

THE HIGHLAND COUNCIL

NORTH PLANNING APPLICATIONS COMMITTEE –
16 December 2014

Agenda Item	6.7
Report No	PLN/091/14

14/04117/FUL : Conchra Charitable Trust, Loch Duich Hotel, Ardelve

Report by Area Planning Manager

SUMMARY

Description : Change of use of existing hotel to 11 self catering apartments, with additional 7 new build units and function room

Recommendation - GRANT

Ward : 06 - Wester Ross, Strathpeffer And Lochalsh

Development category : Local Development

Pre-determination hearing : N/A

Reason referred to Committee : At the discretion of the Area Planning Manager.

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks full planning permission for the change of use of an existing (currently vacant) hotel to 11 self catering apartments, as well as the erection of a further 8 buildings. These would comprise 8 self-catering apartments in five buildings, a manager's house, a building to accommodate functions and a woodchip boiler house. Car parking spaces would be distributed around the various buildings (39 spaces in total), with an area of further parking to the west of the function room (49 spaces). Finally a small pier would be constructed into Loch Long.
- 1.2 In response to a pre-application submission, positive advice was provided in June 2014 (ref. 14/02461/PREAPP), subject to the design of the new buildings, sufficient car parking, and compliance with policy on that part of the site at risk of coastal flooding.
- 1.3 The site has an existing access with the A87 trunk road to the west of the existing hotel building.
- 1.4 A brief design statement has been submitted in support of the application.
- 1.5 **Variations:** The site layout has been amended to show that a pier into Loch Long does not form part of the scheme (drawing no. PL 100A rev. B, received 04.12.2014).

2. SITE DESCRIPTION

- 2.1 The site is large, extending to some 1.3 hectares, and is bounded to the west by the A87 and to the east by Loch Long. The landform is generally flat, running slightly downhill in an easterly direction towards Loch Long.

3. PLANNING HISTORY

- 3.1 Other than the pre-application submission and response, there is no relevant planning history.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Unknown Neighbour 14 Days

Representation deadline : 05.12.2014

Timeous representations : Two, one from an individual and one from the Dornie and District Community Council

Late representations : None

- 4.2 Material considerations raised are summarised as follows:

- Would an existing public path which runs between the proposed function room and the overspill parking be eliminated?
- The scale of the development would have a significant impact.
- The existing access onto the A87 is on a bend, and consideration should perhaps be given to a lane for vehicles turning into the site.

- 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 **Building Standards** : No objection

- 5.2 **Contaminated Land** : No objection, but ask for a condition requiring an assessment of potential contamination given previous historic use as a garage with fuel storage.

- 5.3 **SNH** : No objection on the basis that the proposal would not adversely affected seabed reefs in the Loch Long Special Area of Conservation

- 5.4 **Transport Scotland** : No objection, no conditions sought.

- 5.5 **Marine Scotland** : No objection, but advise that the proposed pier would require a Marine Licence.

- 5.6 **Scottish Water** : No objection.

- 5.7 **SEPA** : No objection.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application.

6.1 Highland Wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality & Place-making
34	Settlement Development Areas
43	Tourism
57	Natural, Built & Cultural Heritage
64	Flood Risk

6.2 West Highlands & Islands Local Plan (Adopted 2010)

1	Settlement Development Areas
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7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

N/A

7.2 Highland Council Supplementary Planning Policy Guidance

Flood Risk & Drainage Impact Assessment (March 2012)

Sustainable Design Guide (June 2011)

Special Landscape Area Citations (June 2011)

7.3 Scottish Government Planning Policy and Guidance

N/A

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 Policy Assessment

The application site falls within the defined Settlement Development Area for Camuslongart, so Policy 1 of the West Highlands & Islands Local Plan and Policy 34 of the Highland Wide Local Development Plan apply. These policies support

development proposals within Settlement Development Areas if they meet the Design for Sustainability requirements of the Highland Wide Local Development Plan Policy 28. The West Highlands & Islands Local Plan Policy 1 also has a requirement to judge proposals in terms of how compatible they are with the existing pattern of development and landscape character, and how they conform with existing and approved adjacent land uses.

Policy 28 of the HwLDP requires sensitive siting and high quality design in keeping with local character and historic and natural environments, and the use of appropriate materials. This Policy also requires proposed developments to be assessed on the extent to which they are compatible with service provision, as well as their impact on individual and community residential amenity.

Policy 29 of the Highland Wide Local Development Plan repeats this emphasis on good design in terms of compatibility with the local settlement pattern.

Policy 43 of the Highland Wide Local Development Plan states that proposals for tourist facilities will be assessed as to whether the scale is appropriate to the local settlement/location, whether the site is within a settlement boundary, its likely contribution to increasing visitor stay/spending/spread, and its effect on natural, built and cultural heritage features.

The site lies close to flame shell beds within the Lochs Alsh, Duich and Long Special Area of Conservation (SAC). These beds are features of international importance, in respect of which Policy 57 of the Highland Wide Local Development Plan states that developments likely to have a significant effect will be subject to an appropriate assessment. If such an assessment shows that the proposal would affect the integrity of the site it would only be allowed if no alternative solution exists, or if there were an imperative overriding reason of public interest.

Finally, a small part of the site adjacent to the western shore of Loch Long lies partially within an area identified as being susceptible to coastal flooding. Policy 64 of the HwLDP states that a Flood Risk Assessment or other suitable information which demonstrates compliance with Scottish Planning Policy in respect of this issue is required.

8.4 **Material Considerations**

The key issues in the assessment of this application are considered as follows.

Siting & Design

- 8.4.1 The proposed conversion of the hotel would improve its appearance by the removal of a glazed sun room addition to the principal elevation, the removal of the courtyard roof, and by its general refurbishment.
- 8.4.2 The eight self-catering apartments in the five buildings, as well as the manager's cottage and the wood chip boiler house proposed in the hotel grounds would be sited on either side and to the rear of the main building. These would be single storey structures of modest proportions, and have been designed to read as a mixture of traditional dwellings with a converted agricultural building adjacent. Finishing materials are described in the submitted design statement as comprising a mix of natural slate and galvanised steel sheeting on the roofs and

white wet dash render and timber cladding on the walls. The use of these traditional cladding materials, rectangular building footprints, 45 degree roof pitches and windows with a vertical emphasis ensure that these buildings are very much in keeping with the local vernacular.

- 8.4.3 It is considered that, due to the large site, the distribution of these modest buildings and their clearly subsidiary relationship with the central former hotel building – which would continue as the central focus of the development – results in the siting of the siting of these buildings being acceptable.
- 8.4.4 It is understood that the proposed function room (which would be sited in front of, and to the west of the former hotel) is aimed primarily at holding wedding receptions for people being married at the nearby Eilean Donan castle. This building is larger than the various buildings described above, measuring some 25m long by 9m wide, with a 4.5m wide full length rear lean-to projection. The building would be some 7.3m to the top of its pitched roof. While this building is of a larger scale than the self-catering apartment buildings it would still be clearly subsidiary to the main, central building. It is considered that the proposed function room, which would be clad in slate on the roof, with a mixture of wooden boarding and white render on the walls, would read as being akin to a large agricultural building, continuing the language employed in the design of the self-catering apartment buildings. Its impact is softened as a result of the eastern end of the structure nearest the former hotel being dug into the landform, so that this end of the building would only rise some 5.3m above ground level. Accordingly, the design and siting of this element of the scheme is also considered acceptable.
- 8.4.5 The established pattern of development in the Camuslongart Settlement Development Area features a strong linear pattern of development on both seaward and landward sides of the township road, although the hotel site already exhibits non linear development with various existing outbuildings to the rear of the hotel. The proposed development is therefore not considered to be at odds with the existing pattern of development.
- 8.4.6 In order to help integrate the scheme into its landscape setting a condition which requires the submission and approval of a landscaping scheme prior to the commencement of development is considered necessary.

Tourism Policy

- 8.4.7 The site lies within the Camuslongart Settlement Development Area, and the scale of the development is considered acceptable in terms of its relationship with the SDA as a whole, as discussed above. The development is likely to have a positive effect in terms of increasing visitor stay and spend.

Access and Parking

- 8.4.8 The 39 parking spaces for the 19 self-catering units (which are a mix of one and two bedroom apartments) and the manager's cottage are slightly below the 40 space standard, but are considered sufficient given that the one bedroom units will only require one space. The parking standard for the function room is one space for every 10 sq m of public floor area, plus one space for every member of

staff. The building has 225 sq m pf public space, which equates to 23 parking spaces. A total of 49 spaces have been provided in the “overspill” parking area adjacent to the function room building, which is considered adequate.

- 8.4.9 Transport Scotland have no objection to the proposal, and ask for no conditions. This reflects the fact that there is an existing access into the former hotel which meets the necessary standards in terms of junction geometry and visibility splays. The Community Council had highlighted concerns over the access and the available splays however Transport Scotland have advised the proposals are acceptable and require no further improvements.
- 8.4.10 In response to the question raised in one of the representations in relation to a footpath which runs through the site the agent has confirmed that this would remain open. A condition which ensures existing rights of public access are retained can be applied as a safeguard.
- 8.4.11 SNH consider that neither the built aspects of the scheme nor the foul drainage arrangements (soakaways to land) would have a significant effect on the flame shell beds within Loch Long. As such, they advise that an appropriate assessment is not required. On this basis, the scheme is considered acceptable in terms of HwLDP Policy 57.

Flood Risk

- 8.4.12 SEPA advise that part of the site lies within the 1 in 200 year coastal flooding envelope. This translates into a water level of 4.21m above Ordnance datum (AOD). On the basis of topographic information received from the agent SEPA accept that all elements of the development would sit above this level, with the lowest floor level set at 5.3m AOD. However, for the avoidance of doubt, SEPA ask for a condition which prevents any built development taking place below a level of 4.81m AOD. A condition to this effect is recognised as being necessary, and can be applied.

Use of the Buildings

- 8.4.13 There is no distinction in planning use terms between a normal dwelling house and a self-catering holiday unit. The development does not lend itself to permanent residential occupation of the units proposed due to the lack of sufficient curtilage for each unit. As such, it is considered necessary to apply a condition which limits the use of the self-catering units to short stay holiday accommodation. In addition a condition which limits the use of the function room to Class 3 is necessary, to prevent this building being used for any other purpose. Finally, the manager’s cottage needs to be controlled by a condition which links its occupation to a person employed within the development.

8.5 Other Considerations – not material

The representation from the Community Council raises concerns about the effect of the proposal on local businesses offering Bed & Breakfast and self-catering accommodation, as well as the effect on the Dornie Hall. These are issues of commercial competition, and are not material planning considerations.

8.6 **Matters to be secured by Section 75 Agreement**

N/A

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 is acceptable in terms of all other applicable material considerations.

10. **RECOMMENDATION**

Action required before decision N issued

Subject to the above, it is recommended the application be **Granted** 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 (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.

Reason : In order to enable the planning authority to consider this matter in detail prior to the commencement of development; in the interests of amenity.

2. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained;
- iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
- iv. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- v. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise stated in the approved scheme.

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 a high standard of landscaping is achieved, appropriate to the location of the site.

3. No built development shall take place below the estimated 1 in 200 year water level of 4.21 m above Ordnance datum (AOD), and a freeboard of 600mm is added to set finished floor levels, therefore ensuring finished floor levels are at or above 4.81m AOD

Reason : In order to safeguard property from flood risk.

4. The buildings within the development designated as units 1 to 11 and 12 to 19 on the approved site layout plan (drawing no. PL100 A) shall be used for holiday letting purposes only and shall not be used as a principal private residence or be occupied by any family, group or individual for more than three months (cumulative) in any one calendar year.

Reason : To ensure that these elements of the development do not become used for permanent residential occupation in recognition of the lack of private amenity space and in accordance with the use applied for.

5. The occupancy of the building within the development designated as "Manager's Cottage" on the approved site layout plan (drawing no. PL100 A) shall be limited to a person or persons employed within the development hereby approved and their immediate family.

Reason : To ensure that this element of the development does not become used for permanent residential occupation in recognition of the lack of private amenity space and in accordance with the use applied for.

6. The use of the building within the development designated as "Function Room" on the approved site layout plan (drawing no. PL100 A) shall be limited to Use Class 3 in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Reason : To allow the Planning Authority to retain control over this element of the development, in accordance with the use applied for.

7. Public access to any public footpath within, or adjacent to, the application site shall at no time be obstructed or deterred by construction-related activities, unless otherwise approved in writing by the Council's Access Officer as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or determent shall cover only the smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary.

Reason : In order to safeguard public access.

8. No development shall commence until a scheme to deal with potential contamination within the application site has been submitted to, and approved in writing by, the Planning Authority. The scheme shall include:
- i. the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be first submitted to and approved in writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites - Code of Practice;
 - ii. the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works and proposed verification plan to ensure that the site is fit for the uses proposed;
 - iii. measures to deal with contamination during construction works;
 - iv. in the event that remedial action be required, a validation report that validates and verifies the completion of the approved decontamination measures;
 - v. in the event that monitoring is required, monitoring statements submitted at agreed intervals for such time period as is considered appropriate in writing by the Planning Authority.

Thereafter, no development shall commence until written confirmation that the approved scheme has been implemented, completed and, if required, on-going monitoring is in place, has been issued by the Planning Authority.

Reason : In order to ensure that the site is suitable for redevelopment given the nature of previous uses/processes on the site.

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 LIMITS

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

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. As per Scottish Planning Policy (p.198), 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.

Septic Tanks & Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS 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 TECS 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.

Further information on the Council's roads standards can be found at:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

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.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information

