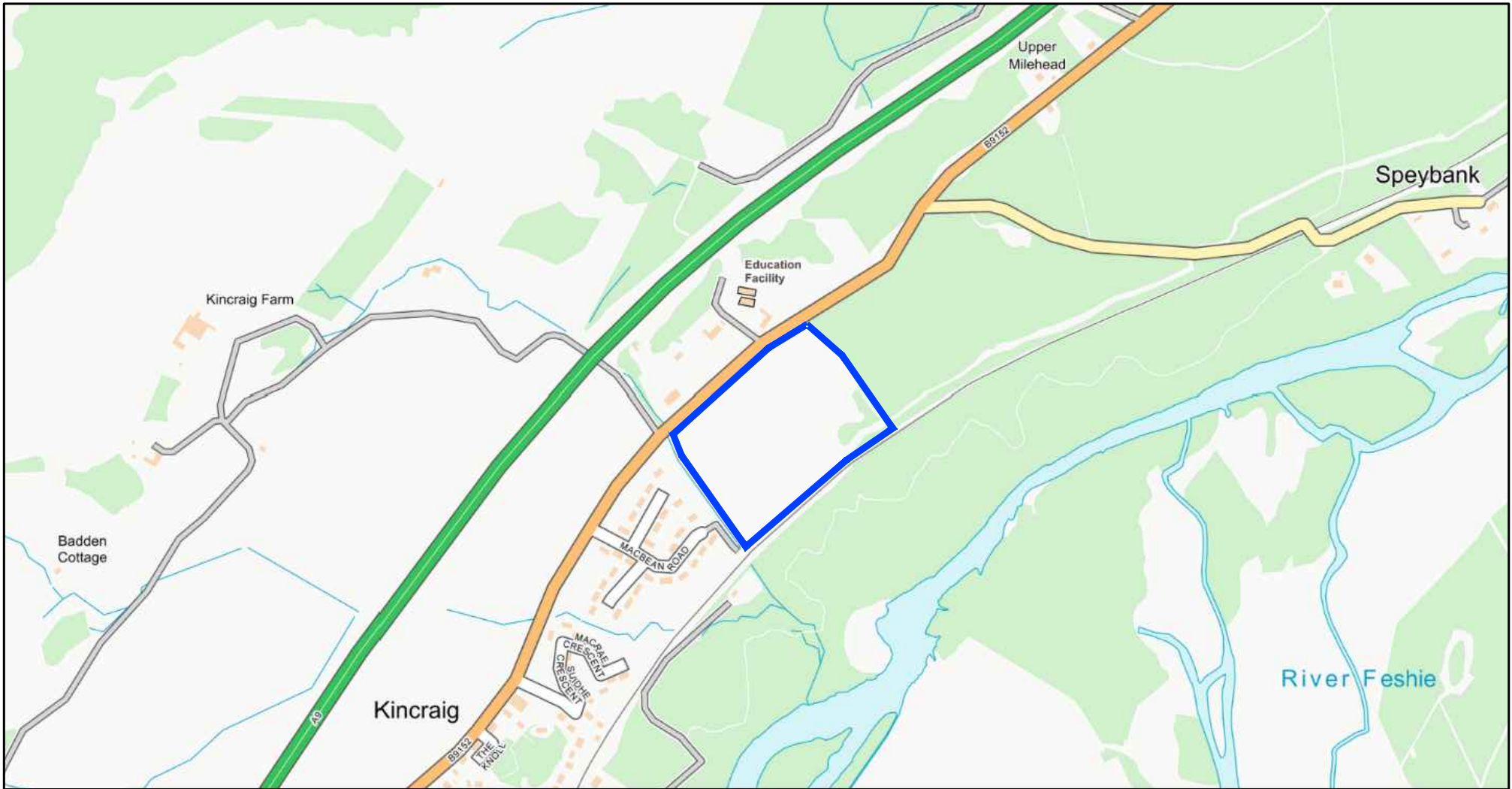


AGENDA ITEM 7

APPENDIX I

2020/0111/DET

PLANS



NOT FOR CONSTRUCTION

Ramsay & Chalmers

Consulting Structural & Civil Engineers

Chattan Mews Offices
18 Chattan Place
ABERDEEN AB10 6RD

Tel. (01224) 560 700
Fax. (01224) 560 701

Email : info@ramsaychalmers.co.uk
Website : www.ramsaychalmers.co.uk

Project

**PROPOSED PHASE 1 HOUSING
DEVELOPMENT AT BALDOW FIELD,
KINCRAIG, KINGUSSIE.**

Drawing Title

SITE LOCATION PLAN.

Rev.	By	App.	Description	Date
C	MJD	-	DRAWING TITLE REVISED.	15.04.20
B	MJD	-	GENERAL UPDATE.	13.04.20
A	YSB	-	INITIAL ISSUE.	13.05.18

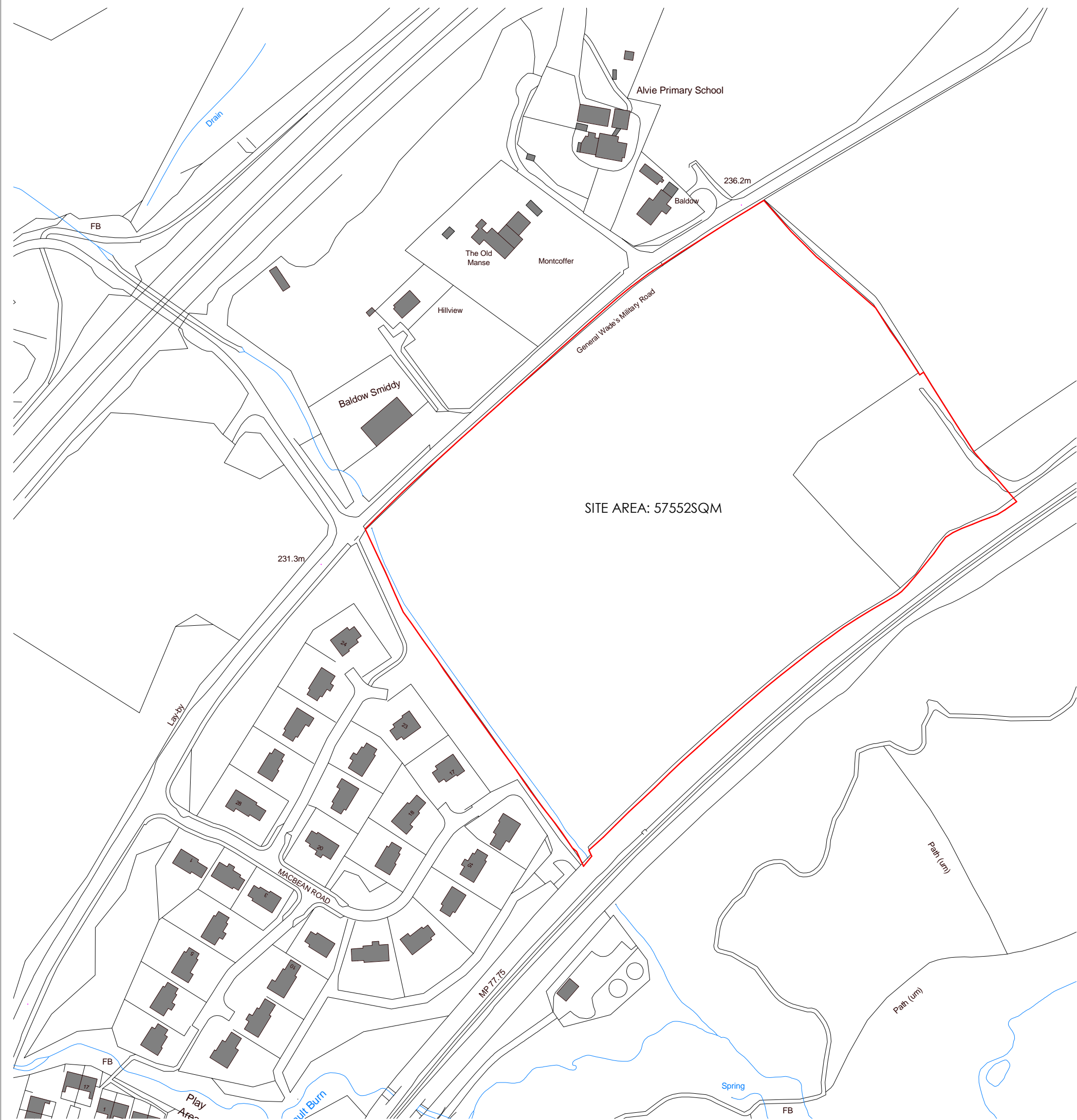
Architect

COLIN ARMSTRONG ARCHITECTS

Job No.	Drawing No.	Revision	Scale	Issue Status
C3539	001	C	NTS	FOR PLANNING

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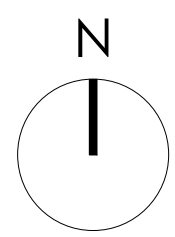
CDM:
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 recorded where appropriate, in accordance with the requirements
 of "The Construction (Design and Management) Regulations 2015"
 and the associated "Industry Guidance for Designers"



SITE AREA: 57552SQM

236.2m

231.3m



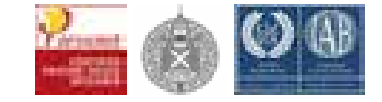
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Rev	Description	Date
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 Inverness IV2 6AA

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Client
 Cairngorm Residential LLP

Project
 Phase 1, Baldow, Kinraig

Project No. 1930

Drawing No. PL90_101

Revision

Location Plan

Status
 Planning

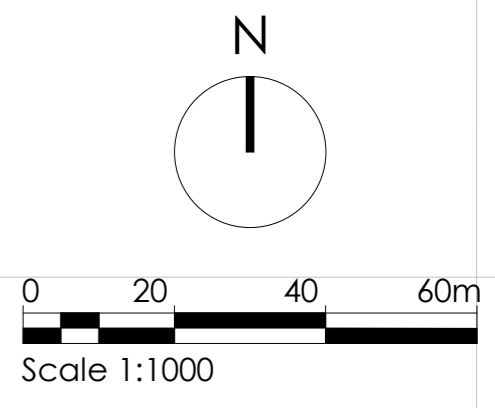
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- OVERMARKED DRIVEWAY DIMENSIONS
- VISITOR PARKING (12)
- BIN AND RECYCLING COLLECTION POINTS



SITE AREA: 57041SQM

- 2B/4P AFFORDABLE SEMIS 4NO.
- 3B/5P AFFORDABLE SEMIS 6 NO.
- 2B4P FLATS: 4NO.
- 2B4P PRIVATE SEMIS : 2NO.
- 3B5P PRIVATE SEMIS : 6NO.
- 4B8P DETACHED 9NO.
- 5B10P DETACHED: 9NO.

