

AGENDA ITEM 5

APPENDIX I B

2020/0067/DET

PLANS

[illegible]

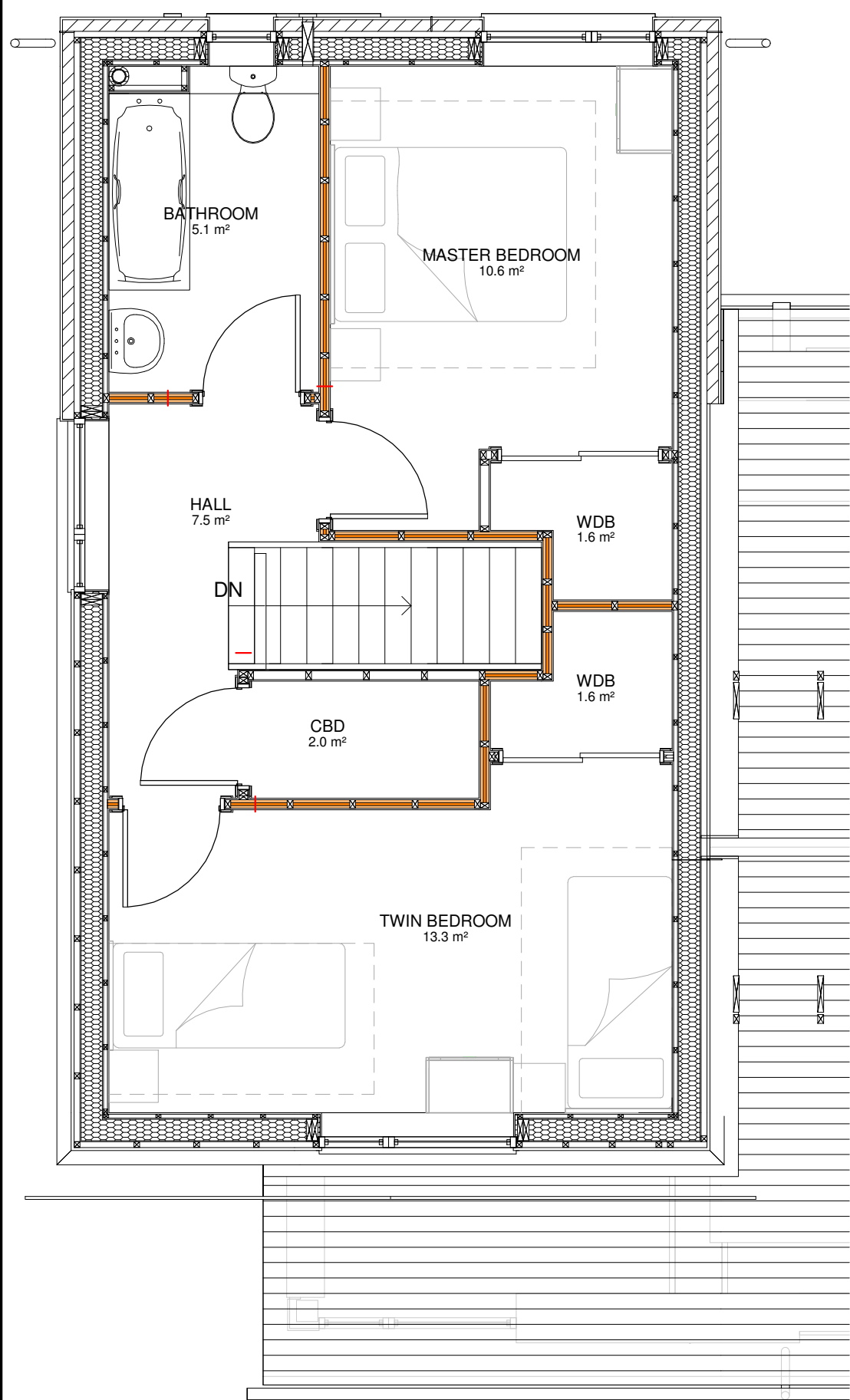
Keyplan	
North Arrow	Detail Symbol

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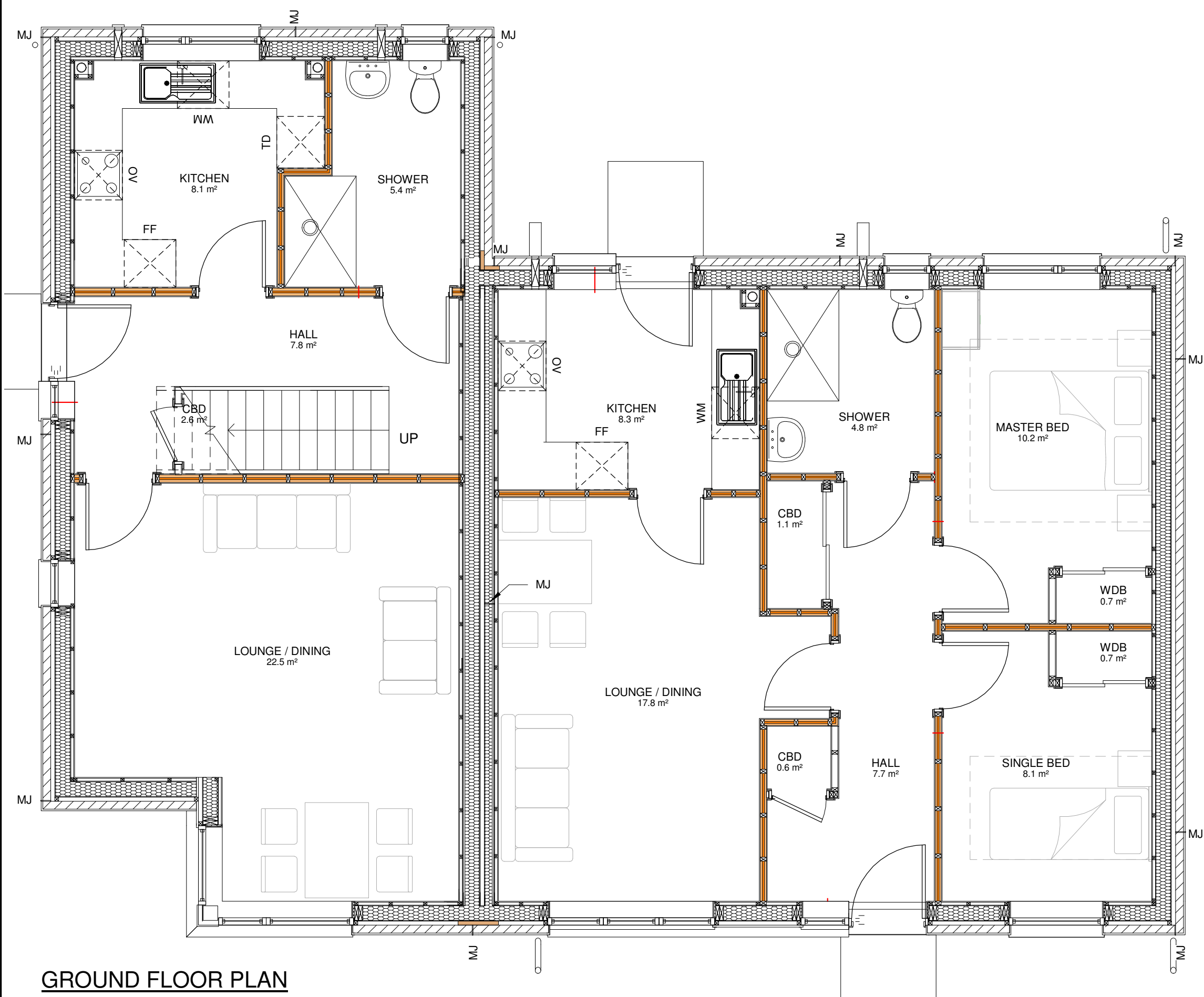
5 Longman Road,
Inverness IV1 1RY
Scotland, UK
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Drawn BW	Date
Checked GD	Date
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Client DAVALL DEVELOPMENTS LTD	
Project 23 AFFORDABLE HOUSES AT KINGUSSIE NE (2)	
Drawing Title HOUSE TYPE C - B	
Sheet Status	
Project No. IAIV 16-0034	
Drawing No. AL(0)16	Rev. A



