

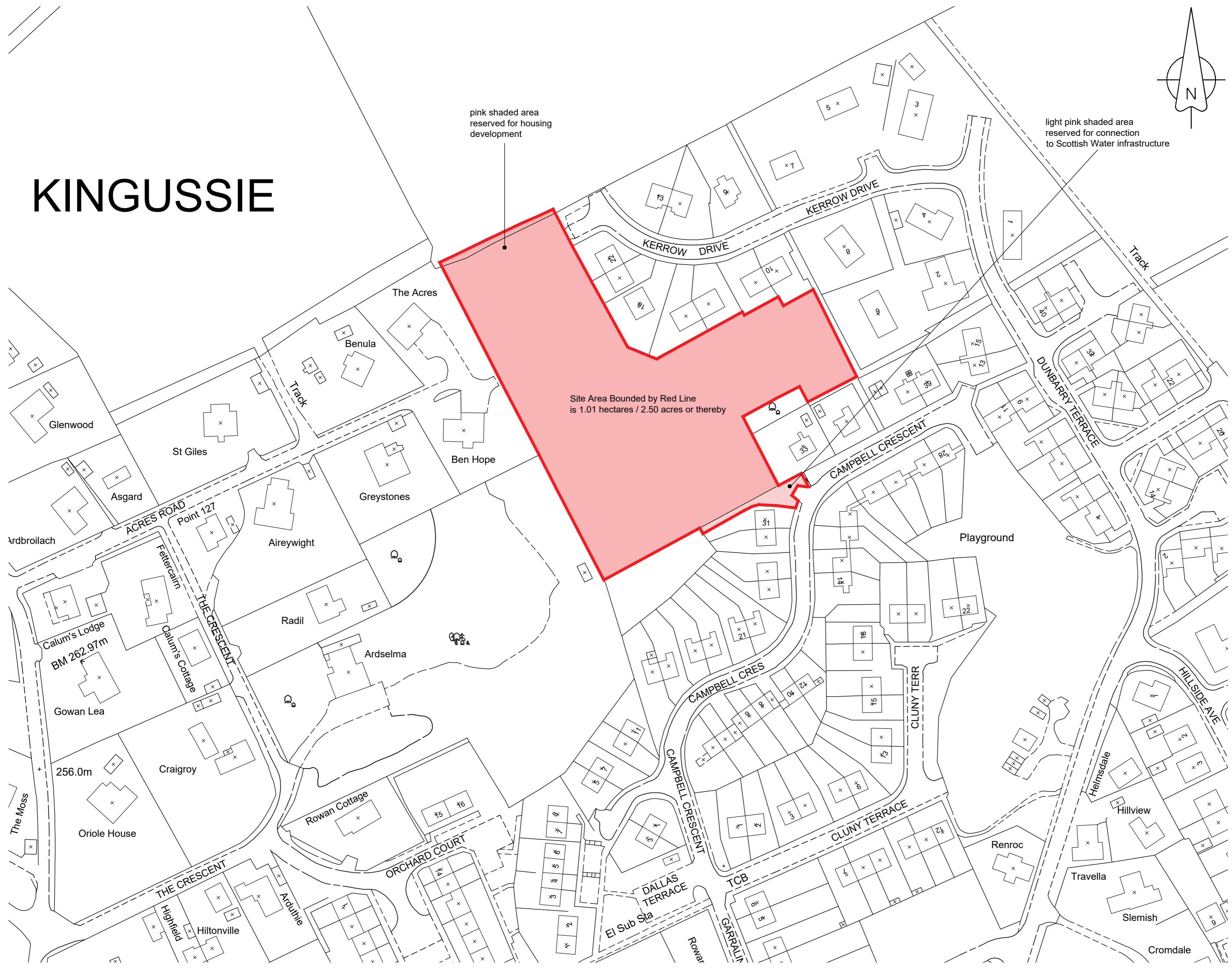
AGENDA ITEM 6

APPENDIX I

2020/0013/DET

PLANS

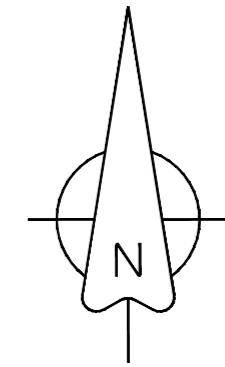
KINGUSSIE



pink shaded area reserved for housing development

light pink shaded area reserved for connection to Scottish Water infrastructure

Site Area Bounded by Red Line is 1.01 hectares / 2.50 acres or thereby



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All setting out must be checked on site prior to commencement. Any discrepancy must be reported to G. H. JOHNSTON Building Consultants Ltd

PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
-	-	-	-

Client
Cairngorm Residential LLP

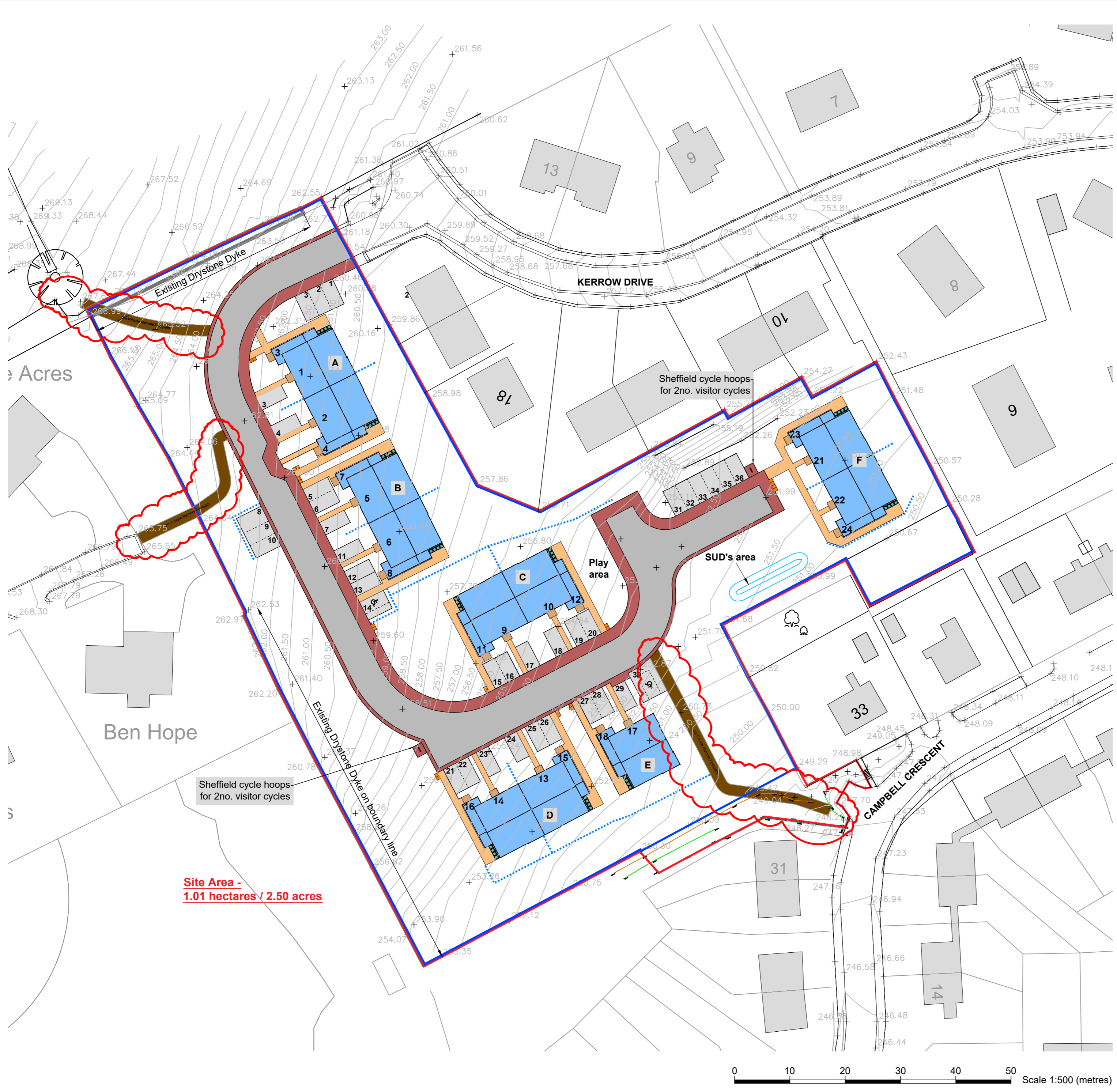
Project
Proposed 22no Apartments off Kerrow Drive Kingussie

Drawing
Location Plan

Scale 1:1000@A2	Date Nov 2019	Drawn by SR / DC
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Project no 2579	Dwg no PL001	Rev
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STONEFIELD BUSINESS PARK TEL (01463) 237229
INVERNESS IV2 7PA
Email: technical@ghjohnston.co.uk



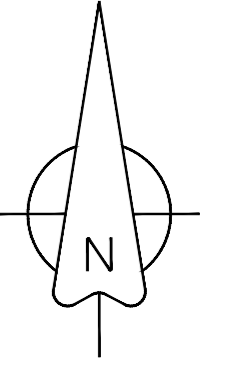
LEGEND

- Site Boundary
- Client Ownership boundary
- New Road
- New Pedestrian foot paths
- - - New Retaining Walls
- New Car Parking
- New Private Access paths
- + Bin Collection Points

FLOOR LEVELS

Block	Apartment	F.F.L
BLOCK A		
G.F	1	261.545
	2	260.945
F.F Ground floor entrance	3	261.660
	4	261.060
BLOCK B		
G.F	5	260.250
	6	259.625
F.F Ground floor entrance	7	260.365
	8	259.740
BLOCK C		
G.F	9	255.750
	10	254.835
F.F Ground floor entrance	11	255.865
	12	254.950
BLOCK D		
G.F	13	255.800
	14	257.000
F.F Ground floor entrance	15	255.915
	16	257.115
BLOCK E		
G.F	17	254.810
F.F Ground floor entrance	18	254.925
BLOCK F		
G.F	19	252.785
	20	252.185
F.F Ground floor entrance	21	252.900
	22	252.300

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PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
A	Levels updated & path added to apt.4	DC	05.12.19
B	Levels updated	DC	17.12.19
C	Client ownership boundary added	DC	20.01.20
D	Parking amended/cycle stands added & bin collection points added	DC	19.02.20
E	Private footpaths added	SR	30.06.20

