

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
28 April 2015**

Agenda Item	5.4
Report No	PLN/024/15

**15/00517/FUL: RSPB on behalf of the Peatlands Partnership
Land 175M NE of Forsinard Hotel Forsinard**

Report by Area Planning Manager

SUMMARY

Description : Erection of field centre with bio mass plant room and flue
(Amendment to previous permission Ref:13/04401/FUL)

Recommendation - GRANT

Ward : 01 - North, West and Central Sutherland

Development category : Local Development

Pre-determination hearing : None

Reason referred to Committee : More than 5 representations from separate addresses as per the scheme of delegation.

1. PROPOSED DEVELOPMENT

- 1.1 The application is in detail for the erection of a new field centre with associated offices, staff and visitor accommodation, foul drainage facilities and car parking on land to the east side of the A897 to the north of the level crossing in the centre of Forsinard. The application is an amended application to that previously considered by Committee on 14 January 2014 (13/04401/FUL). The principal of development has therefore been established on the site and is only changed by the addition of underground heating plant.
- 1.4 The application has been accompanied by a Design Statement.
- 1.5 **Variations:** None

2. SITE DESCRIPTION

- 2.1 The Forsinard Hotel lies around 180m to the southwest of the site. There is a single storey house on site at present and this will be demolished as part of the development. The site is set out to garden curtilage and has a burn between it and the public road.

3. PLANNING HISTORY

- 3.1
- 13/04401/FUL Demolish Existing Dwelling and Erect New Field Centre with Offices, Education Room, Permanent and Visiting Staff Residential Accommodation : RSPB on behalf of the Peatlands Partnership, Land 175M NE of Forsinard Hotel Forsinard.
Application approved by Committee on 14 January 2014.

4. PUBLIC PARTICIPATION

4.1 Advertised : Schedule 3 – 14 days

Representation deadline : 20.03.2015

Timeous representations : 11

Late representations : 0

4.2 Material considerations raised are summarised as follows:

- Design not in keeping with other buildings in area
- Forsinard residents do not want it
- Increase in traffic levels
- Parking spaces visible from road
- Wood chip waste for boiler are pollutant
- Drawings 106185/016 and (RTD)102 of this amendment application differ regarding positioning of boiler and chimney.
- Proposed accommodation space is sub-standard
- Alternatives for field centre at Forsinard
- Use of public funding
- Spoil views around Forsinard
- Bridge works

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 **Contaminated Land Unit** : Our records indicate that the site/ part of this site has a historic use which may be associated with potential land contamination. Condition recommended.

5.2 **Environmental Health** : Generic comments relating to noise. Informative recommended.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 **Highland Wide Local Development Plan 2012**

29	Design Quality and Place Making
36	Development in the Wider Countryside
42	Previously used land
43	Tourism
57	Natural, Built and Cultural Heritage
64	Flood Risk
65	Waste Water Treatment
66	Surface Water Drainage

6.2 **Sutherland Local Plan**

7. **OTHER MATERIAL CONSIDERATIONS**

7.1 **Draft Development Plan**

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance**

Not applicable

7.3 **Scottish Government Planning Policy and Guidance**

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**

8.3.1 The application is in detail for a new field centre at Forsinard which lies on ground owned by RSPB within the Forsinard Flows RSPB Reserve. In their supporting statement, the applicant has indicated that one of the key aims of the Peatlands Partnership and the Flow to the Future Project is to promote peatland restoration and management and to promote engagement with this work, both at Forsinard and elsewhere. They have indicated that the biggest barrier to providing increased opportunities for people to learn about and participate in the ongoing work of the RSPB at Forsinard is the limited availability of local accommodation. There is a limited volunteering programme currently running at the RSPB reserve, but demand outstrips the capacity. There are also academic studies based at Forsinard.

- 8.3.2 The applicants have advised that the existing provisions are limited and that modern facilities are required at Forsinard, both in terms of office space, field centre, teaching space and accommodation.
- 8.3.3 Following the granting of Planning Permission by Committee, the applicant applied for a Building Warrant for the development. Once this was submitted, it was compared against the Planning Permission. The heating plant had been further detailed on the Building Warrant than on the Planning Permission and as a consequence it was judged that the difference between the two was significant enough to require the submission of a new Planning Application to account for the differences. The current Planning Application reflects this difference.
- 8.3.4 Upgrading works to the existing access and vehicle bridge crossing over the burn were identified as part of the previous application (13/04401/FUL).
- 8.3.5 The principal of development has been established on the site and the only element which require further consideration is the incorporation of the underground heating plant. The **proposal differs from that previously considered by Committee insofar as** the heating plant has now been fully detailed and as a result of this, it takes up a larger space than that originally set out in the previous application. The plant is buried on the eastern elevation of the building; it would not be visible from this elevation as it is sunk into the ground. It is considered that this modification to the previously approved scheme to accommodate the heating plant is acceptable.

8.4 **Material Considerations**

Representations set out in section 4.2 relate to the following:

- Design not in keeping with other buildings in area – *Planning comment* – Committee previously approved the previous building **(13/04401/FUL)**.
- Lacks community support – *Planning comment* - Committee previously approved the previous building **(13/04401/FUL)**.
- Increase in traffic levels; parking spaces visible from road – *Planning comment* – The development has parking provision within its curtilage for staff and visitors
- Drawings 106185/016 and (RTD) 102 of this amendment application differ regarding positioning of boiler and chimney – *Planning comment* – The difference between the plans is noted and clarification has been sought from the agent.
- Spoil views around Forsinard – *Planning comment* – The site lies within the village and replaces an existing house.
- Bridge works – *Planning comment* – *Various works were proposed to the bridge as part of the original planning application.*

Melvich Community Council (12.04.2015) did not comment on the original planning application in 2013 as no comment was received from members of the community. However all the then members of the Community Council were in favour of the application. It was only after consent had been given that members of the Forsinard community approached the Community Council with their objections. Subsequent to the approval, 2 Community Council members did attend the first

liaison meeting of the residents with the Peatland Partnership and were not impressed with the projects apparent casual attitude to the residents concerns re the detail of the implementation of the proposal.

With regard to the current application, 15/00517/FUL, of the current 8 members, the views of 2 of the 8 members have had to be discounted as they have a declared interest; one is a local Forsinard resident who has lodged a formal objection; the second is an employee of RSPB who has been involved with preparing the application.

The other 6 members of Melvich Community Council note the objections of the local Forsinard community to the revised application for the Field Centre being proposed by the Peatland Partnership. However in the view of these members the objections are either covered by statutory regulations or are not sufficient to outweigh the laudable aims of the project and members in general support the application.

However is it not possible, even at this late stage, for the Peatland Partnership to consider some of the residents objections, e.g. locating all the car parking behind the building, reducing emissions by using a combination of ground/air source/solar heating, landscaping to partially/fully screen the building?

8.5 **Other Considerations – not material**

- Use of public funding
- Proposed accommodation space is sub-standard
- Alternatives for field centre at Forsinard

- Wood chip waste for boiler are polluting – *Planning comment* – Any discharge from the flue is subject to assessment under non-Planning legislation by SEPA.

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

None

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.

The development of a purpose built visitor centre is considered to accord with the Development Plan policies for the area. It will provide a purpose designed building for educational and scientific purposes allowing study of the landscape, flora and fauna of the Forsinard Flows.

10. RECOMMENDATION

Action required before decision issued

Subject to the above, it is recommended the application be **Approve** subject to the following conditions and reasons / notes to applicant:

1. Foul drainage shall be by means of a septic tank and land soakaway. For the avoidance of doubt, the developer shall submit full details in writing and on plan of the finalised foul drainage system, all for the approval in writing of the Planning Authority in consultation with the Building Standards Authority, and prior to the commencement of development. The development shall thereafter be undertaken in accordance with the approved details.

Reason : In the interests of amenity and for the avoidance of doubt.

2. No development shall commence on the demolition of Keeper's Cottage until the developer has undertaken a bat survey of the building. Should bats be identified by the survey, the developer shall provide mitigation measures, including a species protection plan and appropriate timing of the works, all for the agreement in writing of the Planning Authority in consultation with SNH. For the avoidance of doubt, the development shall thereafter be undertaken in accordance with the identified mitigation measures.

Reason : In order to protect the natural heritage interests of the site and for the avoidance of doubt.

3. No development shall commence on Keeper's Cottage until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:

a) 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 submitted to and agreed 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;

b) 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;

c) measures to deal with contamination during construction works;

d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;

e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of 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.

4. Before the first use of the building, all the parking and access arrangements, including the surfacing of the access and upgrading of the bridge, shall be undertaken to the satisfaction of the Planning Authority.

Reason : In the interests of road safety and amenity.

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 and 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 and 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 and 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.

Plant and Machinery Noise

All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels and Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

No development shall commence on site until a scheme for protecting properties adjacent to the development site from construction-related dust has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall be implemented before any development commences and be maintained until development is complete.

Signature: Dafydd Jones

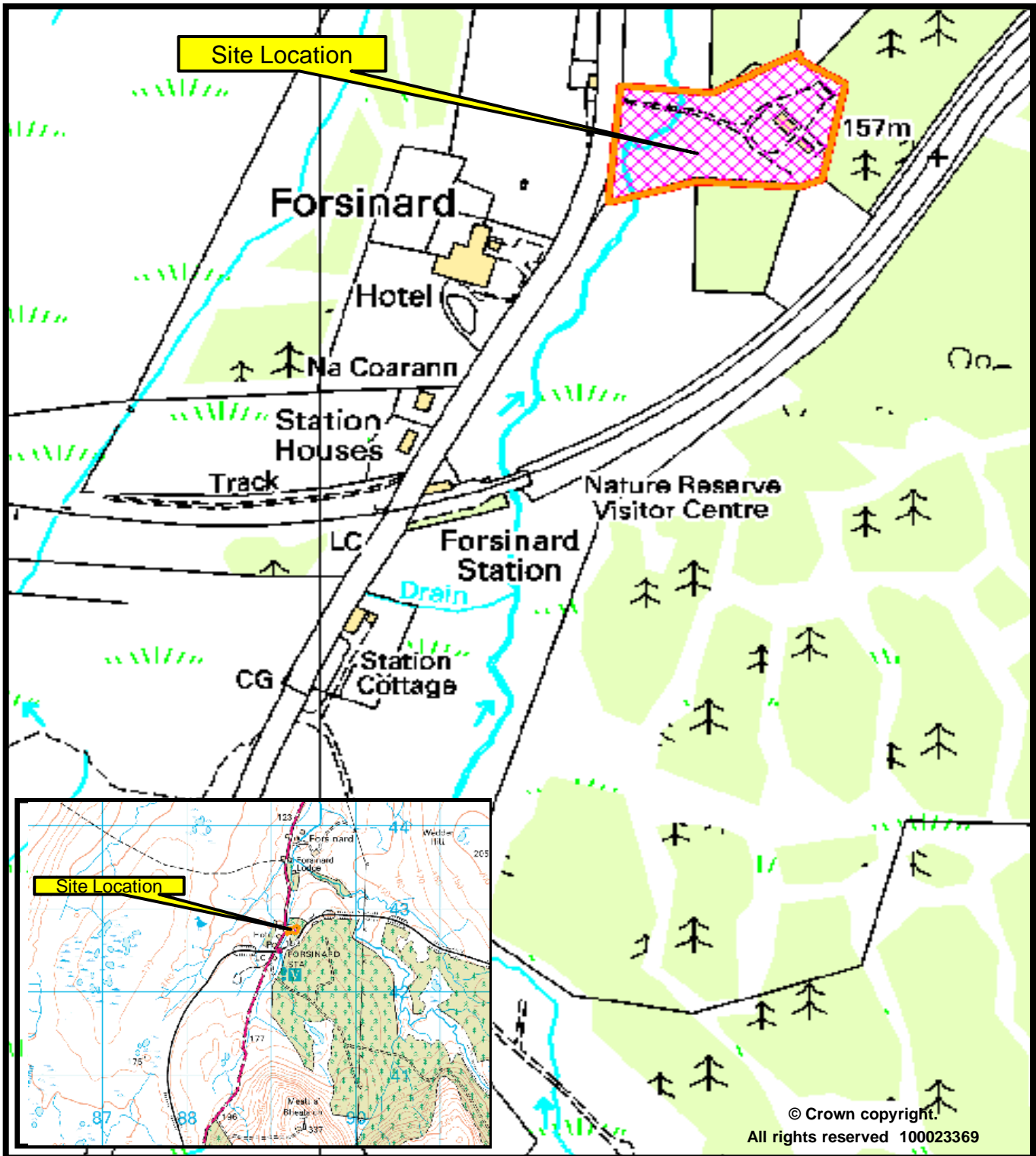
Designation: Area Planning Manager North

Author: Bob Robertson

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

Relevant Plans:

- First floor RT6 103F
- First floor RT6 104
- Section RT6 201C
- Elevation RT6 302C
- Site 001(1)F
- Water tank 106185/016 B
- Location RT6 002 B
- Ground floor RT6 101F
- Ground floor RT6 102F
- Roof RT6 106 C
- Section (RT6)201 C
- Section (RT6)202 D
- Elevation (RT6)303 C
- Road 106185/011 B
- Drainage 106185/012 C
- Drainage 106185/014 A



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The Highland Council
Comhairle na Gàidhealtachd

Planning & Development Service

15/00517/FUL

Erection of field centre with Bio mass plant room and flue (Amendment to previous planning permission Ref:13/04401/FUL) at Land 175m NE of Forsinard Hotel, Forsinard.

