

THE HIGHLAND COUNCIL

**North PLANNING APPLICATIONS COMMITTEE
5 August 2014**

Agenda Item	6.1
Report No	PLN/049/14

**12/04641/MSC: Tulloch Homes Ltd
Ness Gap Site Ness Road Fortrose**

Report by Area Planning Manager

SUMMARY

Description : Erection of 24 houses and formation of play area (Plots 73 to 96 - Area D)

Recommendation - APPROVE SUBJECT TO CONDITIONS

Ward : 10 - Black Isle

Development category : Local development

Pre-determination hearing : Not required

Reason referred to Committee : Community Council Objection.

1. PROPOSED DEVELOPMENT

- 1.1 Planning permission is sought for the erection of 24 houses and the formation of a play area on land to the South of Ross Crescent, Fortrose.
- 1.2 The site forms part of the wider 'Ness Gap' development site (as allocated within the adopted Ross and Cromarty East local Plan) and benefits from extant planning permission in principal.
- 1.3 The development will consist of a range of nine house types which include single storey, two storey, detached and semi detached properties.
- 1.4 **Variations:** A revision has been made to the house types on a number of plots since the application was registered. In addition there has been a revision to the location of the play area, to set it further from the houses proposed within phase F . A revised drainage scheme has been submitted and details of the route of the remote footpath to the play area and to Fortrose Academy have been provided.

2. SITE DESCRIPTION

- 2.1 The application site currently constitutes vacant land within the Ness Gap development site. The site is bounded to the north by the local distributor road, known as Ross Crescent beyond which are the initial phases of development within

which the majority of houses have been completed. To the south east the site is bounded by a right of way/core path, known as the 'Fishermens' Path'. There are houses to the south of this path which front onto Chanonry Crescent.

3. PLANNING HISTORY

- 3.1 09/00471/OUTRC – Master Plan for the erection of houses, formation of access and parking and provision of amenity/open space – outline consent - 08.06.2010
- 09/00472/FULRC - Erection of 16 affordable houses and 16 affordable flats (Phase 1a & 1b) (Detail) – Granted – 14-04-2010 – Completed.
- 10/02332/FUL - Erection of six houses. Reported to committee 2 November 2010 – Granted – 08-11-2010 – Completed
- 11/01270/MSC - Erection of 39 houses – (Phase B &C). Reported to committee 4 October 2011 - Granted – 19-10-2011– Phase B completed . Phase C -under construction.
- 13/01211/MSC - Erection of 31 houses (Phase E & F) – Reporting to committee 5 August 2014- Pending consideration.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Unknown Neighbour
Representation deadline : 15.02.2013
Timeous representations : Two
Late representations : One
- 4.2 Material considerations raised are summarised as follows:
- Design of houses not appropriate for area particularly the two storey properties proposed for the plots on the south boundary of the site.
 - The development will result in surface water run off onto the core path.
 - Landscaping buffer between houses and the Core Path is insufficient.
- 4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

- 5.1 **Transport Planning Team:** No objections.
- Drainage. The detail for filter drain is as previous phases and has previously been accepted as part of the Road Construction Consent and so is acceptable for these proposals.
- Remote footpaths. The path from phase F to Deans Road and Easter Greengate is required and shall be adopted by the Council as Roads Authority and form part of the Road Construction Consent (RCC) for the scheme. They must be suitable for shared cycle and pedestrian use, a minimum of 2m in width, surfaced and lit.

The in-curtilage car parking spaces meet the Council's minimum standards for two cars and are acceptable. The parking for visitors falls below current Council Standards (0.3 per house), however this matter has not been reserved and the shortfall is therefore accepted at this stage.

- 5.2 **Access Officer:** No objections. Links into core path welcomed. Footpath links to play area should be hard surfaced.
- 5.3 **Community Services (Environmental Health):** No objections. Comments offered in relation to original submission indicated potential noise from children's play area could be reduced by relocating the play area further west of the houses proposed within area F.
- 5.4 **Historic Environment Team:** No objections. On going monitoring for historical artefacts required for the area to be developed for the play area.
- 5.5 **Fortrose and Rosemarkie Community Council:** The comments offered by the community council can be summarised as follows:
- Compliance with the terms of the planning permission in principal requires to be achieved.
 - Concern regarding the house types, which indicate a number of two storey properties on what will be the highest part of the site.
 - Two storey houses incompatible with rural setting.
 - Density of the development is higher than previous developments.
 - Concern about surface water run off, particularly on eastern boundary.
 - No information about sewerage disposal.
 - Landscaping proposals for land adjacent to core footpath should be designed to maintain the open aspect of the path.
 - Visual clutter as a result of cars being parked on driveways.
- 5.6 **Scottish Water:** No objections. Waste water and water networks may have capacity for this development. Development Impact Assessment form requires to be submitted to Scottish Water.
- 5.7 **SEPA:** Standing advice applies to this small scale local development.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

Policy 28	Sustainable development
Policy 29	Design Quality and Place – Making
Policy 34	Settlement development Area

6.2 **Ross and Cromarty East Local Plan (as remains in force) 2007**

Fortrose Housing Policy E Need for development at Ness Gap to comply with the local plan's framework plan and the masterplan and layout for the site.

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Development Plan**

Inner Moray Firth Proposed Local Development Plan (November 2013) - Ness Gap mixed development site. Need to develop in accordance the planning permission in principal 09/00471/OUTRC.

7.2 **Scottish Government Planning Policy and Guidance**

SPP June 2014

8. **PLANNING APPRAISAL**

8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

8.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

8.3 **Development Plan Assessment**

8.4 The housing allocation of the land at Ness Gap, as identified in the Ross and Cromarty East Local Plan, remains in force with the adoption of the Highland wide Local Development Plan. Consequently there is an overriding presumption in favour of further development.

8.5 The master plan indicates 7 phases/areas of private housing development (B- G). Three of these areas have been built out to date. They are the land which lies to the north of the current application site (Phases B and C) and the area which lies to the east of Fortrose Academy known as Phase G.

8.6 32 housing units (Ref: 09/00472/FULRC) formed the first phase of development within Ness Gap. These units are the affordable housing contribution for the whole site.

8.7 The terms of the original planning permission (09/00471/OUTRC) which granted consent for the master plan required that subsequent applications for the development of each phase accord with the provisions of that planning permission and the design statement.

8.8 Material Considerations

- 8.9 Concerns have been expressed in the consultation response received from the Community Council, and also in the representations lodged, that the development as originally presented failed to comply with the requirements for houses to be generally no greater than 1½ storeys in height and that those on the plots which lie closest to the houses in Chanonry Crescent should all be single storey.
- 8.10 As a result of negotiations, following receipt of the representations and the concerns of the planning service, the house designs for plots 75 to 80 and plot 96, which lie adjacent to Chanonry Crescent, have been revised to single storey properties. Of the 24 houses proposed in phase D 10 units are to be two storey including two semi detached units. It is considered that the mix of house designs in the manner proposed is acceptable and meets the terms of the master plan. The approved master plan did not preclude two storey properties. The two storey house design has been developed elsewhere on the site. As part of a large housing development which lies within the settlement boundary it is considered appropriate to support a variety of house designs. A diversity of styles adds visual interest to the development as a whole.
- 8.11 The revised plans also repositioned the children play area to the junction of the remote footpaths that are to be constructed to the north west of undeveloped phase F. This amendment addresses the concerns raised by Community Services (Environment Health) with respect to the position of the play area relative to housing. The play area and footpaths will be provided following occupation of the 6th house within this phase and this will be secured by way of a condition applied to the approval of this application for matters specified in conditions.
- 8.12 The Community Council has also questioned the density of the development within this phase of development. It should be noted that the master plan does not restrict the density of development. The planning permission in principle granted development for the Ness Gap site for a total of 100 units, unless otherwise agreed in writing by the Planning Authority with each phase comprising 20% (+/- 5%) of this figure. This application exceeds this requirement by three units. To date planning permission has been granted for 45 houses which comprise phases B, C and G. It is considered that the layout and total number of houses within phase D is acceptable and does not give rise to fundamental problems in relation to density over the site taken as a whole.
- 8.13 The issue of surface water run off and drainage for this phase of the site has been the subject of detailed discussion with the applicant. Further information submitted has been assessed by the Transport Planning Team who are now satisfied with the scheme proposed. This indicates that surface water run off will be dealt with by way of filtration in a similar manner to the phases of houses that have been completed to date. A cut off drain will be constructed along the eastern boundary adjacent to the Core Path. The developer requires to ensure that the SuDs scheme complies with SEPA's standing guidance, the principal of which is to ensure that post development surface water run off does not exceed pre-development levels. It is considered that the proposals submitted achieve this. The use of SuDs surface

water drainage above the Core path is likely to improve upon the existing situation by intercepting surface water and controlling its discharge. Maintenance of the cut off drain will form part of the factoring agreement.

- 8.14 Comments have been made by the Community Council and the third parties that the landscaping strip between the development and the Core footpath is insufficient. The Community Council also seek an assurance that the openness of the core path will be maintained. The landscaping plans submitted indicate a three metre strip will be planted with native species shrubs such as hawthorn and beech which will form hedging along the boundary of plots 75- 80. In addition, to the south west of plot 80, there will be an area of open space extending to 300m², or thereby, across which a surfaced footpath will link into the Core path. The surrounding land will be laid out in grass with specimen trees. These proposals reflect the landscaping strategy which formed part of the planning permission for the masterplan.
- 8.15 With respect to the comments offered by the Community Council in which they question if this phase of development will connect into the sewer serving Chanonry Crescent, the drainage plans submitted indicate that a connection will be made to the existing sewer located between Nos 14 and 19 Chanonry Crescent. The developer will require to secure permission from Scottish Water for the connection. Scottish Water has lodged no objection to the planning application.
- 8.16 As regards the comments submitted by the Community Council regarding the number of cars that will be parked on the driveways of the houses, the layout of the site provides sufficient off street parking to comply with the requirements of the original planning permission for the masterplan. The Planning Authority cannot insist that the developer provides parking spaces in the form of garages. It is not considered that cars being parked on private driveways within a housing development is unacceptable. Furthermore the Council's guidelines do not take garage parking into account in terms of parking provision as such buildings are frequently used for storage rather than parking and can also be converted into residential use without planning permission being required.
- 8.17 **Matters to be secured by Section 75 Agreement – N/A**
- 8.18 A planning obligation was concluded at the time of granting planning permission in principle to secure the delivery of affordable housing for the whole of the Ness Gap development site. These houses which formed the first phase of development have been completed and are now occupied. Therefore no additional provision is required in connection with phase D.
- 8.19 Developer contributions were also secured for traffic calming measures from Fortrose to Munloch as required by the provisions of the Ross and Cromarty East Local Plan and the terms of the planning permission in principle granted for the masterplan. No additional contributions are required in connection with phase D.

8.20 Other Planning considerations

- 8.21 A condition of the planning permission in principle states that no more than ten houses shall be constructed within the application site until a traffic management scheme for Fortrose, Avoch and Munlochy has been designed and enacted, unless otherwise agreed in writing by the Planning Authority in consultation with local Members.
- 8.22 In 2012 the wording of the condition was varied, following consultation with the local Members, to allow 24 houses to be constructed before implementation of the traffic calming scheme.
- 8.23 A package of works has been implemented in accordance with the above requirements. There remains however, one outstanding element of this programme. These works involve the provision of chicanes on Millbank Road in Munlochy. The delay associated with the works has been a result of third party objection to the Traffic Order which required the proposals to be reported to the Road and Transport Committee, and a subsequent independent review advised by Legal Services. It was necessary for these matters to be concluded before the works could be progressed through the design, pricing and delivering stages. The implementation of the works is programmed for completion by the Autumn of 2014, outwith the tourist and harvest season.
- 8.24 It is acknowledged that a breach of the terms of the condition, as revised, has taken place. The Planning Service has been in contact with the developers on a regular basis and also with Community Services (Roads) who are responsible for delivering the traffic calming measures. The works have a clear programme for delivery, which on occasion has required to be revised to take account of other statutory requirements. On this basis it has not been considered prudent to pursue formal enforcement action in relation to the breach in condition. At all times the Planning Service has taken the matter of public safety as the foremost consideration and whilst no formal enforcement action has been taken the position that the Planning Service has adopted has been taken in detailed consultation with Community Services (Roads) who have the primary responsibility for road safety. Furthermore the traffic calming works undertaken to date have progressed at a proportionate level with the rate of development.

