

Agenda Item	6.10
Report No	PLR/075/18

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 18 September 2018

Report Title: 18/02691/FUL: Mr Keiran Ferguson

Land 210m NW of Ancarraig Holiday Cottage Park, Bunloit,
Drumnadrochit.

Report By: Area Planning Manager – South/Major Developments

Purpose/Executive Summary

Description: Erection of house and self contained unit

Ward: 12: Aird and Loch Ness

Development category: Local Development

Reason referred to Committee: Representations received from 6 different addresses

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.

Recommendation

Members are asked to agree the recommendation to **Grant** planning permission as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

- 1.1 The proposal is to erect a house, along with a detached garage and a one bedroomed residential annex.
- 1.2 There is an existing private access track leading to the neighbouring house to the south west, which runs along the site boundary and will be used to access the site.
- 1.3 Pre Application Consultation: none
- 1.4 Supporting Information: design statement; air source heat pump specification; private access checklist; private water supplies questionnaire.
- 1.5 Variations: none

2. SITE DESCRIPTION

- 2.1 Open field on hillside, with woodland to the north west and further woodland to the south east which separates the site from Ancarraig Lodges.

3. PLANNING HISTORY

- | | | | |
|-----|---------------|--|-----------|
| 3.1 | 13 March 2017 | Erection of house, garage and annex (17/00338/FUL) | Granted |
| 3.2 | 06 Sept 2013 | Erection of house (works commenced) (13/00357/FUL) | Granted |
| 3.3 | 25 Jan 2013 | Erection of house (amended siting) (12/04423/FUL) | Withdrawn |
| 3.4 | 20 July 2007 | Extend the holiday cottages from 12 to 20, house for manager, and 2 general needs housing plots (06/00926/FULIN) | Granted |

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Neighbour notification
Date Advertised: 06/07/18
Representation deadline: 20/07/18

Timeous representations: representations received from 6 different addresses

- 4.2 Material considerations raised are summarised as follows:

- a) Site is within hinterland so contrary to Policy
- b) Shortage of water to existing houses will be exacerbated
- c) House is too big and out of character with the surroundings
- d) House incorporates too much glass which will be very prominent
- e) Design inappropriate

- f) Will increase traffic on the Bunloit public road (which also forms part of the Great Glen Way route)
- g) Disturbance to wildlife including protected species
- h) No ecological survey
- i) Too much new development has already taken place
- j) New houses are not 'affordable' to local people
- k) Requests construction traffic restricted to between 9:30 and 15:30
- l) Request S75 to prevent further development on this plot

4.3 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Glenurquhart Community Council** do not object to this latest application, but would request that the situation regarding the water supply in the Bunloit area is confirmed and the impact of providing water for another house on the existing Bunloit community is clarified.

5.2 **Environmental Health** considers that the applicant should meet the requirements of the Planning Advice Note on private water supplies regarding the sufficiency and quality of supply. Any foul water drains / soakaway should be sited away from existing or proposed water supply pipes or water supply source so as to prevent the possibility of contamination by foul water / effluent.

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 & Place-making
- 35 - Housing in the Countryside (Hinterland Areas)
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage

6.2 **Inner Moray Firth Local Development Plan 2015**

Paragraph 2.7 Hinterland; no site specific policies apply

6.3 **Highland Council Supplementary Planning Policy Guidance**

- Flood Risk & Drainage Impact Assessment (Jan 2013)
- Housing in the Countryside and Siting and Design (March 2013)

7. OTHER MATERIAL CONSIDERATIONS

7.1 **Scottish Government Planning Policy and Guidance**

Scottish Planning Policy 2014

8. PLANNING APPRAISAL

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

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) proposed changes from planning permission 17/00338/FUL
 - c) any other material considerations.

Development plan/other planning policy

- 8.4 Policy 35 - Housing in the Countryside (Hinterland) maintains a strong presumption against new houses in the Hinterland, unless the proposal complies with one of the exceptions detailed in the Council's adopted Supplementary Guidance - Housing in the Countryside and Siting and Design.
- 8.5 Policy 28 - Sustainable Design assesses developments against a number of criteria, including sensitive siting and a high quality design in keeping with the local character and the natural environment, and utilising appropriate materials.
- 8.6 Policy 29 - Design Quality and Place-Making promotes a high quality of design which makes a positive contribution to the visual quality of the area, and requires sensitivity and respect towards the local distinctiveness of the landscape.
- 8.7 Development would comply with development plan policy where it meets with the exceptions contained within Policy 35, would be of an appropriate design and well sited so as to have no adverse impact on the local character, natural environment and community and residential amenity.
- 8.8 In this case there is an existing planning permission for a house, garage, and residential annex (17/00338/FUL) which is capable of being implemented. Indeed historically, there have been permissions relating to a house on this site dating back to 2006. When permission was first granted the site was located outwith the Hinterland boundary and within the Wider Countryside in terms of the Council's Housing in the Countryside Policy. The Inner Moray Firth Local Development Plan was adopted in 2015, and this extended the Hinterland boundary to include this site.

- 8.7 Permission 13/00357/FUL has commenced and has therefore not expired. This was a material planning consideration last year when application 17/00338/FUL for a house, garage, and residential annex on this site was granted.
- 8.8 Notwithstanding Policy 35, the principle of a house on this plot has been established, and there are two alternative permissions for a house capable of implementation. This current proposal is to amend the design which was previously approved as part of 17/00338/FUL. The key consideration for the current application is whether the design amendments from the previously granted proposal would comply with Policy 28 and 29 of the Highland wide Local Development Plan.

Proposed changes from planning permission 17/00338/FUL

- 8.9 Application 17/00338/FUL gave permission for a house with a detached garage and a one bedroomed annex on the site. The house makes use of the gradient through the site to provide an underbuild, making it 2 storeys on the approach up the track, or single storey when viewed from the rear where only the upper level is visible. No changes are proposed to the upper storey, which remains as previously granted.
- 8.10 The lower storey has been increased in length by 2.5m. The distance between the house and annex remains as previously approved, but the increased length of the lower storey will result in the annex being located closer to the side boundary. There will however still be in the region of 13m between the annex and the boundary.
- 8.11 The elevations all remain identical to those previously granted except for the south-east elevation which has increased the distance between two of the windows to accommodate the additional 2.5m length. The north west elevation is not impacted since only the upper floor is visible, with the lower floor being below ground level.
- 8.12 The garage remains essentially as previously granted, but with the roof pitch increased from 25 degrees to 35 degrees, and velux style rooflights added. The height of the garage doors has been decreased from 2.8m to 2.14m. The eaves remain unaltered at 3.1m high. This has enabled an attic to be provided in the garage.
- 8.13 The annex has been increased in length by approx. 1.1m, and the fenestration details have been amended. The design and materials are otherwise essentially the same.
- 8.14 The site is sufficiently proportioned to accommodate the increased length of the underbuild by 2.5m. Furthermore, the additional length will be to the section of house away from the access (towards the north west), and largely screened from view by the trees between the site and the holiday lodges. No neighbours will be impacted by this change, and the design remains essentially the same overall.
- 8.15 The garage will continue to be situated near to the access track, and will be visible from the neighbouring house to the west and from the approach to the site

up the access track. The increased roof pitch and reduced height of the garage doors will lead to the garage proportions being visually improved. There remains sufficient distance between the garage and the nearest house to not impact upon residential amenity. The rooflights will be sited in the rear roof slope, which faces into the site and away from public view, and consequently there will be no detriment from them.

- 8.16 The increase in length of the annex by 1.1m can easily be absorbed visually, and has little impact upon the proposal. The essence of the building design is not impacted by this increased length or amended fenestration. Furthermore, the annex continues to be sited towards the north east of the site, where it is largely hidden by the existing trees and by the main house.

Other material considerations

- 8.17 The proposed site drainage remains as previously agreed under planning permission 17/00338/FUL, and is not amended by this current proposal.
- 8.18 The previous application included an assessment of protected species and there was found to be no detriment to the species affected. Pre-commencement surveys were however required by condition. Since planning permission 17/00338/FUL was approved in March 2017, and there has been no significant passage of time, it is reasonable to use conditions to ensure that there is no adverse impact on protected species.
- 8.19 There is no change to the proposed water supply. This current proposal does not affect the number of people being served by the water supply, and the availability of water to other properties is therefore not altered by this application. Planning permission 17/00338/FUL included a condition requiring an appraisal to demonstrate that a sufficient private water supply can be achieved, without compromising any other supply in the vicinity or person(s) utilising the same source or supply. It is reasonable to use this condition again.
- 8.20 The access is as previously granted. The amended design will not impact upon the number of vehicles using the access over and above that previously approved.

Non-material considerations

- 8.21 There is no policy requirement for new housing to be 'affordable' to local people.
- 8.22 There was no requirement as part of 17/00338/FUL to limit the times of construction traffic, and it is unreasonable to introduce this now.
- 8.23 The suggestion that further development be controlled by legal agreement is not appropriate since each application must be determined on its individual merits.

Matters to be secured by Section 75 Agreement

- 8.24 None.

8.25 The Council's developer contributions policy, at the time when this application was made, did not apply to single houses.

9. CONCLUSION

9.1 The main changes to the existing permission are:

- the increase in length of the underbuild section of the house by 2.5m,
- the increase in pitch of the garage roof from 25 degrees to 35 degrees and associated installation of rooflights
- the increase in length of the annex by 1.1m, with associated amended fenestration details.

9.2 There are no planning reasons why these amendments should not be accepted. The design changes are an improvement. There will be no adverse impact upon community or individual amenity. The changes do not impact upon infrastructure.

9.3 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. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: Not applicable

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. 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 development shall commence until a pre-commencement survey has been undertaken for otters and Great Crested Newts and a report of survey has been submitted to, and approved in writing by, the Planning Authority. The survey shall cover both the application site and any area in all directions from the boundary of application site (the distance to be approved in writing with Scottish Natural Heritage) and the report of survey shall include mitigation measures where any impact, or potential impact, on protected species or their habitat has been identified. Development and work shall progress in accordance with any mitigation measures contained

within the approved report of survey and the timescales contained therein.

Reason: To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

2. No works shall be carried out within the breeding bird season (April – July inclusive) unless a breeding bird survey has first been carried out, and a report of survey submitted to and approved in writing by the Planning Authority. Thereafter, development and works shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contained therein.

Reason: To protect and enhance the nature conservation interests of the area, including the management of vegetation and woodland on the site, mitigate any effects on breeding birds and their habitat and avoid adverse effects on other species of nature conservation interest.

3. No works shall be carried out for the first 4 hours after dawn between mid March – mid May inclusive, unless a pre-construction survey has first been carried out and submitted to the Planning Authority which demonstrates that the site is not used by lekking birds (Black Grouse).

Reason : To protect and enhance the nature conservation interests of the area, including the management of vegetation and woodland on the site, mitigate any effects on Black Grouse and their habitat and avoid adverse effects on species of nature conservation interest.

