

Agenda Item	6.2
Report No	PLN/081/21

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 19 October 2021

Report Title: 19/02859/FUL: Mr Michael Dawson
Free Church, Broadford, Isle Of Skye

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Change of use of existing free church with an extension all for mixed use entertainment and social events including weddings, bar and kitchen

Ward: 10 - Eilean A' Cheò

Development category: Local Development

Reason referred to Committee: Number of Objections

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** the application as set out in section 11 of the report

1. PROPOSED DEVELOPMENT

- 1.1 This application seeks full planning permission to change the use of an existing building from a Church to a bar and restaurant. The application also proposes the erection of an extension to the rear of the existing building to provide staff accommodation.
- 1.2 Pre-Application Consultation: None
- 1.4 Supporting Information: A Noise Assessment has been submitted.
- 1.5 Variations: The elevations and floor plan drawing has been revised four times since the application was submitted. The first two of these revisions involved minor amendments to the position of an external patio area and the provision of additional written site information. The third revision, drawing no. 19-03-14 REV C, involved major design changes including the installation of 6 large dormer windows and a very large increase in the size of the rear extension. Officer advice was provided to the effect that these changes could not be supported as they would result in unsympathetic and unacceptable changes to the character of the former church. Following a meeting on site a further revision was made - drawing nos. 19-03-14 REV D and 19-03-21 REV A, received 15.09.2021. It is considered that this latest design which features long rooflights instead of dormers and a smaller rear extension allows officer support for the application.

2. SITE DESCRIPTION

- 2.1 The site comprises a former Church which lies some 120m south of the A87 trunk road and approximately 1km west of the entrance to Broadford. The site is accessed by a track which joins onto the old A87 single track road which runs just to the south of the new road. Existing houses lie to the north, the south east and south west of the site.

3. PLANNING HISTORY

- 3.1 07.03.2019 18/04944/FUL. Change of use of former manse to a mixed use of (Class 7) guest house and (Class 9) residential accommodation, erection of an extension and change of use of the land to a caravan site for the siting of 7 glamping pods with associated parking APPLICATION PERMITTED

4. PUBLIC PARTICIPATION

- 4.1 Advertised: Schedule 3 development and Unknown Neighbour (14 days)
Date Advertised: 15.07.2019
Representation deadline: 29 July 2020
Timeous representations: 2 from 2 households

Late representations: 4 from 4 households

4.2 Material considerations raised are summarised as follows:

- a) Adverse effect on residential neighbours from noise.

Officer Response: Following the submission of the Noise Assessment referred to above Environmental Health are satisfied that noise resulting from the proposed new use can be mitigated to the extent that it would not adversely affect the amenity of nearby neighbours. Conditions which require the noise mitigation measures identified in this Report to be implemented prior to the development being brought into operation can be applied.

- b) The eastern elevation should be screened to maintain privacy.

Officer Response: A landscaping condition can be applied.

- c) Parking provision is not adequate, and the access road could not handle the traffic involved.

Officer Response: Transport Planning offer no objection and are satisfied that the 32 parking bays which are proposed (including 2 disabled spaces) meets the Council's standard for this type of development.

- d) A recently built house to the north would be overlooked by windows on the northern elevation of the old Church.

Officer Response: The separation distance between the two buildings is some 31m. The Council operate a yardstick of a minimum 18m window to window distance to judge overlooking and this degree of separation is comfortably in excess of that distance.

- 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 **Transport Planning Team** – initial holding objection which sought clarification on the width and layout of the shared access onto the public road, details of the route from the disabled parking spaces to the building, the location of waste and recycling bins and cycle parking. Following the submission of this information the objection was removed.

- 5.2 **Environmental Health** – initial objection due to the lack of a Noise Assessment. Following the submission of this report the objection was removed, subject to conditions requiring the identified noise mitigation measures to be implemented. Any noise from within the premises not to be audible within any noise sensitive premises after 23.00 hours. Conditions are also sought in respect of cooking ventilation.

- 5.3 **Transport Scotland** – no objection and no conditions sought.

- 5.4 **Broadford and Strath Community Council** – no response.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 - Sustainable Design
29 - Design Quality and Place-making
34 - Settlement Development Areas
66 - Surface Water Drainage

6.2 West Highlands and Islands Local Development Plan 2019

Broadford Main Settlement

6.3 Highland Council Supplementary Planning Policy Guidance

Roads and Transport Guidelines for New Developments (May 2013)
Sustainable Design Guide (Jan 2013)

7. OTHER MATERIAL CONSIDERATIONS

7.1 Scottish Government Planning Policy and Guidance

Scottish Planning Policy (as amended December 2020)

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) Neighbour Amenity
- c) Design
- d) Access and Parking

Development plan/other planning policy

8.4 Compliance with the development plan and other planning policy

In this case the Development Plan is comprised of the West Highlands and Islands Local Development Plan and the Highland-Wide Local Development Plan, the relevant policies of which are listed above. The key issues in this case are considered to relate to the potential for noise from the proposed use to impact upon neighbouring houses and the effect of the proposed alterations and additions to the character of the former Church. For the reasons set out below it is considered the proposal is in compliance with the Development Plan and relevant National Planning Policy.

Neighbour Amenity

- 8.5 The submitted Noise Assessment shows that the proposed use as an entertainment venue with a bar and restaurant would result in noise levels elevated above background levels for the dwellings to the north and south east of the former Church. To mitigate this increased noise the Assessment recommends a lobby door system (designed such that one of the two separate door-sets involved remaining closed at all times), triple glazing of rooflights, secondary glazing of side elevation windows, the blocking up of certain windows and 'soundbloc' boards and mineral wool insulation installed between the roof rafters. Finally, the installation of a noise limiter device on the PA system is recommended. As noted above, Environmental Health are satisfied that these measures would secure sufficient reduction in noise levels at nearby noise sensitive properties. Conditions can secure the implementation of these measures prior to the development being brought into use.
- 8.6 Conditions can also control the necessary ventilation equipment to deal with the extraction of cooking odours to ensure that these do not adversely affect the amenity of neighbouring properties and to control hours of operation and delivery.

Design

- 8.7 The latest submitted design has abandoned the proposal to install three very large dormer windows on either plane of the roof which would have resulted in the former Church taking on the appearance of an extremely large house. This revision has also reduced the dimensions of the proposed rear extension to an acceptable size. It is considered that the rooflights which are now proposed, instead of dormer windows, are much more sympathetic to the character of the existing building and that the smaller rear extension for staff accommodation is now of a scale and massing to be sufficiently subservient to the former Church. A small addition along the eastern elevation to store tables and chairs would not detract from the character of the original building to an unacceptable degree. The timber wall finishes of this structure and of the rear extension would be suitably recessive.

Access and Parking

- 8.8 As noted above, Transport Planning are satisfied with the proposed access and parking arrangements and the delivery of the shared access junction arrangements with the public road and the parking provision can be secured by condition.

Non-material considerations

- 8.9 The issue of the possible effect on house prices which was raised in representations is not a material planning consideration.

Matters to be secured by Section 75 Agreement

- 8.10 None

9. CONCLUSION

- 9.1 The key issues in this case are considered to be the effect on nearby residential properties from noise resulting from the proposed use of the building as an entertainment venue, restaurant and bar and the design of the proposed conversion and extensions. The submitted Noise Assessment shows that noise can be successfully mitigated, and this is endorsed by Environmental Health. The design has improved from a previous iteration which could not be supported to a more sympathetic approach which respects the character of the original building and which now has officer support.
- 9.2 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. 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

Notification to Scottish Ministers N

Conclusion of Section 75 N
Obligation

Revocation of previous permission N

Subject to the above actions, it is recommended to

GRANT the application subject to the following conditions and reasons

- 1 . Unless otherwise agreed in writing by the Planning Authority, the use of the building hereby approved shall not commence unless all the mitigation measures approved in the submitted Noise Impact Assessment have been fully implemented.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

- 2 . Any music, singing, speech, electronic video games or other amusement machines (whether amplified or not) originating from the operation of the premises shall be inaudible within any noise sensitive premises between 12:00 hours and 23.00 hours Mondays to Saturdays and 12:00 hours to 22;00 hours on Sundays. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels and Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

- 3 . All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels and Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

- 4 . No development shall commence until full details of all external ducting and other elements of the proposed ventilation system have been submitted to, and approved in writing by, the Planning Authority. Thereafter, development shall progress in accordance with these approved details.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

- 5 . The development hereby approved shall not be open to customers, and no customer shall be allowed on the premises, outwith the hours of:

- i. 0700 to Midnight Monday to Friday;
- ii. 0700 to Midnight on Saturdays; and
- iii. 0700 to 22:00 on Sundays.

