

# **AGENDA ITEM 5**

## **APPENDIX I**

**2020/0206/DET AND  
2020/0207/LBC**

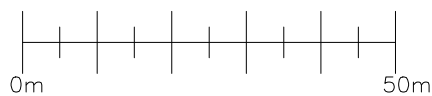
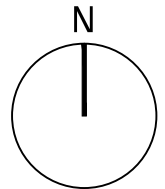
**PLANS**

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LOCATION PLAN



Rev.	Description	By	Date

Project <b>HOUSING PROPOSALS</b> Location <b>FORMER BALLATER SCHOOL</b> Client/s <b>GRAMPIAN HOUSING ASSOC.</b> Drawing Title <b>LOCATION PLAN</b>			 <b>IAN RODGER ARCHITECTS</b> 28 Bridge Street Ballater AB35 5QP Tel. 01339 329029 info@ir-architects.co.uk www.ir-architects.co.uk
Job No. <b>B232</b>	Drawing No. <b>001</b>	Revision —	
Scale ...at A4 <b>1:1000</b>	Date <b>DEC.'15</b>	Drawn by <b>SR</b>	

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SCHOOL LANE

ABERGELDIE ROAD

VIEWFIELD ROAD

**EXTERNAL FINISHES**  
**LIGHTING**  
4m high Thorlux Starbeam lighting column, with 31W - 4000K LED  
1.05m high Thorlux Probe bollard, with 24W - 4000K LED  
Thorlux Cobalt Eyelid bulkhead fitting, with 15W - 4000K LED, microwave presence detector

**PAVING**  
Tobermore Shannon Duo permeable block paving, 'Charcoal', to vehicular areas; with 'Natural' paving blocks to delineate parking bays. Tobermore standard flags, 'Natural' to pedestrian areas

**NOTE:**  
All vegetable soil to be removed from the footprint of the Building in accordance with Section 3.11 of the Building Standards

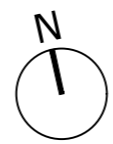
Rev.	Description	By	Date
L	Amendment to kerb buildouts as per Engineer's Recommendations	PP	28.02.20
K	Accessible Parking Amendments	PP	23.01.20
J	Block Layout Amendments	PP	12.11.19
I	Building Standards Amendments	PP	05.06.19
H	Reduction of column lighting output, to assist bats	IR	26.02.19
G	Removal of temporary construction access	IR	20.02.19
F	Landscaping and lighting	IR	08.02.19
E	Site context added	IR	30.01.19
D	Windows added, to reflect elevations	IR	31.12.18
C	Planning Application	PP	28.12.18
B	Additional parking space, and refuse bins arrangement	PP	18.06.18
A	Parking layout revision	PP	31.05.18

Project: HOUSING PROPOSALS  
Location: FORMER BALLATER SCHOOL  
Client/s: GRAMPIAN HOUSING ASSOC.  
Drawing Title: PROPOSED GROUND/SITE PLAN

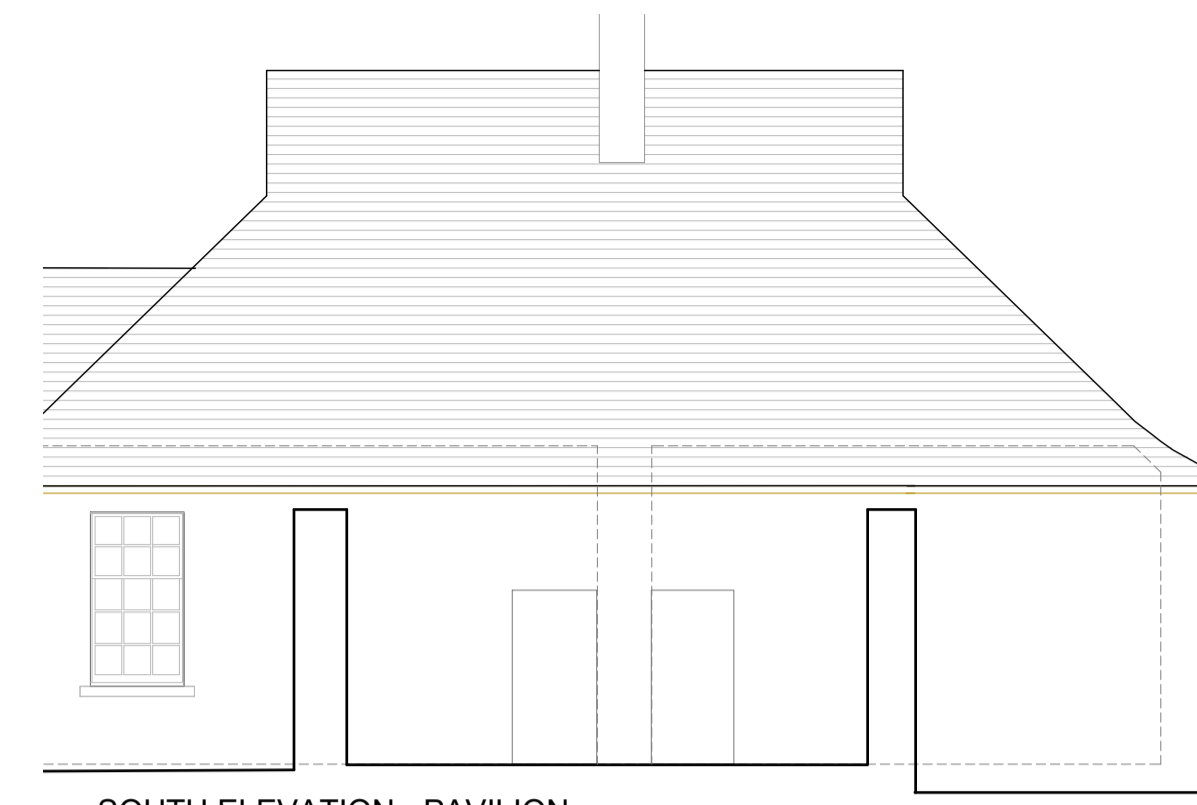
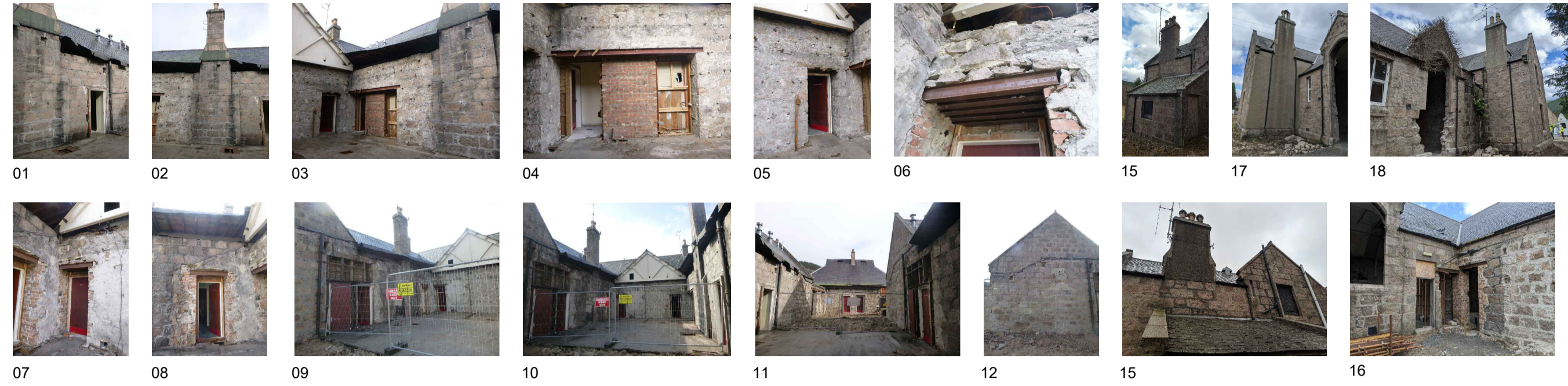
Job No. B232	Drawing No. 020	Revision L
Scale ...at A2 1:250	Date MAY. '18	Drawn by PP

