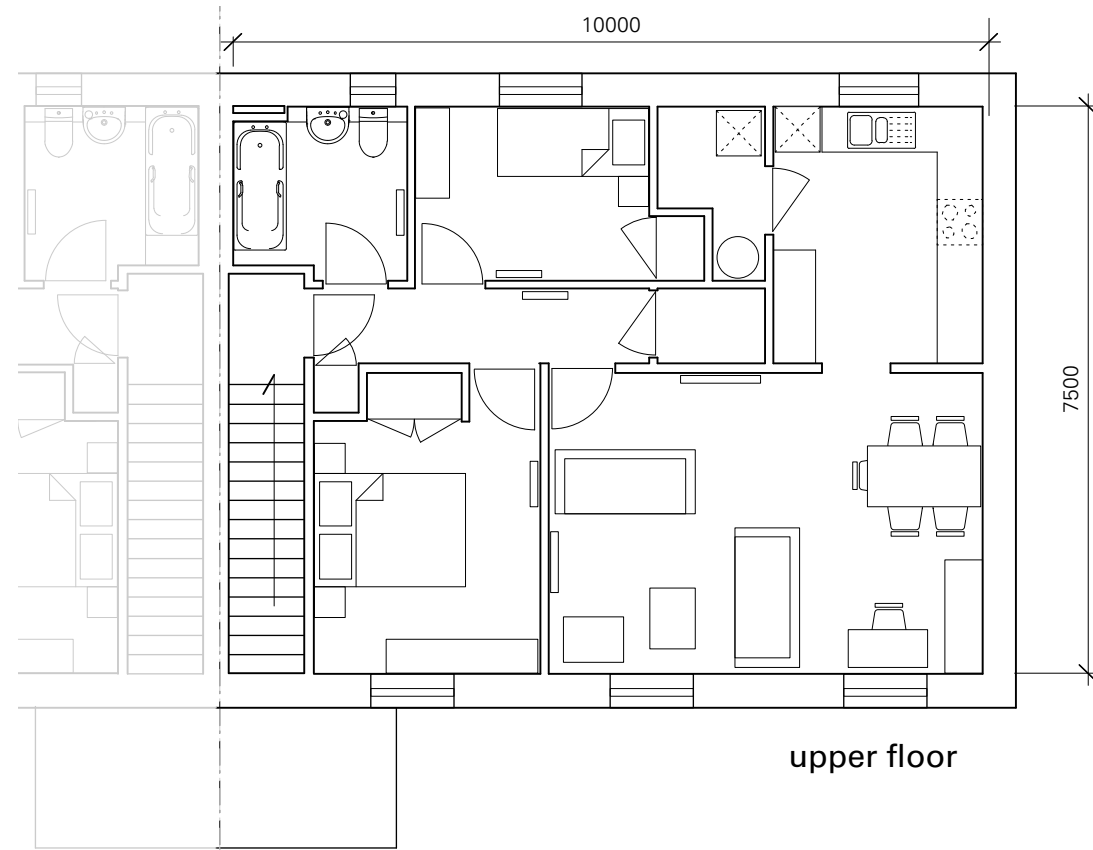
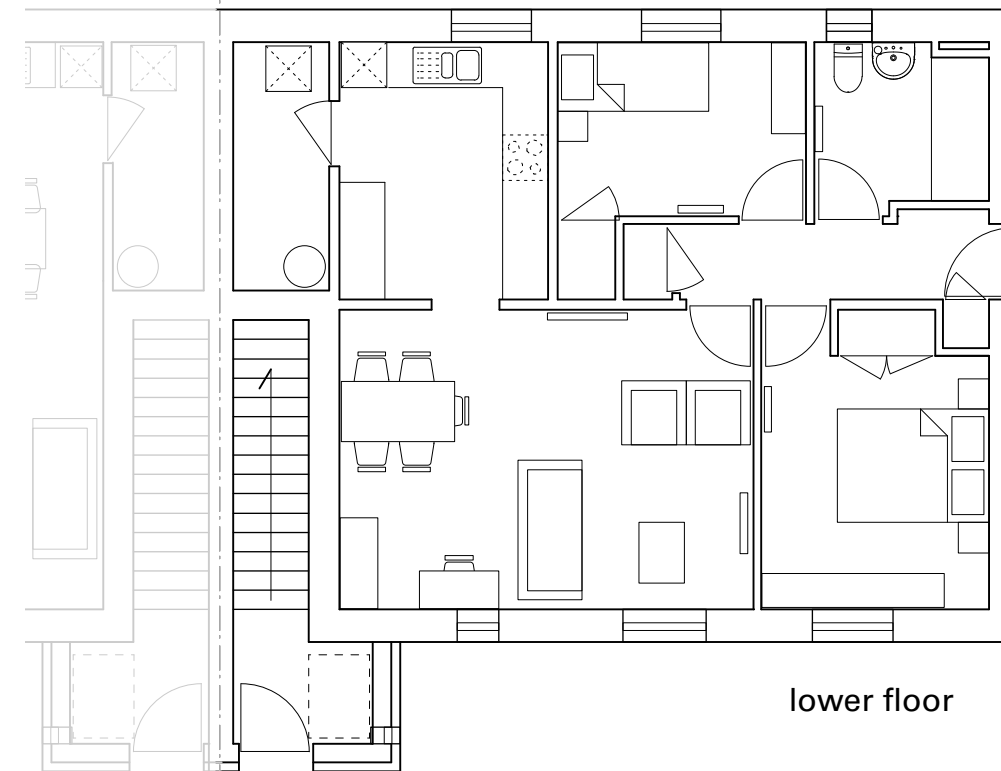


general section



upper floor



lower floor

3P3A

Data:
 3 Person 3 Apartment
 Cottage Flat House Type
 (Plot 1)

Total floor area upper flat
 (including stair + entrance)
 77.8 sq.m

Total floor area lower flat
 69.1sq.m

revisions & notes

5 Lochside, Dunvegan, Isle of Skye, IV55 8WA
 tel. 0(44)1470 521555 fax. 0(44)1470 521551
 www.ruraldesign.co.uk studio@ruraldesign.net

RURAL DESIGN ARCHITECTS

Client

Lochalsh + Skye Housing Association

Drg No.