Reason: In order to safeguard the amenity of neighbouring properties and occupants.

- 6 Prior to the first occupation of the development hereby approved, the access, car parking and turning arrangements detailed on approved plan refs. 19-03-15 and 19-03-17 shall be completed in full and made available for use. Thereafter, the access junction, all car parking and turning spaces shall be maintained as such in perpetuity.

Reason: To ensure that an adequate level of access is timeously provided for the development; and in the interests of road safety and amenity.

- 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. The location and design, including materials, of any existing or proposed walls, fences and gates;
- ii. 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
- iii. 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.

REASON FOR DECISION

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.

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.

INFORMATIVES

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.

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 (paragraph 259), 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 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 and 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

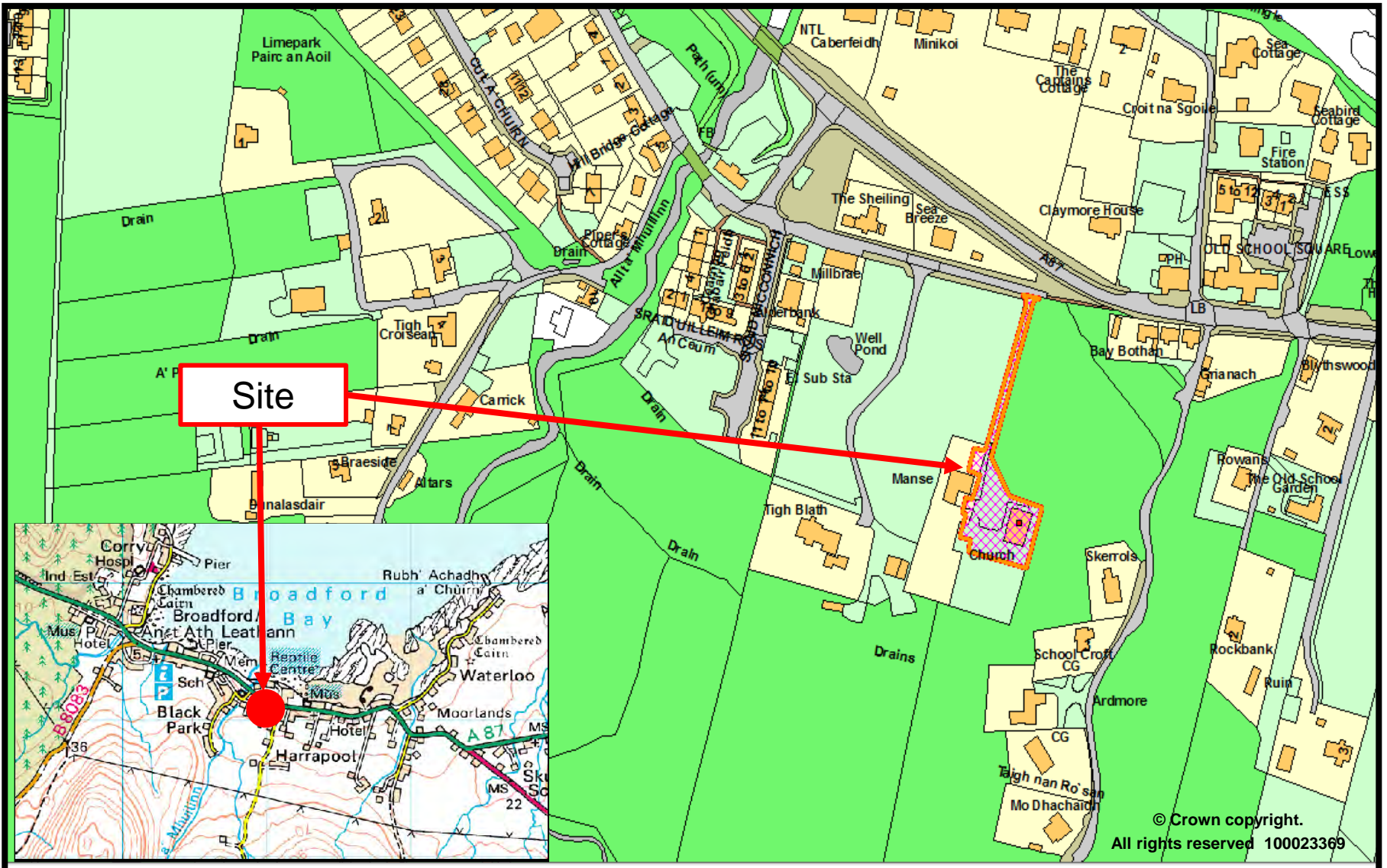
Designation: Area Planning Manager - North

Author: Graham Sharp

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Document Type	Document No.	Version No.	Date Received
Committee Location Plan			
Location Plan	19-03-15	B	17.08.2019
Site Layout Plan	19-03-17		05.12.2019
General Plan	19-03-14	D	15.09.2019
Floor and Elevations Plan	19-03-21	A	15.09.2021
Access Junction Plan	19-3-15		17.08.2021



The Highland Council
Comhairle na Gàidhealtachd

Planning and Development Service

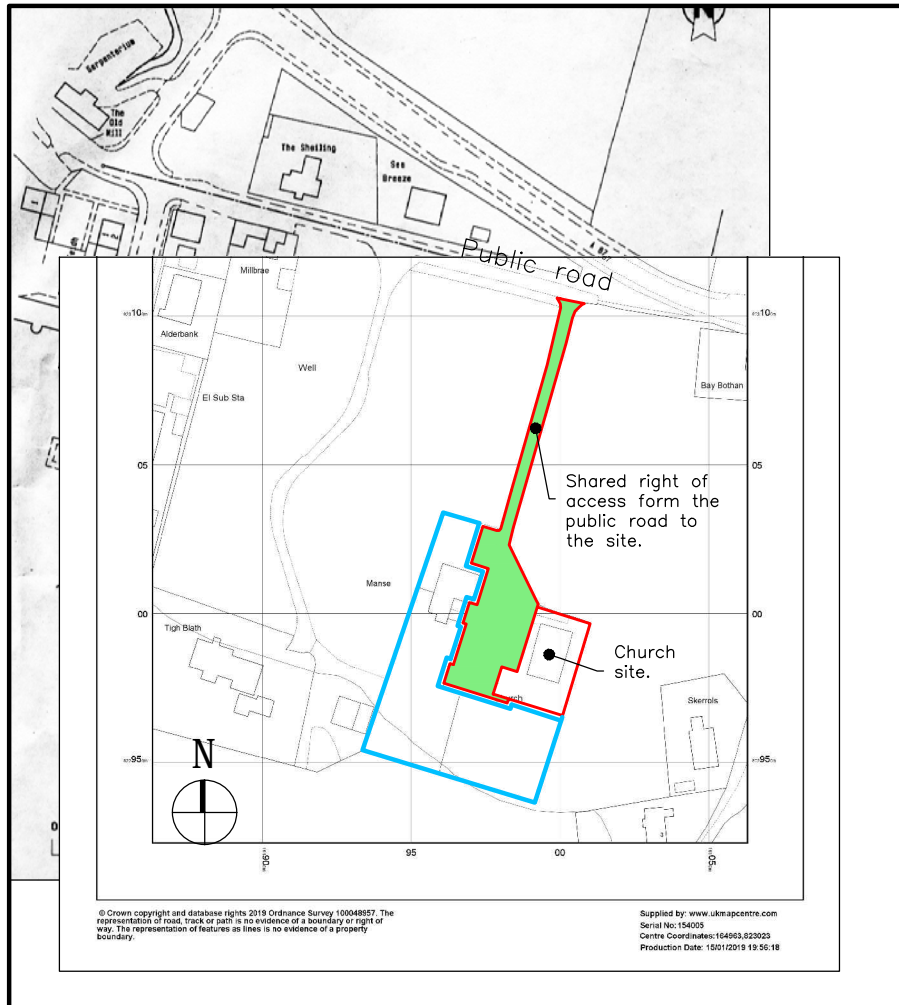
Location Plan
19/02859/FUL

Change of use of existing free church with an extension all for mixed use entertainment and social events including weddings, bar and kitchen

October 2021



Scale:



LOCATION PLAN - 1:2500

**REV B - RED LINE
BOUNDARY TO SHARED
RIGHT OF PARKING TO
INCLUDE BIKE STORAGE.**

NOTE:

If scaling from drawings use scale ruler to ensure accurate scaling of both originals and copies. Use scale bar as reference check.