9. CONCLUSION

- 9.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and the broad requirements of the masterplan approved under planning permission in principle ref: 09/00471/OUTRC. It is considered acceptable in terms of all other applicable material considerations.

10. RECOMMENDATION

Action required before decision issued N

It is recommended the application be **Approved** subject to the following conditions and reasons / notes to applicant:

1. No development or work shall commence until a detailed specification for all proposed external materials and finishes for each of the houses types proposed (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details. Red roof tiles are hereby, specifically excluded as a finish within this development.

Reason: The details shown on the approved plans lack sufficient detail and the use of red tiles in this location is considered inappropriate given the character of the area within which the development is located.

2. All soft landscaping works, shall be carried out in accordance with the scheme and plans approved as part of this permission Drawing Number HLD 1719.13/SL-01 Rev A. All planting, seeding or turfing as comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the development, other than the planting along the south eastern (rear boundaries) of plots 75 -80 which shall be carried out in the first planting and seeding season following the date of this approval.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason : In order to ensure that the approved landscaping works are timeously undertaken on site.

3. The remote footpath link to the Core path, as shown on Drawing Number HLD 1719.13/SL-01 Rev A shall be completed, to the satisfaction of the planning authority, prior to commencement of development on the seventh (7th) house, hereby approved. The on-going maintenance of this footpath shall be included in a factoring agreement and any variation shall require the prior written approval of the Planning Authority.

Reason : To ensure the timeous provision of this community facility and its maintenance thereafter.

4. The Children's play area and equipment, along with the remote footpath links to Deans Road and Easter Greengate (other than the section which passes through phases E and F) shall be completed, to the satisfaction of the planning authority, prior to commencement of development on the seventh (7th) house hereby approved. The on-going maintenance of the play area and equipment shall be included in a factoring agreement and any variation shall require the prior written approval of the Planning Authority.

Reason: To ensure the timely provision of these community facilities and their maintenance thereafter. The footpaths shall be adopted by the Road Authority.

5. All surface water drainage shall be completed in accordance with the scheme and plans approved as part of this permission drawing Number 2675.105 Rev A. The cut off drain along the south eastern boundary of the site with the Core path shall be installed prior to the commencement of development of any plots. Thereafter the on-going upkeep of these facilities shall be included in a factoring agreement and any variation shall require the prior written approval of the Planning Authority.

Reason: To ensure that surface water drainage is provided timely and complies with the principles of SUDS; in order to protect the water environment.

6. Prior to the first occupation of each dwellinghouse hereby approved, parking spaces for a minimum of two cars shall be provided within each curtilage as detailed on the approved plans and shall thereafter be maintained for this use in perpetuity.

Reason : In order to ensure the safety and free flow of traffic on the public road.

7. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site open spaces, including footpaths, the play area and other parts of the development that are not the exclusive property of any identifiable individual home owner (such as remote footpath lighting and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason : To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMIT FOR THE IMPLEMENTATION OF THIS APPROVAL OF MATTERS SPECIFIED IN CONDITIONS

The development to which this planning permission in principle relates must commence no later than TWO YEARS from the date on this decision notice.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar

requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. Planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you will require Road construction consent from Community Services (Roads) prior to work commencing. These consents may require additional work and/ or introduce additional specifications and you are therefore advised to contact your local Community Services (Roads) office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Mud & Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Conditions pertaining to planning permission in principle /09/00471/OUTRC

You are reminded that this Matters Specified in Conditions approval is directly linked to the previous grant of planning permission in principle and that conditional restrictions and requirements of the planning permission in principle consent remain. Failure to comply with these conditions will represent a breach of planning control against which the authority may take enforcement action.

Signature:

Designation: Area Planning Manager North

Author: Erica McArthur

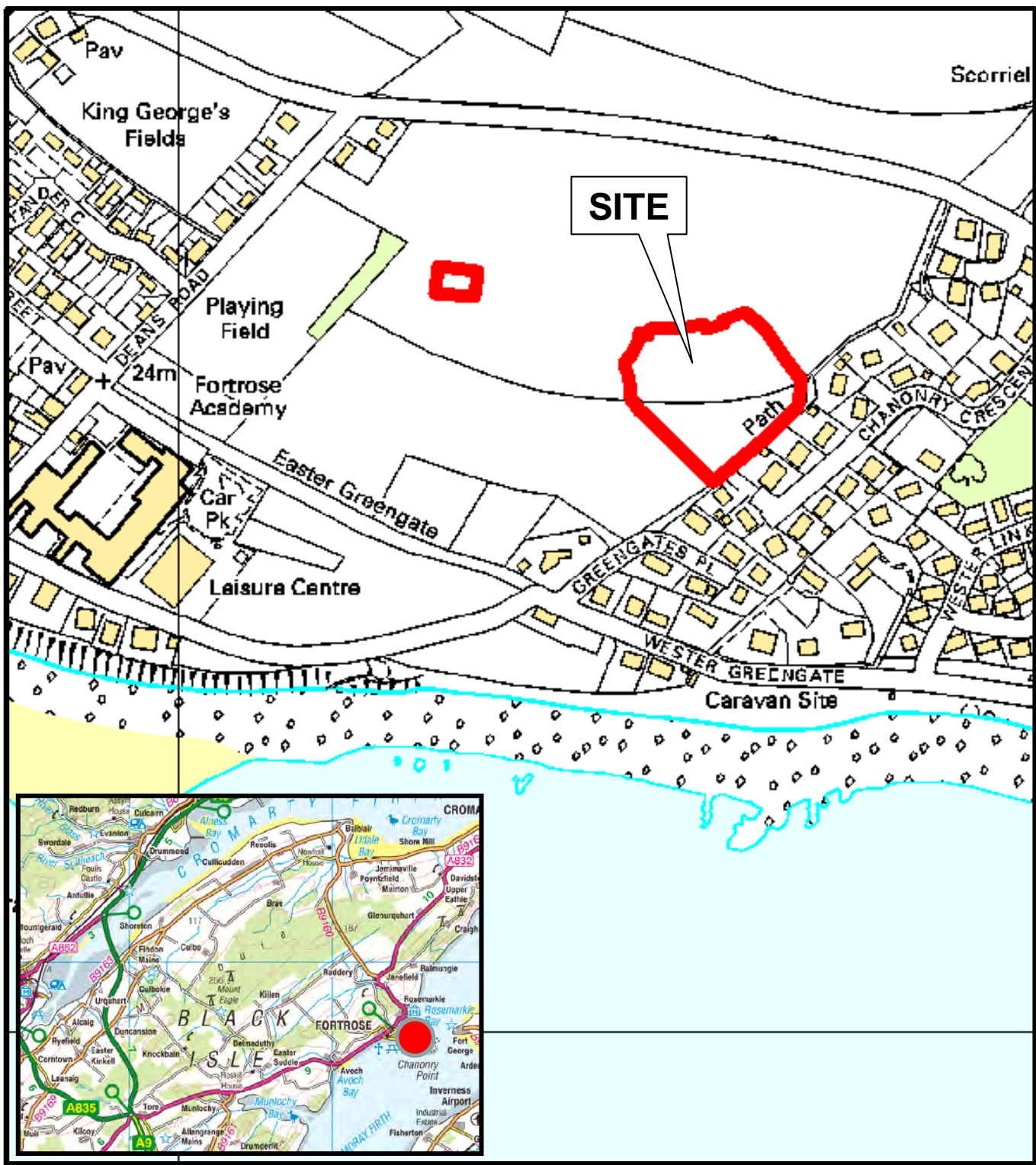
Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- Plan 1 – Location Plan
- Plan 2 – Site layout Plan – Phase D
- Plan 3 – Play Area
- Plan 4 – House Type – Ardrross
- Plan 5 – House Type – Cedar
- Plan 6 – House Type – Eriskay
- Plan 7 – House Type – Glencoul
- Plan 8 – House Type – Harris
- Plan 9 – House Type – Iona
- Plan 10 – House Type – Kinglass
- Plan 11 – House Type – Kinloch
- Plan 12 – House Type – Strathy

Appendix – Letters of Representation

Name	Address	Date Received	For/Against
Mr and Mrs Stuart Maciver	14 Chanonry Crescent, FORTROSE, IV10 8RH	15/02/13	Against
Miss Pamela Cornwell	19 Chanonry Crescent, Fortrose, IV10 8RH,	15/02/13	Against
Mr Alan Murray	12 Chanonry Crescent, Fortrose, IV10 8RH	03/05/13	Against



The Highland Council
Comhairle na Gàidhealtachd

Planning & Development Service

PLAN 1

12/04641/MSC

Erection of 24 houses and formation of play area at Ness Gap Site, Ness Road, Fortrose

05 August 2014

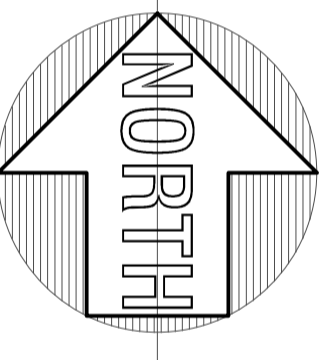
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LEGEND

- 1800mm Vertical screen fence (side & rear)
- 750mm Timber Rail Fence
- Feature Walls



REVISIONS

Bracewell Stirling Architects

- 5 NESS BANK, INVERNESS, IV2 4SF
TEL: 01463 233760 FAX: 01463 233785
- 38 WALKER TERRACE, TILlicOUlTRY, FK13 6EF
TEL: 01259 750301 FAX: 01259 752365