28 Bridge Street  
Ballater  
AB35 5QP  
Tel. 01339 329029  
info@ir-architects.co.uk  
www.ir-architects.co.uk

GROUND FLOOR / SITE PLAN



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SOUTH ELEVATION - PAVILION



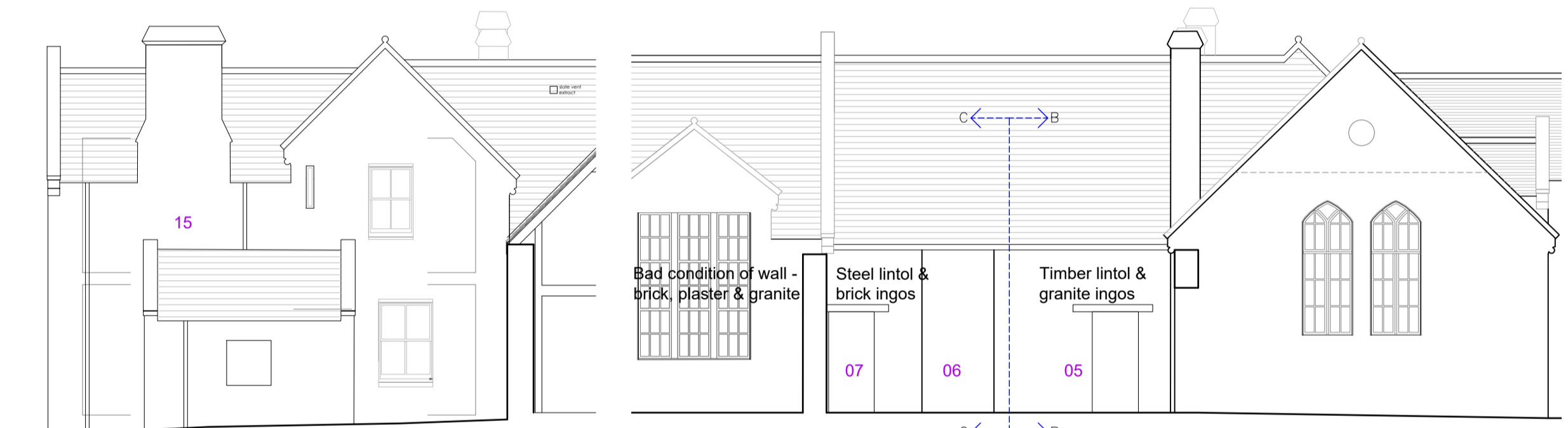
