

Agenda Item	<b>7.3</b>
Report No	<b>PLS-08-23</b>

## HIGHLAND COUNCIL

**Committee:** South Planning Applications Committee

**Date:** 08 February 2023

**Report Title:** 22/02825/MS: Places for People Developments Ltd  
Land North East Of Tornagrain, Dalcross

**Report By:** Area Planning Manager – South

### **Purpose/Executive Summary**

**Description:** Matters specified in conditions 2(b), 2(c), 2(d), 2(e), 2(f), 2(g), 2(h), 2(k), 2(l), 2(m), 2(o), 2(p), 2(q), 2(s), 2(t), 2(u), 3, 4, 8, 9, 10, 23, and 25 of planning permission in principle 16/05725/S42 - Erection of 68 residential units, associated landscaping, open space, infrastructure and services.

**Ward:** 17 – Culloden and Ardersier

**Development category:** Local

**Reason referred to Committee:** More than 30 residential units

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

## 1. PROPOSED DEVELOPMENT

- 1.1 This submission seeks approval for a number of the matters specified in conditions attached to planning permission 16/05725/S42 granted on 15 May 2019 in respect of the Tornagrain New Town development to allow the delivery of Phase 2a of the residential development comprising 68 homes. The Tornagrain Masterplan splits the site into blocks. This application is within blocks 21-22. The mix of units comprise:
- 1 x 1 bedroom flat;
  - 7 x 2 bedroom houses;
  - 26 x 3 Bedroom houses;
  - 11 x 4 bedroom houses;
  - 2 x 5 bedroom houses
  - 21 x 2 bedroom flats.
- 1.2 The applicant, Places for People, is a registered social landlord. 41 of the 68 units will be affordable homes delivered across a mix of tenures:
- 12 x shared equity units;
  - 17 x mid-market rent units; and
  - 12 x social rent units.
- 1.3 The overall masterplanned development at Tornagrain New Town comprises 4,960 residential units, Community Facilities, Retail, Business, General Industry, Storage and Distribution, Hotels, Residential Institution, Leisure, Petrol Stations and associated Landscaping, Open Space, Infrastructure and Services. To date 270 residential units have been delivered along with a shop, pharmacy, nursery, café and allotments as part of Phase 1 of the development. A further 34 residential units and a commercial unit are approved in detail but have not yet been completed. The development on the site is being delivered in seven sequential phases, with the supporting local road improvements to facilitate Phase 2, the twin tracking of the road between the development and the A96(T) being due for completion in February 2023.
- 1.4 This submission forms the first sub-phase of the second phase of residential development as part of the Tornagrain New Town Masterplan. It has been guided by the original masterplan (09/00038/OUTIN) which was first approved in 2011.
- 1.5 This submission seeks approval of the following conditions:
- |   |                                     |
|---|-------------------------------------|
| • 2 (a) - siting and design                 | • 2 (q) – waste management strategy |
| • 2 (c) - sustainable design considerations | • 2(p) – waste management           |
| • 2 (d) – means of access to the site       | • 2(s) – site levels                |
| • 2 (e) – layout of the site                | • 2(t) – finished floor levels      |

- 2 (f) – road layout
- 2 (g) – car parking
- 2 (h) – cycle parking
- 2(k) – details of soft landscaping
- 2(l) – management and maintenance
- 2(m) – boundary treatments
- 2(o) – surface water drainage
- 2(p) – water and waste water connections
- 2(u) – street lighting
- 3 – Construction Environment Management
- 4 – Previously used land
- 8 – Flood Risk Assessment
- 9 – Surface Water Drainage Strategy
- 10 – Surface water drainage details
- 23 – Hard and soft landscaping
- 25 – Archaeological brief

1.6 The applicant did not seek formal pre-application advice prior to the submission of the application.

1.7 This submission has been supported by the following information:

- Planning Statement ;
- Drainage Statement;
- External Finishes Schedule;
- Geotechnical Investigation Report;
- Street Engineering Report;
- Archaeological Evaluation;
- Tree root barrier specifications;
- Flood Risk Assessment;
- Waste Strategy;
- Parking Strategy; and
- EV Infrastructure strategy.

During the processing of the matters specified in conditions a number of variations have been made to address issues raised by consultees and those raised in representation including:

- Modifications to the road layout and parking arrangements;
- Modification to the design of the three storey flats to remove gable windows above ground floor level;
- Relocation of refuse collection points;
- Provision of revised layouts and details for communal bin storage and cycle parking.

## **2. SITE DESCRIPTION**

2.1 The site lies to the east of the first phase of development at Tornagrain New Town and will connect to the existing built road network which connects to Mid-Coul Road via Lochandinty Road and Bishops Hill Road.

- 2.2 This part of the site is generally free from trees and vegetation with the land being largely arable in nature with the site generally sloping from south east to north east.
- 2.3 The site is free from fluvial flood risk but there are elements of pluvial flooding at the edge of the site. A surface water drainage basin is located to the south-east of the application site.
- 2.4 A high pressure pipeline runs through the site but no development will take place over the pipeline, in line with approach taken elsewhere in Tornagrain.

### 3. PLANNING HISTORY

- |     |            |  |  |
|-----|------------|--|--|
| 3.1 | 06.11.2013 | 09/00038/OUTIN New Town Comprising up to 4,960 houses, Community Facilities, Retail, Business, General Industry, Storage and Distribution, Hotels, Residential Institution, Leisure, Petrol Stations and associated Landscaping, Open Space, Infrastructure and Services | Planning permission in principle granted |
| 3.2 | 24.01.2013 | 13/00294/SCRE Proposed gas pipeline diversion  | Screening Application EIA Not Required   |
| 3.3 | 21.08.2014 | 14/02952/FUL Variation of condition 1 to remove time stipulations for each Phase and allow revision of Phasing and Sub-phasing Plans as appropriate, variation of condition 26 to introduce requirement for the submission of a Phasing Plan                             | Application withdrawn                    |
| 3.4 | 11.08.2015 | 14/04476/MSC Submission of Matters Specified in Condition 2(b), 2(c), 2(e), 2(f), 2(g), 2(i), 2(n), 2(p), 2(q) of Permission in Principle 09/0038/OUTIN for roads and infrastructure in support of Phase 1a (Enabling Infrastructure) at Tornagrain.                     | Approved                                 |
| 3.5 | 11.08.2015 | 14/04477/MSC Submission of Matters Specified in Condition 4 (Contamination) of Permission in Principle 09/0038/OUTIN   | Approved                                 |
| 3.6 | 11.08.2015 | 14/04478/MSC Submission of Matters Specified in Condition 8 (Flood Risk Assessment) of Permission in Principle 09/0038/OUTIN   | Approved                                 |
| 3.7 | 14.10.2015 | 14/04479/MSC Submission of Matters Specified in Condition 23 (Hard and Soft Landscaping) of Permission in Principle 09/0038/OUTIN  | Approved                                 |
| 3.8 | 11.08.2015 | 14/04480/MSC Submission of Matters Specified in Condition 25 (Archaeological Written Scheme of Investigation) of Permission in Principle 09/0038/OUTIN   | Approved                                 |
| 3.9 | 11.08.2015 | 14/04481/MSC Submission of Matters Specified in  | Approved                                 |

		Conditions 5 (Badger Protection Plan) and 6 (Ecology Survey) of Permission 09/0038/OUTIN	
3.10	16.09.2015	14/04482/MS Submission of Matters Specified in Conditions 9 (Surface Water) and 10 (SuDS) of Permission 09/0038/OUTIN	Approved
3.11	11.08.2015	14/04483/MS Submission of Matters Specified in Conditions 26 and 28 (Croy Road Upgrade) and 31 (Traffic Management Plan) of Permission 09/0038/OUTIN	Approved
3.12	21.09.2015	15/01247/MS Submission of Matters Specified in Condition 3 of Permission in Principle 09/00038/OUTIN in support of Phase 1a (Enabling Infrastructure) at Tornagrain	Approved
3.13	11.08.2015	15/01350/MS Submission of Matters Specified in Condition 2a of Permission in Principle 09/00038/OUTIN in support of Phase 1a (Enabling Infrastructure)	Approved
3.14	11.08.2015	15/01409/MS Submission of Matters Specified in Conditions 2(j) (k) (l) (m) (o) and (r) of Permission in Principle 09/00038/OUTIN in support of Phase 1a (Enabling Infrastructure) at Tornagrain.	Approved
3.15	16.09.2015	15/01410/MS Submission of Matters Specified in Condition 20 of PIPIN 09/00038/OUTIN - Arboricultural Impact Assessment	Approved
3.16	29.07.2015	15/01657/MS Submission of Matters Specified in Condition 33 of Permission in Principle 09/00038/OUTIN in support of Phase 1a ( Enabling Infrastructure) at Tornagrain (Outdoor Access Management Plan)	Approved
3.16	14.09.2015	15/02461/MS Submission of Matters Specified in Condition 7 (Ecology and Landscaping Management Plan) of 09/00038/OUTIN in support of Phase 1a (Enabling Infrastructure)	Approved
3.17	12.01.2016	15/03004/MS Submission of matters specified in condition 33 (Access Management Plan) of Permission in Principle 09/00038/OUTIN (all phases).	Approved
3.18	19.04.2016	15/04766/MS Matters Specified in Conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 20, 23, 25, 26 and 31 of 09/0038/OUTIN for Phase 1A	Approved
3.19	21.06.2016	16/01993/ADV Advertisement of the following types : Hoarding, Flag	Consent to display an advert granted

3.20	05.10.2016	16/02796/MSC Submission of Matters Specified in Conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 20, 23, 25, 26 and 31 of permission in principle 09/0038/OUTIN for phase 1a	Approved
3.21		16/02822/MSC Submission of Matters Specified in Conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 20, 23, 25, 26 and 31 of permission in principle 09/0038/OUTIN for phase 1a	Case Closed
3.22	15.05.2019	16/05725/S42 Tornagrain New Town - Vary Condition 1 and remove Condition 34 of 09/00038/OUTIN	Planning permission granted
3.23	31.03.2017	17/00755/MSC Submission of Matters Specified in Condition 24 of Permission in Principle 09/00038/OUTIN	Approved
3.24	4 August 2017	17/01369/MSC Proposed site levels and restoration (condition 2K, 2P, and 2Q of Permission in Principle 09/00038/OUTIN)	Approved
3.25	01.11.2017	17/01687/S75M Modification of Planning Obligation (09/00038/OUTIN)- New Town Comprising up to 4,960 houses, Community Facilities, Retail, Business, General Industry, Storage and Distribution, Hotels, Residential Institution, Leisure, Petrol Stations and associated Landscaping, Open Space, Infrastructure and Services	Application withdrawn
3.26	09.08.2017	17/02696/MSC Change of use of two ground floor units from residential (class 9) to Shops (Class 1). Amended design of Block 11 (Apt 1) (condition 2b, 2d, 2f, 2g, 2h, 2o and 2q of Permission in Principle 09/00038/OUTIN)	Approved
3.27	13.10.2017	17/04285/MSC Amended material finish on the access ramp entrance of Block 11 (Apt 1) (condition 2b of Permission in Principle 09/00038/OUTIN)	Approved
3.28	10.11.2017	17/04644/MSC Amended design and layout of Block 3b, change the permitted use of the building from flats to flats and café. Submission of matters specified in condition 2.	Approved
3.29	22.06.2018	18/01012/MSC Submission of Matters Specified in Conditions 2(a) (b) (c) (d) (f) (g) (h) (j) (k) (l) (m) (o) 3, 4, 5, 6, 7, 8, 9, 10, 20, 23, 25, 26 and 31 of Permission in Principle 09/0038/OUTIN for Phase 1a - Block 13 (Erection of 19 flats with 2No. commercial units below and a Nursery Unit)	Approved
3.30	25.09.2018	18/02339/MSC Conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 20, 23, 25, 26 and 31 of 09/00038/OUTIN in	Approved

		respect of 26 dwellings in Block 3C, 5B, and 7A (Plots 70-92 and 116-118) of Phase 1A	
3.31	21.09.2018	18/02340/MSC Submission of Matters Specified in Conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 20, 23, 25, 26 and 31 of permission in principle 09/00038/OUTIN for phase 1a - Blocks 6B and 7B	Approved
3.32	12.10.2018	18/02889/MSC Submission of Matters Specified in Conditions 2 (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r), 3, 4, 5, 6, 7, 8, 9, 10, 20, 23, 25, 26 and 31 of Permission in Principle 09/00038/OUTIN for Phase 1B - Enabling Works Infrastructure at Tornagrain, comprising details in respect of layout and design, landscaping, transport, trees, archaeology, construction environmental management, contamination, ecology and drainage and flood risk.	Approved
3.33	03.12.2018	18/03244/MSC Submission of Matters Specified in Conditions 2, 3, 4, 5, 6, 7, 8, 9, 10, 20, 23, 25, 26 & 31 of permission in principle 09/00038/OUTIN for 96 residential units that comprise Phase 1b (Blocks 14-19) at Tornagrain.	Approved
3.34	21.01.2020	19/03214/MSC Enabling infrastructure works (16/05725/s42 conditions 2(a) (d) (e) (g) (k) (l) (m) (n) (o) (p) (r) (s) (t), 3, 4, 5, 6, 7, 8, 9, 10, 19, 20, 21, 23, 24, and 25) Phase 1B	Approved
3.35	02.11.2020	20/01296/MSC Submission of Matters Specified in Conditions 2 (a, b, c, d, e, f, g, h, k, l, m, n, o, p, q, s, t, u), 3, 4, 5, 6, 7, 8, 9, 10, 23 and 24 of Planning Permission in Principle ref. 16/05725/S42 for 27 residential + 1 commercial unit in AJS Phase 1c within Blocks 1, 2 ,3D and 107b (part thereof)	Approved
3.36	01.03.2022	20/01723/MSC Application for Matters Specified in Conditions 2b (Siting), d (Access), e (Layout), f (Road Layout), l (management and maintenance), m (Boundary Treatments), o (Surface Drainage), p (Service Connections), s (Levels), u (Lighting), 8 (Flood Risk Assessment) , 9 (Surface Water Strategy), 10 (Surface Water Drainage), 12 (Mid Coul Burn Bridge) and 24 (Maintenance) of Planning Permission in Principle ref. 16/05725/S42 - Upgrade of Mid Coul Road, drainage infrastructure and associated works.	Approved
3.37	30.04.2021	21/01008/MSC Matters Specified in Condition 2b (siting and design), 2c (sustainable design considerations), and 2g (car parking provision), of planning permission in principle 16/05725/S42 for the erection of a house on plot 72 - Modification of previously approved design granted under planning	Approved

		permission 18/02339/MSC	
3.38	07.09.2021	21/03027/ADV Installation of 5 signs	Consent to display an advert granted
3.39	10.06.2022	22/01257/MSC Matters Specified in Conditions 2b (Siting) and 2j (Public Art Strategy) of Permission in Principle 16/05725/S42 - Erection of Market Cross	Approved
3.40		22/02017/MSC Submission of Matters Specified in Conditions 1 (Phasing), 2a (Design Code), 2b (Siting, Design and Appearance), 2c (Sustainable Design), 2d (Access), 2e (Layout), 2g (Car Parking), 2k (Landscape), 2L (Management and Maintenance), 2m (Boundary Treatments), 2p (connections), 2q (Waste Disposal), 2s (levels), 2t (finished floor levels), 3 (CEMP), 4 (Land Contamination), 7 (Ecological management plan), 8 (Flood Risk), 9 (Surface water drainage), 10 (SuDS) and 23 (Landscape) of Planning Permission in Principle 16/05725/S42 - Erection of 12 Residential Units and associated infrastructure	Pending Consideration
3.41		22/02856/MSC Matters specified in conditions 1, 2(a), 2(i), 2(j), 2(l), 2(o), 2(v), 5, 6, 7, 8, 9, 10, 20 and 21 of planning permission in principle 16/05725/S42 - Phase 2 Masterplan	Pending Consideration

#### 4. PUBLIC PARTICIPATION

4.1 Advertised: Unknown Neighbour

Date Advertised: 02.09.2022

Representation deadline: 16.09.2022

Timeous representations: 1

Late representations: 0

4.2 Material considerations raised are summarised as follows:

- Impact on privacy;
- Impact of surface water;
- Impact of construction traffic.

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](http://www.wam.highland.gov.uk/wam).



## 5. CONSULTATIONS

5.1 **Croy and Culloden Community Council** did not respond to the consultation.

5.2 **Access Officer** does not object to the application and has not comments to make on the application.

5.3 **Contaminated Land Team** do not object to the application. It has set out that there does not appear to be any potential sources of contamination within this phase of the development.

5.4 **Flood Risk Management Team** do not object to the application following submission of a revised Drainage Impact Assessment and Drainage Statement. It confirms that the infiltration basin can accommodate runoff from the impermeable areas of the site and that the surface network drainage design is adequate to drain the site and future phases of the development.

It is content that any exceedance routing is directed to greenspaces, attenuation areas or the existing basin. There are some areas of exceedance which will be managed within the road network, which is considered acceptable.

5.5 **Forestry Officer** does not object to the application. He has highlighted that there are no existing trees within the site.

5.6 **Historic Environment Team** do not object to the application. It sets out that will there have been minimal finds in the area to date, the applicant is required to submit a written scheme of investigation to cover the watching brief stage of the development.

5.7 **Transport Planning Team** do not object to the application following modifications to the site layout and provision of further information related to drainage, cycle parking and waste storage. It recommends that the site is not occupied until Mid-Coul Road is twin tracked between the site and the A96(T). It is content with the road layout, which is based on the street hierarchy adopted elsewhere in Tornagrain.

It is content with the car parking proposals, following modifications made to the location of parking spaces which conflicted with junctions and other traffic movements.

In relation to the combined bike and bin stores, it raised concern over the layout of the stores and the limited space to accommodate cycle parking. It sought clarification that the stores will be locked to provide secure storage and the way in which the doors will open to provide and access and egress.

It has considered the street lighting design through the Road Construction Consent Process.

5.8 **Scottish Environment Protection Agency** do not object to the application following the submission of the flood risk assessment for the earlier phase of development which provided detail of the flood risk from the small watercourse adjacent to the site. That assessment demonstrates that the site is not at risk of flooding. It is satisfied with the level of SuDS Treatment via swales and the central

district SuDS system. It is content that a Construction Environment Management Document has been submitted.

- 5.9 **Scottish Water** do not object to the application. It has highlighted that there is sufficient capacity in the Inverness Water Treatment Works to serve the development. It has highlighted that the water network requires upgrade upstream from the development, but this is funded and the works planned. It has explained that the capacity of the Ardersier Waste Water Treatment Works can not be confirmed at this time.
- 5.10 **Transport Scotland** do not advise against the granting of planning permission. It highlights that the trunk road improvement works covered by condition 27 (modifications to Mid Coul Roundabout) of the Planning Permission need to be implemented prior to occupation of phase 2.
- 5.11 **Fisher German** do not object to the application following submission of further information related to the location and set back from the development from the high pressure pipeline which runs through the site.

## **6. DEVELOPMENT PLAN POLICY**

The following policies are relevant to the assessment of the application

### **6.1 Highland Wide Local Development Plan 2012**

- 9 – A96 Corridor Phasing and Infrastructure
- 13 – Tornagrain
- 28 - Sustainable Design
- 29 - Design Quality & Place-making
- 30 - Physical Constraints
- 31 - Developer Contributions
- 32 - Affordable Housing
- 34 - Settlement Development Areas
- 42 - Previously Used Land
- 47 - Safeguarding Inbye/Appportioned Croftland
- 51 - Trees and Development
- 53 - Minerals
- 54 - Mineral Wastes
- 55 - Peat and Soils
- 56 - Travel
- 57 - Natural, Built & Cultural Heritage
- 58 - Protected Species
- 59 - Other important Species
- 60 - Other Importance Habitats
- 61 - Landscape
- 62 - Geodiversity
- 63 - Water Environment
- 64 - Flood Risk
- 65 - Waste Water Treatment
- 66 - Surface Water Drainage
- 72 - Pollution

74 - Green Networks  
75 - Open Space  
77 - Public Access

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

Policy 2 – Delivering Developments  
Allocation TG1 – Mixed Use

## **6.3 Inner Moray Firth Proposed Local Development Plan 2022**

Policy 1 – Low Carbon Development  
Policy 2 – Nature Protection, Preservation and Enhancement  
Policy 3 – Water and Waste Water Infrastructure Impacts  
Policy 5 – Green Networks  
Policy 8 – Placemaking  
Policy 9 – Delivering Development and Infrastructure  
Policy 14 – Transport  
Allocation TG01 – Tornagrain New Town

## **6.4 Highland Council Supplementary Planning Policy Guidance**

Construction Environmental Management Process for Large Scale Projects (August 2010)  
Developer Contributions (November 2018)  
Flood Risk & Drainage Impact Assessment (Jan 2013)  
Green Networks (Jan 2013)  
Highland Historic Environment Strategy (Jan 2013)  
Highland's Statutorily Protected Species (March 2013)  
Housing in the Countryside and Siting and Design (March 2013)  
Managing Waste in New Developments (March 2013)  
Open Space in New Residential Developments (Jan 2013)  
Physical Constraints (March 2013)  
Public Art Strategy (March 2013)  
Standards for Archaeological Work (March 2012)  
Sustainable Design Guide (Jan 2013)  
Trees, Woodlands and Development (Jan 2013)

## **7. OTHER MATERIAL POLICY CONSIDERATIONS**

### **7.1 Scottish Government Planning Policy and Guidance**

Scottish Planning Policy (The Scottish Government, June 2014)  
National Planning Framework 3 (Scottish Government, 2014)

Revised Draft National Planning Framework 4

Policy 16 – Quality Homes

Creating Places (Scottish Government, 2013)  
Designing Streets (Scottish Government, 2010)  
PAN 42 Archaeology  
PAN 61 Planning for Sustainable Urban Drainage Systems (SUDS)  
PAN 68 Design Standards  
PAN 74 Affordable Housing  
PAN 77 Designing Safer Places  
PAN 79 Water and Drainage

## **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 principle of the development has been established through the previous permission. This submission seeks to approve matters specified in conditions of the planning permission in principle. In order to address the determining issues therefore, Committee must consider the extent to which the proposal continues to comply with development plan policy, the provisions of the conditions attached to the planning permission in principle and take into consideration any other material considerations.

### **Development plan/other planning policy**

- 8.4 The Inner Moray Firth Local Development Plan (IMFLDP) includes the application site as an allocated site and that the uses proposed matches that of the planning permission in principle.
- 8.5 While the IMFLDP has been adopted since the time of the determination of the original application, the Inner Moray Firth Proposed Local Development Plan (IMFPLDP) has since been published and consulted on. As the fixed view of the Council it holds some weight in the decisions making process but not the full weight of the Development Plan. It is noted that the site continues to be allocated for development and is recommended to be taken forward as part of the examination of the IMFPLDP. Revised Draft National Planning Framework 4 has also been published and will be adopted as part of the Development Plan on 13 February 2023. Subject to detail set out later in this report the submission for the approval of matters specified in conditions accords with the provisions of the Development Plan.
- 8.6 The remainder of this report will consider the submissions made in relation to the

relevant conditions attached to the planning permission in principle and assess its compatibility with the Development Plan.

### **Layout, Siting and Design (conditions 2b, 2c, 2e, 2s and 2t)**

- 8.7 Development at Tornagrain is guided by the principles of the original Tornagrain New Town Masterplan and a Design Code. The Design Code has been approved under an earlier matters specified in conditions application and contains details on the type of streets, proportions of buildings, landscaping and material finishes which would be considered acceptable in Tornagrain to ensure the character and sense of place sought through the original masterplan would be achieved.
- 8.8 The proposed site layout follows the principles set out in the masterplan and Design Code. The layout of this sub-phase of the development is laid out in a series of streets which continue the block layout of the adjacent sub-phase of the development which is partially completed. The northern area of this sub-phase is in a perimeter block form with a series of lanes and closes facilitating access to the rear of the properties where parking is located and from where properties will likely be serviced. All properties face onto the main perimeter street of the block. Moving south there is an area of open space which provides the setting for this phase of development. This replicates the approach taken in other areas of Tornagrain where the formal frontage of buildings is used to enclose and overlook the open spaces. The open space is located in this position due to the high pressure pipeline which runs through the site. Sufficient distances between the properties and the pipeline have been maintained and the pipeline operator is content with the proposals.
- 8.9 A small block of development is located to the east of the open space where an apartment block encloses and overlooks the open space. To the south is a larger block of development which is serviced by a central street which will connect onto future phases of development to the east. In this block, some of the properties have their rear to the street as they face onto the open space and others face onto the street. The parking for these properties has been offset from the street in parking courts or in enclosed areas set back from the road or at the side of properties.
- 8.10 There is significant variety in the streetscene with nineteen different house types and differing designs to the apartment blocks as well. Each one reflects traditional architectural forms, proportions and features, with a contemporary feel through the use of modern materials. There is a mix of two and three storey properties across the site, and one single storey property which is a wheelchair accessible house located at the eastern edge of the development. The three storey blocks are largely limited to apartment blocks which are located at junctions in the development, helping to provide legibility to the scheme. There are however some three storey town houses as well at the eastern edge of the sub-phase. The remainder of the properties are a mix of detached and semi-detached houses located along streets and lanes.
- 8.11 Each property is unique in terms of its material finish with different colours of render banding around windows and used to highlight architectural features, alongside a range of different render colours taken forward in the house types.

This adds to the sense of place within the wider development. Windows are to be of traditional proportions with a number of the units which are located in prominent positions to include 12-pane sash and case windows.

- 8.12 There is generally a reasonable amount of space between properties as a result of the layout of the development. When the application was originally submitted, one of the flatted blocks had the potential to overlook an existing property in the adjacent phase. This was a matter raised in representations. To address this, the applicant was asked to remove windows on the gable of the flatted blocks above the ground floor level. However, to ensure the gable did not appear blank and lack character, the applicant was asked to retain the banding and sills of the windows to break up the mass of the gable. The applicant made the requested changes and this has eliminated concerns regarding overlooking and amenity. Considering the site levels and the location of properties in the proposed development and those in the earlier phase, it is not considered there will be any impacts in relation to overlooking or privacy.
- 8.13 With regard to sustainable development considerations, the proposed development includes photovoltaic panels on each property. The development is largely orientated so that the homes can take advantage of solar gain. Electric vehicle charging facilities will be provided throughout the development. Active travel opportunities will be available to allow access to bus services and the Inverness Airport Rail Halt which will be accessible by walking and cycling from the proposed development.
- 8.14 Overall, the layout and design of the development is considered to accord with the Tornagrain Design Code and it will continue to deliver a well designed development with a unique sense of place and identity.

**Access, Servicing and Parking (Conditions 2d, 2f, 2g, 2h, 2o, 2p, 2q, 2u, 8, 9, and 10)**

- 8.15 The site will be accessed through an earlier phase of development. The road network will then connect to Mid Coul Road and onto the A96(T). Work is progressing well on the twin tracking of the Mid Coul Road, with the upgraded road due to be fully open to traffic in February 2023. The delivery of the twin tracked road was a developer requirement. Through working in partnership with the developer of the new town, it was agreed that this required to be delivered prior to occupation of the 300<sup>th</sup> residential unit within Tornagrain. For the avoidance of doubt, Transport Planning has requested that the completion of this road is again secured against this matters specified in conditions application. As this specific pre-occupation timescale has not been secured on the planning permission in principle, this is considered appropriate. With that said, given the progress on the road network upgrade, it is likely to be completed well in advance of the first occupation of any unit within the proposed development.
- 8.16 Transport Planning is generally content with the road layout within this sub-phase of the development. There were a number of technical design requirements that the application did not meet when first submitted. However, through discussion these matters have been resolved through the Road Construction Consent

process, with the appropriate changes also made to the planning drawings.

- 8.17 Transport Scotland do not raise concern with regard to this phase of development in relation to impact on the local road network. They have however highlighted that prior to occupation, the applicant is required to deliver a number of improvements to the Mid Coul Roundabout on the A96 to improve active travel connectivity to Inverness Airport, Inverness Airport Business Park and Inverness Airport Rail Halt. The applicant is aware of this requirement and discussions are ongoing between Transport Scotland and the applicant on the delivery of the mitigation as well as the associated timescales.
- 8.18 Sufficient car parking has been provided to serve the development. Cycle parking for individual houses will be the responsibility of the occupier of the properties who will likely use their gardens for cycle storage. For flatted blocks, the applicant has proposed combined cycle and bin stores to provide cycle parking. The level of cycle parking is sufficient but Transport Planning sought clarification on the design and layout of the stores to facilitate storage. The applicant has clarified the layout of the stores and demonstrates that the semi-vertical stands can be utilised within the buildings and these allow cycles to be locked.
- 8.19 There was a concern raised about the accessibility of the communal bin and cycle stores to allow the removal of communal bins to the kerbside for collection. The applicant re-orientated the buildings and will ensure the buildings are fitted with 180° hinges to allow the doors to be opened fully to ensure ease of access to the stores. The individual houses will have in-curtilage bin storage and bin collection will be at the kerbside. This is acceptable.
- 8.20 The street lighting design has been developed with the Council's Street Lighting Team and has been considered in detail through the Road Construction Consent process where it has been deemed acceptable.
- 8.21 The applicant has submitted a flood risk assessment that demonstrated that the site is not at risk of fluvial flooding from the small watercourse located to the south of the site. SEPA and the Council's Flood Risk Management Team are satisfied that the development will not be at risk of flooding from the small watercourse.
- 8.22 Surface water on the site will be managed through a series of swales and attenuation features. The SuDS basin which serves this site also serves an earlier phase. It has been demonstrated through submission of further information that there is sufficient capacity within the system to manage surface water in this and future phases. Concern had been raised in representations over the flood water routing. Having sought clarification from the applicant, the exceedance route for any overland flows in a 1 in 200 year flood event avoids existing or proposed properties. There will be a limited area of ponding at a low point in the road which will also assist in attenuating the flow of water and managing flood risk from surface water. The applicant will be responsible for management and maintenance of the surface water drainage system until the time that it is vested by Scottish Water or the Council.
- 8.23 The site will connect to the public water and waste water network. Scottish Water has confirmed there is capacity in the water network but it has not been able to

confirm capacity in the Ardersier Waste Water Treatment Works. While this is the case, Ardersier Waste Water Treatment Works has been upgraded in recent years to provide capacity for Tornagrain New Town.

