

THE HIGHLAND COUNCIL

**South Planning Applications Committee
17 January 2017**

Agenda Item	6.5
Report No	PLS 007/17

**16/02871/FUL: The Gomde Trust Scotland
Land 300m South of Hardmuir Steading, Hardmuir of Boath, Nairn**

Report by Area Planning Manager – South/Major Developments

SUMMARY

Description: Development to create a meditation retreat centre

Recommendation: GRANT

Ward: 19 - Nairn

Development category: Major Development

Pre-determination hearing: Not required

Reason referred to Committee: Major Development

1. PROPOSED DEVELOPMENT

- 1.1 The proposed development is to create a meditation retreat centre within an existing woodland setting.
- 1.2 The proposal involves the erection of a number of timber buildings located throughout the woodland. The buildings proposed are modest in size and single storey in height.
- 1.3 The site consists of two parcels of woodland which the applicant refers to as the East Wood and the West Wood. The East Wood was purchased by the applicant in 2008 and the West Wood in 2012 along with access rights to the track connecting to the A96, with the aim of creating small, secluded meditation huts within the existing woodland for use by people wishing to spend time on solitary retreat. Whilst its origins lie in Buddhism, the centre would be open to people of all faiths.
- 1.4 The applicant's intention is to provide a holistic approach to the implementation of the development over a phased time period spanning the next 10 years or so. A 10 year phasing masterplan has been submitted by the applicant that shows an indicative total of 26 buildings on the site.

- 1.5 The applicant specifically seeks planning permission, elements of which are retrospective, for a total of 17 buildings consisting of five structures located in what is known as the Rinpoche Area, a forestry store, wood store, caretaker's house and nine meditation huts.
- 1.6 Mandatory pre-application consultation commenced in May 2015 with submission of a proposal of application notice. Full details of the process are contained as an annex to the applicant's masterplan design framework document submitted in support of the application.
- 1.7 Access is via a layby on the south side of the A96. It connects to a single width unsurfaced track which leads into the woodland over a distance of approximately 1 kilometre.
- 1.8 The site will be serviced with water and electricity. The mains water pipe runs through the site.
- 1.9 Foul drainage will be treated via a private system whereby foul water will be conveyed through separator units at the rear of the buildings and then piped into individual soakaways before receiving a second round of treatment before infiltrating into the surrounding soil. Surface water drainage will discharge to individual soakaways.
- 1.10 Supporting information accompanies the application including a Design Framework document incorporating public consultation papers, drainage documents, protected species survey, woodland management plan and other supporting information.
- 1.11 **Variations:** No variations have been made to the application since submission.

2. SITE DESCRIPTION

- 2.1 The site is a large area (19.6 Ha) of undulating woodland interspersed with grassed open areas, and is located on the south side of the A96, approximately 5 miles to the east of Nairn and 1 mile east of Auldearn. The site essentially features two areas of woodland. The eastern area is relatively young, around 15 years old, and features an intricately planted area of mixed broadleaves and conifers with grass rides, glades and a pond. The western half of the site is a more mature mix of conifer and birch woodland.

3. PLANNING HISTORY

- 3.1 25.02.2012 – Response issued to informal pre-application advice request for small meditation centre (12/01361/PREAPP)
- 3.2 26.09.2012 – Prior approval is required decision notice issued for proposed forestry related building (12/03133/AGR)
- 3.3 02.11.2012 – Prior approval is not required decision notice issued for proposed forestry related building (12/03758/PNO)

- 3.4 05.05.2015 – Proposal of application notice submitted for establishment of meditation/retreat centre (15/01766/PAN)
- 3.5 08.07.2015 – Pre-application advice response pack issued for major development relating to the establishment of a meditation retreat facility (15/00906/PREAPP)
- 3.6 10.06.2016 – Screening Opinion issued confirming EIA not required for erection of meditation retreat huts and formation of access routes (16/02347/SCRE)

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 Development. Expired 02.11.2016

Representation deadline: 02.11.2016

Timeous representations: None

Late representations: None

5. CONSULTATIONS

5.1 **Transport Planning:** No objection. Works have no impact on local road network.

5.2 **Forestry:** No objection subject to condition requiring approval of compensatory replanting scheme.

5.3 **Environmental Health:** No objection. Clarification sought on nature of mobile units.

5.4 **East Nairnshire Community Council:** No response.

5.5 **SEPA:** No objection.

5.6 **Transport Scotland:** No objection subject to condition requiring approval of signage and the general layout of vehicular access.

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
36	Development in the Wider Countryside
51	Trees and Development
52	Principle of Development in Woodland
57	Natural, Built and Cultural Heritage
58	Protected Species
61	Landscape

65	Waste Water Treatment
66	Surface Water Drainage
77	Public Access

7. OTHER MATERIAL CONSIDERATIONS

7.1 Highland Council Supplementary Planning Policy Guidance

Sustainable Design Guide
Trees, Woodlands and Development

7.2 Scottish Government Planning Policy and Guidance

Scottish Planning Policy
Control of Woodland Removal Policy

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 site lies outwith an identified settlement development area within the Inner Moray Firth Local Plan where proposals should be sympathetic to the existing pattern of development within the area, address the constraints of the site and have no significant detrimental impact on landscape resource in terms of siting and design. In addition, the development plan expects proposals to contribute to the economic and social development of the community without significant detrimental impact on individual and community residential amenity.

8.3.2 The site lies within woodland. The development plan does not support development in woodland unless it can be satisfactorily demonstrated that the proposal will offer a clear and significant public benefit. Where a proposal involves woodland removal, compensatory planting will usually be required. The creation of a meditation retreat centre which seeks to provide people of all faiths with an opportunity to experience solitary retreat that is designed to enhance well-being, has a clear public benefit and therefore the broad principle of development is acceptable.

8.3.3 The key considerations to be taken into account in determining whether the proposal is capable of being supported by the development plan in this case relate to the effect on the woodland resource, the impact on protected species, the acceptability of the design, layout and means of access and any other material considerations raised in the processing of the application.

8.4 **Material Considerations**

Impact on the woodland resource

- 8.4.1 The western area of woodland is listed in the Ancient Woodland Inventory as long established plantation origin. Scottish Planning Policy states that the planning system should 'protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, together with other native or long established woods, hedgerows and individual trees with high conservation or landscape value'.
- 8.4.2 The Scottish Government's Control of Woodland Removal Policy includes a presumption in favour of protecting woodland. Removal should only be permitted where it would achieve significant and clearly defined additional public benefits.
- 8.4.3 The applicant has provided a woodland management plan which asserts that the development will only likely result in the loss of approximately 100 trees across the site during implementation of the estimated 10 year phasing plan. This figure is disputed by the Council's Forestry Officer. However, in order to enable the proposal to be considered favourably, the Forestry Officer has recommended a condition requiring a scheme of detailed compensatory planting. The applicant has sought to alter the wording of the recommended condition and it is considered that this can be done to address the concerns of the applicant, whilst achieving the objectives of the Forestry Officer to secure an appropriate level of compensatory replanting.

Design, layout, Access and Parking

- 8.4.4 The buildings, and specifically the meditation huts, are of a high quality design featuring timber cladding and low pitched roofs finished in profiled metal sheeting. A number of the huts have been designed to meet the definition of a mobile home for the purposes of compliance with the building regulations. They will however have the appearance of small timber chalets, appropriate for their woodland setting. Most of the meditation huts are single occupancy, to reflect the intended use as a personal retreat space.
- 8.4.5 The largest building for which planning permission is sought is the caretaker's house. It has a predominantly rectangular footprint with small entrance lobby. It will feature an internal floor area of 108 sqm. The height of the building is shown as marginally less than 5.5 metres although this extends to approximately 7 metres when the supporting beams and posts are taken into account for the change in ground levels. The accommodation comprises two bedrooms, kitchen, meditation area, shower-room and office.
- 8.4.6 The meditation huts feature three design types consisting of two 'easy access' two bedroom structures, one bedroomed 'long huts' suited to sloping areas within the woodland, and one bedroomed 'square huts' designed to take advantage of less dense areas of woodland.

- 8.4.7 The huts will contain a meditation room/bedroom, kitchen and shower-room and feature wood burning stoves, LPG gas for cooking and showers.
- 8.4.8 All the buildings are designed to be modest in terms of scale and design to enable them to be integrated into the woodland setting. There is also sufficient separation distance between the huts to promote the sense of peace and solitude.
- 8.4.9 As mentioned in paragraph 1.7, access is via the existing layby on the south side of the A96(T) at Hardmuir Wood. The access itself is an unsurfaced single width hardcore forestry track leading to the retreat centre. Transport Scotland has no objection to the proposal and advises that a condition requiring approval of signage details and the layout of the vehicular access should be imposed in the event of planning permission being granted for the development.
- 8.4.10 Parking is to be provided in four places. One space is proposed at each of the accessible huts numbered 9 and 10, one at the caretaker's house, and 10 spaces in the central parking area adjacent to the workshops; this latter figure rising to 14 spaces following implementation of phase 3.
- 8.4.11 With the exception of the two 'easy access' huts, which would be accessed via a hardcore forestry track, all other routes through the site will be facilitated by a network of grass footpaths. This will help minimise the impact of the development on the local environment and the general landscape character of the area.

Protected Species

- 8.4.12 The proposal necessitated protected species surveys for bats and badgers. The surveys are included as an appendix to the Design Strategy document. Following assessment of the submitted surveys it is considered that there will be no adverse impact on these species. If members are minded to grant planning permission it is recommended that informatives are added to the decision notice providing advice to the applicant in relation to works that could potentially impact on protected species.

Waste Water Treatment

- 8.4.13 All new development proposals are required to connect to the public sewer unless the applicant can demonstrate that there are technical or economic reasons prohibiting this and that the proposal is unlikely to result in significant environmental or health problems.
- 8.4.14 SEPA has no objection to the creation of a private drainage system given the limited scale of the development. However it has advised that should the applicant wish to intensify the development beyond that currently applied for then SEPA may seek connection to the public sewer at that time.
- 8.4.15 In the event that members support the proposal, it is recommended that a condition is imposed which restricts the terms of the planning permission to the installation and/or erection of the structures for which approval is sought, in order to control the use and future intensification of use, of the site.

8.5 **Other Material Considerations**

Use of Land as a Caravan Site

- 8.5.1 Environmental Health has advised that whilst they have no objection to the proposal, clarification is sought over the use of the proposed mobile units. Based on the information contained within the Design Framework document (page 21) it is evident that several of the huts will be constructed in such a manner as to fall under the legal definition of a caravan. In the event that members agree to grant planning permission it is recommended that an advisory note is added to the decision notice requiring the applicant to consult with Environmental Health over the requirements for a site licence. In addition, the imposition of the condition referred to in the above paragraph will enable the Council to retain effective control over the future intensification of the use of the site.

8.6 **Other Considerations – not material**

Not applicable.

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

None.

9. **CONCLUSION**

- 9.1 This proposal seeks planning permission for the erection of 17 structures on the land as part of the first phase of development to create a meditation retreat centre. The design of the structures and the layout of the site itself is such that the environmental impact has been assessed as minimal. Subject to appropriate conditions the proposal is considered to be compatible with the provisions of the development plan.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. **RECOMMENDATION**

Action required before decision issued N

Subject to the above, it is recommended that planning permission be **Granted** subject to the following conditions and reasons:

1. No further development beyond that granted retrospective planning permission shall commence until full details of proposed signage associated with the access/egress onto the lay-by, and the general layout of the vehicular access, has been submitted to, and approved in writing by, the Planning Authority. Thereafter development and work shall proceed in accordance with those details and be implemented in full prior to first occupation of any of the new structures/buildings

hereby approved.

Reason: To ensure that road safety is improved by highlighting the location of the access and to maintain the safety for both trunk road traffic and the traffic moving to and from the development.

2. No further development beyond that granted retrospective planning permission shall commence until a detailed scheme of compensatory planting (including future maintenance) over 0.5ha and a proposed phasing plan setting out timescales for carrying out the planting, has been submitted to, and approved in writing by, the Planning Authority. The planting shall be maintained thereafter in accordance with the approved scheme, until established.

Reason: To protect Scotland's woodland resource, in accordance with the Scottish Government's policy on the Control of Woodland Removal and Policy 52 of the Highland-wide Local Development Plan.

3. All surface water drainage and foul drainage infrastructure associated with any of the structures and buildings to be used for habitation shall be completed prior to first occupation of the structure or building to which it relates.

Reason: In order to ensure that surface water and foul drainage infrastructure is provided timeously, in the interests of public health and environmental protection.

4. All infrastructure associated with the provision of a potable water supply to any of the structures and buildings to be used for habitation shall be completed prior to first occupation of the structure or building to which it relates.

Reason: In order to ensure that a potable water supply is provided timeously, in the interests of public health.

5. Planning permission is hereby granted for the installation and/or erection of the structures and buildings referred to as Huts 2, 5, 6, 7, 8, 9, 10, 13 and 15, the caretaker's house, the forestry store and the wood store, and the collection of buildings located in the Rinpoche area only.

Reason: In order to clarify the terms of the planning permission and to control future intensification of the use of the site, in the interests of amenity and environmental protection and public health.

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.

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

Scottish Water

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

Septic Tanks & Soakaways

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

Protected Species - Halting of Work

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: www.snh.gov.uk/protecting-scotlands-nature/protected-species

Protected Species - Tree Felling

Any mature trees within the application site which are to be felled, lopped or topped must be surveyed for bats prior to the works being carried out. If a bat roost is identified work must stop and further advice sought from SNH's area office. It is an offence to interfere with bats and/or their roosts without a license and strict penalties will be applied through the courts where a license has not been obtained.

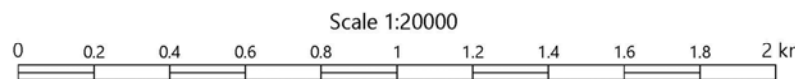
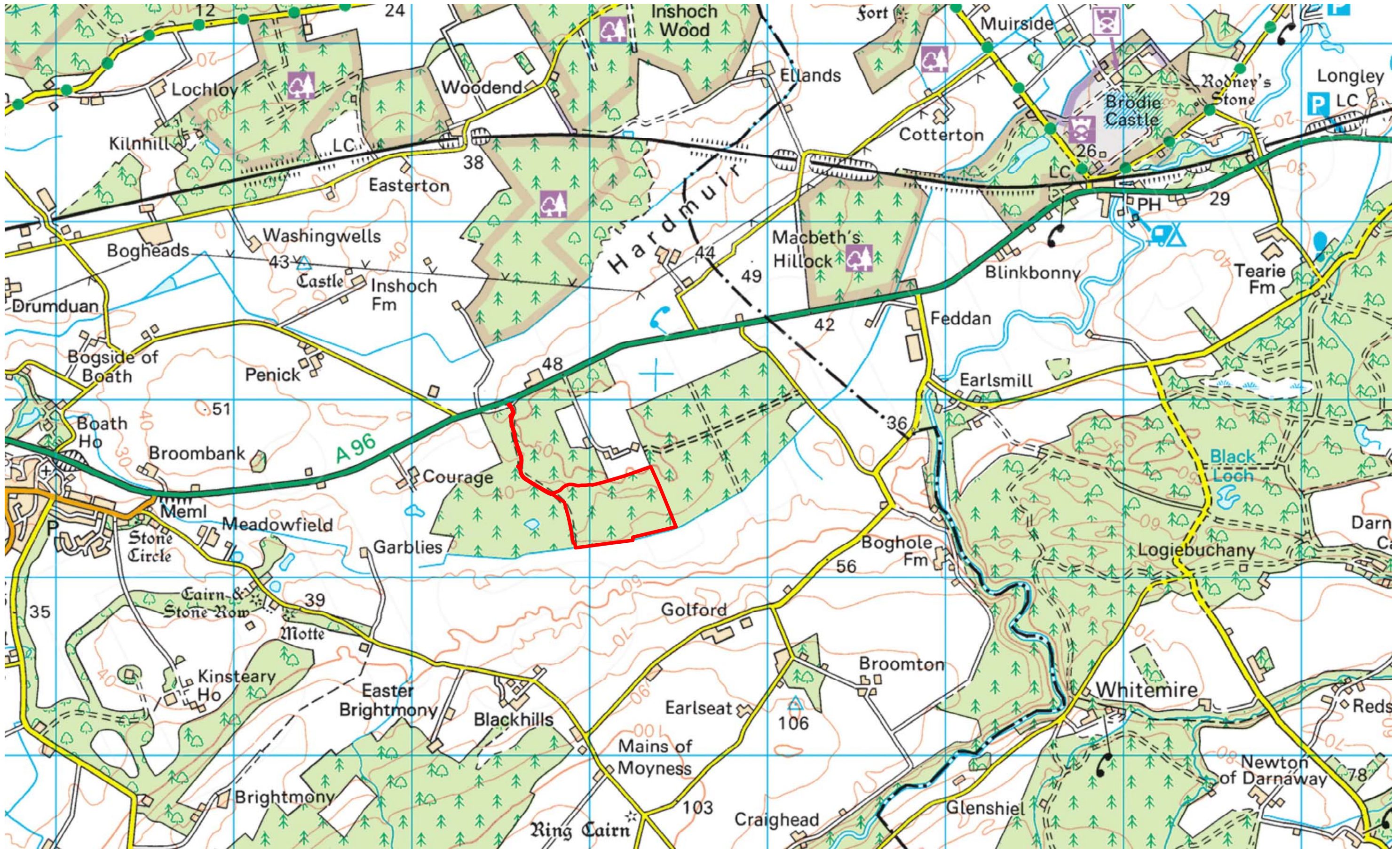
Protected Species - Ground Nesting Birds

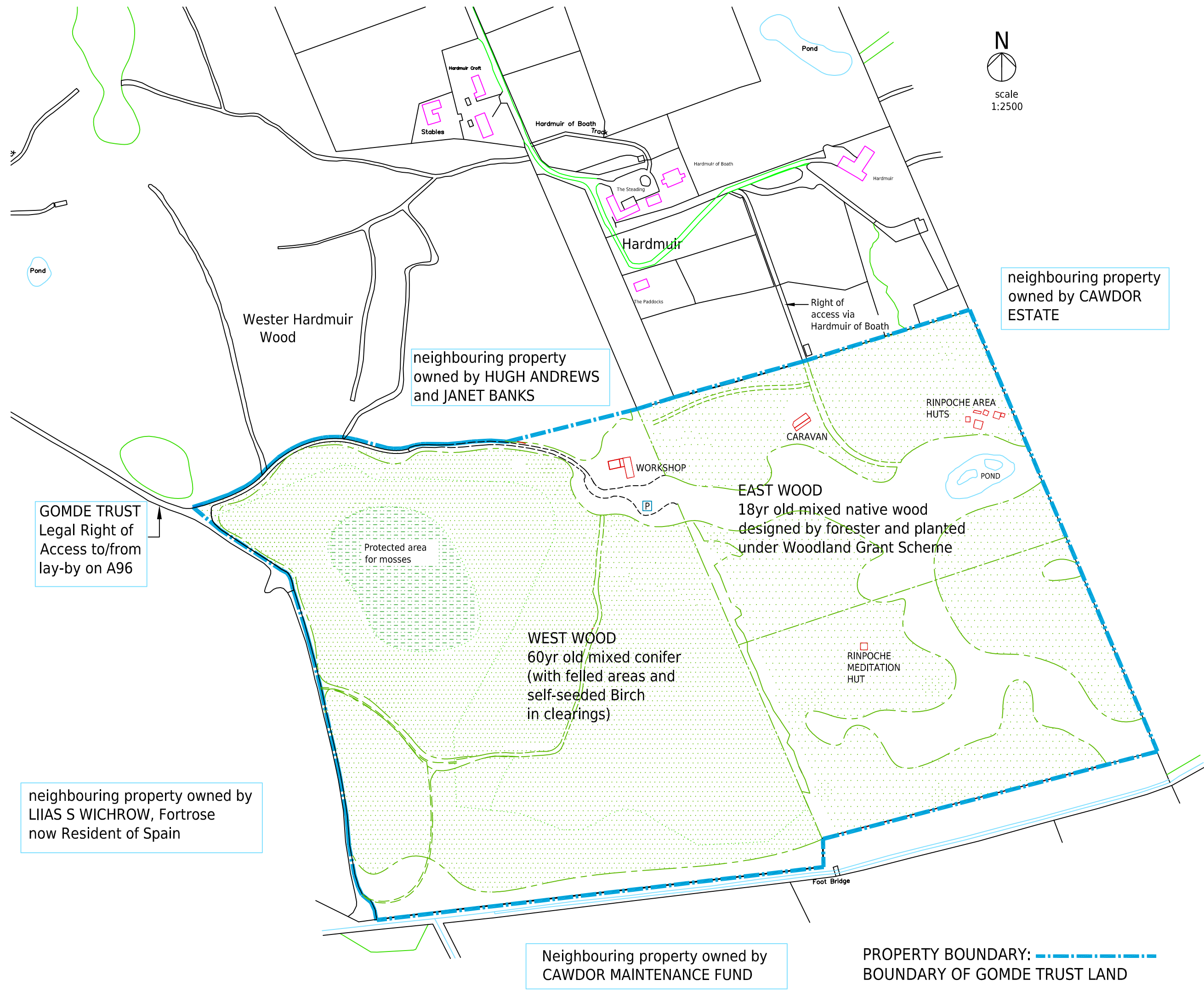
Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see: www.snh.org.uk/publications/online/wildlife/law/birdseggs.asp

