

THE HIGHLAND COUNCIL

**SOUTH PLANNING APPLICATIONS COMMITTEE
12 April 2016**

| | |
|-------------|------------|
| Agenda Item | 6.7 |
| Report No | PLS 027/16 |

**15/03605/FUL: Highland Housing Alliance
Land 75m SE of 29 Glendoe Terrace, Inverness**

Report by Area Planning Manager - South

SUMMARY

Description : Erection of 53 dwellings (amended from 58)

Recommendation - GRANT

Ward : 15 – Inverness Central

Development category : Major

Pre-determination hearing : n/a

Reason referred to Committee : Major application

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is for the erection of 53 affordable dwellings on a brownfield site on Glendoe Terrace, within a predominantly residential area of Inverness. The development consists of 30 one-bed flats, 8 two-bed cottage flats and 15 detached and semi-detached 3 and 4 bed houses. All units will be affordable, secured by a combination of low cost ownership, mid-market rent and social housing tenures. The flats will be mainly 3 storey in height, with the houses and cottage flats ranging from single storey to 2 storey. The proposal also includes the refurbishment and enhancement of the existing children's playpark to the SE of the housing and a footpath linking the development to the existing road and footpath networks to the north and east, providing a direct route to Merkinch Primary School. The site will be developed by Highland Housing Alliance in collaboration with The Highland Council.
- 1.2 A Proposal of Application Notice for the development was submitted on 18 June 2015 in which it was intimated that a mandatory pre-application consultation (PAC) involving a public event would be carried out in Abban Street on 11 June 2015. The event was publicised in the local press together with details of how to submit representations. The PAC report states that while no feedback forms were returned by members of the public, feedback at the meeting was positive with all parties pleased that the site was to be redeveloped.

Merkinch Community Council returned a feedback form stating that there should be traffic calming measures; the maintenance of existing flats is poor; the impact on the primary school which is already at capacity; and the opportunity to buy should go to local people in the first instance.

- 1.3 The proposal is to close up the existing vehicular access to the site, replacing it with a single point of access from Glendoe Terrace, in a central position along the site's frontage. The development will utilise the public foul drainage system. Surface water will be discharged via a soakaway to be located on an area of green space just outwith the development, to the south of the playpark.
- 1.4 The following supporting documents were submitted in support of the application: Transport Statement; Landscaping Plan; Geotechnical Report; Drainage Impact Assessment; PAC report.
- 1.5 **Variations:** The overall layout has been significantly amended since the original submission. All neighbours and consultees were notified of the amendments and the application was readvertised in the local press.

2. SITE DESCRIPTION

- 2.1 The site constitutes an area of brownfield land to the east of Glendoe Terrace, opposite a 4 storey flatted development. The buildings that had previously been on the site were demolished some time ago and the site has since been fenced off and is becoming unkempt and overgrown. A large retail unit sits to the south of the site, and a large area of open greenspace and a children's play area lies to the east. There is a pedestrian footpath running along the north of the site behind the rear gardens of the houses on Benula Road, which links Benula Road to the playpark and primary school. High fencing on both sides results in the footpath feeling very enclosed.

3. PLANNING HISTORY

- 3.1 14/04600/PREAPP – Proposed development circa 60 dwellings
- 3.2 15/02394/PAN – Proposed development circa 60 dwellings

4. PUBLIC PARTICIPATION

- 4.1 Advertised : Unknown Neighbour - 23.10.15 and 26.02.16
Representation deadline : 06.11.15 and 11.03.16
Timeous representations : 0
Late representations : 0

5. CONSULTATIONS

- 5.1 **Transport Planning:** Do not object subject to planning conditions relating to the access, car parking, cycle storage provision, footpath provision, surface water drainage and improvements to bus stops.
- 5.2 **Forestry Officer:** Does not object and provides some recommendations about spacing between trees and houses.

- 5.3 **Flood Team:** Do not object subject to conditions ensuring that final drainage design and supporting calculations are submitted for review and approval prior to works commencing and to ensure finished floor levels are appropriate.
- 5.4 **Contaminated Land:** Do not object subject to a condition ensuring that a scheme to deal with potential contamination on site is submitted and implemented prior to works commencing.
- 5.5 **Planning Gains Officer:** Does not object subject to a contribution towards primary school education of £1598-£2013 per house and £206-£260 per flat (Highland Housing Alliance properties only); and delivery of at least 25% affordable housing. Public art should be provided on site.
- 5.6 **Environmental Health:** Do not object subject to a condition to protect adjacent properties from construction related dust and an informative relating to construction related noise.
- 5.7 **Access Officer:** Does not object. The main route provides a clear link between the development and the green space; recommends at least one of the footpaths should be 3m in width to accommodate cyclists and to provide an open environment. Boundary treatments to the north should aim to provide a welcoming and unthreatening environment along the existing footpath.
- 5.8 **SEPA :** While the site is defined in SEPA's Flood Maps as being of medium risk of flooding, it will be protected by the River Ness Flood Alleviation Scheme which is nearing completion. The site benefits from being set well back from the coastal boundary and benefits from additional protection from the railway embankment. SEPA do not object on flooding or drainage grounds.
- 5.9 **Transport Scotland :** Do not object.
- 5.10 **Merkinch Community Council:** No comments received.
- 5.11 **Scottish Water:** No comments received.

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 and Place Making |
| 42 | Previously Used Land |
| 32 | Affordable Housing |
| 31 | Developer Contributions |
| 56 | Travel |
| 64 | Flood Risk |

75 Open Space

6.2 Inner Moray Firth Local Development Plan

2 Delivering Development (IN18 Glendoe Terrace; housing)

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 Highland Council Supplementary Planning Policy Guidance

Developer Contributions

Managing Waste in New Developments

7.3 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (June 2014)

8. PLANNING APPRAISAL

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

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

8.3 Development Plan Policy Assessment

Policy 2 (Delivering Development) of the Inner Moray Firth Local Development Plan (IMFLDP) states that development in the locations and uses specified in the Plan will be supported subject to the provision of the necessary infrastructure, services and facilities required to support it. The proposed site is allocated in the IMFLDP for housing with a capacity of 50 (site IN18).

Policy 28 (Sustainable Design) of the Highland-wide Local Development Plan (HwLDP) sets out the criteria against which proposed developments will be assessed. Relevant to this proposal is the extent to which the development is compatible with public service provision; is accessible by public transport, cycling and walking as well as car; makes use of brownfield sites; impacts on individual and community residential amenity; demonstrates high quality siting and design; promotes well used, varied environments; and accommodates the needs of all sectors of the community.

Policy 29 (Design Quality and Place-Making) of the HwLDP requires new development to make a positive contribution to the architectural and visual quality of the place in which it is located

Policy 31 (Developer Contributions) of the HwLDP states that contributions will be sought where a need for new or improved services, facilities or infrastructure has been identified that relates directly to the development.

Policy 42 (Previously Used Land) of the HwLDP supports the use of vacant land provided it can be adequately demonstrated that the proposals accord with other relevant policies.

Policy 56 (Travel) of the HwLDP requires proposals which involve traffic generation to include sufficient information to enable consideration of any on and off site transport implications; be well served by sustainable modes of travel; maximise opportunities for walking and cycling; and be designed for the safety and convenience of all potential users.

The site is allocated in the IMFLDP for housing use at a density similar to that which is proposed. The proposal will result in the productive reuse of a brownfield site and will provide much needed affordable housing. The proposals are therefore clearly acceptable in principle. The remaining determining factors in assessing this application are whether the detailed proposals are acceptable in relation to the above development plan policies, particularly in terms of design, layout, impact on residential amenity, service provision and place making.

8.4 **Material Considerations**

Site History: The site was that of the former Hall and Tawse building and the former Highland Council Social Work office, Carsegate House, now both demolished.

Layout: The higher density flatted element of the scheme is situated to the NW of the site, facing onto Glendoe Terrace. These are predominantly 3 storey blocks, lowering to 2 storeys adjacent to 29 Glendoe Terrace in order to reduce the impact on the existing house. The location of the higher buildings along this elevation mirrors the existing 4 storey flats on the NW side of Glendoe Terrace, and creates a strong frontage to the development. The building form throughout the rest of the development is lower, predominantly 1-1½ storey houses with some 2 storey cottage flats.

The layout has changed significantly since the original submission which was considered to be overly dominated by the road network, at the expense of adequate garden ground for the individual houses. The overall number of units has been reduced from 58 to 53 as a consequence of amendments to the layout.

The final proposal utilises a spinal road running through the centre of the site with a turning head at the end and a spur to the north serving 8 of the houses. Access and parking for the flats is also taken from north and south of this spinal route. A 3m wide footpath leads from the entrance to the development to the end of the housing and on through the open space/play park, eventually joining an existing footpath leading to Merkinch Primary School. This provides a very safe route to school for the residents of the development and other existing housing in the area.

The amendments to the layout have allowed for more generous gardens for the individual houses than originally provided. All buildings along the north elevation have their gable ends facing onto the existing rear gardens of the Benula Road houses, with limited windows, ensuring that a good level of privacy is retained. The fenceline marking the northern boundary of the site will be maintained at a height of 900mm other than where it bounds rear garden ground, when it rises to 1.8m high.

This should result in a more open feel to the footpath and provide some natural surveillance to the area.

Design: The design of the houses and flats is considered acceptable. They are of a typical style, with some traditional elements such as dormer windows and a vertical emphasis to windows. They are finished in concrete tiles, render and weatherboard. The final colour palette will be agreed prior to development commencing.

Open Space/landscaping: The houses and cottage flats all have private amenity space. An area of grassland to the east of the southern block of flats is provided for the communal use of residents. There is limited open space directly associated with the northern block of flats, although trees and paviers directly adjacent to the flats should result in a fairly open and pleasant environment. It is further considered that the proximity to the public open space and play area immediately adjacent to the development does compensate for any lack of private open space to a reasonable extent. A number of trees will be planted throughout the development, with a heavier strip of tree planting along the eastern boundary of the site.

Play Area: The children's play area to the east of the development will be retained and enhanced as a consequence of this development. This will take the form of junior play equipment in the centre, surrounded by a 'trim trail'/assault course for older children. Some of the existing play equipment will be reused, with the provision enhanced by a considerable amount of new equipment. An indicative plan has been submitted but final details are to be agreed prior to development commencing.

Transport: Given the likelihood that the development will become a popular walking and cycling route, the developer will be required to site a 20mph speed limit sign on the road through the development.

Vehicle parking levels have been agreed with Transport Planning at a level of 2 spaces per house/cottage flat and 1.2 spaces per flat. Covered cycle storage and visitor cycle parking has been provided at Council guidance levels.

The existing bus-stops on Glendoe Terrace would benefit from being upgraded to include real time passenger information displays. The south bound bus stop would also benefit from being relocated to the wider footpath directly in front of the development. A planning condition will require the developer to submit a scheme for the relocation and upgrading of the bus stop(s) on Glendoe Terrace to be approved prior to works commencing.

Bin storage has been provided throughout the development in line with the Council's Supplementary Planning Guidance for Managing Waste in New Developments.

Contaminated Land: It is noted that the site had a former industrial use, therefore a planning condition will ensure that a scheme to deal with any contamination on site is provided for the agreement of the Council prior to works commencing.

Drainage: The surface water soakaway will be provided off site on an area of green space to the south of the playpark. This will be grassed over following completion of the works and will add to the remaining green space to the east.

There will be a below-ground pumping station with a small, green kiosk above ground.

Education: Merkinch Primary School has been identified as not having additional capacity for the additional pupils likely to be generated by this development, therefore financial contributions towards increasing the capacity of the school will be required at a rate of £1598-£2013 per house and £206-£260 per flat. The final figure depends on whether or not the planned development in the catchment exceeds 25 pupils or not (and hence whether a one or 2 classroom extension will be required). This contribution will be required from the Highland Housing Alliance units only (not the Council units) and will be covered by a planning condition.

Inverness High has capacity for additional pupils therefore no contributions are required for secondary provision.

Public art: The public art developer contribution should be incorporated into the development in some way. The proposal is for the provision of an interpretative inlay in the path leading from Glendoe Terrace through the site and playground leading to the primary school, in the form of a nature trail that would take its reference from Merkinch Local Nature Reserve. Full details will need to be submitted and agreed prior to the works commencing.

8.5 **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 proposal will provide affordable housing on a brownfield site identified for housing in the Inner Moray Firth Local Development Plan. The design and layout of the housing is acceptable and the scheme is well linked to its surroundings by public footpaths. Furthermore it will result in enhancements to the children's playground which will benefit the community at large. The development will provide a welcome redevelopment of an unused site to the overall environmental benefit of the area and it is recommended that the application be granted.

10. **RECOMMENDATION**

| | |
|---|---|
| Action required before decision issued | N |
| Notification to Scottish Ministers | N |
| Notification to Historic Scotland | N |
| Conclusion of Section 75 Agreement | N |
| Revocation of previous permission | N |

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

1. No other development shall commence on site until the site access has been upgraded in accordance with Drawing L(90)002 rev G, with the first 6 metres of the bellmouth completed to basecourse level to the satisfaction of the Planning Authority.

Reason: In the interests of road safety.

2. Prior to the first occupation of the development hereby approved, the access to the site and car parking shall be completed and made available for use in accordance with the scheme and plans approved as part of this permission. Thereafter, all car parking spaces shall be maintained for this use in perpetuity.

Reason : In the interests of road safety.

3. Prior to the first occupation of the development hereby approved, visibility splays of 2.4m x 43m in both directions shall be provided at the junction between the site access road and Glendoe Terrace. At no time thereafter shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason : In the interests of road safety.

4. All landscaping works shall be carried out in accordance with the scheme and plans approved as part of this permission. All planting, seeding or turfing as may be comprised in the approved scheme and plans shall be carried out in the first planting and seeding seasons following the commencement of the 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. For the avoidance of doubt, no development shall commence unless details of the long term maintenance of landscaped areas, including the SUDS facilities, has been submitted to and agreed in writing by the Planning Authority and thereafter so implemented.

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

5. All surface water drainage provision relating to the application site shall be implemented in accordance with the approved plans and shall be completed prior to the first occupation of the development.

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

6. No development shall commence until the final drainage design and supporting calculations have been submitted to and approved in writing by the Planning Authority in conjunction with the Council's Flood Risk Management Team. All works will be implemented in accordance with the approved plans and shall be completed prior to the first occupation of the development.

Reason : In order to ensure that the development is adequately drained.

7. Finished floor levels (FFLs) shall be set no lower than those set out on approved drawing 107930/008 rev E unless otherwise agreed in writing by the Planning Authority.

Reason : In order to ensure that the development can be adequately drained.

8. No development shall commence 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 BS10175:2011+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.

9. Prior to occupation of the first house a scheme for a financial contribution towards primary education as outlined in The Highland Council's Supplementary Planning Guidance on Developer's Contributions (as amended, revoked or replaced; with or without modification) as part of the development hereby approved shall be submitted to, and approved in writing, by the Planning Authority, and thereafter implemented in accordance with the agreed scheme to the satisfaction of the Planning Authority and prior to occupation of the first house.

For the avoidance of doubt this relates only to the Highland Housing Alliance units and not to the Council units.

Reason : To comply with Policy 31 of the Highland-wide Local Development Plan.

10. No development shall commence on site until a scheme for incorporating the public art contribution into the design of the development as hereby approved, as outlined in The Highland Council's Supplementary Planning Guidance on Developer's Contributions (as amended, revoked or replaced; with or without modification) has been submitted to, and approved in writing, by the Planning Authority, and thereafter implemented in accordance with the agreed scheme to the satisfaction of the Planning Authority and prior to occupation of the first house.

Reason : To comply with Policy 31 of the Highland-wide Local Development Plan.

11. No development shall commence on site until a scheme for the upgrading of the children's playground has been submitted to, and approved in writing, by the Planning Authority. All works to the playground shall be completed in accordance with the approved details prior to the first occupation of the development. For the avoidance of doubt the surface beneath the play equipment in the junior playground shall be a suitable synthetic surface and not woodchip bark or other loose material.

Reason : In order to ensure the playpark is delivered timeously.

12. No development shall commence on site until a scheme for protecting the 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 the development is complete.

Reason : In the interests of residential amenity.

13. No development shall commence until a scheme to site a 20mph speed limit sign on the road through the development has been submitted to and approved by the Planning Authority in conjunction with the Roads Authority. The scheme shall be implemented in accordance with the approved details prior to the public adoption of the road.

Reason : In the interest of road and pedestrian safety.

14. No development shall commence until a scheme to widen the footpath fronting the development on Glendoe Terrace to the north of the proposed new access has been submitted to and approved by the Planning Authority in conjunction with the Roads Authority. The scheme shall be implemented in accordance with the approved details prior to the public adoption of the road.

Reason : In the interest of pedestrian safety and amenity and to promote active travel.

15. Prior to the first occupation of the flats hereby approved a scheme demonstrating how the communal cycle parking will be operated shall be submitted to and approved by the Planning Authority in conjunction with the Roads Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the flats.

