

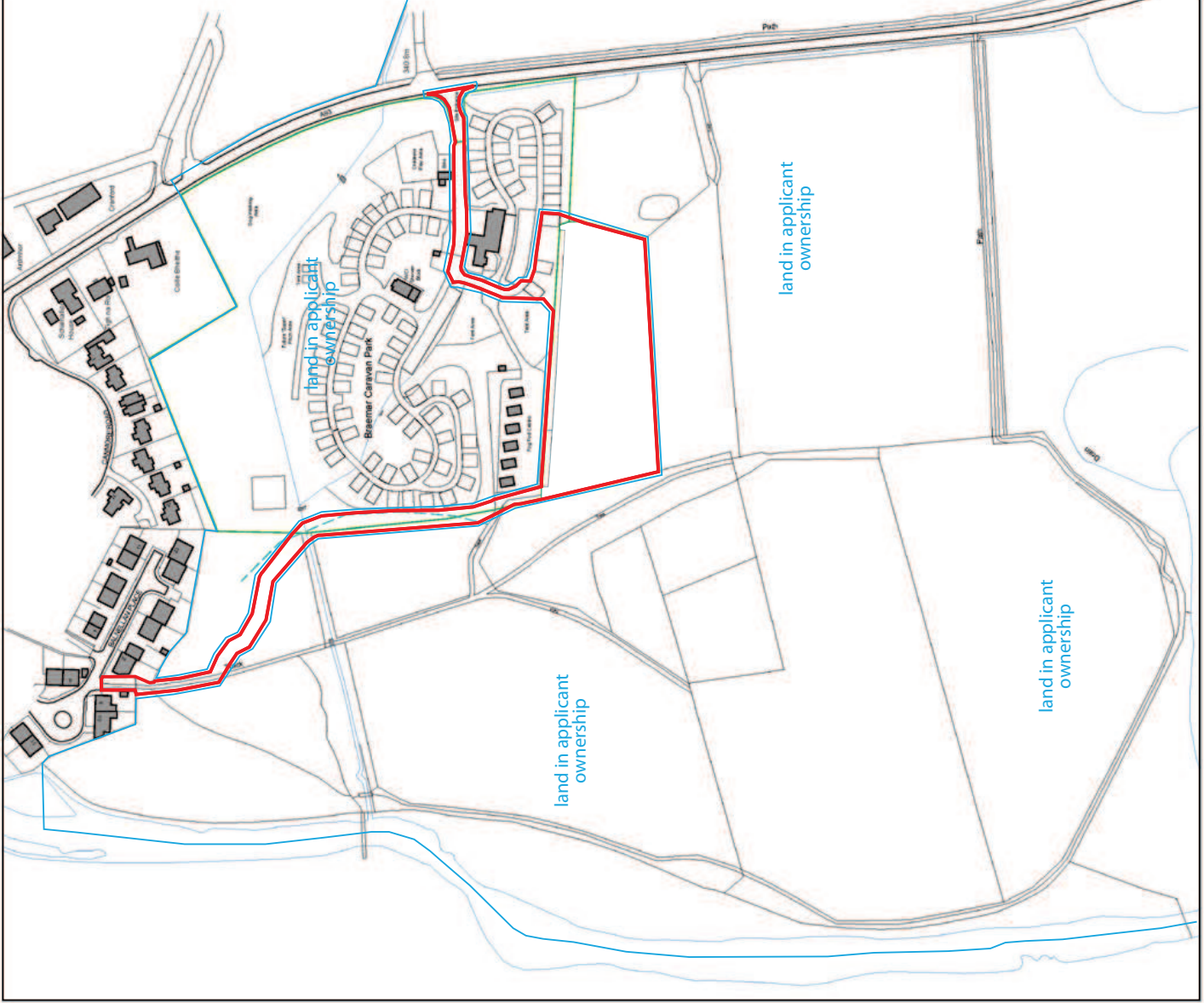


Agenda item 5

Appendix 1

2025/0242/DET

Plans



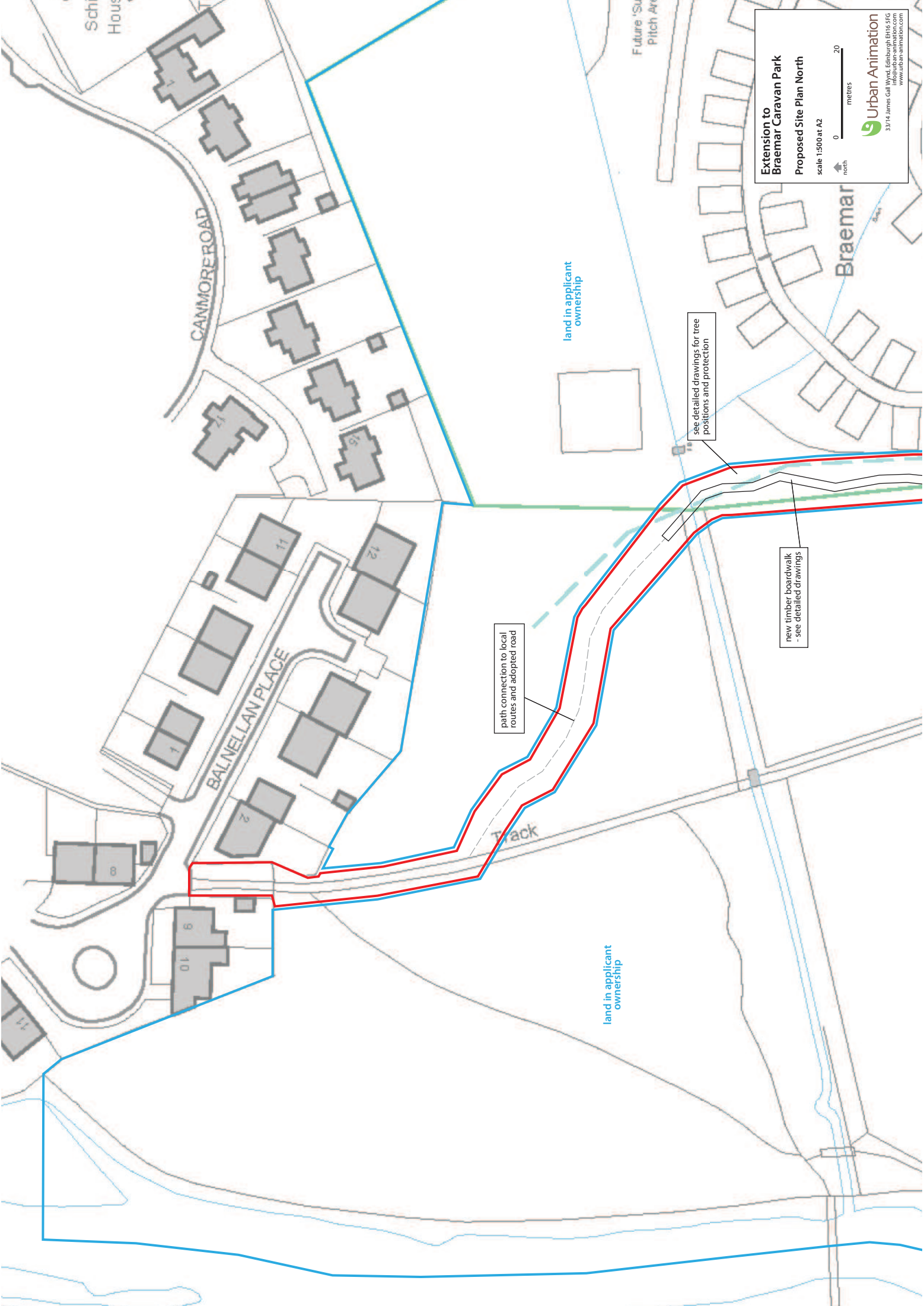
Extension to Braemar Caravan Park

Location Plan

scale 1:2500 at A3

0 100
metres

↑
north



**Extension to
Braemar Caravan Park**
Proposed Site Plan North

scale 1:500 at A2

0 20 metres

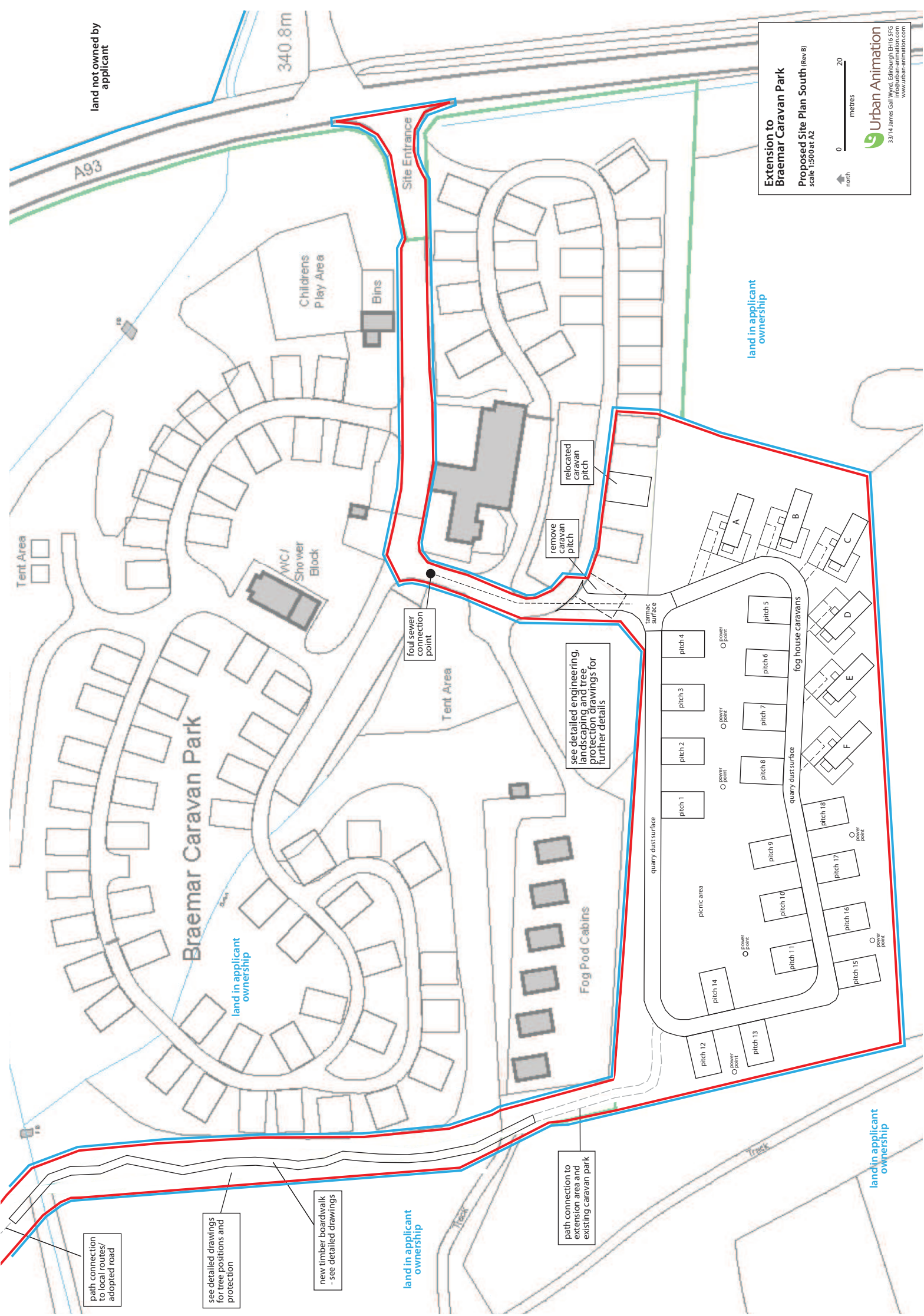
north

Urban Animation
33/14 James Galt Wynd, Edinburgh EH16 5FG
www.urban-animation.com

path connection to local
routes and adopted road

see detailed drawings for tree
positions and protection

new timber boardwalk
- see detailed drawings



Extension to
Braemar Caravan Park

Proposed Site Plan South (Rev B)
scale 1:500 at A2

020 metres

020

Urban Animation

33/4 James Galt Wynd, Edinburgh EH16 5FG
Tel: 0131 666 0000
www.urban-animation.com

path connection
to local routes/
adopted road

see detailed drawings
for tree positions and
protection

new timber boardwalk
- see detailed drawings

path connection to
extension area and
existing caravan park

see detailed engineering,
landscaping and tree
protection drawings for
further details

foul sewer
connection
point

remove
caravan
pitch

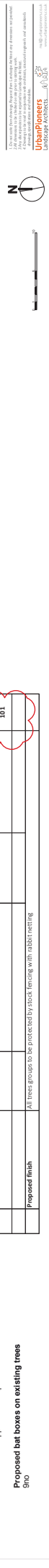
