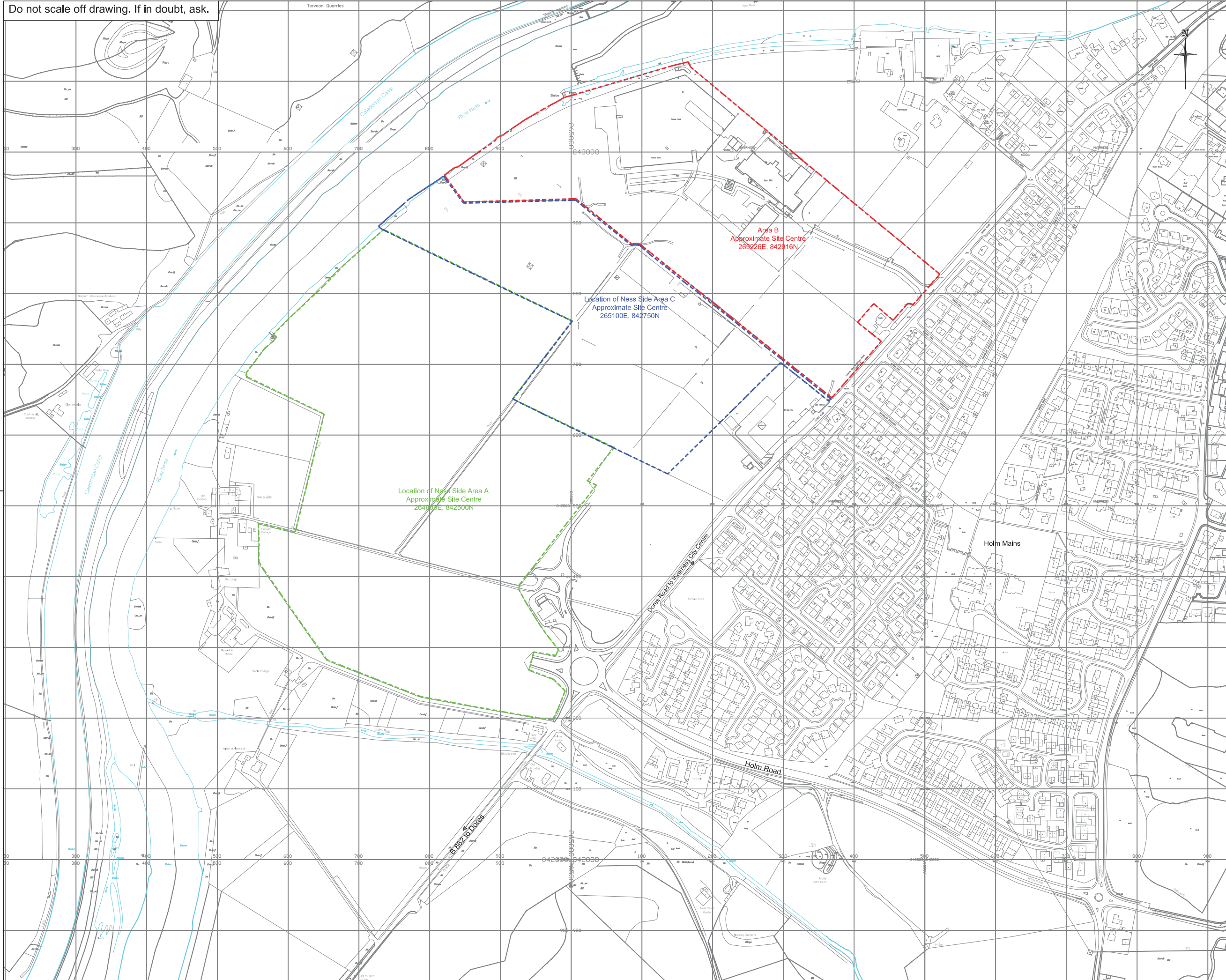


Do not scale off drawing. If in doubt, ask.



SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

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

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO. FM/PO1/1 Rev1

CONSTRUCTION:
Not applicable.

DEMOLITION:
Not applicable.