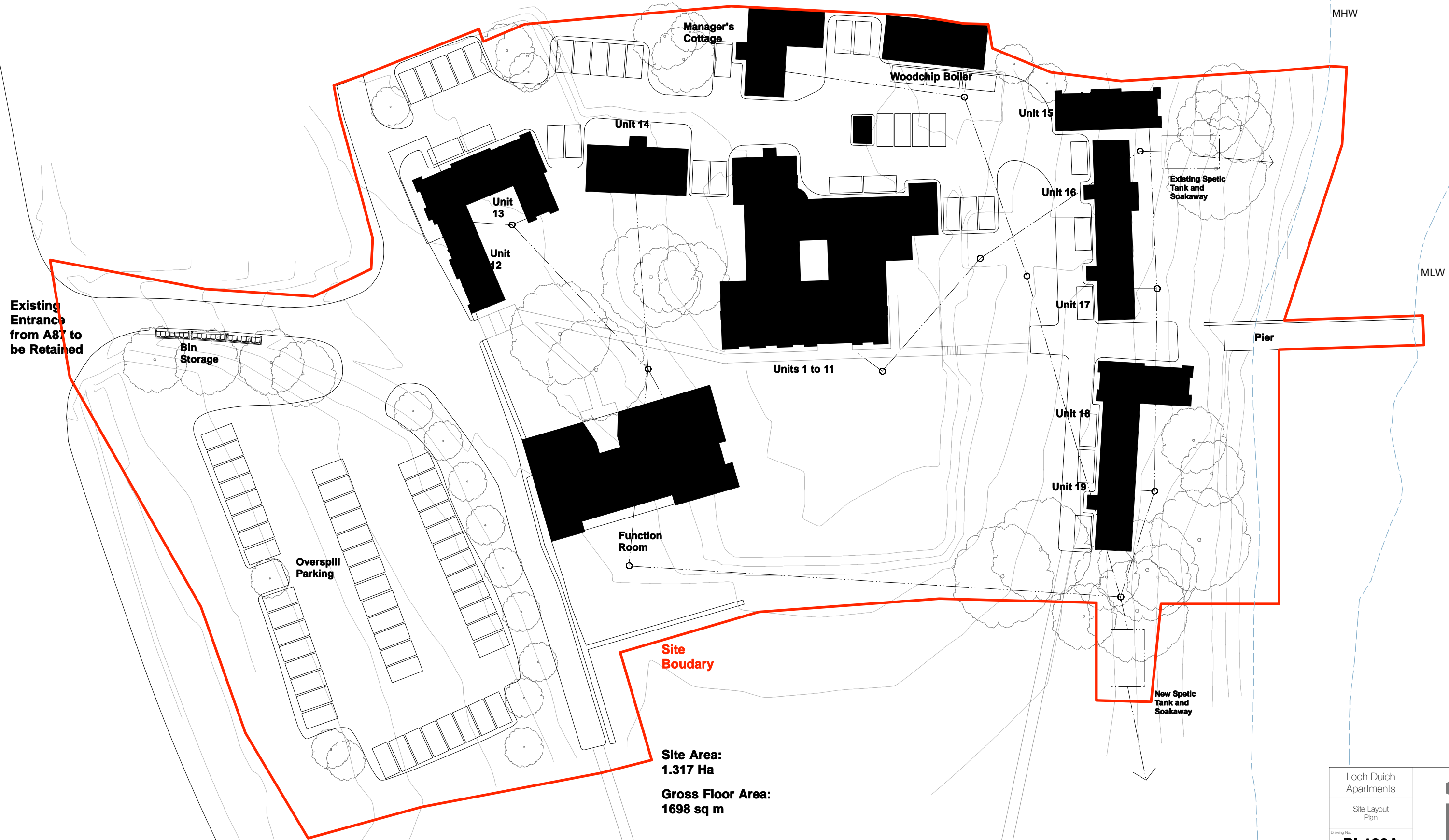
Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Graham Sharp
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – LOCATION PLAN
Plan 2 – SITE PLAN
Plan 3 - WOODCHIP STORE Floor Plan/Elevations
Plan 4 - COMPOSITE EAST ELEVATION
Plan 5 - COMPOSITE WEST ELEVATION
Plan 6 – COMPOSITE NORTH ELEVATION
Plan 7 - COMPOSITE SOUTH ELEVATION
Plan 8 - UNITS 12&13 Floor Plan
Plan 9 - UNITS 12&13 East Elevation
Plan 10 - UNITS 12&13 West Elevation
Plan 11- UNITS 12&13 North Elevation
Plan 12 - UNITS 12&13 South Elevation
Plan 13 – UNIT 14 Floor Plan
Plan 14 - UNIT 14 East Elevation
Plan 15 - UNIT 14 West Elevation
Plan 16 - UNIT 14 North Elevation
Plan 17 - UNIT 14 South Elevation
Plan 18 – UNITS 15-17 Floor Plan
Plan 19 - UNITS 15-17 East Elevation
Plan 20 - UNITS 15-17 West Elevation
Plan 21 - UNITS 15-17 North Elevation
Plan 22 - UNITS 15-17 South Elevation
Plan 23 - UNITS 18-19 Floor Plan

Plan 24 - UNITS 18-19 East Elevation
Plan 25 - UNITS 18-19 West Elevation
Plan 26 - UNITS 18-19 North Elevation
Plan 27 - UNITS 18-19 South Elevation
Plan 28 - FUNCTION ROOM Floor Plan
Plan 29 - FUNCTION ROOM East Elevation
Plan 30 - FUNCTION ROOM West Elevation
Plan 31 - FUNCTION ROOM North Elevation
Plan 31 - FUNCTION ROOM South Elevation
Plan 32 - FUNCTION ROOM Section
Plan 33 – UNITS 1-11 Ground Floor Plan
Plan 34 - UNITS 1-11 First Floor Plan
Plan 35 - UNITS 1-11 Attic Floor Plan
Plan 36 - UNITS 1-11 Roof Plan
Plan 37 - UNITS 1-11 East Elevation
Plan 38 - UNITS 1-11 West Elevation
Plan 39 - UNITS 1-11 North Elevation
Plan 40 - UNITS 1-11 South Elevation
Plan 41 - UNITS 1-11 Existing Floor Plan
Plan 42 - MANAGER'S COTTAGE Floor Plan
Plan 43 - MANAGER'S COTTAGE Elevations

Location



The Loch Duich Hotel has an enviable position overlooking Eilean Donan Castle and the three lochs: Loch Duich, Loch Alsh and Loch Long.



Existing Entrance from A87 to be Retained

Site Boudary

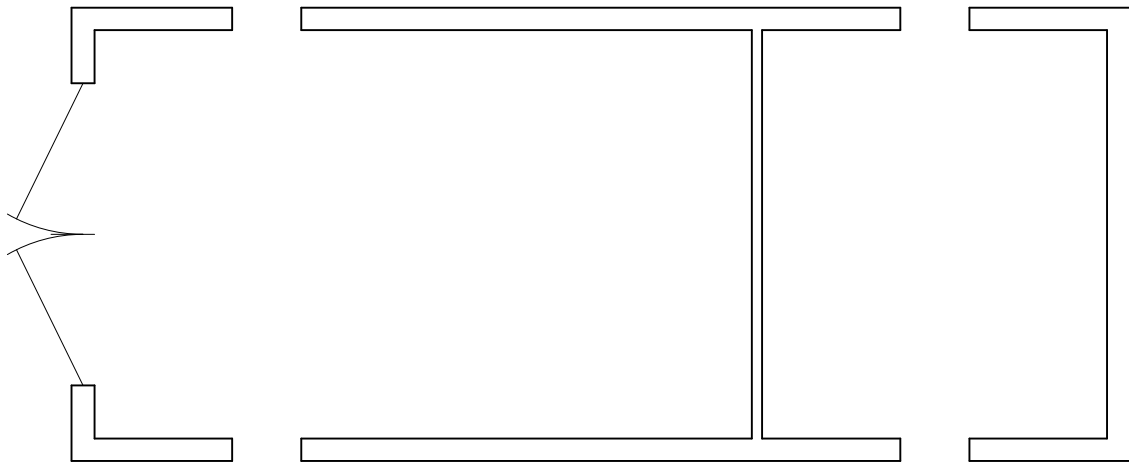
Site Area: 1.317 Ha
Gross Floor Area: 1698 sq m



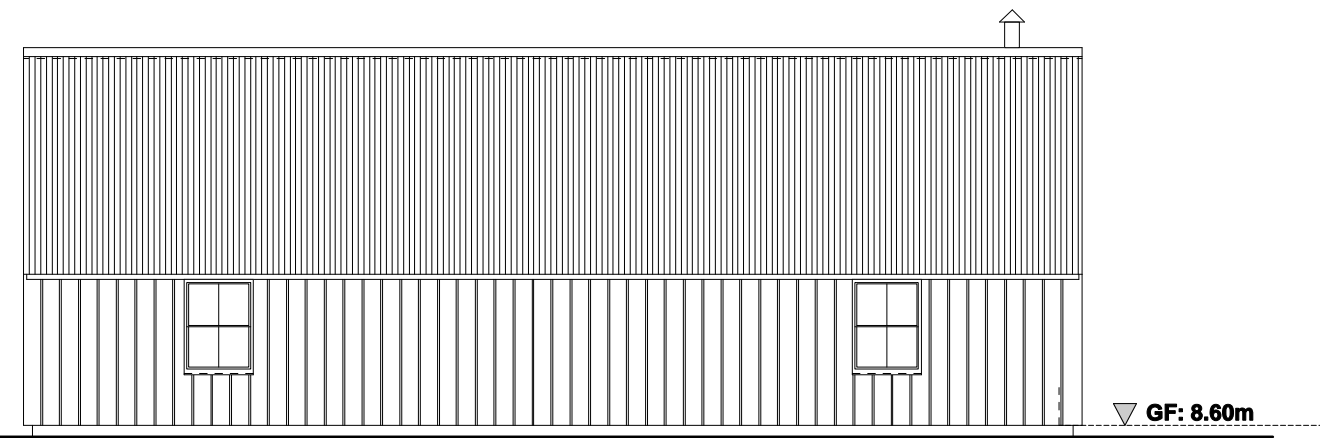
Site Layout Plan

1:500 @ A3

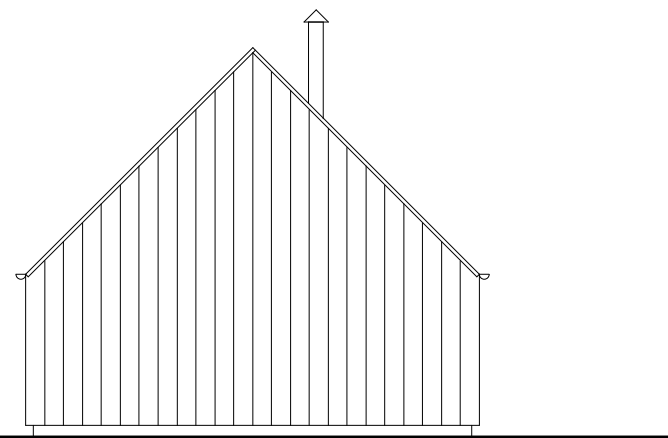
Loch Duich Apartments		ANTA ARCHITECTURE
Site Layout Plan		
Drawing No.	PL100A	
Revision	A	
October 2014		



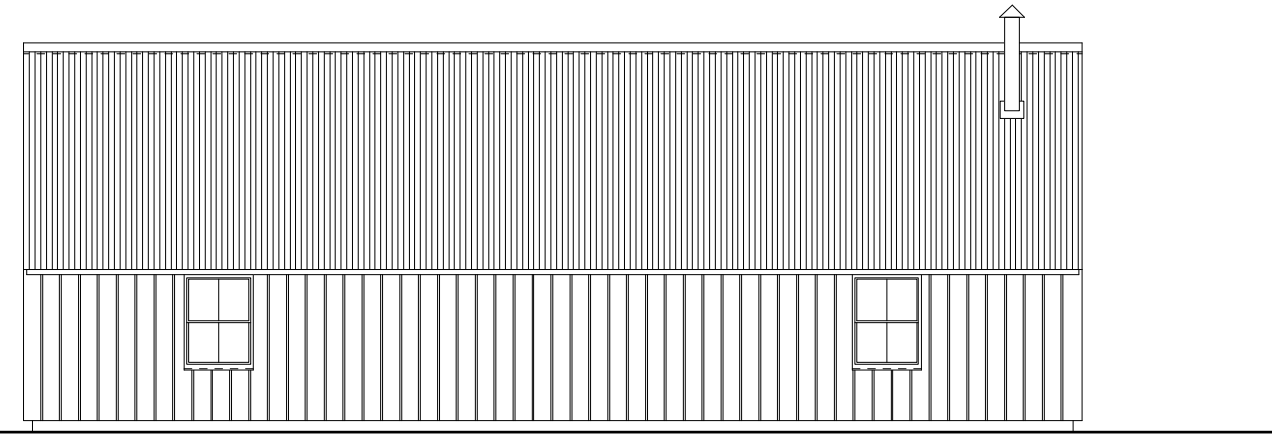
Ground Floor Plan
1:100 @ A3



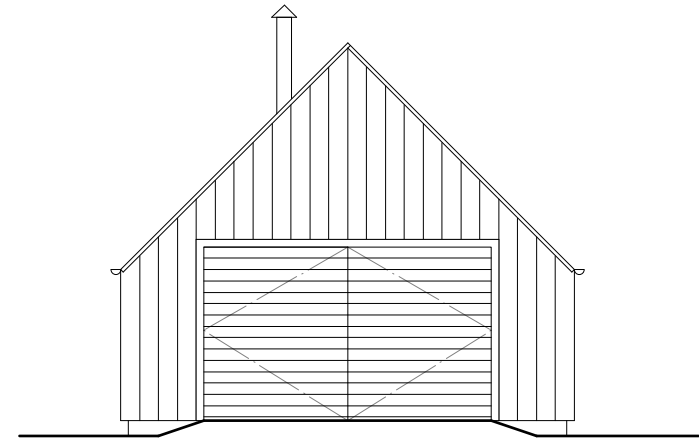
South Elevation
1:100 @ A3



East Elevation
1:100 @ A3



North Elevation
1:100 @ A3



West Elevation
1:100 @ A3



Loch Duich Apartments		ANTA ARCHITECTURE
Woodchip Boiler & Store		
Drawing No.	PL136	
Revision		
October 2014		



▼ Datum: 0.00m

Composite East Elevation
1:200 @ A2

Loch Duich Apartments	ANTA ARCHITECTS
Composite East Elevation	
Drawing No. PL203	
Revision	
October 2014	



▼ Datum: 0.00m

Composite West Elevation
1:200 @ A2

Loch Duich
Apartments

Composite
West Elevation

Drawing No.

PL201

Revision

October 2014

ARCHITECTURE
ANTA



▼ Datum: 0.00m

Composite North Elevation
1:200 @ A2

Loch Duich
Apartments

Composite
North Elevation

Drawing No.