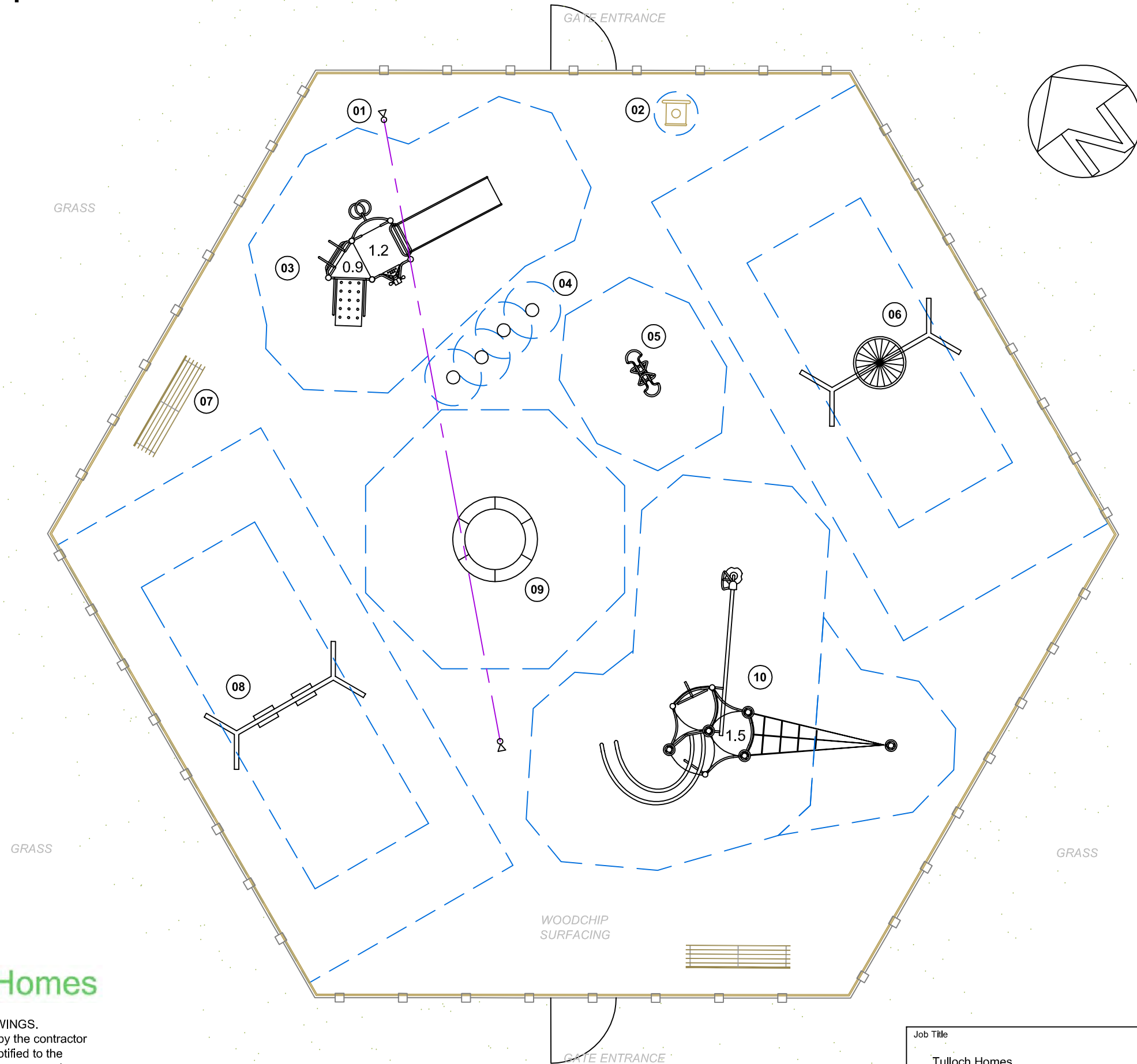
NESS ROAD HOUSING DEVELOPMENT
PHASE D - FORTROSE
TULLOCH HOMES LTD

SITE LAYOUT PLAN - PHASE D

SCALE 1:500 @ A1 DATE 19.03.14 BY

DWG NO 3953-D-050 REV

Ness Gap Fortrose



EQUIPMENT:

- 01 TALK TUBES PZU100
- 02 TIMBER BIN
- 03 TODDLERZONE HIDE & SLIDE DZU276
- 04 4 STEPPING PODS DZA175
- 05 SEESAW SPRINGIE SSB800
- 06 2.4m HIGH NEST SWING
- 07 TIMBER SEAT
- 08 2.4m HIGH SWING - 2 POD SEATS
- 09 OYSTER DISH ROUNDABOUT SWD550
- 10 MISSION TARGET


ALL EQUIPMENT ON WOODCHIP SURFACING,
EXCAVATION BY OTHERS

TIMBER FENCING BY OTHERS

CLIENT TO CREATE LINK TO MAIN PATH

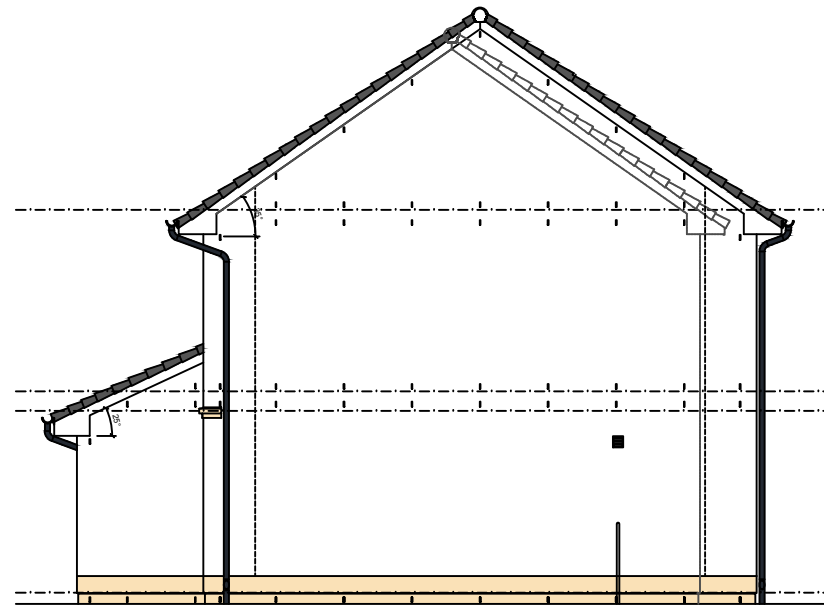


DO NOT SCALE FROM DRAWINGS.
All dimensions to be checked by the contractor
and any discrepancies to be notified to the
Designer prior to works being commenced.
Use figured dimensions only.
Dimensions given are minimum.

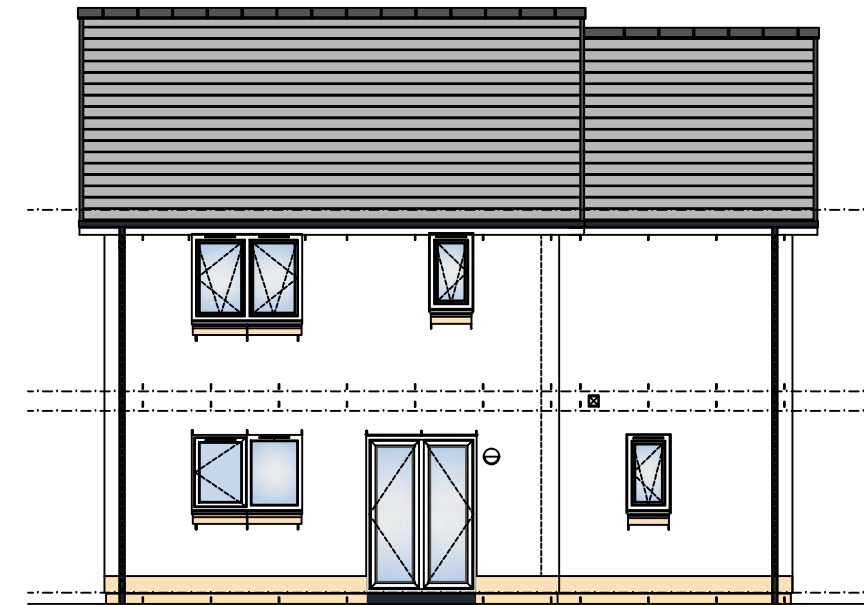
Job Title	Qte No.	Rev	 Sutcliffe Play Scotland Prospect Business Centre Technology Park Dundee DD2 1TY Tel: 01382 562351 Fax: 01382 561590
Tulloch Homes	2013/081	-	
Drawing Title	Date	Drawn	
Ness Gap Fortrose	FEB 2013	LF	Scale
	1:100@A3		



Front Elevation



Gable Elevation



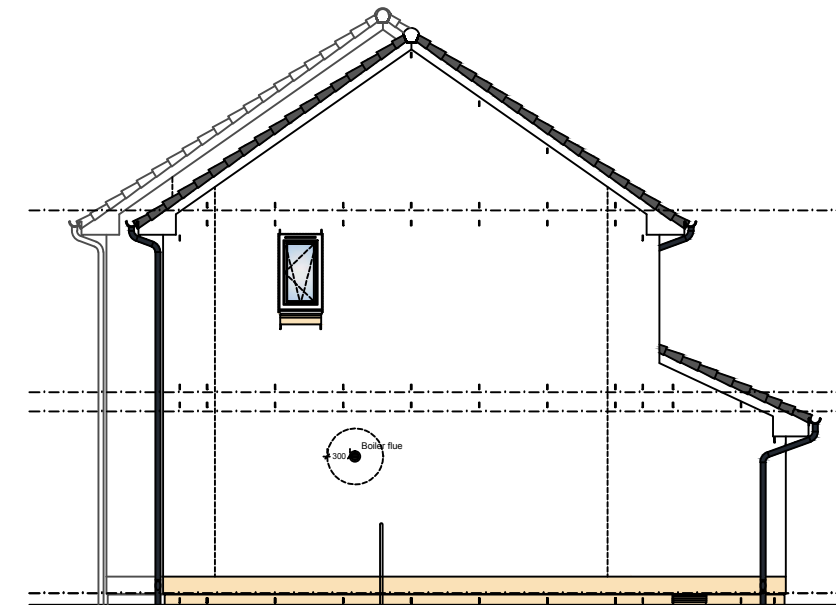
Rear Elevation

General Materials & Finishes

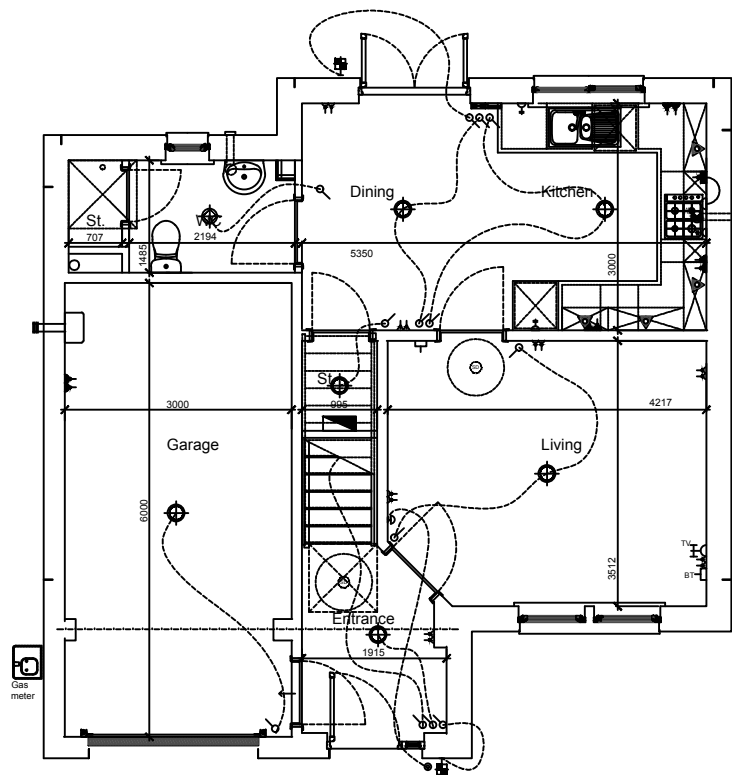
- Roof - Red or Dark grey concrete tile
- Soffits & fascia - White uPvc
- Rainwater goods - Black uPvc
- Walls - Dry dash render (colour tbc)
- Base course - Pre-cast stone through coloured buff
- Lintels, Cills etc - Pre-cast stone through coloured buff
- Windows & doors - White uPvc

Notes

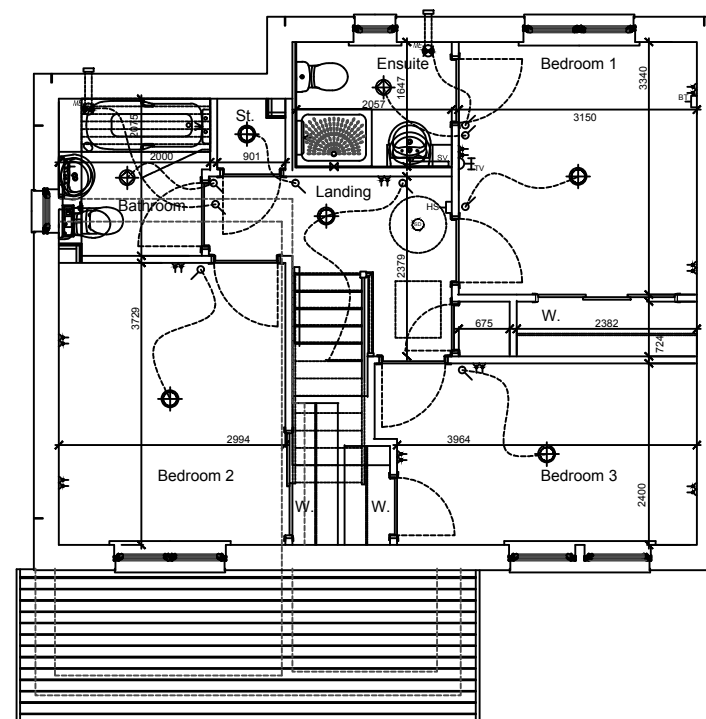
Stone lintels to rear and gable elevations on a plot specific basis only.
In all circumstances refer to site finishes schedule



Gable Elevation



Ground Floor Plan



Upper Floor Plan

Tulloch Homes

Bracewell Stirling CONSULTING

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NESS ROAD HOUSING DEVELOPMENT
PHASE D, FORTROSE
TULLOCH HOMES LTD.