4. For the duration of the construction phase of the development, at the end of each period of construction work all excavations (including pits and trenches) shall be covered, or ramps left within them such that animals may exit with ease, and any open pipework (including incomplete penstock) shall be capped. These measures shall be maintained until such time as work next recommences on site.

Reason: To ensure that animals cannot gain access to, or become stuck within, pipework systems or excavations.

5. Unless otherwise approved in writing with the Planning Authority in consultation with SNH, the infrastructure associated with this proposal shall be micro-sited to avoid any impact on adders and common lizards and if this is not possible then one or more of the following options shall be used:

Strimming and fingertip searches - the legislation effectively requires the displacement of individual reptiles from the working width to alternative habitat. Mechanical strimming / mowing will be completed during the reptile active period of April to September inclusive.

Capture and Release programme - completed prior to works during the active reptile period of April to September inclusive

Fencing - where suitable, temporary and permanent exclusion fencing will be used to protect the animals and to remove them from the affected areas. A solid barrier will be required around the areas which will remain in place during the works to stop animals recolonizing the habitat.

Reason: To minimise disturbance to nature conservation interests within the application site and ensure the protection of protected species and habitats.

6. 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. The plan will include a scale drawing which shows the location of tree planting (of native species such as birch) along with a schedule which details the size, quantity, means of protection and species of trees and shrubs to be planted. 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. 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

v. 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.

7. No development shall commence until an appraisal to demonstrate that a sufficient private water supply can serve the development has been submitted to, and approved in writing by, the Planning Authority. This appraisal shall be carried out by an appropriately qualified person(s) and shall specify the means by which a water supply shall be provided and

thereafter maintained to the development. Such appraisal shall also demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply has been installed in accordance with the approved specification.

Reason: To ensure that an adequate private water supply can be provided to meet the requirements of the proposed development and without compromising the interests of other users of the same or nearby private water supplies.

8. No development shall commence until full details of all foul drainage infrastructure (including treatment plant and soakaway locations) have been submitted, to, and approved in writing by, the Planning Authority. Thereafter, development shall progress in accordance with the approved details.

Reason : In order to ensure that private foul drainage infrastructure is suitably catered for, in the interests of public health and environmental protection.

9. 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 Second 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.

10. No development shall commence until the site access has been constructed in accordance with The Highland Council's Access to Single Houses and Small Housing Developments guidelines, with:
- i. the junction formed to comply with drawing SDB1; and
 - ii. visibility splays of 2.4m x 90m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason : In the interests of road traffic safety

- 11 The house shall not be occupied until the provision for the parking and turning of two cars within the curtilage of the house is made and shall be maintained at all times thereafter.

Reason : In the interests of road safety.

12. All building material, plant and equipment shall be stored within the boundaries of the application site throughout the construction period

Reason : To ensure that there are no obstructions to the public highway.

13. No development shall commence on site until details of boundary enclosures have been submitted for the approval of the Planning Authority.

Reason : In the interests of visual amenity.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME 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

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).

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area 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/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

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.

Construction Hours and Noise-Generating Activities: You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

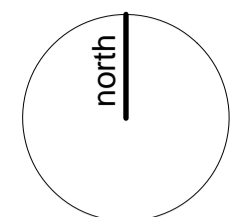
Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

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

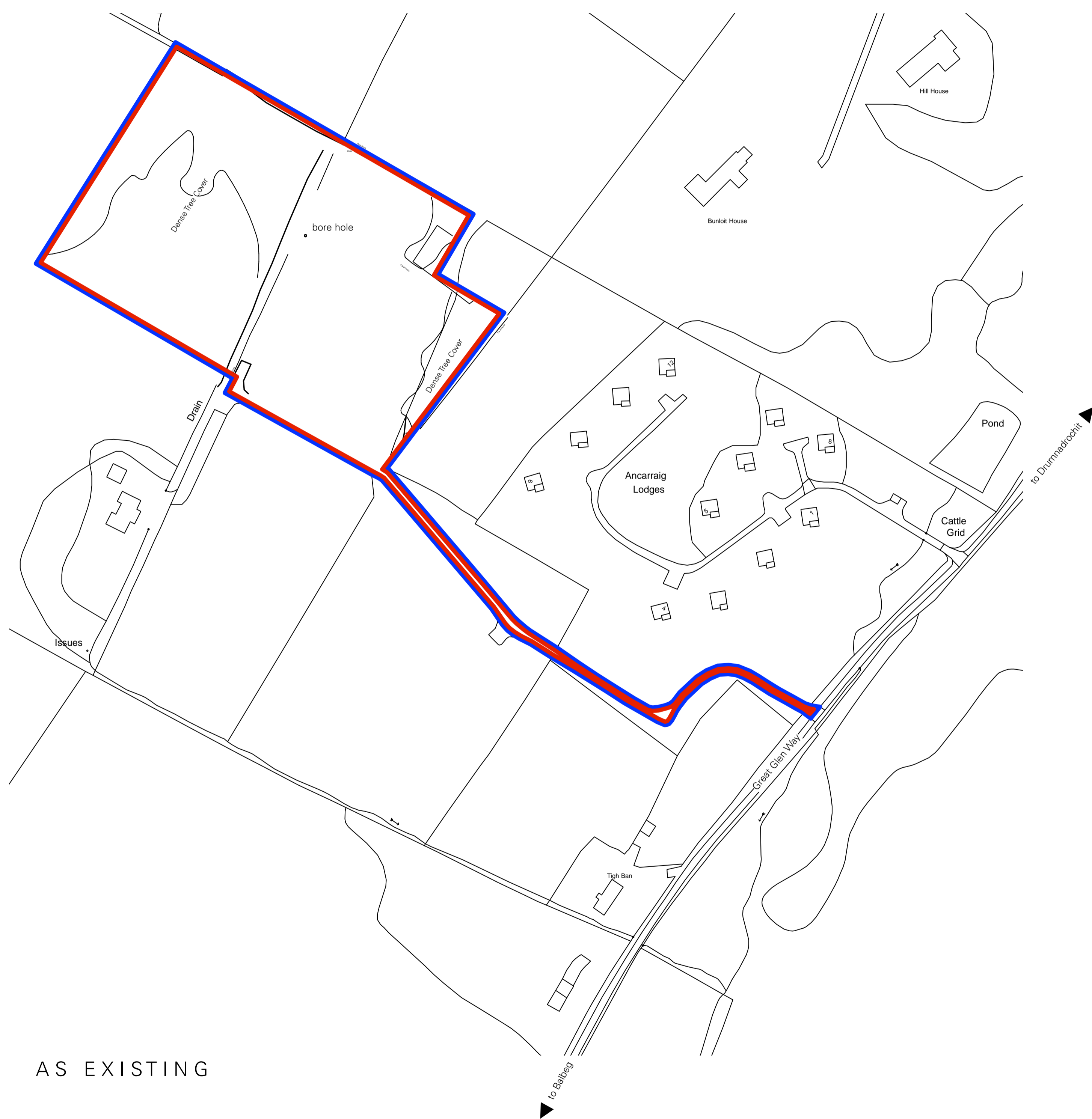
Signature: Nicola Drummond
Designation: Area Planning Manager – South/Major Developments
Author: Susan Hadfield
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 - Location Plan 267-P-001
Plan 2 - Proposed Site Layout Plan 267-P-002
Plan 3 - Proposed Elevation Plan 267-P-004
Plan 4 - Proposed House Elevation Plan 267-P-111
Plan 5 - Proposed Garage 267-P-202
Plan 6 - Proposed Annex 267-P-201



1:1250
0m 25m 50m 75m 100m 125m

— area under applicant control
— Planning boundary

site area: 2.18 ha (or thereby)
easting: 249312
northing: 824929



AS EXISTING



AS PROPOSED

do not scale from this drawing • dimensions and levels to be checked on site by the contractor • all dimensions in millimetres unless otherwise noted • all levels in metres unless otherwise noted

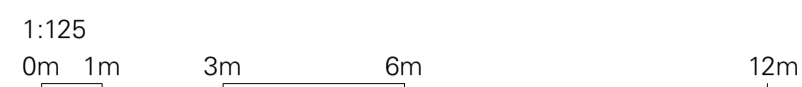
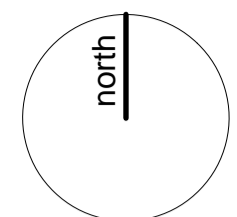
revisions & notes

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tel. 0(44)1478 613379
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RURAL DESIGN ARCHITECTS

Client		Project	
Keiran & Sandra Ferguson		Proposed House at Bunloit	
Scale	Date	Drawn	Status
1:1250@A1	June '18	SM	PL
Drawing Title			Dwg No.
Location Plan existing / proposed			267-P-001



site area: 2.0165 ha (or thereby)
 easting: 249312
 northing: 824929

- A. proposed house [266 m²]
- B. proposed annex [56 m²]
- C. proposed garage [98 m²]
- D. proposed courtyard garden
- E. proposed vehicle maneuvering (gravel)
- F. external sitting space (annex)
- G. air source heat pump

General Notes

Access Track

100mm compacted gravel / whin dust or marble topping on 200mm compacted sub-base comprising locally found material where possible

Parking Bays

40mm gravel on 200mm compacted sub-base comprising locally found material where possible

Water Supply

25mm supply pipe laid at a depth of 750 - 1350mm to connect to existing private supply