Donald C. MacSween RIBA II
BSc (Hons) Architecture
7 Upper Breakish
Isle of Skye - IV42 8PY
Tel: 01471 822536
EMail: dcmacsween@gmail.com

JOB

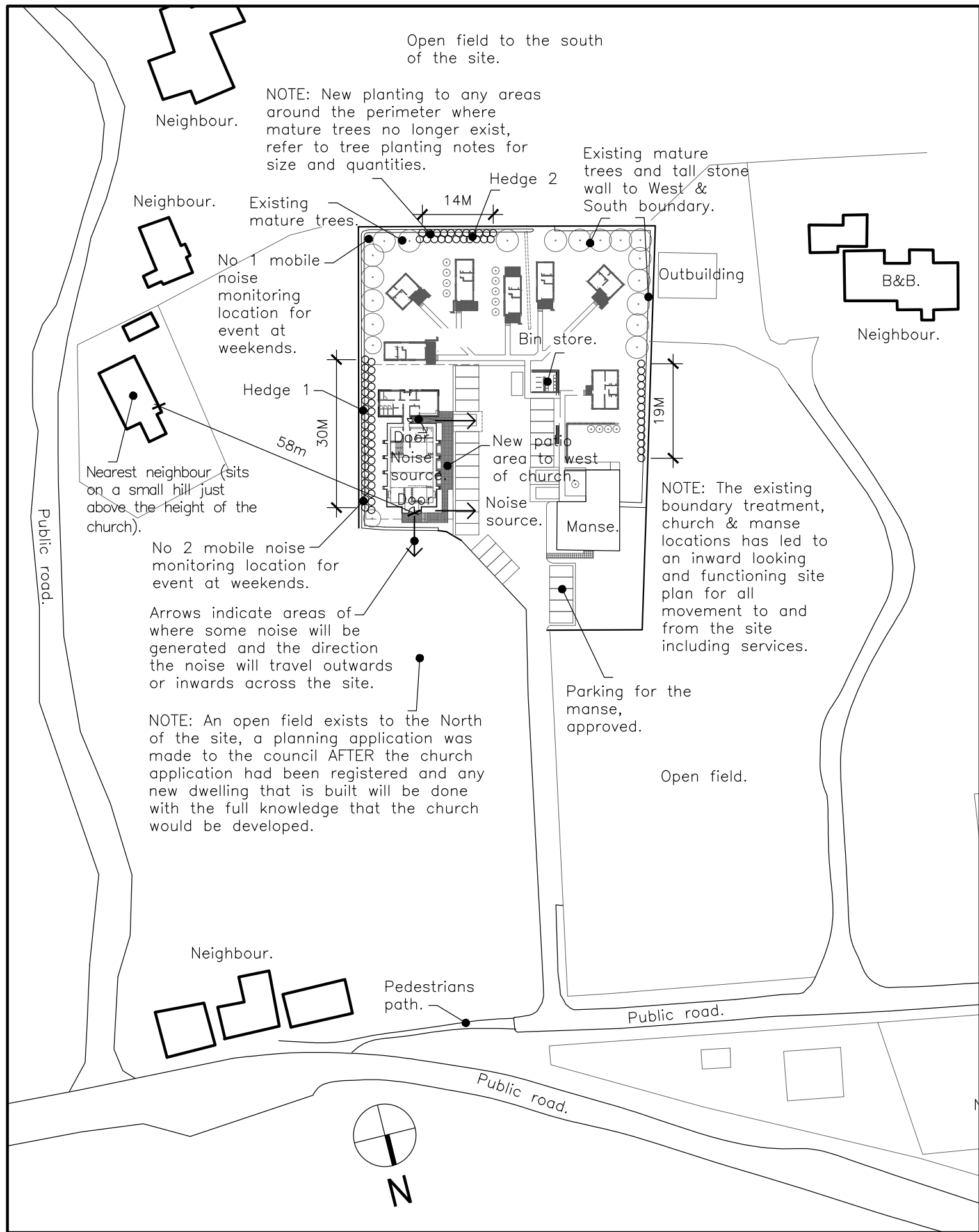
CHANGE OF USE OF CHURCH
WITH EXTENSION FOR MIXED USE
ENTERTAINMENT & SOCIAL EVENTS
INCLUDING WEDDINGS AT FREE
CHURCH, BROADFOARD, SKYE

DRAWING

LOCATION PLAN

Scale □ As Shown Date □ 25/06/19

Dwg. No. 19/03/15-REV B



**SITE PLAN TO IDENTIFY EXISTING NEIGHBOUR LOCATIONS/
NOISE SOURCES AND BOUNDARY TREATMENT - 1:1000**

NOTES ON TREE PLANTING/ MANAGEMENT PLAN.

Trees to be Leylandii at 1 year old around 1.0m tall. Trees taller and older than this even with post supports will be blown over creating hollows in the ground at the root base leading to excessive water sitting and frost damage in the winter months is likely to kill a no of trees. Leylandii have been chosen as they are fast growing and will lead to a dense hedge extending to 5m + in height over the coming years. To be planted pairs at around 1- 1.4m c/c to form hedge No 1 = (around 40no trees) at at hedge No 2 = (around 24no trees) ensuring no gaps in the planted boundary exist. To help protect new planting from deer it is recommended to use treated 45x45 timbers driven into the ground by around 0.8m, leaving around 1.8m tall above ground and located at approximately 300mm C/C, this will be sufficient to prevent the deer from getting to the trees and the post themselves at these C/C will dilute noise waves leaving the site until planted trees themselves will block any noise from the site. refer to example photograph.

Ground Preparation.

Tree planting positions are to be hand screeded (1m²) to remove surface vegetation. On compacted sites, the planting positions must be cultivated to a minimum depth of 300mm and a tree planting compost (50%) being incorporated into the soil.

Protection

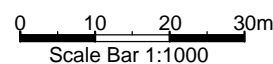
All trees are to be supported with wooden stakes & ties to a height of 1.0m. Ensure ties are not pulled tight around trunk. Allow for tubex surround at base of tree to protect against rabbit & vole damage. Where roe deer or sheep are present (if not installing sacrificial timber screen fence), 1.5 meter shelters are required with larger diameter and heavier stakes. 1 meter mulch mats are to be fitted around base of each tree with edges secured by turf.

5 Year Maintenance Plan

- 1) Trees to be planted over autumn/ winter months.
- 2) Trees to be checked annually thereafter- hand/chemical weeding around trees, vegetation around trees to be trimmed back. Existing trees causing excessive overshadowing to be trimmed back.
- 3) Tree tubex/ ties and wooden supports to be checked annually and replace and enlarged as required. Replace and secure mulch mats if exposed or ripped.
- 4) Any trees that die to be replaced with similar type & age.



TREE PLANTING NOTES



NOTE:
If scaling from drawings use scale ruler to ensure accurate scaling of both originals and copies. Use scale bar as reference check.