14



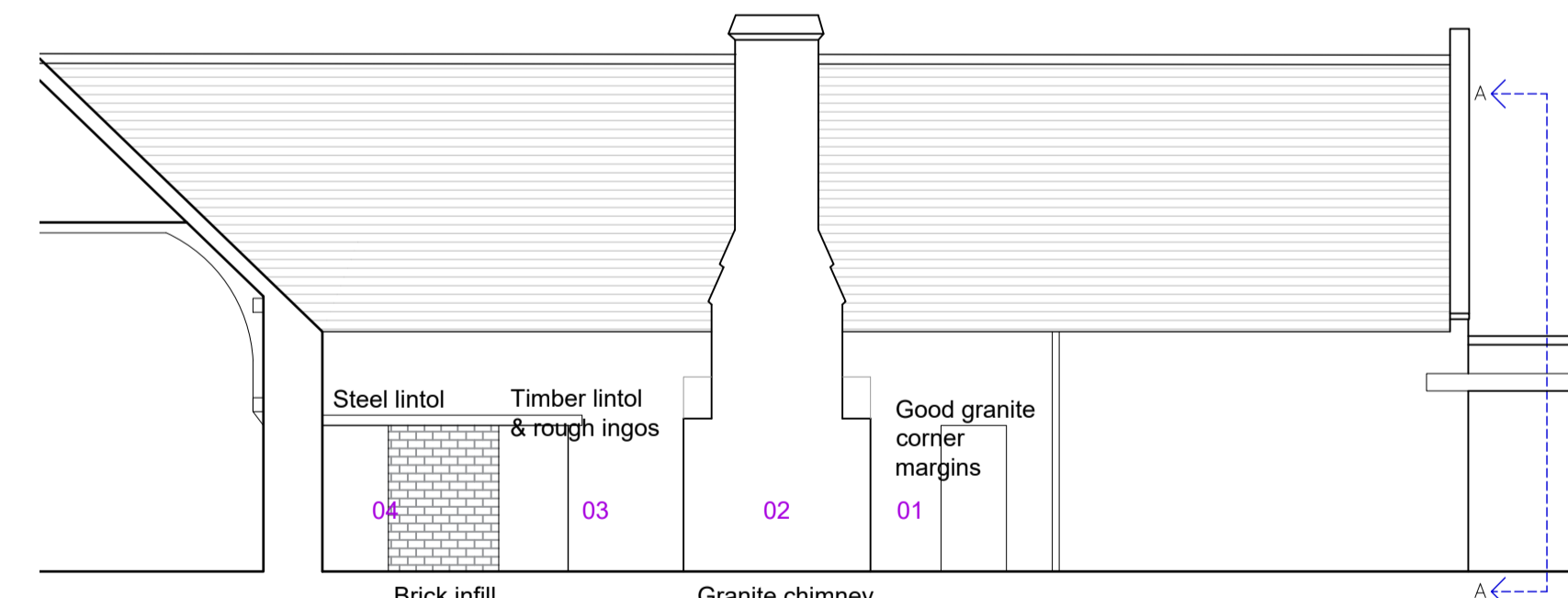
WEST ELEVATION (WEST SCHOOLHOUSE GABLE)



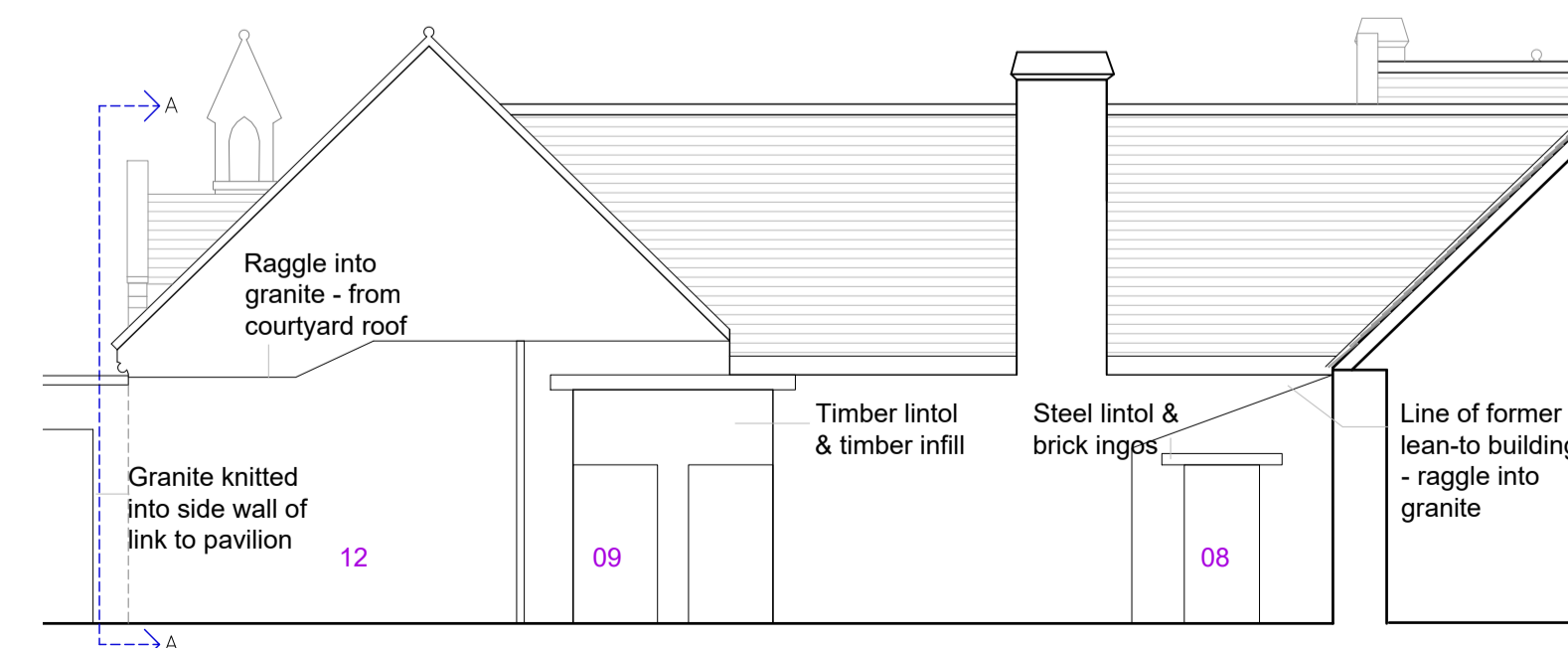
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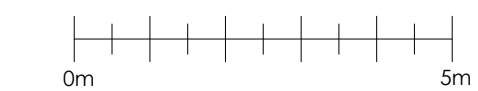
NORTH ELEVATION / SECTION A-A