Reason : For security purposes and to encourage cycling by residents.

16. All approved cycle storage, including visitor cycle parking, shall be provided in accordance with the approved drawings submitted with this application prior to the first occupation of the units to which they relate and thereafter so maintained for that purpose.

Reason : In order to ensure that adequate cycle storage is provided.

17. Prior to the first occupation of the flats hereby approved a scheme for the relocation and upgrading of bus stop(s) on Glendoe Terrace shall be submitted to and approved by the Planning Authority in conjunction with the Roads Authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the flats.

Reason : In order to support local public transport usage.

18. No development shall commence until the following details have been submitted to and approved by the Planning Authority in conjunction with the Roads Authority:

1. Demonstration that the applicant and Scottish Water are prepared to enter into a contractual agreement with the Council that defines the ownership, maintenance responsibilities and future liabilities for the different aspects of the whole surface water drainage and SUDS system.
2. Agreement of a suitable financial contribution with the Council for the future maintenance liabilities of the surface water drainage and SUDS systems that the Council will be asked to adopt.
3. Demonstration that a suitable level of access rights can be provided for the Council to access the parts of the surface water drainage and SUDS system that they will be asked to maintain.

For the avoidance of doubt no aspect of the surface water drainage and SUDS system shall be adopted by the Council until the contractual agreement is in place, the agreed financial contribution for future maintenance responsibilities has been received by the Council and the access rights for future maintenance have been formally documented.

Reason: In order to ensure that a suitable surface water drainage and SUDS system can be provided, which will be suitably maintained for the intended life of the development.

19. No development shall commence until details of the design for managing surface water overland flow for flood have been submitted to and approved in writing by the Planning Authority in conjunction with the Roads Authority. All works will be implemented in accordance with the approved plans.

Reason : In the interests of flood prevention.

20. For the avoidance of doubt all housing provided on site shall be affordable unless the express permission of the Planning Authority is granted.

No development shall commence on site until a scheme for the provision of, or contribution towards, on-site affordable housing (which meets the definition of affordable housing outlined in The Highland Council's Affordable Housing Supplementary Planning Guidance dated August 2008 (as amended, revoked or replaced; with or without modification)) as part of the development hereby approved has been submitted to, and approved in writing, by the Planning Authority. The scheme shall include:

- i. the numbers, type, tenure and location of the affordable housing provision to be made, which shall consist of not less than 25% of the total number of housing units proposed within the application site;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the management of the affordable housing;
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Thereafter, the affordable housing shall be provided in accordance with the approved scheme.

Reason: To comply with Policy 31 of the Highland-wide Local Development Plan.

21. No development 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 the interests of visual 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

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.

Noise

Given the distance between the proposed development site and noise sensitive properties there is a risk that noise from the construction site could cause disturbance to local residents. Whilst it is appreciated that planning conditions are not used to control noise as powers are available under Section 60 of the Control of Pollution Act 1974, I would recommend that the applicant undertakes a Construction Noise Assessment in accordance with BS 5228-1:2009 "Code of Practice for noise and vibration control on construction and open sites – Part 1 Noise". It is expected that the developer/contractor will employ the best practicable means to reduce the impact of noise from construction activities. Details of any mitigation measures should be provided in the assessment, including proposed working hours.

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.

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.

Signature: Allan J Todd
Designation: Area Planning Manager – South
Author: Christine Macleod
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Site Plan – L(90)002 rev G
Plan 2 – Landscape Plan – KD-L(90) L200 rev D
Plan 3 – Playpark Details – KD-L(90) L203 rev C
Plan 4 – Drainage layout – 107930/005 rev E
Plan 5 – North Block Flats Elevation – KEP-B-L(04)201 rev C
Plan 6 – South Block Flats Elevation – PL(20)007 rev A
Plan 7 – 1½ storey Semi Elevation – KEP-PL(20)002 rev B
Plan 8 – 2 storey Semi Elevation – KEP-PL(20)003 rev B
Plan 9 – Cottage Flats Elevation – PL(20)001 rev A
Plan 10 – 3 bed bungalow (wheelchair) Elevation – KEP-PL(20)005
rev C
Plan 11 – Cycle Storage Flats – A(90)016 rev A

- Fencing Key**
- Type A - Front Garden Trip Rail
 - Type B - Garden Fence (900mm high chain link fence)
 - Type C - Garden Fence (900mm high vertical timber board fence)
 - Type D - Garden Fence (1200mm high vertical timber board fence)
 - Type E - Garden Fence at Boundaries (1800 high vertical timber board fence)
 - Type F - Garden Fence at Boundaries (1800 high vertical timber board arched fence)
 - Type G - Pedestrian safety Railing (600mm high galvanised metal railing)
 - 900mm wide timber gate (height of gate to match highest adjoining fence)

- Unit Types**
- Type F (2 x 1 1/2 storey unit 5 person)
 - Type G (1 1/2 storey unit 5 person)
 - 2 storey unit 5 person
 - Type C (1 Wheelchair user)
 - Type D (1 Wheelchair User)
 - Type H (2 storey cottage flats 4 person)
 - 2, 3 storey flats

- Landscape Key**
- Grassed area - Turf
 - Grassed area - seeded
 - Paths - Concrete paving standard flag 900 x 600
 - Aco drainage channel
 - Rotary drying pole
 - "Y" shaped drying pole
 - Bin store (1200mm fence)
 - Min 300mm gravel mowing strip
 - pavilions
 - Paths - Tarmacadam (pre-cast concrete kerb)
 - Road Construction
 - 45mm Hot Rolled Asphalt Surface Course to Cl.910
 - 55mm Dense Asphalt Concrete Binder course to Cl.906
 - 65mm Dense Asphalt Concrete Base to Cl.906
 - 300mm Type 1 Granular Sub-base to Cl.803
 - Footway Construction
 - 60mm Single Course Close-Graded Asphalt Concrete Asphalt Surface Course to Cl.912
 - 100mm Type 1 Granular Sub-base to Cl. 803
 - Cycleway Construction
 - 80mm Single Course Close-Graded Asphalt Concrete Asphalt Surface Course to Cl.912
 - 50mm binder course to Cl.906
 - Asphalt Surface Course to Cl.912 (cycleway to have coloured finish, colour TBC)
 - 200mm Type 1 Granular Sub-base to Cl.803
 - Private Access/Driveway
 - 60mm Asphalt Concrete surface Course to Cl.912
 - 50mm binder course to Cl.906
 - Asphalt Surface Course to Cl.912 (cycleway to have coloured finish, colour TBC)
 - 200mm Type 1 Granular Sub-base to Cl.803

- Paths - Concrete paving standard flag 900 x 600
- Pavilions - blocks - 110 x 110 x 50 stretcher bond
- Paths - Tarmacadam (pre-cast concrete kerb)

Revision

Drawn : Chk'd : Date :
Revision

Drawn : Chk'd : Date :
Revision

Drawn : Chk'd : Date :
Revision

Drawn : AW Chk'd : LA Date : 22.03.2016
Revision

G Floor levels added.

Drawn : CC Chk'd : LA Date : 23.03.2016



INVERNESS
 Dochfour Business Centre,
 Dochgarroch
 Inverness, IV3 8GY
 Tel: 01463 246 850
 Fax: 01463 246 851
 inverness@keppiedesign.co.uk
 www.keppiedesign.co.uk

Client
Highland Housing Alliance

Project
Glendoe Terrace, Inverness

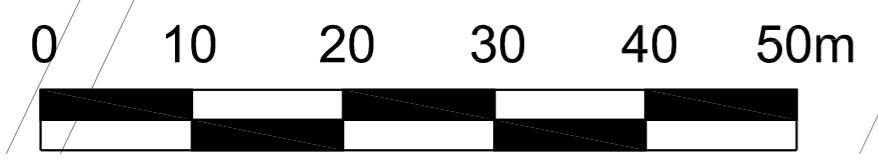
Drawing
Site Plan

Project No.
211606

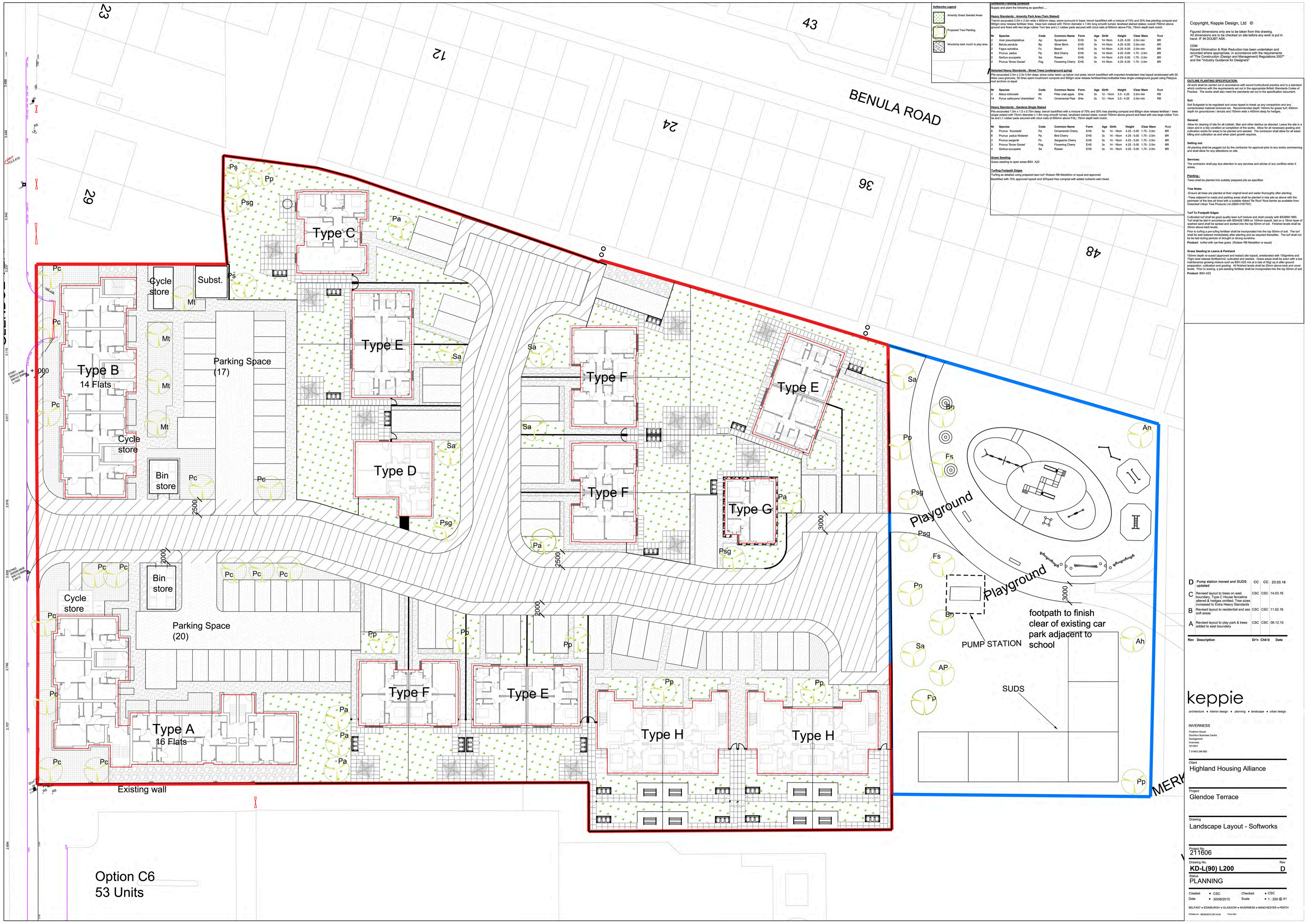
Drawing No. Rev.
L(90)002 G

Status
Building Warrant

Created • AKO Checked • LA
 Date • 23/09/15 Scale • 1:500 @ A2



1:500



Softworks Legend

- Amenity Grass Seedbed Areas
- Proposed Tree Planting
- Woodchip bark mulch to play area

Supply and plant the following as specified...

Heavy Standards - Amenity Park Area (Twin Stakes)

Tranche excavated 2.0m x 2.0m with 400mm deep stone around in base; trench backfilled with a mixture of 70% and 30% free planting compost and 80/20 slow release fertilizer. Trees have stakes with 70mm diameter x 1.8m long smooth lance, bracketed standard stakes, covered 700mm above ground and fixed with two large rubber Tom Ties and L1 rubber pads secured with steel nails at 600mm above FGL. 70mm depth bark mulch.

| No | Species | Code | Common Name | Form | Age | Girth | Height | Clear Stem | Root |
|----|---------------------|------|------------------|------|-----|---------|-----------|------------|------|
| 1 | Acer pseudoplatanus | Ap | Sycamore | EHS | 3m | 14-16cm | 4.25-5.00 | 2.0m min | BR |
| 2 | Betula pendula | Bp | Silver Birch | EHS | 3m | 14-16cm | 4.25-5.00 | 2.0m min | BR |
| 3 | Fagus sylvatica | Fs | Beech | EHS | 3m | 14-16cm | 4.25-5.00 | 2.0m min | BR |
| 4 | Prunus avestris | Pa | Bird Cherry | EHS | 3m | 14-16cm | 4.25-5.00 | 1.75-2.0m | BR |
| 5 | Prunus avestris | Pa | Bird Cherry | EHS | 3m | 14-16cm | 4.25-5.00 | 1.75-2.0m | BR |
| 6 | Prunus 'Snow Goose' | Psg | Flowering Cherry | EHS | 3m | 14-16cm | 4.25-5.00 | 1.75-2.0m | BR |

Selected Heavy Standards - Street Trees (underground drains)

This area is excavated 2.0m x 2.0m deep; stone collar below to below root plate; trench backfilled with imported Anatumite tree topped ameliorated with 50/50 Leca granular, 50/50 Leca mushroom compost and 900g/m slow release fertilizer/recontrolled trees single underground gully using Platypus roof anchors or equal.

| No | Species | Code | Common Name | Form | Age | Girth | Height | Clear Stem | Root |
|----|--------------------------------|------|-------------------|------|-----|---------|----------|------------|------|
| 1 | Malus latifolia | Ml | Pillar crab apple | SHs | 3m | 12-14cm | 3.5-4.25 | 2.0m min | RB |
| 2 | Prunus cerasifera 'Ornamental' | Pc | Ornamental Pear | SHs | 3m | 12-14cm | 3.5-4.25 | 2.0m min | RB |

Heavy Standards - Garden Single Stakes

This area is excavated 1.0m x 1.0m deep; trench backfilled with a mixture of 70% and 30% free planting compost and 80/20 slow release fertilizer / trees single stake with 70mm diameter x 1.8m long smooth lance, bracketed standard stakes, covered 700mm above ground and fixed with one large rubber Tom Tie and L1 rubber pads secured with steel nails at 600mm above FGL. 70mm depth bark mulch.

| No | Species | Code | Common Name | Form | Age | Girth | Height | Clear Stem | Root |
|----|-------------------------|------|-------------------|------|-----|---------|-----------|------------|------|
| 1 | Prunus 'Avalanche' | Pa | Ornamental Cherry | EHS | 3m | 14-16cm | 4.25-5.00 | 1.75-2.0m | BR |
| 2 | Prunus 'parva Watereri' | Pp | Bird Cherry | EHS | 3m | 14-16cm | 4.25-5.00 | 1.75-2.0m | BR |
| 3 | Prunus 'sargentii' | Pp | Sargent's Cherry | EHS | 3m | 14-16cm | 4.25-5.00 | 1.75-2.0m | BR |
| 4 | Prunus 'Snow Goose' | Psg | Flowering Cherry | EHS | 3m | 14-16cm | 4.25-5.00 | 1.75-2.0m | BR |
| 5 | Prunus avestris | Pa | Bird Cherry | EHS | 3m | 14-16cm | 4.25-5.00 | 1.75-2.0m | BR |

Grass Seeding

Grass seeding to open areas BSH A22

Turfing Footpath Edges

Turfing as detailed unless prepared lawn turf. Roll-in RB Mediation or equal approved backfilled with 70% approved topsoil and 30%peat free compost with added nutrients will mix.

Soil

Soil Substrate to be supplied and cross tested to meet any connection and any contaminated material removed etc. Recommended depth 150mm for grass turf, 450mm depth for groundcover / shrubs and 750mm with a 400mm deep for hedges.

General

Allow for clearing of site for all rubbish, fill and other debris as directed. Leave the site in a clean and in a safe condition at completion of the works. Allow for all necessary grading and cultivation works for areas to be planted and seeded. The contractor shall allow for all weed killing and cultivation as and when plant growth requires.

Setting out

All planting shall be pegged out by the contractor for approval prior to any works commencing and shall allow for any alterations on site.

Services

The contractor shall pay due attention to any services and advise of any conflicts when it arises.

Planting

Trees shall be planted into suitably prepared pits as specified.

Tree Notes

Ensure all trees are planted at their original level and water thoroughly after planting. Trees adjacent to roads and parking areas shall be planted in tree pits as above with the perimeter of the tree pit fixed with a suitable robust 'No Root Barrier' as available from Greenleaf Urban Tree Products Ltd (0800 0197791).