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

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

LEGEND

- Ness Side Area A
- Ness Side Area B
- Ness Side Area C

Rev.	Date	Description	Drawn	Chkd.	Appd.
C	26.04.17	Updated Architects proposed development phasing boundaries added	MW	DE	DE
B	07.04.17	Updated Architects proposed development phasing boundaries added	MW	DE	DE
A	23.11.15	Proposed site layout boundaries updated with latest Architects info.	MW	DE	DE

FAIRHURST Etive House
Beechwood Park
Inverness
IV2 3BW

CONSULTING STRUCTURAL AND CIVIL ENGINEERS Tel:- (01463) 724544
Fax:- (01463) 717878



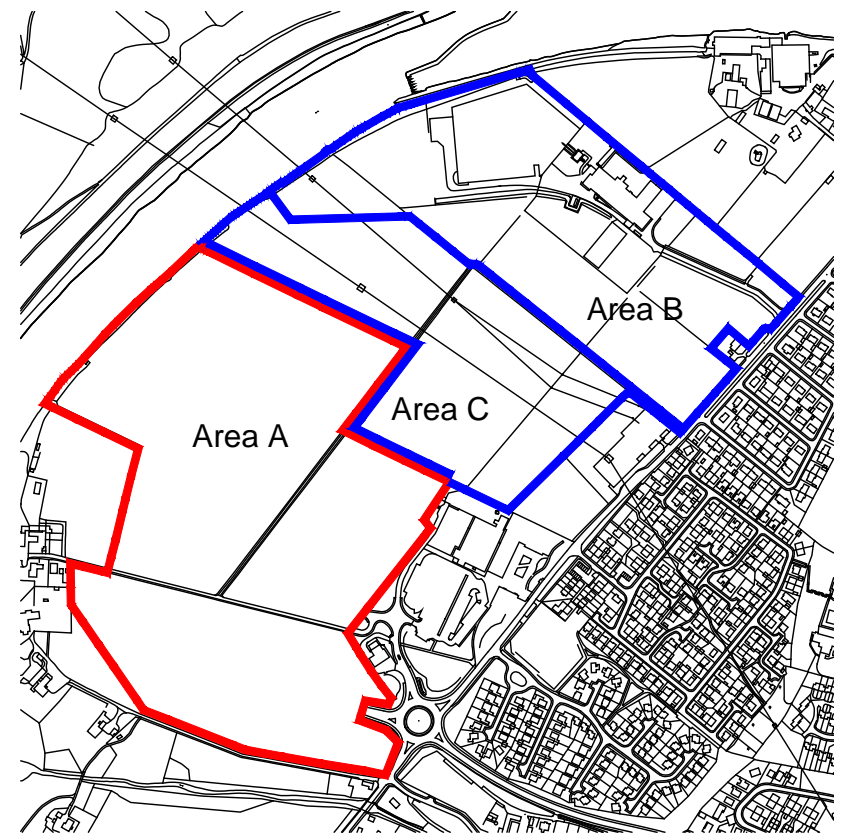
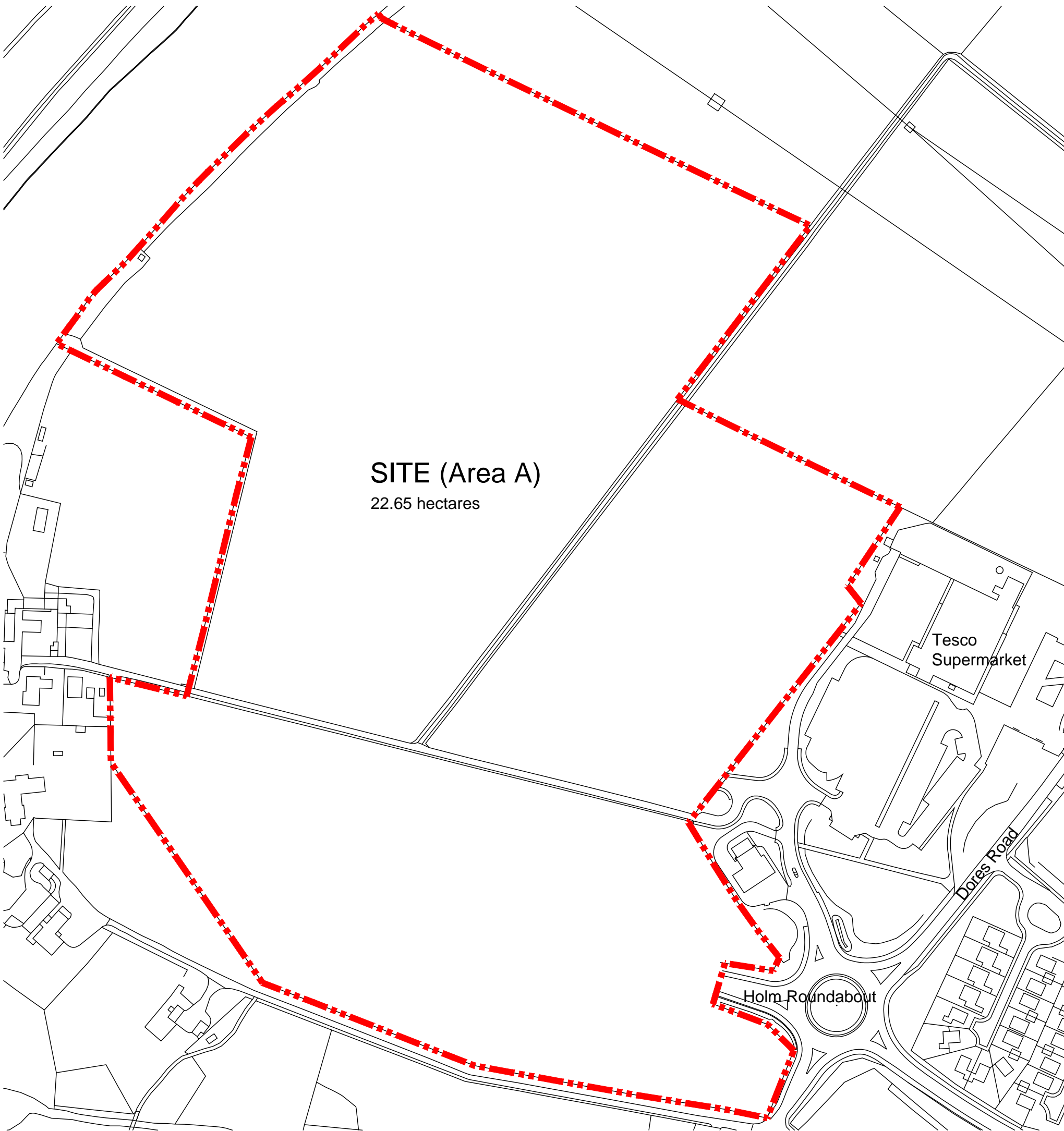
Client:
NESS SIDE