© ALL DRAWINGS & DESIGNS ARE COPYRIGHT OF DONALD MACSWEEN AND MAY NOT BE MANIPULATED, COPIED or REPRODUCED WITHOUT WRITTEN CONSENT.

No	Distribution & Revision	Date
1NO	CLIENT	04/12/19

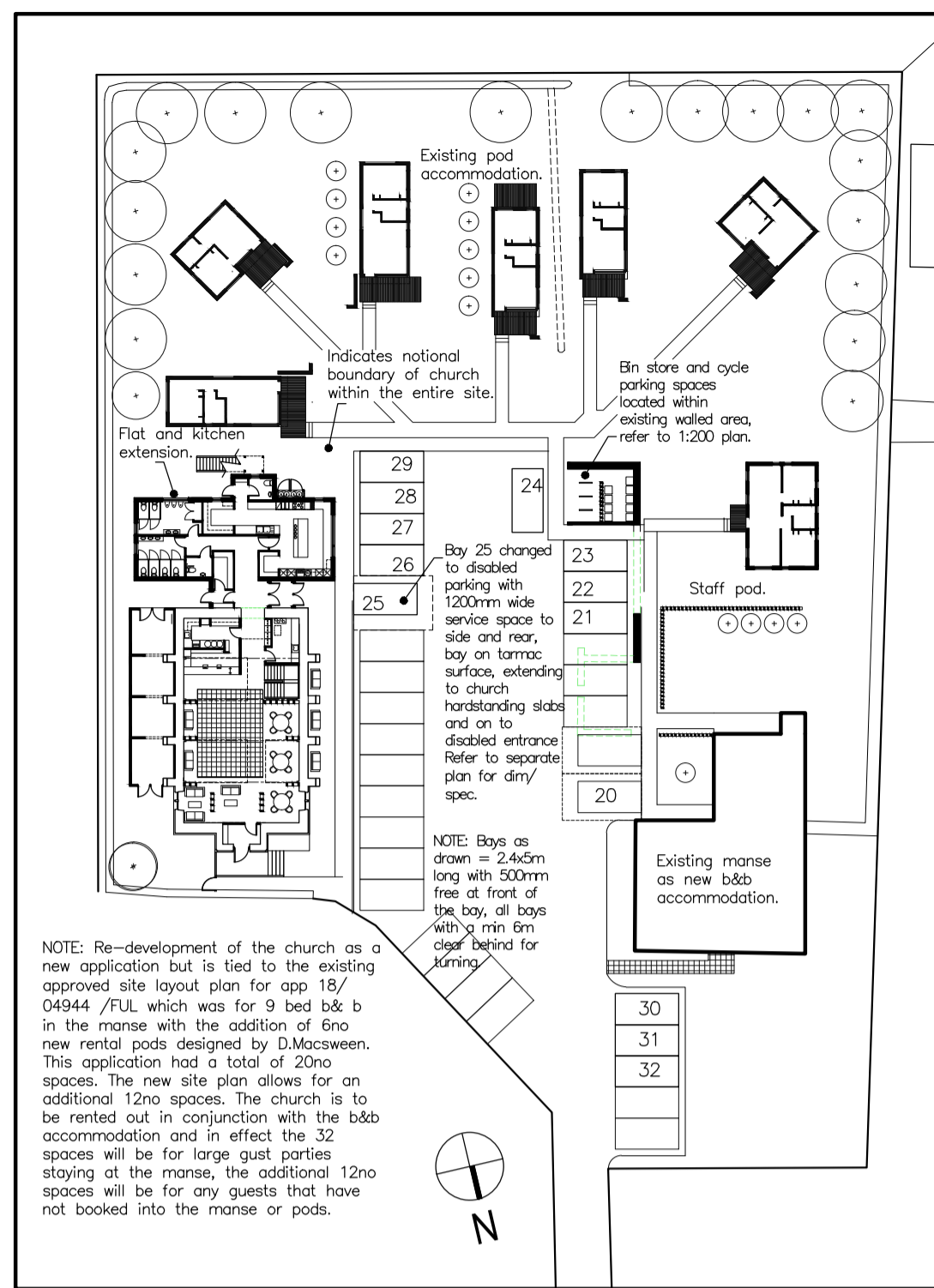
Donald C. MacSween RIBA II
BSc (Hons) Architecture
7 Upper Breakish
Isle of Skye - IV42 8PY
Tel: 01471 822536
EMail: dcmacsween@gmail.com

JOB
RENOVATION OF CHURCH
FREE CHURCH MANSE
BROADFORD,
SKYE, IV49 9AE
FOR MICHAEL DAWSON

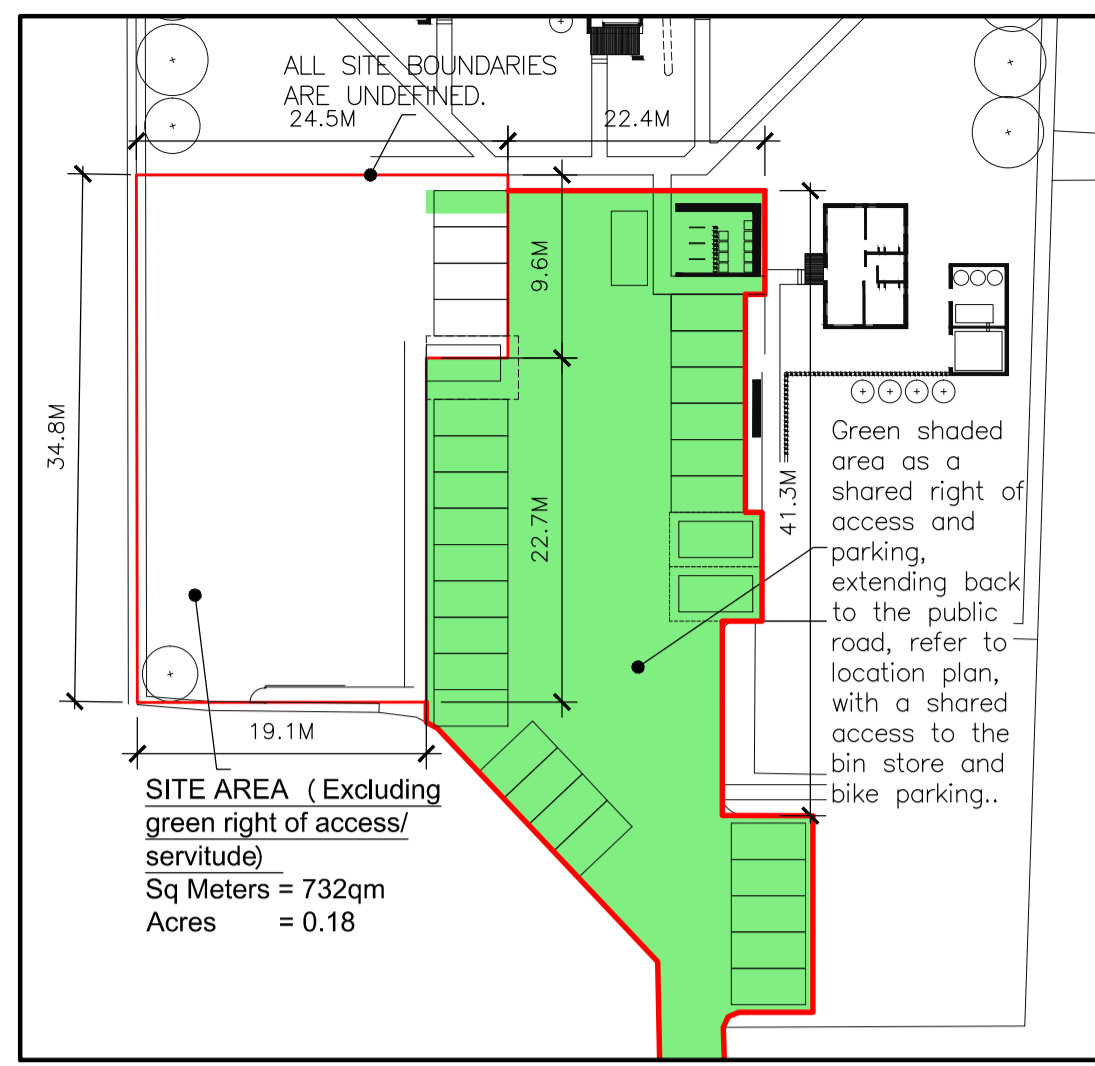
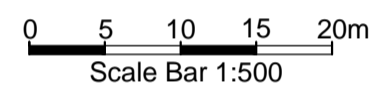
DRAWING
SITE PLAN TO IDENTIFY EXISTING
NEIGHBOUR LOCATIONS
NOISE SOURCES