- Proposed location of swift bird boxes. Mounted high level to gable walls under projecting roof soffit. Product "Schwegler No. 16 Swift Nestbox" Woodcrete material
- Proposed location of Bat Boxes Mounted high level to gable walls under projecting roof soffit. Product "Habibat 017 External Access Box" Woodcrete material

TOTAL UNITS: 40

Rev	Description	Date
E	Landscaping / Boundary fence	06/07/20
D	Widened Pavement to 3m. Rotated houses along road side	03/07/20
C	Pavements shown both sides, bin store to cottage flats	29.06.20
B	Amended Road Layout	05/06/20
A	Planning Amendments	27/05/20



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Client
 Cairngorm Residential LLP

Project
 Phase 1, Baldow, Kintraig

Project No. 1930
 Drawing No. PL90-101

Revision E

External Works Site Plan

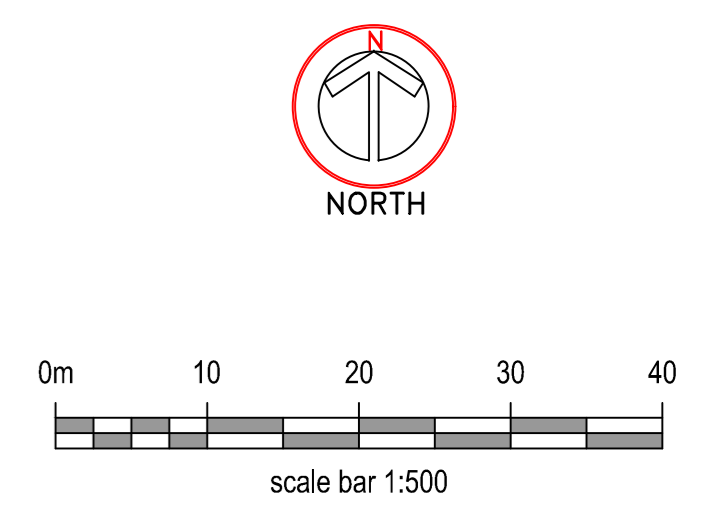
Status
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 Date Created 10/09/19
 Scale As indicated
 Drawn by RG
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 Printed on: 06/07/2020 16:24:25



- KEY**
- EXISTING LANDSCAPE FEATURES.**
- Existing mixed species hedging to field boundary with B912 Road retained and protected. (Hedging within proposed road visibility splays to be removed, as shown.)
 - Existing Scots Pine plantation woodlands to adjoining ground on Eastern side of hedging.
 - Existing Grassy Knoll and Birch trees to be retained and protected in accordance with Alba Ecology's Protected Terrestrial Mammal Survey Report's recommendations and CNPA's Ecology Report 15.05.20.
- PROPOSED FEATHERED TREE PLANTING TO SITE BOUNDARIES AND OPEN SPACES.**
- Feathered 1.75m tall trees - Silver Birch species. Trees supplied with Arbortech strimmer guards for protection.
 - Feathered 1.75m tall trees - Downy Birch species. Trees supplied with Arbortech strimmer guards for protection.
 - Feathered 1.75m tall trees - Rowan species. Trees supplied with Arbortech strimmer guards for protection.
 - Locally sourced Aspen (Cell grown plugs or bare root transplants) with local provenance with mesh guard protection.
- PROPOSED NATIVE TREE AND SHRUB PLANTING TO OPEN SPACES.**
- Proposed 1.1-1.25m high feathered conifer trees - Pine species. Trees supplied with Arbortech strimmer guards for protection.
 - Proposed NATIVE TREE AND SHRUB PLANTING TO OPEN SPACES.
 - Proposed cell grown transplants enclosed with post and wire fencing with rabbit mesh. Native species groups including: Birch, Rowan, Alder, Bird Cherry, Willow and Aspen trees; Juniper, Blaeberry, Heather, Broom, hazel and Holly species shrubs.
- PROPOSED MIXED NATIVE SPECIES HEDGING TO OPEN SPACE BOUNDARIES WITH HOUSING.**
- Proposed mixed species hedging maintained at 1.2m. (Hedging to be protected with post and wire fencing and spiral guards.)
 - Proposed communal mown grass areas - areas to be topsoiled, cultivated, weed killed, stone picked and grass seeded.
 - Proposed species rich long grass areas to be sown with a grass / wildflower seed mix. Areas to be managed to promote the biodiversity of the areas with regular annual cutting of seeded areas and the control of invasive weed species.
- PROPOSED TREE PLANTING TO FRONT GARDENS AND STREETS.**
- Proposed 2.5 - 3.0m tall, standard tree planting: Alder, Birch, Rowan and Bird Cherry trees. Trees to be supplied with Arbortech strimmer guards for protection.
 - Proposed 1.2m feathered trees for group planting: Birch, Rowan and Bird Cherry trees. Trees to be supplied with Arbortech strimmer guards for protection.
 - Proposed Beech hedging at front gardens maintained at 0.9m. (Hedging to be protected with post and wire fencing and spiral guards.)
 - Proposed native species shrub planting areas: Heather, Broom, Juniper, Blaeberry and Hazel species. Planted areas to be enclosed with low mesh rabbit fencing.
 - Proposed front gardens: topsoiled, cultivated, stone picked and turf.
 - Proposed rear gardens: topsoiled, cultivated and stone picked.
- PROPOSED SUDS BASIN SEEDING.**
- Proposed Suds basin embankments to be topsoiled, cultivated and grass / wildflower seeded. Areas to be cut back annually to promote the grass / wildflower species in the seed mix to flourish.

NOTES: Landscape proposals amended to incorporate the recommendations of the Protected Terrestrial Mammal Survey Report May 2020 Alba Ecology.
 Landscape proposals amended to suit the recommendations of CNPA Ecologists' recommendations May 2020.
 (No new planting or fencing to be undertaken in Grassy Knoll area. Area to be retained and protected).
 Landscape proposals amended to suit the new site plan (CAA 1930 PL 0101E and Road layout plan RC C2539 010G - 010G.)



- REVISIONS**
- A: 11.04.20 Landscape proposals amended to suit new site plan, road layout and Client's requirements. Suds basin to be adapted by Scottish Water so landscape treatment reduced to a grass / wildflower seeding of the embankments. KW
 - B: 10.07.20 Landscape proposals amended to suit the recommendations of the Protected Terrestrial Mammal Survey Report Alba Ecology and CNPA Ecology advice. (Existing Knoll to be retained and protected; no new planting / disturbances to be undertaken in the protected area.) Rabbit protection measures increased across proposed planting as per Alba Ecology's recommendations. Landscape proposals amended to revised site plan and roads layout / visibility splays. Additional tree screening planting added to B912 frontage. Tree planting to open spaces revised to avoid overhead powerline wayleaves. KW

KEITH L. WOOD LANDSCAPE DESIGN

1 Old Bramlet Cottage, Balmorie,
 By Torrance, Glasgow, G64 4AH.
 Tel: 01360 420158 / 01360 420156
 email: keith.l.wood@btopeworld.com
 www.keithwoodlandscape.co.uk

Project Title: PROPOSED HOUSING DEVELOPMENT AT BALDOW FIELD, KINROSS, KINGUSSIE.
 CLIENT: CAIRNGORM RESIDENTIAL LLP
 DRAWING TITLE: LANDSCAPE PROPOSALS - PHASE 1 - OVERALL PLAN.

PLANNING	
Scale: 1:500 @ A0	Date: 15.04.20
Drawn: k.wood	Approved:
Drawing No.: CR 101.20 SL 01	Rev: 'B'

PROPOSED BALDOW FIELD HOUSING PHASE 1 SITE, KINROSS - LANDSCAPE PROPOSALS 1: 500 SCALE

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0 10 20 30m
Scale 1:500



1 Section A

Scale - 1 : 500



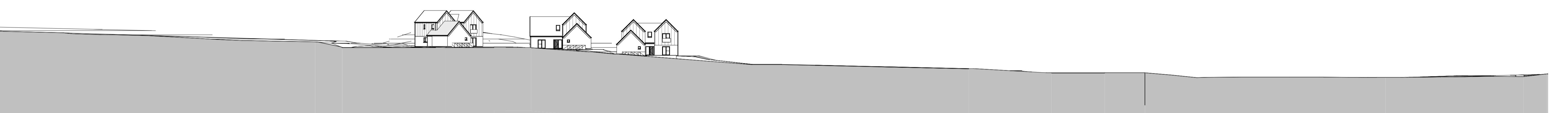
2 Section B

Scale - 1 : 500



3 Section C

Scale - 1 : 500



4 Section D

Scale - 1 : 500



5 Section E

Scale - 1 : 500



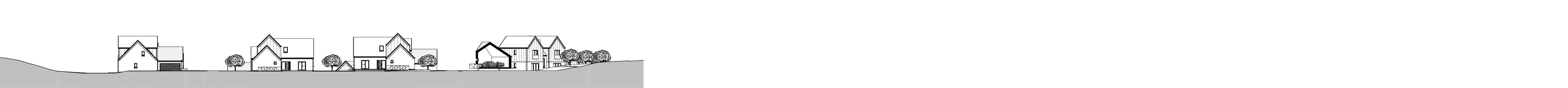
6 Section F

Scale - 1 : 500



7 Section G

Scale - 1 : 500



8 Section H

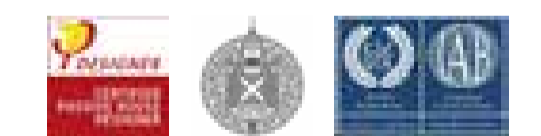
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Rev	Description	Date



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Client
Cairngorm Residential LLP
Project
Phase 1, Baldow, Kincaig

Project No. 1930

Drawing No. 1930-PL00-200

Revision

General Arrangement
Sections

Status
Planning

Date Created 15.04.20 Drawn by RG

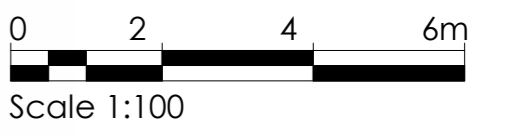
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Scale 1:100



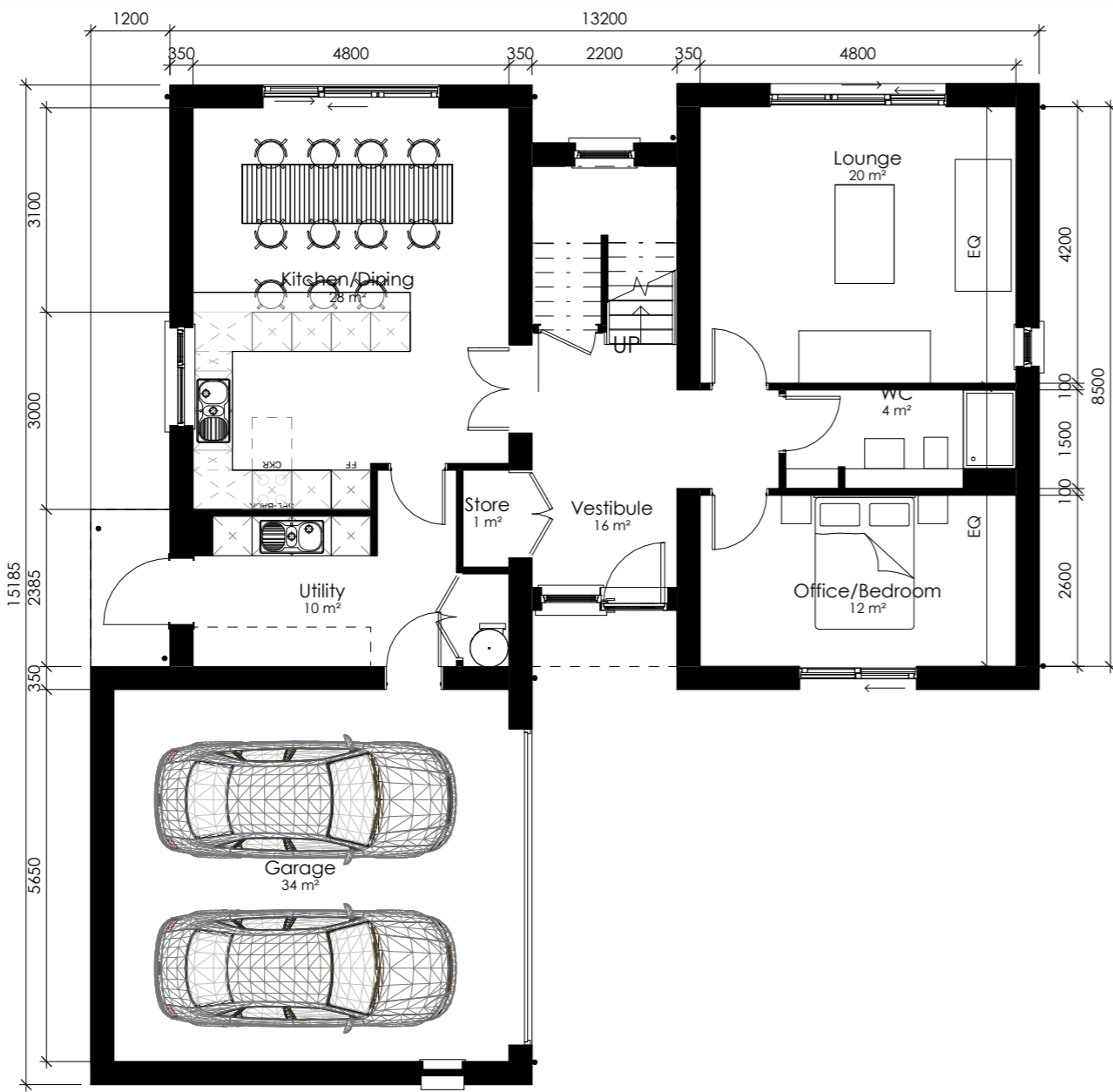
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FLOOR AREAS:

GF AREA: 96 SQM
FF AREA: 75 SQM

TOTAL AREA: 171 SQM

GARAGE: 34 SQM



GF Plan
Scale - 1 : 100



FF Plan
Scale - 1 : 100



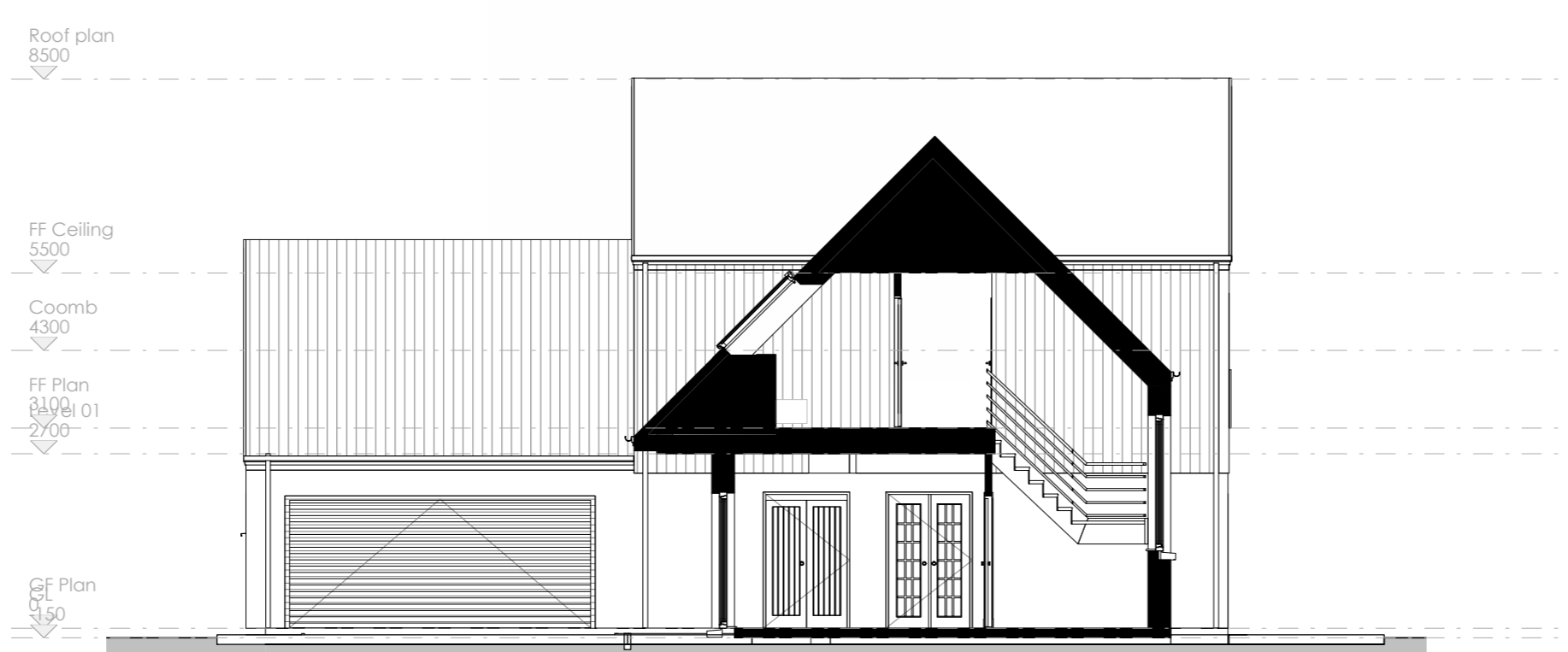
Entrance Elevation
Scale - 1 : 100

Rear Elevation
Scale - 1 : 100



East Elevation
Scale - 1 : 100

West Elevation
Scale - 1 : 100



Section 1
Scale - 1 : 100

Rev	Description	Date



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Client
Alan Munro Construction

Project
Phase 1, Baldow, Kincaig

Project No. 1930
Drawing No. B17_00_100

Revision
5810P Detached - South Facing
Proposed Floor Plans

Status
Planning

Date Created 09/21/17
Scale 1 : 100

Drawn by RG
Sheet @ A1



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0 2 4 6m

Scale 1:100

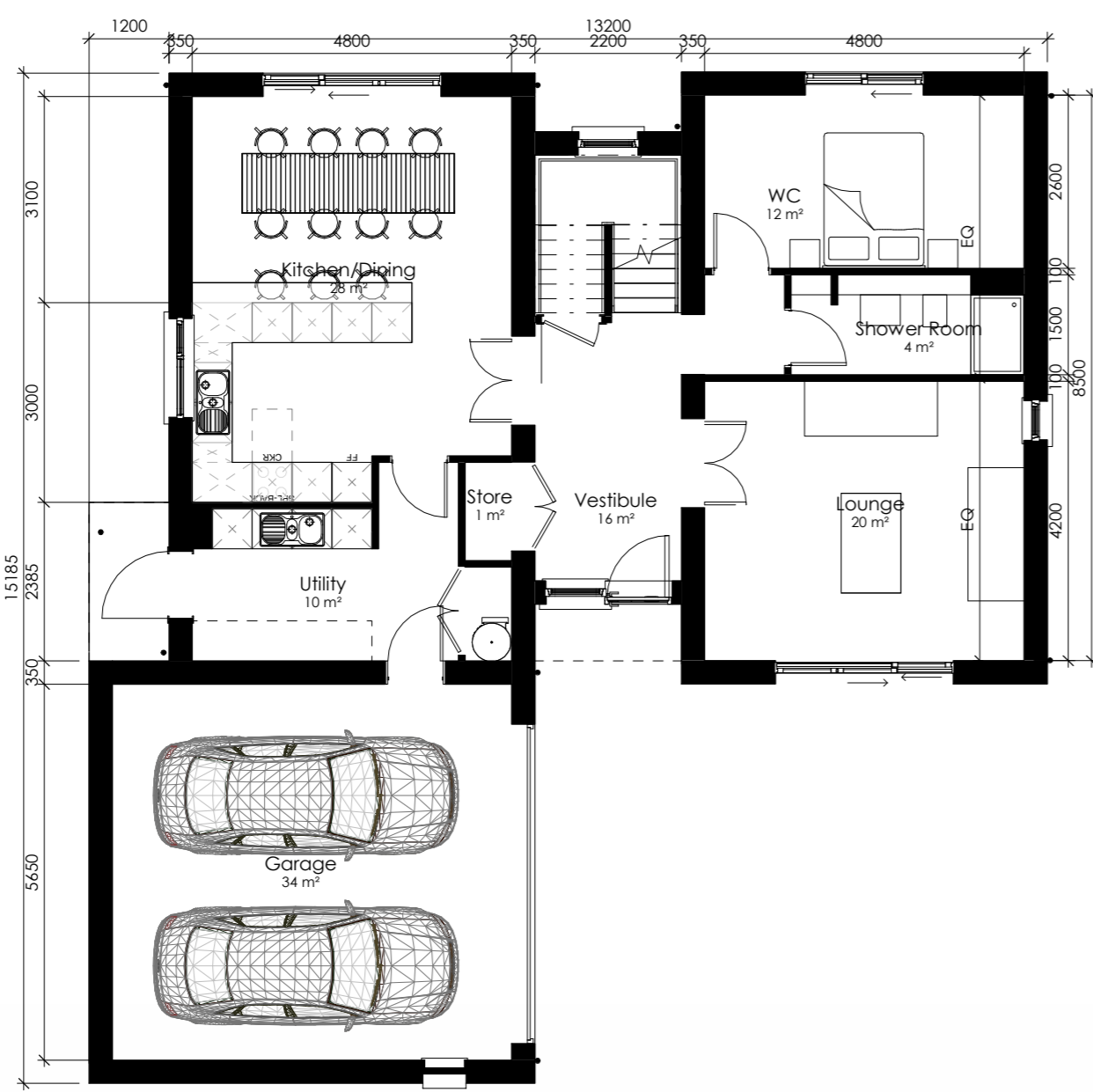
FLOOR AREAS:

GF AREA: 96 SQM

FF AREA: 75 SQM

TOTAL AREA: 171 SQM

GARAGE: 34 SQM



GF Plan
Scale - 1 : 100



FF Plan
Scale - 1 : 100



Entrance Elevation
Scale - 1 : 100



Rear Elevation
Scale - 1 : 100



East Elevation
Scale - 1 : 100



West Elevation
Scale - 1 : 100



Section 1
Scale - 1 : 100

Rev	Description	Date
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Client
Cairngorm Residential LLP