Drawing Title:
DEVELOPMENT LOCATION PLAN

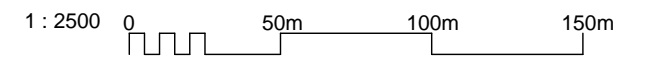
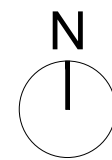
Scale of A1: 1:2500	Status: INFORMATION	CAD File Name: 109088 - Pc001_C
Drawn: RG	Checked: DE	Approved: ARM
Date: 11.03.2015	Date: 19.03.2015	Date: 19.03.2015

Drawing No.: 109088/001

Revision: C



Location Plan Locator



A	09.05.17	AREAS B & C ON LOCATION PLAN LOCATOR OUTLINED IN BLUE	DAK
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling

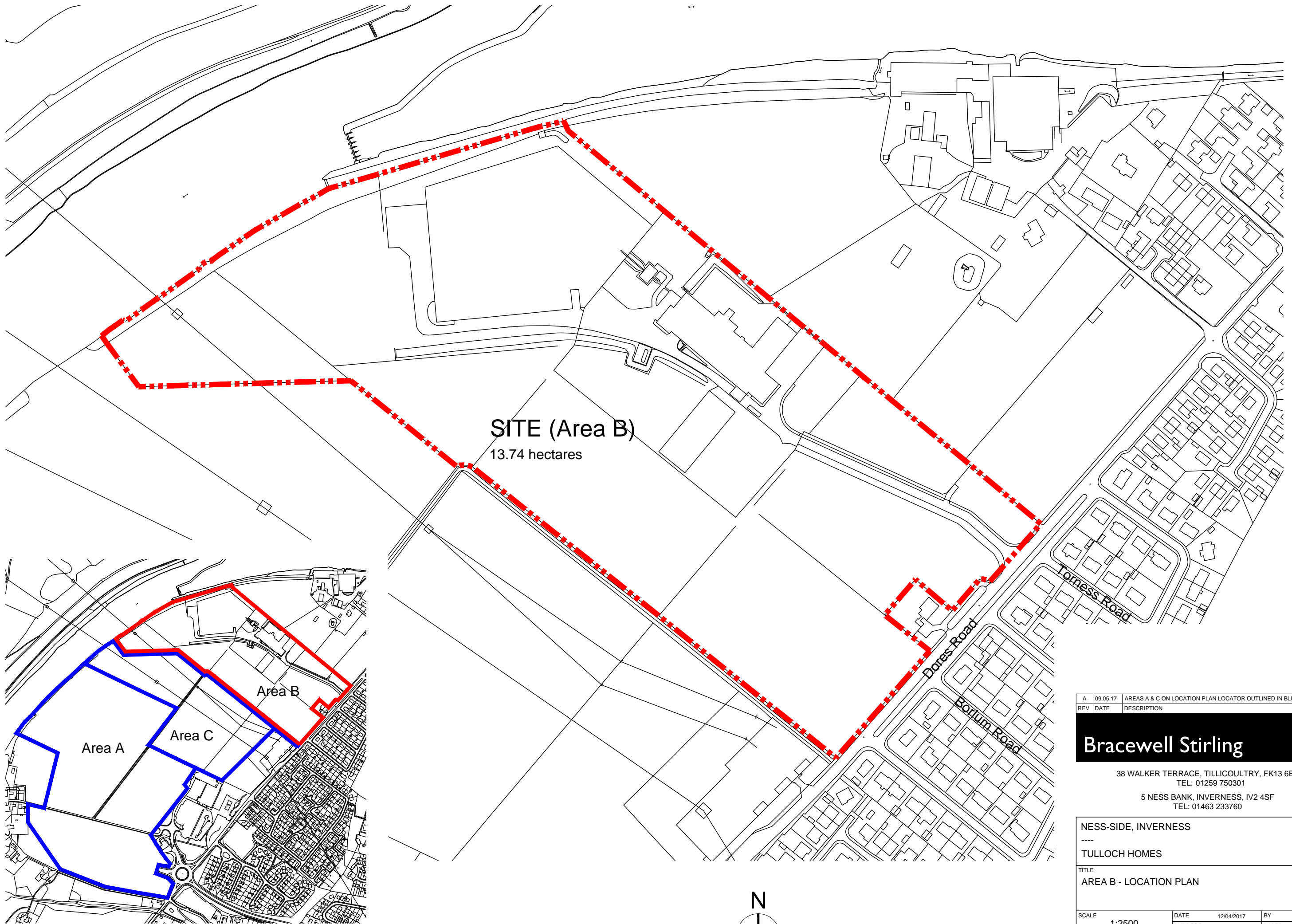
38 WALKER TERRACE, TILlicOULTRY, FK13 6EF
TEL: 01259 750301