Signature: Nicola Drummond
Designation: Area Planning Manager – South/Major Developments
Author: John Kelly
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan (L101-Rev A)
Plan 2 – Existing Site Plan (01-A Rev G)
Plan 3 – Masterplan Overview (02 B)
Plan 4 – Access Management (-03C)
Plan 5 – Site Plan 1 (-11A)

Plan 6 – Existing Workshop & Woodstore (-08)
Plan 7 – Proposed Forestry Store & Wood Store (-10)
Plan 8 – Proposed Caretaker's House – Hut 14b (-17)
Plan 9 – Proposed Hut 9 &10
Plan 10 – Site Plan 2 (-12)
Plan 11 – Proposed Volunteer Huts – Huts 13 & 15 (-16)
Plan 12 – Site Plan 3 (-13)
Plan 13 – Proposed Huts 5 & 6 (-18)
Plan 14 – Proposed Huts 7 & 8 (-19)
Plan 15 – Site Plan 4 (-14A)
Plan 16 – Rinpoche Area – sleeping quarters (-22)
Plan 17 – Rinpoche Area – kitchen (-23)
Plan 18 – Rinpoche Area – WC and shower (-24)
Plan 19 – Rinpoche Area – temple (-25)
Plan 20 – Rinpoche Area – attendant's room (-26)
Plan 21 – Site Plan 5 (-27)
Plan 22 – Hut 2 (-21)

Gomde Trust Woodland





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REVISIONS:

D:	March 6th: sunny bank & gap in wood
E:	March 10th: property boundary- in blue
F:	May 25th: neighbouring ownership
G:	May 26th: neighbouring ownership

NOTES:
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING WORK.
 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS 2009
DO NOT SCALE DRAWING

neighbouring property owned by CAWDOR ESTATE

neighbouring property owned by HUGH ANDREWS and JANET BANKS

GOMDE TRUST Legal Right of Access to/from lay-by on A96

neighbouring property owned by LIAS S WICHROW, Fortrose now Resident of Spain

Neighbouring property owned by CAWDOR MAINTENANCE FUND

PROPERTY BOUNDARY: - - - - -
 BOUNDARY OF GOMDE TRUST LAND

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
SITE PLAN EXISTING

DRAWING ISSUED FOR: **ISSUE**

ARCHITECT:	Suzie Tisch
VERIFIED BY:	
DRAWN BY:	
SCALE:	1:2500
DATE: of Revision	05.02.15

PROJECT NO | DRAWING NO
GMC-16 | 01-A

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10 year Masterplan: PHASING

MAKAR Ltd

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for Planning application:
Everything in phase 1; yellow

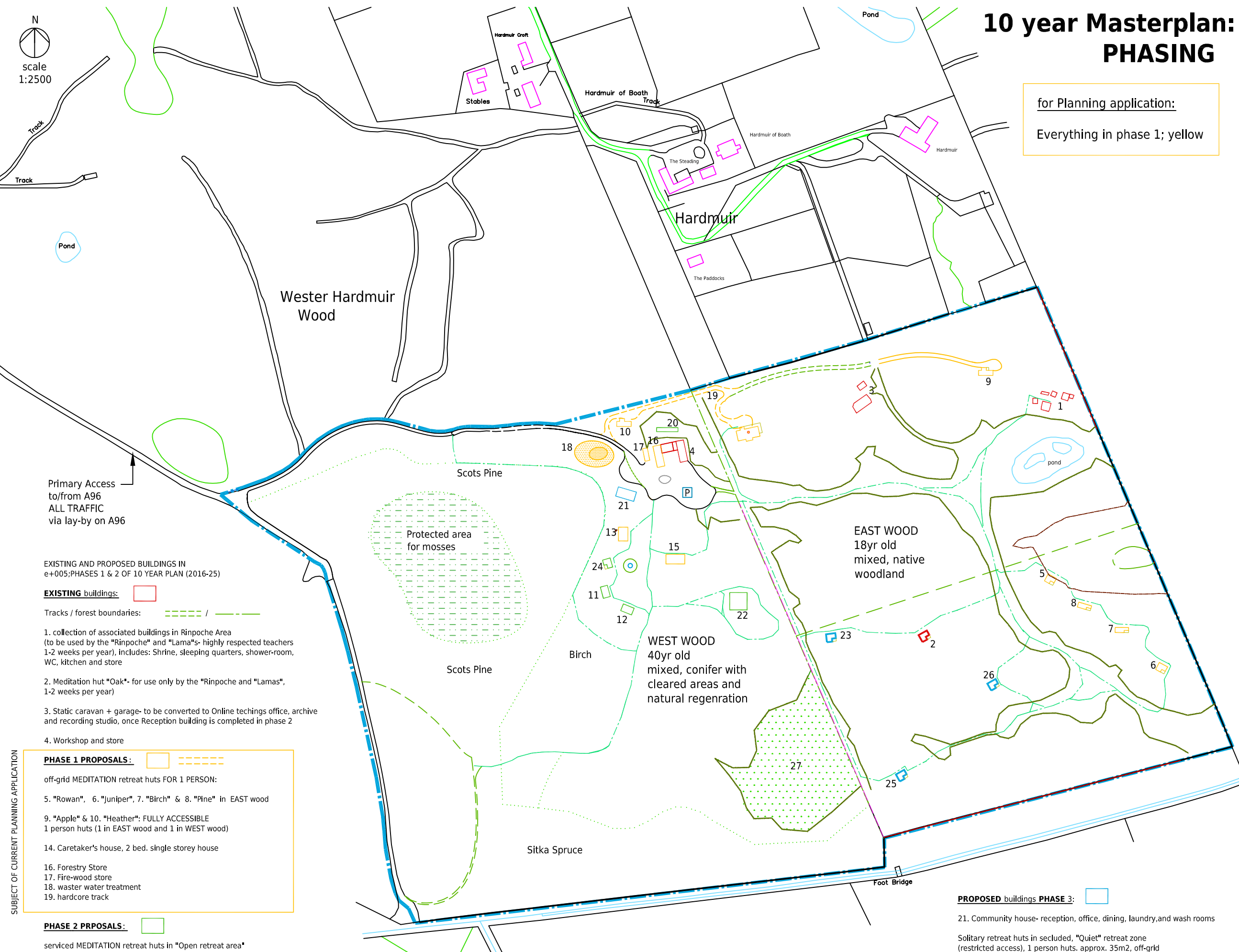
REVISIONS:

Revision B: 4.8.16:
PV ARRAY postponed to phase 2

NOTES:
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Primary Access to/from A96
ALL TRAFFIC via lay-by on A96

EXISTING AND PROPOSED BUILDINGS IN e+005; PHASES 1 & 2 OF 10 YEAR PLAN (2016-25)

EXISTING buildings:

Tracks / forest boundaries: /

1. collection of associated buildings in Rinpoche Area (to be used by the "Rinpoche" and "Lamas"- highly respected teachers 1-2 weeks per year), includes: Shrine, sleeping quarters, shower-room, WC, kitchen and store
2. Meditation hut "Oak"- for use only by the "Rinpoche and "Lamas", 1-2 weeks per year)
3. Static caravan + garage- to be converted to Online techings office, archive and recording studio, once Reception building is completed in phase 2
4. Workshop and store

PHASE 1 PROPOSALS:

- off-grid MEDITATION retreat huts FOR 1 PERSON:
5. "Rowan", 6. "Juniper", 7. "Birch" & 8. "Pine" in EAST wood
 9. "Apple" & 10. "Heather": FULLY ACCESSIBLE 1 person huts (1 in EAST wood and 1 in WEST wood)
 14. Caretaker's house, 2 bed. single storey house
 16. Forestry Store
 17. Fire-wood store
 18. waster water treatment
 19. hardcore track

PHASE 2 PROPOSALS:

serviced MEDITATION retreat huts in "Open retreat area"

11. "Ivy": 2 person hut
12. "Fern": 2 person hut
13. "Plum": 2 person hut
15. "Cherry": 2 person hut for volunteers / staff & (reception) until phase 3 reception building is built
20. PV- solar bank
22. Meditation hall and garden

PROPOSED buildings PHASE 3:

21. Community house- reception, office, dining, laundry, and wash rooms
23. "Willow" (open area)
24. "Hazel"
25. "Hawthorn"
26. "Elm"
27. Broadleaf regeneration area (0.5 Ha)

Grass footpath and service route (water)
 Existing Deer fence
 GOMDE SCOTLAND SITE BOUNDARY

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
2016 MASTERPLAN- OVERVIEW

DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch
VERIFIED BY:
DRAWN BY:
SCALE: 1:2500
DATE: of Revision 04.08.06

PROJECT NO | DRAWING NO
GMC- 16 -02 B

SUBJECT OF CURRENT PLANNING APPLICATION

ACCESS MANAGEMENT

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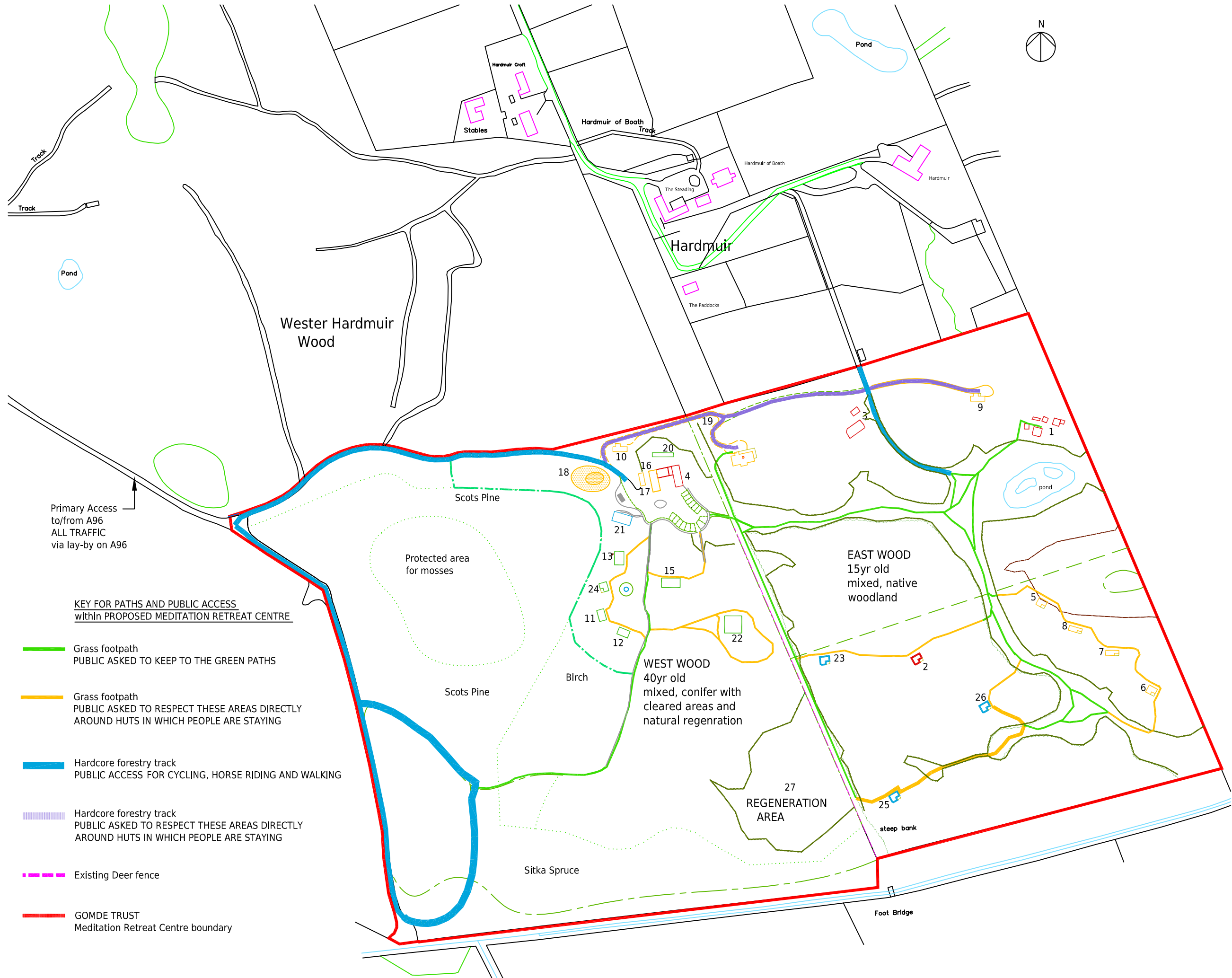
REVISIONS:

Revision B: 4.8.16:
PV ARRAY postponed to phase 2

NOTES:
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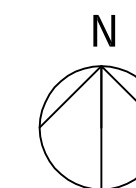
PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
ACCESS MANAGEMENT

DRAWING ISSUED FOR: **ISSUE**

ARCHITECT: Suzie Tisch
 VERIFIED BY:
 DRAWN BY:
 SCALE: 1:2500
 DATE: of Revision 04,08,06

PROJECT NO | DRAWING NO
GMC- 16 -03C



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1:200

Please refer to
Engineer's
final drainage
layout

MAKAR Ltd

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REVISIONS:

A: 4.8.16- note re: Engineer's drainage layout

NOTES:

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CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES
TO ARCHITECT BEFORE COMMENCING WORK.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH
BUILDING REGULATIONS 2009

DO NOT SCALE DRAWING

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
**SITE PLAN 1- WORKSHOP, FORESTRY
STORE, WOOD STORE, HUT 10 AND
CARETAKER'S HOUSE**

DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch

VERIFIED BY:

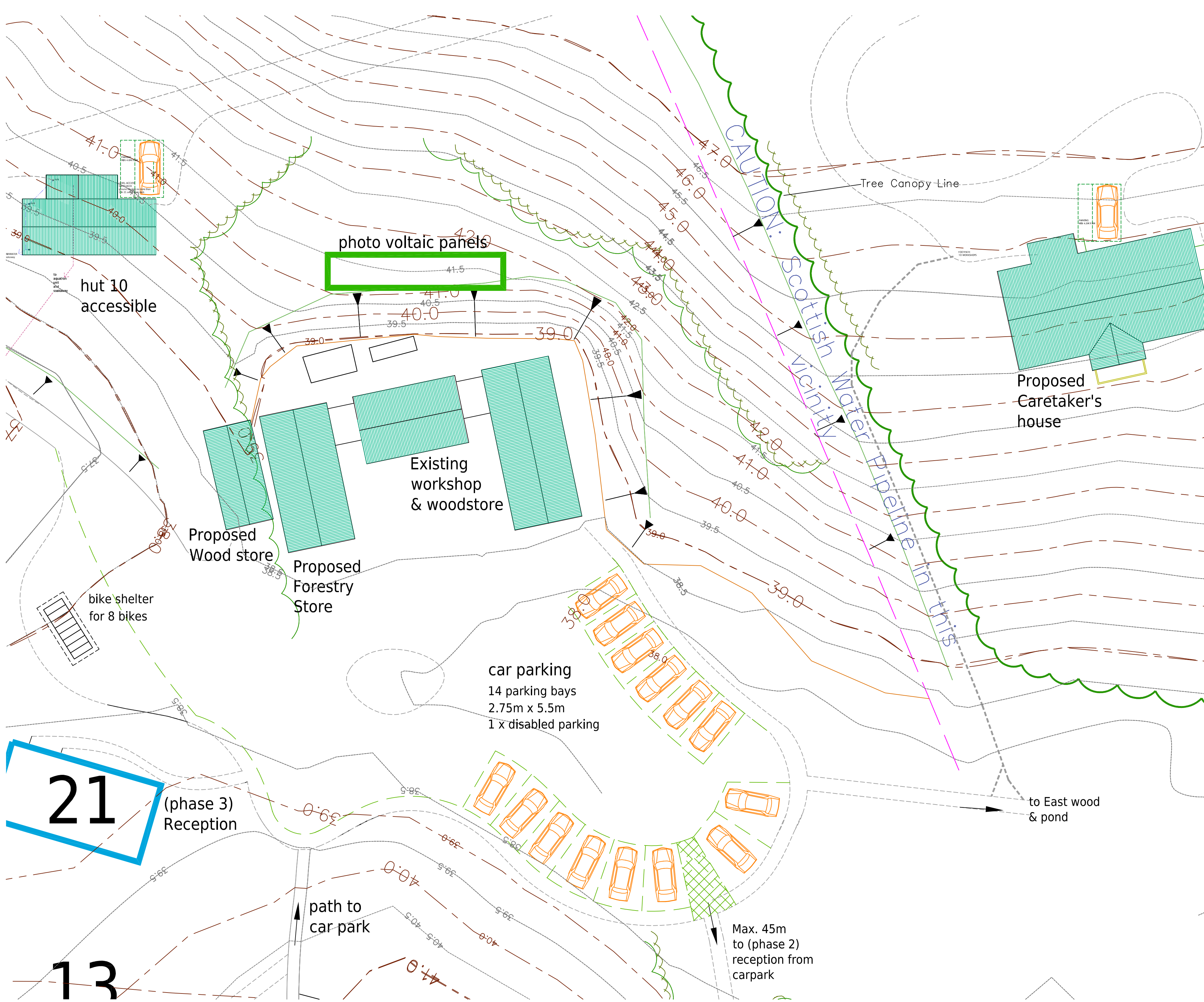
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DATE of Revision: 21.6.16