TYPE 3DV97 - ARDROSS

VERSION 09 / 2 -

TITLE GENERAL DETAILS

SCALE 1:100 DATE NOV 09 BY DGL
DWG SIZE A3

DWG NO 3917 / 3DV97-90 REV 1st



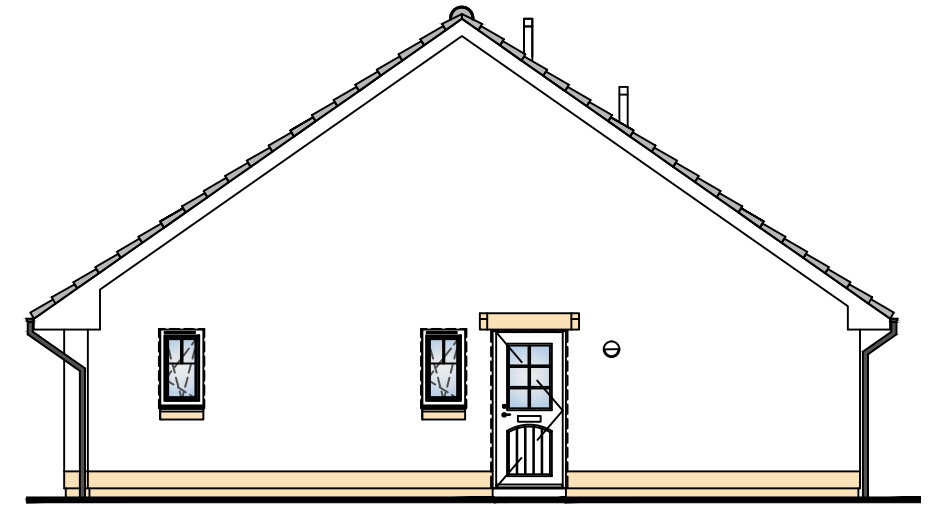
Front Elevation

General Materials & Finishes

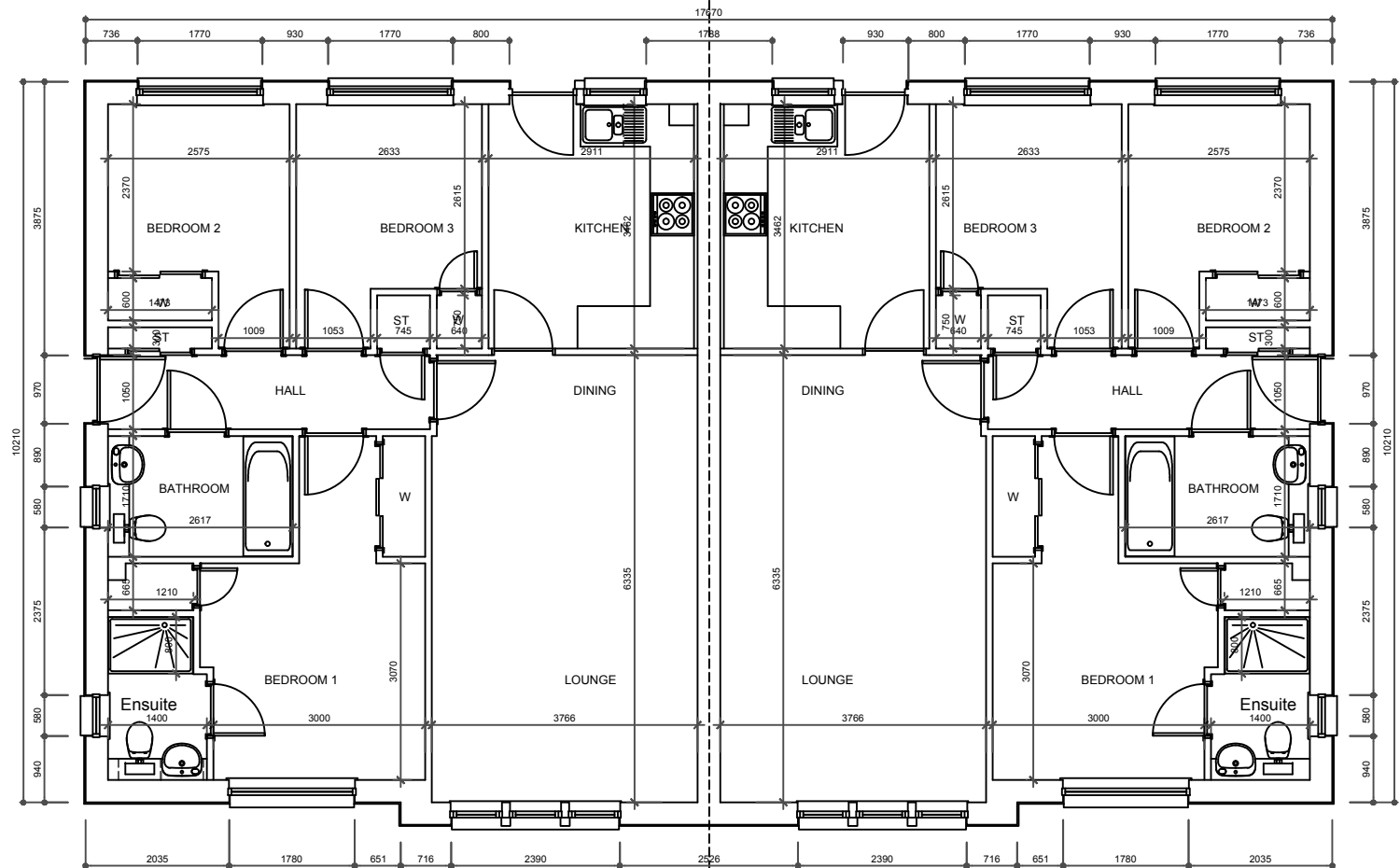
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Notes

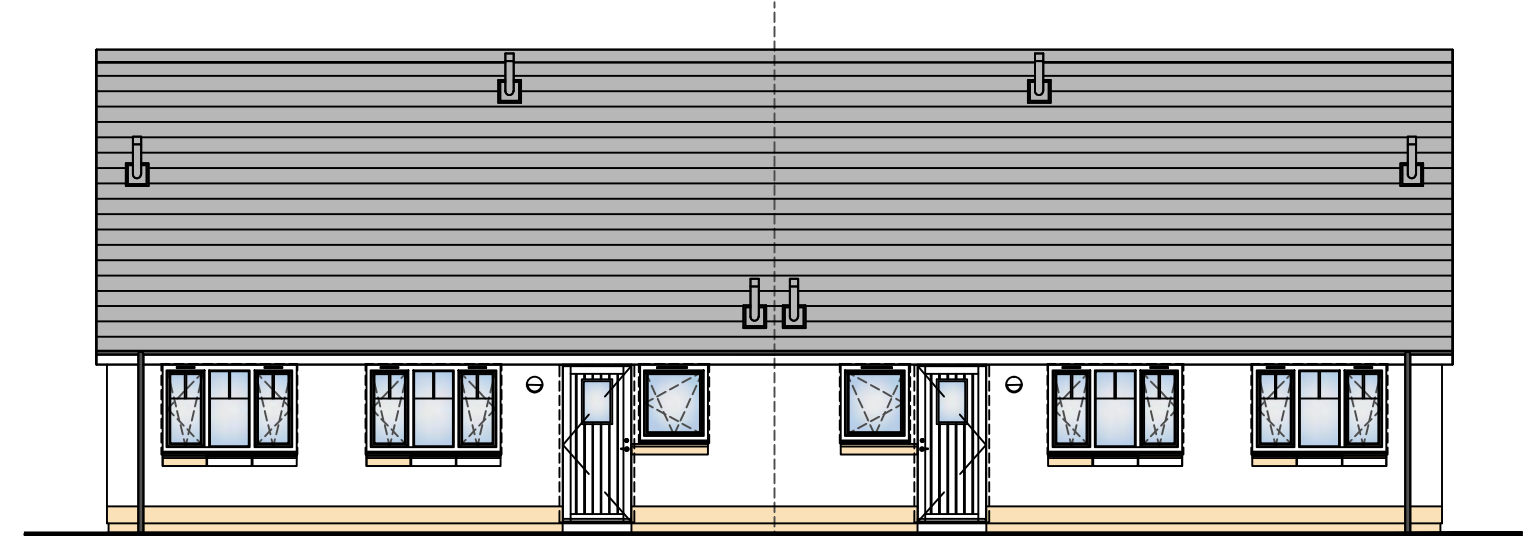
Stone lintels to rear and gable elevations on a plot specific basis only.
In all circumstances refer to site finishes schedule



Gable Elevation



Ground Floor Plan



Rear Elevation

Tulloch Homes

Bracewell Stirling CONSULTING

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5 NESS BANK, INVERNESS, IV2 4SF
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NESS ROAD HOUSING DEVELOPMENT
PHASE D, FORTROSE
TULLOCH HOMES LTD.

TYPE 3SB 80 - CEDAR

VERSION 09 / 2 -

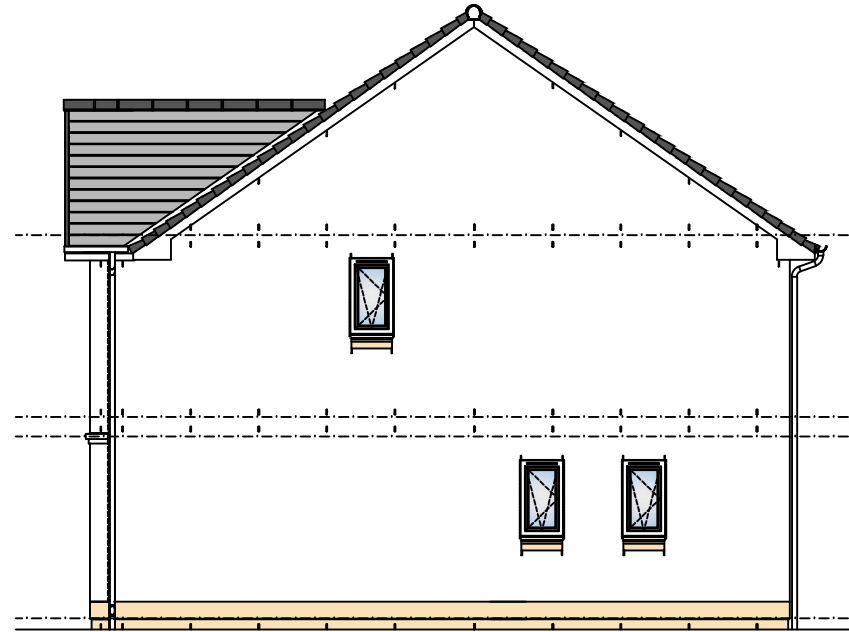
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SCALE 1:100 DATE OCT 12 BY AMcl
DWG SIZE A3