relocated
caravan
pitch

land in applicant
ownership

land in applicant
ownership

land in applicant
ownership

land not owned by
applicant



[illegible]



Existing field boundary fence - to be retained
Post and wire fences with 4m horizontal wires and mesh infill, topped with barbed wire
New fence to southern boundary of extension
Stock fencing with rabbit netting
The same finish is proposed to all planting

Proposed Picnic tables
3no timber picnic tables, moveable with 1m bin

Proposed Power Point
Point point shared between 2-3 plots

Lighting
Lighting design to be developed
It is proposed to use the same low level lighting as proposed in the existing camp site
Proposed spacing At 15m centres
Lighting to be only along the ring road and as well an outside light above the doors (gable end) of the static caravans.
All lighting to be in line with guidance note 02/23 Date and artificial lighting at night produced by the Bat Conservation Trust

SOFT LANDSCAPING

- Existing group of trees, not part of tree survey to be retained
- Existing tree, as per Tree Survey to be retained
- Trees Proposed
73m trees: sizes vary
For specification refer to Planting Plan
- Proposed Mixed Hedge (total of 630m plants)
Native species such as Hawthorn, Blackthorn, Hazel, Holly, Guelder Rose.
For specification refer to Planting Plan
- Proposed Amenity Grass Mix - Picnic area
to be suited to high use, hard wearing, of medium/ fine texture, good year round colour and suitable for close mowing
For specification refer to Planting Plan
- Proposed Wildflower Seeding: Upland Hay Meadow Mix
To increase biodiversity and habitats
For specification refer to Planting Plan

HARD LANDSCAPING

- Proposed access road**
3.7m width
- Asphalt at entrance (A)
- Compacted local grey sub-base/quarry dust (CR) for circular drive
- Proposed hard standing caravan parking spaces**
3no 6.2 x 3.0m
- Compacted local grey sub-base/quarry dust (CR) for circular drive
- Proposed cabins with access paths**
6no
Lodges: 4.3 x 11.7m plus timber deck (approx 25m2)
Driveway/parking/Compacted gravel surface (approx 75m2 as shown including 2.5m wide access path)
- Proposed board walk/footpath with gravel finish**
Timber boardwalk (BW)
Refer to Nano drawing 24_1507-NAR-XX-XX-DR-S-11002
- Compacted local grey sub-base/quarry dust (CR) for circular drive**
Colour to be sympathetic with surrounding environment