### **Open Space and Landscaping (Conditions 2k, 2l, 2m and 23)**

- 8.24 The development contains a central open space to allow for amenity within the development and also to provide an area for play and recreation. The open space in the development connects through to the other open spaces which run through the centre of Tornagrain and help to provide a green setting for the development. This space will include a series of street trees but largely be laid to turf to allow a range of uses of the open space. Street trees will also be placed throughout the lanes and pends within the development. These will be managed and maintained by a factor which maintains the wider site. This is in line with the Council's preferred approach as set out in the Open Space in New Residential Developments Supplementary Guidance. It will be incumbent on the applicant to ensure that they comply with the requirements of the Property Factors (Scotland) Act 2011.
- 8.25 The boundary treatments proposed comprise a mix of blockwork walls, post and wire fencing and timber fencing (predominantly to the rear and side of properties). The boundary treatments will be broken up with a combination of high quality designed metal and wooden gates. This is consistent with the Design Code in Tornagrain and is considered acceptable.

### **Other Conditions (Conditions 3, 4, 25)**

- 8.26 Concern has been raised over the impact of construction traffic in this phase of the development. The applicant has proposed measures to manage the impacts of construction during the build out of the development. However, a level of disruption is expected given the scale of development proposed. This will however be managed utilising good practice measures.
- 8.27 The applicant has undertaken an initial archaeological assessment on the site. This has found some limited buried archaeology. A written scheme of investigation now needs to be completed and a watching brief undertaken during excavation works on the site. As this is the case Condition 25 will not be considered satisfied by this application given the outstanding work which requires to be completed.
- 8.28 No evidence of land contamination has been identified as a result of previous uses in the application site.

### **Matters to be secured by Section 75 Agreement**

- 8.29 A legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 (As Amended) applies to the wider development site. This secures:
- Delivery of affordable housing;
  - Public transport contributions;
  - Contributions to Primary and Secondary Education facilities;



- Provision of a site for a primary school;
- Contributions toward A96 Connectivity;
- Contributions toward an updated A96 Protocol; and
- Delivery of a Coastal Path between Castle Stuart and Ardersier.

The legal agreement includes a number of review points which allow the level of contributions toward education to be reviewed. The first review point will be reached on the completion of the 344<sup>th</sup> residential unit within the development.

- 8.30 The legal agreement is attached to the site as a whole and can not be modified through this application. It should however be noted that the delivery of affordable housing through this application is the first significant delivery of affordable housing at Tornagrain. It was agreed that limited affordable housing was to be delivered within the first phase until initial infrastructure and facilities had been delivered. With those now in place, alongside improved transport connectivity, the Council are working with the applicant to ensure significant delivery of affordable housing within this and future phases to ensure that a minimum level of 25% of affordable homes are delivered at Tornagrain.
- 8.31 This application will take the total number of affordable homes at Tornagrain to 47. Continued delivery of a high proportion of affordable housing against total development numbers in future sub-phases will be necessary to ensure the needs and demands of the area are met, as well as the provisions of the legal agreement for the site. The location, spread, design quality and tenure mix of the affordable homes in this phase are welcomed.

## **9. CONCLUSION**

- 9.1 Following submission of the application, the applicant was receptive to the proposed modifications put forward by officers to address design, amenity and technical matters. The design and layout is of a high standard and will lead to the continued expansion of Tornagrain New Town in accordance with the principles of the Tornagrain New Town Masterplan and Design Code.
- 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: EV charging infrastructure will be delivered throughout the development.
- 10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

## 11. RECOMMENDATION

**Subject to the above actions**, it is recommended **APPROVE** the application subject to the following conditions and reasons:

### Conditions and Reasons

1. The development to which this matters specified in conditions approval relates must commence no later than TWO YEARS from the date on this decision notice.

**Reason:** To accord with Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. No residential unit within the development hereby approved shall be occupied until the road between the Mid Coul Roundabout on the A96(T) and Croy Square has been twin tracked across its full length.

**Reason:** In the interests of safety and free flow of the local road network.

### 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.

### INFORMATIVES

#### 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.

#### 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](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](mailto:env.health@highland.gov.uk) for more information.

## **Protected Species – Halting of Work**

You are advised that work on site must stop immediately, and NatureScot 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 NatureScot: <https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species>

Signature: David Mudie  
Designation: Area Planning Manager – South  
Author: Simon Hindson  
Background Papers: Documents referred to in report and in case file.  
Relevant Plans: Plan 1 – Location plan  
Plan 2 – Site Layout with block plan  
Plan 3 – Site Layout with masterplan  
Plan 4 – Site Layout with house types  
Plan 5 – EV Charging Strategy  
Plan 6 – Waste Strategy  
Plan 7 – Parking Plan  
Plan 8 – Affordable Housing Tenure Plan  
Plan 9 – Storey Heights Plan  
Plan 10 – Safer Routes to School Plan  
Plan 11 – Elevations Plots 1-6  
Plan 12 – Elevations Plots 7 & 8  
Plan 13 – Elevations Plot 9  
Plan 14 – Elevations Plots 10 & 11  
Plan 15 – Elevations Plot 12  
Plan 16 – Elevations Plots 13 & 14  
Plan 17 – Elevations Plot 15  
Plan 18 – Elevations Plots 16 & 17  
Plan 19 – Elevations Plot 18  
Plan 20 – Elevations Plot 19  
Plan 21 – Elevations Plots 20 & 21  
Plan 22 – Elevations Plot 22  
Plan 23 – Elevations Plot 23

Plan 24 – Elevations Plots 24-29  
Plan 25 – Elevations Plots 30-37  
Plan 26 – Elevations Plots 38 & 39  
Plan 27 – Elevations Plot 40  
Plan 28 – Elevations Plot 41  
Plan 29 – Elevations Plot 42  
Plan 30 – Elevations Plots 43-47  
Plan 31 – Elevations Plot 48  
Plan 32 – Elevations Plots 49-52  
Plan 33 – Elevations Plots 53-60  
Plan 34 – Elevations Plot 61  
Plan 35 – Elevations Plot 62  
Plan 36 – Elevations Plot 63  
Plan 37 – Elevations Plot 64  
Plan 38 – Elevations Plots 65 & 66  
Plan 39 – Elevations Plot 67  
Plan 40 – Elevations Plot 68

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Revisions  
Rev Date Comment



  
Application Site  
66 Residential Units  
  
Application Site Area  
= 23,100sqm or thereby



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Project  
**Tornagrain**  
Near Inverness, Highlands  
PFP Scotland

Drawing  
**Development Plan**  
Phasing

Date **May 22** Scales **1:1250@A1**

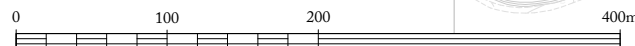
Project Nr. **1374** Drawing Nr. **100** Rev. **\*\***

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**Key**

- Phase 1 Constructed / Consented
- Phase 2
- Sub Phase
- Future Phases
- Existing / Consented Commercial
- Potential Proposed Commercial
- Primary School
- Secondary School
- Private Green Space
- Landscape + Open Space
- Allotments + Community Garden
- Existing Trees
- Potential Proposed Trees
- Play Area
- Potential Proposed Play Area
- Existing Bus Stop
- Potential Proposed Bus Stop



Rev. No	Amendment	Date
A		07.09.22

**Ben Pentreath**  
 3 Lamp Office Court  
 Lamb's Conduit Street  
 London WC1N 3NF  
 T +44 (0) 20 7430 2424  
 benpentreath.com

PROJECT: TORNAGRAIN

TITLE: TORNAGRAIN PHASE 2 MASTERPLAN

DRAWING NO: A-100      REV. NO: A

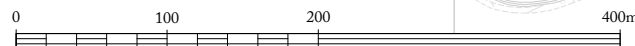
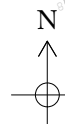
SCALE: 1:2500@A1      DRAWN BY: SM

DATE: 07.09.2022      CHECKED BY: RI

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**Key**

- Phase 1 Constructed / Consented
- Phase 2
- Sub Phase
- Future Phases
- Existing / Consented Commercial
- Potential Proposed Commercial
- Primary School
- Secondary School
- Private Green Space
- Landscape + Open Space
- Allotments + Community Garden
- Existing Trees
- Potential Proposed Trees
- Play Area
- Potential Proposed Play Area
- Existing Bus Stop
- Potential Proposed Bus Stop



Rev. No	Amendment	Date
A		07.09.22

<b>Ben Pentreath</b>		3 Lamp Office Court Lambou Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com
PROJECT:	TORNAGRAIN	
TITLE:	TORNAGRAIN PHASE 2 MASTERPLAN	
DRAWING NO:	A-100	REV. NO: A
SCALE:	1:2500@A1 1:5000@A3	DRAWN BY: SM
DATE:	07.09.2022	CHECKED BY: RI
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Revisions	Date	Comment
A	Aug 22	Architect & Ballantyne Layouts updated to match standard housetypes
B	Sept 22	Roads Layout updated in line with RCC amendments
C	Sept 22	Roads Layout updated in line with RCC amendments and FFLE amended
D	Jun 23	Amended apartment block cyclebin storage layouts



WARRANT

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Project:  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20-21, TORNAGRAIN  
PFP DEVELOPMENTS**

Drawing:  
**Site Layout Plan  
Housetypes**

Date: **Mar 22** Scale: **1:250@A0**

Project No: **1374** Drawing No: **310** Rev: **D**  
22 Rutabae Terrace, Aberdeen, AB10 1XJ - 01224 643117 - office@p-p.co.uk  
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Revision	Date	Comment
A	Aug 21	Amended scheme layout and unit mix
B	Aug 22	Auchleish & Ballantyne Layouts updated to match standard house type
C	Sept 22	Roads Layout updated in line with RCC amendments
D	Sept 22	Roads Layout updated in line with RCC amendments and PFA amended

**Electric Vehicle Infrastructure**

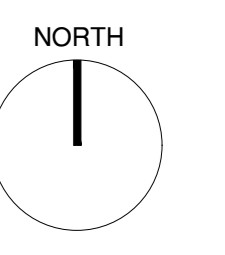
- Charging pillar with 'Active' EV charging robots
- Charging pillar with 'Passive' EV charging robots for future demand
- Charging pillar with both 'Active' and 'Passive' EV charging robots - 7kW per parking space

Communal Parking EV provision:  
 25% total unit number = 'Active'  
 25% total unit number = 'Passive'

Individual properties with private parking driveway/garage to have 'Passive' provision; wiring to backplate in garage or to point on external wall adjacent to driveway

'Active' Parking space

'Passive' Parking space



WARRANT



Project:  
**RESIDENTIAL DEVELOPMENT  
 BLOCKS 20-21, TORNAGRAIN  
 PFP DEVELOPMENTS**

Drawing:  
**Site Layout Plan  
 Electric Vehicle (EV) Infrastructure**

Date: **Sept 21** Scale: **1:250@A0**

Project No: **1374** Drawing No: **309** Rev: **D**  
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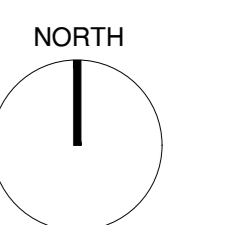
Revisions

Rev	Date	Comment
A	Aug 21	Amended scheme layout and unit mix
B	Jan 22	Amended to updated standard PFP house type footprints and layout
C	Aug 22	Auchleish & Ballantyne Layouts updated to match standard house type
D	Sept 22	Roads Layout updated in line with RCC amendments
E	Sept 22	Roads Layout updated in line with RCC amendments and FT3 amended
F	Nov 22	Amendments in line with RCC comments on visibility signage
G	Jan 23	Amended apartment block bicycle storage layouts

Waste Strategy

Key

- Householder Bin Storage Area
- Communal Bin Storage Area
- Collection Point Area
- Bin Lorry Route (Site 2 (glass/chassis))
- Route to collection Point



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Project: RESIDENTIAL DEVELOPMENT BLOCKS 20-21, TORNAGRAIN PFP DEVELOPMENTS

Drawing: Site Layout Plan Waste Strategy

Date: Jan 21 Scale: 1:250@A0

Project No: 1374 Drawing No: 308 Rev: G  
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Revision	Date	Comment
A	Aug 21	Amended scheme layout and unit mix
B	Jan 22	Amended to updated standard PFP house type footprints and layout
C	Aug 22	Auchleish & Ballantyne Layouts updated to match standard house type
D	Sept 22	Roads Layout updated in line with RCC amendments
E	Sept 22	Roads Layout updated in line with RCC amendments and FT3 amended
F	Nov 22	Amendments in line with RCC comments on visibility splines
G	Jan 23	Amended apartment block bicycle storage layouts

Parking Strategy		Spaces
Allocated Garage (Houses)	20	
Allocated Uncovered (Houses)	81	
Allocated Car Barn (Houses)	0	
Allocated Car Barn (FOG over)	5	
Allocated Uncovered (Apartments)	23	
Disabled Spaces (Apartments)	3	
Visitor	17	
Total Parking Provision	149 Spaces	
Bicycle Storage	1 Per Apt	

Parking requirements	46No	2.0/unit	96
Houses up to 4bed	46No	2.0/unit	96
Houses 5bed and over	2No	3.0/unit	6
Flats	20No	1.2/unit	24
Visitors	68No	0.25/unit	17
<b>Total parking requirement</b>			<b>143</b>



**WARRANT**



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Project:  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20-21, TORNAGRAIN  
PFP DEVELOPMENTS**

Drawing:  
**Site Layout Plan  
Parking Strategy**

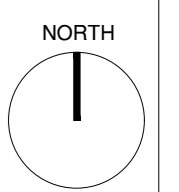
Date: **Jan 21** Scale: **1:250@A0**  
 Project No: **1374** Drawing No: **307** Rev: **G**  
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Revisions

Rev	Date	Comment
A	May 21	Amended affordable mix
B	Aug 21	Revised site layout
C	Jan 22	Amended to updated standard PFP house type footprints and layouts
D	Feb 22	Make and CH-1C amended to MMR from ORE
E	Aug 22	Auchlesh & Ballantyne Layouts updated to match standard house types
F	Sept 22	Roads Layout updated in line with RCC amendments and FT1.5 amended
G	Sept 22	Roads Layout updated in line with RCC amendments and FT1.5 amended
H	Nov 22	Amendments in line with RCC comments on visibility signs
I	Jan 23	Amended apartment block bicycle storage layouts

Shared Equity Units			
2B-APT	2B/4P	75.5sqm	6No
Auchlesh	2B/4P	86.4sqm	2No
Ballantyne	3B/5P	99.0sqm	2No
Total 12 Units			
Mid Market Rent Units			
Auchlesh	2B/4P	86.4sqm	4No
Ballantyne	3B/5P	99.0sqm	4No
Cadell	3B/5P	110.8sqm	1No
2B-APT	2B/4P	75.5sqm	6No
Meikle	2B/4P	99.8sqm	1No
CH-1C	1B/2P	73.4sqm	1No
Total 17 Units			
Social Rent Units			
2B-APT	2B/4P	75.5sqm	6No
Auchlesh	2B/4P	86.4sqm	2No
Alexander	2B/4P	89.0sqm	1No
Ballantyne	3B/5P	99.0sqm	2No
Leslie	2B/4P	85.8sqm	1No
Total 12 Units			
Total Affordable			41 Units



WARRANT



Project: RESIDENTIAL DEVELOPMENT BLOCKS 20-21, TORNAGRAIN PFP DEVELOPMENTS

Drawing: Site Layout Plan Affordable Tenure

Date: Oct 20 Scale: 1:250@A0

Project No: 1374 Drawing No: 306 Rev: I  
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Revision	Date	Comment
A	Aug 21	Amended scheme layout and unit mix
B	Jan 22	Amended to updated standard PFP house type footprints and layout
C	Aug 22	Auchleish & Ballantyne Layouts updated to match standard house type
D	Sept 22	Roads Layout updated in line with RCC amendments and FT2.5 amended
E	Sept 22	Roads Layout updated in line with RCC amendments and FT2.5 amended
F	Nov 22	Amendments in line with RCC comments on visibility splines
G	Jan 23	Amended apartment block cycle store layouts

**Building Height**

- 2-storey Dwellings
- single-storey (garages, bin stores and rear extensions)
- 3-storey Apartment Blocks

**Legend**

**North**

**WARRANT**

**Places for People**

**MGA ARCHITECTURE**  
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Project: **RESIDENTIAL DEVELOPMENT BLOCKS 20-21, TORNAGRAIN PFP DEVELOPMENTS**

Drawing: **Site Layout Plan Storey Heights**

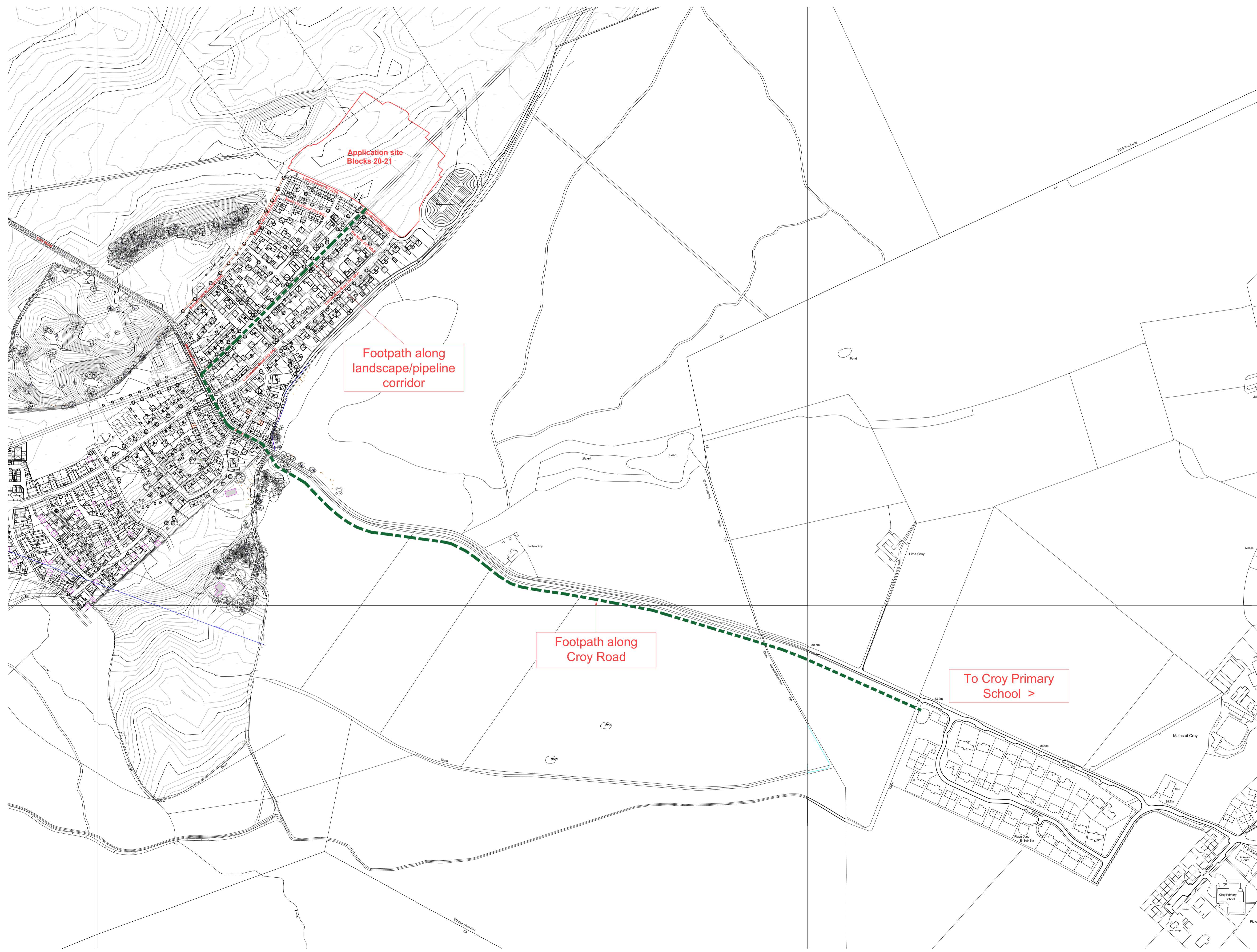
Date: **Oct 20** Scale: **1:250@A0**

Project No: **1374** Drawing No: **305** Rev: **G**

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Revisions		
Rev	Date	Comment



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Project  
**Tornagrain**  
Near Inverness, Highlands  
PFP Scotland

Drawing  
**Location Plan**  
Safer Routes to School

Date **June 22** Scales **1:2500@A1**

Project Nr. **1374** Drawing Nr. **102** Rev. **\*\***

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Revisions	Rev	Date	Comment
B	Jan 23		Upper floor gable windows omitted, replaced with blind windows, front street elevation added, indication of plot 17-01 relationship

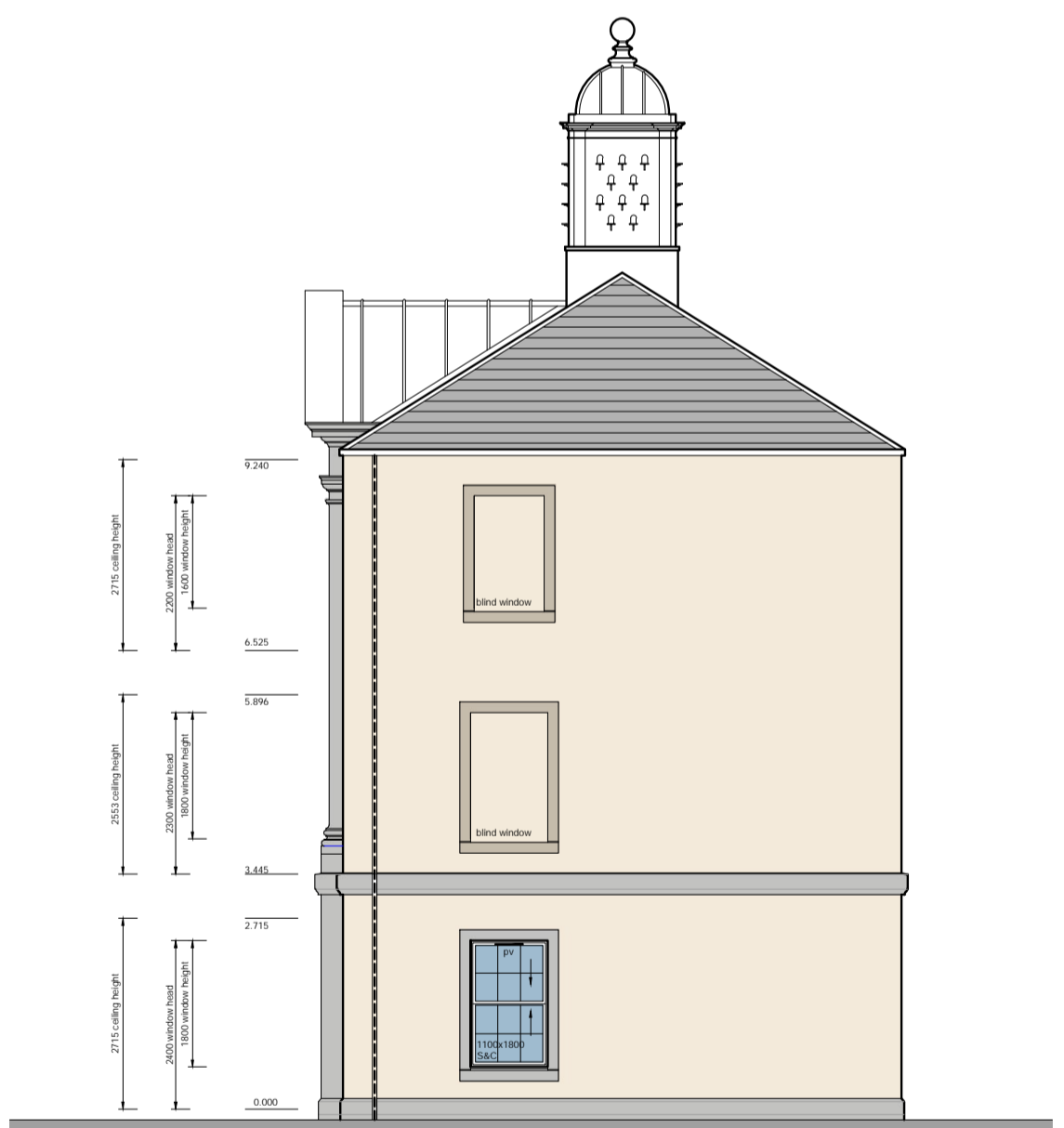


Part Street Elevation 1:100

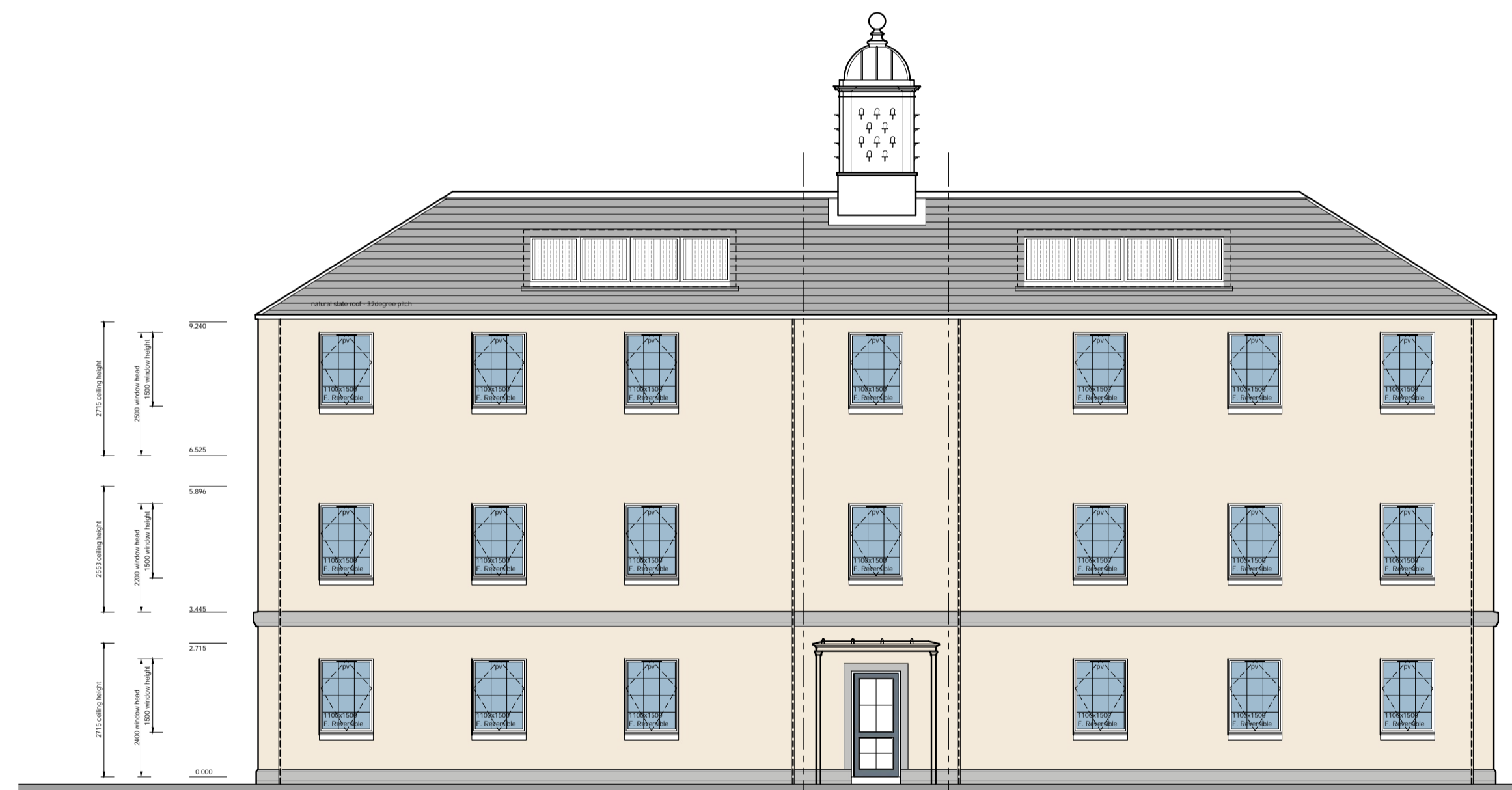
Plots 001-006  
FFL 37.400

12200

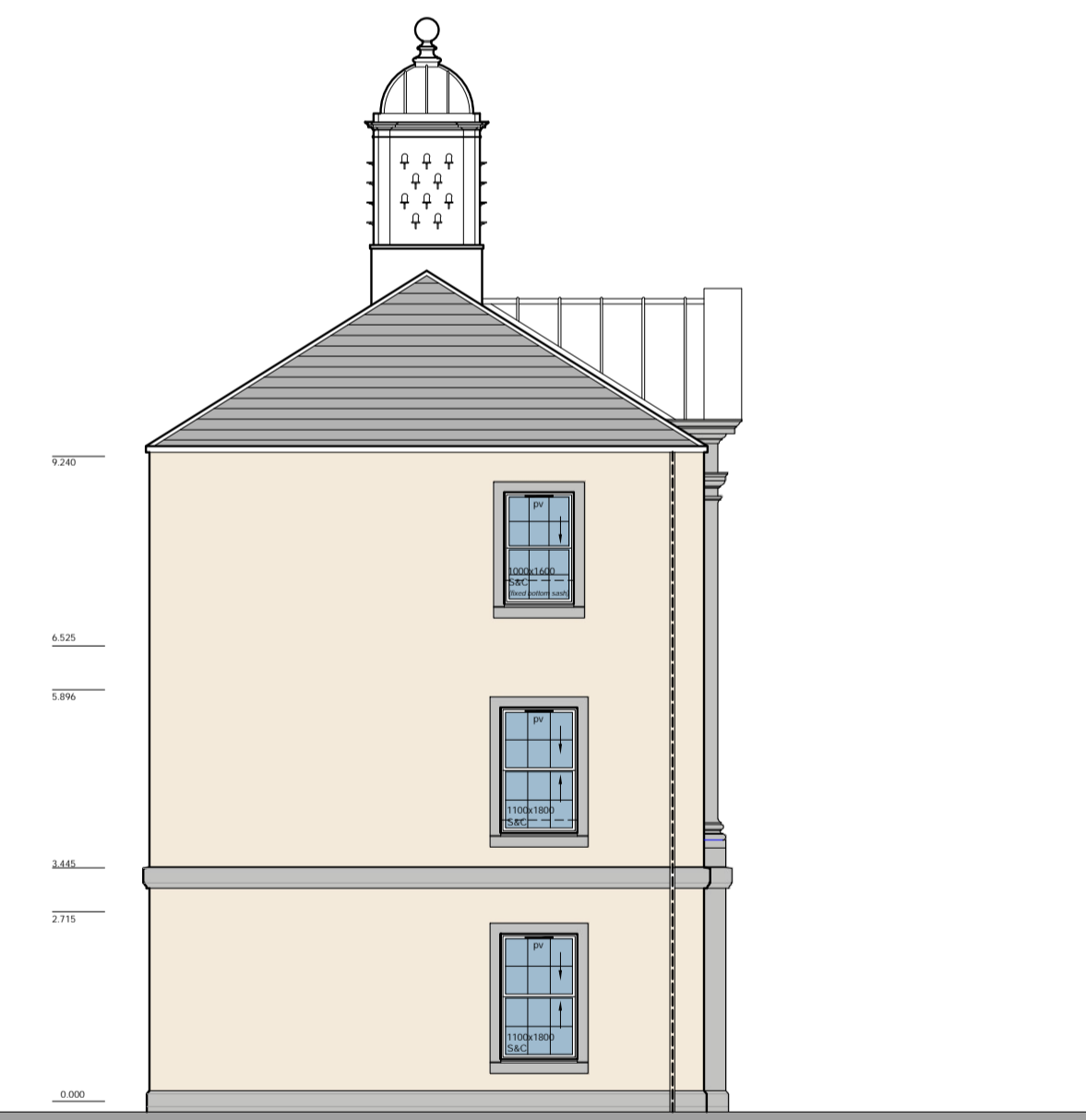
Plot 17-01 (Previous phase)  
FFL 37.000



