




Former Fort William Secondary School  
 Building  
 Achintore Road  
 Fort William  
 PH33 6RQ

Site Area : 6509m2 / 0.65 hectare

— Application Site  
— Other Land in Ownership of Applicant



| REV.        | PURPOSE OF ISSUE | BY | CHECKED | DATE |
|-------------|------------------|----|---------|------|
|             |                  |    |         |      |
| DESCRIPTION |                  |    |         |      |

|   |  |                |  |  |  |                           |  |  |  |
|---|--|----------------|--|--|--|---------------------------|--|--|--|
| <b>DEVELOPMENT AND INFRASTRUCTURE SERVICE</b><br>J Stuart Black<br>Director of Development and Infrastructure |  |                |  | Lochaber House<br>High Street<br>Fort William PH33 6EL<br>Tel. (01349) 886606<br>E-mail: service.point@highland.gov.uk |  |                           |  |  The Highland Council<br>Comhairle na Gàidhealtachd |  |
| CLIENT<br>Chief Executive Service   |  |                |  | CONTACT<br>Sarah Johnston  |  |                           |  | DRAWING TITLE<br>Location Plan   |  |
| PROJECT<br>Proposed Offices at Former Primary School, Achintore Road, Fort William                            |  |                |  | PURPOSE OF ISSUE<br>Planning   |  |                           |  | SCALE<br>1:2500  |  |
| DATE<br>June 2015   |  | DRAWN BY<br>AM |  | PAPER<br>A3  |  | PROJECT NUMBER<br>PAC0617 |  |  |  |
| CHECKED BY<br>SJ  |  | AGENT<br>A     |  | SERIES<br>(00)   |  | UNIQUE No.<br>001         |  |  |  |
| REVISION  |  | REVISION       |  | REVISION   |  | REVISION                  |  |  |  |

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--- Application Site  
 --- Other Land in Ownership of Applicant

NOTE  
 This drawing to be read in conjunction with the following  
 1 Highland Council Landscape Plan drawing reference PAC0617 A00/001  
 2 Aecom Swept Path analysis drawing



| Rev | Purpose of Issue | By  | Checked | Date    |
|-----|------------------|-----|---------|---------|
| A   | Planning         | ADM |         | 5/10/15 |

Description  
 Bin store & motorcycle space added, courtyard landscaping updated



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|                  |   |
|------------------|---|
| CLIENT           | Chief Executive Service   |
| CONTACT          | Sarah Johnston  |
| PROJECT          | Proposed Offices at Former Primary School, Achintore Road, Fort William |
| DRAWING TITLE    | Proposed Site Plan  |
| PURPOSE OF ISSUE | BUILDING WARRANT  |
| SCALE            | 1:200   |
| DATE             | JAN 2015  |
| DRAWN BY         | SJ  |
| CHECKED BY       |   |
| PROJECT NUMBER   | PAC0617   |
| AGENT            | A   |
| SERIES           | (00)  |
| UNIQUE NO        | 010   |
| REV              | A   |

Proposed Site Plan

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Overhangs/Demolitions

**Preliminary**



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**Chief Executive Service**  
Sarah Johnston