PROJECT NO | DRAWING NO

GMC - 16 | -11 A



hut 10
accessible

photo voltaic panels

Existing
workshop
& woodstore

Proposed
Wood store

Proposed
Forestry
Store

bike shelter
for 8 bikes

car parking
14 parking bays
2.75m x 5.5m
1 x disabled parking

Proposed
Caretaker's
house

21

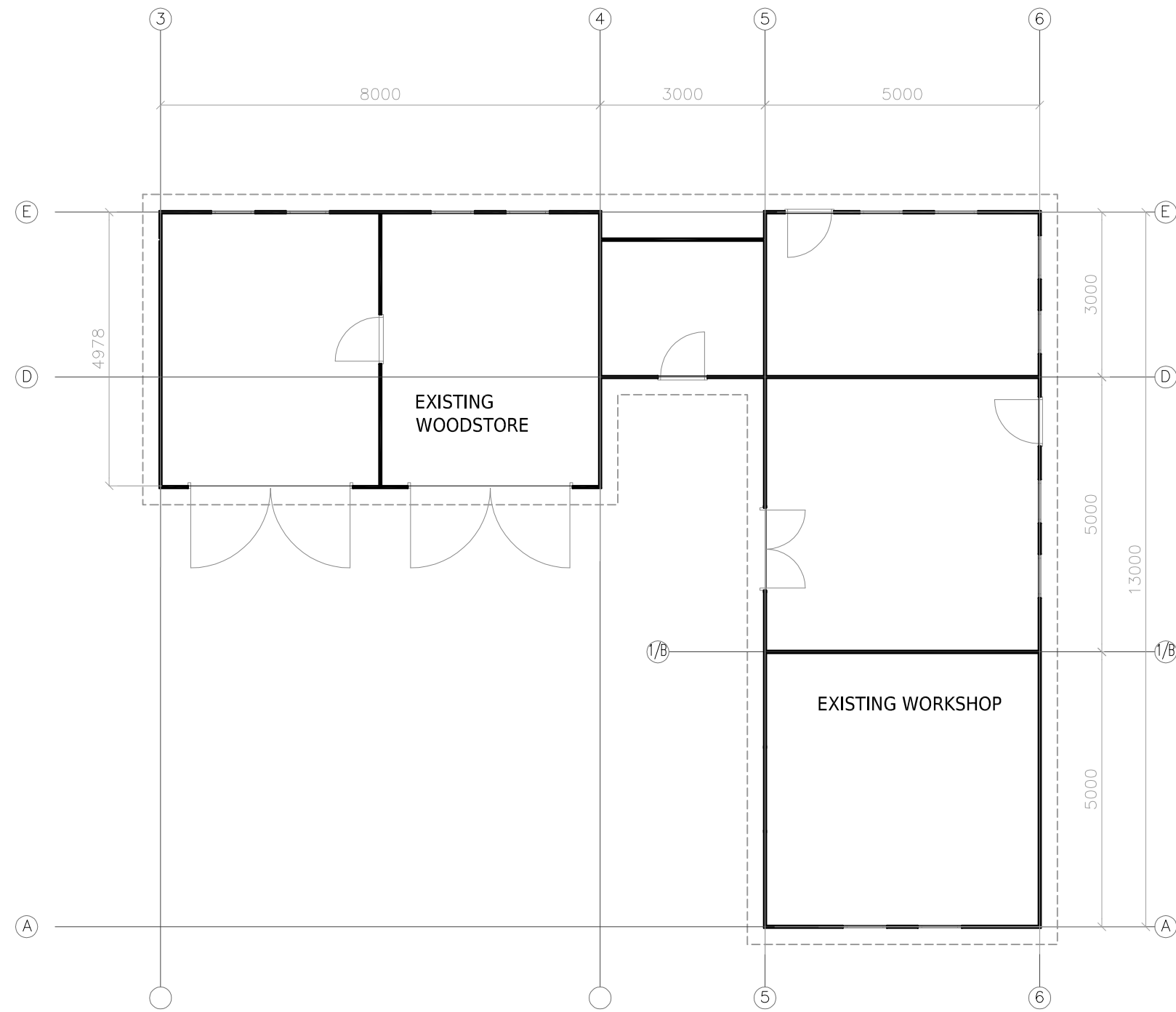
(phase 3)
Reception

path to
car park

Max. 45m
to (phase 2)
reception from
carpark

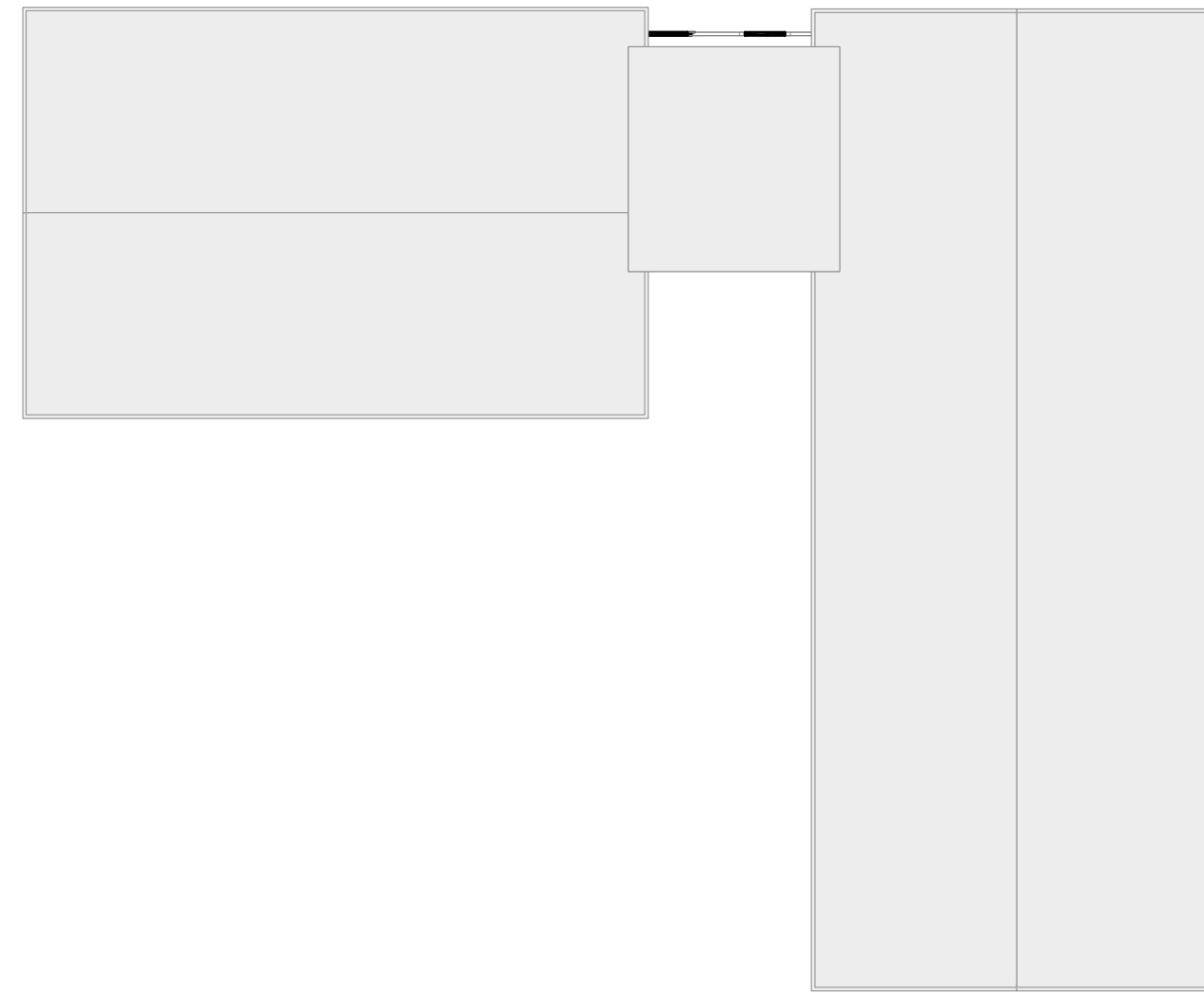
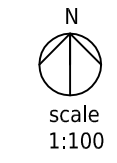
to East wood
& pond

13

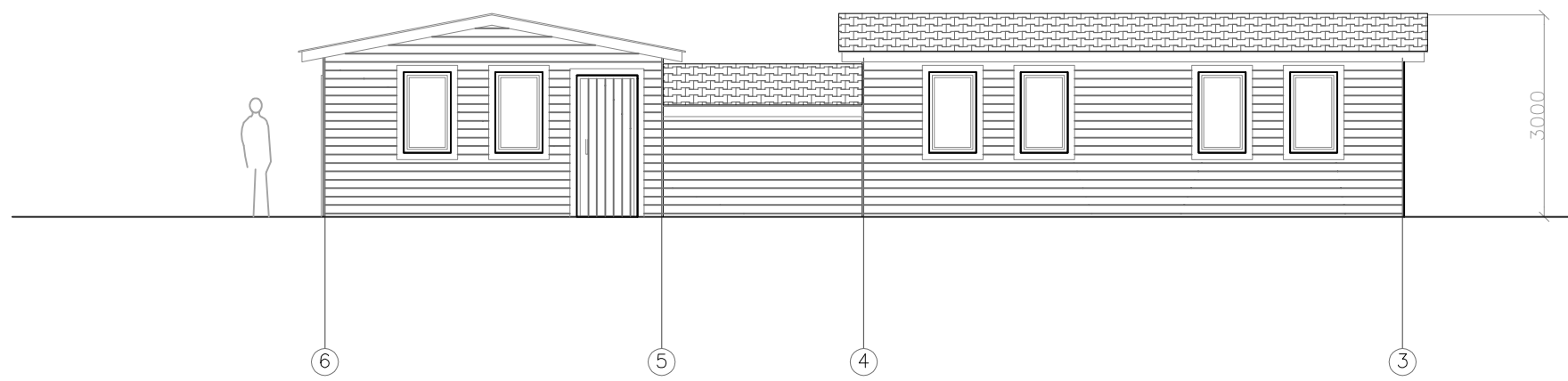


FLOOR PLAN

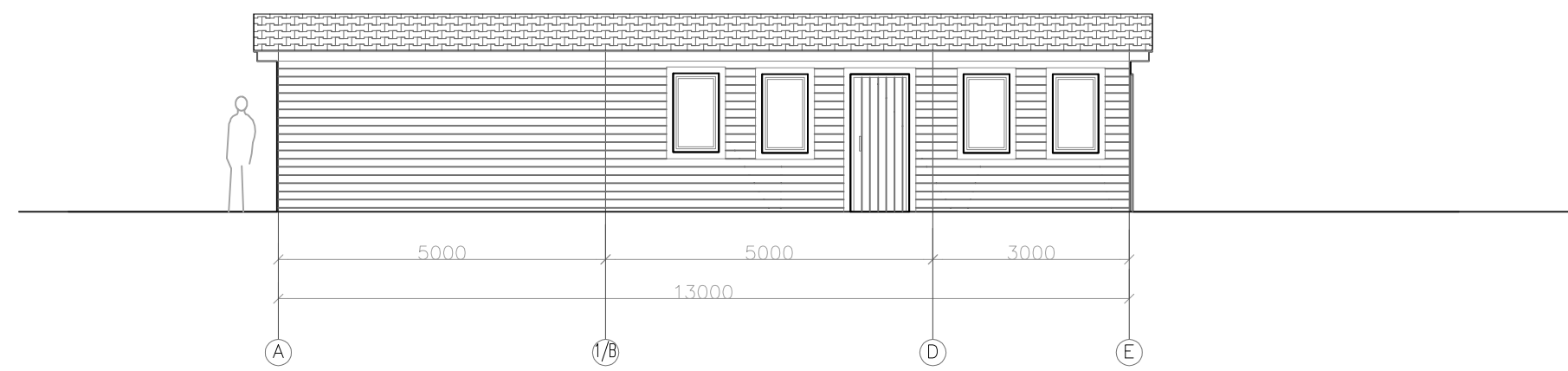
EXISTING WORKSHOP & WOODSTORE 1:100



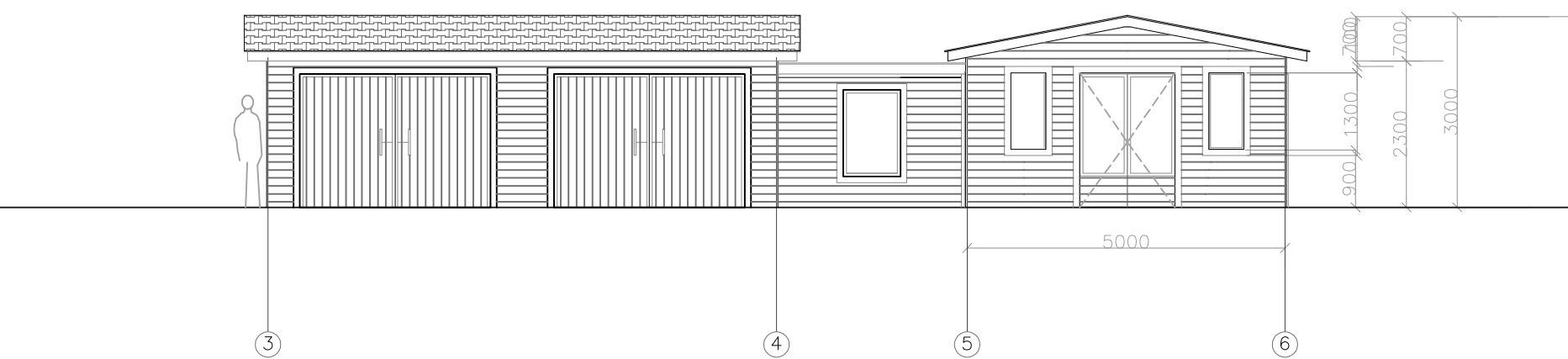
ROOF PLAN



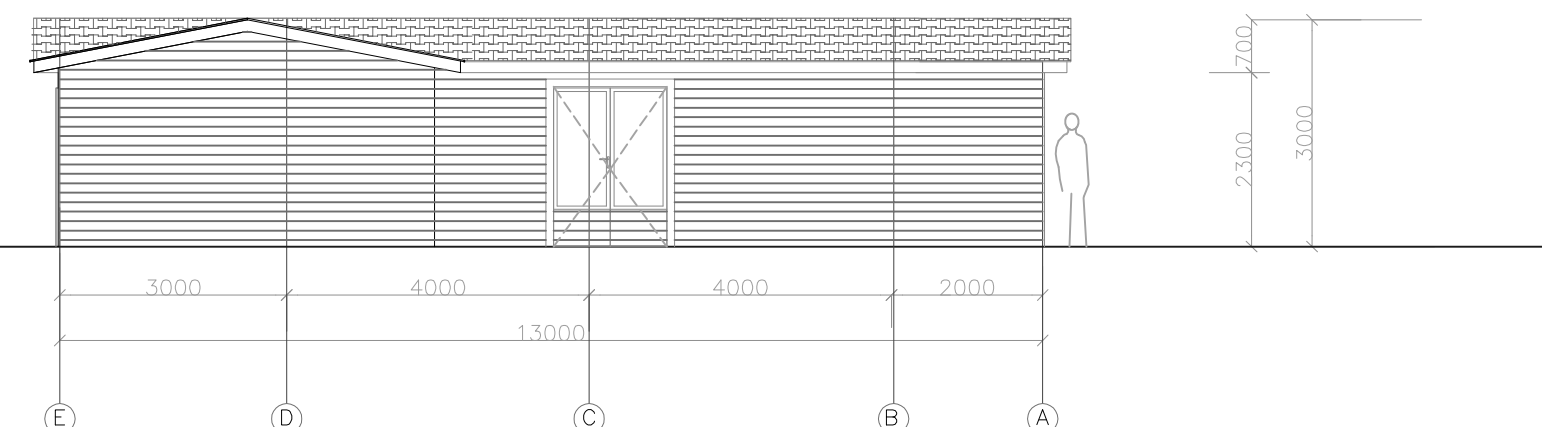
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

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REVISIONS:

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING WORK.

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DO NOT SCALE DRAWING

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Existing Workshop & woodstore

DRAWING ISSUED FOR: **ISSUE**

ARCHITECT: **Suzie Tisch**

VERIFIED BY:

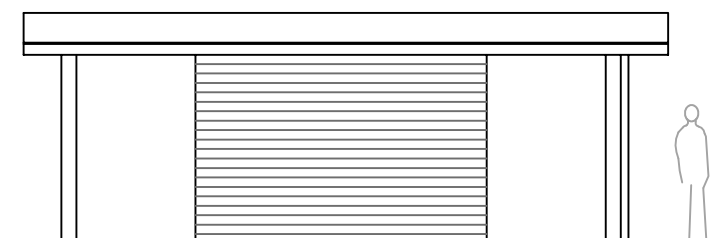
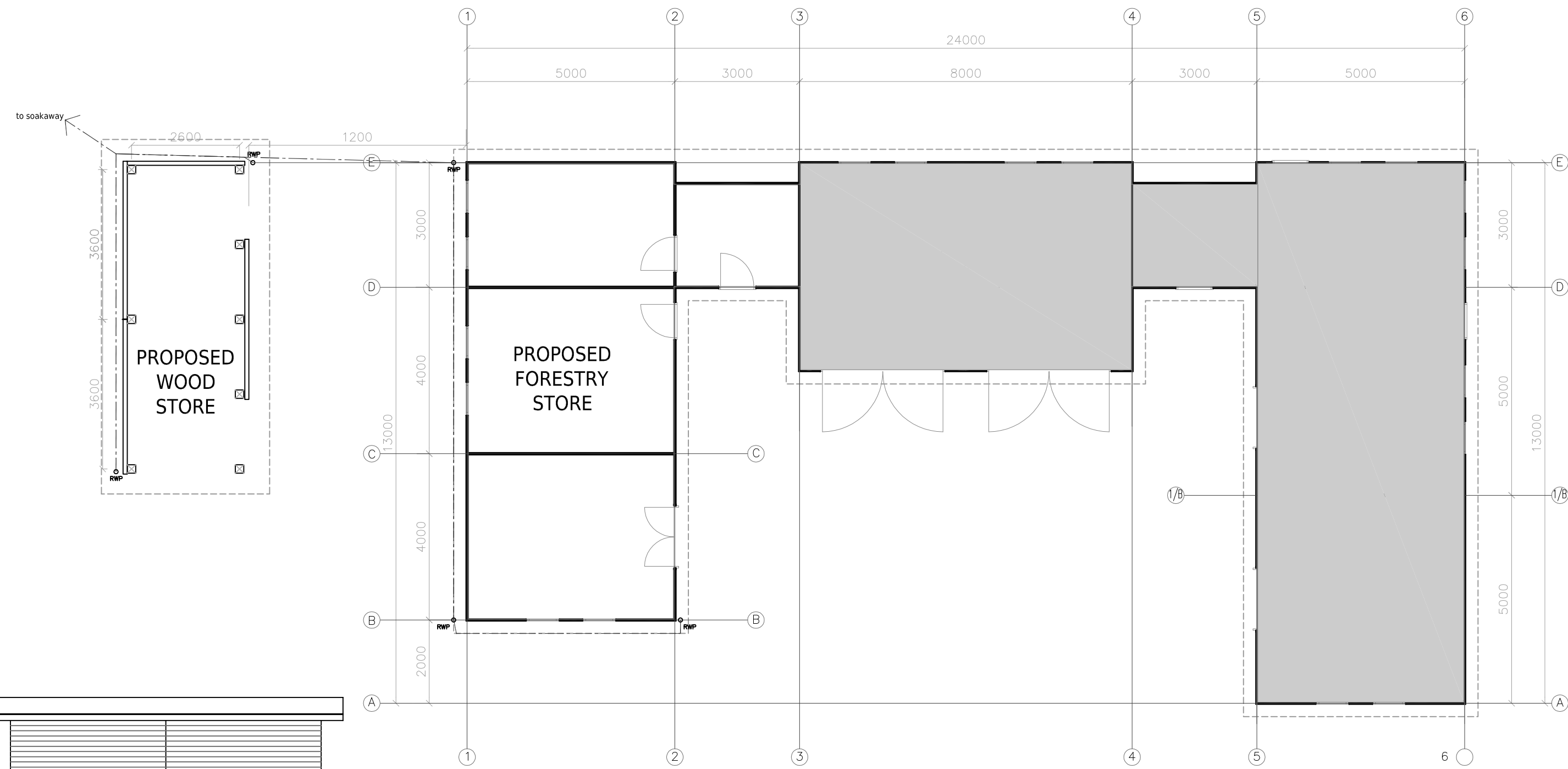
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SCALE: **1:100**