Client
Cairngorm Residential LLP

Project
22no Apartments adjacent to Kerrow Drive Kingussie

Drawing
Site Plan Layout

Scale	Date	Drawn by
1:500@A2	Nov 2019	SR / DC

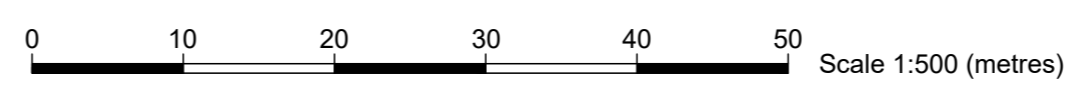
Project no	Dwg no	Rev
2579	PL002	E

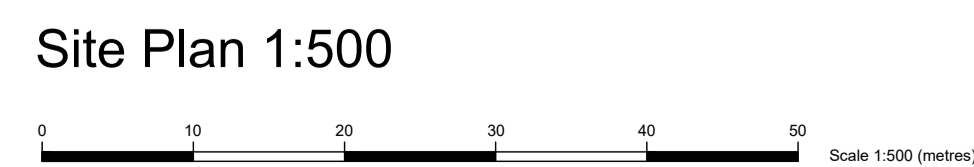
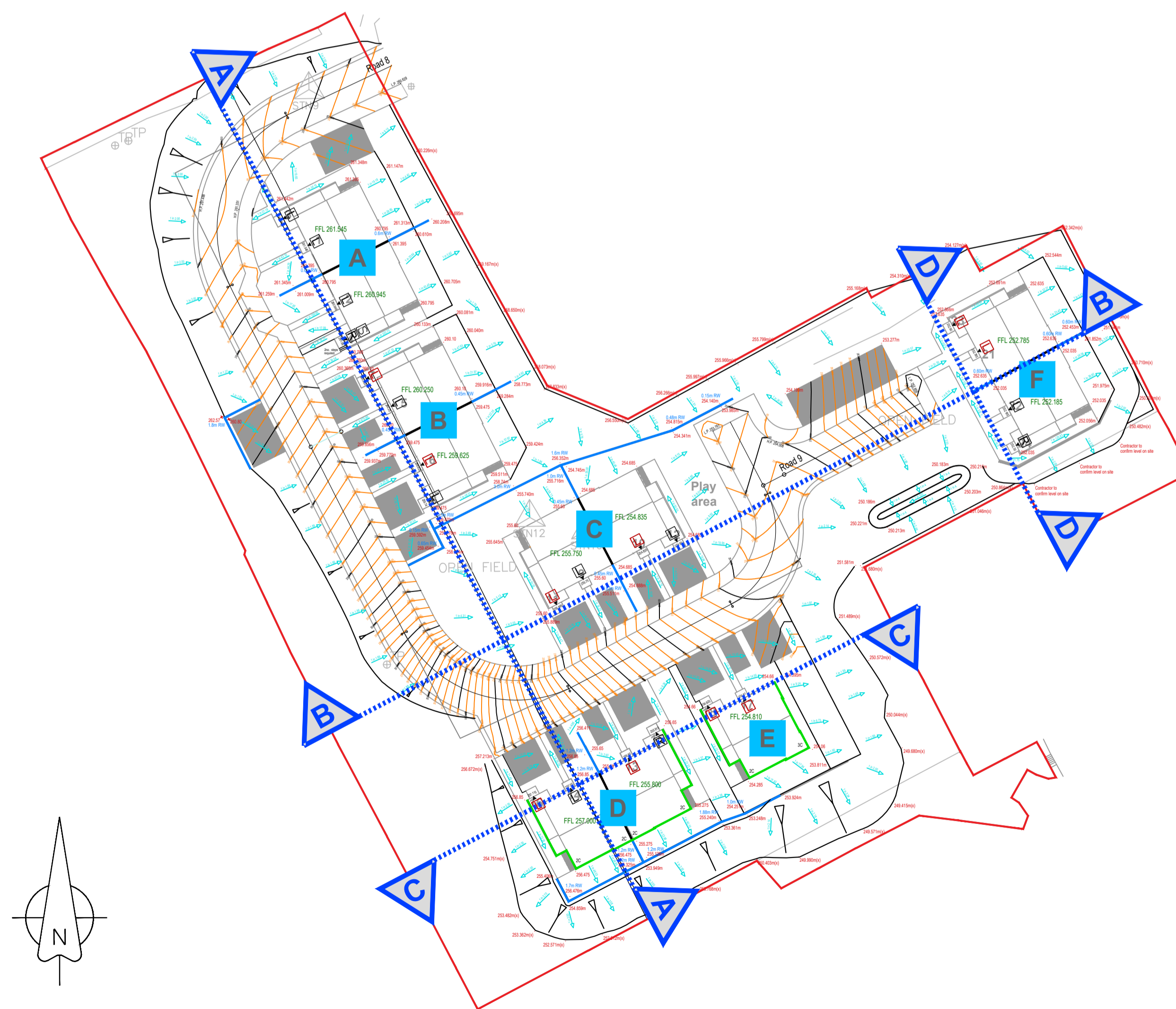
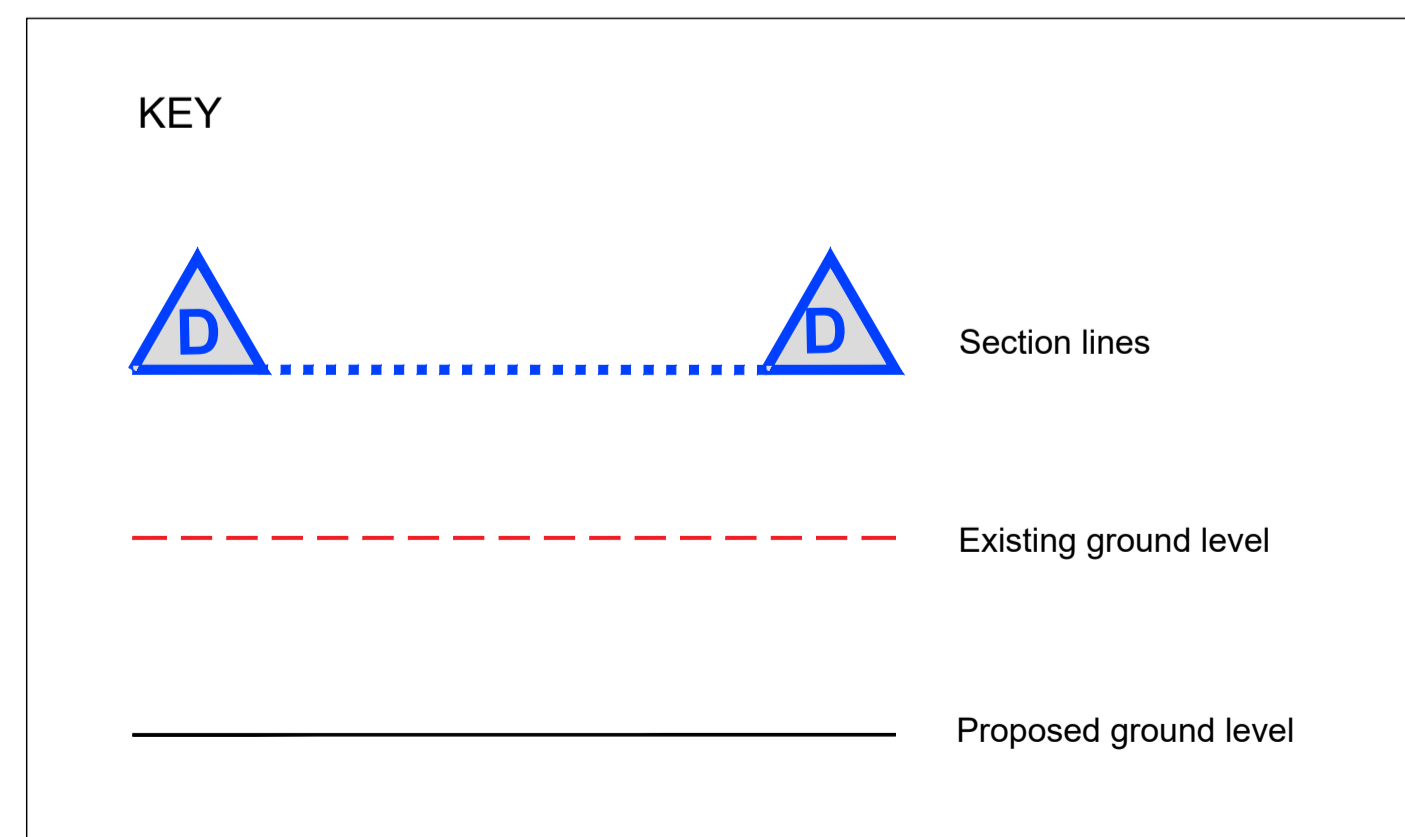
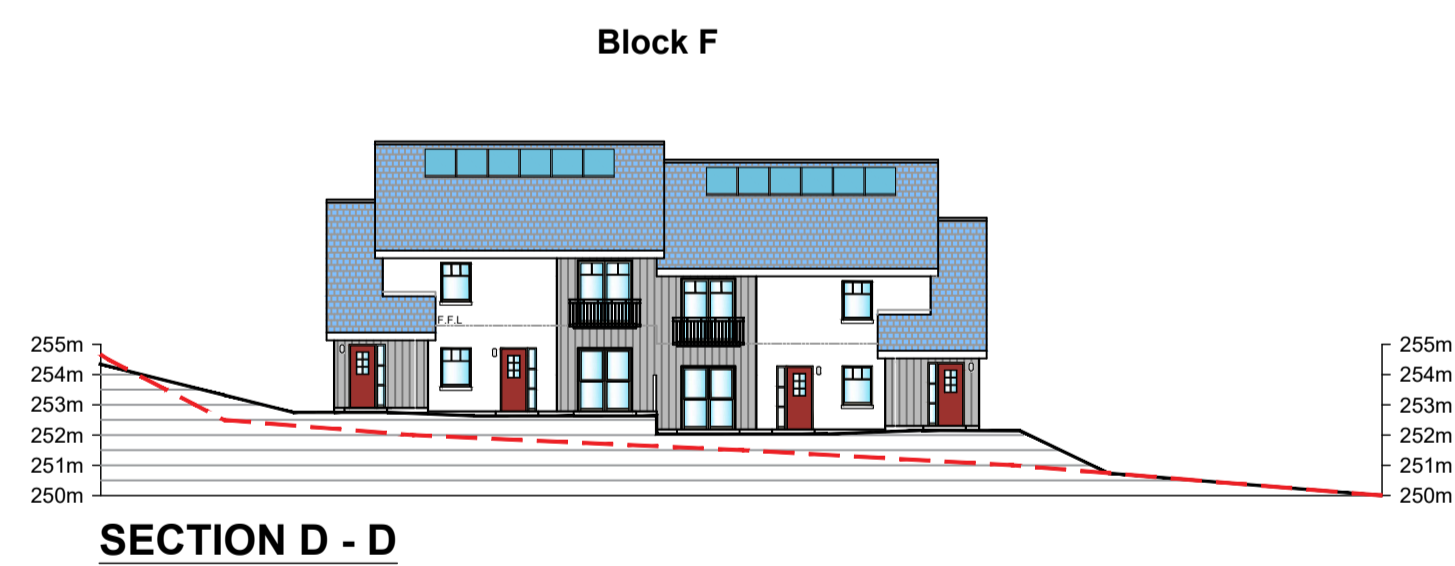
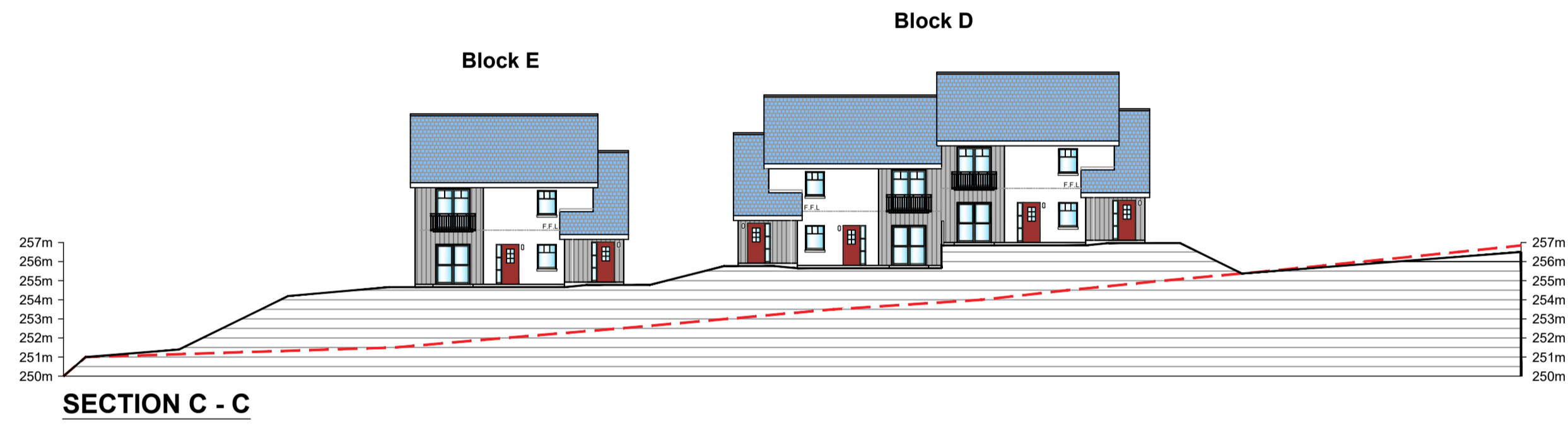
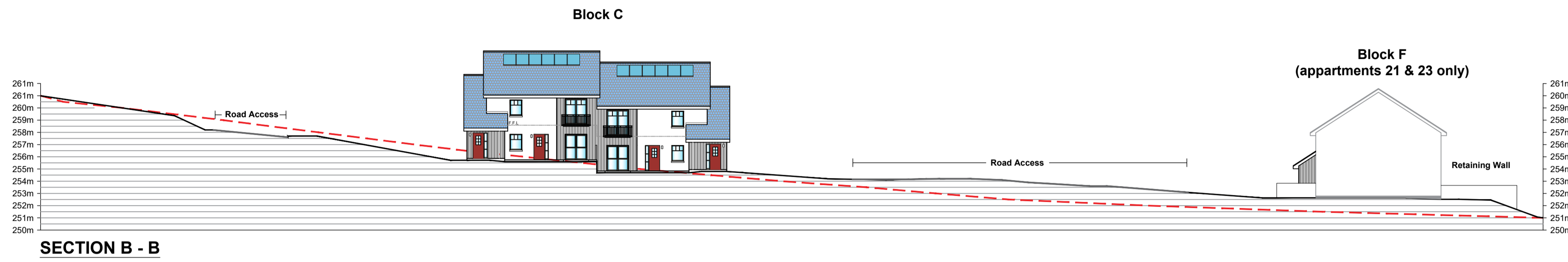
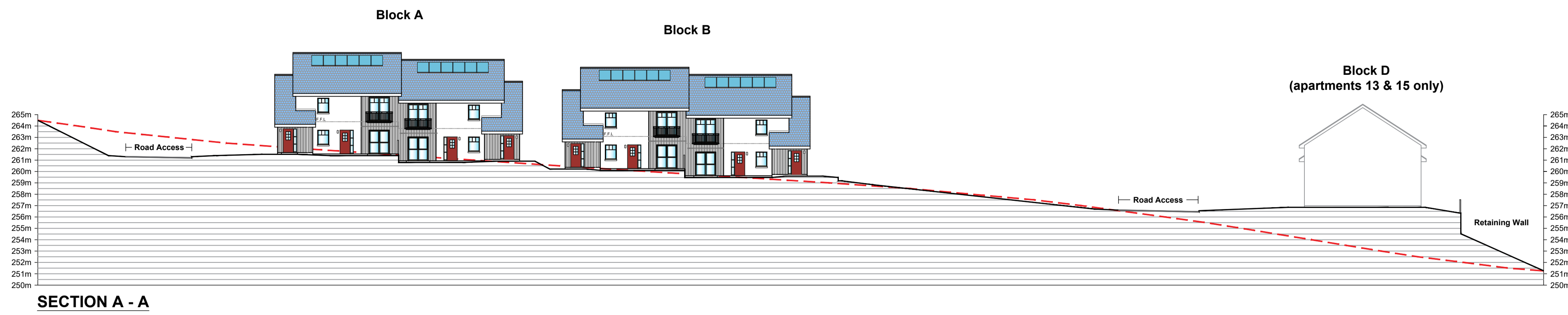
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PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date

Client
 Cairngorm Residential LLP

Project
 22no Apartments adjacent to Kerrow Drive Kingussie

Drawing
 Site Sections Proposed & Existing Levels

Scale	Date	Drawn by
noted@A1	Dec 2019	PHJ

Project no	Dwg no	Rev
2579	PL307	

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Finishes

Walls - Vertical Marley Eternit 'Cedral' Weatherboard where as shown and White K rend fine texture finish.