Proposed Offices at Former Primary  
School, Achinfore Road, Fort William

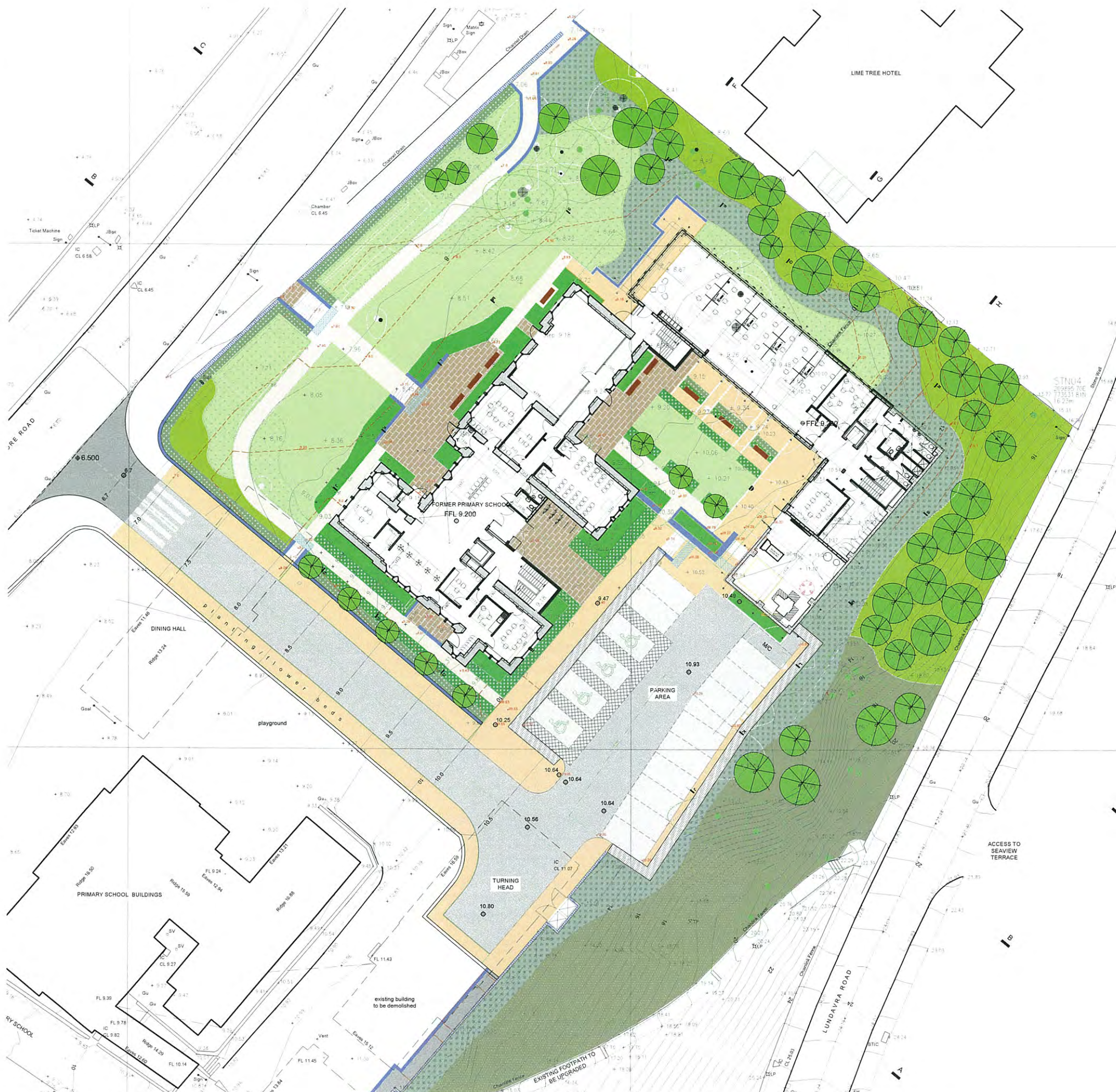
**Demolitions Plan**

| PLANNING |        |       |        |
|----------|--------|-------|--------|
| DATE     | BY     | SCALE | AMOUNT |
| 1:200    | MAY 15 | 1:200 | A0     |