Foul drainage

Pumped system to treatment plant to discharge to burn to specialist design

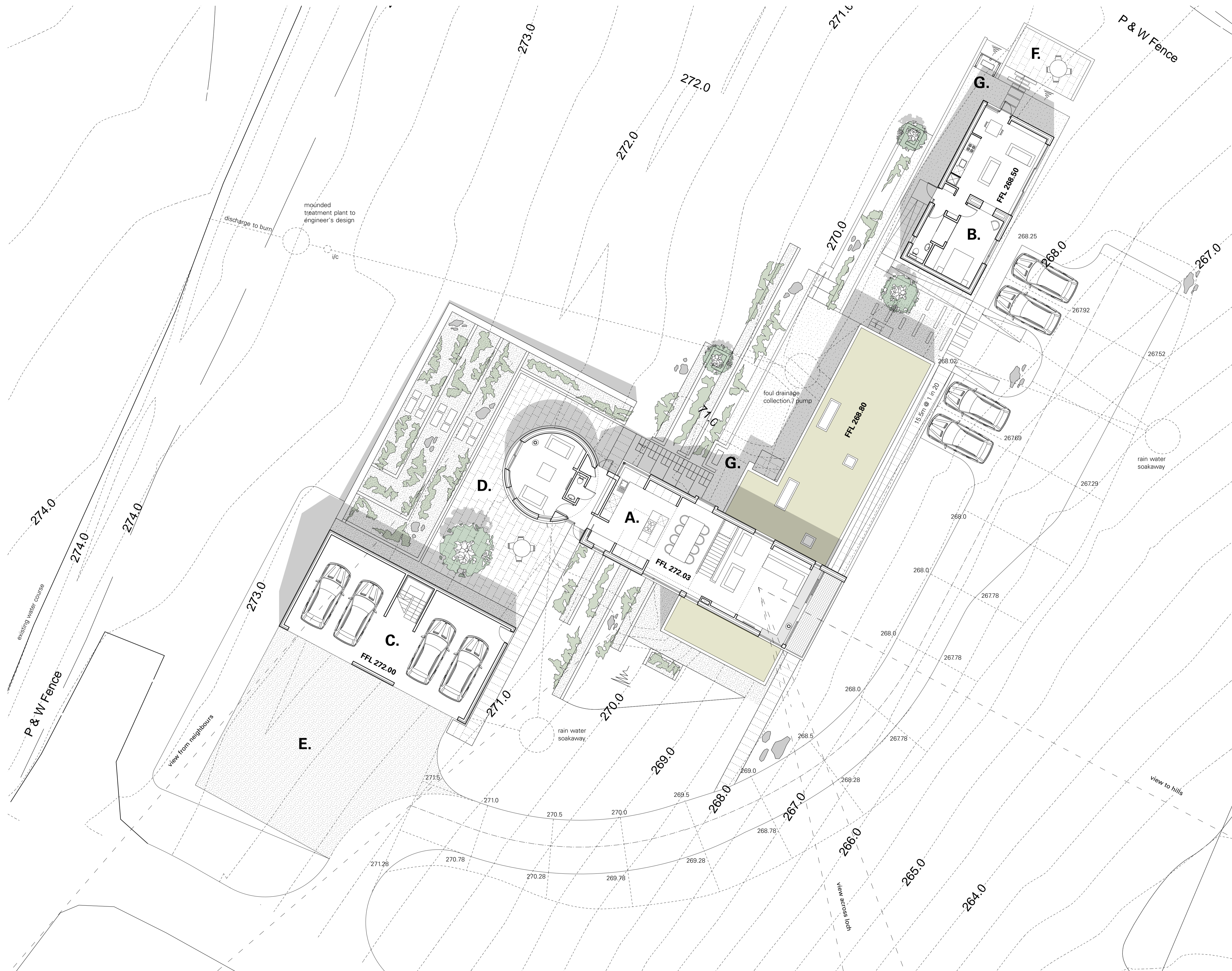
Rain water

Surface water to discharge via soakaways

Bin storage

Bin storage at junction with adopted road (Great Glen Way)

- 273.0 --- existing contours
- FFL 272.00 --- proposed finished floor levels
- 270.28 proposed site levels



do not scale from this drawing • dimensions and levels to be checked on site by the contractor • all dimensions in millimetres unless otherwise noted • all levels in metres unless otherwise noted

revisions & notes

Client

Keiran & Sandra Ferguson

Scale

1:125@A1

Date

June '18

Drawn

SM

Status

PL

Project

Proposed House at Bunloit

Drawing Title

Proposed Site Plan

Dwg No.

267-P-002



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revisions & notes

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RURAL DESIGN ARCHITECTS

Client

Keiran & Sandra Ferguson

Scale

1:100@A1

Date

June '18

Drawn

SM

Status

PL

Project

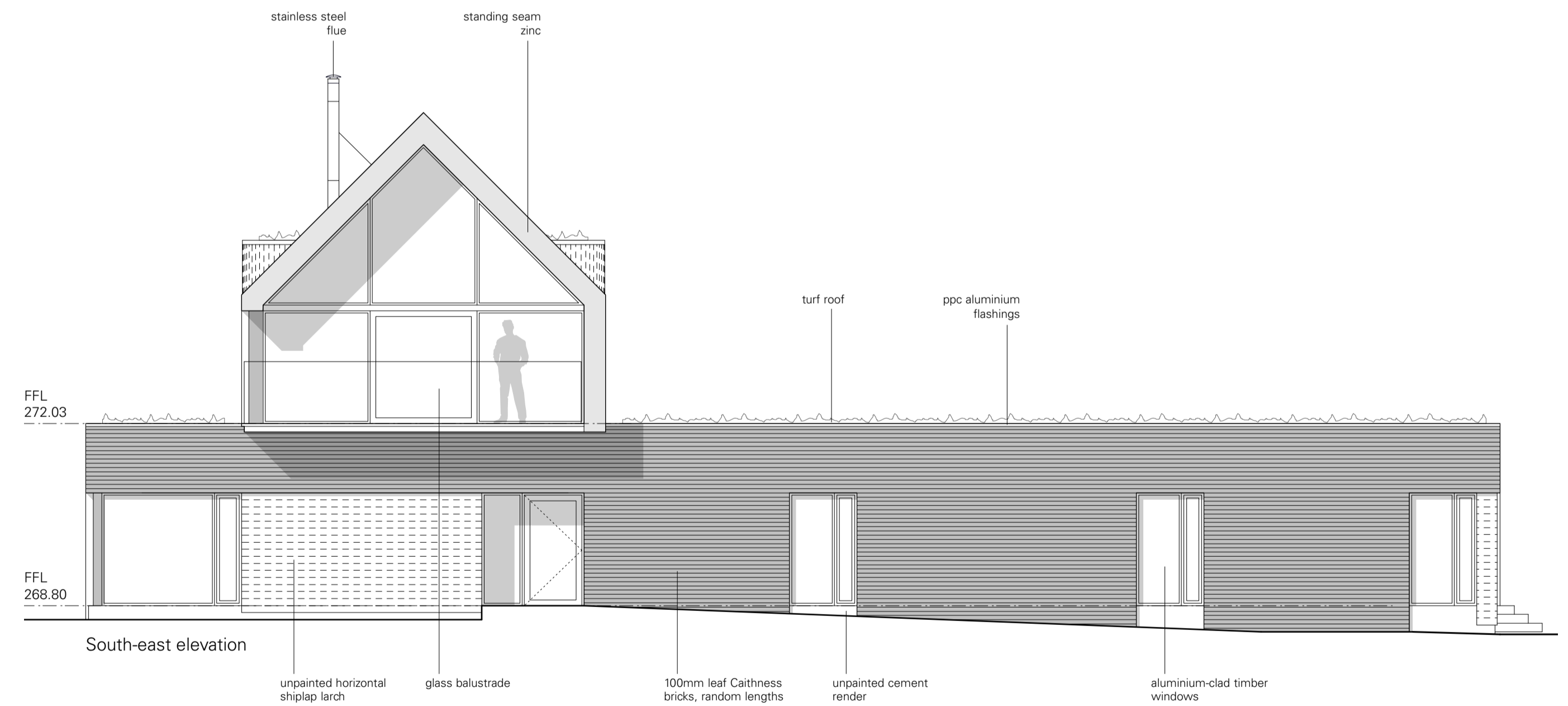
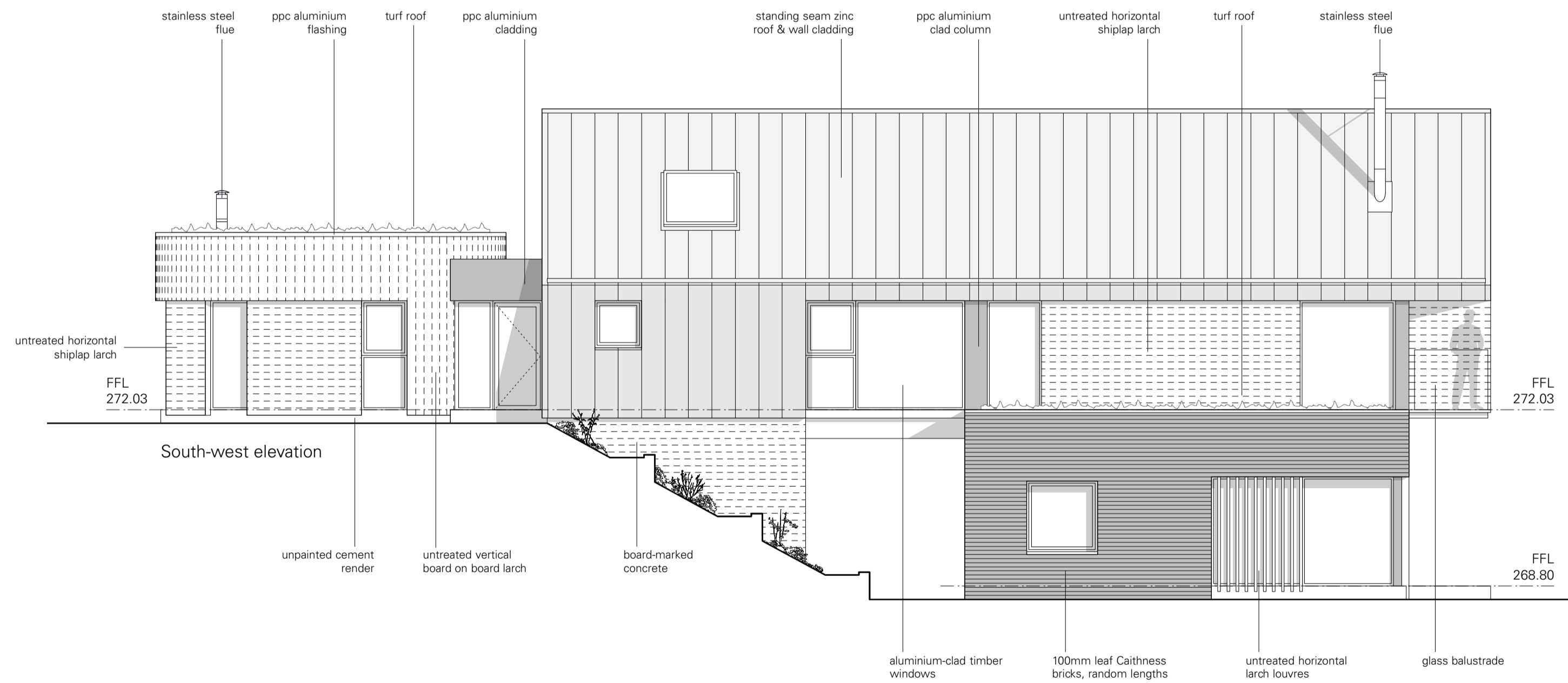
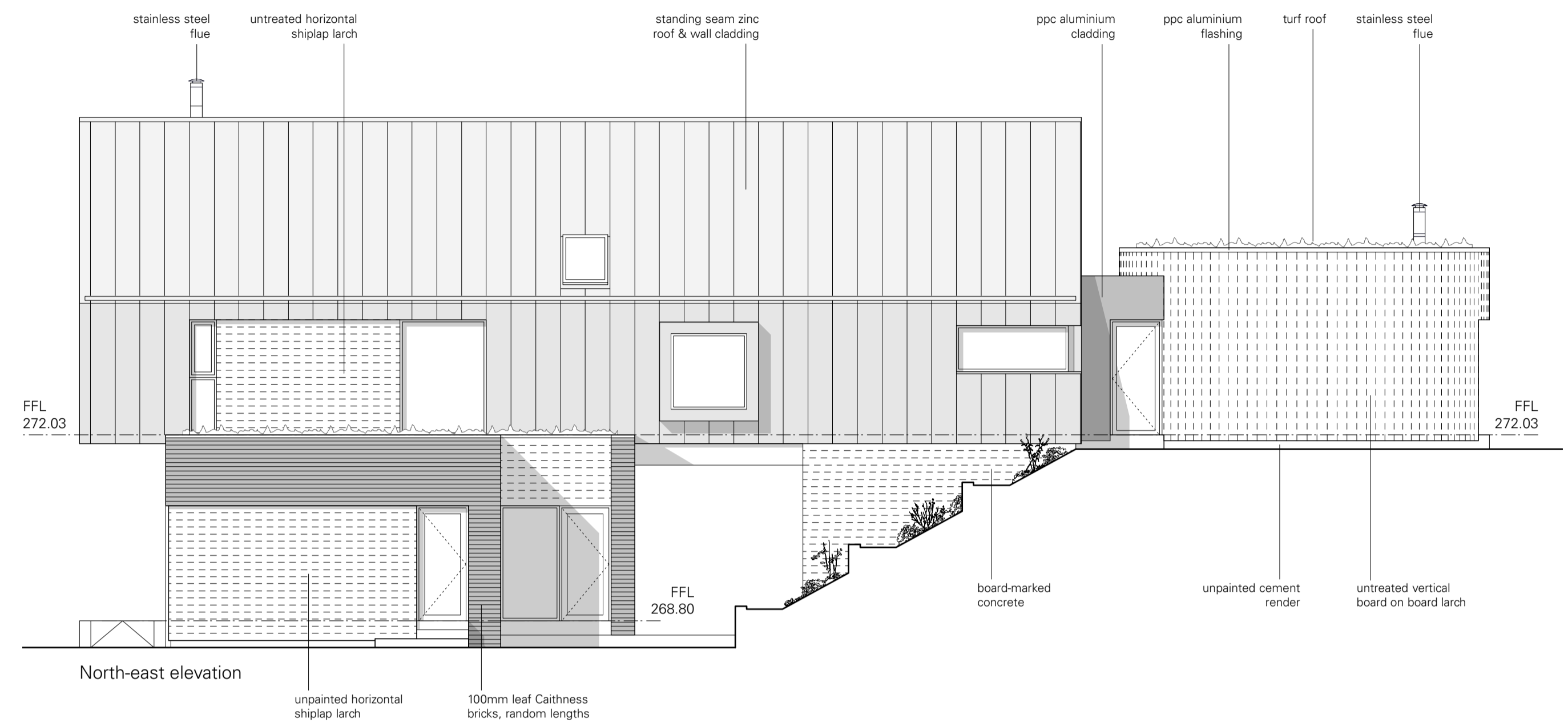
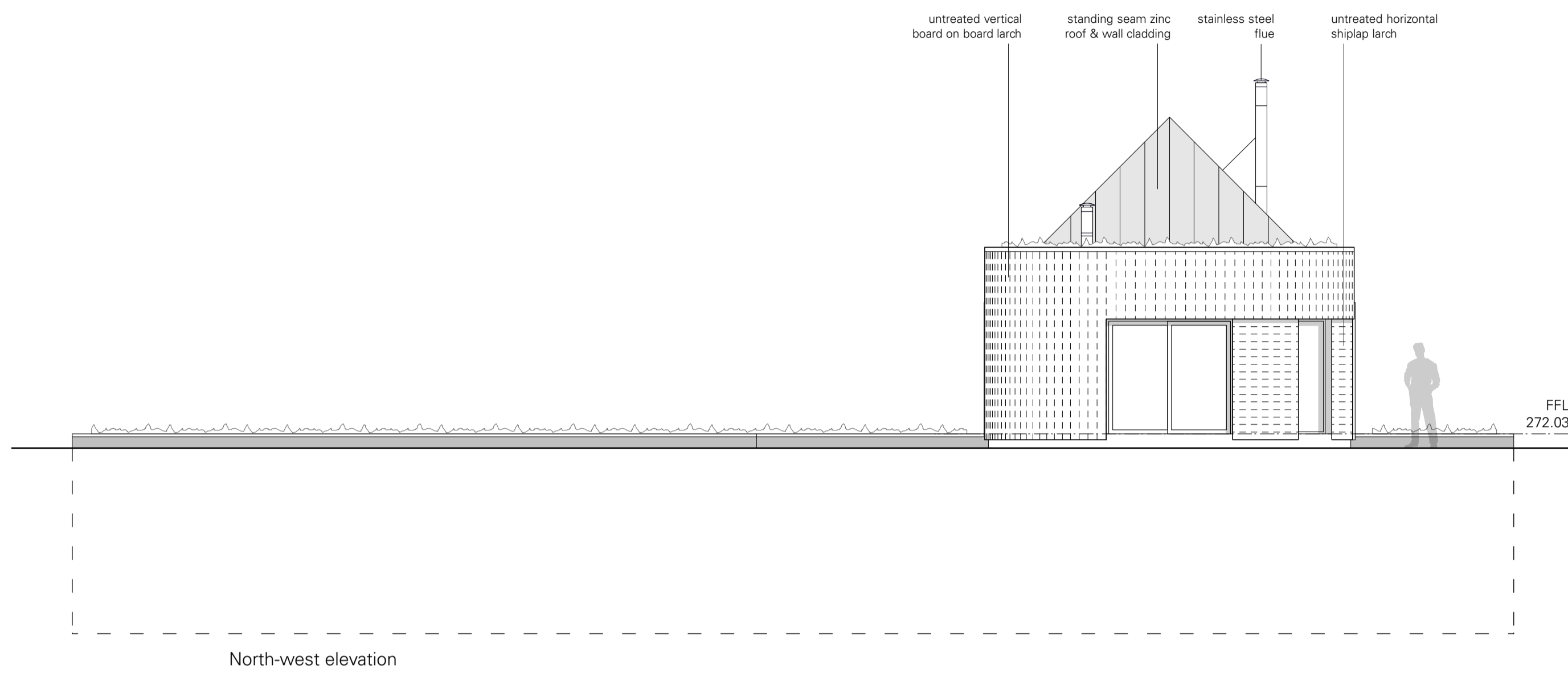
Proposed House at Bunloit