Roof - Grey Marley Modern concrete interlocking ties.

Windows & Doors - Timber frame with colour to be confirmed.

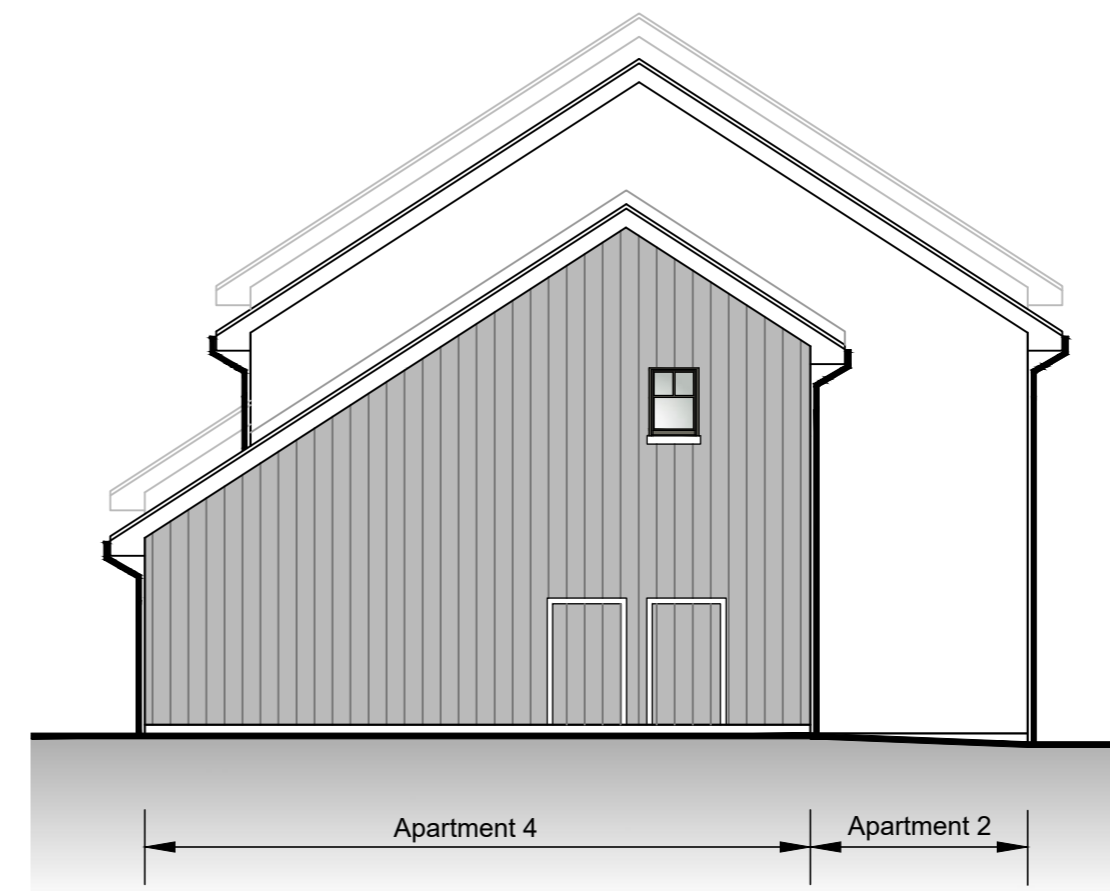
Rainwater Goods - Black uPVC

Doors to cycle stores - to match cladding on stairwell.

PLANNING APPLICATION



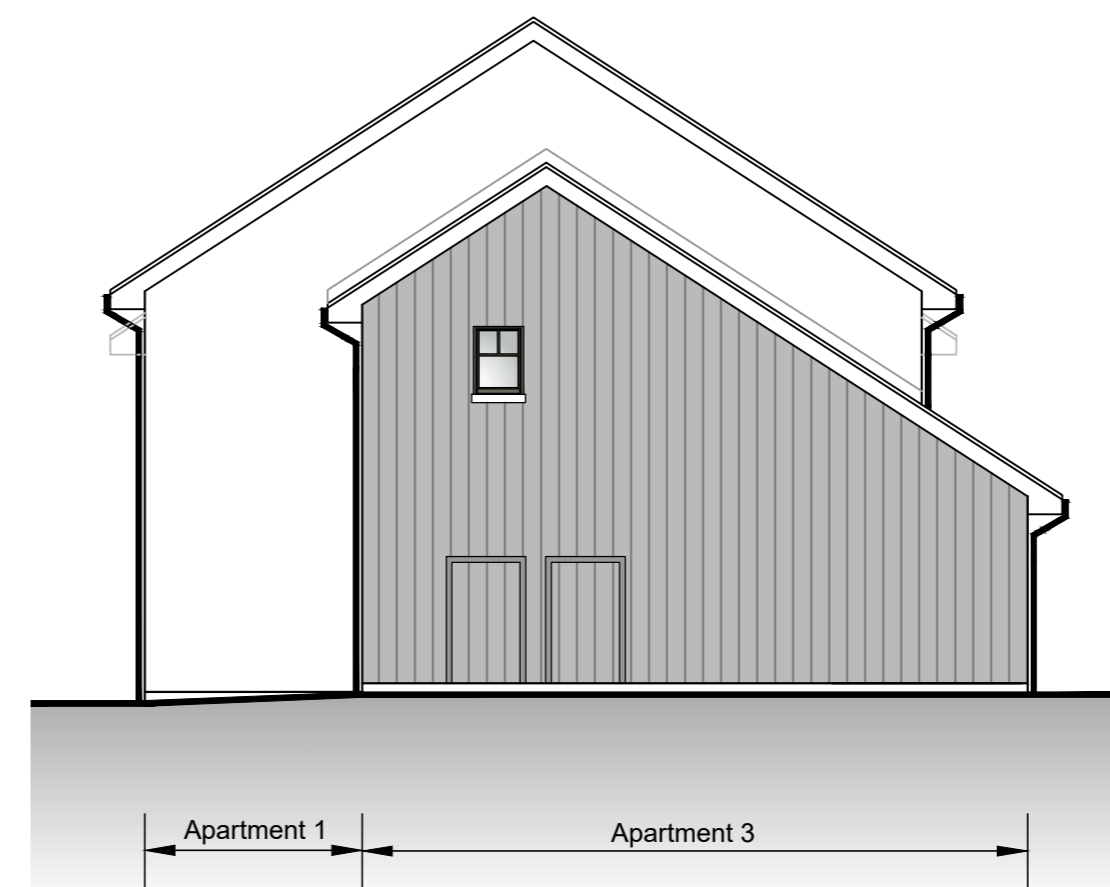
Front Elevation (North East)



Side Elevation (North West)



Rear Elevation (South West)



Side Elevation (South East)

REVISIONS

Rev.	Description	Drawn	Date
A	Retaining wall added	DC	18.12.19

Client
 Cairngorm Residential LLP

Project
 Proposed 22no Apartments off
 Kerrow Drive
 Kingussie

Drawing
 Block A Elevations
 Apartments 1 - 4

Scale
 1:100@A2

Date
 Nov 2019

Drawn by
 DC

Project no
 2579

Dwg no
 PL 300

Rev
 A

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Finishes

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Windows & Doors - Timber frame with colour to be confirmed.

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Doors to cycle stores - to match cladding on stairwell.

PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
A	Retaining Wall added	DC	18.12.19

Client
 Cairngorm Residential LLP

Project
 Proposed 22no Apartments off
 Kerrow Drive
 Kingussie

Drawing
 Block B Elevations
 Apartments 5 - 8

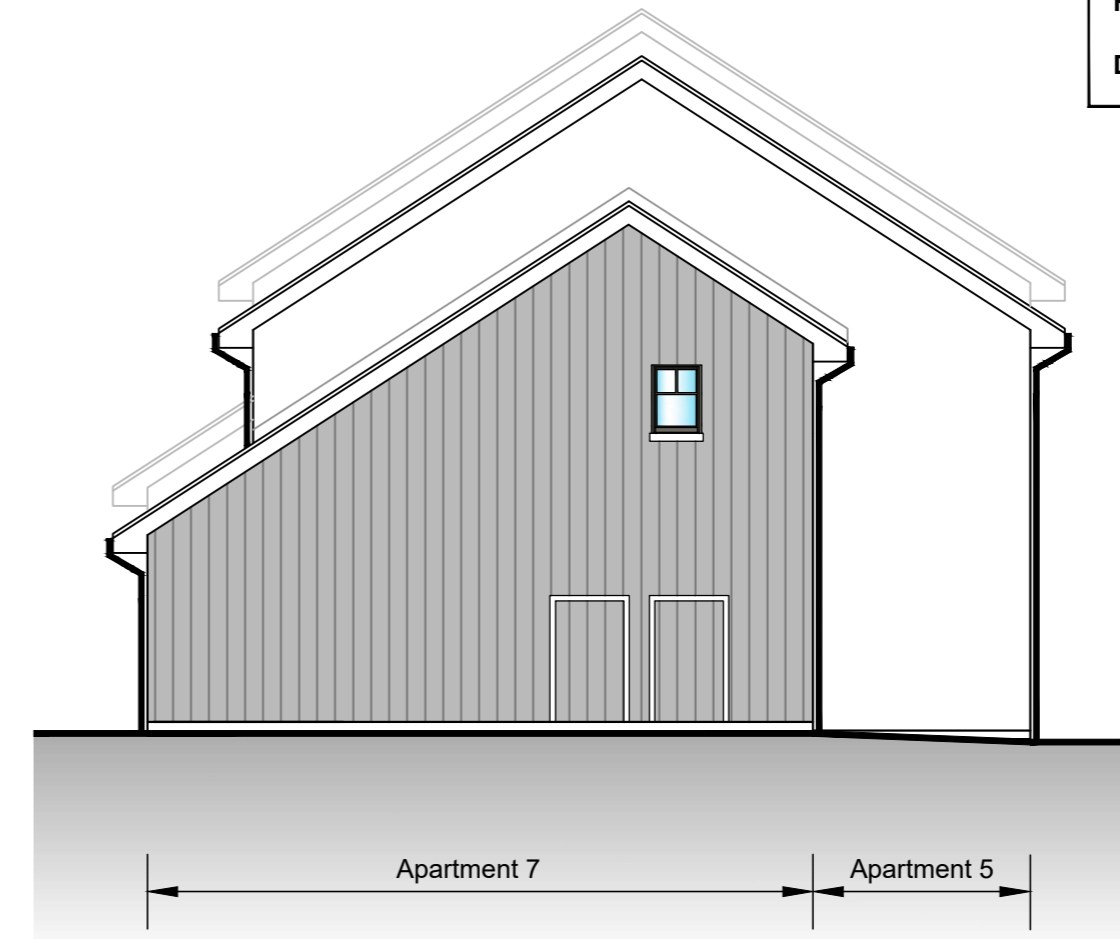
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Project no	Dwg no	Rev
2579	PL 301	A

