

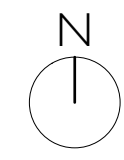
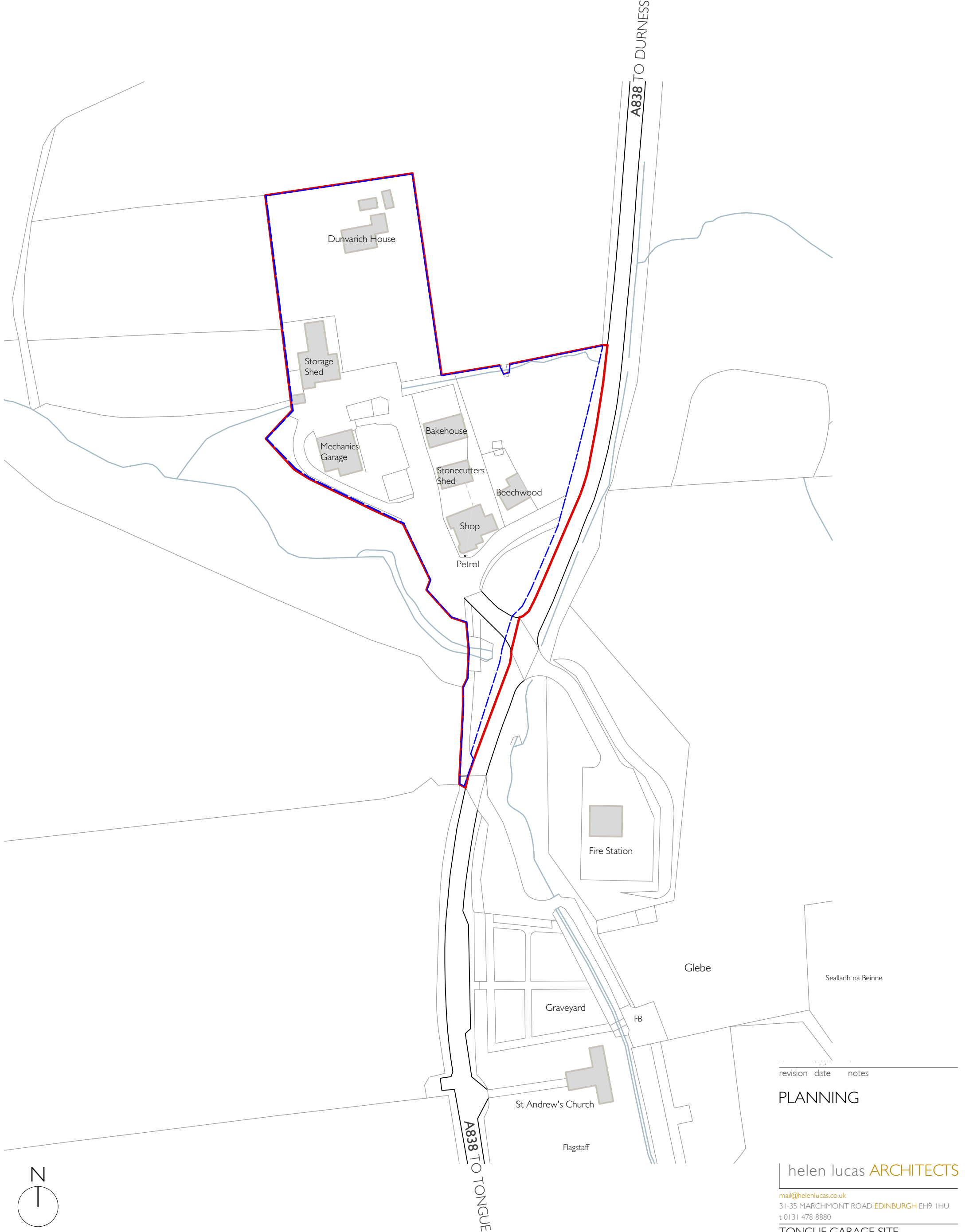
The Highland Council
Comhairle na Gàidhealtachd

