

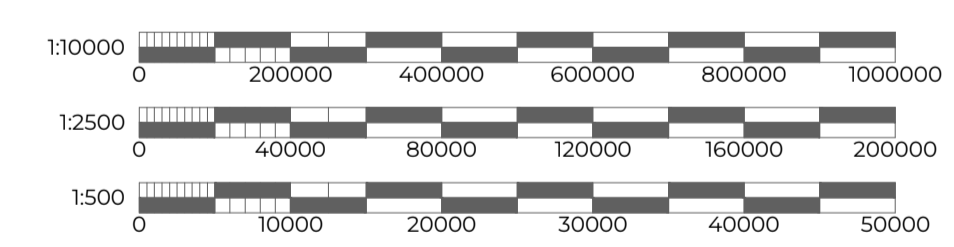
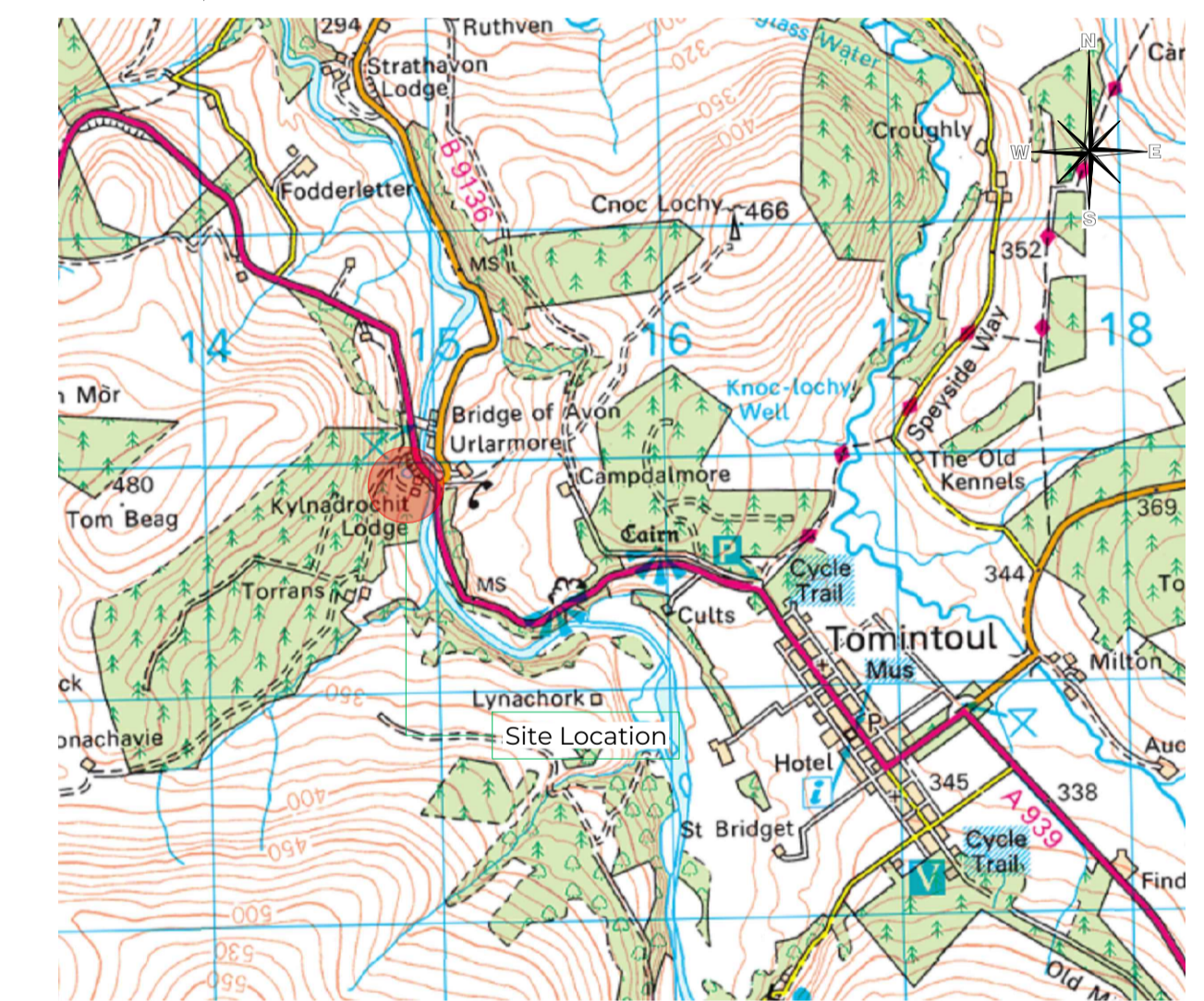