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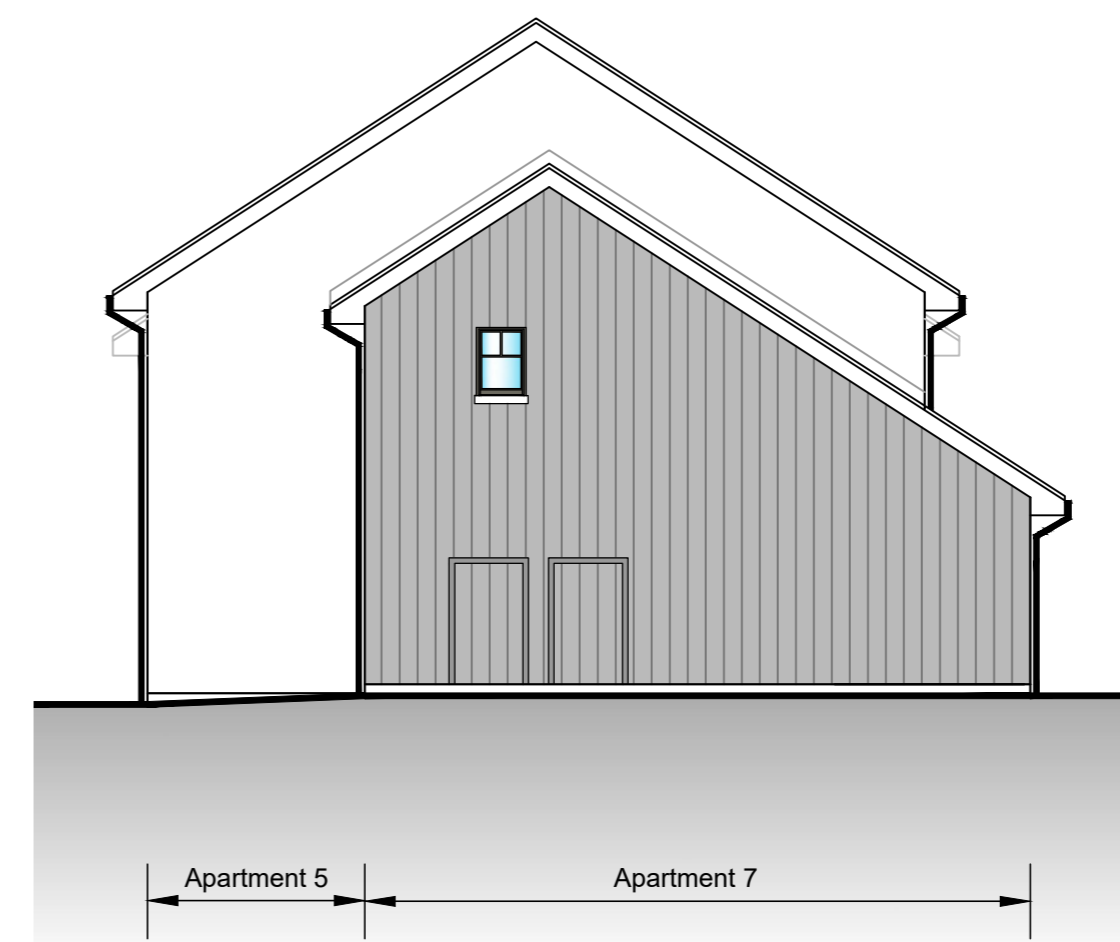
Front Elevation (North East)



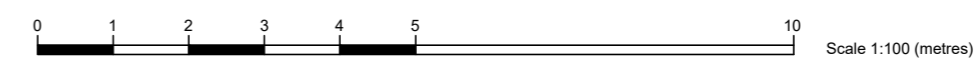
Side Elevation (North West)



Rear Elevation (South West)



Side Elevation (South East)



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Finishes

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Roof - Grey Marley Modern concrete interlocking tiles.

Windows & Doors - Timber frame with colour to be confirmed.

Rainwater Goods - Black uPVC

Doors to cycle stores - to match cladding on stairwell.

PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
A	Floor level amended	DC	17.12.19
B	Retaining Wall added	DC	18.12.19

Client
 Cairngorm Residential LLP

Project
 Proposed 22no Apartments off
 Kerrow Drive
 Kingussie

Drawing
 Block C Elevations
 Apartments 9 - 12

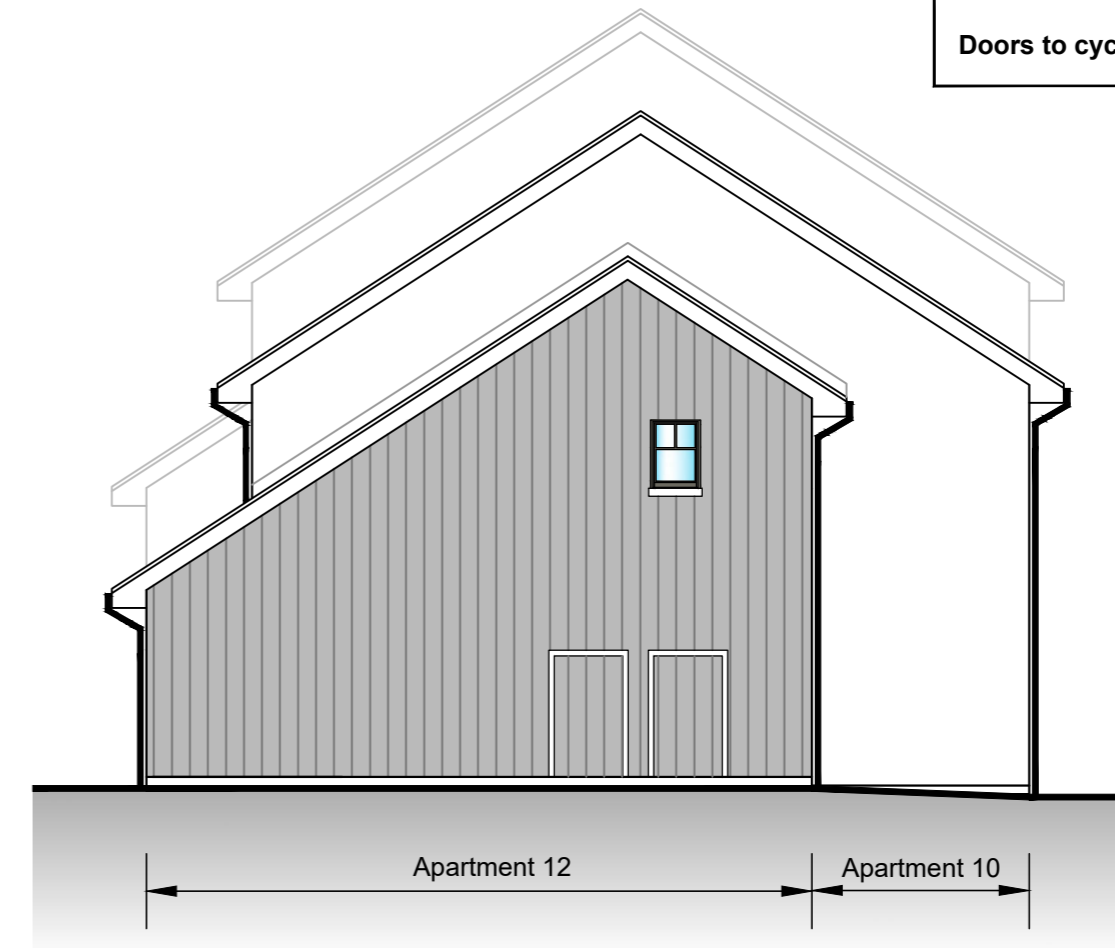
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Project no	Dwg no	Rev
2579	PL 302	B

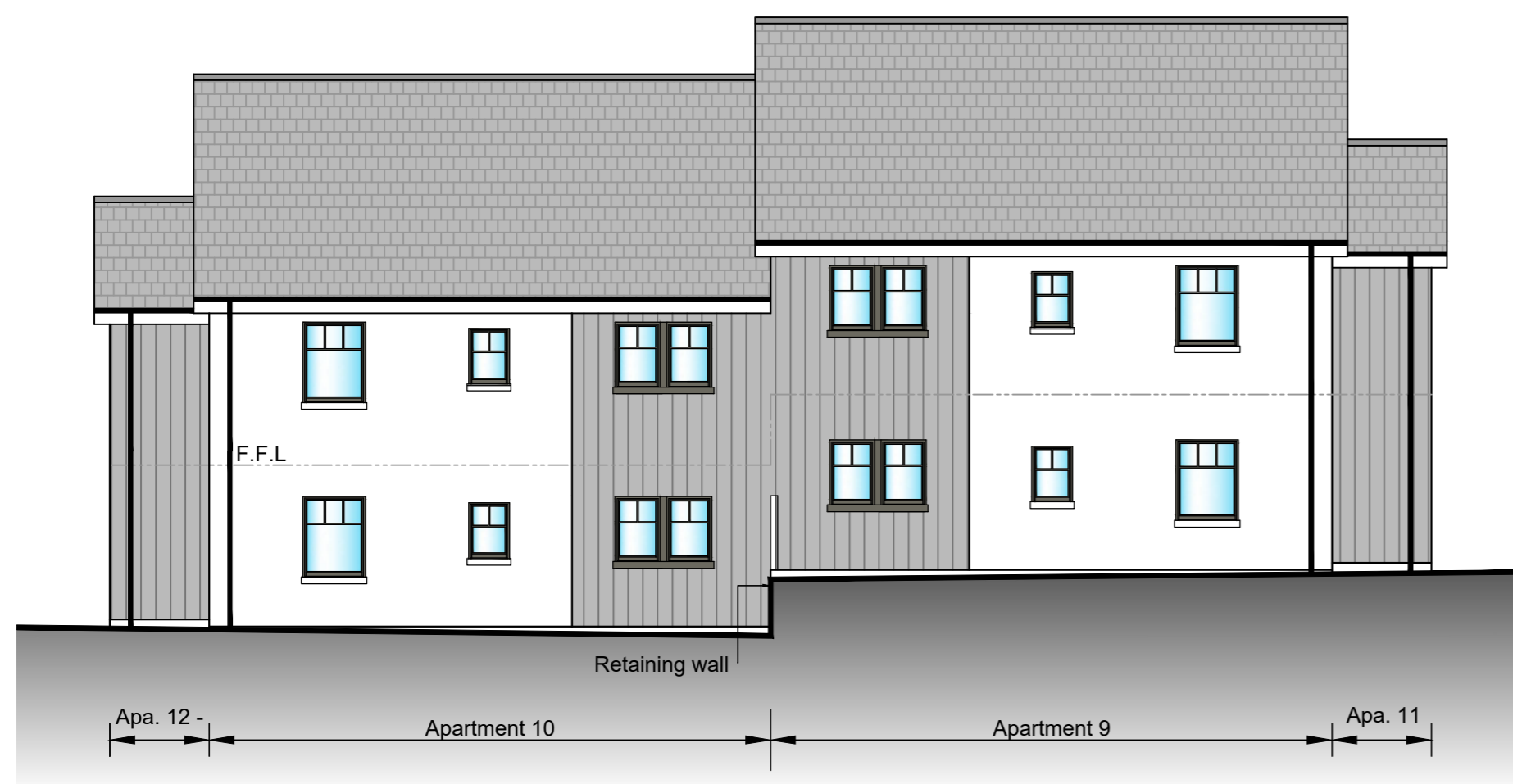
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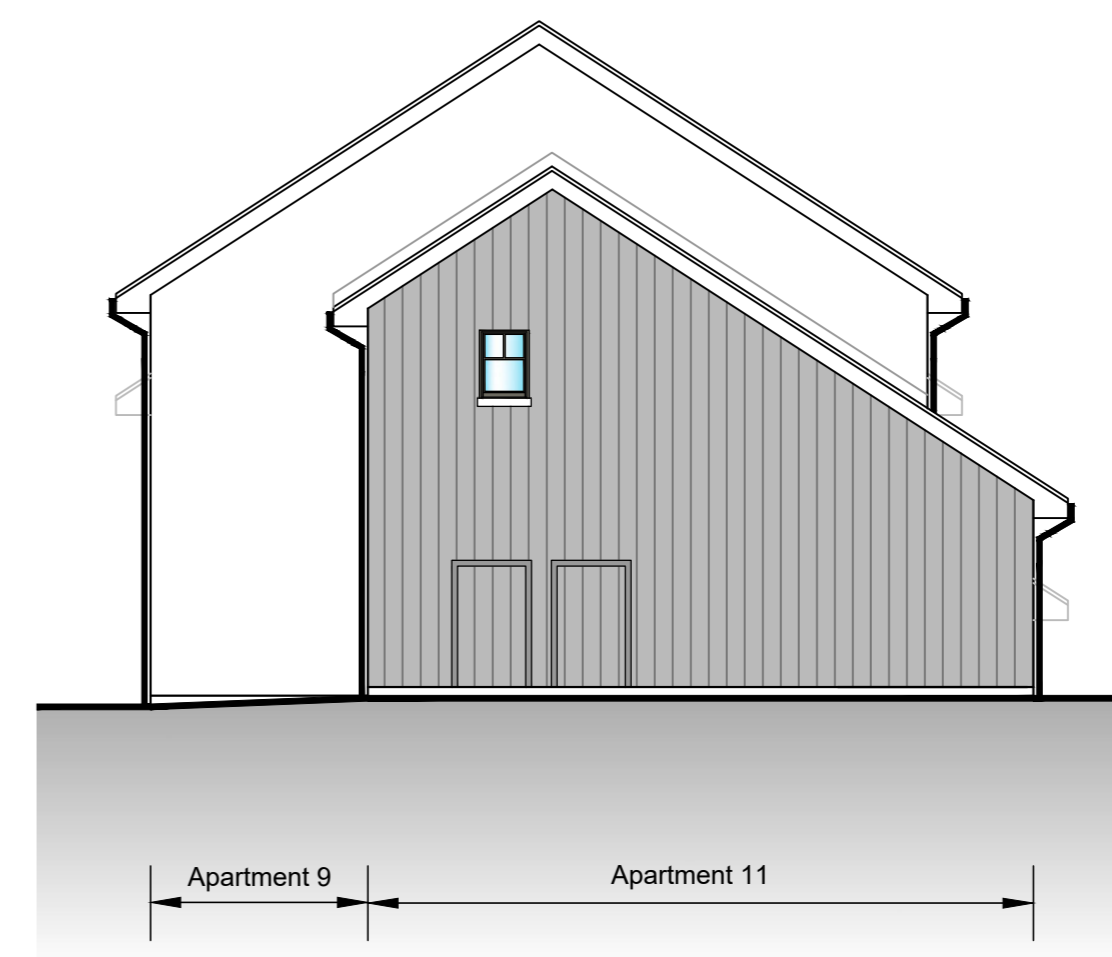
Front Elevation (South East)