Project
Phase 1, Baldow, Kinraig

Project No. 1930

Drawing No. 817_00_100

Revision

5810P Detached - North Facing
Proposed Floor Plans

Status
Planning

Date Created
09/21/17

Scale
1 : 100

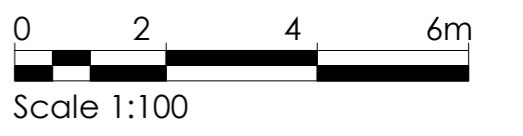
Drawn by
RG

Sheet

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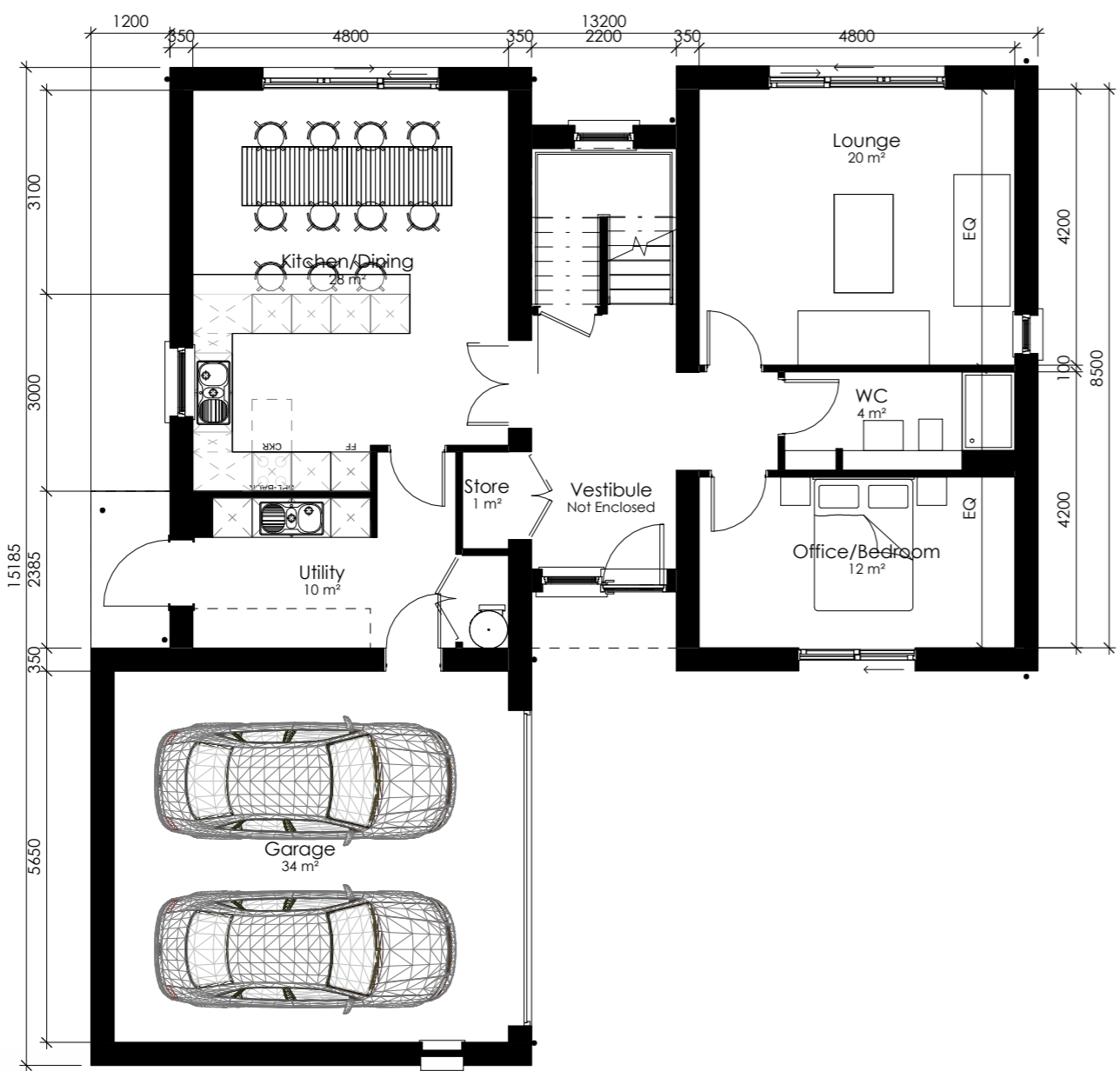
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GF AREA: 96 SQM

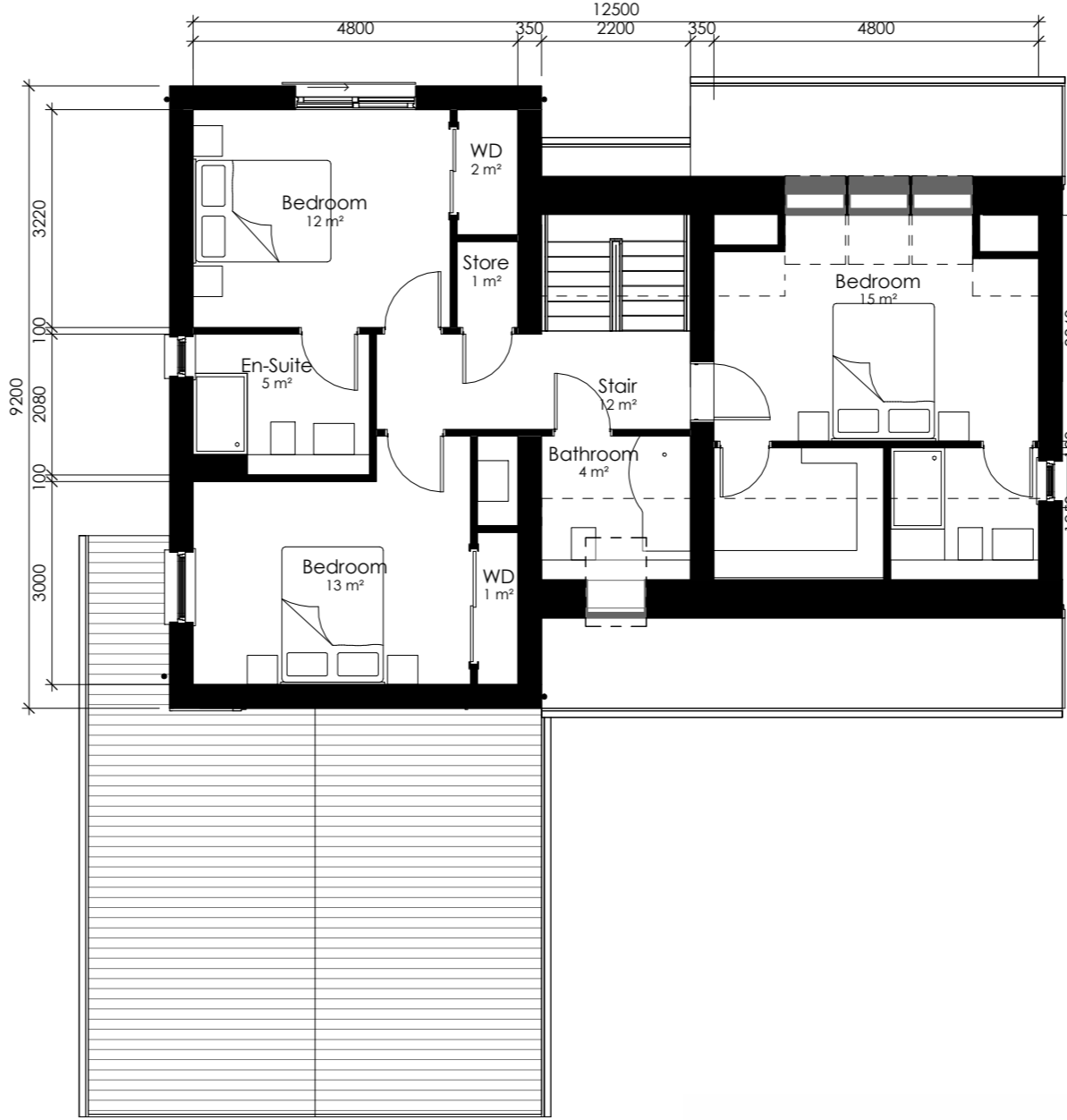
FF AREA: 75 SQM

TOTAL AREA: 171 SQM

GARAGE: 34 SQM



GF Plan
Scale - 1 : 100



FF Plan
Scale - 1 : 100



Entrance Elevation
Scale - 1 : 100



Rear Elevation
Scale - 1 : 100

- CONCRETE ROOF TILES
- BROWN TIMBER EFFECT CLADDING
- SMOOTH WHITE RENDER
- WINDOWS RAL 9010



East Elevation
Scale - 1 : 100



West Elevation
Scale - 1 : 100

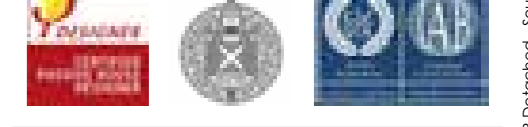


Section 1
Scale - 1 : 100

Rev	Description	Date
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Client
Cairngorm Residential LLP

Project
Phase 1, Baldow, Kinrcraig

Project No. 1930
Drawing No. BT6_00_100
Revision

488P Detached - South Facing
Proposed Floor Plans

Status
Planning
Date Created 09/21/17
Scale 1 : 100
Drawn by RG
Sheet @ A1



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Scale 1:100

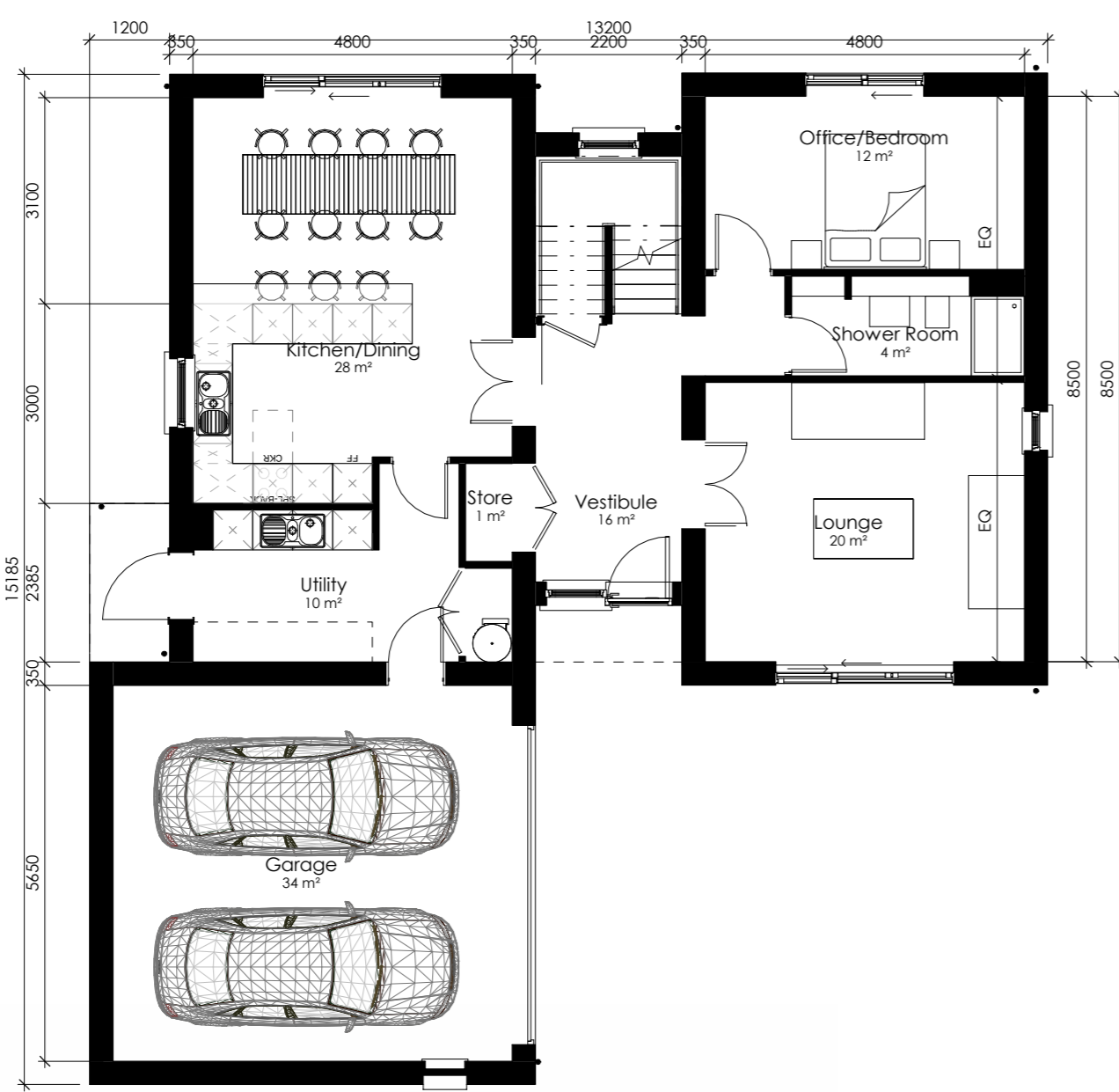
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GF AREA: 96 SQM

FF AREA: 75 SQM

TOTAL AREA: 171 SQM

GARAGE: 34 SQM



GF Plan
Scale - 1 : 100



FF Plan
Scale - 1 : 100



Entrance Elevation
Scale - 1 : 100

Rear Elevation
Scale - 1 : 100



East Elevation
Scale - 1 : 100

West Elevation
Scale - 1 : 100



Section 1
Scale - 1 : 100

Rev	Description	Date

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Client
Cairngorm Residential LLP

