

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE

11 April 2017

Agenda Item	6.5
Report No	PLN/026/17

17/00073/FUL: Barratt North Scotland Ltd & Hazledene (Inverness) Ltd
Land at Culduthel, Inverness

Report by Area Planning Manager - South/Major Developments

SUMMARY

Description: Erection of 82 residential units

Recommendation: GRANT

Ward: 20 - Inverness South

Development category: Major

Pre-determination hearing: Not required

Reason referred to Committee: Major Development and Community Council objection

1. PROPOSED DEVELOPMENT

- 1.1 The application relates to the construction of 82 houses and associated infrastructure and open space.
- 1.2 The applicant has undertaken public consultation which included an event held at Fairways Golf Club, Inverness on 10 November 2016. In addition the applicant has been through the Council's Pre-Application Advice Service for Major Development and undertook a gateway check of the application in advance of the submission to the Planning Authority.
- 1.3 The applicant presented its proposal to the Inverness Design Review Panel. The Panels' Executive Summary is referred to below and the main report is included as Appendix 2.

The Panel welcomes this opportunity to provide early comments on this development proposal and appreciates the developer's commitment to securing early Panel input. A lack of detailed information, however, including contextual analysis, has limited the benefit of the design review process. The developer is therefore encouraged to submit a more detailed scheme for design review at an appropriate stage between now and the application for planning permission. This report highlights important aspects of analysis and design that should be prioritised

in progressing the scheme, including the preparation of a masterplan that integrates the development with its surroundings and contributes positively to making this edge of the city a successful and attractive place to live. The masterplan should achieve strong, coherent links to surrounding roads and paths, in particular the neighbouring Kirkwood development, and transform the linear wayleave into fit for purpose open space that is well-landscaped and continuously overlooked by active frontages. A well-considered landscape scheme should make best use of site features, high quality boundary treatments and public art. The Panel strongly urges greater distinctiveness, and innovation in house design, and diversity of house types, all representing a conscious departure from the formulaic solutions of neighbouring developments.

1.4 The primary vehicular access is via Culduthel Road with a secondary access coming through the recently consented development to the east. Active travel linkages to and from the site would be available via the existing cycle path to the south and new footpaths are proposed to link the site to the Southern Distributor Road and the recently consented development to the south.

1.5 The application was supported by the following information:

- Design and Access Statement;
- Pre-Application Consultation Report;
- Landscaping Plan and Landscape Specification;
- Tree Constraints Plan;
- Ecological Walk Over Survey;
- Cultural Heritage Assessment;
- Drainage Impact and Flood Risk Assessment;
- Transport Statement; and

1.5 **Variations:** Minor modifications of the layout to address comments from consultees and case officer.

2. SITE DESCRIPTION

2.1 The site comprises an area of ground between Sir Walter Scott Drive (Southern Distributor Road) and Slackbuie Farm. The site contains a mix of low level ground cover with limited trees. The site is bounded to the south west by a row of existing houses, to the north east by the recently consented development of 60 houses and public house, the B851 to the west and Sir Walter Scott Drive to the north.

2.2 The site sits above the level of Sir Walter Scott Drive and gently slopes upwards to the south across the site.

2.3 There are no natural or cultural heritage designations covering the site. A Tree Preservation Order covers the trees to the north and north east of the site. There are sites of archaeological interest recorded in the Highland Historic Environment Record.

2.4 The development site is not covered by any international, national, regional or local landscape designations. The site lies within the Rolling Farmland and Woodland Landscape Character Type (LCT) as identified in the Inverness District Landscape Character Assessment (LCA) (SNH, 1999).

3.0 PLANNING HISTORY

3.1 10.10.2016 - Environmental Impact Assessment Screening Request for proposed residential development. Determined Environmental Impact Assessment is not required (16/04643/SCRE)

3.2 10.10.2016 - Proposal of Application Notice for Proposed residential development (16/04644/PAN)

3.3 01.12.2006 - Development of a district centre including retail, commercial and community facilities and residential development. Application Withdrawn (06/01191/OUTIN)

3.4 21.03.2006 - Erection of 82 housing units with associated development of roads and service infrastructure, landscaping and undergrounding of 132KV OH electricity line at Phase 1. Application Approved (06/00286/REMIN)

3.5 02.05.2000 - Residential development, amenity woodland/planting and open space/recreation areas - all as designated in the Inverness, Culloden and Ardersier Adopted Local Plan (April 1994). Application Granted (00/00386/OUTIN)

4. PUBLIC PARTICIPATION

4.1 Advertised : Unknown Neighbour: 27.01.2017

Representation deadline : 10.02.2017

Timeous representations : 3

Late representations : 0

4.2 The following is a summary of the material considerations raised in objection to the application:

- Impact on residential amenity
- Construction impact (dust, noise, light, pollution, use of road at County Cottages);
- Lack of parking provision;
- Limited visibility from access;
- Amenity impact of footpath;
- Impact on privacy;
- Overdevelopment of the site;
- Contrary to site allocation in the Inner Moray Firth Local Development Plan (housing numbers and uses on the site);

- Impact on education provision;
- Impact on drainage;
- Impact on waste;
- Impact on wildlife;
- Lack of use of renewable energy;
- Loss of greenspace;
- Pedestrian safety.

5. CONSULTATIONS

- 5.1 **THC Transport Planning:** do not object to the application. Conditions are requested related to the provision of a travel plan and a construction traffic management plan. Transport Planning note that any outstanding issues in relation to sustainable drainage, road finish, service strips, waste management can be resolved through the Road Construction Consent Process.
- 5.2 **THC Development Plans:** do not object to the application. They consider that the proposed development is in overall conformity with the development plan but note that there is an element of non-conformity with the Inner Moray Firth Local Development Plan given the lack of a mix of uses and numbers higher than the indicative capacity in the plan.
- 5.3 **THC Historic Environment:** do not object to the application. A condition is sought to secure a programme of work for the evaluation, preservation and recording of archaeological and historic features.
- 5.4 **THC Flood Risk Management:** do not object to the application. A condition is sought to secure a detailed drainage design and details of the party responsible for maintenance.
- 5.5 **THC Forestry Officer:** does not object to the application. Conditions are sought to secure tree protection, landscape planting plans and the employment of a landscape consultant to oversee the implementation of the landscaping plan.
- 5.6 **THC Access Officer:** does not object to the application. Concerns are raised and further details sought in relation to the siting, design and construction of the paths and path junctions.
- 5.7 **THC Education:** do not object to the application. Contributions should be sought to primary and secondary school provision.
- 5.8 **THC Housing Development:** do not object to the application. 25% affordable housing provision is required.
- 5.9 **Inverness South Community Council:** object to the application. Concerns are raised in relation lack of conformity with the Development Plan; over development of the site; lack of facilities (in particular play areas for older children); capacity of education provision; need for safer routes to school; drainage; and access and egress from the site.

- 5.10 **Scottish Environment Protection Agency:** do not object to the application.
- 5.11 **Scottish Water:** do not object to the application. They advise that both Inverness Water Treatment Works and Allanfearn Waste Water Treatment Works have sufficient capacity to serve the proposed development.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

Policy 1	Completing the Unconstrained Expansion Areas
Policy 28	Sustainable Design
Policy 29	Design Quality and Place-Making
Policy 30	Physical Constraints
Policy 31	Developer Contributions
Policy 32	Affordable Housing
Policy 34	Settlement Development Areas
Policy 51	Trees and Development
Policy 56	Travel
Policy 57	Natural, Built and Cultural Heritage
Policy 58	Protected Species
Policy 59	Other Important Species
Policy 60	Other Important Habitats
Policy 61	Landscape
Policy 63	Water Environment
Policy 64	Flood Risk
Policy 65	Waste Water Treatment
Policy 66	Surface Water Drainage
Policy 72	Pollution
Policy 74	Green Networks
Policy 75	Open Space
Policy 77	Public Access

6.2 Inner Moray Firth Local Plan (July 2015)

Policy 2 Delivering Development
Inverness Settlement Development Area
Allocation IN53 Mixed Use - Business, Community, Retail, 24 Homes

6.3 Inverness Local Plan (Adopted 2006, Continued in Force 2012)

The provisions of the Inverness Local Plan have been superseded in relation to this application by the adoption of the Inner Moray Firth Local Plan.

6.4 Highland Council Supplementary Guidance

The following Supplementary Guidance forms a statutory part of the development plan and is considered relevant to the determination of this application.

- Developer Contributions: Supplementary Guidance (2013)
- Flood Risk and Drainage: Supplementary Guidance (2013)
- Managing Waste in New Developments: Supplementary Guidance (2013)
- Physical Constraints: Supplementary Guidance (2013)
- Public Art Strategy: Supplementary Guidance (2013)
- Sustainable Design: Supplementary Guidance (2013)
- Open Space in New Residential Developments: Supplementary Guidance (2013)
- Green Networks: Supplementary Guidance (2013)

7. OTHER MATERIAL CONSIDERATIONS

Scottish Government Planning Policy and Guidance

- 7.1
- Scottish Planning Policy (2014)
 - National Planning Framework 3 (2014)
 - Designing Streets (2011)
 - Creating Places (2013)
 - PAN 61 - Sustainable Drainage Systems
 - PAN 68 - Design Statements
 - PAN 75 - Planning for Transport
 - PAN 77 - Designing for Safer Places
 - PAN 1/2011 Planning and Noise

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.

Determining Issues

- 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.

Planning Considerations

- 8.3 The key considerations in this case are:

- a) compliance with the development plan and other planning policy;
- b) siting, design and layout;
- c) roads, access and parking;
- d) impact on the water environment (including SuDS);
- e) impact on the natural environment, and
- f) any other material considerations.

Development plan/other planning policy

- 8.4 Development plan policy is set out in the Highland-wide Local Development Plan (HwLDP) and the Inner Moray Firth Local Development Plan (IMFLDP) and statutorily adopted supplementary guidance. The site is within the settlement development area where there is general support for development. The site forms part of a wider allocation in the IMFLDP (IN53) which is allocated for a mix of uses comprising business, community retail and 24 homes. The IMFLDP also sets out a boundary for the Slackbuie District Centre. This is delineated with a blue dashed line. The proposed development is outwith the District Centre boundary.
- 8.5 The Development Plans Team response to the application set out that residential development was an acceptable part of the mix of uses within the allocation. The response acknowledged that this portion of the site is more distant from the district centre and outwith the plan de-lineated boundary. There is an acceptance from the Development Plans Team that the sites' distance from the district centre would lead to a development consisting of residential use only on this site being acceptable.
- 8.6 The response also acknowledges that there is a previous planning permission for 82 residential units on this site. The planning history of the site is further explored in paragraph 8.3.5 of this report. The response from the Development Plan Team also sets out that in relation to the higher housing numbers than indicated in the plan, this can be considered acceptable given the proposed layout responding to the site constraints; provision of good road and active travel constraints; drainage appearing to be addressed; and delivery of affordable housing.
- 8.7 The application is inconsistent with the allocation in the development plan in terms of numbers and mix of uses. The development plan identifies the site for 24 houses. However, as set out in the IMFLDP the site capacities are indicative and a different capacity may be acceptable subject to detailed design. The Development Plan Team consider that this is the case here. Layout and design is considered further later in this report.
- 8.8 The detailed layout of housing, for 82 residential units, on this site has previously been approved (06/00286/REMIN). This was part of a wider masterplanned development for Culduthel that was granted planning permission in principle under reference 00/00386/OUTIN. For the avoidance of doubt the approval under 06/00286/REMIN has lapsed since there has been no meaningful start to development with the only operation to have taken place on the site related to the undergrounding of an overhead electricity cable. This is considered works rather than development, despite in this case the undergrounding of the overhead line being included in the description of the development. This is disputed by the applicant.
- 8.9 It was envisaged that the mix of uses would be based around the district centre. The district centre currently comprises of a retail superstore and soft play centre. Planning permission has also been granted for a bar/restaurant as part of the district centre. The proposed development site is remote from the district centre

and land is available for further development of a mix of uses in close proximity to the district centre, particularly on the land to the rear of the retail store.

- 8.10 The Development Plan contains a number of policy tests that must be taken into account in determining this application, in particular matters related to layout, design and place-making. If there are no significant impacts arising from the proposals then the application could be supported.

Siting, Design and Layout

- 8.11 The applicant has responded positively to pre-application advice from the Planning Authority, the Inverness Design Review Panel and any further comments raised by the Planning Authority and consultees throughout the determination of the application in relation to siting, design and layout.
- 8.12 The site layout generally follows the principles set out in Designing Streets where street design must consider place over movement. As one arrives into the site, after sweeping around the initial curve, the clear grid pattern of the development would be evident. There is a primary route through the site, which allows connection through for motorised vehicles to the neighbouring site and separate pedestrian linkages, through and across the site. The site contains a number of shared spaces which will be used to slow speeds and create a sense of place and identity to this development.
- 8.13 The use of boundary treatments and building positions and design has helped to re-inforce the identity of the development. This includes the use of natural stone walls at the entrance and along the western boundary of the site as well as rear garden walls with a combination of masonry and timber at the eastern entrance to the site. The locations of these features have been adjusted from the submitted layout as there were some concerns about the location and scale of the feature walls and the impact on vehicular and pedestrian visibility. The building positions in relation to the road network help to create a better relationship between the houses and the street. This will be noticeable at key junctions within the site where houses have been located closer to the road and parking is moved away from key vistas.
- 8.14 The design of buildings is key to the delivery of a sense of place and identity. It is considered that, following negotiation on the use of materials, size and location of windows and other aspects of detail the design of the houses can be considered to accord with aspects of Highland vernacular architecture. There has been a welcome introduction of house types that have two main aspects ensuring that where necessary the house will address more than one road, ensuring that both aspects are over looked and back or side garden fences against the road line are avoided. The housing layout has also led to the open spaces within the development and existing footpath being overlooked which will help these places and routes feel safer.
- 8.15 The location and design of some of the houses have been subject to objections from the residential properties to the south of the site. These representations are primarily in relation to the scale of the houses blocking views but also in relation to impacts on privacy and residential amenity. All houses on the site are two storeys

in height which is consistent with properties in the wider area and the previous planning permission on the site. It is however noted that the proposal subject to this application has houses much closer to the existing houses than the previous application. The proposed houses are on slightly lower ground than the existing houses to the south, but this does not mitigate the impact of the larger houses on the proposed site. Nonetheless, the proposed houses would be in excess of 20m away from any opposing windows. This is considered an acceptable distance in what is ultimately a suburban area. In addition there will be a 1.8m high fence at the back of the gardens which will reduce impacts on amenity within the garden. While there will likely be an impact on privacy it is not considered that this will be significantly adverse.

- 8.16 In addition to the existing houses to the south, the development currently under construction to the east needs to be considered. The developer brought forward a layout which had a vehicular access to the neighbouring land and houses that had their side to the rear of the neighbouring development rather than the houses being back to back. This worked well and ensured that there would be no amenity issues given the close proximity of the properties. However, it was considered that further separation would be appropriate to help retain the identity of each development. As such a landscaping strip has been incorporated in to the development along the north eastern boundary.
- 8.17 The landscaping and open space within the site is well connected and is of a suitable size and in appropriate locations to ensure the provision of a high quality, fit for purpose and accessible open space. This is the aim of the Council's Open Space in New Residential Developments: Supplementary Guidance. It is acknowledged that the main open space, which is in an area where there is a wayleave for a water main, is on a slope. This is not a significant issue and through an appropriate design can be an attractive and useable open space for a range of uses and users. The detail of this can be secured by condition and will be required to accord with the provisions of the Open Space in New Residential Development: Supplementary Guidance.
- 8.18 The development is at a higher density than that envisaged by the development plan but it is considered that the layout responds well to the constraints of the site, addresses the neighbouring developments and can be seen to accord with the principles of Designing Streets.

Roads, Access and Parking

- 8.19 As set out in paragraph 1.4, the primary vehicular access would be via Culduthel Road with a secondary access coming through the recently consented development to the east. Transport Planning, having received further information and clarification on the access into the site and level of traffic generated, do not object to the development. Inverness South Community Council considers that this and the neighbouring development should not be linked on the grounds of road safety. However, the design and layout of the site will help to slow traffic. Transport Planning has not objected on this matter and consider that design speeds can be considered further through the Road Construction Consent process. Transport Planning is currently reviewing the Road Construction Consent application.

