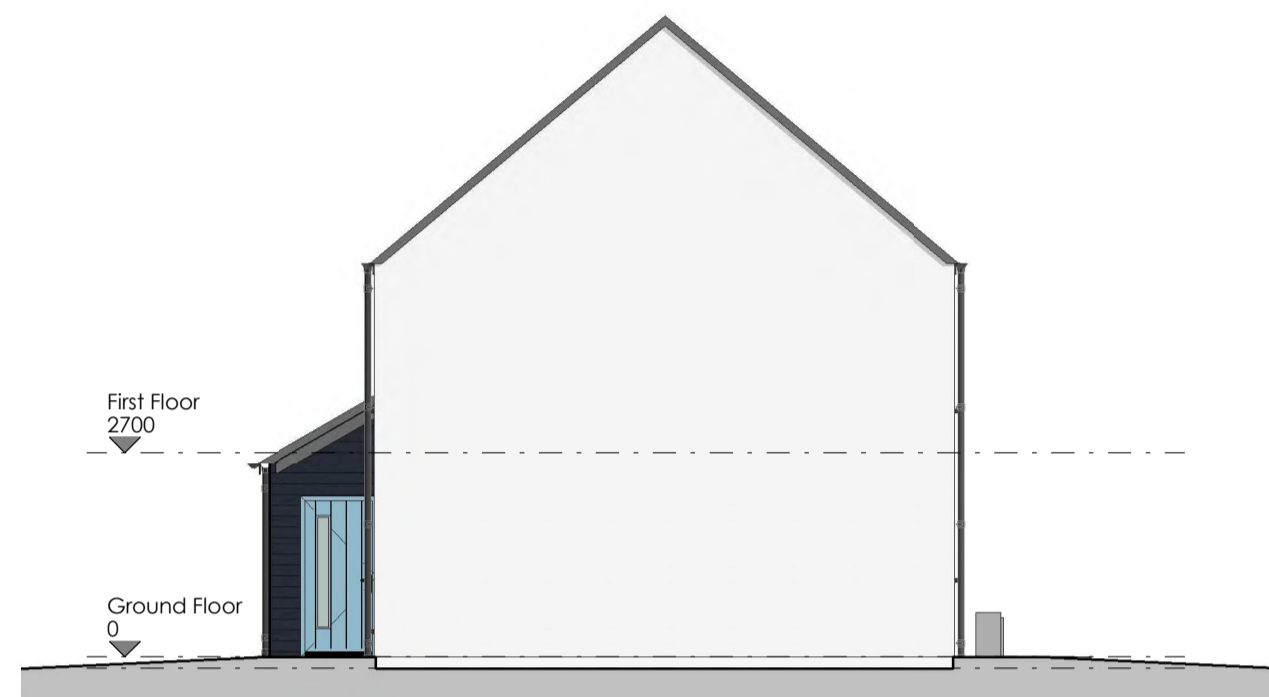
Elevation B - Planning

Scale - 1 : 100



Elevation C - Planning

Scale - 1 : 100

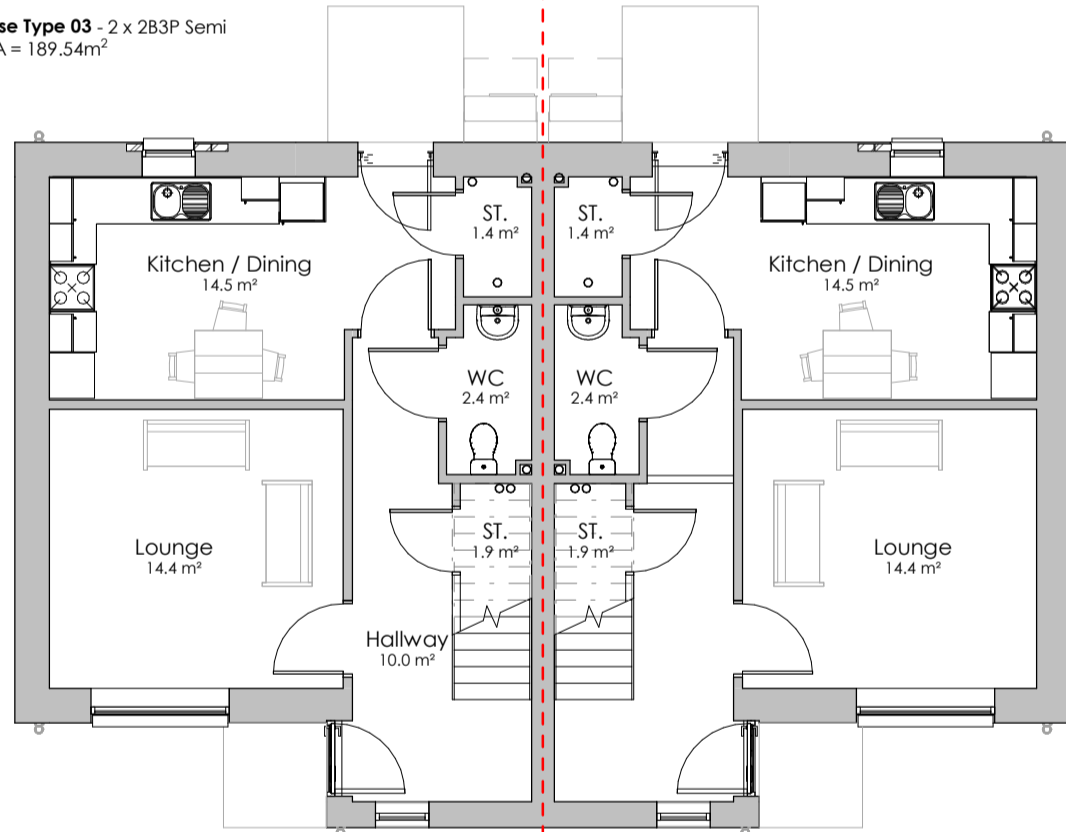


Elevation D - Planning

Scale - 1 : 100

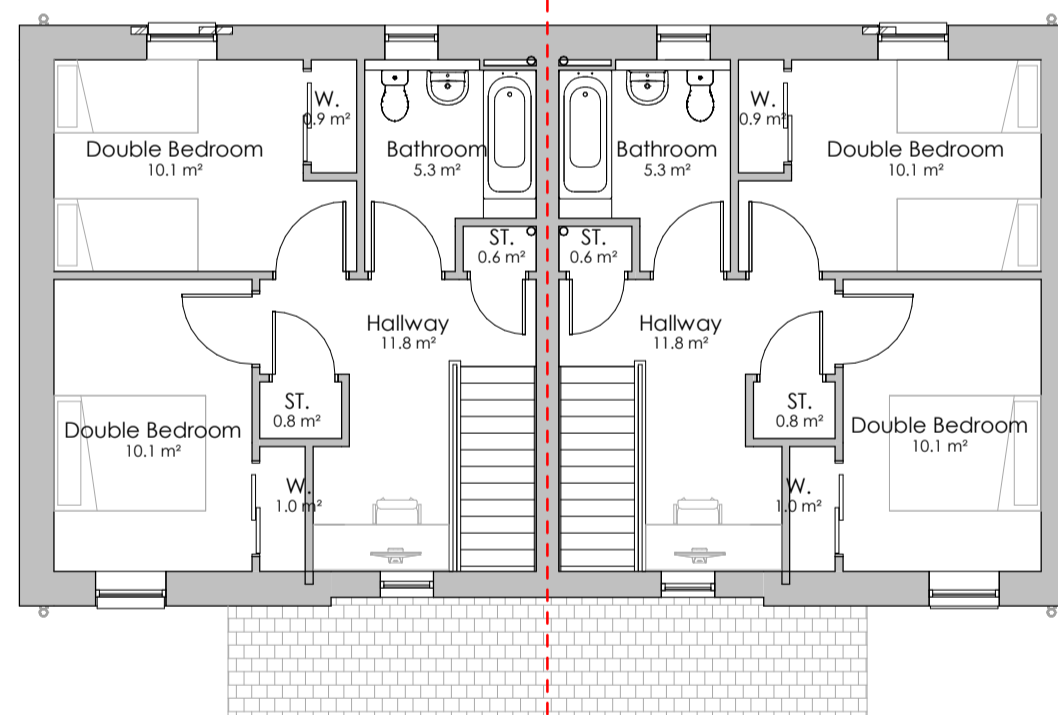
Proposed External Materials
Roof: Dark grey flat profile concrete roof tiles.
External Walls: White render with dark grey facing brick accent.
Bascourse: Natural finish smooth cement render.
Windows/Doors: Dark grey alu-clad windows with feature coloured front doors.