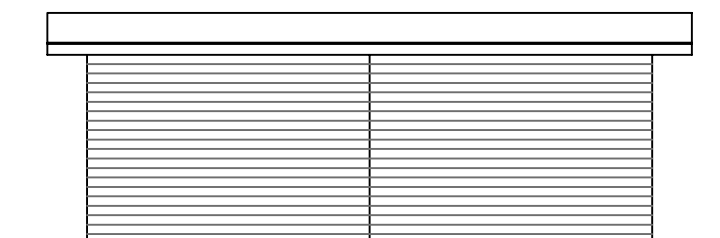
DATE: of Revision **21.6.16**

PROJECT NO | DRAWING NO

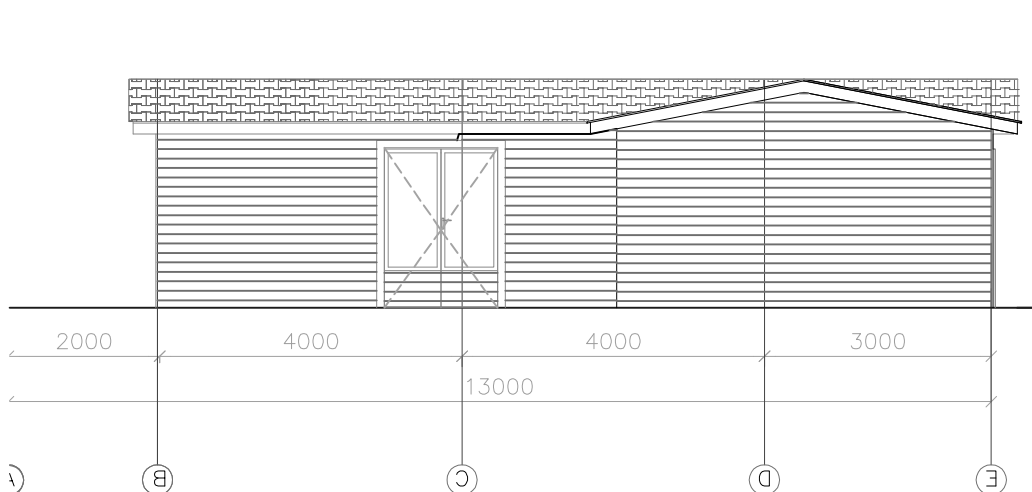
GMC - 16 -08



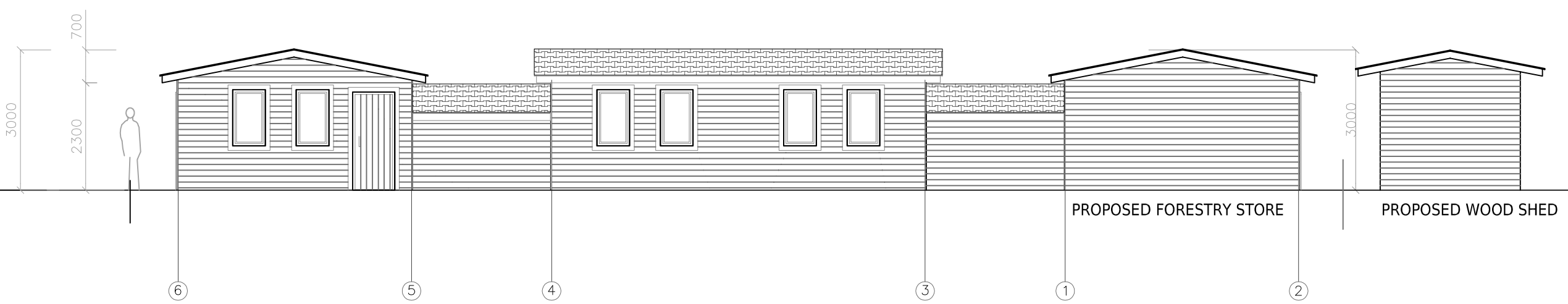
PROPOSED WEST EAST ELEVATION OF WOOD STORE



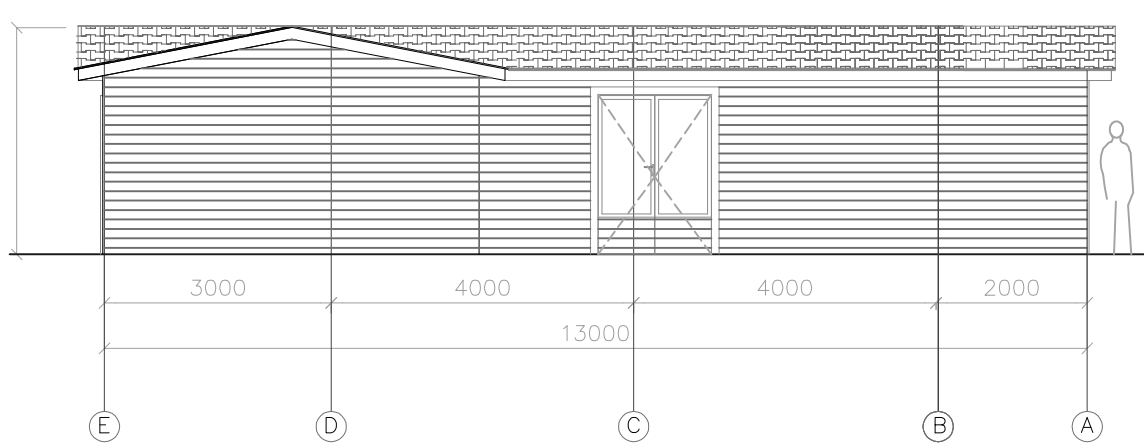
PROPOSED EAST ELEVATION OF WOOD STORE



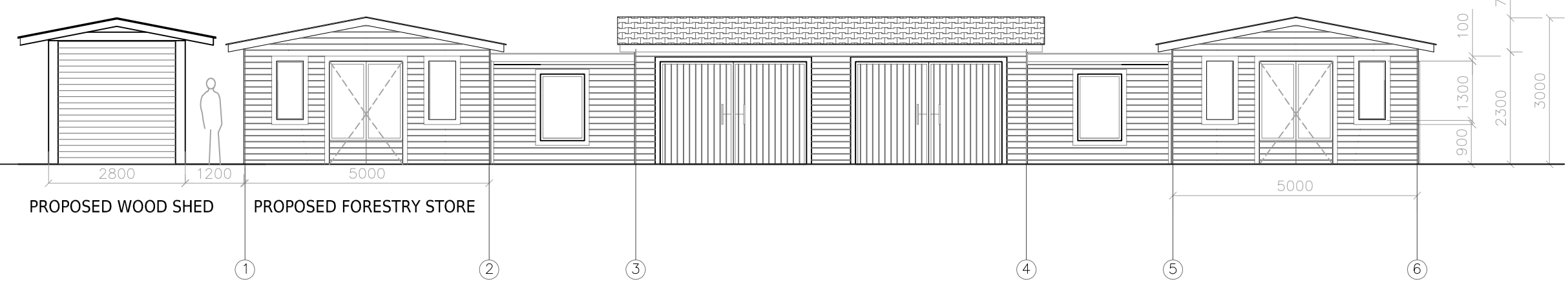
PROPOSED EAST ELEVATION (of forestry store)



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

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PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Proposed Forestry Store and Wood Store

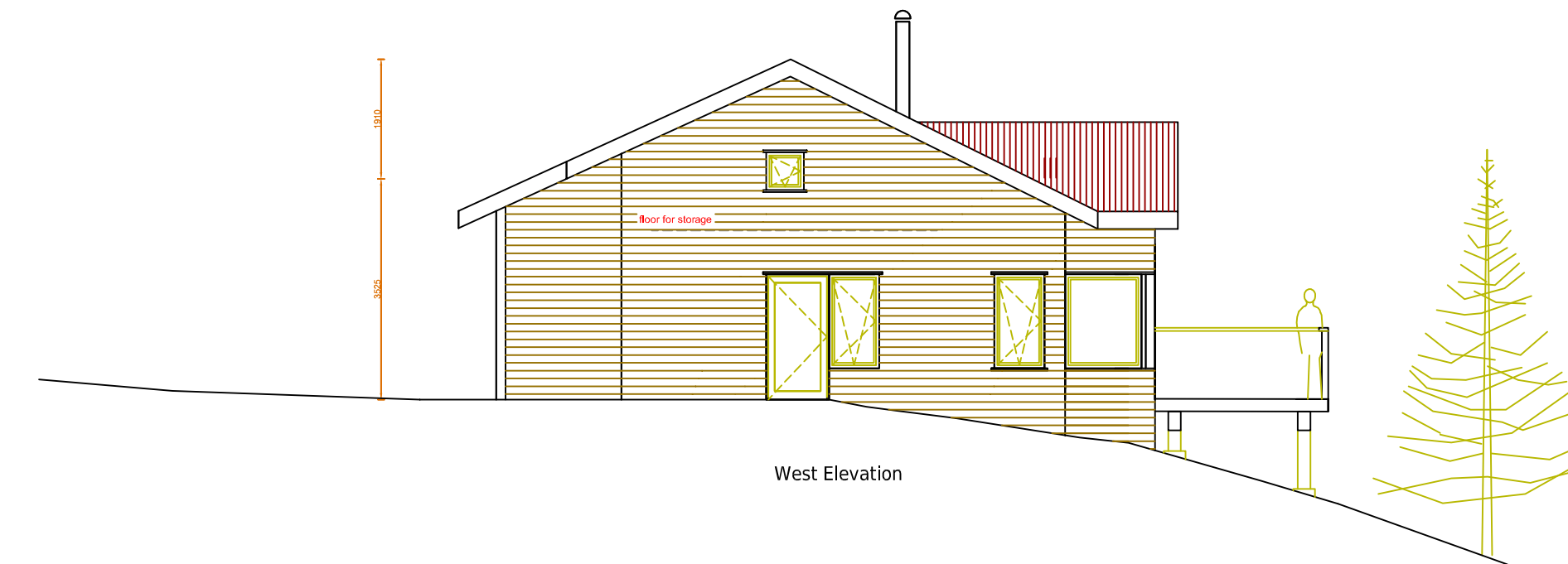
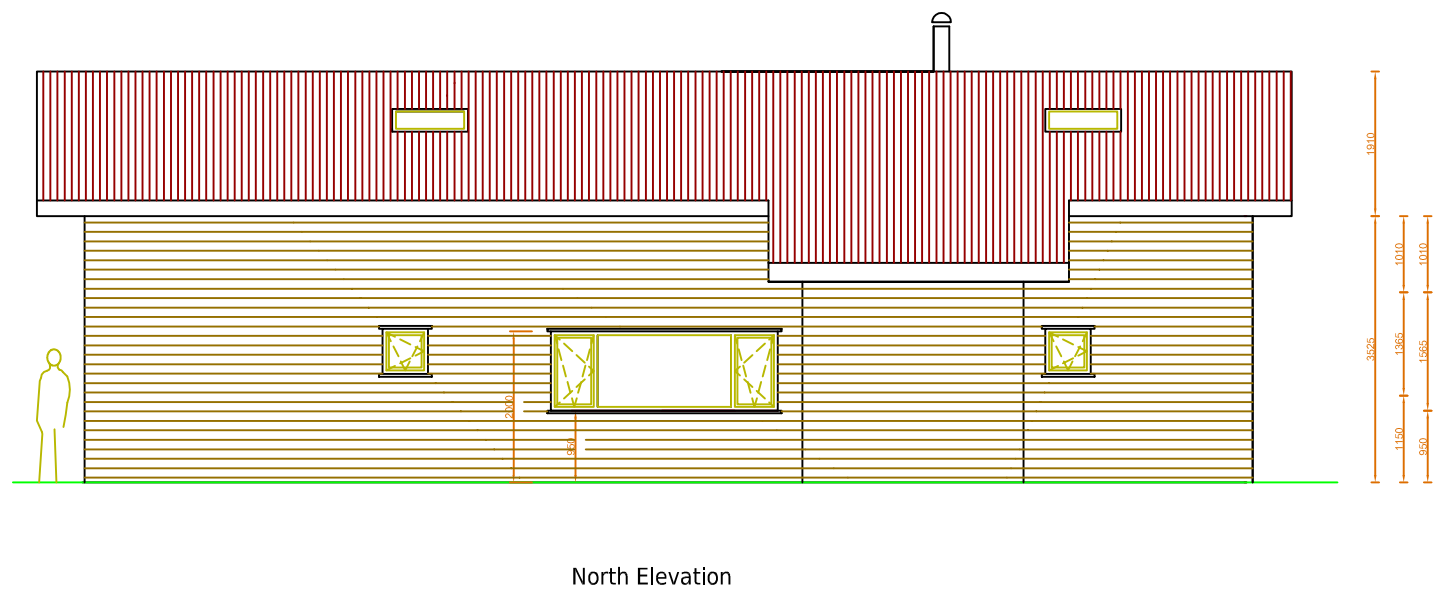
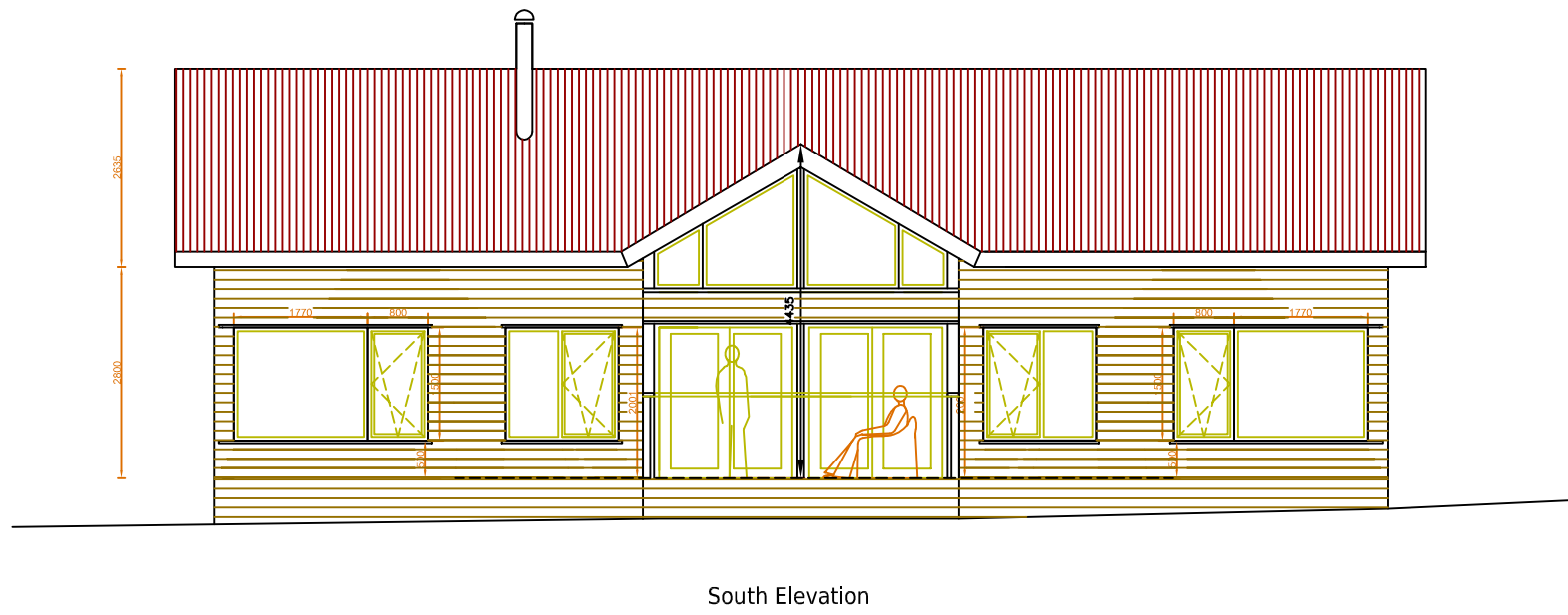
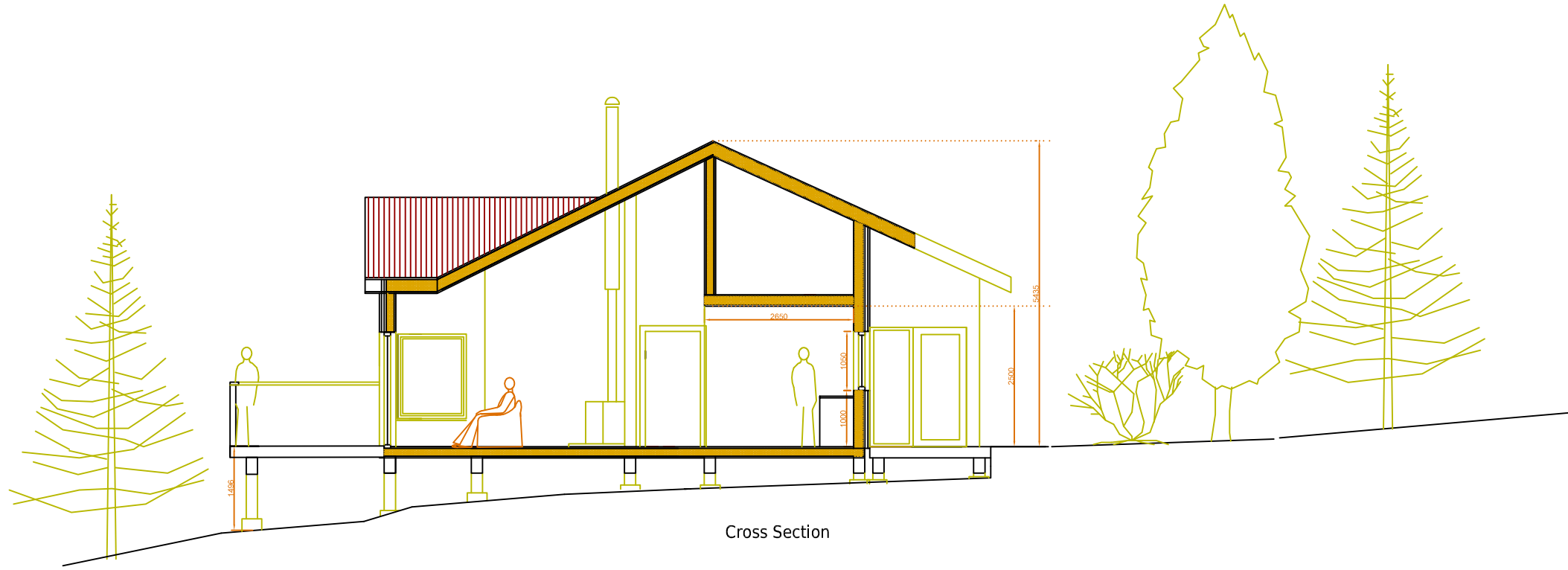
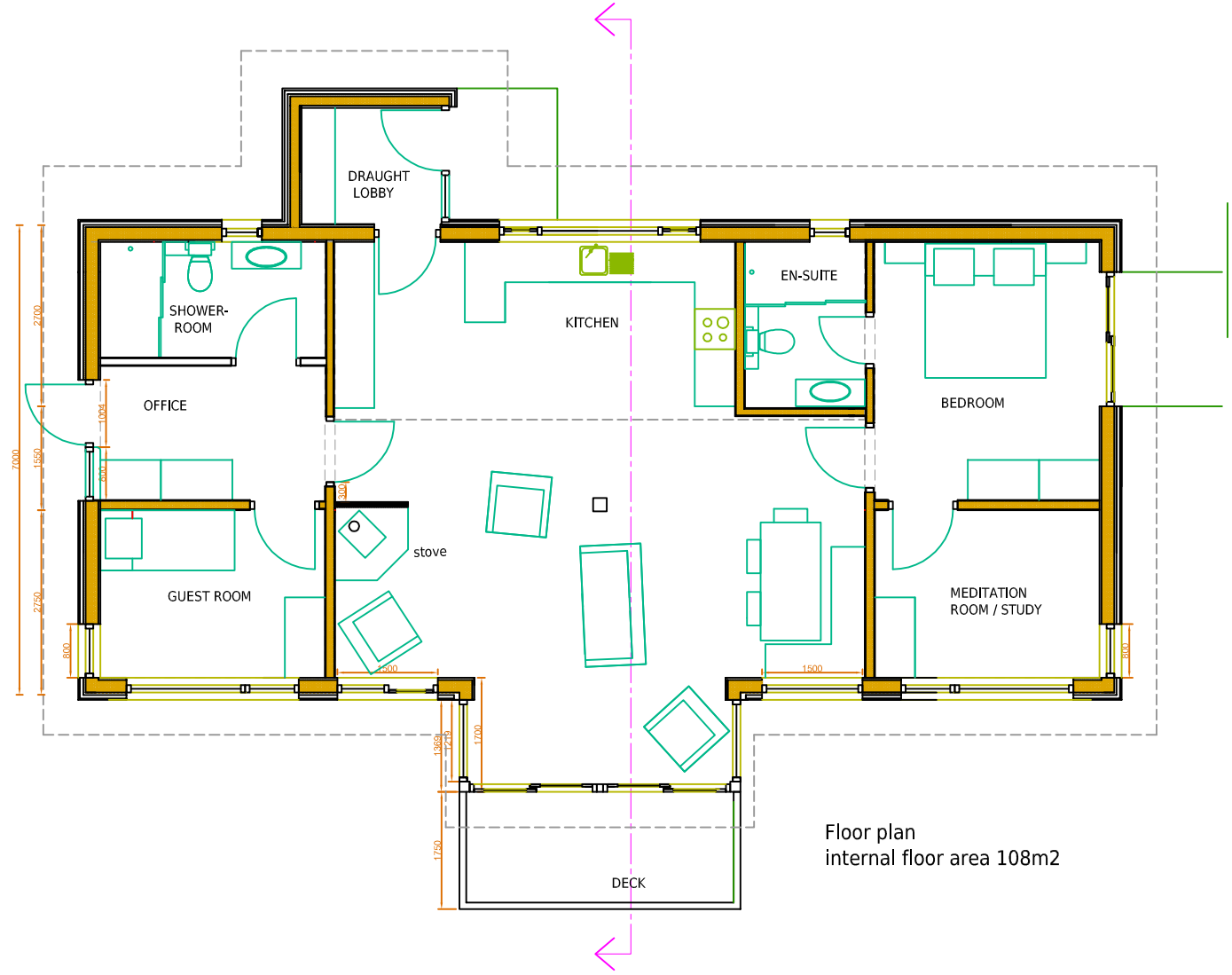
DRAWING ISSUED FOR: **ISSUE**