Gable Elevation 1:100



Rear Elevation 1:100



Gable Elevation 1:100

PLANNING APPLICATION



MGA ARCHITECTURE  
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Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND

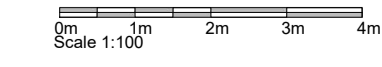
Drawing  
Plots 01-06  
Elevations

Date Oct 20 Scales 1:100@A1

Project Nr. 1374 Drawing Nr. 3068 Rev. B

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Plots 01-06 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	Sandstone	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth Render	10 A 03 (Quicksilver - Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	18 C 39 (Dolphin - Blue)	



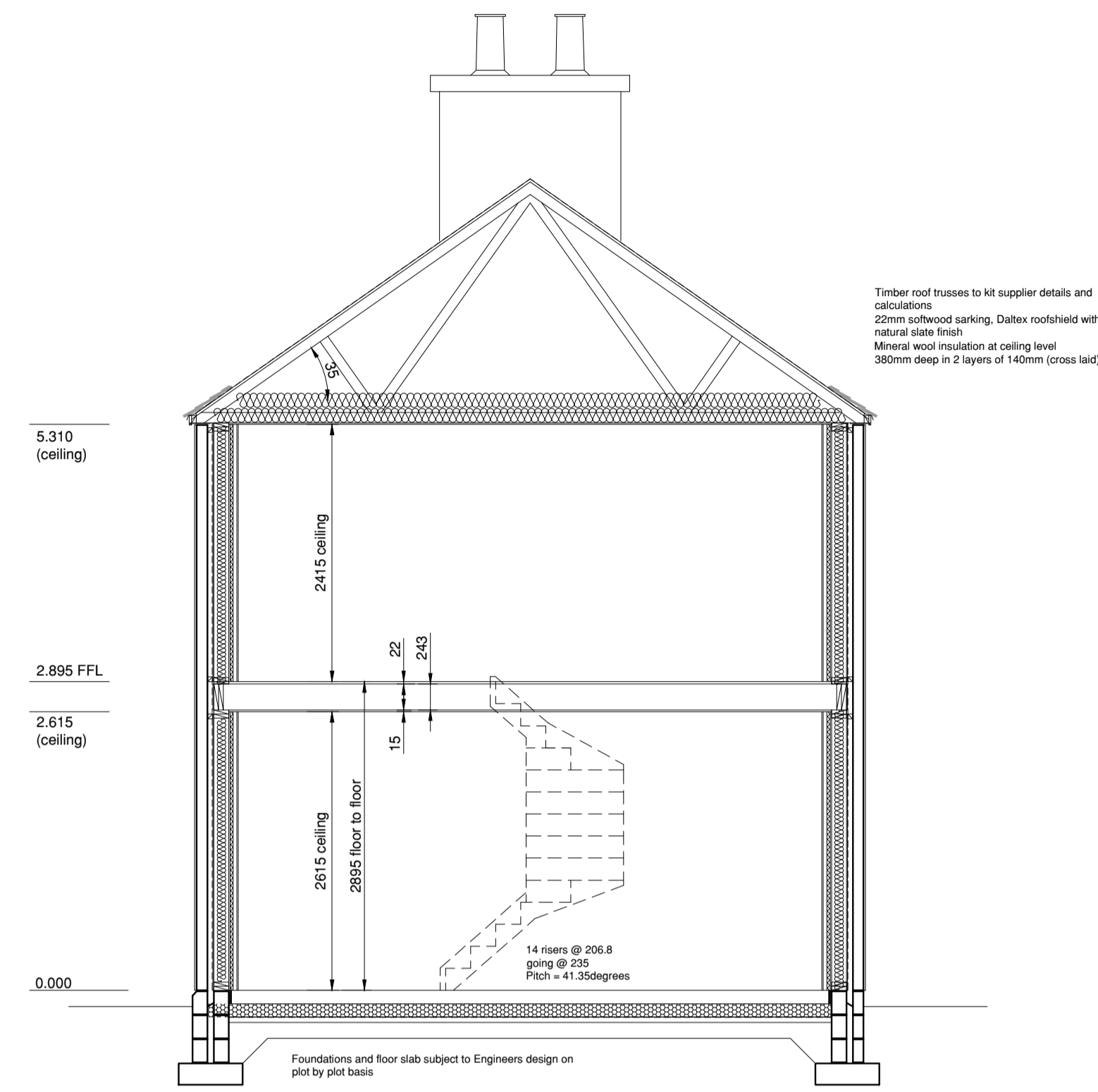
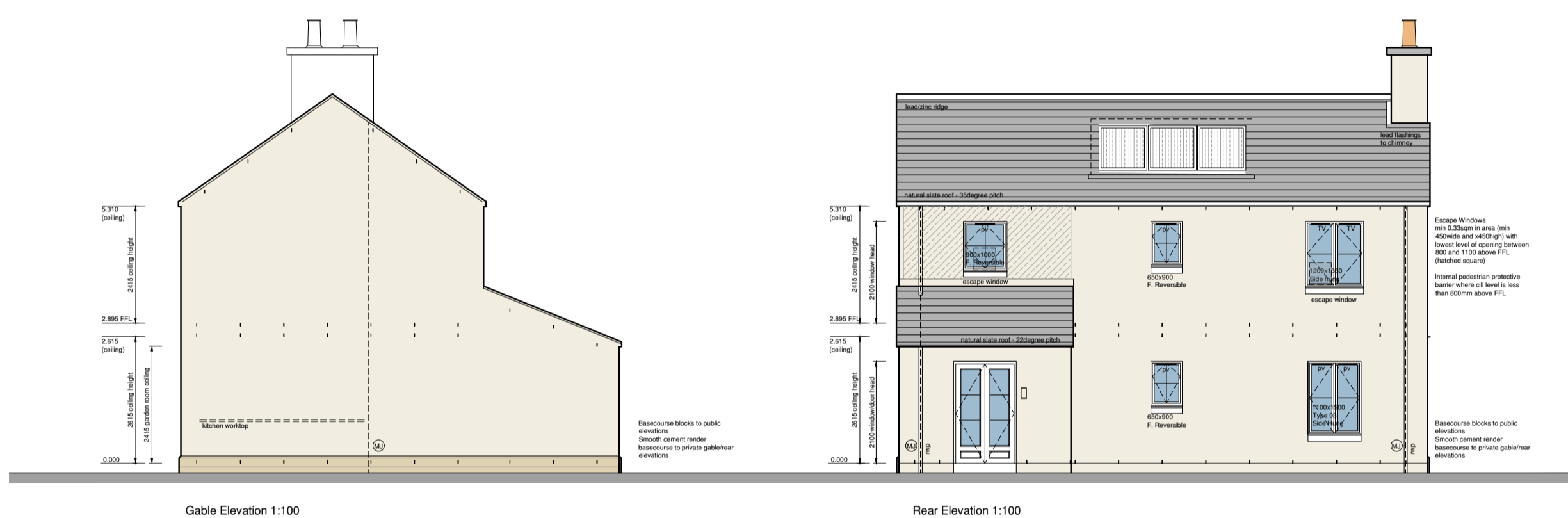
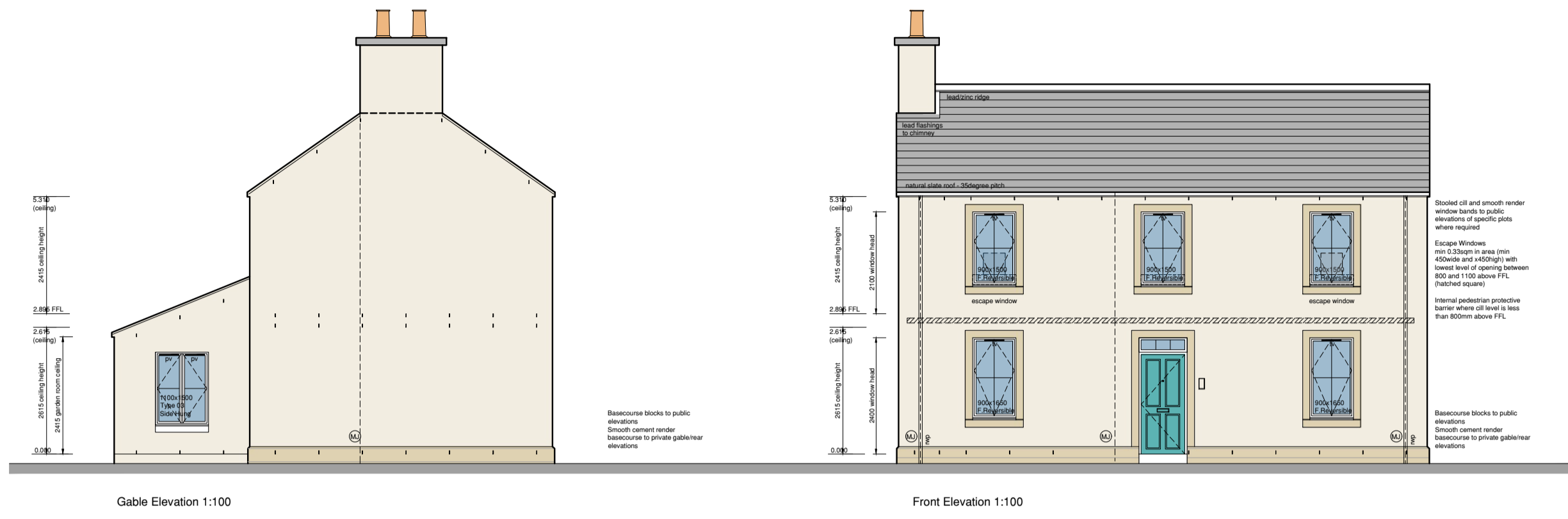




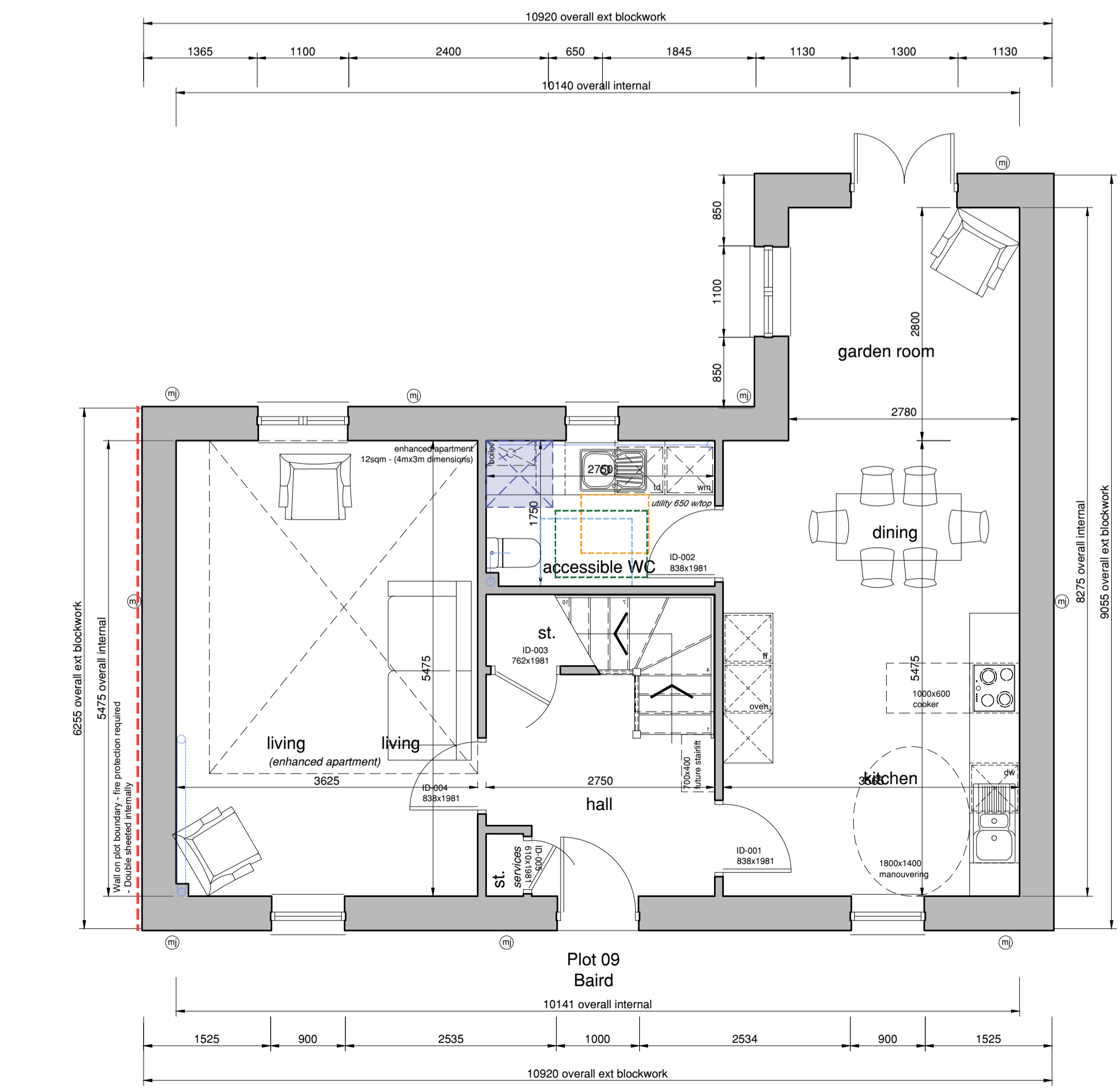
Plot 09 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	Oatmeal	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	10 B 17 (Silver Gleam)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	18 E 53 (Regatta - Blue)	

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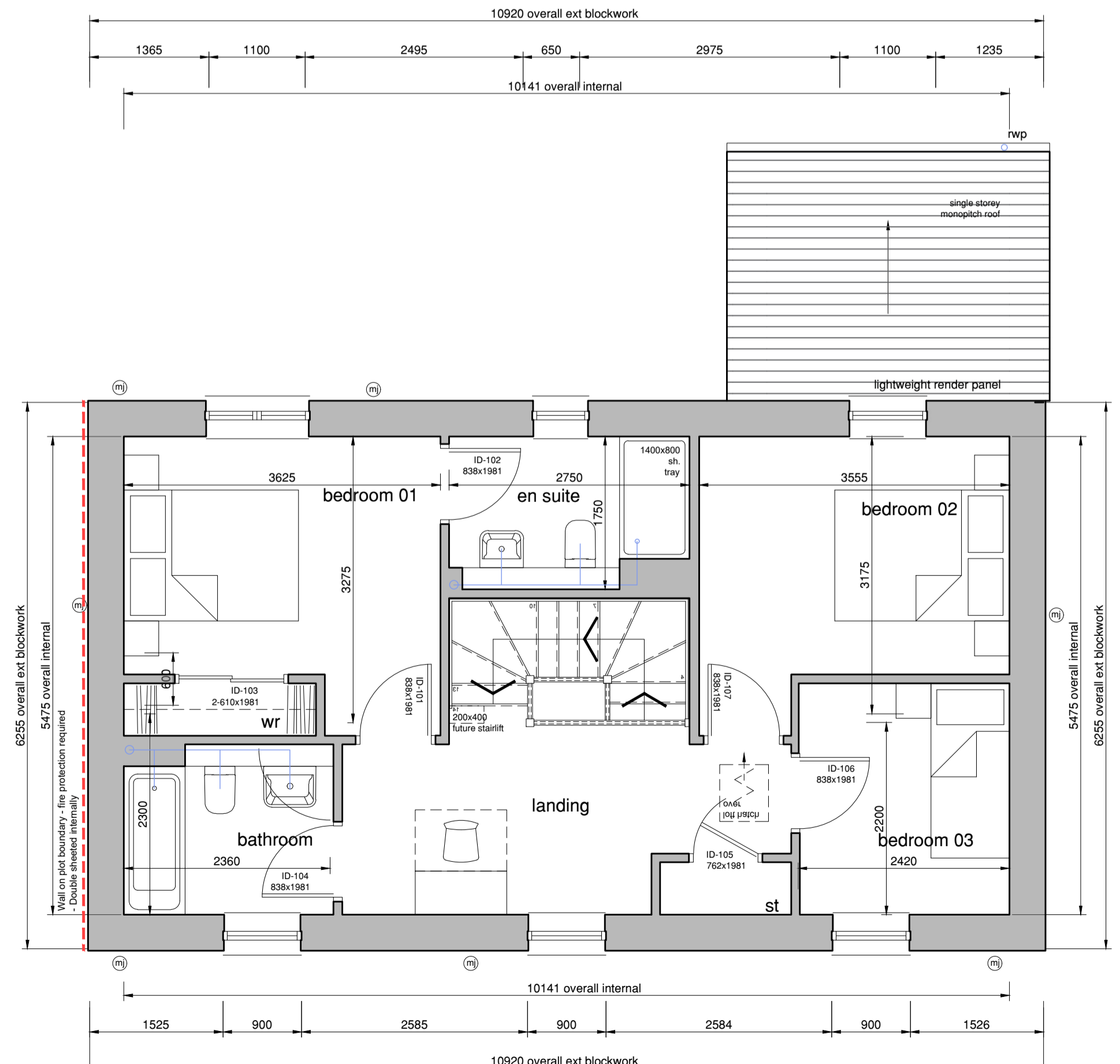
Revisions  
Rev - Date - Comment



Cross Section A-A 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

PLANNING APPLICATION

MGA ARCHITECTURE  
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Project  
**RESIDENTIAL DEVELOPMENT BLOCKS 20 & 21, TORNAGRAIN PFP SCOTLAND**

Drawing  
**Plot 09 Floor Layouts & Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

Project Nr. **1374** Drawing Nr. **3063** Rev. **\*\***  
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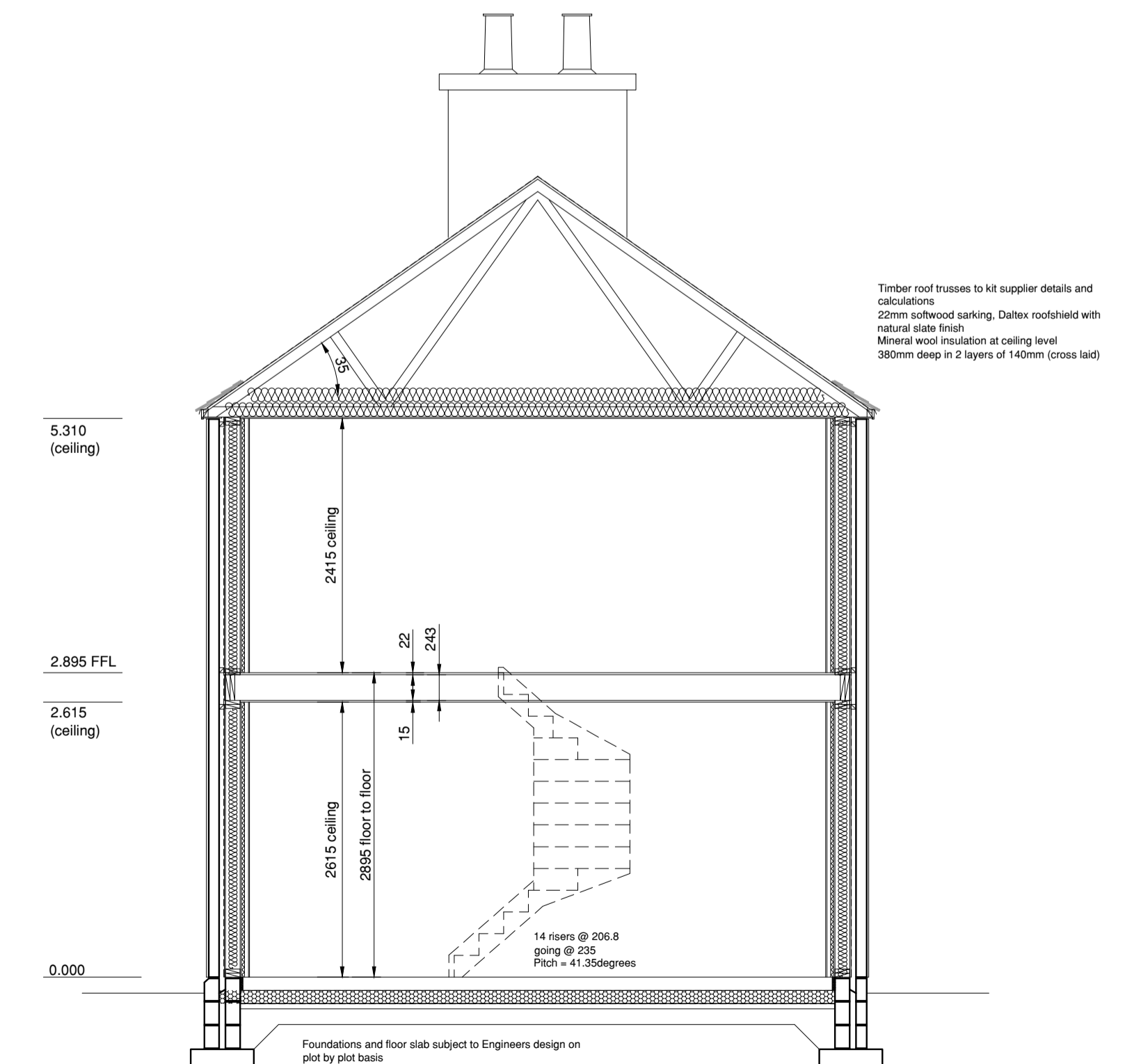


Plot 10 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	20 E 51 (Clipper - Blue)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	Marigold	

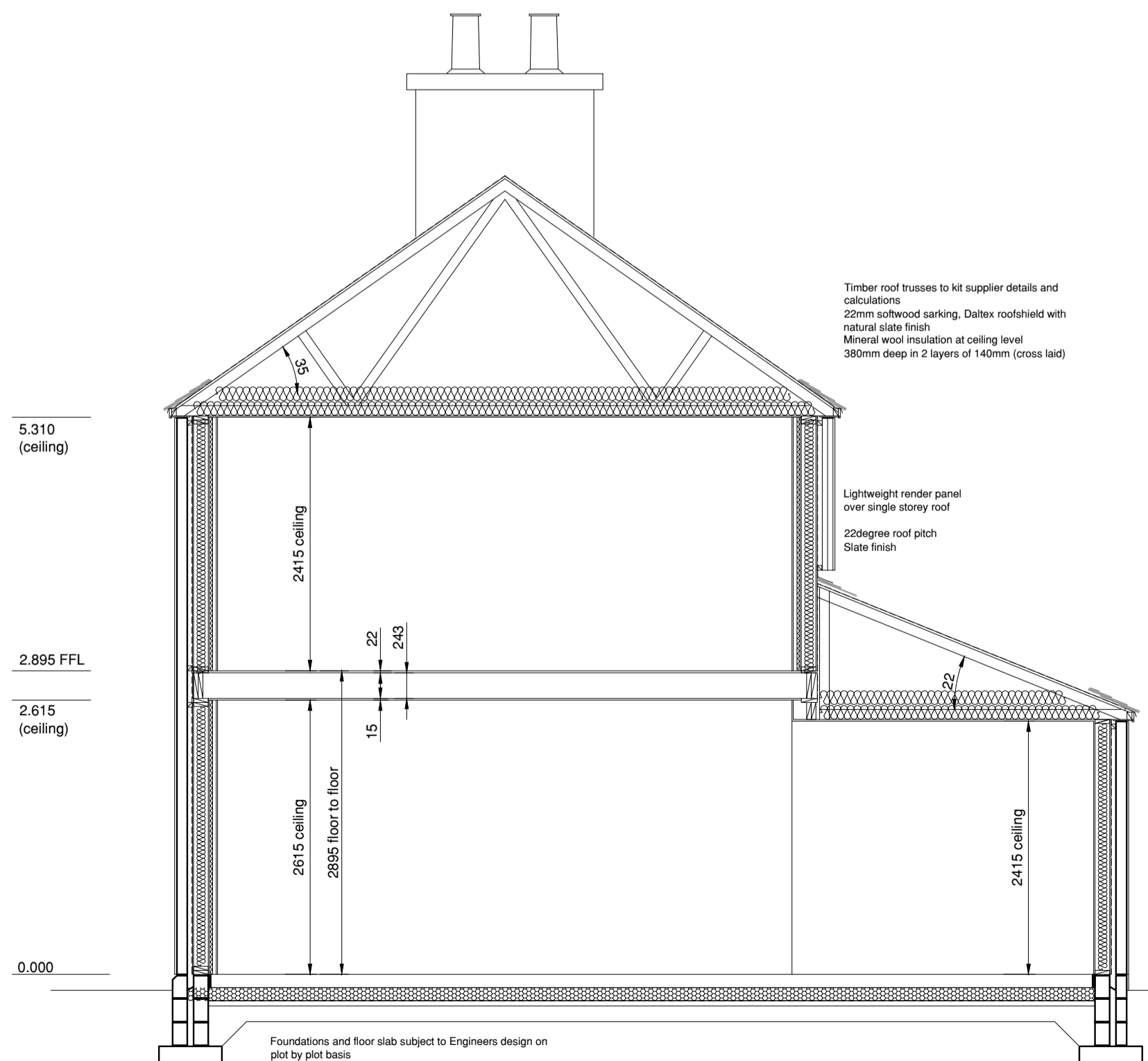
Plot 11 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	12 D 45 (Sherwood - green)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	10 E 50 (Forsythia - yellow)	

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Revisions  
Rev - Date - Comment



Cross Section A-A 1:50



Cross Section B-B 1:50

PLANNING APPLICATION

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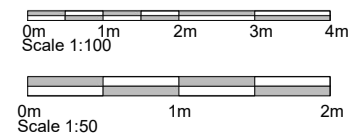
Project  
**RESIDENTIAL DEVELOPMENT BLOCKS 20 & 21, TORNAGRAIN PFP SCOTLAND**