SECTION B-B




SECTION C-C



COURTYARD FLOOR PLAN

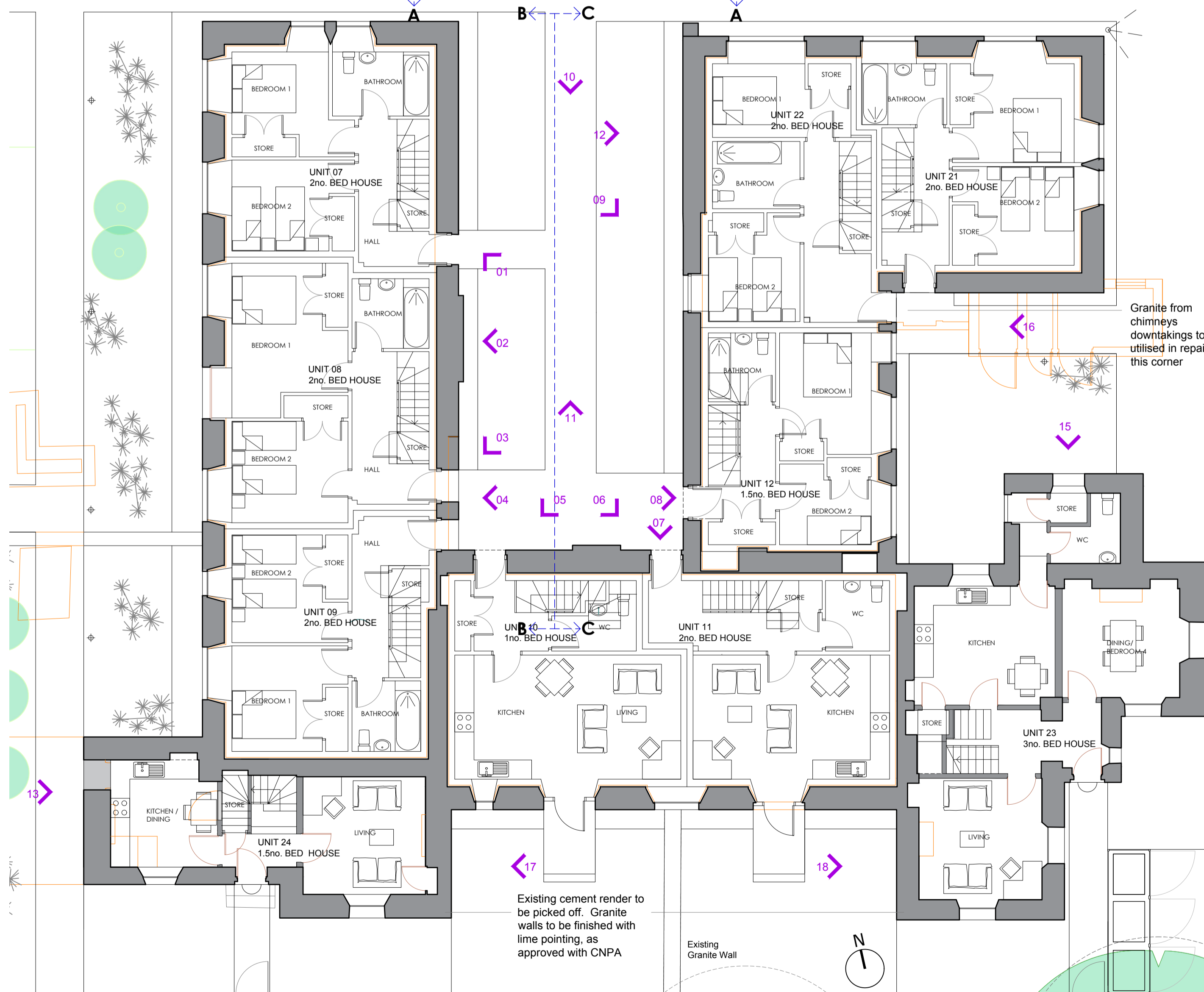
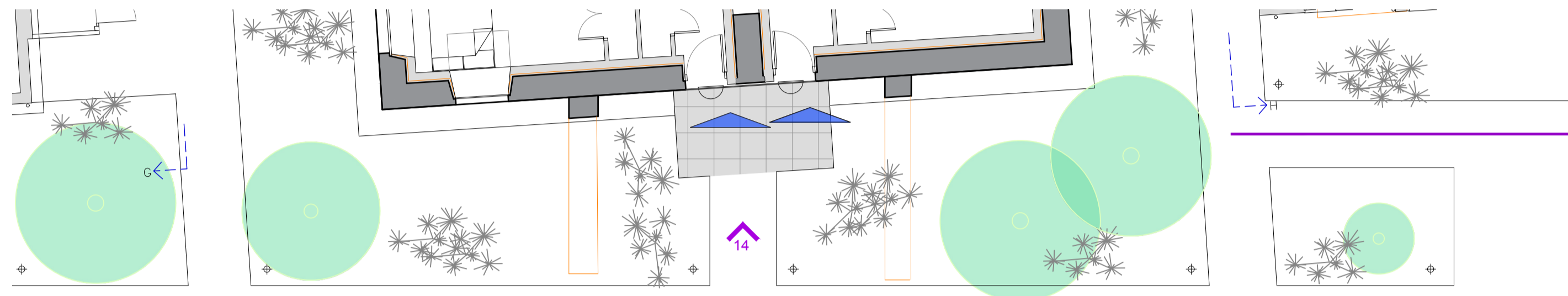
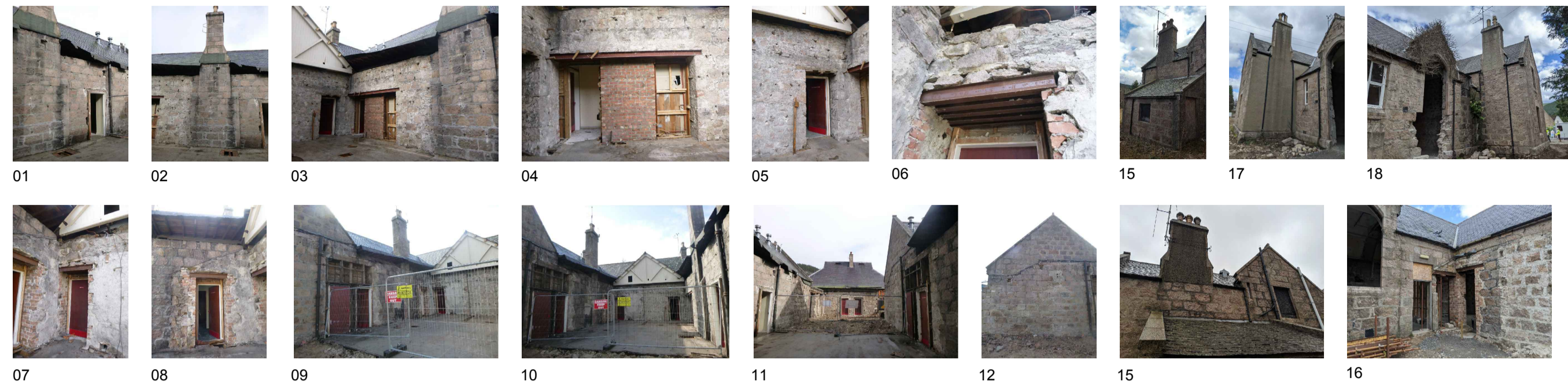
Rev.	Description	By	Date
C	Additional Photographs Added	SR	05.08.20
B	Gable Drawing Added	PP	07.07.20
A	Notes Amendments	PP	10.06.19