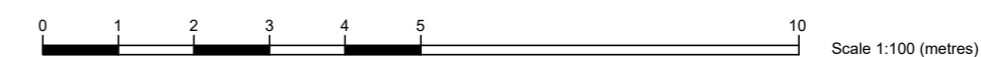
Side Elevation (North East)



Rear Elevation (North West)



Side Elevation (South West)



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Finishes

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Windows & Doors - Timber frame with colour to be confirmed.

Rainwater Goods - Black uPVC

Doors to cycle stores - to match cladding on stairwell.

PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
A	Floor level amended	DC	17.12.19
B	Retaining Wall added	DC	18.12.19

Client
 Cairngorm Residential LLP

Project
 Proposed 22no Apartments off Kerrow Drive Kingussie

Drawing
 Block D Elevations
 Apartments 13 - 16

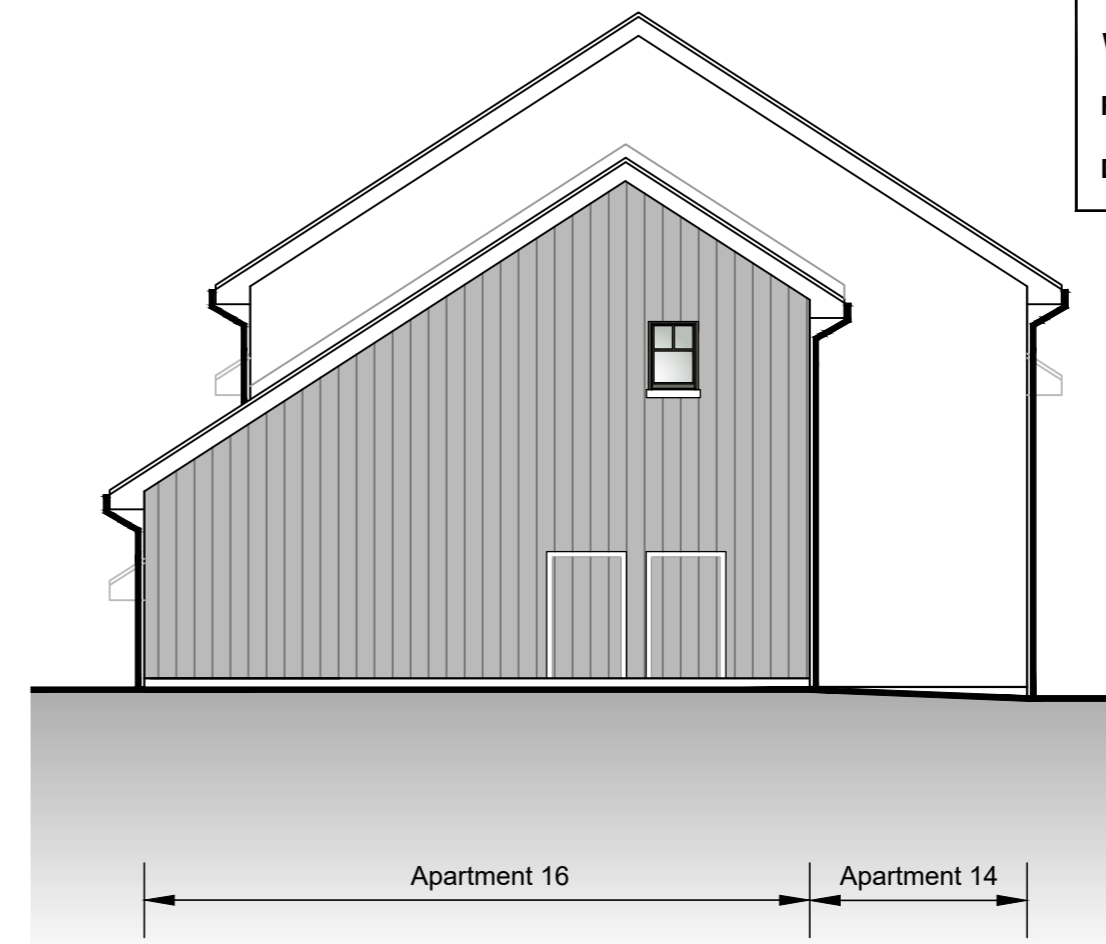
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Project no	Dwg no	Rev
2579	PL 303	B

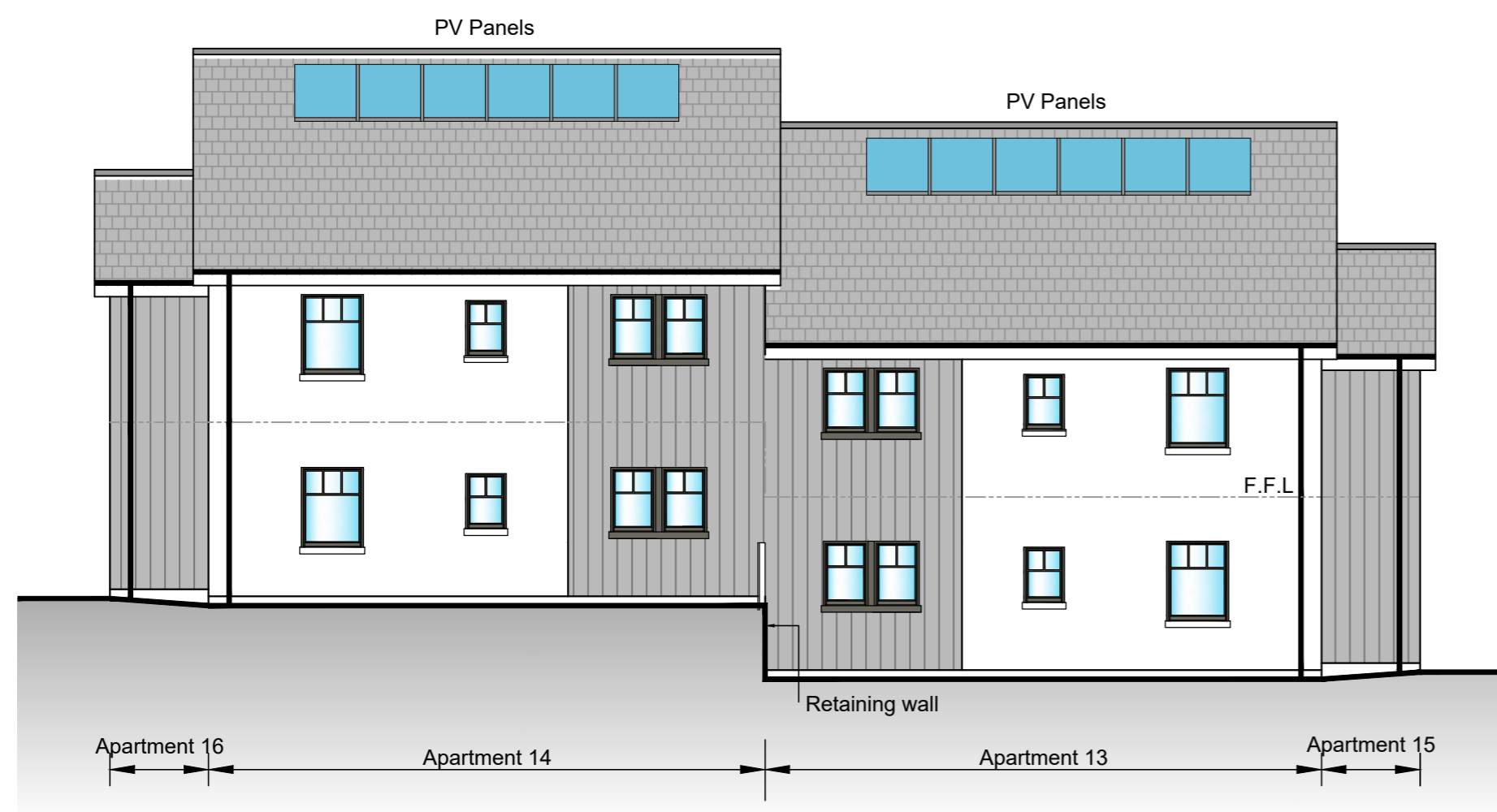
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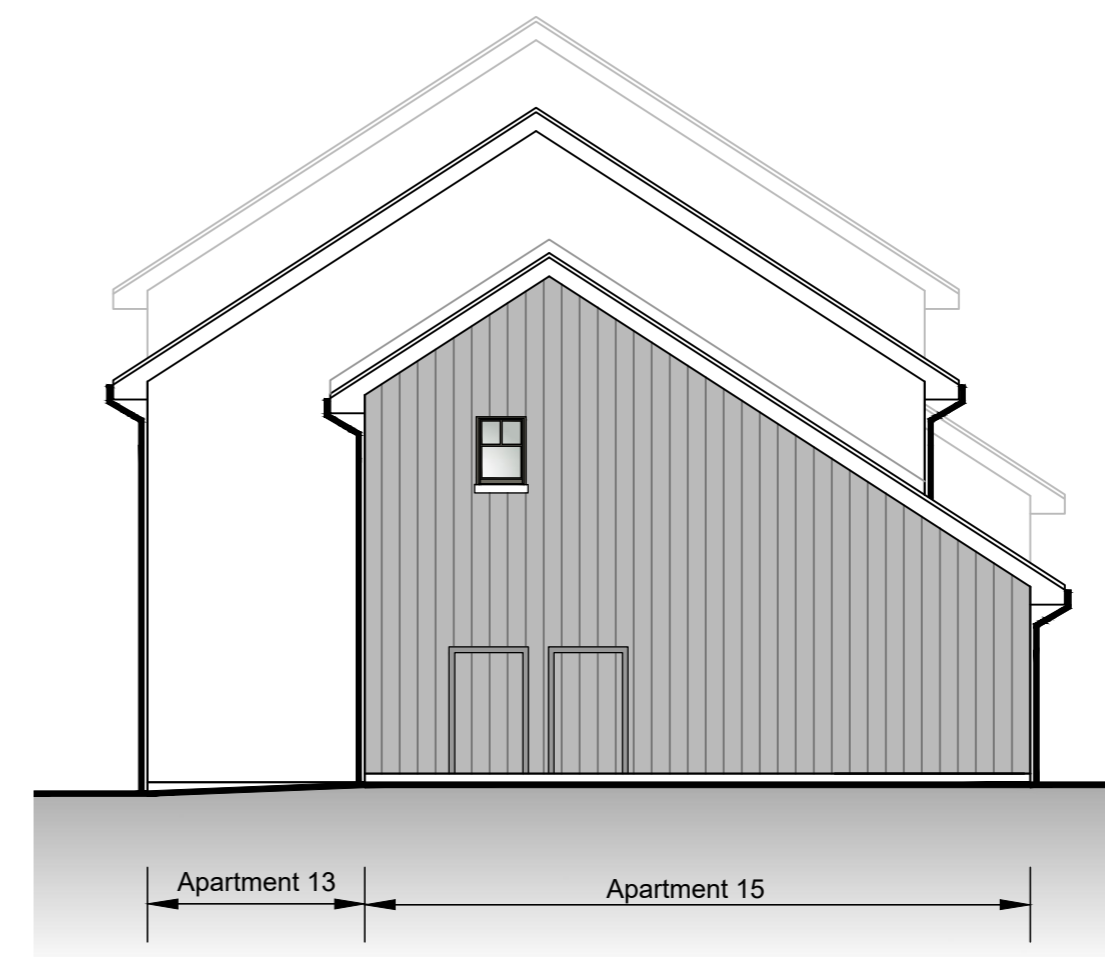
Front Elevation (North West)



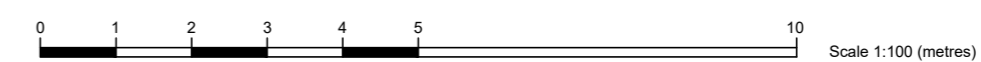
Side Elevation (South West)



Rear Elevation (South East)



Side Elevation (North East)



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Finishes

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Windows & Doors - Timber frame with colour to be confirmed.