192/p/104

Status

Planning

Project

Housing Development, Balmacara

Drawing Title

House type 3P3A

Scale

1.100

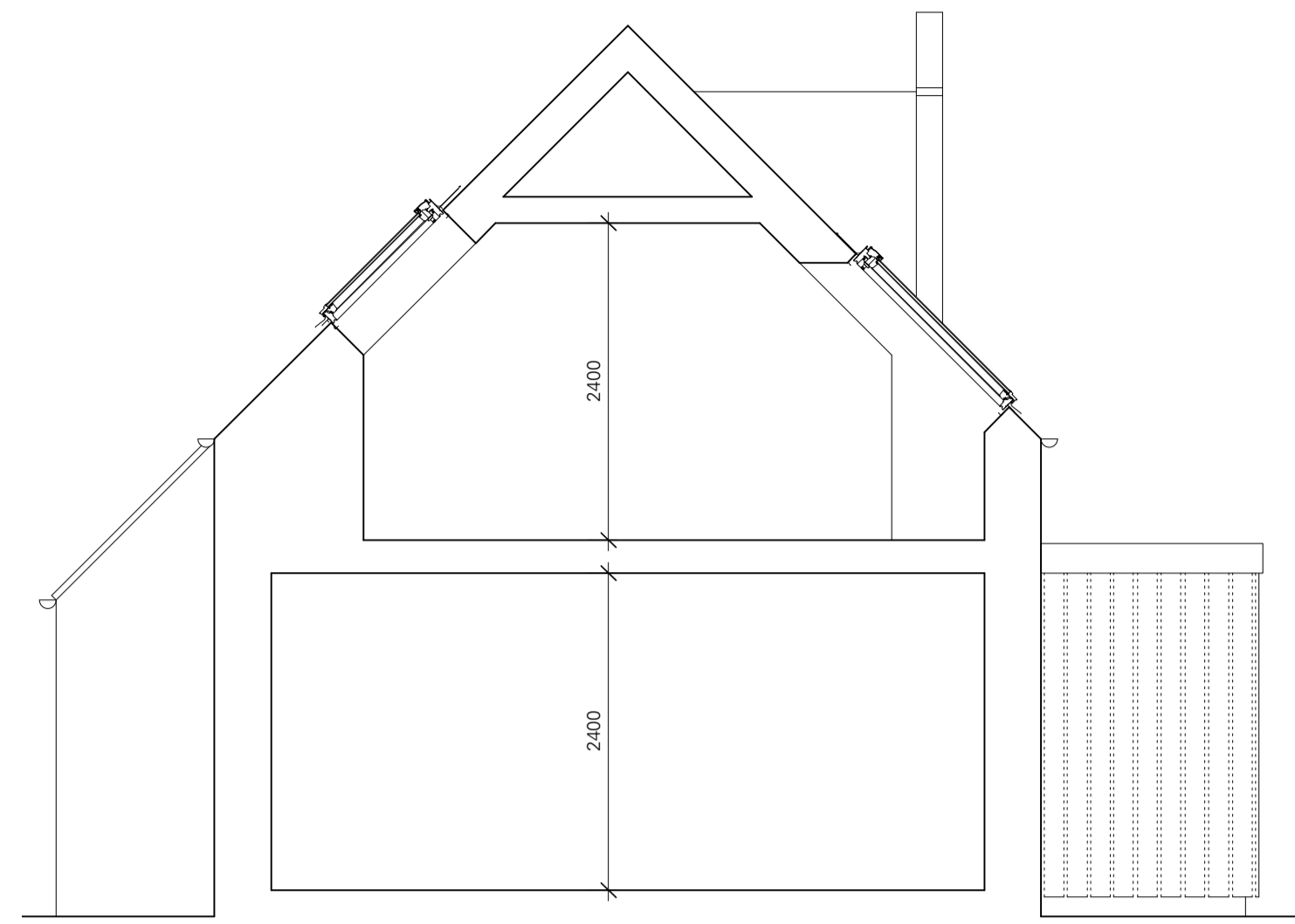
Date

Jan 13

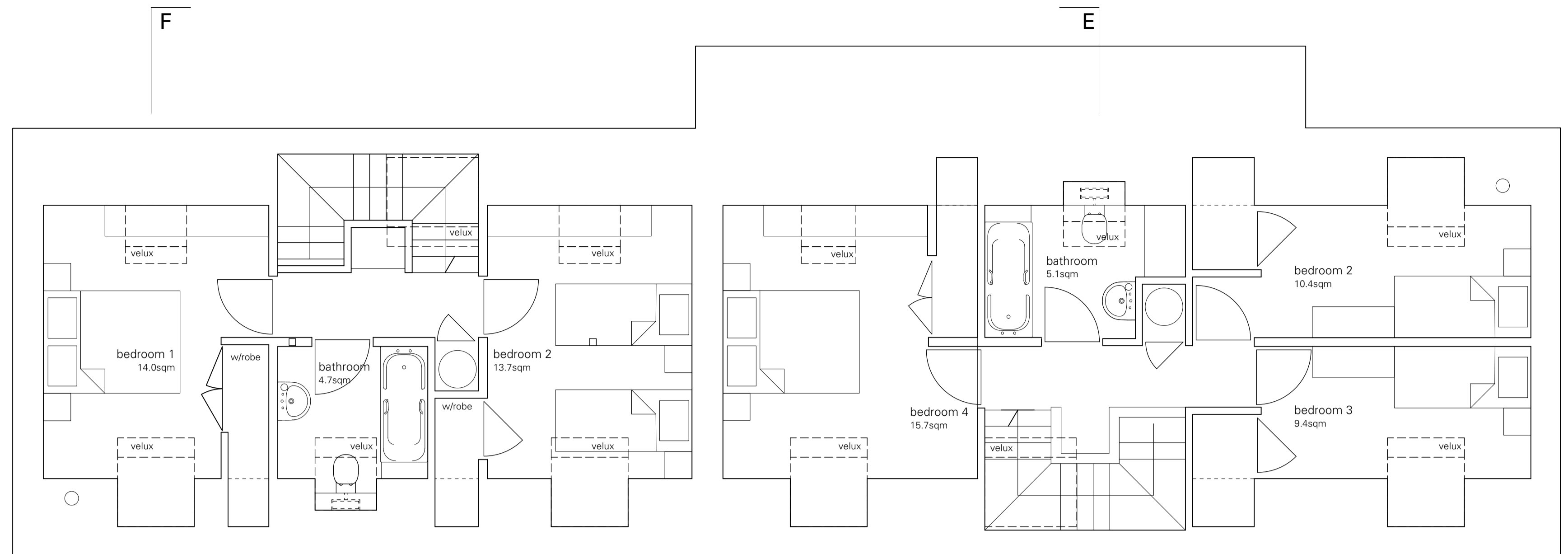
Drawn

MM

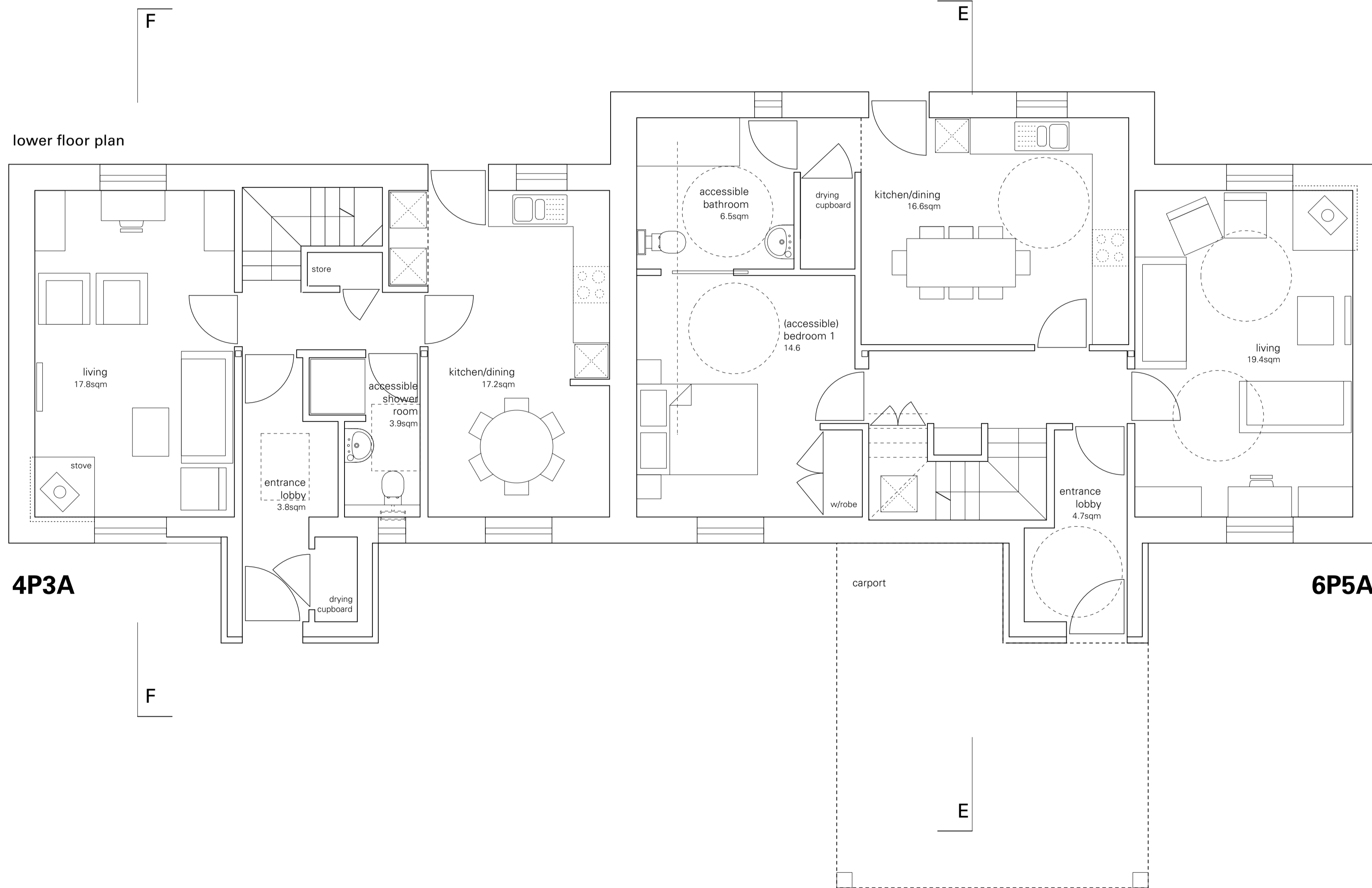
do not scale drawing, if in doubt seek clarification from architect
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section F