Scale □ As Shown Date □ 04/12/19

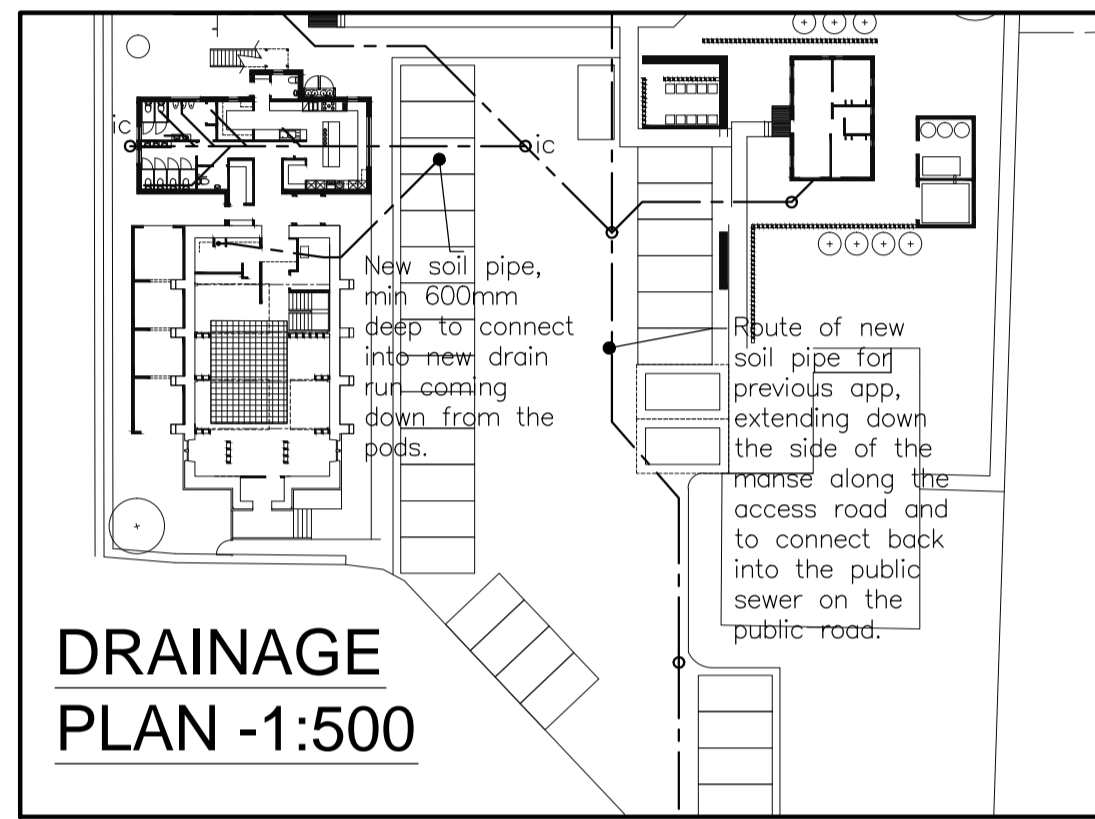
Dwg. No. 19/03/17



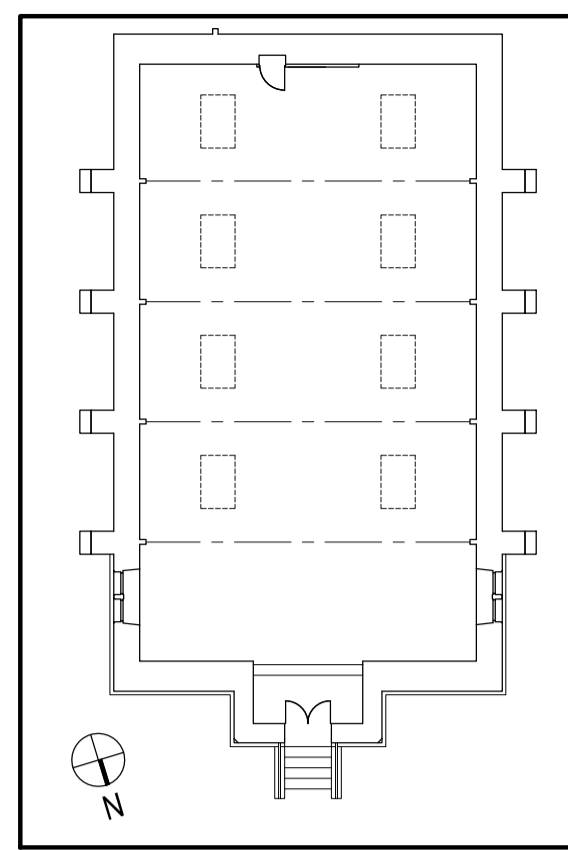
PROPOSED SITE LAYOUT PLAN -1:500



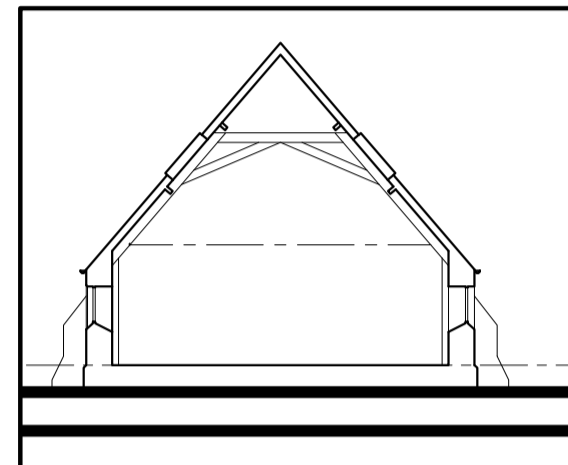