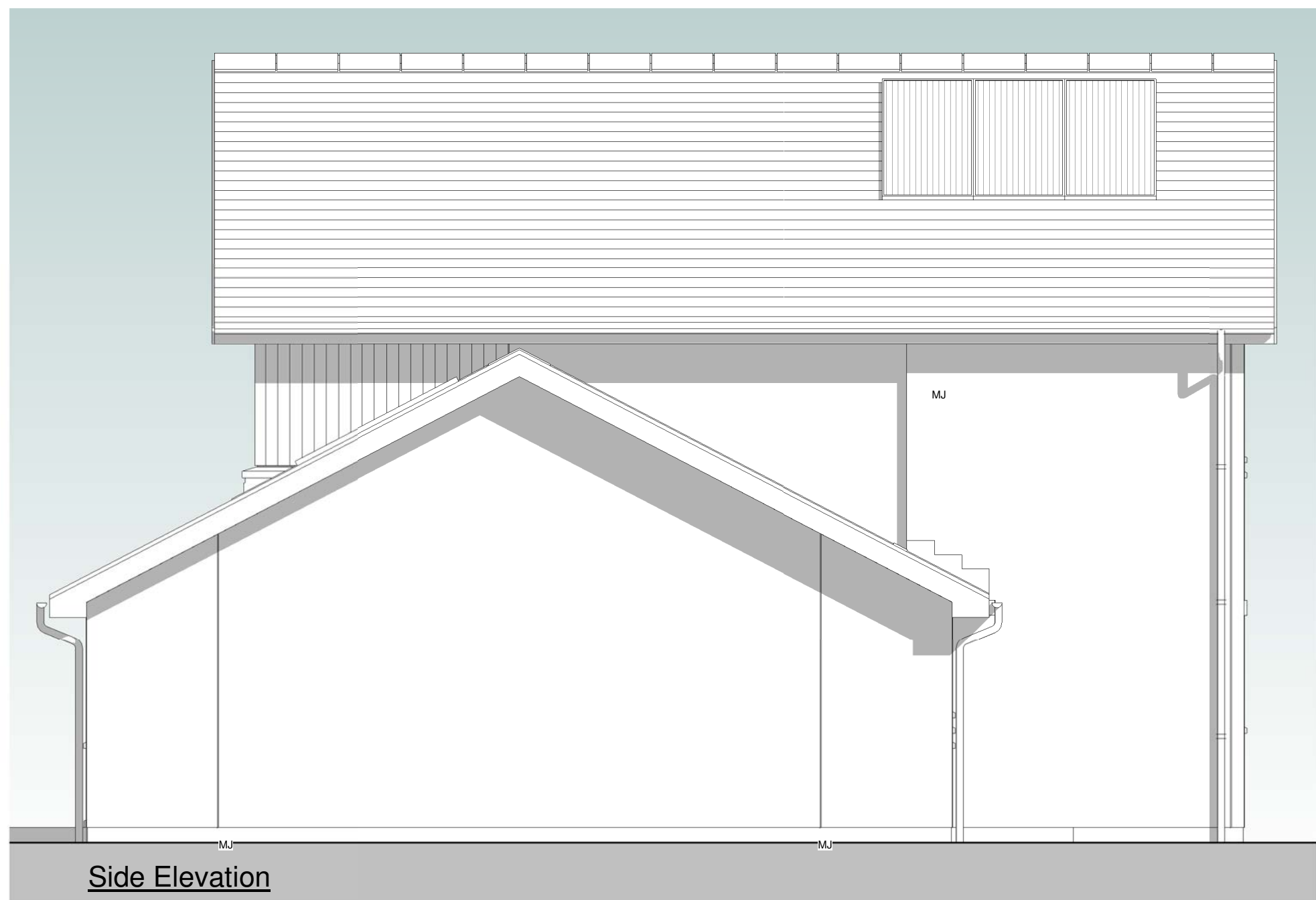
FIRST FLOOR PLAN

1 : 50



GROUND FLOOR PLAN

1 : 50



Side Elevation

1 : 50



Side Elevation

1 : 50



Rear Elevation

1 : 50



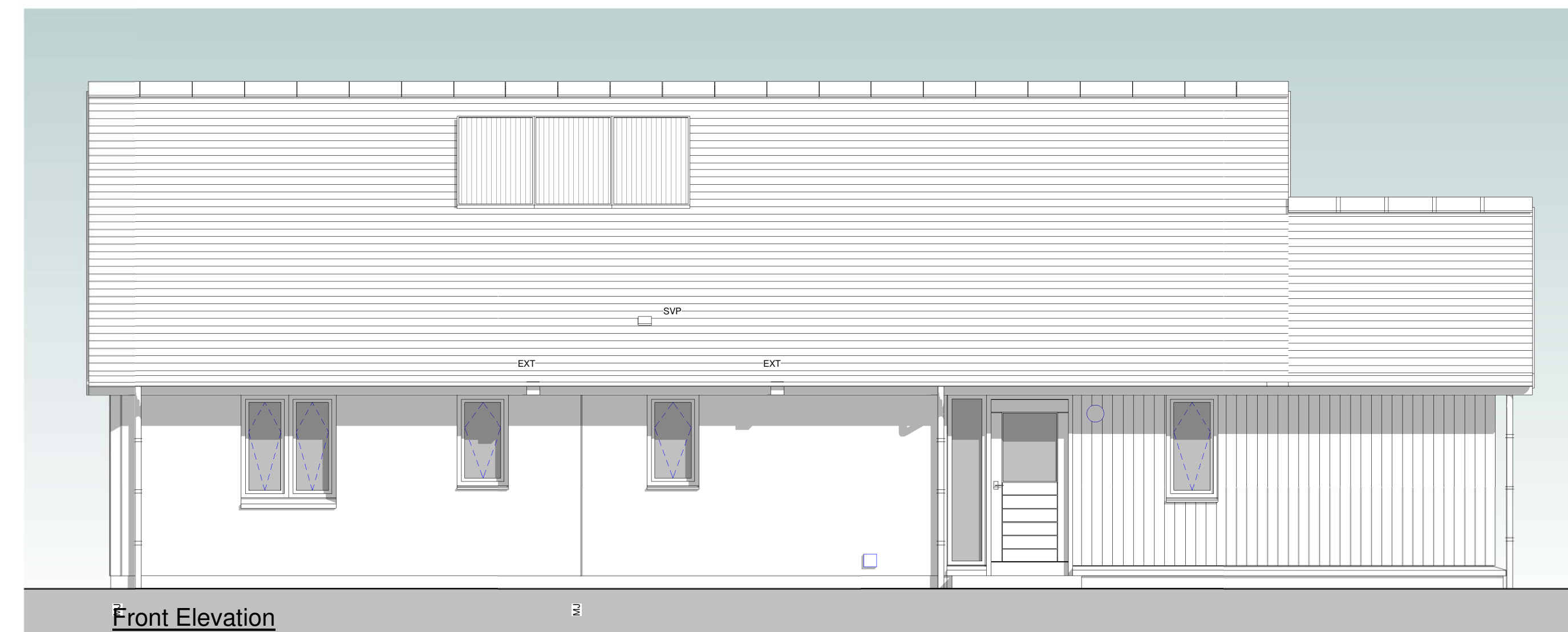
Front Elevation

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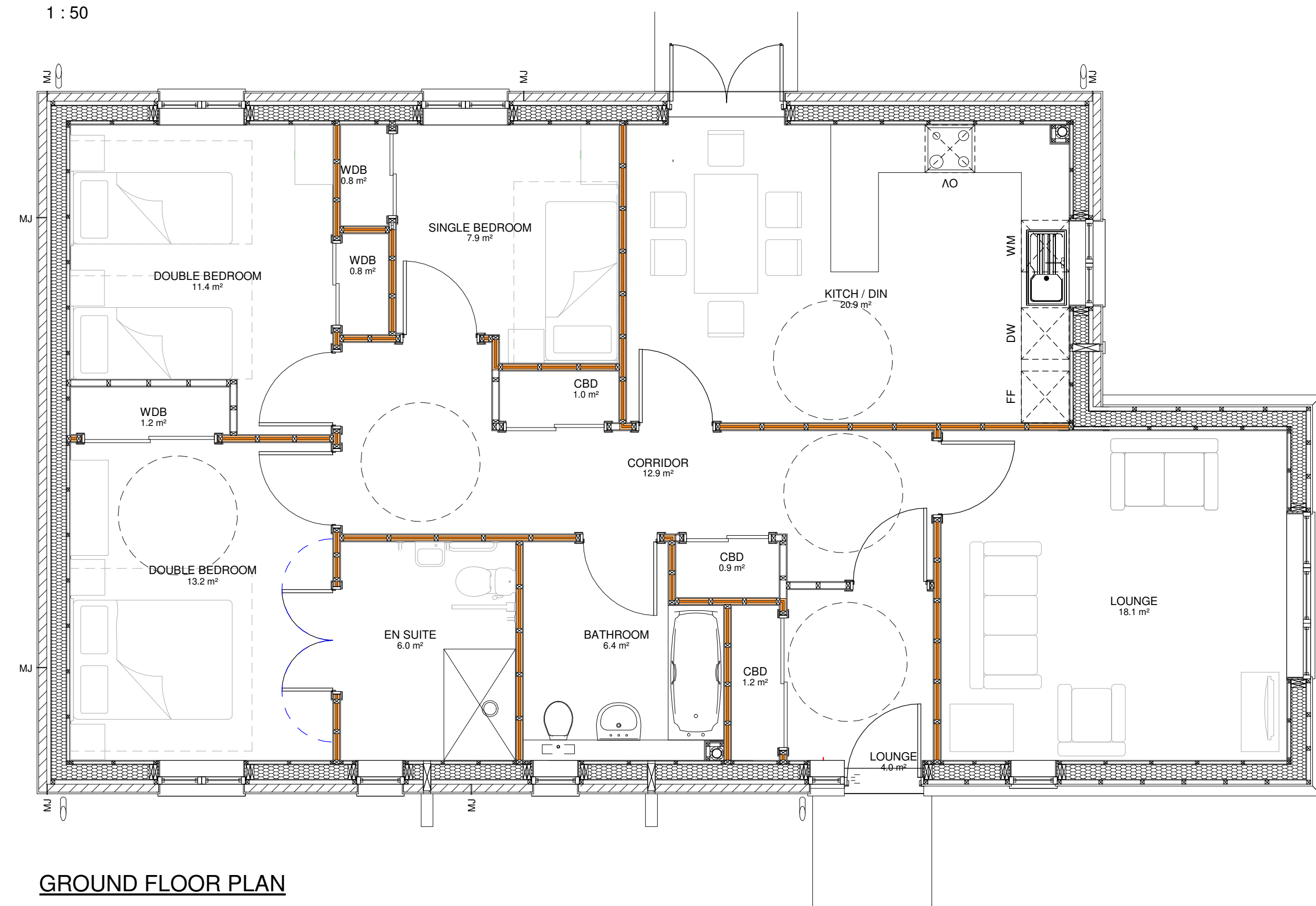
Rear Elevation

