

AGENDA ITEM 6

APPENDIX 1b

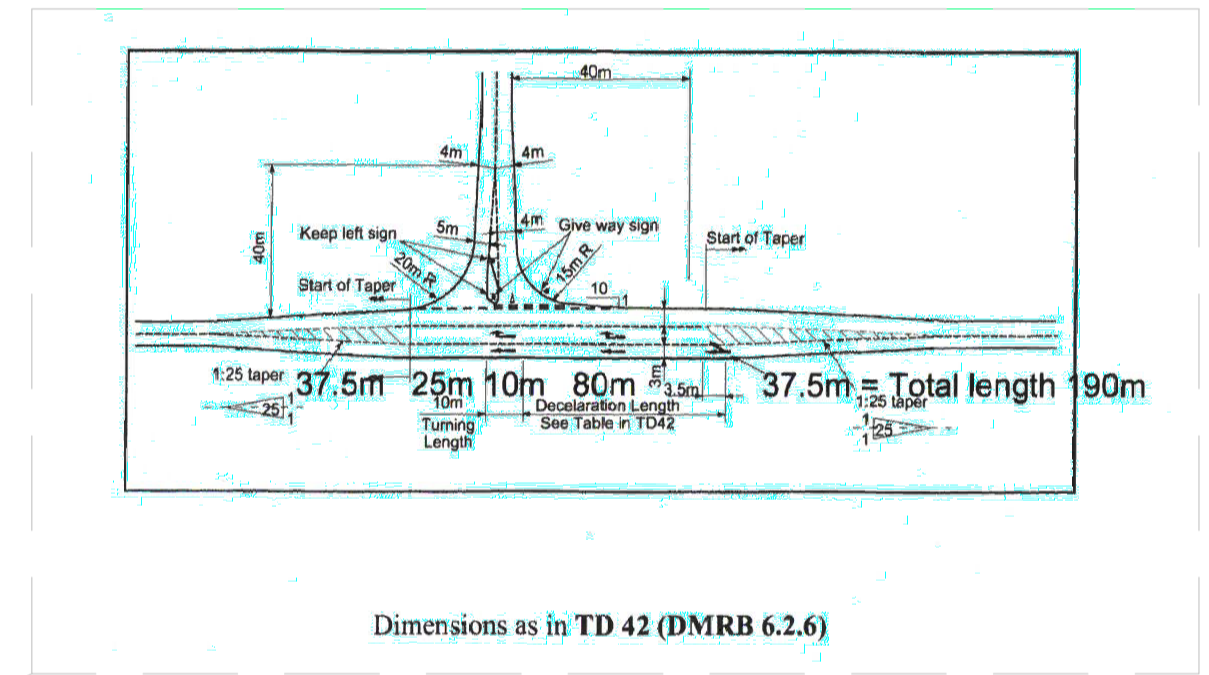
2020/0236/DET & 2020/0241/LBC

**PLANS
ORIGINALLY APPROVED**

Revision Description:
 D: 14/11/17 tree note added
 C: 09/11/17 updated note for coach parking
 B: 31/10/17 updated for planning
 A: 17/09/17 drawing design

Plan indicates coach turning areas required. Coach parking to utilise reverse parking where possible. Where reverse parking is not possible, coaches will only be permitted to reverse when using banksmen to assist and ensure public safety. Balavil Estate will adopt this as a management procedure for the development site and this can also form a condition of planning consent.

Trees shown on this drawing are indicative only. For specific information relating to trees and tree protection plan, refer to Urban Arb and Land Use Consultants drawings.