<b>Project</b> HOUSING PROPOSALS Location FORMER BALLATER SCHOOL Client/s GRAMPIAN HOUSING ASSOC. Drawing Title EXISTING COURTYARD WALLS			 28 Bridge Street Ballater AB35 5QP Tel. 01339 329029 info@ir-architects.co.uk www.ir-architects.co.uk
Job No. B232	Drawing No. 030	Revision C	
Scale .....at A1 1:100	Date JUL '20	Drawn by PP	

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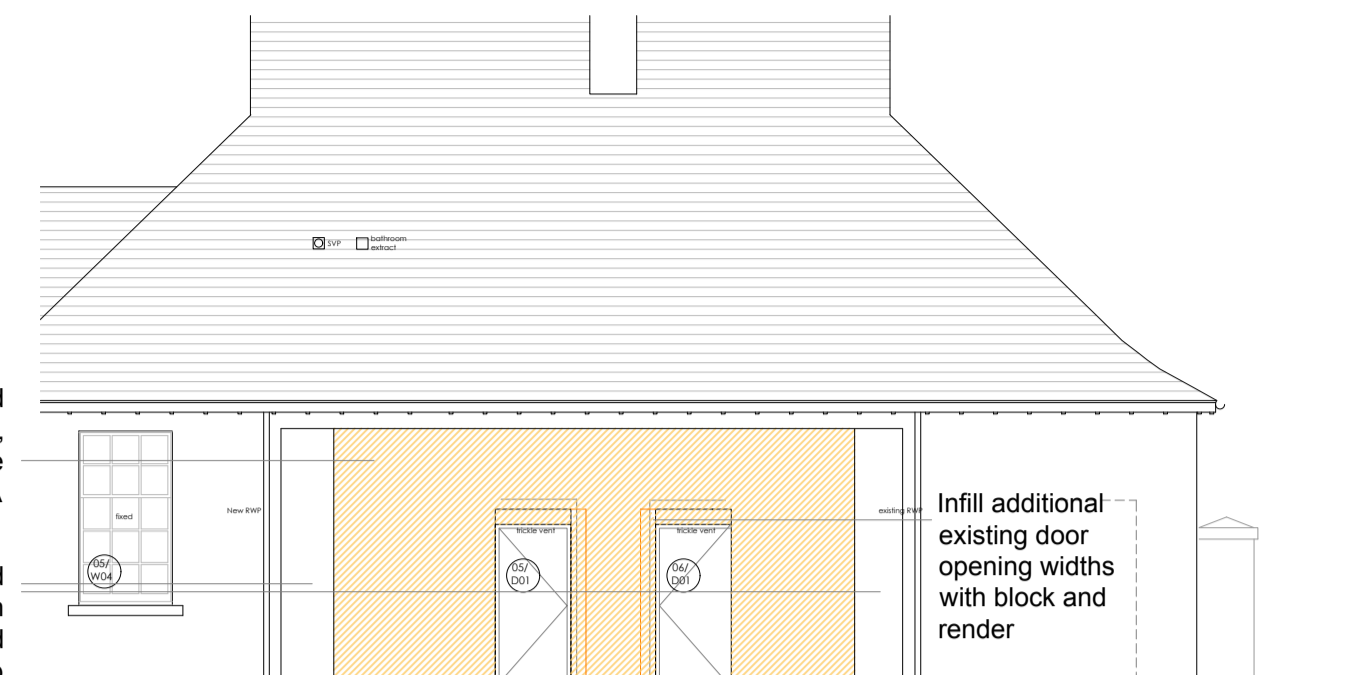
Do not scale off this drawing; All dimensions to be checked on site, and any discrepancies to be brought to the attention of the architect before proceeding.