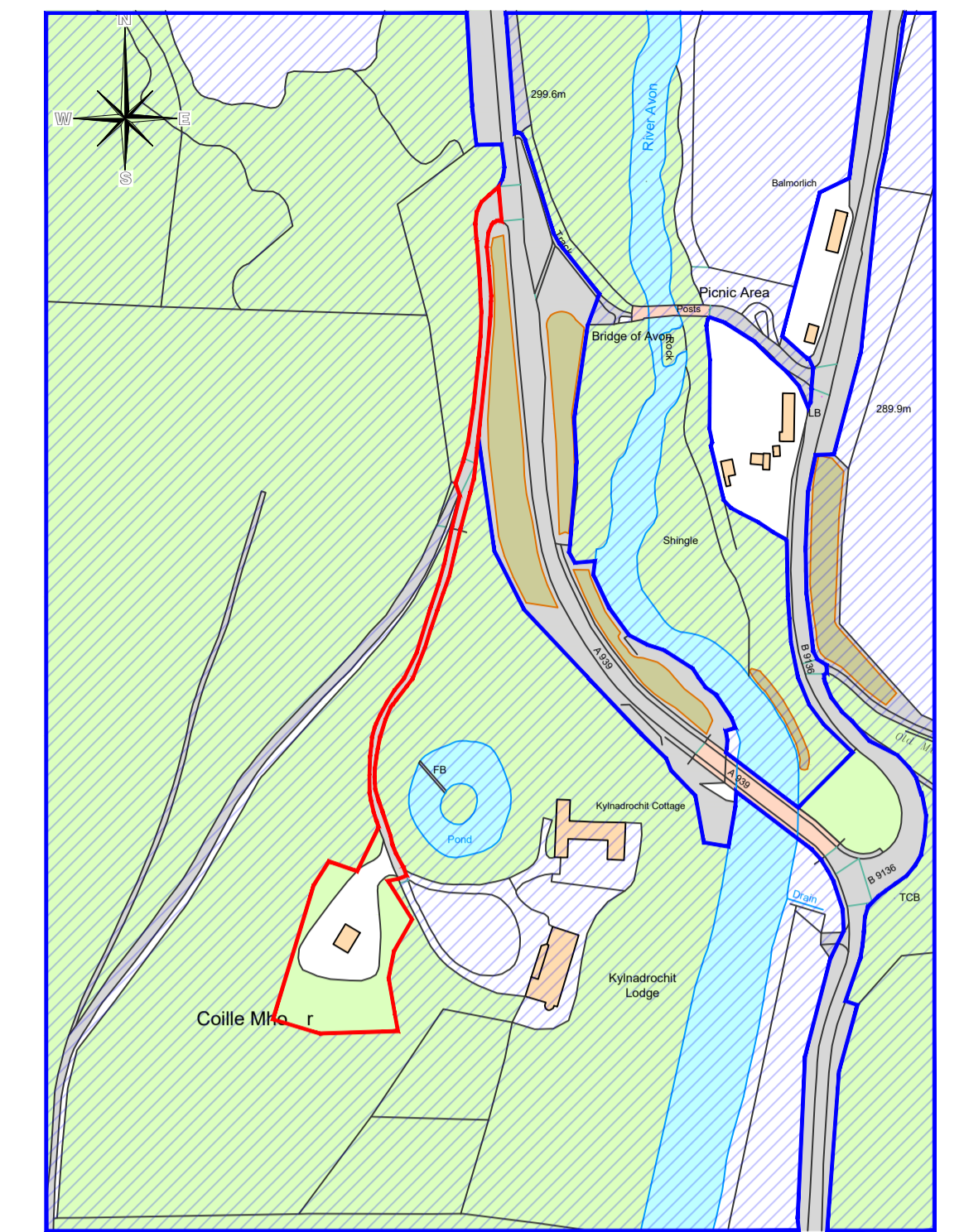
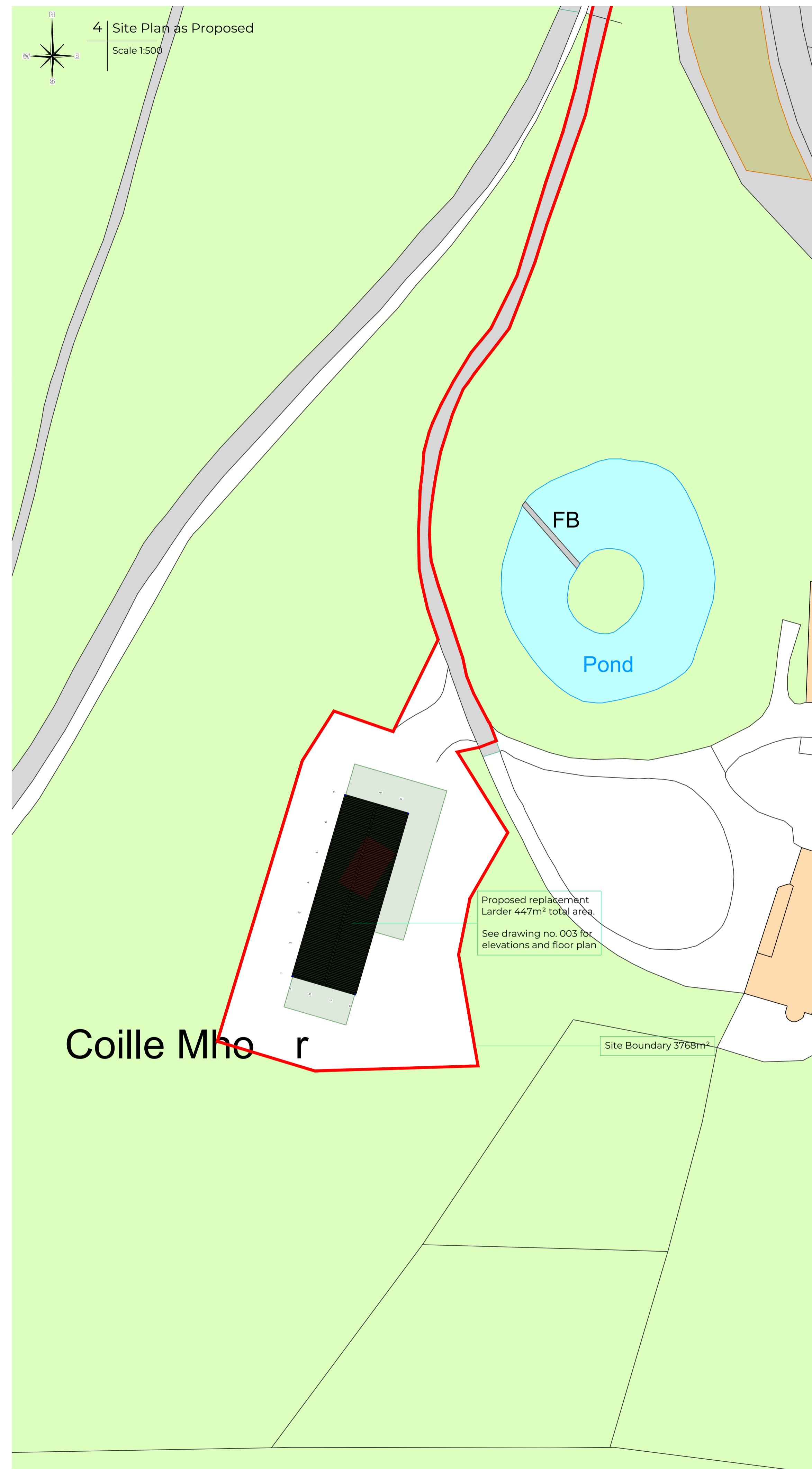
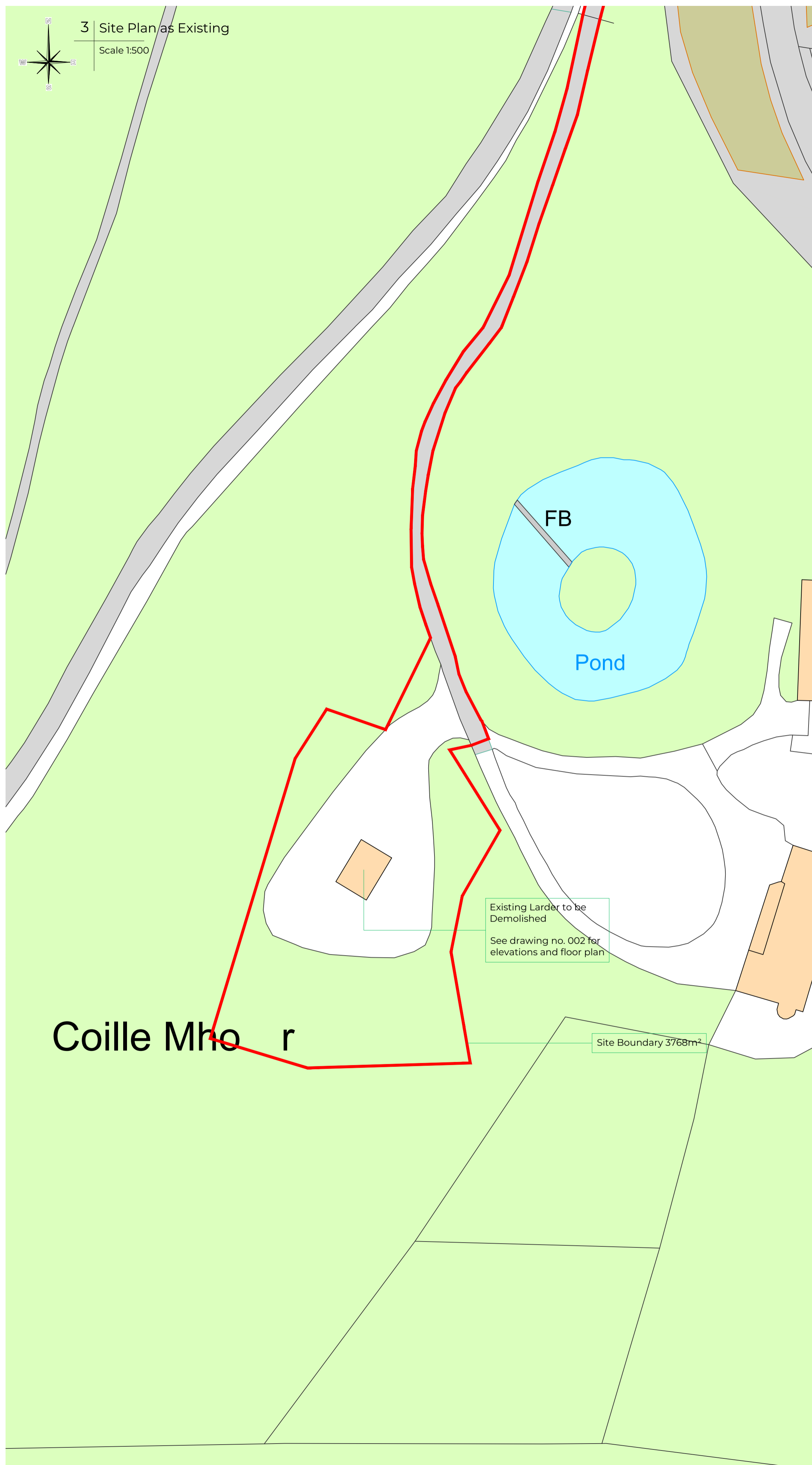