Dimension of NEW JUNCTION
 Existing junction revised to Layout 5 (Ghost Island Turning Lane Widening on both sides of Trunk Road) of TD41/95 of DMRB Volume 6 Section 2

Visibility Splay 4.5 x 215 m

Visibility Splay 4.5 x 215 m

NEW JUNCTION

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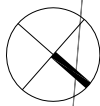
Client : Balavil Estate

Project : Balavil Estate - Mains of Balavil Kingussie

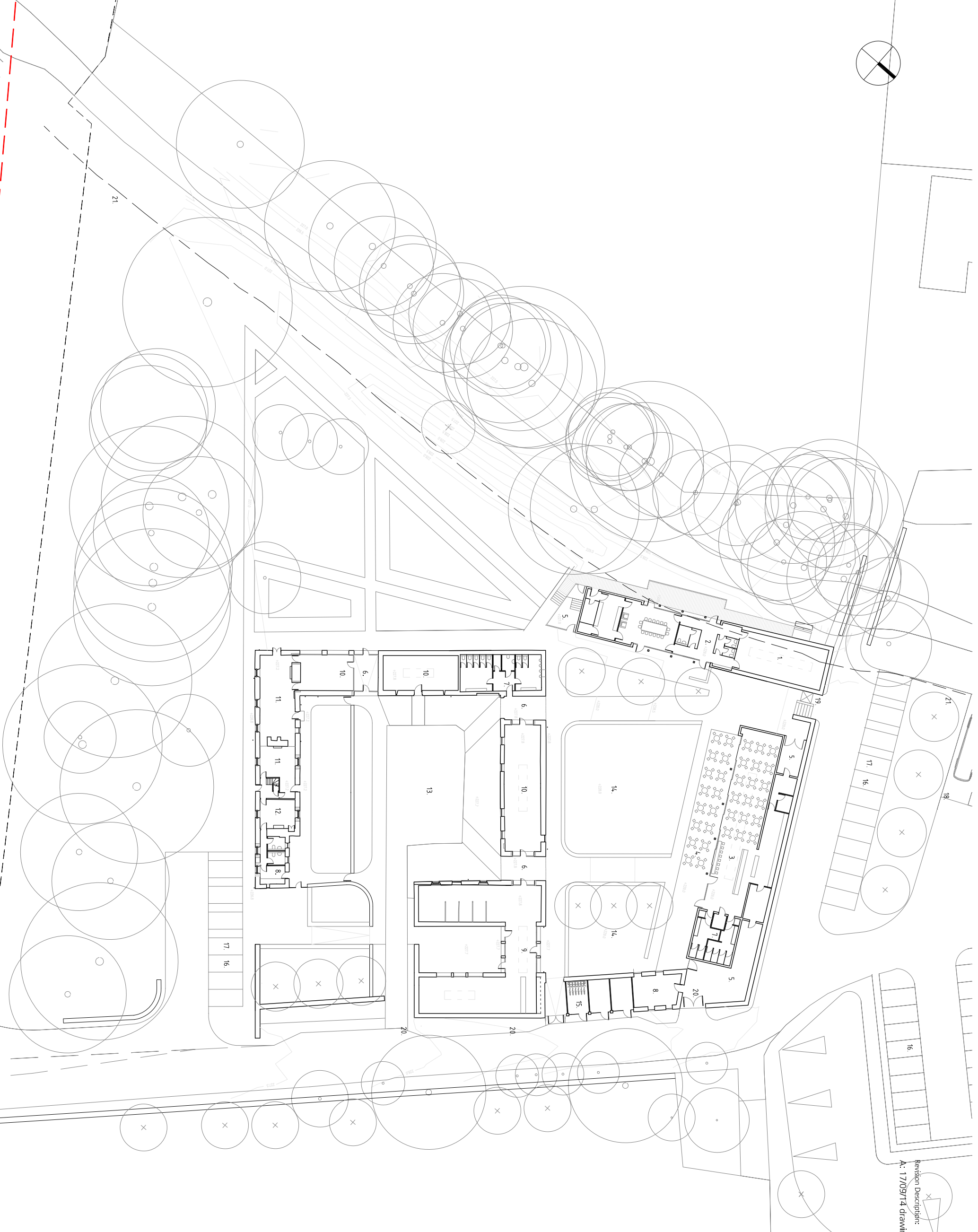
Title : Site Plan Proposed

A1 Scale	Date	Drawn
1:500	14.11.17	KK

Status	Job no.	Drawing no.	Rev.
PLANNING	0447-04	(P)L2 - A1	D



Revision Description:
A: 17/09/14 drawing design



Legend

- 1. Mill space 89m²
- 2. Events space 115m²
- 3. Cafe 210m²
- 4. Cafe terrace
- 5. Service yard
- 6. Pond
- 7. Visitor facilities/toilets 99m²
- 8. Staff facilities 51m²
- 9. Farm shop 210m²
- 10. Estate shops 176m²
- 11. Estate interpretation 86m²
- 12. Estate reception/office 28m²
- 13. Courtyard
- 14. Playspace
- 15. Store / Bicycle shelter 41m²
- 16. Car parking (97)
- 17. Disabled parking (8)
- 18. Coach parking (3)
- 19. Wheelchair Lift
- 20. Service vehicle access
- 21. 6 m Buffer zone