ARCHITECT: **Suzie Tisch**
 VERIFIED BY:
 DRAWN BY:
 SCALE: **1:100**
 DATE: of Revision **21.6.16**

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N
scale
1:100



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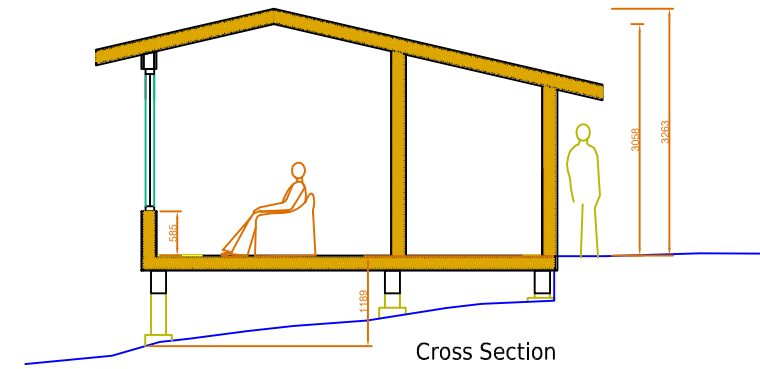
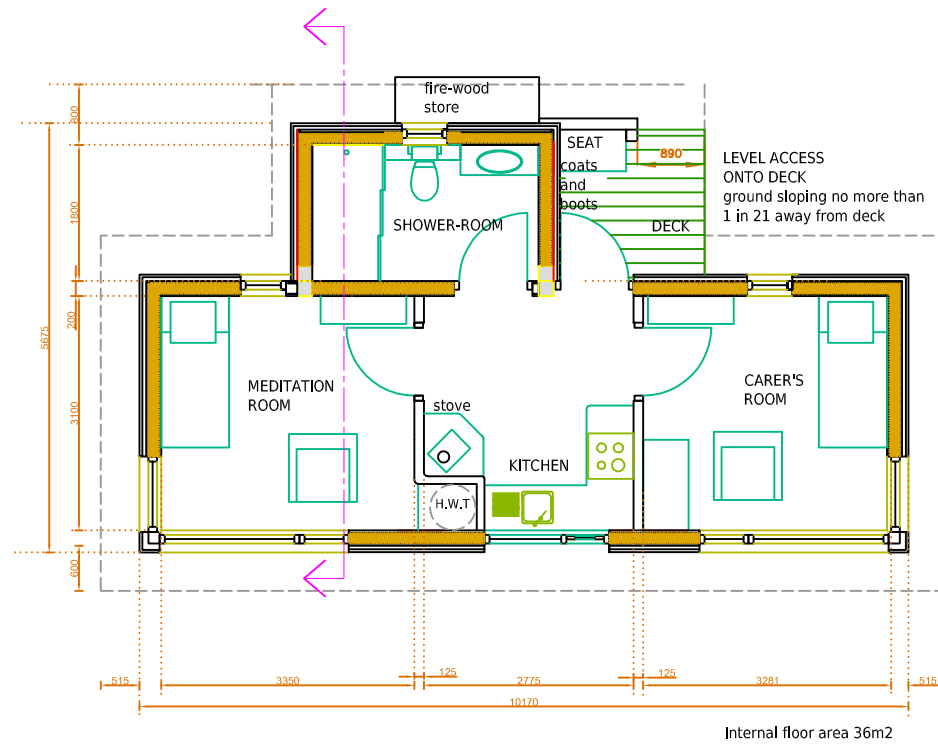
PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Hut 14b

DRAWING ISSUED FOR: **ISSUE**

ARCHITECT: **Suzie Tisch**
VERIFIED BY: _____
DRAWN BY: _____
SCALE: **1:1250**
DATE: of Revision **12.04.06**

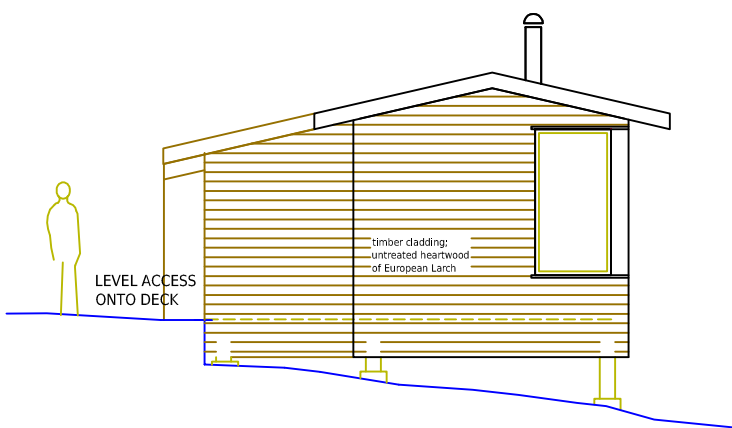
PROJECT NO | DRAWING NO



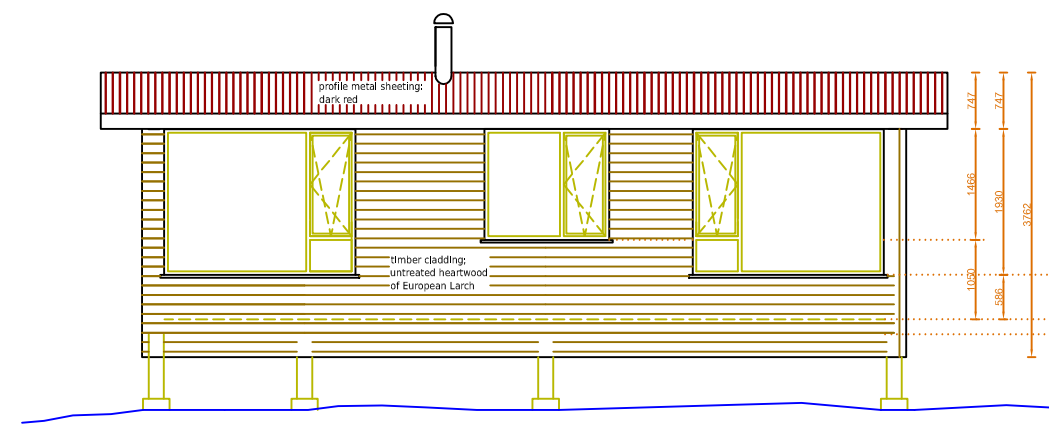
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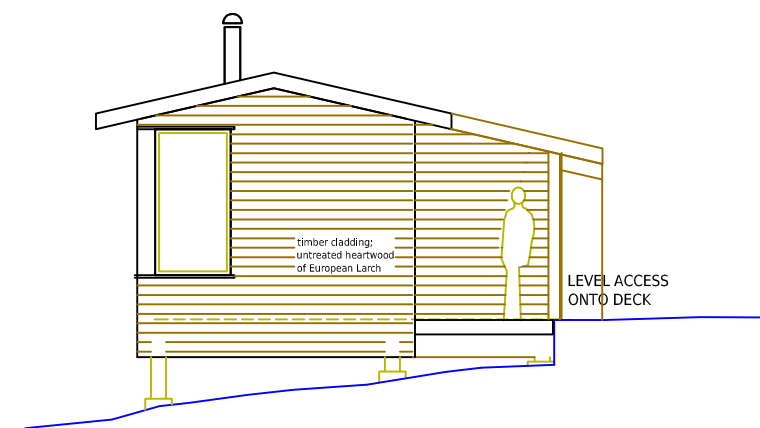
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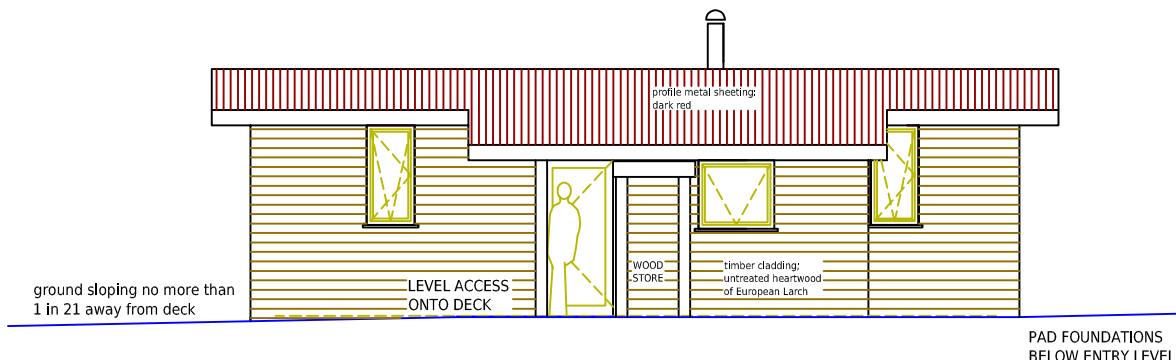
West Elevation



South Elevation



West Elevation



North Elevation

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Hut 9 & 10 : plans, section and elevations

DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch
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 DATE: of Revision 21.6.16

PROJECT NO | DRAWING NO
GMC - 16 -15

REVISIONS:

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DO NOT SCALE DRAWING

PROJECT:
HARDMUIR MEDITATION CENTRE

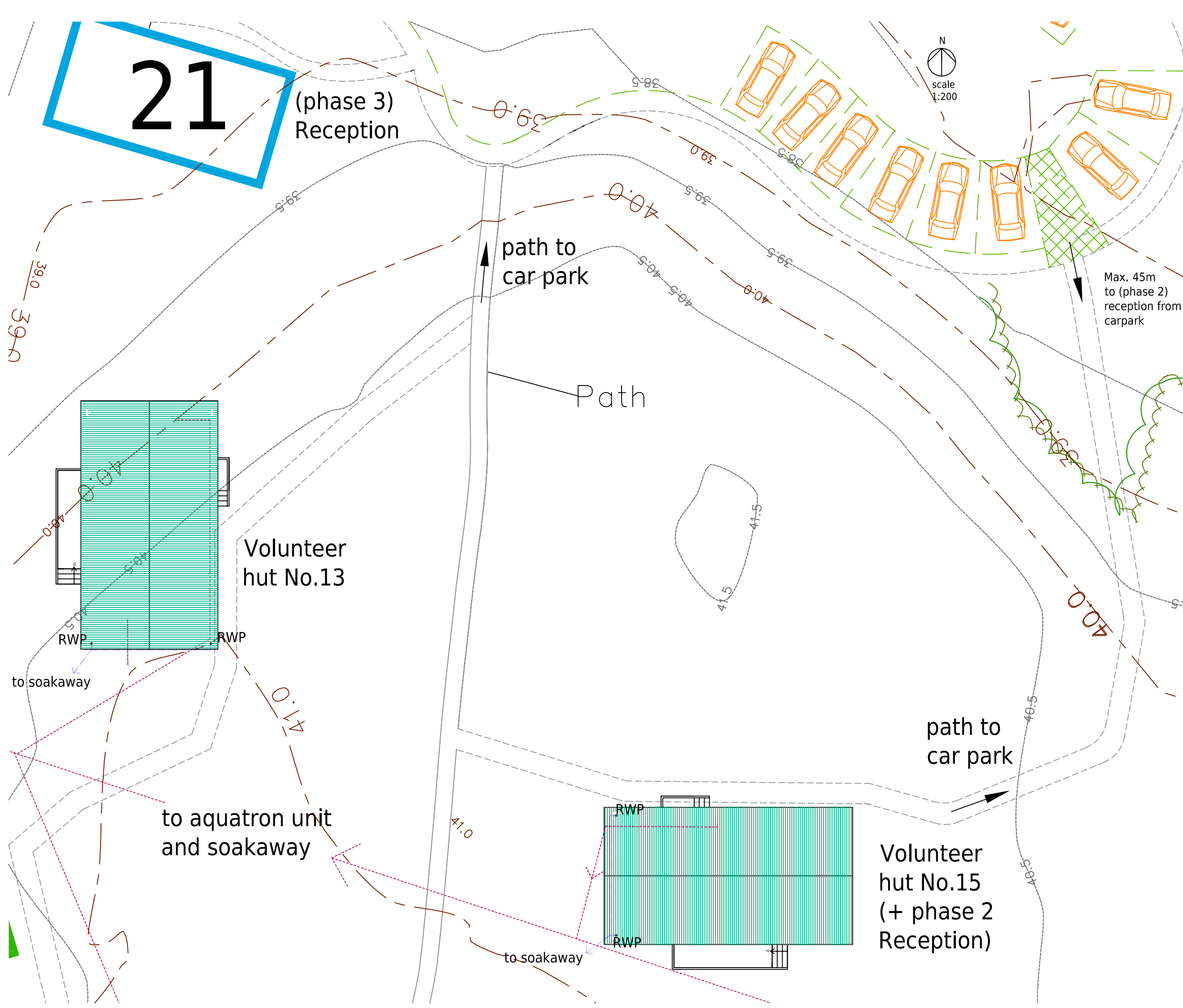
DRAWING:
Site plan 2- for huts 13 and 15