5 NESS BANK, INVERNESS, IV2 4SF
TEL: 01463 233760

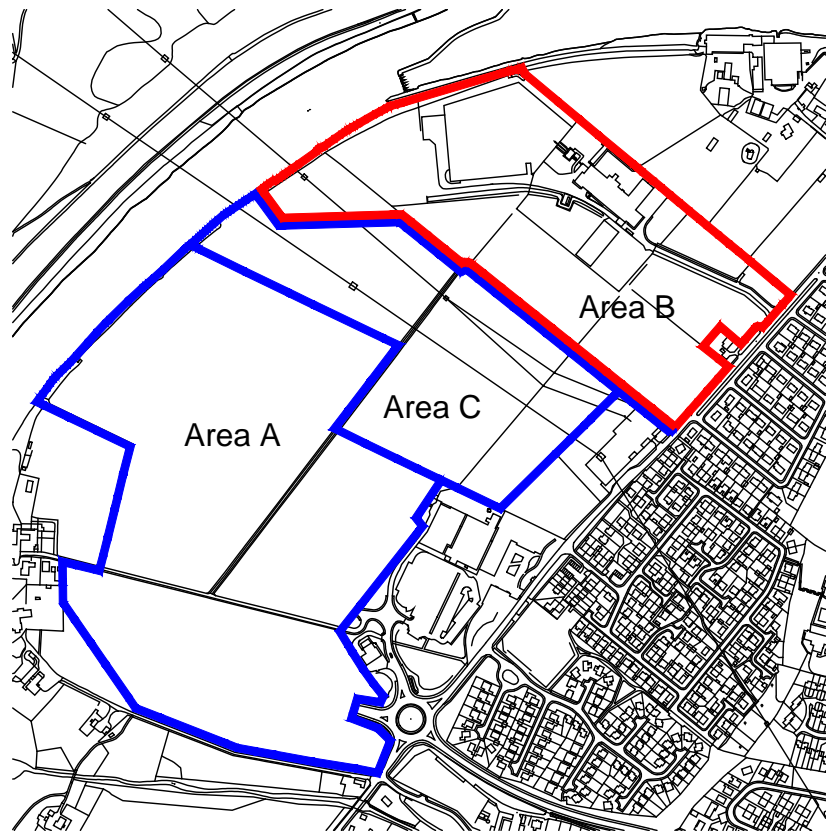
NESS-SIDE, INVERNESS			

TULLOCH HOMES			
TITLE			
AREA A - LOCATION PLAN			
SCALE	DATE	BY	---
1:2500	12/04/2017	---	---
	PURPOSE	PAPER	A3

DWG NO.-REV		3677-02-002A	



SITE (Area B)
13.74 hectares



Location Plan Locator



1 : 2500 0 50m 100m 150m

A	09.05.17	AREAS A & C ON LOCATION PLAN LOCATOR OUTLINED IN BLUE	DAK
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling

38 WALKER TERRACE, TILlicOLTRY, FK13 6EF
TEL: 01259 750301

5 NESS BANK, INVERNESS, IV2 4SF
TEL: 01463 233760

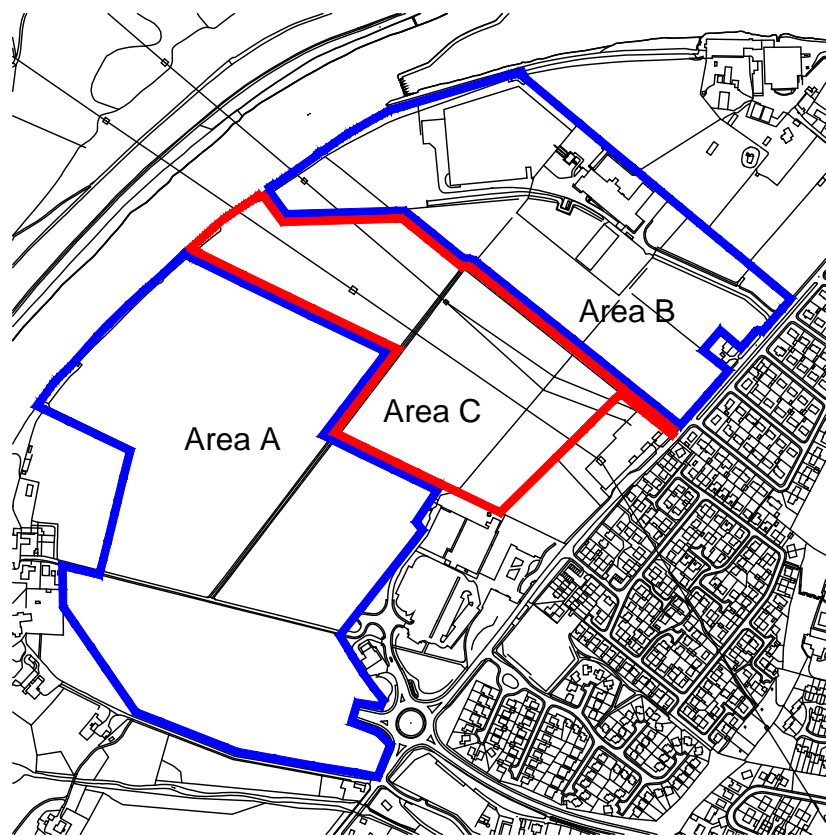
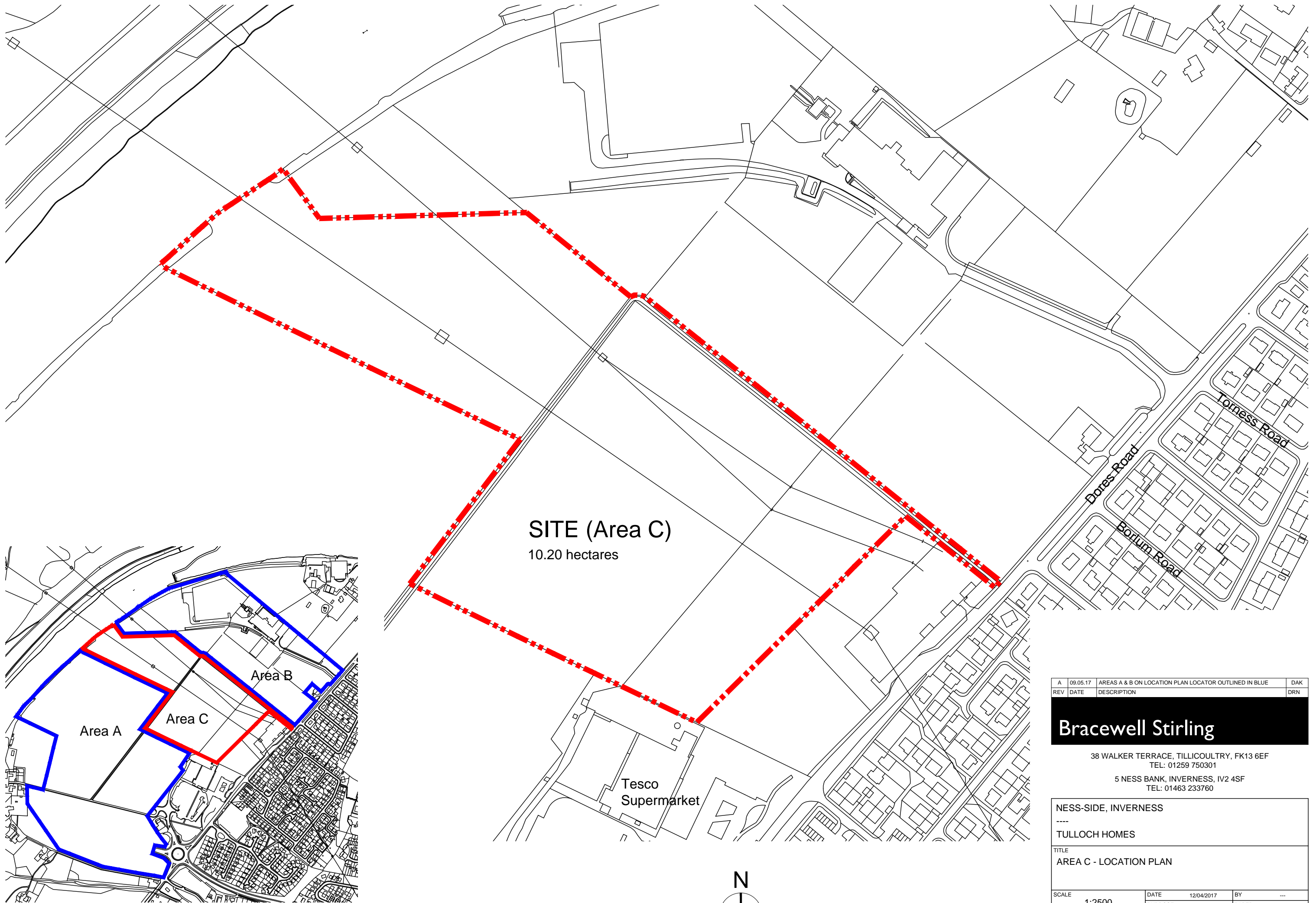
NESS-SIDE, INVERNESS