Development & Infrastructure Service

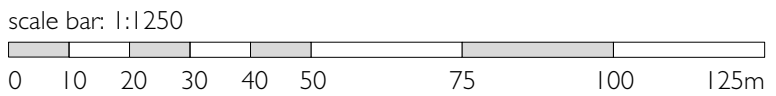
19/05343/FUL

Change of use and erection of extensions to storage buildings to form restaurant. Alterations to Dunvarich House. Demolition of shop, garage, Beechwood Cottage, outbuildings, fuel pumps and underground tank. Erection of shop, fuel station, events space, guest and staff accommodation, microbrewery and site office at Peter Burr Store, Tongue

July 2020



——— site boundary ownership
——— site boundary



revision	date	notes
----------	------	-------

PLANNING

helen lucas ARCHITECTS

mail@helenlucas.co.uk
 31-35 MARCHMONT ROAD EDINBURGH EH9 1HU
 t 0131 478 8880

TONGUE GARAGE SITE

AS EXISTING LOCATION PLAN

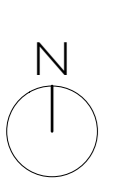
989-TON-P-00-000 Rev: --

1:1250 @ A3

1. Do not scale from drawings. Request from Architect any dimensions not provided.
 2. All dimensions to be checked on site prior to starting work.
 3. Any discrepancies to be reported to Architect.
 4. Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
 5. Location of stud in partitions are indicative only.

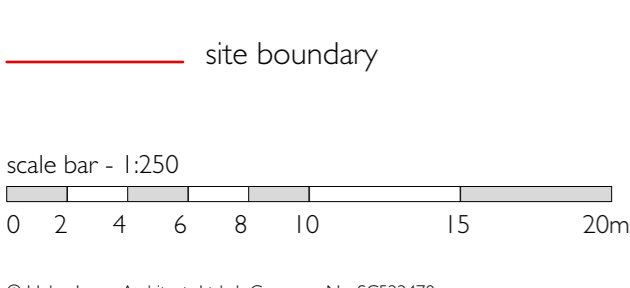


NOTE:
Refer to Landscape Architect's drawings for tree removals, planting and surfacing information



BUILDING KEY

01	Bakehouse: Gastropub
01 A	Kitchen
02	Stonecutters: Pop-up space / WC
07	Dunvarich House
08	Office / Plant / Store
09	Shop
10A / 10B	Events Space
11A / 11B	Accommodation
11C	Cycle Store / Plant
12	Staff
13	Microbrewery



Pedestrian footpath extending south on A838 to meet end of footway to the east.
Ref Transport Plan TP604/SK/007 for further details

A	19.09.19	Landscape Architects Update
B	15.10.19	Landscape Architects Update
C	03.06.20	Landscape Architects Update
revision	date	notes

PLANNING
NOT FOR CONSTRUCTION

helen lucas ARCHITECTS
mail@helenlucas.co.uk
31-35 MARCHMONT ROAD EDINBURGH EH9 1HU
t 0131 478 8880

TONGUE GARAGE SITE
TONGUE
AS PROPOSED
SITE PLAN

989-TON-P-00-201 Rev: C

1:250 @ A1

1. Do not scale from drawings. Request from Architect any dimensions not provided.
2. All dimensions to be checked on site prior to starting work.
3. Any discrepancies to be reported to Architect.
4. Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
5. Location of stud in partitions are indicative only.

Landscape Key

Trees

- Existing trees** to be retained including tree tag number. Tree Survey available.
- Trees to be retained are identified on Tree Constraints plan and are to be protected to 'BS 5837:2012: Trees in relation to construction' using 2.40m protective fencing mounted on scaffold poles. Refer to Tree Constraints Plan.
- Proposed structural trees** (Avenue/Woodland/Shelter) Sycamore, Oak, Lime 18/20cm girth standard semi mature, rootballed, full evenly branched crown with single strong leader true to type, 200cm clear stem, 500cm overall height. Refer to planting plan 1908.L.G(92)003
- Proposed Ornamental trees** (Cherries, Hawthorns, Viburnum, Amelanchier) 14/16cm girth extra heavy standard, rootballed, full evenly branched crown with single strong leader true to type. Refer to planting plan 1908.L.G(92)003