Area: 163 Hectare

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Client : **Balavil Estate**

Project : **Balavil Estate - Mains of Balavil Kingusie**

Title : **Ground Floor Plan Proposed**

A3 Scale
1:500

Drawn
KK

Date
16/08/17

Status
PLANNING

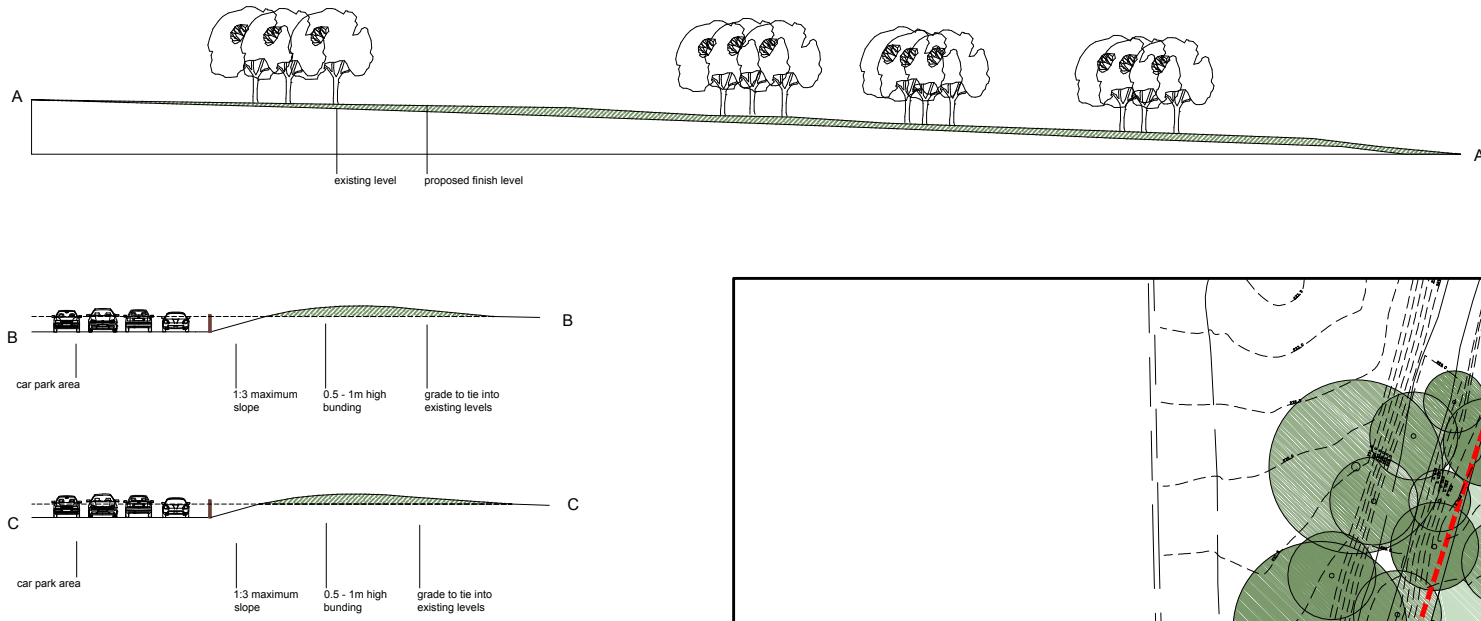
Job no.
0447-04

Drawing no.
(P)00 - A3

Rev.
A

boundary line

INDICATIVE SECTIONS 1:250
Showing approx. height of landscape bunding, and grading required to tie to existing levels.



LANDSCAPE WORKS NOTES:

- HARDWORKS**
Surfacing
- Walling
Timber post and wire rabbit proof fencing shall be 1250mm high, FSC softwood with 30 year treatment; posts to be set in concrete (min. ST2).
- SOFTWORKS**
Tree Planting
All tree planting shall be in accordance with the National Plant Specification. Species to be as detailed in the Planting Schedule and of local provenance.
- Tree Planting Setting Out
All tree planting shall avoid excavations below the canopy extents of existing trees, be set back min. 500mm from all existing walling. Exact planting locations are to be established on site by the Landscape Architect and approved by the Client, prior to planting.
- Native Woodland Mix Planting
Shall be in accordance with the National Planting Specification and as per Planting Schedule.
Native woodland mix to be notch planted into existing ground at 15 plants per m². All plants to have tubex tree shelter installed.
- Native Hedgerow Mix Planting
Shall be in accordance with the National Planting Specification and as per Planting Schedule.
Native hedging plants to be trench planted into prepared ground at 6 plants per lin/m in a double staggered row. All plants to have tubex tree shelter installed.
- Native Shrub Mix Planting
Shall be in accordance with the National Planting Specification and as per Planting Schedule.