DRAWING FOR PLANNING SUBMISSION

REVISED: 17.02.23 Includes all internal planning considerations
Prepared by: UrbanPioneers
Drawing title: Landscape Layout

REVISION: 03/08

Client: Invercauld Estate
Drawing title: Landscape Layout

Drawing nr: 2503-UP-XX-XX-DR-L-001
1:250 @ A1
Rev: P03
09.07.25

INFORMATION

This drawing has been prepared for the client and is not to be used for any other purpose without the written consent of UrbanPioneers.
UrbanPioneers
01234 567890
www.urbanpioneers.co.uk

KEY

- Surveyed existing trees to be retained**
Mixed species, refer to tree survey

Proposed trees as part of detailed planning application

Application for extension of caravan site
Predominantly Upland birchwood, Aspen, Pine
Refer to planting plan
2503-UP-XX-XX-DR-L-002

Proposed trees wider landscape

Proposed trees wider landscape
 Upland Birchwood (*Betula pubescens*)
 Aspen (*Populus tremula*)
 Rowan (*Sorbus aucuparia*)
 Pine (*Pinus sylvestris*)

Planted in groups

Each tree symbol represents a group of 5 with 1nr larger tree per 3nr whips
Proposed density approx 1nr per 5sqm
Protected from rabbits and deer

Proposed overall number groups 01-12
575nr whips

Proposed mixed hedge, total 210m

Proposed mixed hedge, total 210m
to screen traffic as well as caravan site extension
Mixed species in line with ecologist's
recommendation

9 plants per linear metre / 2m wide

Planted as whips

Planted as whips
Protected from rabbits and deer

Proposed overall number (hedgies 01 and 02)