- 8.20 The width of the roads vary between 3.7m and 5.5m wide taking into consideration build-outs into the road and changing characters and functions of the street hierarchy. The roads are predominantly shared spaces for motorised and non-motorised users of the road. A palette of materials is proposed which will facilitate the creation of an identity for the place. However, this may become a maintenance liability for the Council as the Roads Authority. Transport Planning has suggested that this use of block pavements should be more limited. This is a detail which can be secured through the Road Construction Consent (RCC) process, but to ensure that a sense of place is a consideration in this, it should also be a matter for a planning condition.
- 8.21 Transport Planning has raised some concerns with regard to design speeds within the site given the wide radii of some of the internal junctions. It is understood that this matter will be dealt with via the RCC process.
- 8.22 Improvements to the pedestrian connectivity to and from the site have been secured at the request of Transport Planning. This includes further connections to Sir Walter Scott Drive, the B861 and the existing footpath to the south. The Access Officer has also made comment on the internal and external paths. It is considered that in the round, following negotiation with the application, suitable footpath connections have been provided. These ensure that there are linkages to and from the development between places where people will want to go, however details of the design of these will be secured by condition to ensure they meet or exceed the Council's minimum standards. The proposed footpath/cycleway connections include a route down to Sir Walter Scott Drive from the development which will link up to the existing lights controlled crossing towards the Inverness Royal Academy. It is noted that Inverness South Community Council would like to see a footbridge in this location; however this is not considered practical in this location, given the required land take.
- 8.23 Parking within the site is in accordance with the Council's guidelines.
- 8.24 Transport Planning has requested that a condition is attached to secure a Travel Plan which will ensure that the residents of the scheme are aware of the active travel and sustainable travel options to and from the site. This can be secured by condition.

Impact on the water environment (including SuDS)

- 8.25 The proposed development will connect to the public water and waste water network. Surface water drainage will be dealt with via a Sustainable Water Drainage System (SuDS). Neither the Council's Flood Risk Management Team nor SEPA have objected to the proposed development.
- 8.26 The Council's Flood Risk Management Team is generally content with the drainage arrangements subject to review of the final solution. As such a condition will be attached to secure details of the proposed drainage.

8.27 Scottish Water has advised that there is sufficient capacity in the water and waste water network to serve the proposed development.

Impact on the natural environment

8.28 The proposed development site contains limited natural features. With that said there are a number of trees at the boundaries to the site and there is the potential for protected species.

8.29 The trees on the site are located at the boundaries and are subject to Tree Preservation Orders (TPO). The Forestry Officer advises that these should be protected during the construction period. This can be secured by condition. The Forestry Officer also raised concerns in relation to the impact of the trees on amenity of the future home owners. In addressing this concern the applicant has changed the house type on plots 2-3 to ensure that houses are set back from the trees. The landscaping plan submitted with the application shows limited details in relation to re-planting. The required level of detail and a maintenance programme for the trees and wider landscaping can be secured by condition.

8.30 The applicant has prepared and submitted an Ecological Walk Over Survey. This identified that the trees surrounding the site have potential for bat roosts and that Badgers and breeding birds would likely be present within and / or adjacent to the site. A Badger Protection Plan can be secured by condition and a licence will be required to work in proximity of the setts. Representations have raised potential impact on other species such as impact on deer. Conditions can be attached to require pre-commencement species surveys and implementation of any required mitigation.

Other Material Considerations

8.31 The Council's Historic Environment Team has reviewed the proposal and seek a condition to secure a programme of work for the evaluation, preservation and recording of archaeological and historic features.

8.32 A development of this scale is likely to have adverse impacts on residential amenity and the road network during the construction process. As such it is appropriate to attach conditions to secure construction environment management and construction traffic management plans. Planning conditions are not used to control construction noise as powers are available to the Local Authority under Section 60 of the Control of Pollution Act 1974. However, as there is a potential to cause disturbance, as raised in representations, it is considered appropriate to secure a noise and vibration assessment as part of the Construction Environment Management Plan.

8.33 Representations raised concerns regarding the potential use of the road serving County Houses for construction purposes. The applicant has confirmed that they will be taking construction access direct from the B861. This can be secured by the proposed Construction Traffic Management Plan condition.

8.34 Representations have raised concern that the proposed development has not incorporated renewable energy into the design. The layout of the site has allowed

for solar gain to be taken into account, however wider sustainability matters such as use of renewable energy technologies will be dictated by building standards.

Non- Material Considerations

8.35 None

Matters to be secured by Section 75 Agreement

8.36 Large scale developments, such as this, will inevitably have an impact on public services, facilities and infrastructure. It is Council policy to secure proportionate improvements to services, facilities and impacts based upon impact and need in line with Policy 31 (Developer Contributions) and Policy 32 (Affordable Housing) of the HwLDP.

8.37 Based upon the information provided, consultee comments and the provisions of the policies in the Local Development Plan the following contributions will be required to be secured via legal agreement:

- 25% affordable housing (20 units to be delivered on site at a mix to be agreed with the THC Housing Development Team);
- Contribution toward the construction of phases IV and V of the Southern Distributor Road;
- Contribution toward nursery education;
- Contribution toward primary education to be spent on expansion of capacity at Cauldeen Primary School or any other primary school which may be impacted as a result of the development; and
- Contribution toward secondary education to be spent on expansion of capacity at Inverness Royal Academy.

8.38 Further contributions will be delivered directly by the developer and secured by condition. These include:

- Open space;
- Public art;
- Safe routes to school; and
- Connectivity to public transport.

9. CONCLUSION

9.1 The proposal seeks to deliver a new residential development in an identified City expansion area. The site is the only substantive part of the original Culduthel Farm masterplan as originally identified in the 1994 Inverness Local Plan still to be delivered. The granting permission for this site will facilitate the delivery of the vision and spatial strategy for the City as set out in the Development Plan and help to meet housing targets, particularly affordable housing.

9.2 Delivery of the site is not without its challenges including the need to give due cognisance to the constraints of the site which comprise of utilities wayleaves, access and the need to fit with neighbouring developments. In the round the layout of the development has been successful in addressing the constraints and the

developer has responded positively to the comments made by the Inverness Design Review Panel. It is acknowledged that there will be an impact on residential amenity for the residents of the properties to the south, albeit this is not considered significant and mitigation by design and by physical intervention has been secured.

- 9.3 The application has drawn no objections from technical consultees but three from local residents and an objection from Inverness South Community Council. Most issues raised have either been addressed by negotiations with the applicant in terms of the site layout and design but some issues will also be addressed via condition or legal agreement.
- 9.4 As acknowledged earlier in the report, there is a lack of conformity with the Development Plan in relation to a mix of uses and density of development. On the basis that the site is distinctly separate from the district centre and a good layout has been achieved within the site, it is considered that the proposal is in overall conformity with the Development Plan subject to matters of detail being secured via condition or legal agreement.
- 9.5 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

- 10.1 Subject to the above, it is recommended that planning permission be **granted** subject to the conclusion of a legal agreement securing the matters detailed in 8.4.24 and the following conditions:

1. No development or works shall commence until a Phasing Plan outlining details of the phasing of the development has been submitted to, and approved in writing by the Planning Authority.

Thereafter, the development shall be undertaken in accordance with the approved phasing plan.

Reason: To ensure that the development proceeds in an appropriate manner.

2. No development shall commence until a Construction Environmental Management Document (CEMD), in accordance with The Highland Council's Guidance Note on Construction Environmental Management Process for Large Scale Projects (August 2010) (as amended, revoked or re-enacted; with or without modification), has been submitted to, and approved in writing by, the Planning Authority. The CEMD shall be submitted at least two months prior to the intended start date on site and shall include the following:

- i. An updated Schedule of Mitigation (SM) drawing together all approved mitigation proposed in support of the application and other agreed mitigation (including that required by agencies and relevant planning conditions

attached to this permission);

- ii. Change control procedures to manage/action changes from the approved SM, CEMD and Construction Environmental Management Plans;
- iii. Construction Environmental Management Plans (CEMPs) for the construction phase, covering:
 - a. Pre-commencement habitat and species surveys;
 - b. Habitat and Species Protection;
 - c. Pollution Prevention and Control;
 - d. Dust Management;
 - e. Construction Noise Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise;
 - f. Construction Vibration Assessment and Mitigation Plan in accordance with BS5228 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise;
 - g. Site Waste Management;
 - h. Surface and Ground Water Management;
 - i. Drainage and sediment management measures from all construction areas; and
 - ii. Mechanisms to ensure that construction will not take place during periods of high flow or high rainfall.
 - i. Public Water Supply Protection Measures;
 - j. Emergency Response Plans; and
 - k. Other relevant environmental management as may be relevant to the development.
- iv. Special Study Area plans for:
 - a. Any other specific issue identified within the Schedule of Mitigation and/or conditions attached to this permission;
- v. Details for the appointment, at the developer's expense, of a suitably qualified Environmental Clerk of Works (ECoW), including roles and responsibilities and any specific accountabilities required by conditions attached to this permission;
- vi. A statement of responsibility to 'stop the job/activity' if a breach or potential breach of mitigation or legislation occurs; and
- vii. Methods for monitoring, auditing, reporting and the communication of environmental management on site and with client, Planning Authority and other relevant parties.

Thereafter, development shall be carried out in accordance with the approved Schedule of Mitigation, Construction Environmental Management Document and any Construction Environmental Management Plans approved thereunder.

Reason: To ensure that the construction of the development is carried out appropriately and does not have an adverse effect on the environment.

3. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved by, the Planning Authority. The CTMP, which shall be implemented as approved during all period of construction, must include:
- i. The CTMP shall make provision for all construction access being taken via the proposed site access as shown on the approved site layout. For the avoidance of doubt no construction access shall be taken via the Culduthel County Cottages road.
 - ii. A description of all measures to be implemented by the developer in order to manage traffic during the construction phase (incl. routing strategies), with any additional or temporary signage and traffic control undertaken by a recognised suitably qualified traffic management consultant;
 - iii. The identification and delivery of all upgrades to the public road network to ensure that it is to a standard capable of accommodating construction related traffic (including the formation or improvement of any junctions leading from the site to the public road) to the satisfaction of The Highland Council and Transport Scotland, including;
 - An initial route assessment report for construction traffic, including swept path analysis and details of the movement of any street furniture, any traffic management measures and any upgrades and mitigations measures as necessary;
 - iv. A procedure for the regular monitoring of road conditions and the implementation of any remedial works required during construction periods.
 - v. A detailed protocol for the delivery of loads/vehicles, prepared in consultation and agreement with interested parties. The protocol shall identify any requirement for convoy working and/or escorting of vehicles and include arrangements to provide advance notice of larger load movements in the local media. All such movements on Council maintained roads shall take place outwith peak times on the network, including school travel times, and shall avoid local community events.
 - vi. Details of appropriate traffic management which shall be established and maintained at the site access for the duration of the construction period. Full details shall be submitted for the prior approval of Highland Council, as roads authority.
 - vii. Wheel washing measures to ensure water and debris are prevented from discharging from the site onto the public road;
 - viii. Appropriate reinstatement works shall be carried out, as required by Highland Council, at the end of the construction of the development.

- ix. Measures to ensure that construction traffic adheres to agreed routes.
- x. A concluded agreement in accordance with Section 96 of the Roads (Scotland) Act 1984 under which the developer is responsible for the repair of any damage to the local road network that can reasonably be attributed to construction related traffic. As part of this agreement, pre-start and post-construction road condition surveys must be carried out by the developer, to the satisfaction of the Roads Authority(s). It will also require the submission of an appropriate financial bond acceptable to the Council in respect of the risk of any road reconstruction works.

Thereafter the approved Construction Traffic Management Plan shall be implemented in full, unless otherwise approved in writing by the Planning Authority.

Reason: To maintain safety for road traffic and the traffic moving to and from the development, and to ensure that the transportation of abnormal loads will not have any detrimental effect on the road network.

- 4. The development shall not be occupied until a detailed Travel Plan for the whole development, which sets out proposals for reducing dependency on the private car, has been submitted to, and approved in writing by, the Planning Authority.

The detailed Travel Framework Plan shall include:

- a. Measures for extending and/or increasing the active travel opportunities in the area;
- b. Details for the management, monitoring, review and reporting of these measures;
- c. Details of Residential Travel Packs to be distributed to each property on first occupation; and
- d. A system of management, monitoring, review, and reporting.

The Framework Travel Plan shall be implemented as approved from the commencement of development to the date of completion of the development.

Reason: In order to reduce the dependency on the private car and encourage the use of sustainable and active transport.

- 5. No development shall commence until a detailed Outdoor Access Plan of public access in proximity of the site which may be affected by the development (as existing, during construction and following completion) has been submitted to, and approved in writing by, the Planning Authority. The plan shall include details showing:

All existing access points, paths, core paths, tracks, rights of way and other routes, and any areas currently outwith or excluded from statutory access rights under Part One of the Land Reform (Scotland) Act 2003, within and adjacent to the application site;

- i. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or effect on curtilage related to proposed buildings or structures;
- ii. All proposed paths, tracks and other routes for use by walkers, cyclists, all-abilities users, etc. and any other relevant outdoor access enhancement (including construction specifications, signage, information leaflets, proposals for on-going maintenance etc.);
- iii. Construction details of all paths to be delivered within and out of the site, being delivered at a minimum width of 2m, with the path connecting through the site from the Culduthel Smithy Cycleway (IN19.49) to the shared path adjacent to Sir Walter Scott Drive being no less than 3m wide;
- iv. Any diversion of paths, tracks or other routes, temporary or permanent, proposed as part of the development (including details of mitigation measures, diversion works, duration and signage).

The approved Outdoor Access Plan, and any associated works, shall be implemented in full prior to the first occupation of the development or as otherwise may be agreed within the approved plan.

Reason: In order to safeguard and enhance public access during the construction and operational phase of the development.

6. No development or work (including site clearance) shall commence until a programme of work for the evaluation, preservation and recording of any archaeological and historic features affected by the proposed development/work, including a timetable for investigation, all in accordance with the attached specification, has been submitted to, and approved in writing by, the Planning Authority. The approved programme shall be implemented in accordance with the agreed timetable for investigation.

Reason: In order to protect the archaeological and historic interest of the site.

7. No development shall commence until details of a scheme of hard and soft landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:
 - i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
 - ii. A plan showing existing landscaping features and vegetation to be retained;
 - iii. The location and design, including materials, of any existing or proposed walls, fences and gates;
 - iv. A scheme for the layout, design and construction of the central green space shown on the approved site layout (16077(PL)001 Revision J), including the provision of natural play opportunities and recreation facilities (including specifications of any equipment, protection measures and boundary

treatments)

- v. All soft landscaping and planting works, including plans and schedules showing the location, species and size of each individual tree and/or shrub and planting densities; and
- vi. A programme for preparation, completion and subsequent on-going maintenance and protection of all landscaping works.

Landscaping works shall be carried out in accordance with the approved scheme.

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

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

8. No house adjacent to the central greenspace (inclusive of Plots 14-21, 22-24, 29-33, 38-45 and 76-79) shall be occupied until the scheme for the central open space shown on the approved site layout (16077(PL)001 Revision J), to be approved under Condition 7 iv. above, has been completed to the satisfaction of the Planning Authority.

Reason: To ensure that the open space within the site is delivered timeously and to ensure sufficient play and open space provision exists within the application site to serve future residents' needs.

9. None of the houses shall be occupied until a scheme for the maintenance, in perpetuity, of all on-site green spaces, woodland and any other spaces, facilities, features or parts of the development that are not the exclusive property of any identifiable individual home owner (such as communal parking areas and estate lighting, and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and in accordance with the timescales contained therein.