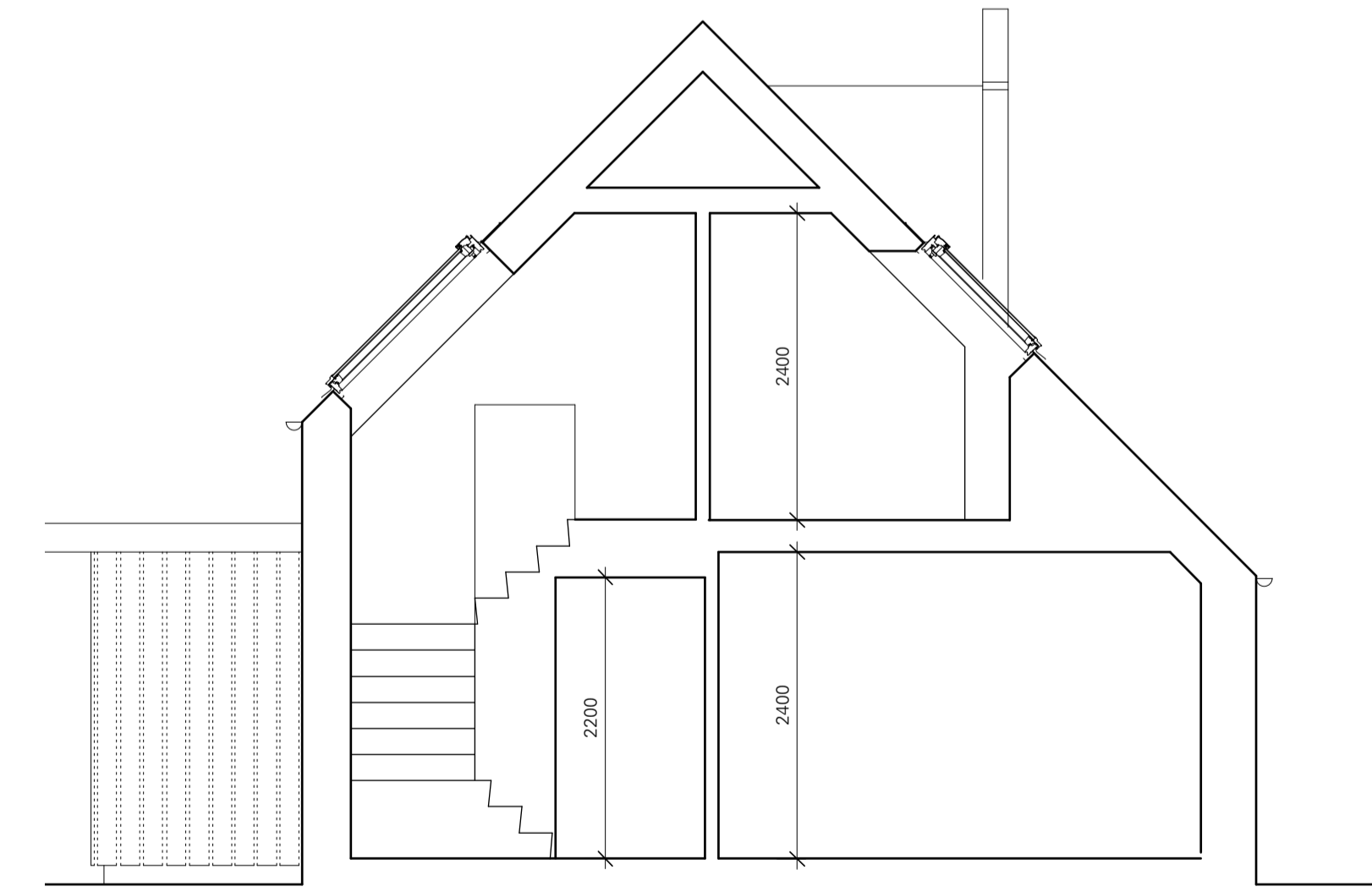
upper floor plan



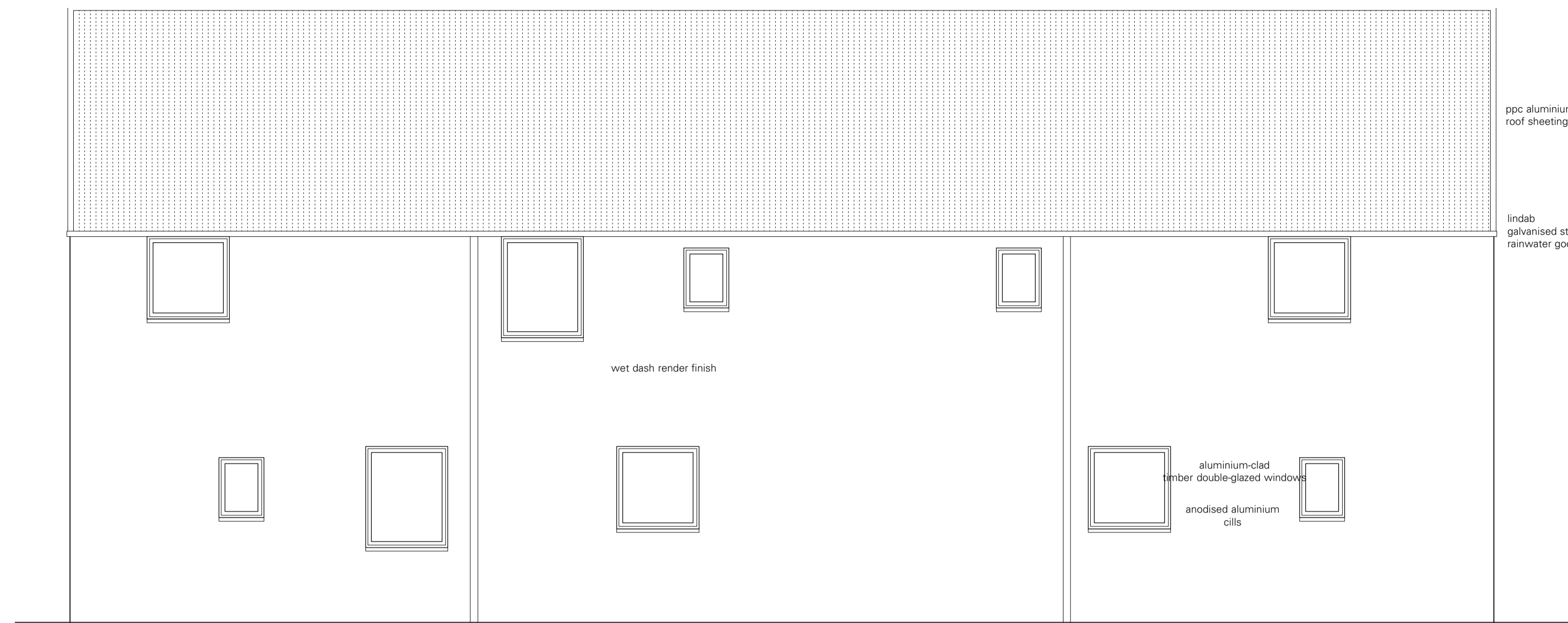
lower floor plan

4P3A

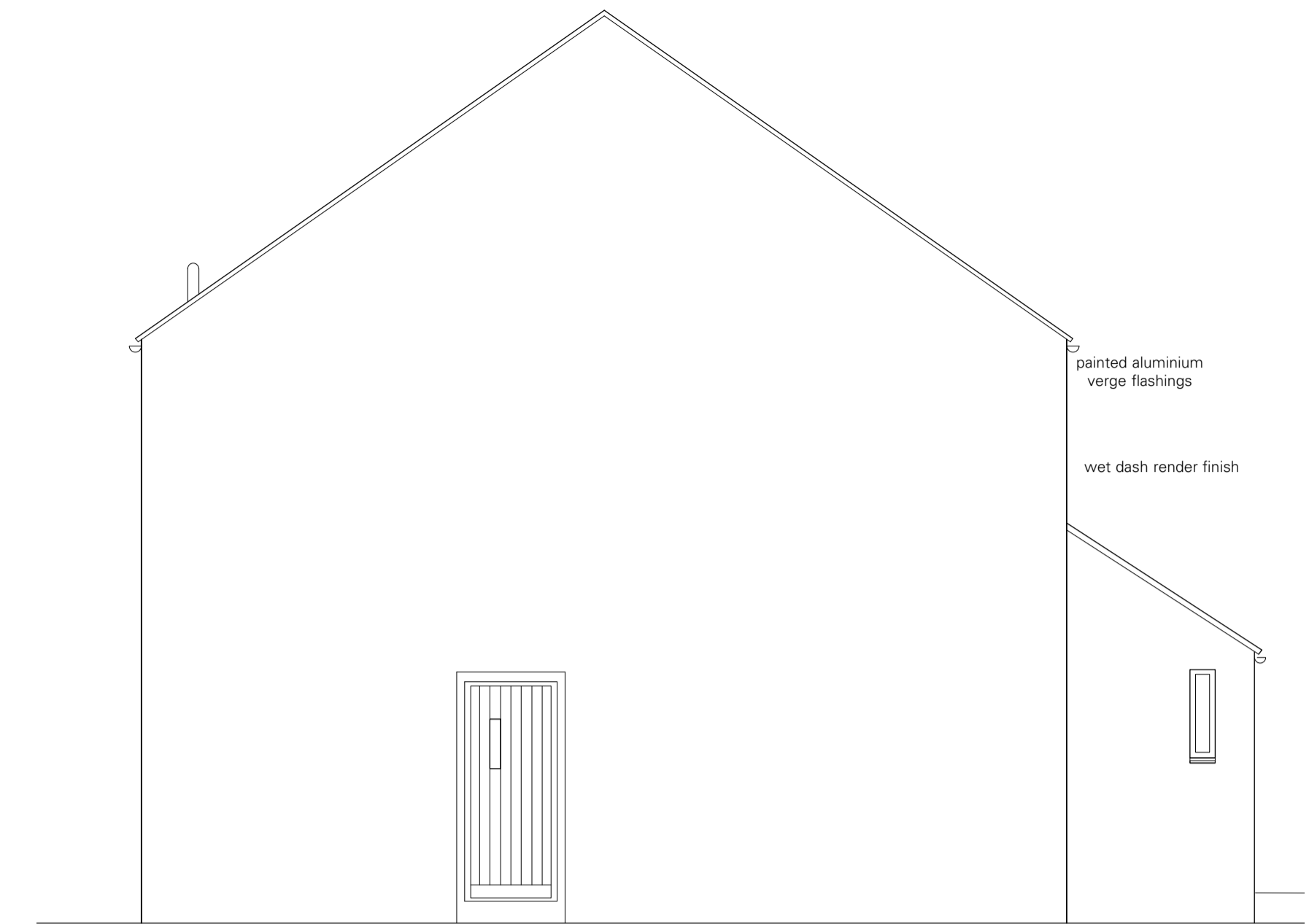
6P5A



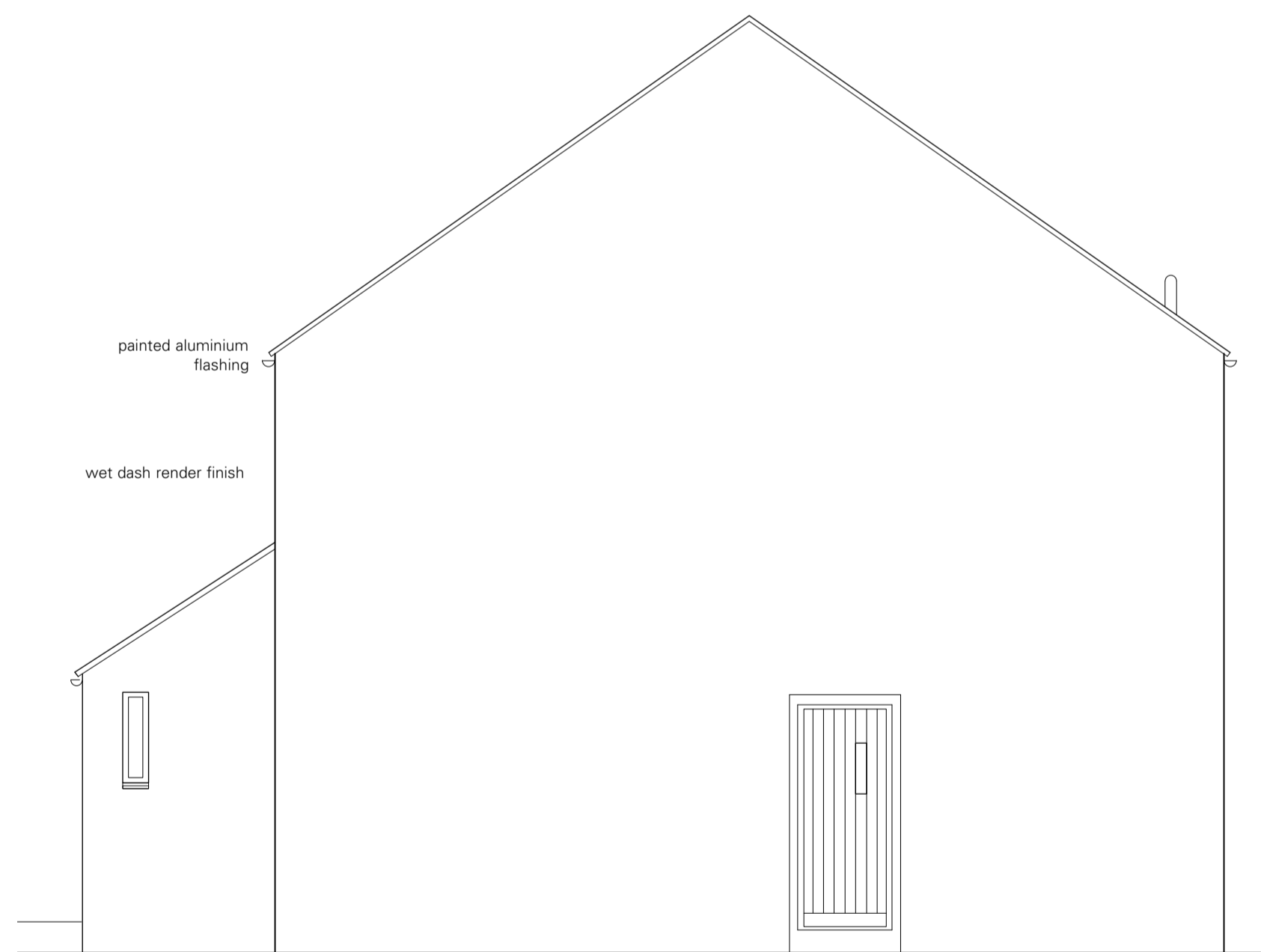