Agenda item 8

Appendix 1

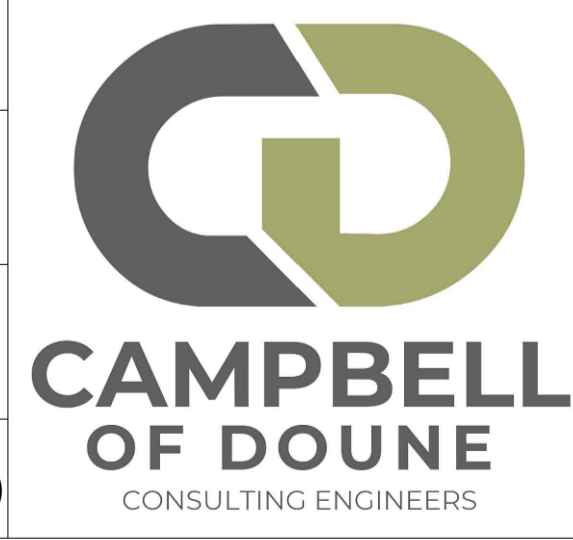
2025/0238/DET

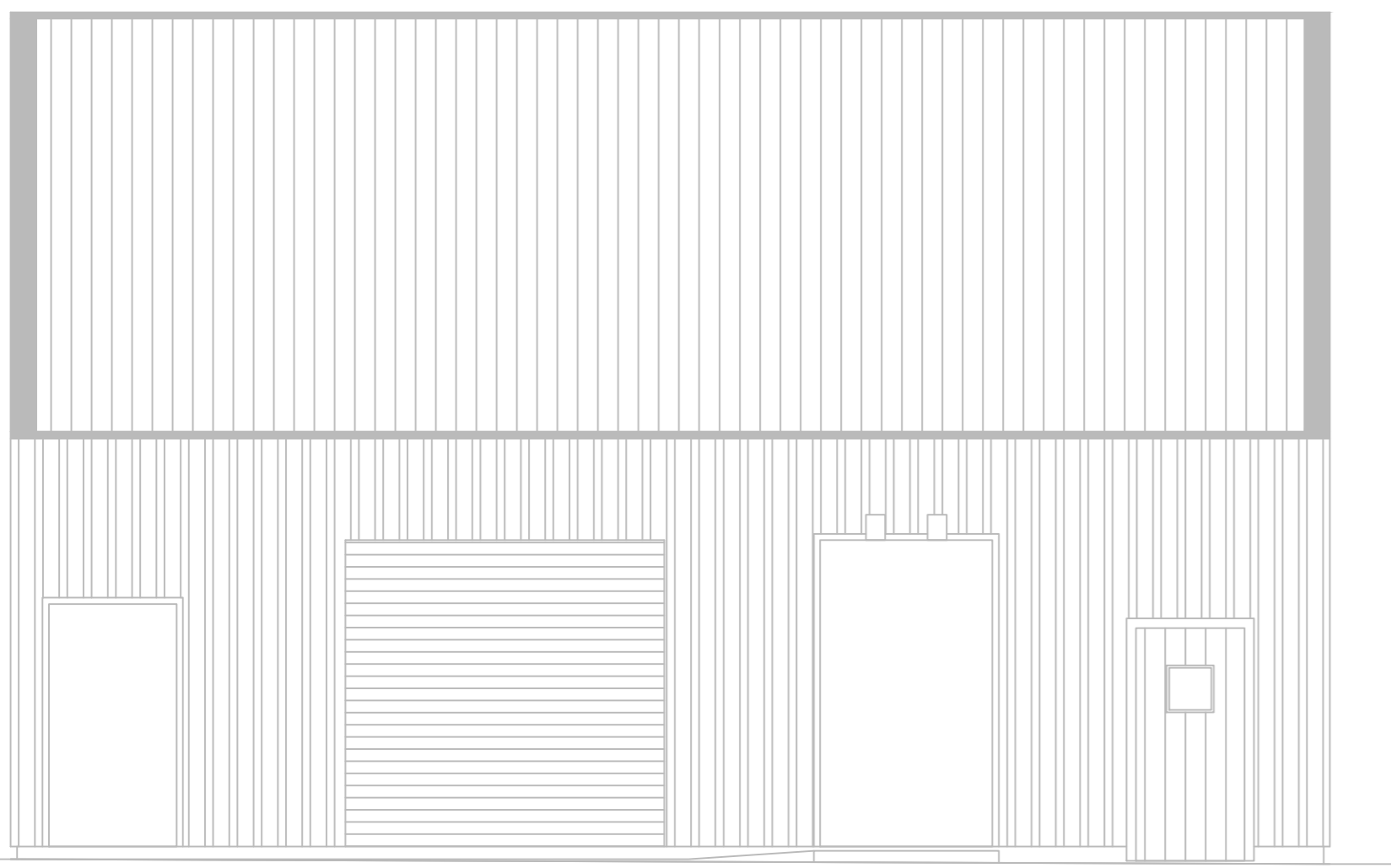
Plans



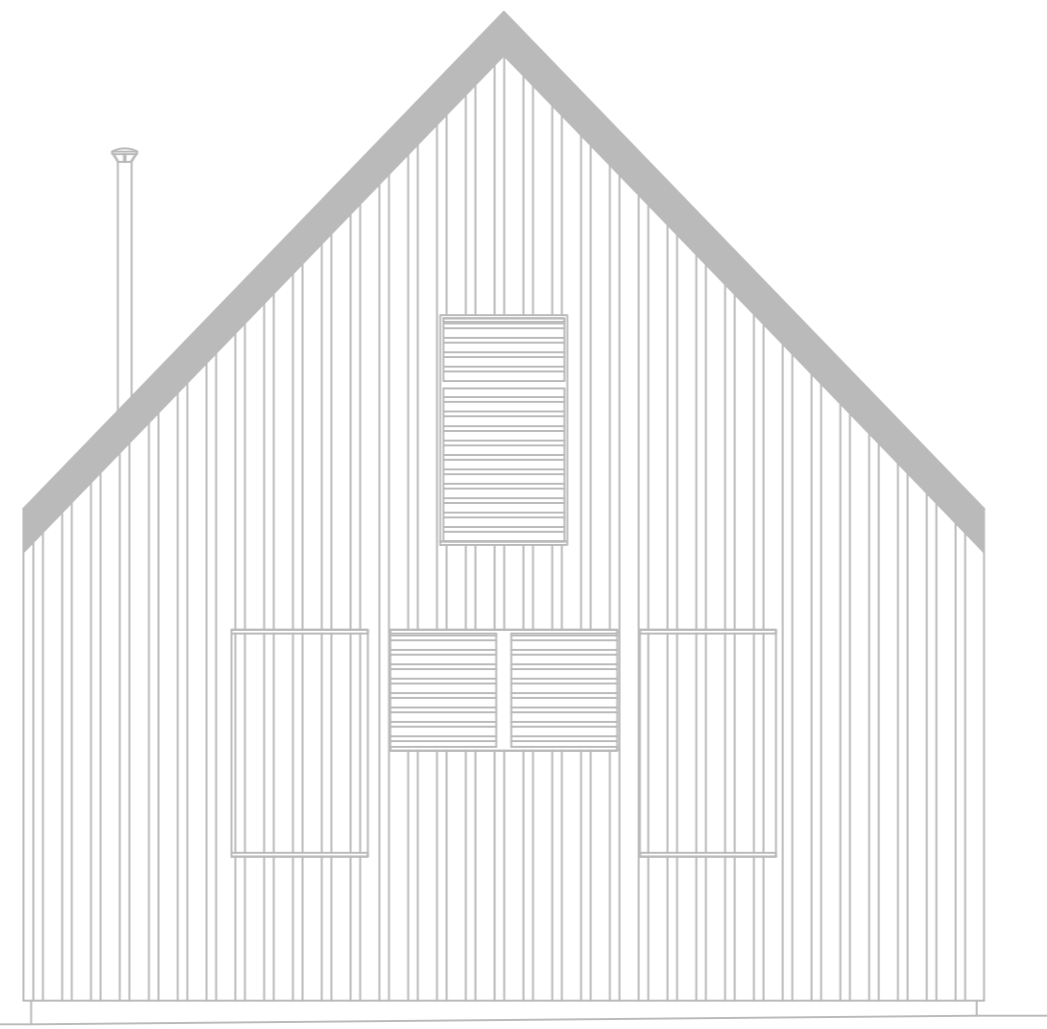
Rev.	Comment	By	Date
Project Ref.	10131-25	Drawing Status	Planning Application
Project Title	Proposed New Replacement Larder		
AT	Kylnadrochit Lodge, Tomintoul, AB37 9HJ		
CLIENT	Crown Estate Scotland (Strutt & Parker)		
Drawing Title	Site & Location Plans		
Drawn by	Design by	Date	Drawing Nr.
JR	JR	18.07.25	001
Paper Size			A1
Clan House, Muthill Road, Crieff, Perthshire, PH7 4HQ e-mail: info@campbellofdoone.co.uk Tel: 01764 655459			

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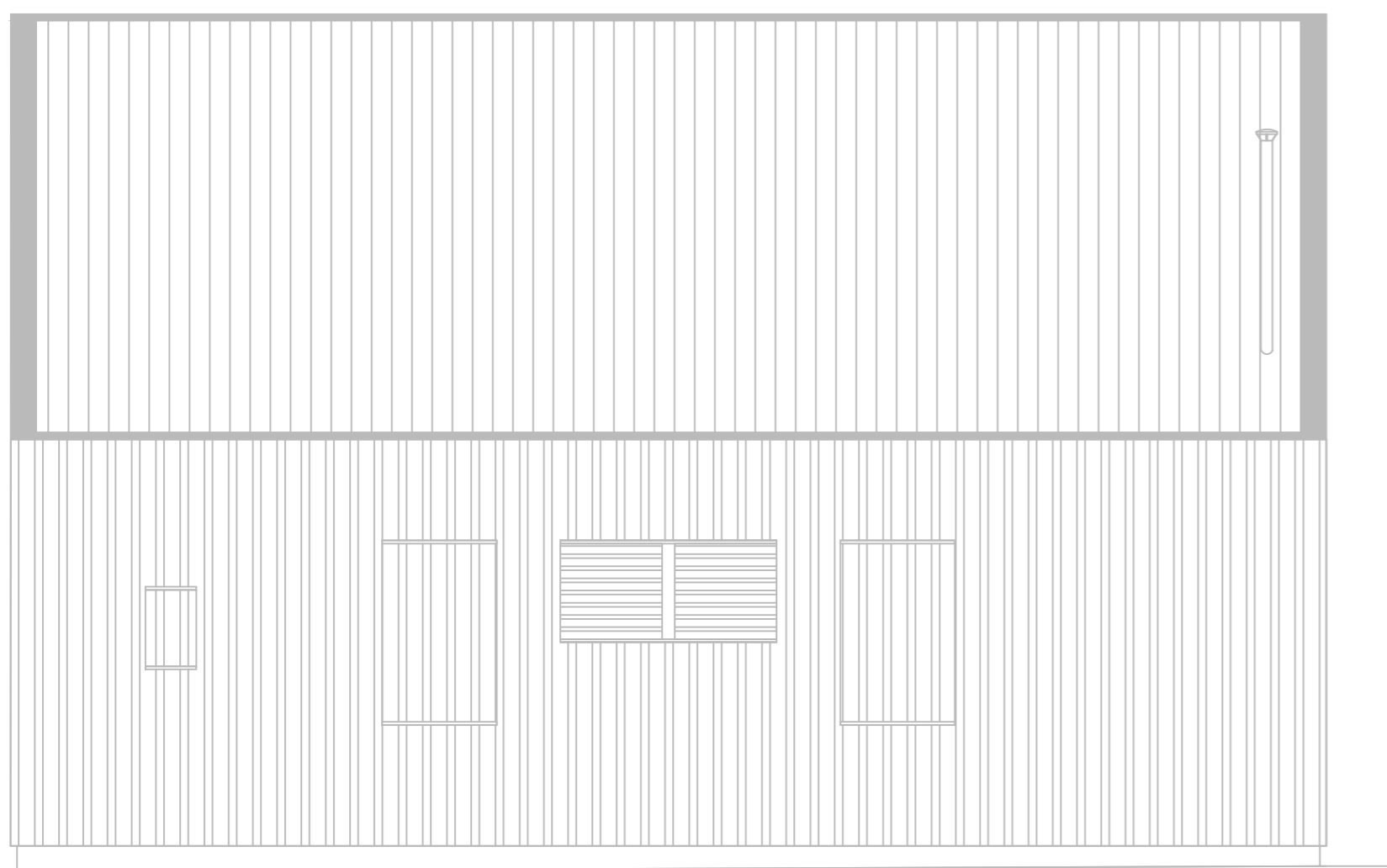