Reason: To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

10. No development, site excavation or groundwork shall commence until a suitably qualified Landscape Consultant has been appointed by the developer. Their appointment and remit shall first be approved in writing by the Planning Authority. For the avoidance of doubt, the Landscape Consultant shall be appointed as a minimum for the period from the commencement of the development until the completion of the approved landscaping work and their remit shall, in addition to any functions approved in writing by the Planning Authority, include:

- i. Ensuring that the Landscaping Plans to be approved under Condition 7 is implemented to the agreed standard; and
- ii. The preparation of Certificates of Compliance for each stage of work involved in the development, which shall be submitted to the Planning Authority upon completion of the stage to which they relate. Prior to the commencement of development, site excavation or groundwork commencing, details of each stage of work (including a general description of the type and extent of work to be carried out within that stage) shall be submitted to, and approved in writing by the Planning Authority.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

11. No site excavation or groundworks shall commence until all retained trees are to be protected against construction damage using protective barriers located beyond the Root Protection Area (in accordance with BS5837:2012 Trees in Relation to Design, Demolition & Construction) and as per Tree Protection Plan (TPP Rev B). Barriers are to remain in place throughout the construction period and must not be moved or removed without the prior written approval of the Planning Authority.

Reason: To ensure the protection of retained trees throughout the construction period.

12. No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) and be designed to the standards outlined in Sewers for Scotland Third Edition, or any superseding guidance prevailing at the time) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any 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.

13. The development shall not be occupied until details of the relevant person or party responsible for the maintenance of the on-site surface water drainage system have been provided to the Planning Authority. For the avoidance of doubt any part of the surface water drainage system not vested by Scottish Water shall remain the responsibility of the developer and maintained in line with the scheme to be approved under Condition 9 above.

Reason: To ensure that the surface water drainage system is maintained by an appropriate party and that the party responsible for maintenance can be easily identified should any issue arise.

14. No development or work shall commence until a detailed specification for all proposed road and path materials and finishes (including trade names and samples where necessary) has been submitted to, and approved in writing by, the

Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason: In order to ensure that important elements of the proposed character and identity of the site are delivered.

15. No development shall commence on site until a scheme for the inclusion of public art within the development, including types and locations of artworks and the management and maintenance thereof, has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall be implemented prior to occupation of the development and maintained in perpetuity.

Reason: To ensure the delivery of a development with a unique identity which facilitates the creation of place.

16. Prior to the first occupation of each house within the development car parking spaces and cycle parking spaces shall be provided within the curtilage of each house in line with the standards contained within The Highland Council's Road and Transportation Guidelines. Thereafter, all car parking and cycle parking spaces shall be maintained for this use in perpetuity.

Reason: To ensure that appropriate levels of car and cycle parking are available for each plot.

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.

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

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

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans & Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

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

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 Community Services prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Community Services 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.

Major Development Site Notice

Prior to the commencement of this development, the attached Site Notice must be posted in a publicly accessible part of the site and remain in place until the development is complete. This is a statutory requirement of the Town and Country Planning (Scotland) Acts and associated regulations.

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 - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Signature: Nicola Drummond
Designation: Area Planning Manager - South / Major Developments
Author: Simon Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans:

Plan 1 - Location Plan 16077(OS)001

Plan 2 – Site Layout 16077(PL)001 REV J

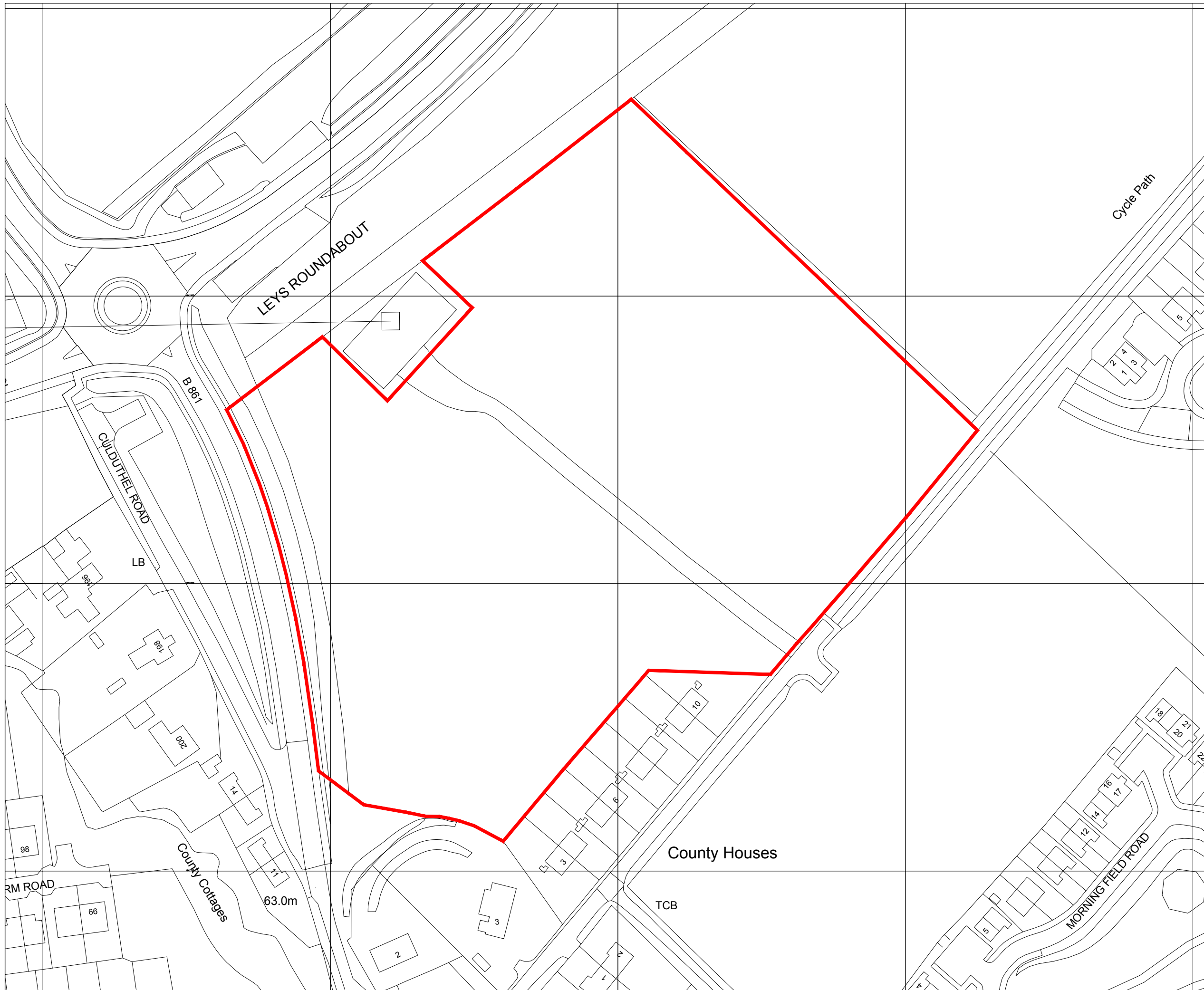
Plan 3 – House Elevation / Floor Plan Type 1 16077 (PL)101 Rev B

Plan 4 – House Elevation / Floor Plan Type 2 16077 (PL)102 Rev C

Plan 5 – House Elevation / Floor Plan Type 3 16077 (PL)103 Rev B

Plan 6 - House Elevation / Floor Plan Type 4 16077 (PL)104 Rev B
Plan 7 - House Elevation / Floor Plan Type 5 16077 (PL)105 Rev B
Plan 8 - House Elevation / Floor Plan Type 6 16077 (PL)106 Rev B
Plan 9 - House Elevation / Floor Plan Type 7 16077 (PL)107 Rev B
Plan 10 - House Elevation / Floor Plan Type 8 16077 (PL)108 Rev C
Plan 11 - Garage Elevation / Floor Plan 16077 (PL)109
Plan 12 - Garage Elevation / Floor Plan 16077 (PL)110

All other documents as available on the case file.



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REV	DESCRIPTION	DRAWN	CHKD.	DATE



— SITE BOUNDARY

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BARRATT NORTH SCOTLAND
 RESIDENTIAL DEVELOPMENT
 CULDUTHEL,
 INVERNESS

LOCATION PLAN

SCALE / SIZE	DATE / DRAWN	PROJ. TYPE	SHEET No. / No. SHEETS
1:1250 / A3	05.01.17/AMM		1 / 1
DRAWING REFERENCE: 16077(OS)001			
ISSUE PURPOSE	WORK STAGE		
FILE CLASSIFICATION	FILE REFERENCE		

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REV	DESCRIPTION	DRAWN	CHKD.	DATE
J	PLOTS 2-8 AMENDED	AMM		27.03.17

- BOUNDARY TREATMENTS**
- 800MM FEATURE WALL
 - - - 1800MM HIGH TIMBER FENCE
 - 900MM HIGH WALL WITH 900 MM HIGH TIMBER FENCE
- HOUSE TYPE SPECIFICATION ON INDIVIDUAL DRAWINGS**
- ROAD MATERIALS AS PER ENGINEERS INFO**

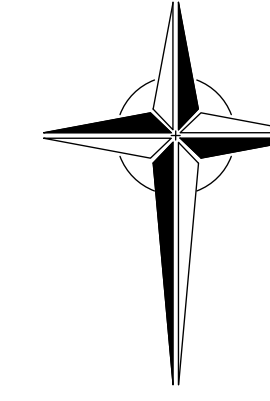
**Proposed Residential Development, Culduthel - Inverness
 for Barratt North Scotland
 Schedule of Accommodation**

	AREA	NOS	TOTAL
COULL ET	886	5	4,430
COULL MT	886	11	9,746
WEMYSS	894	14	12,516
ADBERGELDIE ET	961	11	10,571
GLENBUCHAT	1,075	5	5,380
MEY	1,162	8	9,296
INVERCAULD	1,087	10	10,870
FENTON	1,136	14	15,904
BALMORAL DG	1,400	1	1,400
BALMORAL SG	1,400	3	4,200
DEVELOPMENT TOTAL	82	84,313	sqft

Site Area (gross acres)	9.008 acres
Site Area (net acres)	5.497 acres
Density	15,336 sqft/acres
Dwellings/Acre	14.9 units/acre



NORTH



- SITE BOUNDARY
- - - E/C DENOTES HV LINE
- DENOTES WATERMAIN WITH WAYLEAVE

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**BARRATT NORTH SCOTLAND
 RESIDENTIAL DEVELOPMENT
 CULDUTHEL,
 INVERNESS**

SITE LAYOUT

SCALE / SIZE	DATE / DRAWN	PROJ. TYPE	SHEET No / No. SHEETS
1:500 / A0	09.05.16/AMM		1 / 1
DRAWING REFERENCE	16077(PL)001J		
ISSUE PURPOSE	WORK STAGE		
FILE CLASSIFICATION	FILE REFERENCE		



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REV	DESCRIPTION	DRAWN	CHKD	DATE
B	WINDOWS UPDATED ON FRONT ELEVATION	AMM		02.03.17

MATERIAL SPECIFICATION

RENDER - ESSNO WHITE CHIP ON SNOWCRETE RENDER
 RENDER

ROOF TILES - RUSSELL "MOREY" INTERLOCKING ROOF SLATE, COLOUR SLATE

STONE - FYFESTONE, ELITE TUMBLED COTTERSTONE GREY

WINDOW SILLS - FYFESTONE, COTTERSTONE GREY

WINDOWS - WHITE PVC

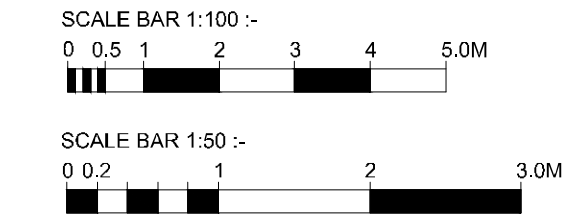
SOFFITS - WHITE PVC

RW GOODS - BLACK PVC

FRONT DOOR - BLACK PVC

BACK DOOR - BLACK PVC

GARAGE - BLACK



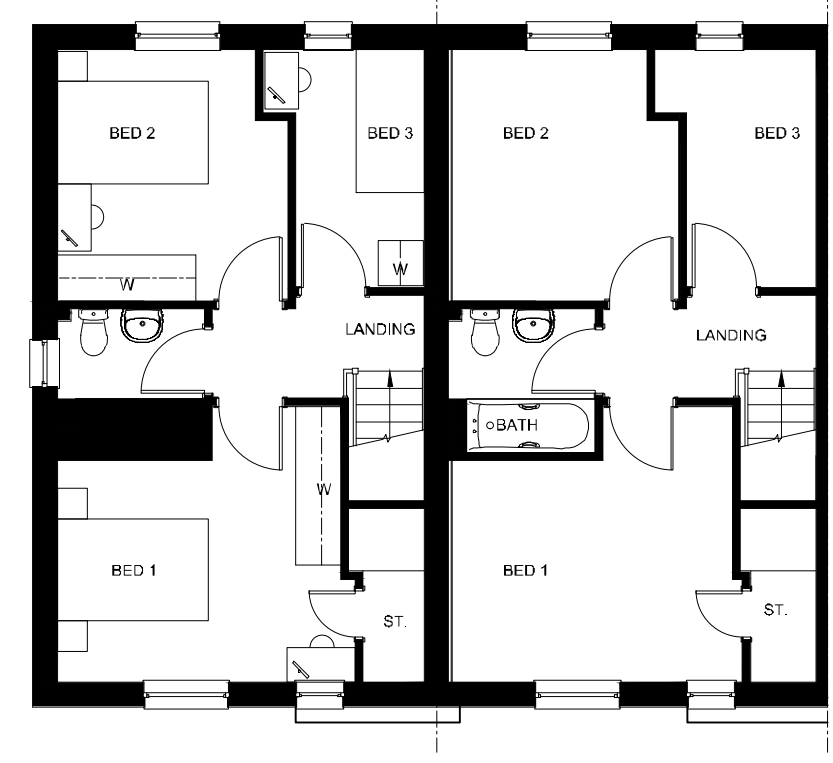
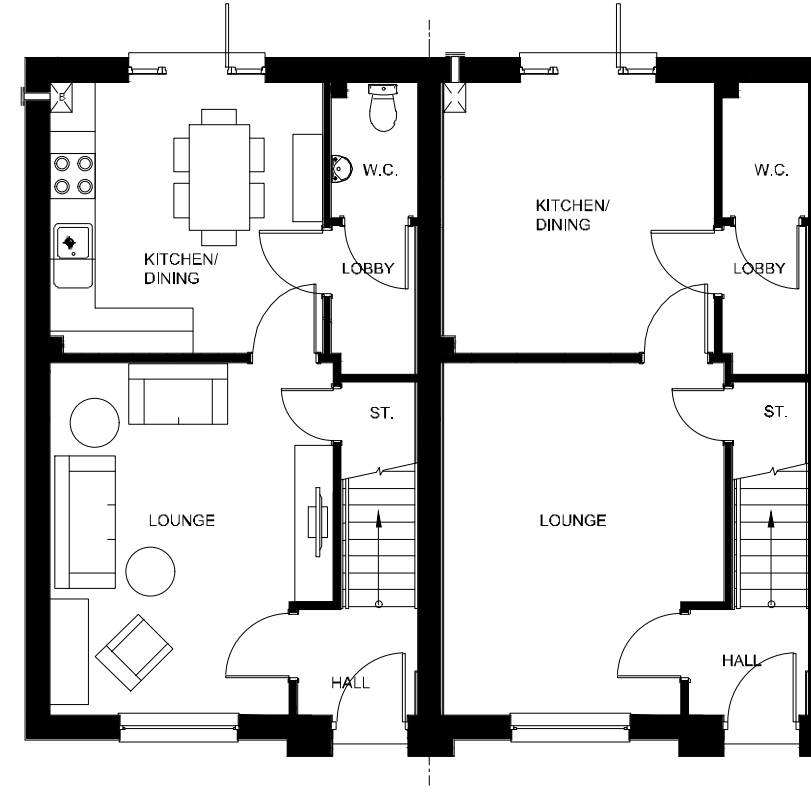
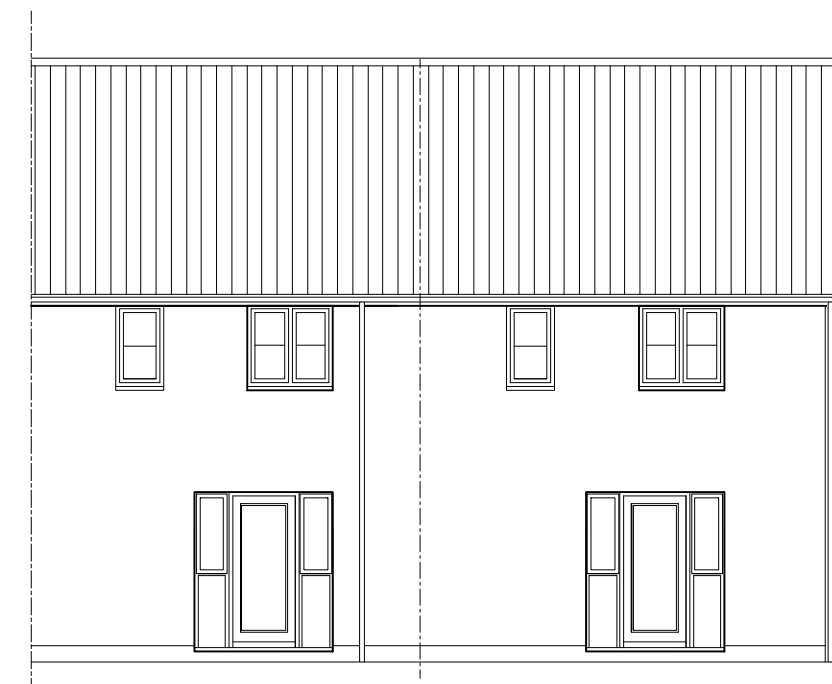
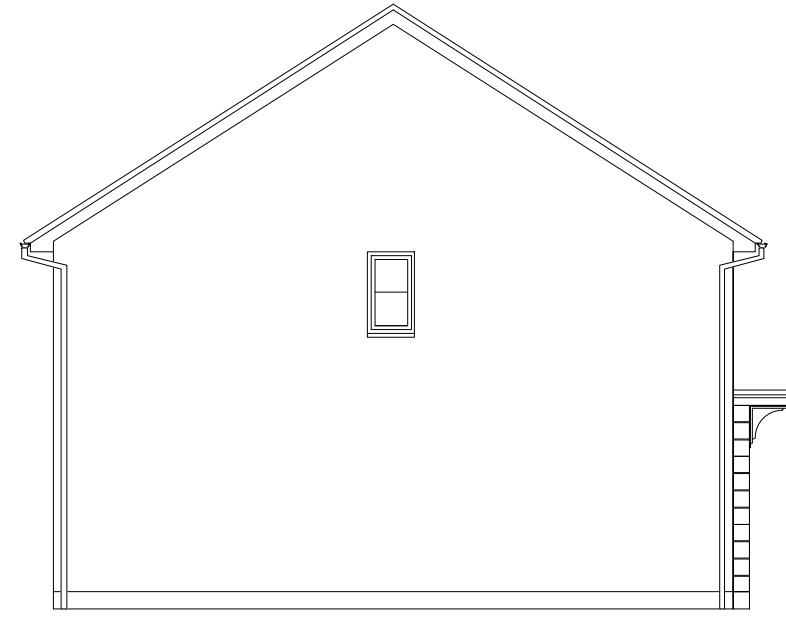
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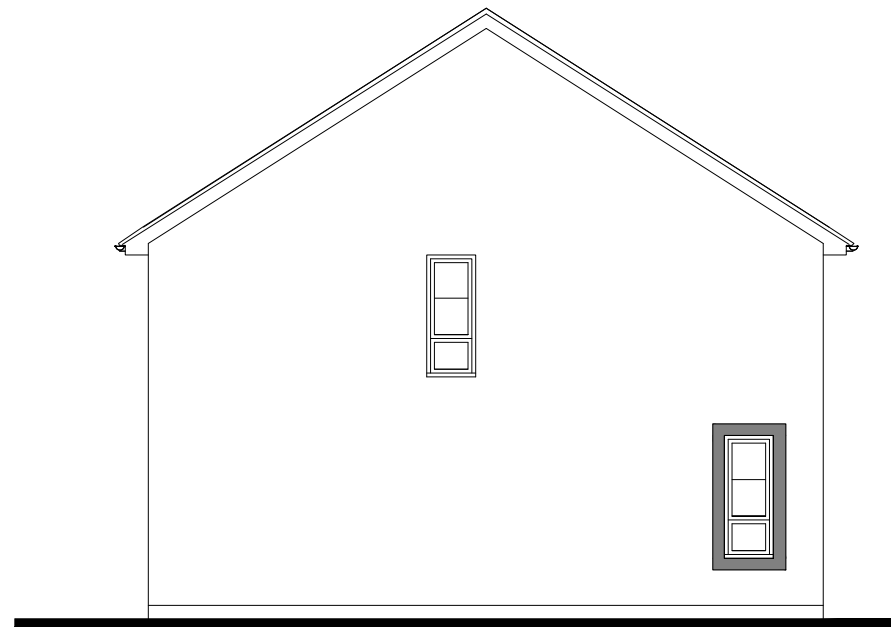
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 W WWW.EMA-ARCHITECTS.CO.UK