House Type 03 - 2 x 2B3P Semi
GIFA = 189.54m²



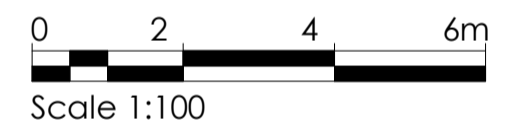
Ground Floor Plan - Planning

Scale - 1 : 100



First Floor Plan - Planning

Scale - 1 : 100



Scale 1:100

01 Original - First Issue

Rev	Description	Date
01	Original - First Issue	-



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Client
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Project
**Proposed Housing
Aviemore School Site**

Project No. **2023**

Drawing No.
DHD21028_C0017_ZZ_ZZ_DR_A_02.02.01

Revision **01**

PLANNING SERIES
HOUSAE TYPE 02 - 2B4P Semi
Proposed GA Plans & Elevations

Status
PLANNING

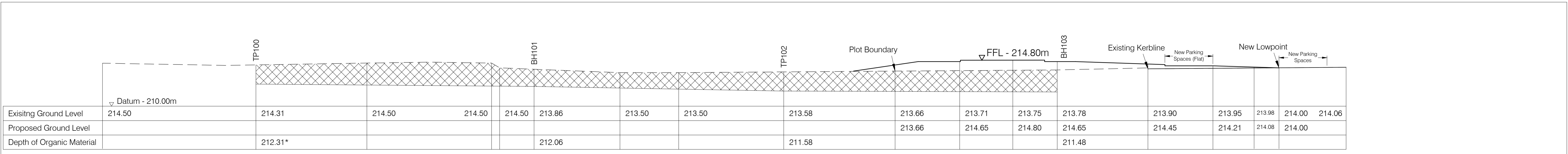
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Scale **1 : 100** Sheet **@ A2**