TULLOCH HOMES

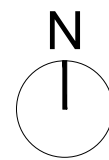
TITLE
AREA B - LOCATION PLAN

SCALE	1:2500	DATE	12/04/2017	BY	---
		PURPOSE	-----	PAPER	A3

DWG NO.-REV
3677-02-004A



Location Plan Locator



1 : 2500 0 50m 100m 150m

A	09.05.17	AREAS A & B ON LOCATION PLAN LOCATOR OUTLINED IN BLUE	DAK
REV	DATE	DESCRIPTION	DRN

Bracewell Stirling

38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF
TEL: 01259 750301

5 NESS BANK, INVERNESS, IV2 4SF
TEL: 01463 233760

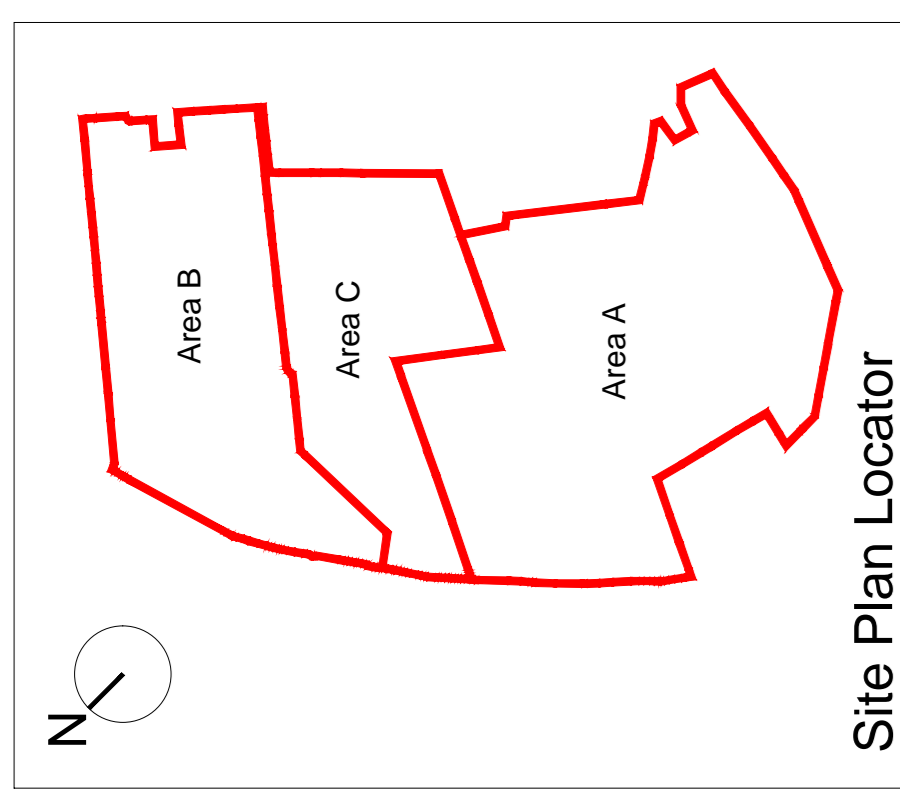
NESS-SIDE, INVERNESS

TULLOCH HOMES

TITLE
AREA C - LOCATION PLAN

SCALE	1:2500	DATE	12/04/2017	BY	---
		PURPOSE	-----	PAPER	A3

DWG NO.-REV
3677-02-003A



Site Plan Locator

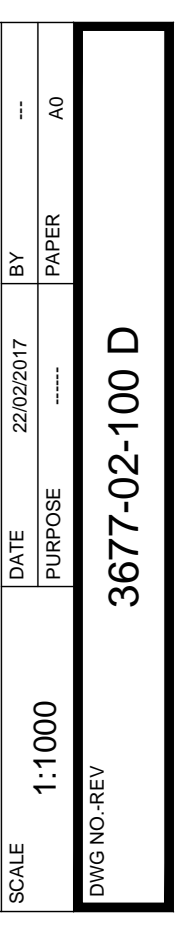


D	PROFIT	PROFIT CALCULATIONS AND COST ESTIMATIONS	DATE
C	COST	COST ESTIMATIONS	DATE
B	SCHEMATIC	SCHEMATIC DEVELOPMENT	DATE
A	CONCEPT	CONCEPT DEVELOPMENT	DATE
PRE	PRELIMINARY	PRELIMINARY DEVELOPMENT	DATE

Bracewell Stirling
 38 WALKER TERRACE, TULLOCH, FK13 6EF
 TEL: 01257 753031
 5 NESS BANK, INVERNESS, IV2 4SF
 TEL: 01463 237670

SCALE	1:1000
DATE	20/03/2017
PURPOSE	MASTER PLAN
PROJECT NO.	3677-02-100 D

NESS-SIDE, INVERNESS
 TULLOCH HOMES
 OVERALL MASTER PLAN SITE LAYOUT





18.10.17
 18.10.17
 Date No.



horner + maclellan
 landscape architects

Client: Tulloch Homes Ltd

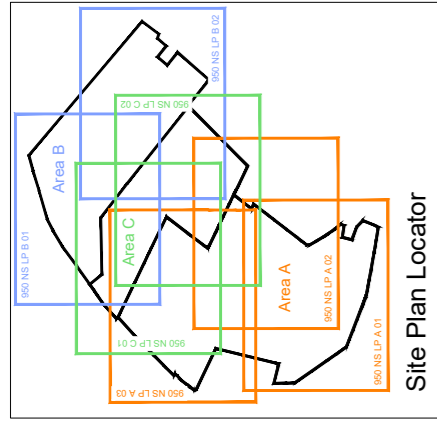
Project: Ness Side

Drawing Title: Master Plan Site Layout
 Soft Landscape Character Areas

Drawing No:	950 NS LCA 01	Revision:	B
Scale:	PLANNING	Drawn By:	KW
Scale @ A3:	NTS	Checked By:	RM
		Date:	20.03.17