1,890nr hedge plants



DRAWING FOR PLANNING SUBMISSION

DRAWING FOR PLANNING SUBMISSION	REV / PCD	17. 12. 20
---------------------------------	-----------	------------

revision date	notes
---------------	-------

Braemar Caravan Park
Client: Invercauld Estate

Drawing nr 2503-1/P-XX-XX-DB I - 004

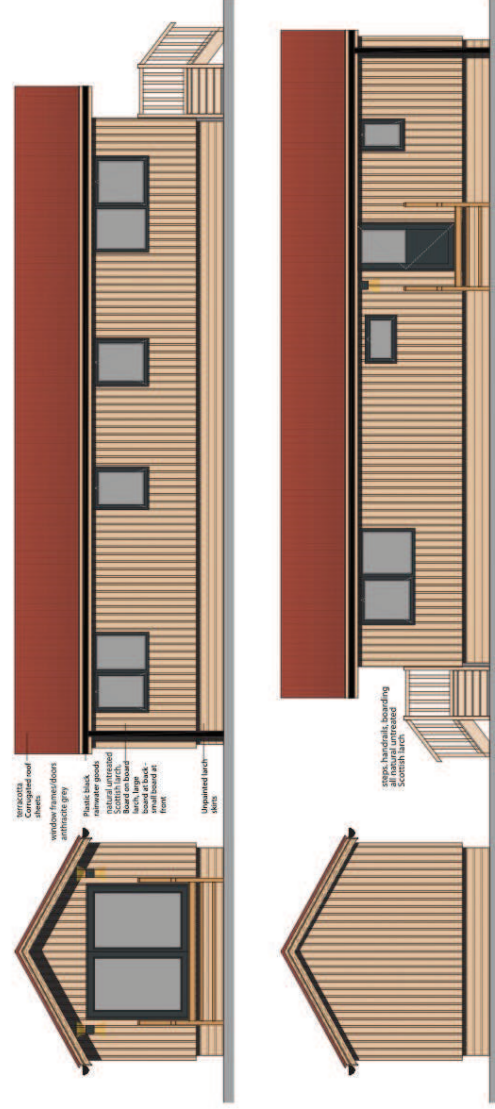
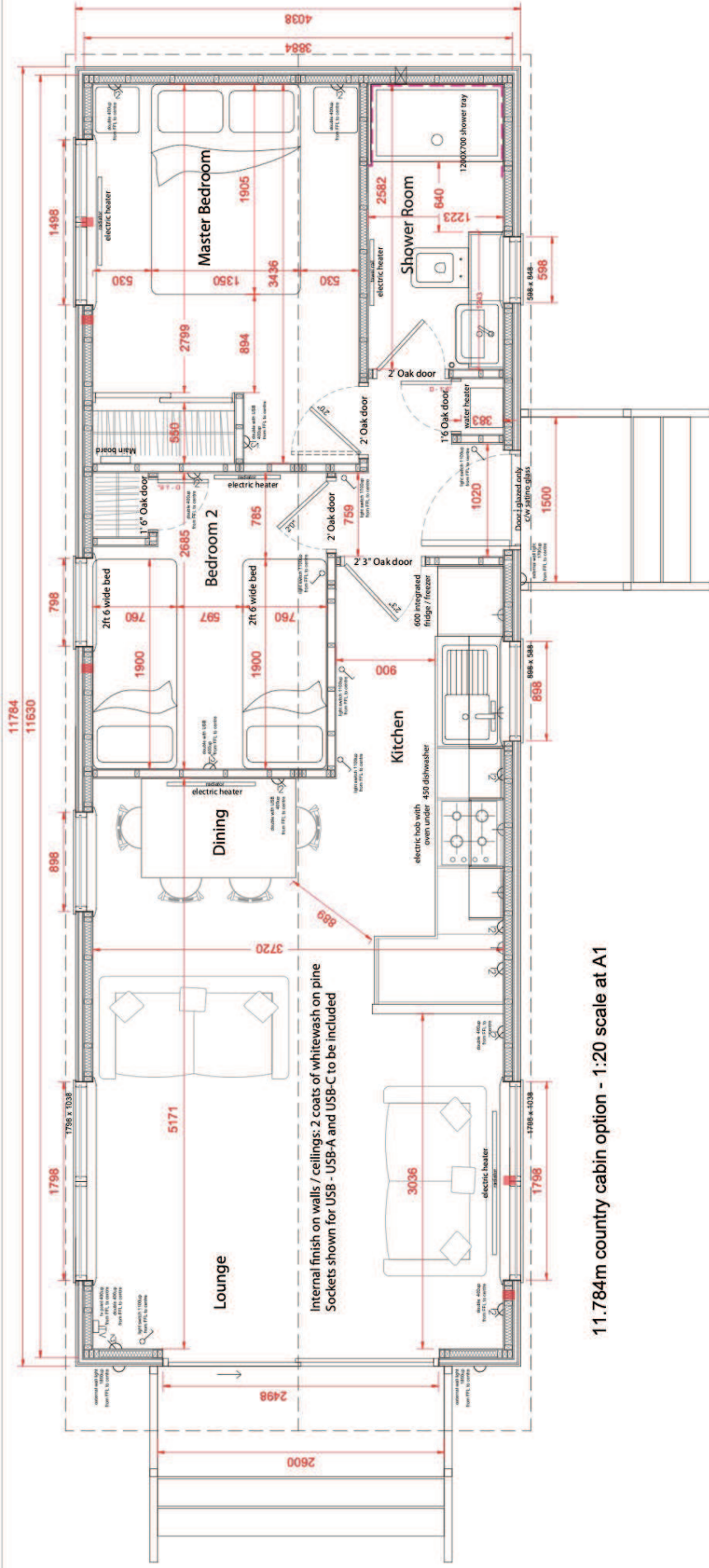
rawing nr 2
I:1000 @A1

Rev: Pn3

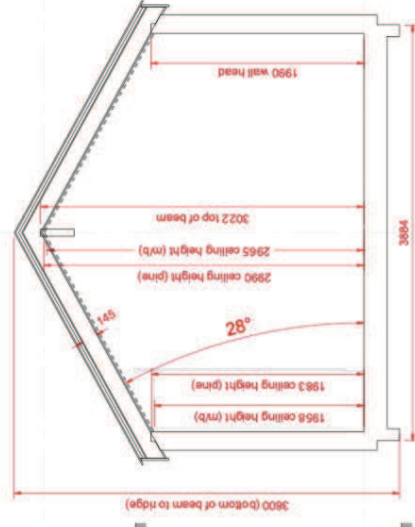
NEOFORMATION

Do not do your design. Request from Landscape Architect any documents not provided.
All documents to be drafted in the plan to starting work.
Any documents to be referred to Landscape Architect.
Drawing to be used in conjunction with architect, structural engineer's and standards
design, specifications and materials.