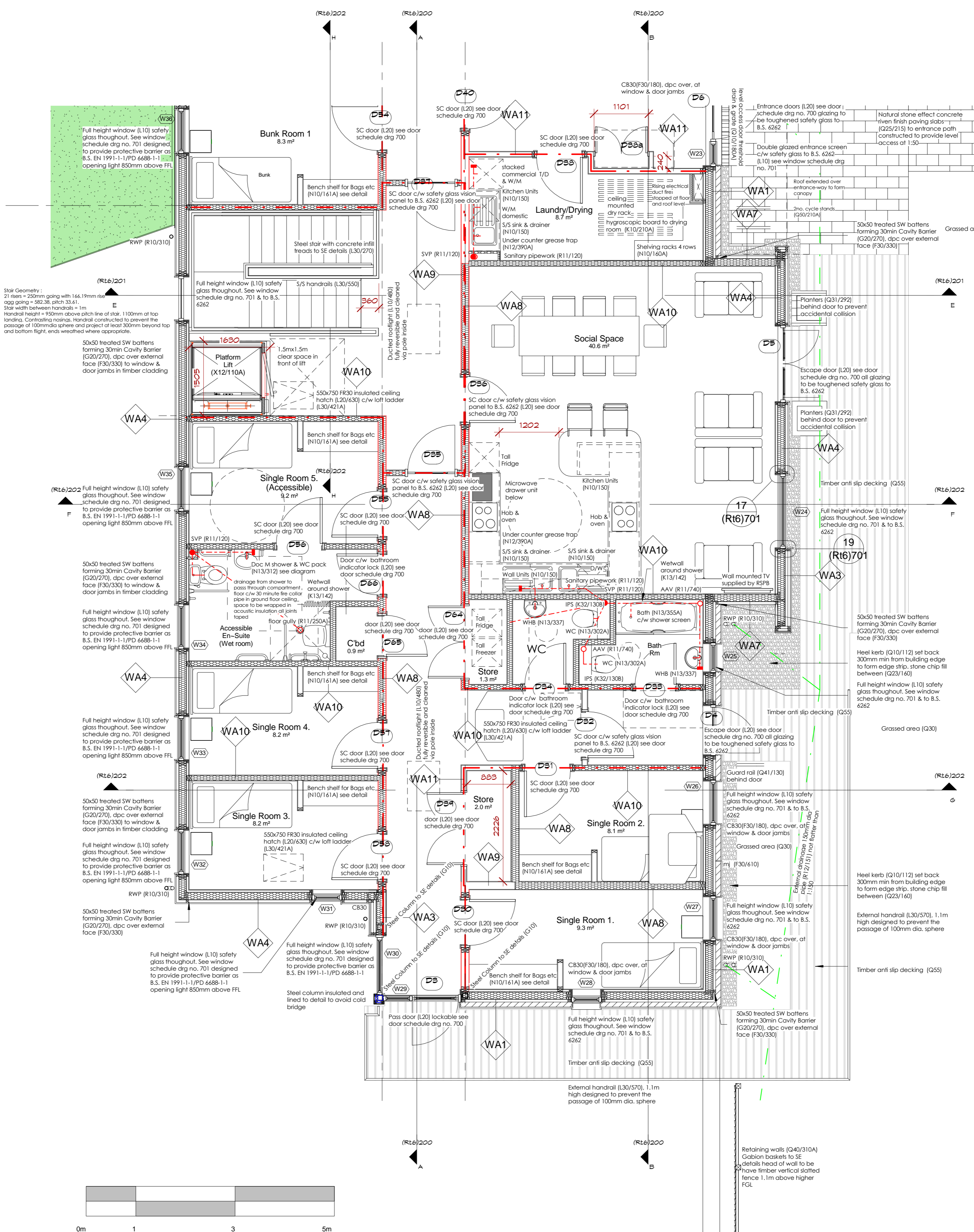
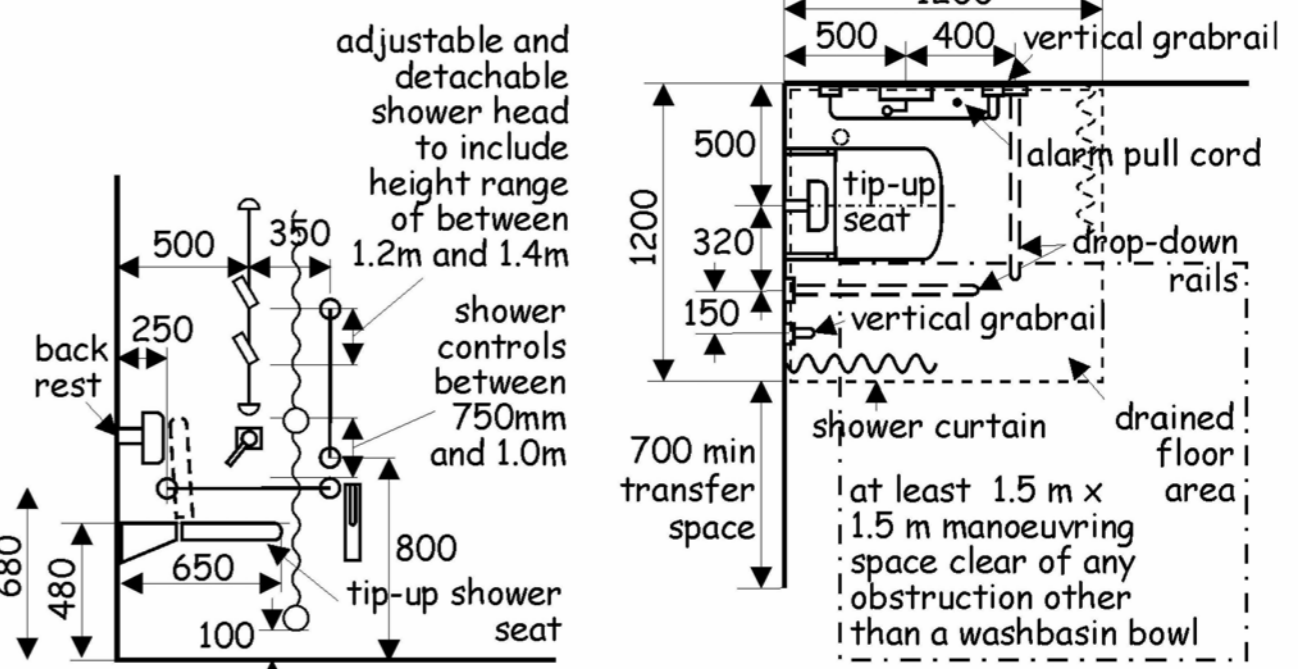
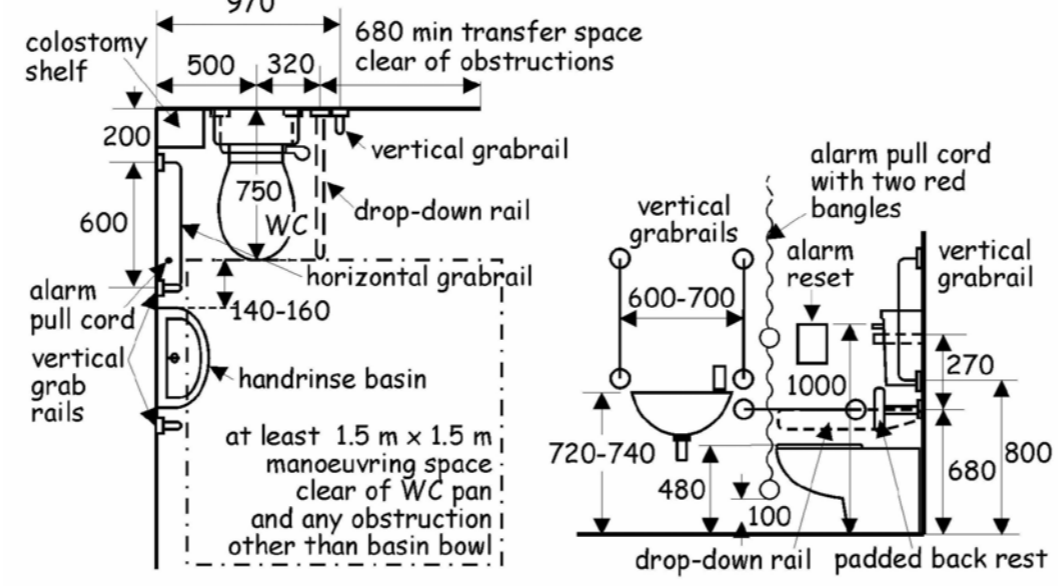
Date: 14/05/2015

N



Provisions within an accessible shower room

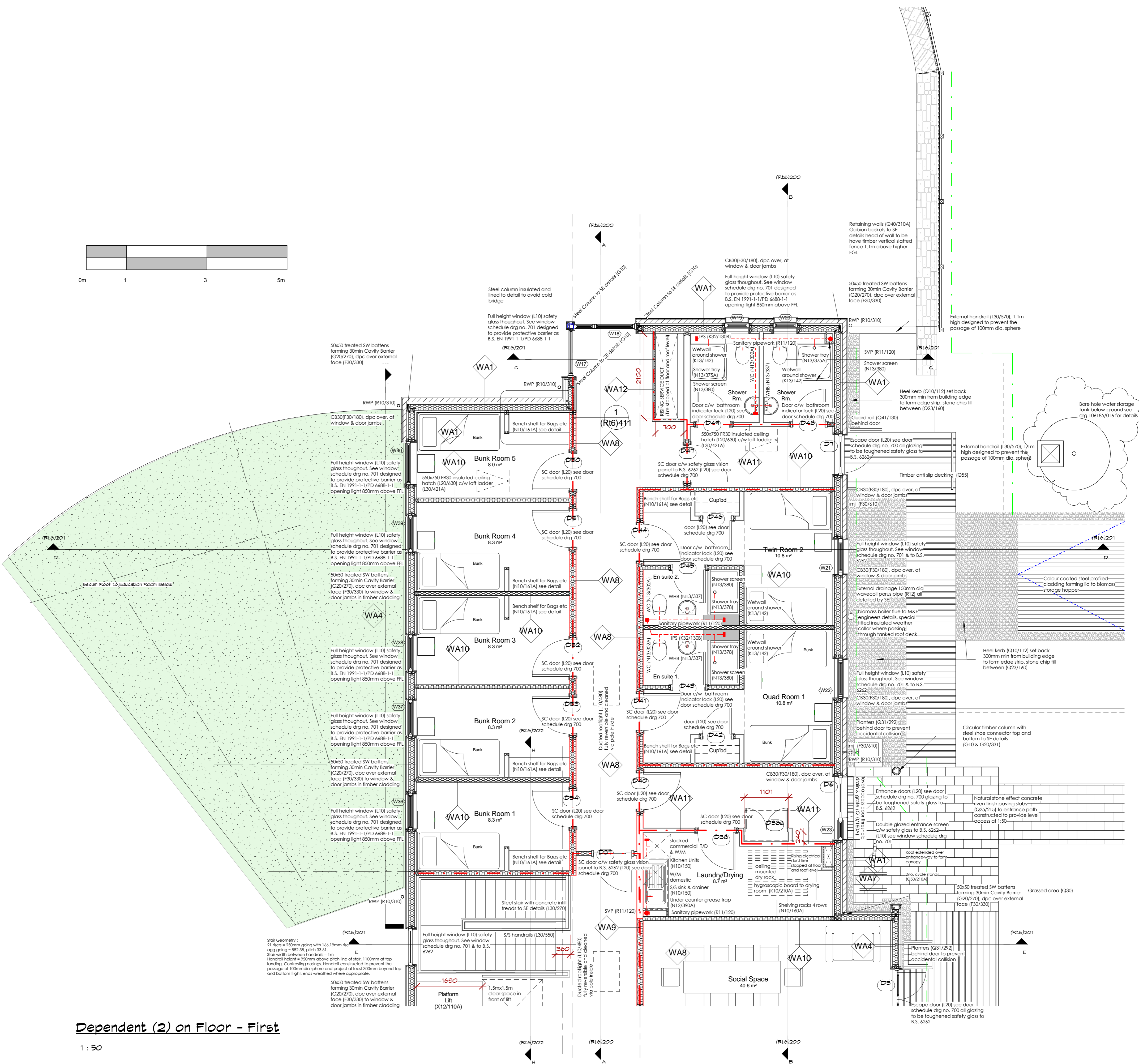
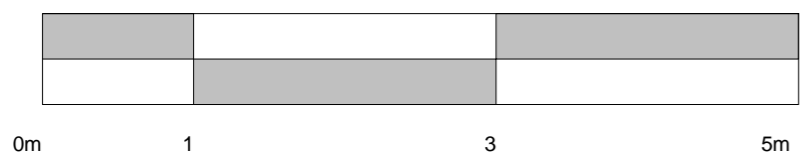
Provision within an accessible toilet



Dependent on Floor - First
1 : 50

Rev. A - 241114 - Building warrant application - SL
Rev. B - 03/21/14 - RSPB internal alterations added & issued for approval - SL
Rev. C - 03/21/14 - RSPB internal alterations added & issued for approval - SL
Rev. D - 03/21/14 - RSPB internal alterations added & approved - SL
Rev. E - 14/01/15 - H&S references added - SL
Rev. F - 23/12/15 - TENDER ISSUE - SL

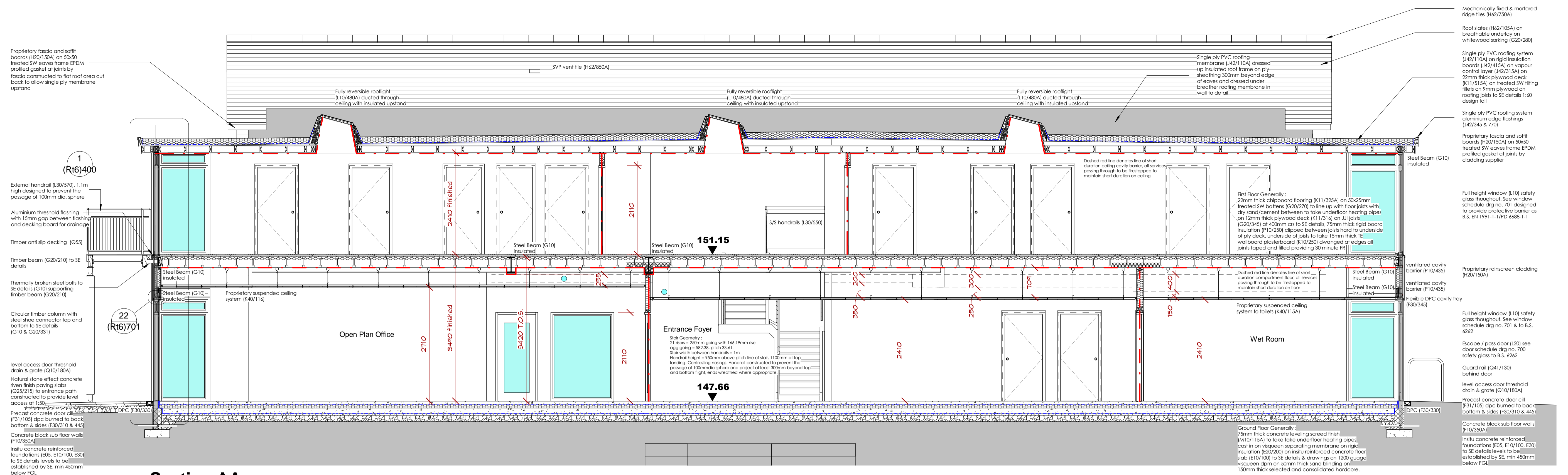
Client RSPB on behalf of the Peatland Partnership	COLIN ARMSTRONG ASSOCIATES Chartered Architects		
Project Proposed Field Centre Forsinard Flows, Sutherland			
Drawing title First Floor GA Plan (1 of 2)	Scale 1 : 50 @ A1	Date 09/11/14	Revision F
Drwg No. (R16)103	Job No. 1387	Drawn SL	



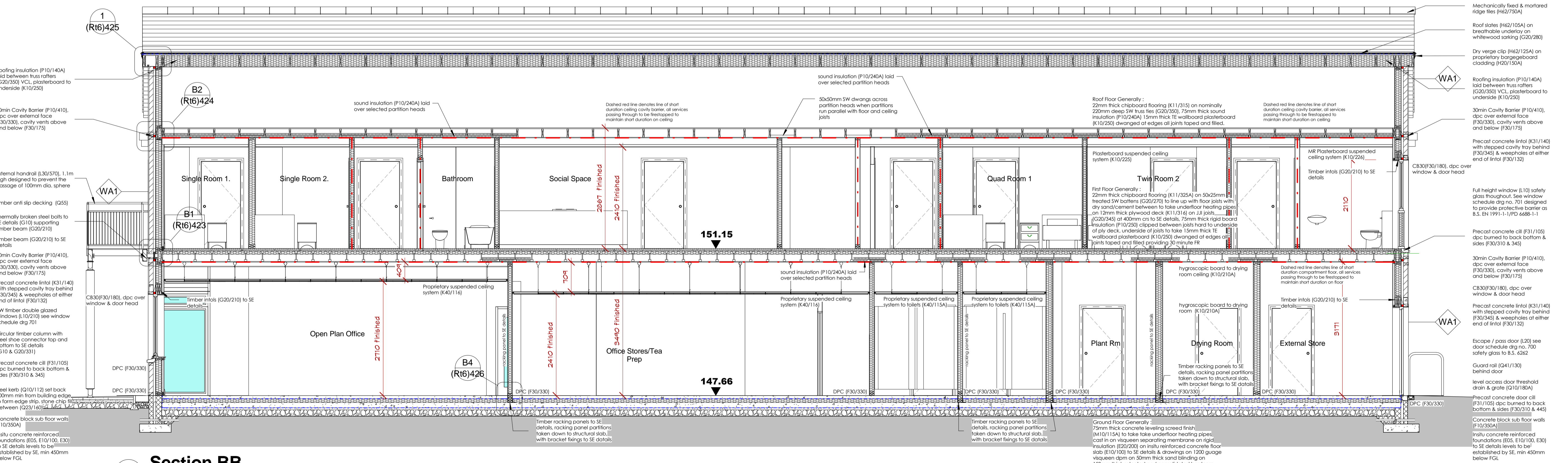
Rev. A - 241114 - Building warrant application - SL
 Rev. B - 031214 - RSPB internal alterations added & issued for approval - SL
 Rev. C - 031214 - RSPB internal alterations added & issued for approval - SL
 Rev. D - 051214 - RSPB internal alterations added & approved - SL
 Rev. E - 140115 - NBS references added - SL
 Rev. F - 220115 - Bone hole water tank added, TENDER ISSUE - SL