SITE BOUNDARY PLAN -1:500



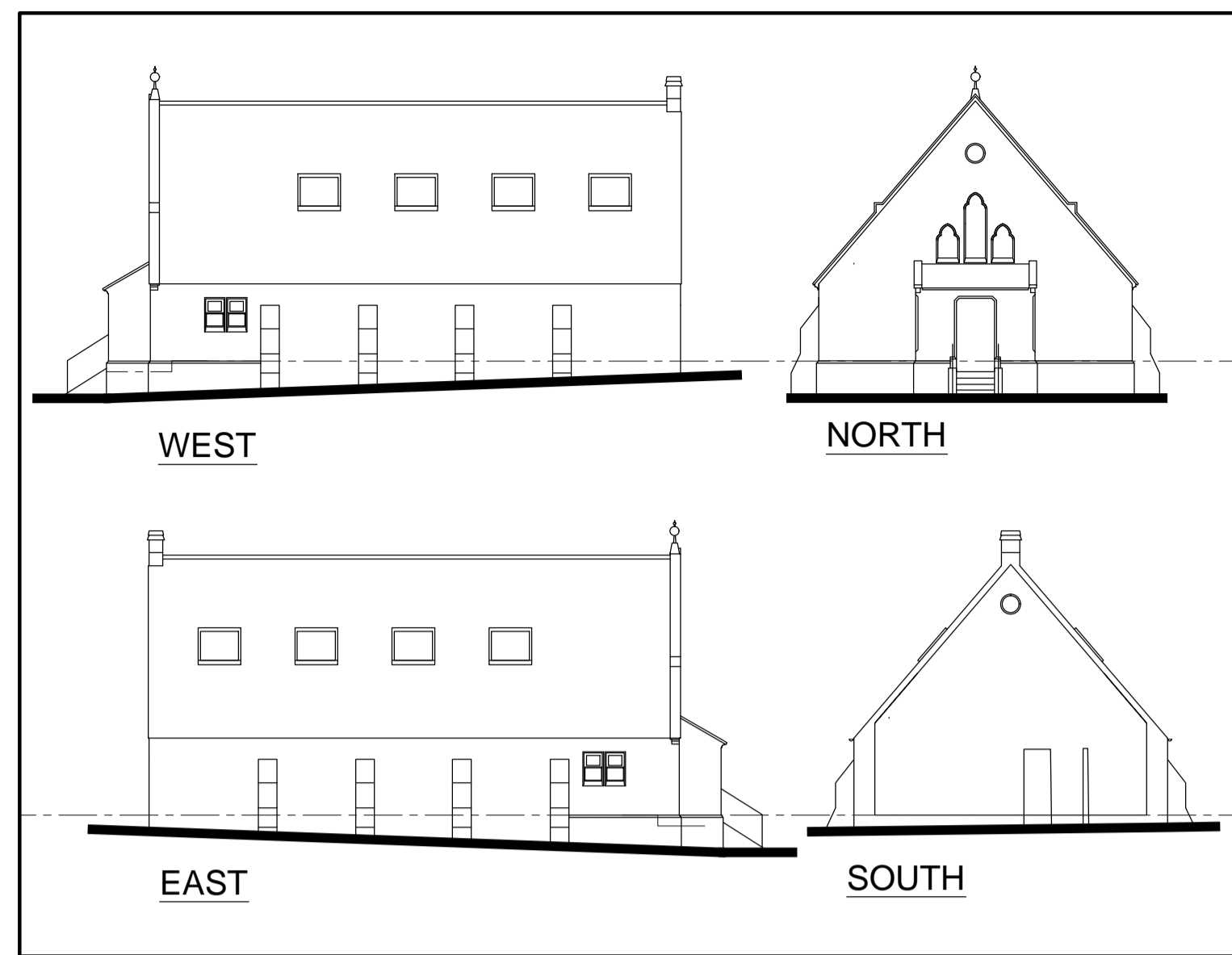
DRAINAGE PLAN -1:500



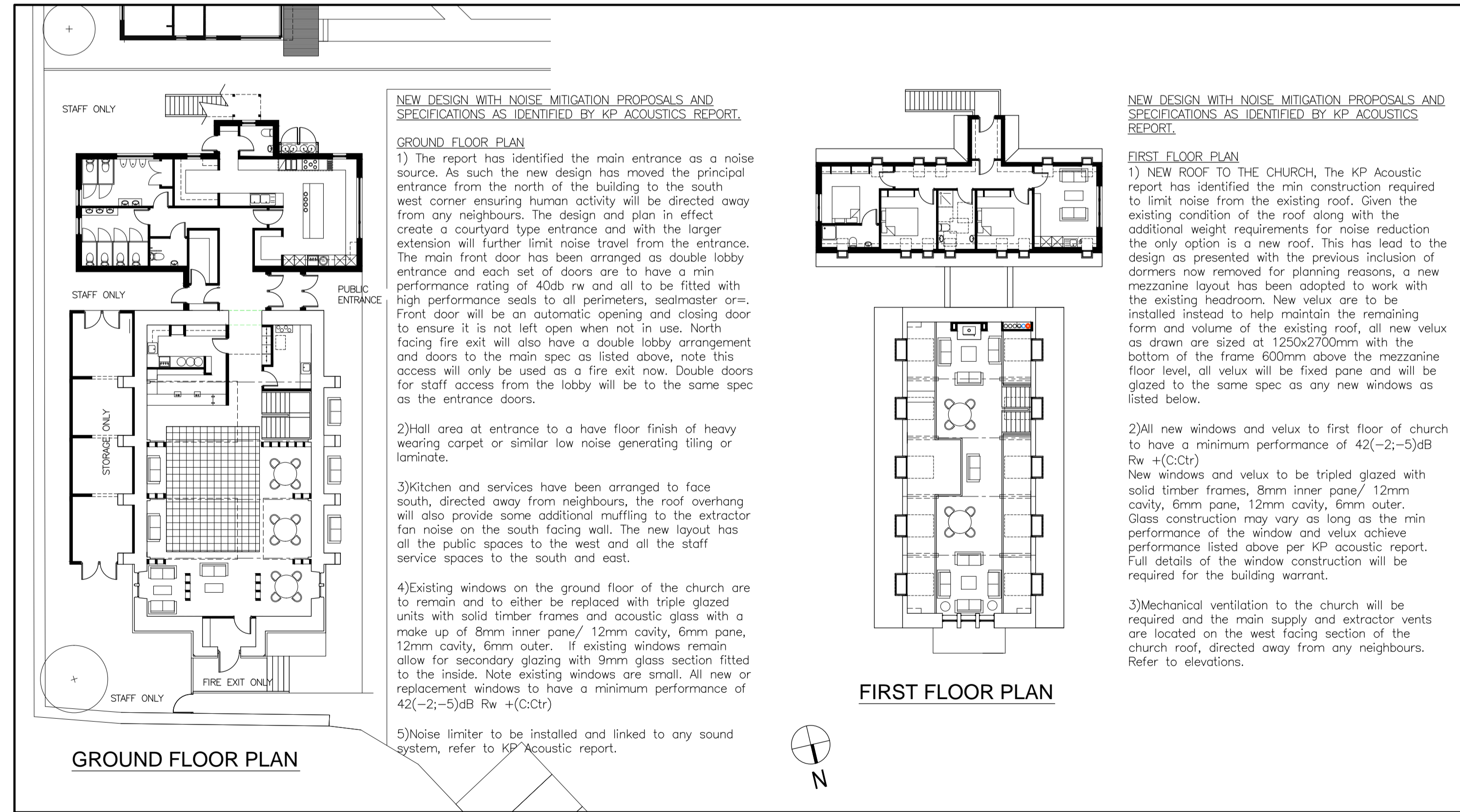
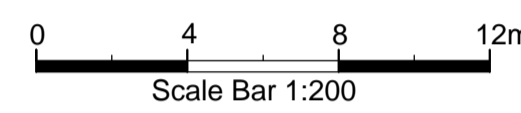
EXISTING CHURCH PLAN -1:200