PL202

Revision

October 2014

ANTA
ARCHITECTS



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▽ GP: -0.60m

▽ GP: -0.60m

Composite South Elevation
1:200 @ A2

Loch Duich
Apartments

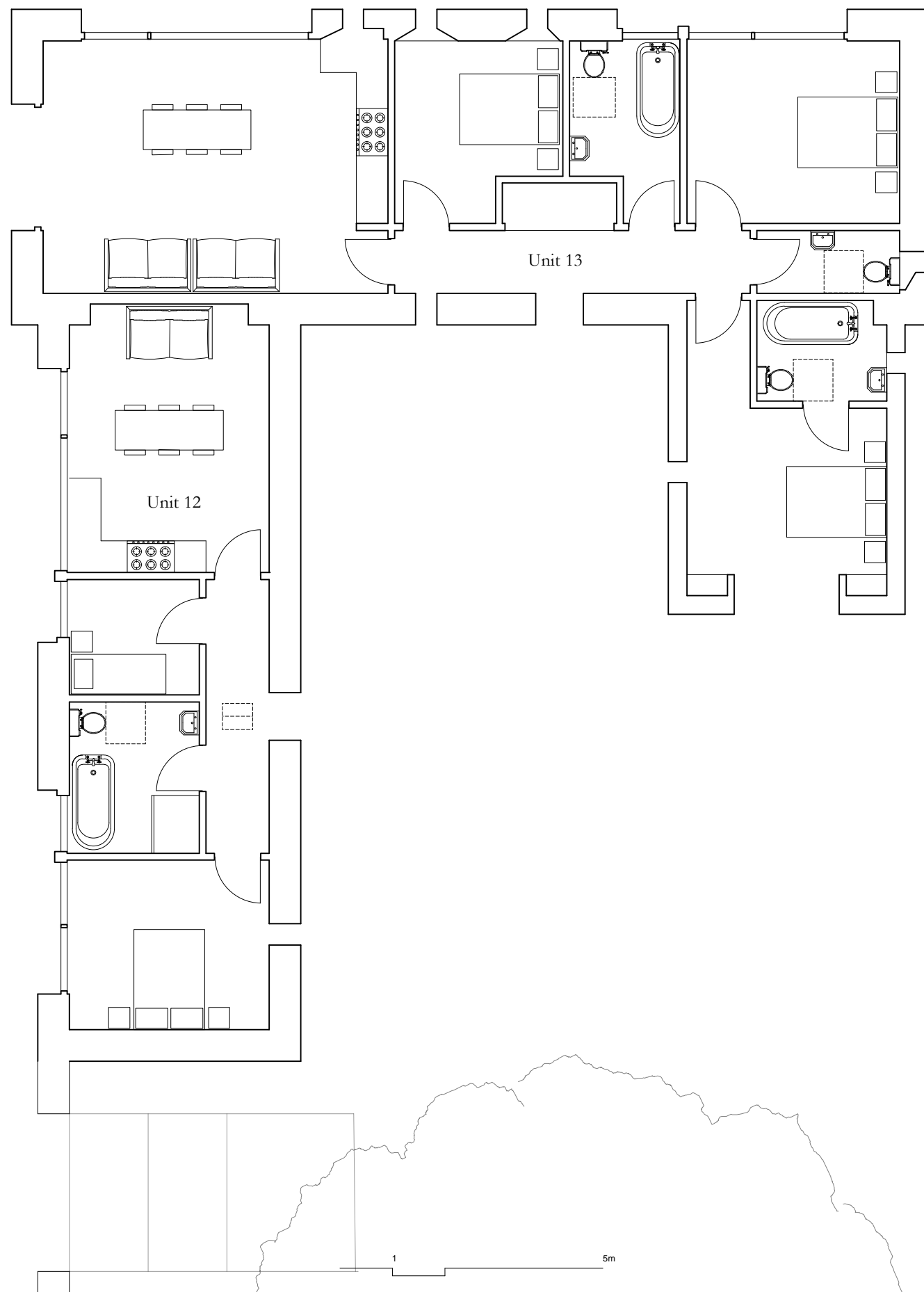
Composite
South Elevation

Drawing No.
PL200

Revision

October 2014

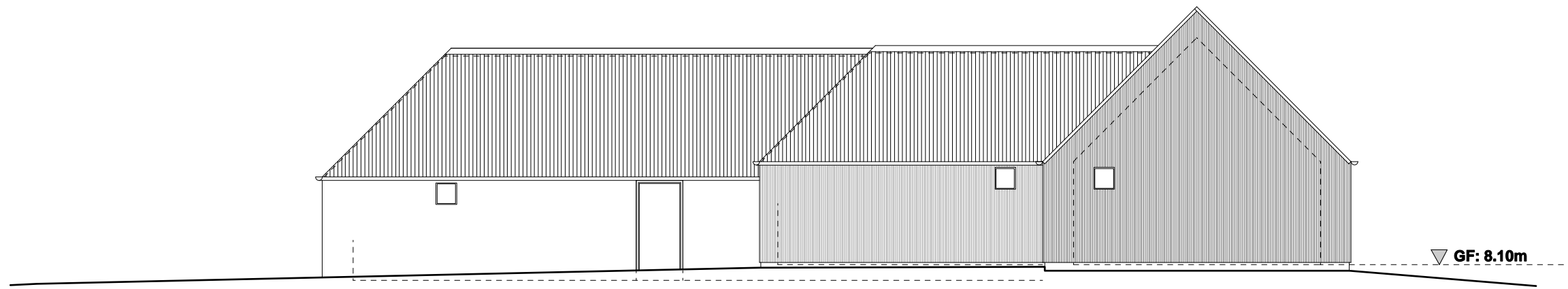
ARCHITECTURE
ANTA



Ground Floor Plan
1:100 @ A3

Loch Duich Apartments
Units 12&13 GF Plan
Drawing No. PL115
Revision
October 2014





East Elevation
1:100 @ A3



Loch Duich
Apartments

Units 12&13
East Elevation

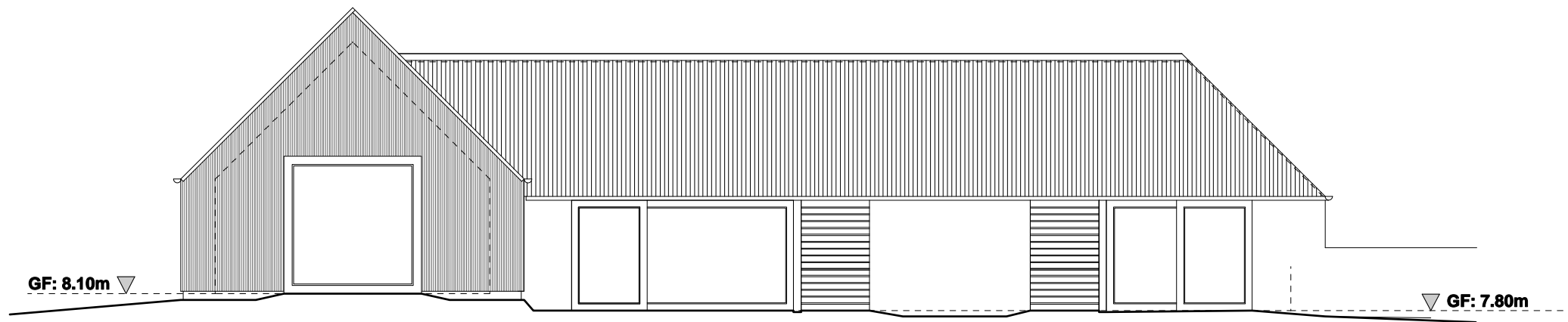
Drawing No.

PL118

Revision

October 2014

ANTA
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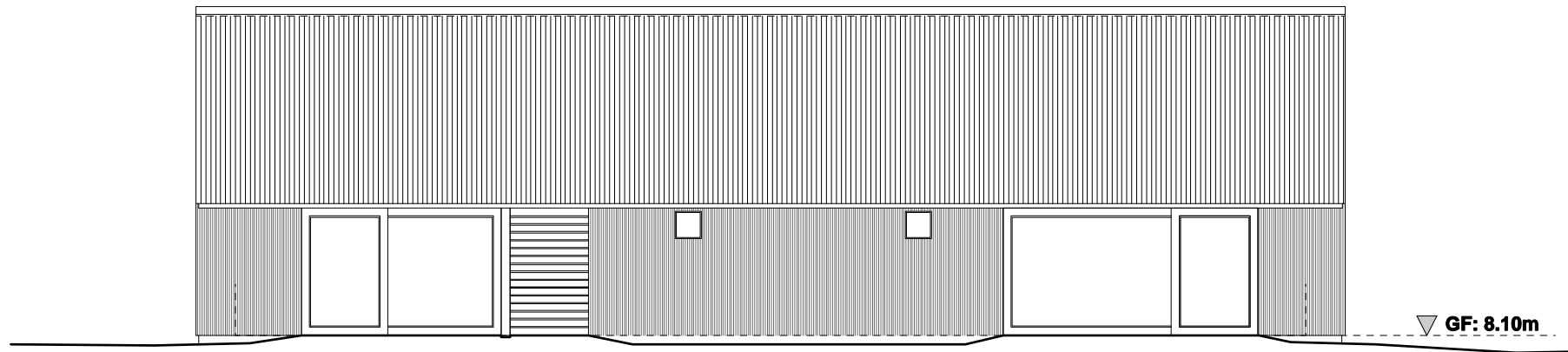


West Elevation
1:100 @ A3

1 5m

Loch Duich Apartments
Units 12&13 West Elevation
Drawing No. PL119
Revision
October 2014

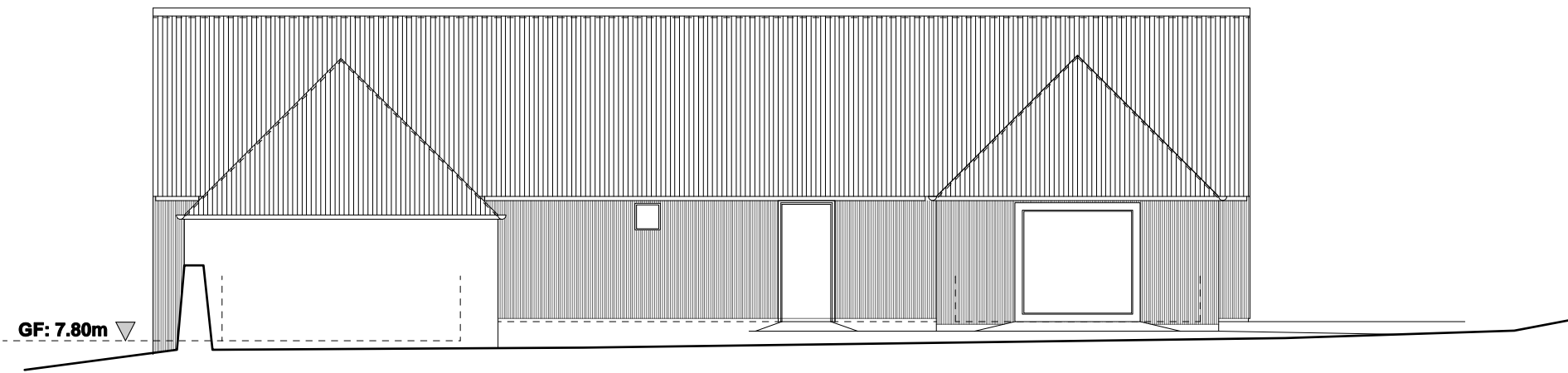
ANTA
ARCHITECTURE



North Elevation
1:100 @ A3



Loch Duich Apartments	ANTIA ARCHITECTURE
Units 12&13 North Elevation	
Drawing No. PL117	
Revision	
October 2014	

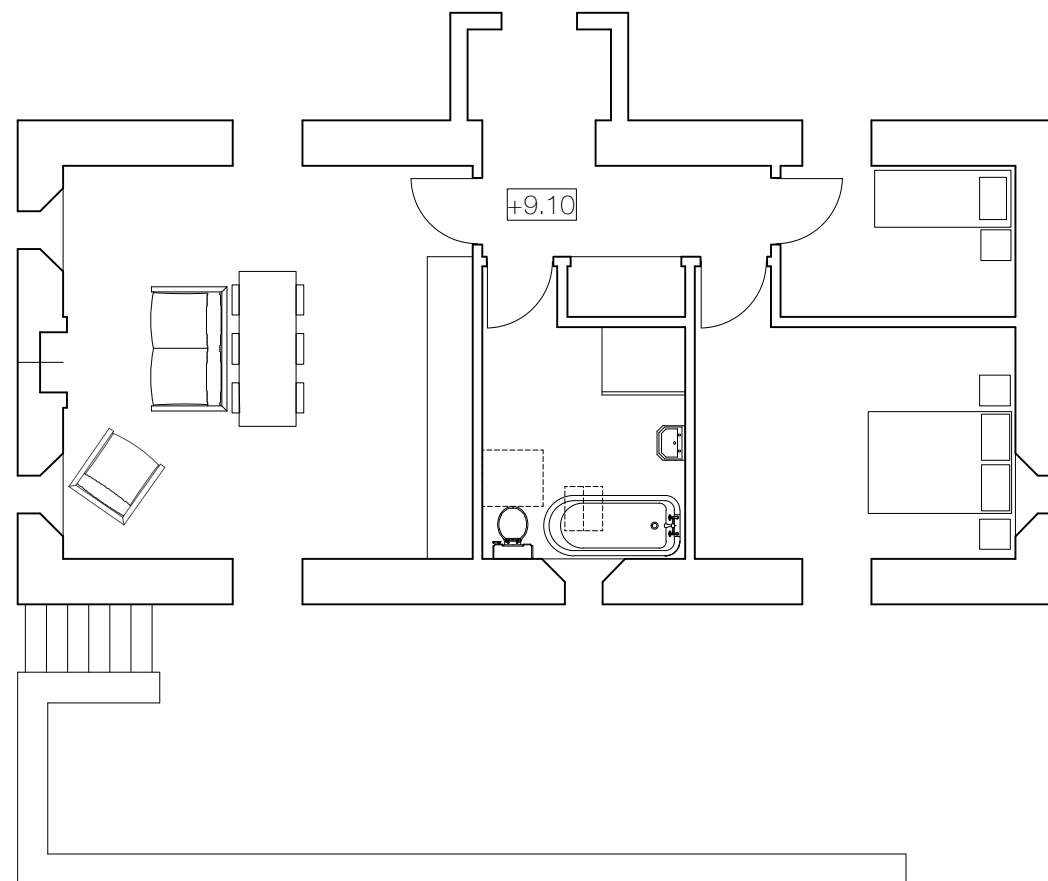


GF: 7.80m ▼

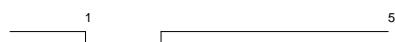
South Elevation
1:100 @ A3



Loch Duich Apartments	ANTIA ARCHITECTURE
Units 12&13 South Elevation	
Drawing No: PL116	
Revision:	
October 2014	