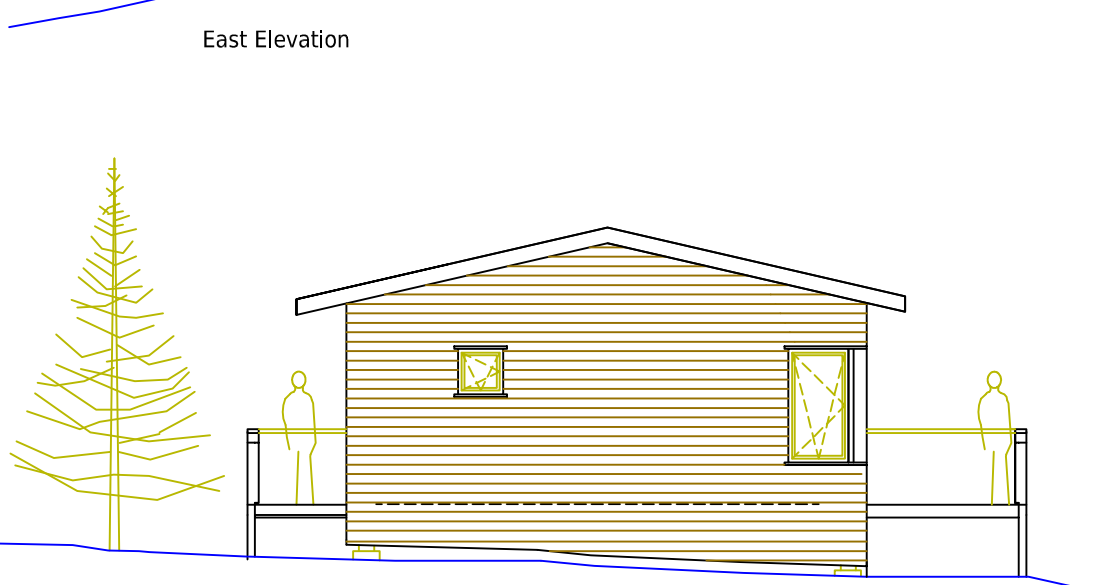
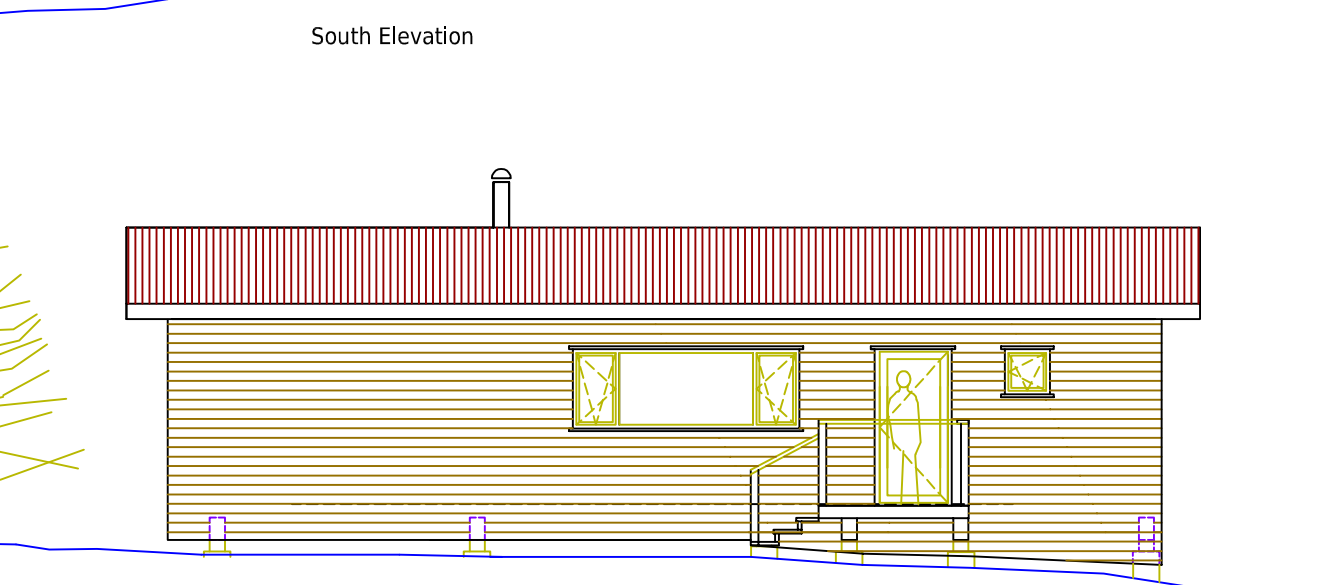
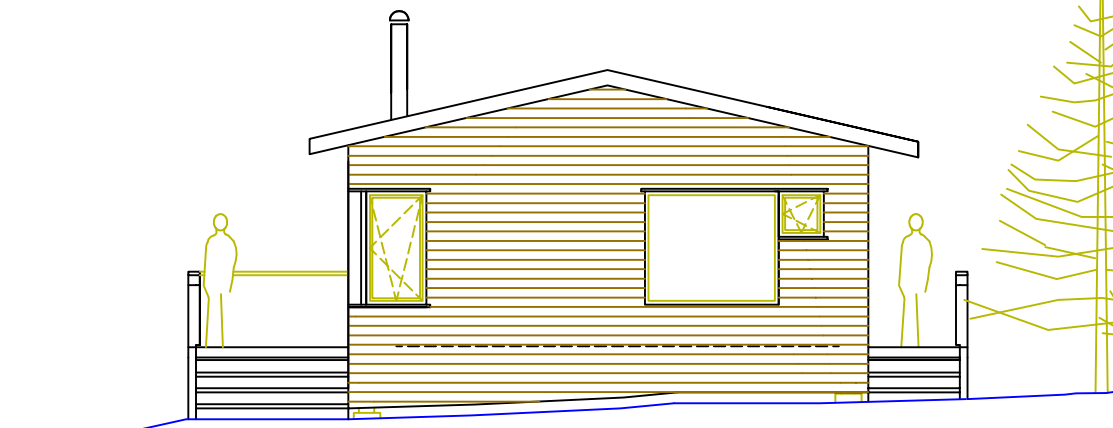
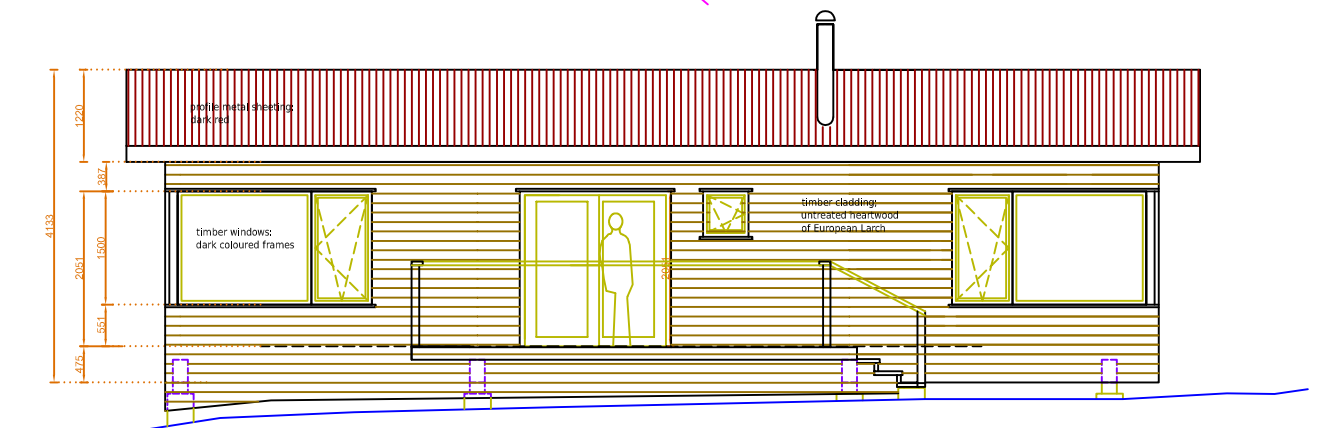
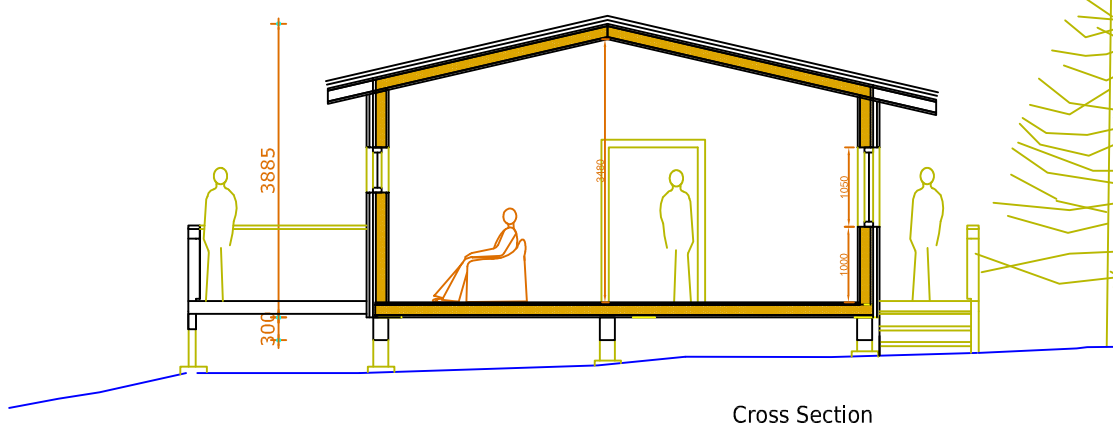
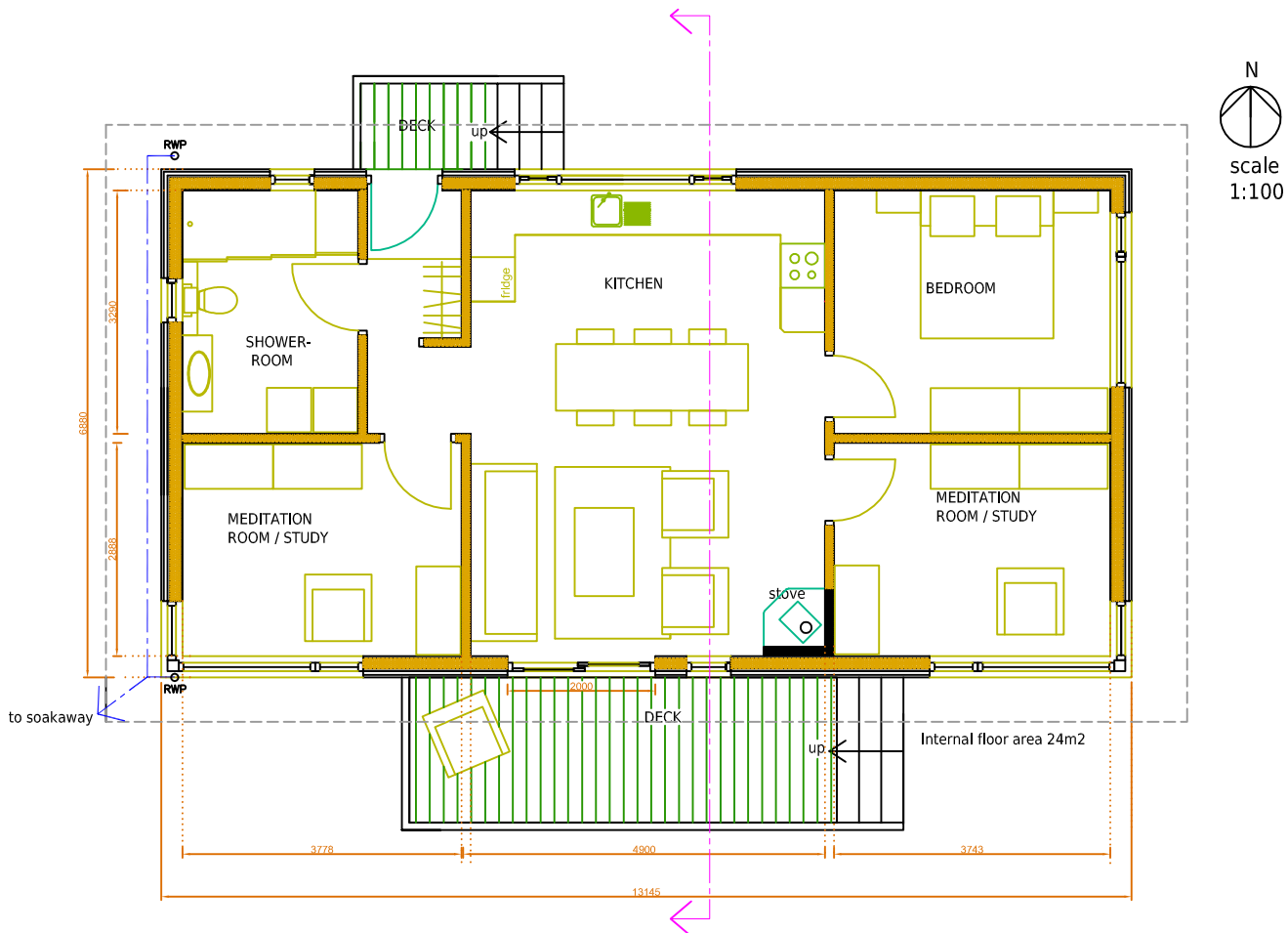
DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch
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 DRAWN BY:
 SCALE: 1:200
 DATE: of Revision 21.6.16

PROJECT NO | DRAWING NO

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DO NOT SCALE DRAWING

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
**Hut 13 & 15
 VOLUNTEER HUTS**

DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch
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 DRAWN BY:
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 DATE: of Revision 21.6.16

PROJECT NO | DRAWING NO

REVISIONS:

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DO NOT SCALE DRAWING

PROJECT:
HARDMUIR MEDITATION CENTRE

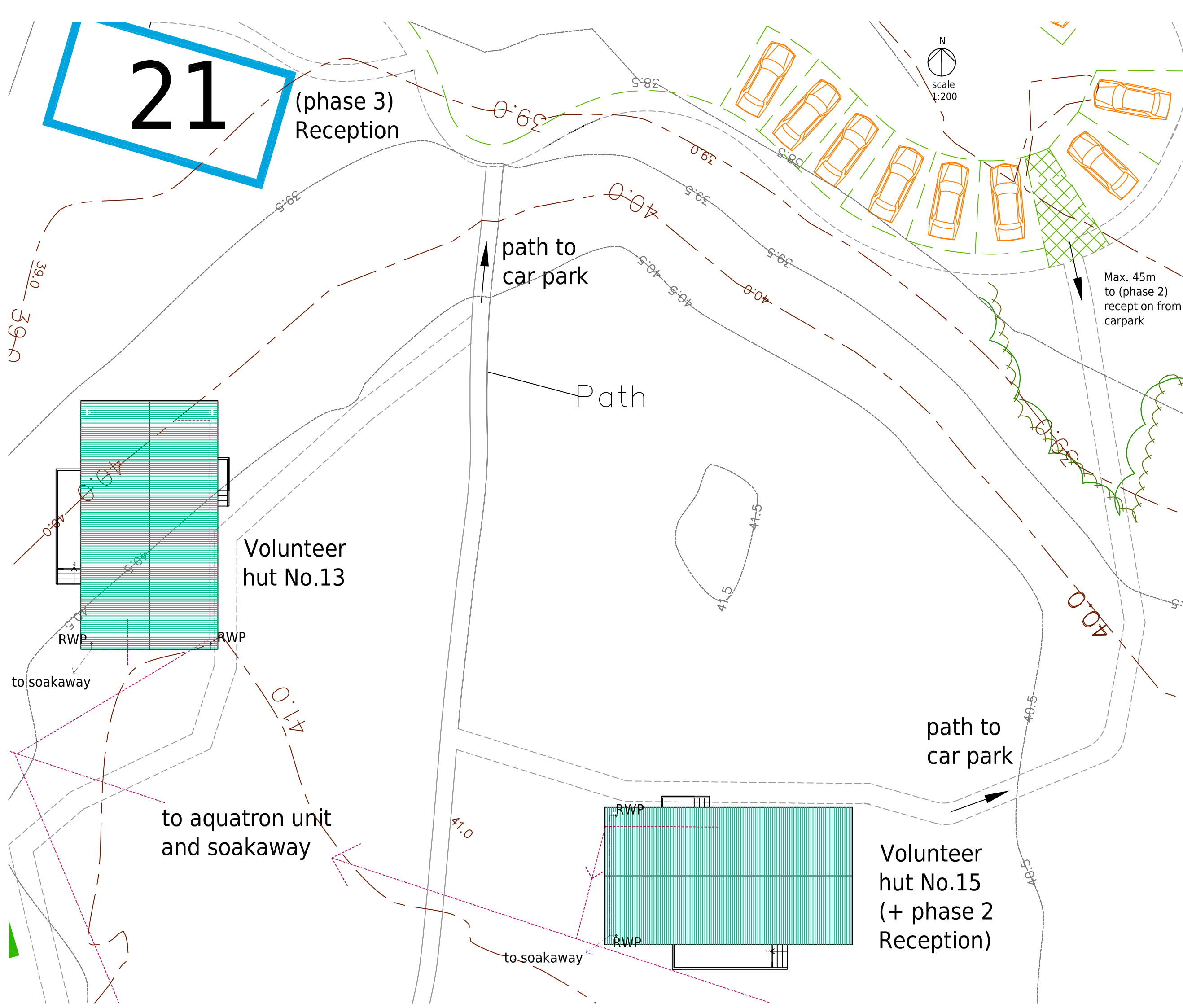
DRAWING:
Site plan 2- for huts 13 and 15

DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch
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DRAWN BY:
SCALE: 1:200
DATE: of Revision 21.6.16

PROJECT NO | DRAWING NO

GMC - 16 -12



21

(phase 3)
Reception

path to
car park

Path

Volunteer
hut No.13

Volunteer
hut No.15
(+ phase 2
Reception)

Max. 45m
to (phase 2)
reception from
carpark

to aquatron unit
and soakaway

to soakaway

to soakaway

path to
car park



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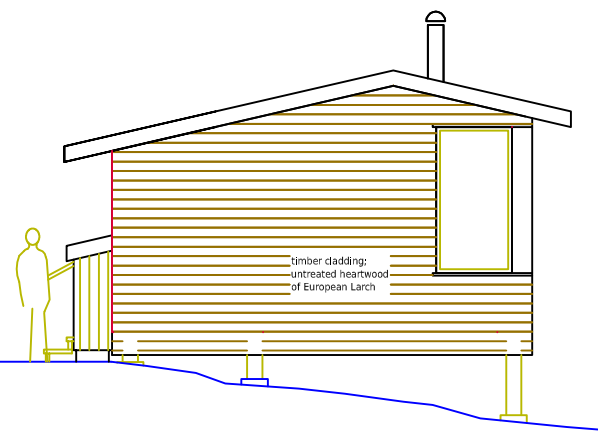
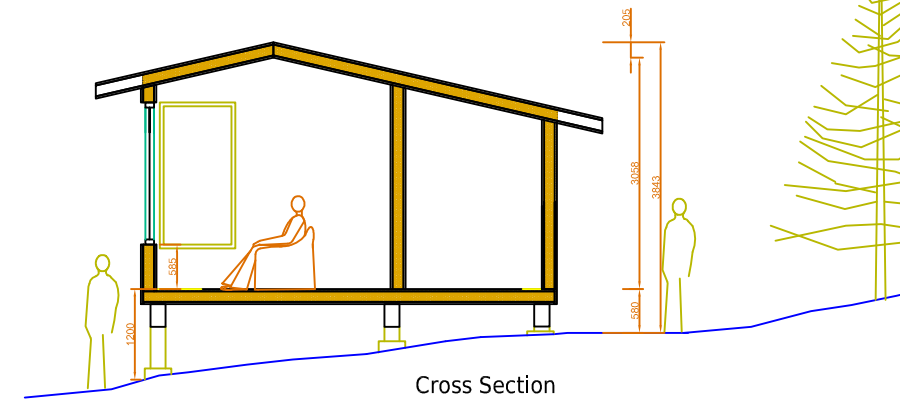
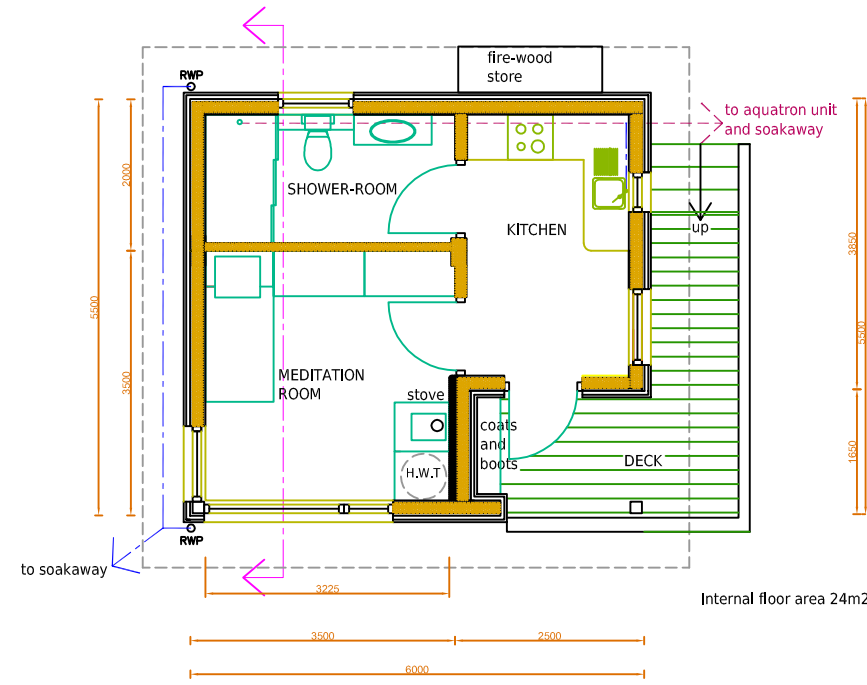
Clachandreggy, Torbreck, Dores Road
 Inverness, Scotland, IV2 6DJ
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REVISIONS:
 A: May 2016 horizontal cladding

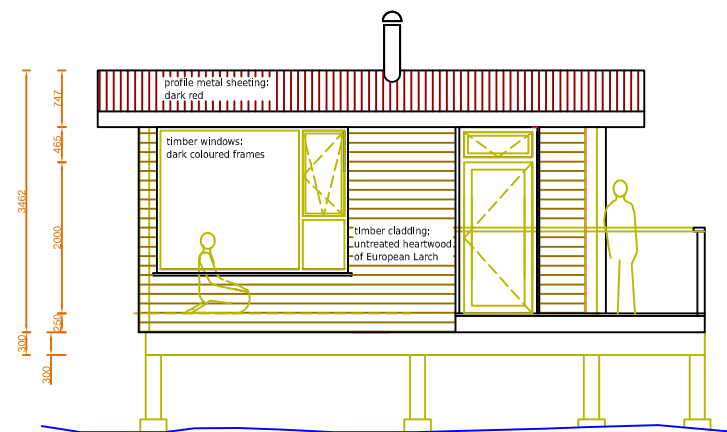
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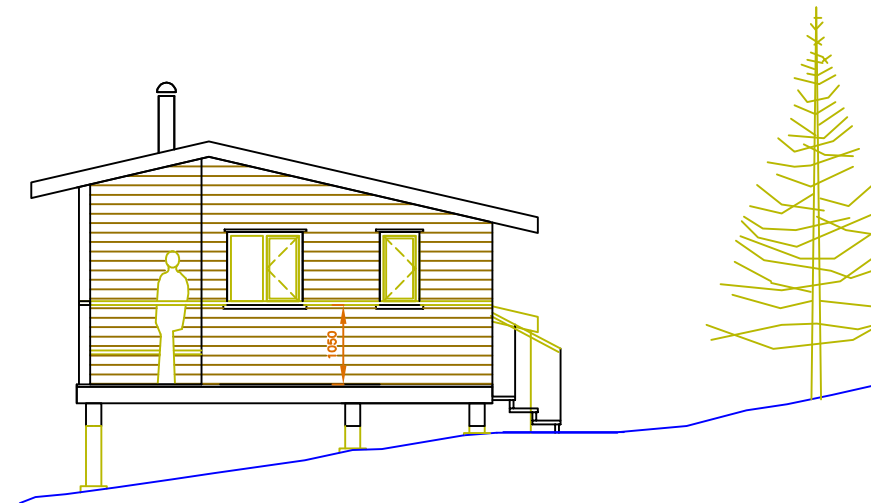
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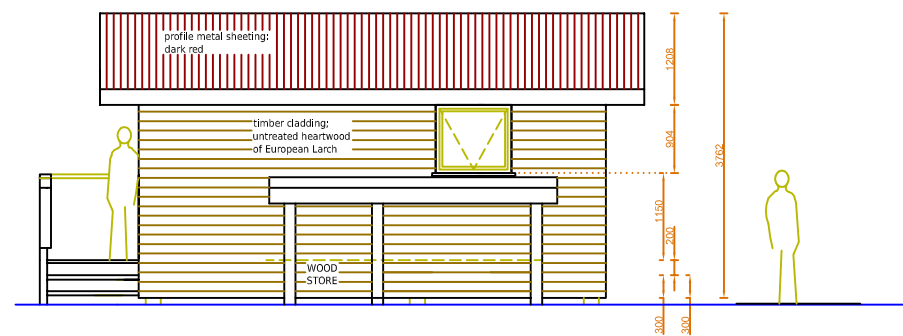
West Elevation