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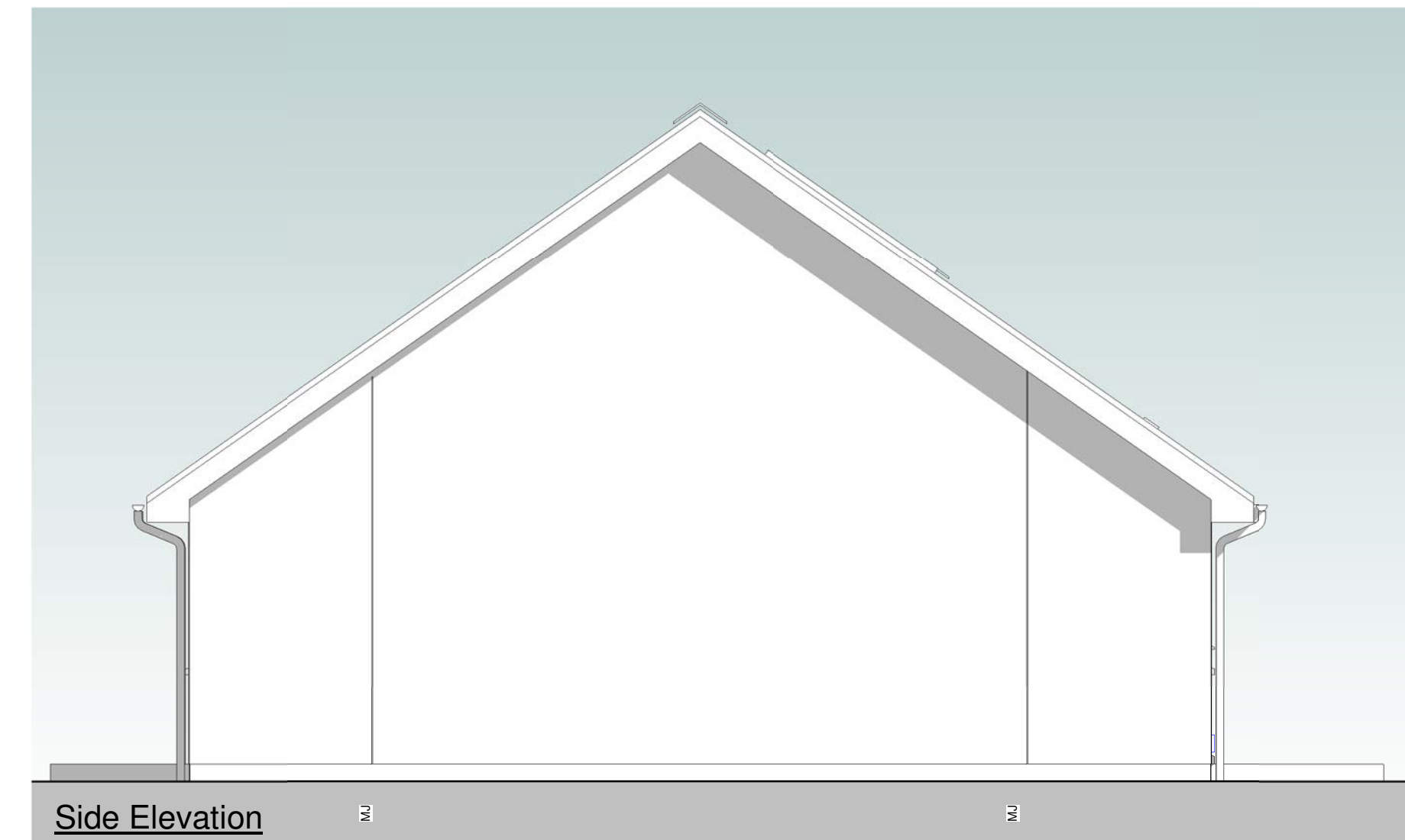
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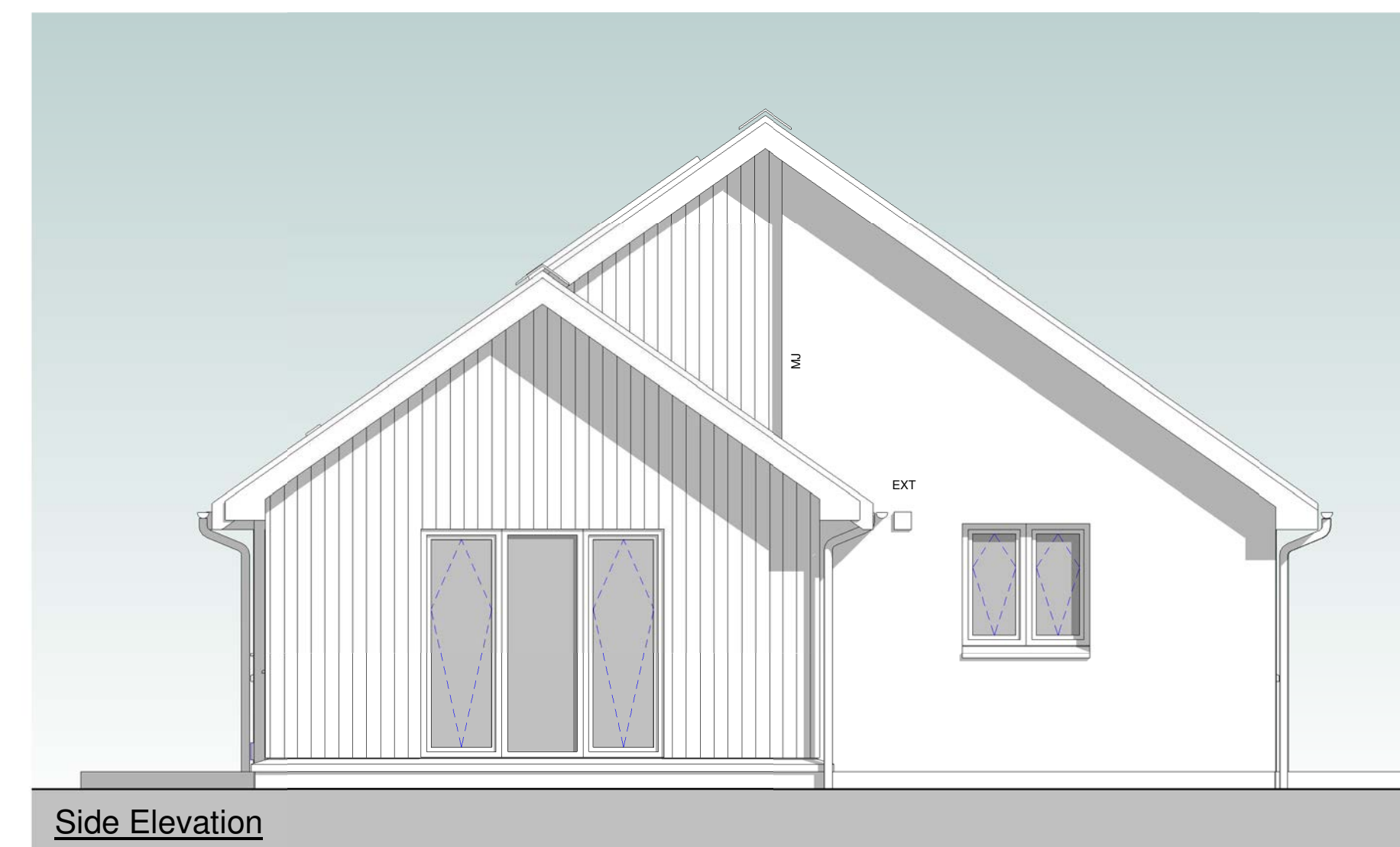
GROUND FLOOR PLAN