BARRATT NORTH SCOTLAND
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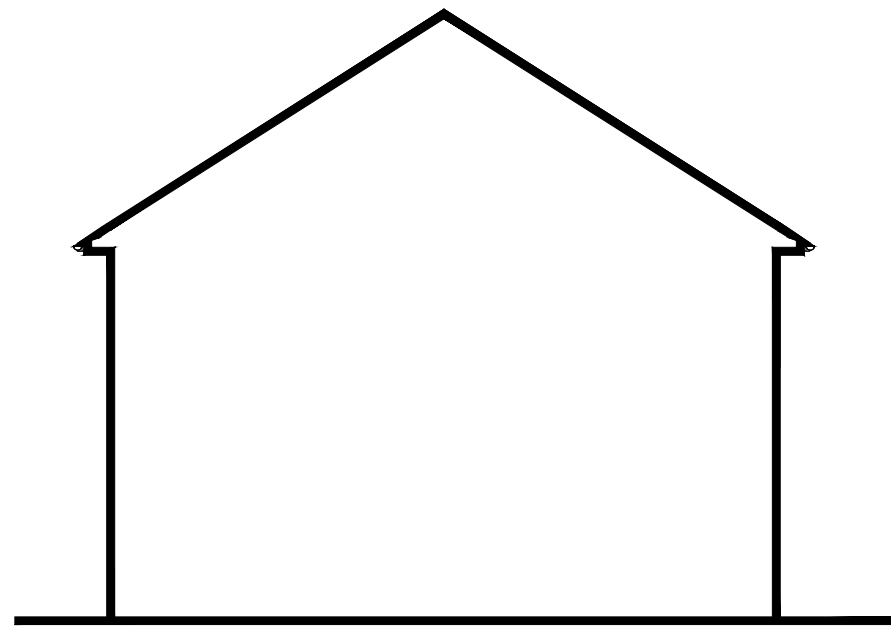
TYPE 1
 PLANS AND ELEVATIONS

SCALE/SIZE	DATE/DRAWN	PROJ. TYPE	SHEET NO. / TOTAL SHEETS
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DRAWING REFERENCE:			
16077(PL)101B			
ISSUE PURPOSE	WORK STAGE		
PLANNING			
RFP CLASSIFICATION	RFP RFP/RFP/CF		

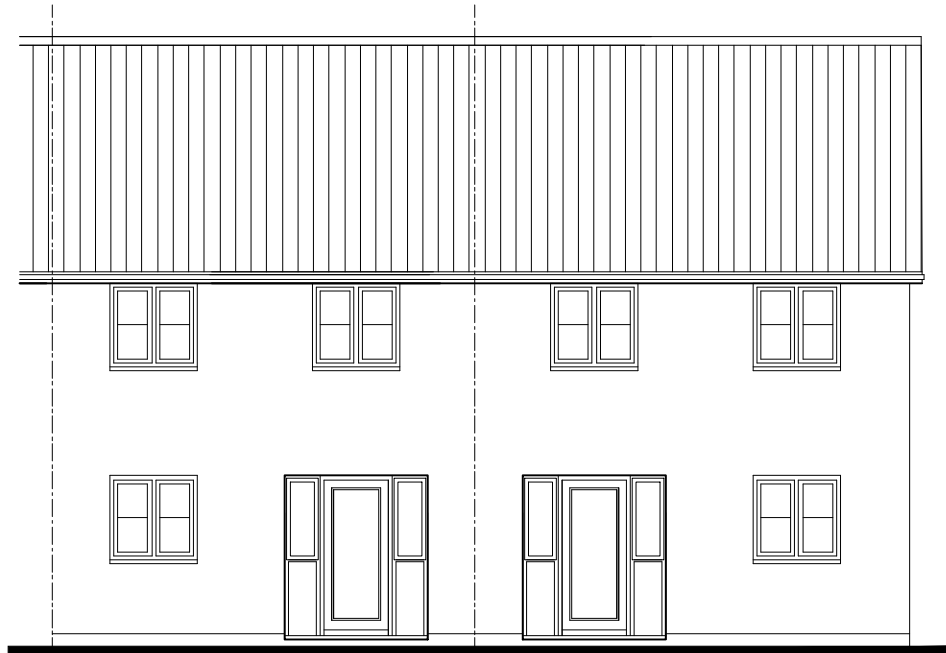




SIDE ELEVATION



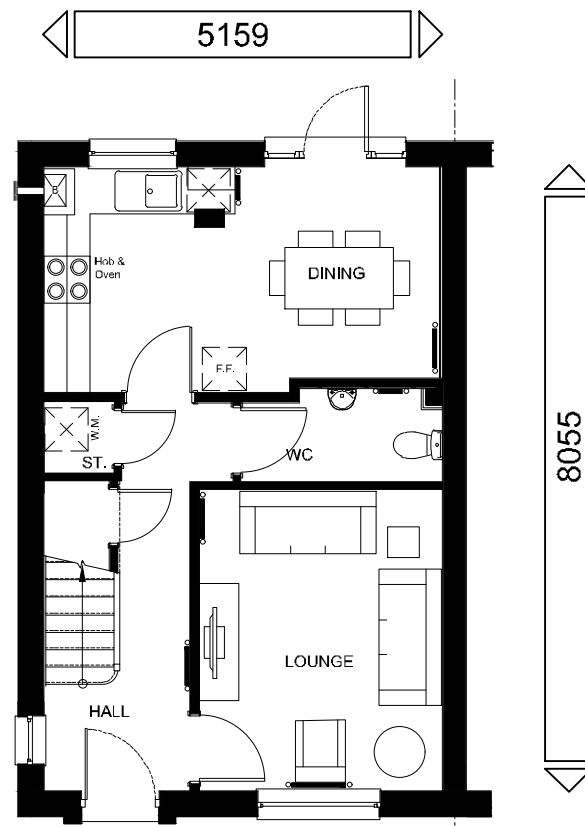
SIDE ELEVATION / SECTION



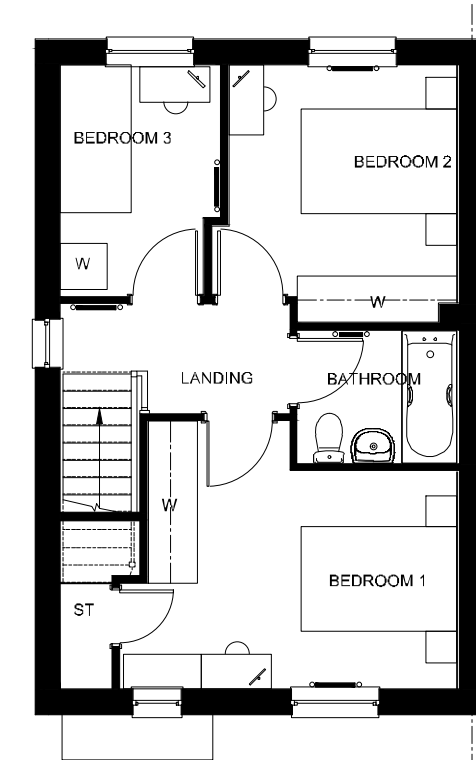
REAR ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN

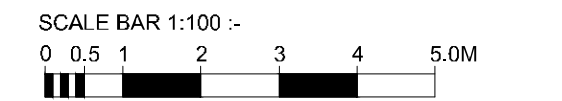


FIRST FLOOR PLAN

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REV.	DESCRIPTION	DRAWN	CHKD.	DATE
C	UPDATED WINDOWS ON ELEVATIONS FRONT AND SIDE	AMM		02.03.17

- MATERIAL SPECIFICATION**
- RENDER - ESSNO WHITE CHIP ON SNOWCRETE RENDER
 - ROOF TILES - RUSSELL "MOREY" INTERLOCKING ROOF SLATE, COLOUR SLATE
 - STONE - FYFESTONE, ELITE TUMBLED COTTERSTONE GREY
 - WINDOW SILLS - FYFESTONE, COTTERSTONE GREY
 - WINDOWS - WHITE PVC
 - SOFFITS - WHITE PVC
 - RW GOODS - BLACK PVC
 - FRONT DOOR - BLACK PVC
 - BACK DOOR - BLACK PVC
 - GARAGE - BLACK



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TYPE 2
 PLANS AND ELEVATIONS

SCALE / TITLE	DATE / DRAWN	PROJ. / WFL	SHEET NO. / NO. SHEETS
1:100(S)/ A2	/	/	1 / 1
DRAWING REFERENCE	16077(PL)102C		
ISSUE / PLAN / TITLE	WORK SHEET		
FILE CLASSIFICATION	FILE REFERENCE		

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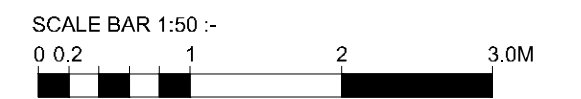
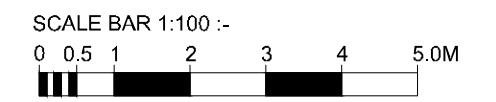
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REV.	DESCRIPTION	DRAWN	CHKD.	DATE
B	WINDOWS UPDATED ON FRONT ELEVATION	AMM		02.03.17

MATERIAL SPECIFICATION

- RENDER - ESSNO WHITE CHIP ON SNOWCRETE RENDER
- ROOF TILES - RUSSELL "MOREY" INTERLOCKING ROOF SLATE, COLOUR SLATE
- STONE - FYFESTONE, ELITE TUMBLED COTTERSTONE GREY
- WINDOW SILLS - FYFESTONE, COTTERSTONE GREY
- WINDOWS - WHITE PVC
- SOFFITS - WHITE PVC
- RW GOODS - BLACK PVC
- FRONT DOOR - BLACK PVC
- BACK DOOR - BLACK PVC
- GARAGE - BLACK



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TYPE 3
PLANS AND ELEVATIONS

SCALE/SIZE	DATE/DRAWN	PROJ. TYPE	SHEET NO. / TOTAL SHEETS
1:100/50/ A2	/		1 / 1
DRAWING REFERENCE:		16077(PL)103B	
ISSUE PURPOSE:		WORK STAGE	
PLANNING		F1 F1 F1 F1 F1 F1 F1 F1 F1 F1	
R1 F1 G1 ASSOCIATION		F1 F1 F1 F1 F1 F1 F1 F1 F1 F1	