Soft Works

- Proposed hedges** Beech hedge, 1.3m height. Combined depth of top and subsoil to be 650mm. Imported topsoil to be in line with BS 3882:2015, depth: 300mm. Subsoil to be in line with BS8601:2015, depth 350mm. Finish, 50mm bark mulch. Refer to planting plan 1908.L.G(92)003
- Woodland understorey** planted into existing soil where possible. Finish: 50mm bark mulch. Refer to planting plan 1908.L.G(92)003
- Understorey to proposed tree planting** Combined depth of top and subsoil to be 650mm. Imported topsoil to be in line with BS 3882:2015, depth: 300mm. Subsoil to be in line with BS8601:2015, depth 350mm. Finish, 50mm bark mulch. For species refer to planting plan 1908.L.G(92)003
- Ornamental planting** suitable for North-West Coast of Scotland. Combined depth of top and subsoil to be 650mm. Imported topsoil to be in line with BS 3882:2015, depth: 300mm. Subsoil to be in line with BS8601:2015, depth 350mm. Finish, 50mm bark mulch. For species refer to planting plan 1908.L.G(92)003

All proposed tree planting
Tree pit drainage connected to local drainage trench. Allow for root barriers when planted adjacent to u/g services. Tree pit to contain aeration pipe. Single staked. Top soil to be Multi Purpose in accordance with 'BS 3882:2015 Topsoil'. Sub soil to be Multipurpose topsoil in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'. Minimum combined depth of topsoil and subsoil to be 900mm

All proposed planting on imported topsoil
300mm depth approved imported topsoil over clean, ripped subsoil. Cultivate, adding compost, and plant with 3 litre pot grown plants at 9/m2. 50mm depth composted bark mulch finish. Shrubs to be in accordance with BS 3936 Part 1:1992, and shall be planted to BS 4043:1989. Top soil to be Multipurpose Grade in accordance with 'BS 3882:2015 Topsoil'. Sub soil to be Multipurpose Grade in accordance with 'BS 8601:2013 Specification for subsoil and requirements for use'. Minimum combined depth of topsoil and subsoil to be 600mm. Refer to planting schedule for specifications.

Upper burn/drainage ditch - as existing
All proposed surface materials in close proximity are permeable
No additional water in burn expected
Proposed finish: planted embankments

Lower burn/drainage ditch - opening up currently culverted section
Additional rainwater harvesting from surrounding buildings and surfaces to ensure reasonable flow justifying 'water feature' Proposed bed with low key, timber crossing appropriate for setting

Motorhome discharge point (1nr)

Proposed electric car charging points (5nr) car parking spaces 18-22

Existing wall to be retained as is (indicated in grey)
Current wall height 40.90 flush with ground

New section of wall (indicated in white)

Location of proposed motorbike parking (5nr)

Keep left sign

No entry sign on ground

Visibility Splay

Hard Landscaping

Gravel Finish / To car parks and peripheral spaces
Low key and permeable / Vehicular
10mm to 6mm Silver Grey Granite angular gravel to depth of 80mm, laid on Golpla paving grid Colour 'Black' 38mm laid on 25mm sharp sand bedding layer on on Turfex Cellweb Tree Root Protection System 150mm depth filled with 4mm to 20mm clean angular stone, Type 4/20. Treutex T300 Geotextile on well compacted hardcore as per engineers specification

Self-binding gravel / To courtyards with primarily pedestrian use
Accessible and permeable/ vehicular
75mm Cedex Footpath gravel on Geotextile and 200mm Type 1 Colour: Red Size: 6-0mm

Caithness Setts To perimeter of residential areas / occasionally trafficked
Sett; Trafficked - 100mm x 200mm x 70mm deep laid on Colour: Harbour Blend without buff solids Available from BBS Natural Stone or equal approve Bedding layer and make-up as per engineers specification

Caithness Setts To perimeter of residential areas / regularly trafficked
Sett; Trafficked - 100mm x 200mm x 80mm deep laid on Colour: Harbour Blend without buff solids Available from BBS Natural Stone or equal approve Bedding layer and make-up as per engineers specification