1 : 50



Side Elevation

1 : 50



Side Elevation

1 : 50

[illegible]

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Keyplan

North Arrow

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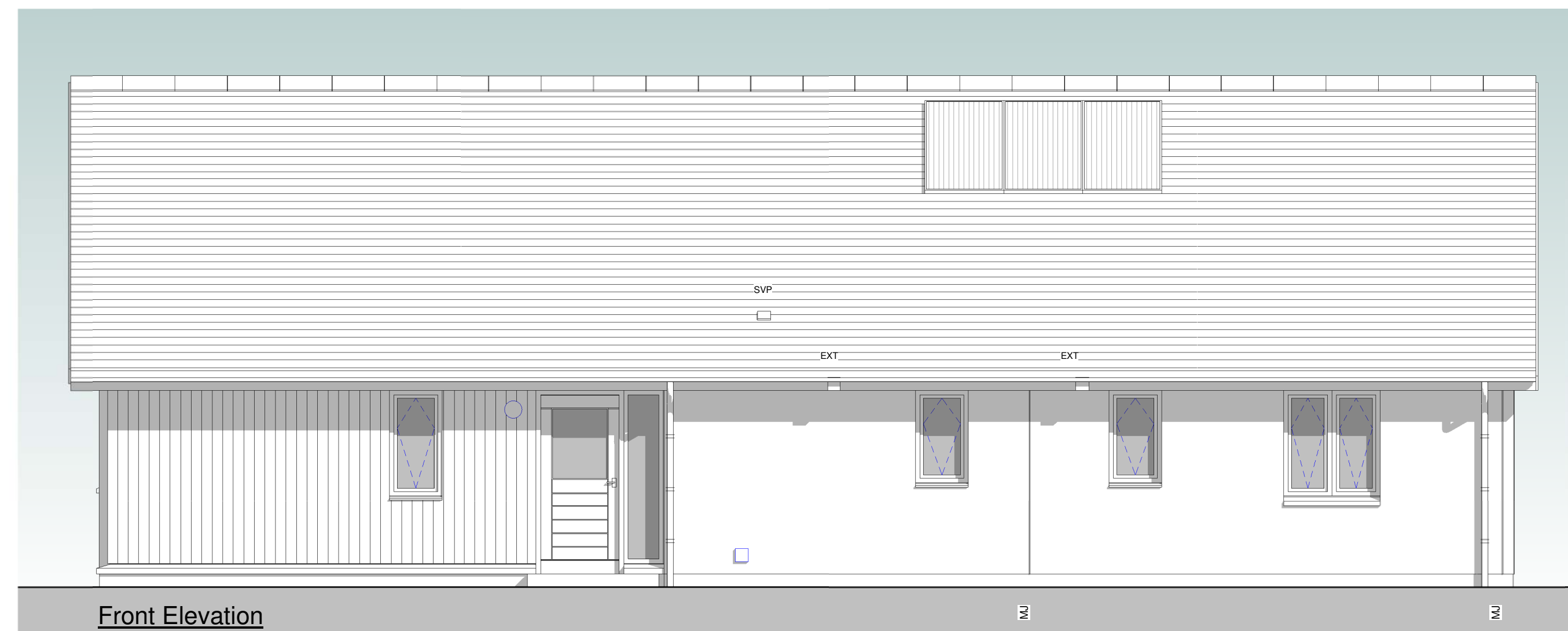
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Drawing Title HOUSE TYPE D	
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Project No. IAIV 16-0034	
Drawing No. AL(0)17	Rev. A