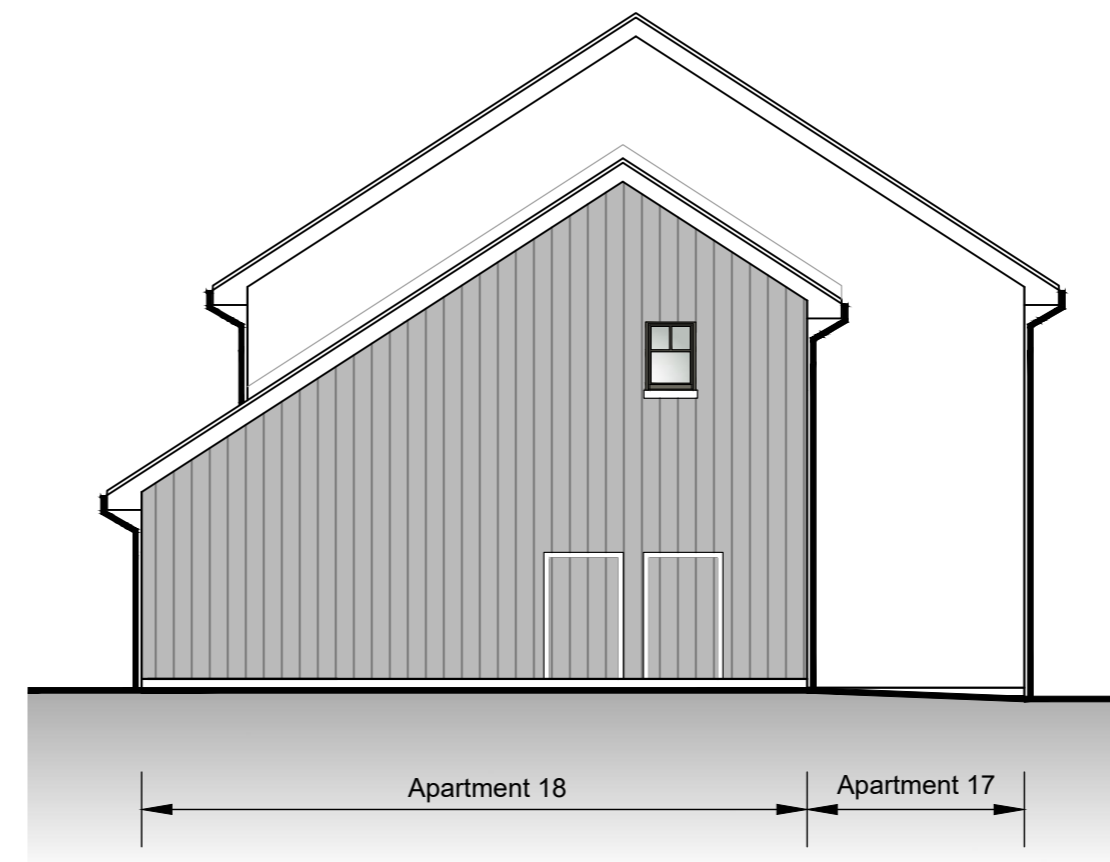
Rainwater Goods - Black uPVC

Doors to cycle stores - to match cladding on stairwell.

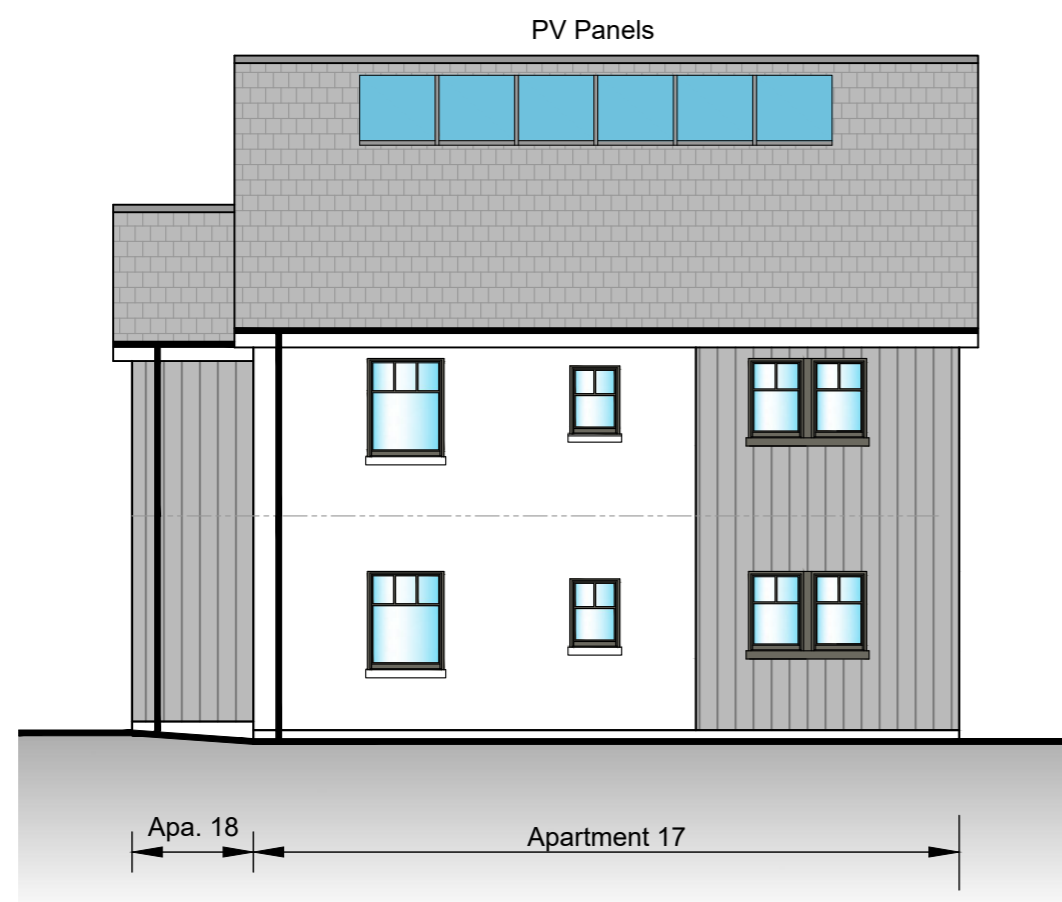
PLANNING APPLICATION



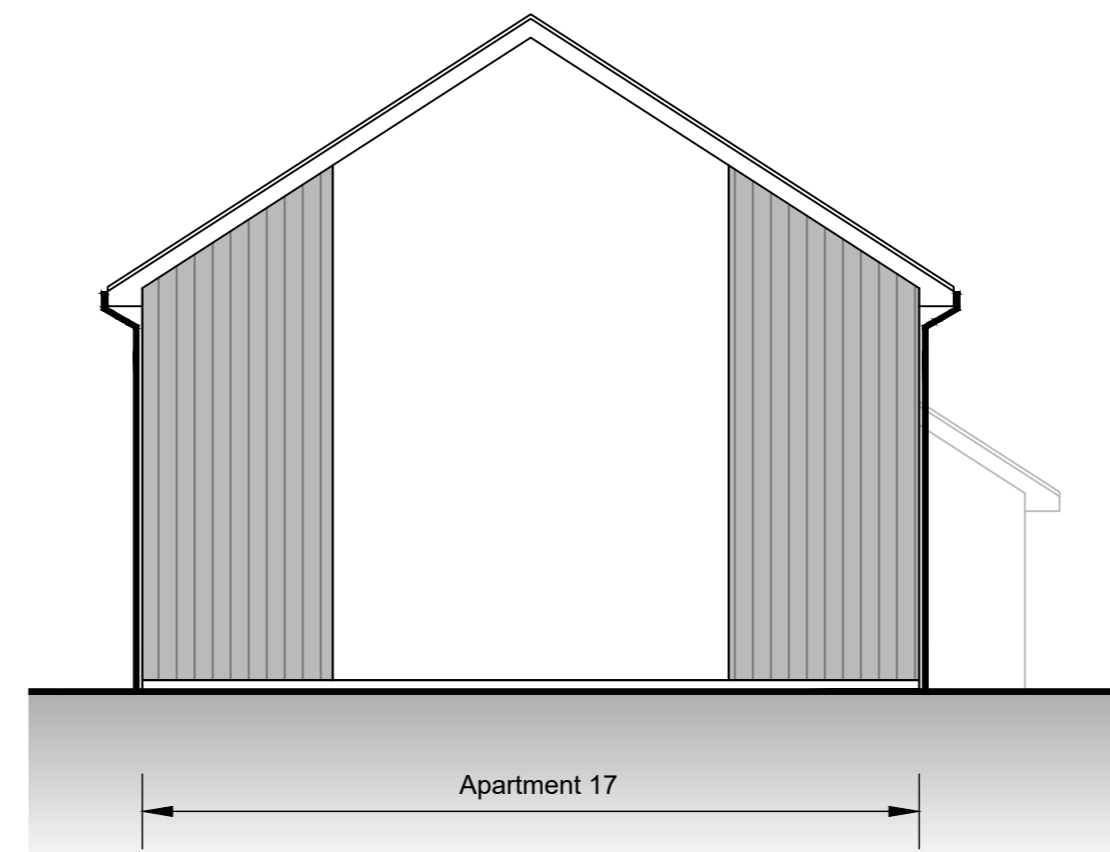
Front Elevation (North West)



Side Elevation (South West)



Rear Elevation (South East)



Side Elevation (North East)

REVISIONS

Rev.	Description	Drawn	Date
-	-	-	-

Client
 Cairngorm Residential LLP

Project
 Proposed 22no Apartments off
 Kerrow Drive
 Kingussie

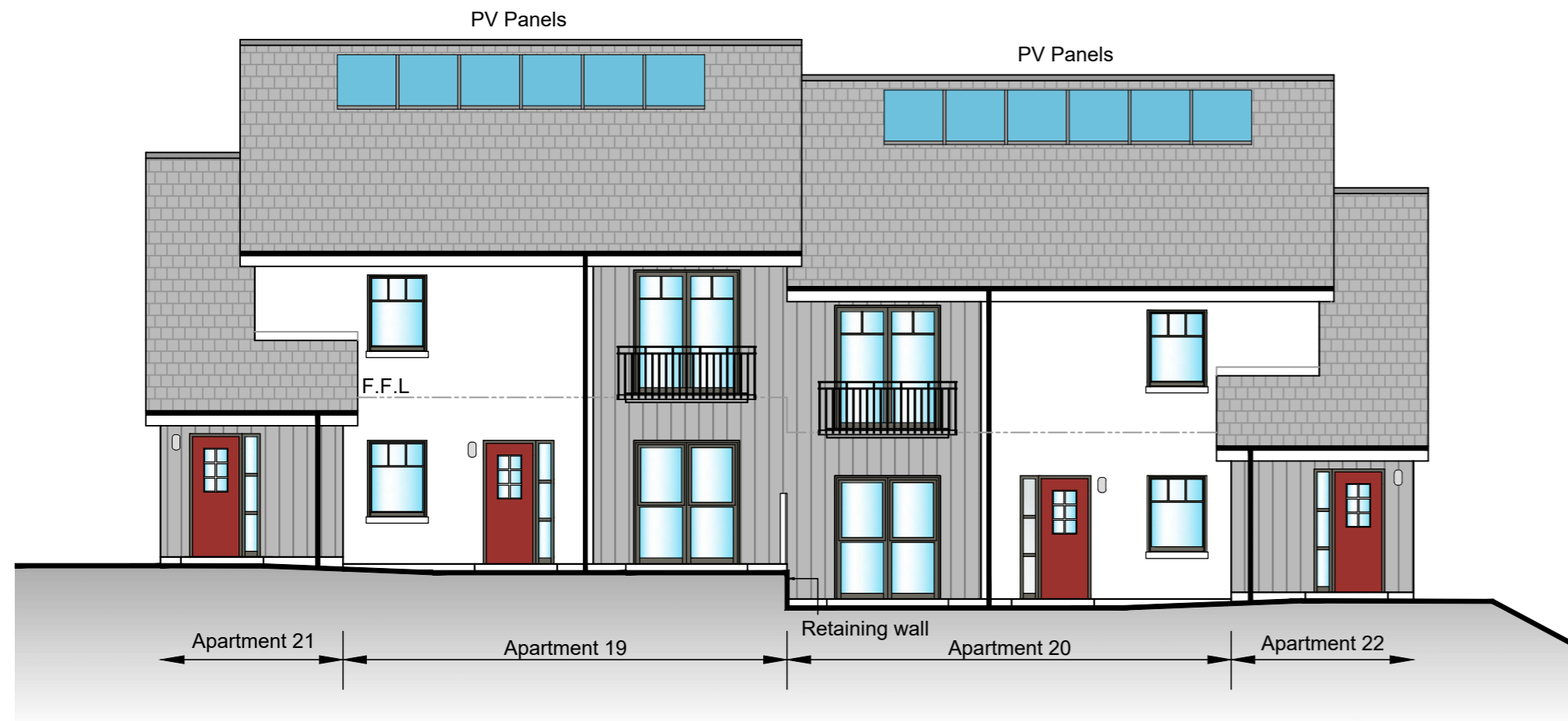
Drawing
 Block E Elevations
 Apartments 17 & 18