Project
Phase 1, Baldow, Kincaig

Project No. 1930

Drawing No. BT6_00_100

Revision
488P Detached - North Facing
Proposed Floor Plans

Status
Planning

Date Created 09/21/17

Scale 1 : 100

Drawn by RG

Sheet @ A1

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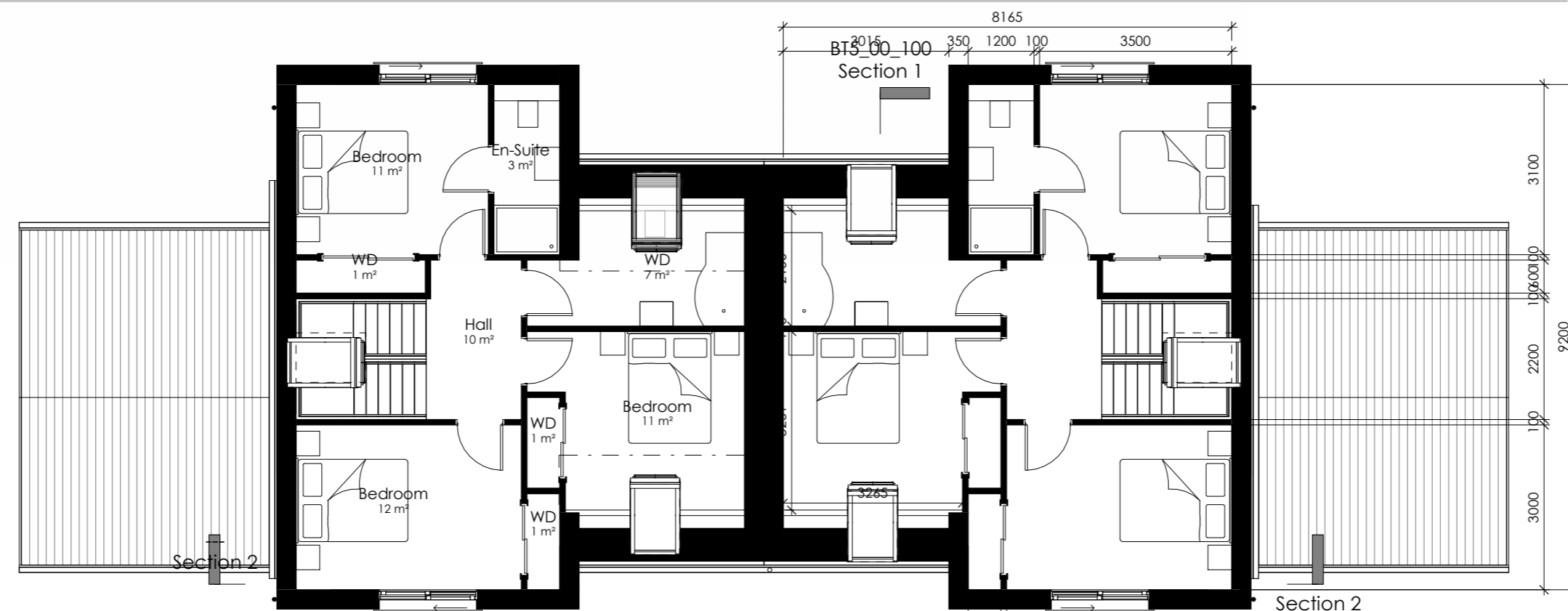
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FLOOR AREAS:

GF AREA: 64 SQM

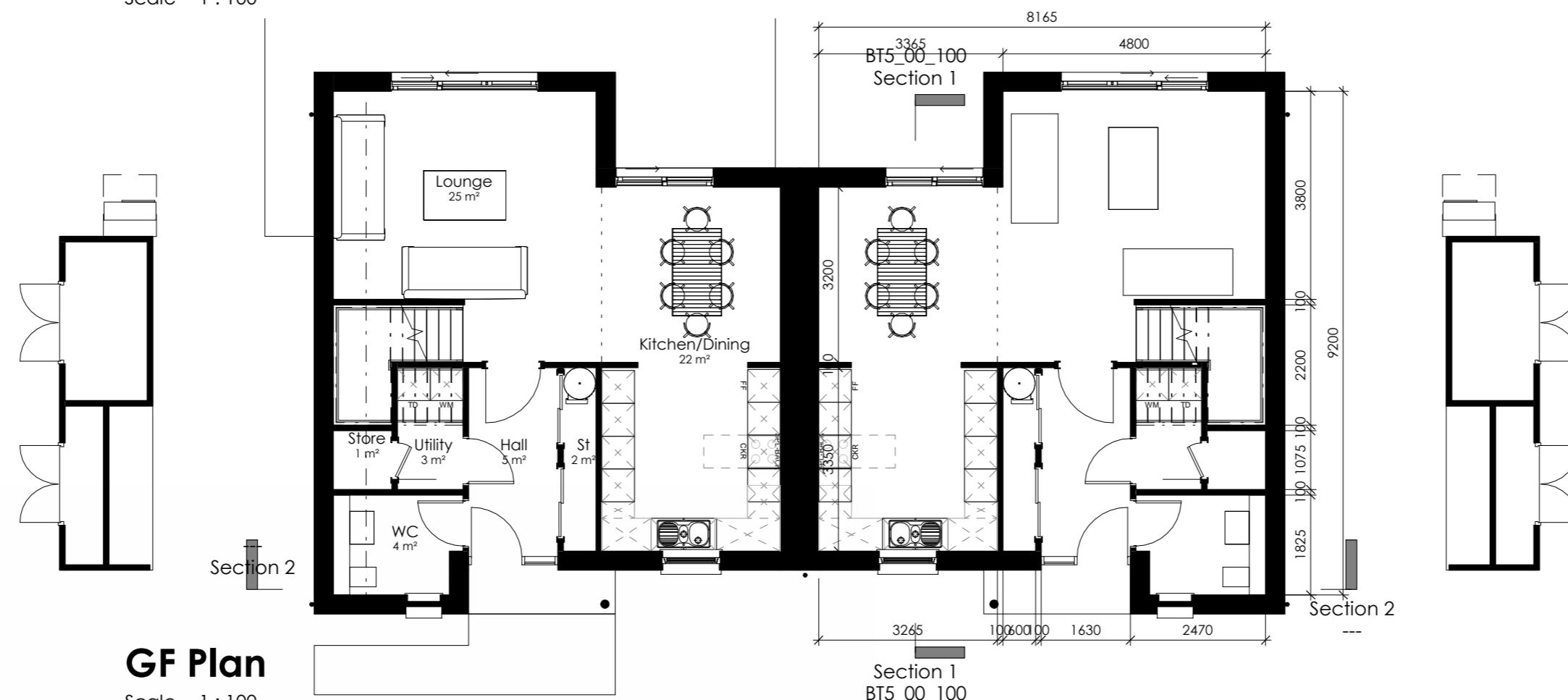
FF AREA: 57 SQM

TOTAL AREA: 121 SQM



FF Plan

Scale - 1 : 100



GF Plan

Scale - 1 : 100



Entrance Elevation

Scale - 1 : 100

Left Elevation

Scale - 1 : 100



Rear Elevation

Scale - 1 : 100

Right Elevation

Scale - 1 : 100



Section 1

Scale - 1 : 100

Rev Description Date



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Cairngorm Residential LLP

Project
Phase 1, Baldow, Kincaig

Project No. 1930

Drawing No. BT5_00_100

Revision

385P Semi

Proposed Floor Plans

Status
Planning

Date Created 09/21/17

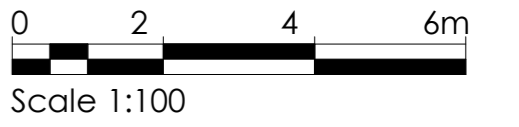
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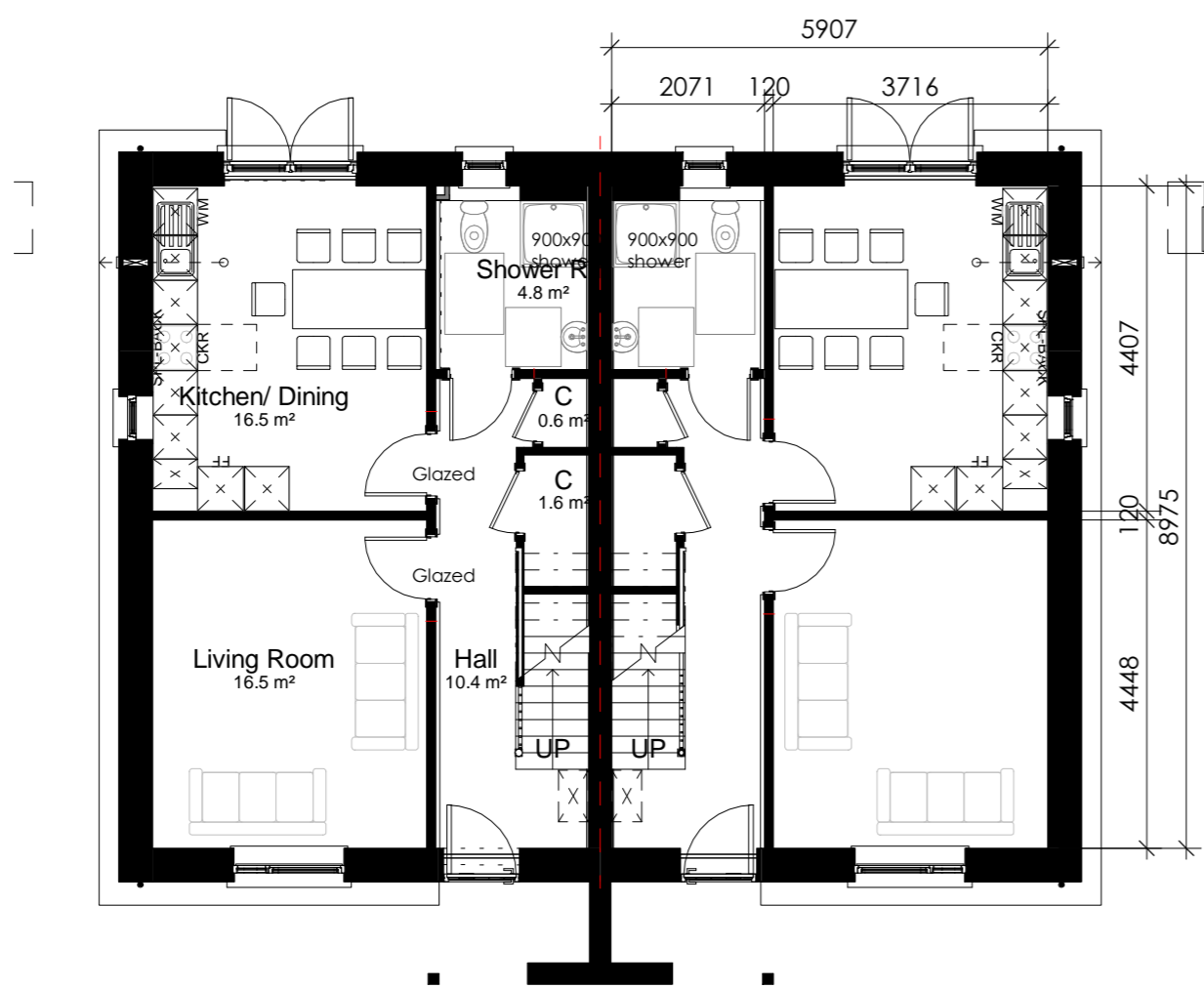