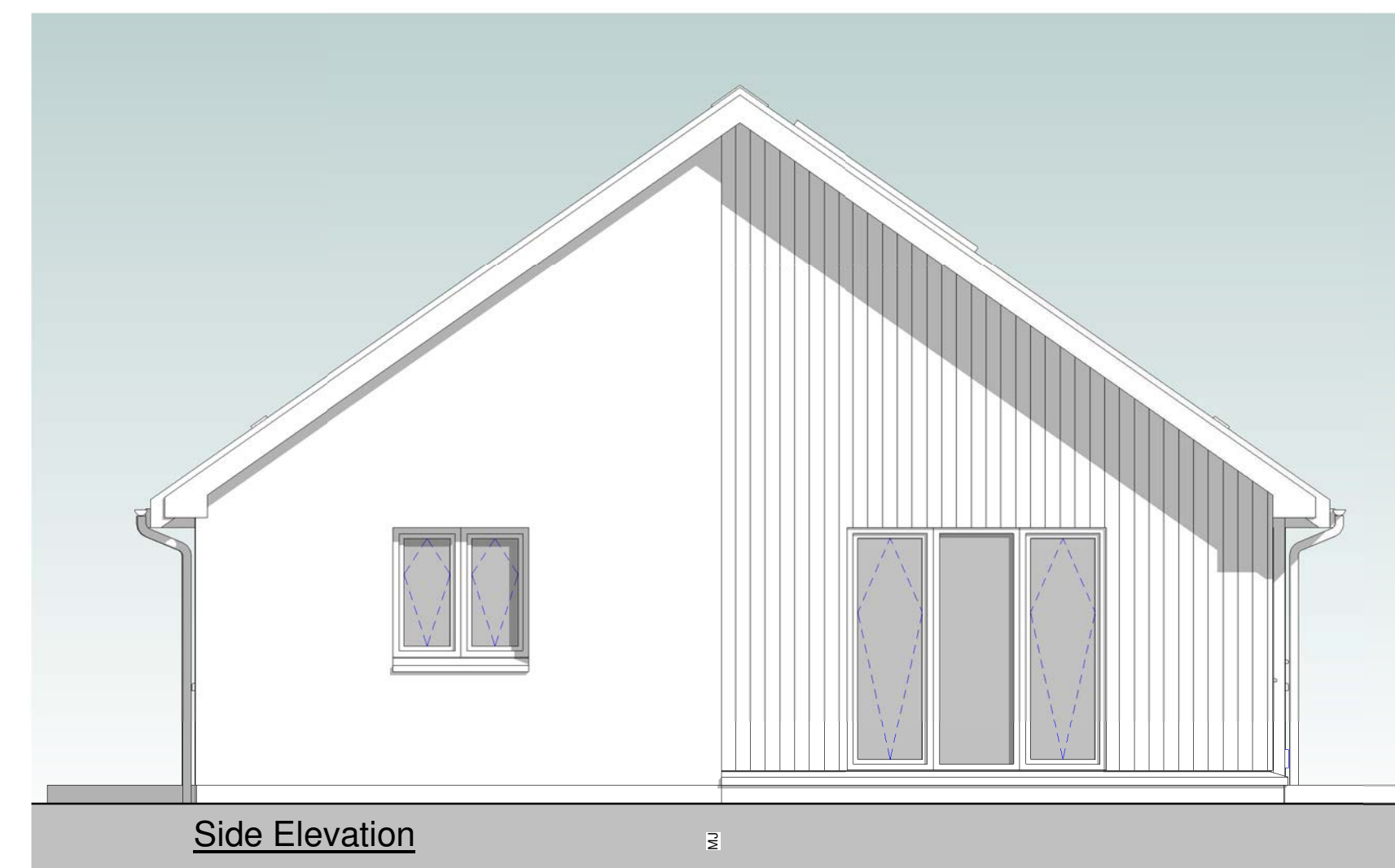
Rear Elevation

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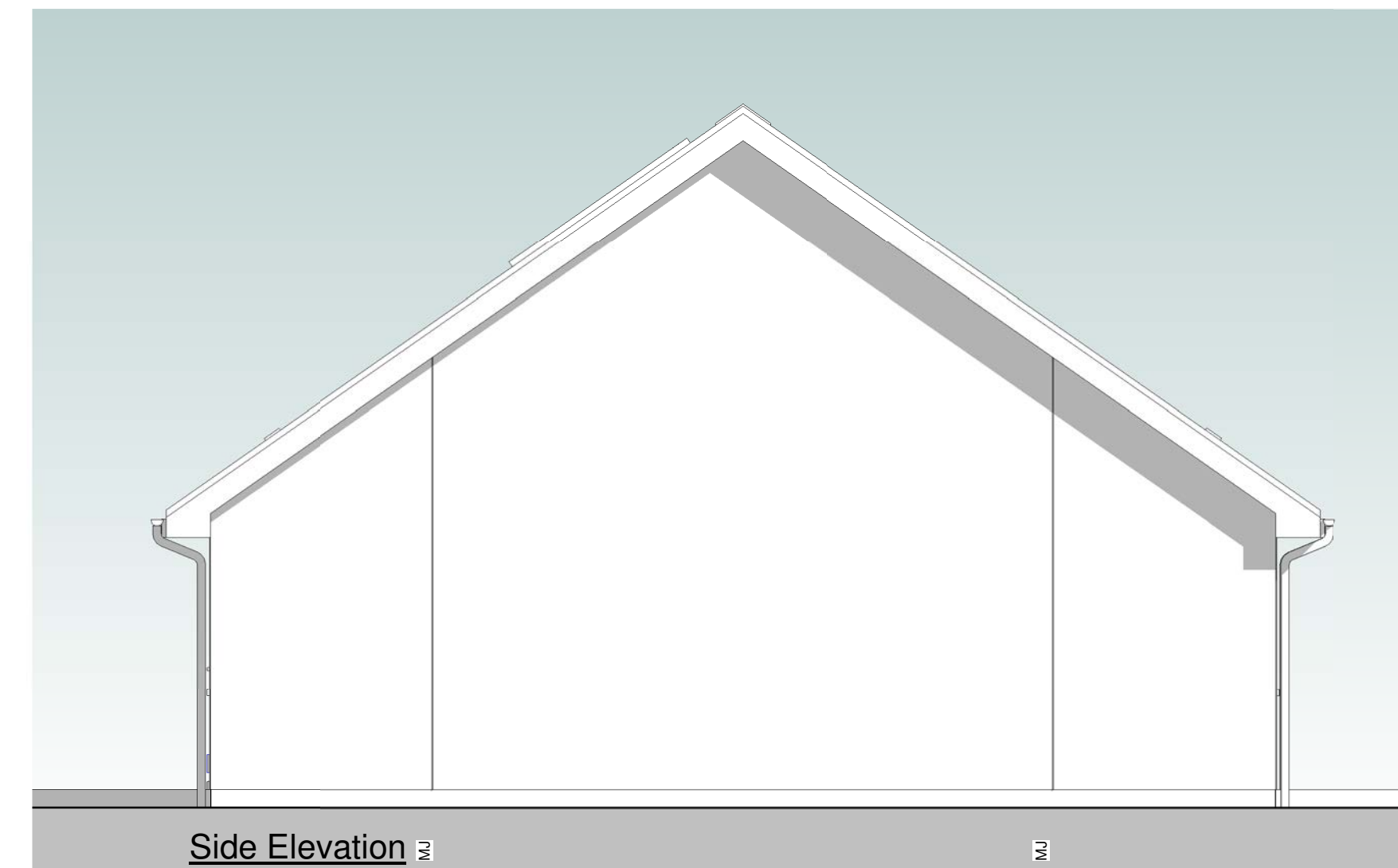
Front Elevation

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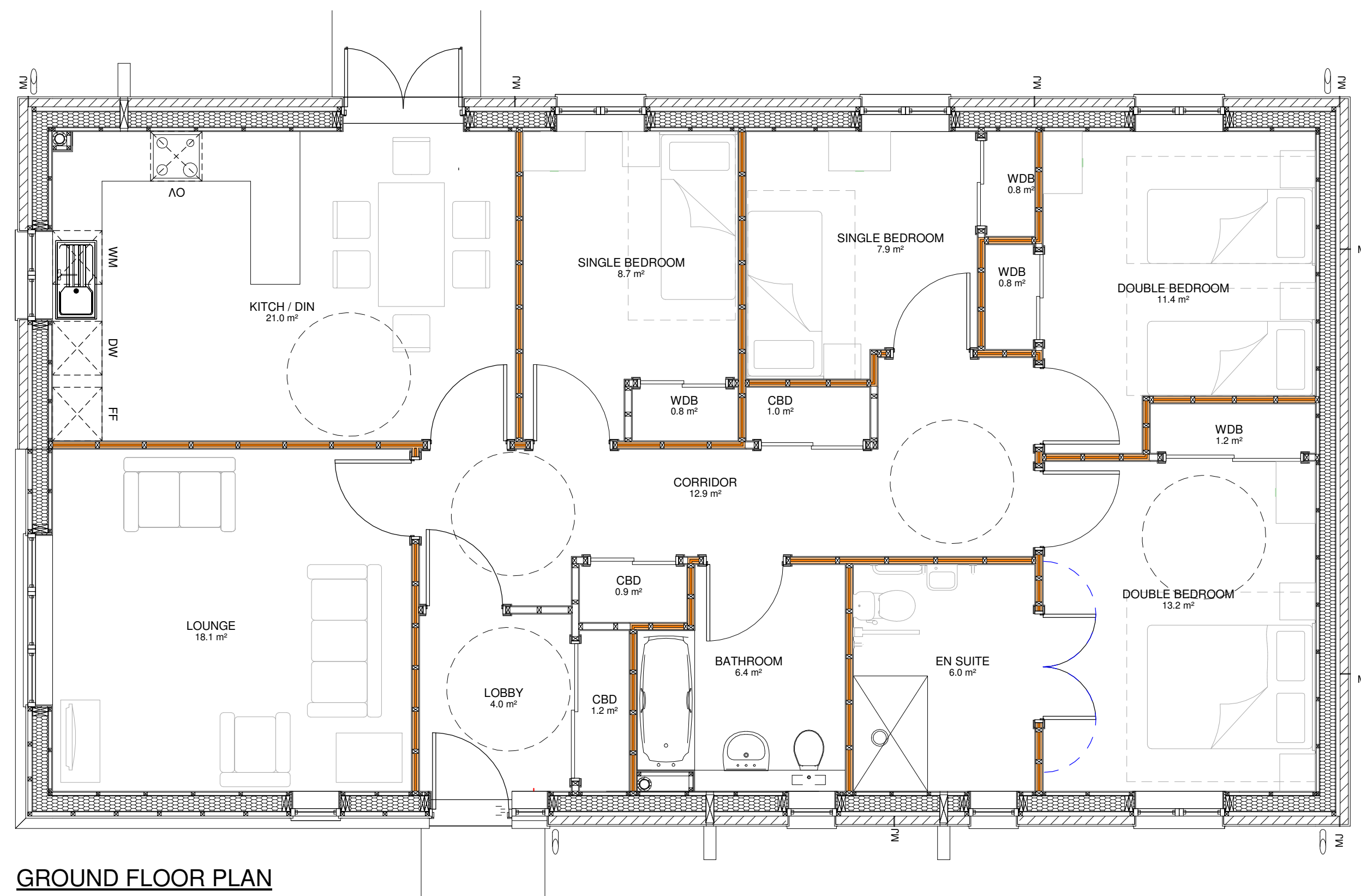
Side Elevation

1 : 50



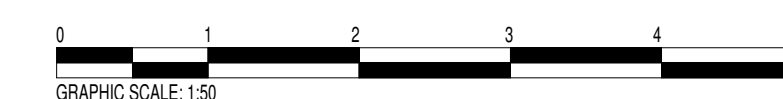
Side Elevation

1 : 50



GROUND FLOOR PLAN

1 : 50

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Keyplan

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Sheet No. _____

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Project 23 AFFORDABLE HOUSES AT KINGUSSIE NE (2)	
Drawing Title HOUSE TYPE E	
Sheet Status	
Project No. IAIV 16-0034	
Drawing No. AL(0)18	Rev. A



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Client DAVALL DEVELOPMENTS LTD	
Project 23 AFFORDABLE HOUSES AT KINGUSSIE NE (2)	
Drawing Title HOUSE TYPE F	
Sheet Status	
Project No. IAIV 16-0034	
Drawing No. AL(0)19	Rev. A

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 to ensure that they are free draining. Subsoil areas to be inspected prior to placing topsoil.

Selected standard tree planting pits to be formed to 900 x 900 x 450mm deep pits with base of broken up for a further depth of 150mm and backfilled with premium quality topsoil mixed with Green Tree Pas 100 soil improver (1part improver to 4 parts Topsoil - 0.2 m3). Where pits are found not to be free draining request confirmation from Client prior to installing land drainage pipework joining tree pits and leading to soakaway. Selected standard trees to be staked with double 50mm diameter machine rounder stakes, 500mm high, secured with hessian tree ties.

Feathered and light standard tree planting pits to be formed to 600 x600 x450mm deep pits with base of broken up for a further depth of 150mm and backfilled with premium quality topsoil mixed with Green Tree Pas 100 soil improver (1part improver to 4 parts Topsoil - 0.05m3). Feathered and light standard tree to be staked with a single 50mm diameter machine rounder stake, 500mm high, secured with hessian tree ties.

- Amenity / close mown grass areas to be formed with 150mm deep premium quality topsoil laid on clean de-compacted subsoil layer. Grassed areas to be seeded using a Blec two pass technique using the following see mix sown at 25g/m2.
- Agrostis Capillaris (Common Bent) 10%
 - Anthoxanthum Odoratum (sweet vernal Grass) 20%
 - Deschampsia Flexuosa (Wazy hair Grass) 30%
 - Festuca Ovina (Sheeps Fescue) 25%
 - Poa Pratensis (Smooth Stalked Meadow Grass) 15%

Proposed meadow grass and woodland structure planting areas to be seeded with Scotia seed "Highland Grass Mix" (80% Grasses: 20% Wildflowers) to be sown on stone picked weed-killed topsoil at 3g/m2. Cut meadow areas once a year in September, except where grass is adjacent to the road or footpath.