Drawing  
**Plots 10 & 11 Elevations & Sections**

Date **Oct 20** Scales **1:50/1:100@A1**

Project Nr. **1374** Drawing Nr. **3062** Rev. **\*\***

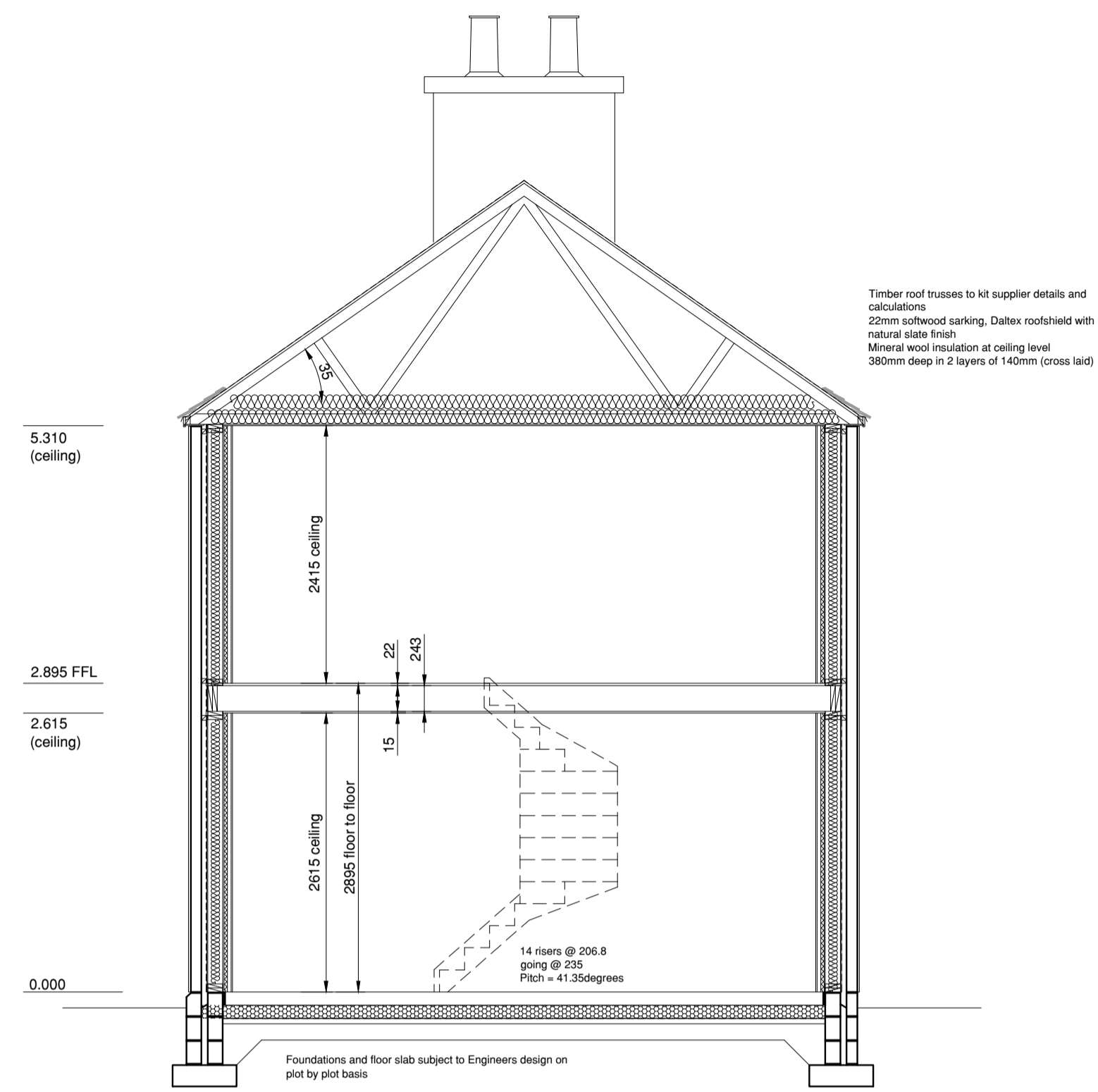
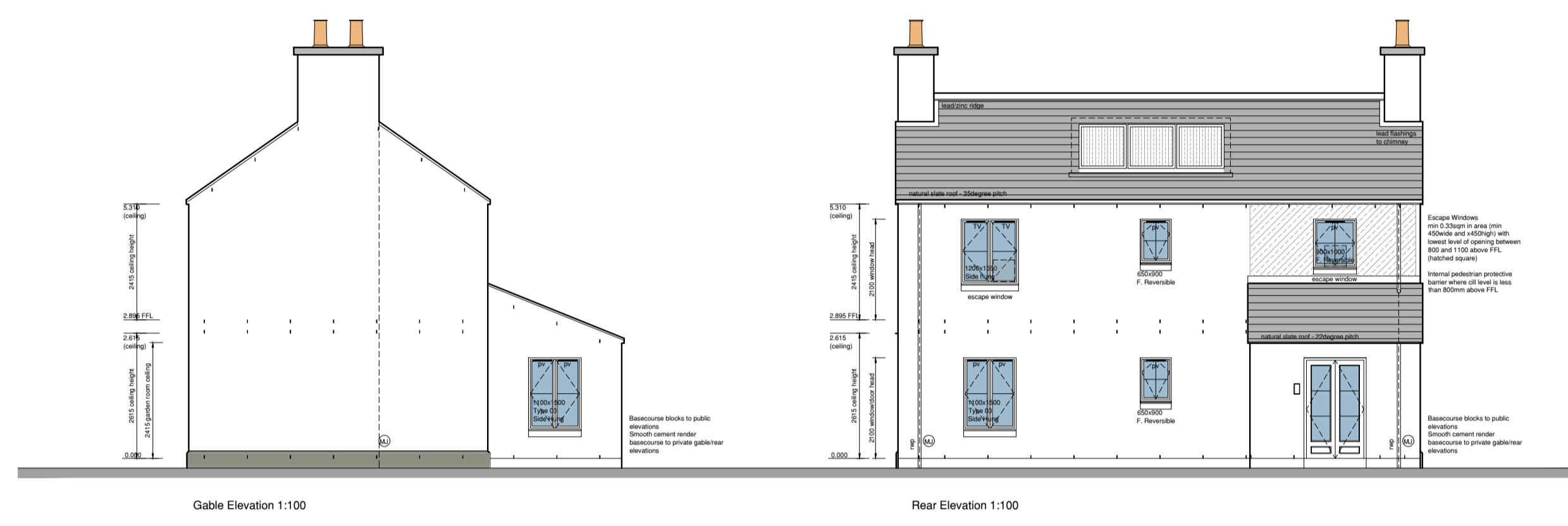
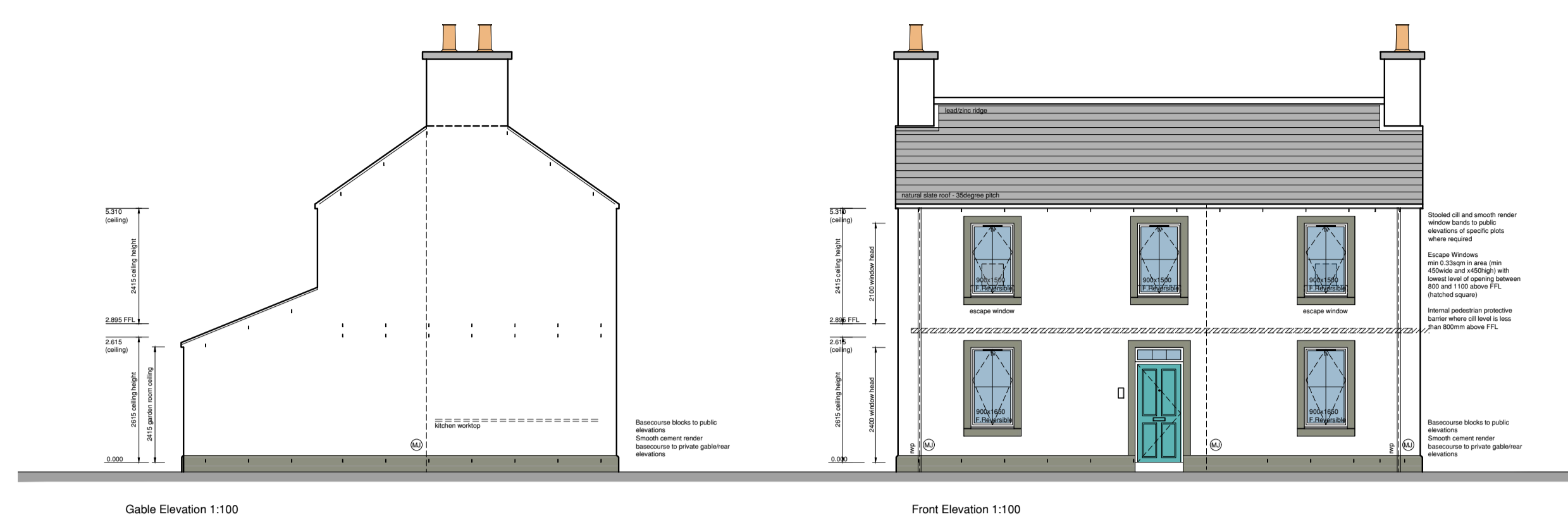
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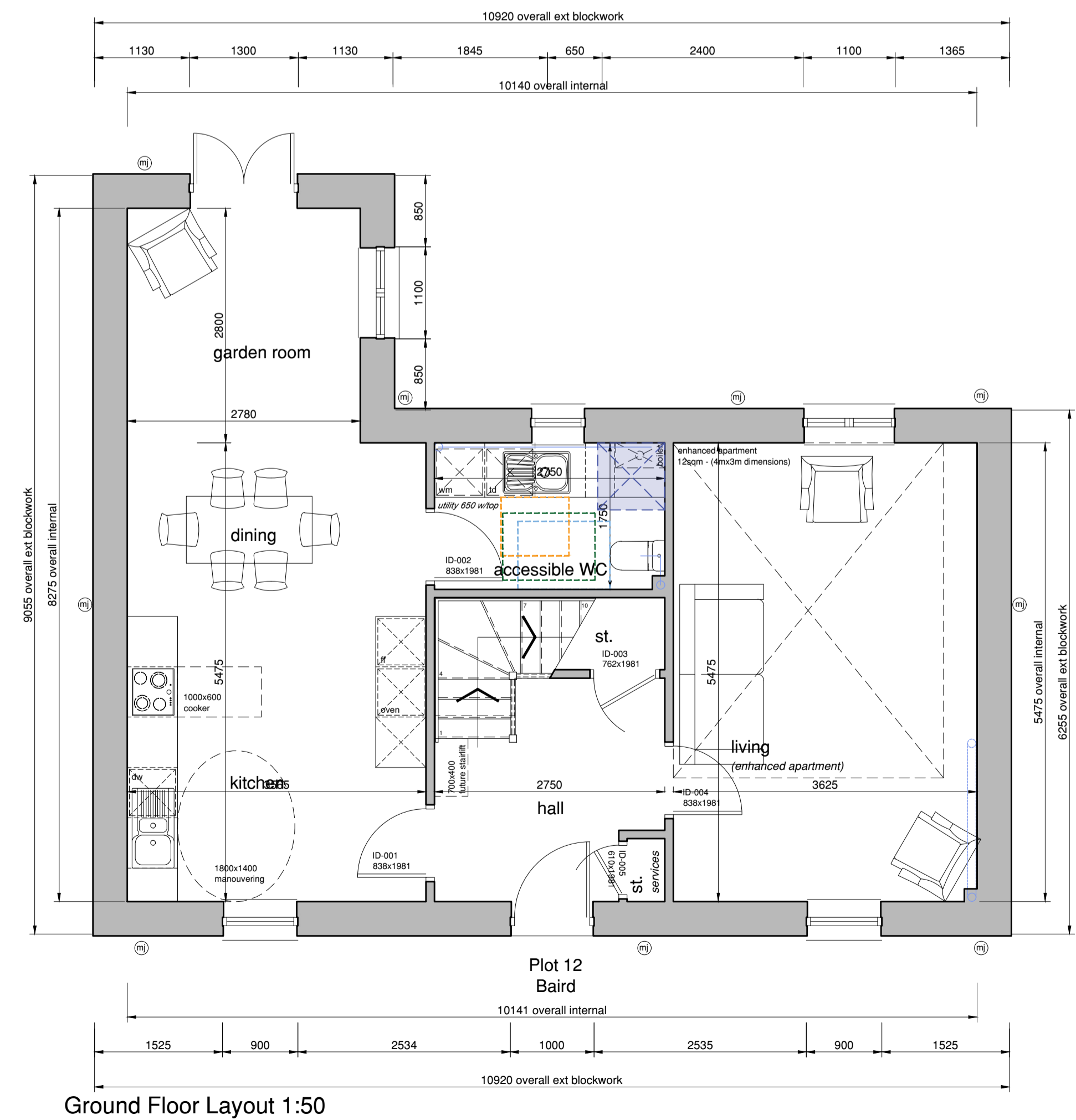
Plot 12 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	12 D 45 (Sherwood - green)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	18 E 51 (Larkspur - Blue)	

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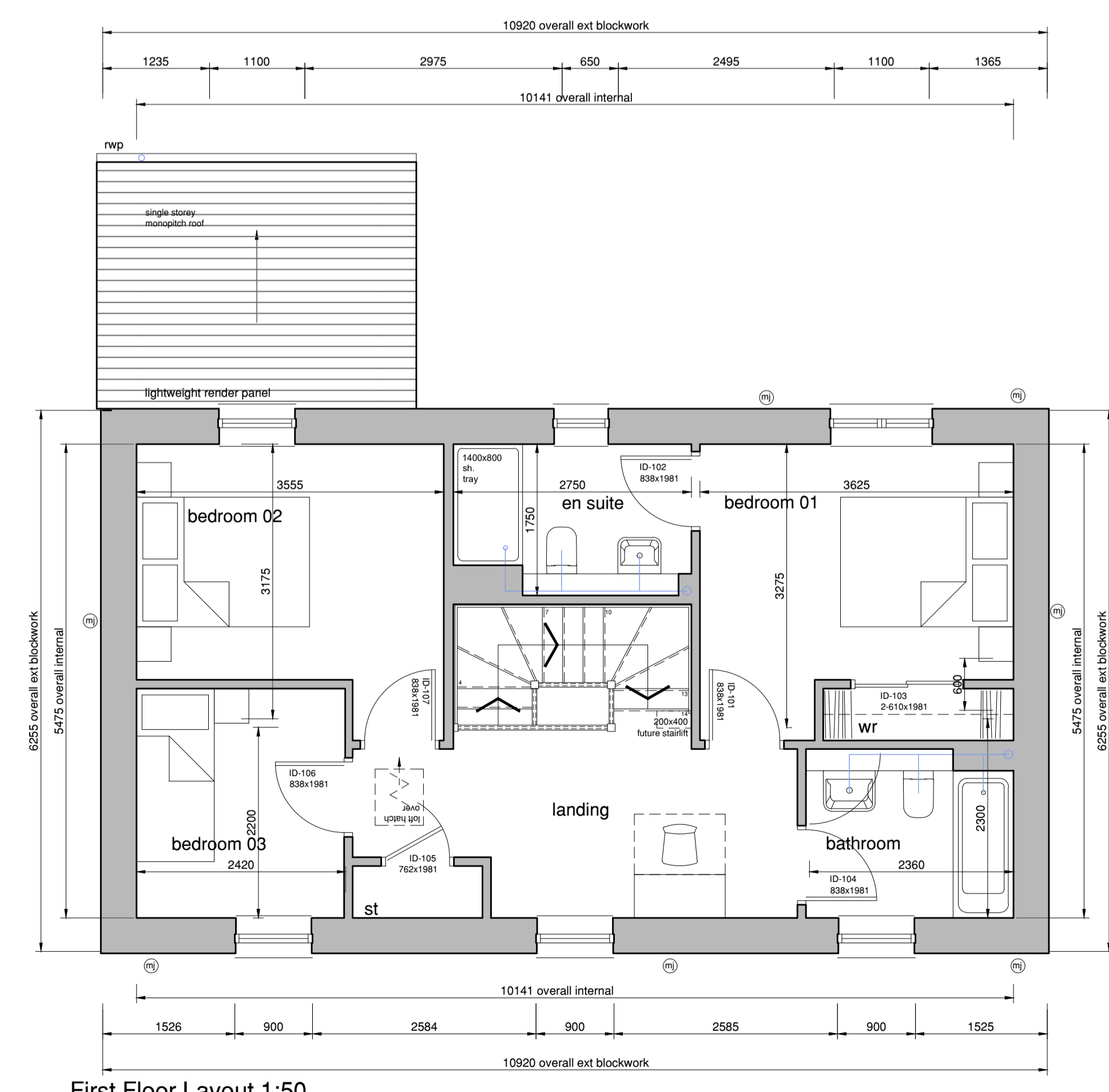
Revisions  
Rev - Date - Comment



Cross Section A-A 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

PLANNING APPLICATION

**Places for People**

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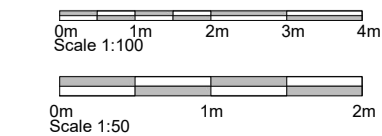
Project  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND**

Drawing  
**Plot 12  
Floor Layouts & Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

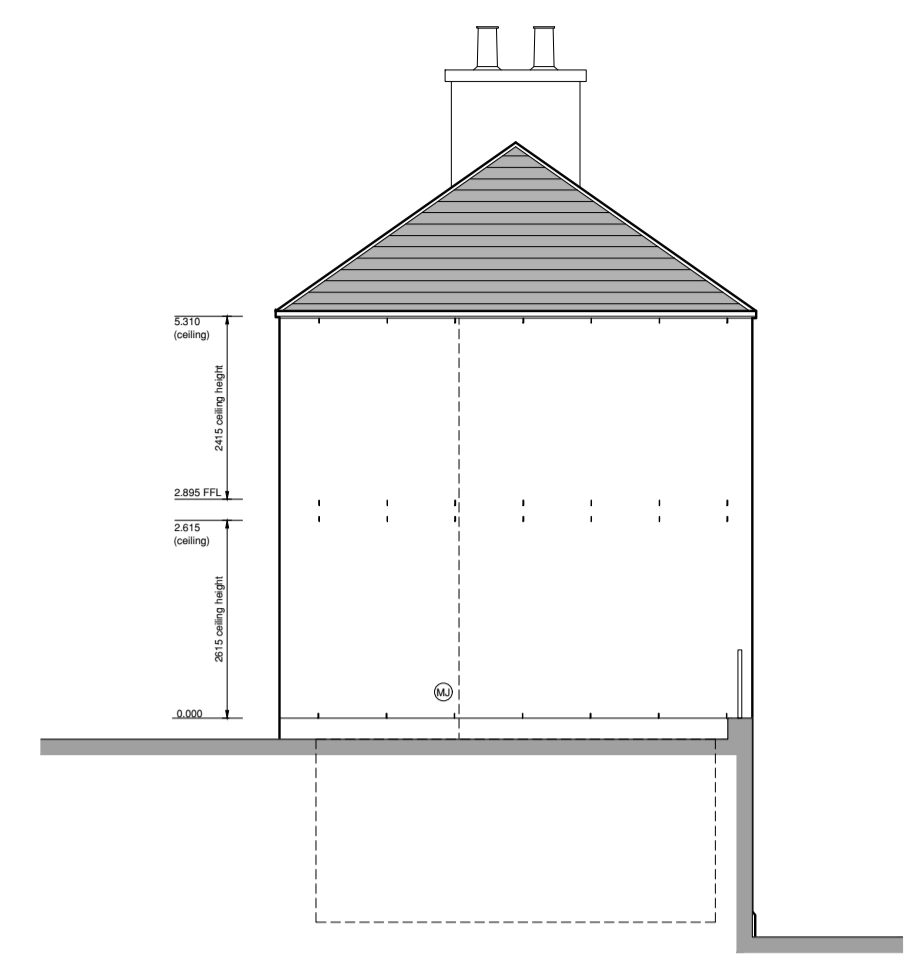
Project Nr. **1374** Drawing Nr. **3060** Rev. **\*\***

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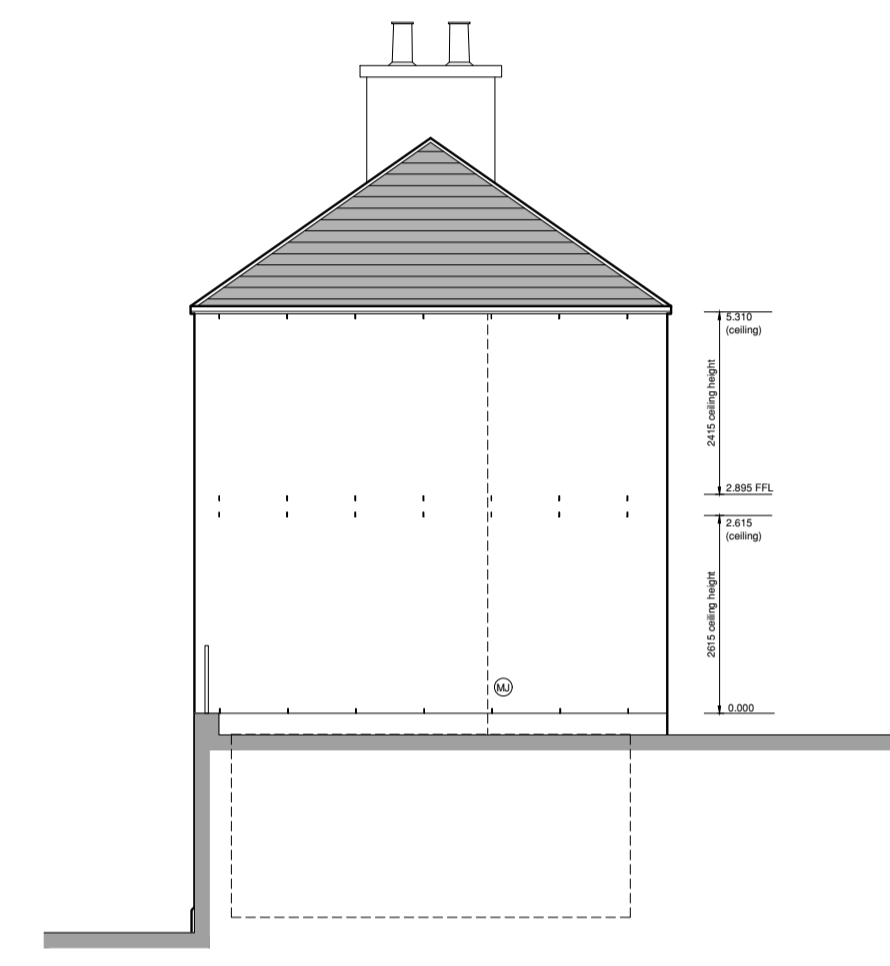
Revisions  
Rev - Date - Comment



Gable Elevation 1:100



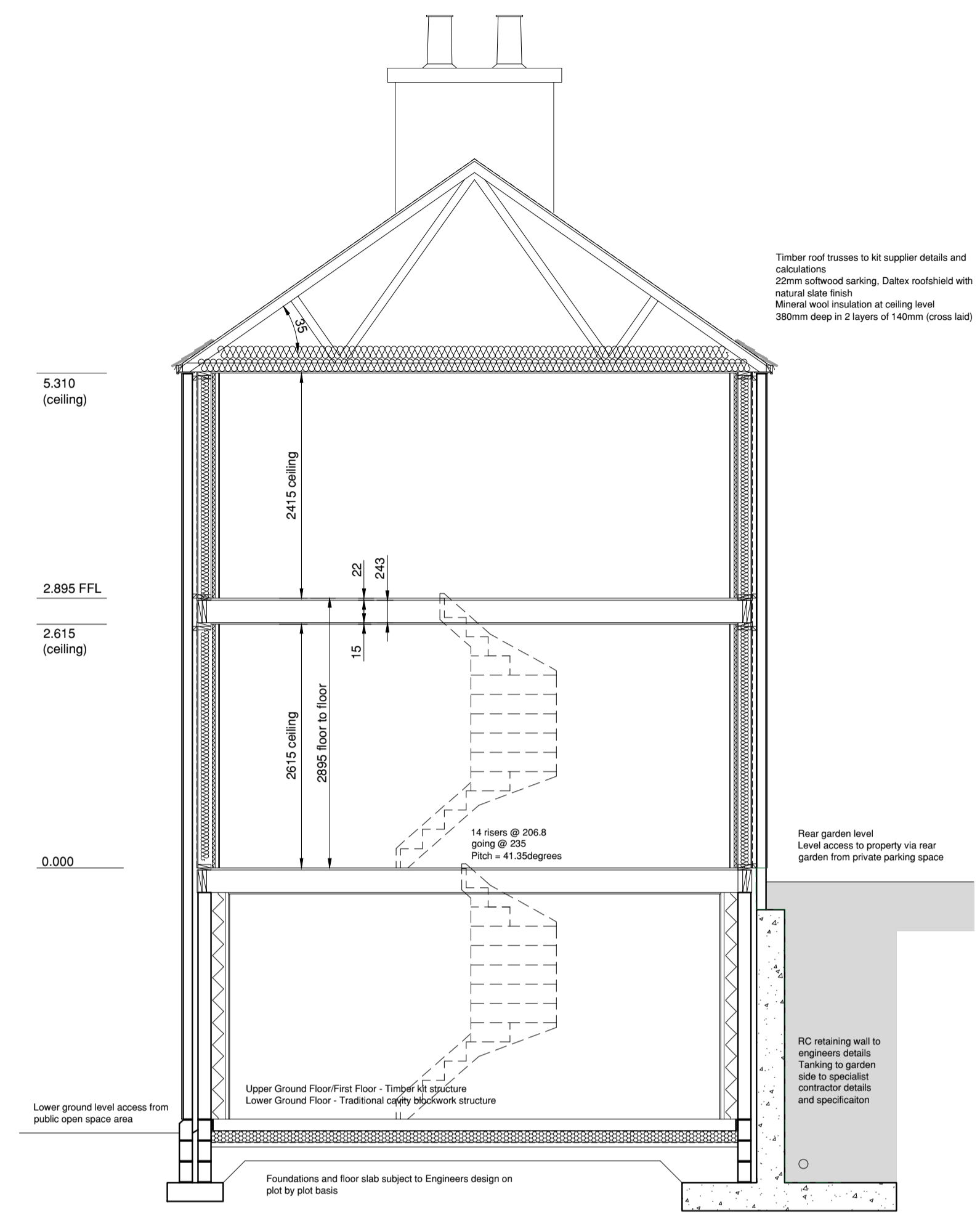
Front Elevation 1:100



Gable Elevation 1:100



Rear Elevation 1:100



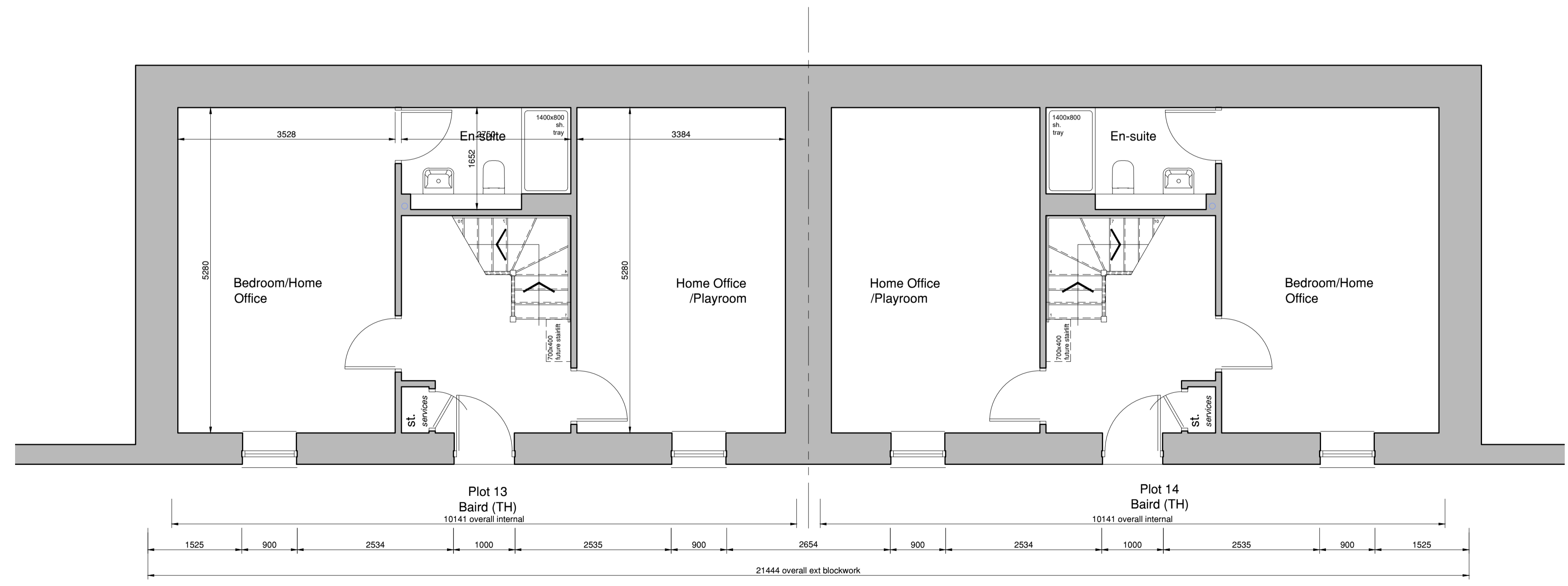
Cross Section A-A 1:50

Timber roof trusses to kit supplier details and calculations  
20mm softwood sarking, Daltec roofshield with natural slates finish  
Mineral wool insulation at ceiling level  
350mm deep in 2 layers of 140mm (cross laid)

Rear garden level  
Level access to property via rear garden from private parking space

Upper Ground Floor/First Floor - Timber kit structure  
Lower Ground Floor - Traditional cavity blockwork structure

Foundations and floor slab subject to Engineers design on plot by plot basis



Lower Ground Floor Layout 1:50

Plot 13 - External Finishes

Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	04 C 33 (Shell - Pink)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	12 D 43 (Pixie - Green)	