PAC0617 A (00) 008

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- KEY:**
-  PROPOSED BITUMEN SURFACE TO REAR FOOTPATH /ACCESS ROAD
  -  PROPOSED RESIN BOUND GRAVEL PATH - PINK/GREY
  -  PROPOSED CONCRETE SETT PAVING (PEDESTRIAN) - TEGULA TRADITIONAL
  -  PROPOSED CLASHACH FLAGSTONE PAVING (PEDESTRIAN) - 600mm WIDE & RANDOM LENGTHS
  -  PROPOSED CLASHACH SANDSTONE STRIPS 300MM WIDTH
  -  PROPOSED OAK HARDWOOD BENCH SEATING FLUSH WITH WALL COPES
  -  PROPOSED FREE STANDING OAK HARDWOOD BENCH SEATING
  -  PROPOSED MASONRY WALL TO MATCH EXISTING WITH RECLAIMED RANDOM RUBBLE WITH CLASHACH SANDSTONE COPE
  -  EXISTING MASONRY WALL
  -  PROPOSED HAZARD WARNING PAVING
  -  PROPOSED VEHICULAR PAVING (SHARED SURFACE) - TEXTURED GRANITE AGGREGATE CONCRETE SETT - CHARCOAL
  -  PROPOSED PARKING BAYS VEHICULAR PAVING - TEXTURED GRANITE AGGREGATE CONCRETE SETT - SILVER GREY
  -  PROPOSED AMENITY SHRUB PLANTING
  -  PROPOSED AMENITY GROUNDCOVER
  -  PROPOSED BEECH HEDGE
  -  PROPOSED WOODLAND AND SHRUB PLANTING
  -  PROPOSED GROUNDCOVER
  -  PROPOSED AMENITY GRASS MIX
  -  PROPOSED CONSERVATION/WILDFLOWER MIX
  -  EXISTING BROADLEAVED WOODLAND WITH ASH REGENERATION
  -  EXISTING BROADLEAVED WOODLAND
  -  PROPOSED BROADLEAF TREES
  -  EXISTING TREES
  -  EXISTING TREES TO BE REMOVED
  -  PROPOSED CONTOUR



**Notes:**

The landscape proposals for Old Achintore School comprise an informal woodland setting to the site curtilage, with more formal ornamental planting to both the courtyard and immediate frontages of the building. The north west elevation of the building comprises a formal path to the front entrance flanked on either side with lawns. Low maintenance areas of wildflower grasses and bulbs form the transition between the close mown grass lawn and the Beech hedging to the boundary as well as providing ground cover beneath the tree canopies. The planting frames the view towards the Loch and mountains beyond.

A paved terrace to the frontage provides a slightly elevated setting and backdrop on occasions where the building will be used for wedding functions. The existing granite steps to the frontage will be extended and rebuilt. Granite steps will also be used on the flight to the main terrace on the building frontage. Elsewhere, the steps will be conservation style textured granite aggregate.

On the northern and eastern elevations, the planting aims to extend the existing broadleaf woodland to the south east. The existing woodland on the embankment will be managed to encourage a mixed age stand of native trees and shrubs. Existing Rhododendron will be removed with an ongoing programme of treatment to remove any recurring growth. The woodland will be supplemented with combinations of light standards, feathered trees and whips of native species with appropriate protective tree and shrub guards and fencing. Adjacent to the new building, the woodland will be cut back and planted with shrub ground cover.

The courtyard provides a flexible space for both functions and informal break out space for staff. The lawn and paved areas, provide informal gathering spaces for functions whilst the raised beds and trellis provide an element of screening to staff in the new extension. The raised beds also double up as informal seating areas for staff and are orientated towards the lunch-time sun. Ornamental Japanese cherries on the courtyard embankment provide screening to the car park and a backdrop for wedding photos.

Proposed broadleaf trees - Birch, Rowan, Wild Cherry.

Proposed woodland and shrub planting - Native tree species as above and shrub planting predominantly Hazel with Holly and Hawthorn. Proposed groundcover to be Dogrose, Bramble and Snowberry.

Proposed amenity planting to courtyard and immediate frontages - Japanese Cherry, Low maintenance ground cover.

All planting and grass seeding to NBS specification Q28, Q30, Q31 & Q35.

A five year maintenance programme to NBS specification Q35 will be implemented. Post contract maintenance will consist of bi-annual operations to:

- Inspect the protective fencing to ensure its integrity and repair if required.
- Remove any litter.
- Adjust, re-fix or replace tree ties allowing for growth and to prevent chafing.
- Remove and replace dead and diseased plants and provide replacement planting.
- Routine weed control as instructed.
- At year 5, an inspection will be carried out to establish if any thinning is required.
- The Contractor will be responsible for year 1 of the above maintenance regime during the 12 month defects period.