Native Species Woodland screen planting to be protected with Boddingtons Acorn or equivalent tree / shrub guard. Trees - Green Treeguard mesh shelters with two ratchet ties secured to 25 x 25mm softwood stakes (Diameter 80 - 110mm, 120 - 150cm high). Conifers and shrub species - Green Treeguard for shrubs, mesh shelters with two ratchet ties secured to 25 x 25mm softwood stakes (Diameter 130 - 160, 150 -180 and 170-200mm, 60cm high)

Any failures in planting within the first 5 years after planting to be replaced with plants of similar species / size (in the next following planting season).

Refer to Landscape Maintenance schedule for details of proposed maintenance regime for the first five years after planting.

Green Tree Pas 100 soil improver as supplied by Green Tree 01423 332100

Individual Trees
Betula Pendula (Silver Birch). 250 - 300 cm high, bare-root, Standard : 6 brks : 2X, Girth 8-10 cm
Quercus Robur (Oak). 250 - 300 cm high, bare-root, Standard : 3 brks : 2X, Girth 8-10 cm
Pinus Sylvestris (Scots pine). 250 - 300 cm high, bare-root, Standard : 3 brks : 2X, Girth 8-10 cm

Woodland Planting
Betula Pendula (Silver Birch). 80 - 100 cm high, bare-root, 1+1:Transplant: 3 brks, 25% mix, 2m centres
Corylus Avellana (Common Hazel). 60 - 80 cm high, bare-root, 1+1:Transplant: 3 brks, 10% mix, 2m centres
Prunus Padus (Bird Cherry). 80 - 100 cm high, bare-root, 1+1:Transplant: 3 brks, 10% mix, 2m centres
Quercus Robur (English Oak). 80 - 100 cm high, bare-root, 1+1:Transplant: 3 brks, 10% mix, 2m centres
Ilex Aquifolium (Common Holly) 30 - 40 cm high, 9cm pot size, 1+1: Bushy, 15% mix, 2m centres
Juniperus Communis (Common Juniper) 10 - 20 cm high, 2 L pot size, 1+1: Bushy, 15% mix, 2m centres
Sorbus Auruparia (Rowan) 80 - 100 cm high, bare-root, 1+1:Transplant: 3 brks, 15% mix, 2m centres

- Birch 11 No.
- Oak 9 No.
- Scots Pine 2 No.

Aquatic Plants

Selection of aquatic plants for the shallow aquatic bench sourced as plug plants comprised of the following locally native species:
Myosotis scorpioides Water forget me not. Planted sun or part shade (9 per sq m) Total 45 plants.
Caltha palustris Marsh marigold. Planted sun or part shade (4 per sq m) Total 20 plants.
Stachys palustris Marsh woundwort. Planted sun or part shade (36 per sq m) Total 180 plant

Woodland Planting

Betula Pendula (Silver Birch)
Corylus Avellana (Common Hazel)
Ilex Aquifolium (Common Holly)
Juniperus Communis (Common Juniper)
Prunus Padus (Bird Cherry)
Quercus Robur (English Oak)
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Prunus Padus (Bird Cherry)
Quercus Robur (English Oak)
Sorbus Auruparia (Rowan)

DATE	Overall layout updated drainage holdback	VISION	REV	DRW	CHK
05/02/19	Updated in line with Site		I	SLS	
09/04/19	Revised to suit revised Site Layout & revised to be an A1 sheet		J	SLS	
21/02/20	Updated with engineers roads and drainage layouts		K	BPW	
25/03/20			L	MP	
11/05/20	Planning comments		M	MP	
10/07/20	Tree planting updated		N	MP	
01/09/20	Woodland planting/Meadow grass updated		O	MP	

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Keyplan

0 5 10 15 20 25
Scale 1:500

North Arrow

Detail Symbol

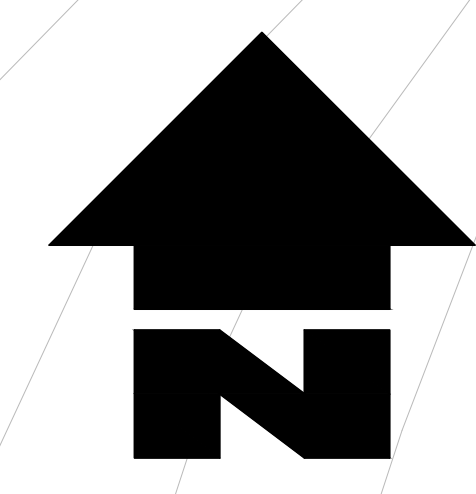
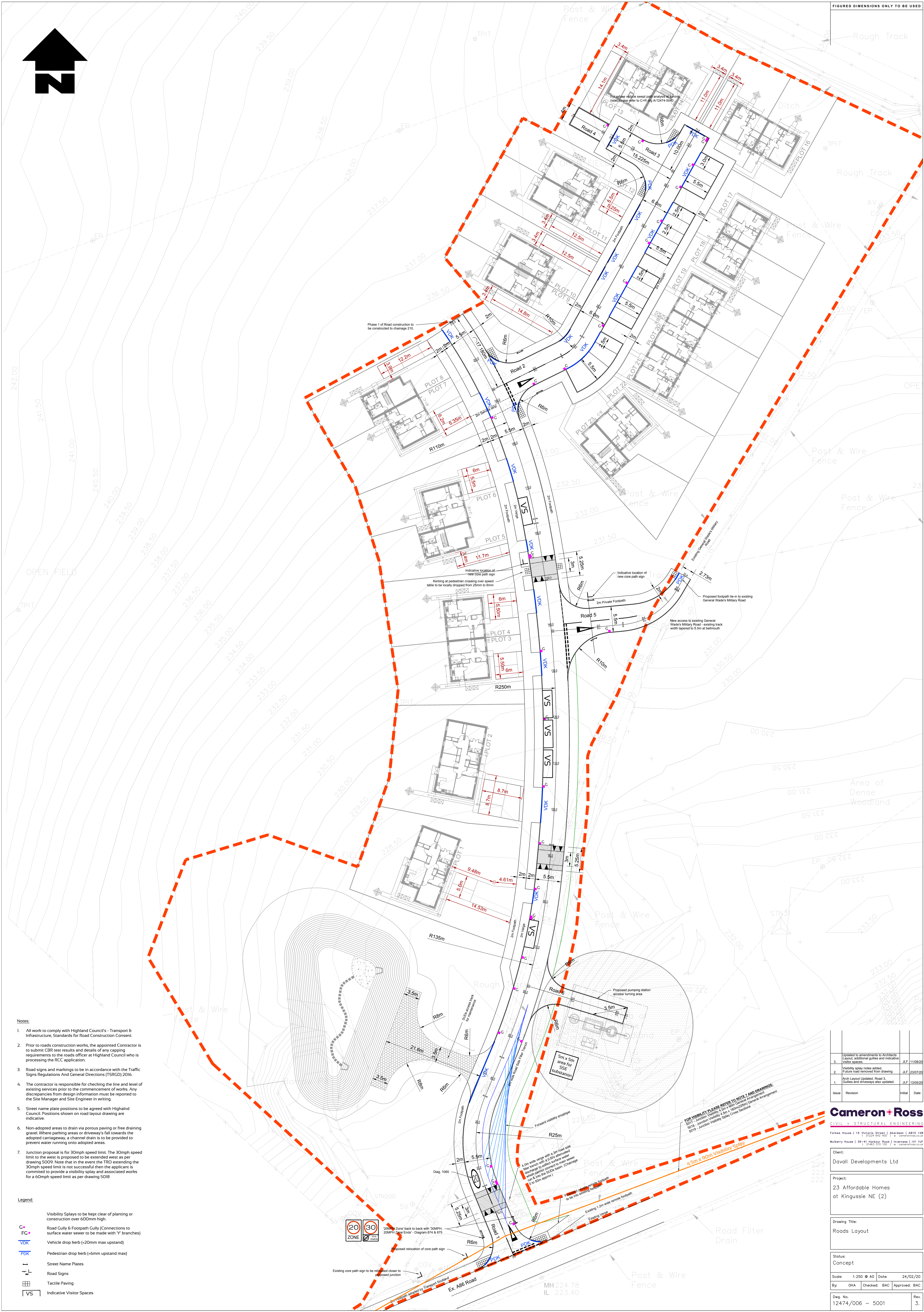
Consultants

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Drawn	BPW	Date	23/01/18
Checked	GD	Date	23/01/18
Scale	1:500 @ A1		
Client	DAVALL DEVELOPMENTS LTD		
Project	23 AFFORDABLE HOUSES AT KINGUSSIE NE (2)		
Drawing Title	LANDSCAPING LAYOUT		
Sheet Status			
Project No.	IAIV16-0034		
Drawing No.	AL(9)01		
Rev.	O		



- Notes:**
- All work to comply with Highland Council's - Transport & Infrastructure, Standards for Road Construction Consent.
 - Prior to roads construction works, the appointed Contractor is to submit CBR test results and details of any capping requirements to the roads officer at Highland Council who is processing the RCC application.
 - Road signs and markings to be in accordance with the Traffic Signs Regulations And General Directions (TSRGD) 2016.
 - The contractor is responsible for checking the line and level of existing services prior to the commencement of works. Any discrepancies from design information must be reported to the Site Manager and Site Engineer in writing.
 - Street name plate positions to be agreed with Highland Council. Positions shown on road layout drawing are indicative.
 - Non-adopted areas to drain via porous paving or free draining gravel. Where parking areas or driveway's fall towards the adopted carriageway, a channel drain is to be provided to prevent water running onto adopted areas.
 - Junction proposal is for 30mph speed limit. The 30mph speed limit to the west is proposed to be extended west as per drawing 5009. Note that in the event the TRO extending the 30mph speed limit is not successful then the applicant is committed to provide a visibility splay and associated works for a 60mph speed limit as per drawing 5018.