Client RSPB on behalf of the Peatland Partnership	Drawing title First Floor GA Plan (2 of 2)		
Project Proposed Field Centre Forsinard Flows, Sutherland	Scale 1 : 50 @ A1	Date 09/11/14	Revision F
	Dwg No. (R16)104	Job No. 1387	Drawn SL

COLIN ARMSTRONG ASSOCIATES
 Chartered Architects



A Section AA
1 : 50



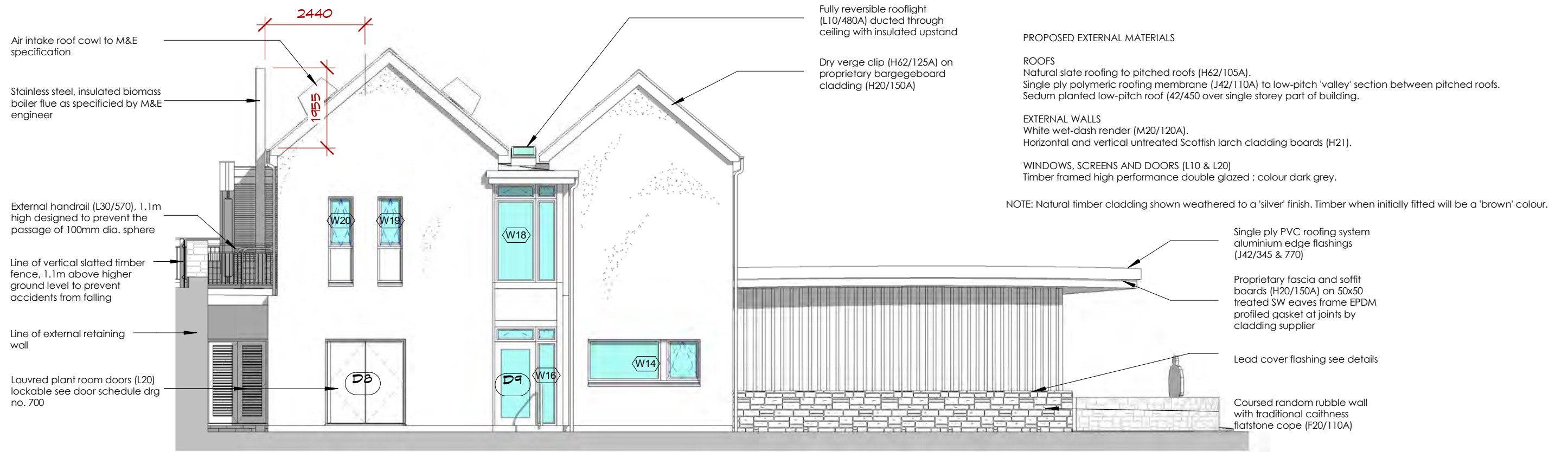
B Section BB
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Client	RSPB on behalf of the Peatland Partnership
Project	Proposed Field Centre Forsinard Flows, Sutherland

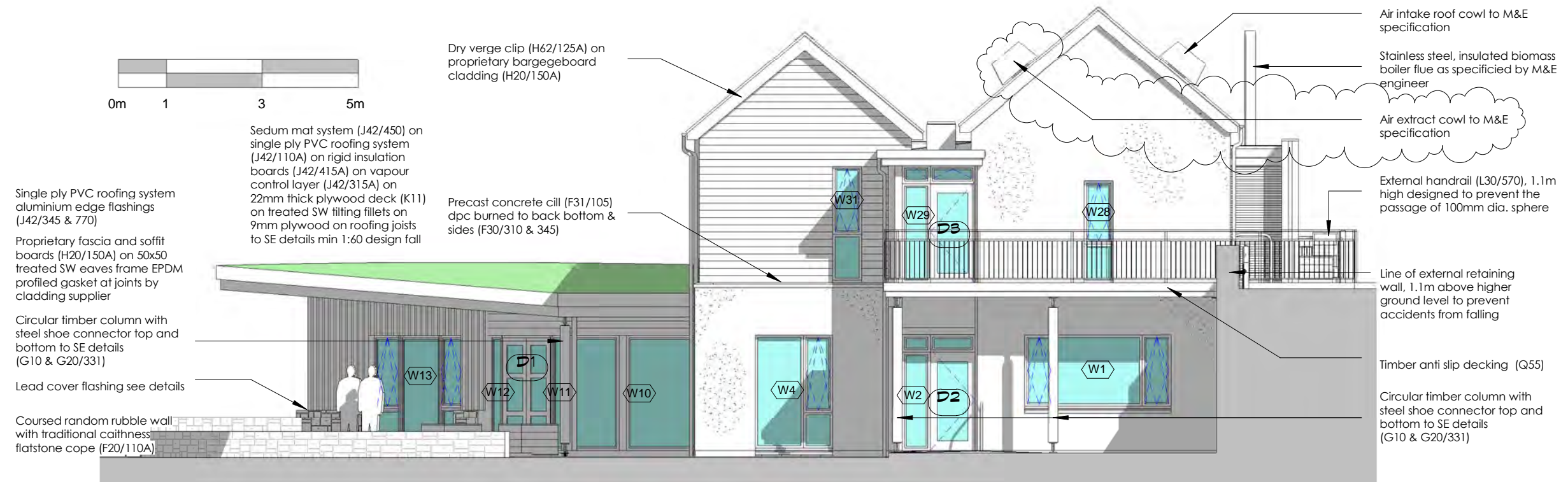
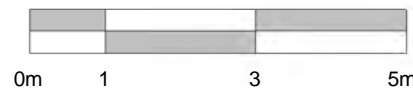
COLIN ARMSTRONG ASSOCIATES
Chartered Architects

Rev. A - 241114 - Building warrant application - SL
Rev. B - 191214 - Detail refs added - SL
Rev. C - 230115 - NBS references & BW comments added. TENDER ISSUE - SL

Drawing title		
Section AA & BB		
Scale	Date	Revision
1 : 50 @ A1	09/19/14	C
Drwg No.	Job No.	Drawn
(R16)200	1387	SL



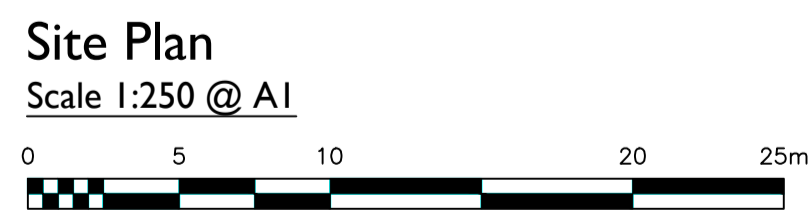
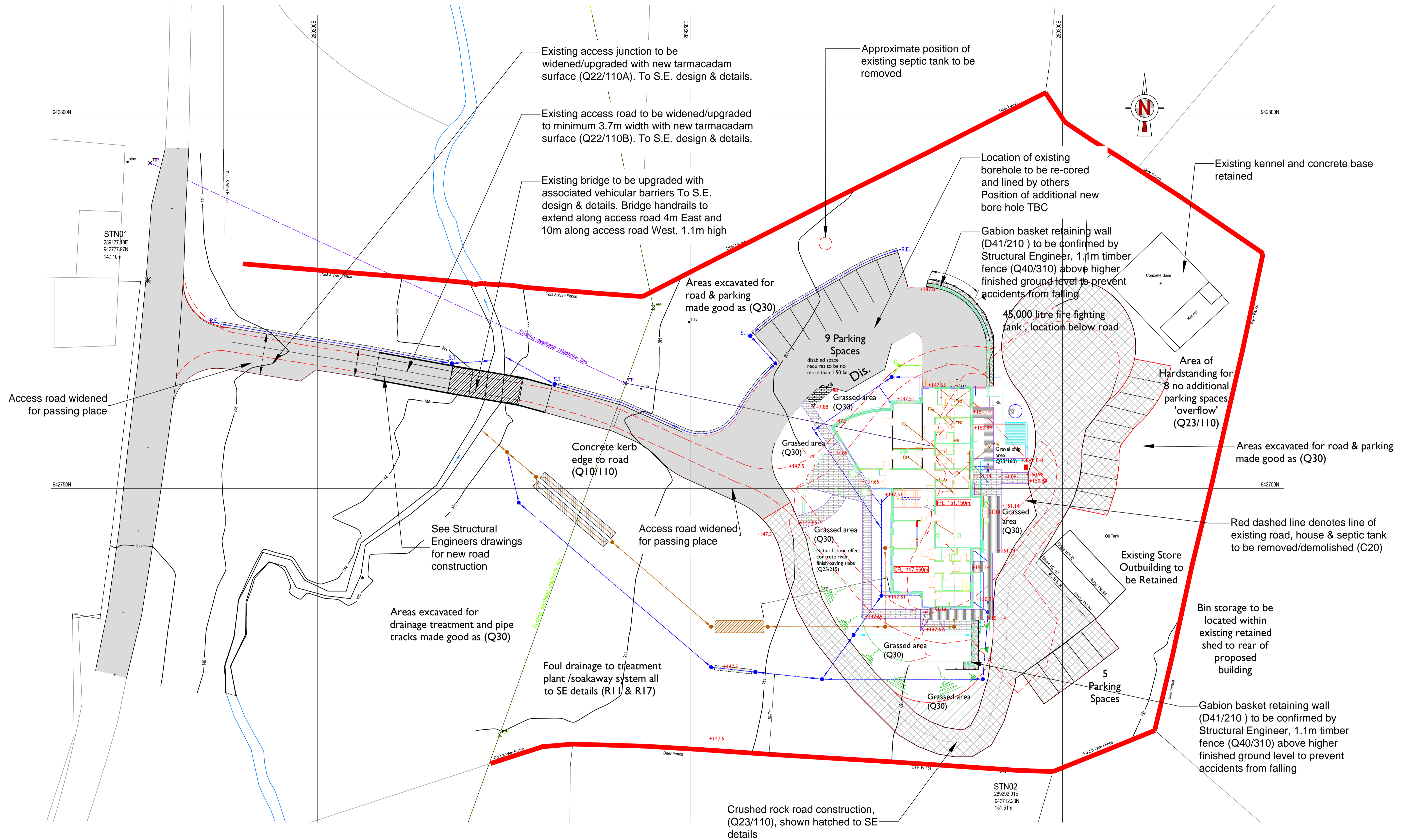
2 NORTH ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100

Rev. A - 241114 - Building warrant application - SL
 Rev. B - 060115 - Air extract relocated to roof cowl - SL
 Rev. C - 230115 - NBS references added, TENDER ISSUE - SL

Client RSPB on behalf of the Peatland Partnership	COLIN ARMSTRONG ASSOCIATES Chartered Architects	Drawing title NORTH & SOUTH ELEVATIONS		
Project Proposed Field Centre		Scale 1 : 100 @ A3	Date November 2013	Revision C
Forsinard Flows, Sutherland		Drwg No. (Rt6)302	Job No. 1387	Drawn DJC / SL



Client
Royal Society for the Protection of Birds (RSPB)

Project
**Proposed Field Centre
Forsinard Flows, Sutherland**

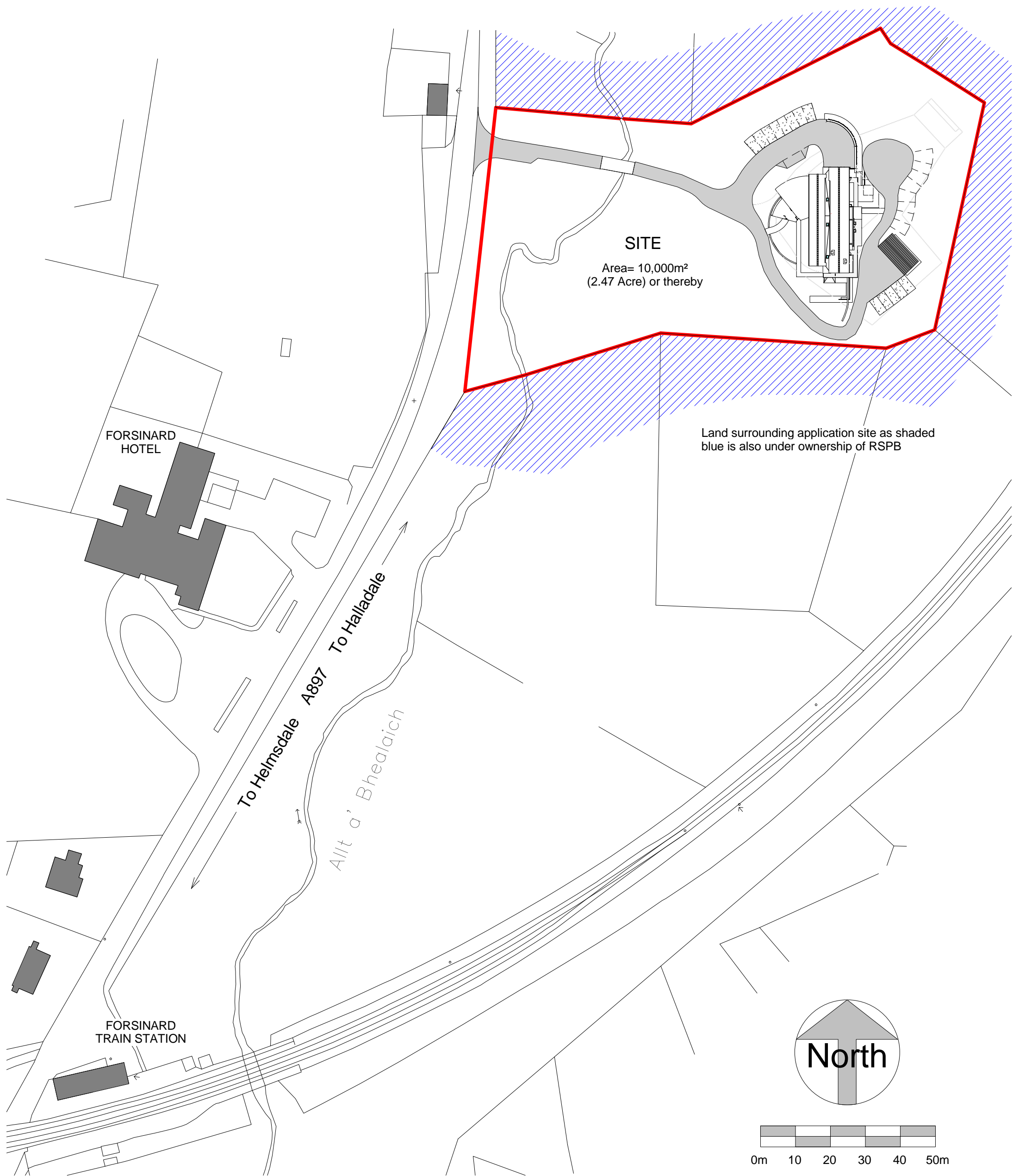
COLIN ARMSTRONG ASSOCIATES
Chartered Architects