section E



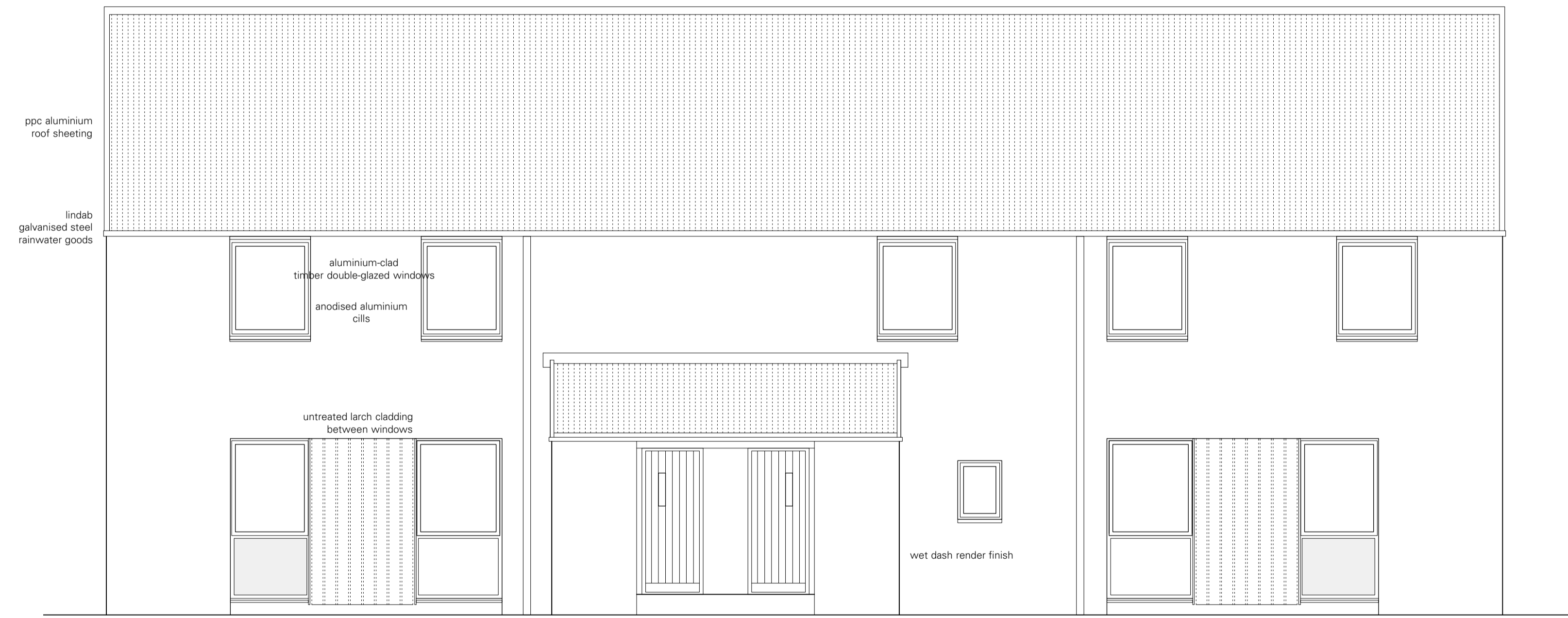
rear elevation



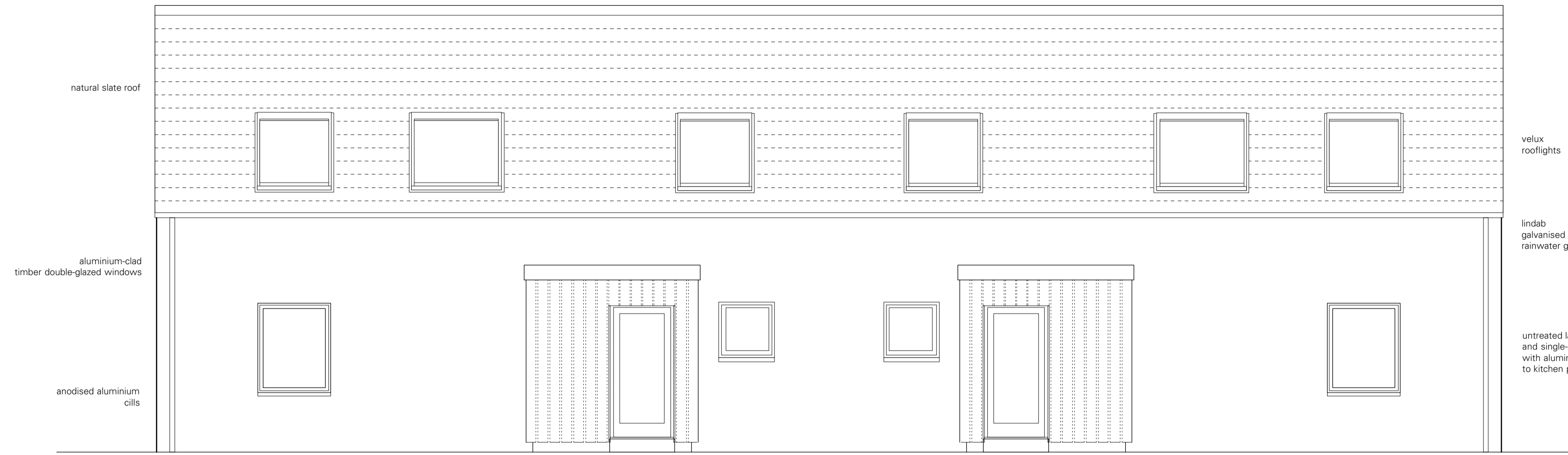
gable elevation (north-west)



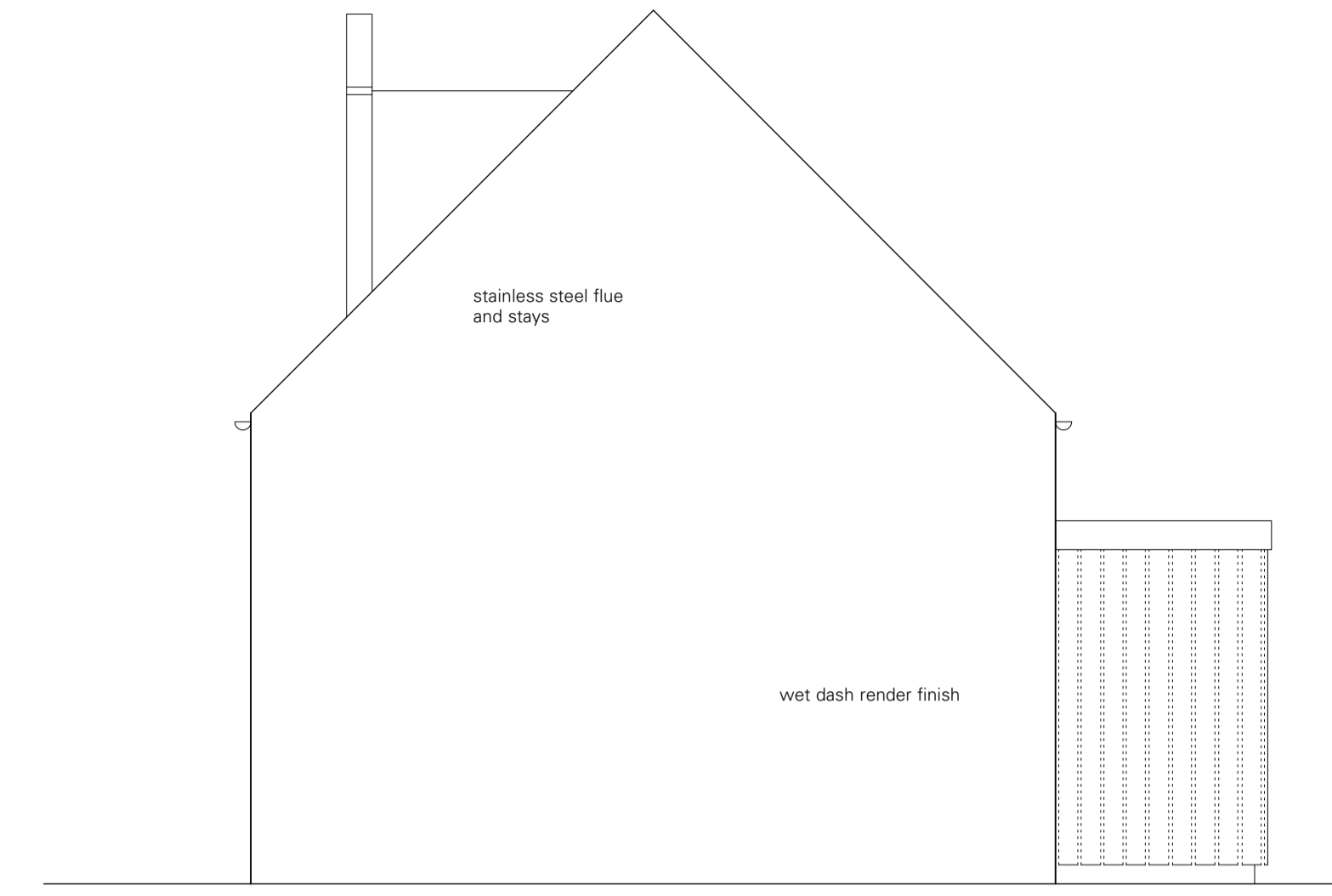
gable elevation (south-east)