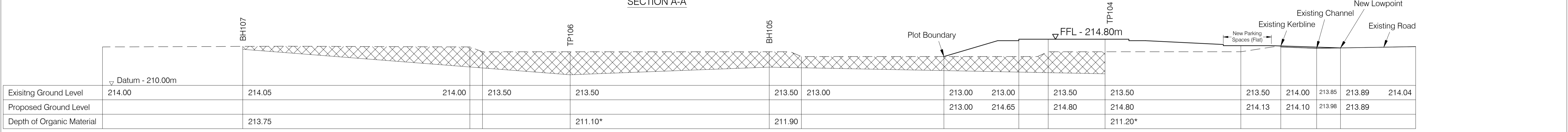


3D Visualisation

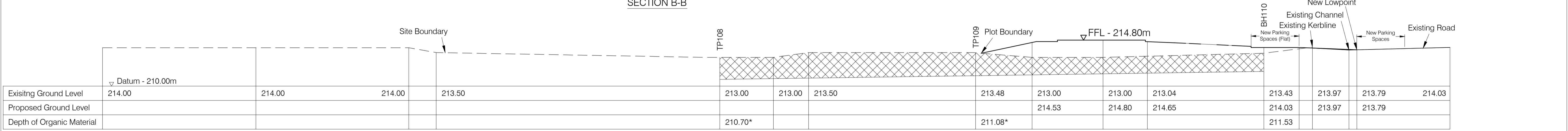
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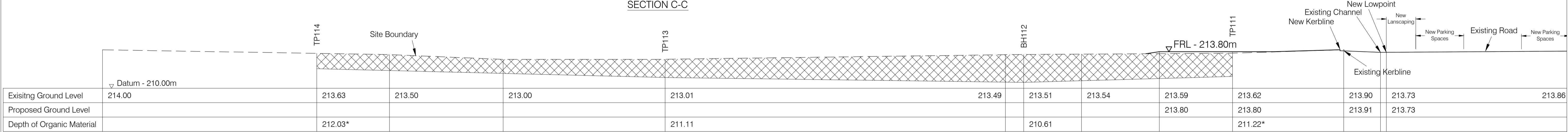
SECTION A-A



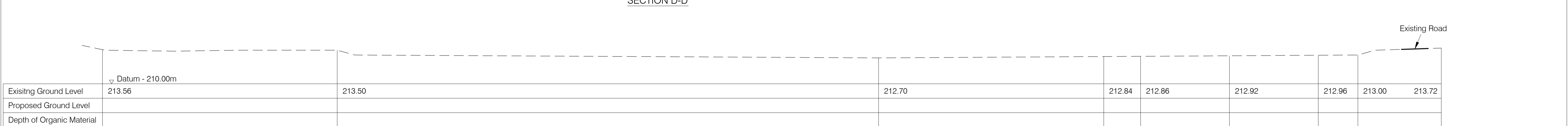
SECTION B-B



SECTION C-C



SECTION D-D



SECTION E-E



Notes
 212.31* - indicates Site Investigation results were terminated at depth indicated and did not record existing suitable bearing strata depth.

- Extents of Organic Material

REV	DATE	REVISION	DRN	CHK
B	03/04/23	Revised Layout for Planning.	AM	SO
A	22/11/22	Section & Proposed Site Plan Added.	AM	SO

Arch Henderson
 24 Bank Street, Inverness, IV1 1OU
 Tel: 01463 719200 - Fax: 01463 719201
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 Web: www.arch-henderson.co.uk

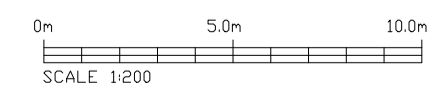
Civil Engineers Structural Engineers Environmental services
 Architects CDM Co-ordinators Geotechnical services
 Aberdeen Dundee Glasgow Lerwick Inverness Stromness Thurso