Rev. B - 230914 - Proposed levels added - SL
Rev. C - 201114 - Bridge handrail extended - SL
Rev. D - 241114 - Building warrant application - SL
Rev. E - 111214 - Fairhurst information added, NBS references added - SL
Rev. F - 230115 - TENDER ISSUE - SL

LYLE HOUSE, PAVILION 1, FAIRWAYS BUSINESS PARK, INVERNESS, IV2 6AA.
TEL NO: 01463 712288 / FAX NO: 01463 712055 / EMAIL: architects@colinarmstrong.com

Drawing Title Site Layout Plan			
Scale 1:250	Sheet A1	Date Sept. '14	Drawn by CP/SL
Job Number 1387	Drwg. No. 001(1)	Revision F	

\\CAAHQ02\CAD\DOCUMENTS\1387 NEW FIELD CENTRE FOR RSPB\DRAWINGS\CURRENT\1387 - 001.DWG

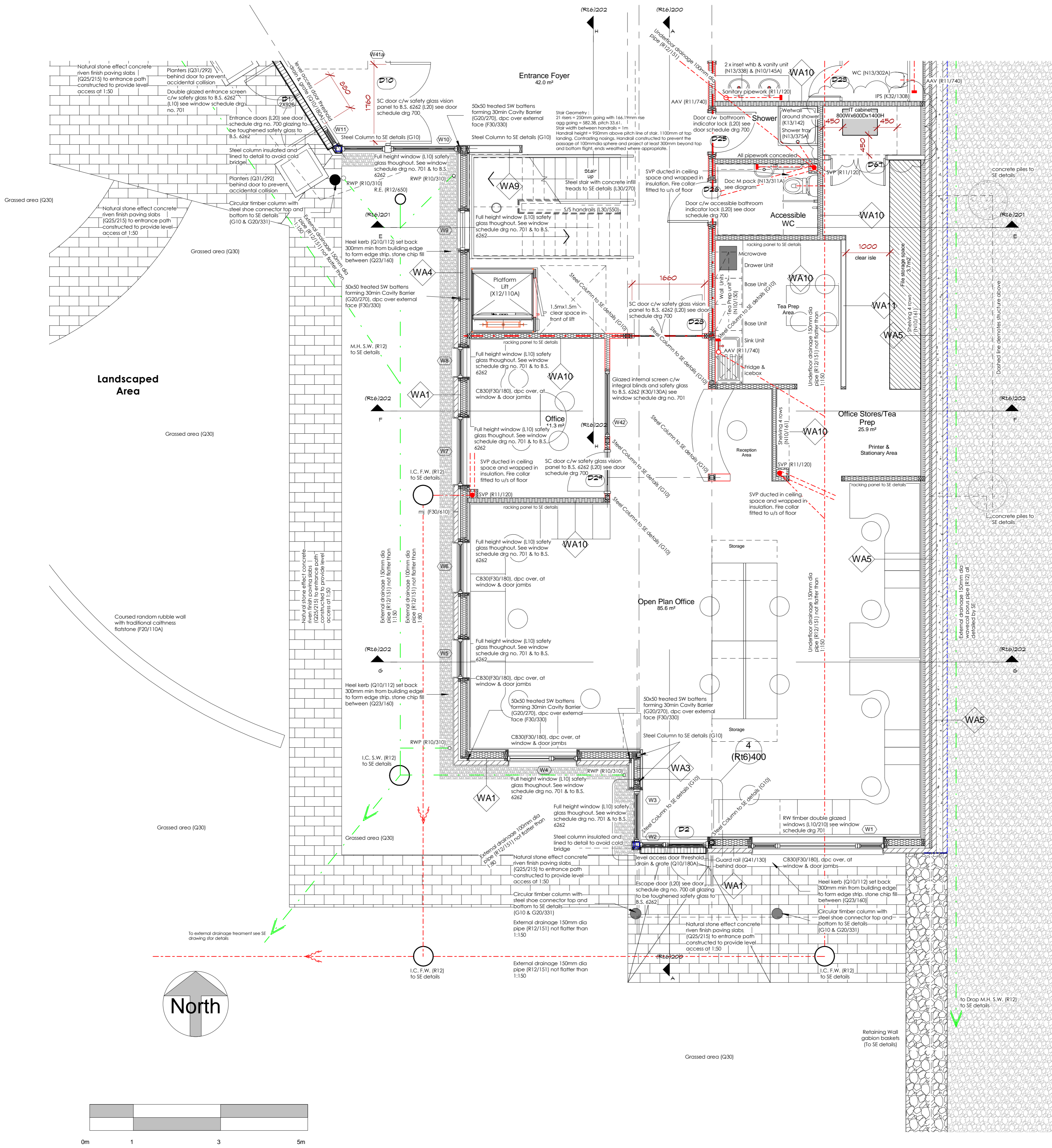
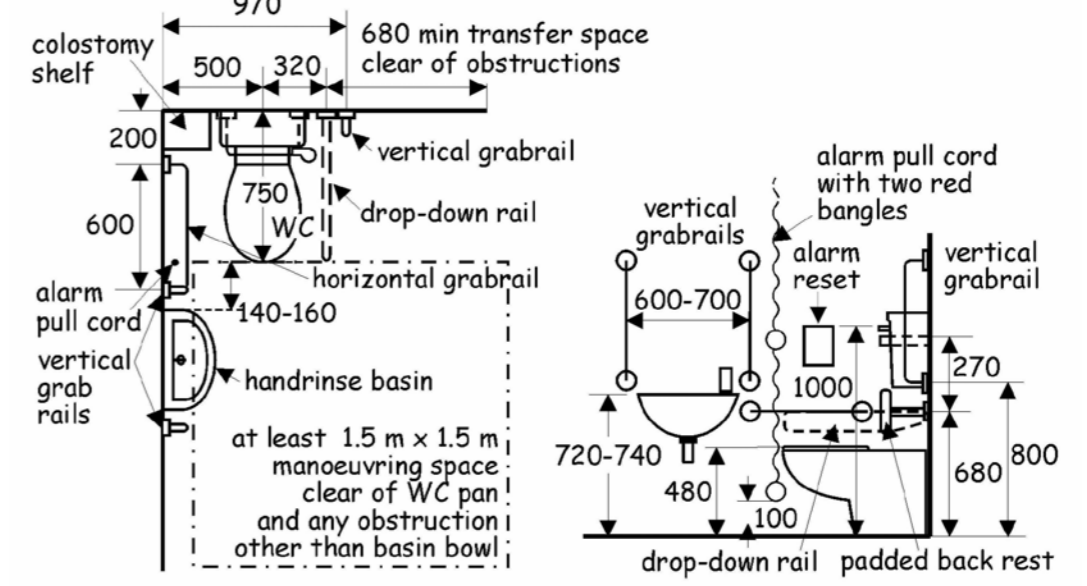


COLIN ARMSTRONG ASSOCIATES
Chartered Architects

Rev. A - 241114 - Building warrant application - SL
Rev. B - 231215 - TENDER ISSUE - SL

Client RSPB on behalf of the Peatland Partnership	Drawing title Site Location Plan		
Project Proposed Field Centre Forsinard Flows, Sutherland	Scale 1 : 1000 @ A3	Date August 2013	Revision B
	Drwg No. (Rt6)002	Job No. 1387	Drawn DJC

Provision within an accessible toilet

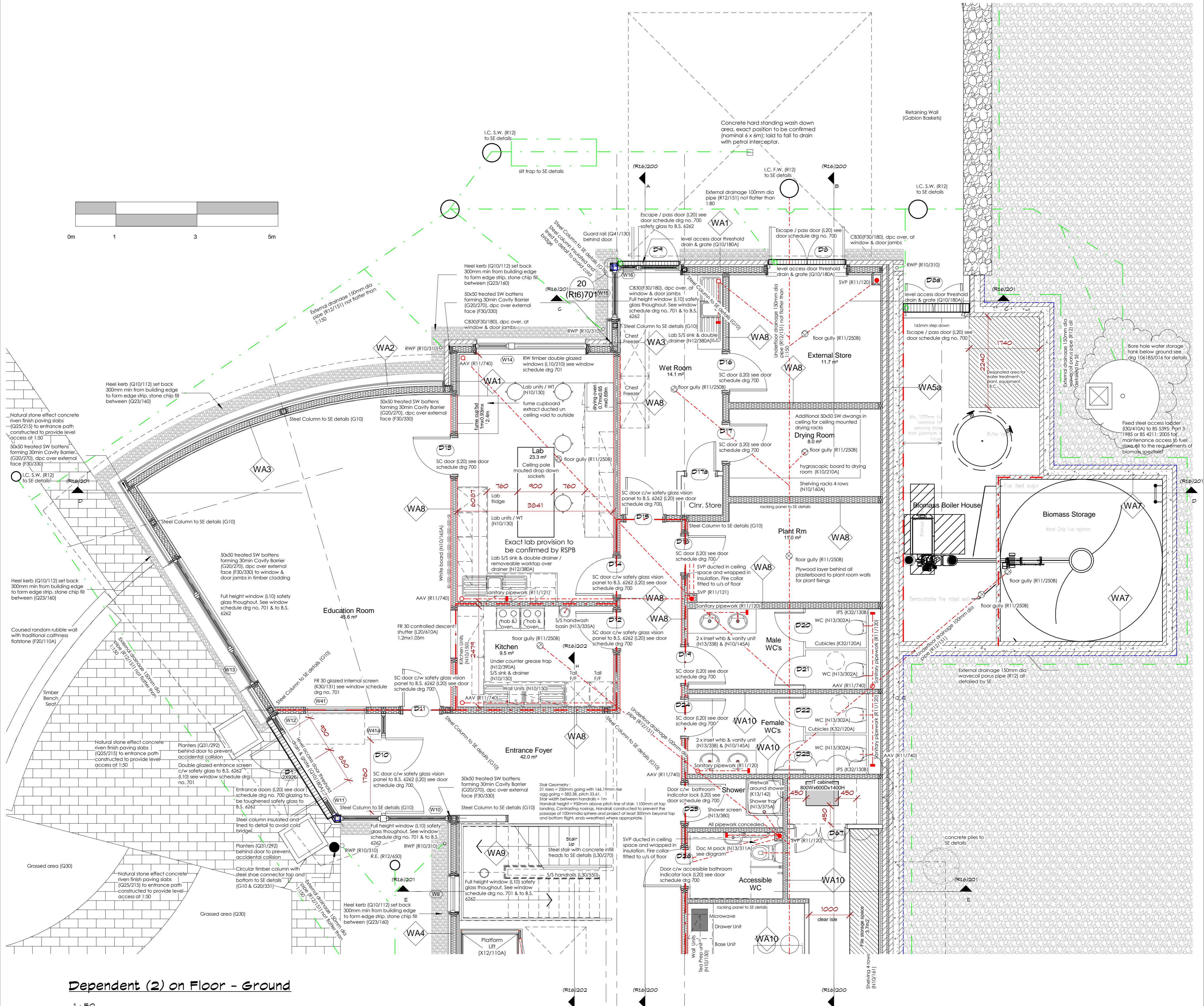


Dependent on Floor - Ground

1 : 50

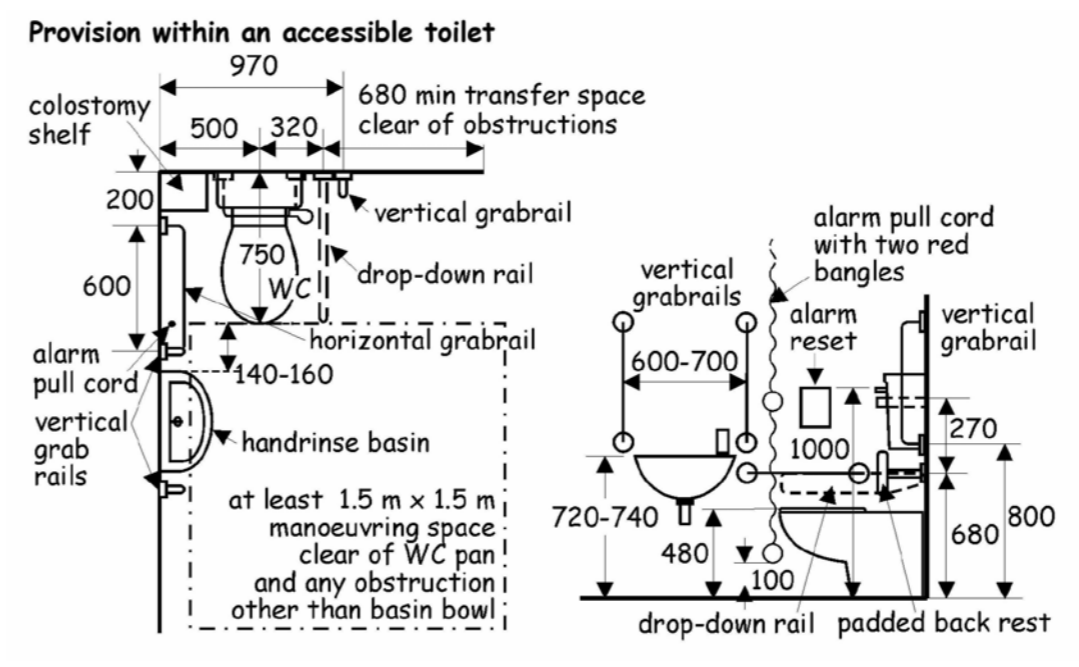
Rev. A - 241114 - Building warrant application - SL
 Rev. B - 031214 - RSPB internal alterations added & issued for approval - SL
 Rev. C - 031214 - RSPB internal alterations added & issued for approval - SL
 Rev. D - 051214 - RSPB internal alterations added & approved - SL
 Rev. E - 140115 - NBS references added - SL
 Rev. F - 231215 - TENDER ISSUE - SL

Client RSPB on behalf of the Peatland Partnership	COLIN ARMSTRONG ASSOCIATES Chartered Architects			Drawing title Ground Floor GA Plan (1 of 2)	
				Scale 1 : 50 @ A1	Date 09/11/14
Project Proposed Field Centre Forsnard Flows, Sutherland	Drwg No. (R16)101		Job No. 1387	Drawn SL	