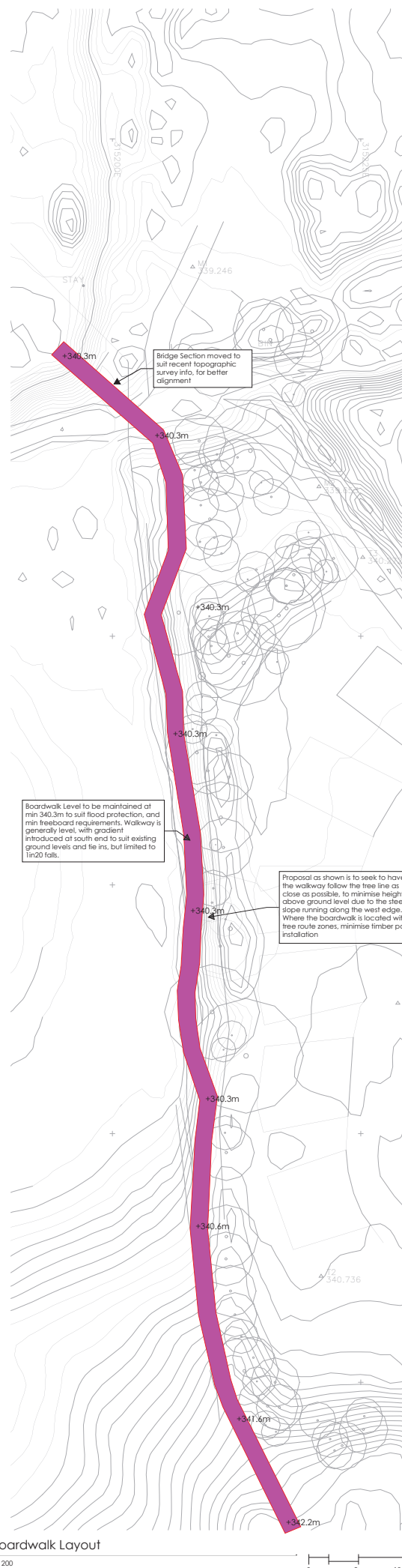




elevations - 1:50 scale at A1



outline sketch section - 1:25 scale at A1



- ## NOTES

- NOTES**
1. All DNA drawings are to be read in conjunction with all relevant Architect's drawings and Specifications.
 2. All dimensions and setting out to be confirmed by the Architect.
 3. For details refer to drawing series: 24.1507/300
 4. For General Notes refer to drawing: 24.1507/001

CDM RESIDUAL RISKS



Indicates key residual health and safety risks. Refer to CDM Table on drawing 24.1507/001 for full list of residual risks, hazards and notes.



Redline planning boundary

D	Issued for Planning	YM	DM	11.08.21
C	Walkway Route minor amendment	YM	DM	06.08.21
B	Walkway Route minor amendment	YM	DM	30.07.21
A	Route updated to reflect amended plans	YM	DM	30.07.21
Rev	Description	Chk	Des	Due

Rev	Description	Chk	Urn	Date
Status				

PLANNING

NARRO

Edinburgh | Glasgow | Inverness | Stirling | Aberdeen | Newcastle

30 Queensferry Road, Edinburgh

30 Queen's Ferry Road, Edinburgh
EH4 2HS

+44 131 229 5553	
------------------	--

www.narroassociates.com	mail@narroassociates.com
-------------------------	--------------------------

Client	Invercauld Estate
--------	-------------------

Architect

N/A

Job Title	
-----------	--

Job Title
Braemar caravan park access
proposal

Sheet Title
BOARDWALK OPTIONS

Project Reference: 24,1507

Drawn by	Designed	Checked
----------	----------	---------

RM	DM	DM
----	----	----

Scale @ A1	Date
------------	------

1 : 200	JUN
---------	-----

Drawing Number	2025	Revision
----------------	------	----------

Drawing Number	Revision
----------------	----------

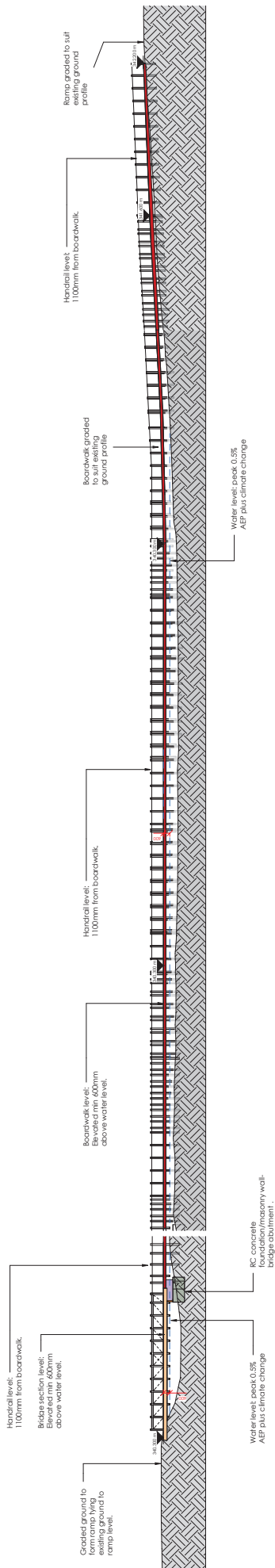
24.1507-NAR-XX-XX-DR-S-11002	D
------------------------------	---

NOTES

1. All Naro drawings are to be read in conjunction with all relevant Architect's drawings and Specifications.
2. All dimensions and setting out to be confirmed by the Architect.
3. For details refer to drawing series:
241 507-NAR-DR-S-3000 Series
4. For General Notes refer to drawing:
241 507-NAR-DR-S-0000 Series

CDM RESIDUAL RISKS

 There are considered to be no unusual residual risks associated with the structural aspects of this project.