Plot 14 - External Finishes

Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	04 C 33 (Shell - Pink)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	12 D 43 (Pixie - Green)	

PLANNING APPLICATION



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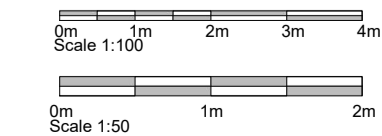
Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND

Drawing  
Plot 13&14  
Sections & Elevations

Date Oct 20 Scales 1:50/1:100@A1

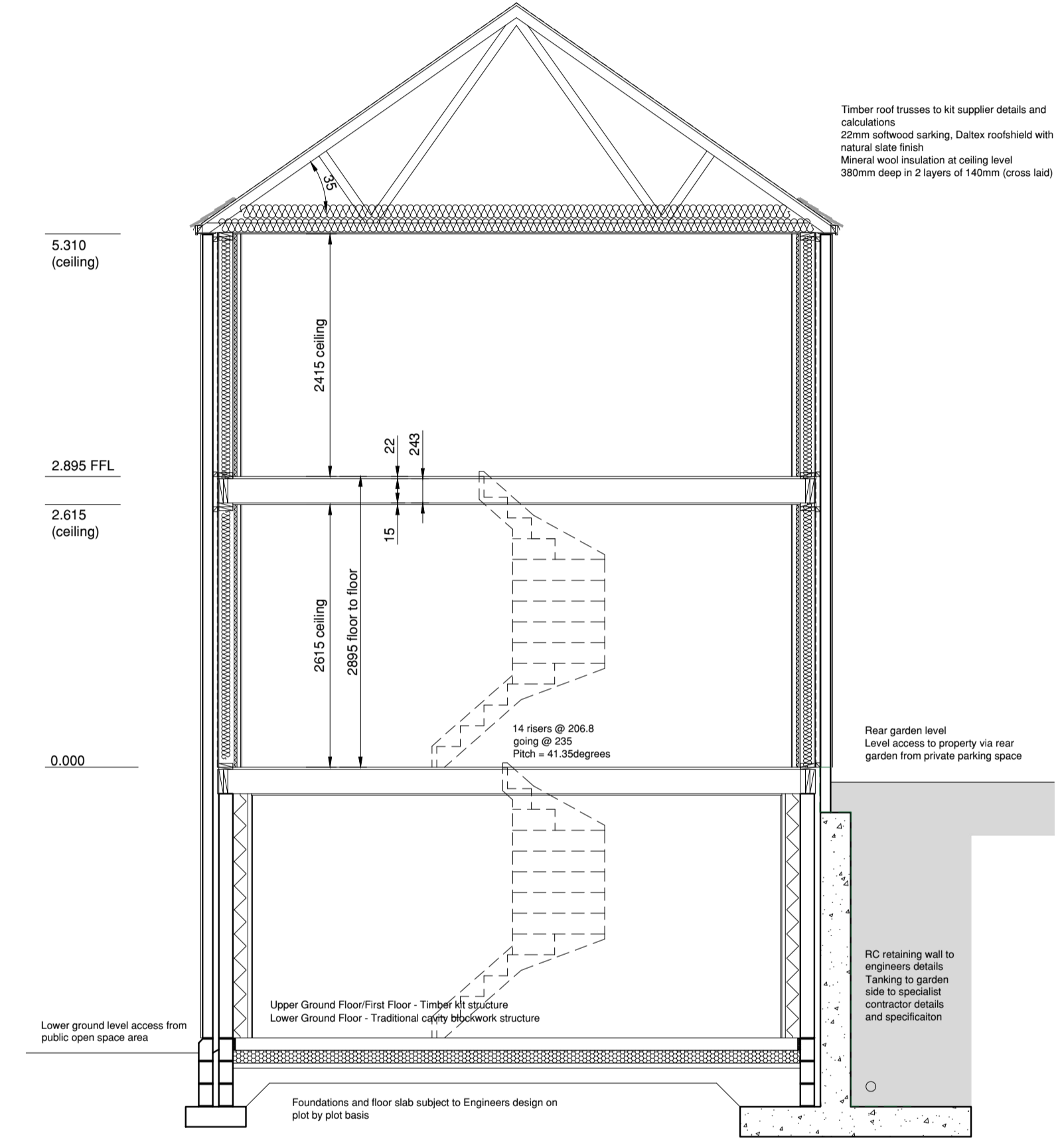
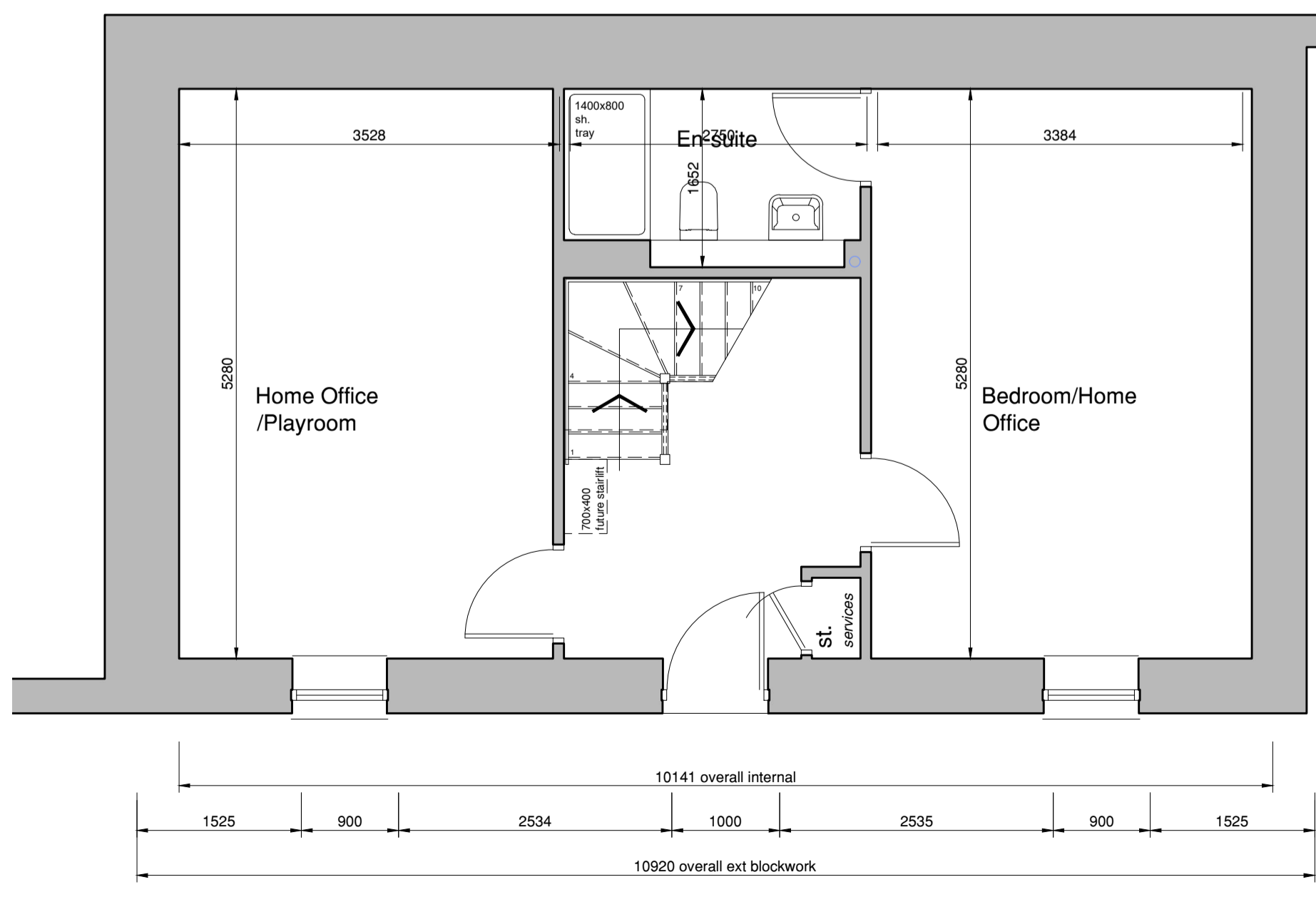
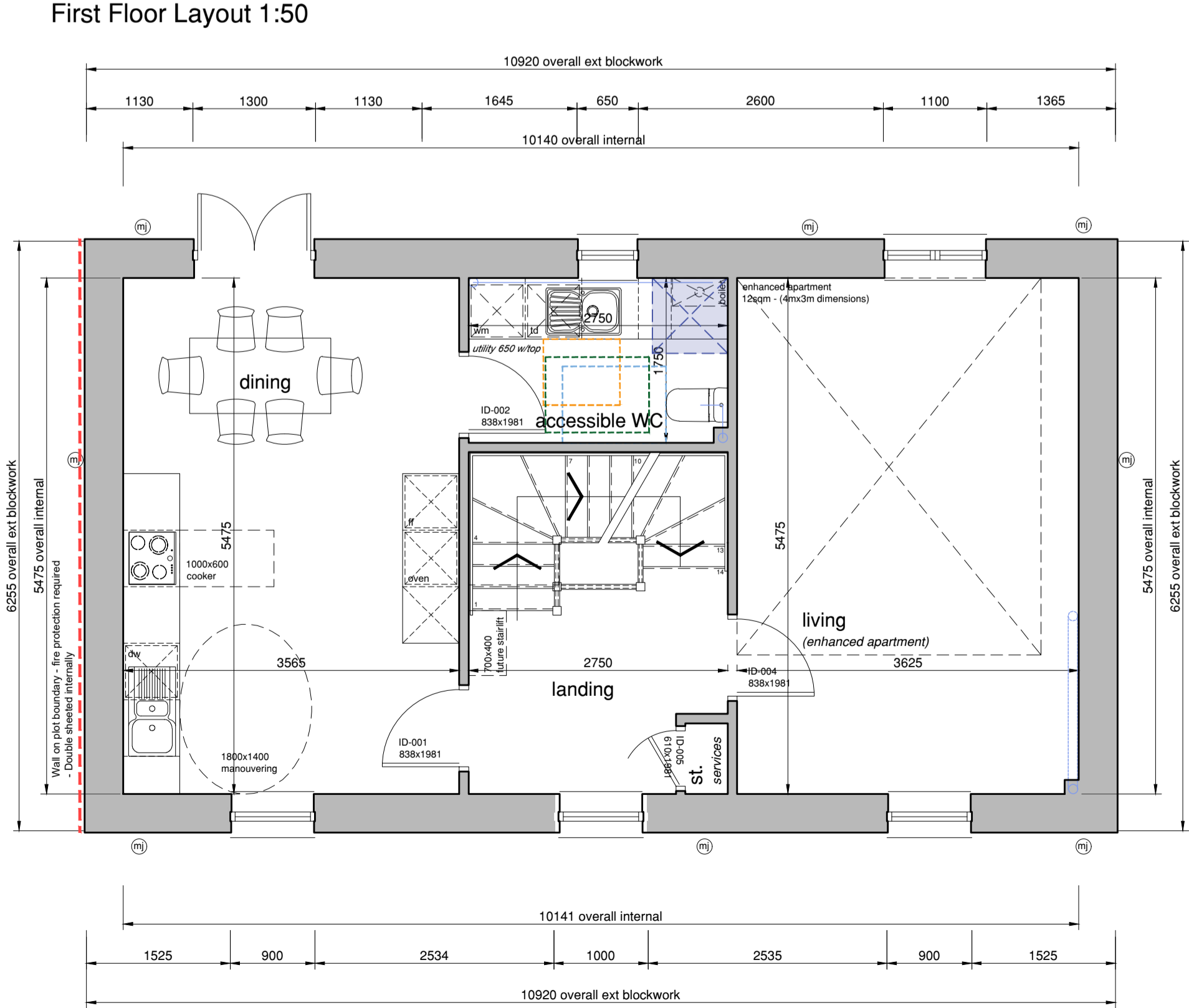
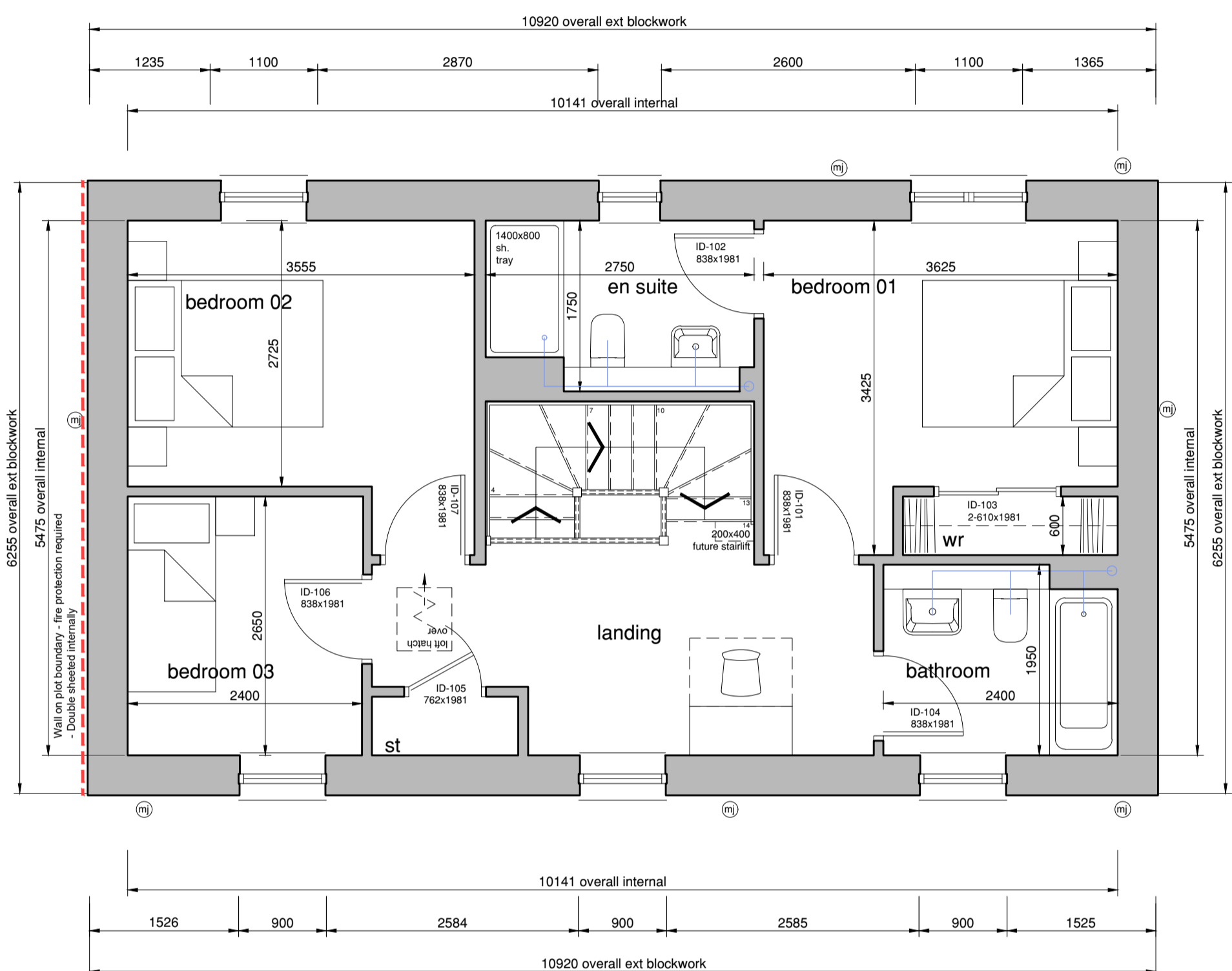
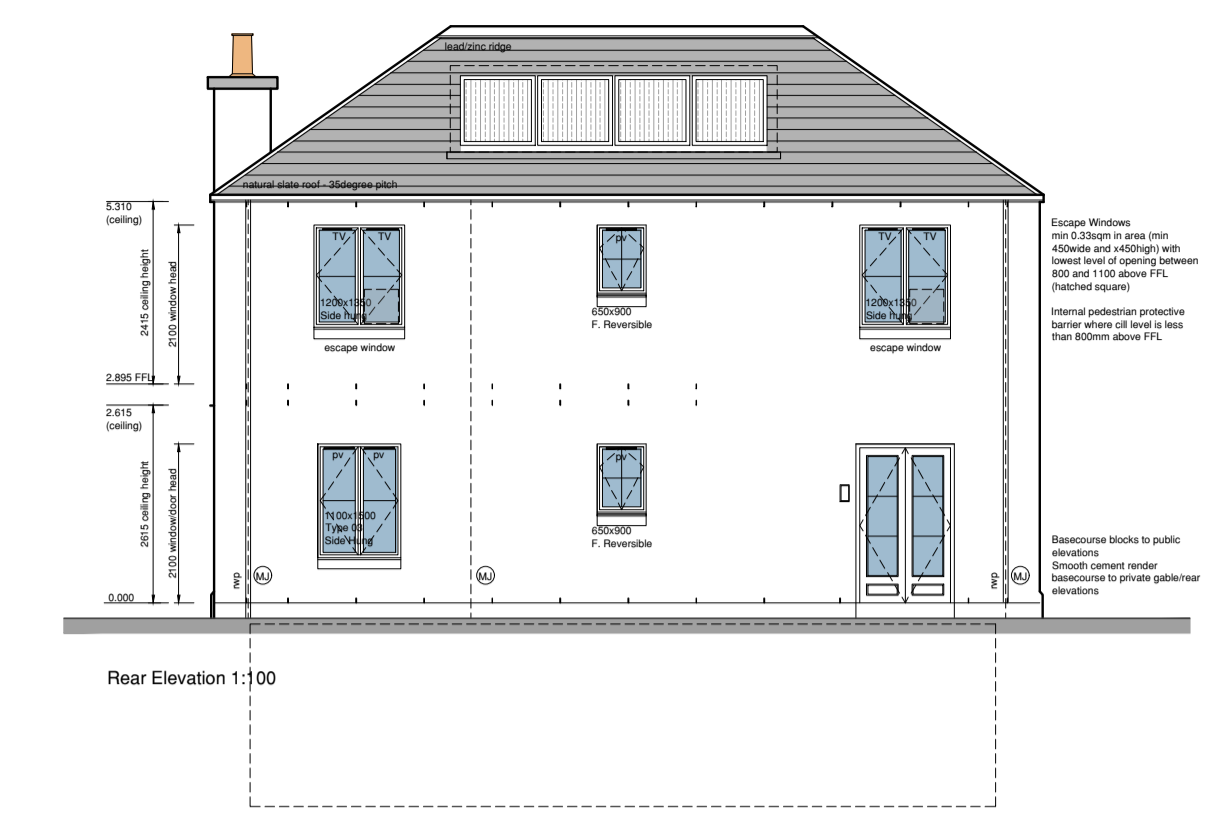
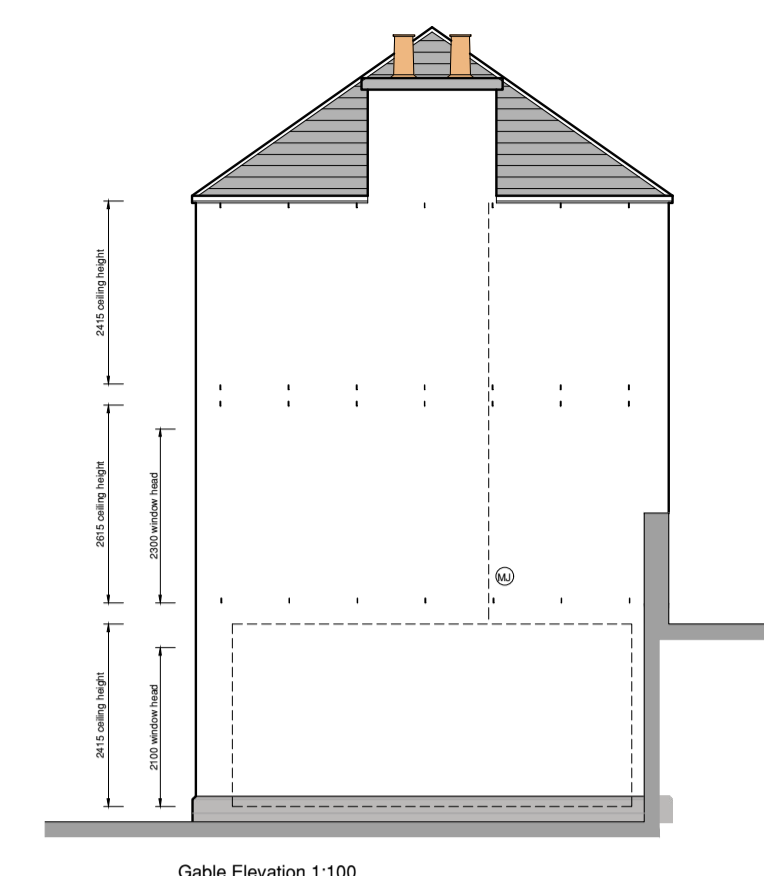
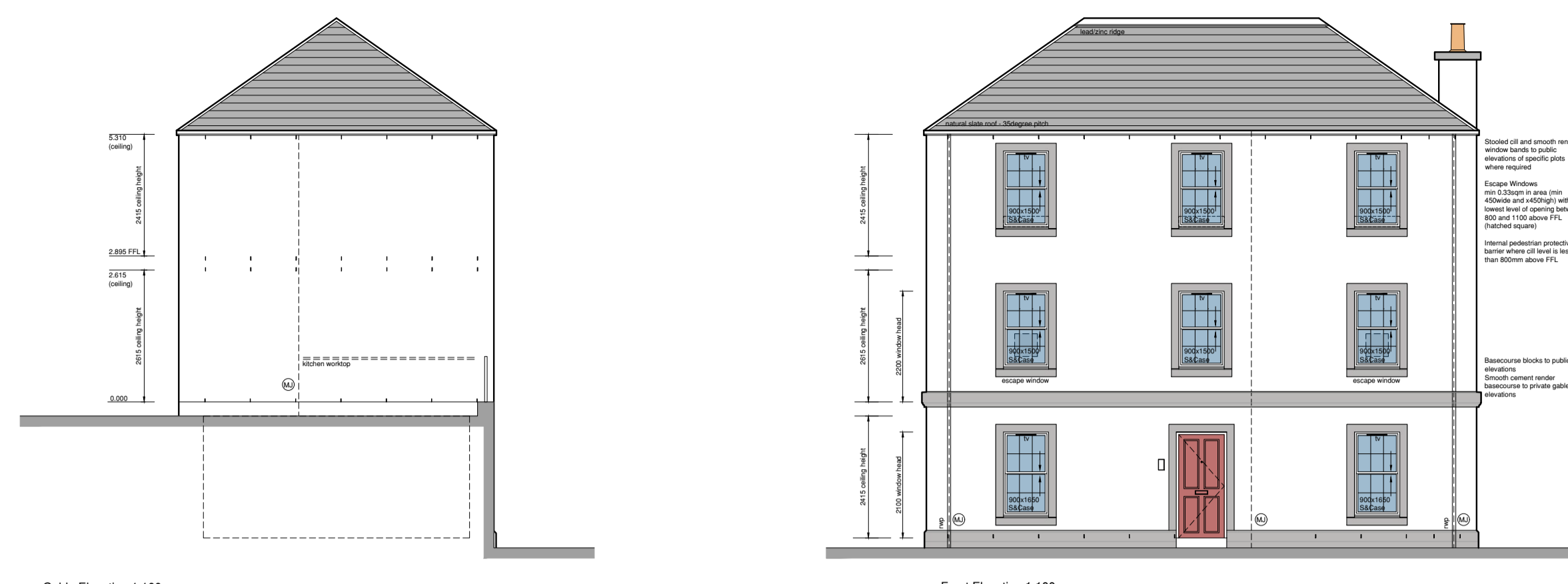
Project Nr. 1374 Drawing Nr. 3051 Rev. \*\*

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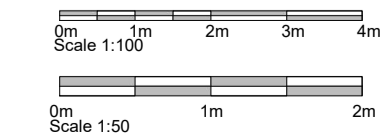


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Revisions  
Rev - Date - Comment



Plot 15 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 7036 (Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	RAL 3001 (Signal Red)	



PLANNING APPLICATION

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Project  
**RESIDENTIAL DEVELOPMENT BLOCKS 20 & 21, TORNAGRAIN PFP SCOTLAND**

Drawing  
**Plot 15 Floor Layouts, Sections & Elevs**

Date **Oct 20** Scales **1:50/1:100@A1**

Project Nr. **1374** Drawing Nr. **3052** Rev. **\*\***

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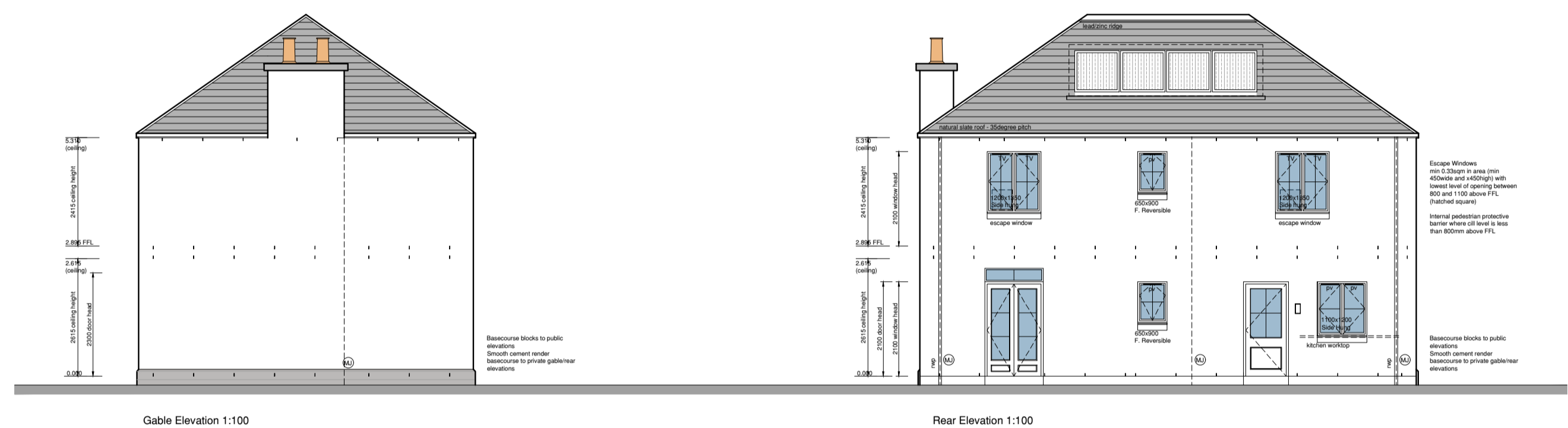
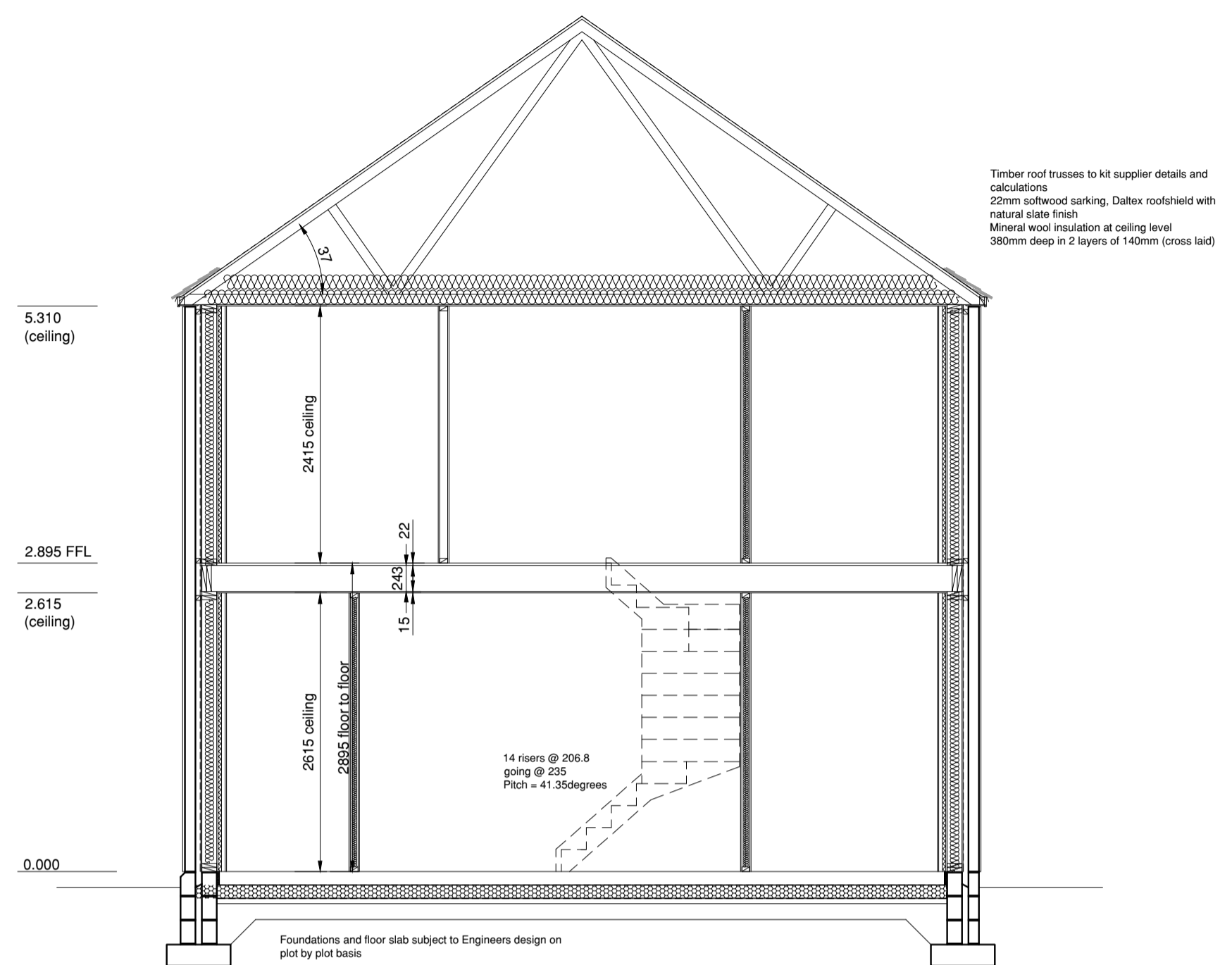
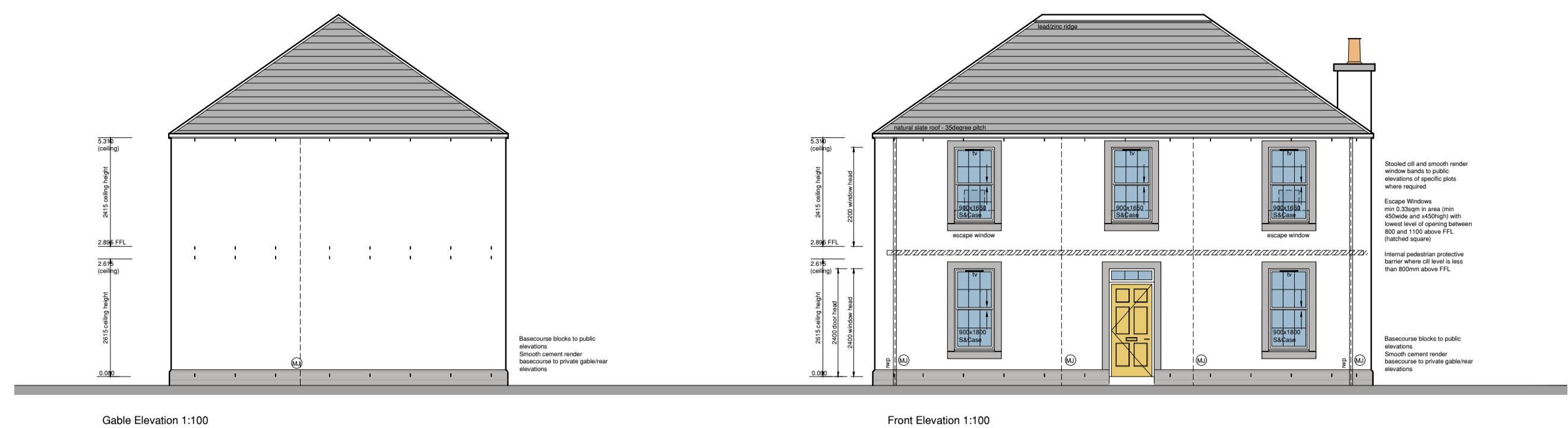
Upper Ground Floor Layout 1:50