Drawing Title

Proposed Site Elevation

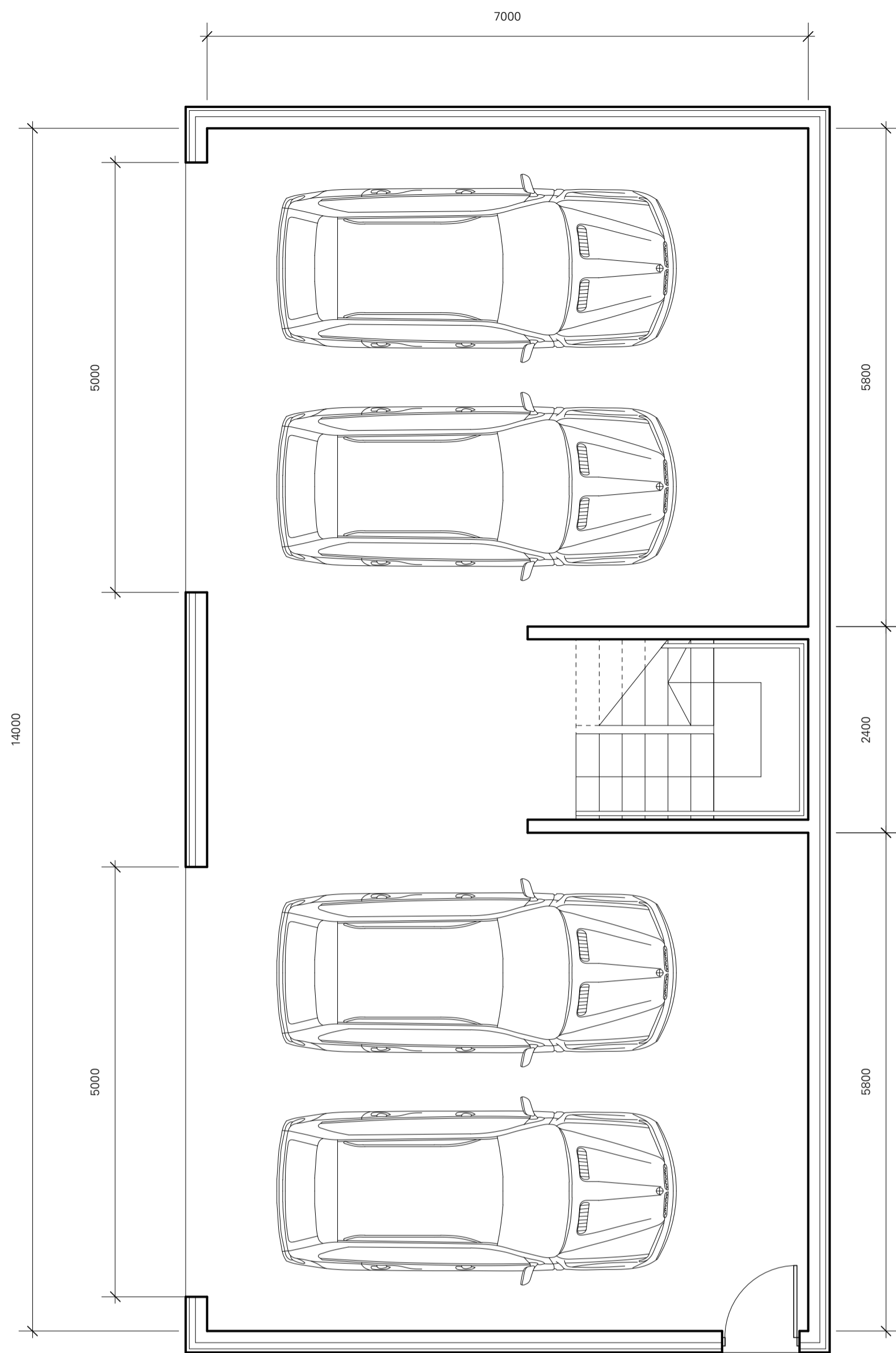
Dwg No.