Turf to Footpath Edges

Cultivated turf shall be good quality lawn turf mixture and shall comply with BS3609:1995. Turf shall be laid in accordance with BS4248:1995 on 100mm support, laid on a 100mm layer of prepared sand (shall be spread and worked into the top 50mm of soil). Finished levels shall be 20mm above kerb levels.

Prior to laying turf

Prior to laying turf, a pre-planting fertilizer shall be incorporated into the top 50mm of soil. The turf shall not be laid during periods of drought or strong winds.

Product: turf with pre-free grass (Roll-in RB Mediation or equal)

Grass Seeding to Lawns & Parkland

100mm depth mixed approved and tested site topsoil, ameliorated with 100g/m² and 70g/m² slow release fertiliser/m², cultivated and seeded. Grass areas shall be sown with a low maintenance growing mixture such as BSH A22 at a rate of 50g/m² after ground preparation, cultivation and grading. All finished levels shall be 20mm above kerb and cover levels. Prior to seeding, a pre-seeding fertilizer shall be incorporated into the top 50mm of soil. Product: BSH A22

Copyright, Keppie Design, Ltd ©

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2007' and the 'Industry Guidance for Designers'.

OUTLINE PLANTING SPECIFICATION

All work shall be carried out in accordance with sound horticultural practice and to a standard which conforms with the requirements set out in the appropriate British Standards Codes of Practice. The works shall also meet the standards set out in the specification document.

Soil

Soil Substrate to be supplied and cross tested to meet any connection and any contaminated material removed etc. Recommended depth 150mm for grass turf, 450mm depth for groundcover / shrubs and 750mm with a 400mm deep for hedges.

General

Allow for clearing of site for all rubbish, fill and other debris as directed. Leave the site in a clean and in a safe condition at completion of the works. Allow for all necessary grading and cultivation works for areas to be planted and seeded. The contractor shall allow for all weed killing and cultivation as and when plant growth requires.

Setting out

All planting shall be pegged out by the contractor for approval prior to any works commencing and shall allow for any alterations on site.

Services

The contractor shall pay due attention to any services and advise of any conflicts when it arises.

Planting

Trees shall be planted into suitably prepared pits as specified.

Tree Notes

Ensure all trees are planted at their original level and water thoroughly after planting. Trees adjacent to roads and parking areas shall be planted in tree pits as above with the perimeter of the tree pit fixed with a suitable robust 'No Root Barrier' as available from Greenleaf Urban Tree Products Ltd (0800 0197791).

Turf to Footpath Edges

Cultivated turf shall be good quality lawn turf mixture and shall comply with BS3609:1995. Turf shall be laid in accordance with BS4248:1995 on 100mm support, laid on a 100mm layer of prepared sand (shall be spread and worked into the top 50mm of soil). Finished levels shall be 20mm above kerb levels.

Prior to laying turf

Prior to laying turf, a pre-planting fertilizer shall be incorporated into the top 50mm of soil. The turf shall not be laid during periods of drought or strong winds.

Product: turf with pre-free grass (Roll-in RB Mediation or equal)

Grass Seeding to Lawns & Parkland

100mm depth mixed approved and tested site topsoil, ameliorated with 100g/m² and 70g/m² slow release fertiliser/m², cultivated and seeded. Grass areas shall be sown with a low maintenance growing mixture such as BSH A22 at a rate of 50g/m² after ground preparation, cultivation and grading. All finished levels shall be 20mm above kerb and cover levels. Prior to seeding, a pre-seeding fertilizer shall be incorporated into the top 50mm of soil. Product: BSH A22

| Rev | Description | Drawn | Checked | Date |
|-----|--|-------|---------|----------|
| D | Pump station moved and SUDS updated | CC | CC | 23.03.16 |
| C | Revised layout to trees on east boundary, Type C House footprint altered & hedges omitted. Tree sizes increased to match Heavy Standards | CSC | CSC | 14.03.16 |
| B | Revised layout to residential and ass soft areas | CSC | CSC | 11.02.16 |
| A | Revised layout to play park & trees added to east boundary | CSC | CSC | 06.12.15 |

keppie
architecture • interior design • planning • landscape • urban design

INVERNESS
Forthm House
Director Business Centre
Inverness
IV1 1DT
T 01463 246 950

Client: Highland Housing Alliance

Project: Glendoe Terrace

Drawing: Landscape Layout - Softworks

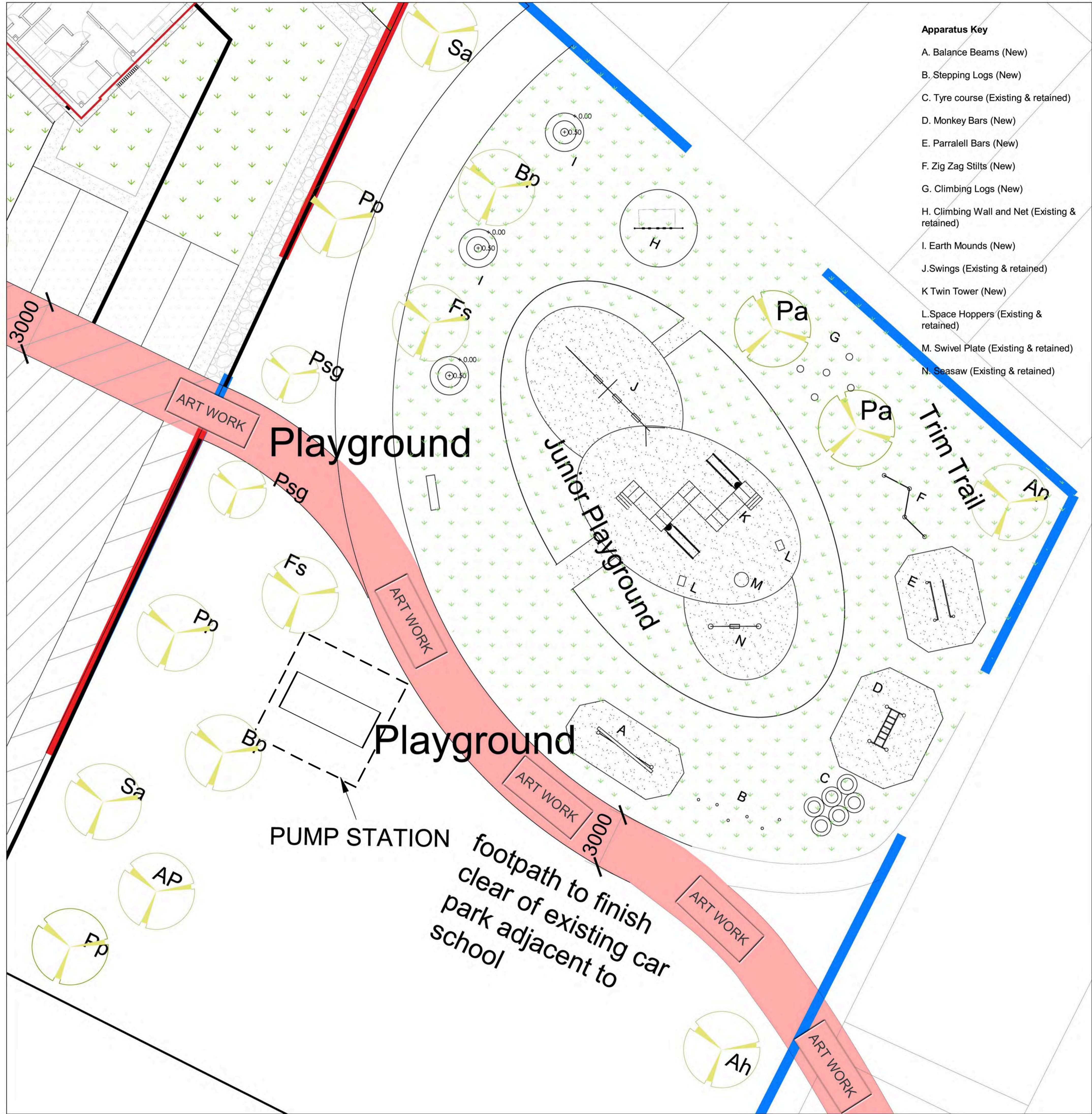
Drawing No: 211606
Scale: 1:250 @ A1

Project: PLANNING

Created: CSC Checked: CSC
Date: 30/08/2015 Scale: 1:250 @ A1

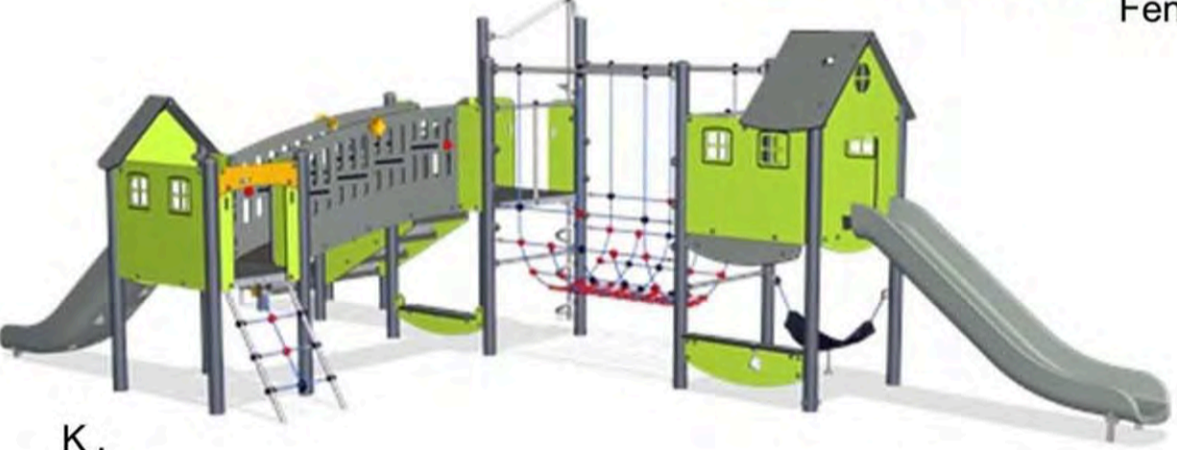
Printed on: 08/09/15 09:14:44 From No:

Option C6
53 Units



Apparatus Key

- A. Balance Beams (New)
- B. Stepping Logs (New)
- C. Tyre course (Existing & retained)
- D. Monkey Bars (New)
- E. Parrallell Bars (New)
- F. Zig Zag Stilts (New)
- G. Climbing Logs (New)
- H. Climbing Wall and Net (Existing & retained)
- I. Earth Mounds (New)
- J. Swings (Existing & retained)
- K. Twin Tower (New)
- L. Space Hoppers (Existing & retained)
- M. Swivel Plate (Existing & retained)
- N. Seasaw (Existing & retained)



Copyright, Keppie Design, Ltd ©
 Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If IN DOUBT ASK.
 CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of The Construction (Design and Management) Regulations 2007 and the "Industry Guidance for Designers".

Softworks Legend

- Amenity Grass Seeded Areas
- Proposed Tree Planting
- Wet pour rubber surfacing

| Rev | Description | Dr'n | Chk'd | Date |
|-----|--|------|-------|----------|
| C | Pump station moved | CC | LA | 23.03.16 |
| B | Changed bark mulch to rubber surfacing | CC | LA | 23.03.16 |
| A | Revised layout to play park trees | CSC | CSC | 15.03.16 |

keppie
 architecture • interior design • planning • landscape • urban design

INVERNESS
 Fraser House
 Douglas Business Centre
 Douglas
 Inverness
 IV1 1JF
 T 01463 248 800

Client
Highland Housing Alliance

Project
Glendoe Terrace

Drawing
Landscape Play Park Outline Details

Project No.
Z11606

Drawing No.
KD-L(00) L203

Scale
1:100 @ A1

Created
 05/12/2015

Checked
 CSC

Date
 05/12/2015

Scale
 1:100 @ A1

PLANNING

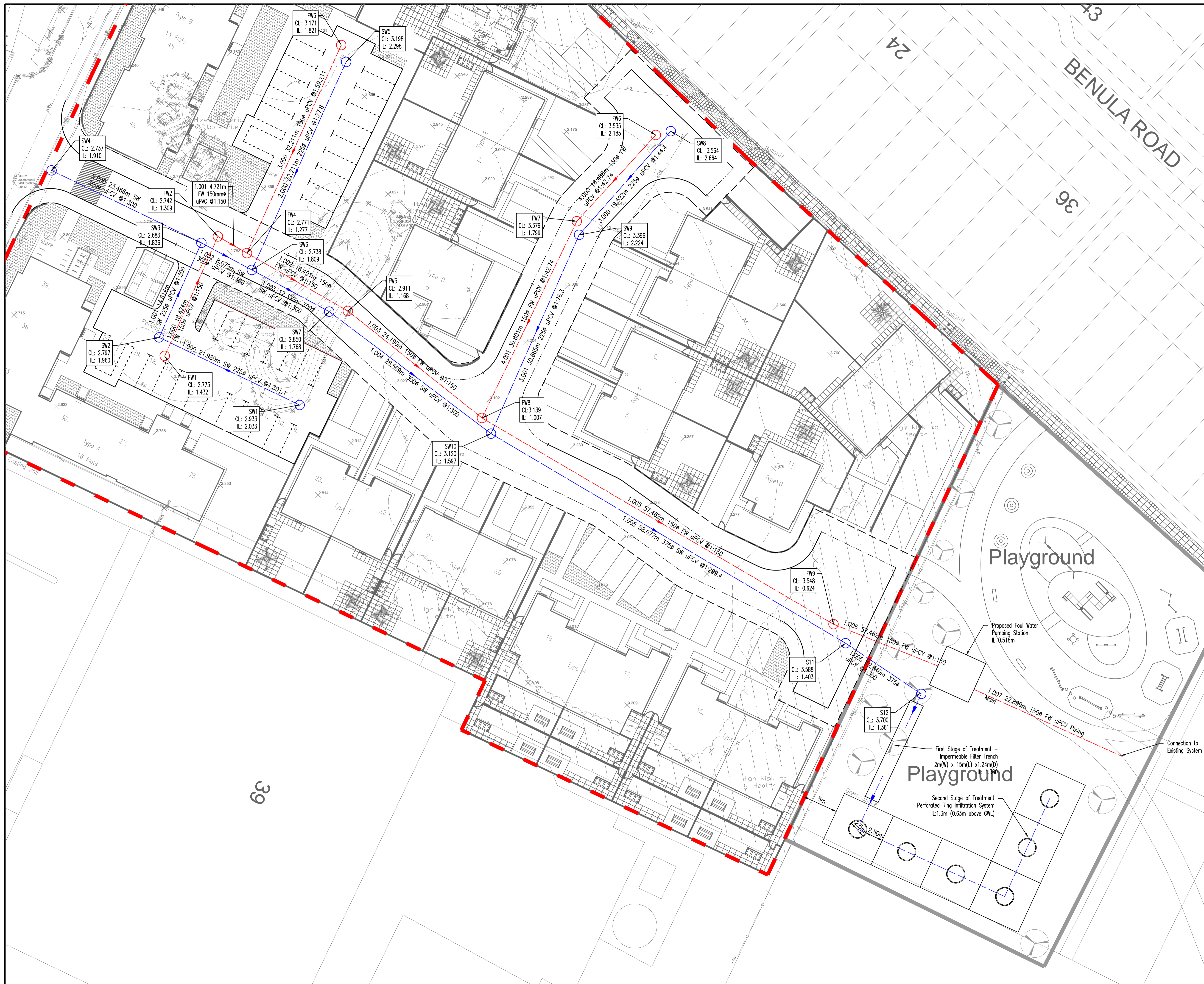
Created
 CSC

Checked
 CSC

Date
 05/12/2015

Scale
 1:100 @ A1

© 2015 Keppie Design Ltd



Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO. FM/P01/1 REV 1

CONSTRUCTION:

DEMOLITION:

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

- Notes:-
1. Do not scale from this drawing
 2. All dimensions are in meters unless specified otherwise
 3. Overall Glendoe Terrace development boundary is based on information received from Keppie Architects.
 4. Boundary lines shown on plan are indicative only and should not be used for the purpose of producing Feui plans.
 5. Development layout by Keppie Architects.
 6. Topographical survey carried out by Caintech Ltd.
 7. Coordinates are to National Grid and levels are relative to Ordnance Datum.
 8. Road alignment designed in accordance with The Highland Councils 'Roads and Transport Guidelines for New Developments'.
- Key:
- Proposed Surface Water Sewer
 - Proposed Foul Water Sewer
 - Proposed Surface Water Manhole
 - Proposed Foul Water Manhole

| Rev. | Date | Description | Drawn | Chkd | Appd. |
|------|----------|--|-------|------|-------|
| E | 23/03/16 | Sokaway amended | JP | DE | DE |
| D | 17/03/16 | Re-Designed to suit revised architects layout | JP | DE | DE |
| C | 4/01/16 | Architects Layout Amended; Infiltration layout amended | JP | DE | DE |
| B | 4/12/15 | Linear drains added | JP | DE | DE |
| A | 7/11/15 | SUDs soakaway design amended following planning review and observations. Updated site layout included. | KA | DE | DE |