PROJECT :
HOUSING DEVELOPMENT AT FORMER AVIEMORE PRIMARY SCHOOL SITE

TITLE :
CROSS SECTIONS

DRAWN : AM	DATE : 13/06/22	CHECKED : SO	AUTHORISED : AM
SCALE : (A1) 1:200 @ A1		DRAWING STATUS : FOR INFORMATION	

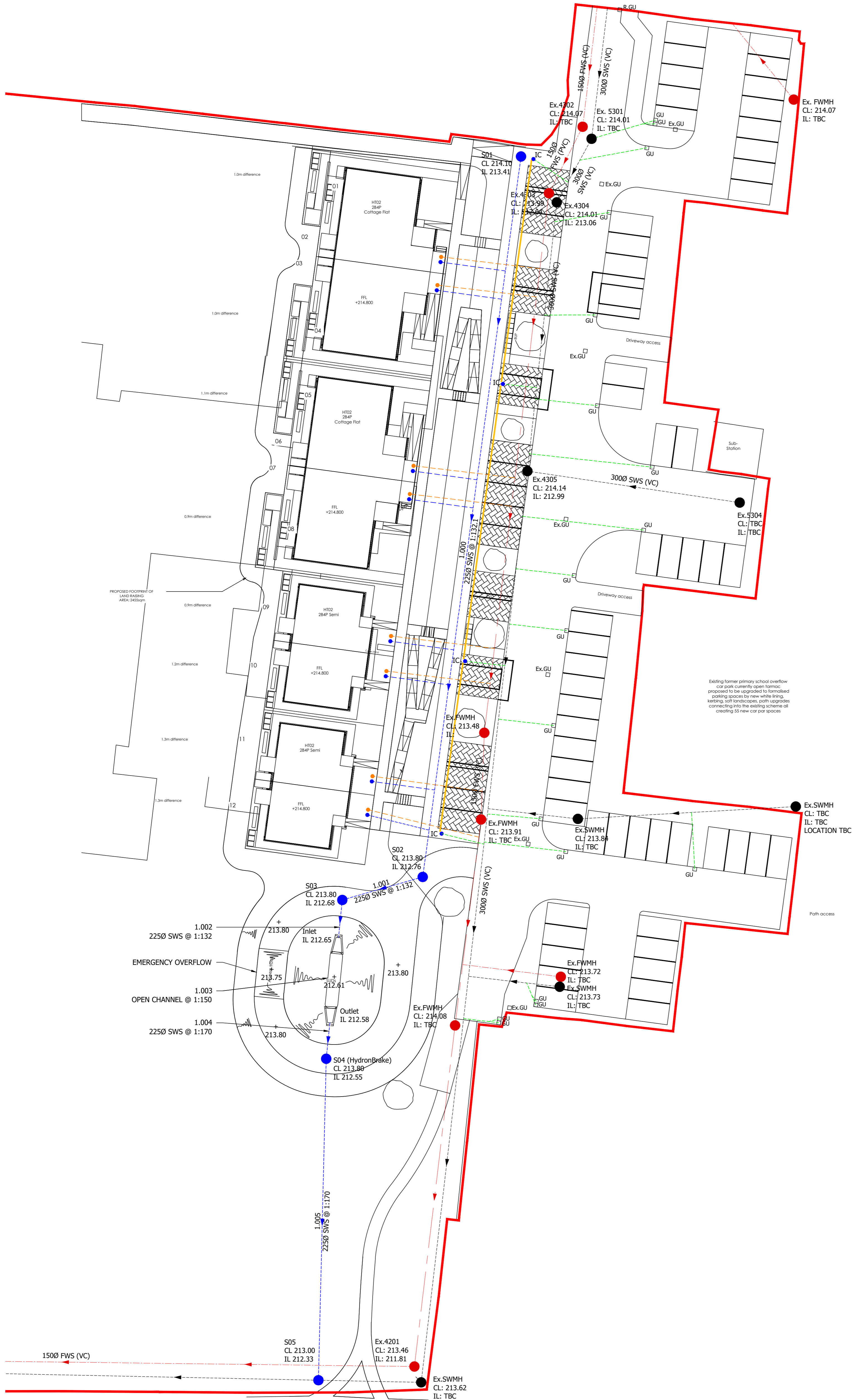
DRAWING No: **217012-02** REV: **B**



DO NOT SCALE

- Proposed Drainage**
- Foul drain
 - Surface water drain
 - Road drain
 - Surface water sewer
 - Gully
 - Porous paving
 - Fin drain
- Existing Drainage**
- Foul sewer
 - Surface water sewer
 - Combined sewer
 - Gully (to remain)
 - Gully (to be relocated)