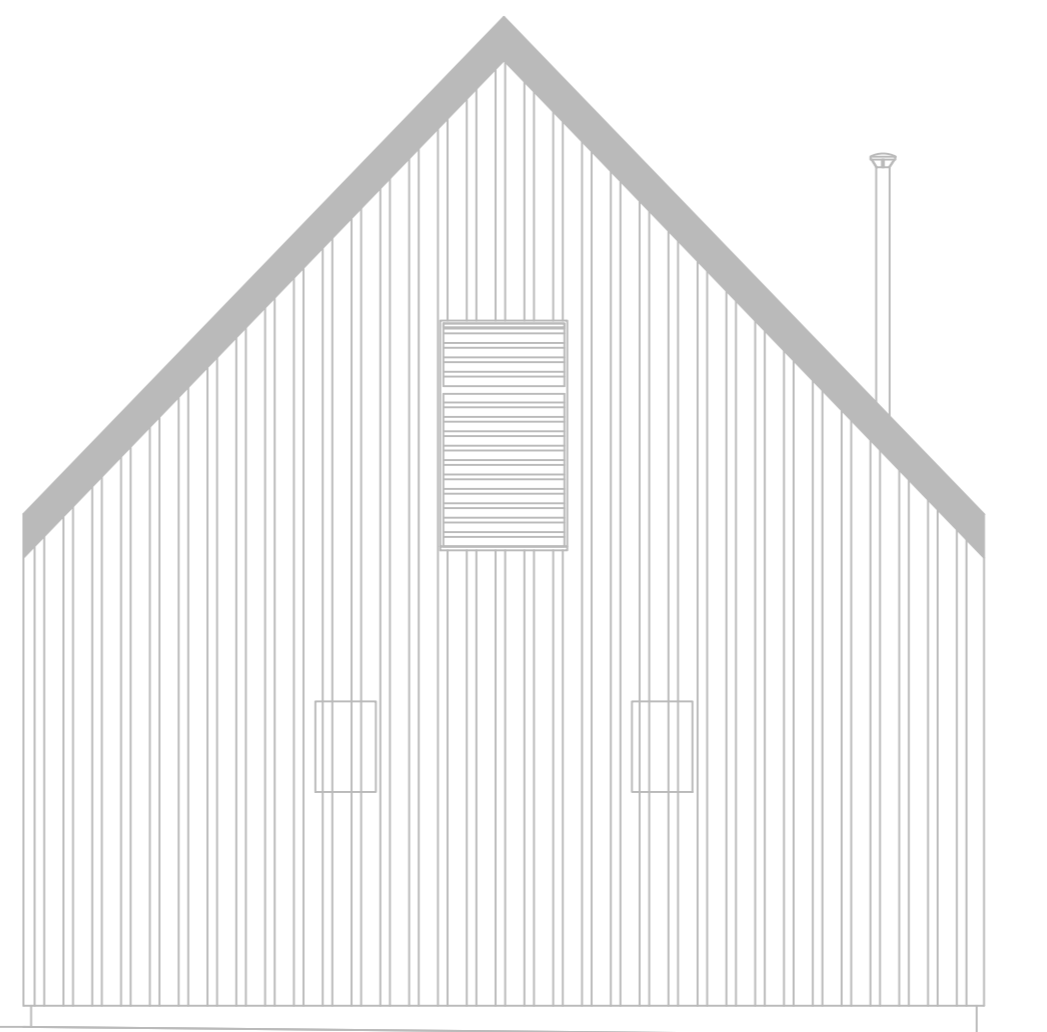
1 | East Elevation
Scale 1:50



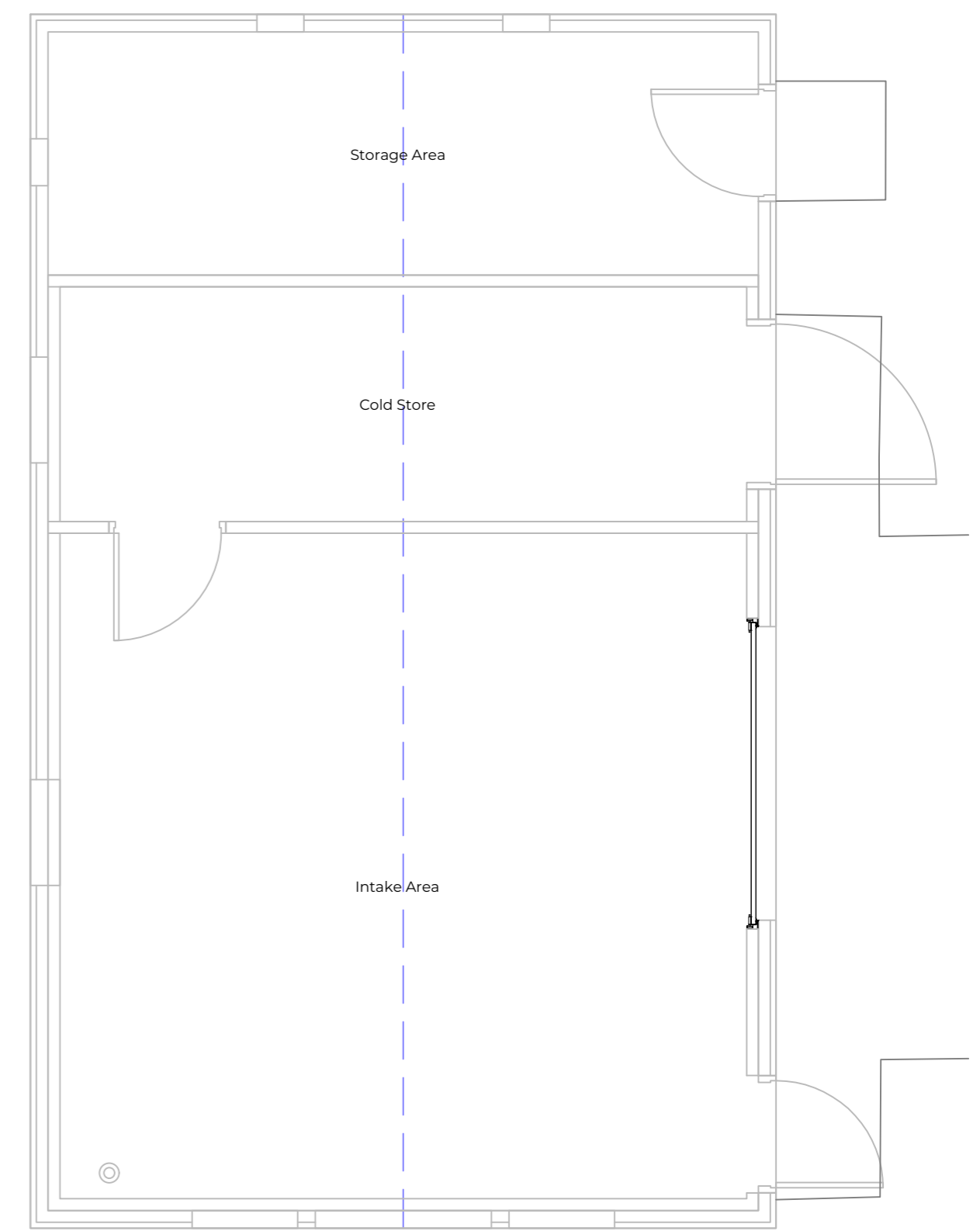
2 | South Elevation
Scale 1:50



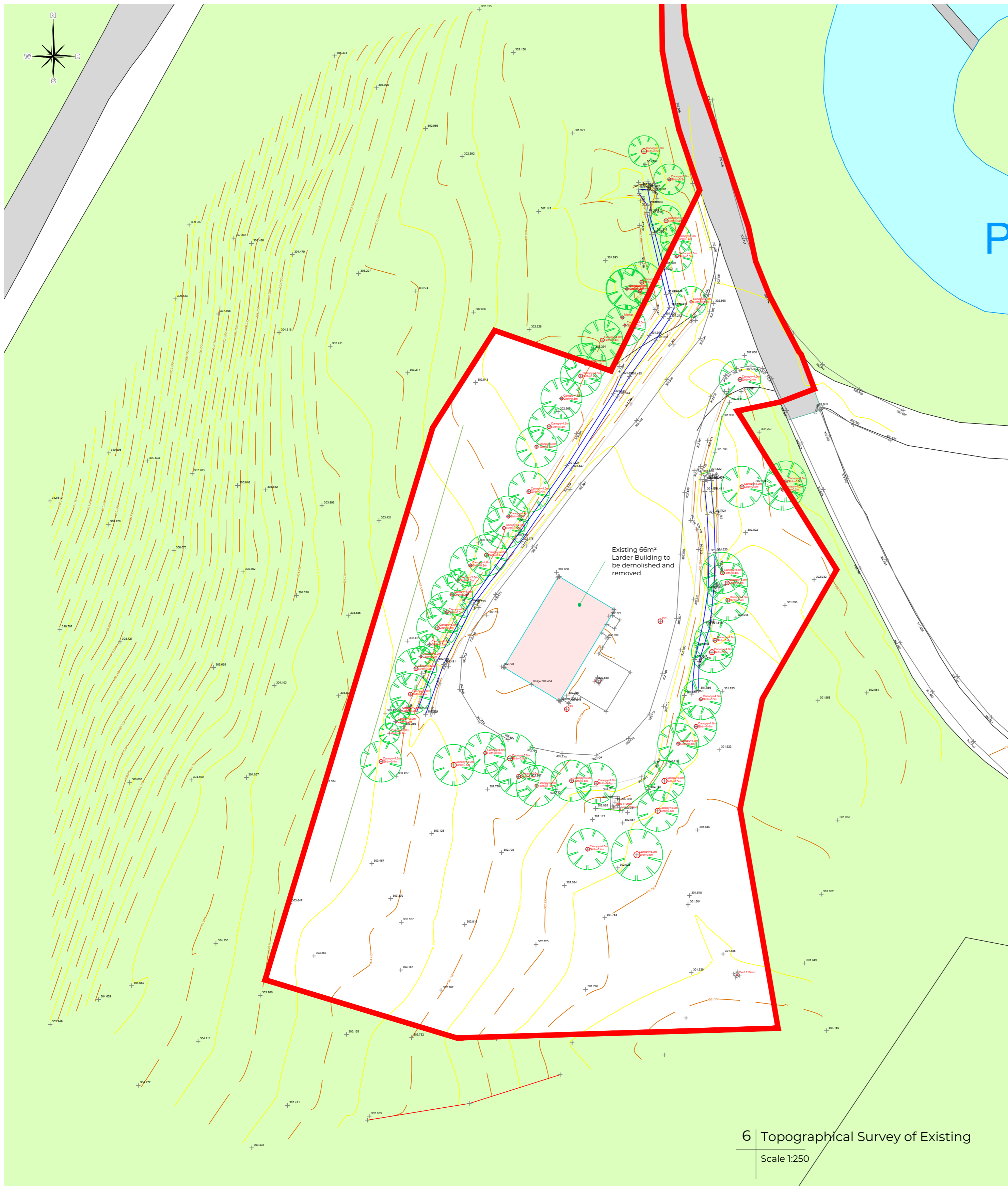
4 | West Elevation
Scale 1:50



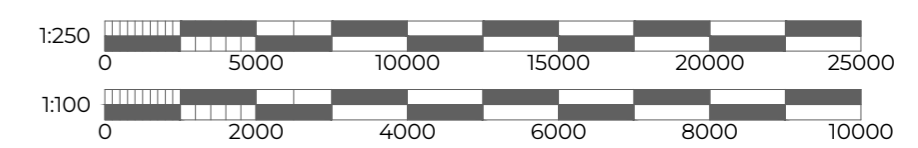