Lower Ground Floor Layout 1:50

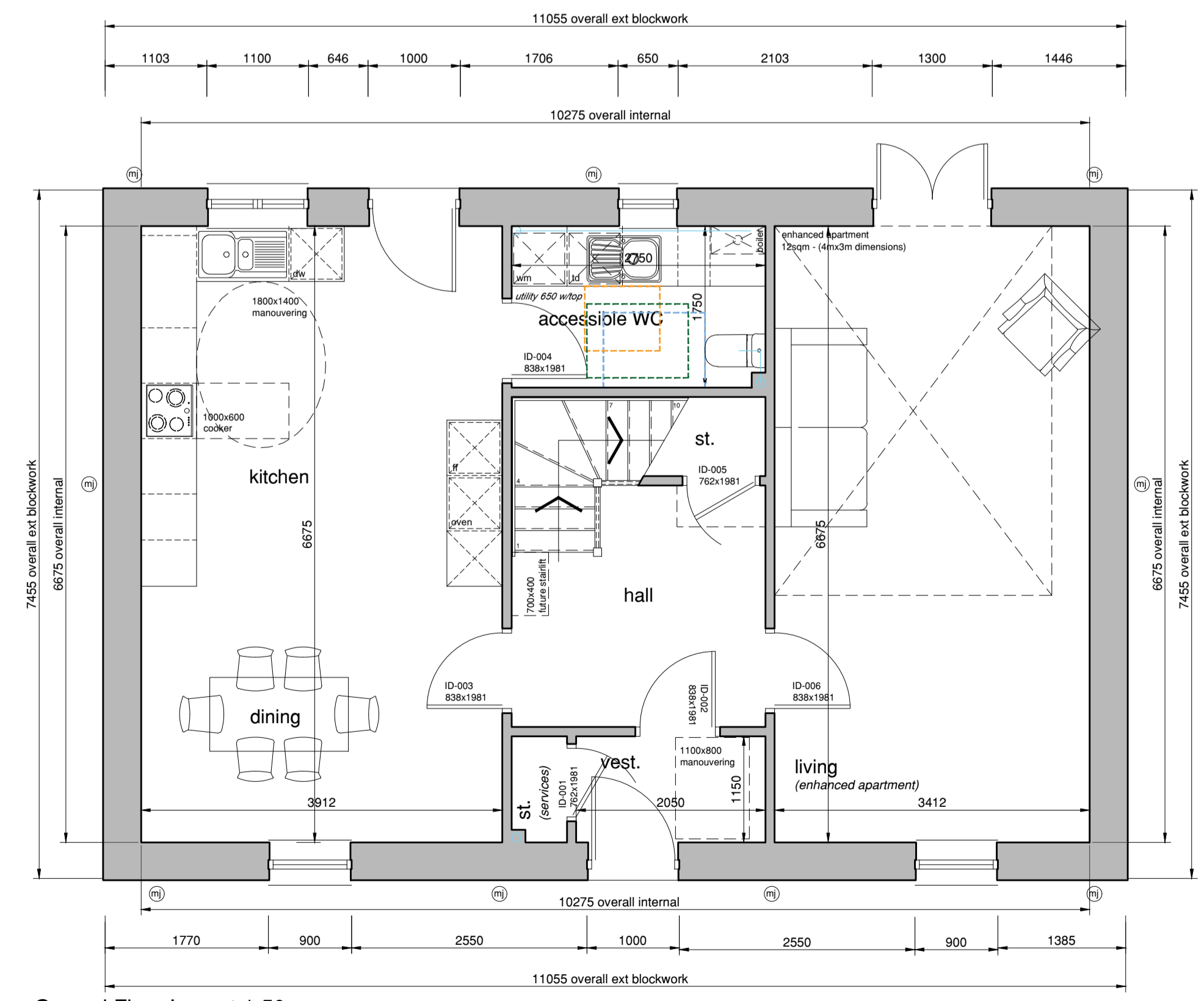


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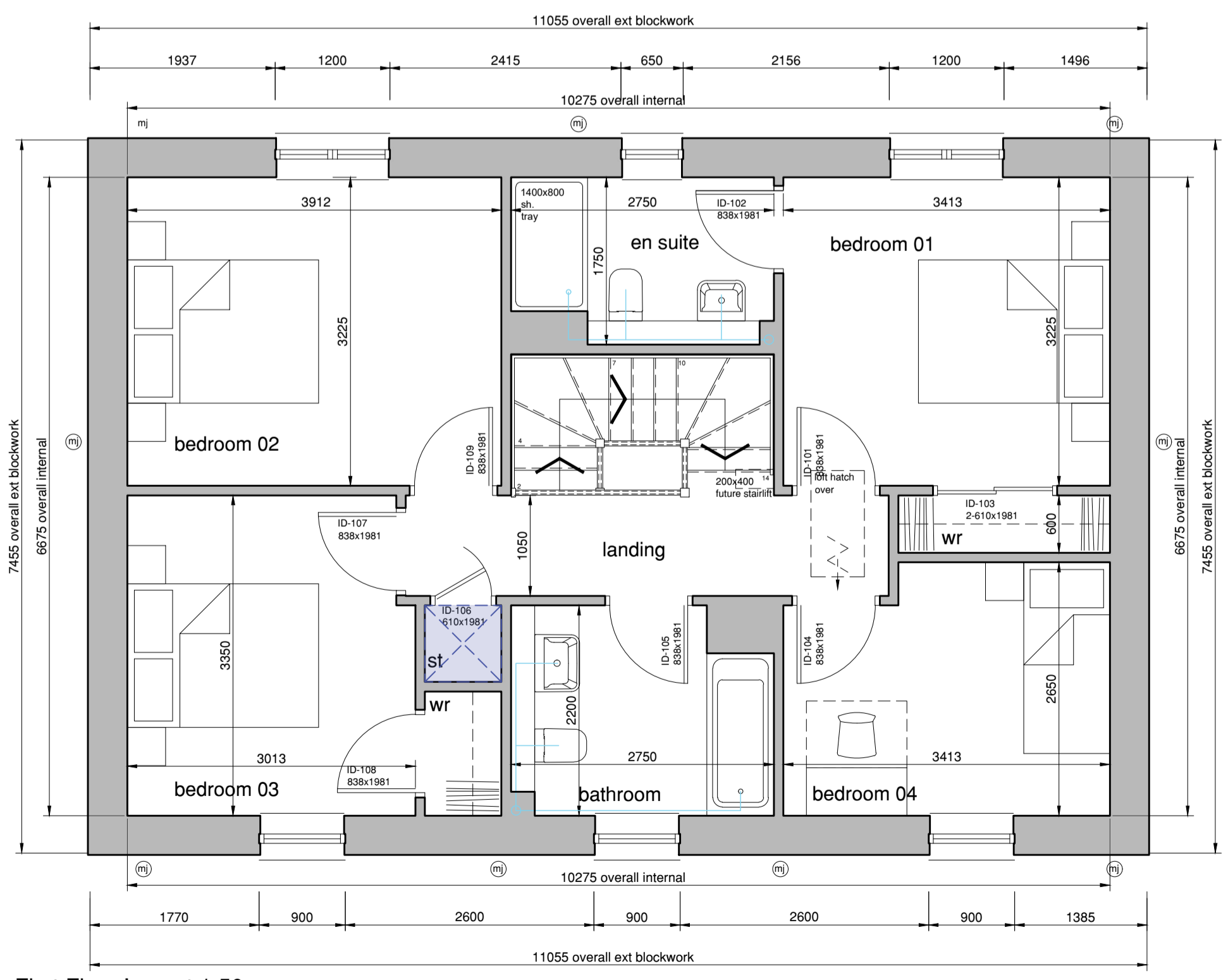
Revisions	Rev	Date	Comment



Cross Section A-A 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

Plot 18 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 7036 (Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	10 C 33 (Pollen - Yellow)	

PLANNING APPLICATION



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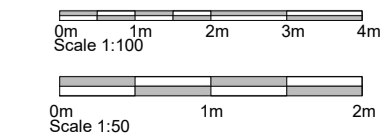
Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND

Drawing  
Plots 18  
Layouts, Sections & Elevations

Date Oct 20 Scales 1:50/1:100@A1

Project Nr. 1374 Drawing Nr. 3055 Rev. \*\*

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Revisions  
Rev - Date - Comment

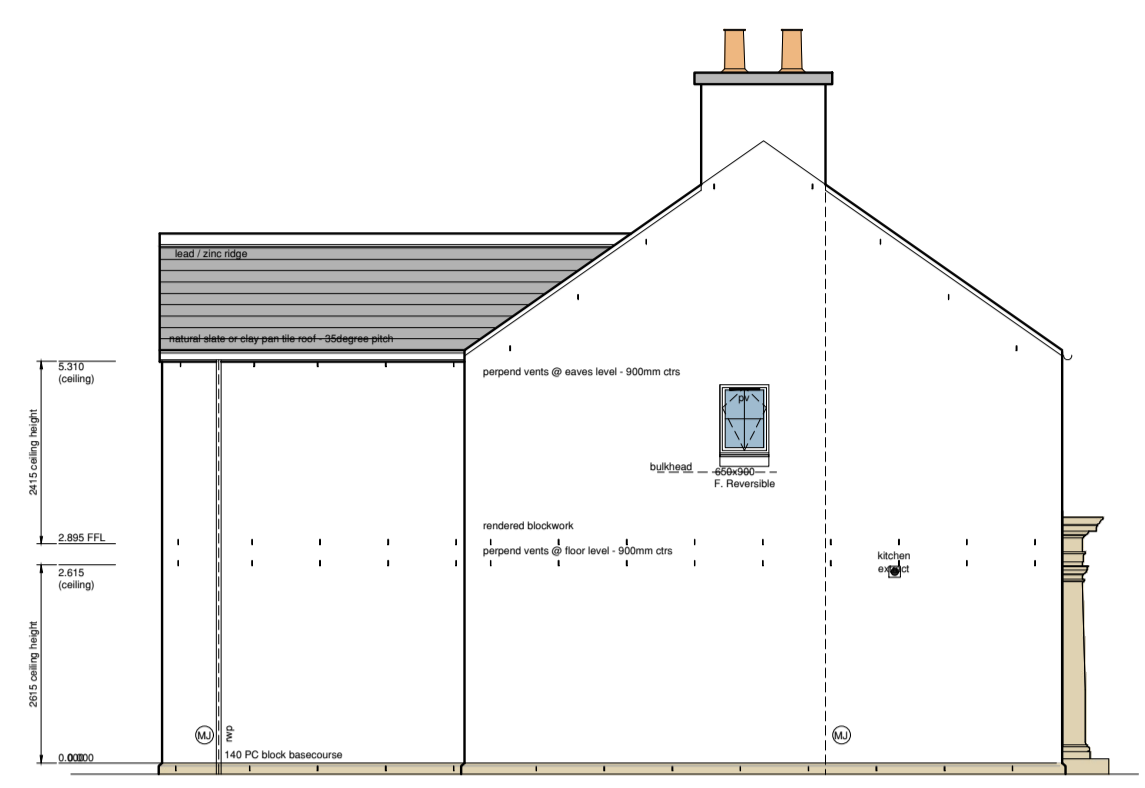


Rear Elevation 1:50

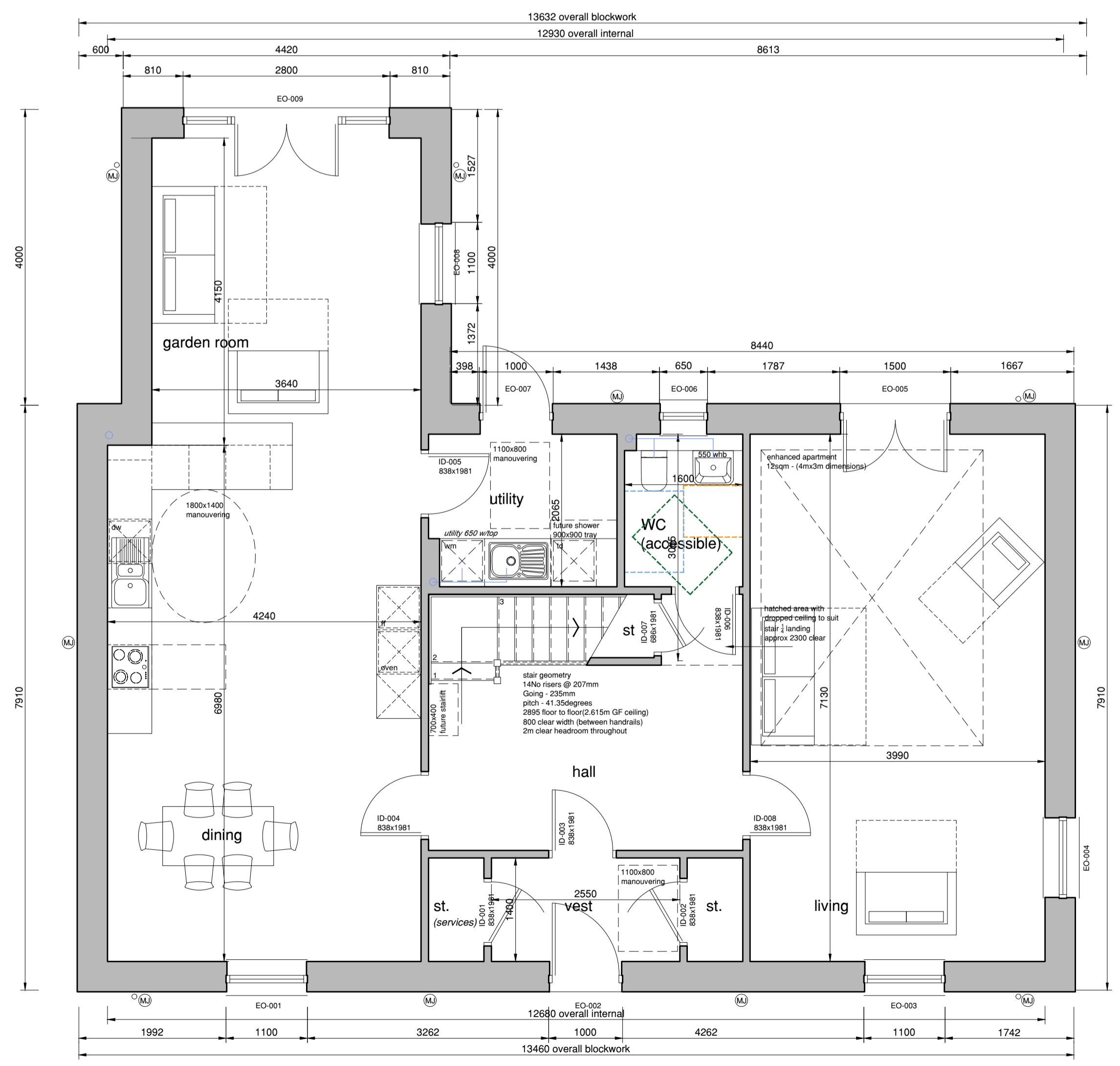
Gable Elevation 1:50



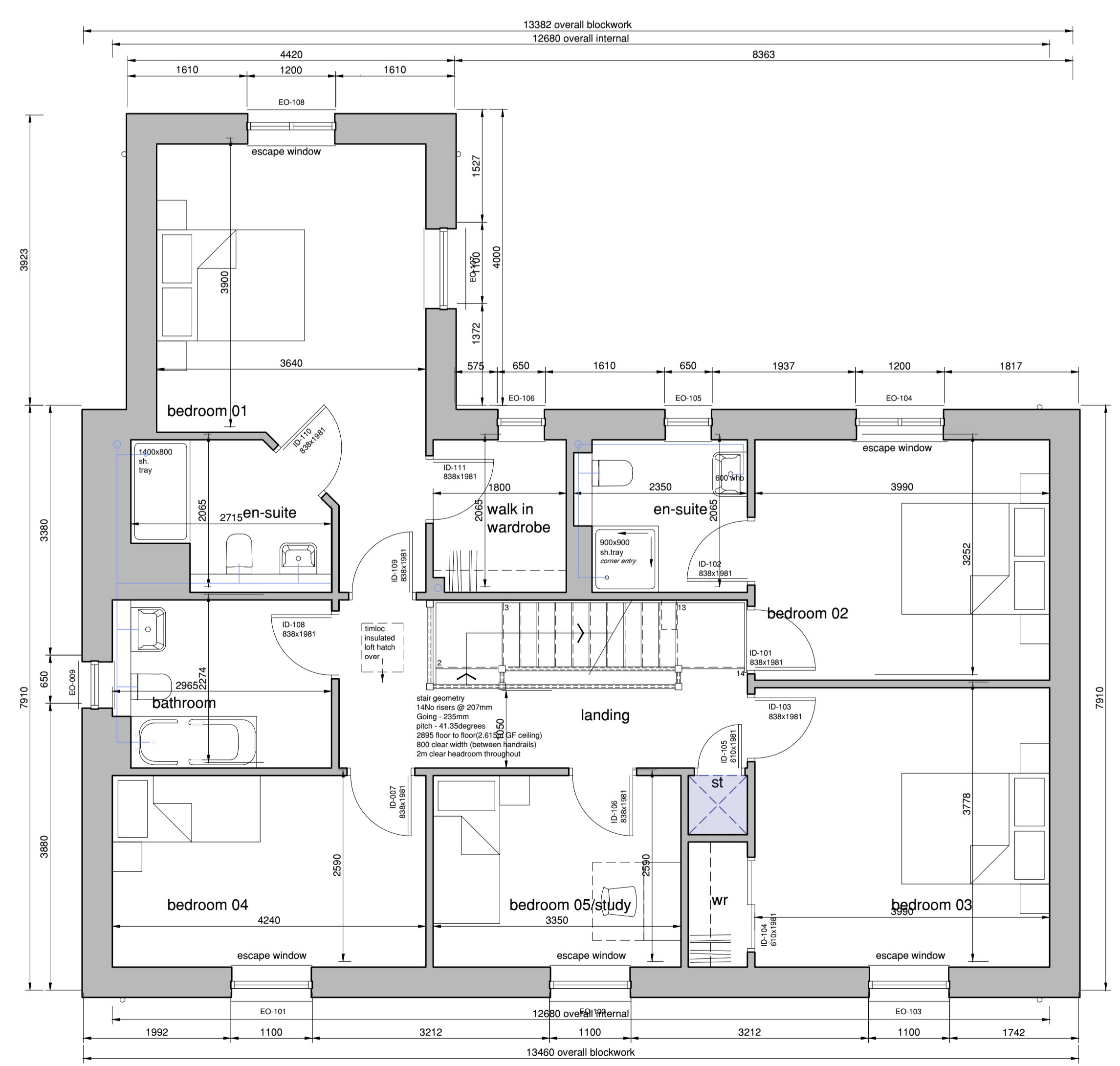
Front Elevation 1:50



Gable Elevation 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

PLANNING APPLICATION

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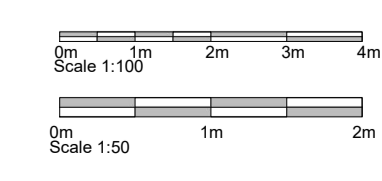
Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PPF SCOTLAND

Drawing  
Plots 19  
Floor Layouts

Date Oct 20 Scales 1:50/1:100@A1

Project Nr. 1374 Drawing Nr. 3056 Rev. \*\*

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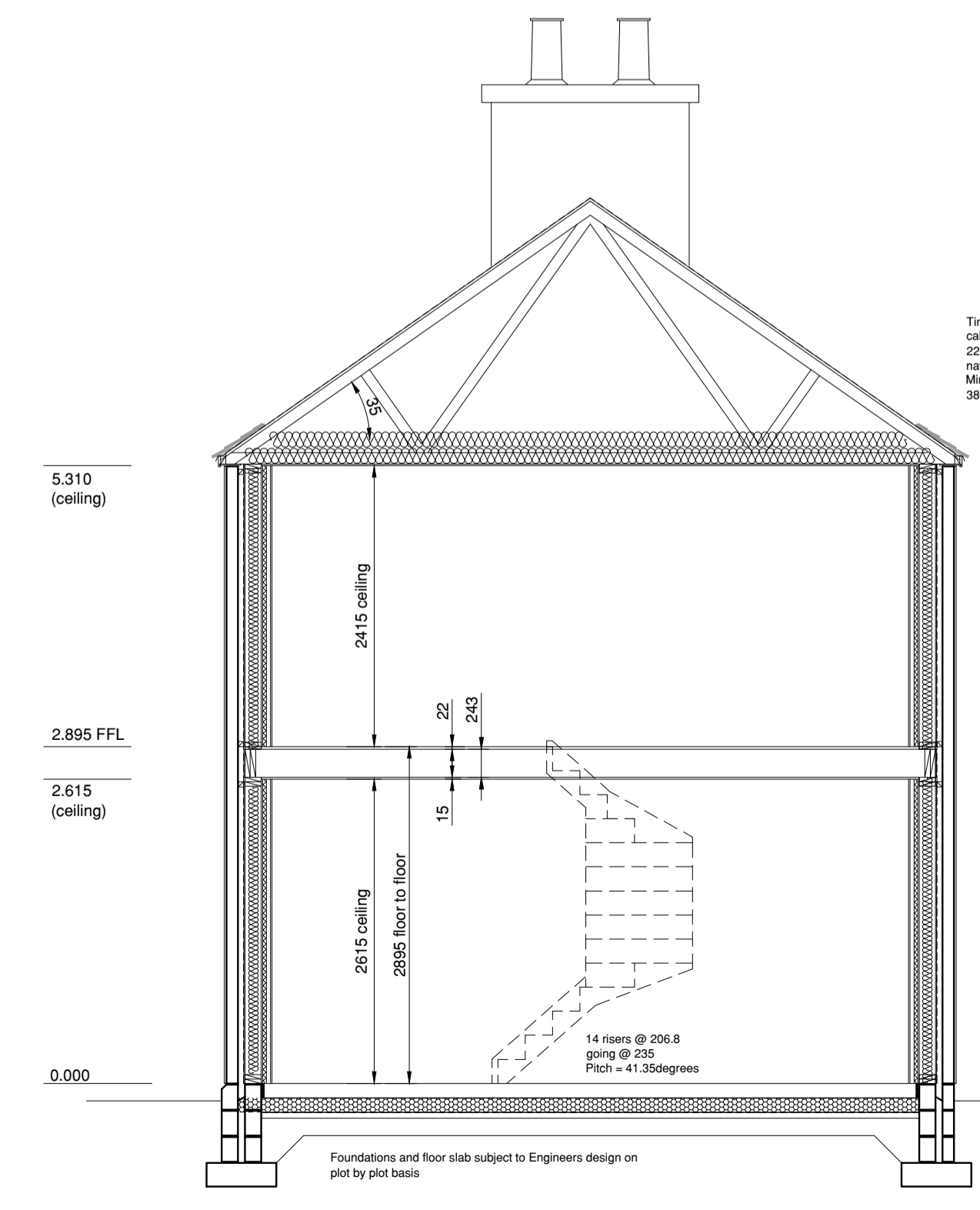
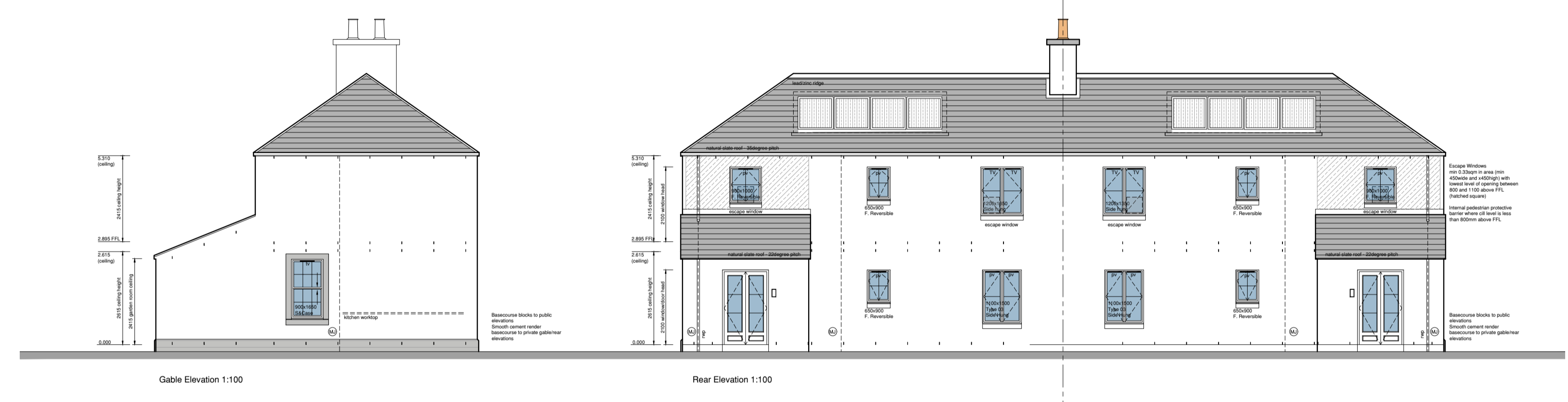
Revisions  
Rev - Date - Comment

**Plot 20 - External Finishes**

Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	10 A 03 (Quicksilver - Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	RAL 6001 (Green)	