Caithness Setts / In areas of occasional traffic (class 6)
Sett; Trafficked - 150mm x 300mm x 70mm deep laid on Colour: Harbour Blend without buff solids Available from BBS Natural Stone or equal approve Bedding layer and make-up as per engineers specification

Caithness Setts / In areas of regular heavy traffic (class 6)
Sett; Trafficked - 150mm x 300mm x 70mm deep laid on Colour: Dark Available from BBS Natural Stone or equal approve Bedding layer and make-up as per engineers specification

Flush kerbs/channels
300mm wide pre cast flush or dished natural stone channel with integrated gullies if required Set on concrete GEN1 foundation

Raised kerbs or steps
Granite kerbs or steps 150mm high, 300mm wide Colour: Grey Set on concrete GEN1 foundation

Furniture

Benches/seats
Integrated in walls/steps or stand alone Some with arms and backrests

Retaining walls
Brick or stone depending on adjacent building Refer to architects drawings

Parking

Standard car park
Car parking available throughout the day

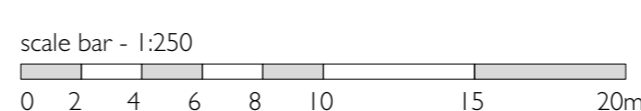
Event parking
Managed parking only available during events Refer to Transport Statement for more information

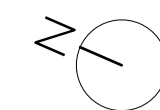
23/07/2020 REV B Amendments to entrance area in accordance with comments received from HC (adding keep left sign, no entry, clarifying priorities)

05/02/2020 REV A Minor amendments to burn channel and crossing (gravel in lieu of pavers, timber crossing in lieu of stepping tones, detailing to be coordinated with SEPA Added motorhome discharging point Highlighted proposed parking locations for motorbikes and electric car charging points

Project: TONGUE GARAGE
Client: WILDLAND LTD
Drawing: Site Plan
Drawing Nr: 1908.L.G.(92)001
Rev: B
Date: 07.10.2019
Status: Planning Application
Scale: 1:250

UrbanPioneers Landscape Architects
3 Tweeddale Court, 14 High Street, Edinburgh EH1 1TE
liane@urbanpioneers.co.uk





KEYS

- Existing building
- New structures
- Demolitions



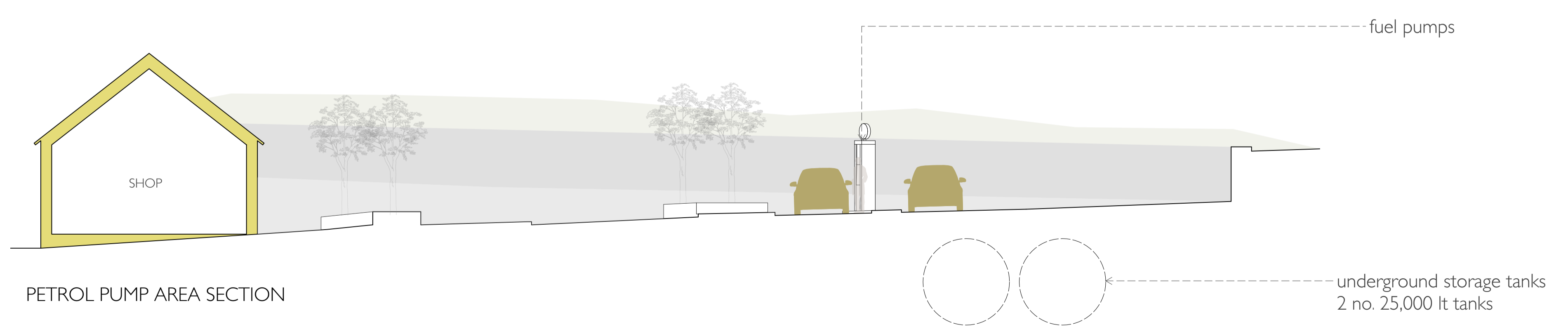
fuel delivery area (please see Transport Planning report for tracking details)