3 | North Elevation
Scale 1:50



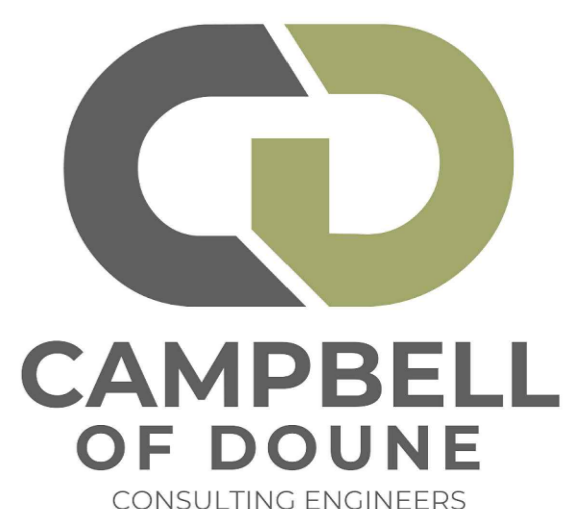
5 | Floor Plan
Scale 1:50

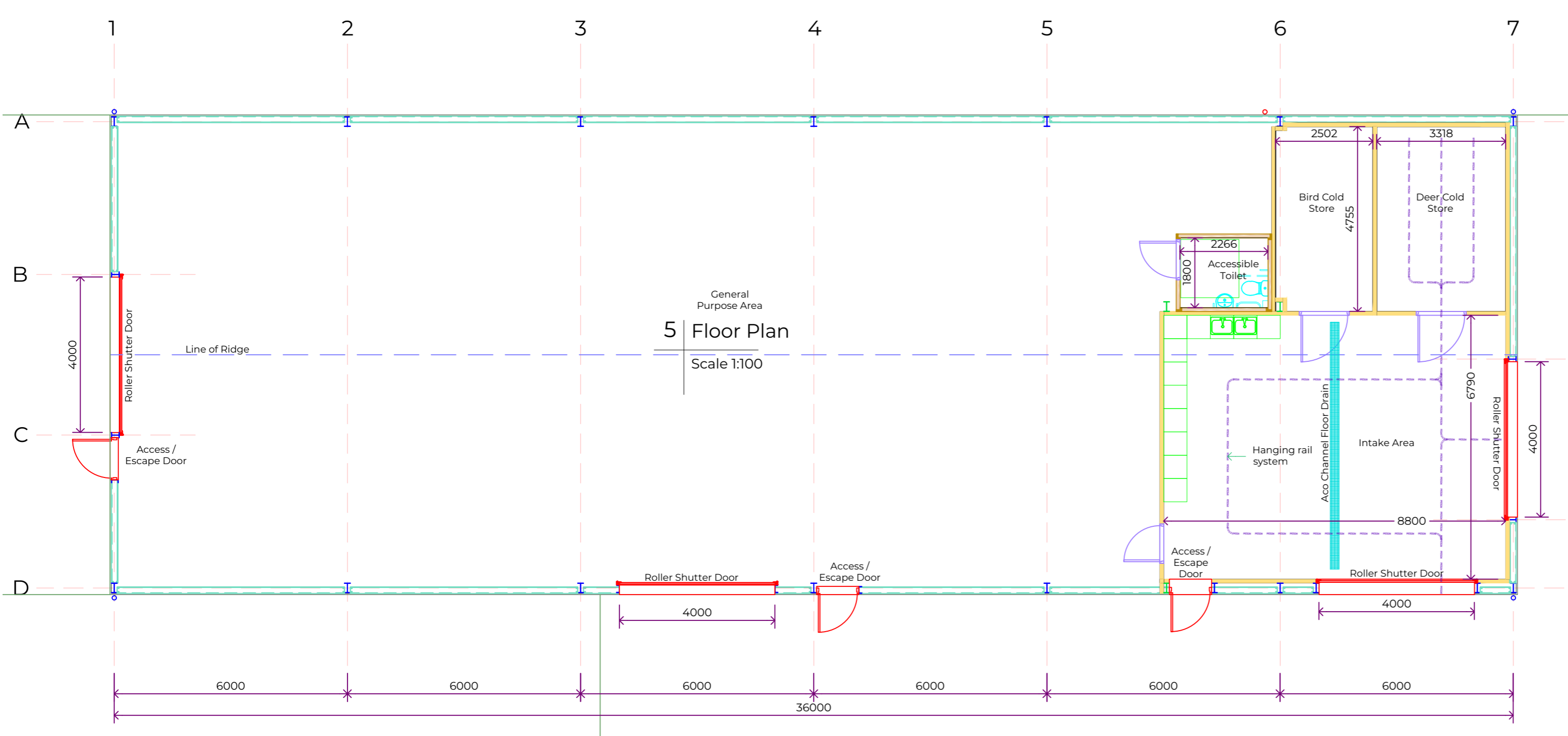
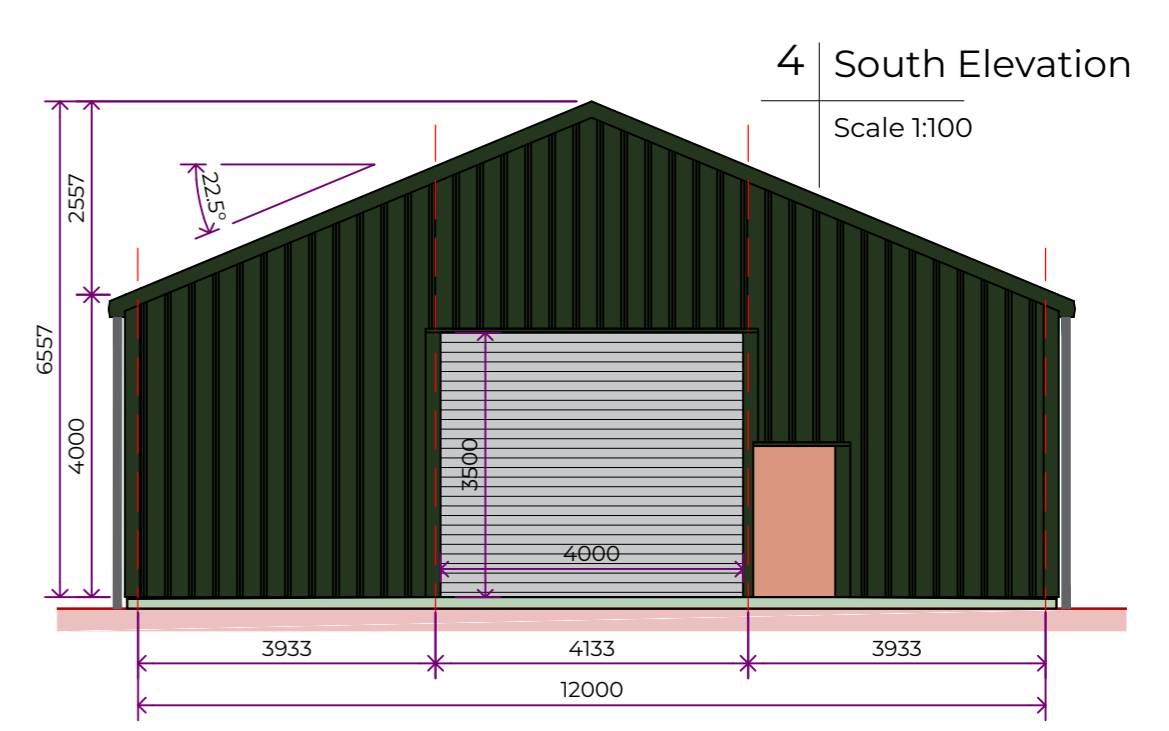
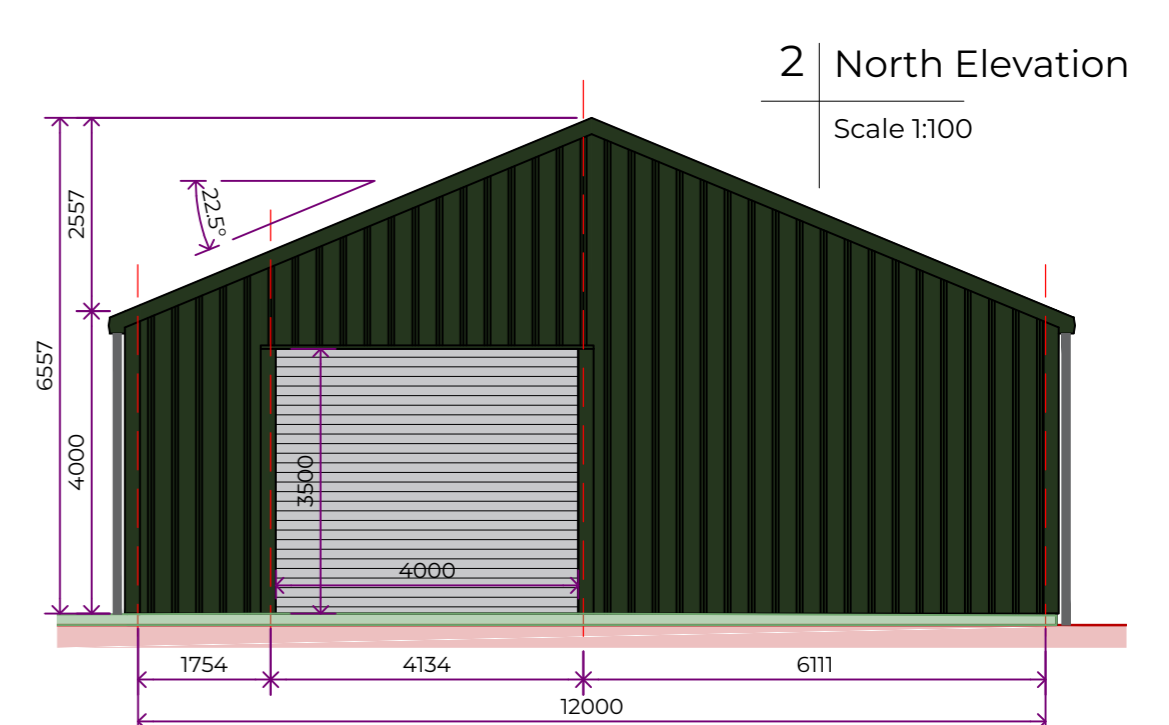
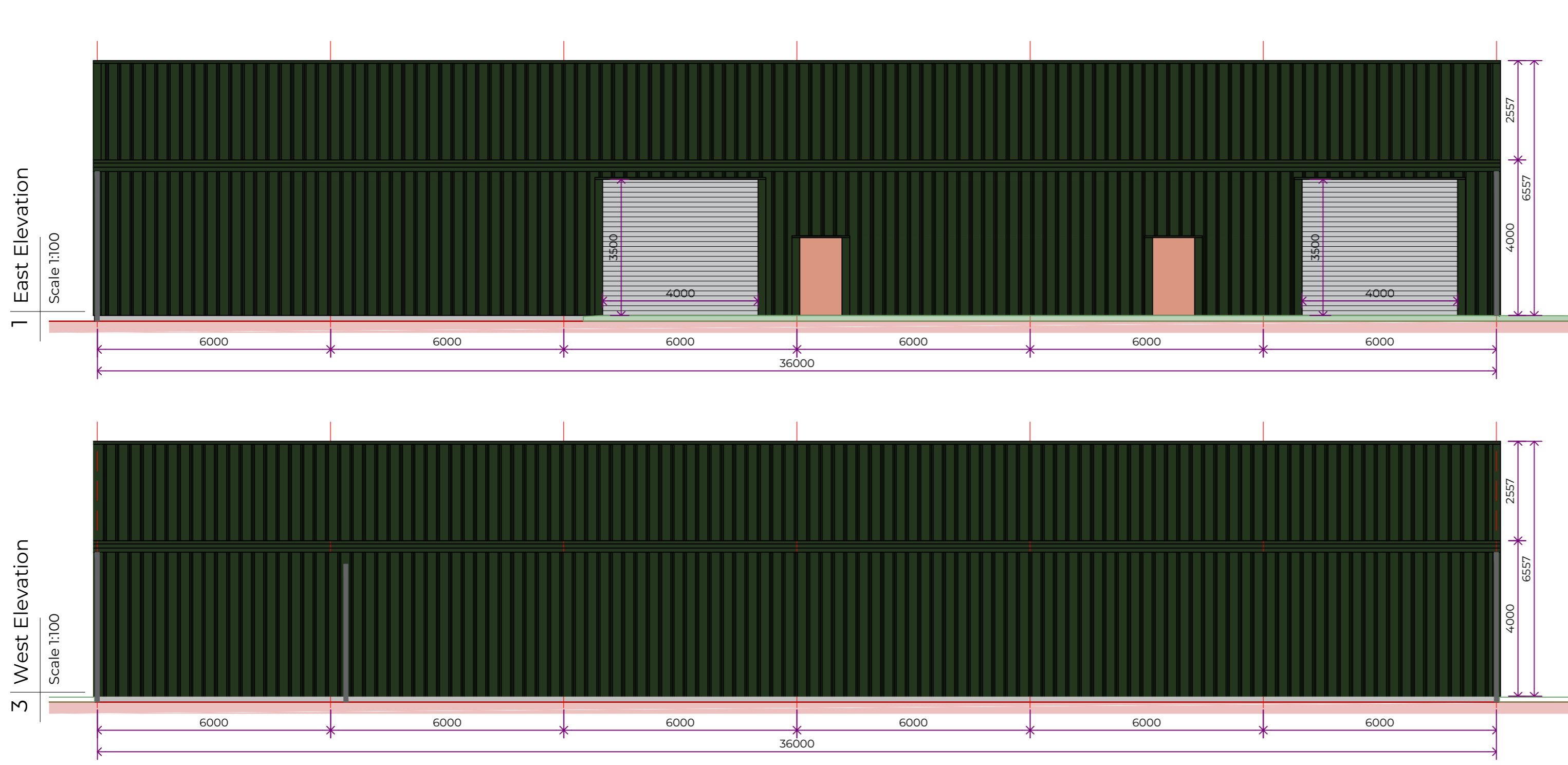