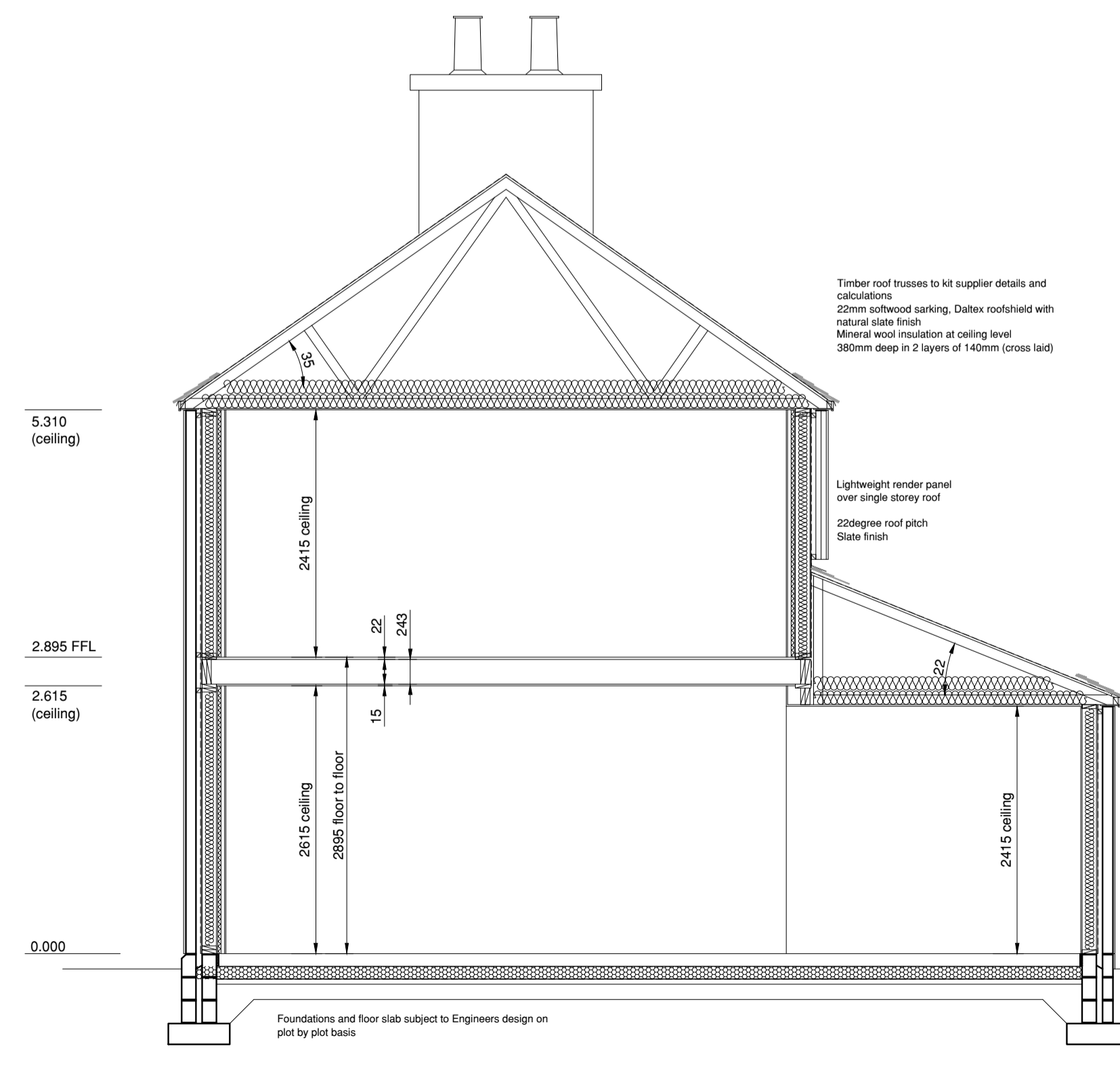
**Plot 21 - External Finishes**

Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	10 A 03 (Quicksilver - Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	18 E 53 (Regatta - Blue)	



Cross Section A-A 1:50

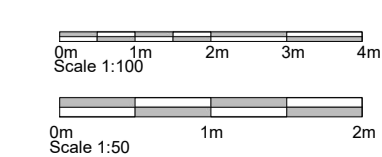
Timber roof trusses to kit supplier details and calculations  
20mm sarked sarking, Dabex roofshield with natural slate finish  
Mineral wool insulation at ceiling level  
380mm deep in 2 layers of 140mm (cross laid)



Cross Section B-B 1:50

Timber roof trusses to kit supplier details and calculations  
20mm sarked sarking, Dabex roofshield with natural slate finish  
Mineral wool insulation at ceiling level  
380mm deep in 2 layers of 140mm (cross laid)

Lightweight render panel over single storey roof  
25degree roof pitch  
Slate finish



**PLANNING APPLICATION**



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Project  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND**

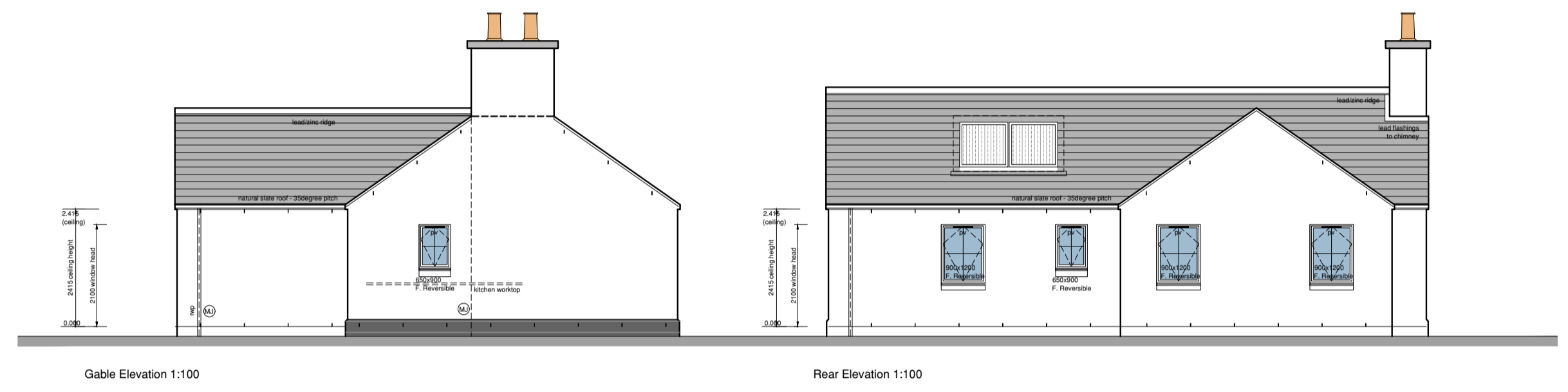
Drawing  
**Plots 20 & 21  
Sections & Elevations**

Date **Oct 20** Scales **1:50/100@A1**

Project Nr. **1374** Drawing Nr. **3059** Rev. **\*\***

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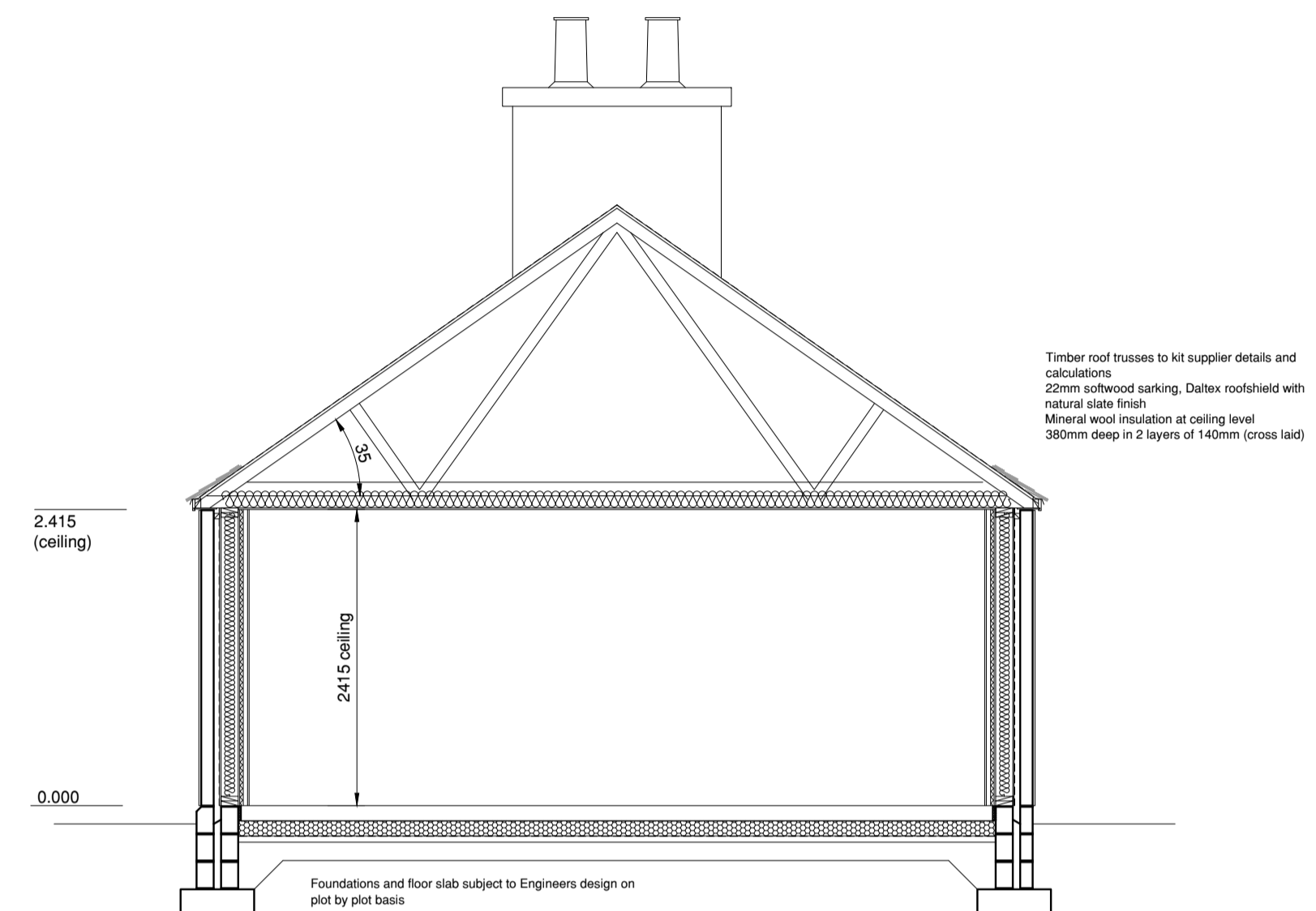




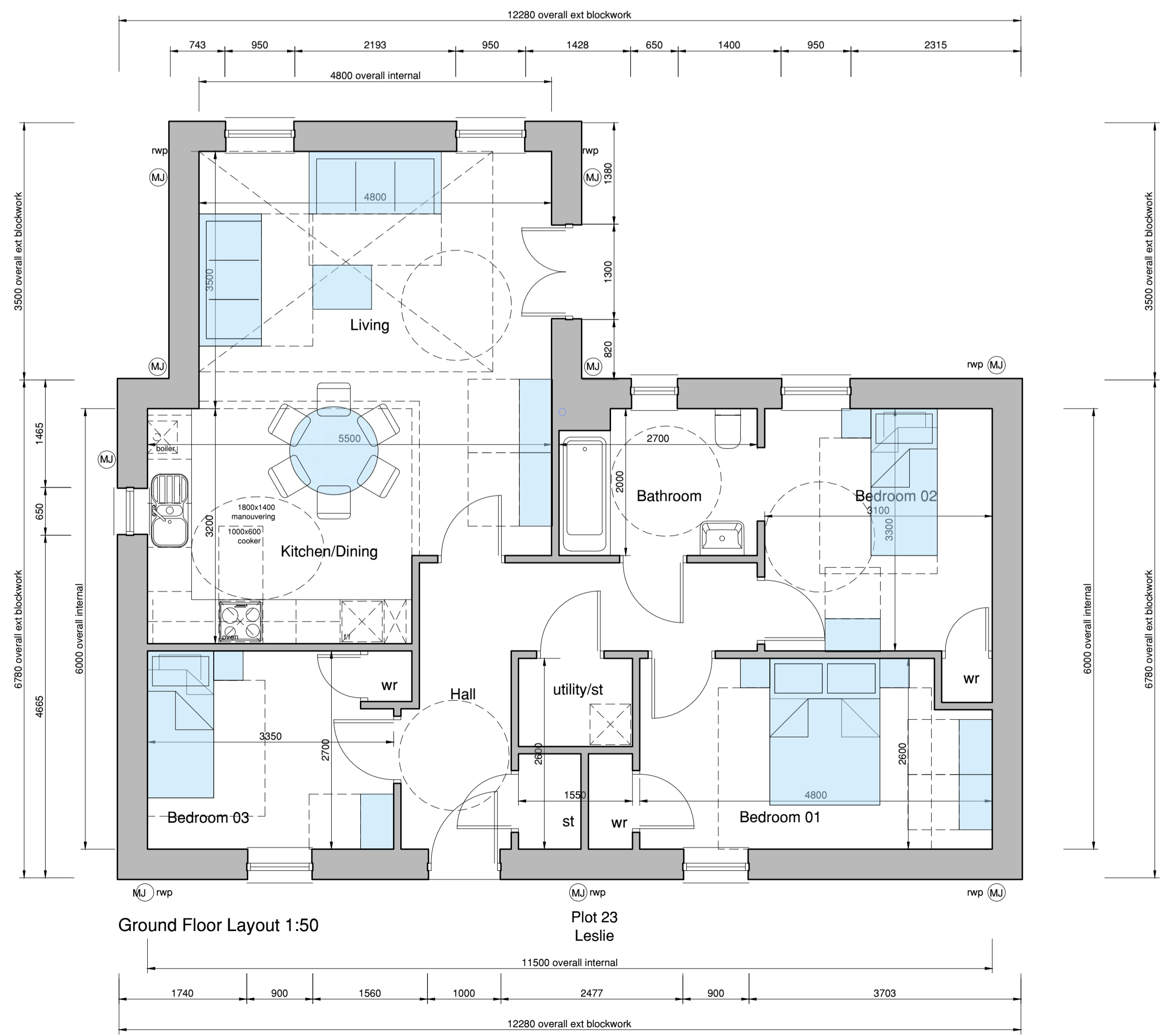
Plot 22 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	14 C 40 (Zambesi - Green)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	16 C 37 (Laguna - Green)	

Drawing to be scaled for planning purposes only. Dimensions must not be scaled from this drawing for construction. All dimensions to be checked prior to commencing work or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current & relevant British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts.

Revisions  
Rev - Date - Comment



Cross Section A-A 1:50



Ground Floor Layout 1:50  
Plot 23  
Leslie

PLANNING APPLICATION



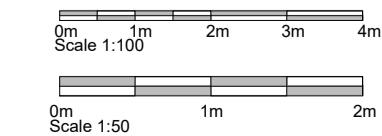
Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND

Drawing  
Plot 23  
Floor Layouts & Elevations

Date Oct 20 Scales 1:50/1:100@A1

Project Nr. 1374 Drawing Nr. 3031 Rev. \*\*

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Revisions  
Rev - Date - Comment



Front Elevation 1:100



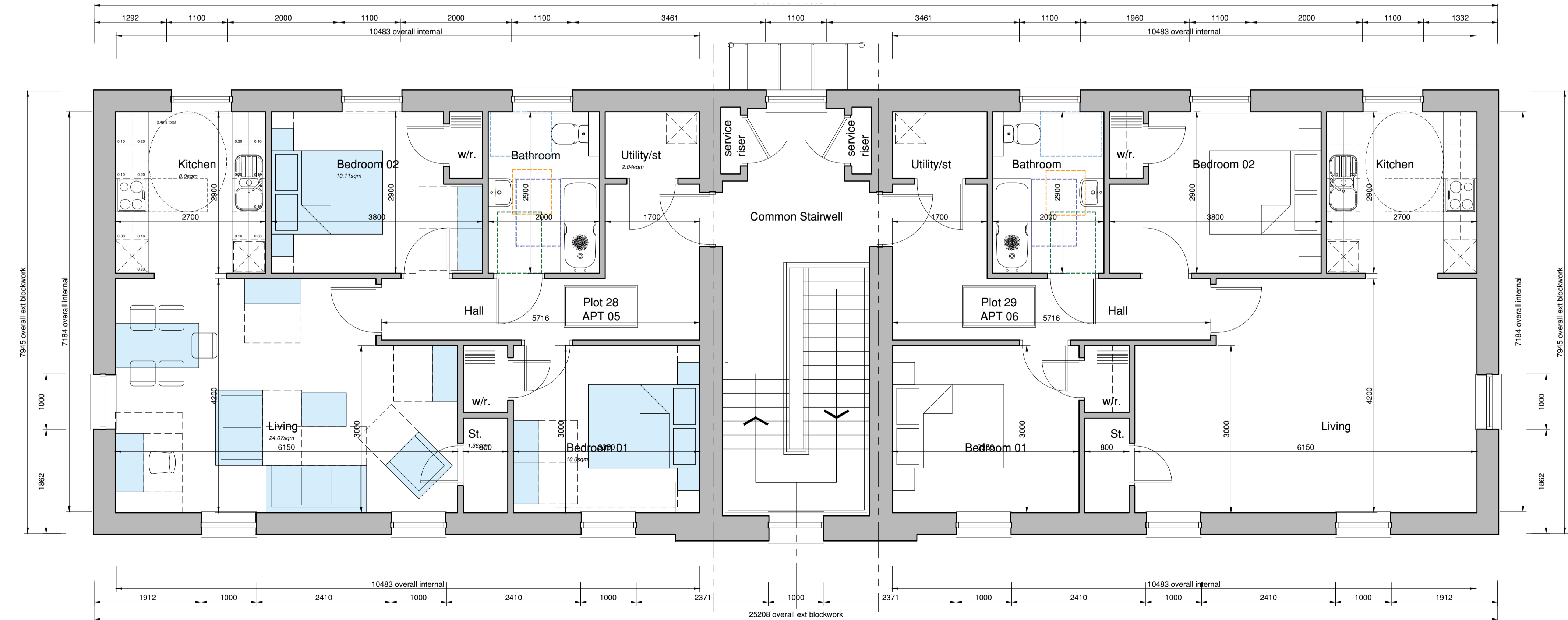
Gable Elevation 1:100



Rear Elevation 1:100



Gable Elevation 1:100



Second Floor Layout 1:50

Plot 24-29 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	10 A 03 (Quicksilver - Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	RAL 2000	

PLANNING APPLICATION

**Places for People**

MGA ARCHITECTURE  
www.mgaarchitecture.co.uk

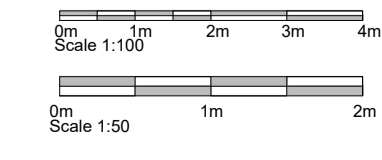
Project  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND**

Drawing  
**Plot 24-29  
Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

Project Nr. **1374** Drawing Nr. **3029** Rev. **\*\***

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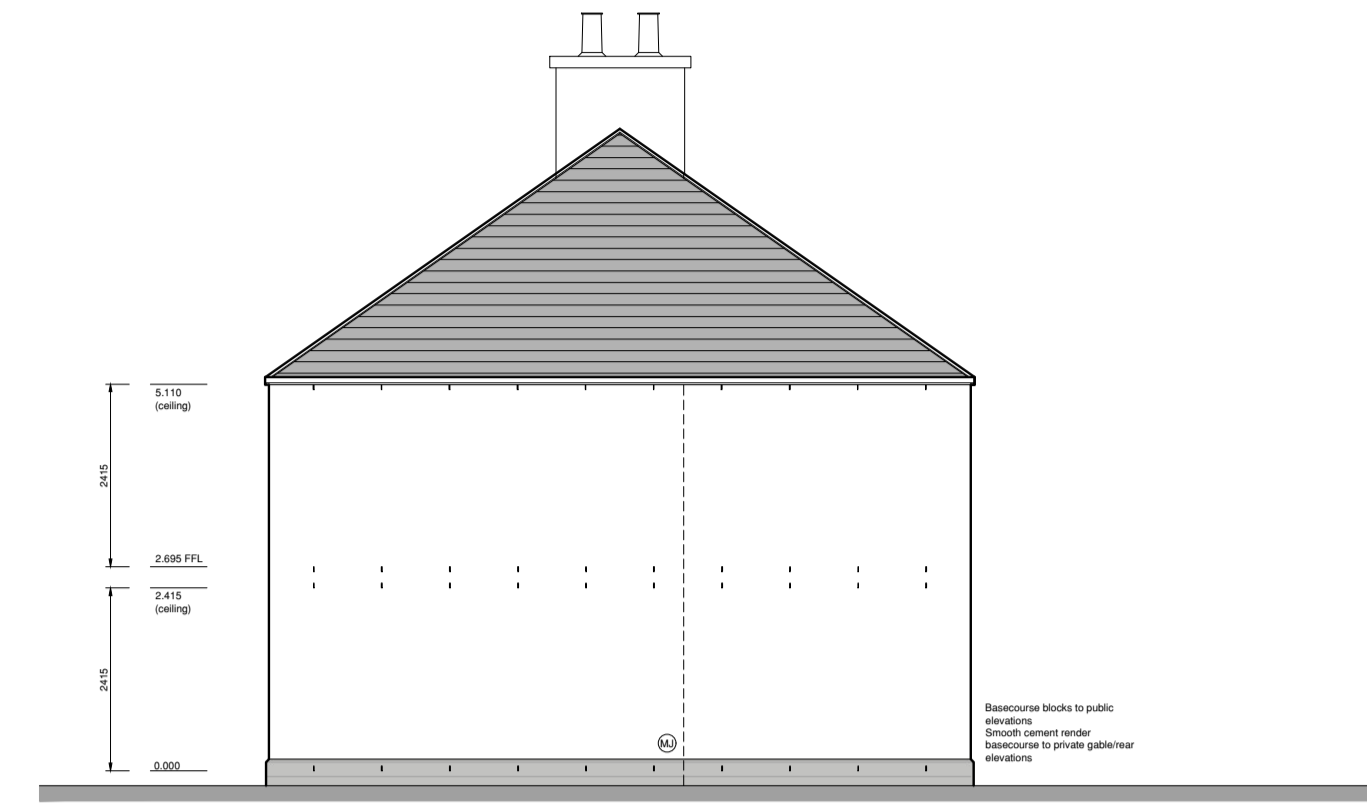


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Revisions  
Rev - Date - Comment



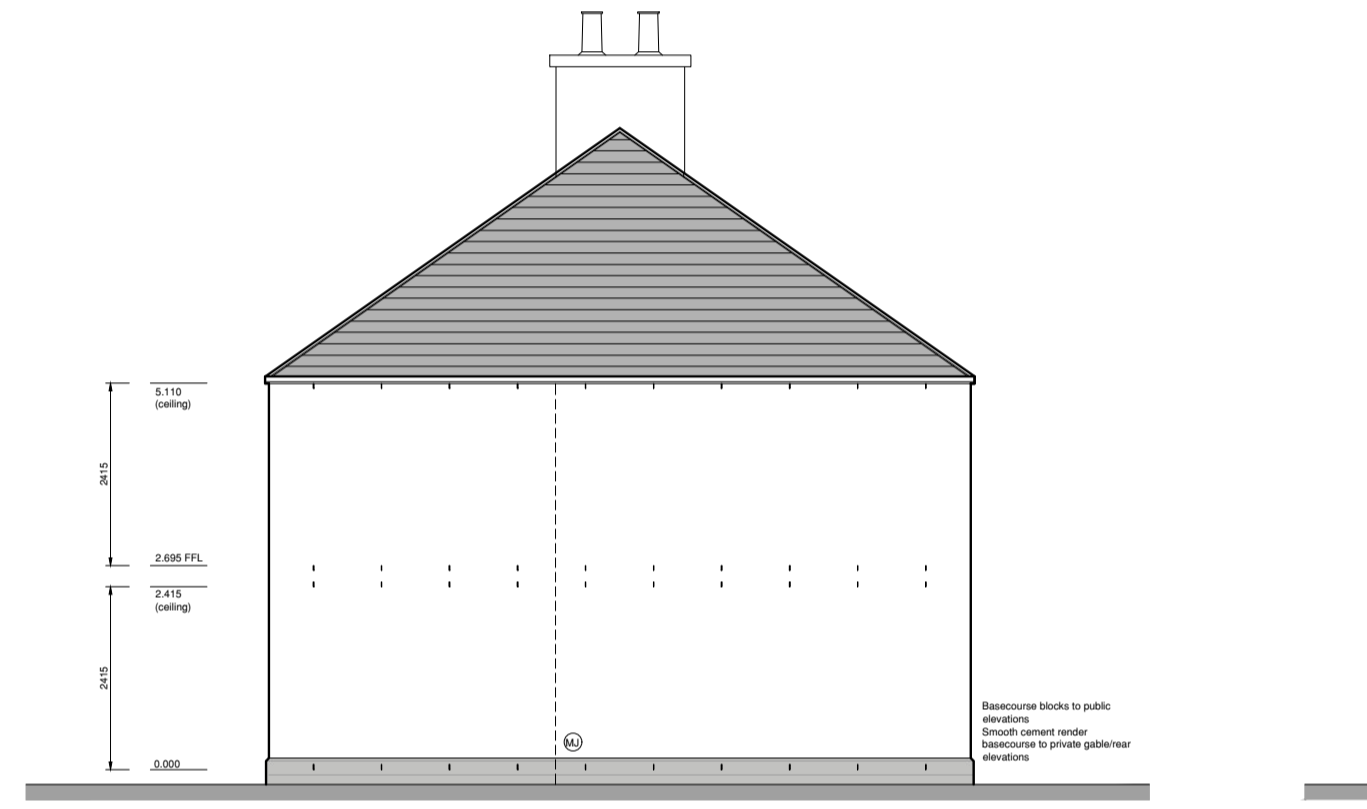
Front Elevation 1:100



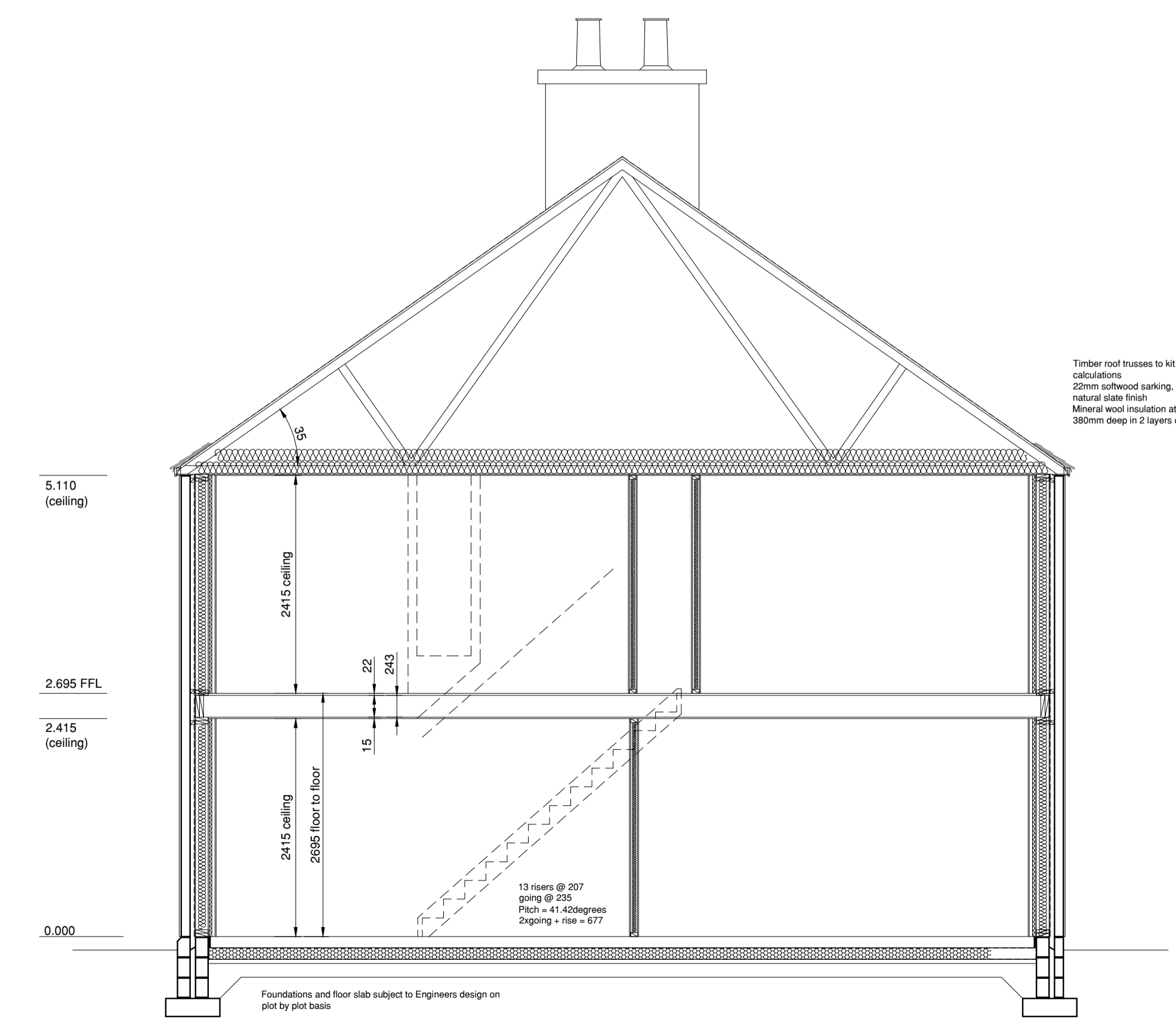
Gable Elevation



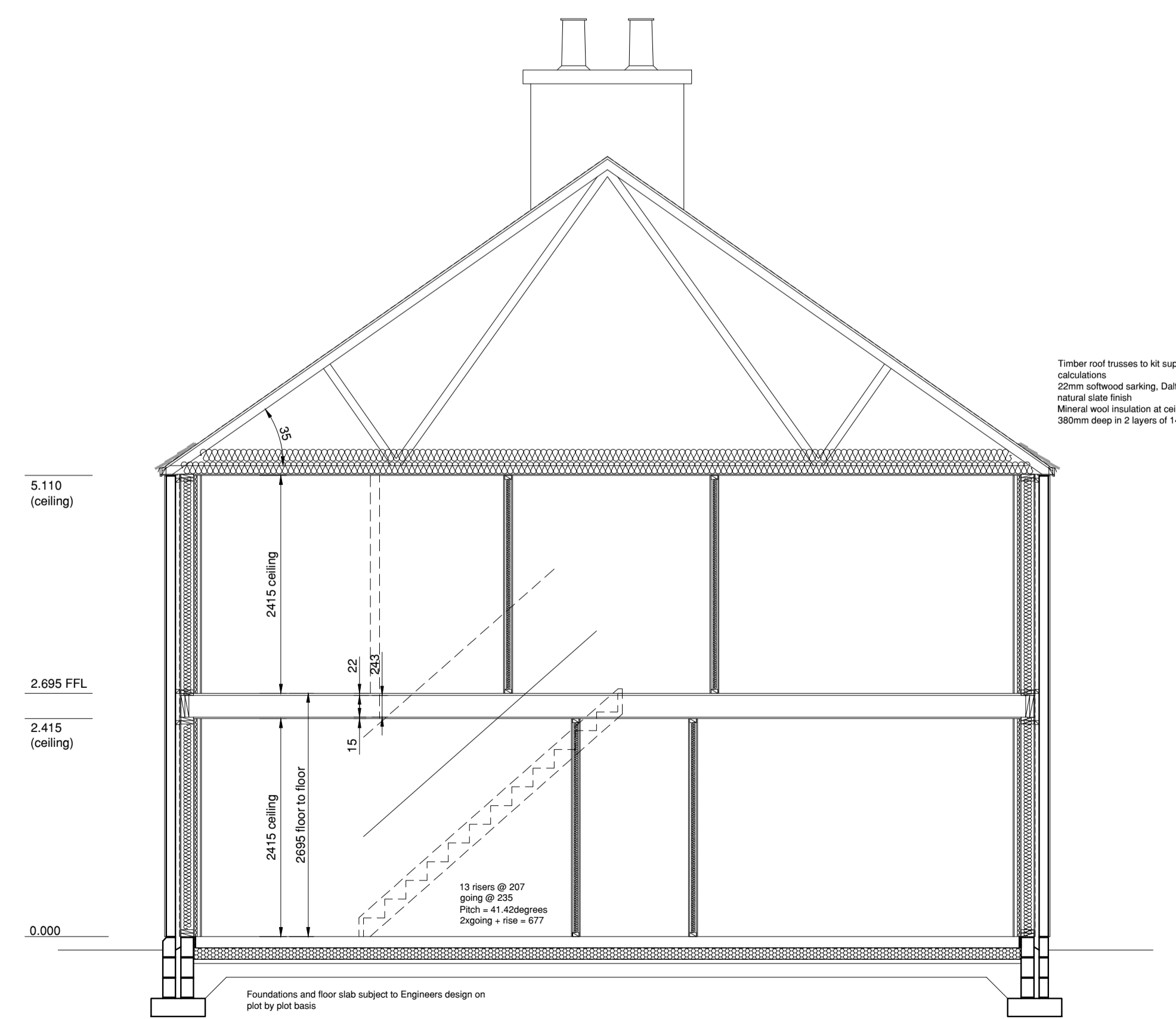
Rear Elevation 1:100



Gable Elevation



Ballantyne Cross Section A-A 1:50



Auchliesh Cross Section A-A 1:50

Plots 30-37 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	10 A 03 (Quicksilver - Grey)	
Rainwater Goods	UPVC	Black	
Front Door (Plot 30)	Timber	18 C 35 (Pigeon - Blue)	
Front Door (Plot 31)	Timber	04 D 45 (Monarch - red)	
Front Door (Plot 32)	Timber	16 C 37 (Laguna - Green)	
Front Door (Plot 33)	Timber	08 B 21 (Antelope - brown)	
Front Door (Plot 34)	Timber	16 C 37 (Laguna - Green)	
Front Door (Plot 35)	Timber	16 E 53 (Jade - Green)	
Front Door (Plot 36)	Timber	04 C 33 (Shell - Pink)	
Front Door (Plot 37)	Timber	18 C 39 (Dolphin - Blue)	