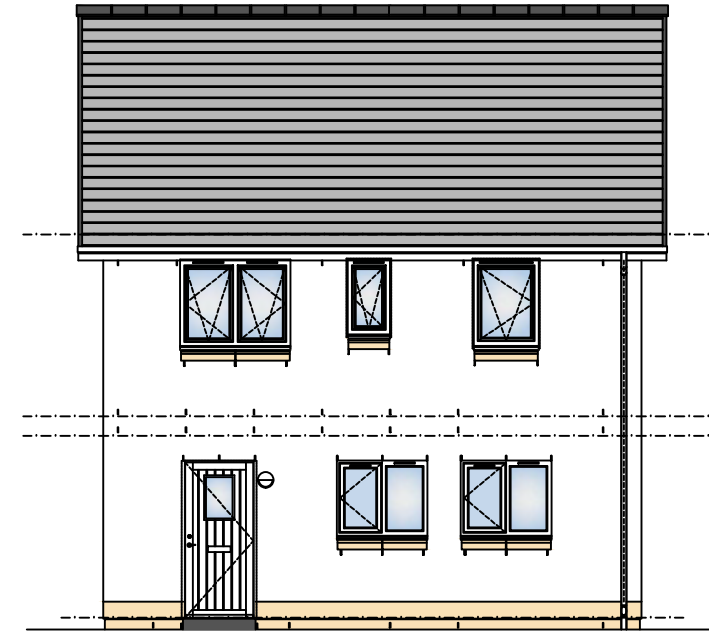
DWG NO 3917 / 3SB80-90 REV 1st



Front Elevation



Gable Elevation



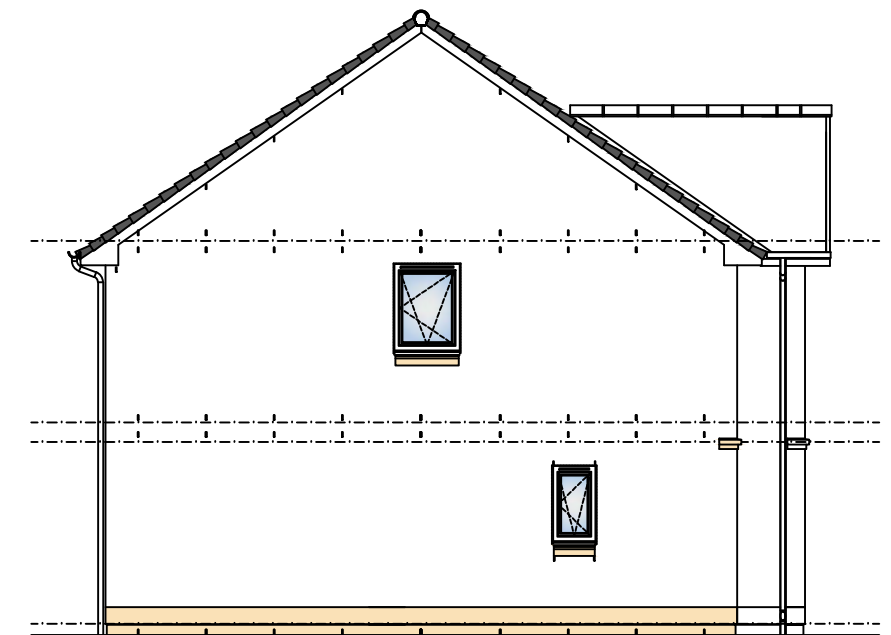
Rear Elevation

General Materials & Finishes

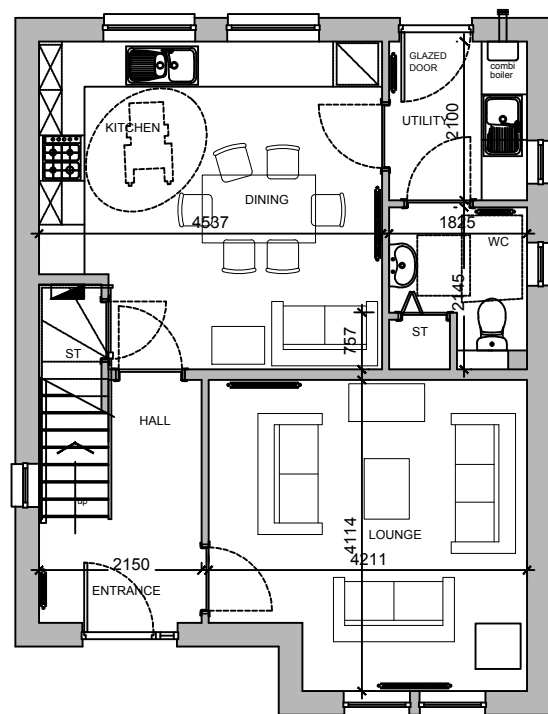
- Roof - Red or Dark grey concrete tile
- Soffits & fascia - White uPvc
- Rainwater goods - Black uPvc
- Walls - Dry dash render (colour tbc)
- Base course - Pre-cast stone through coloured buff
- Lintels, Cills etc - Pre-cast stone through coloured buff
- Windows & doors - White uPvc

Notes

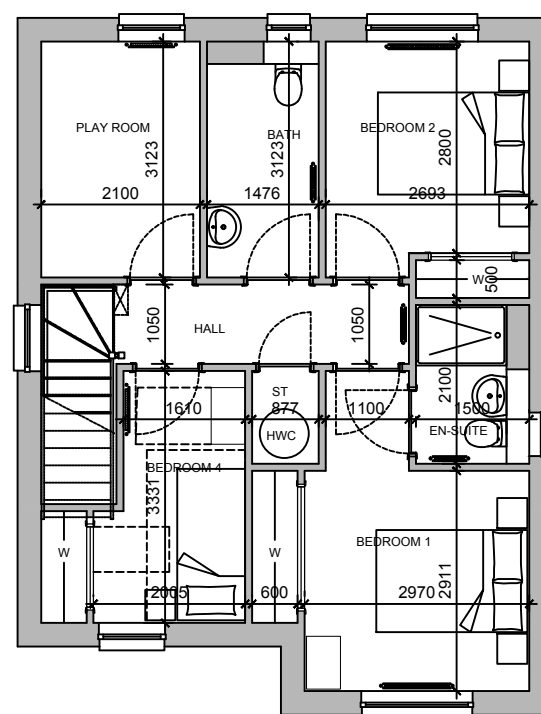
Stone lintels to rear and gable elevations on a plot specific basis only.
In all circumstances refer to site finishes schedule



Gable Elevation



Ground Floor Plan



Upper Floor Plan

Tulloch Homes

Bracewell Stirling CONSULTING

○ 38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF ○
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● 5 NESS BANK, INVERNESS, IV2 4SF ●
TEL: 01463 233760 FAX: 01463 233785

NESS ROAD HOUSING DEVELOPMENT
PHASE D, FORTROSE
TULLOCH HOMES LTD.