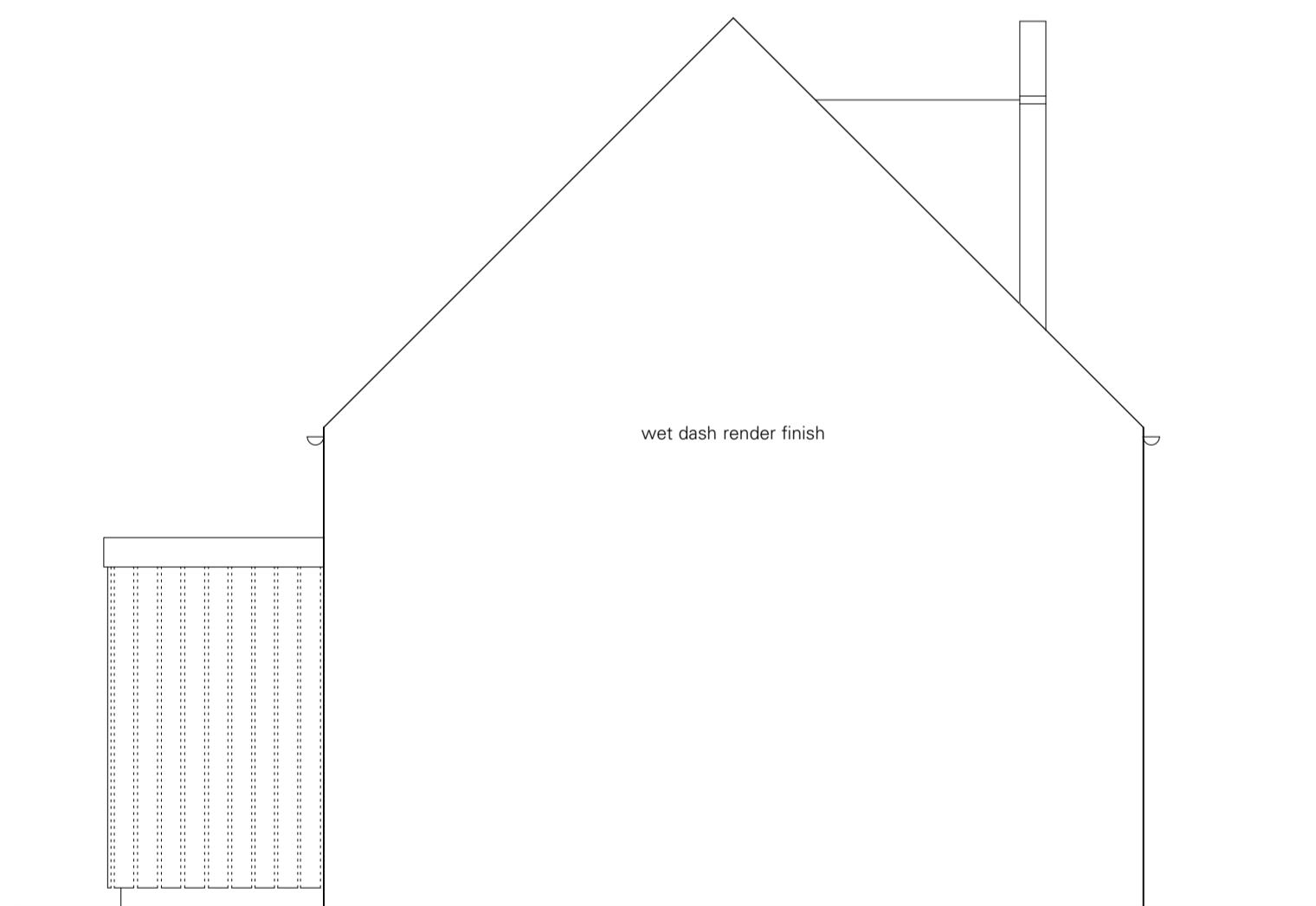
front elevation



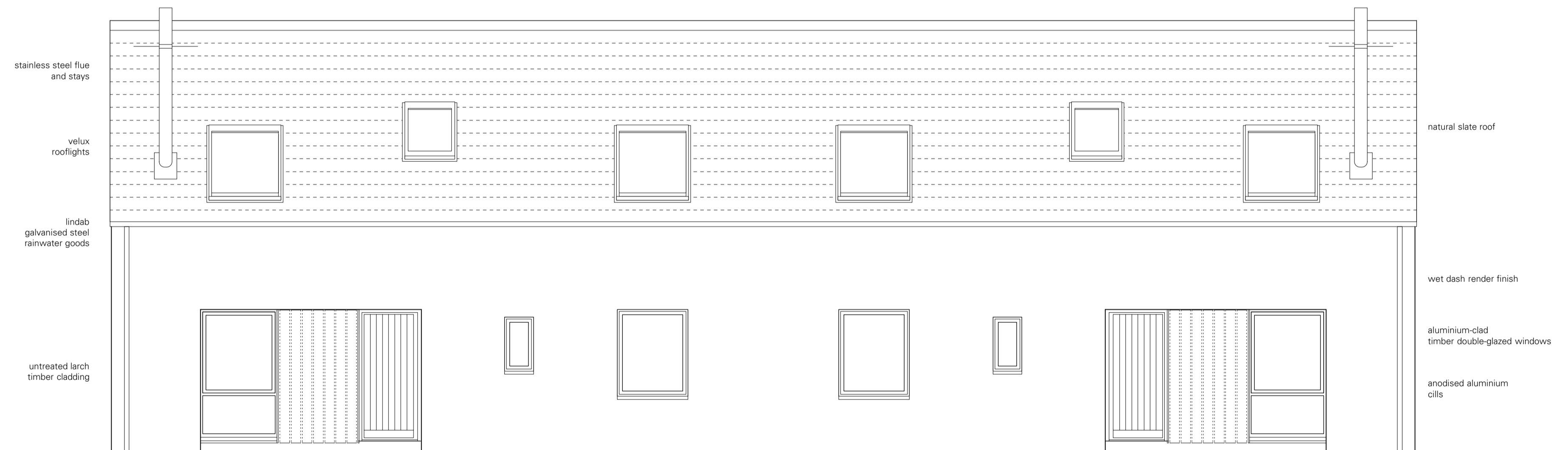
rear elevation



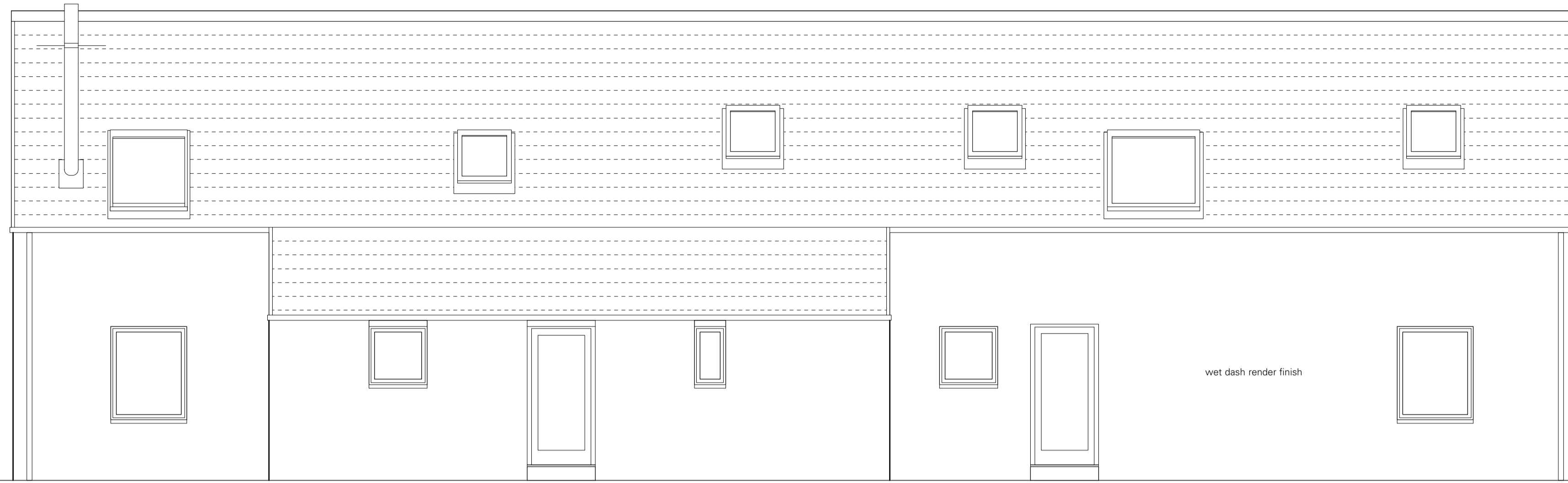
gable elevation (north-west)



gable elevation (south-east)



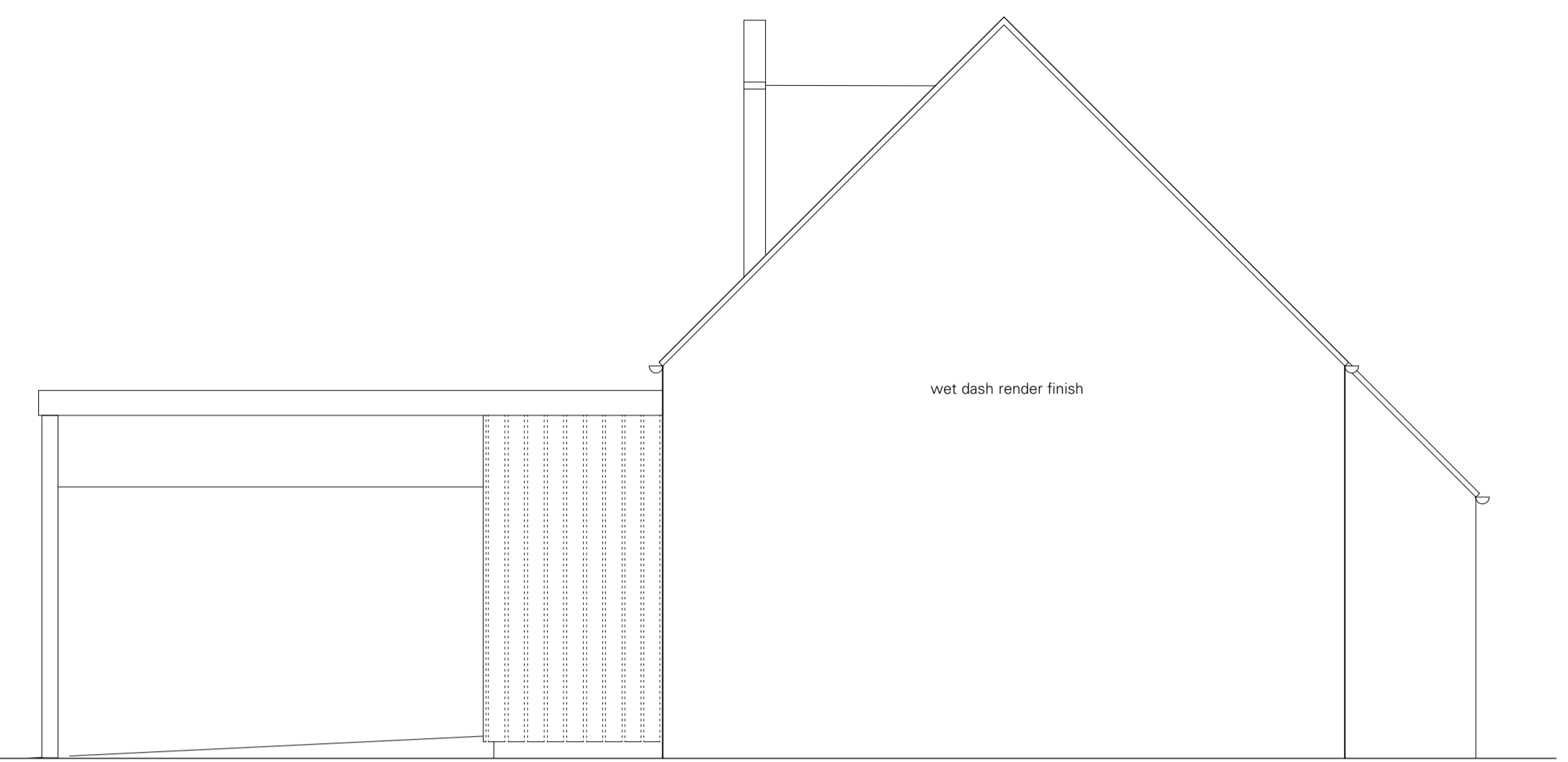
front elevation



natural slate roof
 velux rooflights
 lindsab galvanised steel rainwater goods
 aluminium-clad timber double-glazed windows
 anodised aluminium cills