6 | Topographical Survey of Existing
Scale 1:250



Rev.	Comment	By	Date
1	Project Ref. 10131-25	JR	21.07.25
2	Drawing Status: Planning Application	JR	21.07.25
3	Project Title: Proposed New Replacement Larder	JR	21.07.25
4	AT: Kynadrochit Lodge, Tomintoul AB37 9HJ	JR	21.07.25
5	CLIENT: Crown Estate Scotland (Strutt & Parker)	JR	21.07.25
Drawing Title: Elevations & Plans of Existing Larder (to be Demolished)			
Drawn by: JR	Design by: JR	Date: 21.07.25	Drawing Nr. 002
Paper Size: A1			
Clan House, Muthill Road, Crieff, Perthshire, PH7 4HQ e-mail: info@campbellofdoone.co.uk Tel: 01764 655459			
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DESIGN
Building is designed to BS 5950 (Industrial Spec)

BUILDING USE
General Purpose estate management building

OWNERSHIP / OCCUPANCY
The is under the applicants ownership and occupancy.

MAIN STRUCTURAL STEELWORK
Building is to be a single storey, single span, steel portal framed building.

STRUCTURAL STEELWORK
All fabricated structural steelwork delivered to the site shall incorporate appropriate "CE" marking in order to conform to the requirements of BS EN 1090-1

All Structural steelwork forming main frames and bracing members to be hot dip galvanised to EN ISO 1461.

HEATING or COOLING
It is not proposed to heat or cool the building.

FOUNDATIONS
Site to be excavated to formation level & all vegetable matter to be removed from site. All to be built off natural firm ground conditions to satisfaction of engineer. All foundations to have a minimum ground cover of 450mm.

FLOORS
Floor to be 150mm concrete floor cast in situ. RC28/35 concrete mix with A252 mesh reinforcement cast over 1200 gauge polythene Damp Proof Membrane (fully taped and sealed) set on 20mm sand blinding over consolidated hardcore laid in layers no greater than 150mm.

EXTERNAL WALL CLADDING
All side and gable walls to have 0.5mm single skin plastisol coated cladding, down to levels show. All cladding to be complete with flashing's & trims to be fixed to Galvanised Zed or Cee Sheeting Rails (buttered) bolted to frames. Sheeting rails to have anti sag system and rail / column stays (at positions indicated) installed. Cladding and rails to be fitted and fixed in accordance with manufacturers written instructions.

Cladding colour to be confirmed

INTERNAL PARTITIONS
All internal partitions forming larder and associated areas are to be formed using Kingspan Food safe panels. Toilet to be formed in timber stud with plasterboard finish internally and plywood finished externally.

INTERNAL CEILINGS
Internal suspended ceilings to be installed over the larder area, formed using Kingspan food safe panels. Toilet area to have timber joists with plasterboard finish internally and a chipboard finish to the top side. insulation to be place in the wall and ceiling cavity voids.

ROOF
To be 0.7mm single skin plastisol coated cladding, complete with flashing's, trims all to be fixed to galvanised zed purlins bolted to frames with purlin stays fitted. Cladding to be fitted and fixed in accordance with manufacturers written instructions.

Cladding colour to be confirmed

SURFACE WATER DRAINAGE
To be pre-formed gutters all complete with downpipes connecting to existing sub-surface drainage system. All Gutters & downpipes to be fitted and fixed in accordance with manufacturers written instructions.

Surface water drainage to discharge to an onsite surface water soakaway system in accordance with CIRIA C753 (The SuDS Manual).

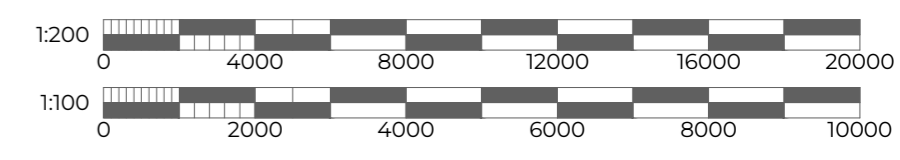
FOUL WATER DRAINAGE
All drainage runs to full roddable. All drainage to be set in full granular surround. Drainage to have a min gradient of 1:60. All foul drainage to discharge to an onsite septic tank with outfall to a soakaway system. It is the clients responsibility to ensure that all necessary permits and / or approvals have been obtained in respect of connections and / or discharges where necessary and if required.

ACCESS / ESCAPE
To be byway of personnel doors (as shown on the floor plan).
All escapes to have a Minimum clear opening width of 800mm.

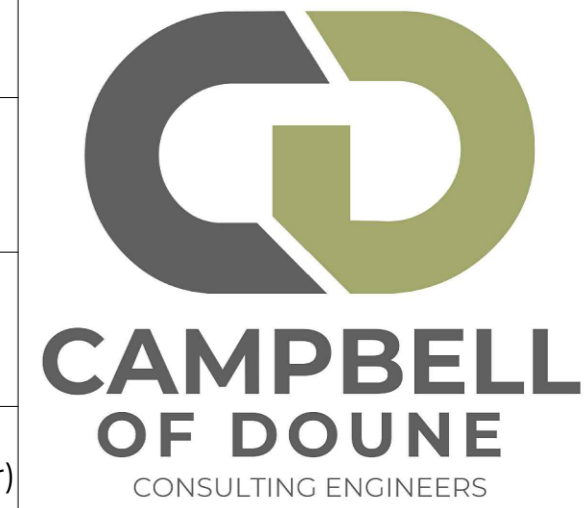
DOORS
Main vehicle access doors to be electrically operated galvanised roller shutter doors.

BOUNDARY TREATMENT
Existing boundary treatments to remain as are currently.

GENERAL
All works to be in accordance with the Building (Scotland) Regulations 2004 and all current amendments.
Any structural and external timbers to be pressure impregnated against insect, rot and fungal attack all finishes to be to satisfaction of client
All works to be in accordance with the appropriate statutory bodies requirements and or approvals for the works and use, for example; Moray Council Planning & Building Standards, SEPA, Scottish Water & The Scottish Fire & Rescue Service and any other bodies relevant to the proposals.
All proprietary materials to be fitted fixed and installed in accordance with manufacturers current written instructions and or certification documents i.e. BBA certificates.
Any changes from the approved drawings and specification requested by client or contractor are to be fully approved by Planning and Building Standards departments prior to implementation.
Campbell of Doune Ltd cannot accept responsibility for any changes from the approved documents.