1 Dochfour Business Centre Dochgarroch
 Inverness IV3 8GY tel 01463 861 460
 info@hornermaclellan.co.uk

Note: Refer to drawings 950 NS LCA 02-12 for Soft Landscape Character Area qualities.



Site Plan Locator

- Site planning boundary including individual A, B, and C portions
- Indicative proposed contours at 500mm to create grassy mounds for raised seating areas and incorporate form, planting and overall landscape interest.
- Circular/moon stone/limber sleeper wall seating areas with raised seating areas and footpaths. Where seating areas are located on mounded ground, footpaths to be no more than 120 and fully DDA compliant.
- Natural sandstone wall - 500-1000mm high - sculptural boundary and key gateway to the site. Boundary walling TBC with Architects' boundary wall details.
- Beech hedgerow - Maintained at 900mm high along foot and site boundaries.
- Timber trail activity play areas designed to be used by children. Playtable - refer to 1:500 layouts for details.
- Rain Gardens - shallow depressions reduced by 200mm contour over max 1.4 slopes, planted with rain palette of shrubs and herbaceous species.
- LE2.1 Woodland Mix - Supreme Shrub Grass Seed Mix. Generalist planting for planting to roadside areas.
- LE2.2 Woodland Edge Mix - Supreme Shrub Grass Seed Mix or equivalent. Wetflower Grass Seed Mix or equivalent.
- LE2.3 Native Tree and Shrub Mix - Generalist planting to roadside areas. Species with O&A buffer zone - refer to planting schedules for detail.
- LE3.1 Trees - Continuous.
- LE3.2 Ornamental Shrubs and groundcover.
- LE3.3 Groundcover and Bulbs - Dashed line indicates groundcover planting to service strips.
- LE1.3 Species Rich Grassland - Generalist Native Grass Seed Mix or equivalent.
- LE6.2 SUDs Pond Slopes - Generalist Native Tree and Shrub Mix or equivalent. Dashed line indicates grass seeding in service strip with planted bulbs.
- LE1.1 Amenity Grassland - Generalist Native Tree and Shrub Mix or equivalent. Dashed line indicates grass seeding in service strip with planted bulbs.
- Private and communal gardens - Turf to suit.
- Existing trees to be retained - Refer to Tree Protection Plan 200 N/S RFP 01, and October 2016 Tree Survey.
- Existing woodland and landscape - To be maintained as a with necessary tree safety works as required.

Note
 Sort landscape codes to DMRB Landscape Element Codes in line with the West Link's planning path.
 Some areas of soft landscaping around properties are shown in grey to suit rear garden access once known, if necessary.
 Refer to planting schedules for species lists.



Planting along West Link to tie in with roadsides soft landscape and DMRB Landscape Element Codes, where appropriate.

Existing woodland walk

Gated allotments, 17m x 150m plots and possible from 1m x 150m full plot with water connection points, car and cycle parking, toilet block, communal area, storage/shed down area, and fruit backcourt planting.

20m no large tree planting buffer to overhead lines.

Small fruit tree planting outwith service wayleaves to help screen substation.

NCN 78 cycle path link.

Pumping station - refer to Engineer's drawings.

Footpaths to tie in with existing Core Path network - bladed gravel / timber edge construction with upgrade works to existing footpath routes as necessary.

West Link's woodland planting to be carried out to provide breathing space to front of flats.

Max 2.5m high 1:2 screening bund planted with LE2.1 and LE2.2.

16.11.17 B
 03.03.17 A
 Date: 16.11.17



homer + maclean landscape architects

Client: Tulooh Homes Ltd

Project: Ness Side

Owner: Master Plan Site Layout

Drawing No: 950 NS LMP 01

Scale: PLANNING

Date: 20.03.17

1 Dochfour Business Centre, Dochgarroch, Inverness IV3 8GY. Tel 01463 861 460. info@homer-maclean.co.uk