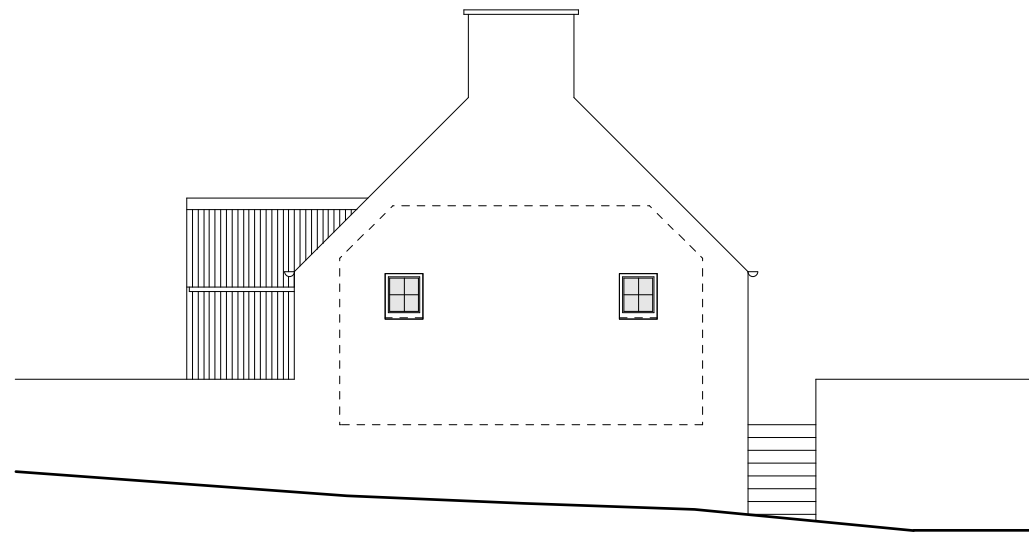


Ground Floor Plan
1:100 @ A3

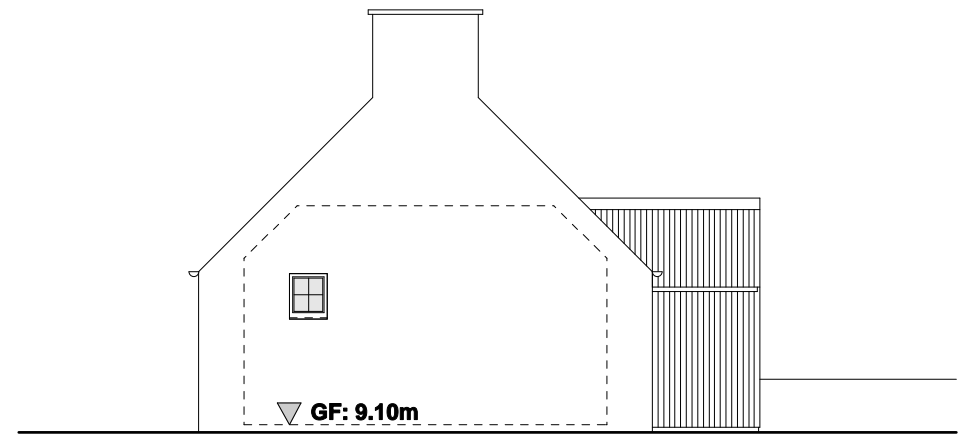


Loch Duich Apartments
Unit 14 GF Plan
Drawing No. PL133
Revision
October 2014





West Elevation
1:100 @ A3

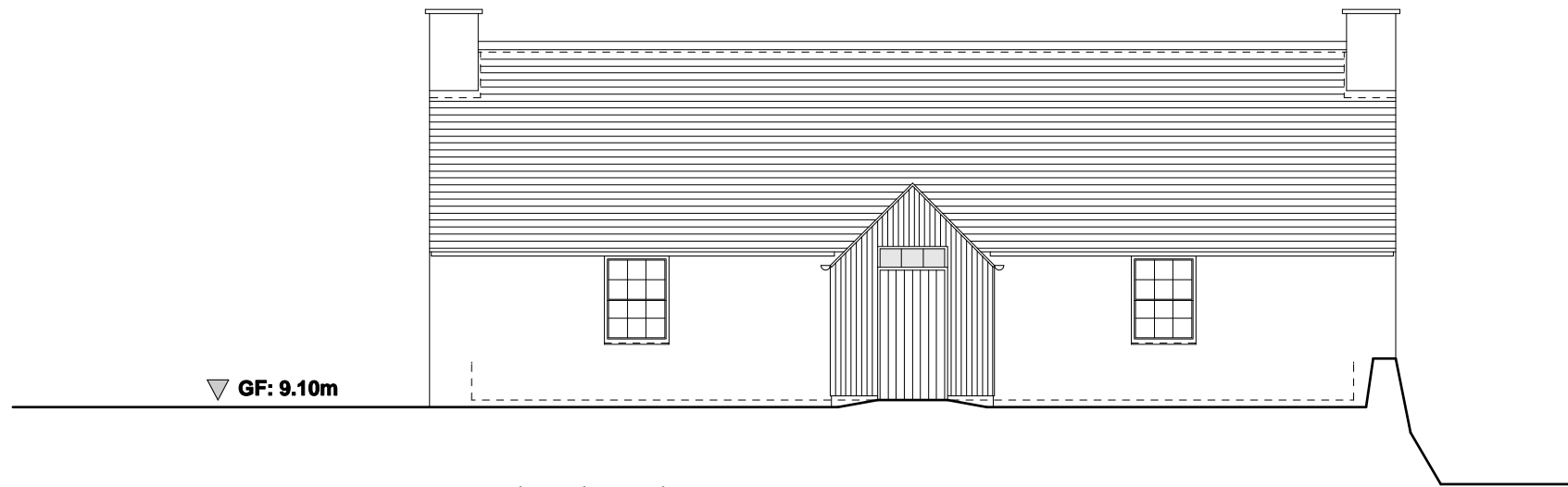


East Elevation
1:100 @ A3

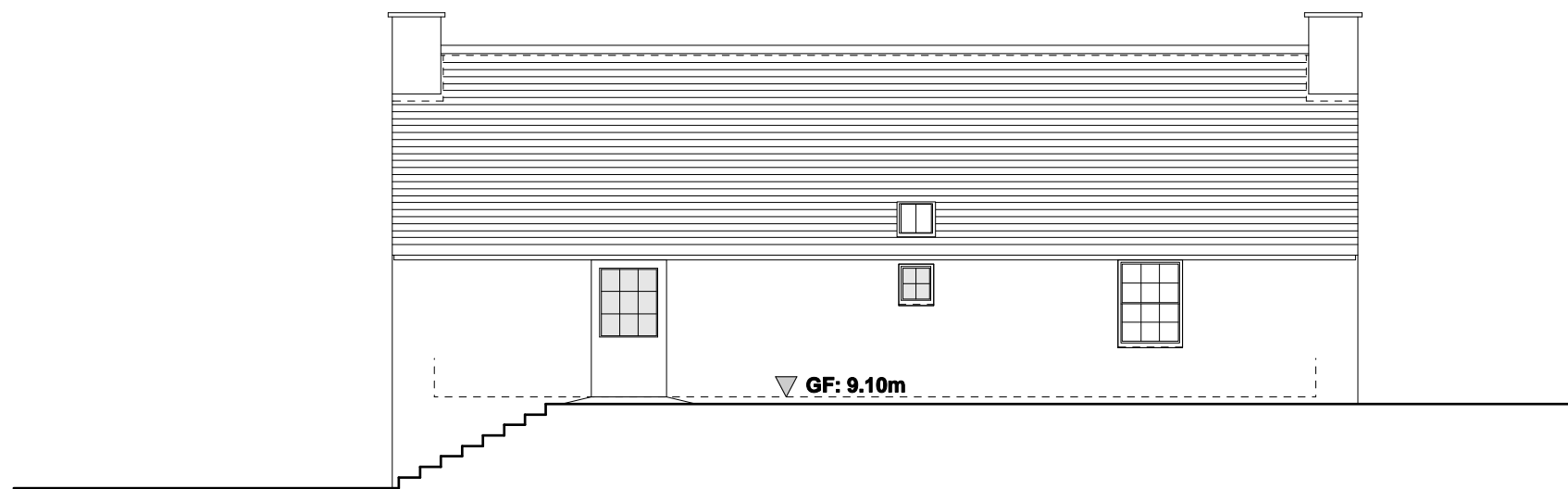


Loch Duich Apartments
Unit 14 East & West Elevation
Drawing No. PL135
Revision
October 2014

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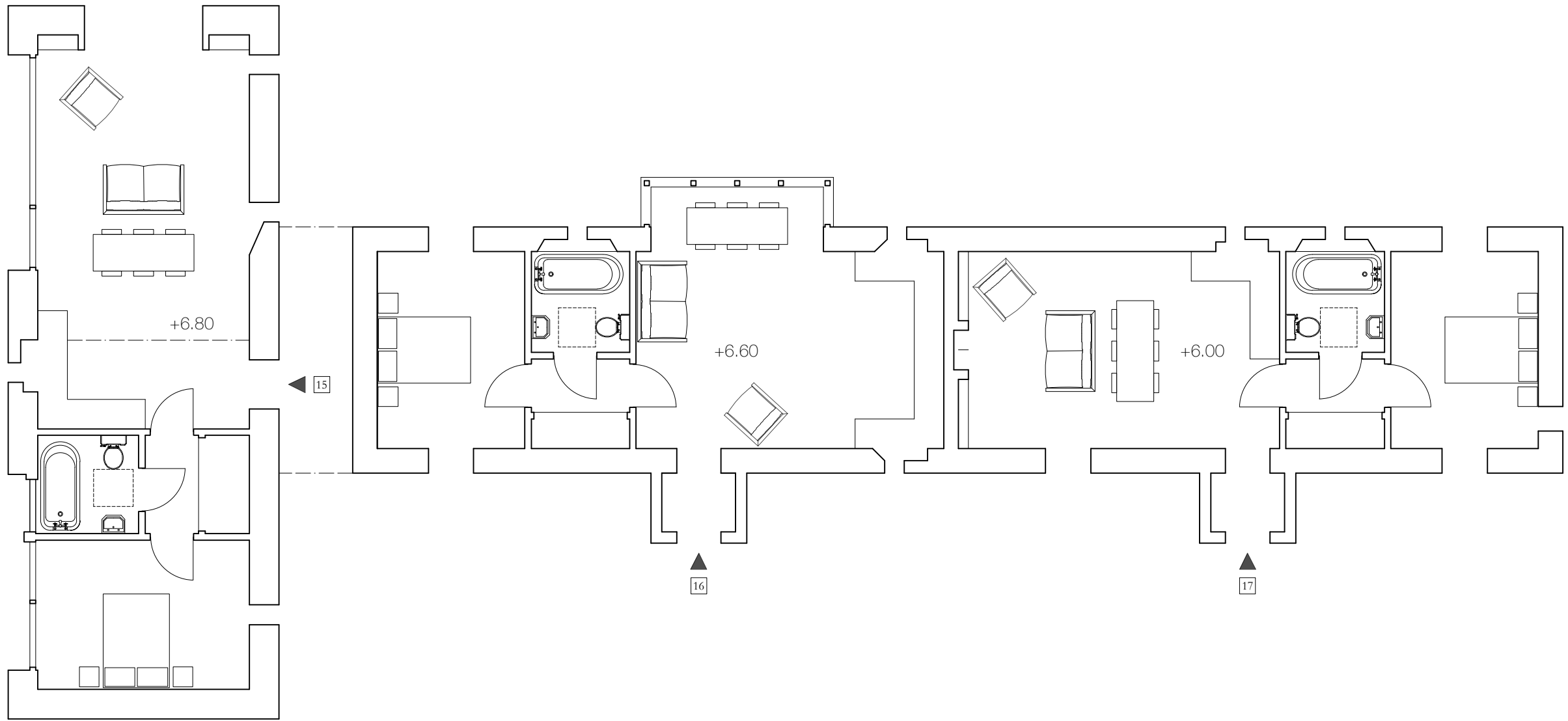
North Elevation
1:100 @ A3



South Elevation
1:100 @ A3



Loch Duich Apartments	ANTA ARCHITECTURE
Unit 14 North & South Elevation	
Drawing No. PL134	
Revision	
October 2014	



Ground Floor Plan
1:100 @ A3

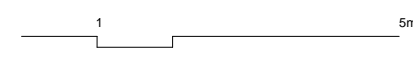


Loch Duich Apartments
Units 15, 16 & 17 GF Plan
Drawing No. PL123
Revision
October 2014



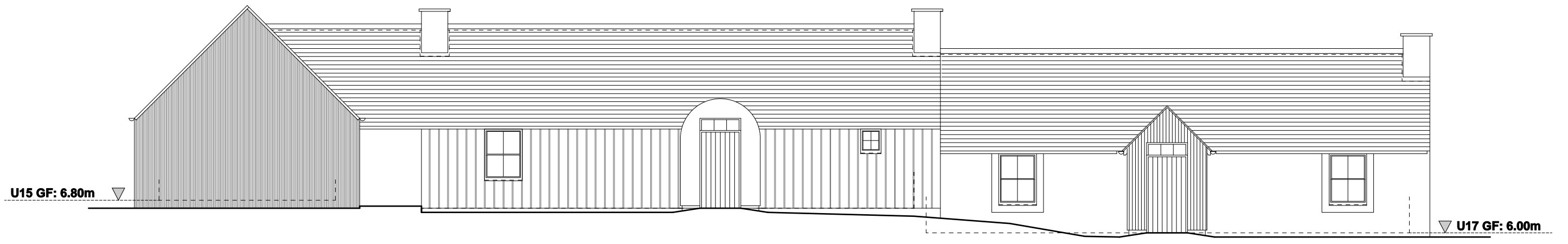


East Elevation
1:100 @ A3

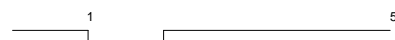


Loch Duich Apartments	
Units 15,16&17 East Elevation	
Drawing No.	PL125
Revision	
October 2014	

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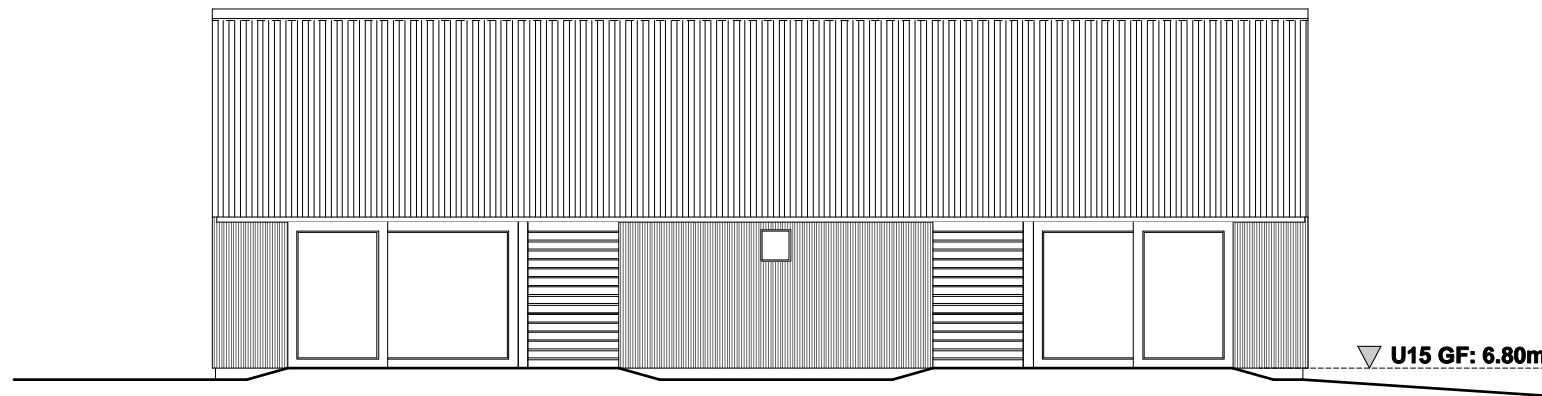


West Elevation
1:100 @ A3



Loch Duich Apartments	
Units 15,16&17 West Elevation	
Drawing No.	PL124
Revision	
October 2014	

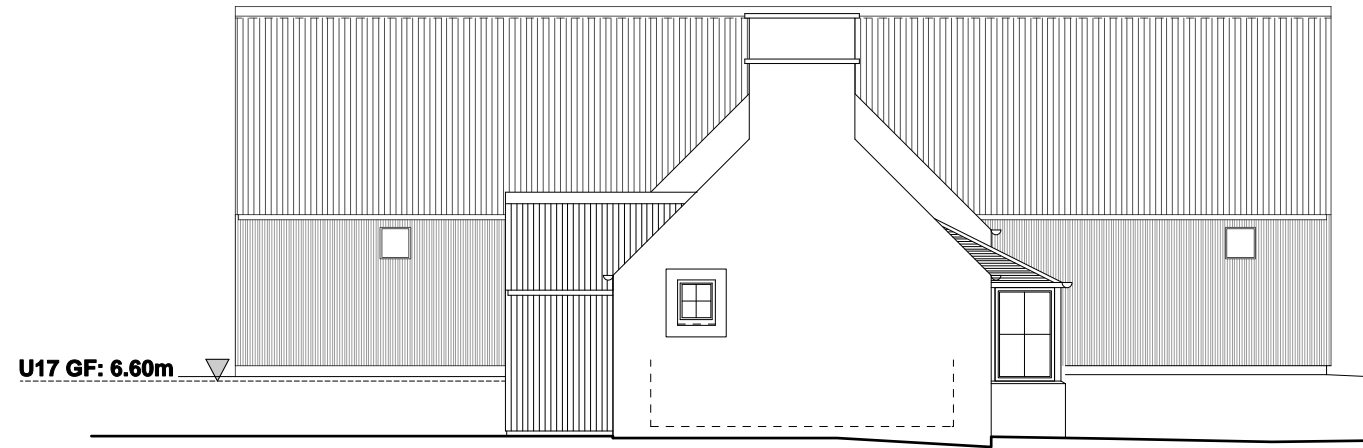
ANTA
ARCHITECTURE



North Elevation
1:100 @ A3

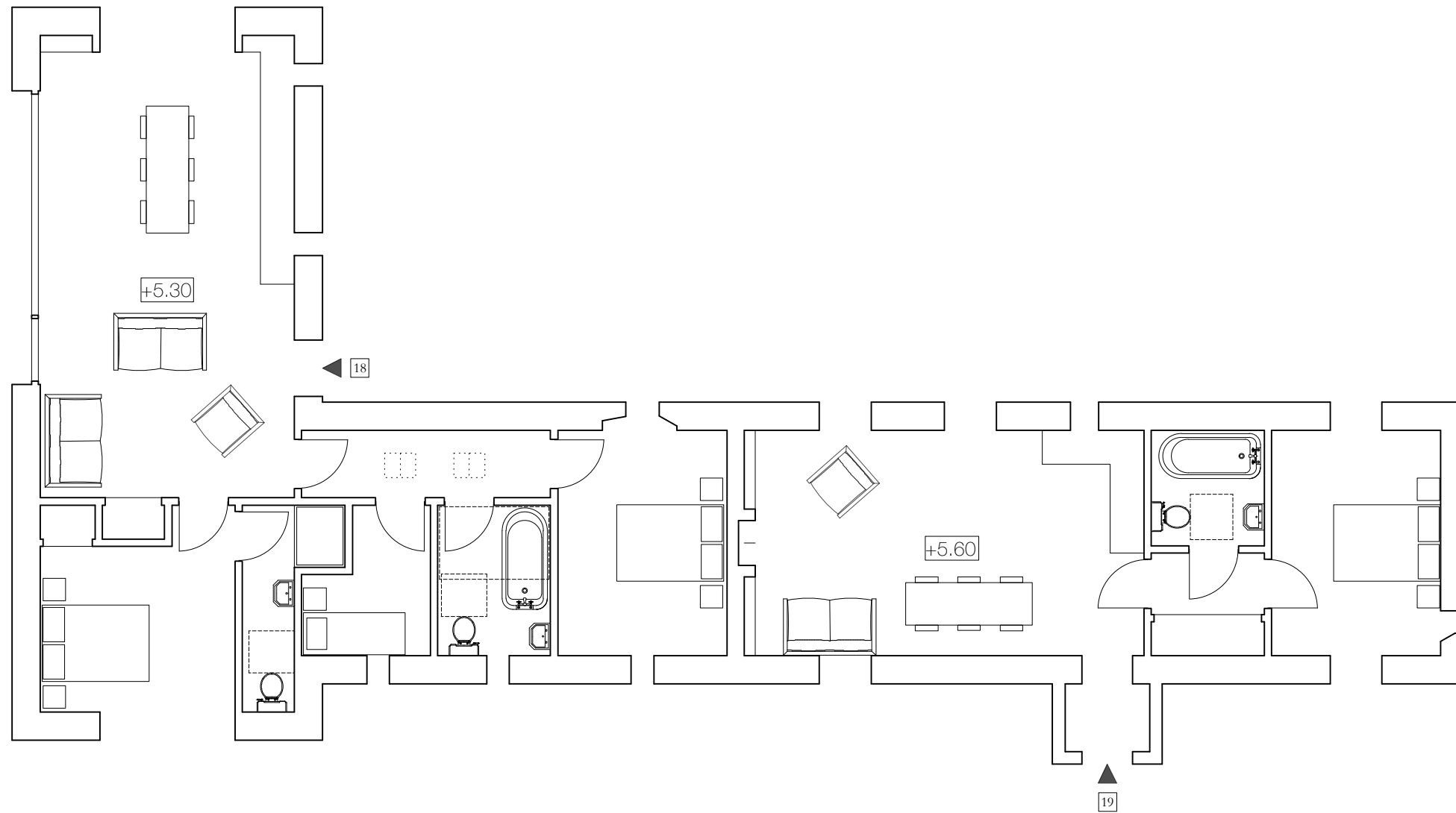


Loch Duich Apartments	ANTIA ARCHITECTURE
Units 15,16&17 North Elevation	
Drawing No. PL127	
Revision	
October 2014	