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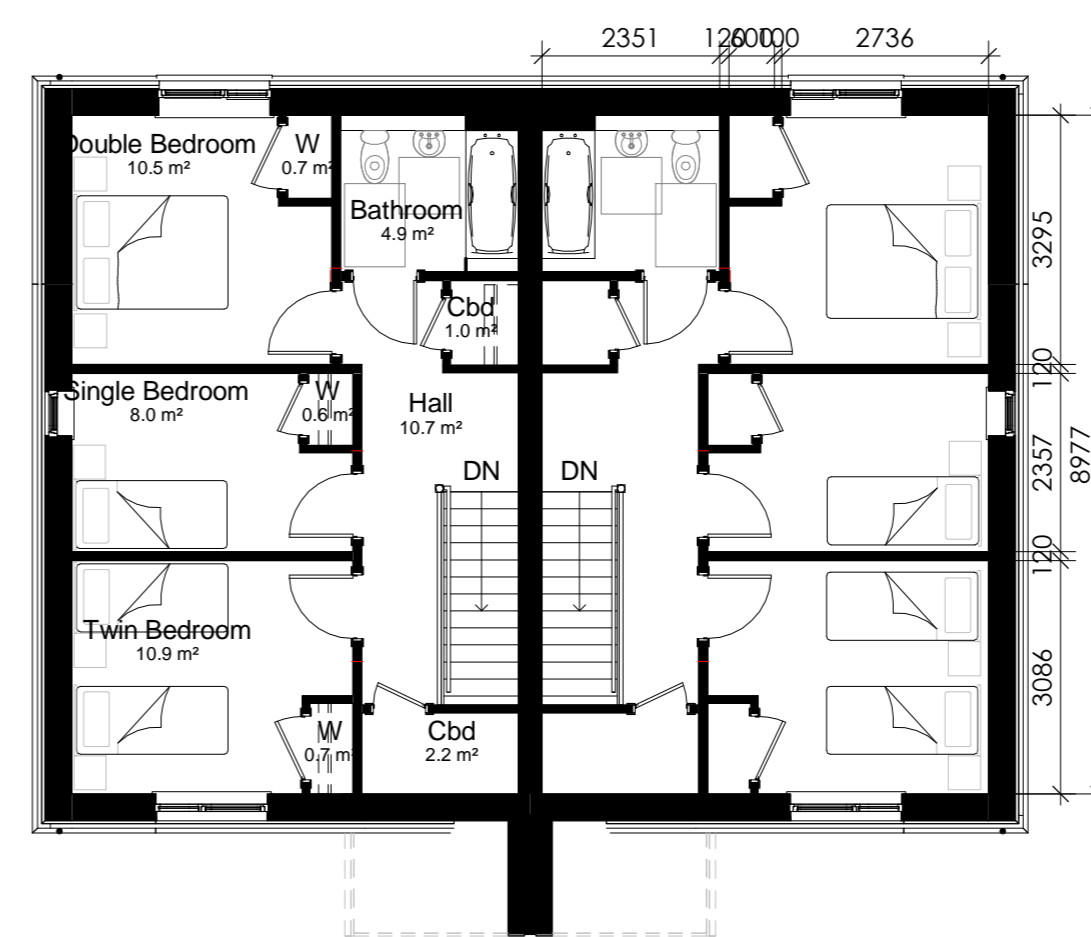
FLOOR AREAS:

GF AREA: 52 SQM
FF AREA: 52 SQM

TOTAL FLOOR: 104 SQM



Ground Floor Plan
Scale - 1 : 100



First Floor Plan
Scale - 1 : 100



Front Elevation
Scale - 1 : 100



Side Elevation
Scale - 1 : 100



Rear Elevation
Scale - 1 : 100



Side Elevation
Scale - 1 : 100



Section A-A
Scale - 1 : 100



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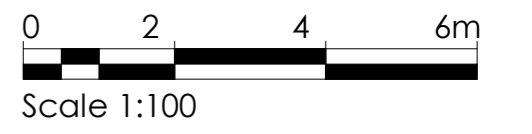
Project
Phase 1, Baldow, Kinraig

Project No.	1930
Drawing No.	BT2_00_100
Revision	
General Arrangement	385P Affordable Semi
Status	Planning
Date Created	11/09/19
Drawn by	RG
Scale	1 : 100
Sheet	A1



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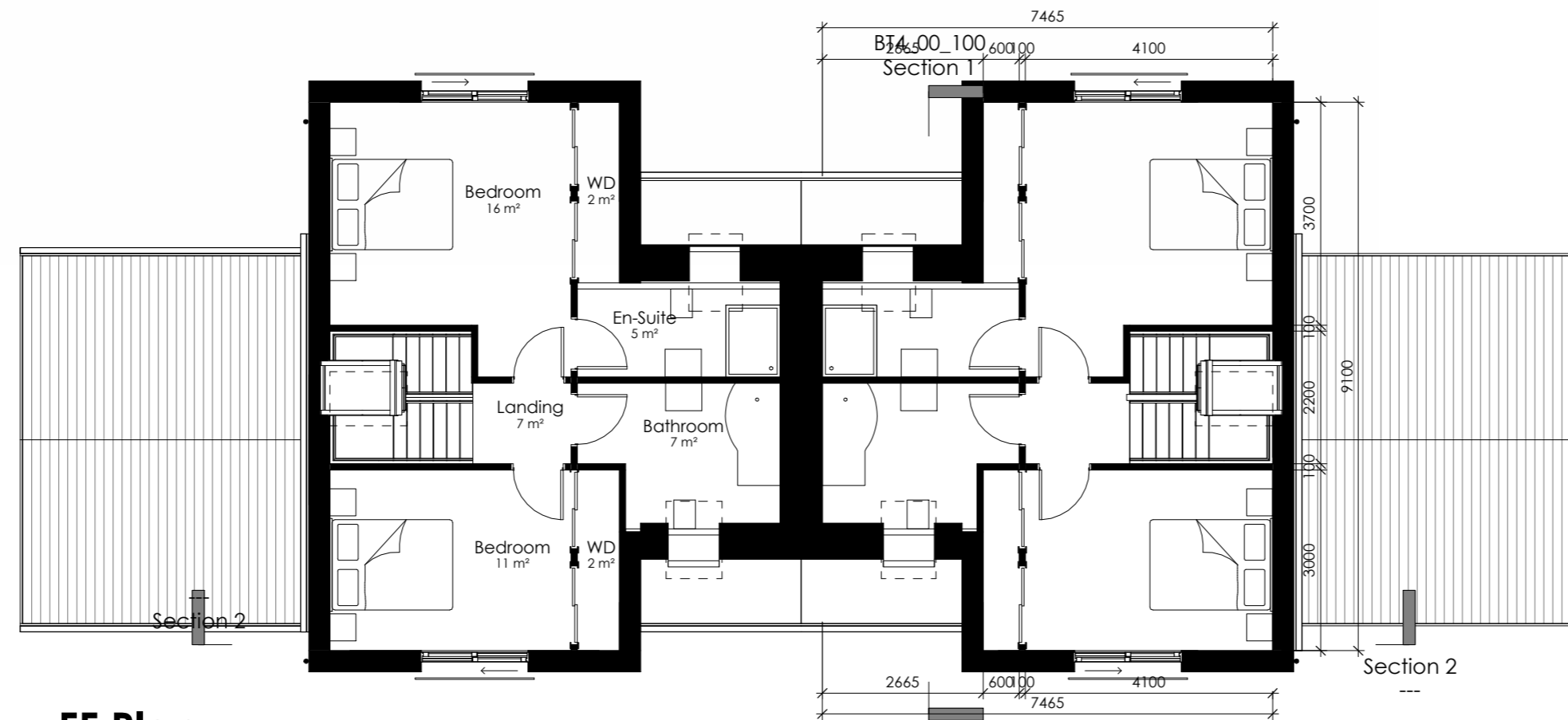
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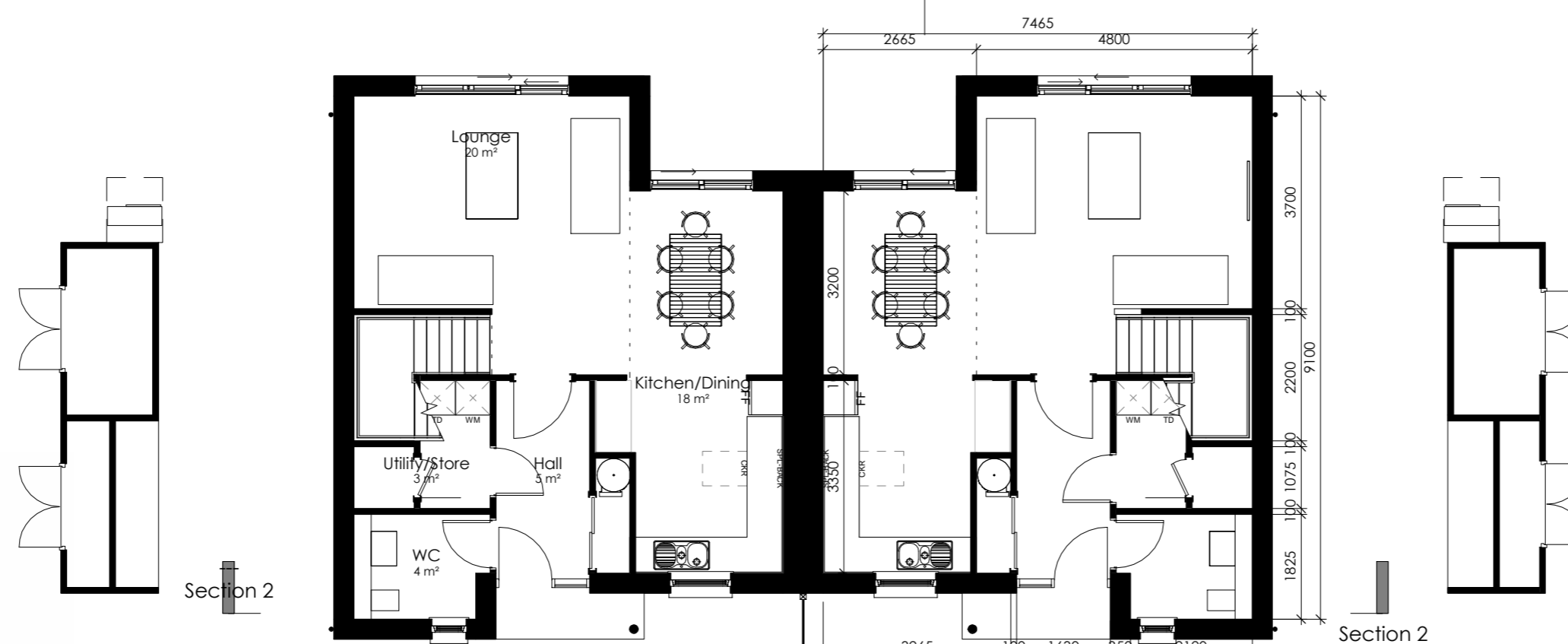
FLOOR AREAS:

GF AREA: 59 SQM
FF AREA: 49 SQM

TOTAL AREA: 108 SQM



FF Plan
Scale - 1 : 100



GF Plan
Scale - 1 : 100



Entrance Elevation
Scale - 1 : 100



Left Elevation
Scale - 1 : 100



Rear Elevation
Scale - 1 : 100



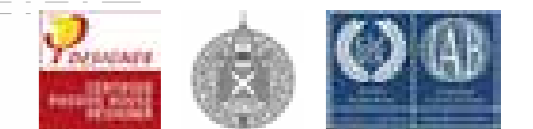
Right Elevation
Scale - 1 : 100



Section 1
Scale - 1 : 100



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W : www.colinarmstrong.com



Client
Cairngorm Residential LLP

Project
Phase 1, Baldow, Kinrcraig

Project No. 1930

Drawing No. BT4_00_100

Revision

2B4P Semi
Proposed Floor Plans

Status
Planning

Date Created 09/21/17

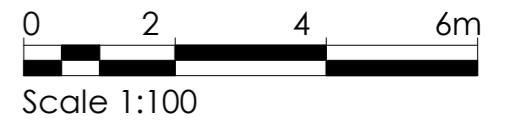
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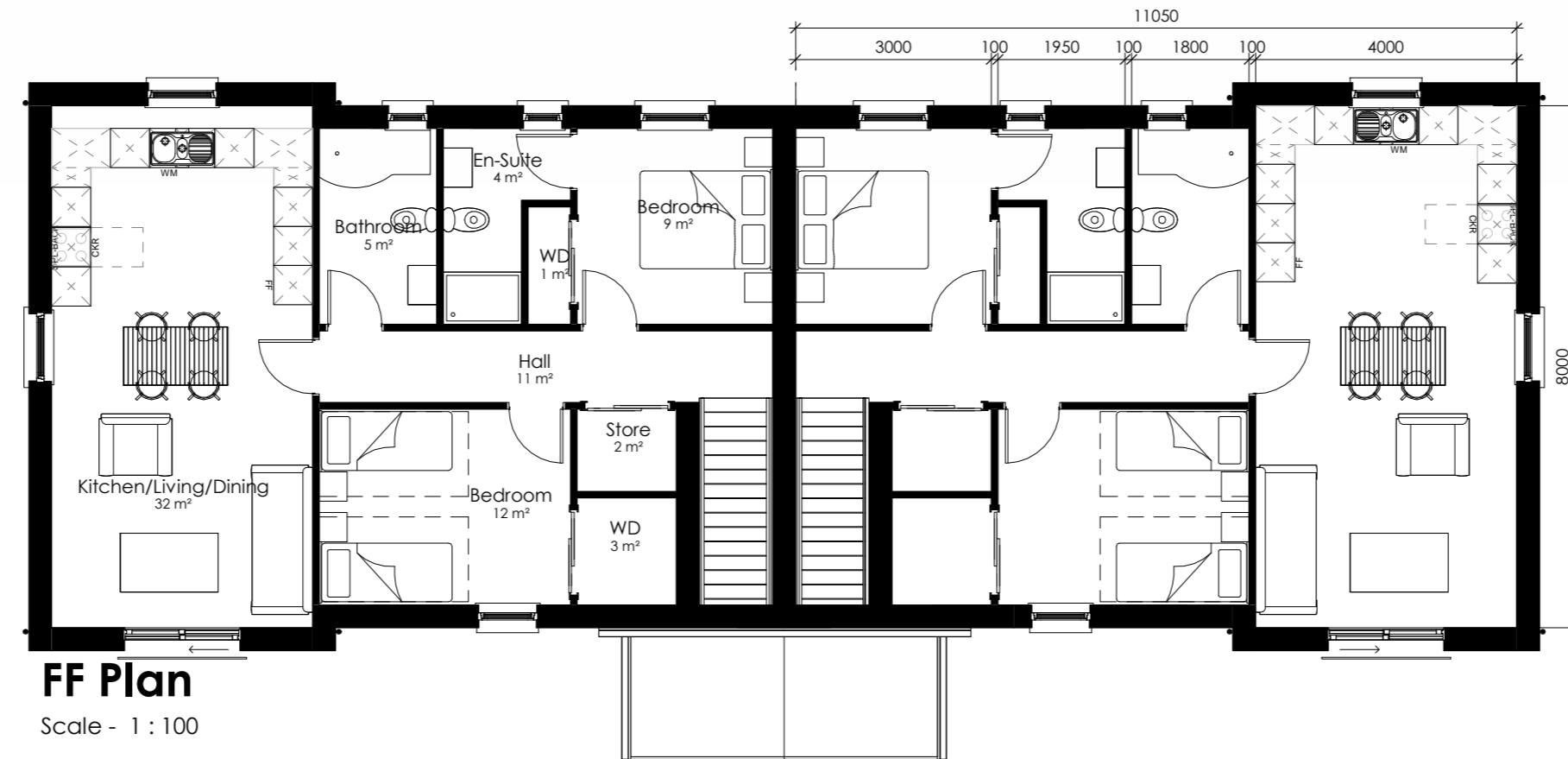
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

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'

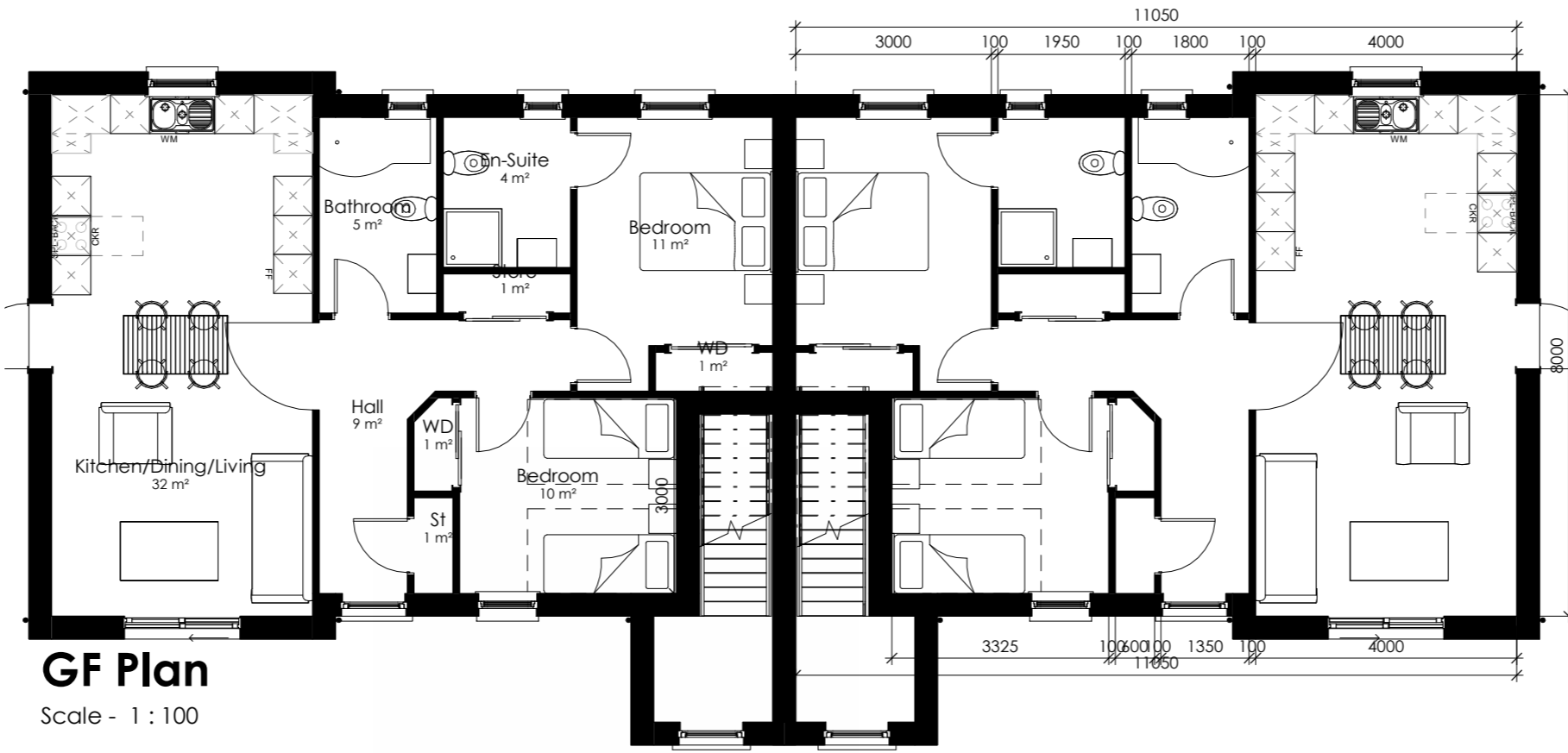


FLOOR AREAS:

GF FLAT AREA: 79 SQM
FF FLAT AREA INCLUDING STAIR & PORCH: 85 SQM



FF Plan
Scale - 1 : 100



GF Plan
Scale - 1 : 100



Entrance Elevation
Scale - 1 : 100

West Elevation
Scale - 1 : 100



Rear Elevation
Scale - 1 : 100

East Elevation
Scale - 1 : 100



Section 2
Scale - 1 : 100

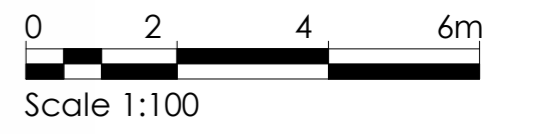
Rev	Description	Date
<p>COLIN ARMSTRONG ARCHITECTS</p> <p>Lyle House, Fairways Business Park, Inverness IV2 6AA</p> <p>T : 01463 712 288 W : www.colinarmstrong.com</p>		
<p>Client Cairngorm Residential LLP</p>		
<p>Project Phase 1, Baldow, Kincaig</p>		
Project No.		1930
Drawing No.		B13_00_100
Revision		
2B4P Flats Proposed Floor Plans		
Status Planning		
Date Created		09/21/17
Scale		1 : 100
Drawn by		RG
Sheet		@ A1

From file: X:\Documents\1930 - Baldow Kincaig\02 - WORK IN PROGRESS\01 - BIM Model\1930_CMA_B13_2B4P_Flats.rvt
 Printed on: 15/04/2018 11:26:03



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.

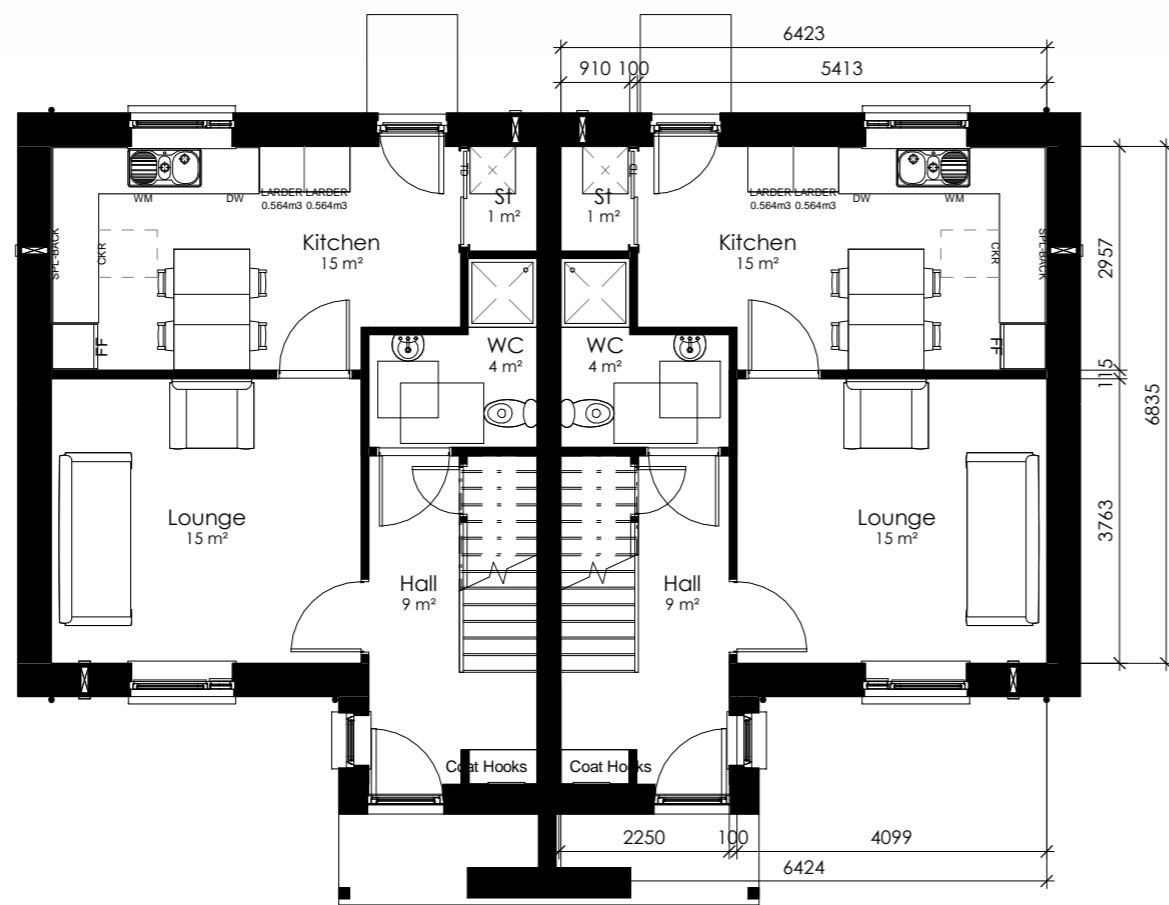
CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of "The Construction (Design and Management) Regulations 2015" and the associated "Industry Guidance for Designers".