underground storage tanks - 2 no. 25,000 lt tanks

PETROL PUMP AREA PLAN

revision	date	notes

PLANNING
NOT FOR CONSTRUCTION



PETROL PUMP AREA SECTION

underground storage tanks
2 no. 25,000 lt tanks

helen lucas ARCHITECTS

mail@helenlucas.co.uk
31-35 MARCHMONT ROAD EDINBURGH EH9 1HU
t 0131 478 8880

TONGUE GARAGE SITE
09. SHOP

AS PROPOSED -
FUEL PUMP AREA

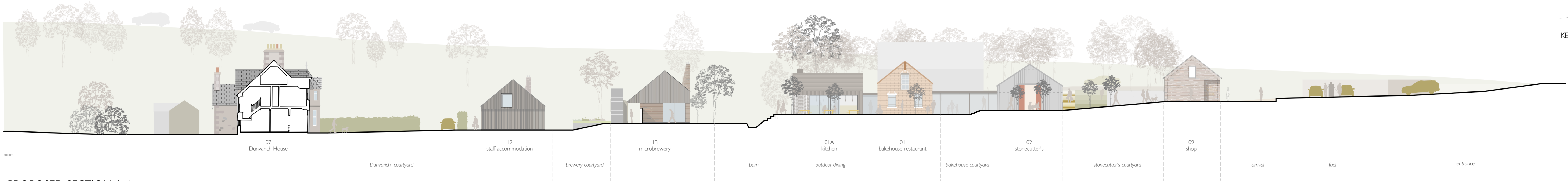
989-TON-P-09-202 Rev: --

1:100 @ A1; 1:200 @ A3

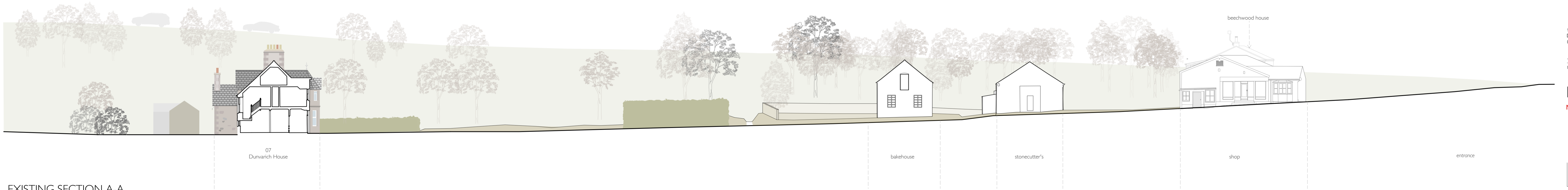
1. Do not scale from drawings. Request from Architect any dimensions not provided.
2. All dimensions to be checked on site prior to starting work.
3. Any discrepancies to be reported to Architect.
4. Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
5. Location of stud in partitions are indicative only.



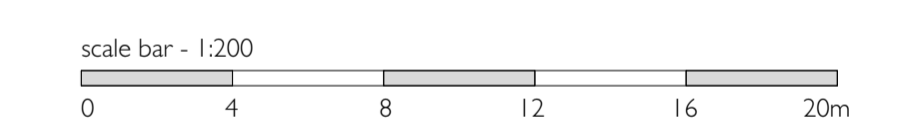
KEY PLAN



PROPOSED SECTION A-A



EXISTING SECTION A-A



revision	date	notes

PLANNING
NOT FOR CONSTRUCTION!

helen lucas ARCHITECTS
mail@helenlucas.co.uk
 31-35 MARCHMONT ROAD EDINBURGH EH9 1HU
 t 0131 478 8880
 TONGUE GARAGE SITE

AS EXISTING / AS PROPOSED
 SECTION AA
 989-TON-P-00 350 Rev: --
 1:200 @ EXTENDED A1

1. Do not scale from drawings. Request from Architect any dimensions not provided.
 2. All dimensions to be checked on site prior to starting work.
 3. Any discrepancies to be reported to Architect.
 4. Drawings to be read in conjunction with structural engineer's and consultant's drawings, specifications and schedules.
 5. Location of stud in partitions are indicative only.