Section 1-1
1 : 200

Section 2-2
1 : 200

[illegible]

PLANNING



N 30 Queensferry Road, Edinburgh
EH4 2HS
+44 131 720 5553

www.narroassociates.com mail@narroassociates.com

Architect
N/A

Job Title
Braemar caravan park access

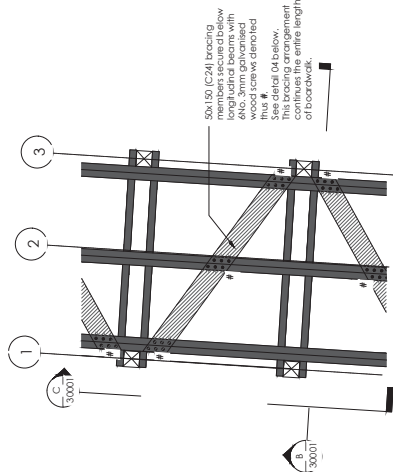
Sheet Title

BOARDWALK ELEVATIONS	Project Reference:		Checked Checker	Revision
	Drawn by DS	Designed YM		
	Scale @ A1 1 : 200	Date 12/10/24		
	Drawing Number			24.1507-NAR-XX-XX-DR-S-11001

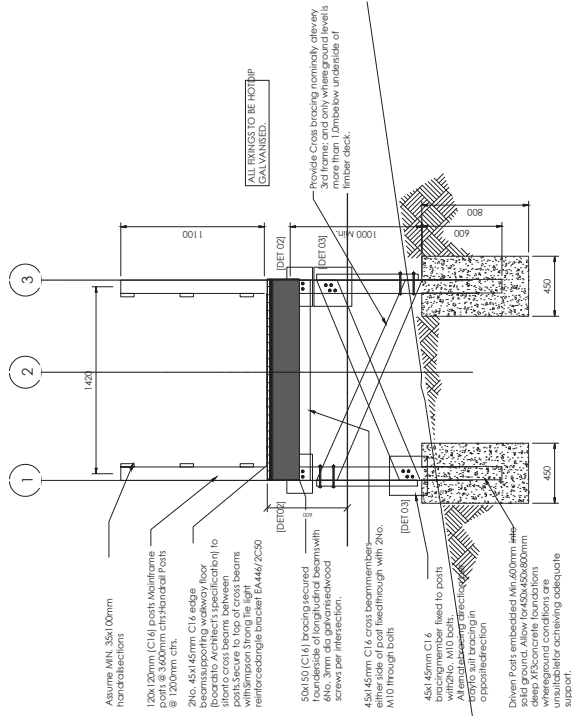
NOTES

1. All Narrow drawings are to be read in conjunction with all relevant Architect's drawings and Specifications.
2. All dimensions and setting out to be confirmed by the Architect.
3. For details refer to drawing series: 24.150-NAR-DRS-30000 Series
4. For General Notes refer to drawing: 24.150-NAR-DRS-00000 Series