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## Contract

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|------|------------------|----|---------|------|
| Rev. | Purpose of issue | By | Checked | Date |
|      |                  |    |         |      |

Description



**The Highland Council**  
Comhairle na Gàidhealtachd

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PROJECT  
**Proposed Offices at Former Primary School, Achintore Road, Fort William**

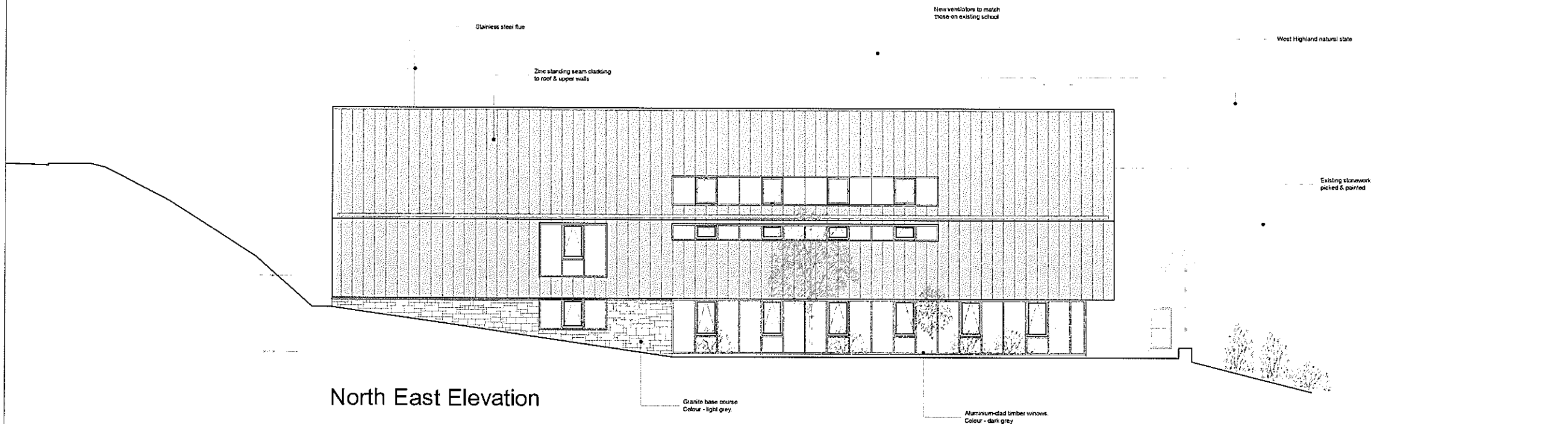
DRAWING TITLE  
**Landscape Plan**

PURPOSE OF ISSUE  
**Information**

|       |       |            |    |                     |
|-------|-------|------------|----|---------------------|
| SCALE | DATE  | CHECKED BY | SW | ORIGINAL PAPER SIZE |
| 1:200 | 09/15 |            |    | A1                  |

|                |                |       |        |            |     |
|----------------|----------------|-------|--------|------------|-----|
| DRAWING NUMBER | PROJECT NUMBER | AGENT | SERIES | UNIQUE NO. | REV |
| PAC0617        | A              | (90)  | 001    |            |     |

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North East Elevation



North West Elevation



North West Elevation - Contextual

| Rev | Purpose of issue | By | Checked | Date     |
|-----|------------------|----|---------|----------|
| A   | Further Planning |    |         | 05/10/15 |

Township  
 Roof pitch amended  
 Extent of windows reduced  
 Road girth added



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PROJECT  
 Proposed Offices at Former Primary School, Achintore Road, Fort William

DRAWING TITLE  
 Proposed Elevations

PROJECT OF ISSUE  
 BUILDING WARRANT

| SCALE     | DATE     | DRAWN BY | CHECKED BY | ORIGINAL PAPER SIZE |
|-----------|----------|----------|------------|---------------------|
| 1:100/200 | JAN 2015 | SJ       |            | A1                  |

| PROJECT NUMBER | AGENT | SERIES | UNIQUE NO | REV |
|----------------|-------|--------|-----------|-----|
| PAC0617        | A     | (00)   | 014       | A   |

DRAWING NUMBER