Native shrub plants to be planted into prepared ground at 4 plants per m² in random arrangement. All plants to have tubex shrub shelter installed.
- Aquatic and Marginal Planting
Shall be in accordance with the National Planting Specification and as per Planting Schedule.
Native shrub plants to be notch planted into prepared ground at 12 plants per m² in groups.
- Grass Seeding
Shall be carried out on all areas. Seed mixture is to be as per Planting Schedule.
- Wildflower Seeding
Shall be carried out in area around attenuation pond and to central landscape mounding. Seed mixture is to be as per Planting Schedule.
- GENERAL NOTES**
Existing Trees
To be retained shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction.

Notes:

- Do not scale from this drawing.
- All dimensions must be checked on site and any discrepancies verified with landscape architect.
- All dimensions are drawn in mm.
- Landscape drawing only.
- All materials/items used to be as specified or alternatives to be approved by landscape architect.

LEGEND

- Hardworks:**
- Self binding gravel in buff aggregate
 - Resin bound paving in silver-grey/buff
 - Natural stone flag paving (Caithness/Scottish Whinstone)
 - Retained cobbles
 - Asphalt paving
 - Walling and Fencing
 - Natural stone rubble faced retaining wall
 - Existing and retained stone wall
 - Fence Line
 - Drainage
 - Swale
- Softworks**
- Existing mixed woodland and specimen trees to be retained and protected during the works
 - Trees to be removed
 - Proposed trees
 - Proposed seeding
 - Proposed kitchen garden with native shrub mix and herb/ sensory mix planting

- Tree Planting**
- Ap: Acer pseudoplatanus
Ca: Castanea sativa
Ma: Malus 'Golden Hornet'
Pa: Prunus avium
Pi: Pinus sylvestris
Ps: Prunus subhirtella
Qr: Quercus robur
Te: Tilia x europea
Sa: Salix alba
Ag: Alnus glutinosa
- Tree Removal**
refer to Tree Protection Plan Plan 10F1 Rev F by Urban Arb for details