South Elevation
1:100 @ A3

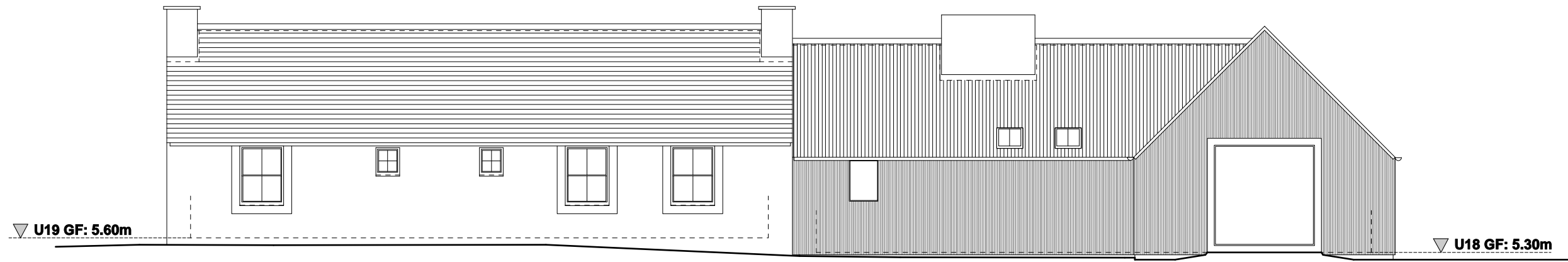
Loch Duich Apartments	ANTIA ARCHITECTURE
Units 15,16&17 South Elevation	
Drawing No. PL126	
Revision	
October 2014	



Ground Floor Plan
1:100 @ A3



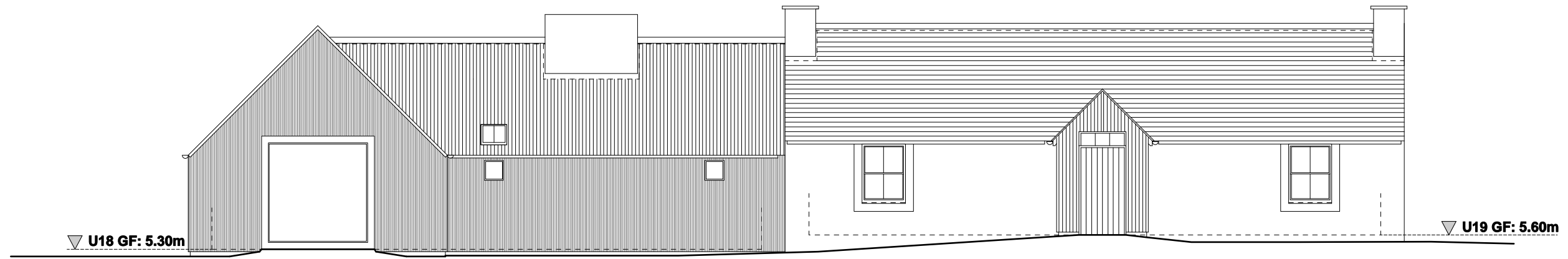
Loch Duich Apartments	
Units 18&19 GF Plan	
Drawing No. PL128	
Revision October 2014	



East Elevation
1:100 @ A3



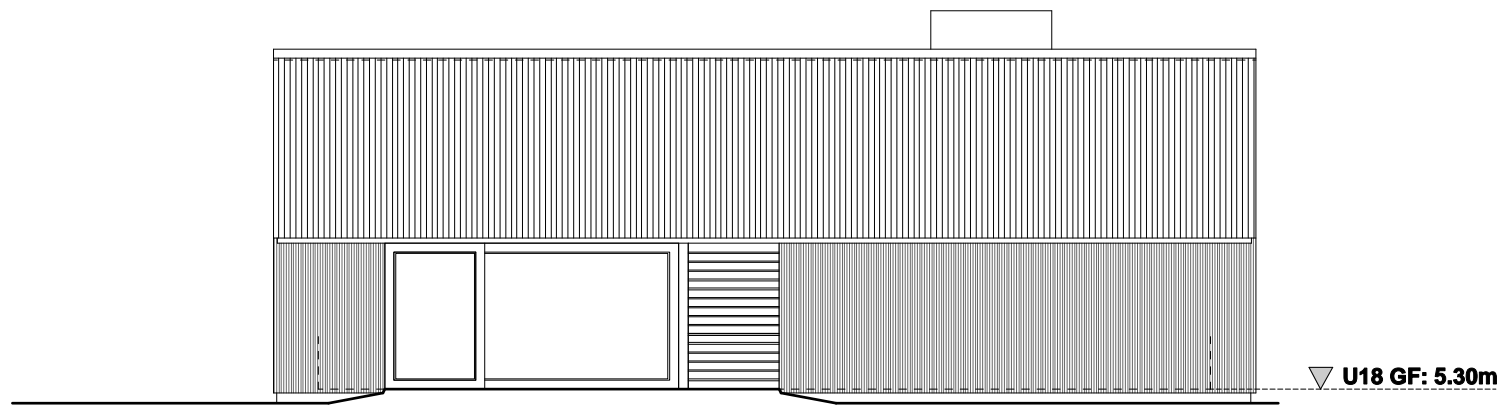
Loch Duich Apartments	ANTIA ARCHITECTURE
Units 18&19 East Elevation	
Drawing No. PL130	
Revision	
October 2014	



West Elevation
1:100 @ A3



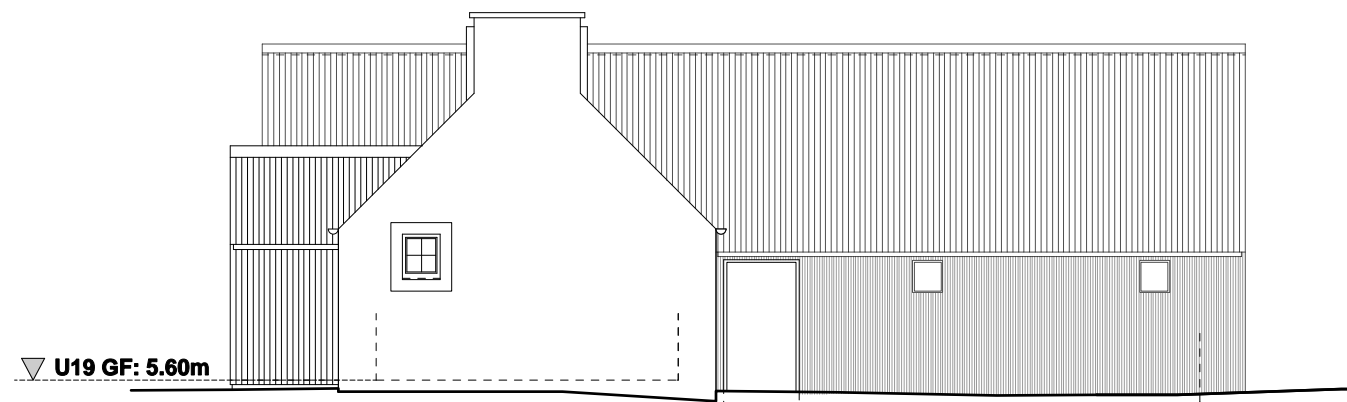
Loch Duich Apartments	ANTIA ARCHITECTURE
Units 18&19 West Elevation	
Drawing No. PL129	
Revision	
October 2014	



North Elevation
1:100 @ A3



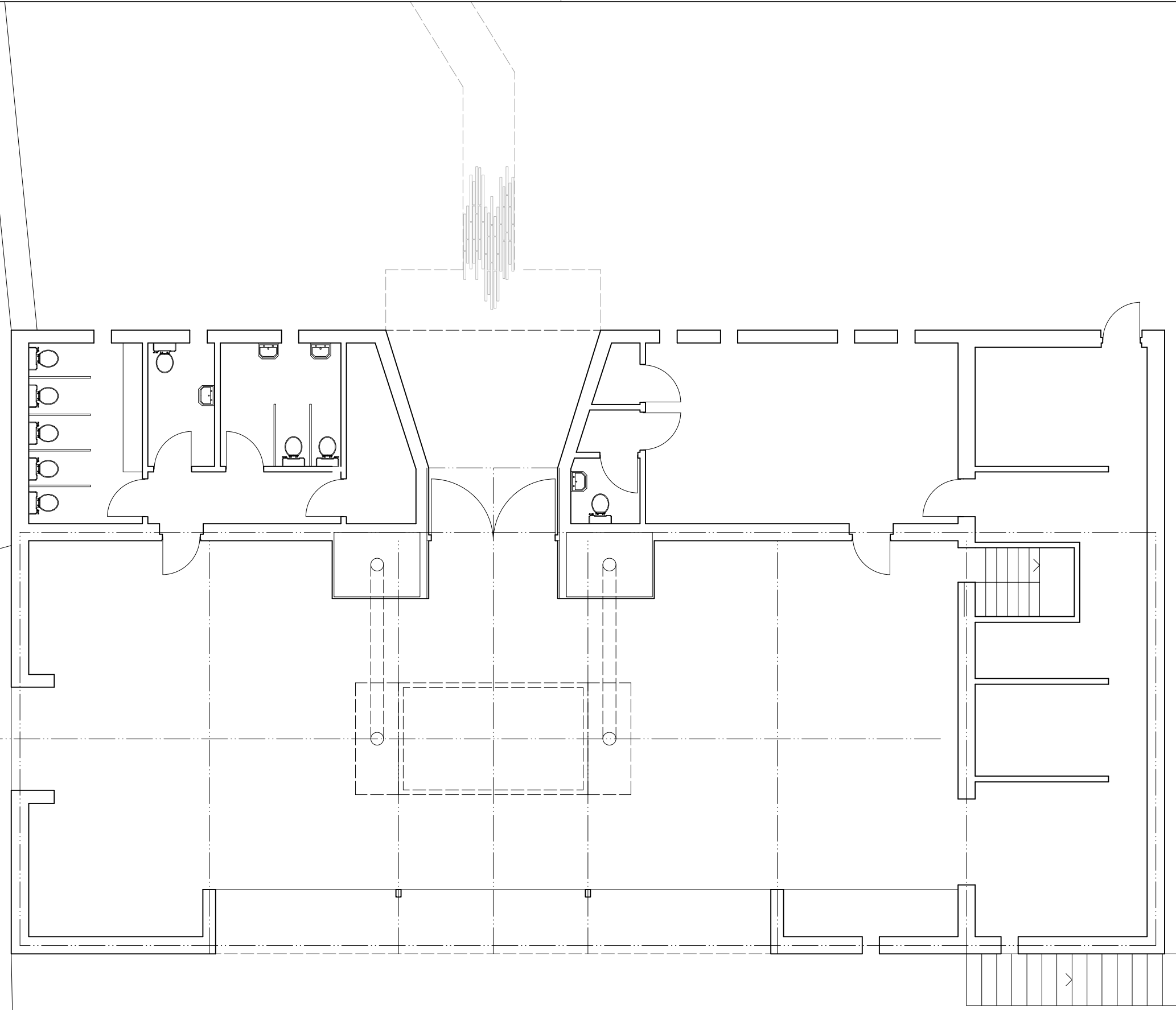
Loch Duich Apartments	ANTIA ARCHITECTURE
Units 18&19 North Elevation	
Drawing No. PL132	
Revision	
October 2014	



South Elevation
1:100 @ A3



Loch Duich Apartments	ANTA ARCHITECTURE
Units 18&19 South Elevation	
Drawing No. PL131	
Revision	
October 2014	