Scale	Date	Drawn by
1:100@A2	Nov 2019	DC

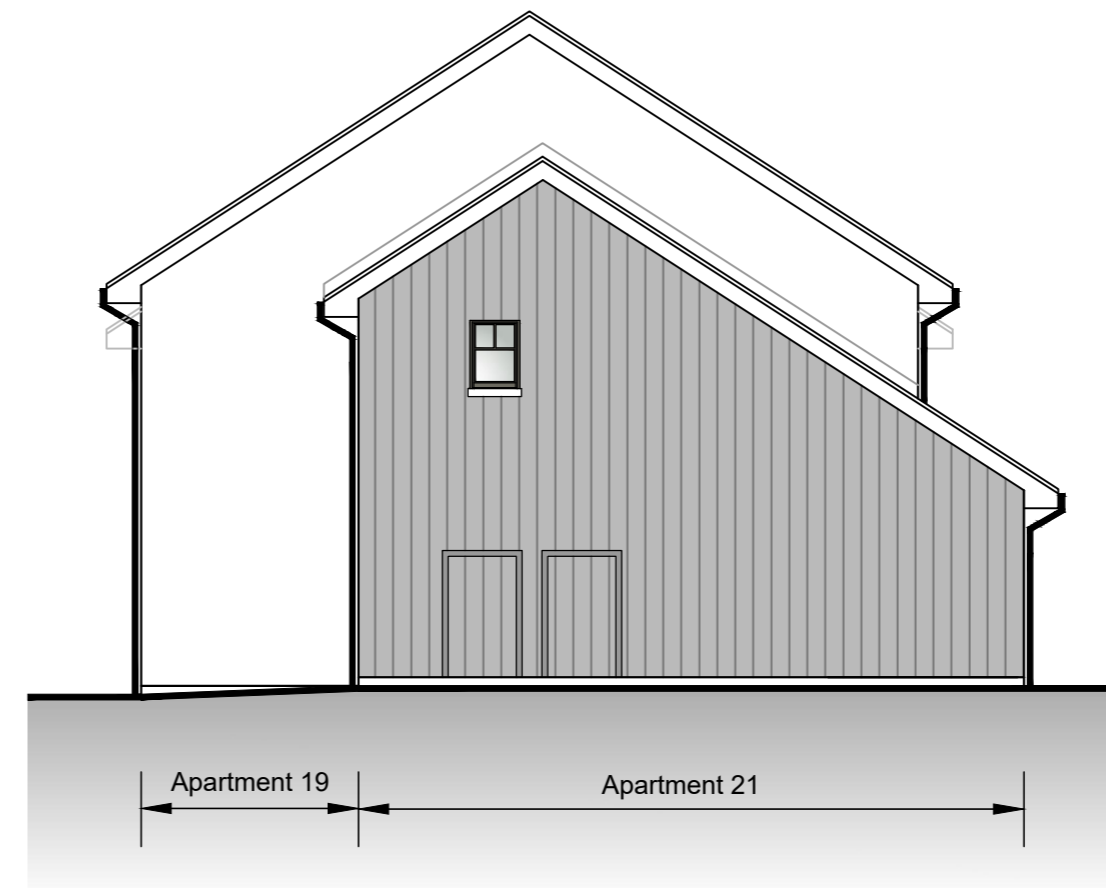
Project no	Dwg no	Rev
2579	PL304	

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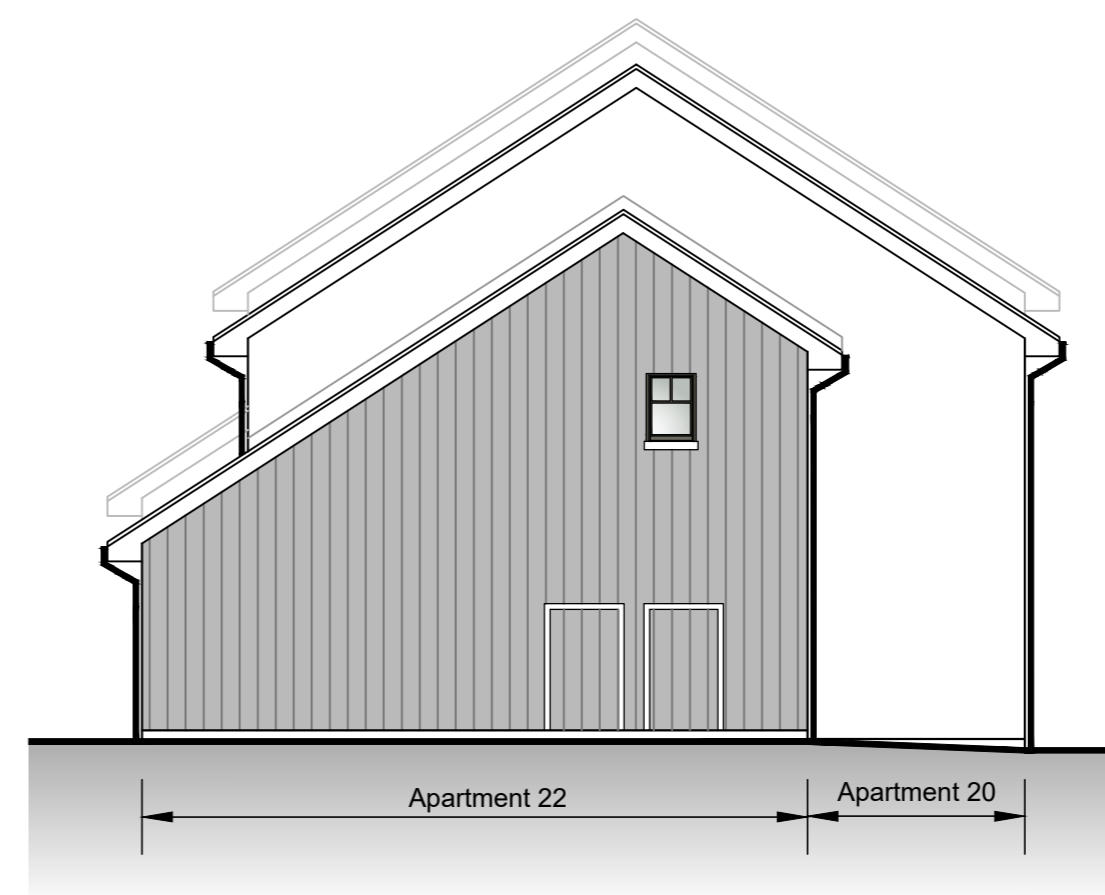
Front Elevation (South West)



Side Elevation (North West)



Rear Elevation (North East)



Side Elevation (South East)

Finishes
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Roof - Grey Marley Modern concrete interlocking tiles.
Windows & Doors - Timber frame with colour to be confirmed.
Rainwater Goods - Black uPVC
Doors to cycle stores - to match cladding on stairwell.

PLANNING APPLICATION

REVISIONS			
Rev.	Description	Drawn	Date
A	Retaining Wall added	DC	18.12.19

Client
 Cairngorm Residential LLP

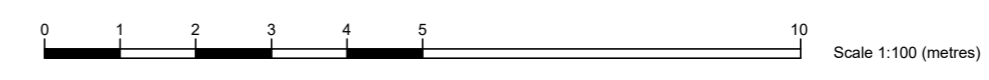
Project
 Proposed 22no Apartments off Kerrow Drive Kingussie

Drawing
 Block F Elevations Apartments 19 - 22

Scale 1:100@A2	Date Nov 2019	Drawn by DC
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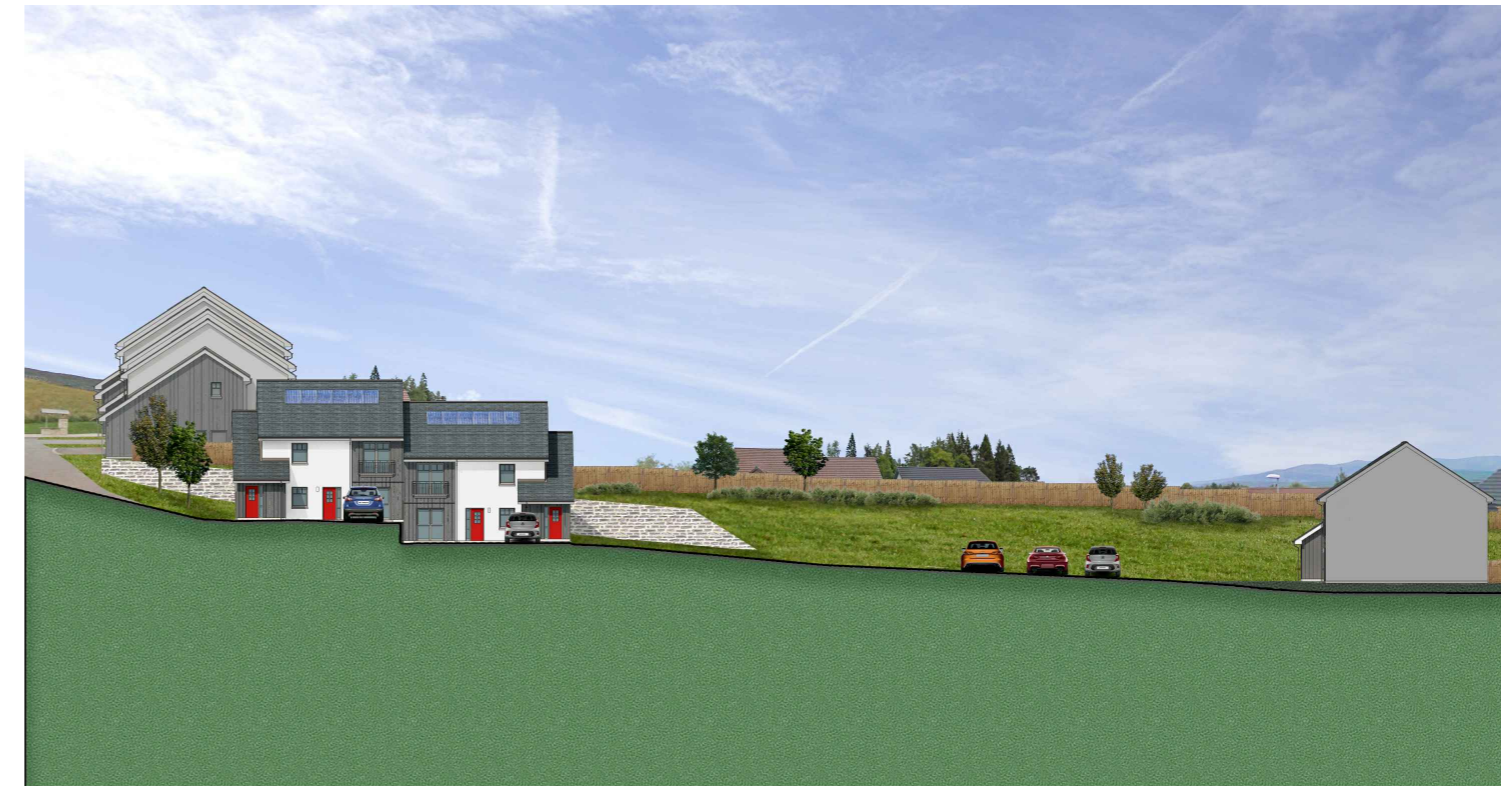
Project no 2579	Dwg no PL 305	Rev A
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Street Elevation Looking North East Towards Blocks A & B