Rev	Date	Description	By	App'd
01	10/11/20	Issue for tender	LD	LD
02	10/11/20	Revised drawing	LD	LD
03	10/11/20	Final drawing	LD	LD
04	10/11/20	Final drawing	LD	LD
05	10/11/20	Final drawing	LD	LD
06	10/11/20	Final drawing	LD	LD
07	10/11/20	Final drawing	LD	LD
08	10/11/20	Final drawing	LD	LD
09	10/11/20	Final drawing	LD	LD
10	10/11/20	Final drawing	LD	LD

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Project
Balavil Mains

Client
Balavil Estate

Title
Landscape General Arrangement

Scale
1:500 @ A1

Status
PLANNING

Job No.
6917

Drawing No.
6917_LD_PLN_001

Issue
G



passive landscape area; kitchen/ herb garden with associated pathways removed cobbles to be reused in this area

2nr. trees to be removed to facilitate development of grounds

landscape focal point; artwork/seating area

landscape mound to tie into existing levels at this point

parkland style tree planting to emulate surrounding landscape

existing trees to be retained (locations approximate)

car parking area cut into existing topography (79nr.)

low landscape mound for screening car park; mound shall be naturalistic in form, blending into surrounding landscape; consult section AA for mound height options

Ref. T231 Wych Elm to be protected and retained

extension of stone rubble boundary wall 1.2m high to southern edge of carpark

new courtyard area with raised lawn areas and small specimen tree planting

existing boundary wall to be repaired/locally rebuilt

small trees and scrub to be removed to allow drainage swale construction and wall repairs

existing access road to be widened (minimum 5.5m) with drop off laybys

existing trees lining access road to be retained with supplementary planting to rear of boundary wall

bus/ coach drop off

base of new swale

new tree planting to reinforce north eastern boundary

disabled car parking (4nr.)

2nr. trees to be removed to facilitate car parking and access road widening

existing trees to be retained and managed in accordance with tree survey recommendations