- Legend:**
- Visibility Splays to be kept clear of planting or construction over 600mm high.
 - G+ FG+ Road Gully & Footpath Gully (Connections to surface water sewer to be made with 'Y' branches)
 - VDR Vehicle drop herb (>20mm max upstand)
 - PDR Pedestrian drop herb (<6mm max upstand max)
 - Street Name Plates
 - Road Signs
 - Tactile Paving
 - VS Indicative Visitor Spaces

FIGURED DIMENSIONS ONLY TO BE USED

Rough Track

Rough Track

Post & Wire Fence

Post & Wire Fence

Post & Wire Fence

Post & Wire Fence

Post & Wire Fence

Area of Dense Woodland

Post & Wire Fence

Post & Wire Fence

Post & Wire Fence

Post & Wire Fence

Post & Wire Fence

Road Filter Drain

Post & Wire Fence

Post & Wire Fence

Issue	Revision	Initial	Date
3	Updated to amendments to Architects Layout, additional gullies and indicative visitor spaces.	JLF	11/08/20
2	Visibility splay notes added. Future road removed from drawing.	JLF	23/07/20
1	Asn Layout Updated. Road 3, Gullies and driveways also updated.	JLF	13/05/20

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CIVIL + STRUCTURAL ENGINEERING

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Mulberry House | 39-41 Harbour Road | Inverness | IV1 1UF
01463 570 100 | www.cameronross.co.uk

Client:
Davall Developments Ltd

Project:
23 Affordable Homes
at Kingussie NE (2)

Drawing Title:
Roads Layout

Status:
Concept

Scale: 1:250 @ A0 Date: 24/02/20
By: OHA Checked: BAC Approved: BAC

Dwg. No. 12474/006 - 5001 Rev. 3.

FOR VISIBILITY PLEASE REFER TO NOTE 7 AND DRAWING:
5017 - Junction Visibility (2m x 10m General Arrangement)
5018 - Junction Visibility (4m x 10m General Arrangement)
5019 - Junction Visibility Splay (General Arrangement)

4.0m wide verge with 6.2m (total) side area for S&S (see drawing for details of surface water drainage to surface water sewer. (Channage 6.0 to 6.5m to S&S basin. (Channage 6.0 to 6.5m to S&S basin.)

20MPH Zone back to back with 30MPH, 20MPH 'New Entry' - Diagram D14 & D15

Existing core path sign to be repositioned closer to proposed junction

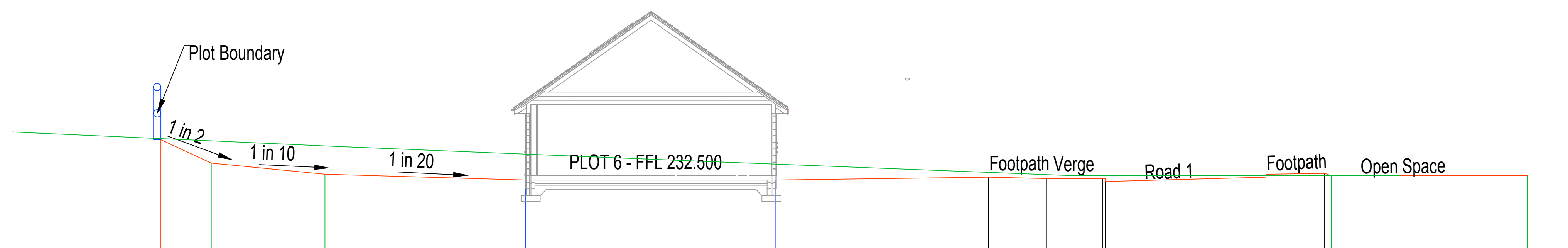
Proposed relocation of core path sign

5m x 5m area for S&S Substation

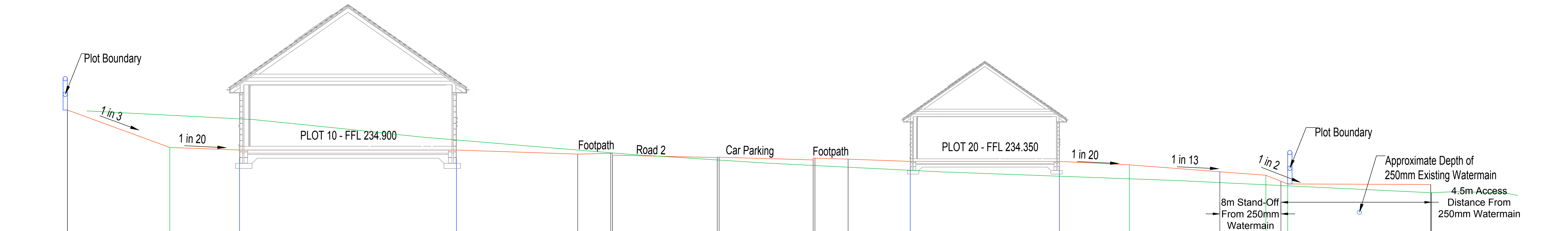
Proposed pumping station accessed turning area

Existing 1.2m wide remote footpath

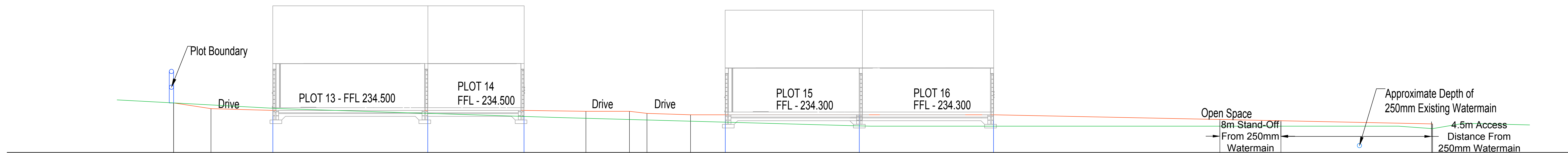
Existing verge



Section A-A
Datum 230.000



Section B-B
Datum 230.000



Section C-C
Datum 232.000

SECTIONS TO BE READ IN CONJUNCTION WITH SITE LEVELS DRAWING 5030

FIGURED DIMENSIONS ONLY TO BE USED

Issue	Revision	Initial	Date

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Client:
Davall Developments Ltd