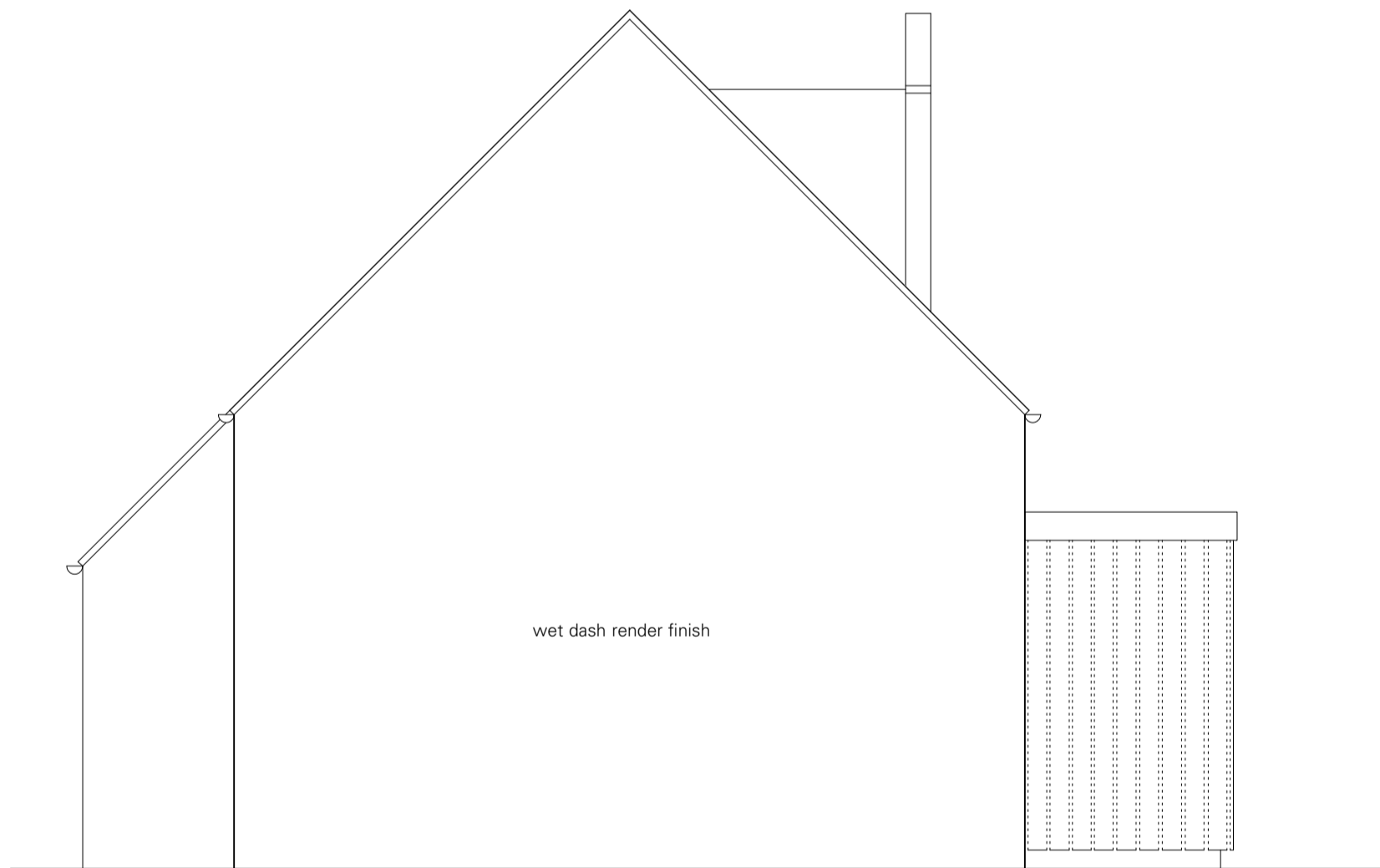
wet dash render finish

rear elevation



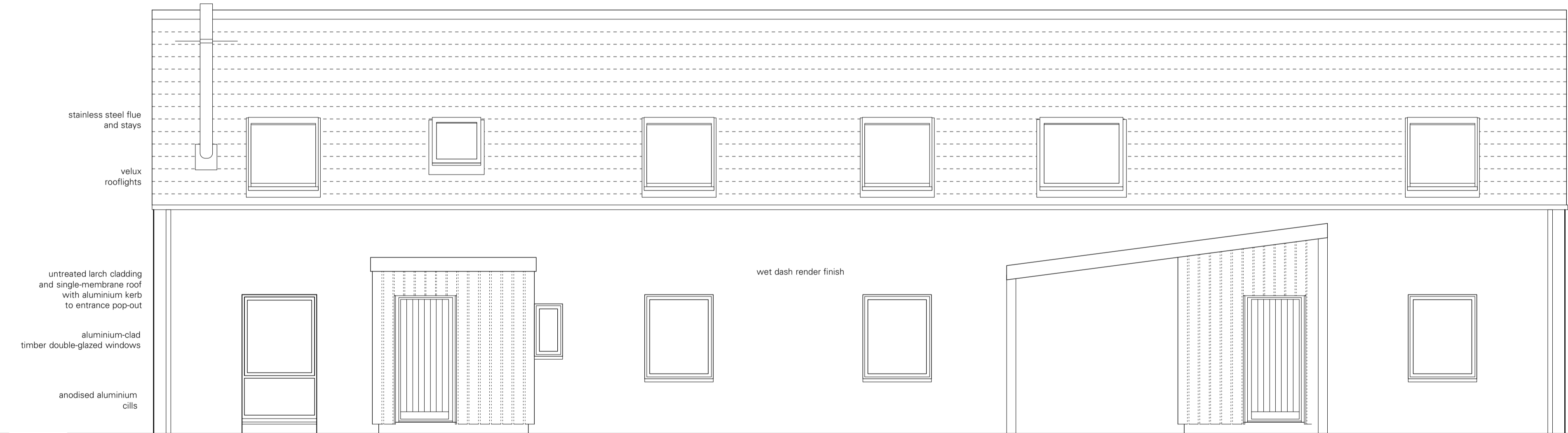
wet dash render finish

gable elevation (north-west)



wet dash render finish

gable elevation (south-east)