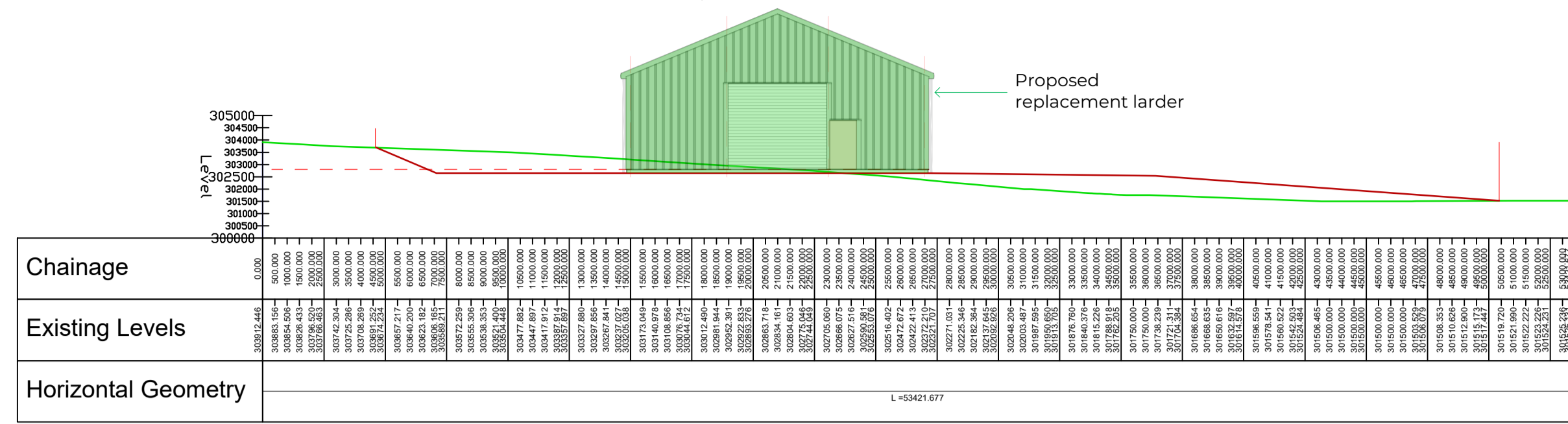
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A	Client Updates	JR	06.08.25
Rev.	Comment	By	Date
Project Ref.	10131-25	Drawing Status	Planning Application
Project Title	Proposed New Replacement Larder		
AT	Kynadrochit Lodge, Tomintoul AB37 9HJ		
CLIENT	Crown Estate Scotland (Strutt & Parker)		
Drawing Title	Elevations & Plans of Proposed Replacement		
Drawn by	JR	Design by	JR
Date	21.07.25	Drawing Nr.	003
Paper Size	A1		
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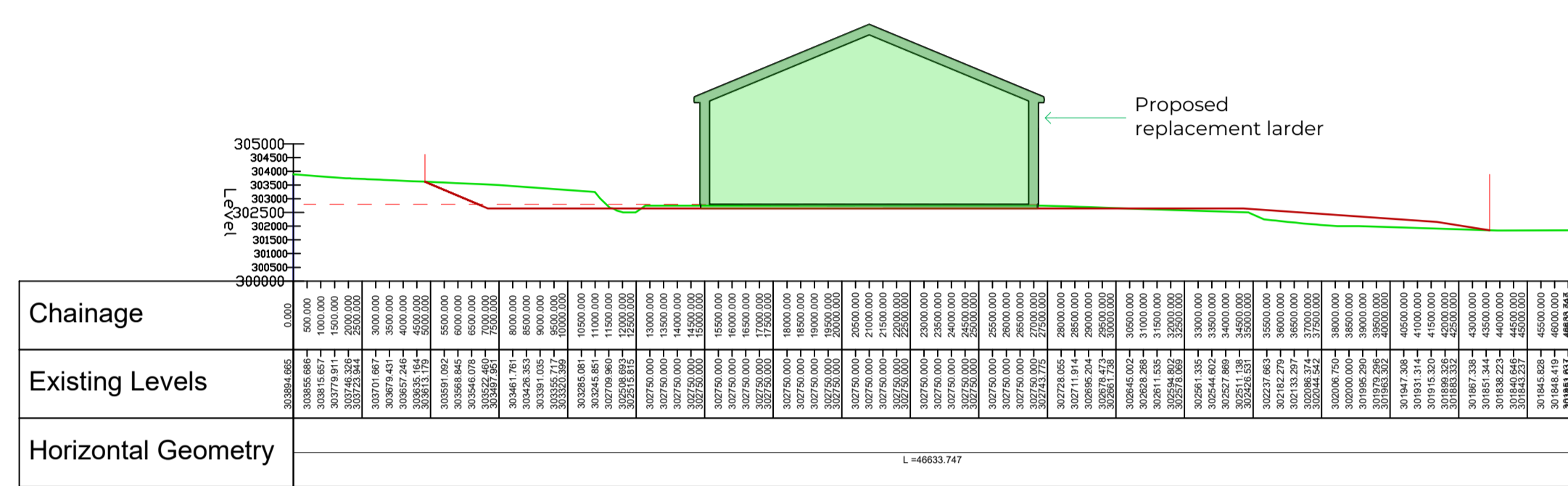
2 Site Sections

Scale 1:200

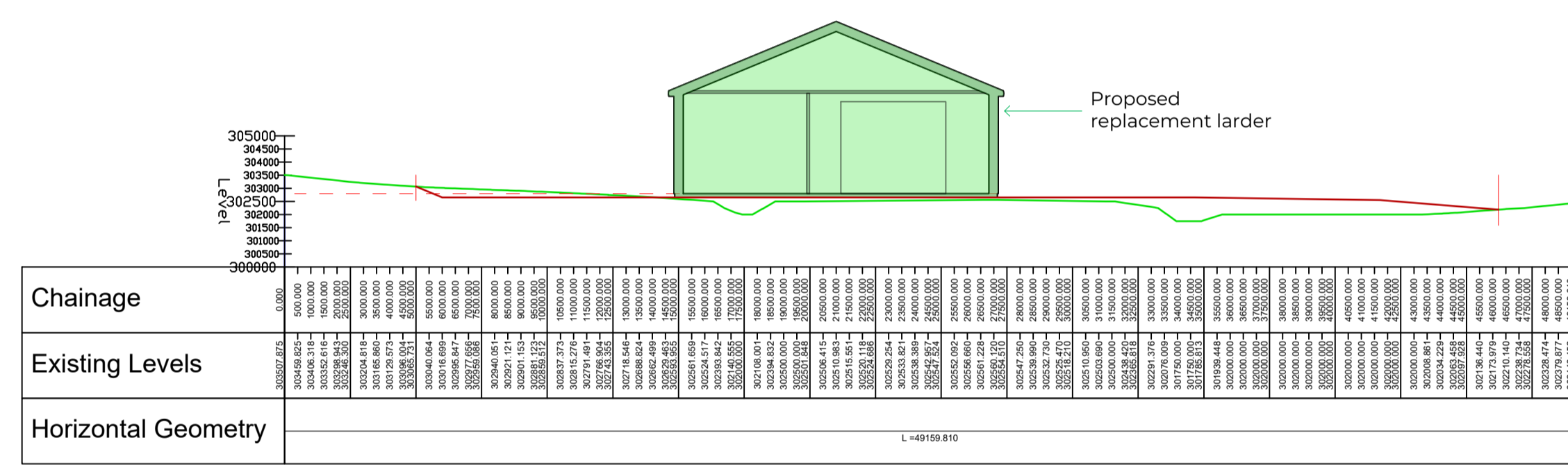
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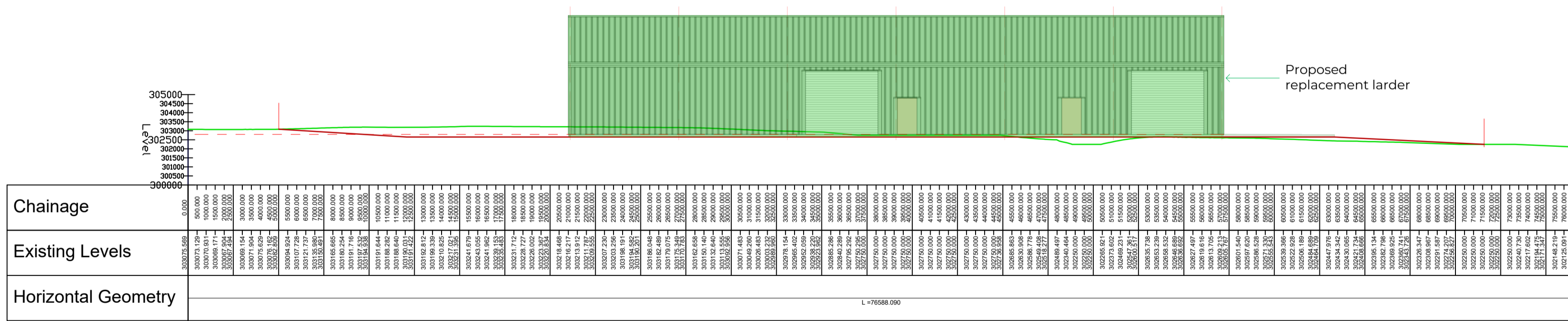
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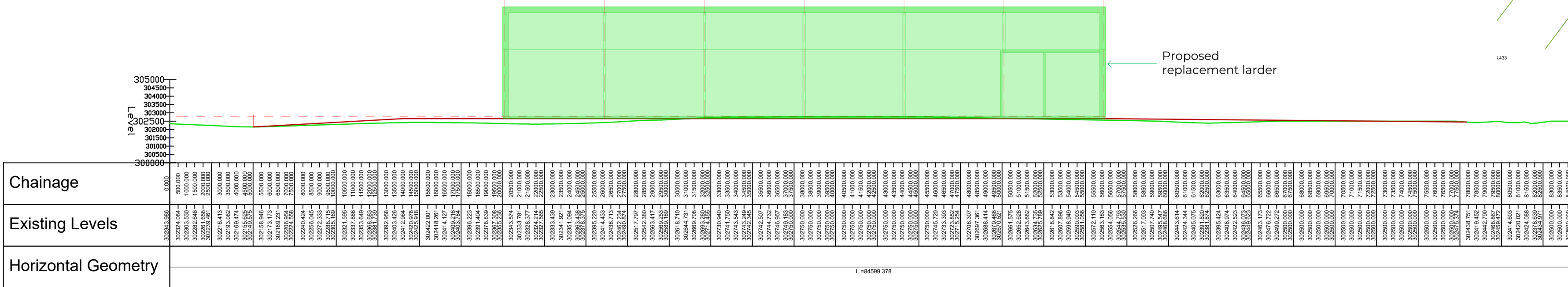
SECTION C-C - LONGSECTION
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SECTION D-D - LONGSECTION
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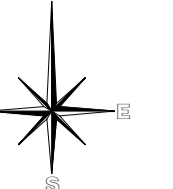
SECTION E-E - LONGSECTION
SCALE: H 1:100000,V 1:100000. DATUM: 300000.000



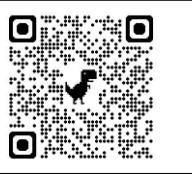
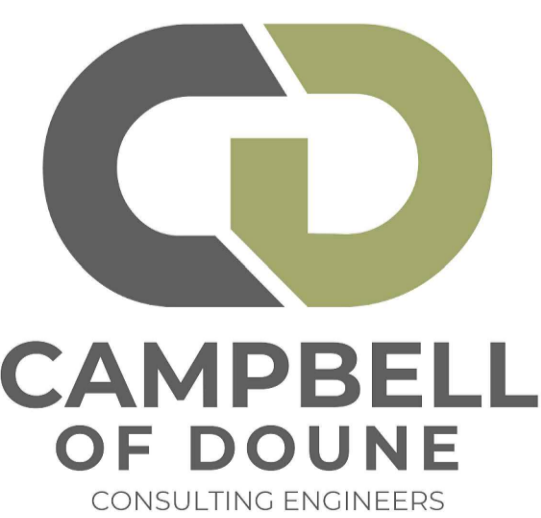
	Existing Ground Level
	Proposed Ground Level
	Proposed Finished Floor Level = 302.800