**General:** All existing slated roofs to be carefully stripped, and where possible slates retained for re-use; supplemented with second-hand Welsh slates



COURTYARD FLOOR PLAN

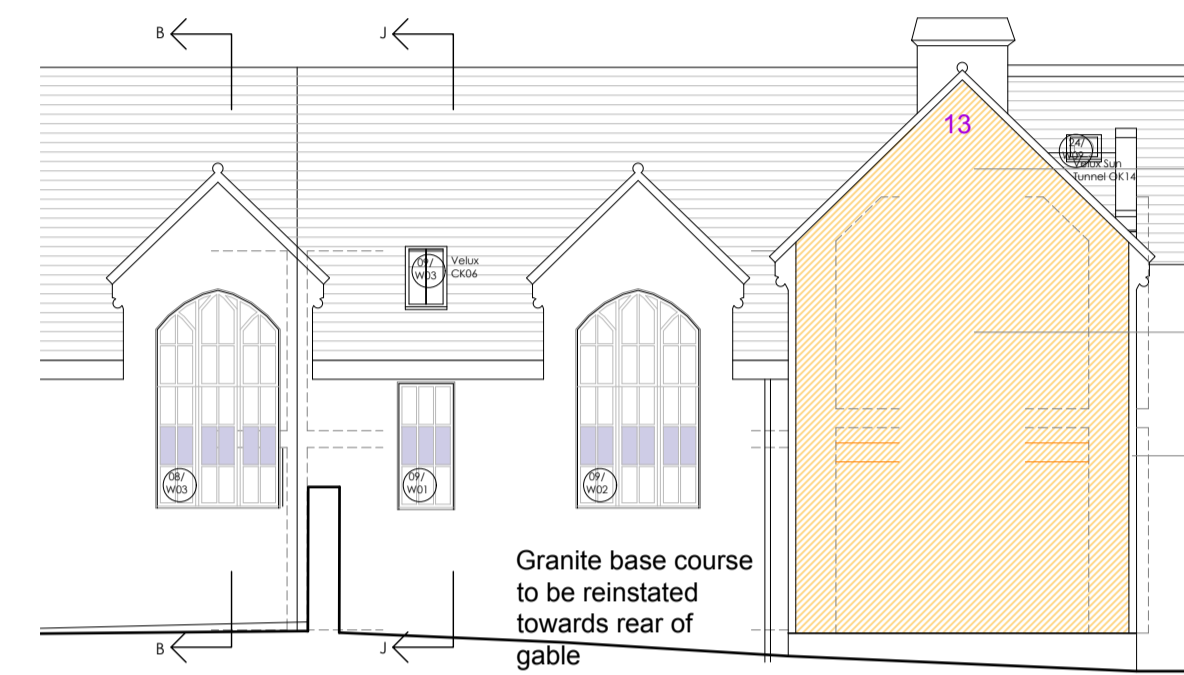
Lime-based roughcast finish, colour to be agreed with CNPA  
Tooth in and make good each granite rib, and form cope on top



SOUTH ELEVATION - PAVILION



14



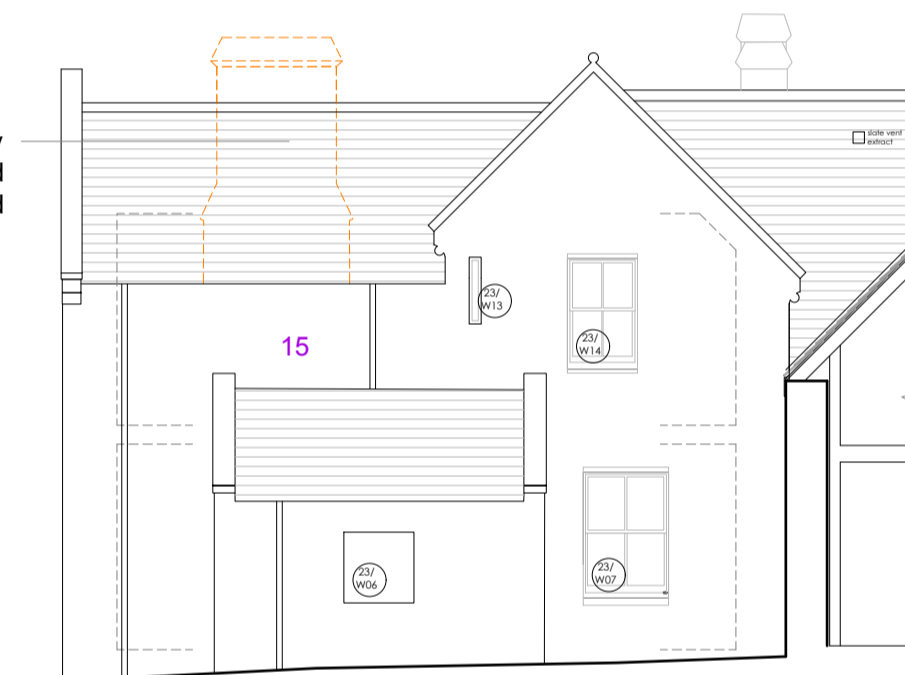
WEST ELEVATION (WEST SCHOOLHOUSE GABLE)

Lime-based roughcast taken up to underside of tabling overhang  
Lime-based roughcast finish, colour to be agreed with CNPA  
Granite dressed corner stones, supplemented with others from dismantlings, and roughcast set back from the corners