267-P-004

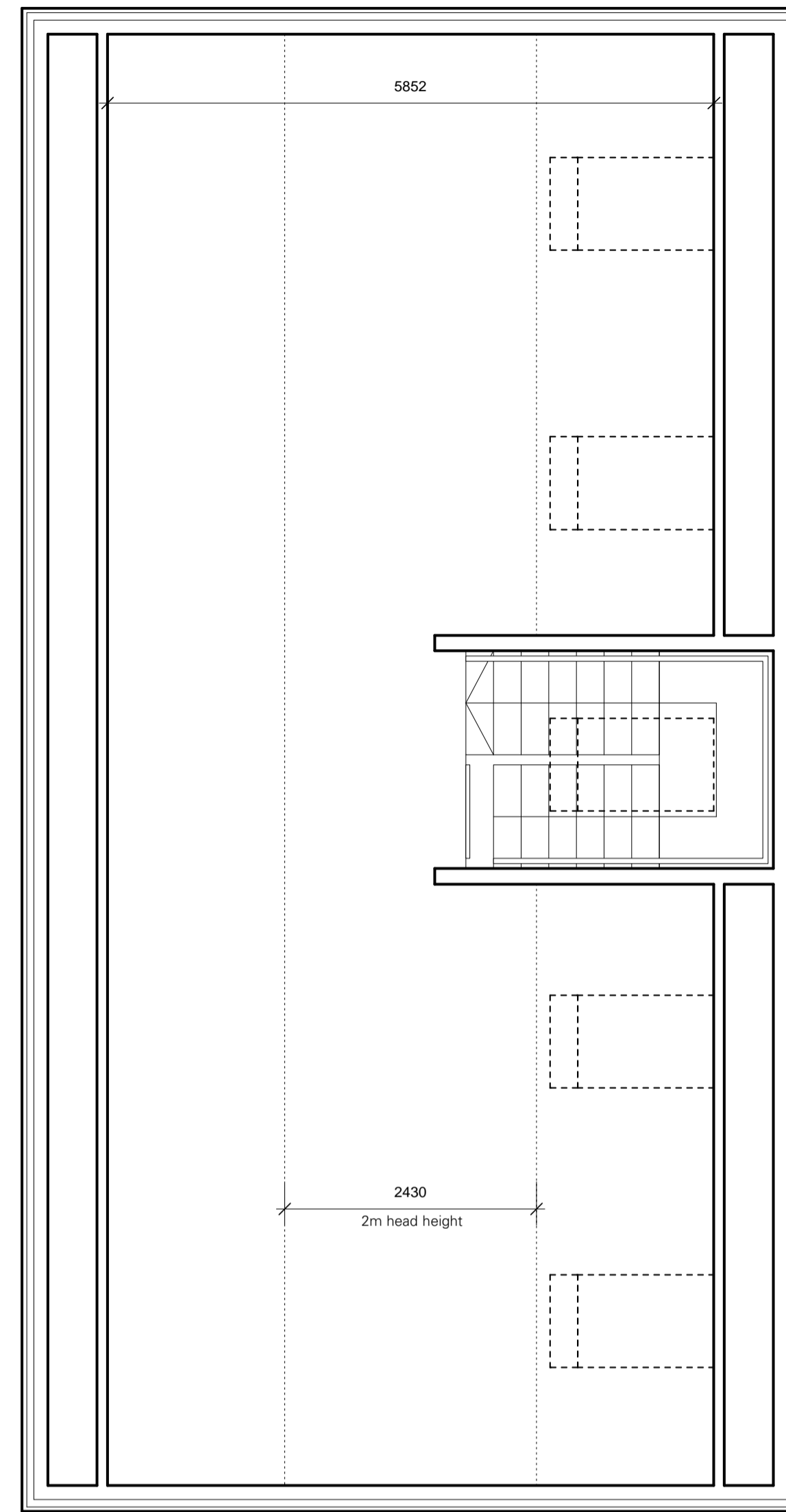


do not scale from this drawing • dimensions and levels to be checked on site by the contractor • all dimensions in millimetres unless otherwise noted • all levels in metres unless otherwise noted