Dependent (2) on Floor - Ground

1 : 50

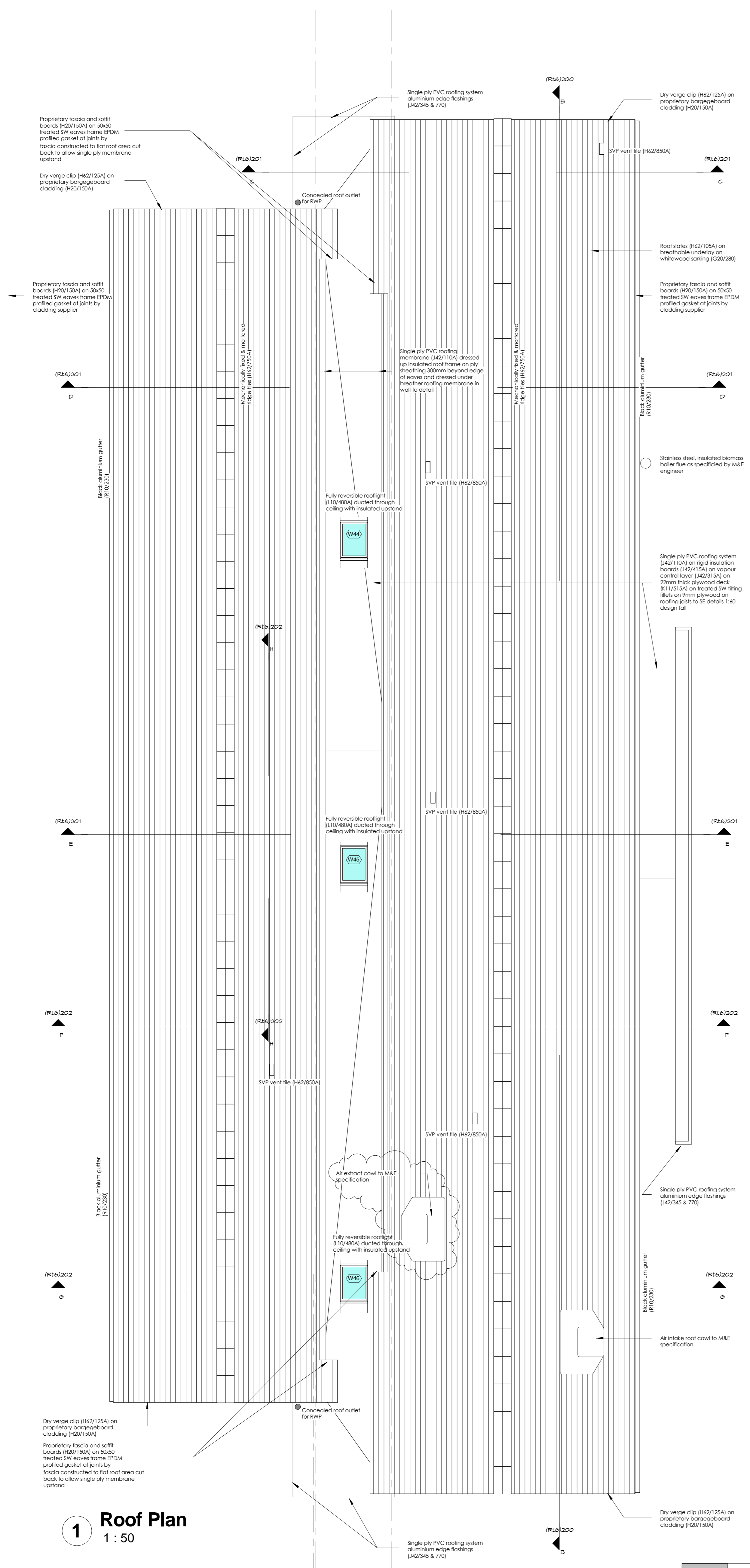


Rev. A - 241114 - Building warrant application - SL
 Rev. B - 031214 - RSPB internal alterations added & issued for approval - SL
 Rev. C - 031214 - RSPB internal alterations added & issued for approval - SL
 Rev. D - 051214 - RSPB internal alterations added & approved - SL
 Rev. E - 140115 - NBS references added - SL
 Rev. F - 220115 - Bore hole water tank added TENDER ISSUE - SL

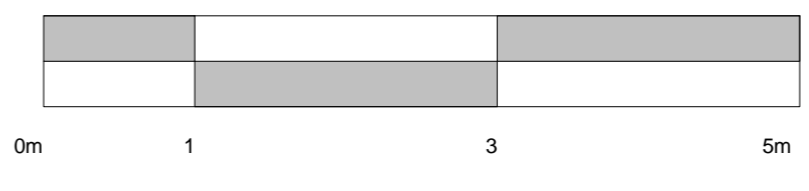
Client	RSPB on behalf of the Peatland Partnership
Project	Proposed Field Centre Forsinard Flows, Sutherland

COLIN ARMSTRONG ASSOCIATES
 Chartered Architects

Drawing title		
Ground Floor GA Plan (2 of 2)		
Scale	Date	Revision
1 : 50 @ A1	09/11/14	F
Drwg No.	Job No.	Drawn
(Rt6)102	1387	SL

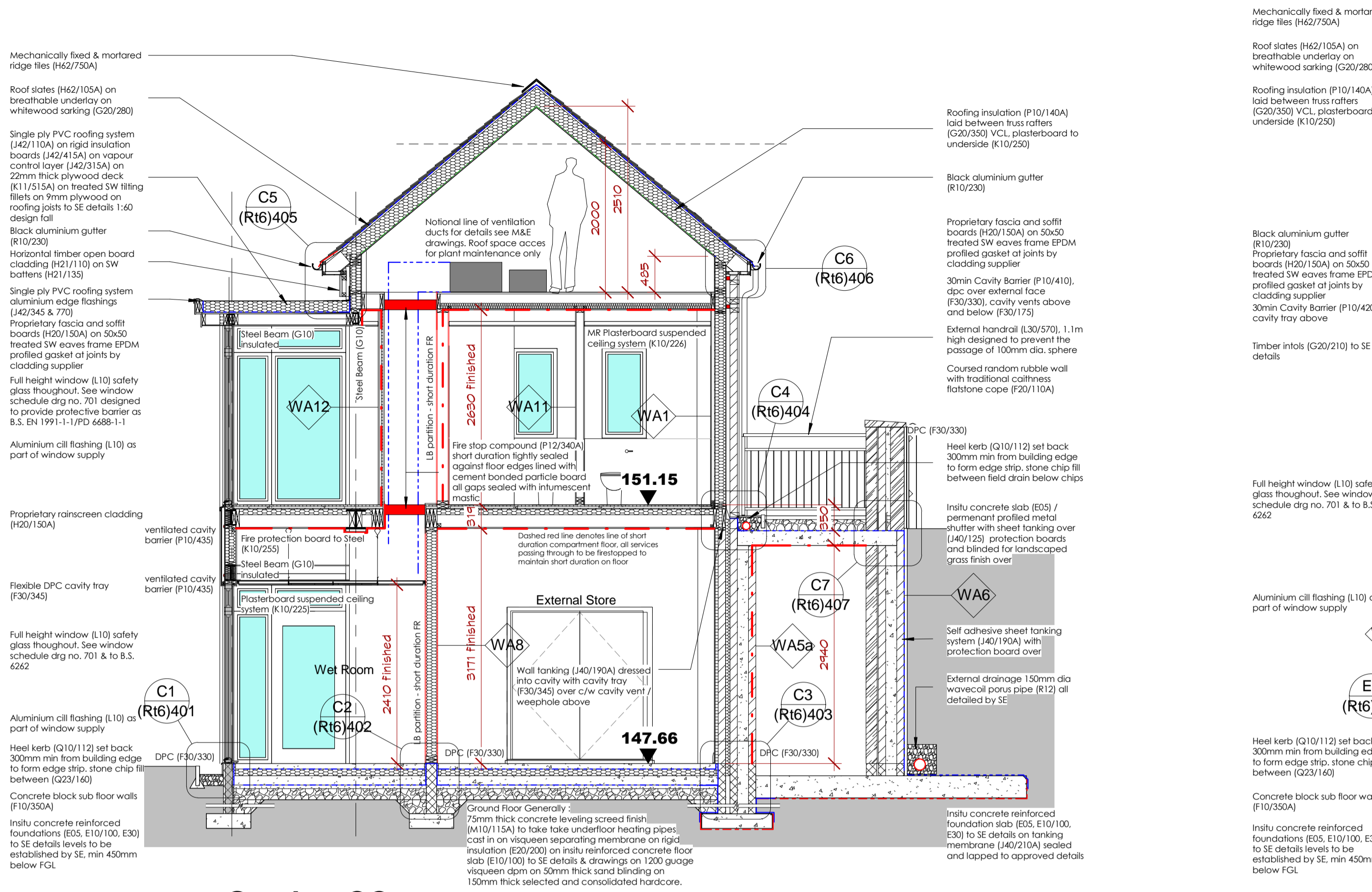


1 Roof Plan
1 : 50

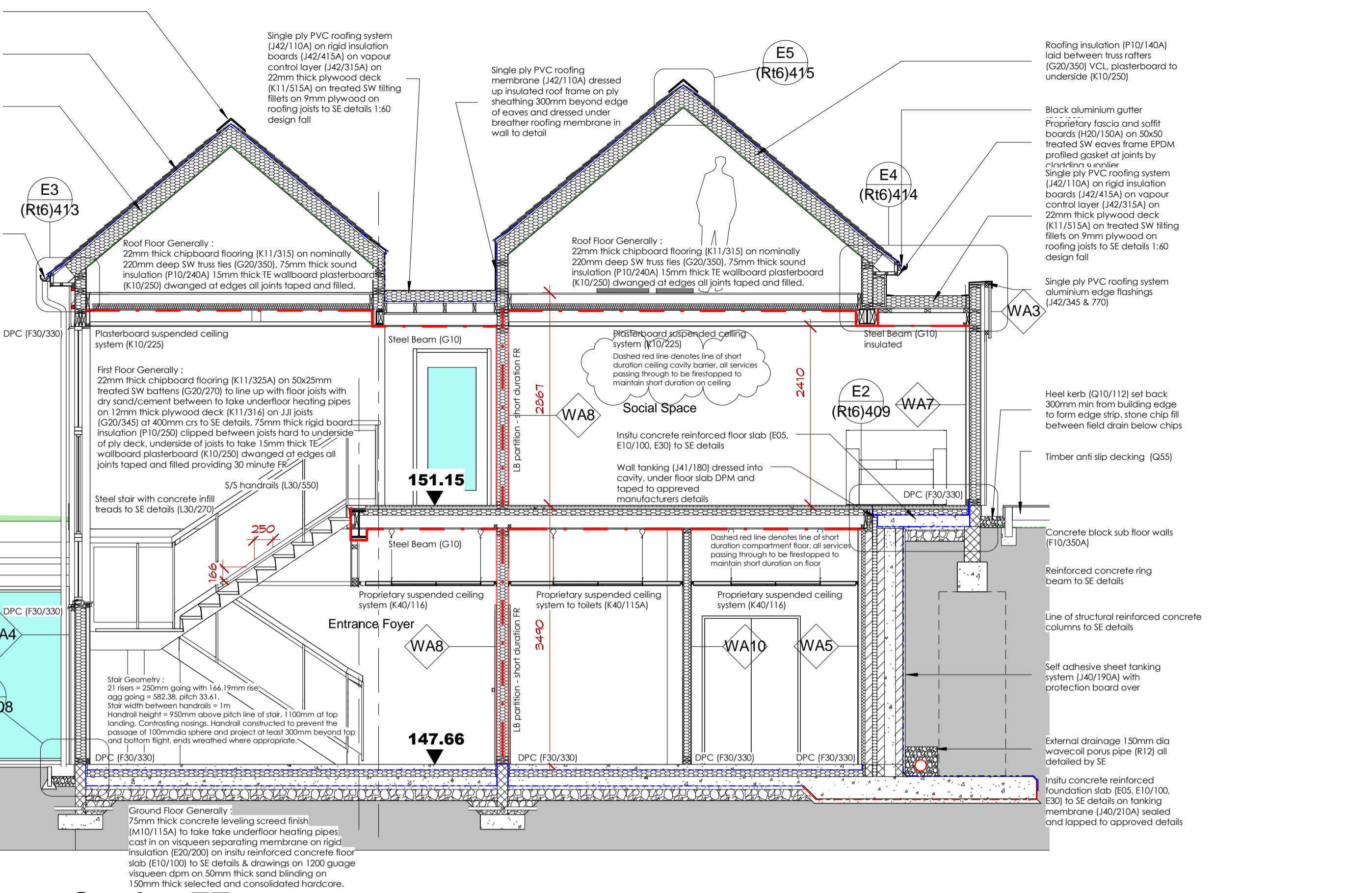


Rev. A - 060115 - Air extract relocated to roof cowl
 Rev. B - 140115 - HBS references added - SL
 Rev. C - 231215 - TENDER ISSUE - SL

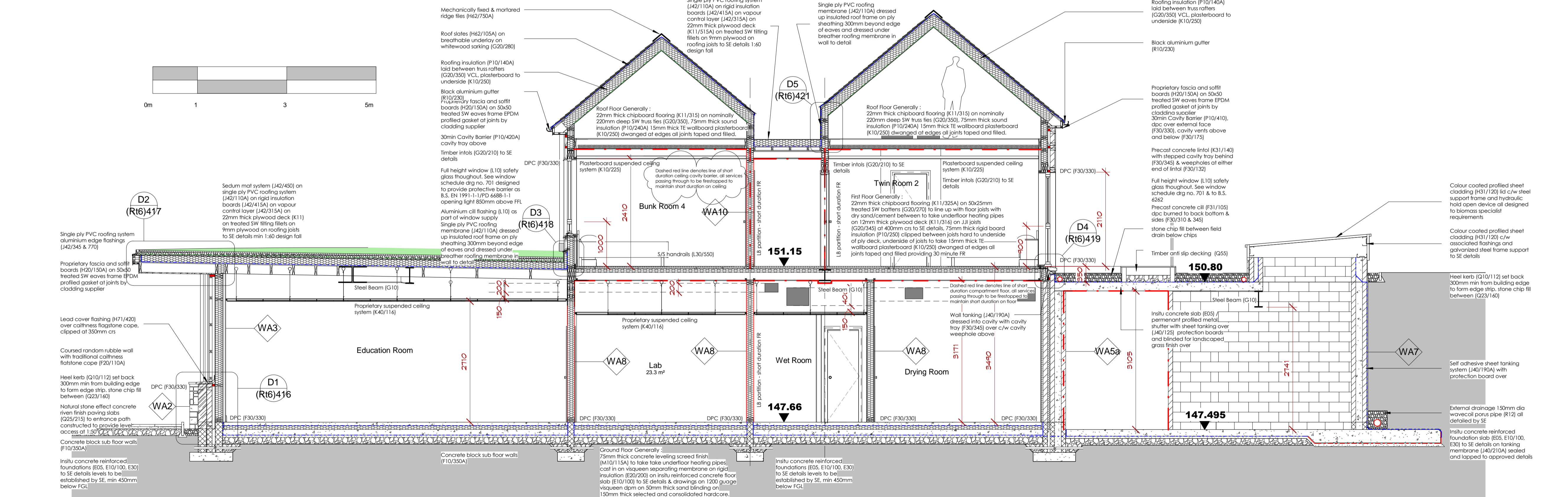
Client RSPB on behalf of the Peatland Partnership	COLIN ARMSTRONG ASSOCIATES Chartered Architects			Drawing title Roof Plan		
				Project Proposed Field Centre Forsinard Flows, Sutherland	Scale 1 : 50 @ A1	Date 12/04/14
		Drwg No. (Rt6)106	Job No. 1387	Drawn SL		