existing stone walls



Revision Description:
A: 17/09/14 drawing design



G-G South - West Elevation

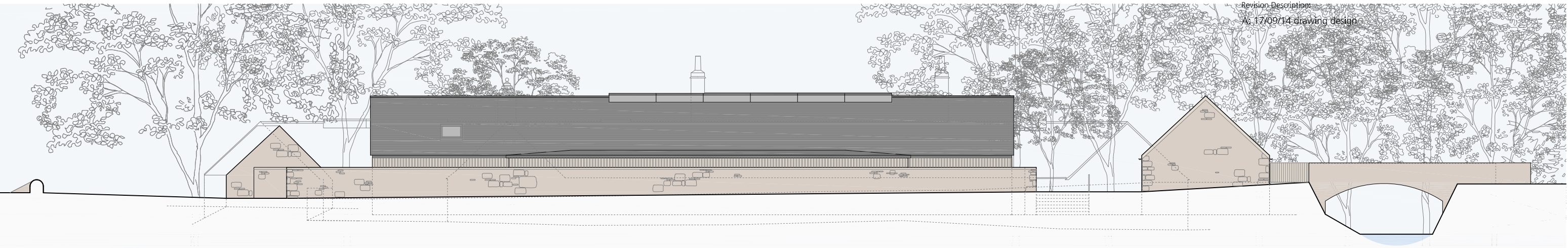


H-H South - West Elevation

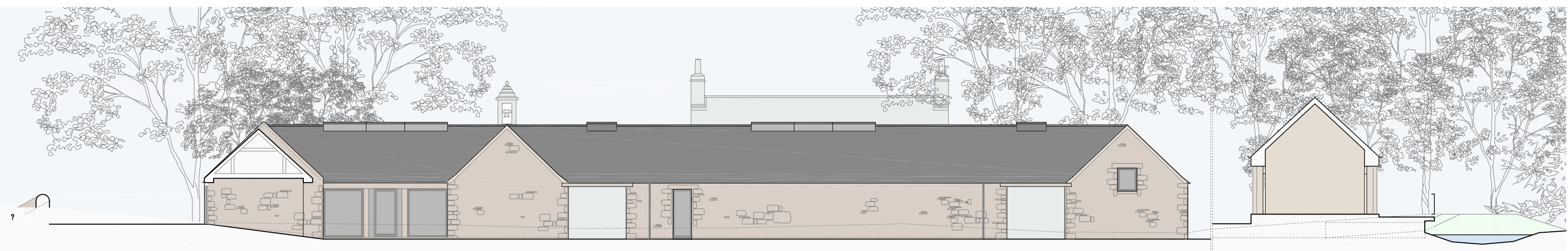


J-J South - West Elevation

Revision Description:
A: 17/09/14 drawing design



K-K North - West Elevation



L-L North - West Elevation

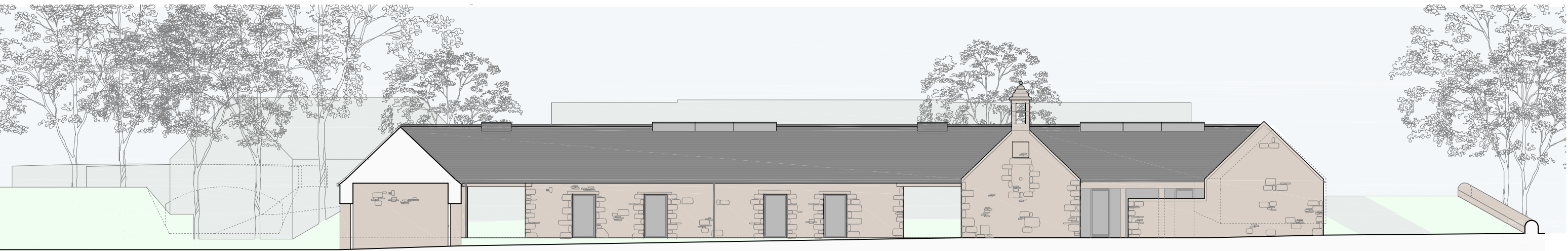


M-M North - West Elevation

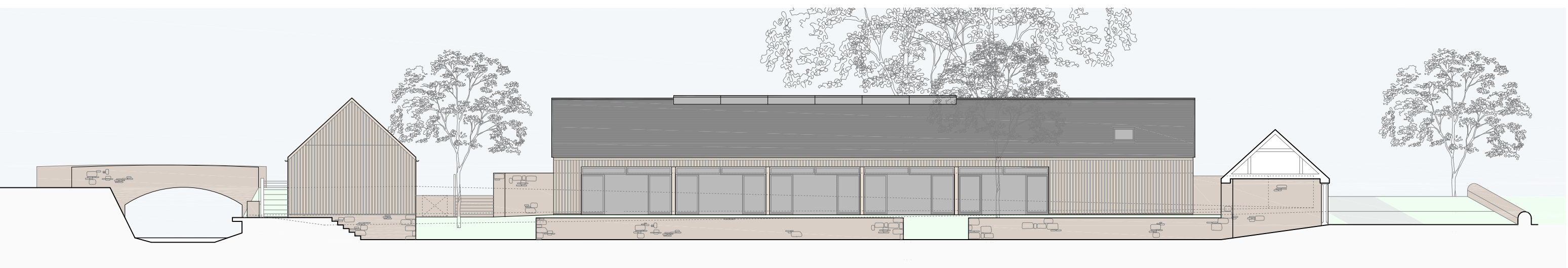
Revision Description
A: 17/09/14 drawing design



A-A South - East Elevation



B-B South - East Elevation Courtyard



C-C South - East Elevation

Revision Description:
A: 17/09/14 drawing design



D-D North - West Elevation



E-E North - West Elevation



F-F North - West Elevation



Location of nearest bus stop to development

Underbridge below A9 offers safe access to development

Figure 1 - Aerial Photo Showing Route for Pedestrian and Cycle Access to the Site