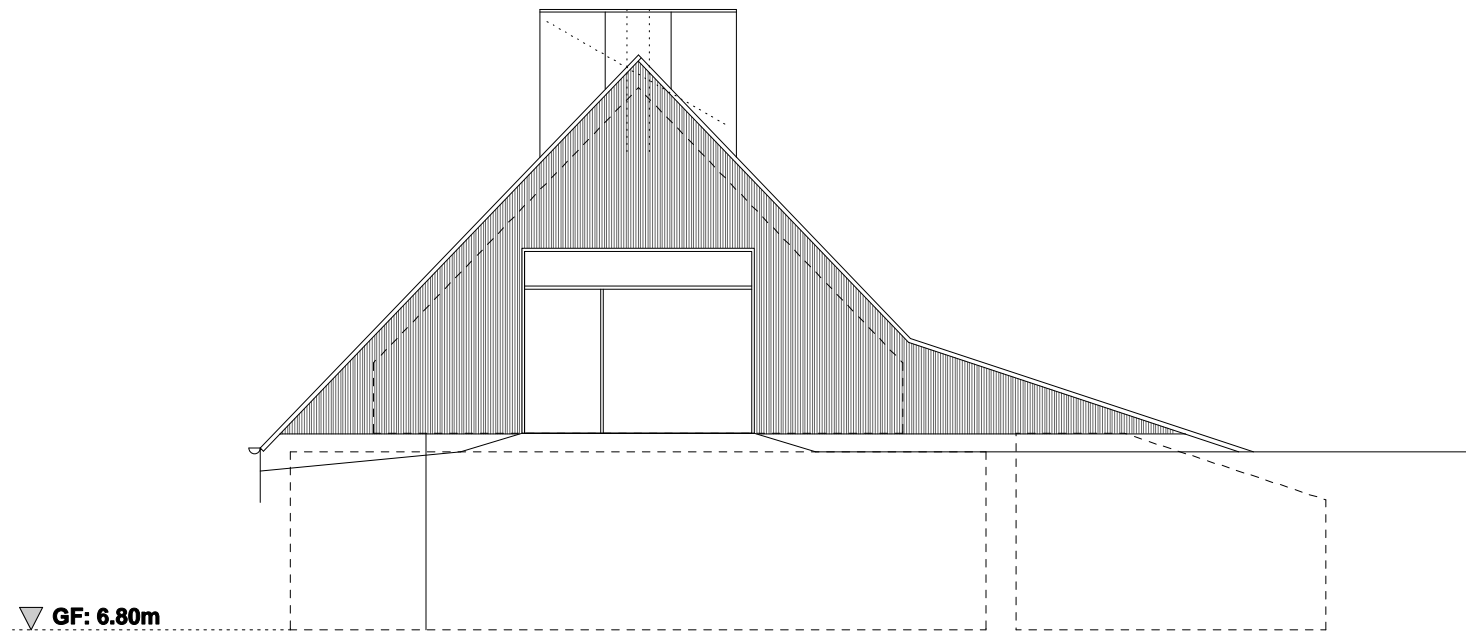


Ground Floor Plan

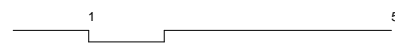
1:100 @ A3



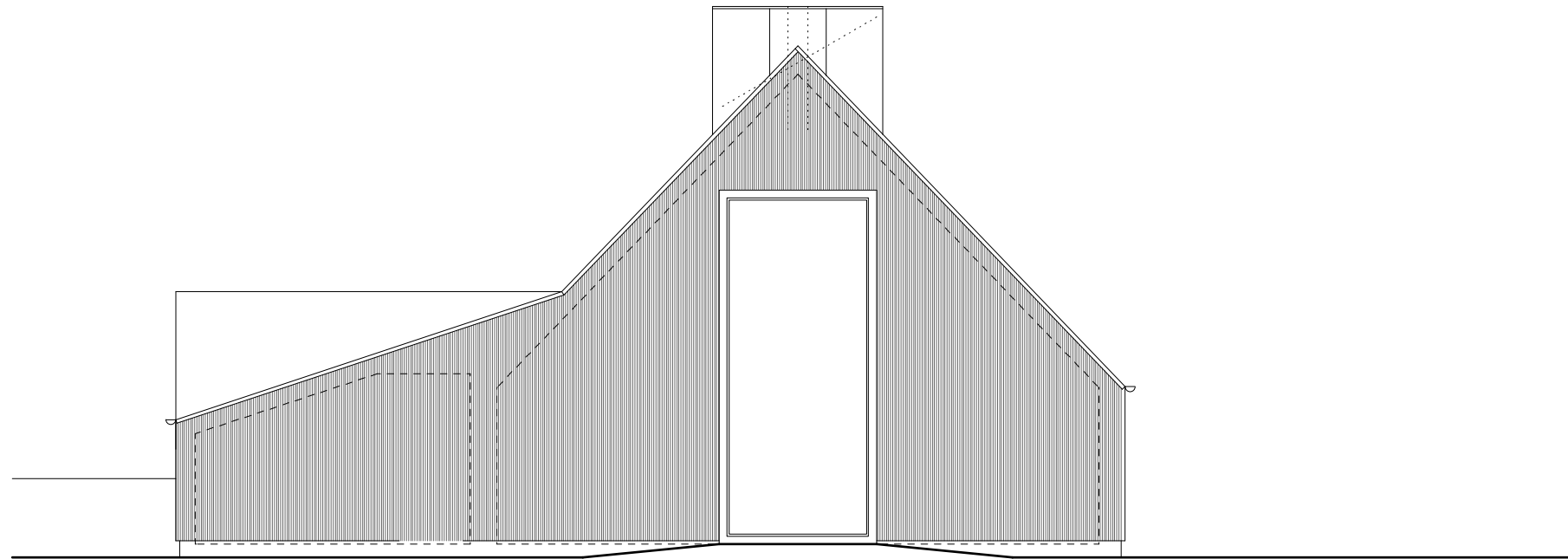
Loch Duich Apartments		ANTIA ARCHITECTURE
Function Room GF Plan		
Drawing No:	PL109	
Revision:		
October 2014		



East Elevation
1:100 @ A3



Loch Duich Apartments	ANTA ARCHITECTURE
Function Room East Elevation	
Drawing No. PL113	
Revision	
October 2014	



West Elevation
1:100 @ A3



Loch Duich
Apartments

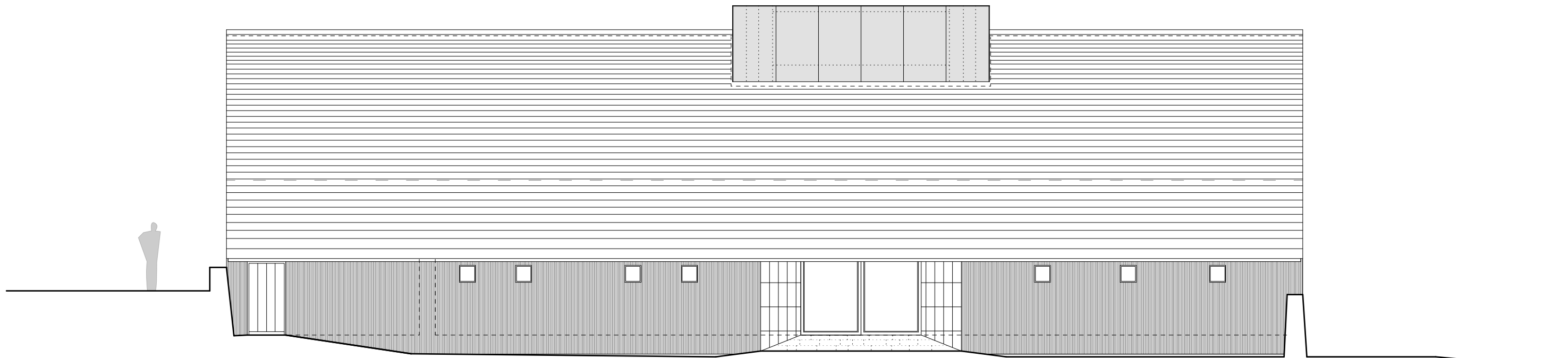
Function Room
West Elevation

Drawing No.
PL110

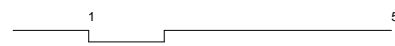
Revision

October 2014

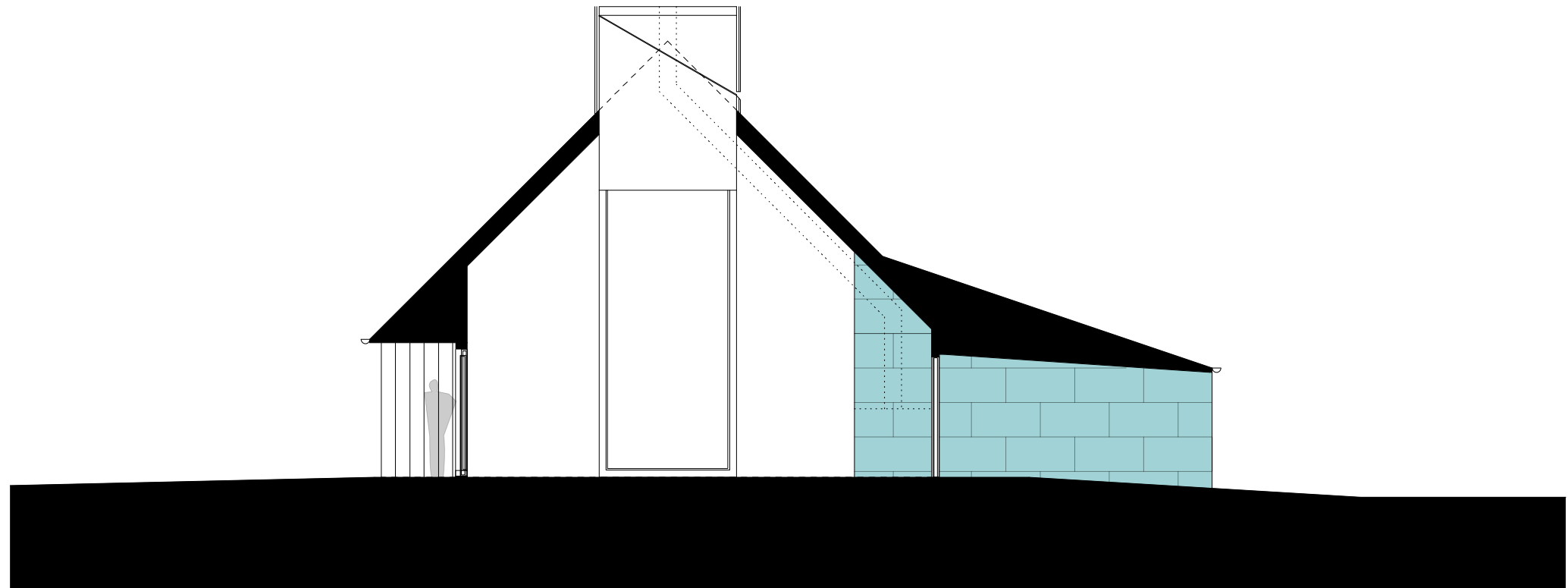
ANTA
ARCHITECTURE



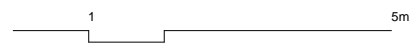
North Elevation
1:100 @ A3



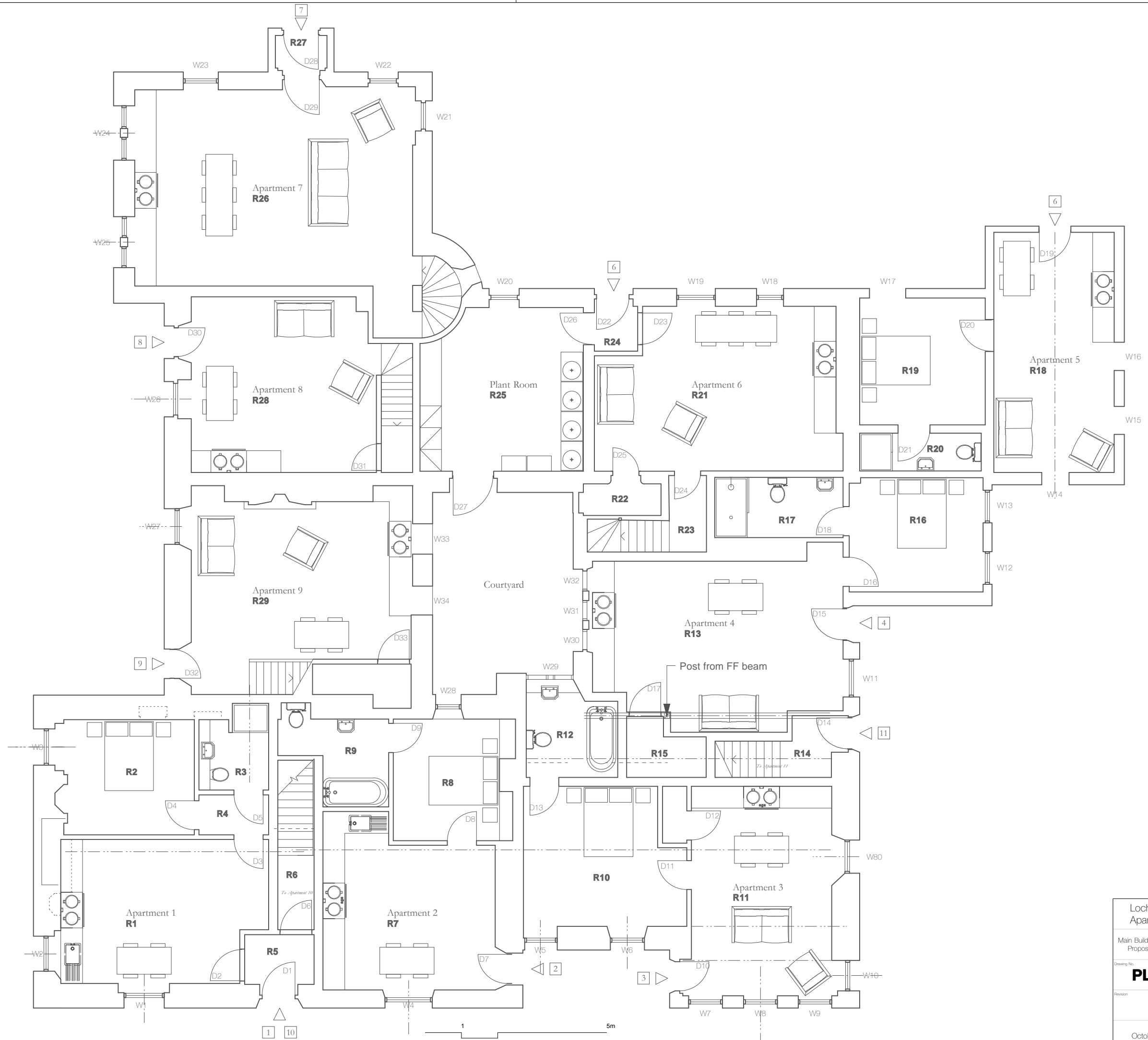
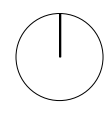
Loch Duich Apartments	ANTA ARCHITECTURE
Function Room North Elevation	
Drawing No. PL111	
Revision	
October 2014	



Short Section
1:100 @ A3



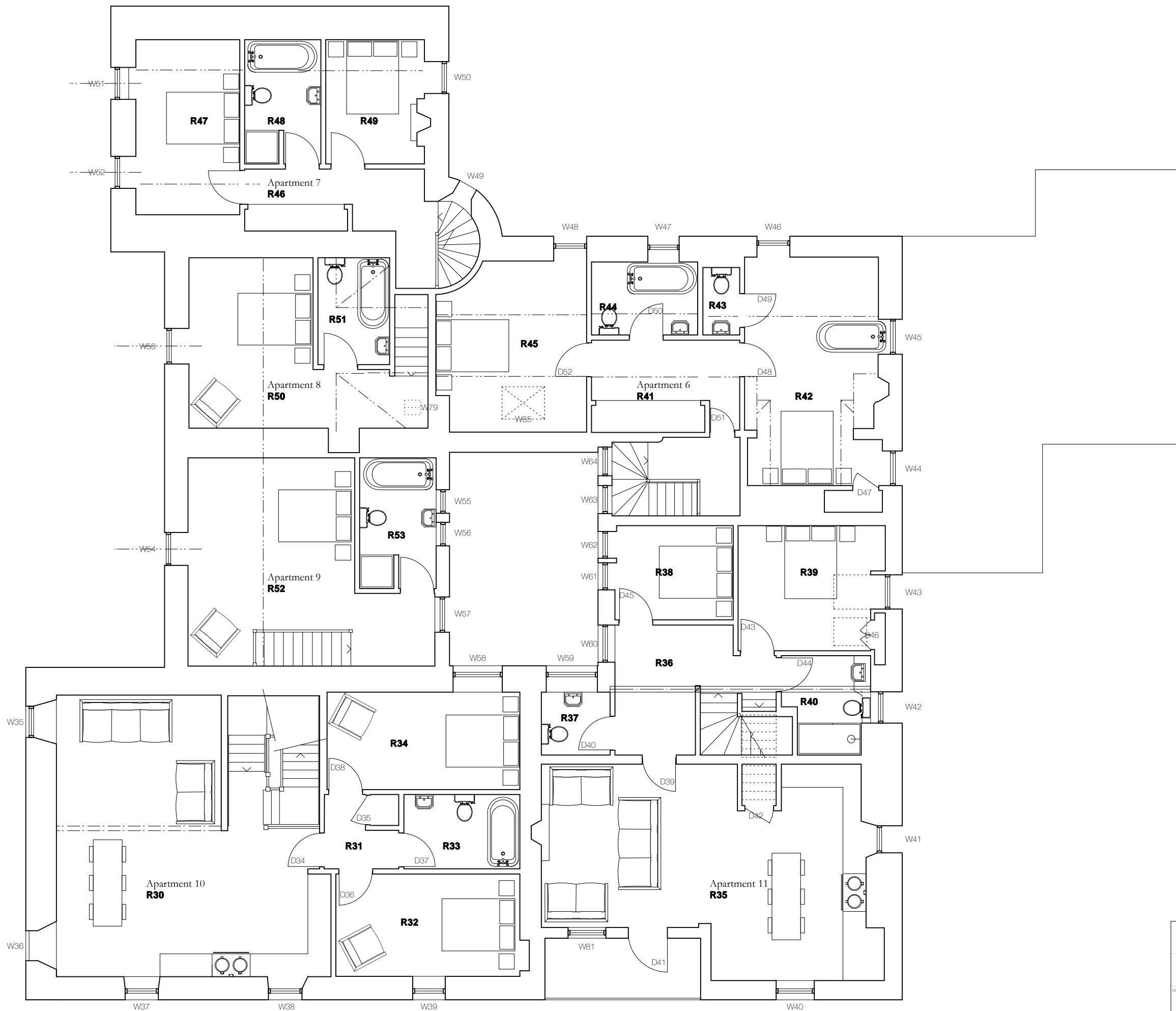
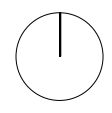
Loch Duich Apartments	ANTA ARCHITECTURE
Function Room Short Section	
Drawing No. PL114	
Revision	
October 2014	