South Elevation



West Elevation



North Elevation

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Hut 5 & 6

DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch
 VERIFIED BY:
 DRAWN BY:
 SCALE: 1:100
 DATE: of RevIsion 21.6.16

PROJECT NO | DRAWING NO

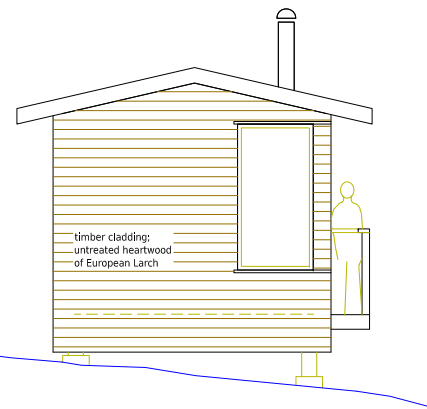
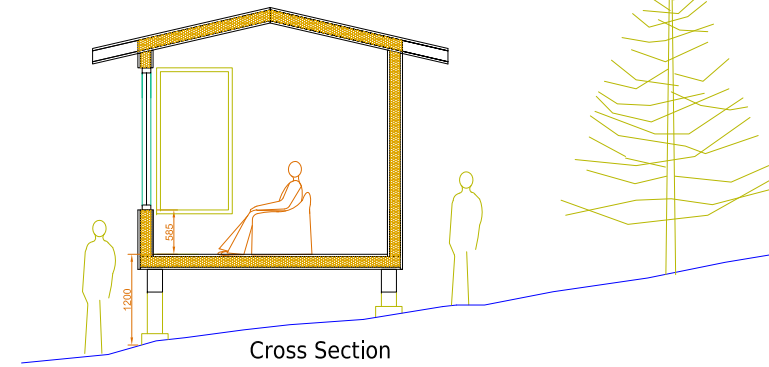
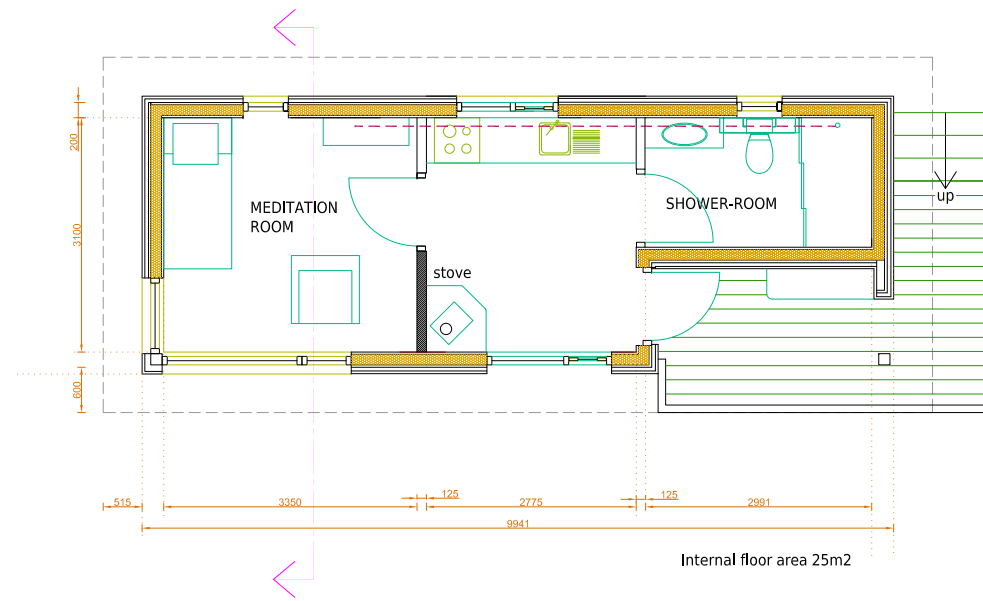
GMC - 16 -18

REVISIONS:
A: May 2016 horizontal cladding

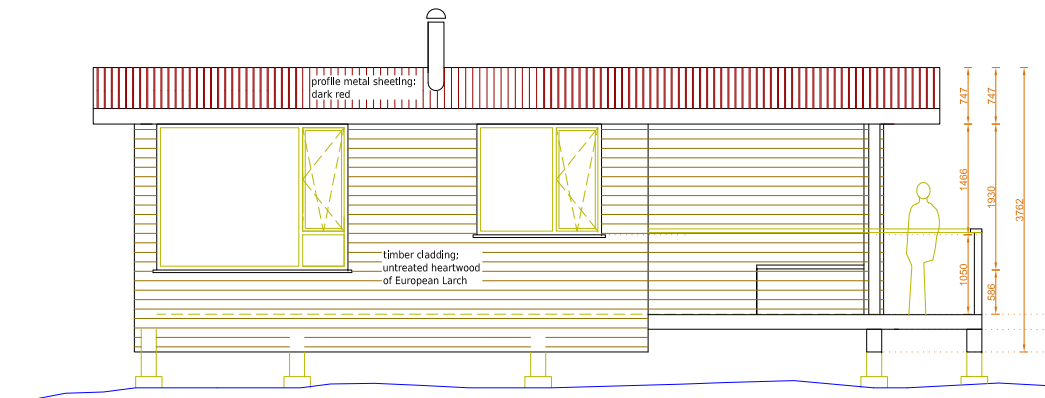
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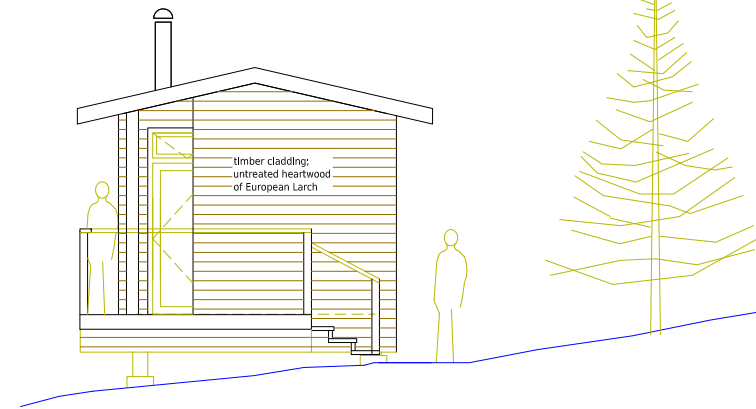
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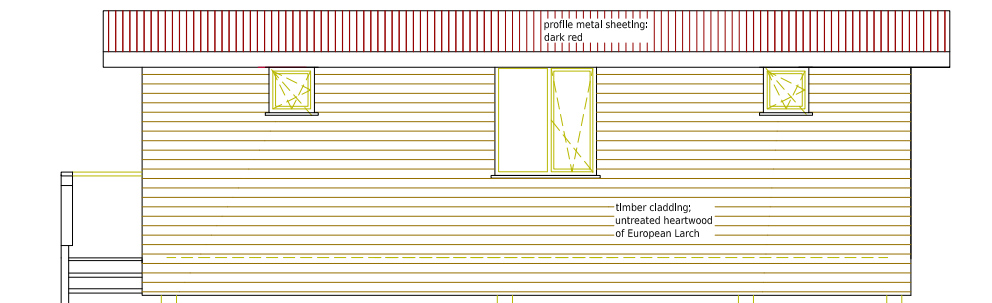
West Elevation



South Elevation



East Elevation



North Elevation

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Hut 7 & 8

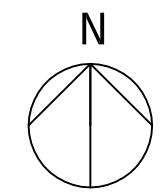
DRAWING ISSUED FOR: PLANNING APPLICATION

ARCHITECT: Suzie Tisch
VERIFIED BY:
DRAWN BY:
SCALE: 1:100
DATE: of Revision 21.6.16

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GMC - 16 -19

Please refer to Engineer's drawings for final drainage layout



scale 1:200

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REVISIONS:
A: 4.8.16- note re: Engineer's drainage layout

NOTES:
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ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS 2009

DO NOT SCALE DRAWING

Mixed native Woodland

HUT 9 accessible

RAINWATER to soakaway

LEVEL ACCESS ONTO DECK
ground sloping no more than 1 in 21 away from deck

PARKING MIN 4.6M X 6M

TURNING MIN. 3M X 6M

GRASS FOOTPATH

Mixed native Woodland

shower & WC

kitchen

sleeping quarters

store

meditation space

RINPOCHE AREA HUTS

RAINWATER to soakaway

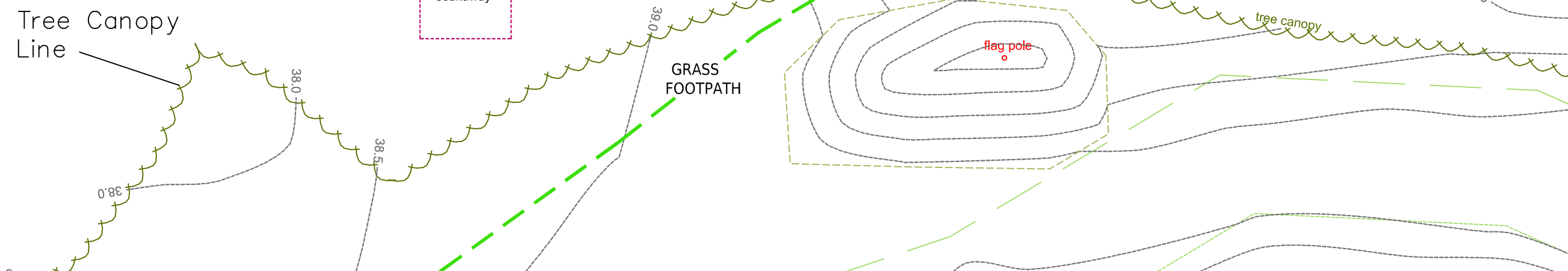
Aquatron unit and soakaway

RAINWATER to soakaway

flag pole

GRASS FOOTPATH

Tree Canopy Line



PROJECT: **HARDMUIR MEDITATION CENTRE**

DRAWING: **Site plan 4: for hut 9 and huts in Rinpoche Area**

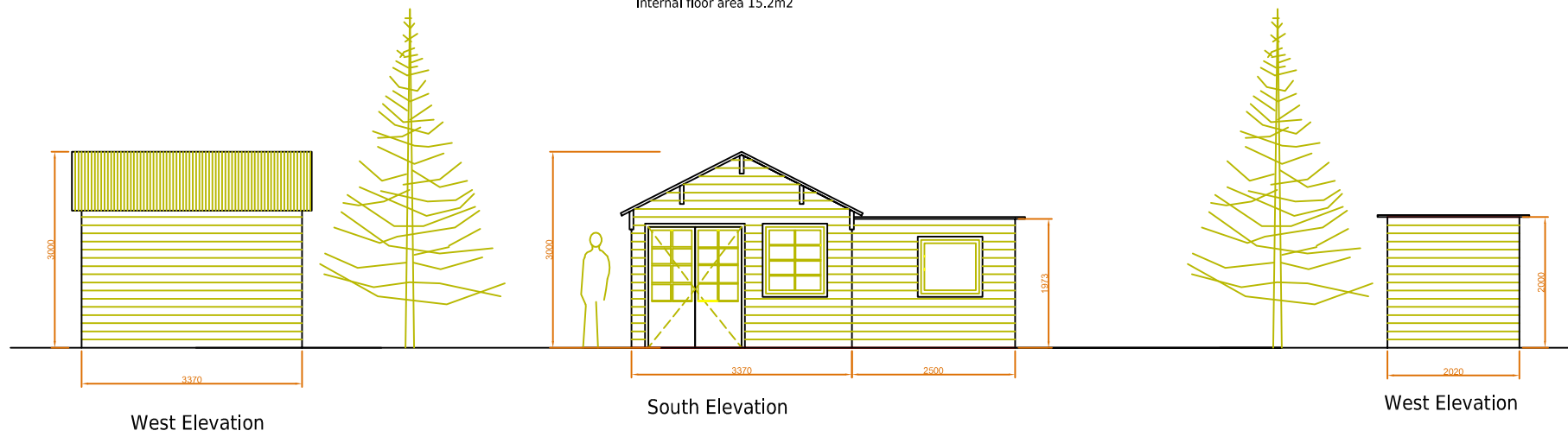
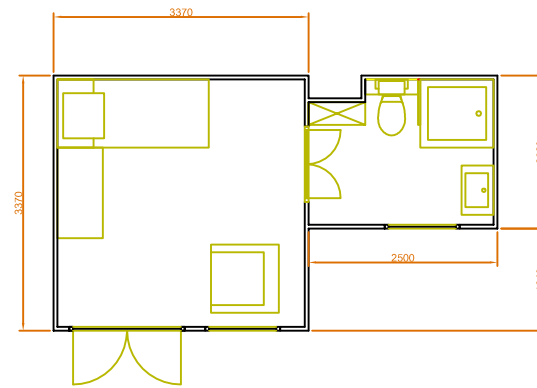
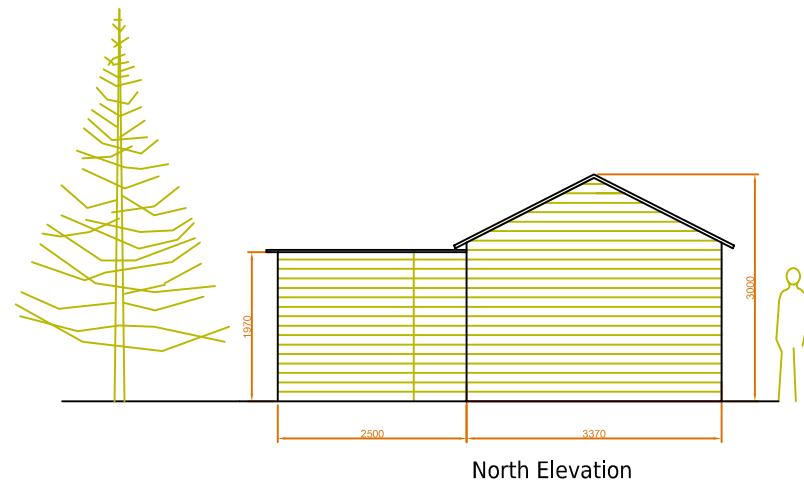
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PROJECT NO | DRAWING NO

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Rinpoche Area sleeping quarters



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REVISIONS:
A: May 2016 horizontal cladding

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DO NOT SCALE DRAWING

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Rinpoche Area - sleeping quarters

DRAWING ISSUED FOR: PLANNING APPLICATION

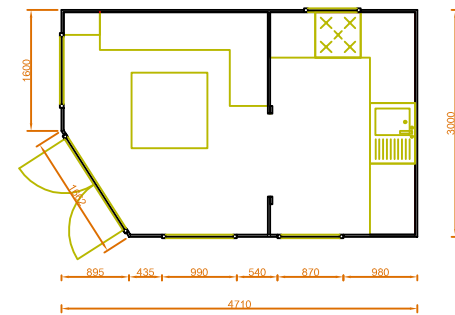
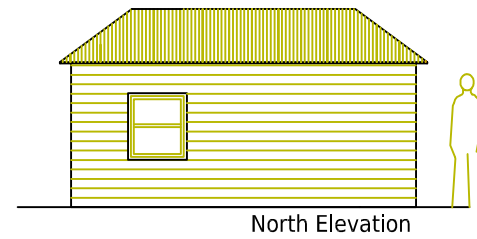
ARCHITECT: Suzie Tisch
VERIFIED BY:
DRAWN BY:
SCALE: 1:100
DATE: of Revision 01.08.16

PROJECT NO | DRAWING NO

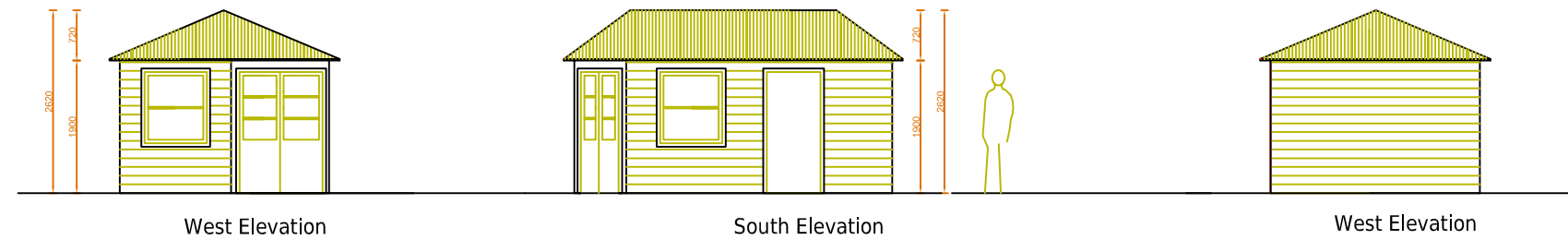
GMC - 16 -22



Rinpoche Area kitchen



Floor Plan- kitchen
Internal floor area 13.4m2



PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Rinpoche Area- Kitchen

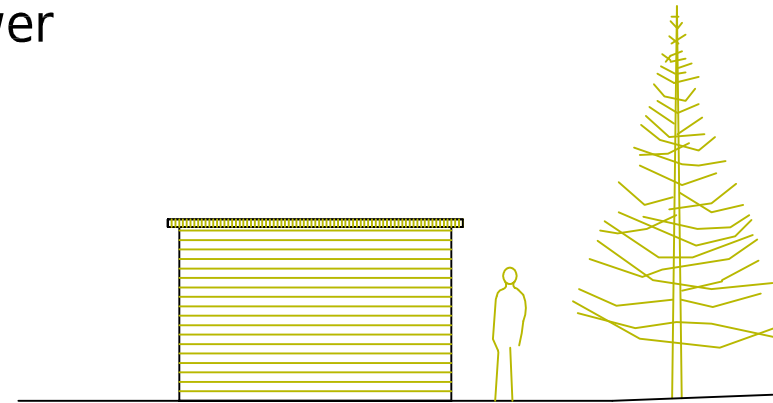
DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch
VERIFIED BY:
DRAWN BY:
SCALE: 1:100
DATE: of Revision 01.08.16

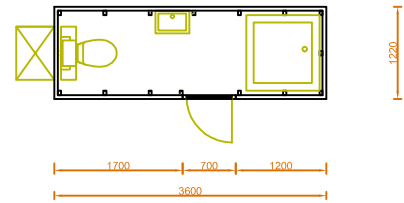
REVISIONS:
A: May 2016 horizontal cladding

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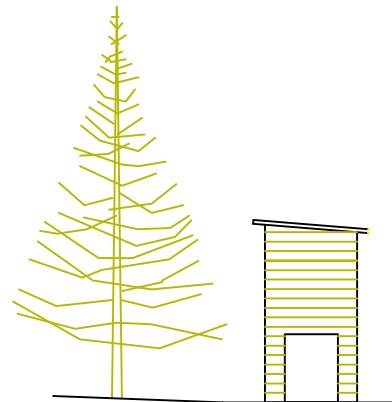
**Rinpoche Area
 WC & shower**



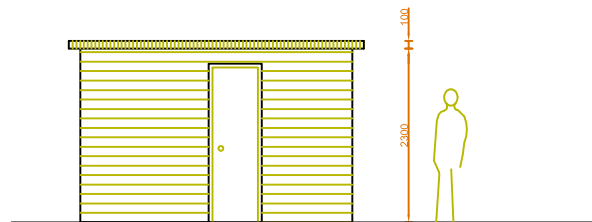
North Elevation



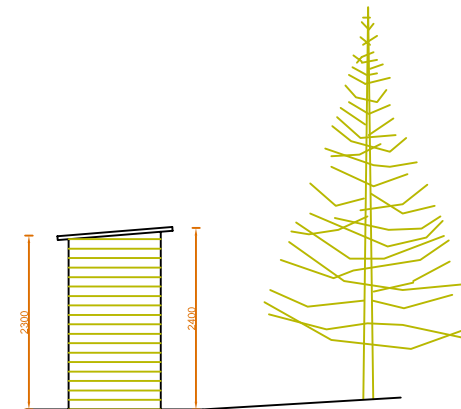
Floor Plan- composting toilet
 Internal floor area 4.4m²