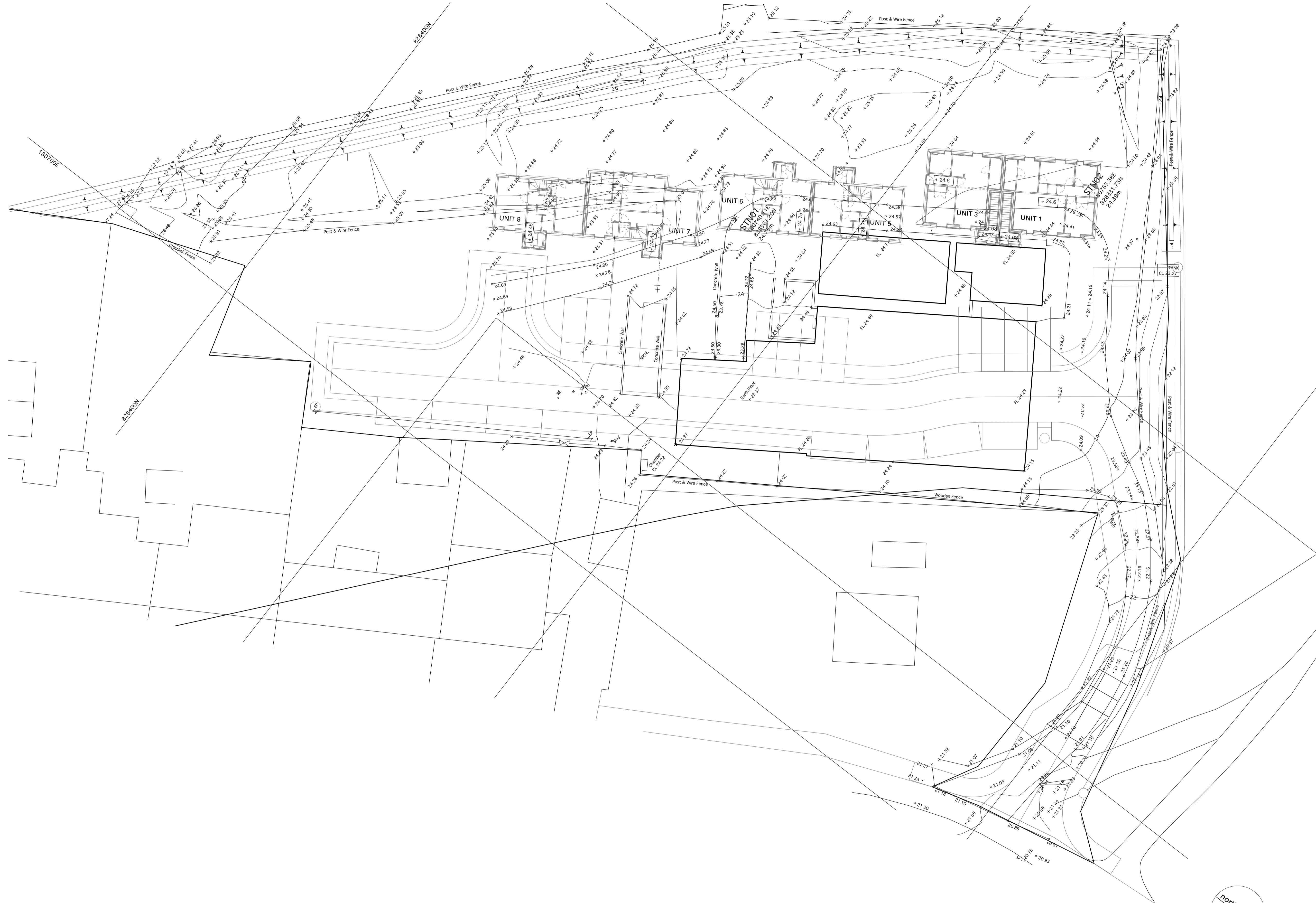


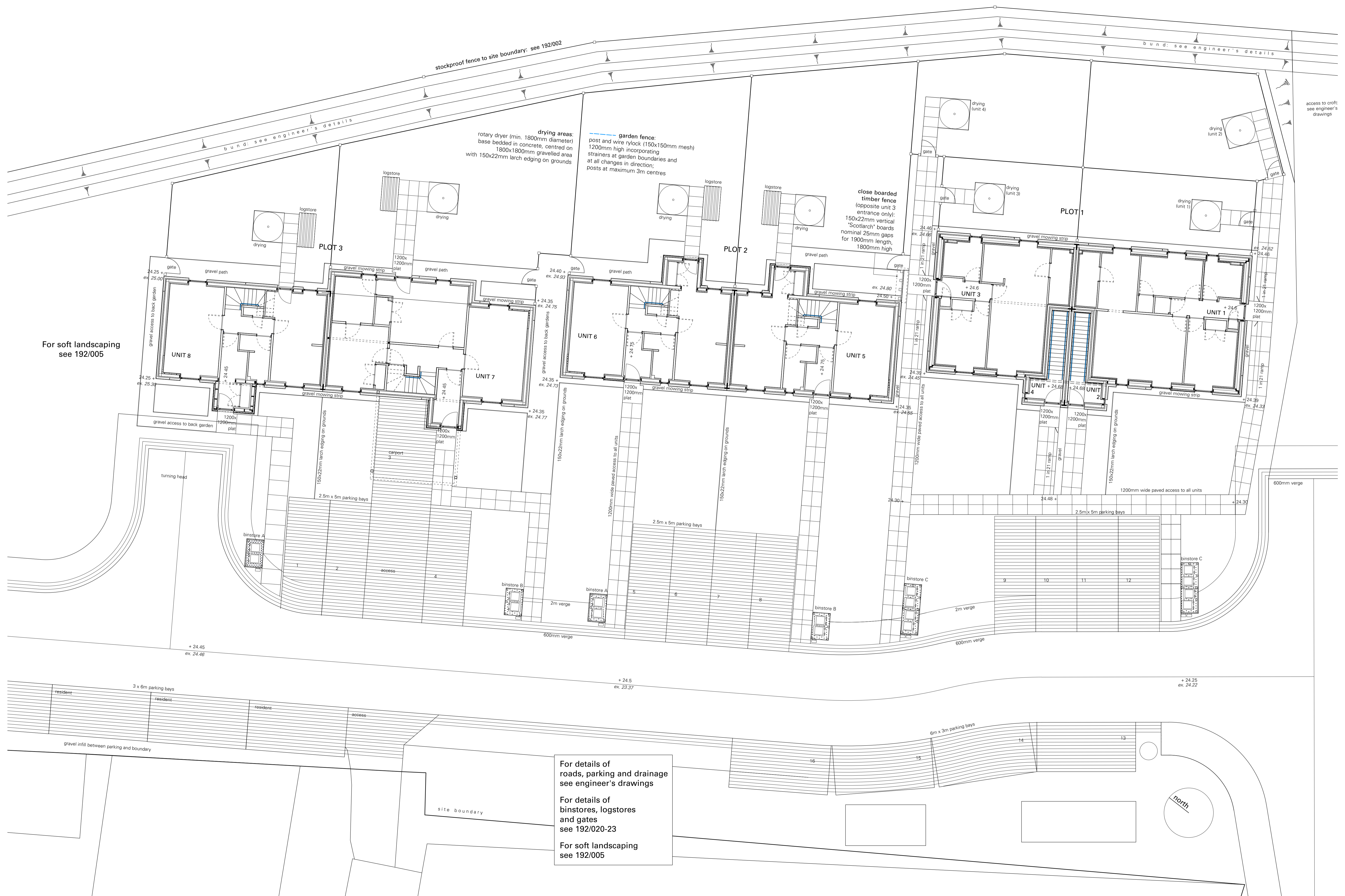
stainless steel flue and stays
 velux rooflights
 untreated larch cladding and single-membrane roof with aluminium kerb to entrance pop-out
 aluminium-clad timber double-glazed windows
 anodised aluminium cills

wet dash render finish

natural slate roof
 lindsab galvanised steel rainwater goods
 larch fascia on galvanised steel frame to carport

front elevation





stockproof fence to site boundary: see 192/002

bund: see engineer's details

bund: see engineer's details

drying areas:
rotary dryer (min. 1800mm diameter)
base bedded in concrete, centred on
1800x1800mm gravelled area
with 150x22mm larch edging on grounds

garden fence:
post and wire rylock (150x150mm mesh)
1200mm high incorporating
strainers at garden boundaries and
at all changes in direction;
posts at maximum 3m centres

**close boarded
timber fence**
(opposite unit 3
entrance only):
150x22mm vertical
"Scotlarch" boards
nominal 25mm gaps
for 1900mm length,
1800mm high

For soft landscaping
see 192/005

For details of
roads, parking and drainage
see engineer's drawings

For details of
binstores, logstores
and gates
see 192/020-23

For soft landscaping
see 192/005

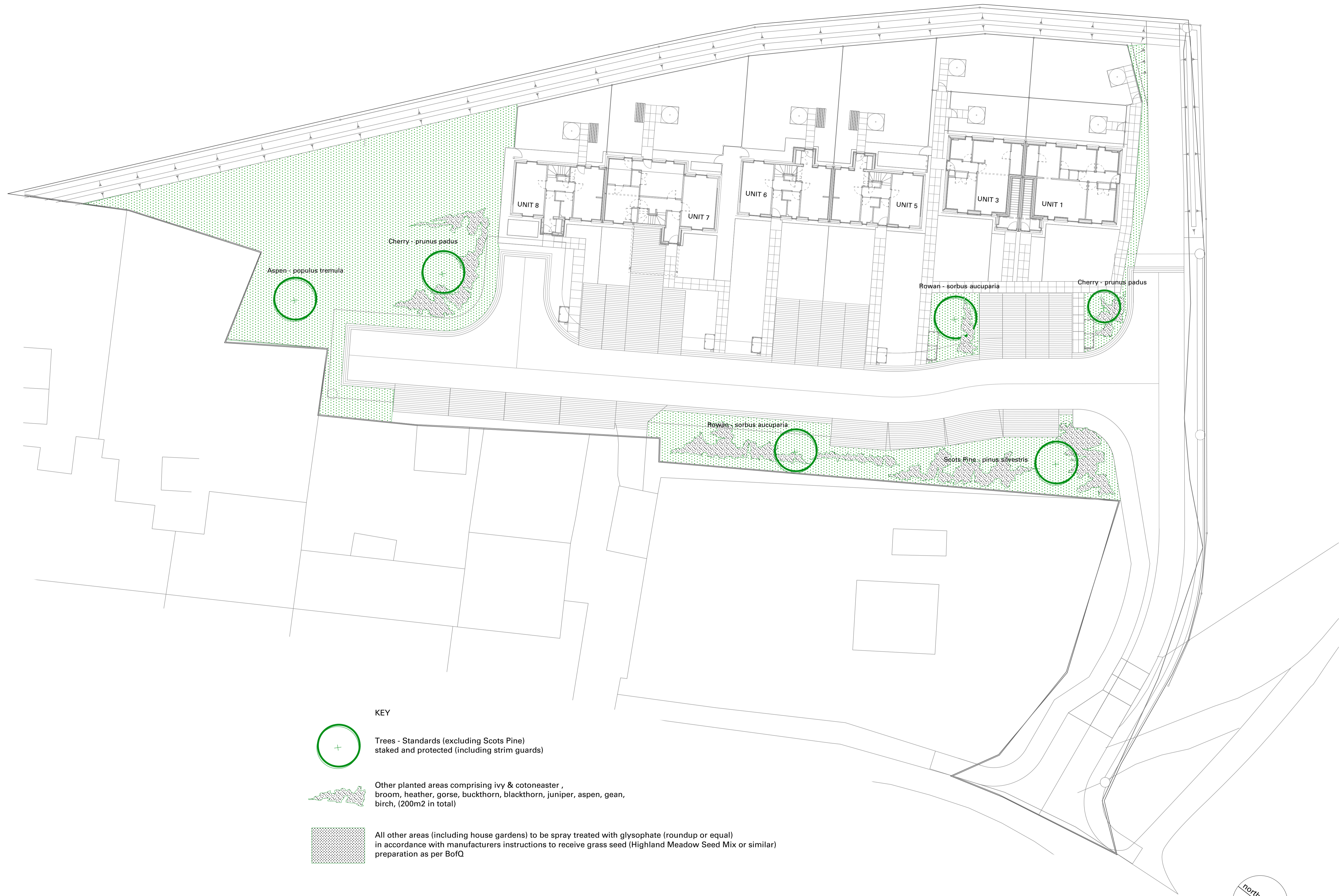
do not scale drawing, if in doubt seek clarification from architect

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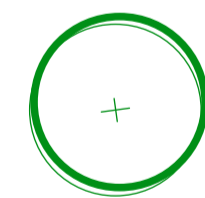
5 Lochside, Dunvegan, Isle of Skye, IV55 8WA
tel. 01441470 521555 fax. 01441470 521551
www.ruraldesign.co.uk studio@ruraldesign.net