- NOTES:**
1. All dimensions are in millimetres unless noted otherwise.
 2. Do not scale from this drawing, if in doubt ask.
 3. All levels are to chart datum unless stated otherwise.
 4. This drawing is to be read in conjunction with all other relevant architects and engineers drawings and documents.
 5. Refer to drawing 217012-05 for construction details.
 6. Refer to drawing 217012-06 for detention basin track details.
 7. Refer to drawing 217012-12 for road layout and levels.
 8. Existing drainage layout has been reproduced from services plans received from service providers.
 9. Arch Henderson accept no liability for the accuracy of existing drainage information.
 10. Contractors to refer to utilities plans and scan all areas prior to carrying out any excavations.
 11. All works to be carried out in accordance with the specification and Sewers for Scotland 4th Edition (SFS4).
 12. All sewer pipes to be thermoplastic structured wall sewer pipe in accordance with WIS 4-35-01.
 13. Thermoplastic structured wall sewer pipe shall comply with the relevant provisions of BS EN 13476-1, WIS 4-35-01 and BS EN 13476-2 or BS EN 13476-3 with the following properties:
 - Maximum length of pipe for laying to be 3m or 10x D, whichever is the greater, unless welded joints are used;
 - Pipe nominal short-term ring stiffness to be not less than 8kN per m² for pipes less than or equal to 500mm in diameter;
 - Pipe nominal short-term ring stiffness to be not less than 2kN PER m² for pipes greater than 500mm in diameter;
 - Long-term deformation to be less than 6% of the vertical nominal pipe diameter;
 - Factor of safety against buckling to be not less than 2.5;
 - Pipes shall be BSI Kitemarked or have equivalent third party certification.
 14. Transportation, handling, storage and laying are to be in accordance with the manufacturer's recommendations.
 15. Pipe bedding to be to Clause 4.5.2 of SFS4.



PLANNING DRAWING

B	06/07/23	Revised Layout for Planning.	CFM	KF
A	03/04/23	Revised Layout for Planning.	AM	SO
REV	DATE	REVISION	DRN	CHK

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Arch Henderson 1919

Civil Engineers
Structural Engineers
Architects
Principal Designers
Geotechnical Services
Environmental Services

26 Rubislaw Terrace, Aberdeen, AB10 1XE
Tel: 01224 631122 - Fax: 01224 632233
www.arch-henderson.co.uk - email: aberdeen@arch-henderson.co.uk

Aberdeen, Dundee, Falkland Islands, Glasgow, Inverness, Lerwick, Southampton and Thurso

PROJECT :
HOUSING DEVELOPMENT AT FORMER AVIEMORE PRIMARY SCHOOL SITE

TITLE :
DRAINAGE DETAILS

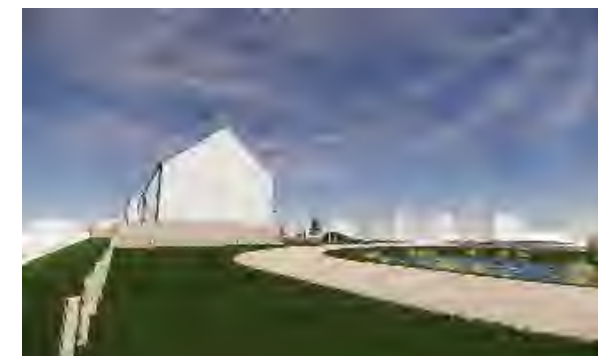
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DRAWING No : 217012-11	REV : B
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Rev	Description	Date
03	Amended to current scheme	31.07.23
02	Afts to paths to BUPs	08/06/23
01	Original - First Issue	-



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Aviemore Primary School Site

Project No. 2094

Drawing No.
DIHD21028_C0017_ZZ_ZZ_DR_A_00.02.02

Revision 03

PLANNING SERIES
Proposed 3D Visuals

Status
S3 - PLANNING

Date Created 23/11/22 Drawn by WM

Scale 1:1 Sheet @ A3



From file : X:\Documents\2094 - Proposed Housing, Aviemore Primary School\02. WORK IN PROGRESS\2.1 BIM Models\2094_CAA_2023_SITE_RT03 - Warrant.rvt
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