FAIRHURST Client:

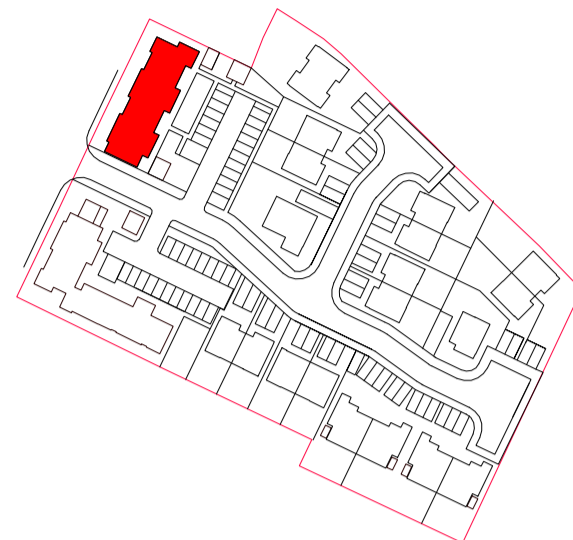
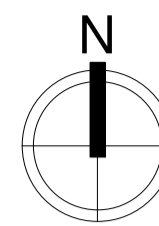
W.A. Fairhurst & Partners
 Elvie House
 Beechwood Business Park
 INVERNESS
 IV2 3BW
 Tel: 01463 724 544
 Fax: 01463 717 878

Project Title:
GLENDOE TERRACE, INVERNESS

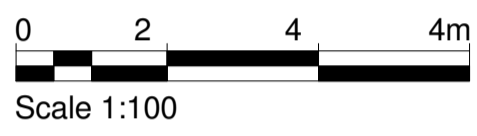
Drawing Title:
DRAINAGE LAYOUT

| | |
|------------------------------|----------------------------|
| Scale at A1: 1:250 | Status: PLANNING |
| Drawn: JP | Checked: DE |
| Date: 07/09/15 | Date: 14/09/15 |
| Approved: AM | Date: 14/09/15 |
| Drawing No.: | Revision: |

107930/005 E



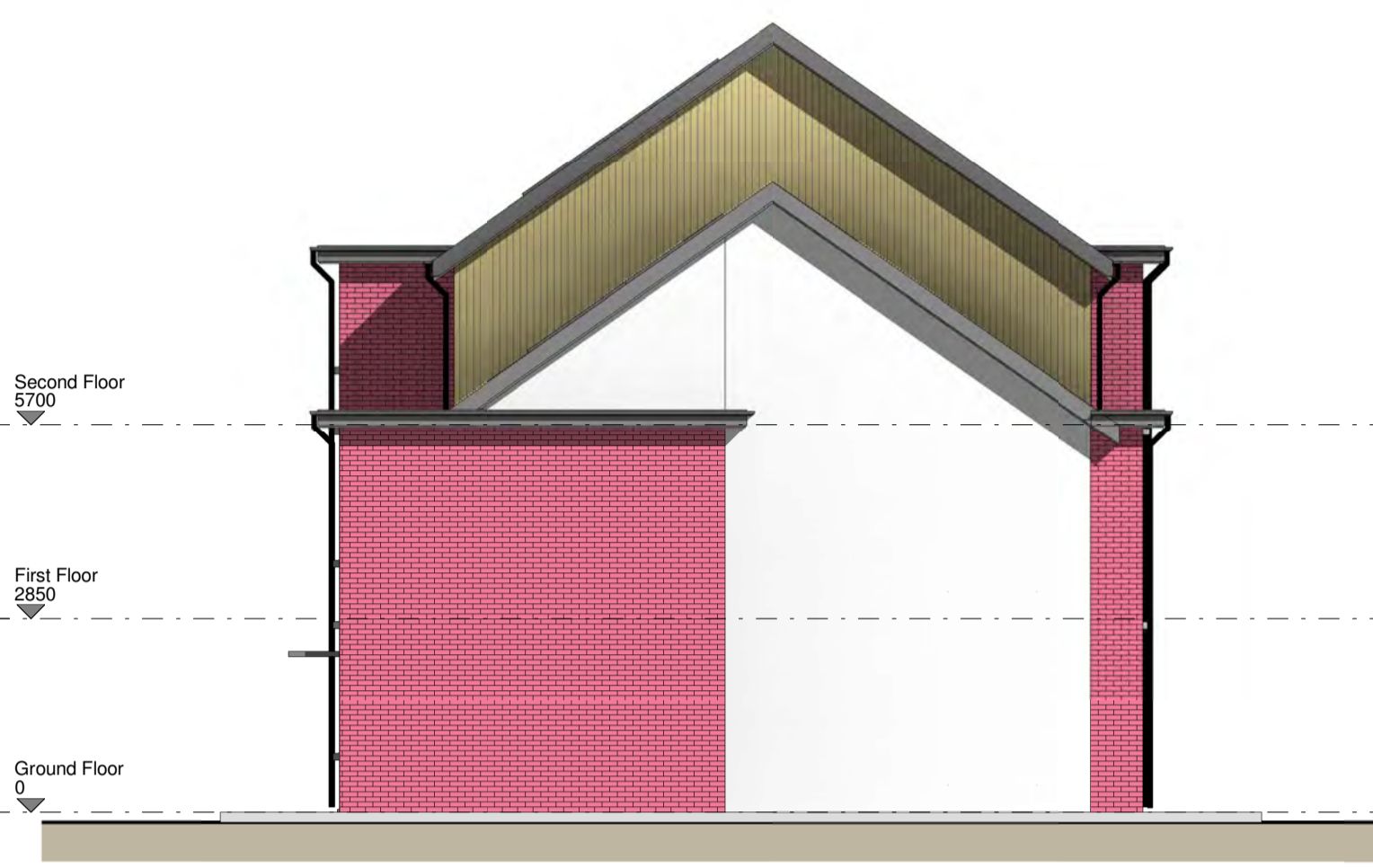
Key Site Plan
 Scale - 1 : 2000



Scale 1:100



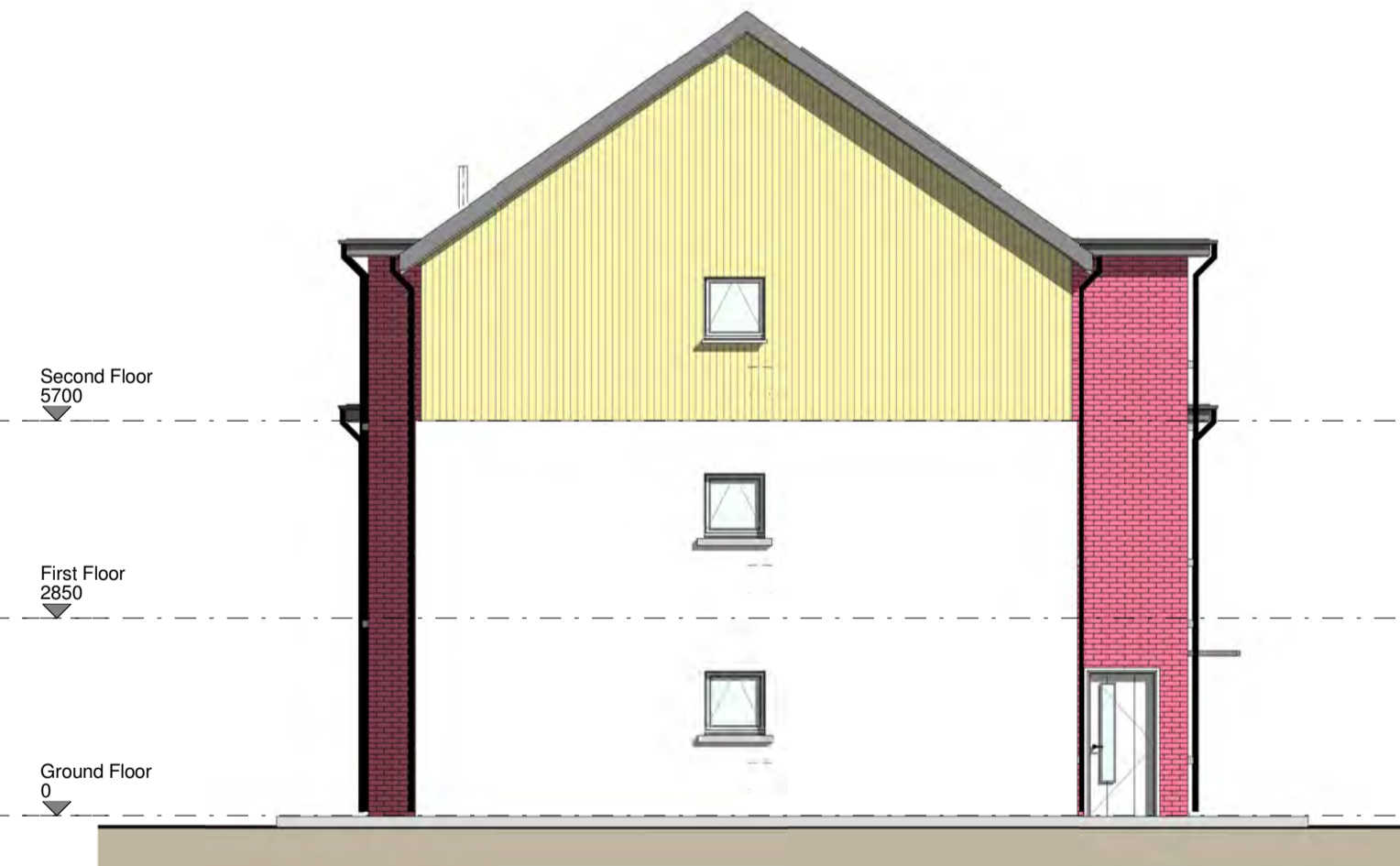
East Elevation
 Scale - 1 : 100



North Elevation
 Scale - 1 : 100



West Elevation
 Scale - 1 : 100



South Elevation
 Scale - 1 : 100

MATERIAL SPECIFICATION

ROOF
 Concrete interlocking tiles
 Colour to be agreed

WALLS
 Dry dash render
 Marley Elermit Cedar weatherboard
 Colour to be agreed

WINDOWS
 Aluclad or uPVC
 Nordan NTech
 Velux roof windows

EXTERNAL DOORS
 Nordan external door set

RAINWATER GOODS
 Marley uPVC round

| Rev | Description | D'n | CHK'd | Date |
|-----|-------------------------------|-----|-------|----------|
| C | General update | LA | CC | 18/12/15 |
| B | Building Warrant observations | CC | LA | 04/12/15 |
| A | First Issue | DM | LA | 25/09/15 |



INVERNESS
 Doohour Business Centre
 Doohour
 Inverness
 FK9 8DF
 Tel: 01463 246 850
 www.keppiedesign.co.uk

Client:
 Highland Housing Alliance

Project:
 Glendoe Terrace
 Inverness

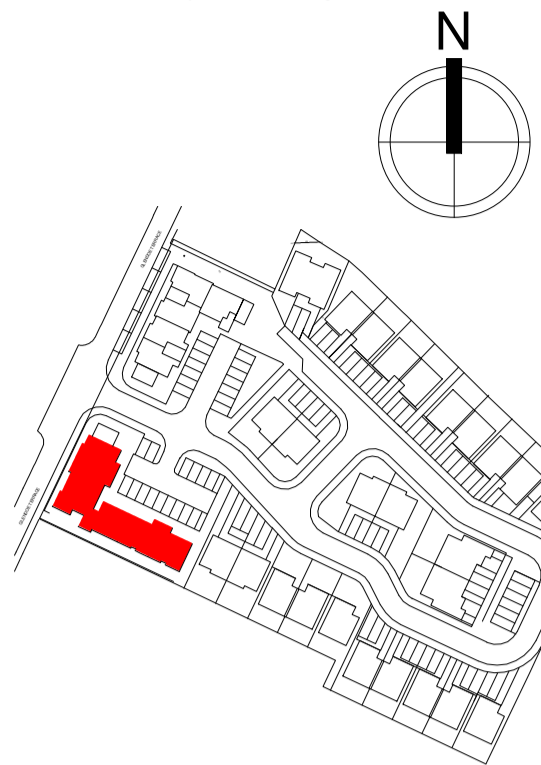
Drawing:
 Type B - North Block Flats
 Elevations
 (2 extra flats)

Project No:
 211606

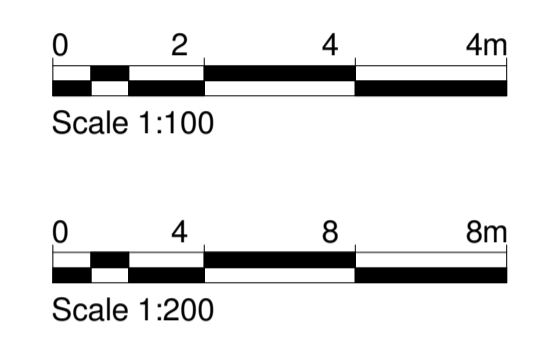
Drawing No:
 KEP-B-L(04)201

Status:
 Building Warrant

Created: ARD
 Date: 22/09/15
 Checked: LA
 Scale: A2
 @ A1



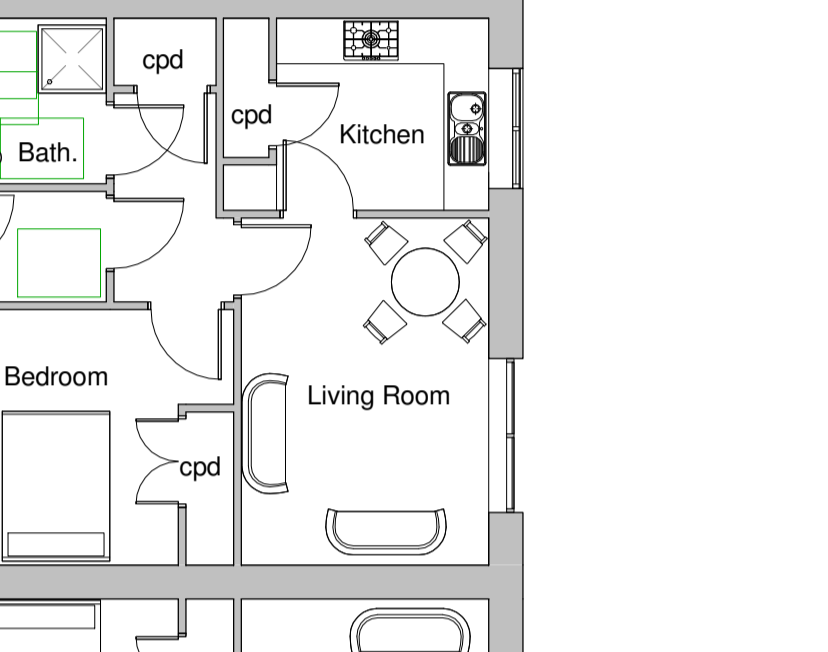
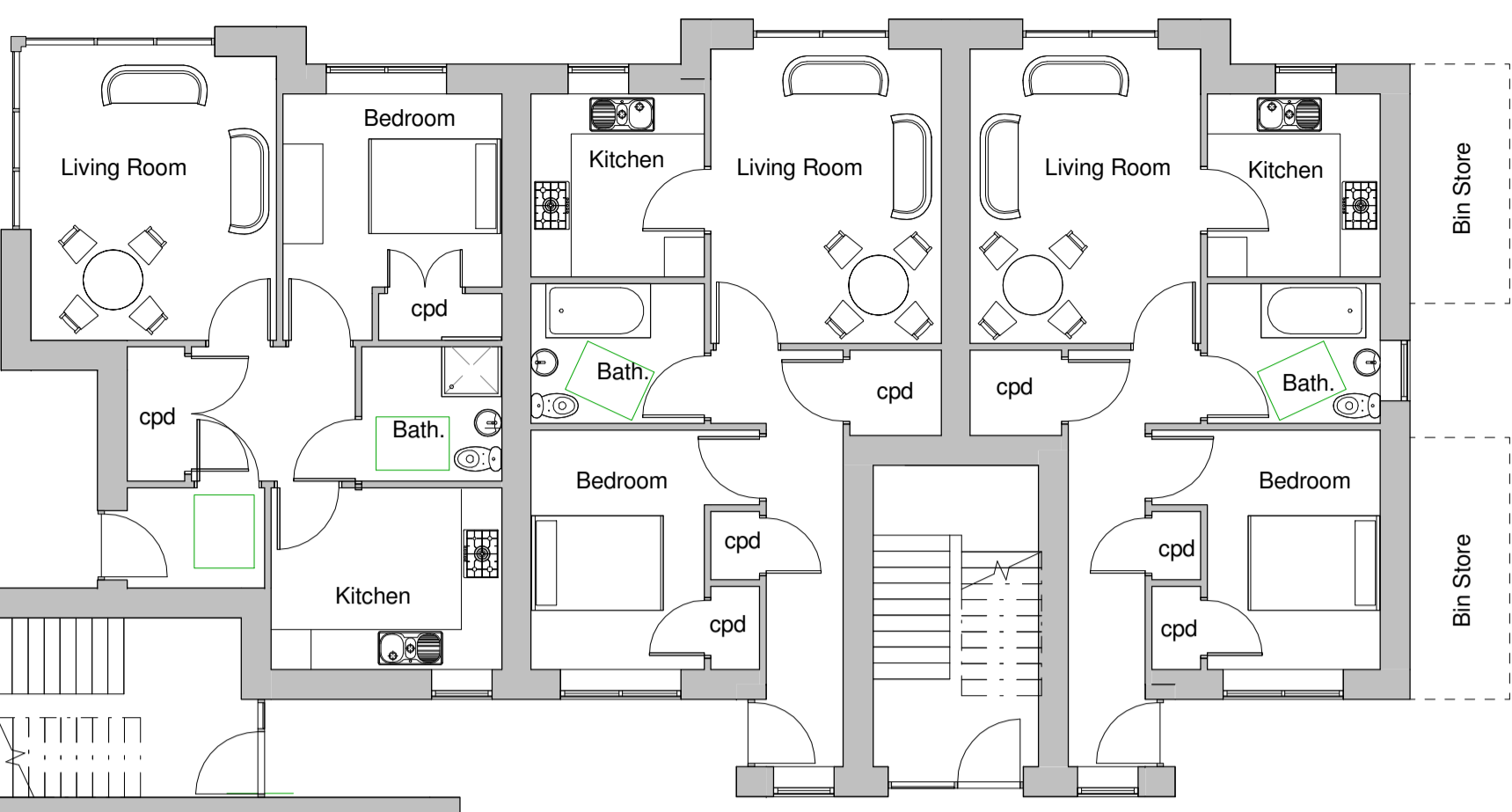
Key Site Plan
 Scale - 1 : 2000