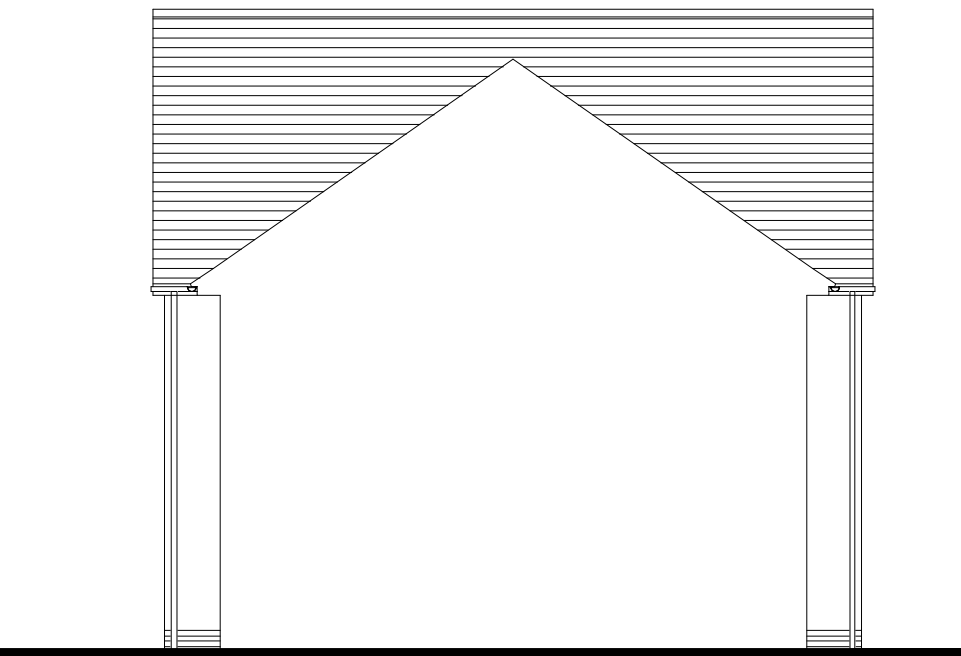
FRONT ELEVATION



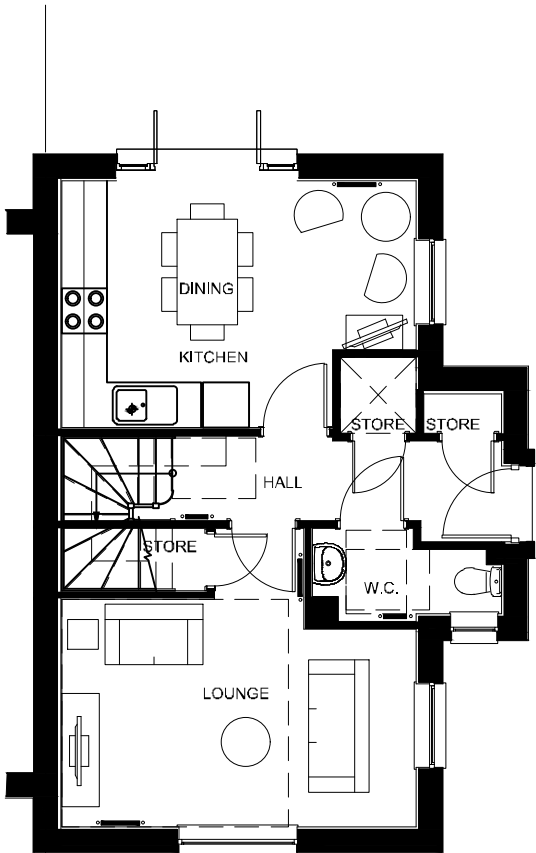
SIDE ELEVATION



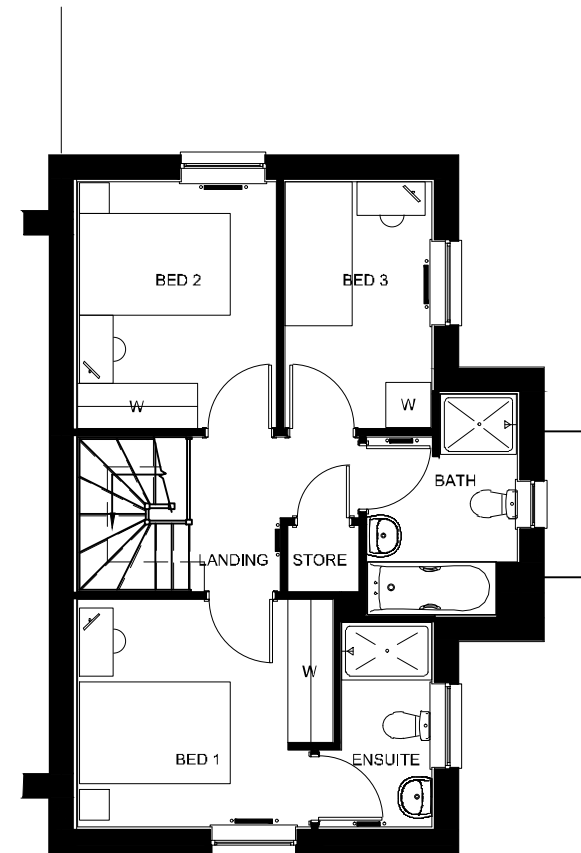
SIDE / REAR ELEVATION



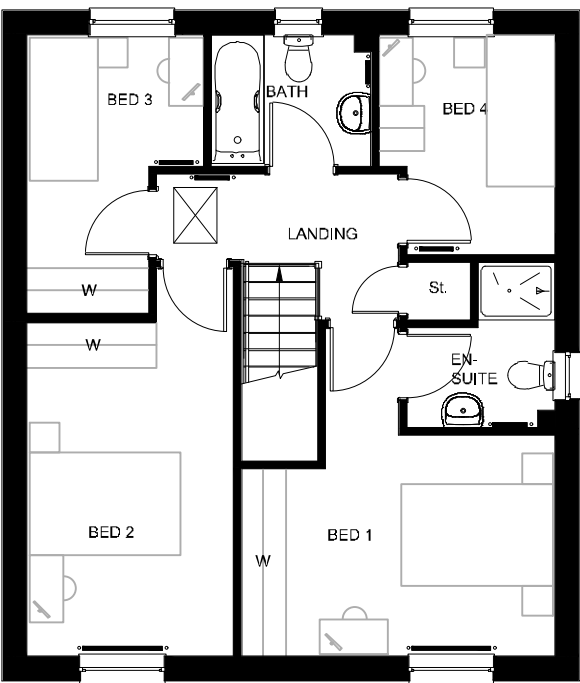
SECTION / REAR ELEVATION



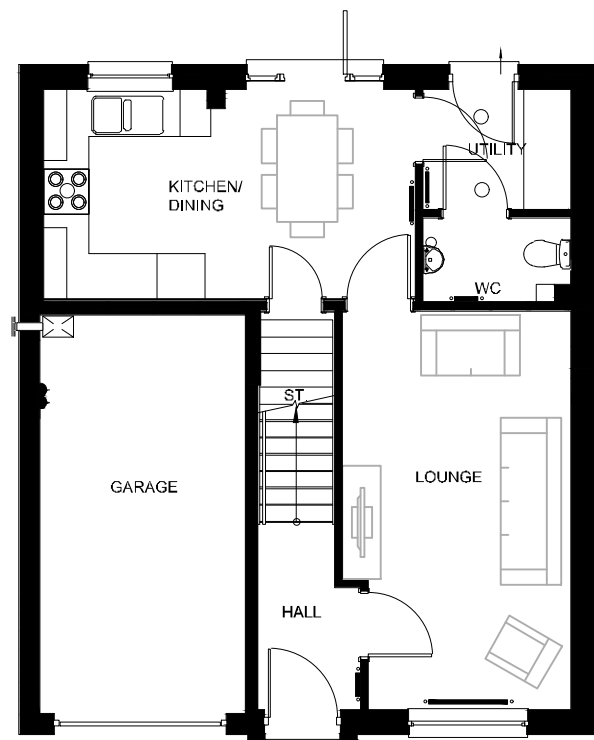
GROUND FLOOR PLAN



FIRST FLOOR PLAN



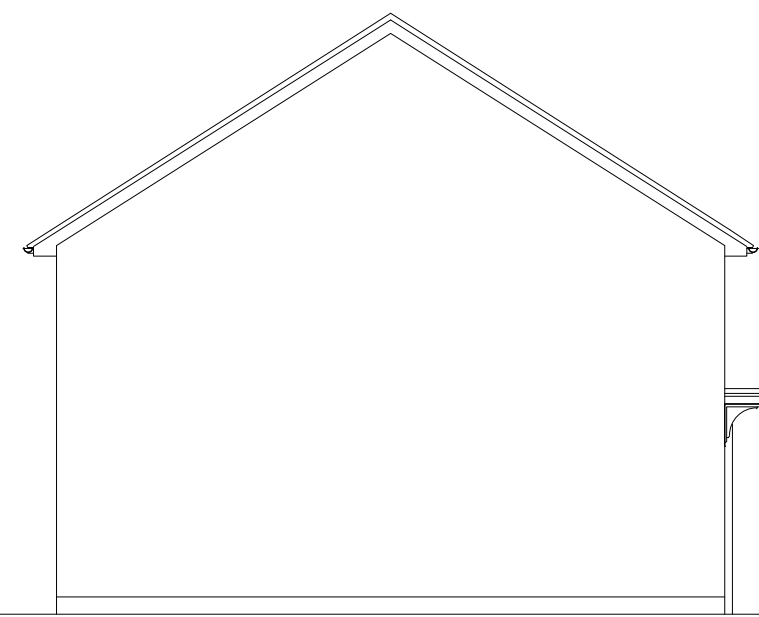
FIRST FLOOR PLAN 1:100



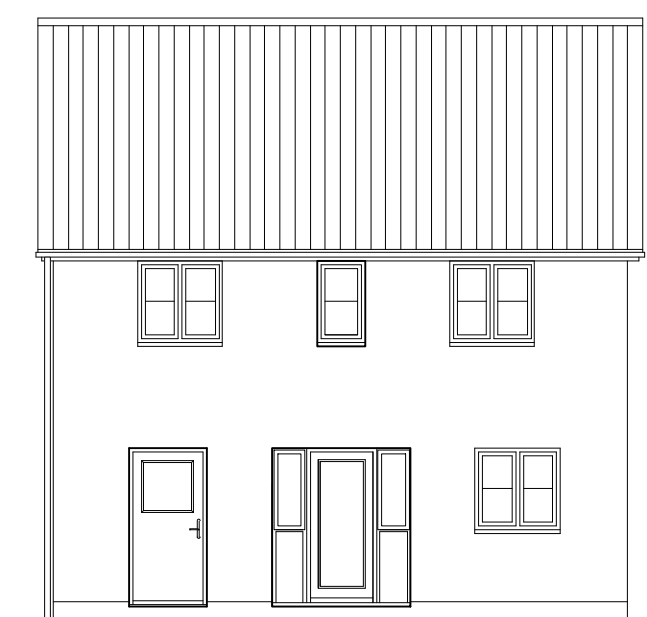
GROUND FLOOR PLAN 1:100



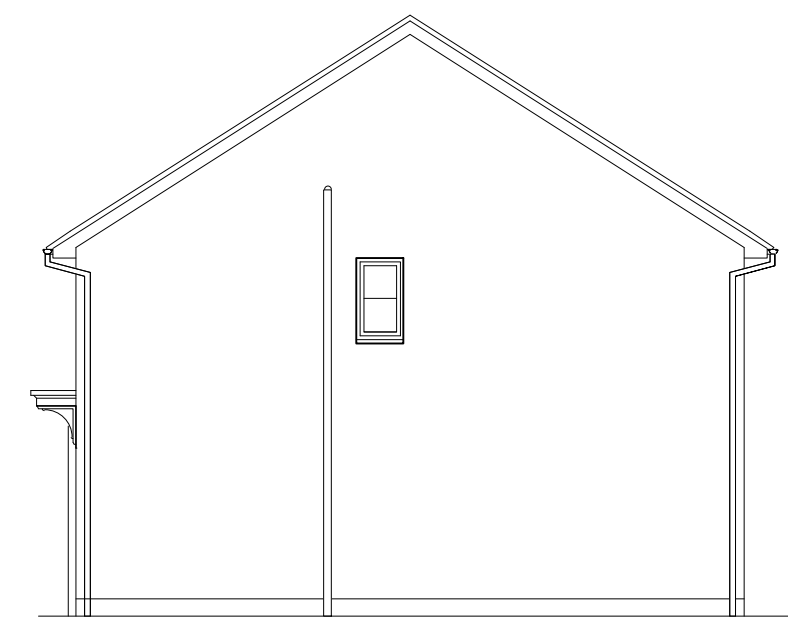
FRONT ELEVATION 1:50



SIDE ELEVATION 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100

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REV	DESCRIPTION	DRAWN	CHKD	DATE
B	UPDATED WINDOW ON FRONT ELEVATION	AMM		02.03.17

MATERIAL SPECIFICATION

RENDER - ESSNO WHITE CHIP ON SNOWCRETE RENDER

ROOF TILES - RUSSELL "MOREY" INTERLOCKING ROOF SLATE, COLOUR SLATE

STONE - FYFESTONE, ELITE TUMBLED COTTERSTONE GREY

WINDOW SILLS - FYFESTONE, COTTERSTONE GREY

WINDOWS - WHITE PVC

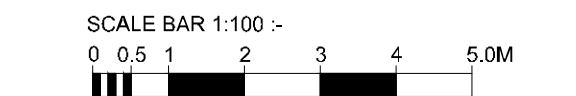
SOFFITS - WHITE PVC

RW GOODS - BLACK PVC

FRONT DOOR - BLACK PVC

BACK DOOR - BLACK PVC

GARAGE - BLACK



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TYPE 4
 PLANS AND ELEVATIONS

SCALE/SIZE	DATE/DRAWN	PROJ. TYPE	SHEET NO. / TOTAL SHEETS
1:100/50/ A2	/		1 / 1
DRAWING REFERENCE:	16077(PL)104B		
ISSUE PURPOSE:	WORK STAGE		
RIF CI ASSOCIATION	RIF RPPRRPNCIF		

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 DURING CONSTRUCTION CARRY A CE MARKING.

REV	DESCRIPTION	DRAWN	CHKD	DATE
B	UPDATED REFERENCE FOR ELEVATION TYPES	AMM		02.03.17

MATERIAL SPECIFICATION

RENDER - ESSNO WHITE CHIP ON SNOWCRETE RENDER
 RENDER

ROOF TILES - RUSSELL "MOREY" INTERLOCKING ROOF SLATE, COLOUR SLATE

STONE - FYFESTONE, ELITE TUMBLED COTTERSTONE GREY

WINDOW SILLS - FYFESTONE, COTTERSTONE GREY

WINDOWS - WHITE PVC

SOFFITS - WHITE PVC

RW GOODS - BLACK PVC

FRONT DOOR - BLACK PVC

BACK DOOR - BLACK PVC

GARAGE - BLACK

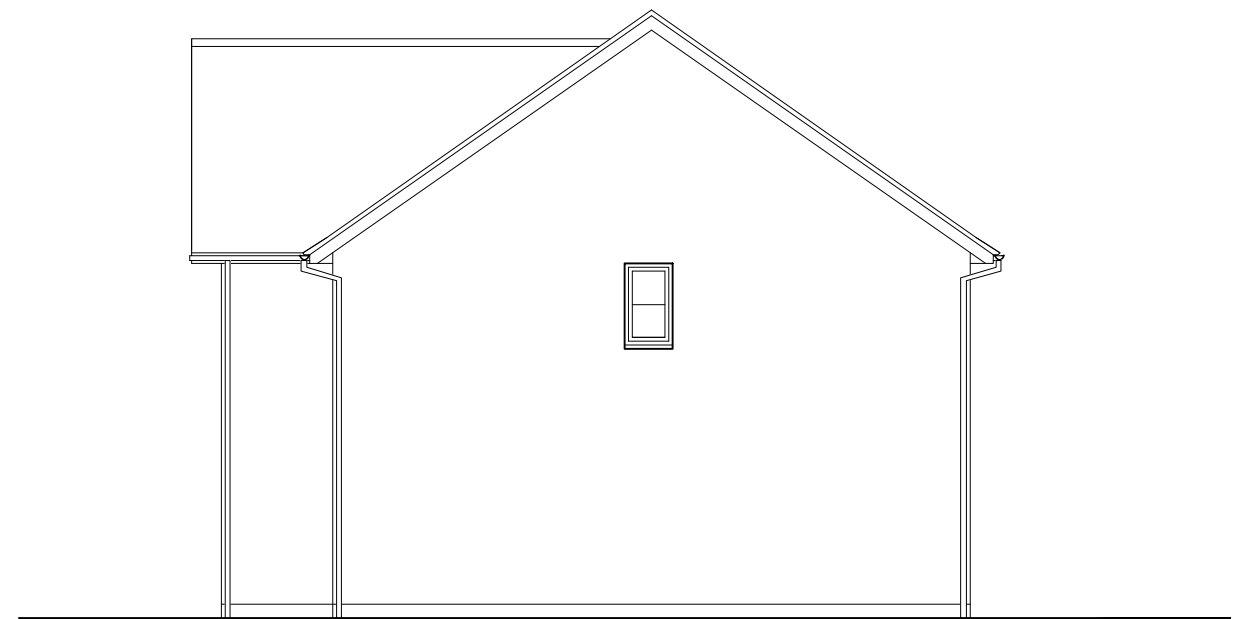
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TYPE 5
 PLANS AND ELEVATIONS