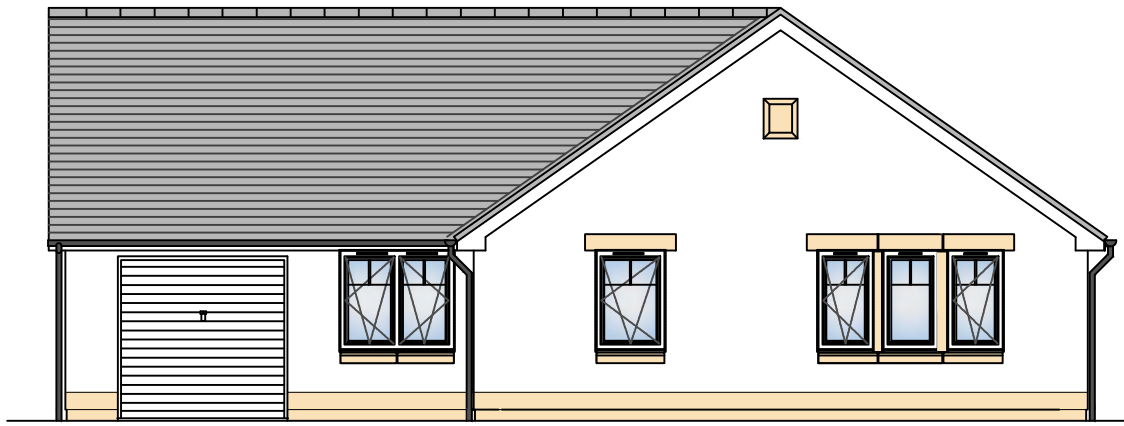
TYPE **4DV 105 - ERISKAY**

VERSION **09 / 2 -**

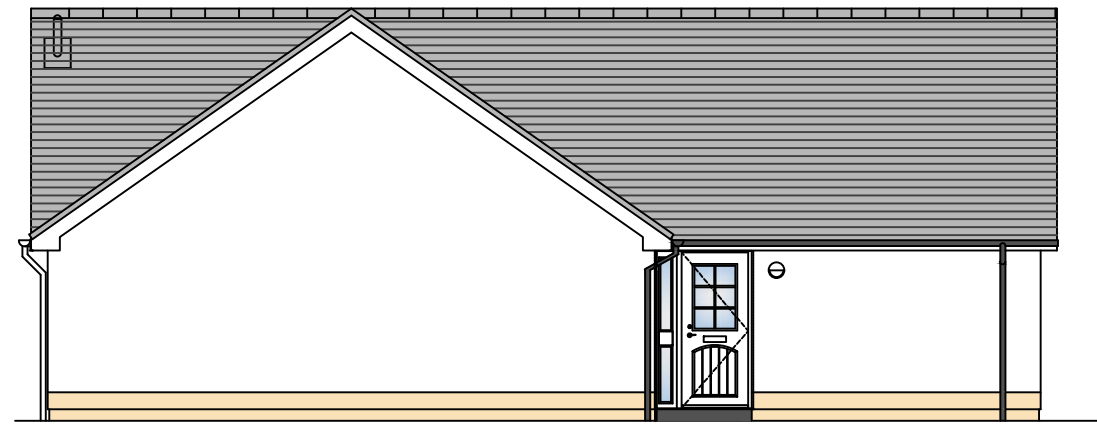
TITLE **GENERAL DETAILS**

SCALE **1:100** DATE **OCT 12** BY **AMcl**
DWG SIZE **A3**

DWG NO **3917 / 4DV105-90** REV **1st**



Front Elevation

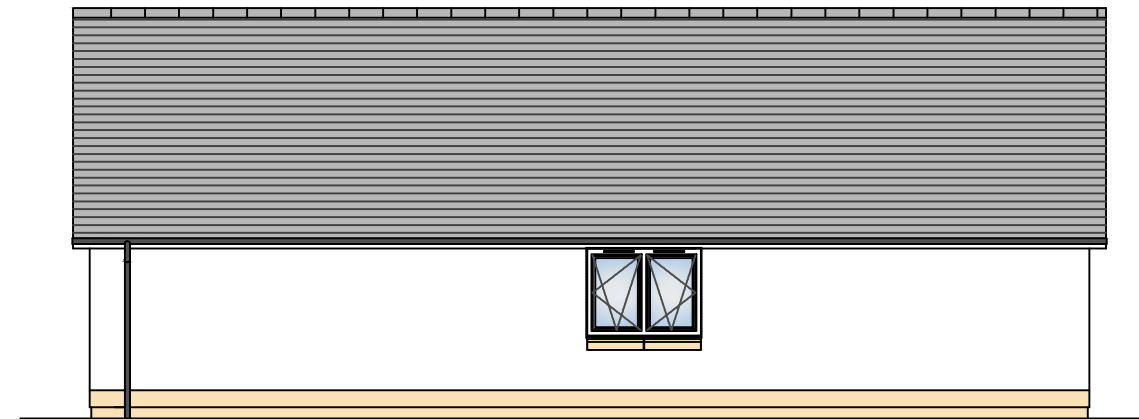


Gable Elevation

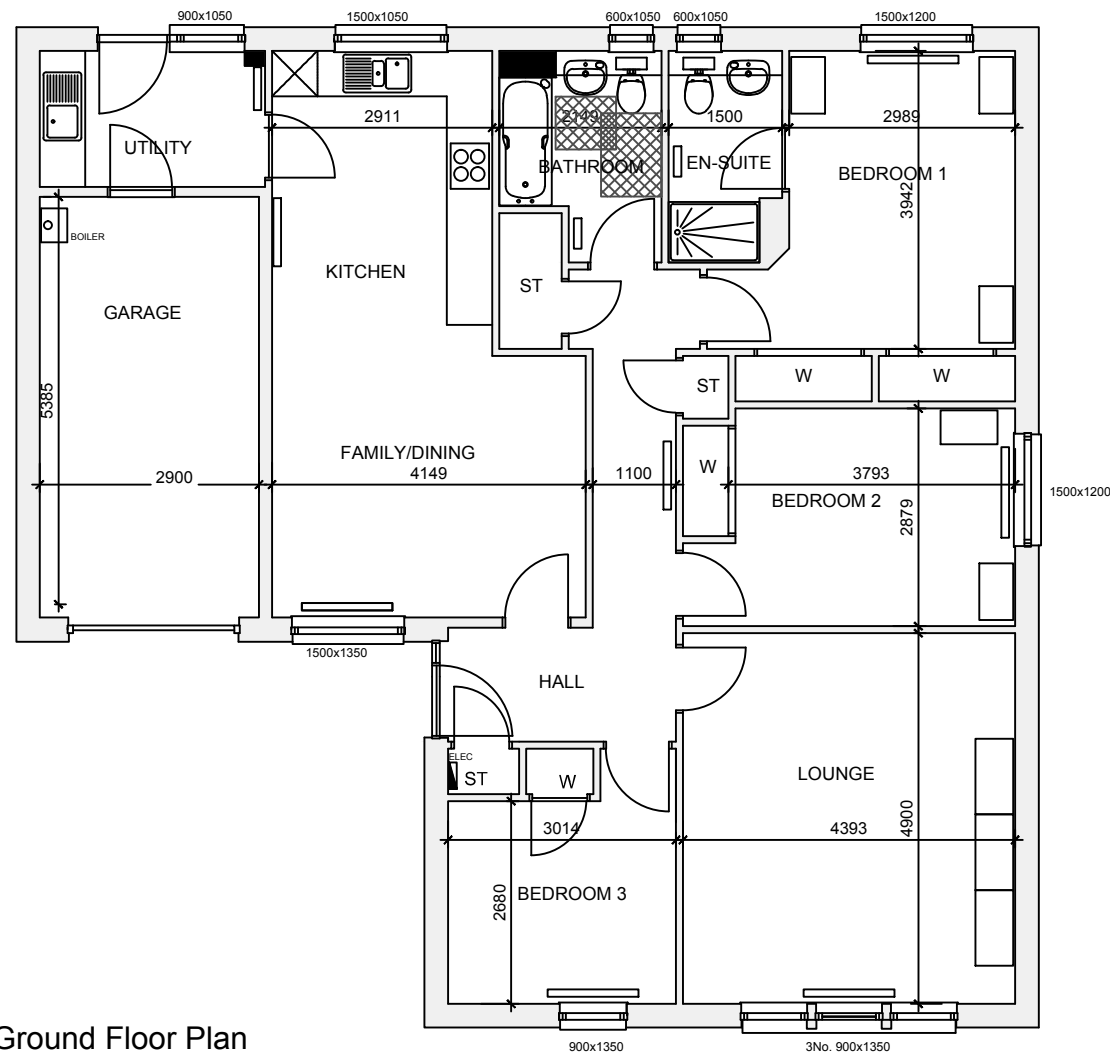
General Materials & Finishes

Roof - Red or Dark grey concrete tile
 Soffits & fascia - White uPvc
 Rainwater goods - Black uPvc
 Walls - Dry dash render (colour tbc)
 Base course - Pre-cast stone through coloured buff
 Lintels, Cills etc - Pre-cast stone through coloured buff
 Windows & doors - White uPvc

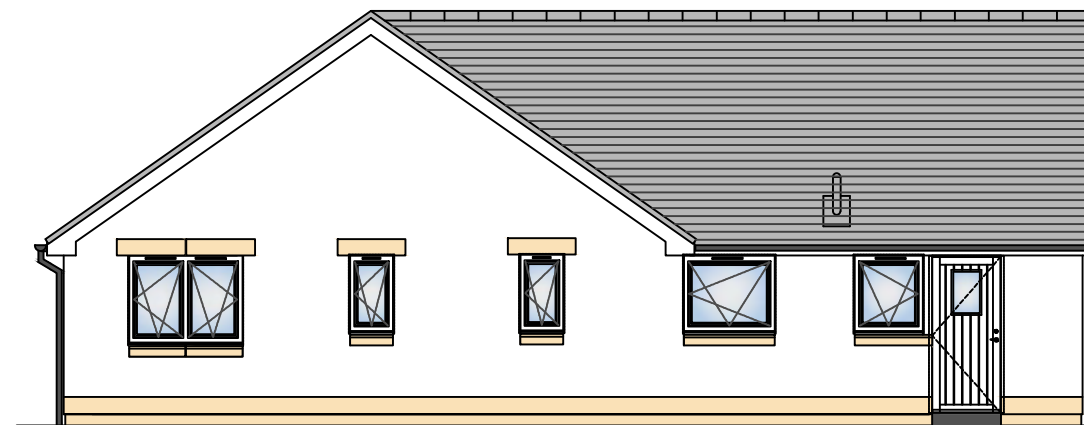
Notes
 Stone lintels to rear and gable elevations on a plot specific basis only.
 In all circumstances refer to site finishes schedule



Gable Elevation



Ground Floor Plan



Rear Elevation

Tulloch Homes

Bracewell Stirling CONSULTING

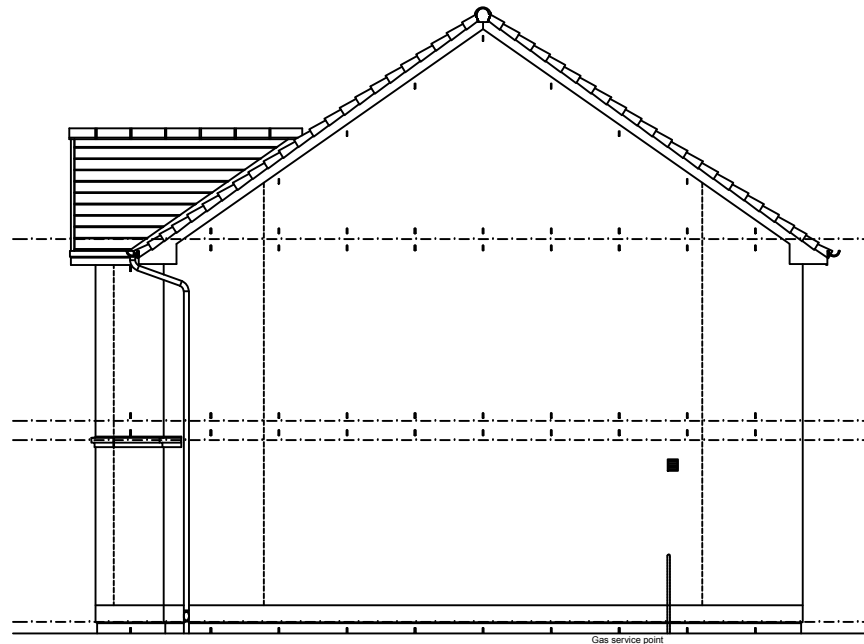
○ 38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF ○
 TEL: 01259 750301 FAX: 01259 752365
 ● 5 NESS BANK, INVERNESS, IV2 4SF ●
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NESS ROAD HOUSING DEVELOPMENT
 PHASE D, FORTROSE
 TULLOCH HOMES LTD.

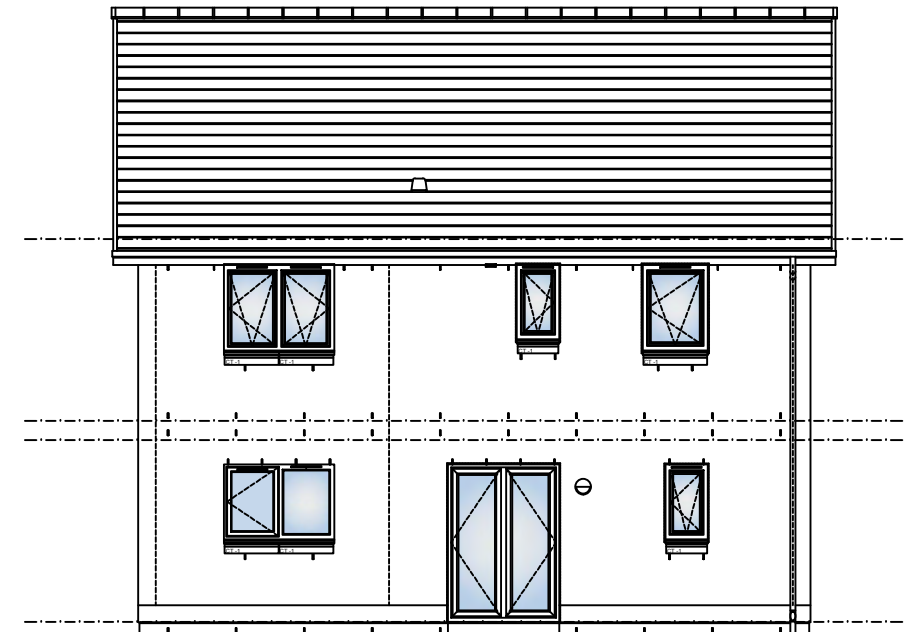
TYPE	3DB 117 - GLENCOUL		
VERSION	09 / 2 -		
TITLE	GENERAL DETAILS		
SCALE	1:100	DATE	OCT 12
		DWG SIZE	A3
DWG NO	3917 / 3DB117-90	REV	1st