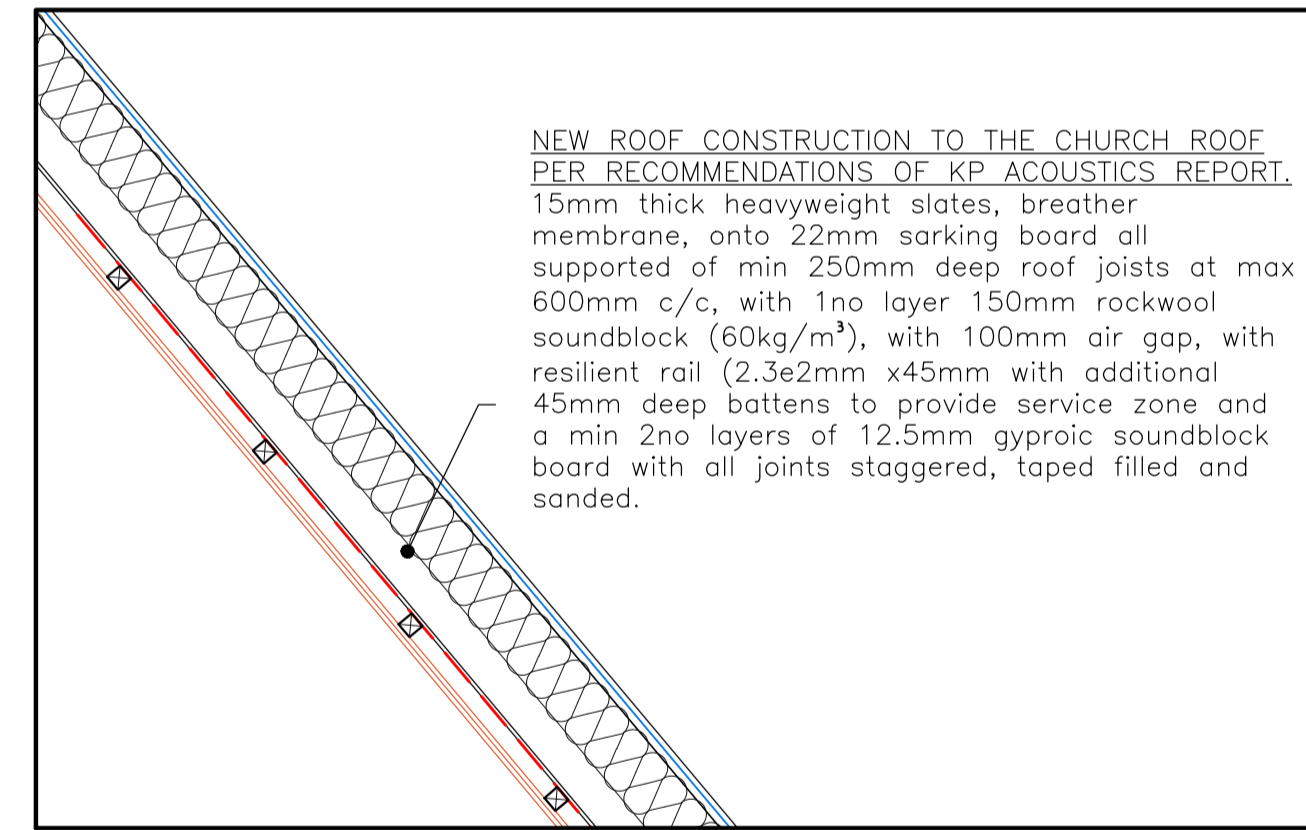
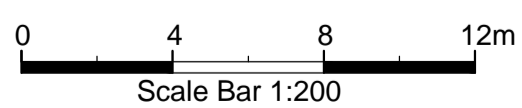
EXISTING CHURCH SECTION -1:200



EXISTING CHURCH ELEVATION -1:200



NOISE MITIGATION PROPOSALS -1:200



NEW ROOF SECTION TO CHURCH TO SHOW NOISE MITIGATION PROPOSALS -1:20



REVISION D

NOTE:
If scaling from drawings use scale ruler to ensure accurate scaling of both originals and copies. Use scale bar as reference check.

© ALL DRAWINGS & DESIGNS ARE COPYRIGHT OF DONALD MACSWEEN AND MAY NOT BE MANIPULATED, COPIED or REPRODUCED WITHOUT WRITTEN CONSENT.

No	Distribution & Revision	Date
1	NO CLIENT	24/06/19
2	REV A - SITE PLAN INFO	17/08/19
3	Disabled parking no 25, site boundary line	
4	REV B - outside patio are moved.	03/12/19
5	REV C - Noise mitigation proposals revised	
6	kitchen and toilet block with a flat up stairs, new mezzanine and dormers to church.	
7	REV D - Dormers removed, new velux to church roof, extension foot print reduced and new plan layout to both floors, stairs changed, all to be clad in larch.	
8	1NO CLIENT	13/09/21

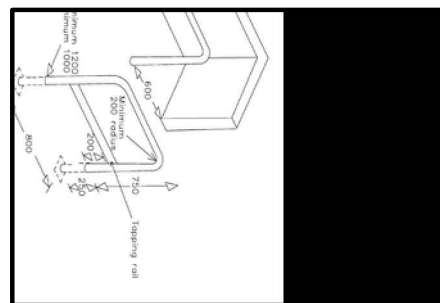
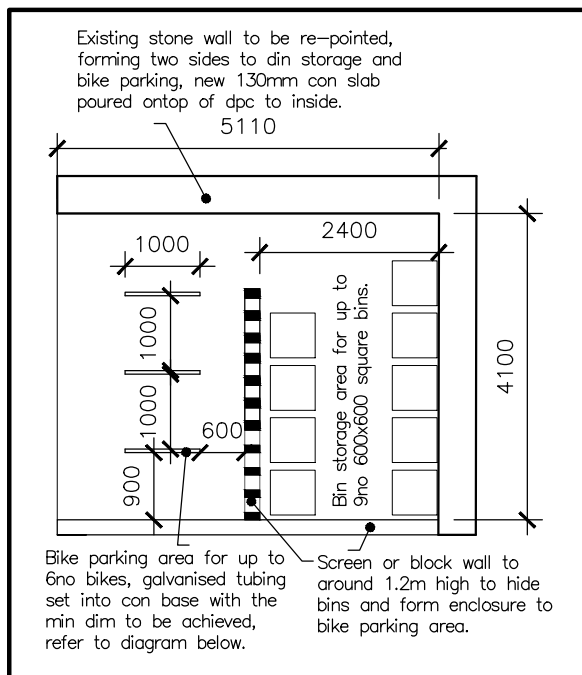
Donald C. MacSween Part II
BSc (Hons) Architecture
7 Upper Breakish
Isle of Skye - IV42 8PY
Tel: 01471 822536
EMail: dcmacsween@gmail.com

JOB
CHANGE OF USE OF CHURCH EXTENSION WITH A STAFF FLAT ENTERTAINMENT & SOCIAL EVENTS INCLUDING WEDDINGS, AT FREE CHURCH, BROADFORD