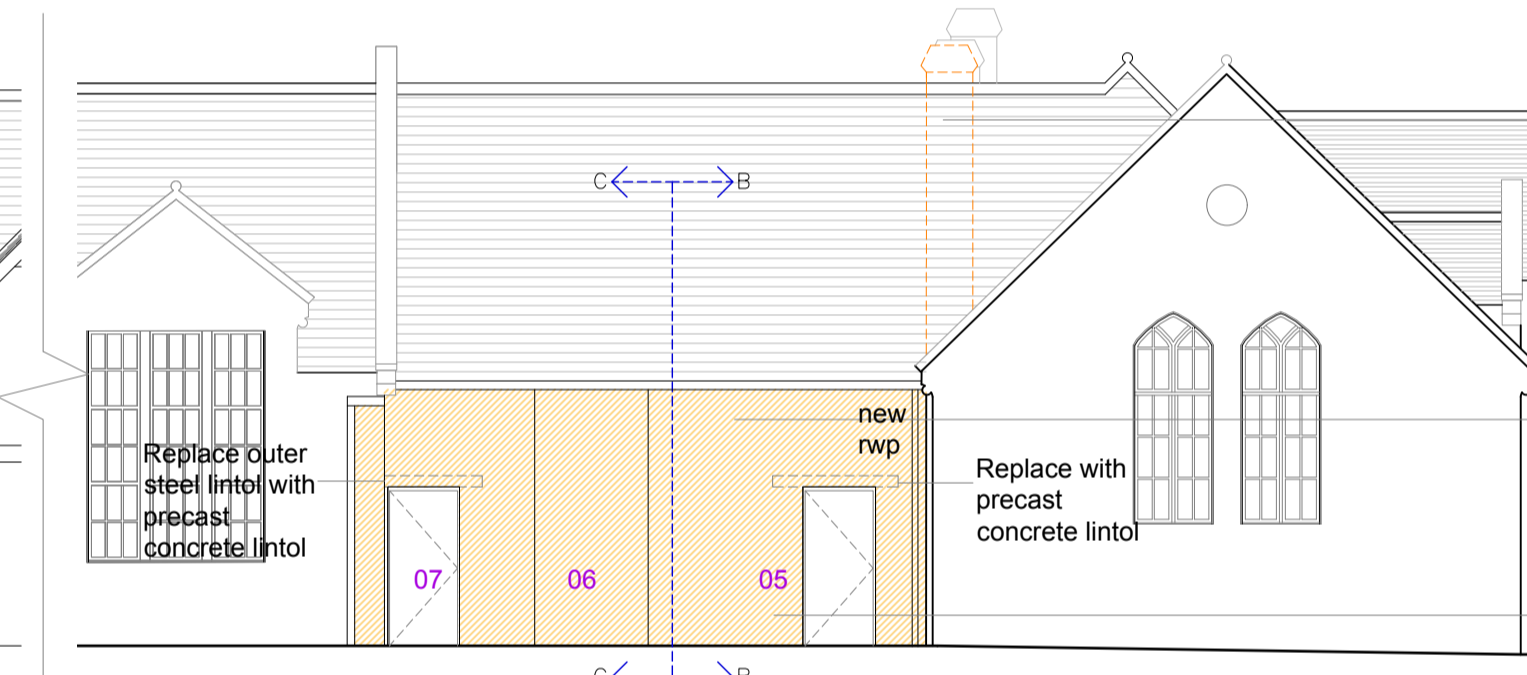


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Rendered chimney to be removed, and roof made good