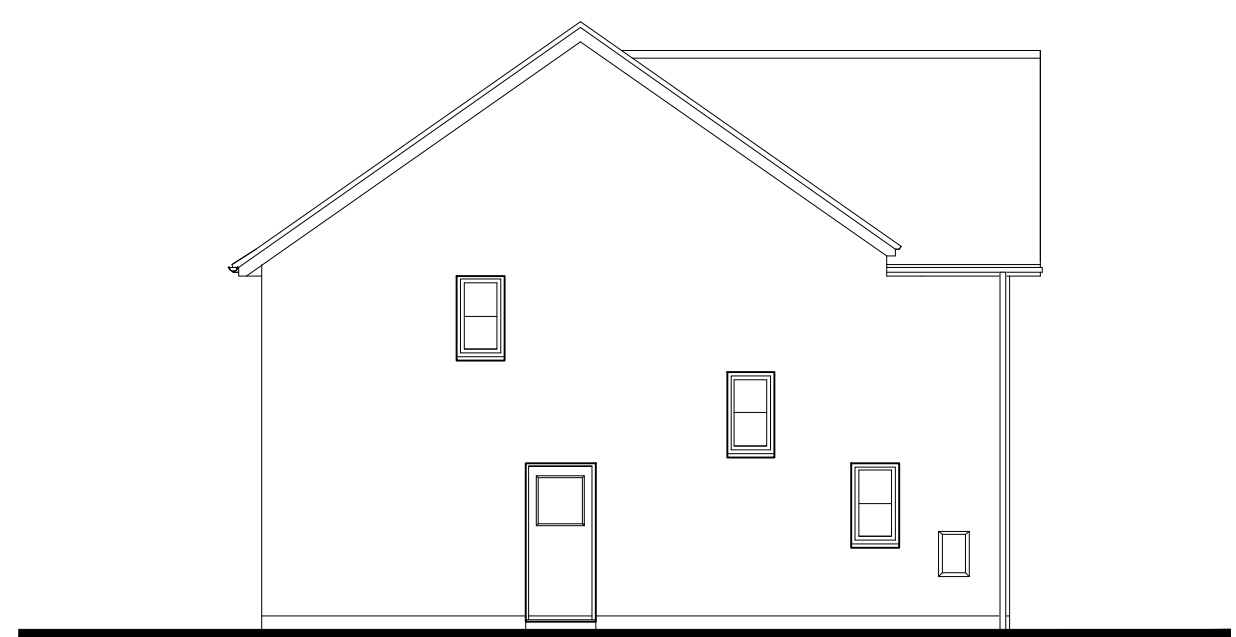
SCALE/SIZE	DATE/DRAWN	PROJ. TYPE	SHEET NO. / TOTAL SHEETS
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DRAWING REFERENCE:		16077(PL)105B	
ISSUE PURPOSE:	WORK STAGE		
PLANNING	P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P17 P18 P19 P20 P21 P22 P23 P24 P25 P26 P27 P28 P29 P30 P31 P32 P33 P34 P35 P36 P37 P38 P39 P40 P41 P42 P43 P44 P45 P46 P47 P48 P49 P50 P51 P52 P53 P54 P55 P56 P57 P58 P59 P60 P61 P62 P63 P64 P65 P66 P67 P68 P69 P70 P71 P72 P73 P74 P75 P76 P77 P78 P79 P80 P81 P82 P83 P84 P85 P86 P87 P88 P89 P90 P91 P92 P93 P94 P95 P96 P97 P98 P99 P100		
RFP CI ASSOCIATION	P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P17 P18 P19 P20 P21 P22 P23 P24 P25 P26 P27 P28 P29 P30 P31 P32 P33 P34 P35 P36 P37 P38 P39 P40 P41 P42 P43 P44 P45 P46 P47 P48 P49 P50 P51 P52 P53 P54 P55 P56 P57 P58 P59 P60 P61 P62 P63 P64 P65 P66 P67 P68 P69 P70 P71 P72 P73 P74 P75 P76 P77 P78 P79 P80 P81 P82 P83 P84 P85 P86 P87 P88 P89 P90 P91 P92 P93 P94 P95 P96 P97 P98 P99 P100		



SIDE ELEVATION



REAR ELEVATION



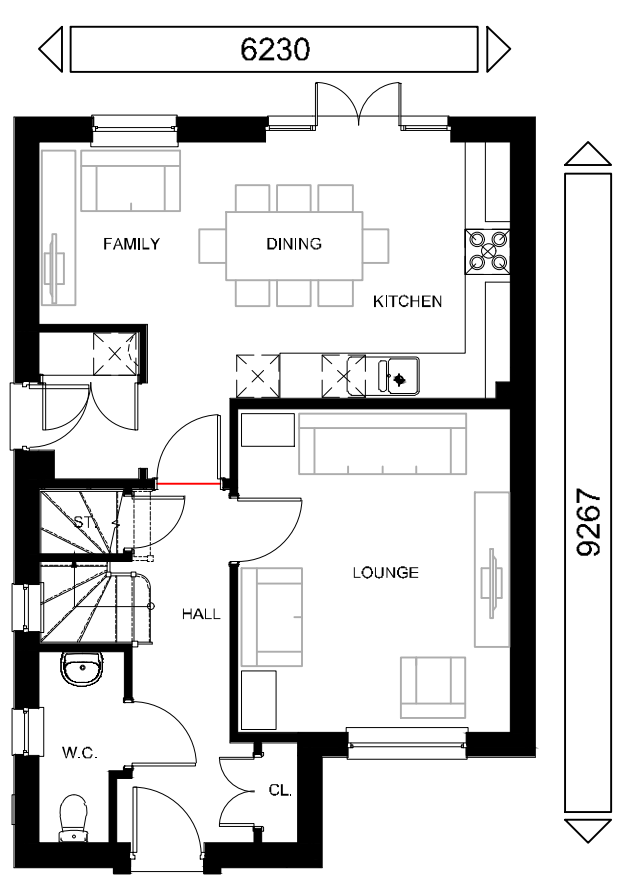
SIDE ELEVATION



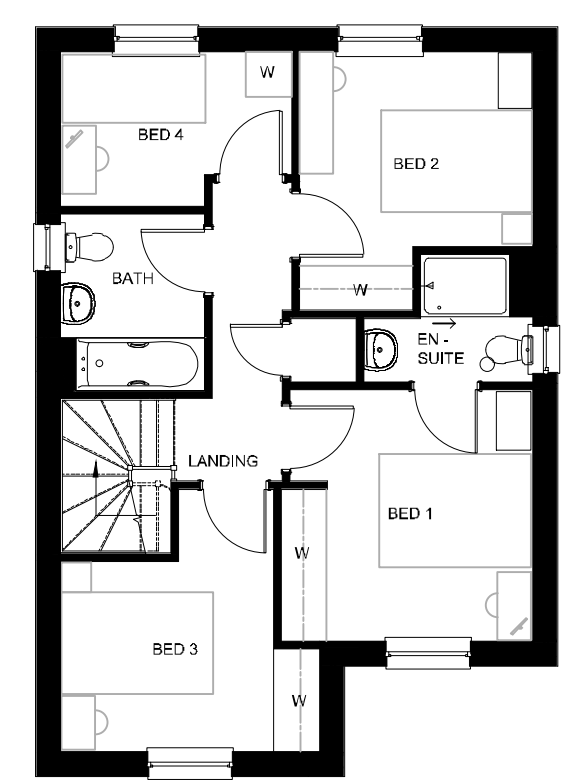
FRONT ELEVATION - TYPE 5A



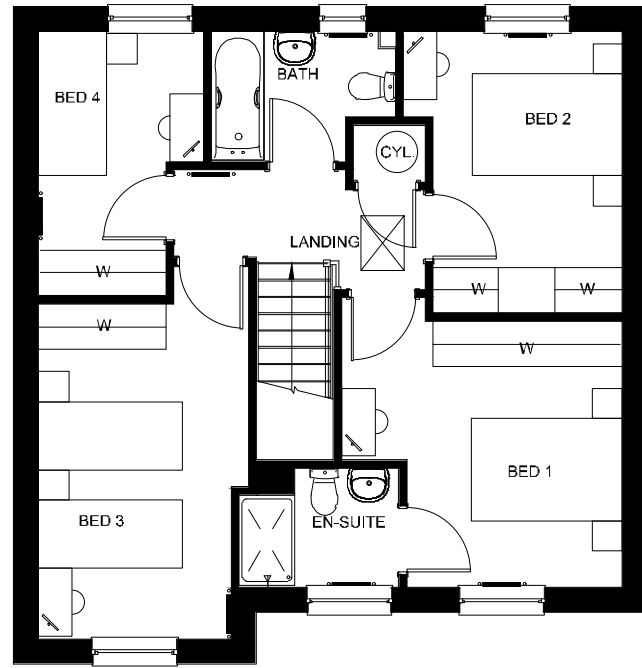
FRONT ELEVATION - TYPE 5



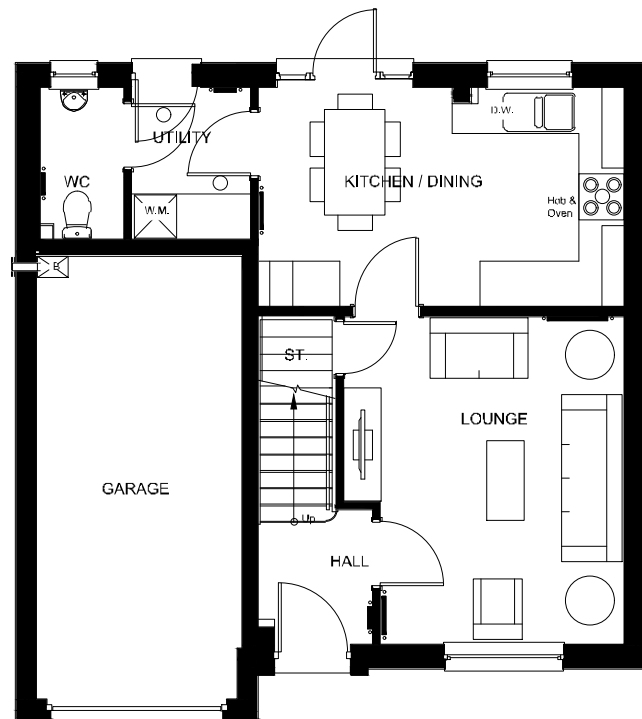
GROUND FLOOR PLAN



FIRST FLOOR PLAN



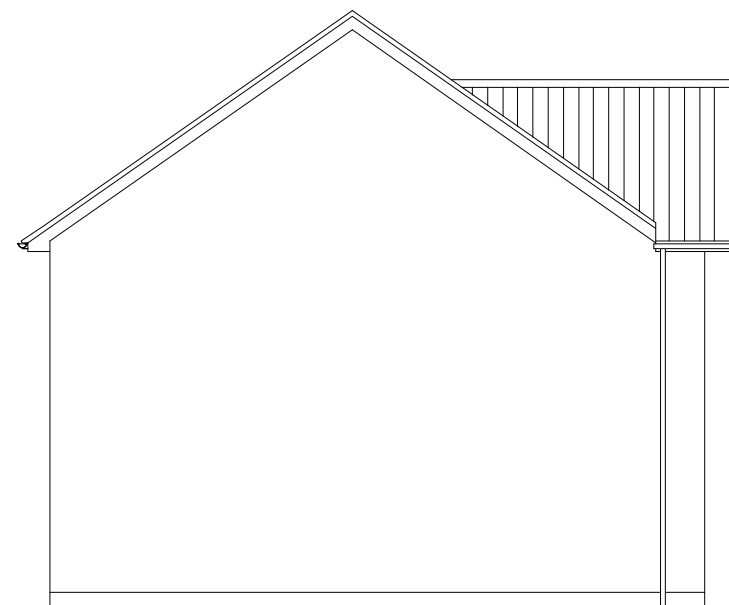
FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100



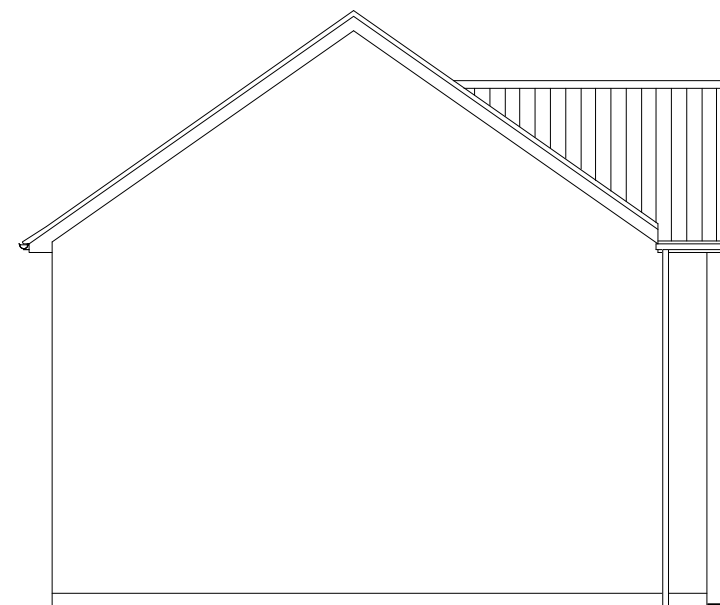
FRONT ELEVATION TYPE 6 1:50



SIDE ELEVATION 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100



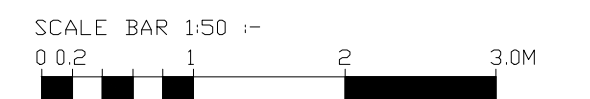
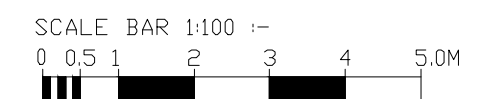
FRONT ELEVATION TYPE 6A 1:100

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REV	DESCRIPTION	DRAWN	CHKD	DATE
B	UPDATED WINDOWS ON FRONT ELEVATIONS AND UPDATED ELEVATION REFERENCE	AMM		02.03.17

MATERIAL SPECIFICATION

- RENDER - ESSNO WHITE CHIP ON SNOWCRETE RENDER
- ROOF TILES - RUSSELL "MOREY" INTERLOCKING ROOF SLATE, COLOUR SLATE
- STONE - FYFESTONE, ELITE TUMBLED COTTERSTONE GREY
- WINDOW SILLS - FYFESTONE, COTTERSTONE GREY
- WINDOWS - WHITE PVC
- SOFFITS - WHITE PVC
- RW GOODS - BLACK PVC
- FRONT DOOR - BLACK PVC
- BACK DOOR - BLACK PVC
- GARAGE - BLACK



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TYPE 6
 PLANS AND ELEVATIONS

SCALE / SIZE	DATE / DRAWN	PROJ. TYPE	SHEET NO. / TOTAL SHEETS
1:100/50/A2	/		1 / 1
DRAWING REFERENCE: 16077(PL)106A			
ISSUE PURPOSE: PLANNING	WORK STAGE:		
RIF CI ASSOCIATION	RIF RPPRRPNCIF		

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REV	DESCRIPTION	DRAWN	CHKD	DATE
A	UPDATED WINDOWS ON FRONT ELEV AND ADDED ELEV REF	AMM		02.03.17