C Section CC
1 : 50



E Section EE
1 : 50



D Section DD
1 : 50

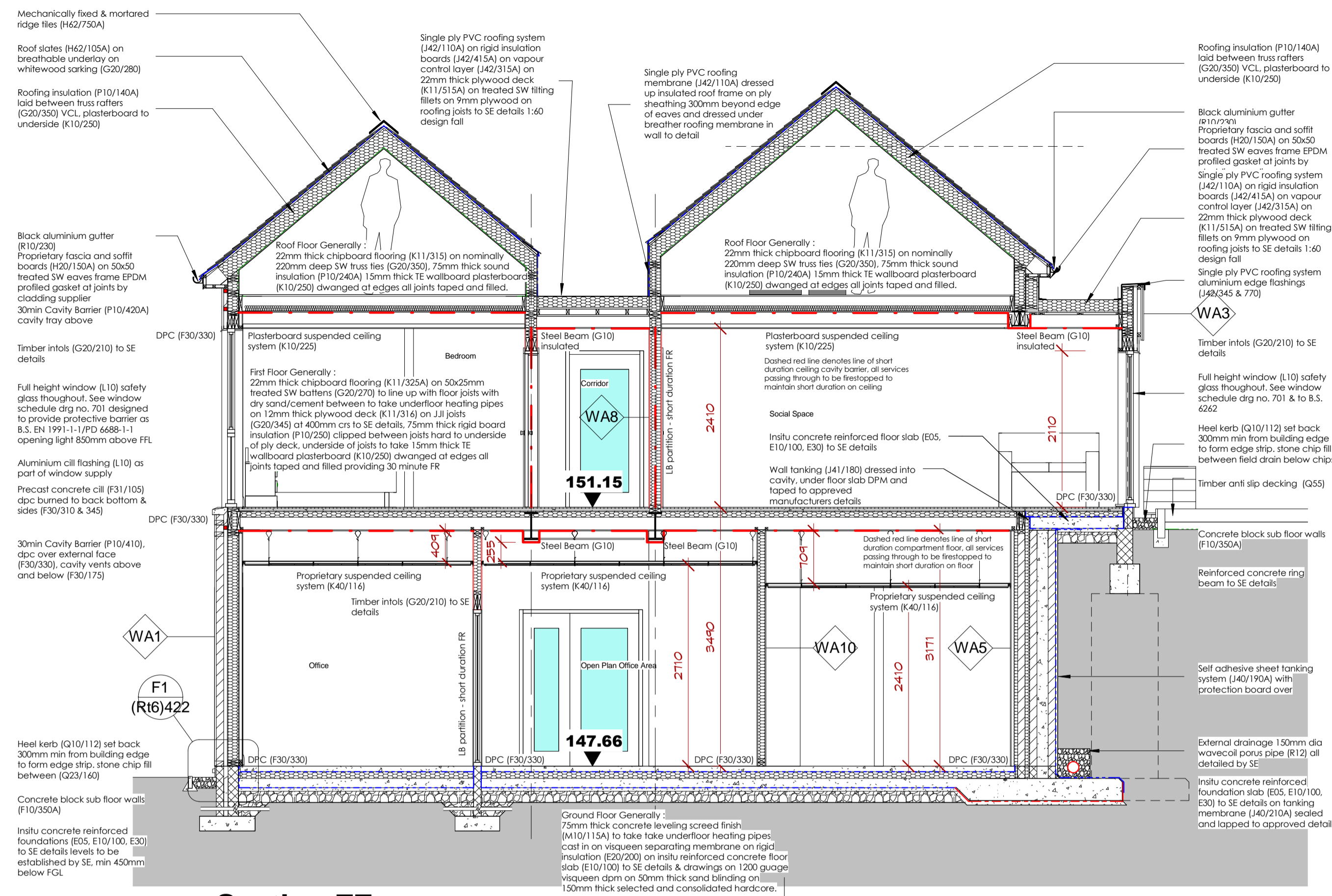
Client
RSPB on behalf of the Peatland Partnership

Project
Proposed Field Centre
Forsinard Flows, Sutherland

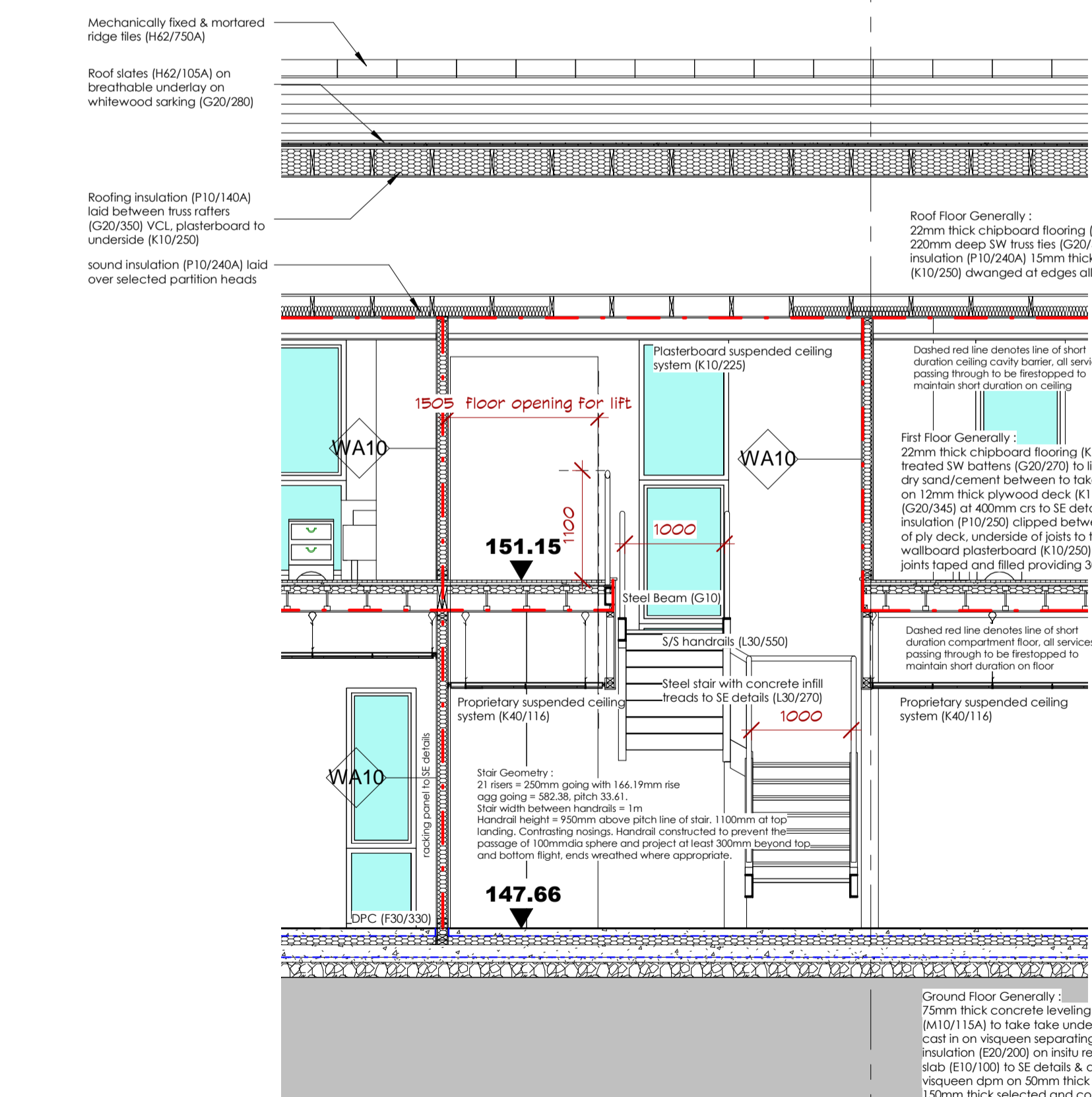
COLIN ARMSTRONG ASSOCIATES
Chartered Architects

Rev. A - 241114 - Building warrant application - SL
Rev. B - 191214 - Detail refs added - SL
Rev. C - 200115 - NBS references & BW comments added. TENDER ISSUE - SL

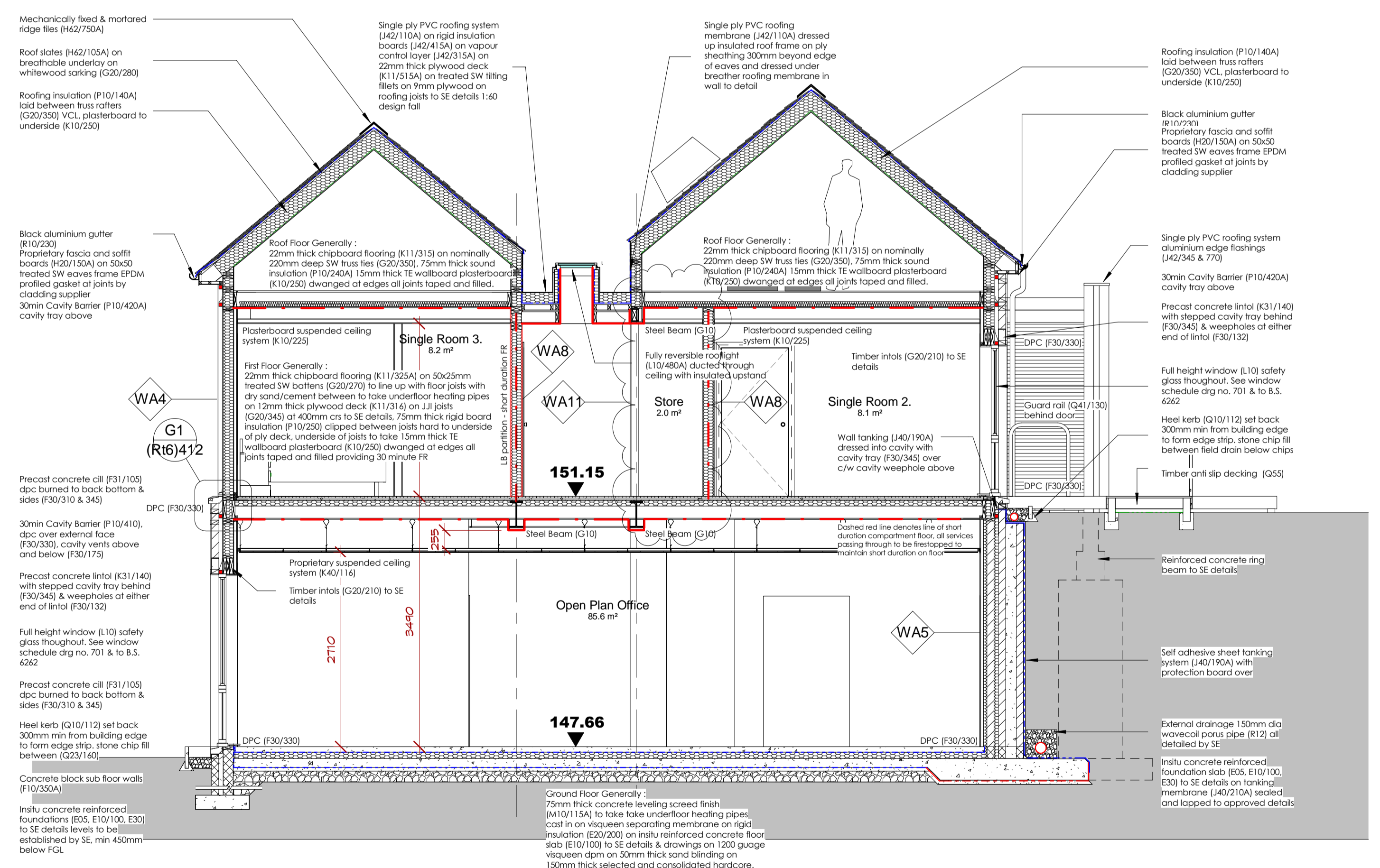
Drawing title Sections CC, DD, EE		
Scale 1 : 50 @ A1	Date 09/19/14	Revision C
Drwg No. (R16)201	Job No. 1387	Drawn SL



F Section FF
1 : 50



H Section HH
1 : 50



G Section GG
1 : 50

Client	RSPB on behalf of the Peatland Partnership
Project	Proposed Field Centre Forsinard Flows, Sutherland

COLIN ARMSTRONG ASSOCIATES
Chartered Architects

Rev. A - 241114 - Building warrant application - SL
Rev. B - 031214 - RSPB internal alterations added & issued for approval - SL
Rev. C - 191214 - Detail Refs added - SL
Rev. D - 200115 - NBS references & BW comments added, TENDER ISSUE - SL

Drawing title		
Sections FF & GG		
Scale	Date	Revision
1 : 50 @ A1	09/19/14	D
Drwg No.	Job No.	Drawn
(R16)202	1387	SL

PROPOSED EXTERNAL MATERIALS

ROOFS

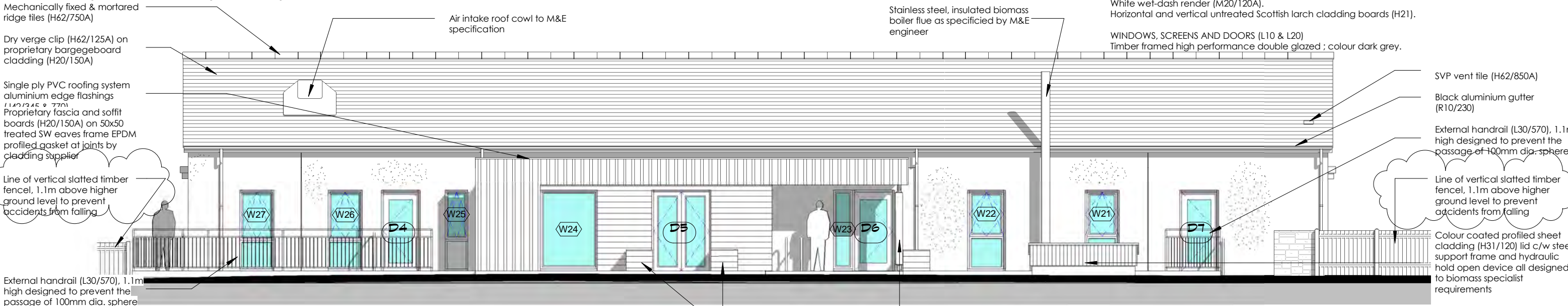
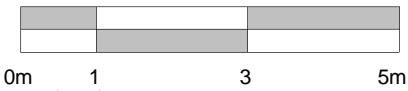
Natural slate roofing to pitched roofs (H62/105A).
Single ply polymeric roofing membrane (J42/110A) to low-pitch 'valley' section between pitched roofs.
Sedum planted low-pitch roof (42/450 over single storey part of building).

EXTERNAL WALLS

White wet-dash render (M20/120A).
Horizontal and vertical untreated Scottish larch cladding boards (H21).

WINDOWS, SCREENS AND DOORS (L10 & L20)

Timber framed high performance double glazed ; colour dark grey.