Front Elevation



Gable Elevation



Rear Elevation



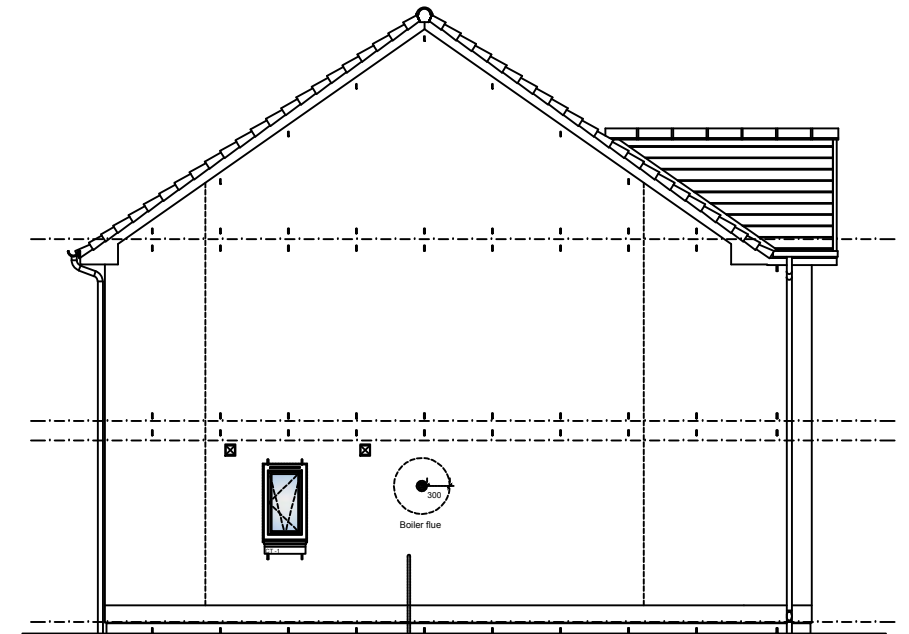
Perspective

General Materials & Finishes

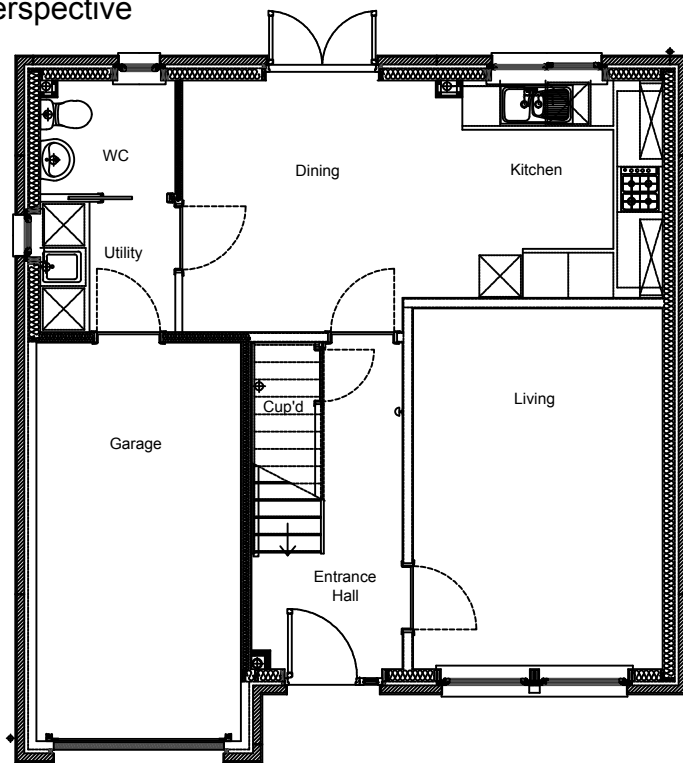
- Roof - Red or Dark grey concrete tile
- Soffits & fascia - White uPvc
- Rainwater goods - Black uPvc
- Walls - Dry dash render (colour tbc)
- Base course - Pre-cast stone through coloured buff
- Lintels, Cills etc - Pre-cast stone through coloured buff
- Windows & doors - White uPvc

Notes

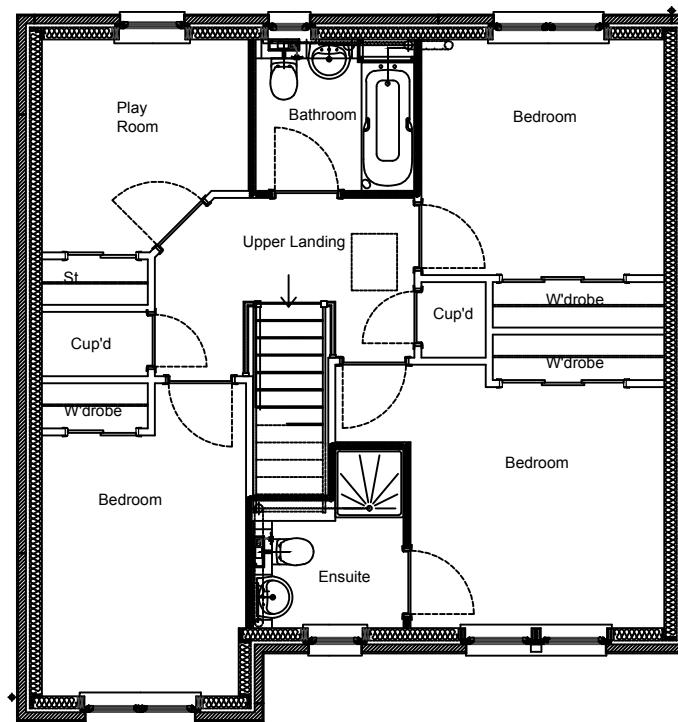
Stone lintels to rear and gable elevations on a plot specific basis only.
In all circumstances refer to site finishes schedule



Gable Elevation



Ground Floor Plan



Upper Floor Plan

Tulloch Homes

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NESS ROAD HOUSING DEVELOPMENT
PHASE D, FORTROSE
TULLOCH HOMES LTD.

TYPE **4DV 118 - HARRIS**

VERSION **09 / 2 -**

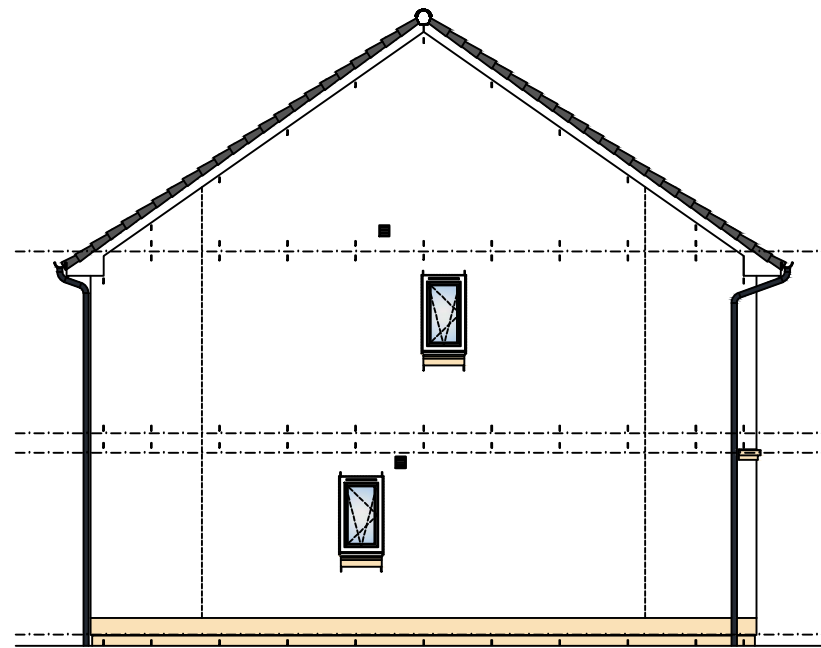
TITLE **GENERAL DETAILS**

SCALE **1:100** DATE **NOV 09** BY **KB**
DWG SIZE **A3**

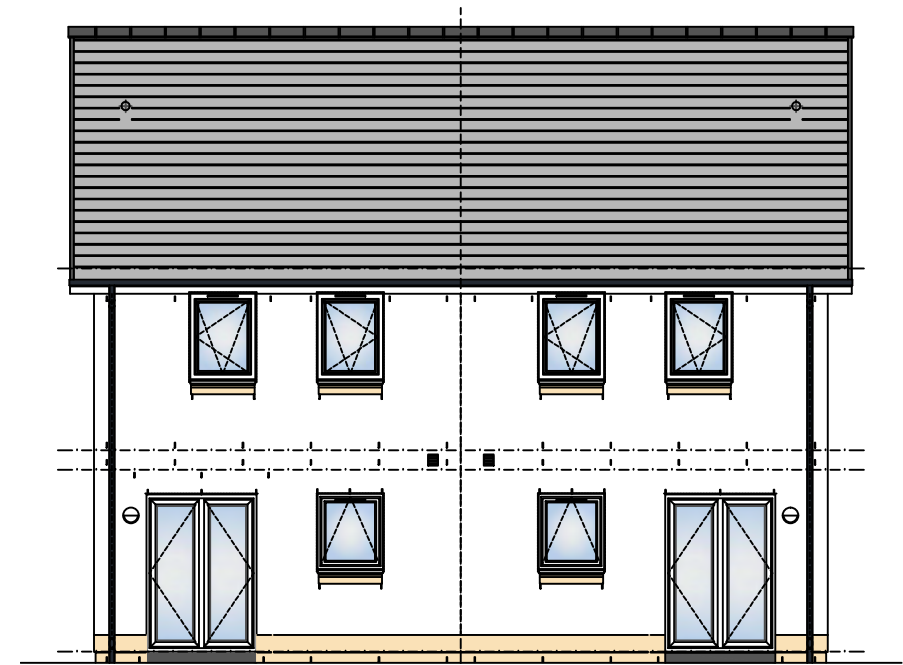
DWG NO **3917 / 4DV118-90** REV **1st**



Front Elevation



Gable Elevation



Rear Elevation



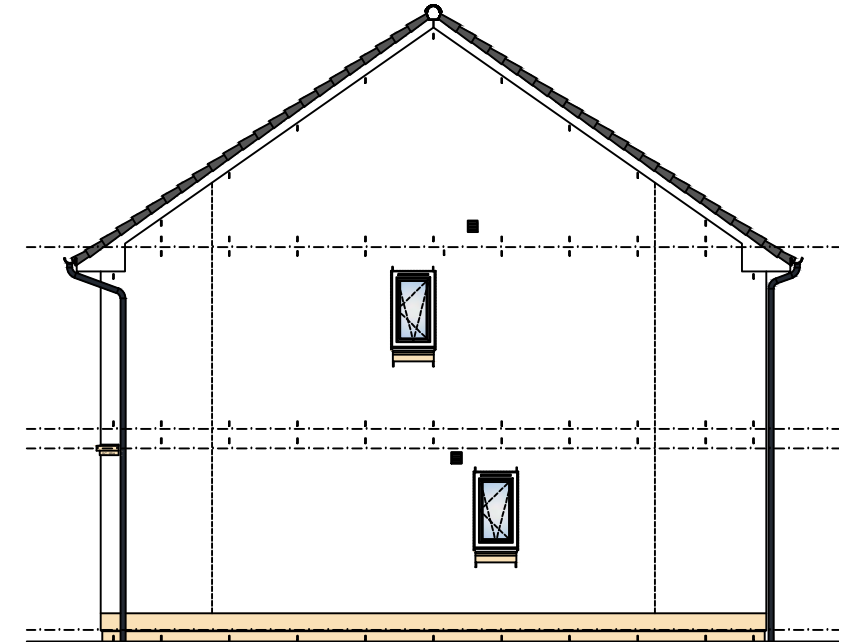
Perspective

General Materials & Finishes

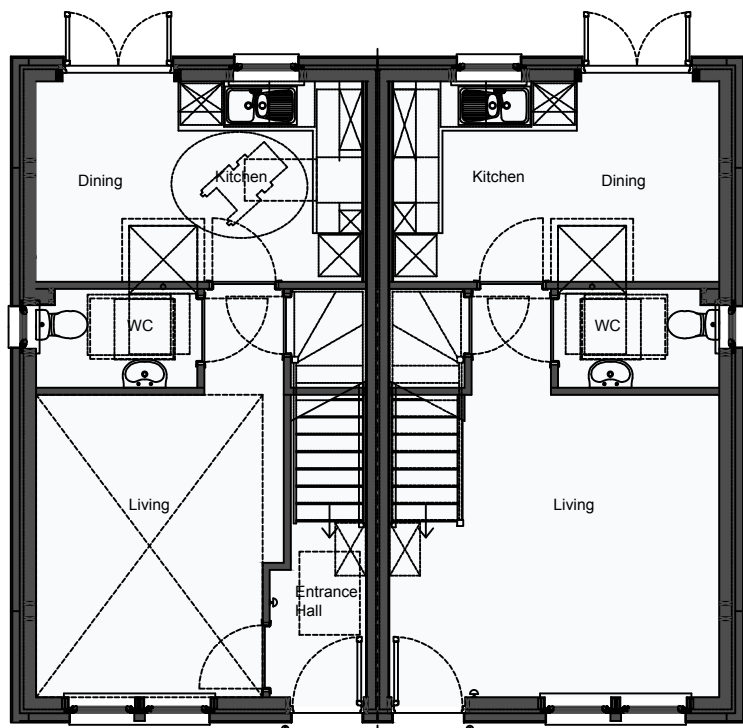
Roof - Red or Dark grey concrete tile
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 Rainwater goods - Black uPvc
 Walls - Dry dash render (colour tbc)
 Base course - Pre-cast stone through coloured buff
 Lintels, Cills etc - Pre-cast stone through coloured buff
 Windows & doors - White uPvc