MATERIAL SPECIFICATION

RENDER - ESSNO WHITE CHIP ON SNOWCRETE
 RENDER

ROOF TILES - RUSSELL "MOREY" INTERLOCKING
 ROOF SLATE, COLOUR SLATE

STONE - FYFESTONE, ELITE TUMBLED
 COTTERSTONE GREY

WINDOW SILLS - FYFESTONE, COTTERSTONE GREY

WINDOWS - WHITE PVC

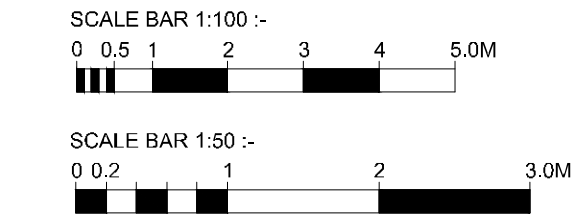
SOFFITS - WHITE PVC

RW GOODS - BLACK PVC

FRONT DOOR - BLACK PVC

BACK DOOR - BLACK PVC

GARAGE - BLACK



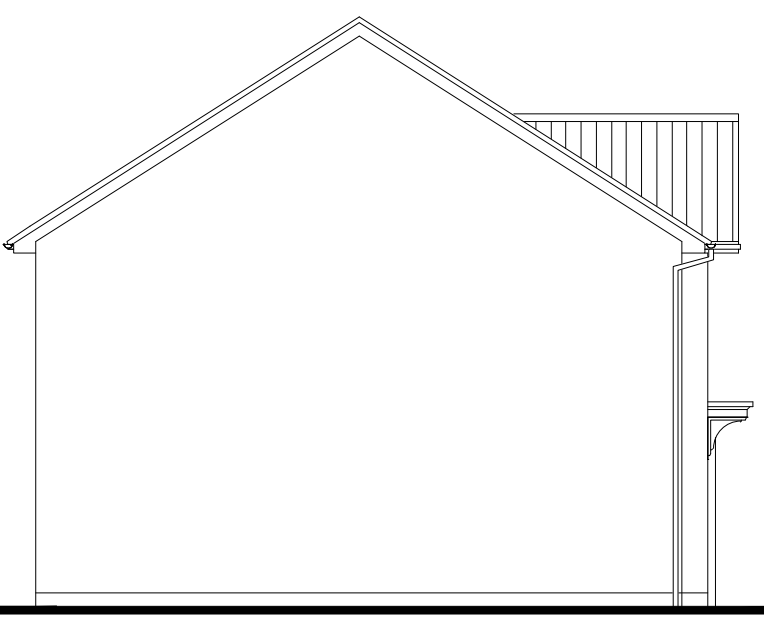
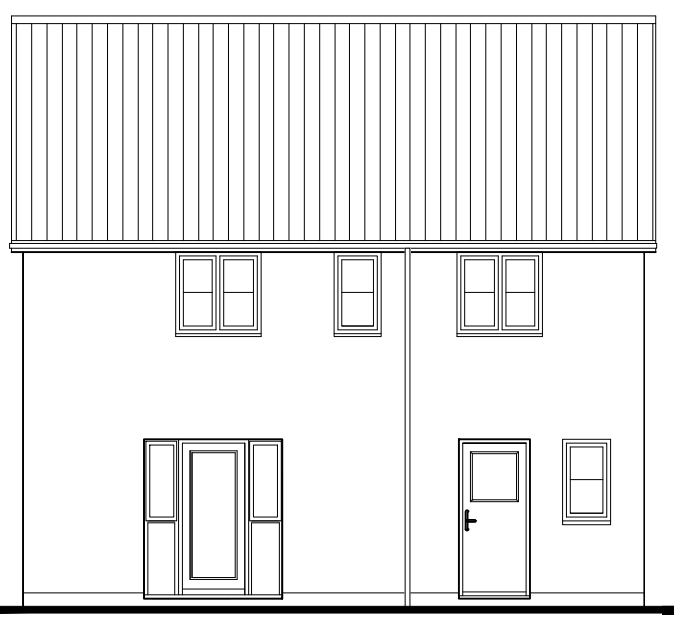
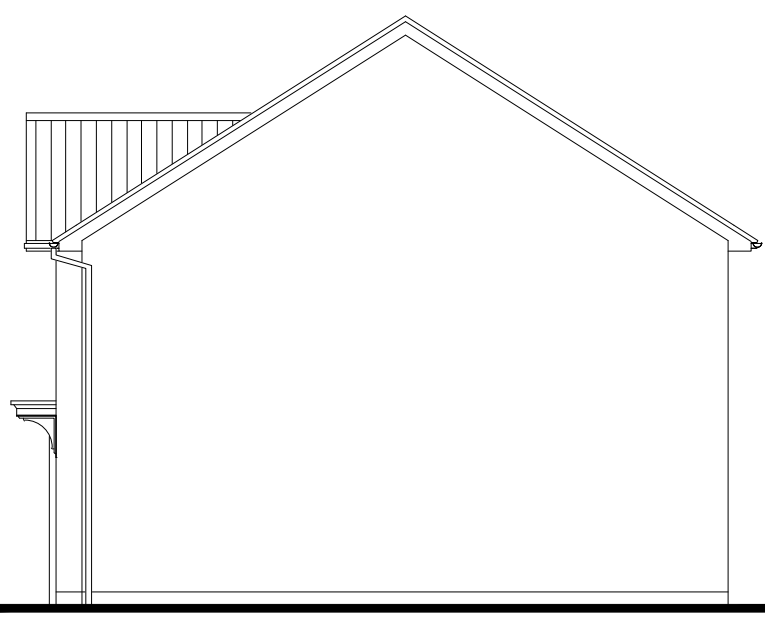
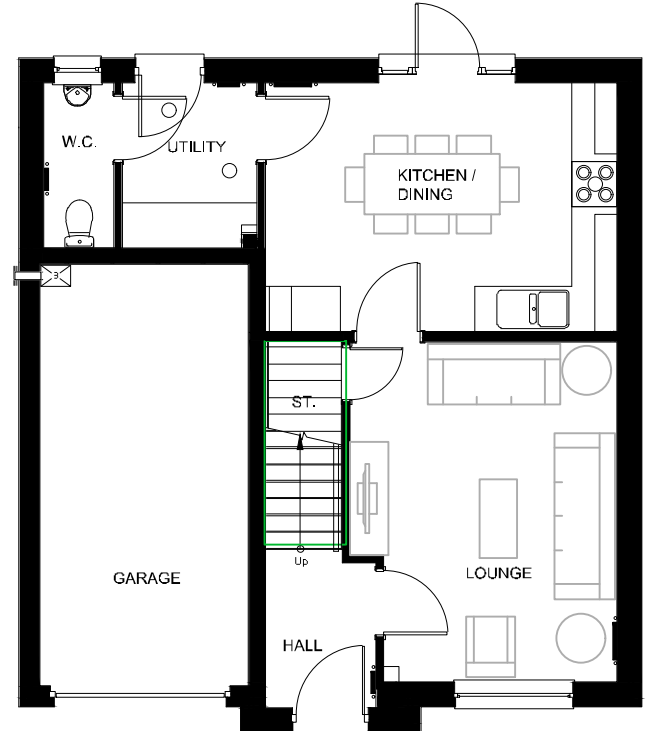
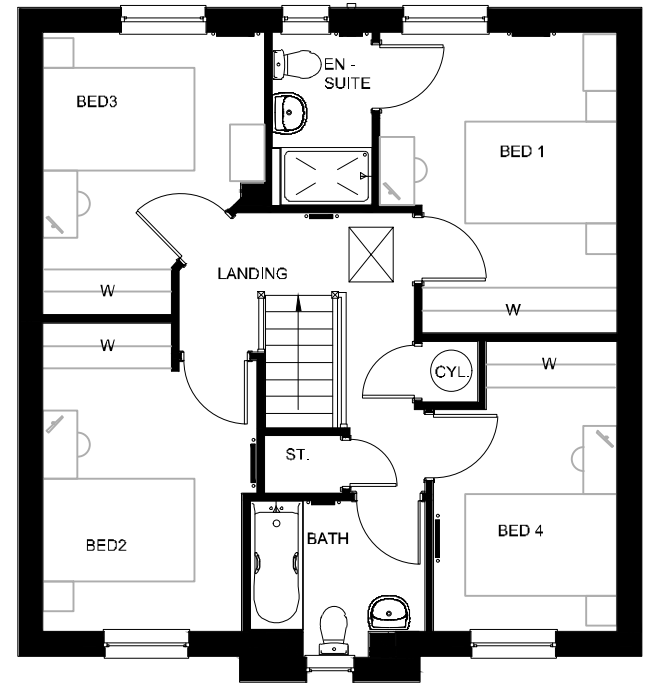
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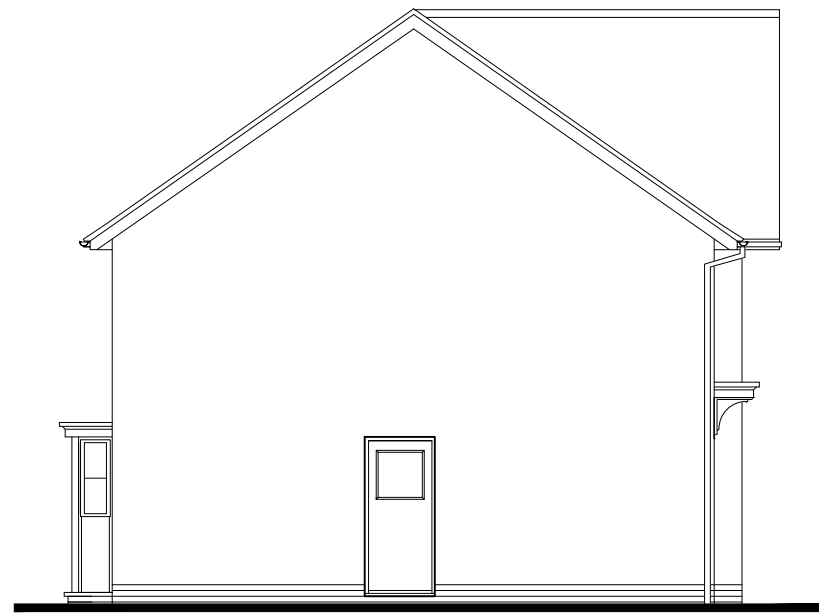
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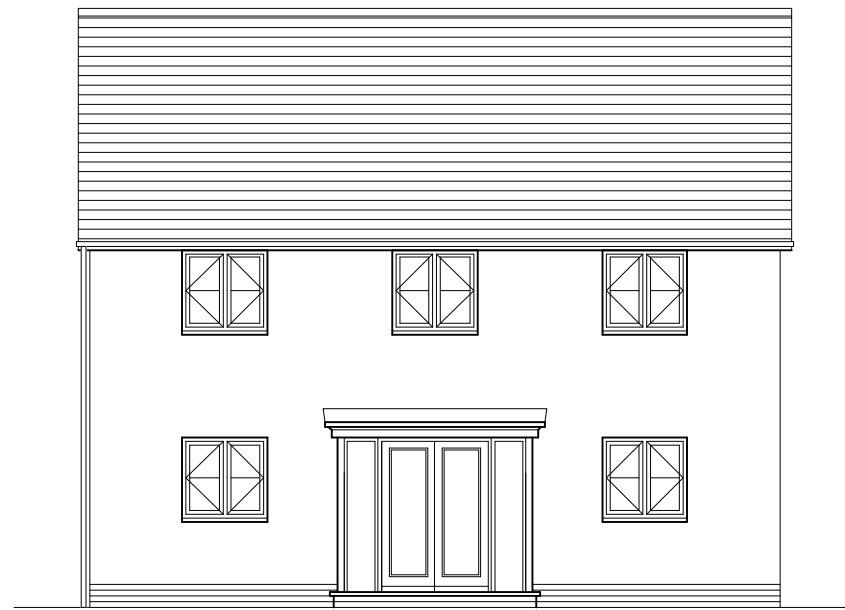
TYPE 7
 PLANS AND ELEVATIONS

SCALE / SIZE	DATE / DRAWN	PROJ. TYPE	SHEET N. / TOTAL SHEETS
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DRAWING REF: 16077(PL)107B			
ISSUE PURPOSE PLANNING	WORK STAGE R/F / CLASSIFICATION R/F / P/PP/PP/PC/F		

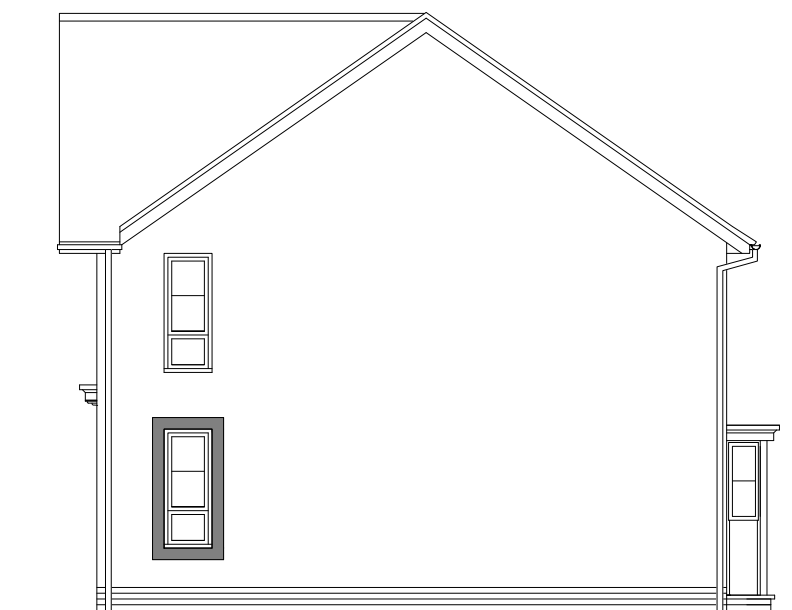




SIDE ELEVATION



REAR ELEVATION



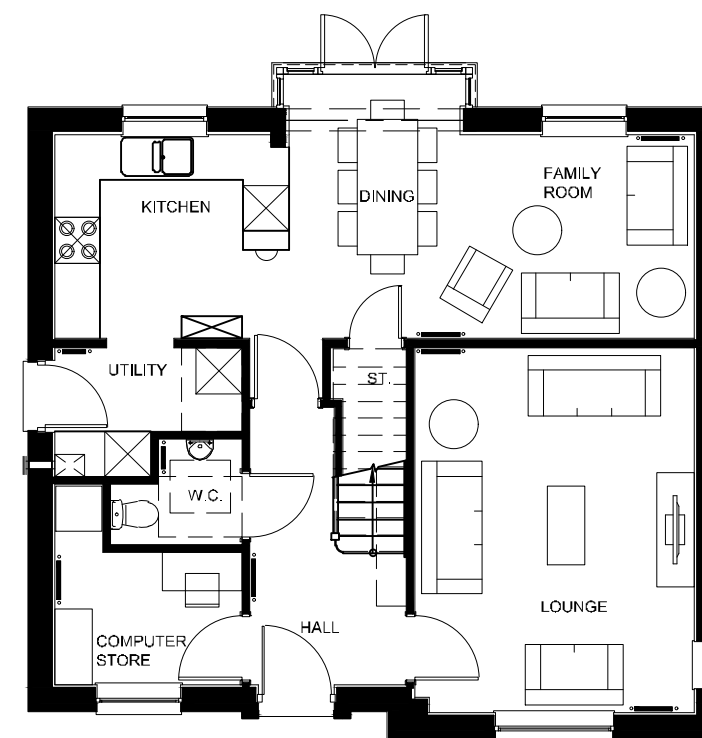
SIDE ELEVATION



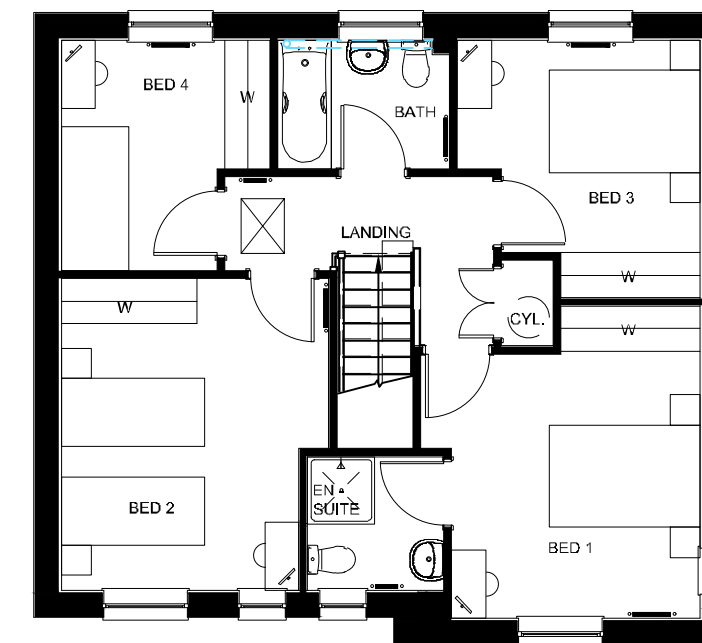
FRONT ELEVATION TYPE 8A



FRONT ELEVATION TYPE 8



FRONT ELEVATION



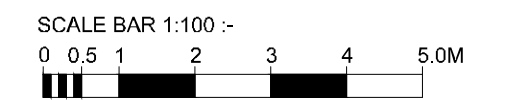
FRONT ELEVATION

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REV	DESCRIPTION	DRAWN	CHECKED	DATE
C	UPDATED WINDOWS ON FRONT AND SIDE ELEV AND ADDED ELEV REF	AMM		08.03.17