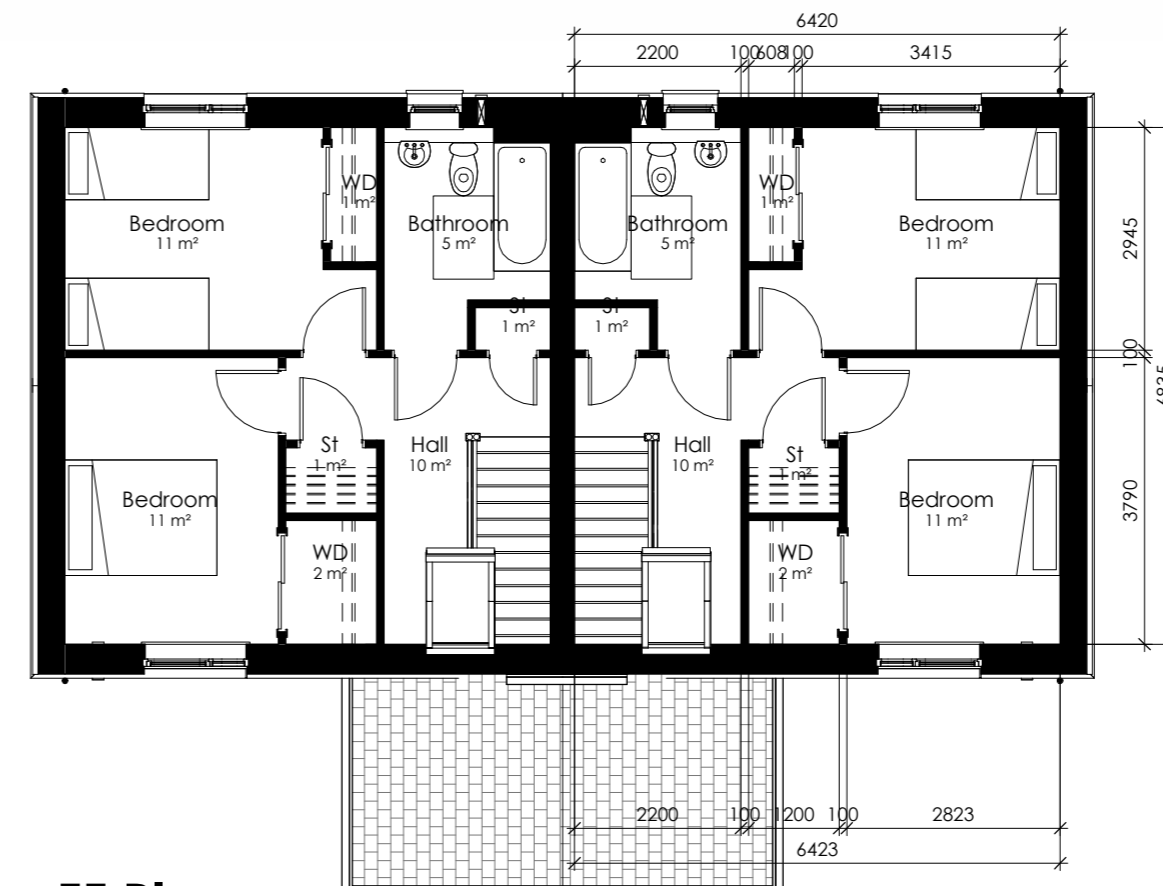
FLOOR AREAS:

GF AREA: 475SQM
FF AREA: 415SQM

TOTAL: 885SQM



GF Plan
Scale - 1 : 100



FF Plan
Scale - 1 : 100



Entrance Elevation
Scale - 1 : 100



West Elevation
Scale - 1 : 100



Rear Elevation
Scale - 1 : 100



East Elevation
Scale - 1 : 100



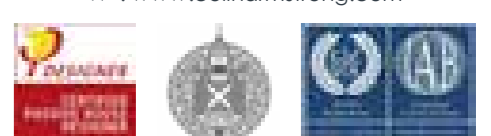
Section 1
Scale - 1 : 100

Rev	Description	Date



Lyle House, Fairways Business Park,
Inverness IV2 6AA

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W : www.colinarmstrong.com



Client
Cairngorm Residential LLP

Project
Phase 1, Baldow, Kincaig

Project No. 1930

Drawing No. BT1_00_100

Revision

2B4P Affordable Semi
Proposed Floor Plans

Status
Planning

Date Created 25/09/19 Drawn by RC

Scale Sheet @ A1

1 : 100

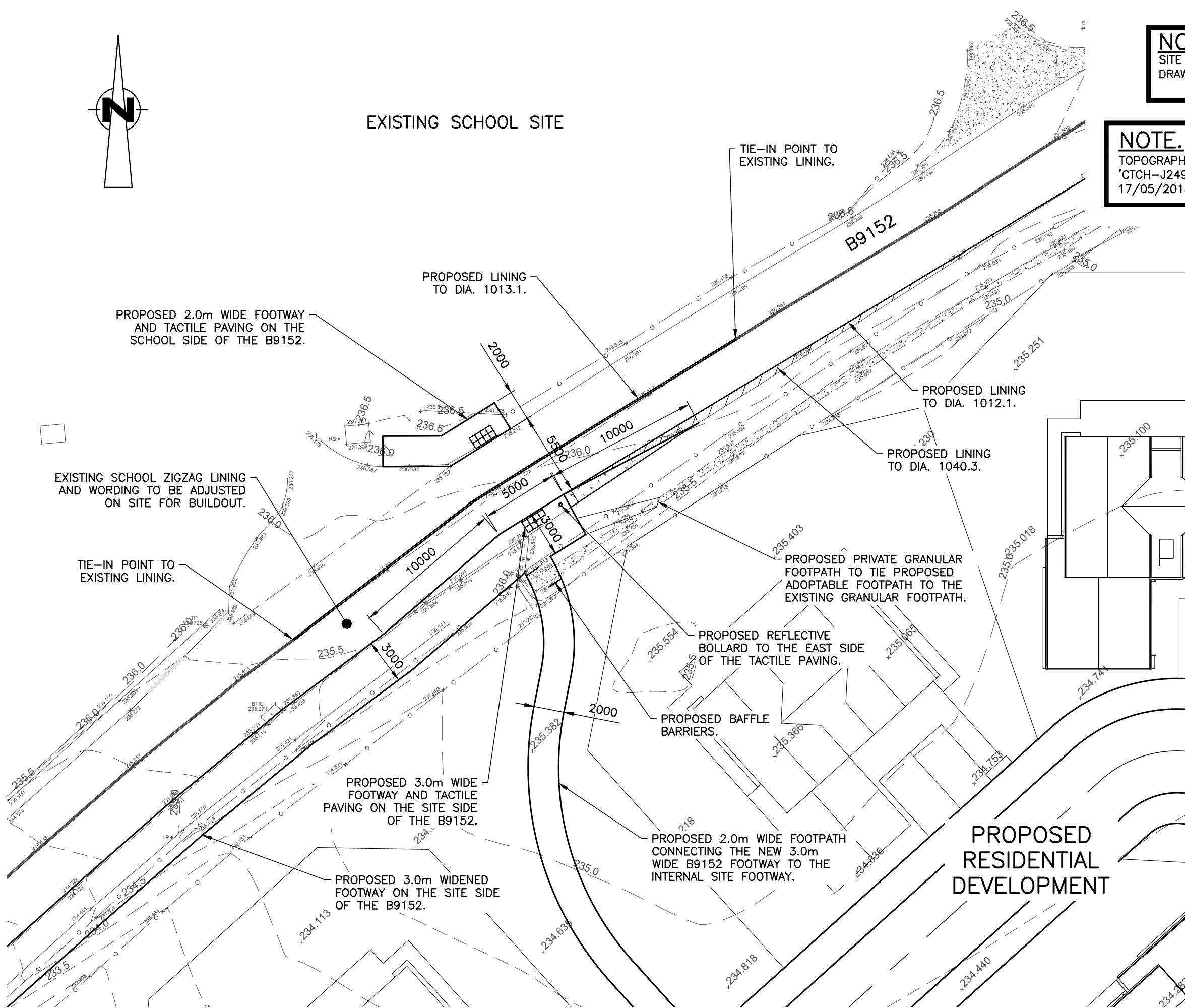


EXISTING SCHOOL SITE

NOTE.
SITE LAYOUT BASED ON COLIN ARMSTRONG
DRAWING "PL90-101E" RECEIVED ON 07/07/2020.

NOTE.
TOPOGRAPHICAL SURVEY BASED ON CAITECH PROJECT
'CTCH-J24930001-01 & 02'. DATE RECEIVED
17/05/2018.

NOT FOR CONSTRUCTION



GENERAL NOTES:-

THE CONTRACTOR **MUST** CONSULT THE CIVIL/STRUCTURAL DESIGN ENGINEER IMMEDIATELY IF:

- GROUND CONDITIONS VARY ON SITE.
- EXISTING BUILDINGS VARY ON SITE.
- DIMENSIONS OR LEVELS SHOWN ARE CHANGED BY ANYONE ON SITE.
- COMPLETE OR PARTIALLY COMPLETE STRUCTURES ARE TO BE SUBJECT TO CONSTRUCTION LOADING OR AFFECTED BY TEMPORARY WORKS.

DO NOT SCALE - IF IN DOUBT, ASK.

LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DETAILS.

ALL MATERIALS ARE TO BE USED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INVOLVED IN CHANGES OR MODIFICATIONS REQUESTED AND APPROVED, TO SUIT HIS PREFERRED WORK METHOD.

ALL NECESSARY METHOD STATEMENTS MUST BE PROVIDED PRIOR TO COMMENCEMENT OF ASSOCIATED SITE OPERATIONS.

THIS DRAWING SHOULD ONLY BE USED FOR CONSTRUCTION PURPOSES ONLY WHEN THE ISSUE STATUS IS "CONSTRUCTION".

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.

ALL LEVELS ARE IN METERS UNLESS OTHERWISE STATED.

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A	MJD	--	INITIAL ISSUE.	17.07.20
Rev.	By	App.	Description	Date

Project
PROPOSED PHASE 1 HOUSING DEVELOPMENT AT BALDOW FIELD, KINCRAIG, KINGUSSIE

Drawing Title
PROPOSED B9152 BUILDOUT AND CROSSING POINT.

Architect
COLIN ARMSTRONG ARCHITECTS

Job No.	Drawing No.	Revision	Scale	Issue Status
C3539	022	A	1:250-A3	FOR INFORMATION

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