1 EAST ELEVATION

1 : 100



2 WEST ELEVATION

1 : 100

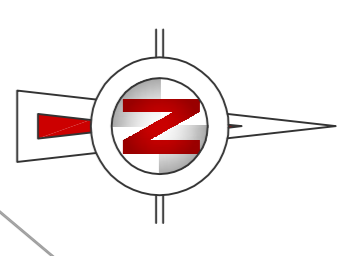
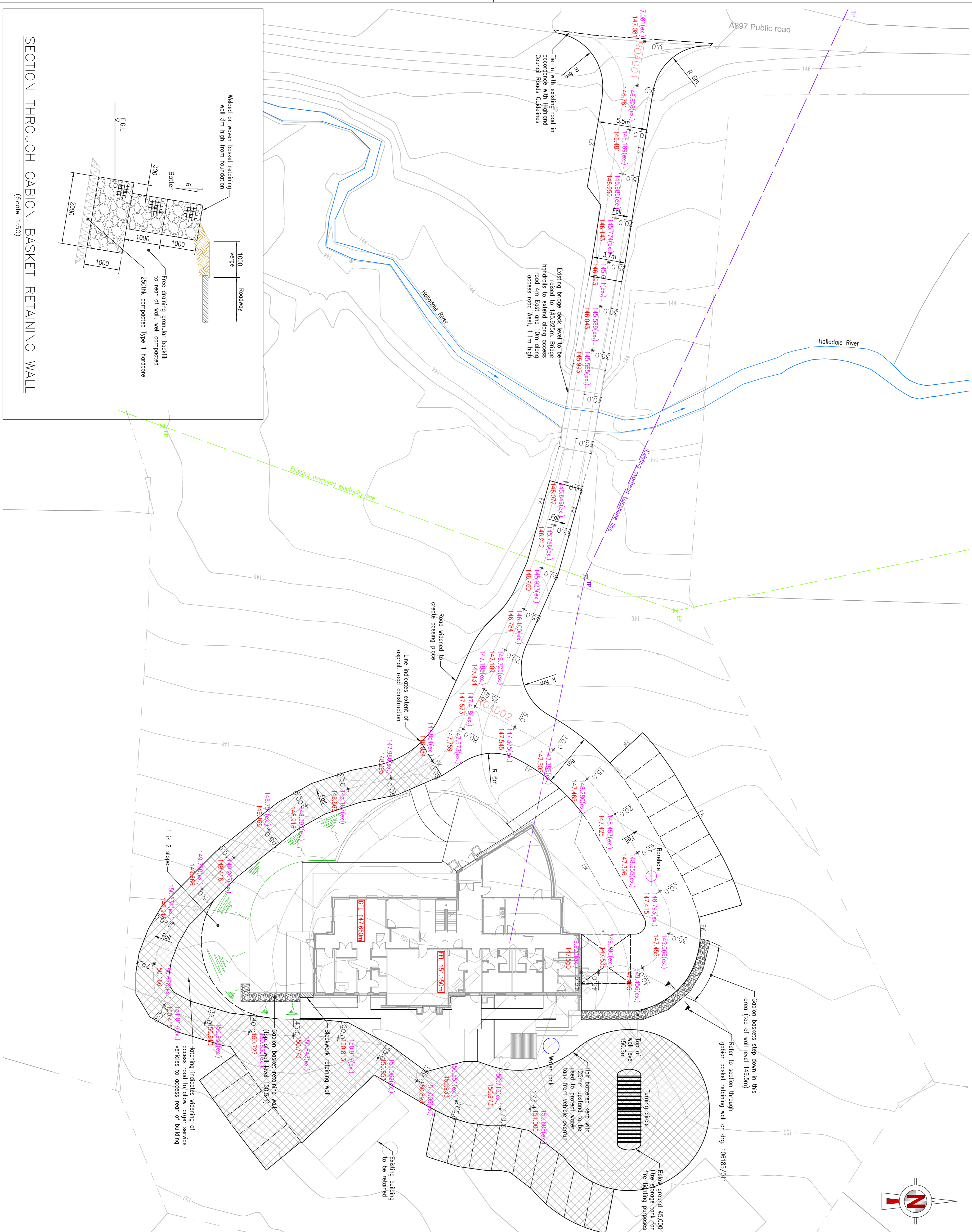
NOTE: Natural timber cladding shown weathered to a 'silver' finish. Timber when initially fitted will be a 'brown' colour.

Rev. A - 241114 - Building warrant application - SL
Rev. B - 031214 - RSPB internal alterations added & issued for approval - SL
Rev. C - 230115 - NBS references added, TENDER ISSUE - SL

Client	RSPB on behalf of the Peatland Partnership
Project	Proposed Field Centre
	Forsinard Flows, Sutherland

COLIN ARMSTRONG ASSOCIATES
Chartered Architects

Drawing title EAST & WEST ELEVATIONS		
Scale	Date	Revision
1 : 100 @ A3	November 2013	C
Drwg No.	Job No.	Drawn
(Rt6)303	1387	DJC



- NOTES:-**
1. Refer to Fairhurst drawing 106185/013 for the road longitudinal sections.
 2. Refer to Fairhurst drawing 106185/014 for the road construction details.
 3. All levels shown are relative to Ordnance Datum.

LEGEND:-

— EK —	New 100x125mm edging kerb
— DK —	New dropped kerb
[Hatched pattern]	Areas of asphalt road construction
[Cross-hatched pattern]	Areas of crushed rock road construction
[Dotted pattern]	Indicates existing ground level
[Dashed line]	Indicates proposed road level

THIS RESERVE IS A NON-EXHAUSTIVE LIST OF RESIDUAL HAZARDS DRAWING THAT HAVE BEEN IDENTIFIED DURING THE DESIGN STAGE SIGNIFICANT RESIDUAL HAZARDS DETAILS

Existing services: All existing services currently adjacent to directly with each service provider prior to commencement of construction.

Ref.	Date	Description	Drawn	Checked	Appr'd
B	20/1/19	Water tank adjacent to plant room added fire vehicle sweep berth. Fire fighting storage tank added.	KCT	NR	ARM
A	10/1/19	Gabion basket retaining wall added.	KI	NR	NR

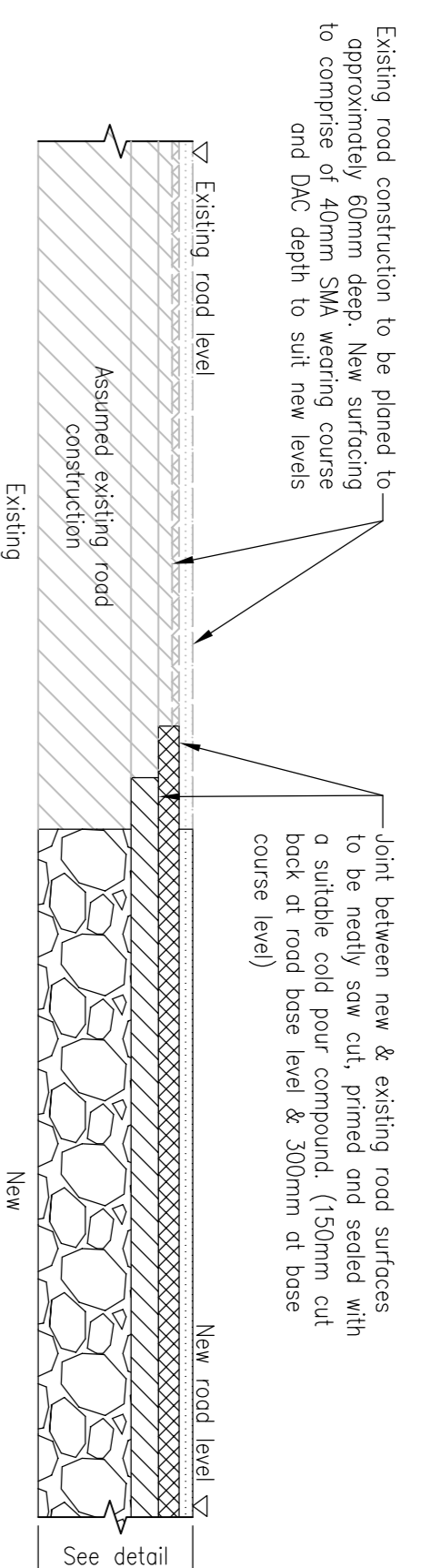
FAIRHURST
 CONSULTING STRUCTURAL AND CIVIL ENGINEERS
 Elvie House
 Beechwood Park
 Inverness
 IV2 3BW
 Tel:- 01463 724544
 Fax:- 08443 814412

RSPB
 New Field Centre at
 Forsinard Flows
 Sutherland

Project Title:
 Drawing Title:
Road Layout Plan

Scale of All:	1:200	Status:	Tender	DOB file name:	106185_P011
Drawn:	KCT	Checked:	NR	Approved:	ARM
Date:	05/12/2014	Date:	09/12/2014	Date:	09/12/2014
Drawing No.:	106185/011	Revision:	B		

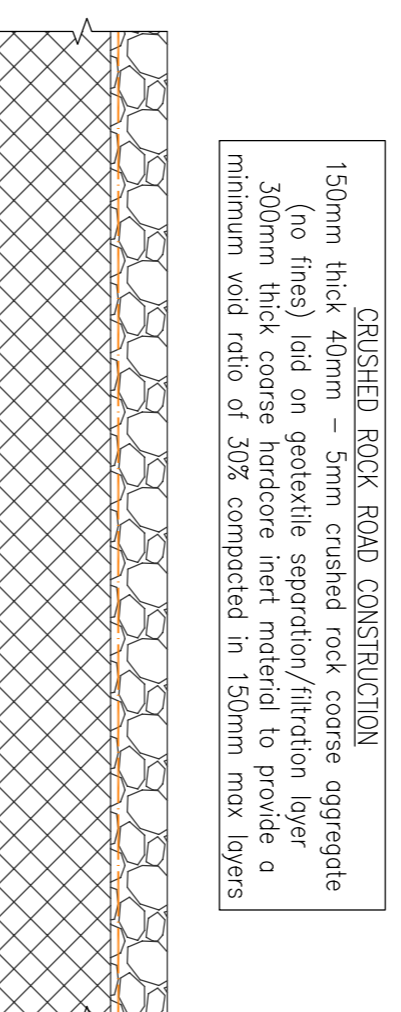
Do not scale off drawing. If in doubt, ask



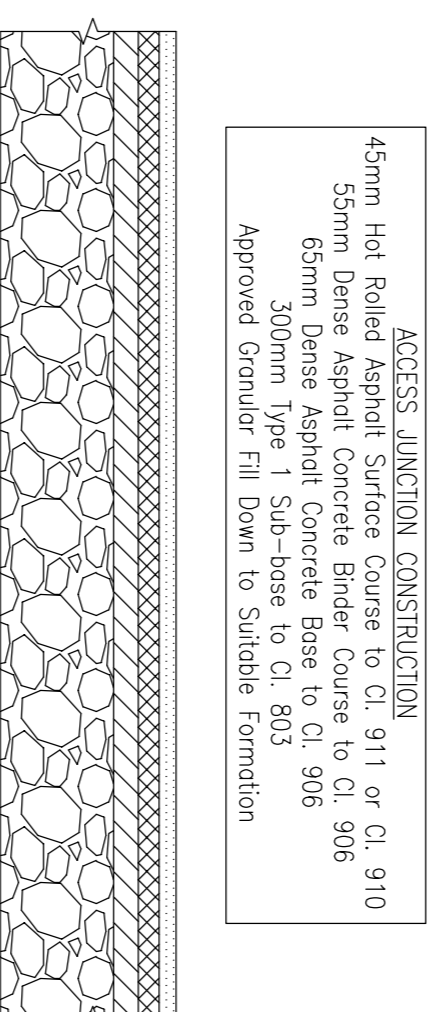
Existing road construction to be placed to approximately 60mm deep. New surfacing to comprise of 40mm SMA wearing course and D1C depth to suit new levels

Joint between new & existing road surface to be neatly saw cut, primed and sealed with a suitable cold pour compound. (150mm cut back at road base level & 300mm at base course level)

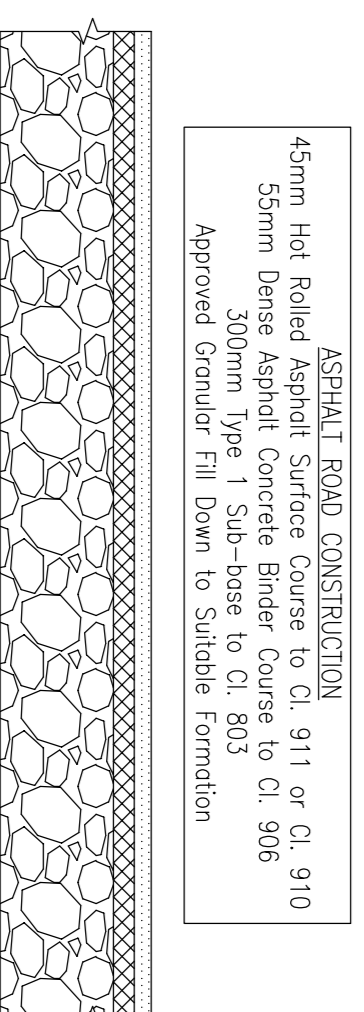
TYPICAL SECTION THROUGH JOINT BETWEEN EXISTING & NEW ROAD
(Scale 1:20)



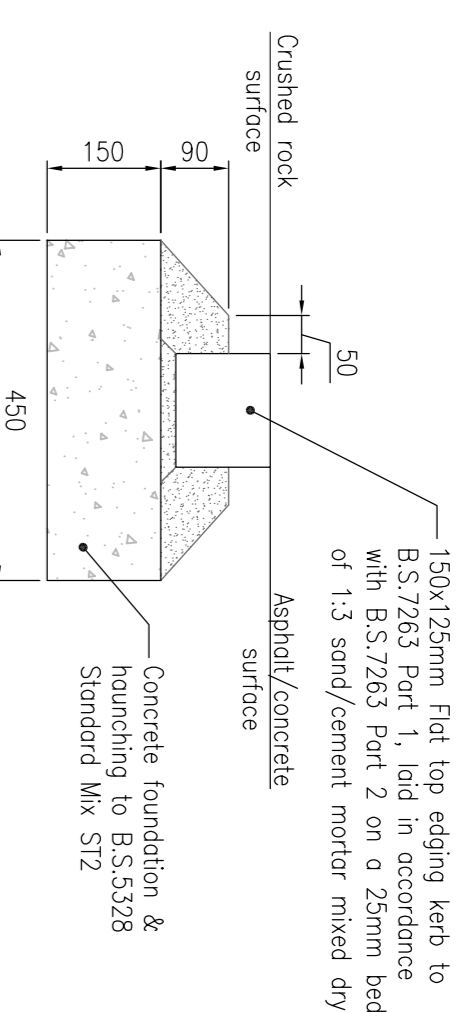
TYPICAL SECTION THROUGH CRUSHED ROCK ROAD CONSTRUCTION
(Scale 1:20)