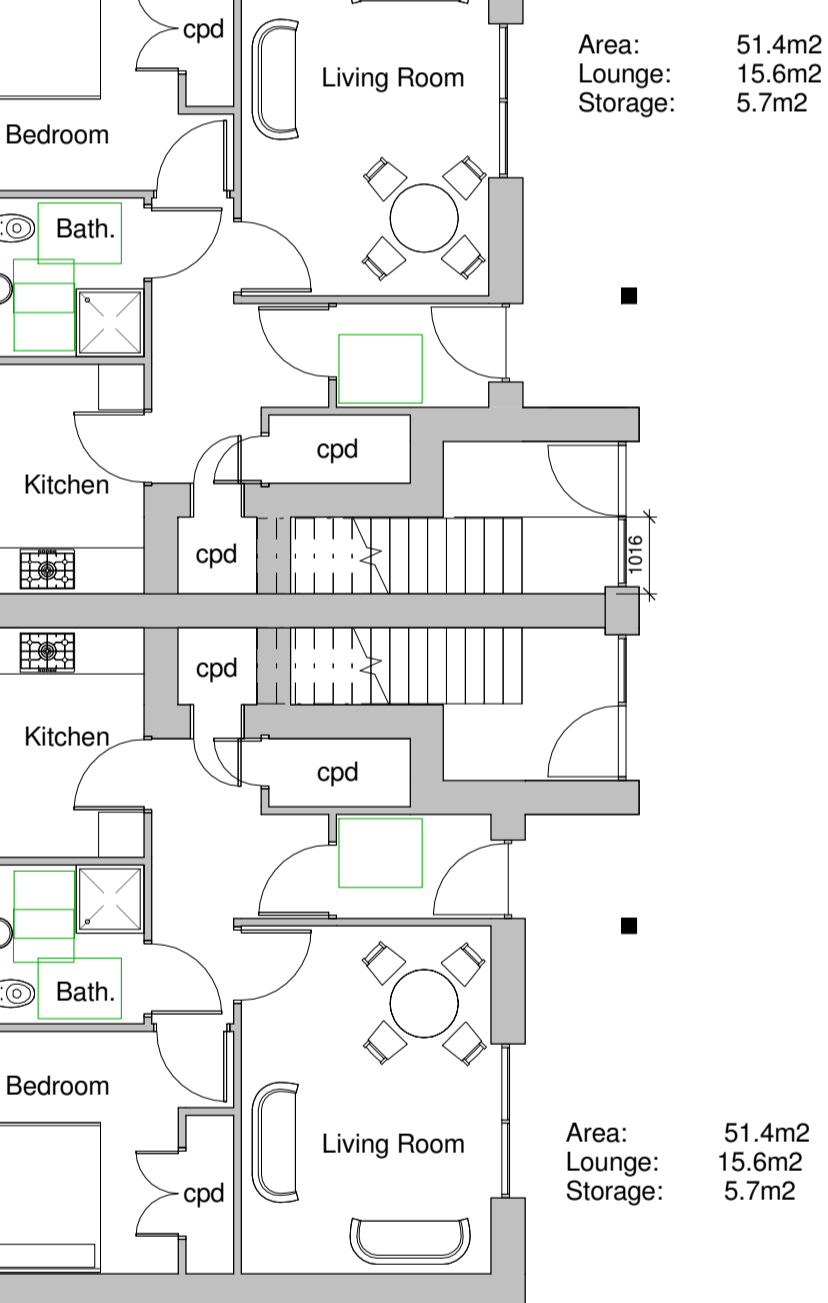
Area: 52.9m²
 Lounge: 15.3m²
 Storage: 3.1m²

Area: 52.1m²
 Lounge: 15.3m²
 Storage: 3.4m²

Area: 52.1m²
 Lounge: 15.3m²
 Storage: 3.4m²



Area: 51.4m²
 Lounge: 15.6m²
 Storage: 5.7m²



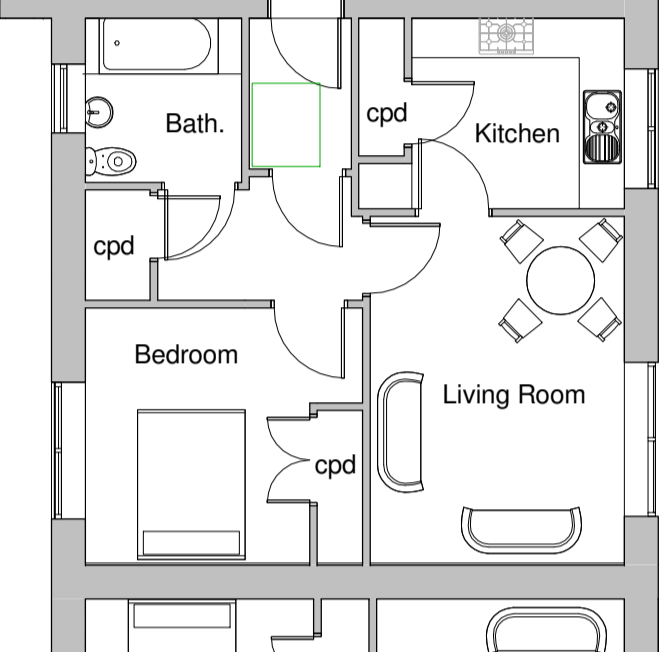
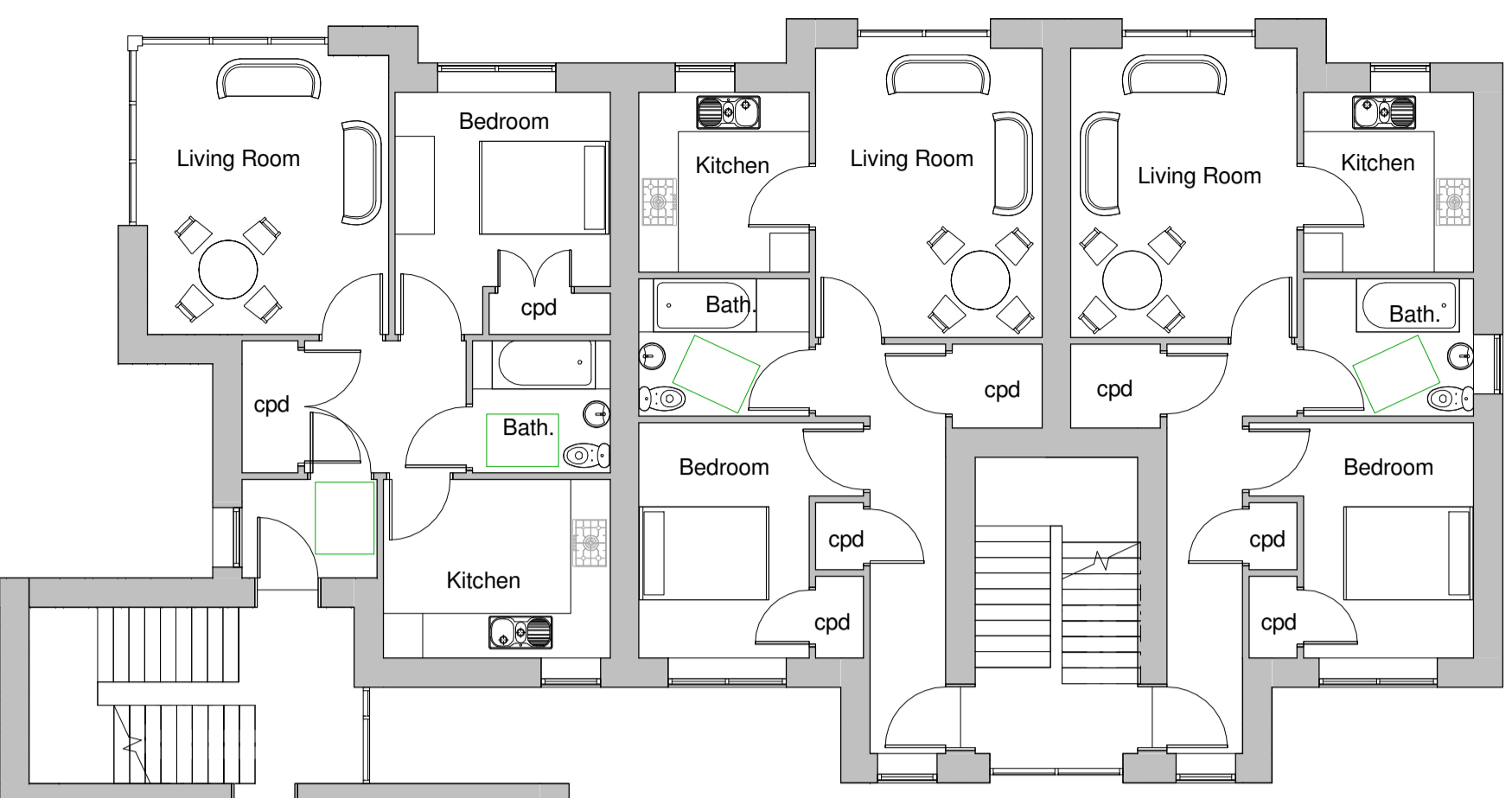
Area: 51.4m²
 Lounge: 15.6m²
 Storage: 5.7m²

Level 00 - Ground Floor Plan
 Scale - 1 : 100

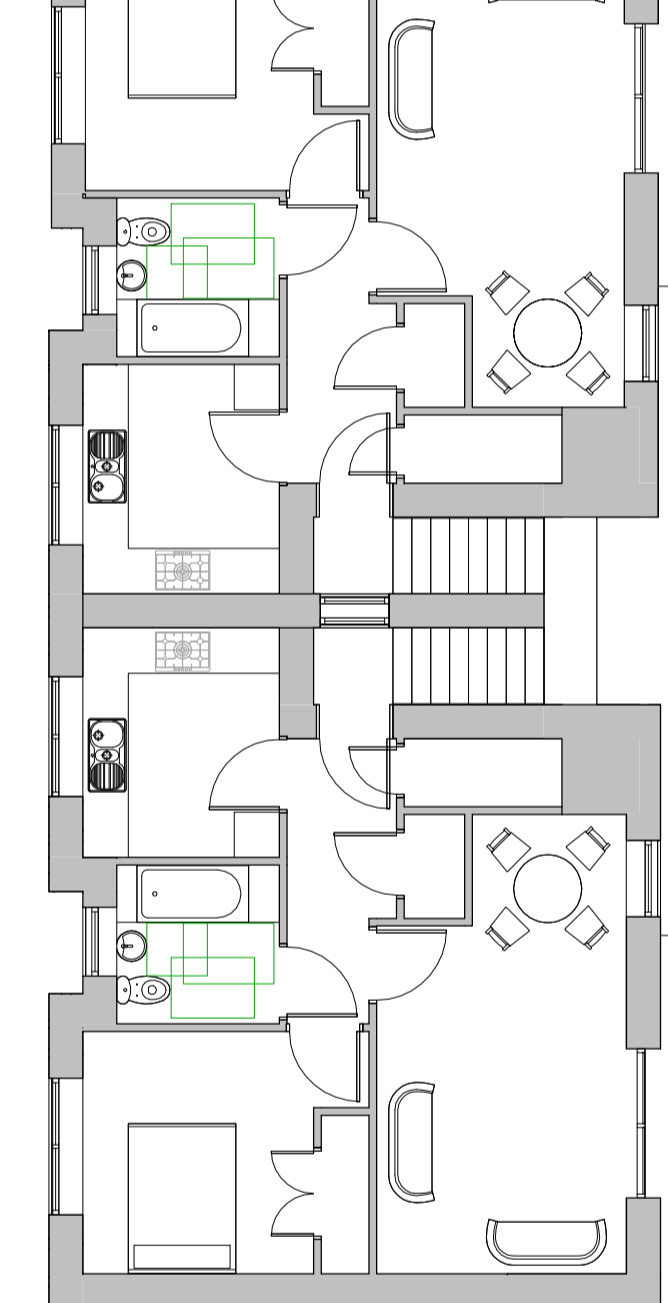
Area: 52.9m²
 Lounge: 15.3m²
 Storage: 3.1m²