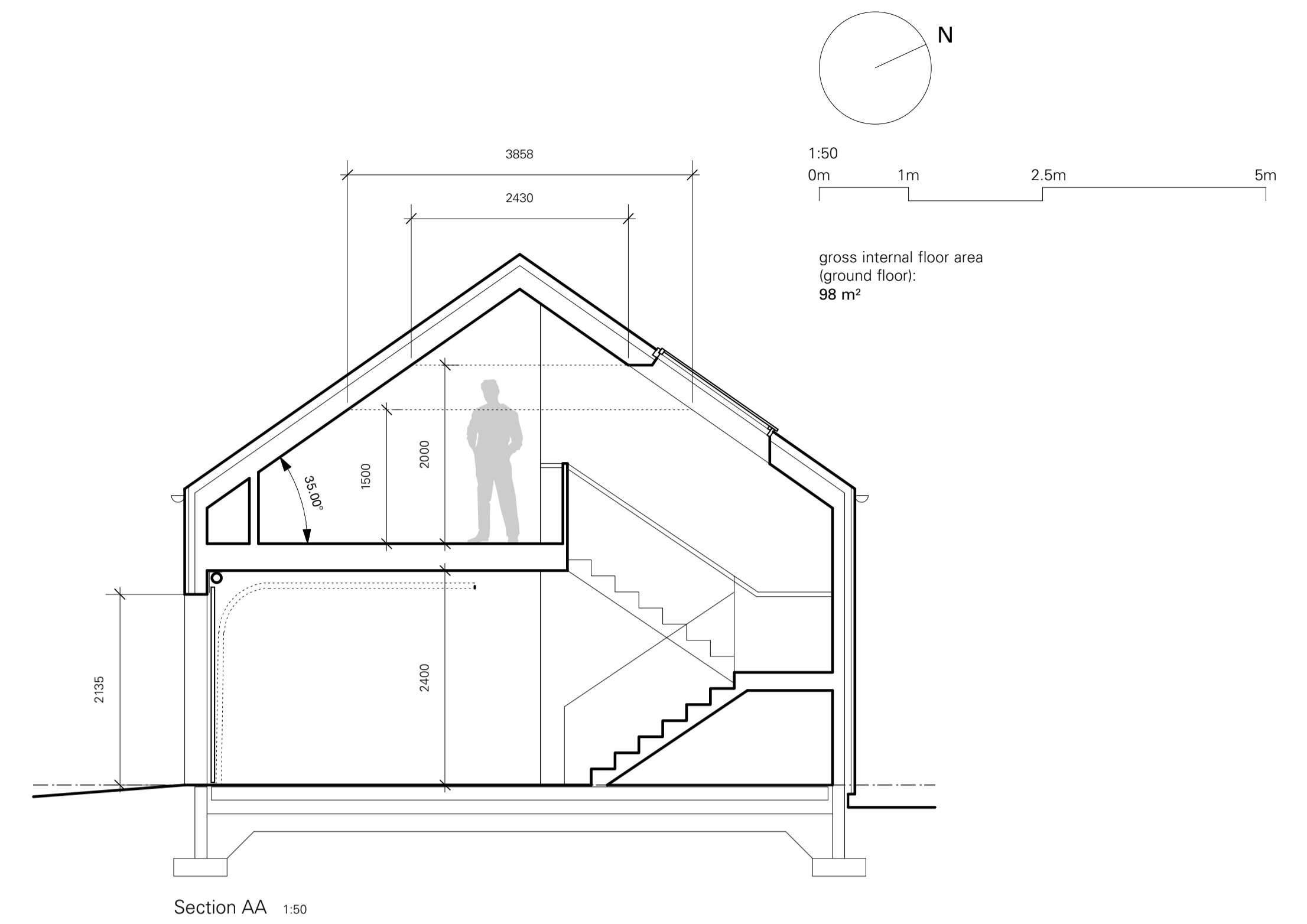
revisions & notes



Ground Floor Plan 1:50



First Floor Plan 1:50

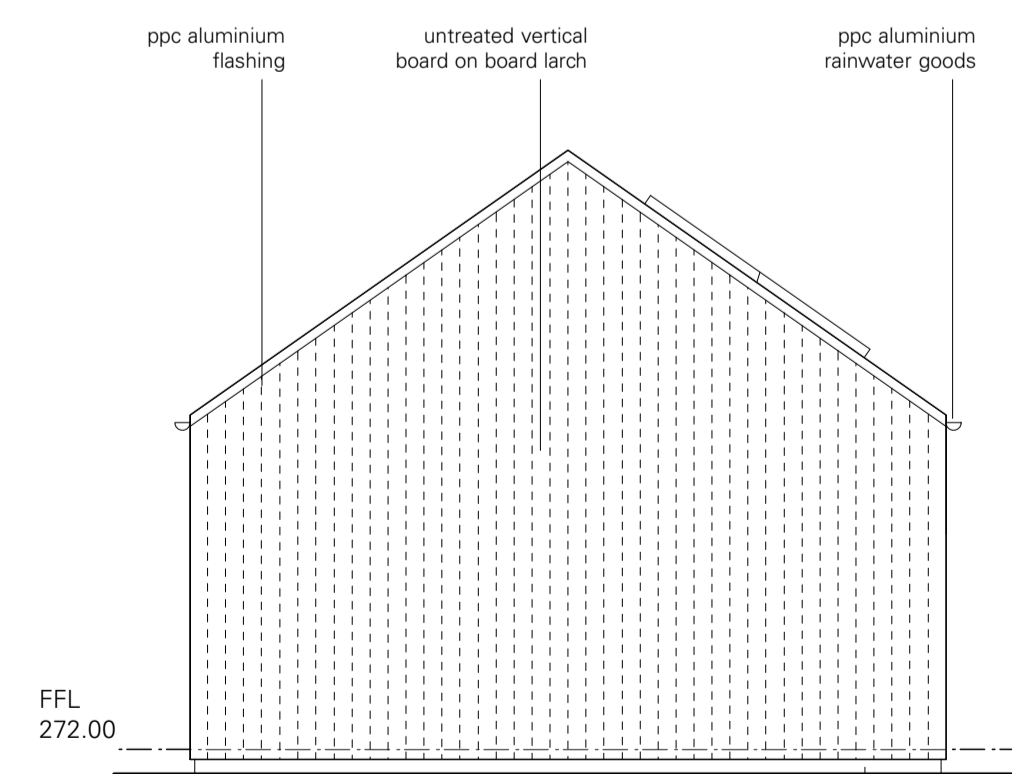


Section AA 1:50

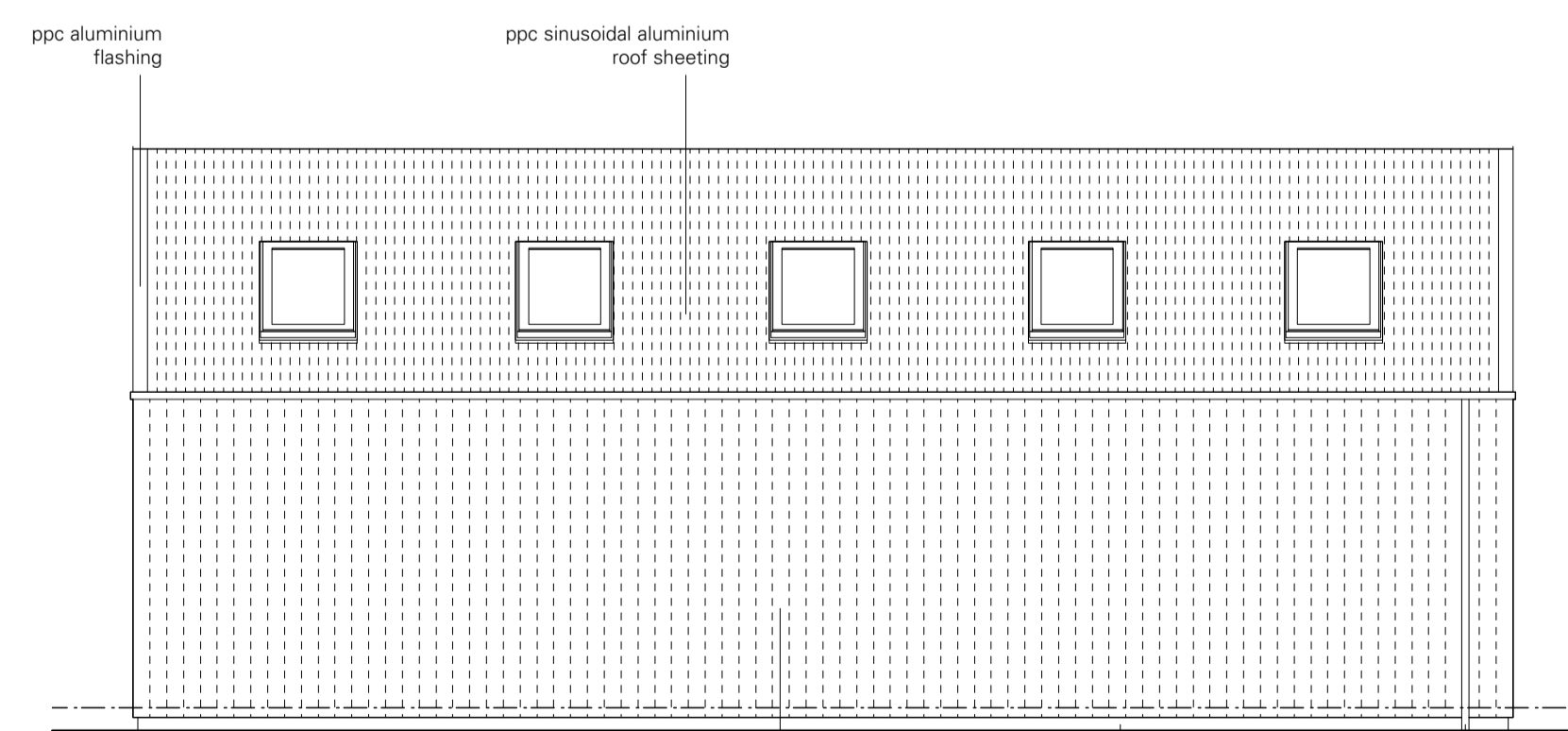
gross internal floor area
(ground floor):
98 m²



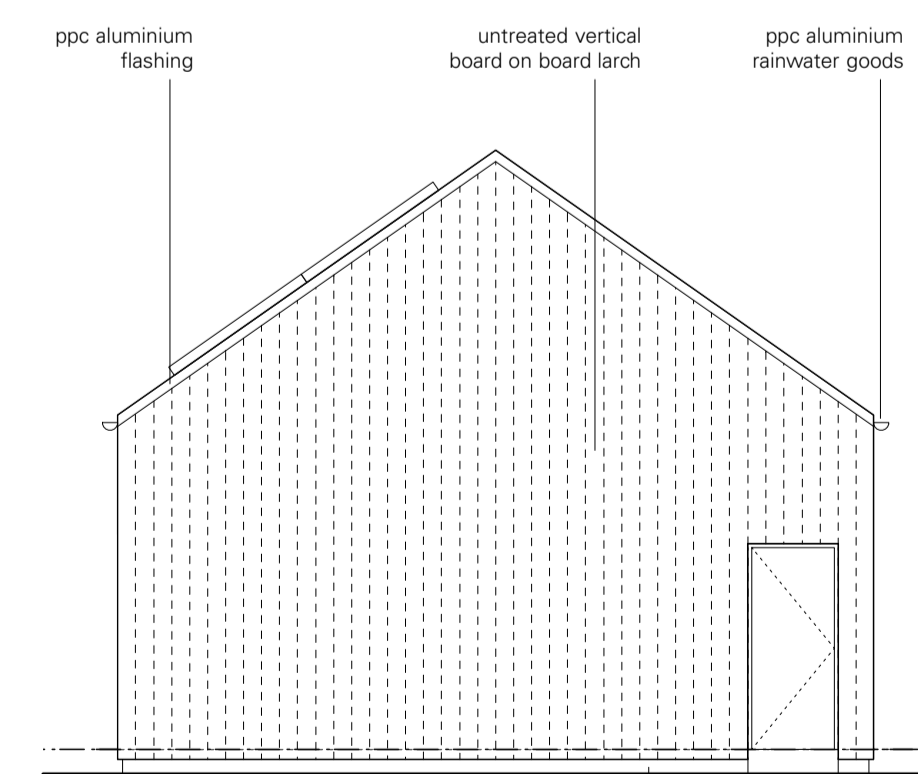
Section BB 1:50



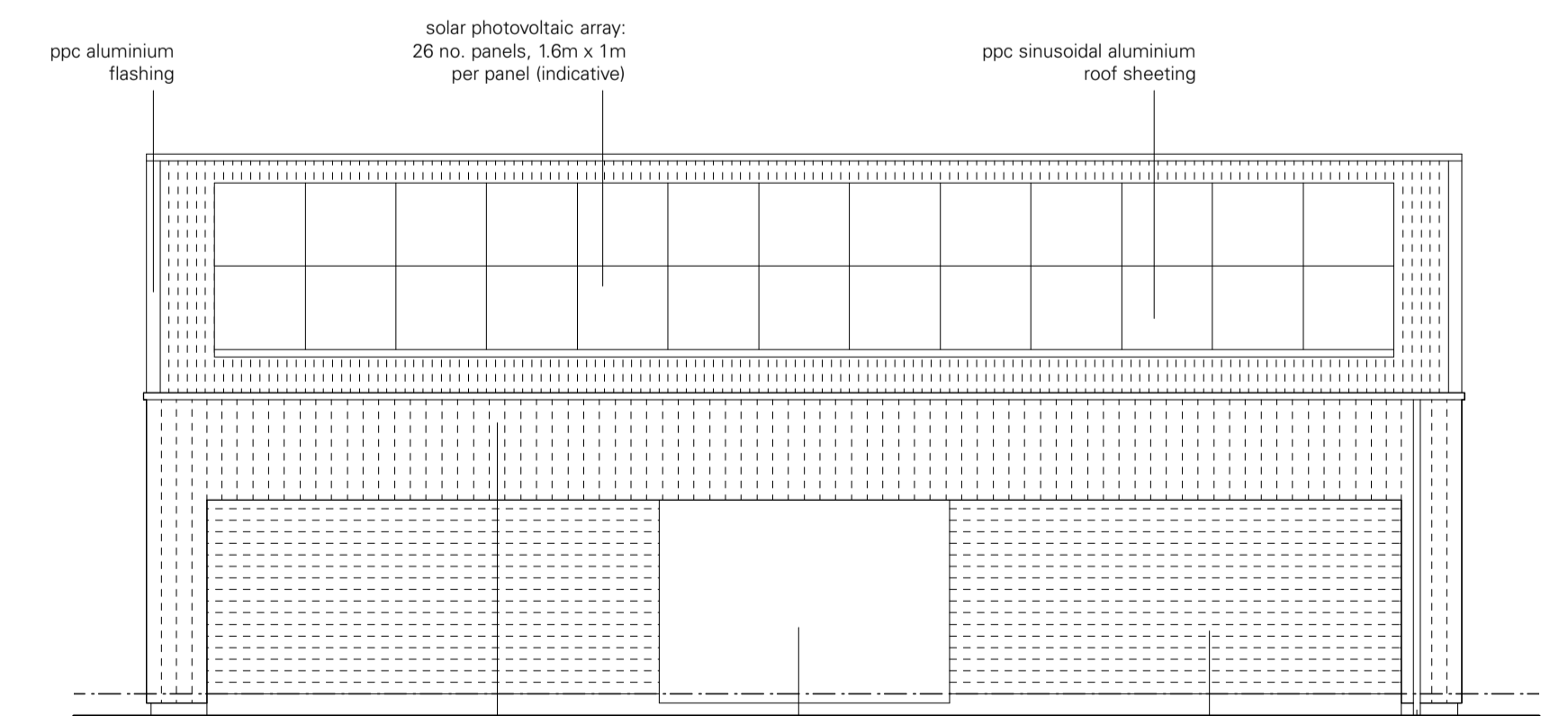
North-west elevation
1:75



North-east elevation
1:75



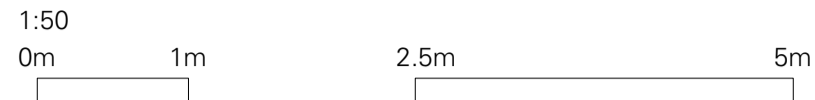
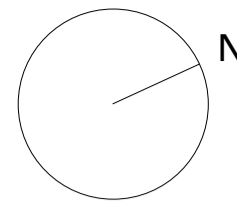
South-east elevation
1:75