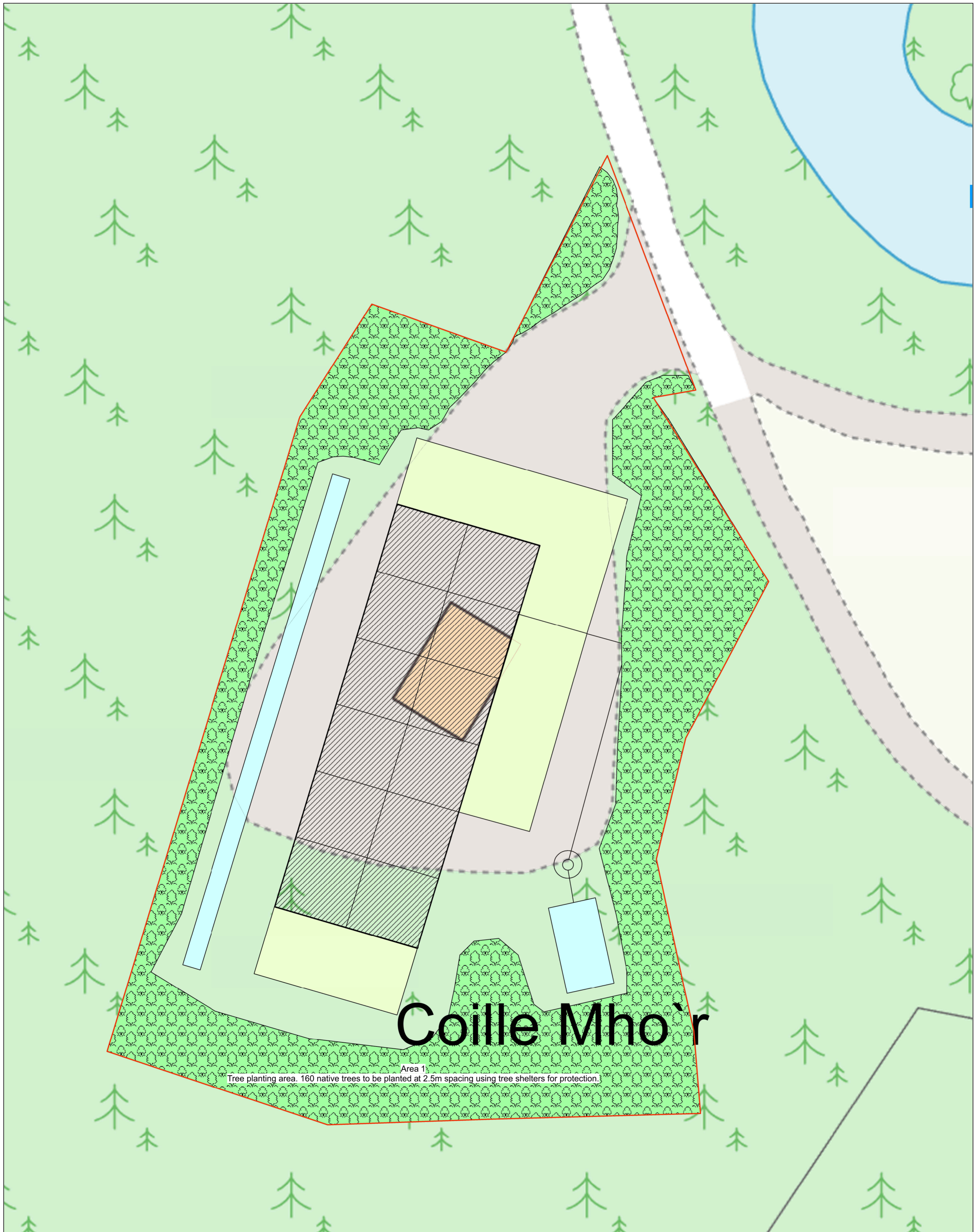
1 Site Toposurvey

Scale 1:200



Rev.	Comment	By	Date	
10131-25	Planning Application			
<p>Project Title Proposed New Replcement Larder</p> <p>AT Kylnadrochit Lodge, Tomintoul, AB37 9HJ</p> <p>CLIENT Crown Estate Scotland (Strutt & Parker)</p> <p>Drawing Title Site Survey + Site Sections</p>				
Drawn by	Design by	Date	Drawing Nr.	Paper Size
JR	JR	24.07.25	004	A1
<p>Clan House, Muthill Road, Crieff, Perthshire, PH7 4HQ e-mail: info@campbellofdoune.co.uk Tel: 01764 655459</p>				
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Coille Mho'ir

Area 1
Tree planting area. 160 native trees to be planted at 2.5m spacing using tree shelters for protection.

A & R Woodland Consultants Ltd
Kinneskie House, Munloch, IV8 8PF
07549 352792 / 07446 080463
arwoodlands@gmail.com

Title: **Tree Planting Plan**

Property: **Kylnadrochit Deer Larder
Kylnadrochit Lodge
Tomintoul
AB37 9HJ**

Tree Planting Legend

- Area 1 Tree Planting
- Site Boundary

Species	Qty
Scots pine	48
Silver birch	48
Sessile oak	32
Hazel	32
Total	160

Scale 1:200
0 10 metres

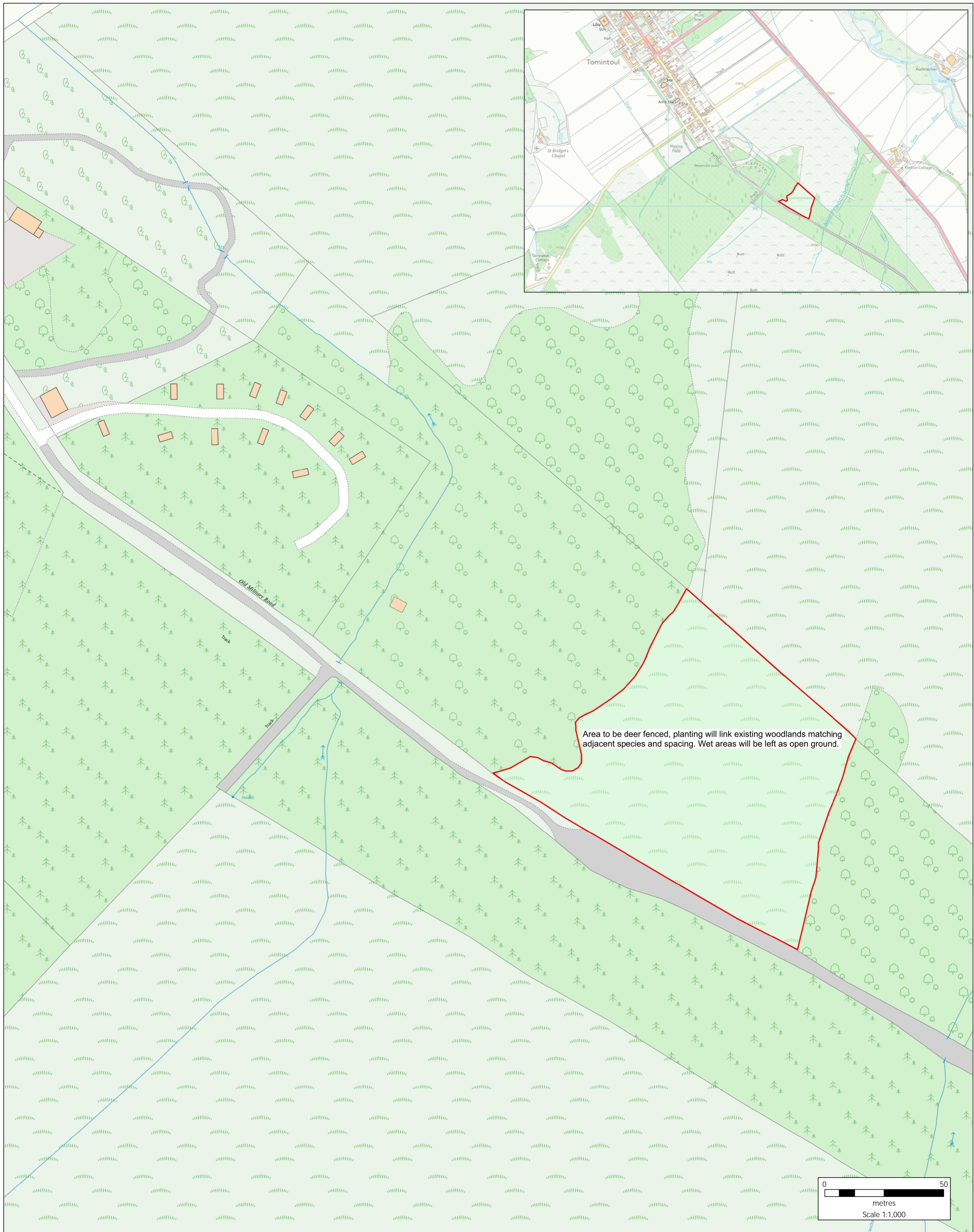
Client: Crown Estate Scotland
Dìghreasachd a' Chrùn Alba

Scale: 1: 200 @ A2

Date: 13/08/2025

Drawing Number: TPLP:2107/1
Revision Number: 1
Surveyor: AJ,RF
CAD File Reference: TPLP:2107/1

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


Area to be deer fenced, planting will link existing woodlands matching adjacent species and spacing. Wet areas will be left as open ground.

A & R Woodland Consultants Ltd
 Kinneskie House, Munlochy, IV8 8PF
 07549 352792 / 07446 080463
 arwoodlands@gmail.com


Title: **Tree Planting Plan 2**

Property: **Kylnadrochit Deer Larder
 Kylnadrochit Lodge
 Tomintoul
 AB37 9HJ**

Tree Planting
 Compensatory Tree Planting Area

Species	Qty
Silver birch	350
Downy birch	250
Rowan	200
Hazel	200
Scots pine	188
Total	1188



Client:  Crown Estate Scotland
 Digheasaidh of Chruin Alba

Scale: **1: 1,000 @ A2**

Date: **13/08/2025**

Drawing Number: **TPLP:2108/1**

Revision Number: **1**

Surveyor: **AJ,RF**

CAD File Reference: **TPLP:2108/1**

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