Area: 52.1m²
 Lounge: 15.3m²
 Storage: 3.4m²

Area: 52.1m²
 Lounge: 15.3m²
 Storage: 3.4m²



Area: 51.4m²
 Lounge: 15.3m²
 Storage: 4.0m²



Area: 52.7m²
 Lounge: 18.3m²
 Storage: 4.0m²

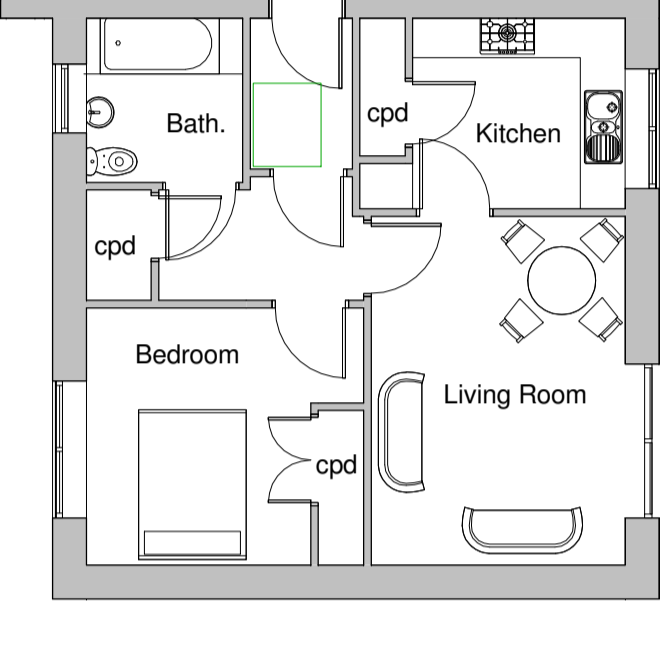
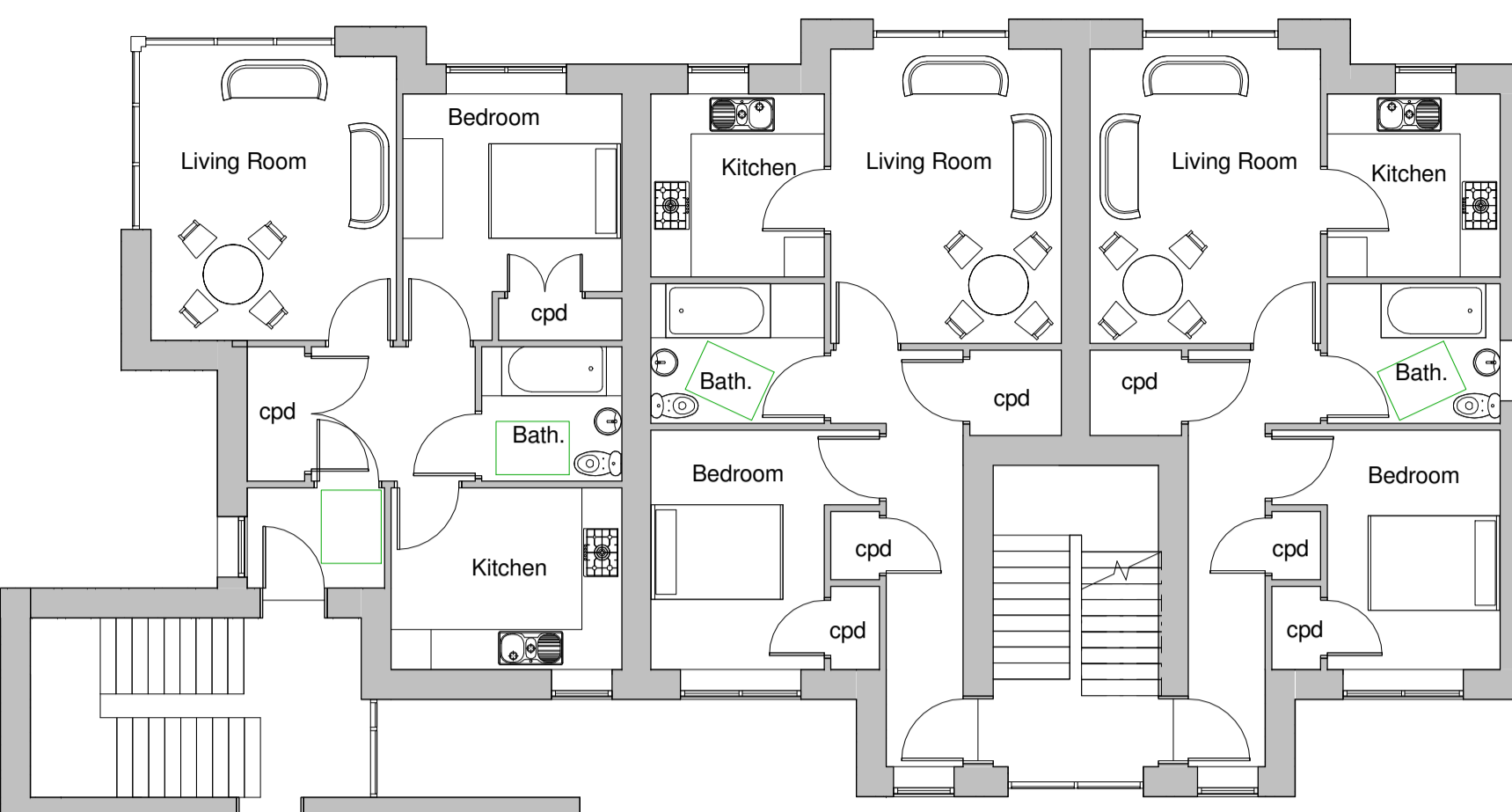
Area: 52.7m²
 Lounge: 18.3m²
 Storage: 4.0m²

Level 01 - First Floor Plan
 Scale - 1 : 100

Area: 52.9m²
 Lounge: 15.3m²
 Storage: 3.1m²

Area: 52.1m²
 Lounge: 15.3m²
 Storage: 3.4m²

Area: 52.1m²
 Lounge: 15.3m²
 Storage: 3.4m²



Area: 51.4m²
 Lounge: 15.3m²
 Storage: 4.1m²

Level 02 - Second Floor Plan
 Scale - 1 : 100



North Elevation
 Scale - 1 : 200

West Elevation
 Scale - 1 : 200



South Elevation
 Scale - 1 : 200

East Elevation
 Scale - 1 : 200



3D 1
 Scale -

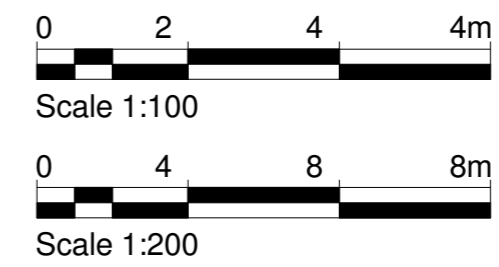


3D 2
 Scale -

MATERIAL SPECIFICATION

- ROOF**
 Concrete interlocking tiles
 Colour to be agreed
- WALLS**
 Dry dash render
 Marley Eternit Cedral weatherboard
 Colour to be agreed
- WINDOWS**
 Aluclad or uPVC
 Nordan NTech
 Velux roof windows
- EXTERNAL DOORS**
 Nordan external door set
- RAINWATER GOODS**
 Marley uPVC round

| Rev | Description | D'n | CHK'd | Date |
|-----|---------------------|-----|-------|----------|
| A | Issued for planning | CC | LA | 14/09/15 |



Copyright, Keppie Design, Ltd ©
 Figured dimensions only are to be taken from this drawing.
 All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.
 CDM:
 Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'
 Note:

MATERIAL SPECIFICATION

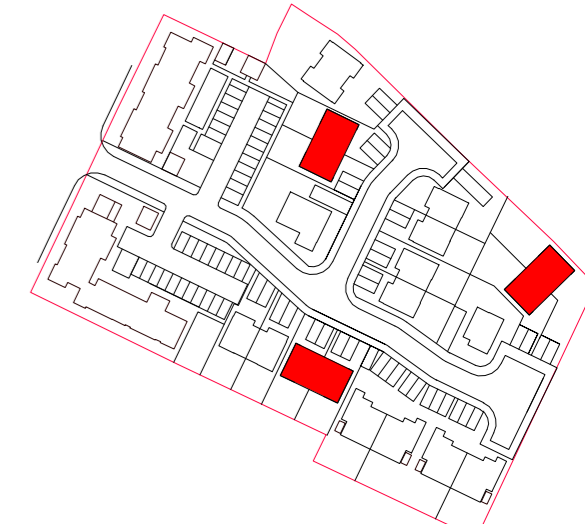
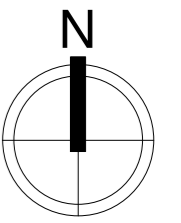
ROOF
 Concrete interlocking tiles
 Colour to be agreed

WALLS
 Dry dash render
 Marley Eternit Cedral weatherboard
 Colour to be agreed

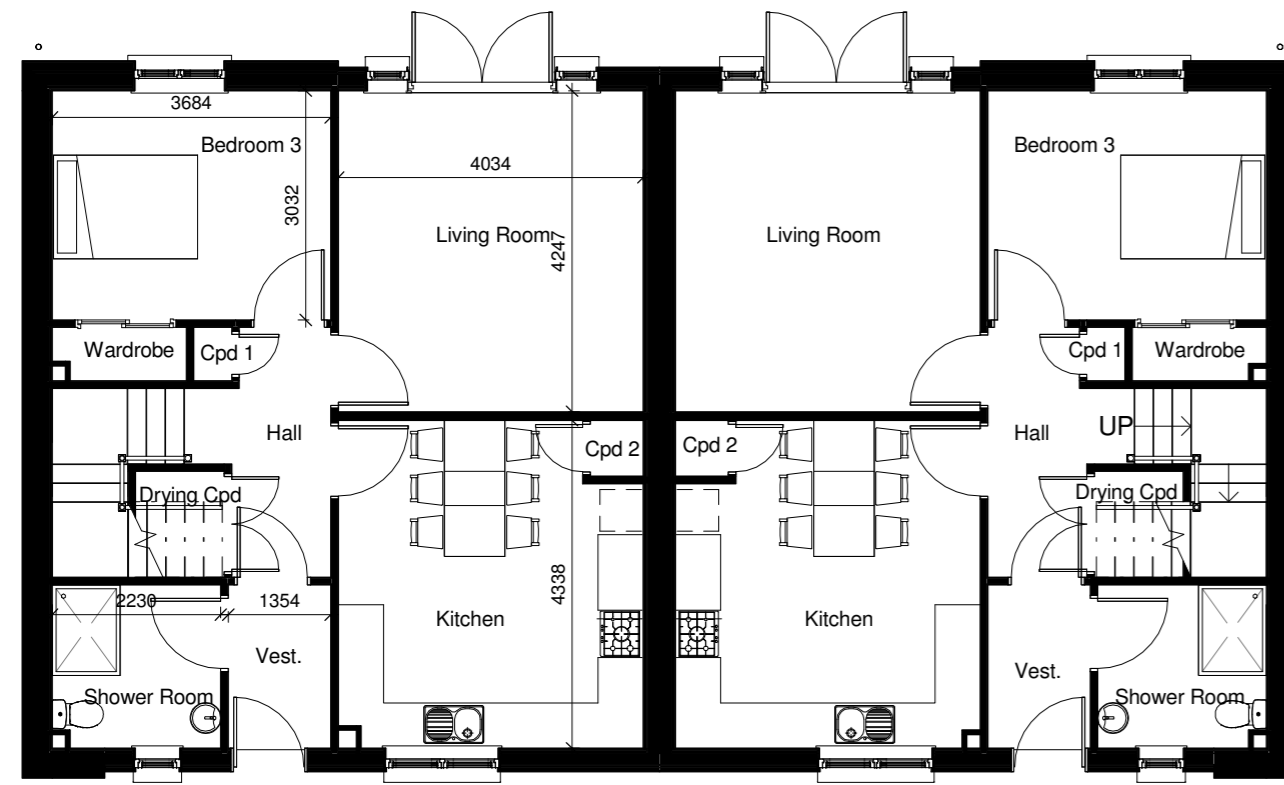
WINDOWS
 Aluclad or uPVC
 Nordan NTech
 Velux roof windows

EXTERNAL DOORS
 Nordan external door set

RAINWATER GOODS
 Marley uPVC round



Key Site Plan
 Scale - 1 : 2000



Level 0
 Scale - 1 : 100



Side elevation A
 Scale - 1 : 200



Front Elevation
 Scale - 1 : 200



3d View 1
 Scale -



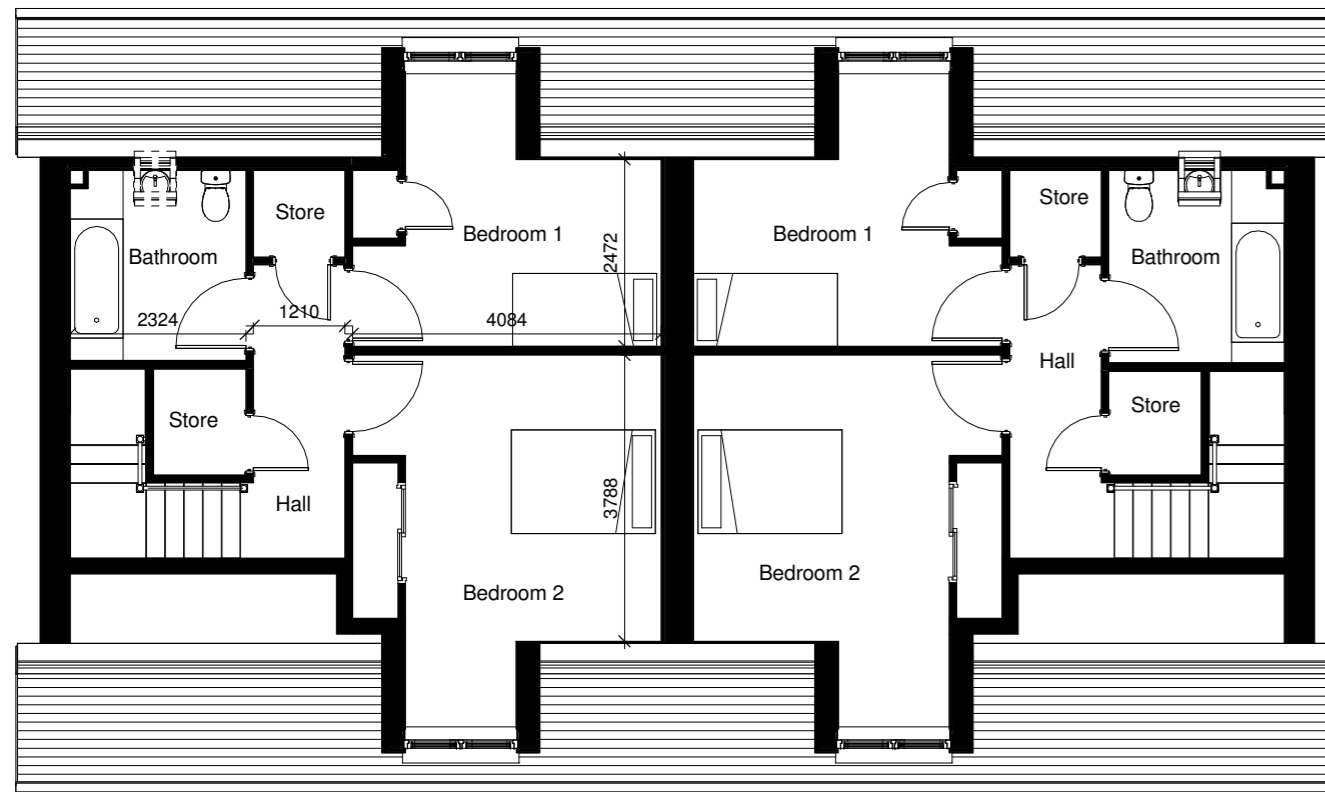
Side Elevation B
 Scale - 1 : 200



Rear Elevation
 Scale - 1 : 200



3d View 2
 Scale -



Level 1
 Scale - 1 : 100

| Rev | Description | Dr'n | Chk'd | Date |
|-----|------------------------------------|------|-------|----------|
| B | Updated layout and site plan | CC | LA | 16/02/16 |
| A | Updated following client feedback. | AW | LA | 10/09/15 |

keppie
 architecture • interior design • planning • urban design

INVERNESS
 Dochfour Business Centre
 Dochgarroch
 Inverness
 IV3 8GY
 Tel: 01463 246 850
 www.keppiedesign.co.uk

Client
Highland Housing Alliance

Project
**Glendoe Terrace
 Inverness
 Type E - 1.5 Storey Semi**

Drawing
3 Bedroom 5 Person Dwelling

| | | | |
|-------------|---------------|---------|----------------|
| Project No. | 211606 | Rev | |
| Drawing No. | KEP-PL(20)002 | Rev | B |
| Status | For planning | | |
| Created | • AKO | Checked | • LA |
| Date | • 01/09/15 | Scale | • As indicated |

0 2 4 4m

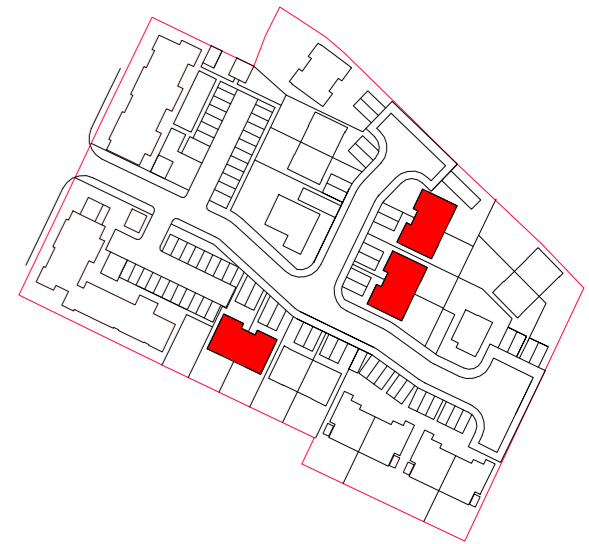
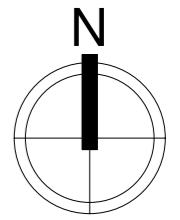