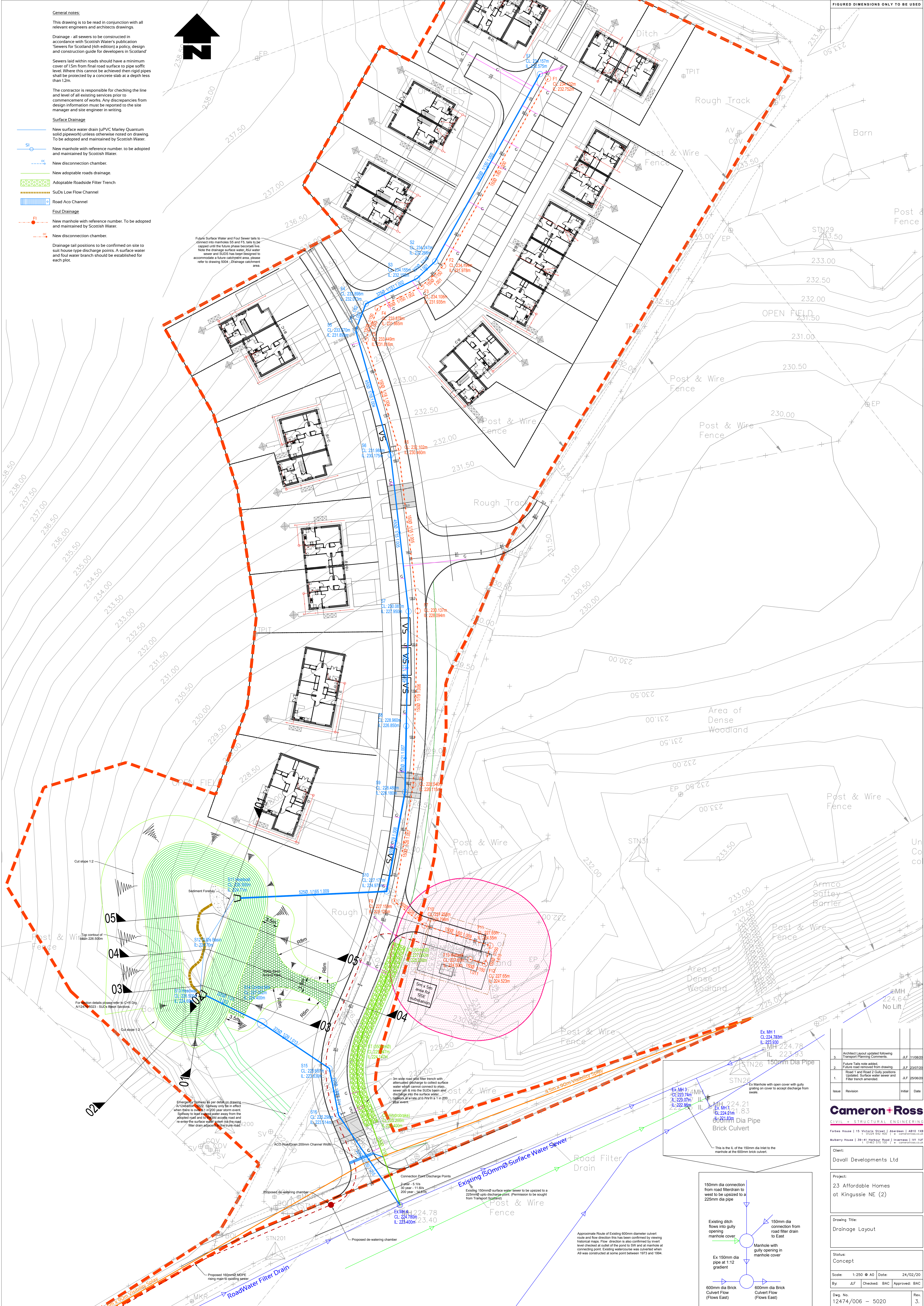
Project:
23 Affordable Homes
at Kingussie NE (2)

Drawing Title:
Site Sections

Status:
Concept

Scale: 1:100 Date: Concept
By: JLF Checked: BAC Approved: BAC

Dwg. No. 12474/006 - 5032 Rev. —



General notes:

This drawing is to be read in conjunction with all relevant engineers and architects drawings.

Drainage - all sewers to be constructed in accordance with Scottish Water's publication 'Sewers for Scotland' (4th edition) a policy, design and construction guide for developers in Scotland'

Sewers laid within roads should have a minimum cover of 1.5m from final road surface to pipe soffit level. Where this cannot be achieved then rigid pipes shall be protected by a concrete slab at a depth less than 1.2m.

The contractor is responsible for checking the line and level of all existing services prior to commencement of works. Any discrepancies from design information must be reported to the site manager and site engineer in writing.

Surface Drainage

New surface water drain (uPVC Marley Quantum solid pipework) unless otherwise noted on drawing. To be adopted and maintained by Scottish Water.

New manhole with reference number, to be adopted and maintained by Scottish Water.

New disconnection chamber.

New adoptable roads drainage.

Adoptable Roadside Filter Trench

SuDs Low Flow Channel

Road Aco Channel

Foul Drainage

New manhole with reference number, to be adopted and maintained by Scottish Water.

New disconnection chamber.

Drainage tail positions to be confirmed on site to suit house type discharge points. A surface water and foul water branch should be established for each plot.

Future Surface Water and Foul Sewer tails to connect into manholes S5 and F5, tails to be capped until the future phase becomes live. Note the drainage surface water, foul water sewer and SuDS has been designed to accommodate a future catchment area, please refer to drawing 5004 - Drainage catchment areas.

FIGURED DIMENSIONS ONLY TO BE USED

Issue	Revision	Initial	Date
3	Architect Layout updated following Transport Planning Comments.	JLF	11/08/20
2	Future Tails note added. Future road removed from drawing.	JLF	23/07/20
1	Road 1 and Road 2 Gully positions Updated. Surface water sewer and filter trench amended.	JLF	25/06/20

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1: 01463 570 100 | W: cameronross.co.uk

Client:
Dovall Developments Ltd

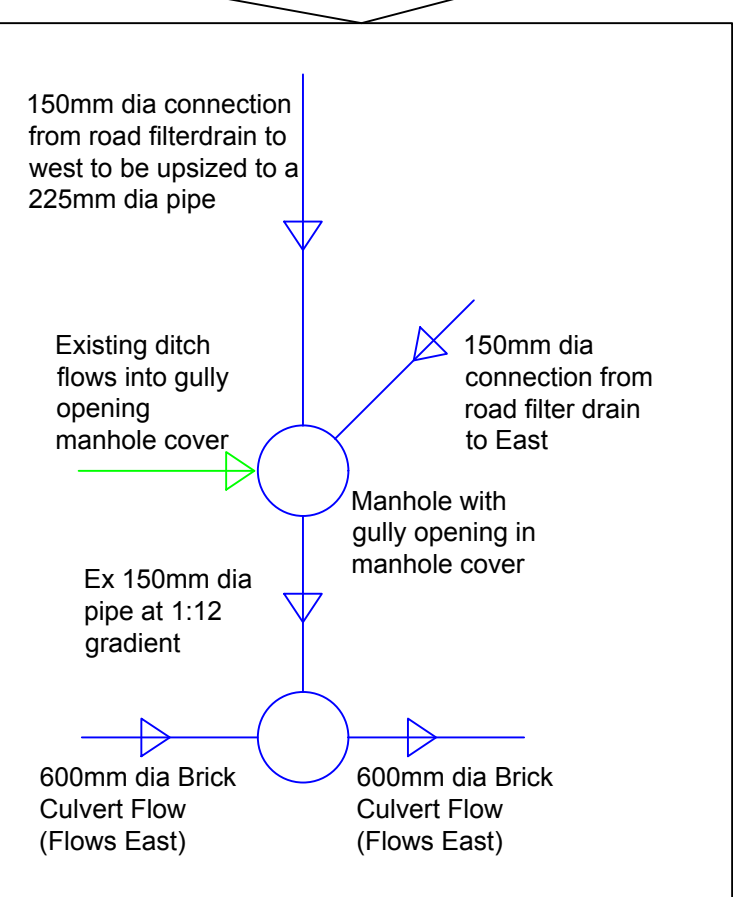
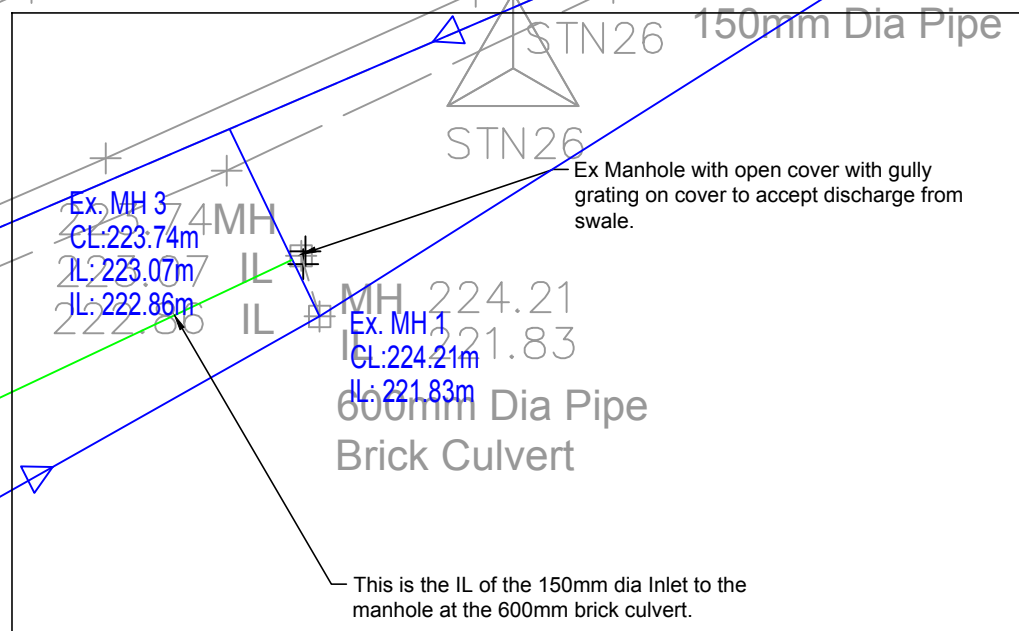
Project:
23 Affordable Homes
at Kingussie NE (2)

Drawing Title:
Drainage Layout

Status:
Concept

Scale: 1:250 @ A0 Date: 24/02/20
By: JLF Checked: BAC Approved: BAC

Dwg. No. 12474/006 - 5020 Rev. 3.



Approximate Route of Existing 600mm diameter culvert route and flow direction this has been confirmed by viewing historical maps. Flow direction is also confirmed by invert level checked at outlet of the pond to SW and at manhole at connecting point. Existing watercourse was culverted when A9 was constructed at some point between 1973 and 1994.