Ground Floor Plan

1:100 @ A3

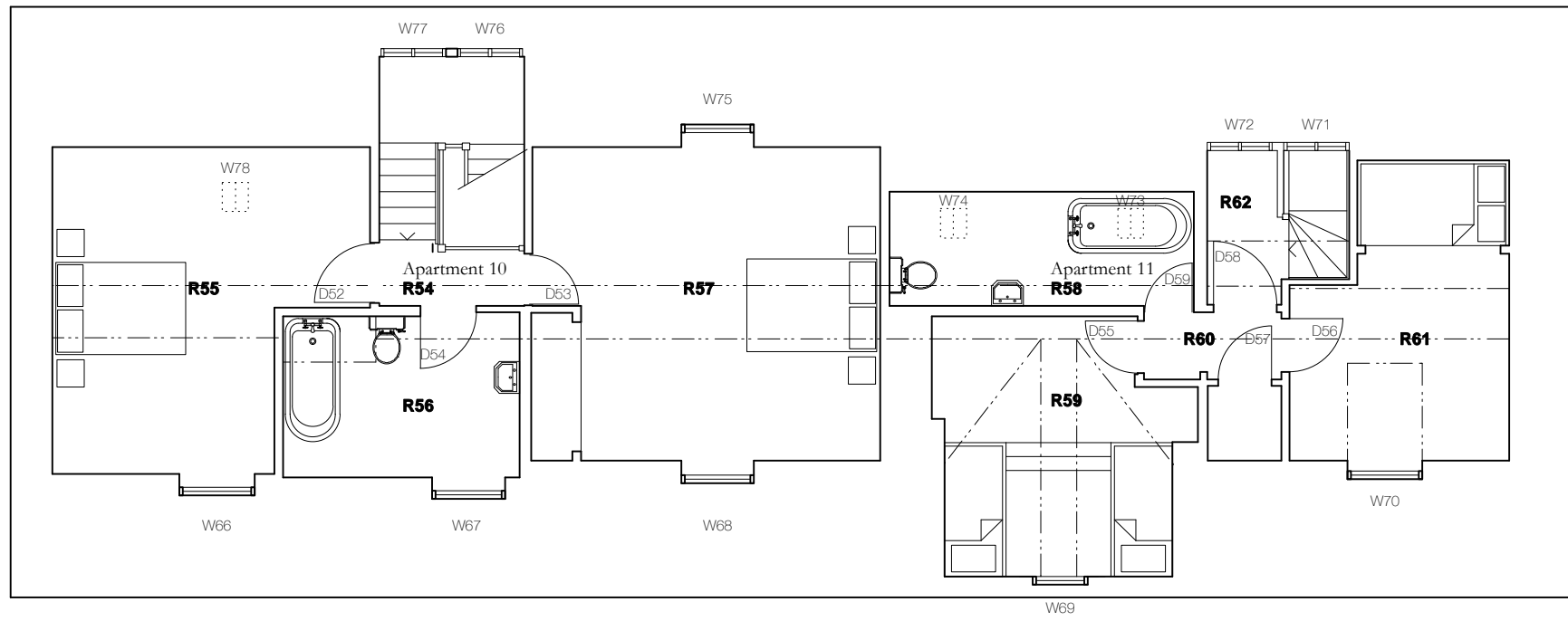
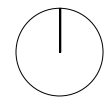
Loch Duich Apartments		ANTA ARCHITECTURE
Main Building, Units 1-11 Proposed GF Plan		
Drawing No.	PL102	
Revision		
October 2014		



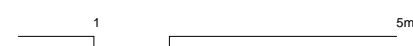
First Floor Plan
1:100 @ A3



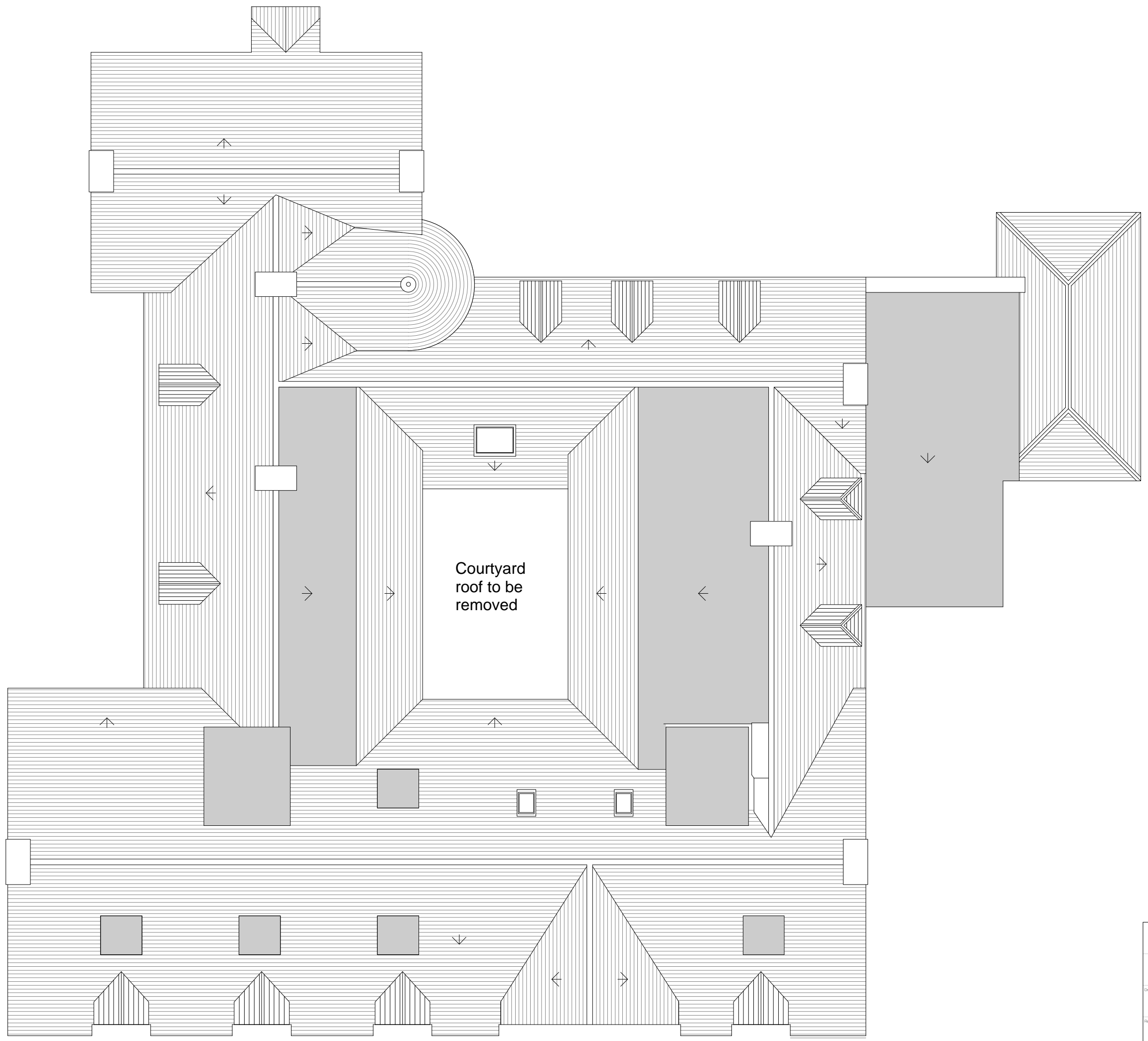
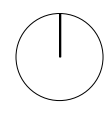
Loch Duich Apartments		ANTA ARCHITECTURE
Main Building, Units 1-11 Proposed FF Plan		
Drawing No.	PL103	
Revision		
October 2014		



Attic Plan
1:100 @ A3

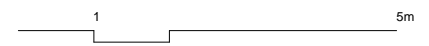


Loch Duich Apartments		ANTA ARCHITECTURE
Main Building, Units 1-11 Proposed SF Plan		
Drawing No.	PL104	
Revision		
October 2014		



Courtyard
roof to be
removed

Roof Plan
1:100 @ A3



Loch Duich Apartments		ANTIA ARCHITECTURE
Main Building, Units 1-11 Proposed Roof Plan		
Drawing No.	PL101	
Revision		
October 2014		



East Elevation
1:100 @ A3



Loch Duich Apartments
Main Building, Units 1-11 Proposed East Elevation
Drawing No. PL107
Revision
October 2014

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West Elevation
1:100 @ A3



Loch Duich Apartments
Main Building, Units 1-11 Proposed West Elevation
Drawing No. PL108
Revision
October 2014

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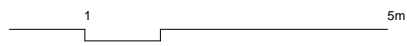
North Elevation
1:100 @ A3



Loch Duich Apartments	ANTA ARCHITECTURE
Main Building, Units 1-11 Proposed North Elevation	
Drawing No. PL105	
Revision	
October 2014	

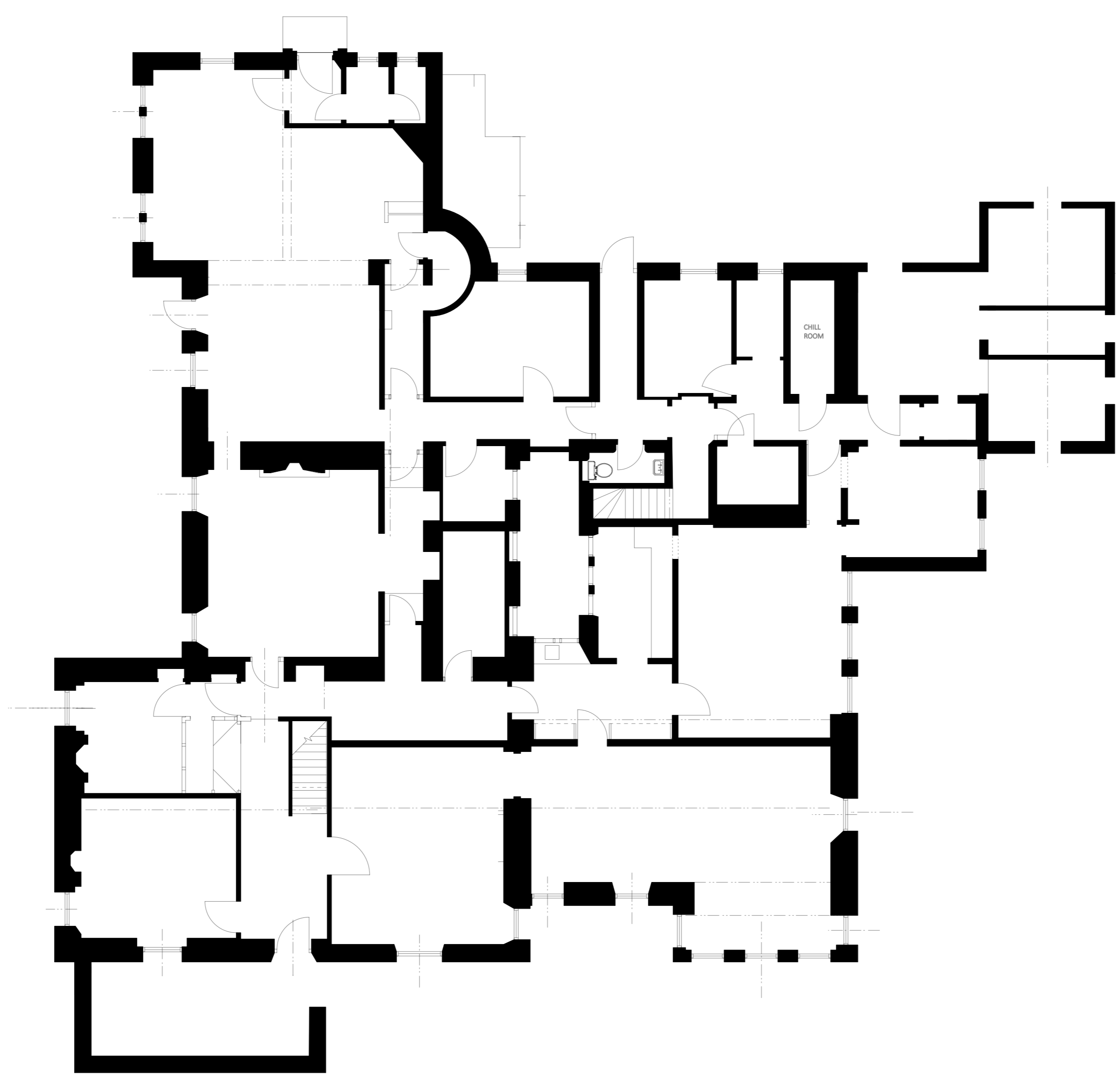
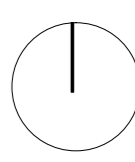


South Elevation
1:100 @ A3

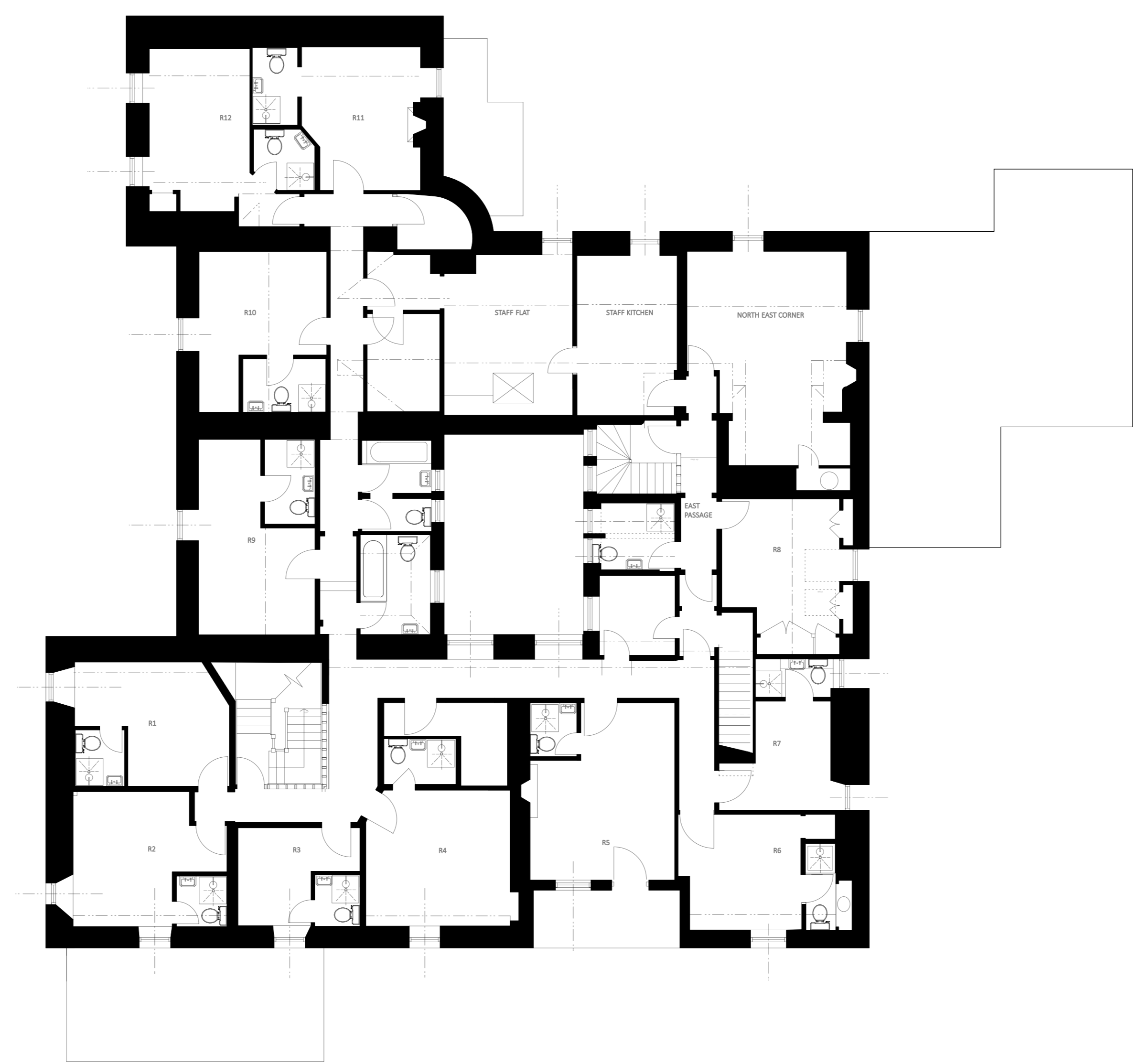


Loch Duich Apartments	
Main Building, Units 1-11 Proposed South Elevation	
Drawing No.	PL106
Revision	
October 2014	