Street Elevation Looking North West Towards Blocks C & F



Street Elevation Looking South East Towards Blocks D & E



Street Elevation Looking North East Towards Block F

PLANNING APPLICATION

REVISIONS

Rev.	Description	Drawn	Date
A	ground levels revised	PHJ	Dec 19

Client
 Cairngorm Residential LLP

Project
 Proposed 22no Apartments off
 Kerrow Drive
 Kingussie

Drawing
 Street Elevations

Scale	Date	Drawn by
NTS@A2	Nov 19	PHJ

Project no	Dwg no	Rev
2579	PL306	A

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Species	Height	Pot Size	Specification	Density	Number
<i>Alnus glutinosa</i>	80-100cm	8-10cm	bare-root	1+1:1 Transplant	3 brks
<i>Prunus padus</i>	250-300cm	8-10cm	bare-root	Standard	3 brks
<i>Betula pendula</i>	250-300cm	8-10cm	Rootballed	Standard	3 brks
<i>Sorbus aucuparia</i>	150-175cm	8-10cm	bare-root	Standard	3 brks
<i>Betula pendula</i>	150-175cm	8-10cm	bare-root	Feather	2x 3 brks
<i>Prunus avium</i>	250-300cm	8-10cm	bare-root	Standard	3 brks
<i>Alnus glutinosa</i>	250-300cm	8-10cm	Rootballed	Standard	3 brks

Species	Height	Pot Size	Specification	Density	Number
<i>Salix aurita</i>	60-80cm	8-10cm	bare-root	0/1: Cutting	Counted
<i>Corylus avellana</i>	60-80cm	8-10cm	bare-root	1+1:1 Transplant	3 brks

Species	Height	Pot Size	Specification	Density	Number
<i>Pinus sylvestris</i>	100-125cm	7-8cm	balled	Leaders and laterals	2x3

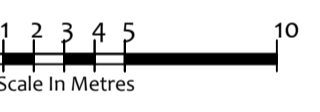
Species	Height	Pot Size	Mix Species Contribution	Specification	Density	Number	
<i>Calluna vulgaris</i>	20-25cm	9cm	15%	Bushy	2/m ²	6No.	
<i>Corylus avellana</i>	60-80cm	bare-root	25%	1+1:1 Transplant	3 brks	9No.	
<i>Corylus scoparius</i>	30-40cm	9cm	15%	Bushy	2/m ²	7No.	
<i>Ilex aquifolium</i>	30-40cm	9cm	20%	Bushy	2/m ²	7No.	
<i>Juniperus communis</i>	10-20cm	2L	35%	Bushy	2/m ²	12No.	
						Total	36No.

Species	Height	Pot Size	Mix Species Contribution	Specification	Density	Number	
<i>Betula pendula</i>	80-100cm	bare-root	45%	1+1:1 Transplant	3 brks	82No.	
<i>Pinus sylvestris</i>	60-80cm	8-10cm	10%	2x2: Bushy	2/4tr	72No.	
<i>Quercus robur</i>	80-100cm	bare-root	15%	1 ut: 1 Transplant	3 brks	29No.	
						Total	184No.

- KEY**
- Existing trees on adjoining sites to be retained and protected during construction works to comply with BS 5837:2012.
 - Proposed 2.5-3m tall, standard tree planting: Birch, Rowan and Alder species.
 - Proposed feathered trees, 1.5-1.75m tall: Oak, Birch, Alder, Cherry and Rowan species.
 - Proposed 1.5m high feathered conifer trees: Pine species.
 - Proposed native species shrub planting in area of bark mulching to site entrance.
 - Proposed communal gardens: top-soiled, stone picked, cultivated and turfed.
 - Proposed open spaces: top-soiled, stone-picked, cultivated and grass seeded.
 - Open space areas: proposed long grass areas to be top-soiled, cultivated and sown with a wildflower / grass seed mix. (Areas to be maintained as long grass - annual cut.)
 - Proposed swale drain: proposed long grass areas to be top-soiled, cultivated and sown with a wetland tolerant wildflower / grass seed mix. (Areas to be maintained as long grass - annual cut.)

NOTES: EXISTING DRY STONE WALLS.
 NORTH / NORTH / WEST BOUNDARY
 It is proposed to retain this existing stone dyke along this boundary and protect it with Hera type fencing during the construction works. Any areas of dilapidated walls will be repaired to match the adjoining walls at the time of development of the adjoining land to the north, and once detailed proposals and site levels for that area are confirmed.

WESTERN BOUNDARY
 This existing stone dyke along this boundary is owned by the adjoining proprietors. This will be protected with Hera type fencing during the construction works.



NOTES:
 For full details of proposed site drainage layout including locations of proposed services and attenuation tanks refer to Cameron + Ross drawing 12474-004-920.

- REVISIONS**
- A: 04.03.20 Landscape proposals amended in response to the comments received from CNPA's Landscape Advisor: Proposed woodland planting mix simplified and now forming a continuous feature along the western boundary. Additional tree and woodland shrub planting with earth mounding next to swale drain proposed. Dry stone dyke retention, repairs and maintenance of the existing accesses now to be undertaken as part of the development. (Stone dyke repairs to be undertaken in accordance with the advice of the Ecologist).KW
 - B: 04.03.20 Landscape proposals updated to suit the GHJ site plan 2579 PLO2 D. Amended parking, bike stands and bin collection points added.KW
 - C: 05.03.20 Landscape proposals updated to confirm status of the existing stone dykes and proposed protection / repairs as directed by Client.KW
 - D: 24.06.20 Landscape proposals amended to suit the new roads layout (C+R 12474-004-910 Rev 3) including new roads layout, visibility splays, new remote footpaths. Woodland planting, grass seeding and grass / wildflower seeding areas amended to suit. Additional grass / wildflower seeding added surrounding swale area.KW

KEITH L WOOD LANDSCAPE DESIGN

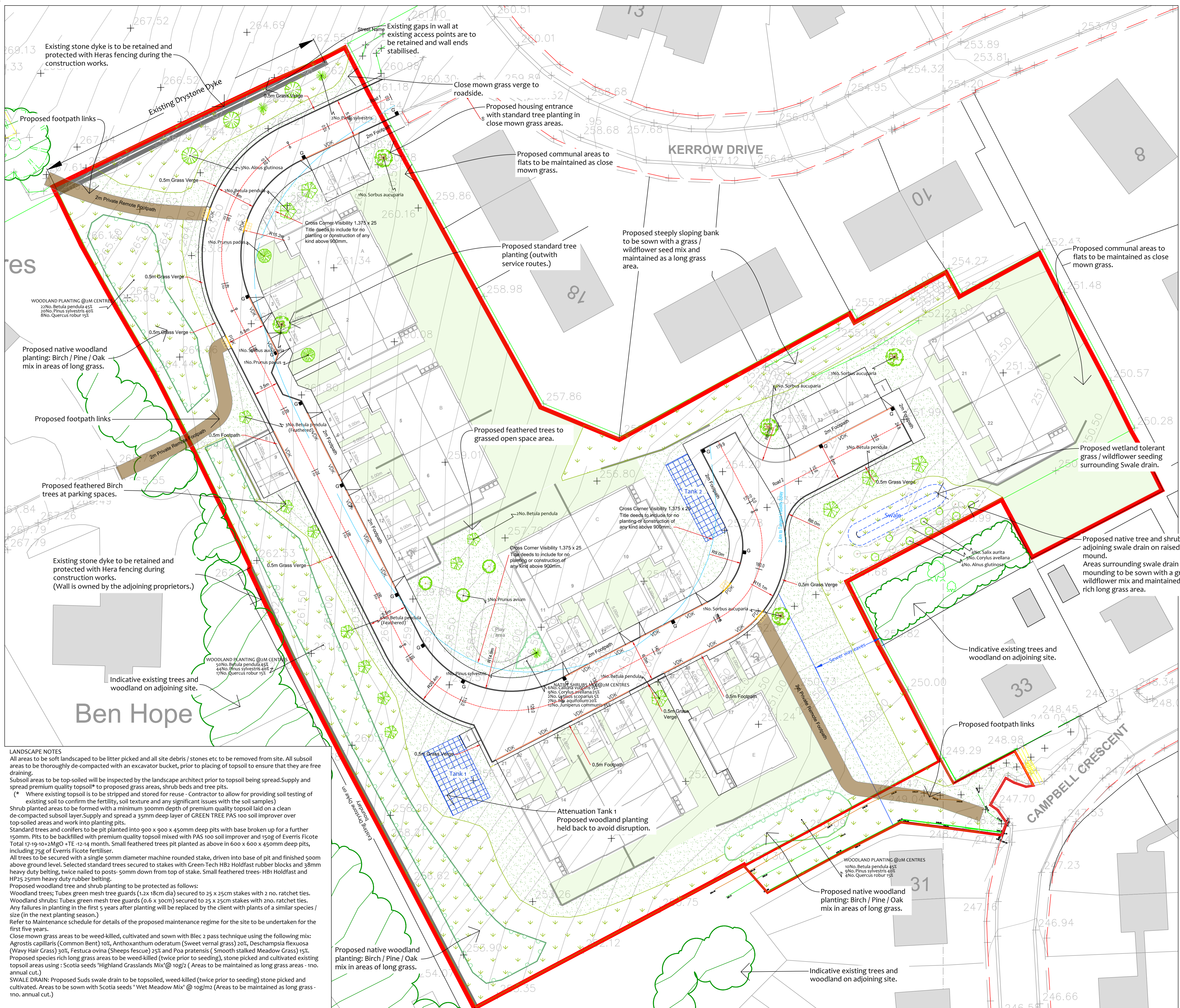
1, Old Branziel Cottage, Balmore, By Torrance, Glasgow, G64 4AH.
 Tel: 01360 620358 Mob: 07584 054586
 email: keith.l.wood@btopenworld.com
 www.keithwoodlandscapedesign.scot

Project Title: 22no. APARTMENTS ADJACENT TO KERROW DRIVE, KINGUSSIE.
 CLIENT: CAIRNGORM RESIDENTIAL LLP

DRAWING TITLE: LANDSCAPE PROPOSALS- PLANTING PLAN.

PLANNING

Scale: 1:250@ A1 Date: 21.01.20
 Drawn: k wood Approved
 Drawing No. CR 100.20 SL-02 Rev. D



LANDSCAPE NOTES
 All areas to be soft landscaped to be litter picked and all site debris / stones etc to be removed from site. All subsoil areas to be thoroughly de-compacted with an excavator bucket, prior to placing of topsoil to ensure that they are free draining.
 Subsoil areas to be top-soiled will be inspected by the landscape architect prior to topsoil being spread. Supply and spread premium quality topsoil* to proposed grass areas, shrub beds and tree pits.
 (* Where existing topsoil is to be stripped and stored for reuse - Contractor to allow for providing soil testing of existing soil to confirm the fertility, soil texture and any significant issues with the soil samples)
 Shrub planted areas to be formed with a minimum 300mm depth of premium quality topsoil laid on a clean de-compacted subsoil layer. Supply and spread a 35mm deep layer of GREEN TREE PAS 100 soil improver over top-soiled areas and work into planting pits.
 Standard trees to be pit planted into 900 x 900 x 450mm deep pits with base broken up for a further 150mm. Pits to be backfilled with premium quality topsoil mixed with PAS 100 soil improver and 150g of Everris Ficote Total 17-19-10+2MgO +TE -12-14 month. Small feathered trees pit planted as above in 600 x 600 x 450mm deep pits, including 75g of Everris Ficote fertiliser.
 All trees to be secured with a single 50mm diameter machine rounded stake, driven into base of pit and finished 500mm above ground level. Selected standard trees secured to stakes with Green-Tech HB2 Holdfast rubber blocks and 38mm heavy duty belting, twice nailed to posts- 50mm down from top of stake. Small feathered trees- HB1 Holdfast and HP25 25mm heavy duty rubber belting.
 Proposed woodland tree and shrub planting to be protected as follows:
 Woodland trees: Tubex green mesh tree guards (1.2x 18cm dia) secured to 25 x 25cm stakes with 2 no. ratchet ties.
 Woodland shrubs: Tubex green mesh tree guards (0.6 x 30cm) secured to 25 x 25cm stakes with 2no. ratchet ties.
 Any failures in planting in the first 5 years after planting will be replaced by the client with plants of a similar species / size (in the next planting season.)
 Refer to Maintenance schedule for details of the proposed maintenance regime for the site to be undertaken for the first five years.
 Close mown grass areas to be weed-killed, cultivated and sown with Blec 2 pass technique using the following mix: Agrostis capillaris (Common Bent) 10%, Anthoxanthum odoratum (Sweet vernal grass) 20%, Deschampsia flexuosa (Wavy Hair Grass) 30%, Festuca ovina (Sheeps fescue) 25% and Poa pratensis (Smooth stalked Meadow Grass) 15%.
 Proposed species rich long grass areas to be weed-killed (twice prior to seeding), stone picked and cultivated existing topsoil areas using : Scotia seeds 'Highland Grasslands Mix' @ 10g/2 (Areas to be maintained as long grass areas - 1no. annual cut.)
 SWALE DRAIN: Proposed Suds swale drain to be topsoiled, weed-killed (twice prior to seeding) stone picked and cultivated. Areas to be sown with Scotia seeds ' Wet Meadow Mix' @ 10g/m2 (Areas to be maintained as long grass - 1no. annual cut.)