Scale 1:100

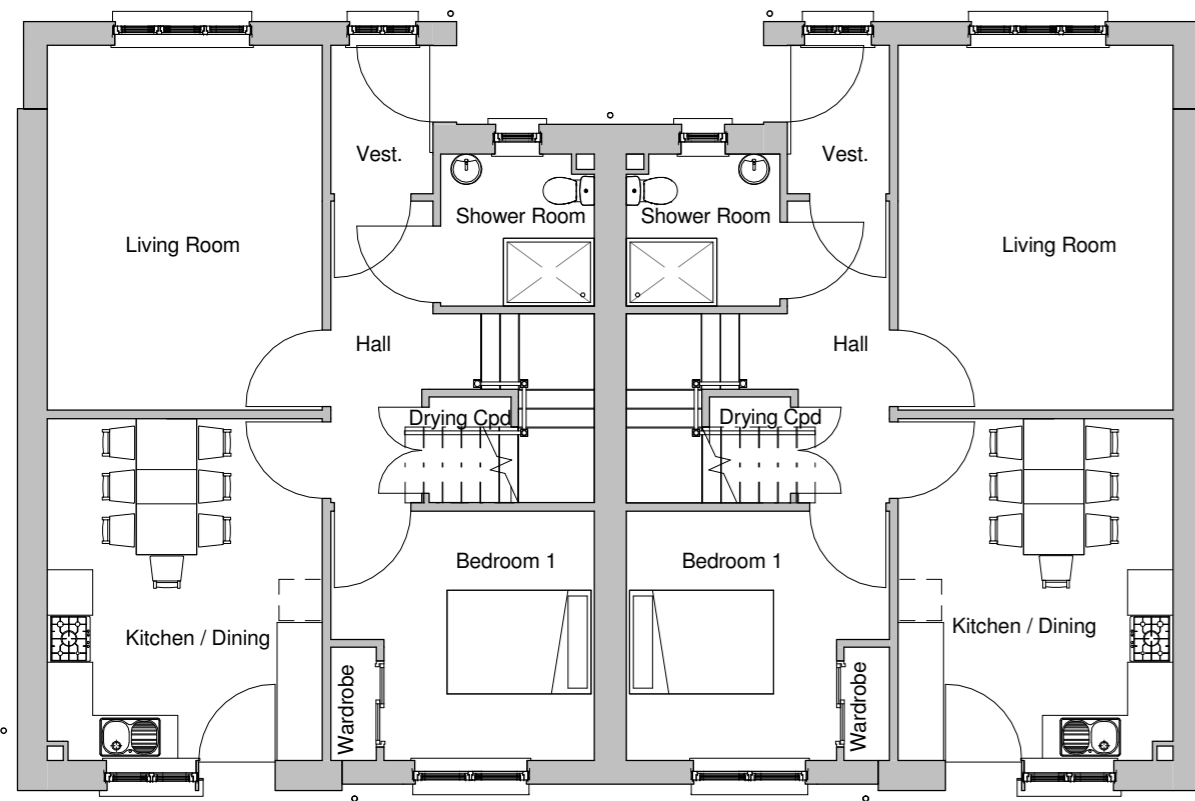
0 4 8 8m



Scale 1:200



Key Site Plan
Scale - 1 : 2000



Ground Floor Plan
Scale - 1 : 100



Front Elevation
Scale - 1 : 200



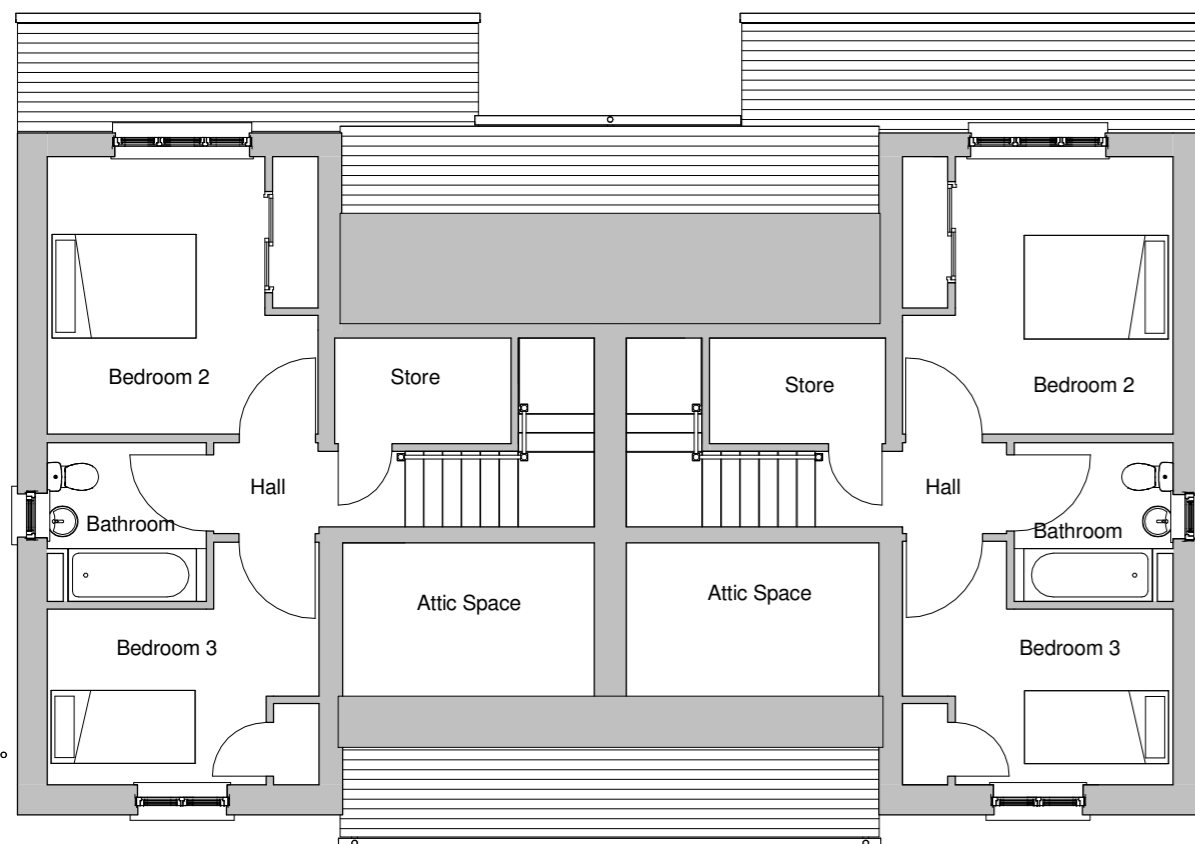
Side Elevation A
Scale - 1 : 200



Rear Elevation
Scale - 1 : 200



Side Elevation B
Scale - 1 : 200



First Floor Plan
Scale - 1 : 100

MATERIAL SPECIFICATION

ROOF
Concrete interlocking tiles
Colour to be agreed

WALLS
Dry dash render
Marley Eternit Cedral weatherboard
Colour to be agreed

WINDOWS
Aluclad or uPVC
Nordan NTech
Velux roof windows

EXTERNAL DOORS
Nordan external door set

RAINWATER GOODS
Marley uPVC round



3D 1
Scale -



3D 2
Scale -

| Rev | Description | Dr'n | Chk'd | Date |
|-----|------------------------------|------|-------|----------|
| B | Updated layout and site plan | CC | LA | 17/02/16 |
| A | Issued to planning | CC | LA | 14/09/15 |

keppie
architecture • interior design • planning • urban design

INVERNESS
Dochfour Business Centre
Dochgarroch
Inverness
IV3 8GY
Tel: 01463 246 850
www.keppiedesign.co.uk

Client
Highland Housing Alliance

Project
**Glendoe Terrace
Inverness**

Drawing
**3 Bed 5 Person Semi Detached
2 Storey**

Project No.
211606

Drawing No. **KEP-PL(20)003** Rev **B**

Status
For Planning

Created • CC Checked • LA
Date • 14/09/15 Scale • As indicated @ A2



Area: m2
 Kitchen / Dining: 16 m2
 Lounge: 16 m2
 Storage: 2.5 m2

Level 00 - Ground Floor
 Scale - 1 : 100



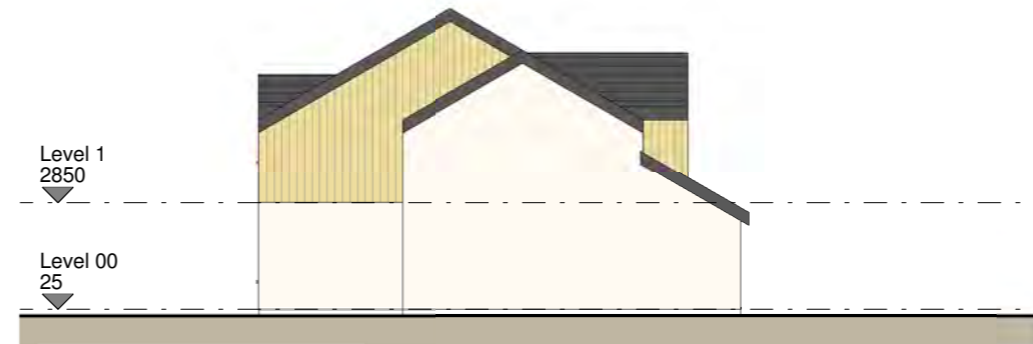
Level 01 - First Floor
 Scale - 1 : 100



North Elevation
 Scale - 1 : 200



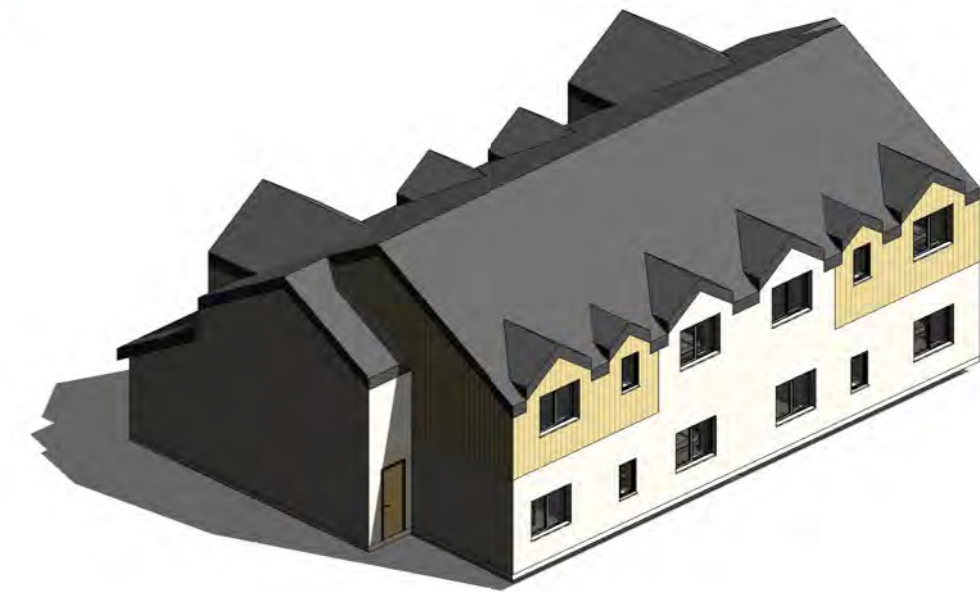
East Elevation
 Scale - 1 : 200



South Elevation
 Scale - 1 : 200



West Elevation
 Scale - 1 : 200



3D 1
 Scale -



3D 2
 Scale -

MATERIAL SPECIFICATION

ROOF
 Concrete interlocking tiles
 Colour to be agreed

WALLS
 Dry dash render
 Marley Eternit Cedral weatherboard
 Colour to be agreed

WINDOWS
 Aluclad or uPVC
 Nordan NTech
 Velux roof windows

EXTERNAL DOORS
 Nordan external door set

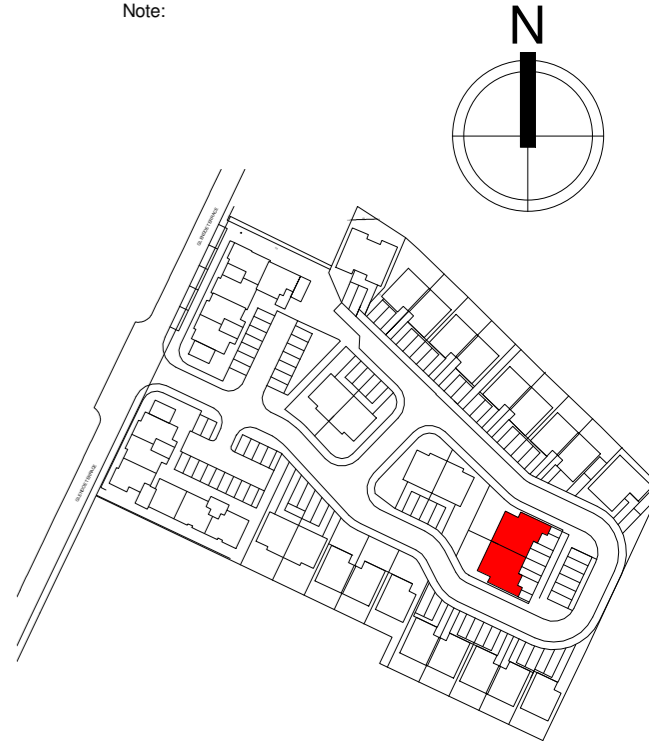
RAINWATER GOODS
 Marley uPVC round

Copyright, Keppie Design, Ltd ©

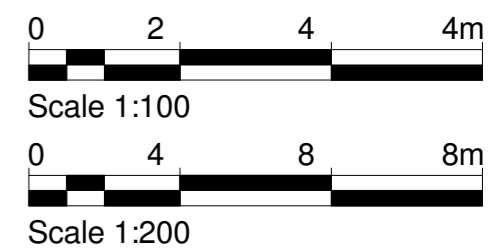
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.

CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2007' and the 'Industry Guidance for Designers'

Note:



Key Site Plan
 Scale - 1 : 2000



| Rev | Description | Dr'n | Chk'd | Date |
|-----|--------------------|------|-------|----------|
| A | Issued to planning | CC | LA | 14/09/15 |

keppie

architecture • interior design • planning • landscape • urban design

INVERNESS
 Dochfour Business Centre
 Dochgarroch
 Inverness
 IV3 8GY
 Tel: 01463 246 850
 www.keppiedesign.co.uk

Client
 Highland Housing Alliance

Project
 Glendoe Terrace
 Inverness

Drawing
 2 Bed 4 Person
 Cottage Flat

Project No.
 211606

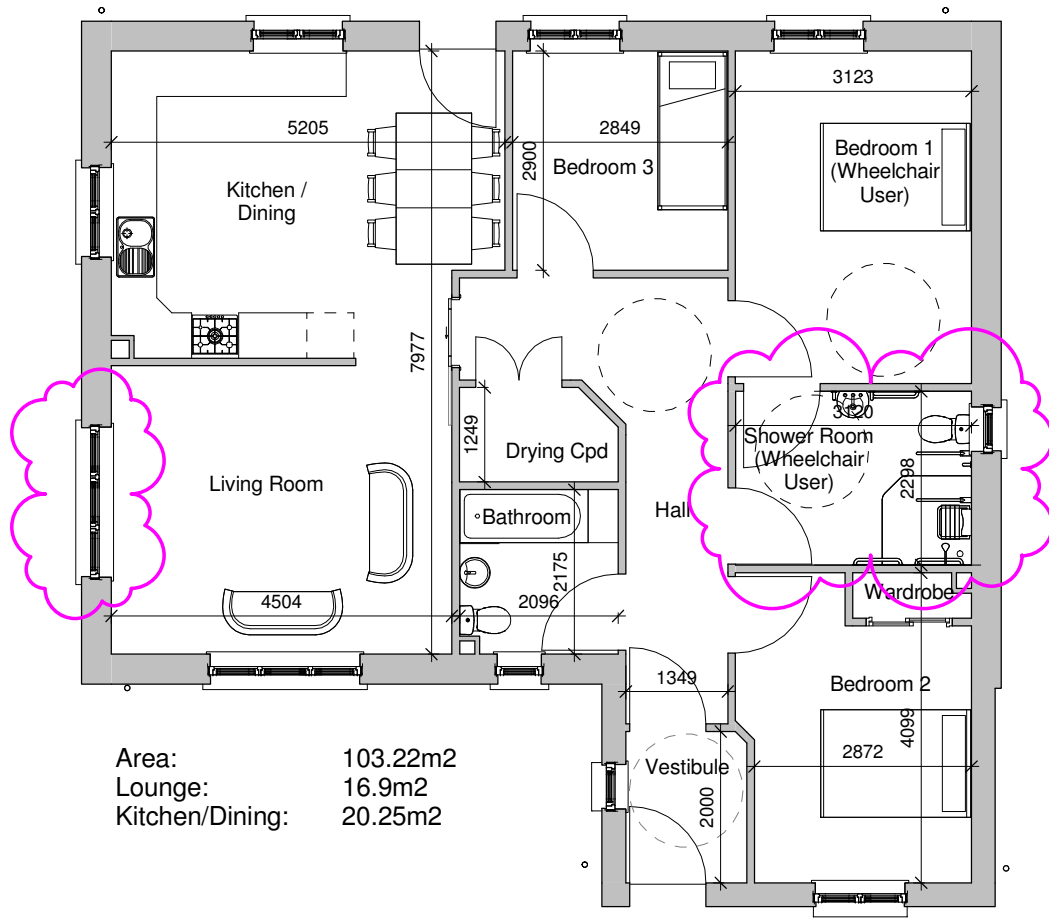
Drawing No. PL(20)001 Rev A

Status
 For Planning

Created: AKO Checked: LA
 Date: 14/09/15 Scale: As indicated @ A2

BELFAST • EDINBURGH • GLASGOW • INVERNESS • MANCHESTER • PERTH

Printed on: 15/09/2015 11:44:18 From file: Y:\drawings\211606 - Glendoe Terrace\Drawings\New Types.dwg 20150915-09-01 2 bed cottage AKO 1:100 A17



Level 00 - Ground Floor
 Scale - 1 : 100



North Elevation
 Scale - 1 : 200



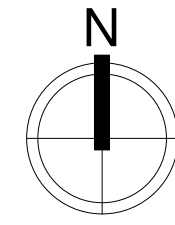
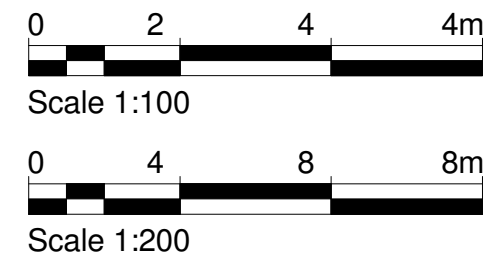
East Elevation
 Scale - 1 : 200