RURAL DESIGN ARCHITECTS

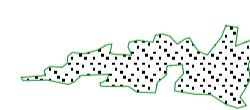
Client	Lochalsh + Skye Housing Association			Project	New housing at Balmacara Square, Lochalsh		
Scale	Date	Drawn	Status	Drawing Title	Dig No.		
1:100	Apr 13	MM	Planning	Landscaping plan	192/pl/004		



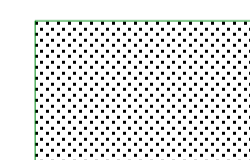
KEY



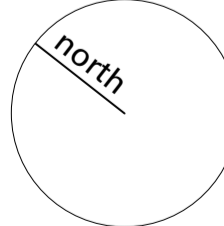
Trees - Standards (excluding Scots Pine) staked and protected (including strim guards)



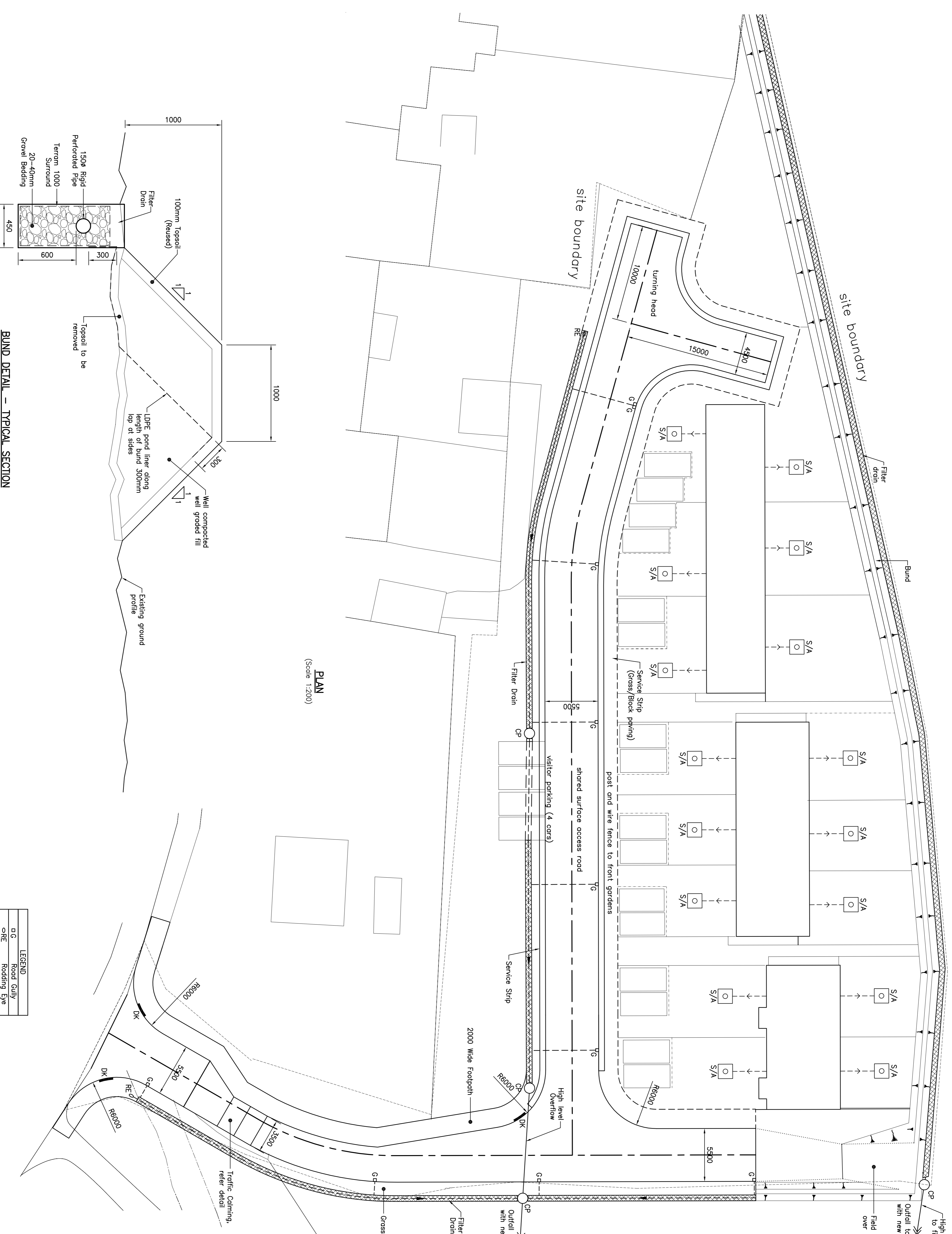
Other planted areas comprising ivy & cotoneaster, broom, heather, gorse, buckthorn, blackthorn, juniper, aspen, gean, birch, (200m2 in total)



All other areas (including house gardens) to be spray treated with glysohate (roundup or equal) in accordance with manufacturers instructions to receive grass seed (Highland Meadow Seed Mix or similar) preparation as per BoFQ

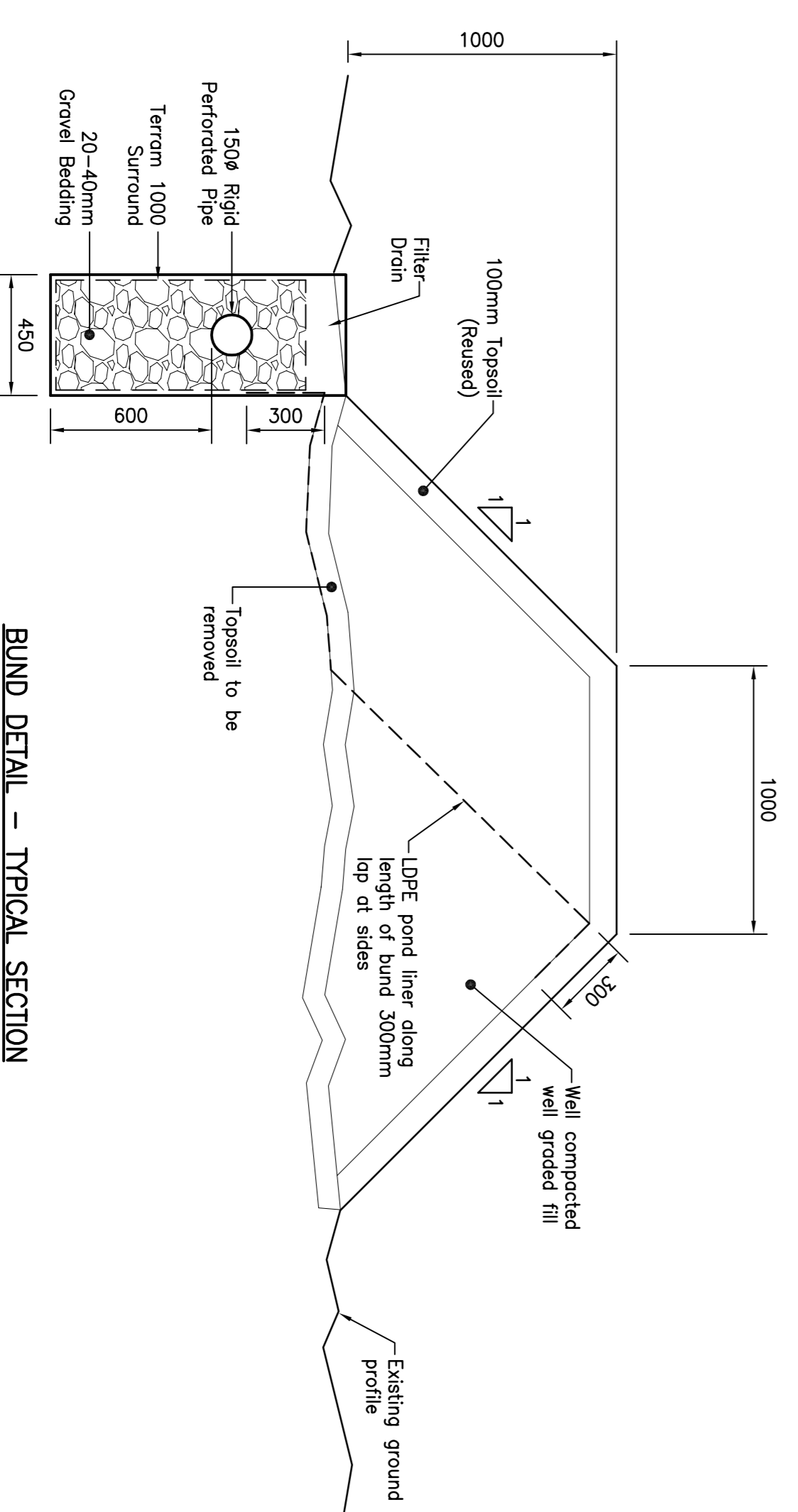


SUDS STATEMENT
 SURFACE WATER DRAINAGE FROM WITHIN PLOTS, INCLUDING ROOFS, DRIVEWAYS AND HARDSTANDINGS, TO DRAIN TO SOKKAWAYS DESIGNED TO BRE 365.
 SURFACE WATER DRAINAGE FROM ROADS AND FOOTPATHS TO BE DESIGNED WITH 3 LEVELS OF TREATMENT AS REQUIRED BY BEST PRACTICE GUIDELINES. TREATMENT WILL INCLUDE SEDIMENT REMOVAL BY TRAPPED GULLIES, SILT AND FIN FIDROCARBON REMOVAL WITHIN FILTER DRAINS, FURTHER SEDIMENT REMOVAL IN CATCHPITS AND PARTIAL SOKKAWAY.



PLAN
 (Scale 1:200)

BUND DETAIL - TYPICAL SECTION
 (Scale 1:20)



LEGEND	
□ G	Road Gully
○ RE	Rodding Eye
○ CP	Catchpit, Refer Detail
DK	Dropped Kerb
S/A	Surface Water Sockaway

Client:	LOCHALSH AND SKYE HOUSING ASSOCIATION
Job:	HOUSING DEVELOPMENT BALMACARA SQUARE
Title:	DRAINAGE LAYOUT
Drawn:	RM
Scale:	As Shown
Date:	17.03.09
Check:	
Drawn:	RM
Scale:	As Shown
Date:	17.03.09
Check:	

D19.03.13 SUDS STATEMENT ADDED
C14.03.13 BUND SECTION REDUCED
B28.02.13 Bund details added, road geometry shown & construction details referenced
A27.03.09 General revisions

KWA Consulting Engineers
 Amble Court
 DINGWALL
 Tel: (01349) 863333 Fax: (01349) 863888
 Email: enquiries@kwa.co.uk

KWA/07246/004D