MATERIAL SPECIFICATION

- RENDER - ESSNO WHITE CHIP ON SNOWCRETE RENDER
- ROOF TILES - RUSSELL "MOREY" INTERLOCKING ROOF SLATE, COLOUR SLATE
- STONE - FYFESTONE, ELITE TUMBLED COTTERSTONE GREY
- WINDOW SILLS - FYFESTONE, COTTERSTONE GREY
- WINDOWS - WHITE PVC
- SOFFITS - WHITE PVC
- RW GOODS - BLACK PVC
- FRONT DOOR - BLACK PVC
- BACK DOOR - BLACK PVC
- GARAGE - BLACK



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TYPE 8
PLANS AND ELEVATIONS

SCALE/FEET	DATE FORWEN	PROJ. TYPE	SHEET N° / N° S-TETS
1:100/50' A2	/		1 / 1
DRAWING REFERENCE:		16077(PL)108B	
ISSUE PURPOSE:		WORK STAGE	
PLANNING			
R/F CLASSIFICATION		F1 P 00000000	

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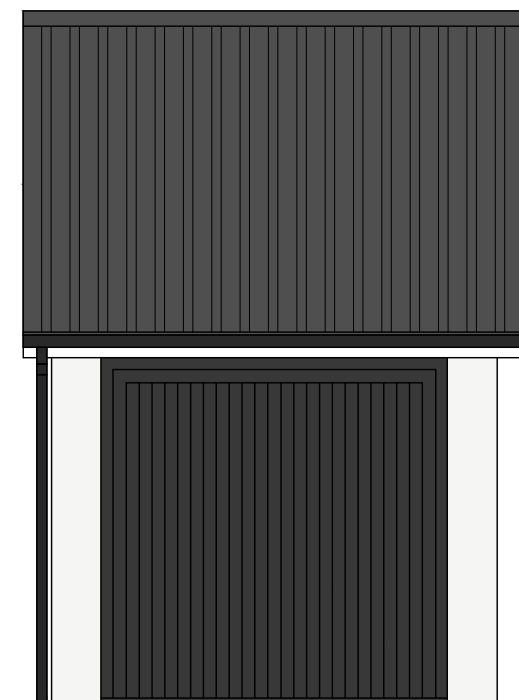
REV	DESCRIPTION	DRAWN	CHKD	DATE

MATERIAL SPECIFICATION

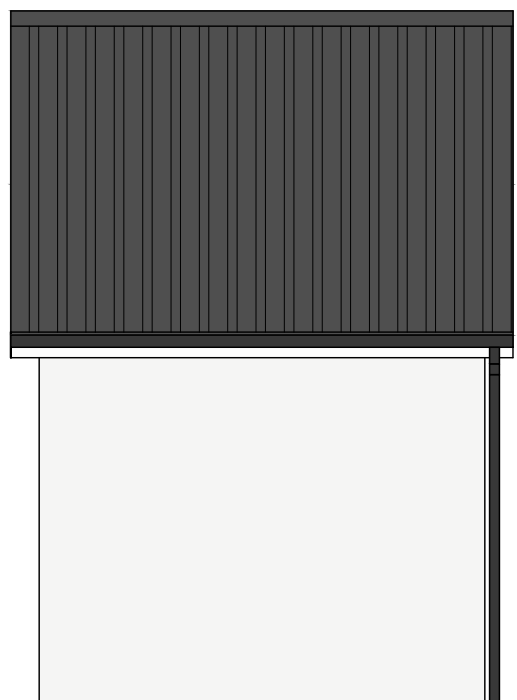
RENDER - ESSNO WHITE CHIP ON SNOWCRETE RENDER

ROOF TILES - RUSSELL "MOREY" INTERLOCKING ROOF SLATE, COLOUR SLATE

GARAGE DOOR - BLACK PVC



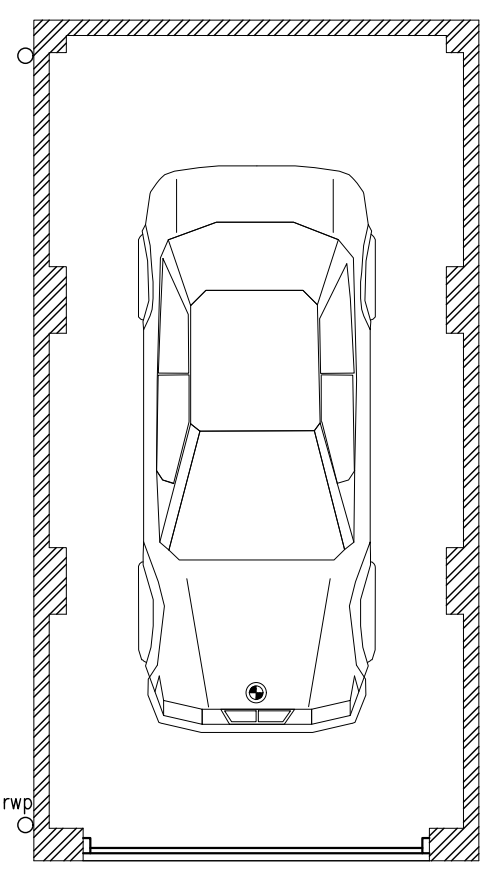
Front Elevation



Rear Elevation



Side Elevation



Floor Plan



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SINGLE GARAGE
 PLANS AND ELEVATIONS

SCALE / SIZE	DATE / DRAWN	PROJ. TYPE	SHEET No. / No. SHEETS
1:50 / A2	/ /		1 / 1
DRAWING REFERENCE		16077(PL)109	
ISSUE PURPOSE	WORK STAGE		
PLANNING			
FILE CLASSIFICATION	FILE REFERENCE		

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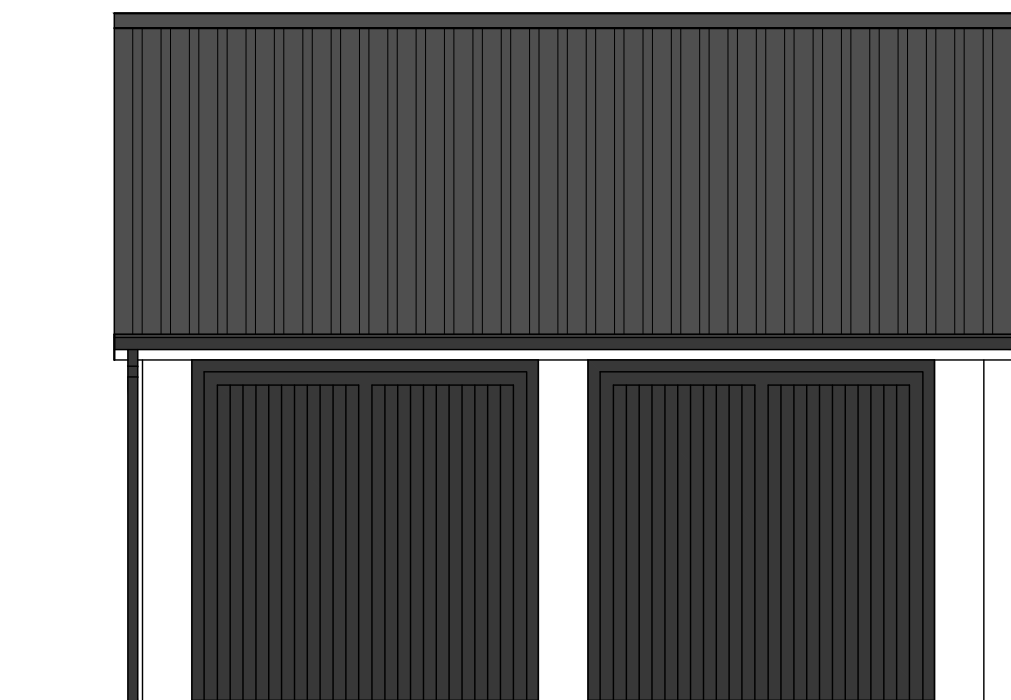
REV	DESCRIPTION	DRAWN	CHKD	DATE

MATERIAL SPECIFICATION

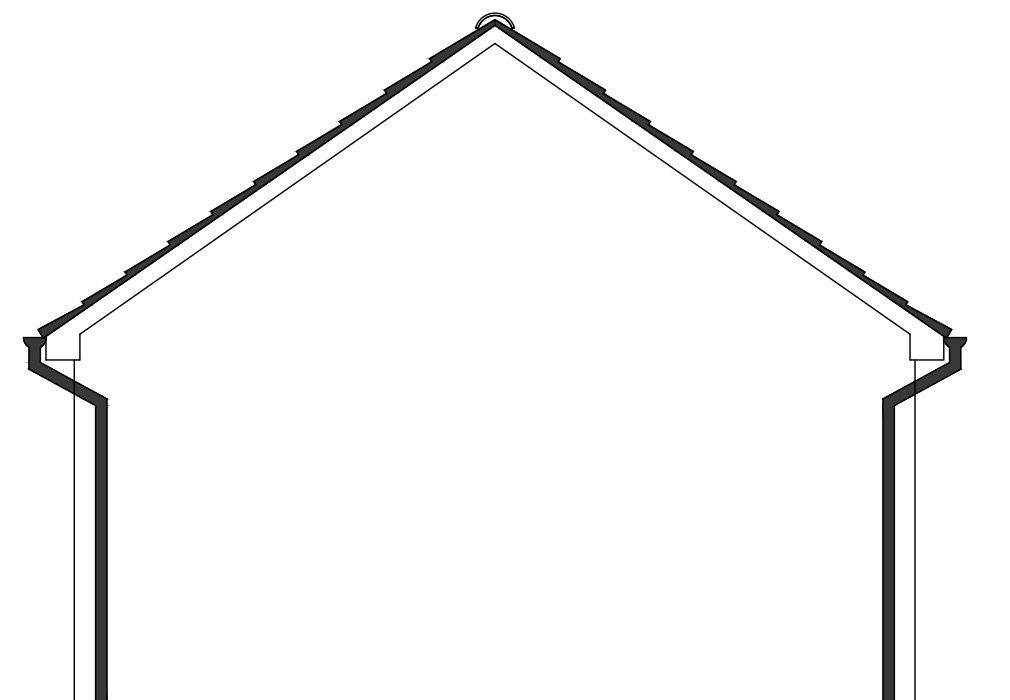
RENDER - ESSNO WHITE CHIP ON SNOWCRETE RENDER

ROOF TILES - RUSSELL "MOREY" INTERLOCKING ROOF SLATE, COLOUR SLATE

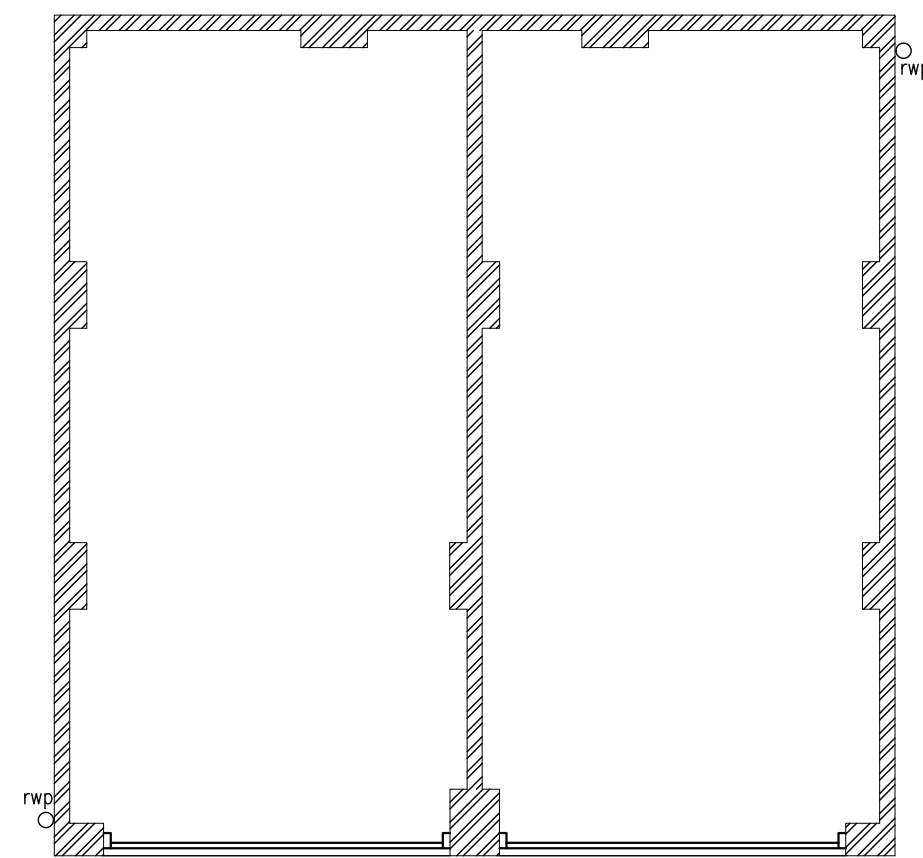
GARAGE DOOR - BLACK PVC



Front Elevation



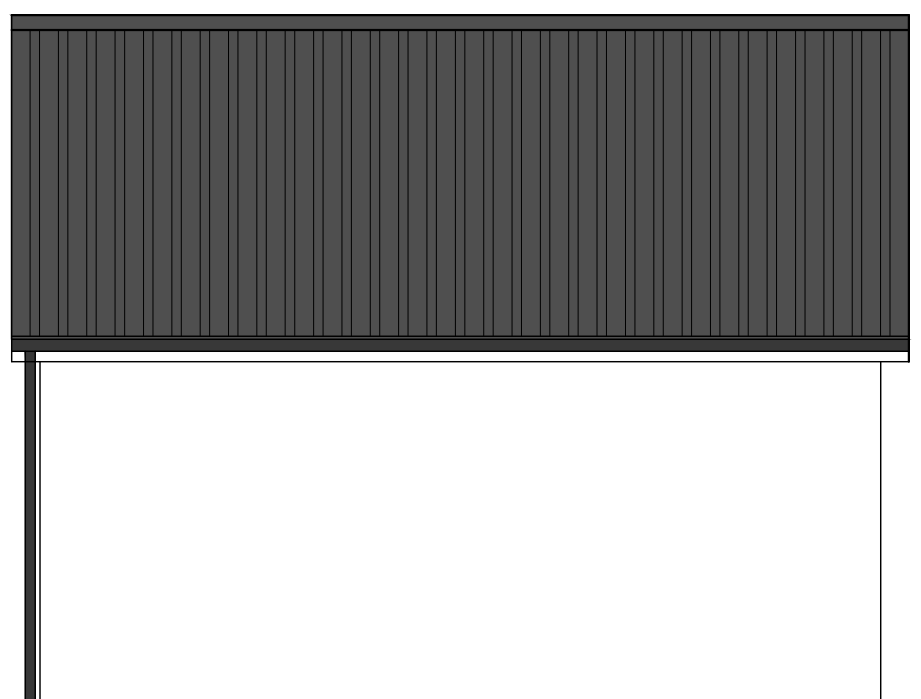
Side Elevation



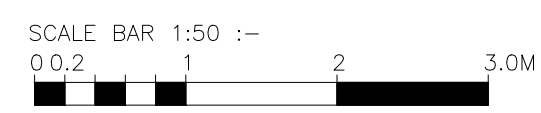
Floor Plan



Side Elevation



Rear Elevation



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BARRATT NORTH SCOTLAND
 RESIDENTIAL DEVELOPMENT
 CULDUTHEL
 INVERNESS

DOUBLE GARAGE
 PLANS AND ELEVATIONS

SCALE / SIZE	DATE / DRAWN	PROJ. TYPE	SHEET NO. / NO. SHEETS
1:50 / A2	/ /		1 / 1
DRAWING REFERENCE			
16077(PL)110			
ISSUE PURPOSE		WORK STAGE	
PLANNING			
FILE CLASSIFICATION		FILE REFERENCE	