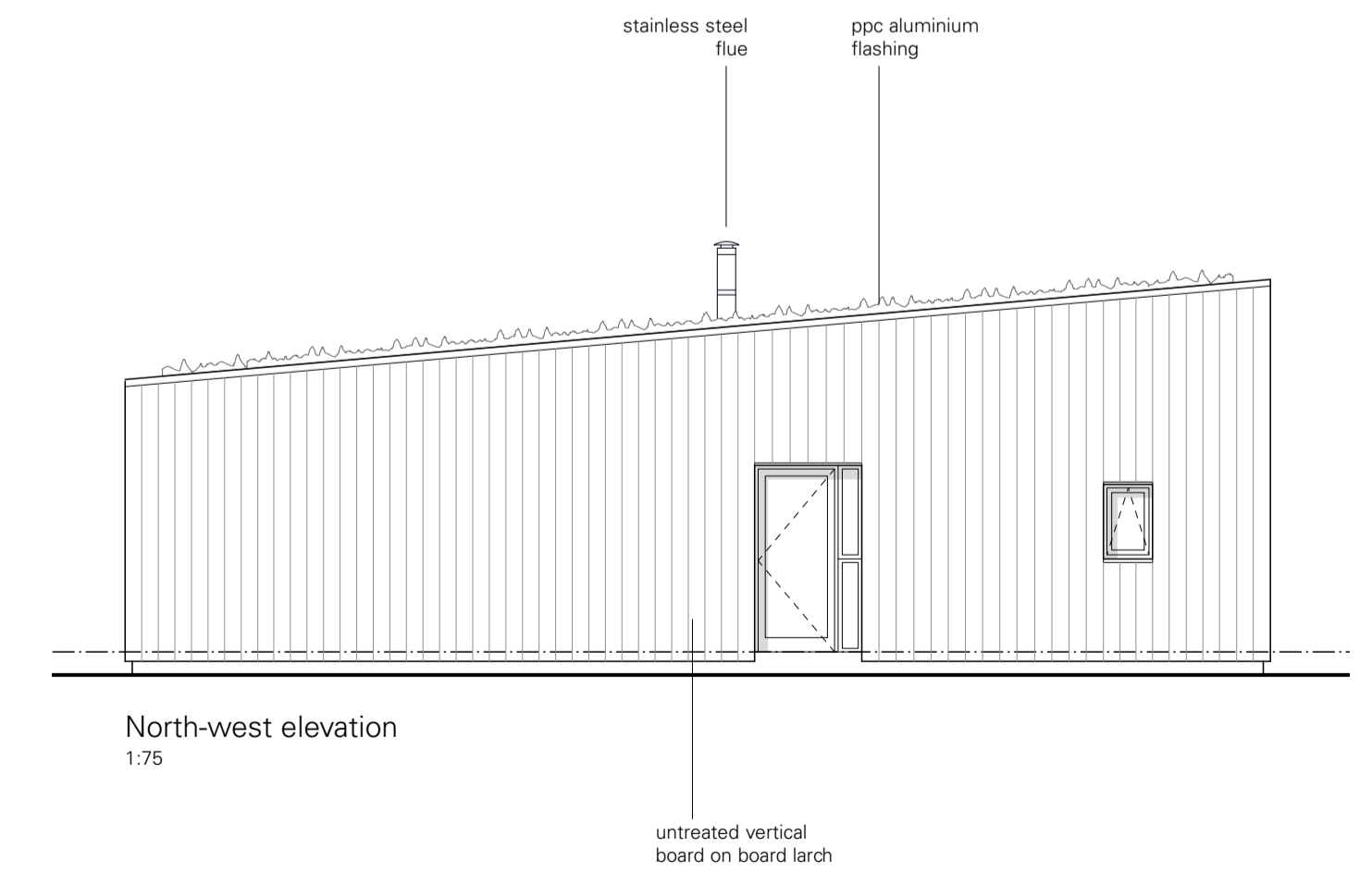
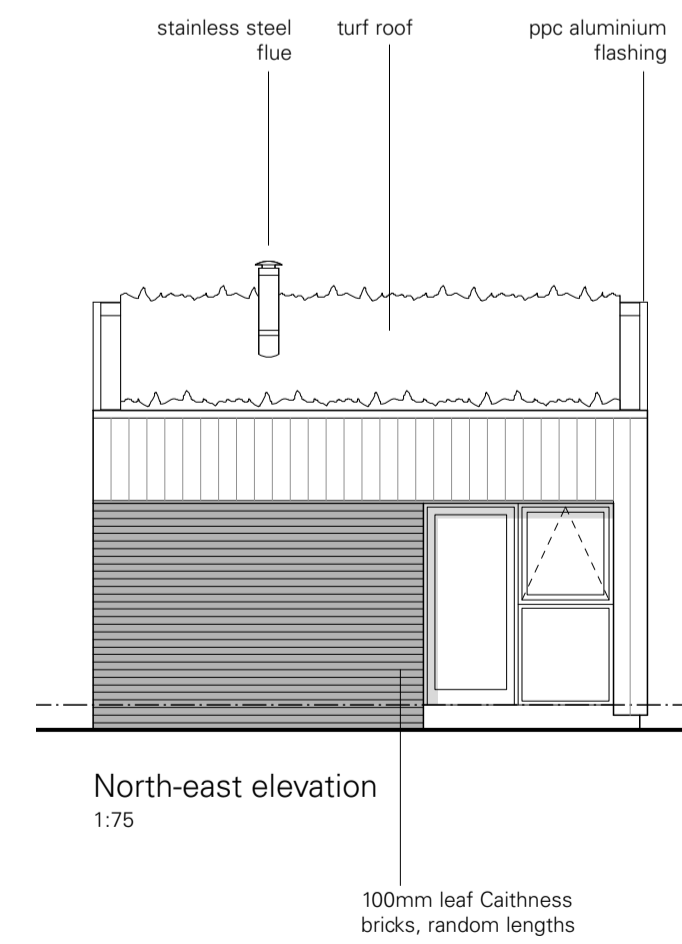
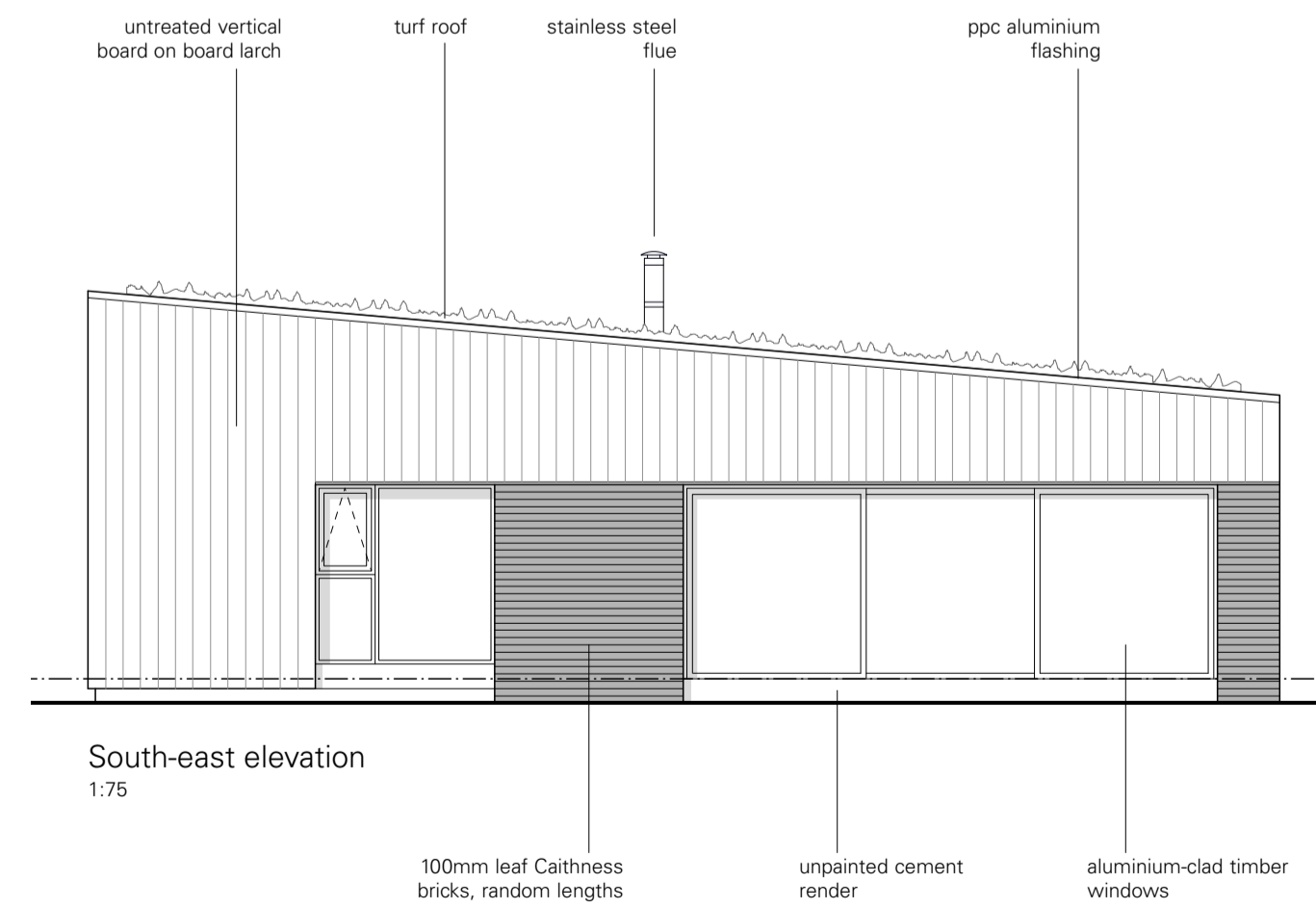
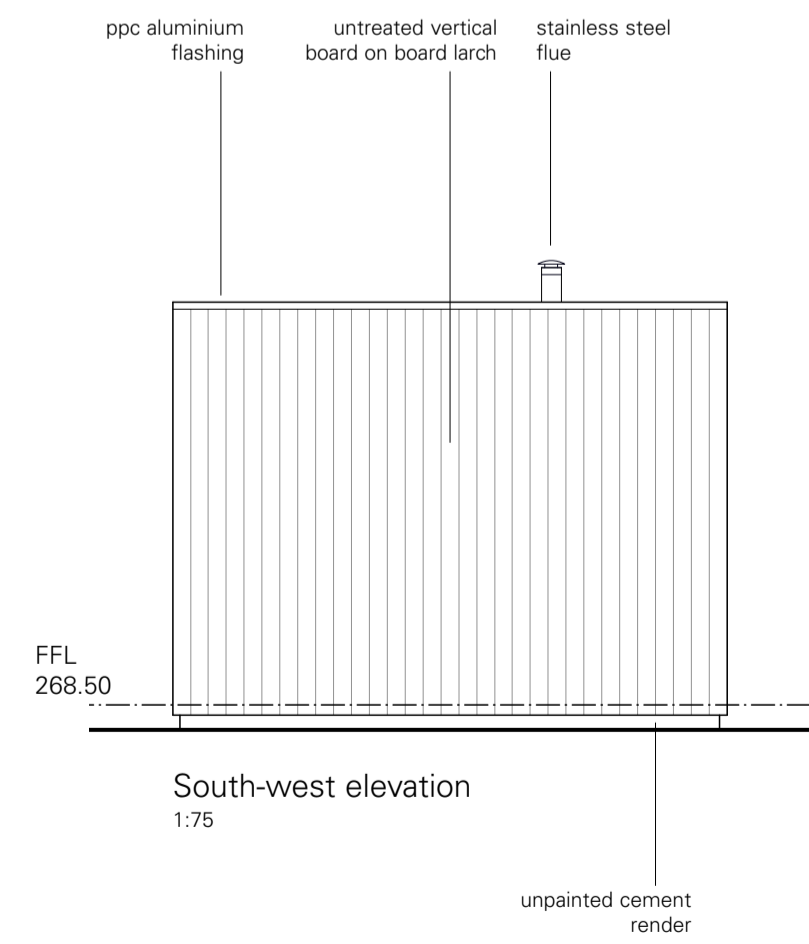
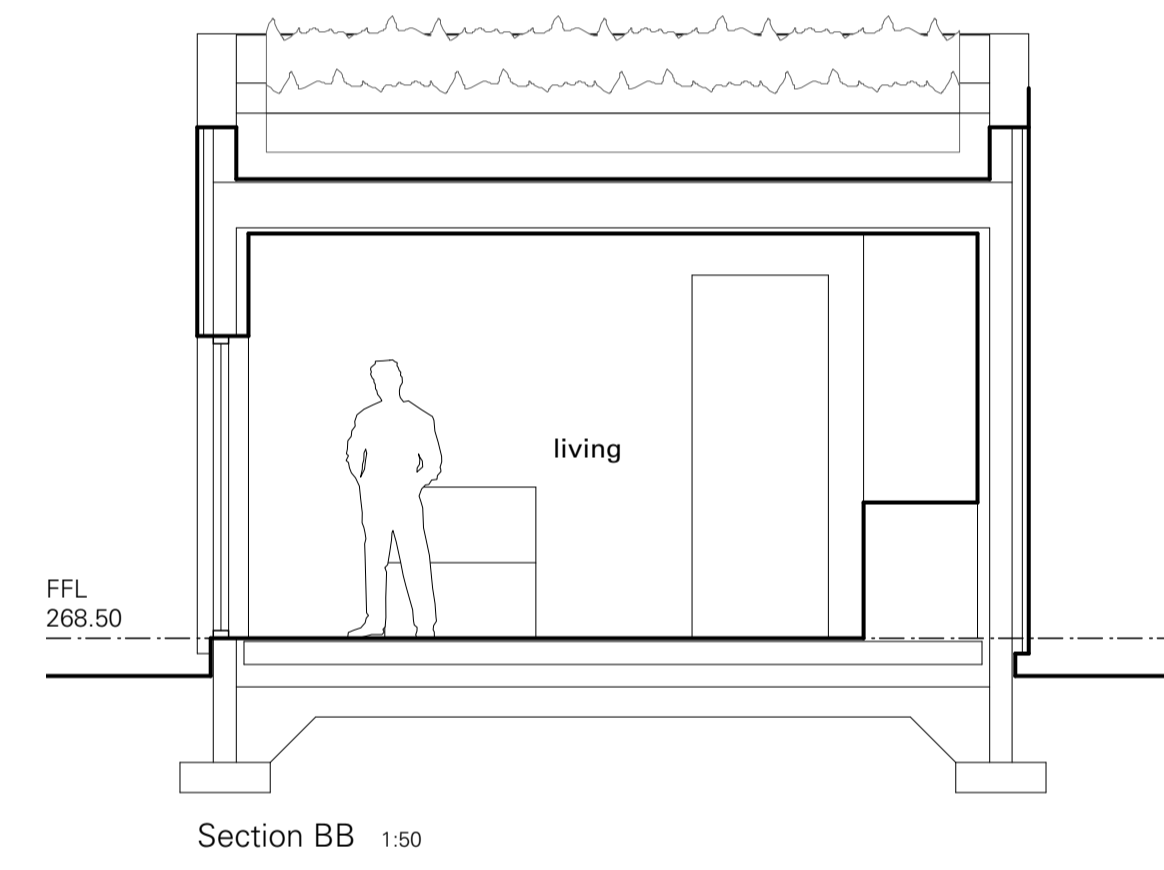
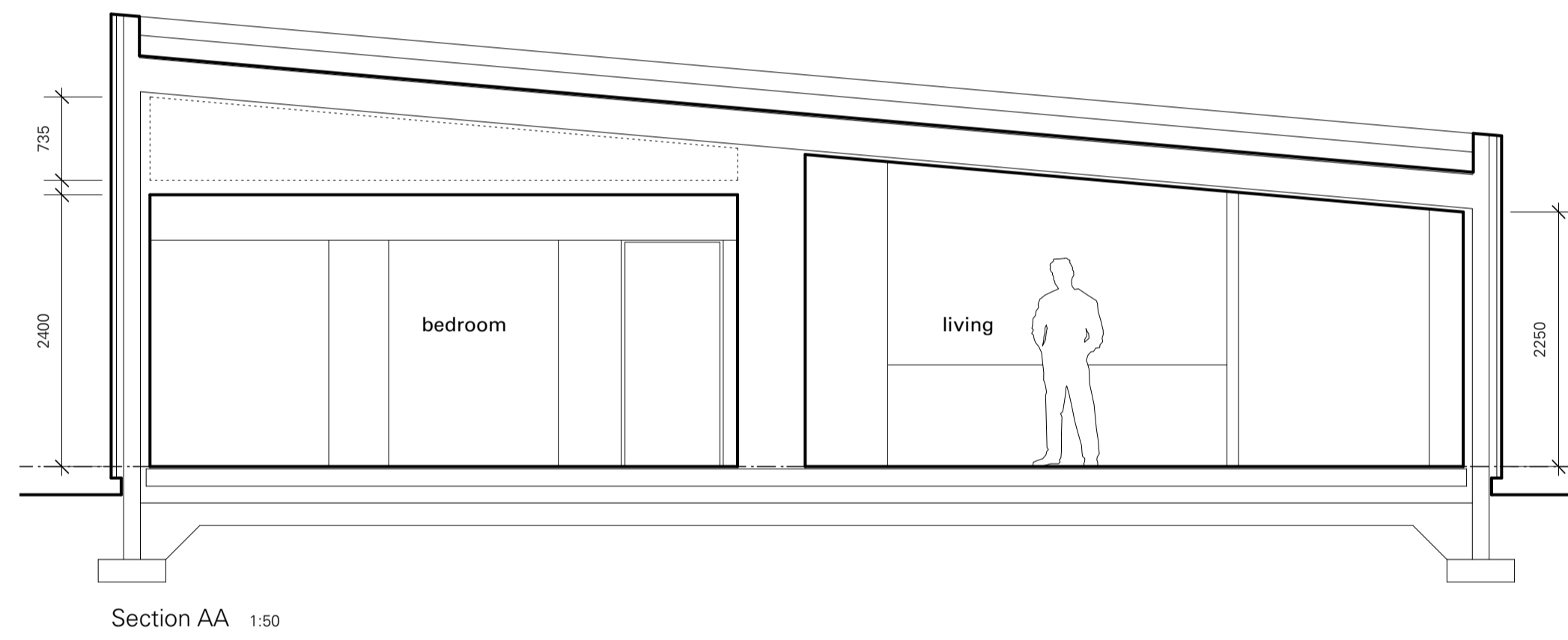
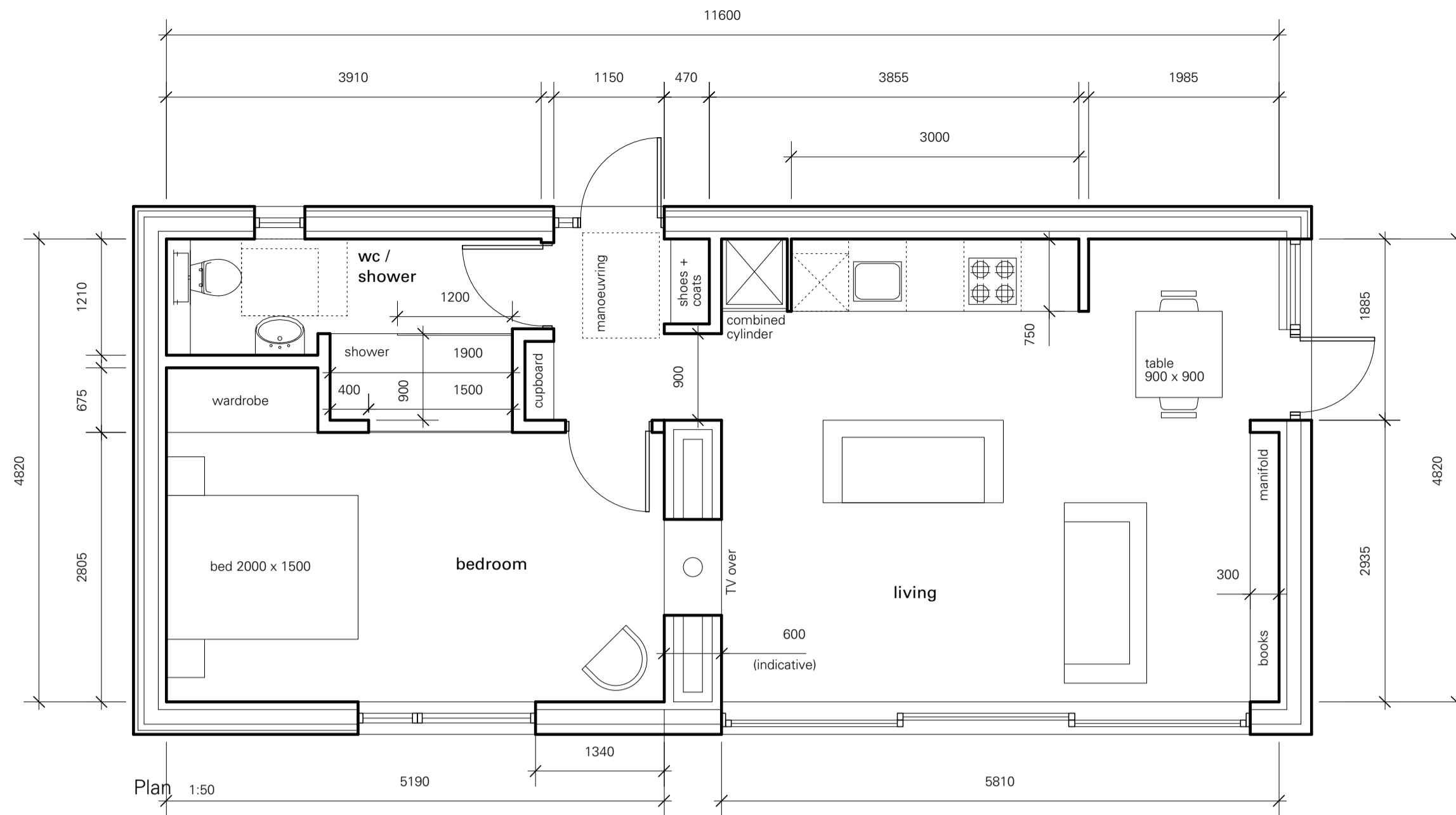
South-west elevation
1:75

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revisions & notes



gross internal floor area:
56 m²



do not scale from this drawing • dimensions and levels to be checked on site by the contractor • all dimensions in millimetres unless otherwise noted • all levels in metres unless otherwise noted

revisions & notes

Client

Keiran & Sandra Ferguson

Scale

1:50/1:75 @A1 June '18

Date

Drawn

SM

Status

PL

Project

Proposed House at Bunloit

Drawing Title

Proposed Annex

Dwg No.

267-P-201