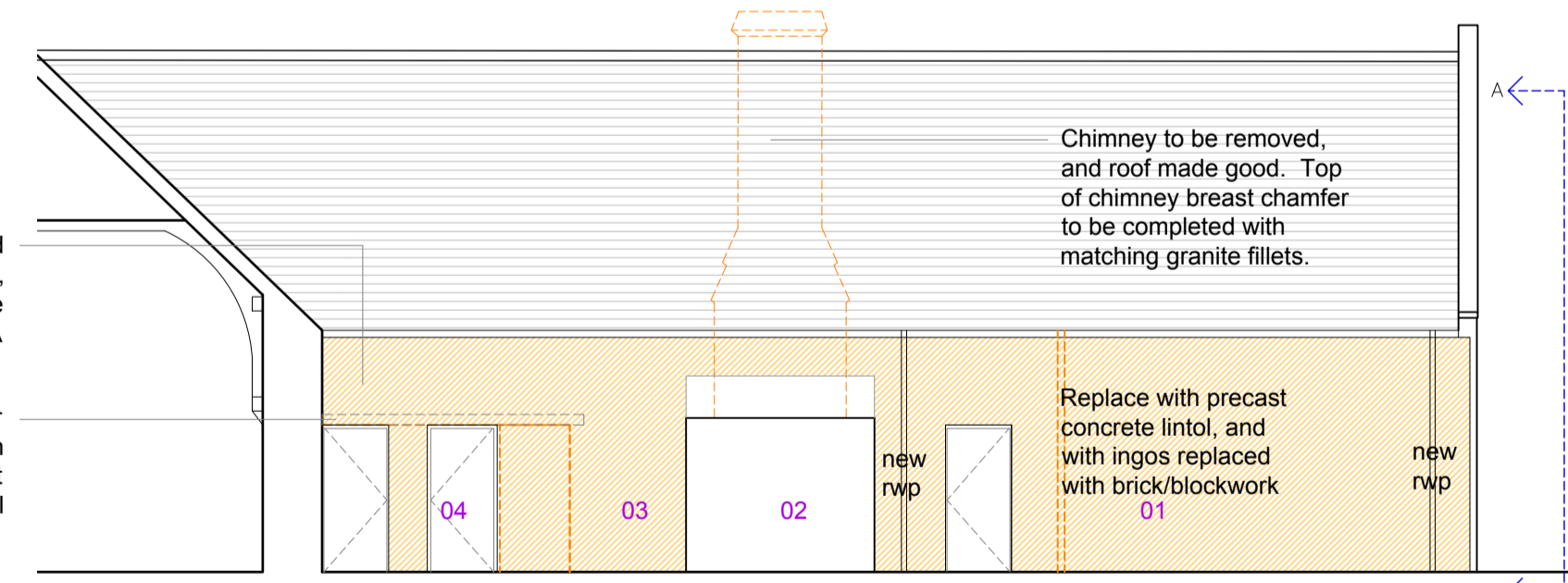
NORTH ELEVATION / SECTION A-A



Chimney to be removed, and roof made good  
Lime-based roughcast finish, colour to be agreed with CNPA  
Roughcast taken along to existing margin

Lime-based roughcast finish, colour to be agreed with CNPA

Replace outer steel lintol with precast concrete lintol



SECTION B-B

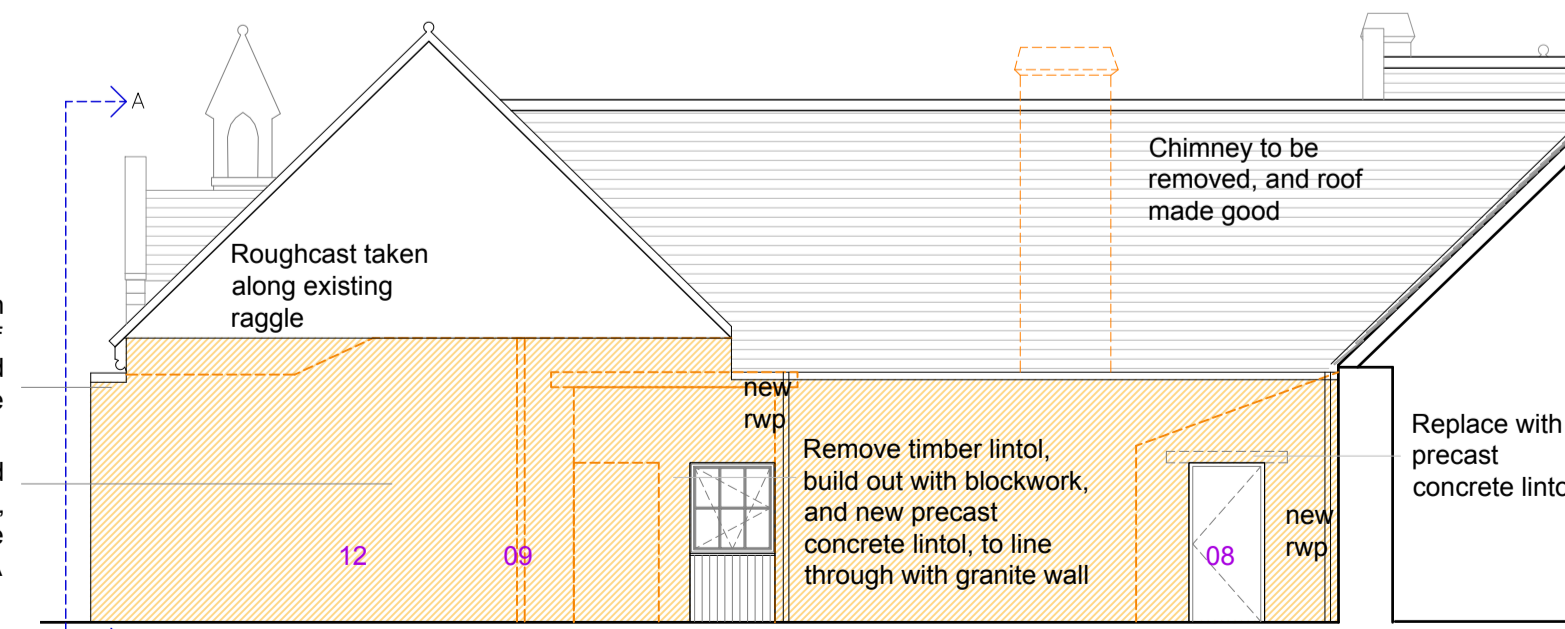
Build out two sections, with blockwork, to line through with granite wall  
Roughcast taken along to existing corner margin

Chimney to be removed, and roof made good. Top of chimney breast chamfer to be completed with matching granite fillets.

Replace with precast concrete lintol, and with ingos replaced with brick/blockwork

Make good, on removal of granite lintol, and reinstate cope


Lime-based roughcast finish, colour to be agreed with CNPA



SECTION C-C

Roughcast taken along existing raggle  
Chimney to be removed, and roof made good  
Remove timber lintol, build out with blockwork, and new precast concrete lintol, to line through with granite wall  
Replace with precast concrete lintol

Rev.	Description	By	Date
E	West Elevation Amended	SR	26.10.20
D	Additional Notes Added	SR	05.08.20
C	Unit 23 Chimney Added	PP	04.08.20
B	Gable Drawing Added	PP	07.07.20
A	Notes Amendments	PP	10.06.19

<b>Project</b> HOUSING PROPOSALS Location FORMER BALLATER SCHOOL Client/s GRAMPIAN HOUSING ASSOC. Drawing Title PROPOSED COURTYARD WALLS		 28 Bridge Street Ballater AB35 5QP	
Job No. B232	Drawing No. 031		Revision E
Scale ...at A1 1:100	Date JUL '20	Drawn by PP	Tel. 01339 329029 info@ir-architects.co.uk www.ir-architects.co.uk