Notes

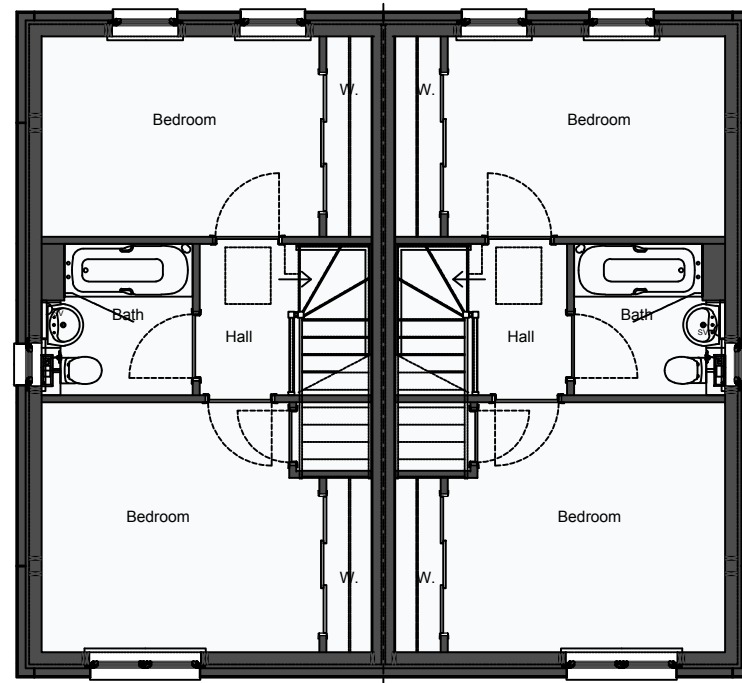
Stone lintels to rear and gable elevations on a plot specific basis only.
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Gable Elevation



Ground Floor Plan



Upper Floor Plan

Tulloch Homes

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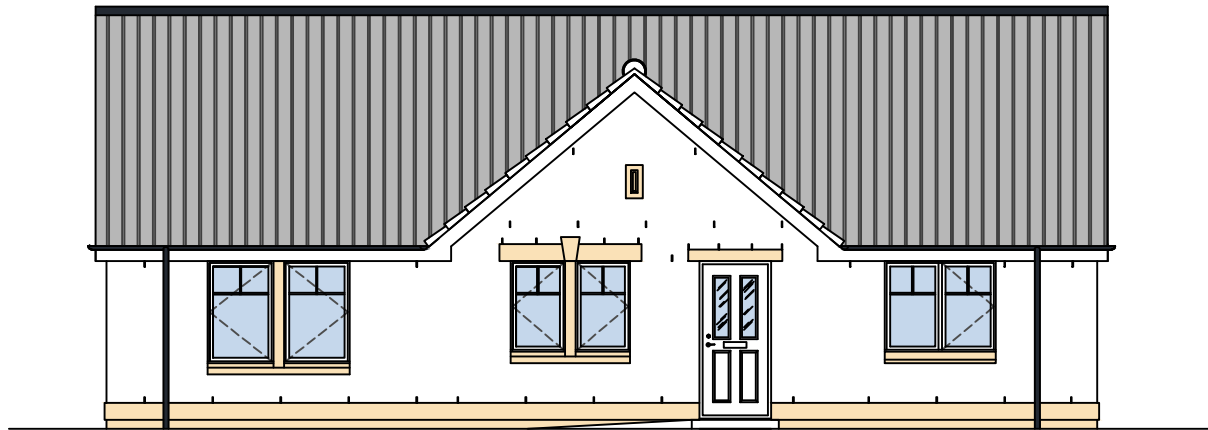
NESS ROAD HOUSING DEVELOPMENT
 PHASE D, FORTROSE
 TULLOCH HOMES LTD.

TYPE 3SV71 - IONA
 VERSION 09 / 2 -

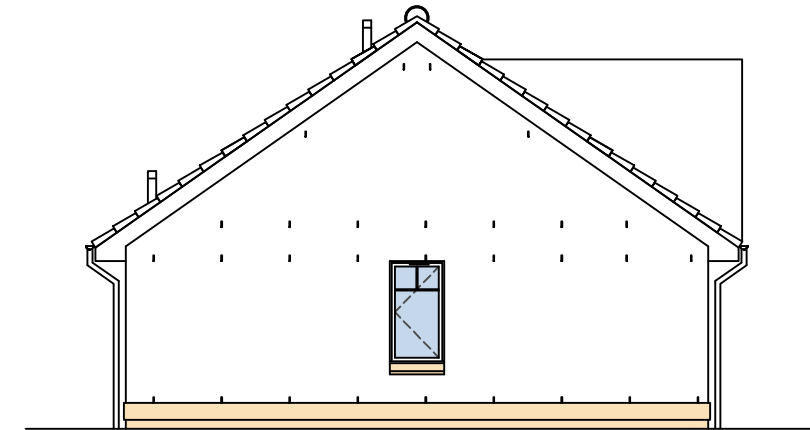
TITLE GENERAL DETAILS

SCALE 1:100 DATE DEC 09 BY KB
 DWG SIZE A3

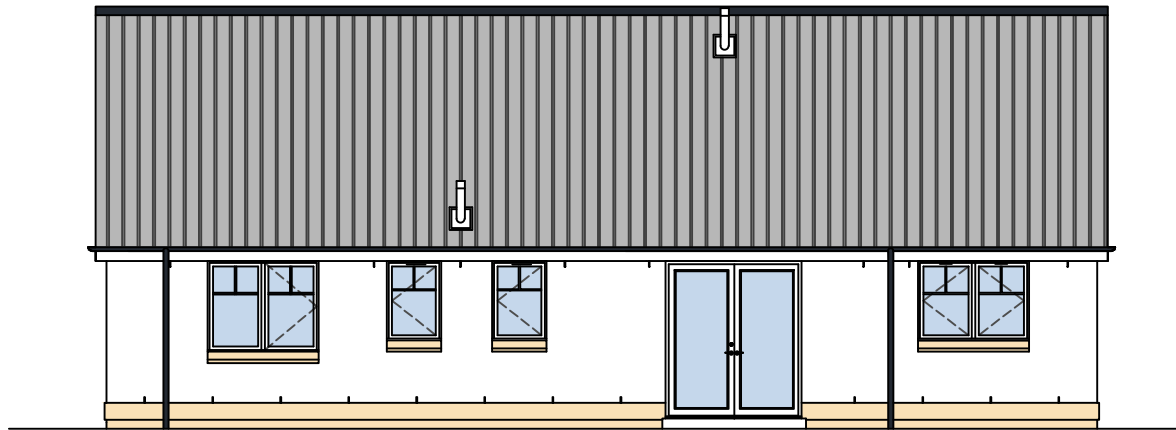
DWG NO 3917 / 3SV71-90 REV 1st



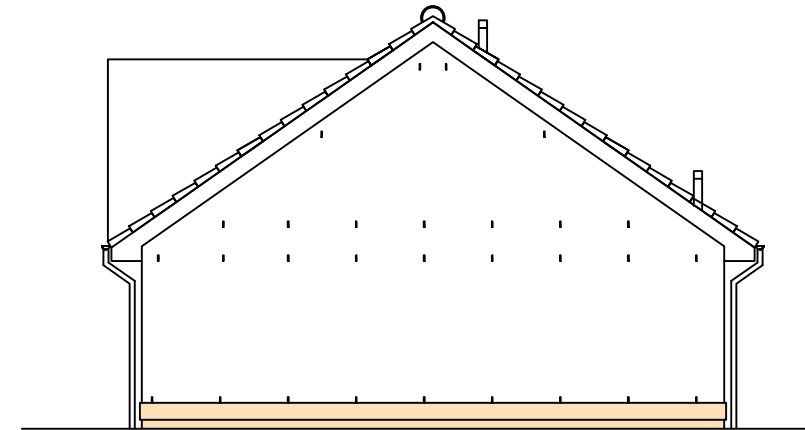
Front Elevation



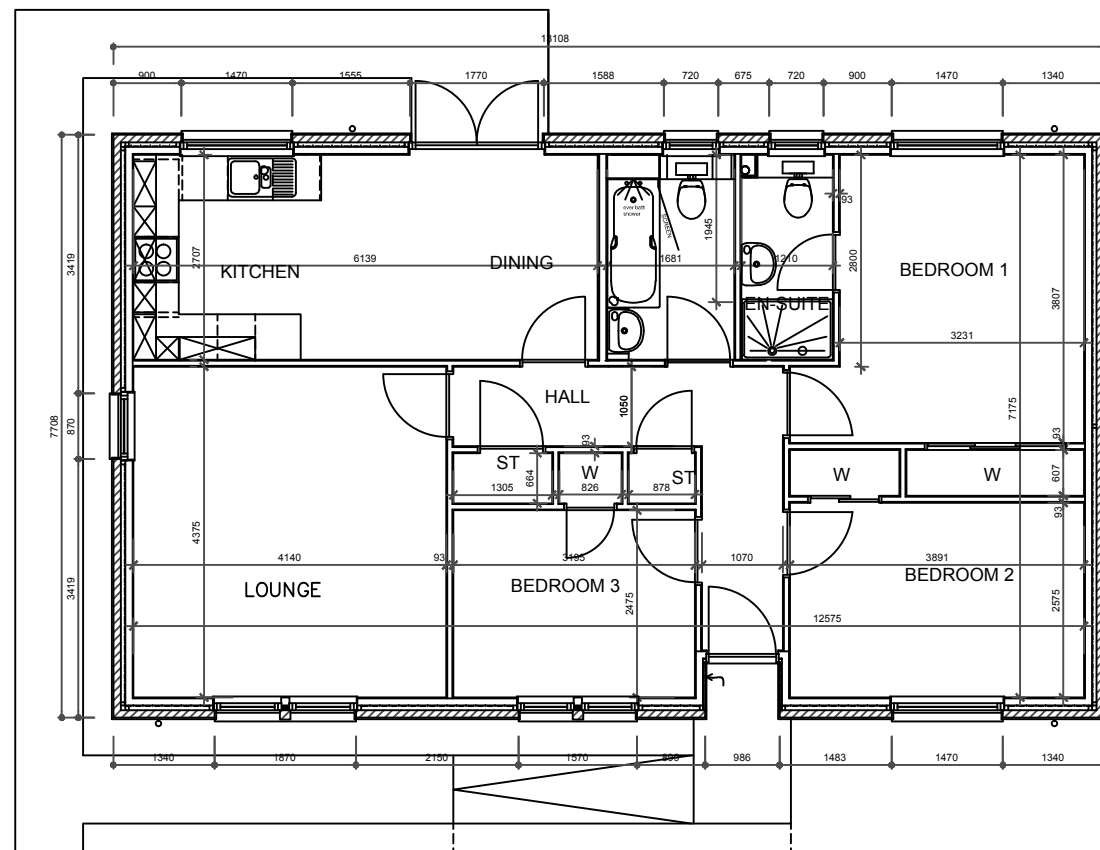
Gable Elevation



Rear Elevation



Gable Elevation



Ground Floor Plan

General Materials & Finishes

- Roof - Red or Dark grey concrete tile
- Soffits & fascia - White uPvc
- Rainwater goods - Black uPvc
- Walls - Dry dash render (colour tbc)
- Base course - Pre-cast stone through coloured buff
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Notes

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NESS ROAD HOUSING DEVELOPMENT
PHASE D, FORTROSE
TULLOCH HOMES LTD.

TYPE **3DB90 - KINGLASS**

VERSION **09 / 2 -**

TITLE **GENERAL DETAILS**

SCALE **1:100** DATE **OCT 12** BY **AMcl**
DWG SIZE **A3**

DWG NO **3917 / 3DB90-90** REV **1st**