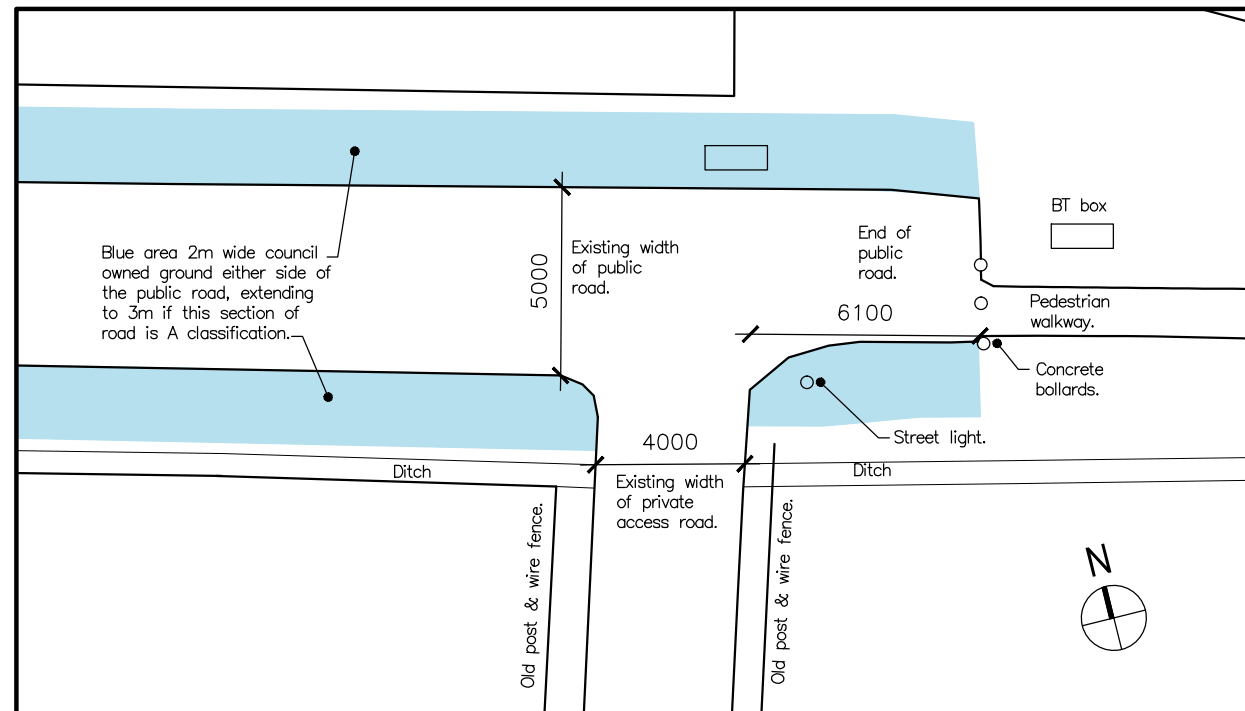
DRAWING
SURVEY PLANS
SITE PLANS
NOISE MITIGATION PROPOSALS

Scale = AS SHOWN
Date = 24/06/19

Dwg. No. 19/03/14-REV D

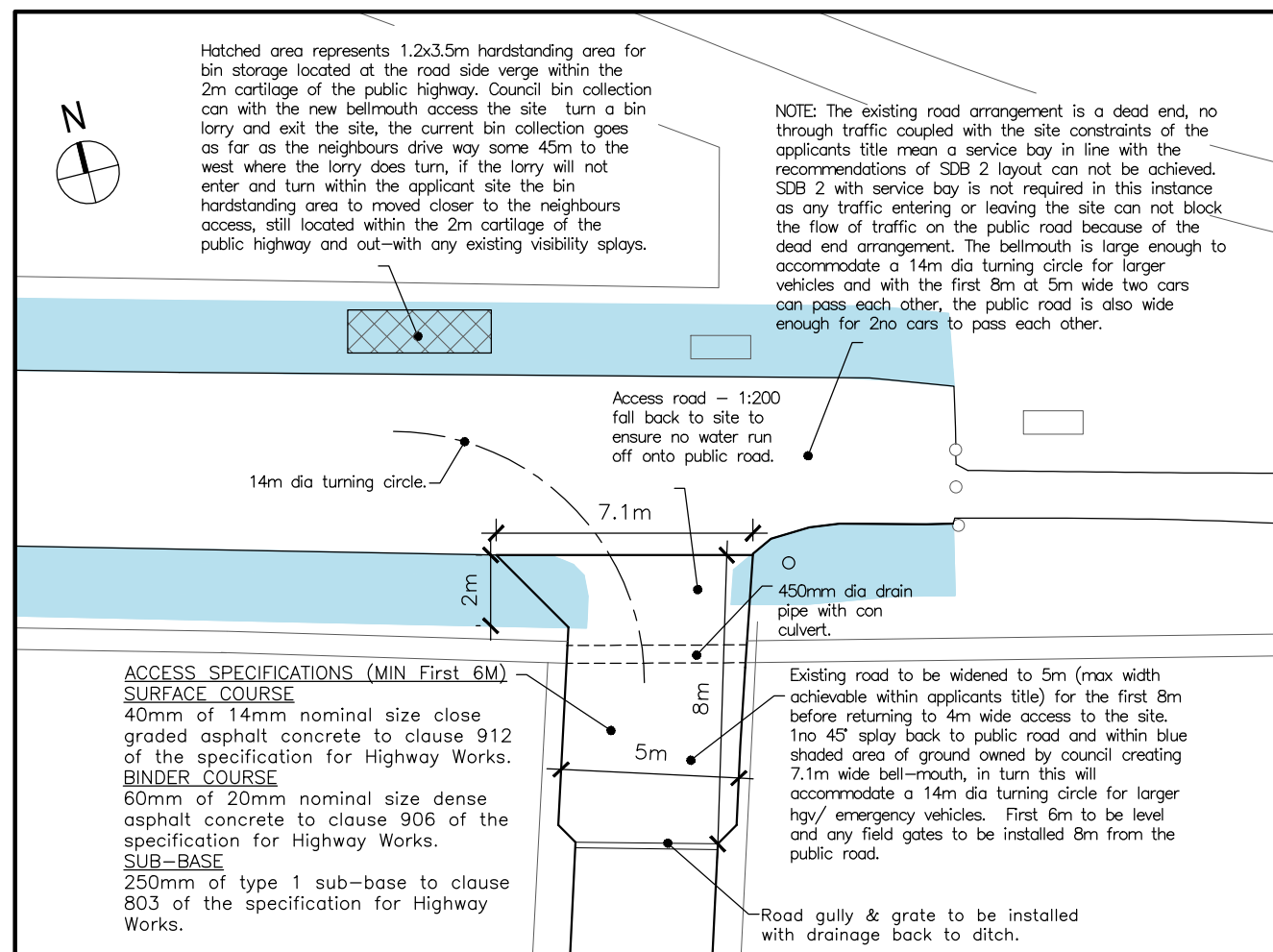
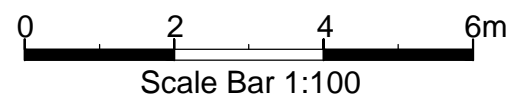


BIKE RAILING EXAMPLE

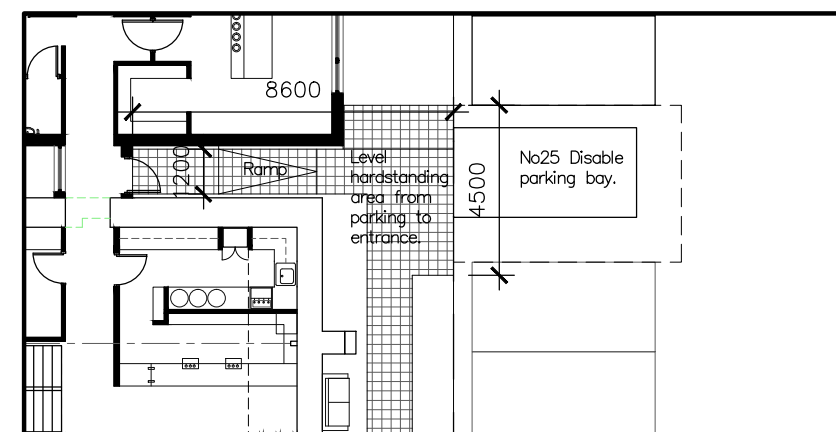
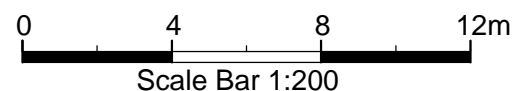


EXISTING ACCESS ARRANGEMENT AND PUBLIC ROAD LAYOUT - 1:200

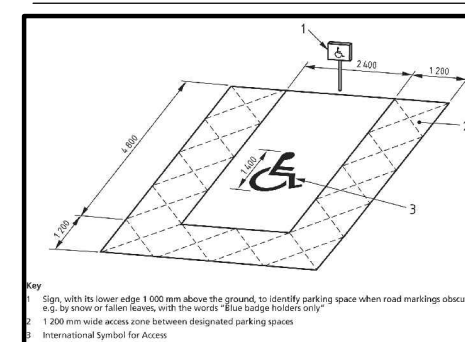
BIKE PARKING AREA - 1:100



PROPOSED ACCESS ARRANGEMENT TO THE PUBLIC ROAD - 1:200



DISABLED PARKING SPACE EXAMPLE



DISABLED PARKING SPACE EXAMPLE

NOTE:
If scaling from drawings use scale ruler to ensure accurate scaling of both originals and copies. Use scale bar as reference check.

© ALL DRAWINGS & DESIGNS ARE COPYRIGHT OF DONALD MACSWEEN AND MAY NOT BE MANIPULATED, COPIED or REPRODUCED WITHOUT WRITTEN CONSENT.

No	Distribution & Revision	Date
1NO	CLIENT	17/08/19

Donald C. MacSween RIBA II
BSc (Hons) Architecture
7 Upper Breakish
Isle of Skye - IV42 8PY
Tel: 01471 822536
EMail: dcmacsween@gmail.com

JOB
RENOVATION OF CHURCH
FREE CHURCH MANSE
BROADFORD,
SKYE, IV49 9AE
FOR MICHAEL DAWSON

DRAWING
BELLMOUTH ACCESS ARRANGEMENT
DISABLED PARKING
BIKE PARKING

Scale □ As Shown Date □ 17/08/19

Dwg. No. 19/03/15