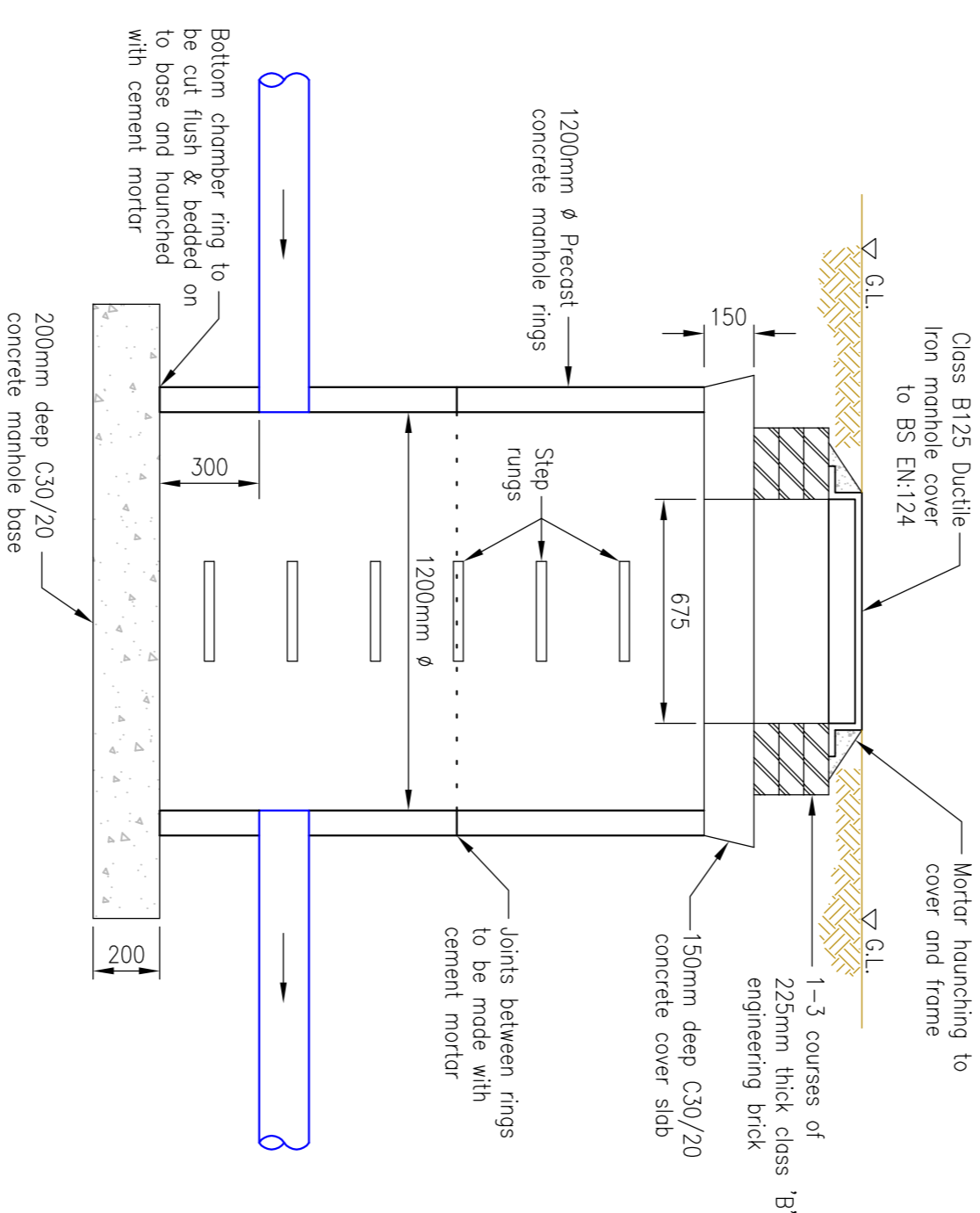
TYPICAL SECTION THROUGH ACCESS JUNCTION (FIRST 6m OF ROAD)
(Scale 1:20)



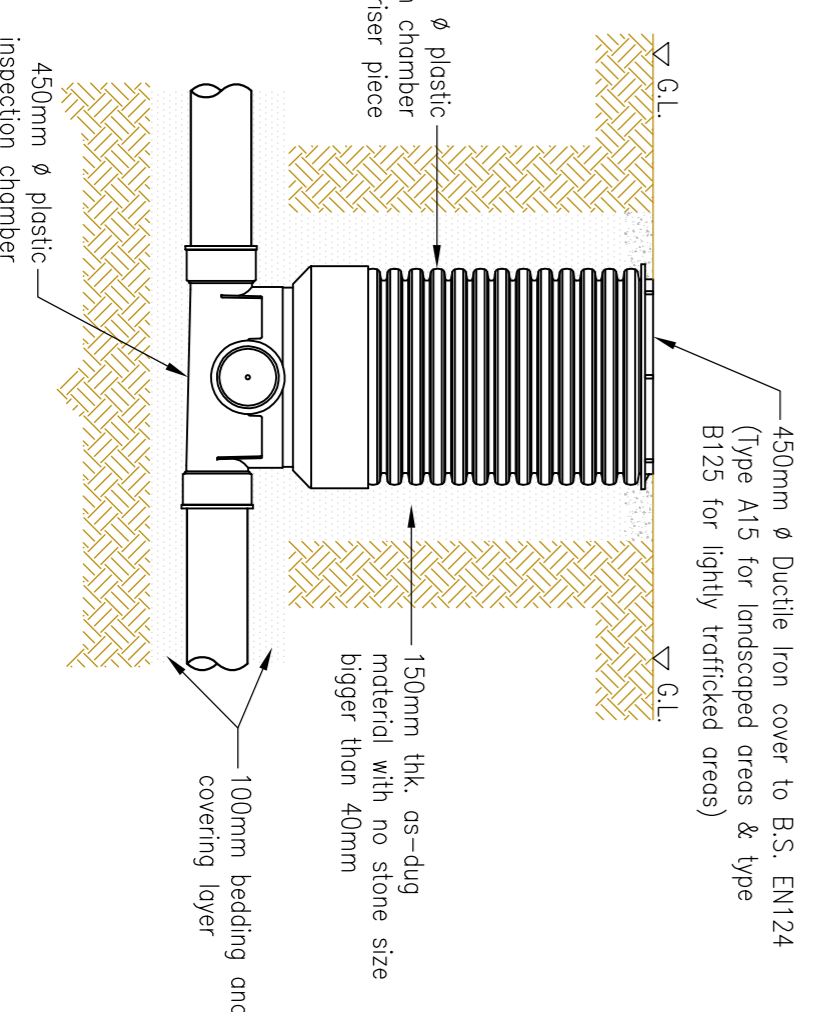
TYPICAL SECTION THROUGH ASPHALT ACCESS ROAD
(Scale 1:20)



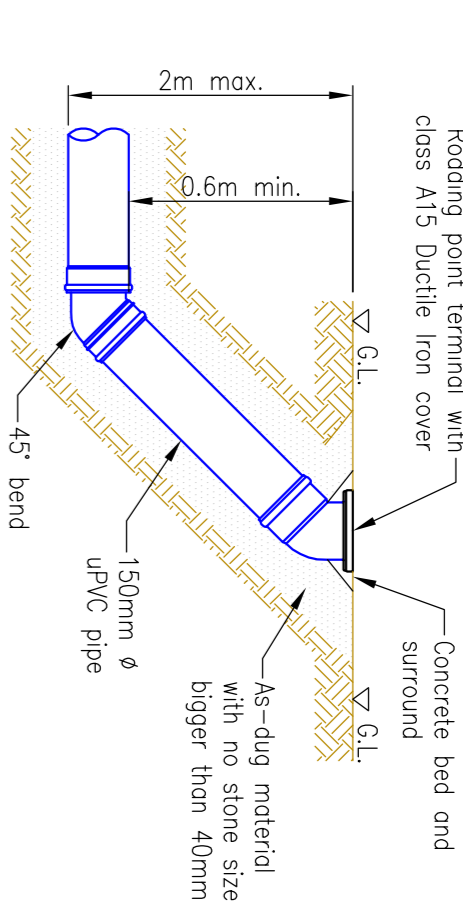
TYPICAL EDGING KERB DETAIL
(Scale 1:10)



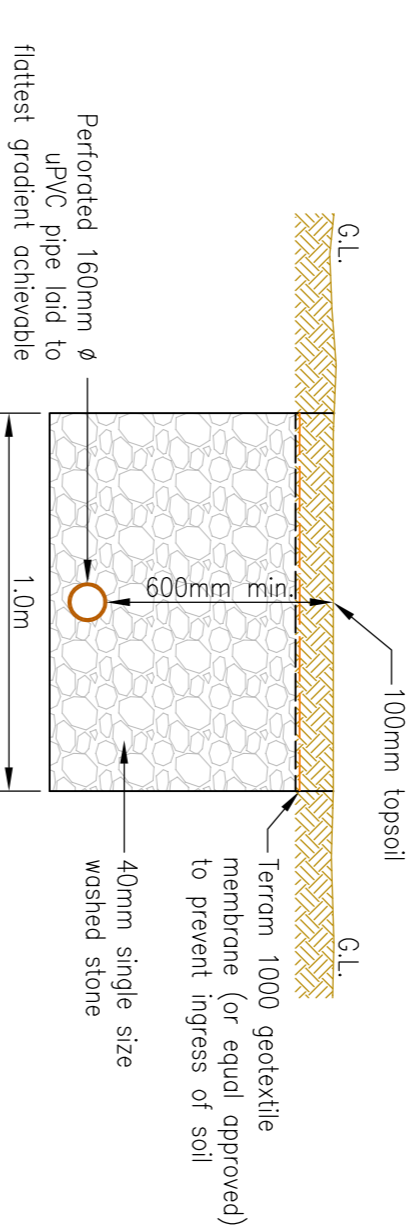
TYPICAL P.C. CATCH-PIT M/H DETAIL
(Scale 1:20)



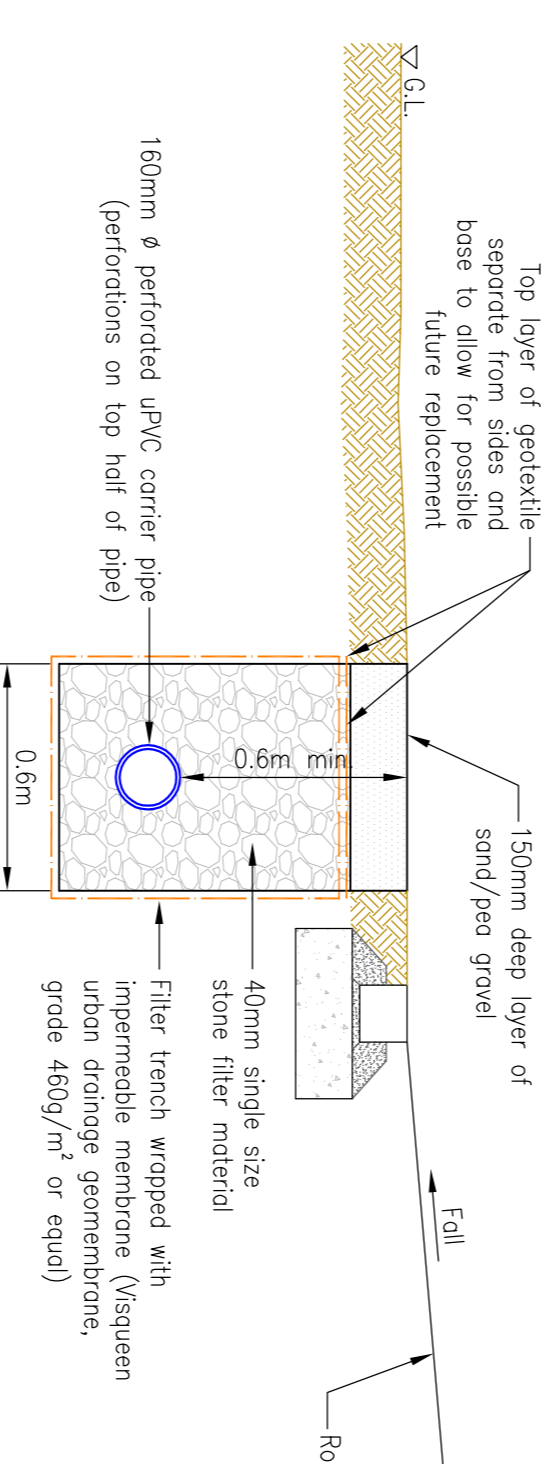
TYPICAL INSPECTION CHAMBER DETAIL (MAX. DEPTH = 1.2m)
(Scale 1:20)



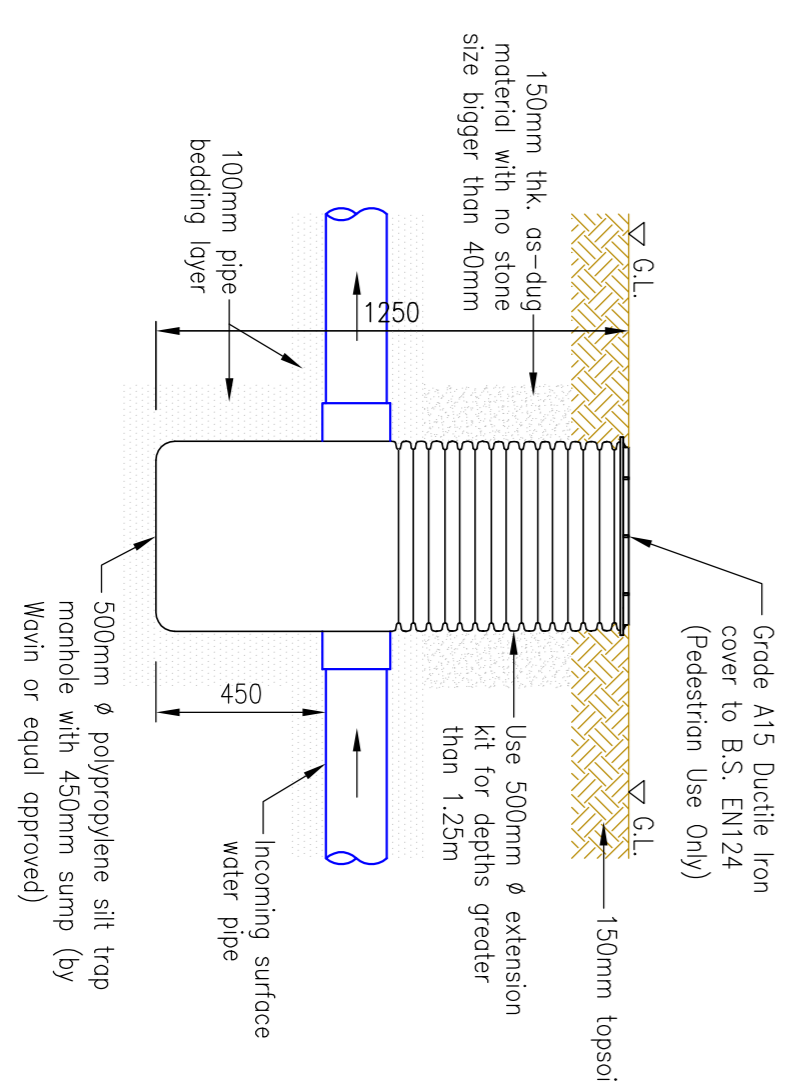
TYPICAL RODDING EYE DETAIL
(Scale 1:20)



FOUL WATER PARTIAL SOAKAWAY DETAIL
(Scale 1:20)



TYPICAL SECTION THROUGH FILTER TRENCH
(Scale 1:20)



TYPICAL SILT TRAP DETAIL
(Scale 1:20)

- NOTES:-
1. Refer to Fairhurst drawing no. 106185/011 for the Road Layout Plan.
 2. Refer to Fairhurst drawing no. 106185/012 for the Drainage Layout Plan.
 3. Drainage to be constructed, installed & tested in accordance with the recommendations in BS EN 752:2008, BS EN 1610:1998, SEPA Regulatory Method MAT-RM-03, SEPA GR8 10 and The SUDS Manual - Ciria C697.
 4. All existing services to be located prior to any construction work being carried out.

THIS REGISTER IS A NON-EXHAUSTIVE LIST OF RESIDUAL HAZARDS IDENTIFIED BY THE DESIGN TEAM ON THIS DRAWING. THE DESIGN TEAM HAS CONDUCTED VISUAL SURVEILLANCE OF THE SITE AND HAS IDENTIFIED THE RESIDUAL HAZARDS. All existing services currently adjacent to and within the site, connected to sewer and water, shall be investigated and recorded prior to commencement of construction.

Rev.	Date	Description	By	Chk.	App'd
A	10/12/14	Precast Catch-Pit Manhole Detail added to drawing	KI	NR	NR

FAIRHURST
CONSULTING STRUCTURAL AND CIVIL ENGINEERS
Tel:- 01463 724544
Fax:- 08443 814412

RSPB
Project Title:
New Field Centre at Forsinard Flows Sutherland
Drawing Title:
Road & Drainage Construction Details

Task	By	Date	Task	By	Date
Drawn	KGT	05/12/2014	Checked	NR	09/12/2014
Issue	NR	09/12/2014	Approved	ARM	09/12/2014
Scale			Scale		
106185/014			A		