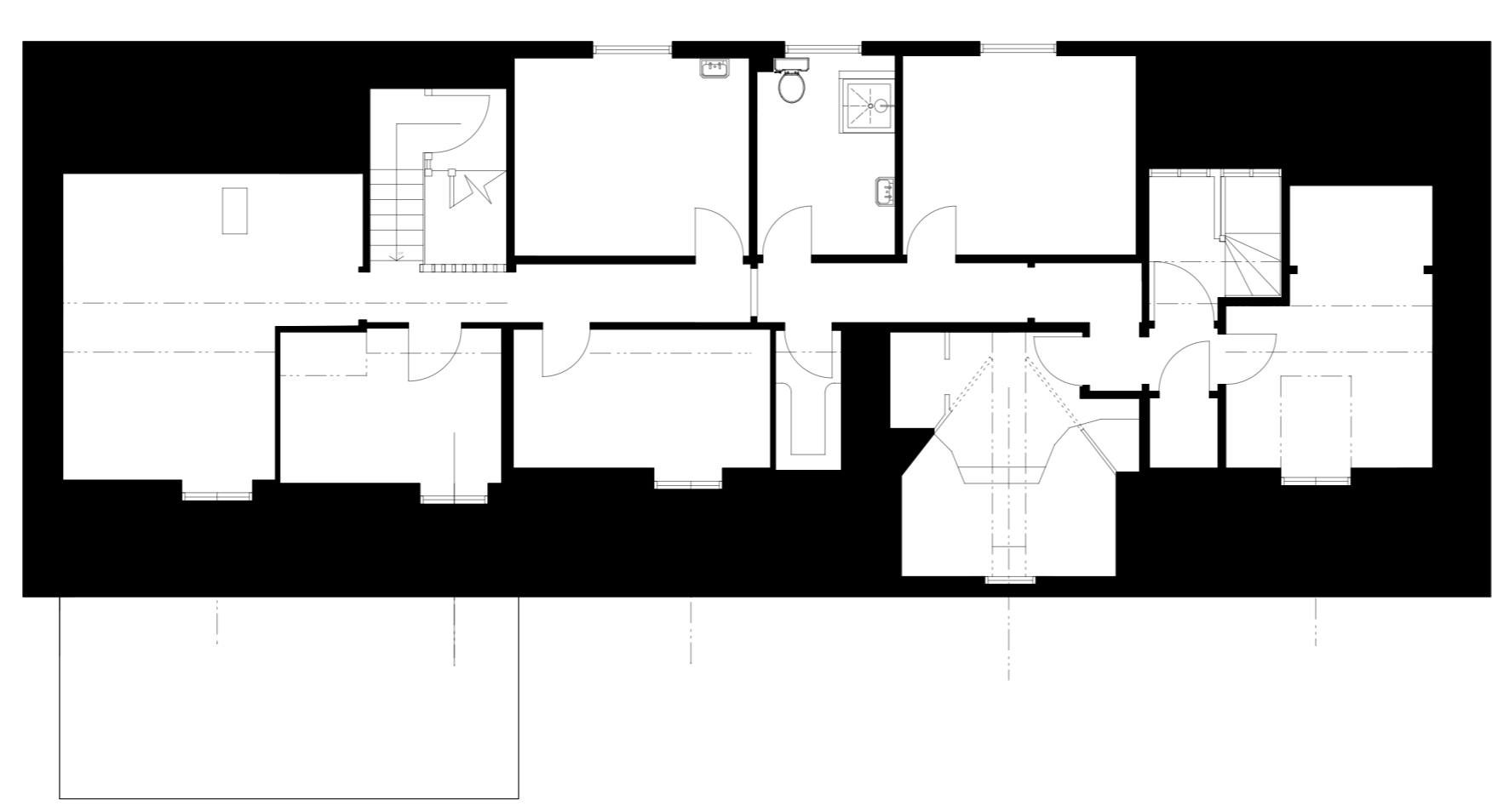
ANTA
ARCHITECTURE



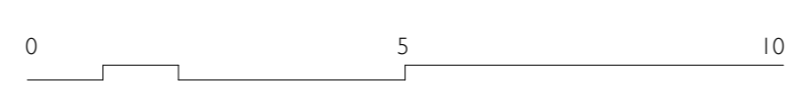
Ground Floor Plan
Scale 1:100 @ A1



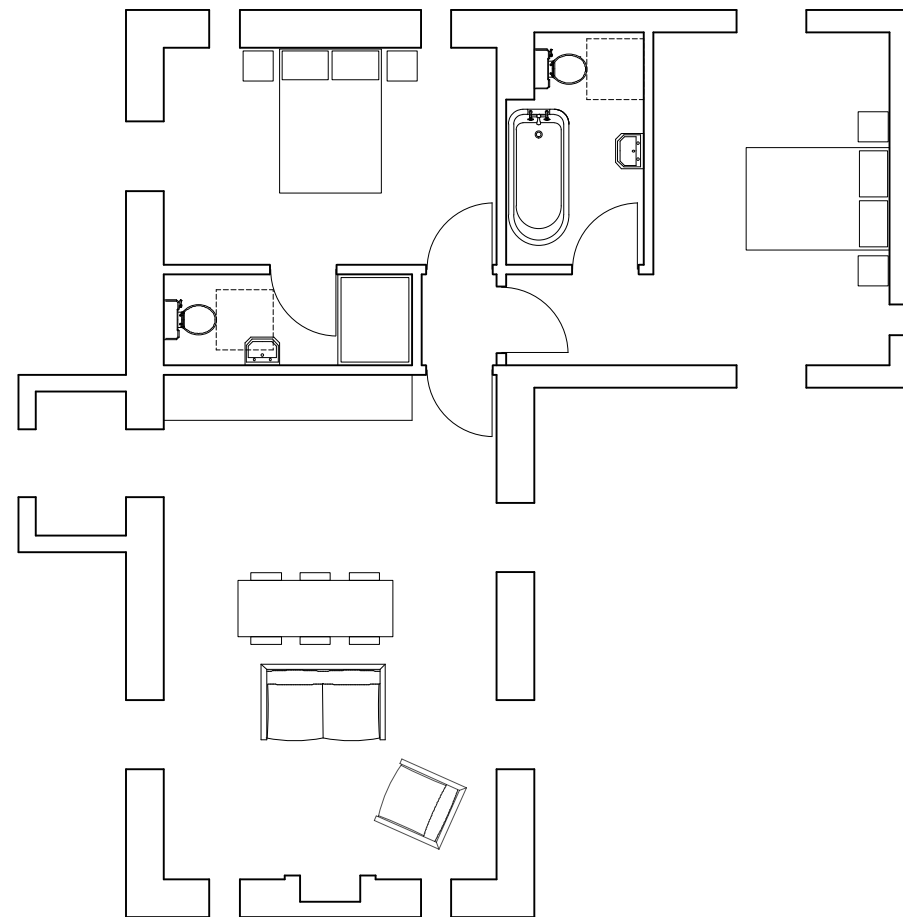
First Floor Plan
Scale 1:100 @ A1



Attic Plan
Scale 1:100 @ A1



EXISTING PLANS

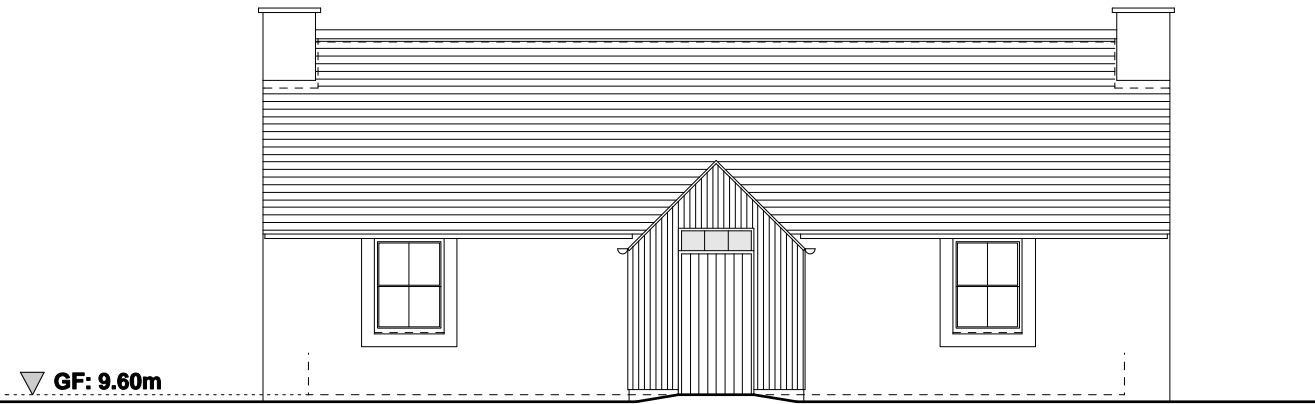


Ground Floor Plan
1:100 @ A3

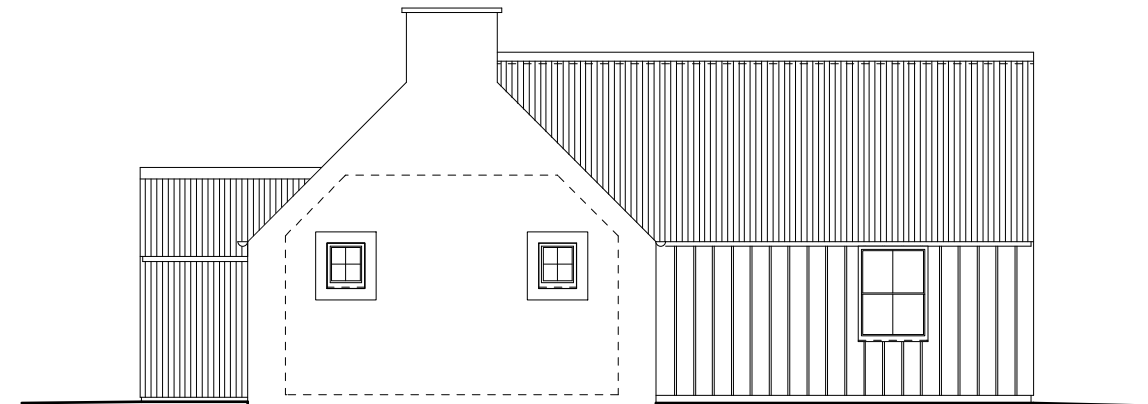


Loch Duich Apartments
Manager's Cottage GF Plan
Drawing No. PL121
Revision
October 2014

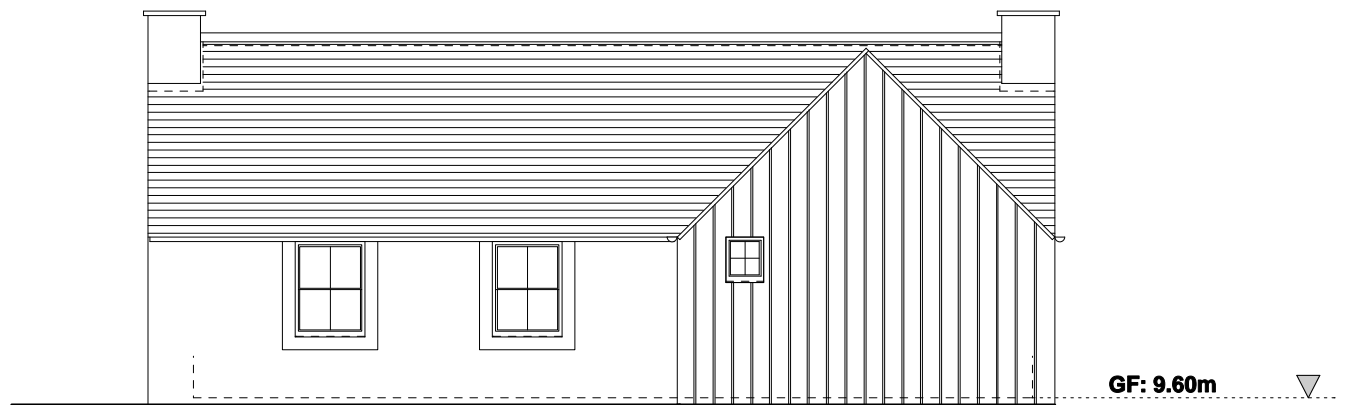
ANTA
ARCHITECTURE



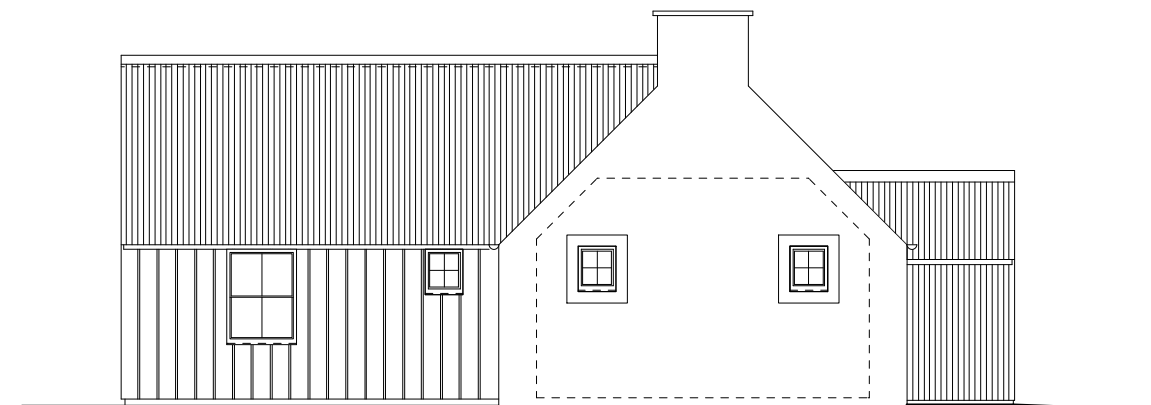
West Elevation
1:100 @ A3



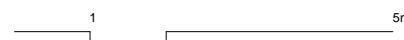
South Elevation
1:100 @ A3



East Elevation
1:100 @ A3



North Elevation
1:100 @ A3



Loch Duich Apartments
Manager's Cottage Proposed Elevation
Drawing No. PL122
Revision
October 2014

ANTA
ARCHITECTURE