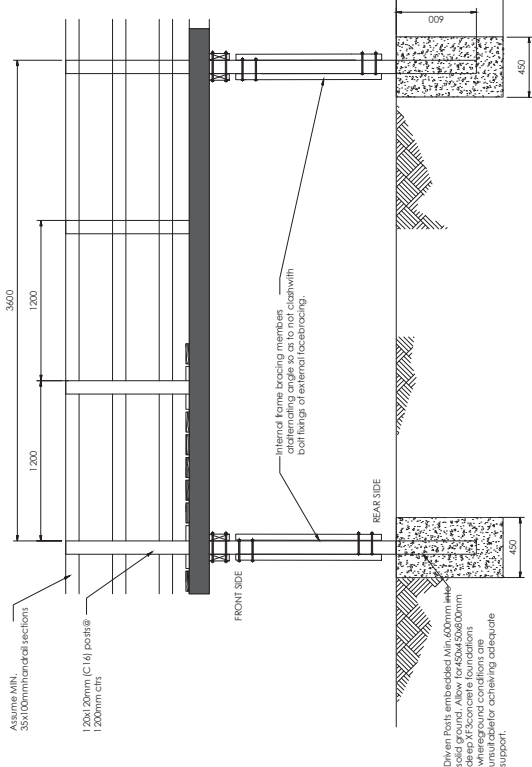
CDM RESIDUAL RISKS



PLAN VIEW ON BOARDWALK BAY
1:20

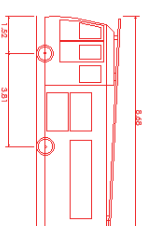


B SECTION THROUGH BOARDWALK BAY
1:20



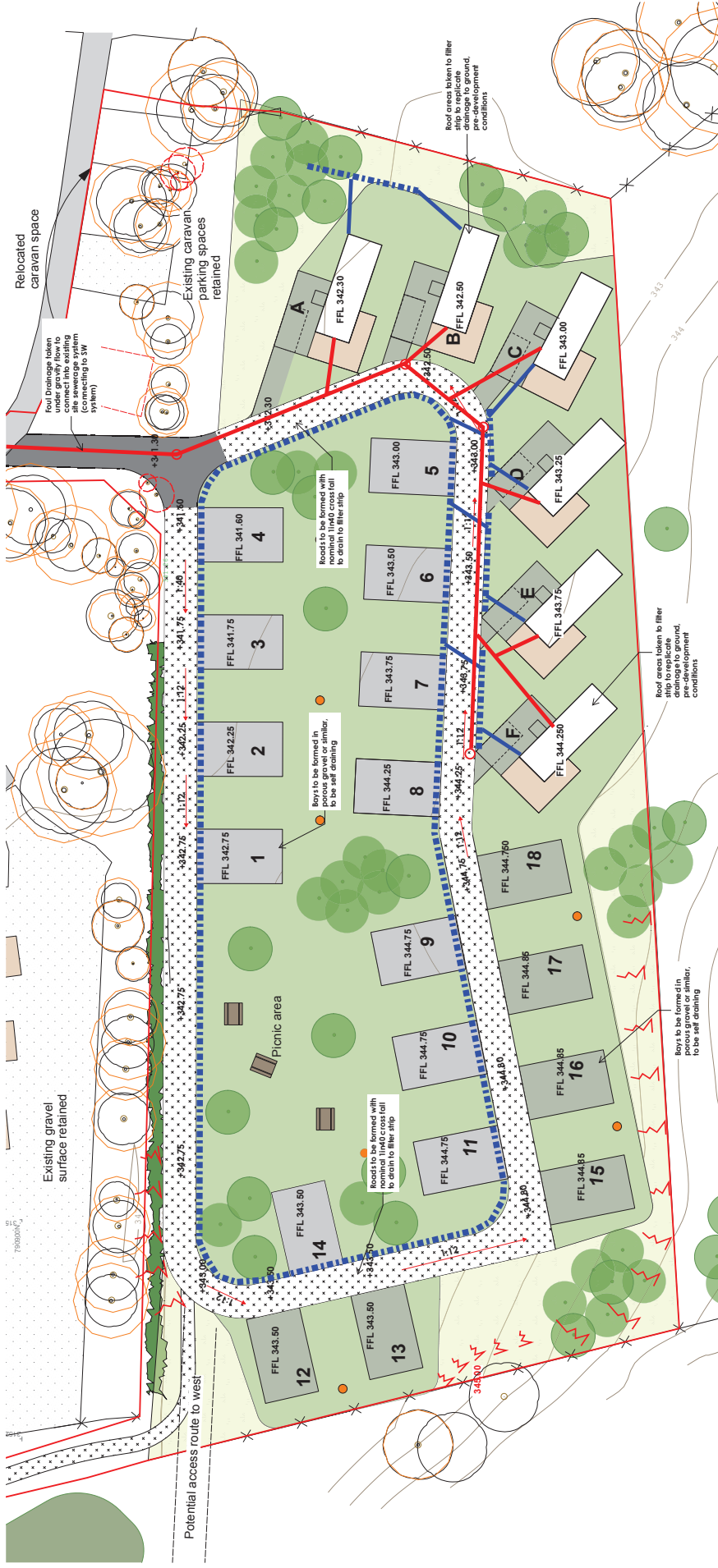
© ELEVATION ON BOARDWALK BAY
1:20

[illegible]



D392 Fire Appliance	8,650m
Overall Length	2,180m
Overall Width	3,452m
Min Body Ground Clearance	0,337m
Max Trock Width	2,121m
Look to lock time	6,00s
Lock to keep turning Radius	7,910m

A	Lead by Planning	NA	DM	11.08.25
B	Plan by Planning	CH	DM	Done
PLANNING				
				
Edinburgh Glasgow Birmingham Stroud Aberdeen Newcastle E info@narroassociates.com W www.narroassociates.com				
Covid Sars-Cov-2 Enable				
Activated				
Job Title Biochems Coronovir Peak				
Short Title Fire Tender Vehicle Swap Path				
Project Reference: 24-1-507				
Priority DM	Designed DM	Checked NA		
Started 1.8.20	Date 07.09.25			
Partners	Revision			A

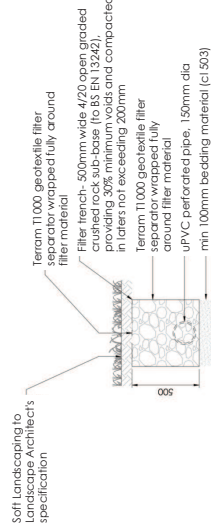


Legend

- Surface Water Filter Strip
- 100mm dia Foul Pipe

Existing Ground conditions

Ground generally comprises glacial fill material- sands, gravels with some clays with good draining conditions appropriate for ground filtration for the limited impervious surfaces proposed.



Typical Filter Strip
(Scale 1:20)

Drawn	Checked	Y/M	DM	11/08/25
Rev	Description	Y/M	DM	Date
PLANNING				
NARRO				
Birmingham Glasgow Liverpool Slough Aberdeen Newcastle				
E mail@narroassociates.com				
W www.narroassociates.com				
Client				
Invercauld Estate				
Architect				
Job Title				
Blairnae Caravan Park				
Sheet Title				
Surface and Foul Water Drainage				
Proposals				
Project Reference				
24-102				
Drawn	Checked	Y/M	DM	
25/08/25	07/08/25			
Scale	1:250			
Revision				
24-102-NAR-KX-08-S1-1005				