South Elevation
 Scale - 1 : 200



West Elevation
 Scale - 1 : 200



Copyright, Keppie Design, Ltd ©
 Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. IF IN DOUBT ASK.
 CDM: Hazard Elimination & Risk Reduction has been undertaken and recorded where appropriate, in accordance with the requirements of 'The Construction (Design and Management) Regulations 2015' and the associated 'Industry Guidance for Designers'

MATERIAL SPECIFICATION

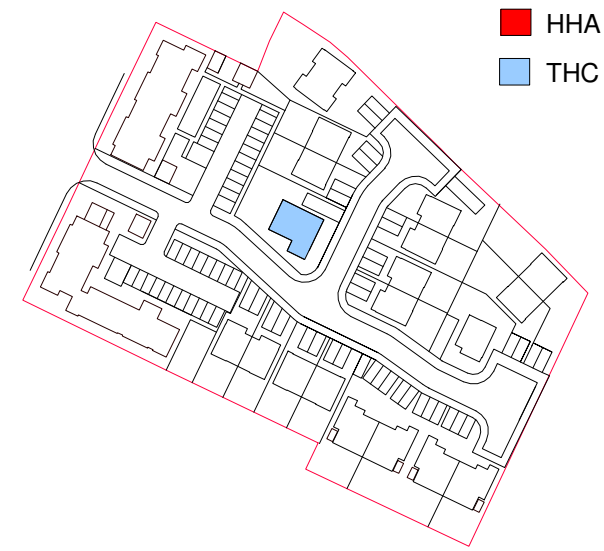
ROOF
 Concrete interlocking tiles
 Colour to be agreed

WALLS
 Dry dash render
 Marley Eternit Cedral weatherboard
 Colour to be agreed

WINDOWS
 Aluclad or uPVC
 Nordan NTech
 Velux roof windows

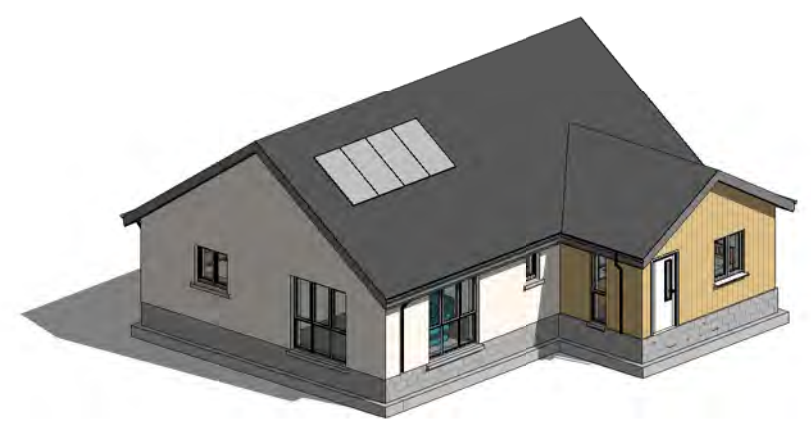
EXTERNAL DOORS
 Nordan external door set

RAINWATER GOODS
 Marley uPVC round

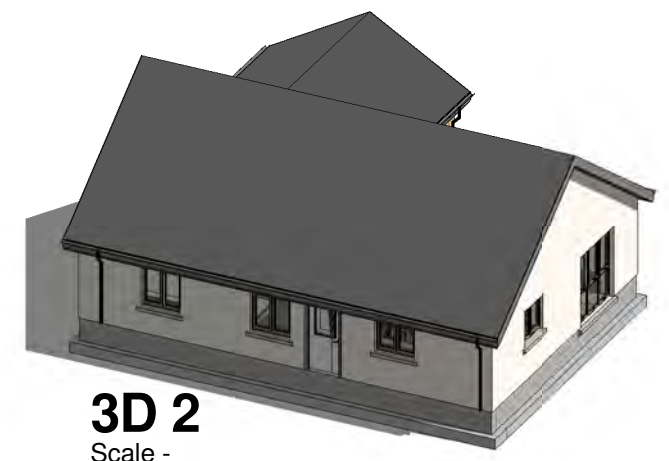


Key Site Plan
 Scale - 1 : 2000

| Rev | Description | Dr'n | Chk'd | Date |
|-----|--|------|-------|----------|
| C | Window added to living room. Toilet and shower swapped and window and door moved in shower room. | CC | LA | 10/03/16 |
| B | Updated layout and site plan | LA | CC | 16/02/16 |
| A | Issued to planning | CC | LA | 14/09/15 |



3D 1
 Scale -



3D 2
 Scale -

keppie
 architecture • interior design • planning • urban design

INVERNESS
 Dochfour Business Centre
 Dochgarroch
 Inverness
 IV3 8GY
 Tel: 01463 246 850
 www.keppiedesign.co.uk

Client
 Highland Housing Alliance

Project
 Glendoe Terrace
 Inverness

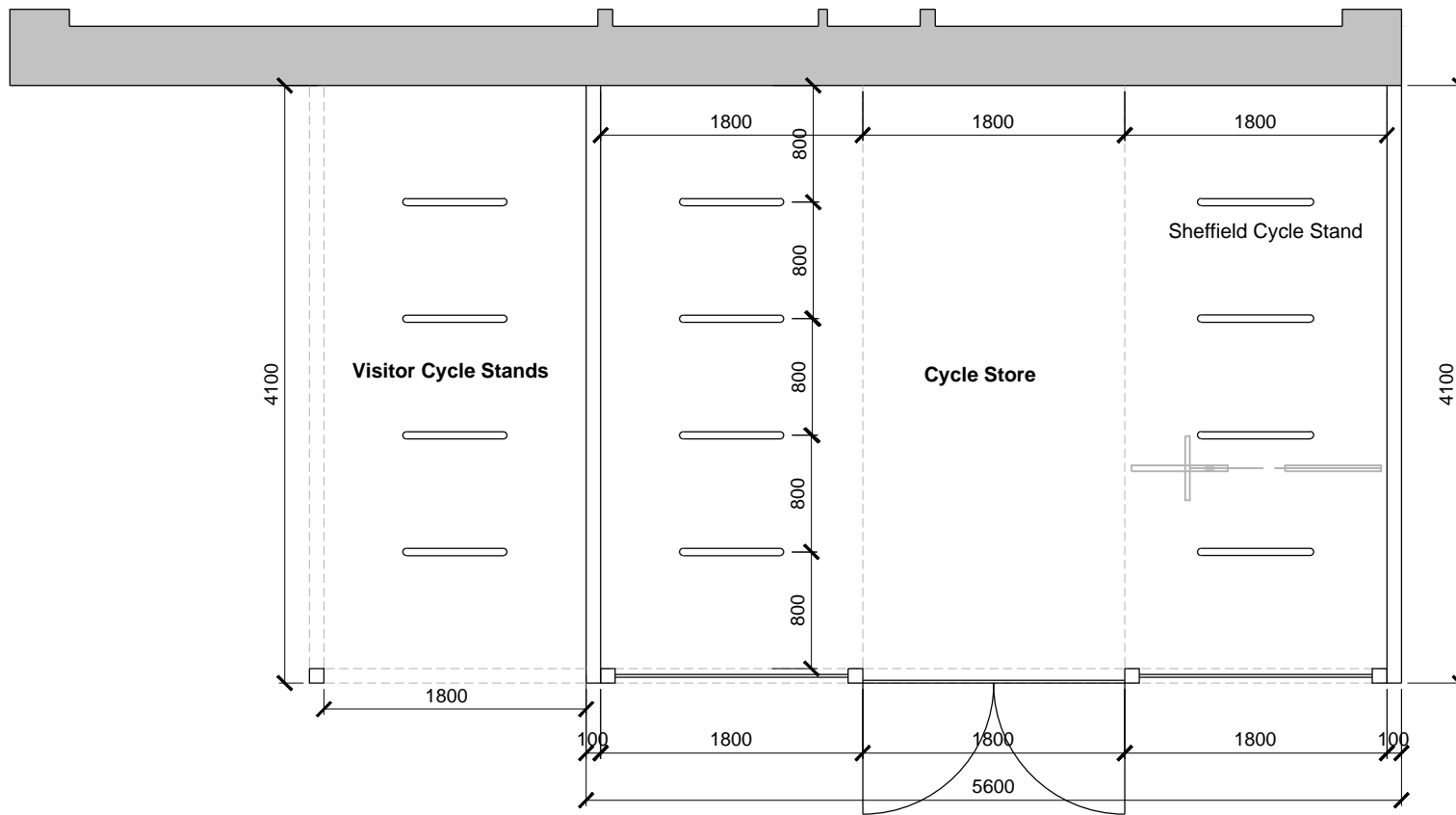
Drawing
 3 Bed 5 Person Bungalow
 (Wheelchair User)

Project No.
 211606

Drawing No.
 KEP-PL(20)005

Status
 For Planning

Created • AKO Checked • LA
 Date • 14/09/15 Scale • As indicated

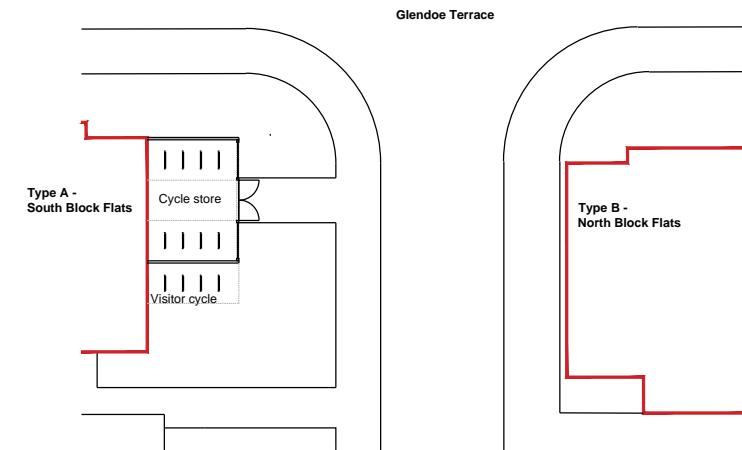


Plan

Cycle Store:

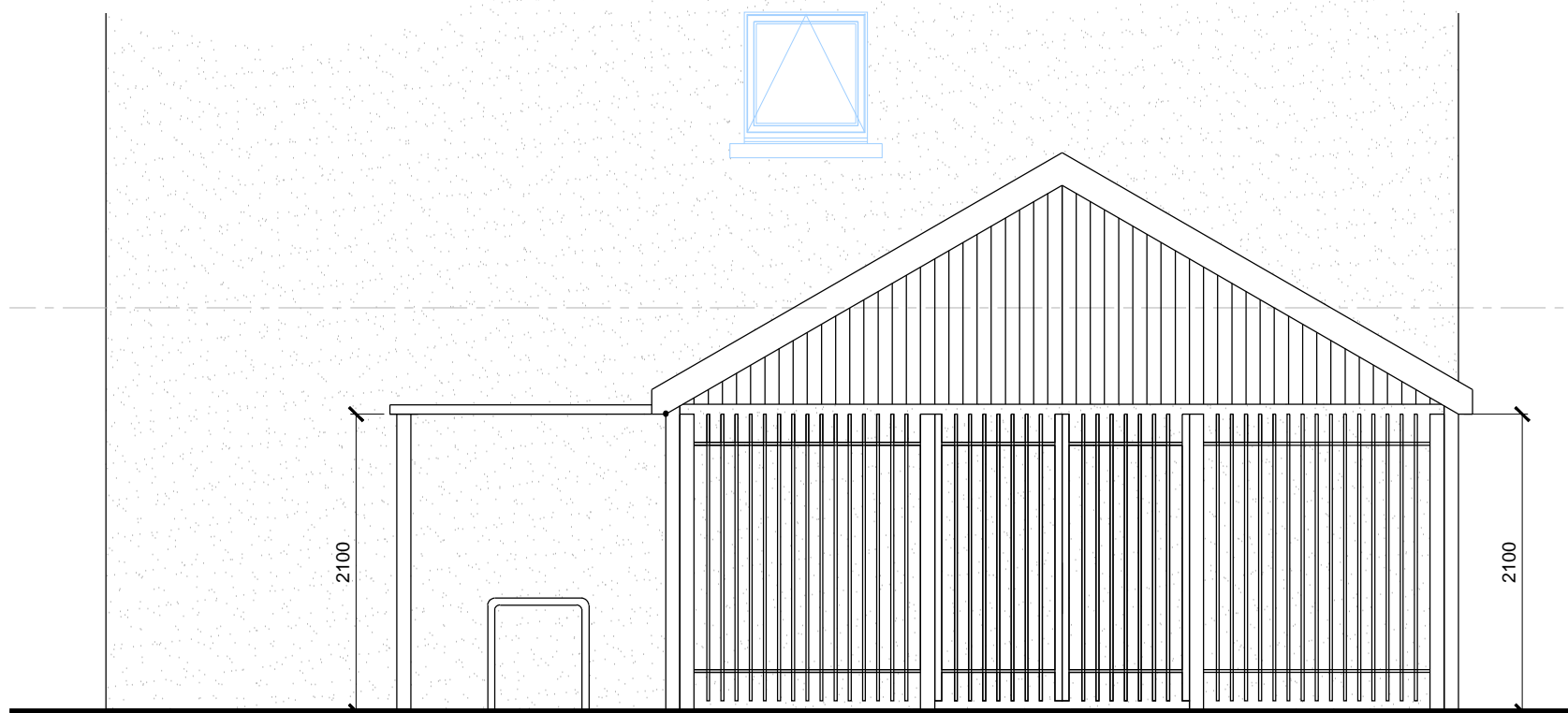
(located at gable of south block flats - refer to site layout)

- Single leaf block enclosure with roughcast render to S.E spec to sides of enclosure; metal railings to front with 1800mm wide lockable gates
- Concrete slab base to S.E spec
- Sheffield Cycle Stand - BXMW/GS
8no. 800mm high x 715mm wide Sheffield stands at 800mm centres (storage for 16 bikes)
2no. 800mm high x 715mm wide Sheffield stands at 800mm centres (storage for 4 visitor bikes)
Galvanized Finish
- Cycle store to be linked to adjacent paving

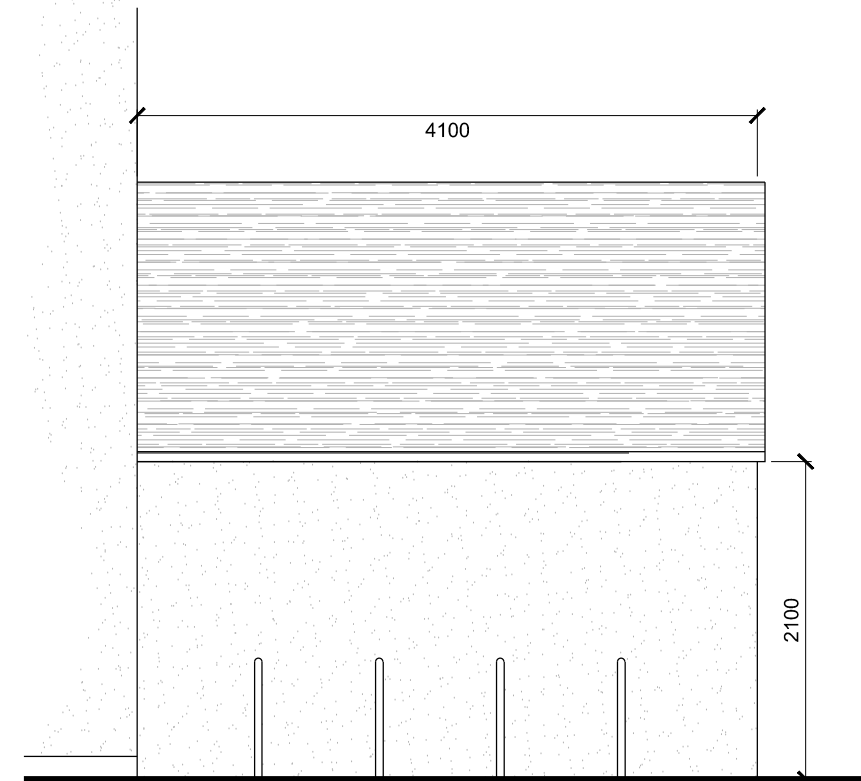


Reference Plan

| | | | |
|------------|-----------------------------------|--------|----------|
| Revision | | | |
| Drawn : | Chkd : | Date : | |
| Revision | | | |
| Drawn : | Chkd : | Date : | |
| Revision | | | |
| Drawn : | Chkd : | Date : | |
| Revision | | | |
| Drawn : | Chkd : | Date : | |
| Revision | | | |
| A | Visitor cycle parking identified. | | |
| Drawn : AW | Chkd : LA | Date : | 16/03/16 |



Front Elevation



Side Elevation