West Elevation



South Elevation



West Elevation

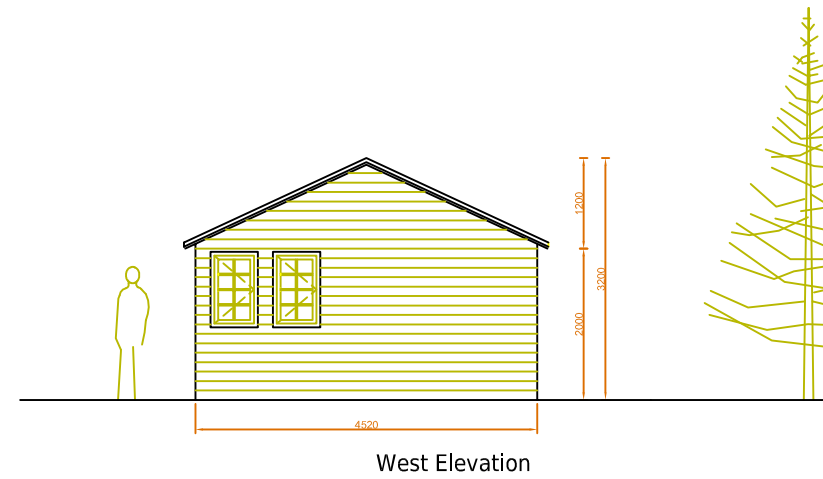
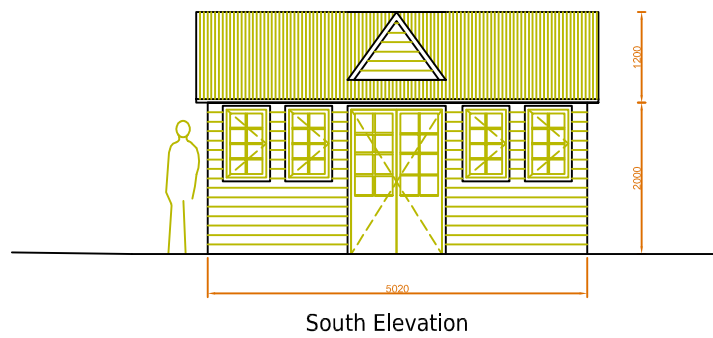
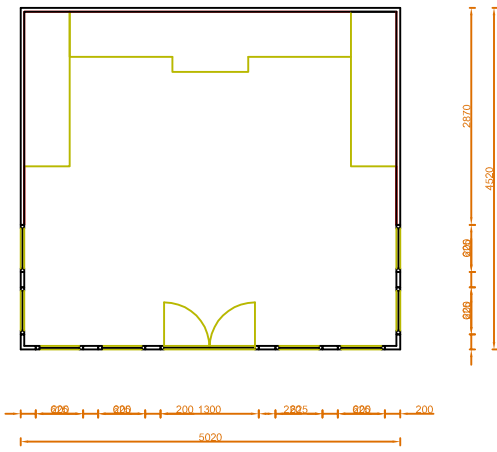
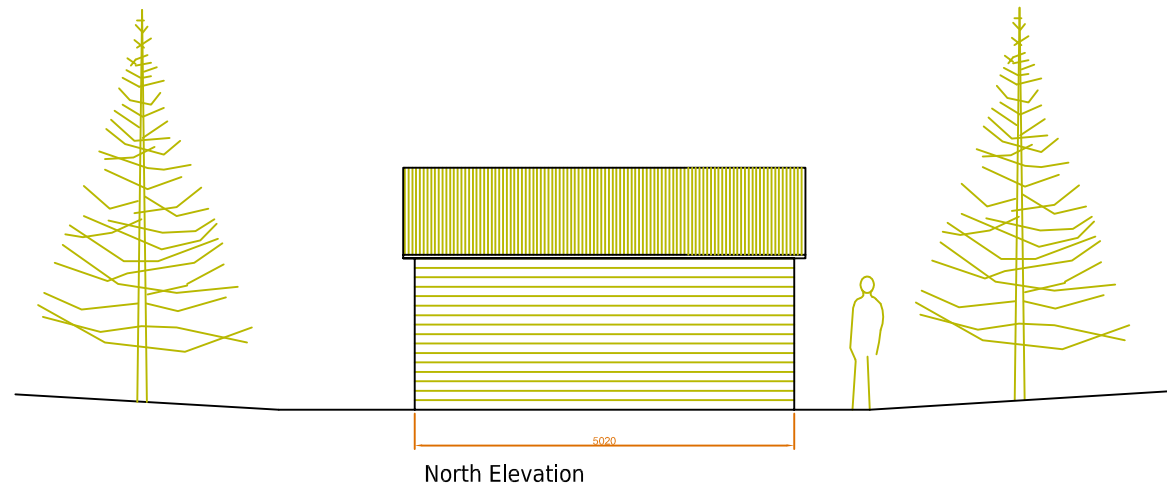
PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Rinpoche Area- WC & shower

DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch
 VERIFIED BY:
 DRAWN BY:
 SCALE: 1:100
 DATE: of Revision 01.08.16

Rinpoche Area Temple



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REVISIONS:
A: May 2016 horizontal cladding

NOTES:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING WORK.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS 2009

DO NOT SCALE DRAWING

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Rinpoche Area- temple

DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch

VERIFIED BY:

DRAWN BY:

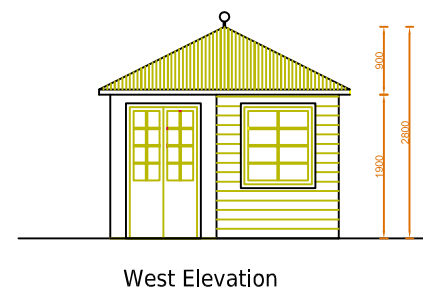
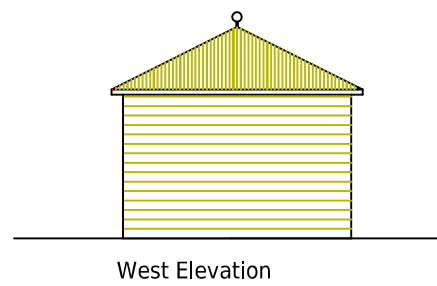
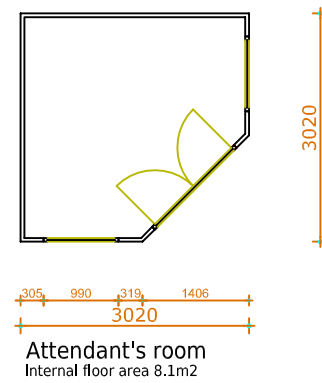
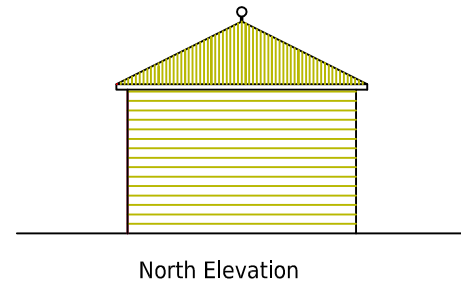
SCALE: 1:100

DATE: of Revision 01.08.16

PROJECT NO | DRAWING NO

GMC - 16 -25

Rinpoche Area Attendant's room



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REVISIONS:
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ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS 2009

DO NOT SCALE DRAWING

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Rinpoche Area- Attendant's room

DRAWING ISSUED FOR: PLANNING APPLICATION

ARCHITECT: Suzie Tisch
VERIFIED BY:
DRAWN BY:
SCALE: 1:100
DATE: of Revision 01.08.16

PROJECT NO | DRAWING NO

GMC - 16 -26



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REVISIONS:

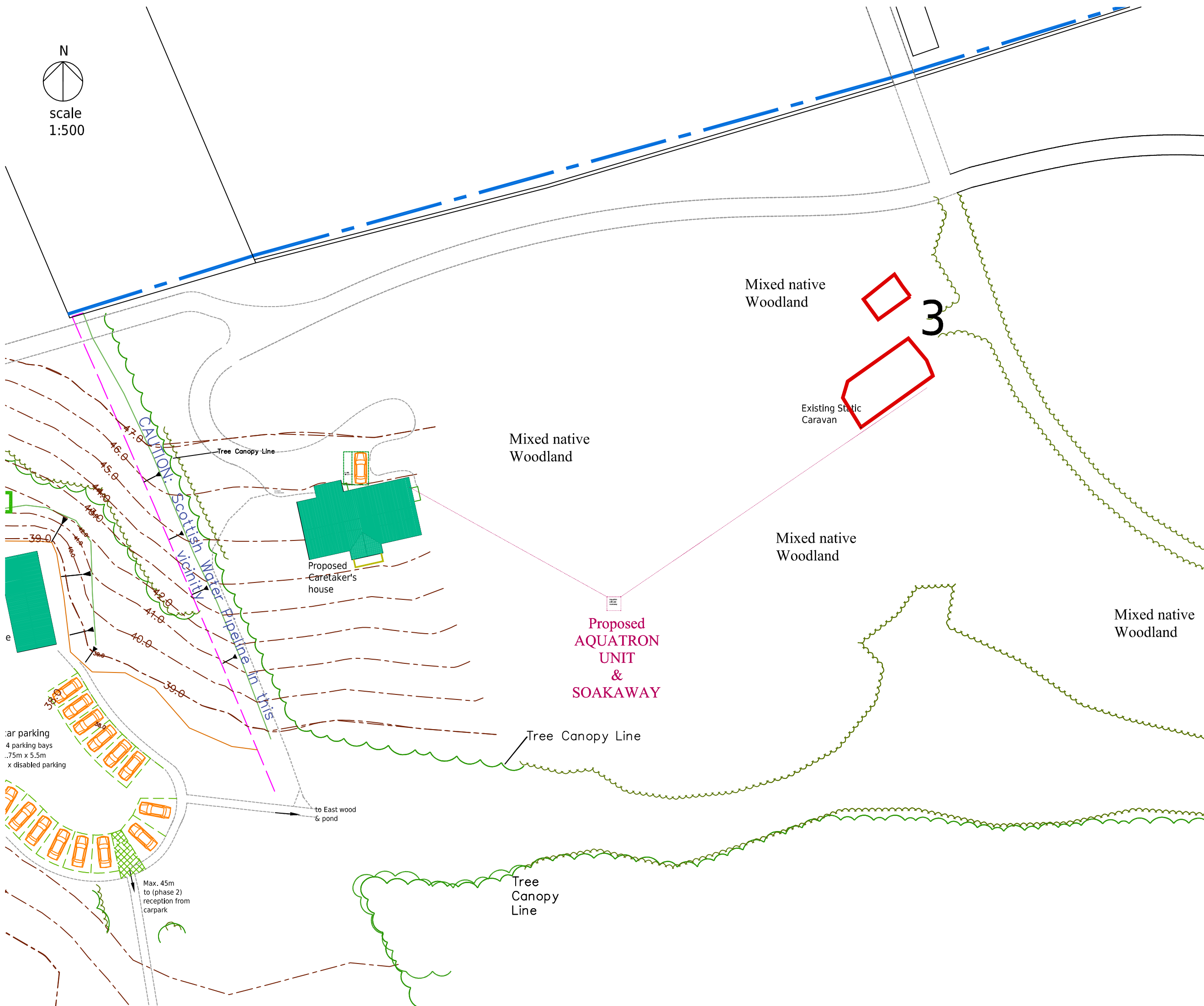
NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE COMMENCING WORK.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS 2009

DO NOT SCALE DRAWING

Please refer to Engineer's final drainage layout



PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Site plan 5: with Caretaker's house and existing static caravan

DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch
 VERIFIED BY:
 DRAWN BY:
 SCALE: 1:200
 DATE: of Revision 21.6.16

PROJECT NO | DRAWING NO
GMC - 16 -27

hut 2



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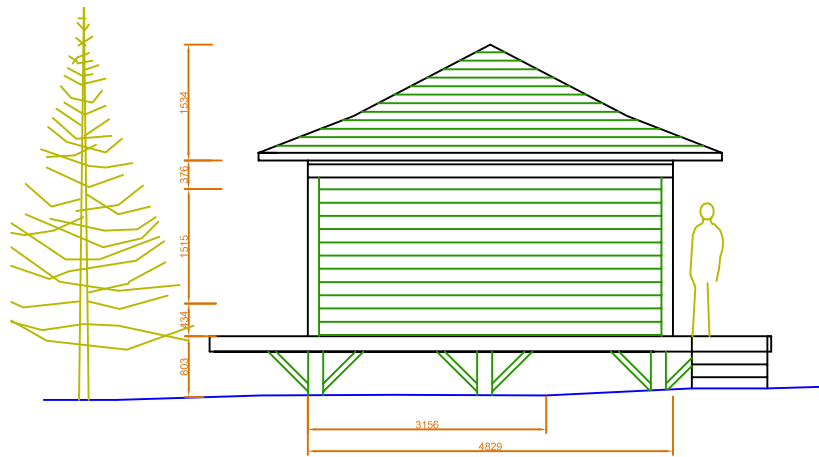
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REVISIONS:
A: May 2016 horizontal cladding

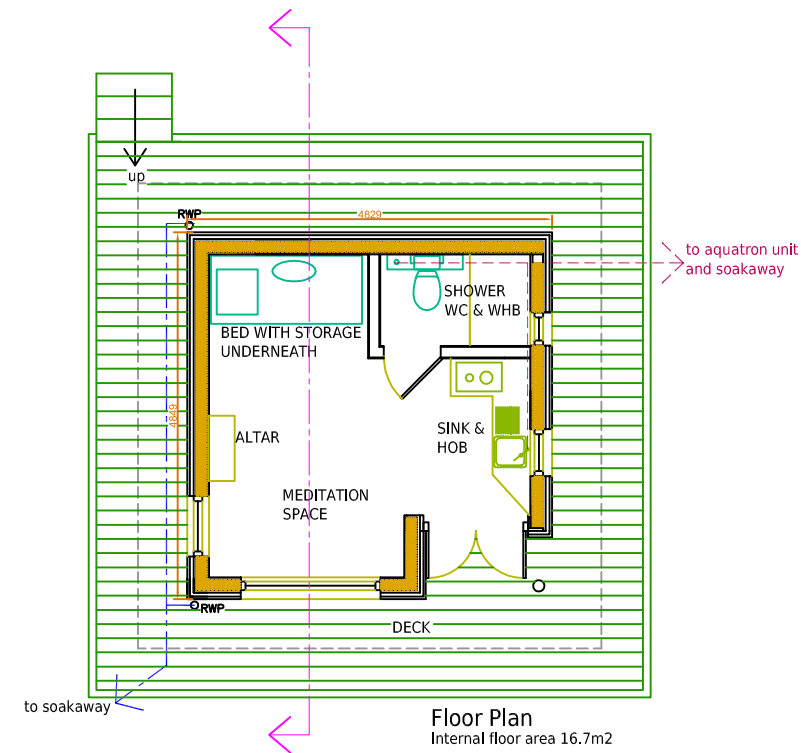
NOTES:
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ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS 2009

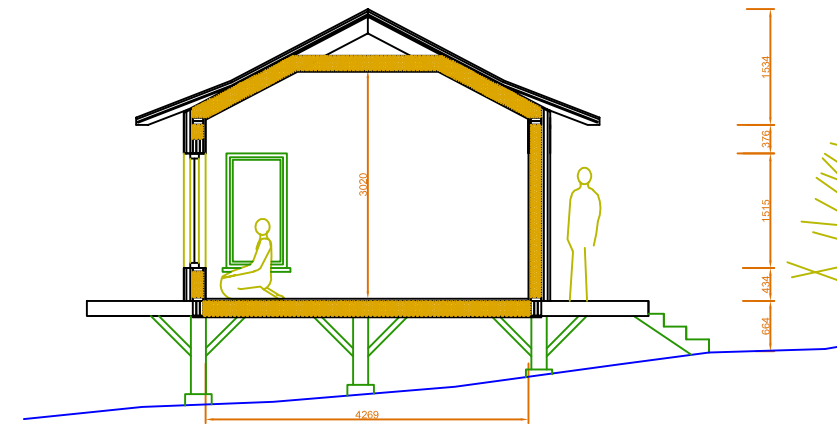
DO NOT SCALE DRAWING



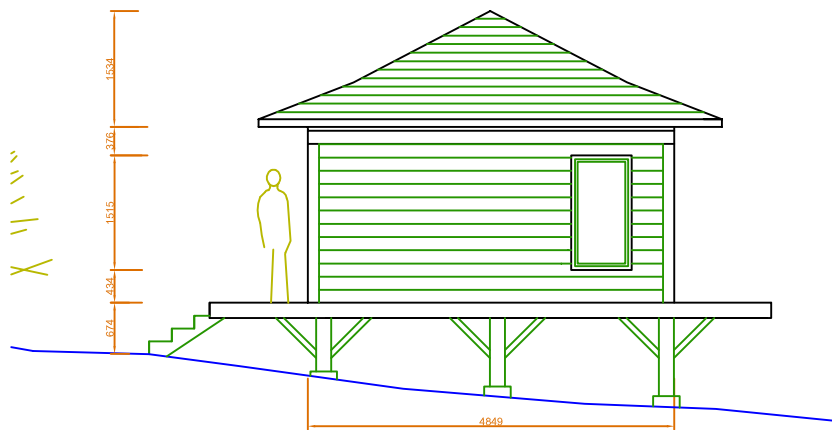
North Elevation



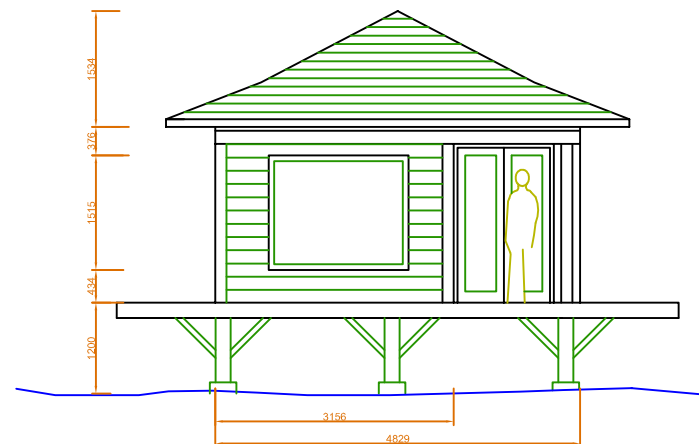
Floor Plan
Internal floor area 16.7m2



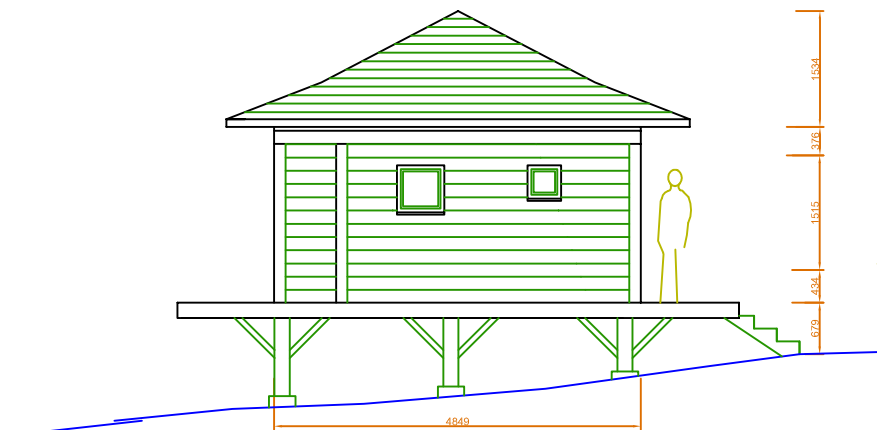
Cross Section



West Elevation



South Elevation



West Elevation

PROJECT:
HARDMUIR MEDITATION CENTRE

DRAWING:
Hut 2 (Existing)

DRAWING ISSUED FOR: **PLANNING APPLICATION**

ARCHITECT: Suzie Tisch

VERIFIED BY:

DRAWN BY:

SCALE: 1:100

DATE: of Revision 01.08.16

PROJECT NO | DRAWING NO

GMC - 16 -21