PLANNING APPLICATION



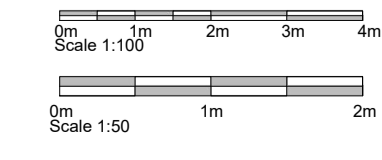
Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND

Drawing  
Plots 30-37  
Sections & Elevations

Date Oct 20 Scales 1:50/1:100@A1

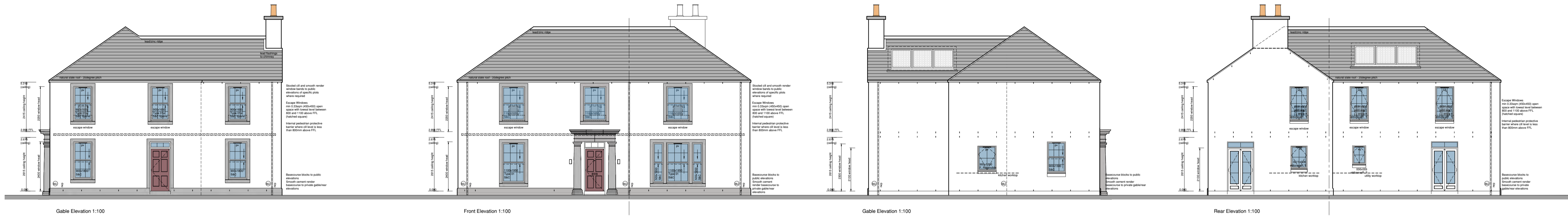
Project Nr. 1374 Drawing Nr. 3018 Rev. \*\*

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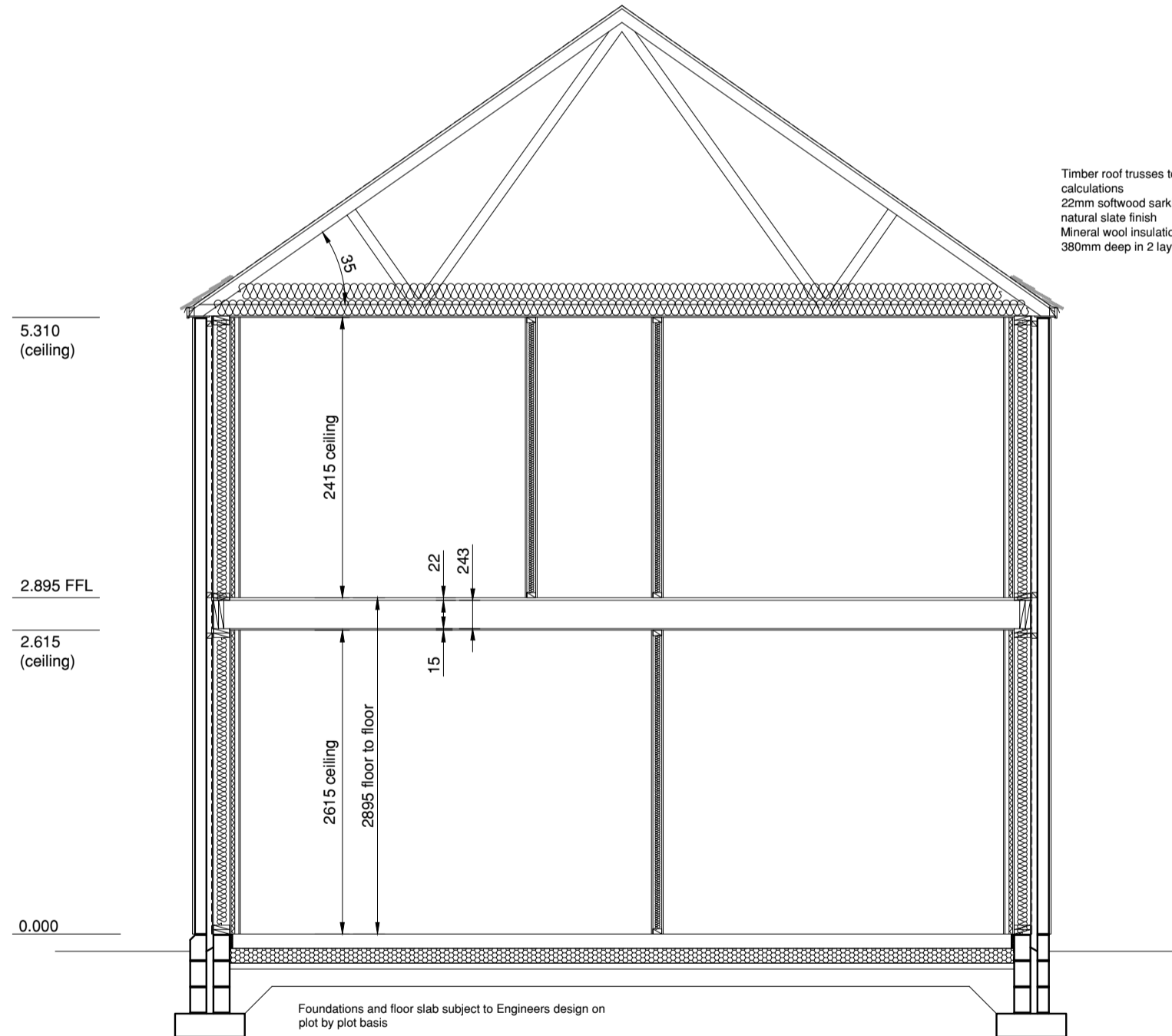
Drawing to be scaled for planning purposes only. Dimensions must not be scaled from this drawing for construction. All dimensions to be checked prior to commencing work or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current & relevant British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts.

Revisions  
Rev - Date - Comment

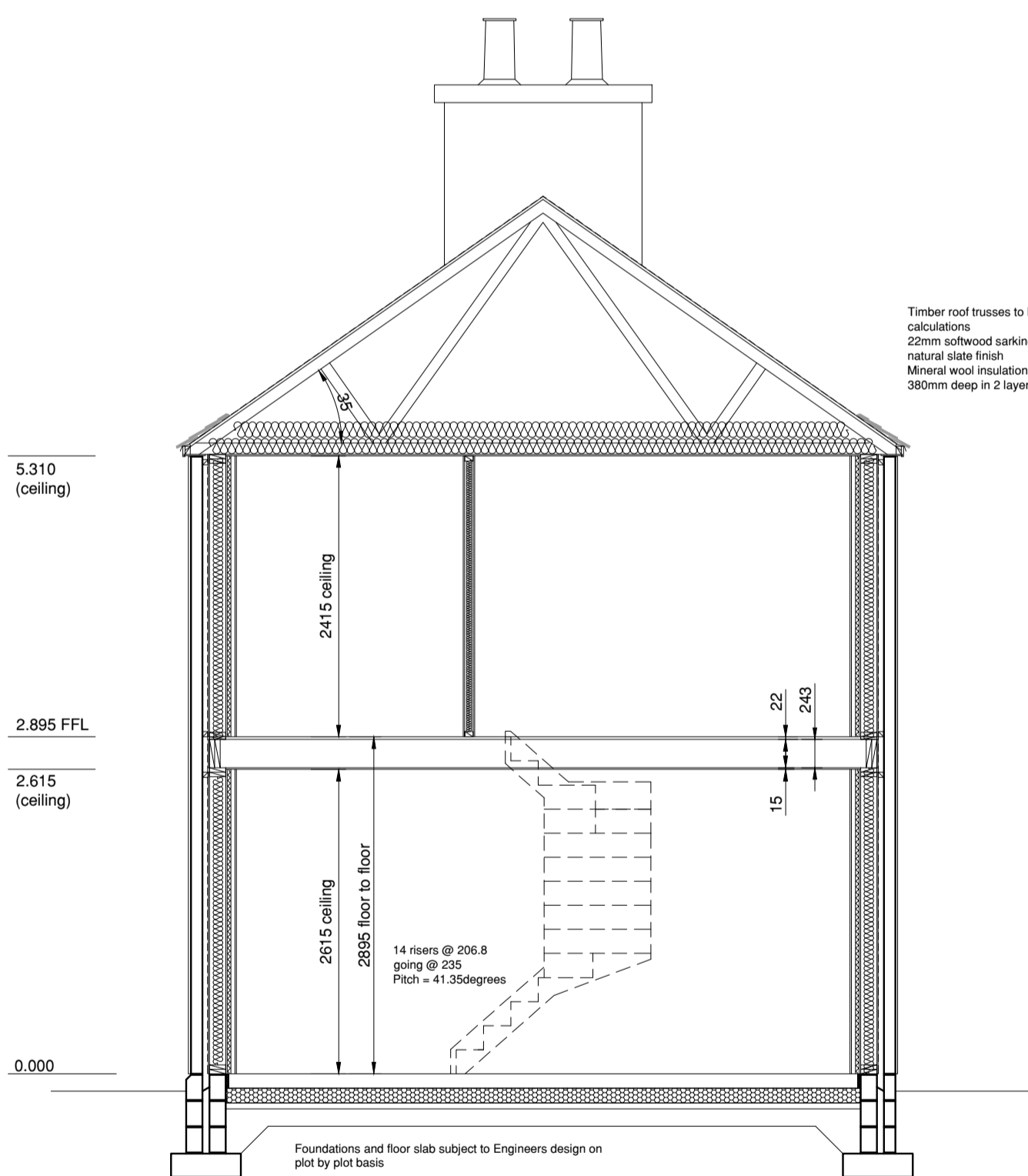


Timber roof trusses to kit supplier details and calculations  
20mm softwood sarking, Dutex roofshield with natural slate finish  
Mineral wool insulation at ceiling level  
300mm deep in 2 layers of 140mm (cross laid)

Timber roof trusses to kit supplier details and calculations  
20mm softwood sarking, Dutex roofshield with natural slate finish  
Mineral wool insulation at ceiling level  
300mm deep in 2 layers of 140mm (cross laid)



Cross Section A-A 1:50



Cross Section B-B 1:50

Plot 38 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	Sandstone	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 7036 (Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	RAL 3005 (Wine)	

Plot 39 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 7036 (Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	RAL 3005 (Wine)	

PLANNING APPLICATION



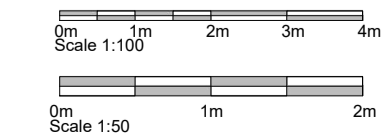
Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND

Drawing  
Plot 38&39  
Elevations & Sections

Date Oct 20 Scales 1:50/1:100@A1

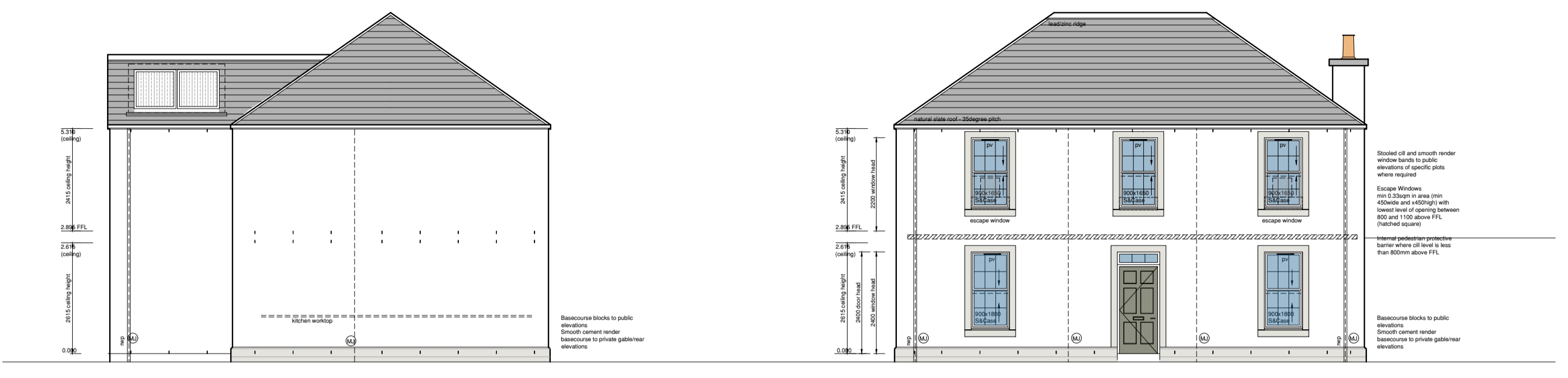
Project Nr. 1374 Drawing Nr. 3021 Rev. \*\*

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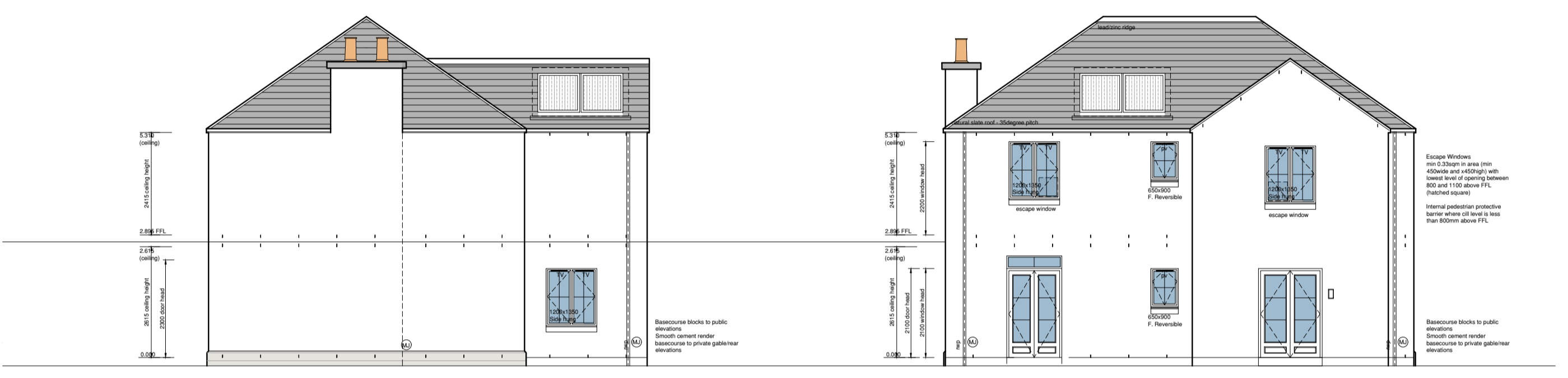
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Revisions  
Rev - Date - Comment



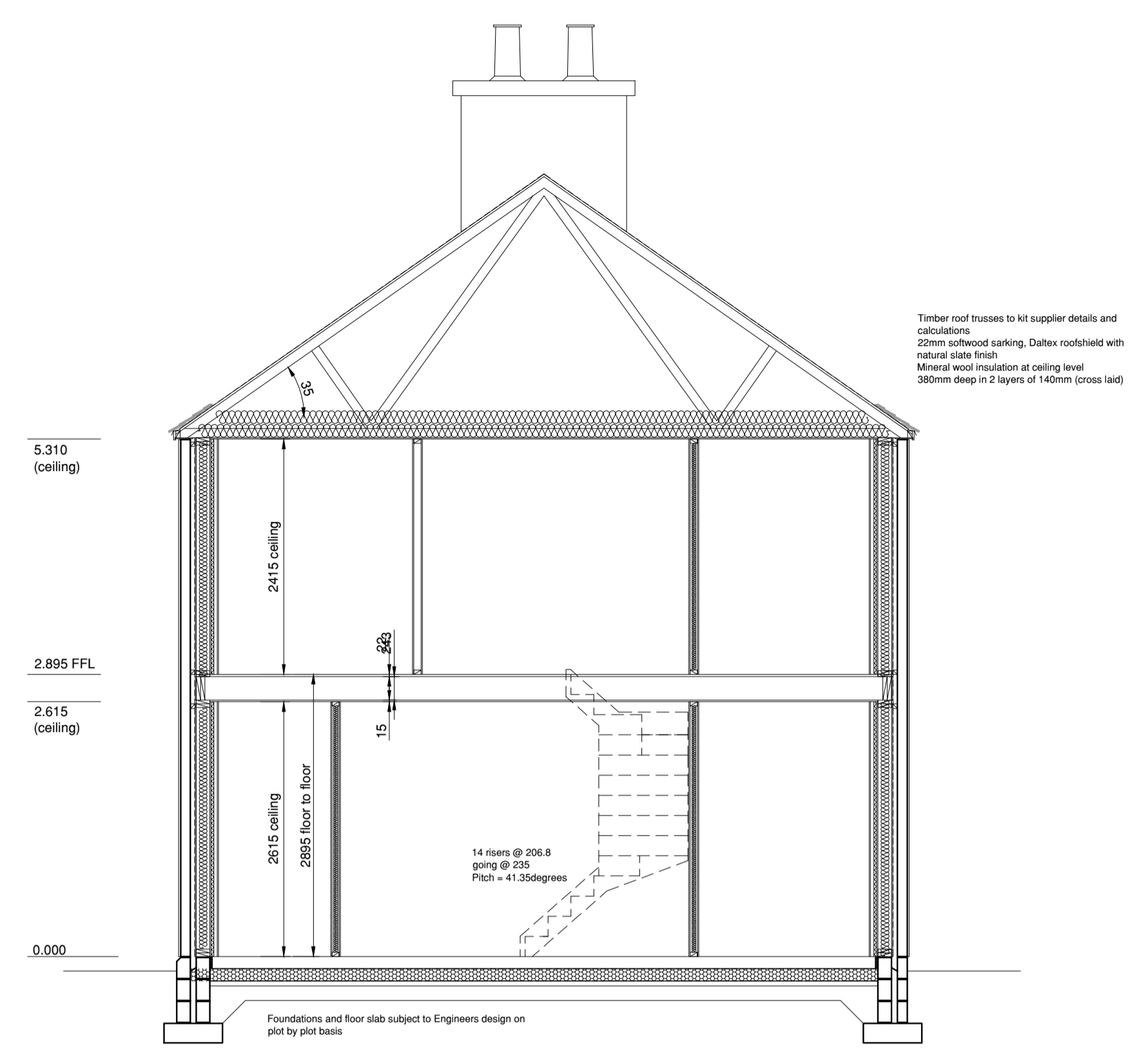
Gable Elevation 1:100

Front Elevation 1:100

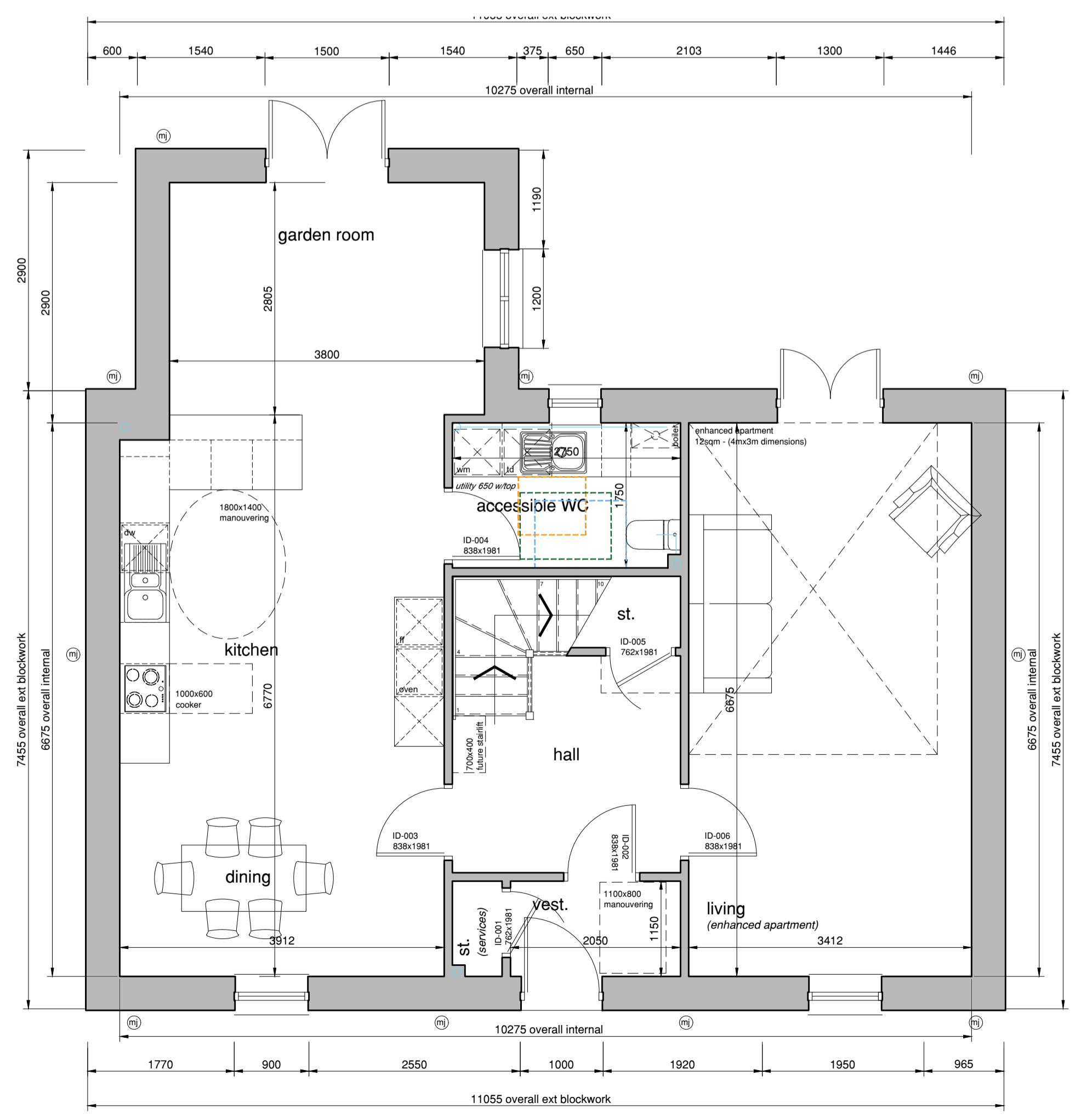


Gable Elevation 1:100

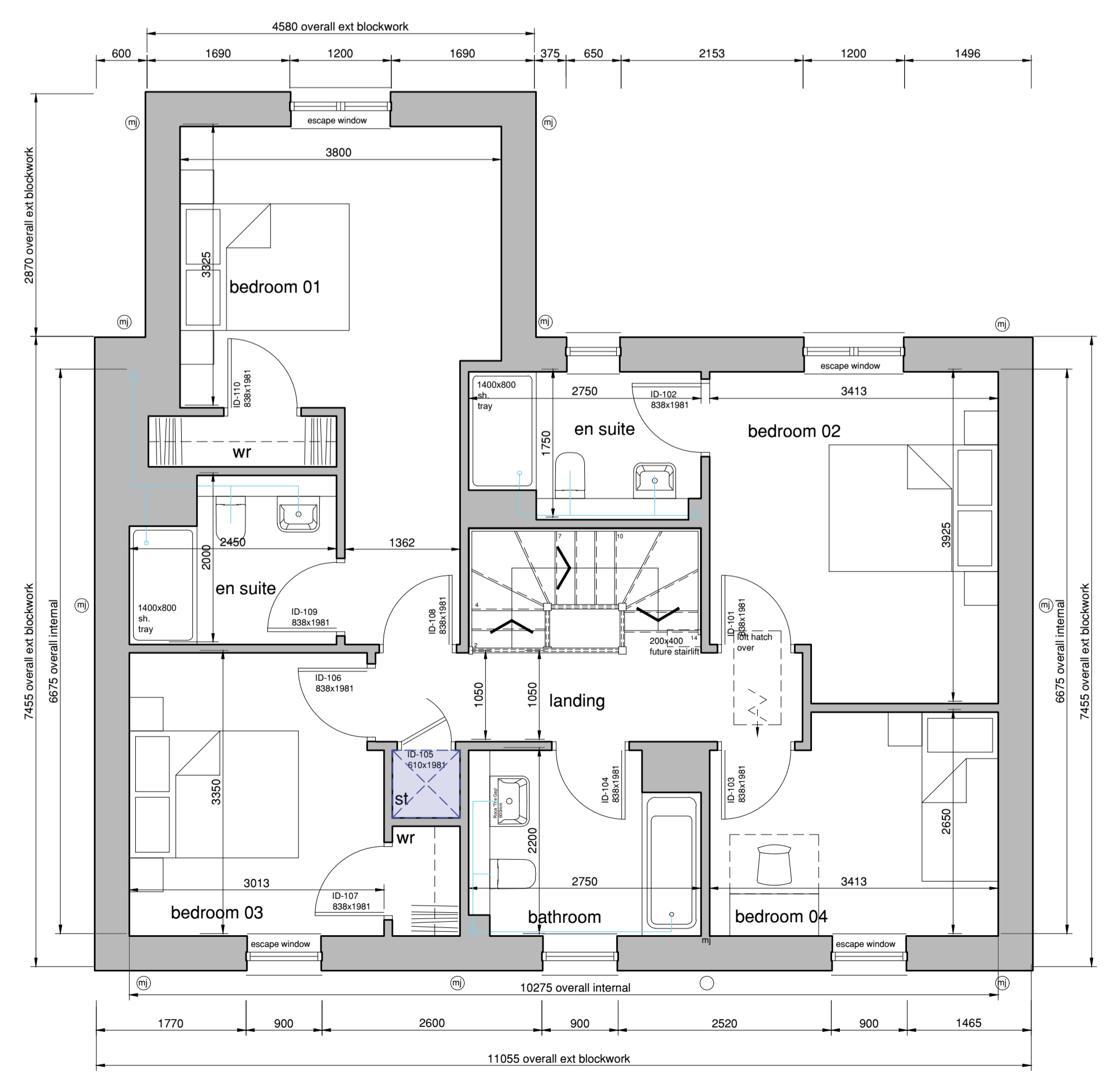
Rear Elevation 1:100



Cross Section A-A 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

Plot 40 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate	White	35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 8002 (Grey white)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	12 B 25 (Chive - green)	

PLANNING APPLICATION

MGA ARCHITECTURE  
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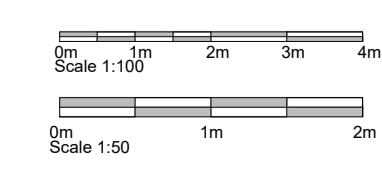
Project  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND**

Drawing  
**Plot 40  
Floor Layouts & Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

Project Nr. **1374** Drawing Nr. **3022** Rev. **\*\***

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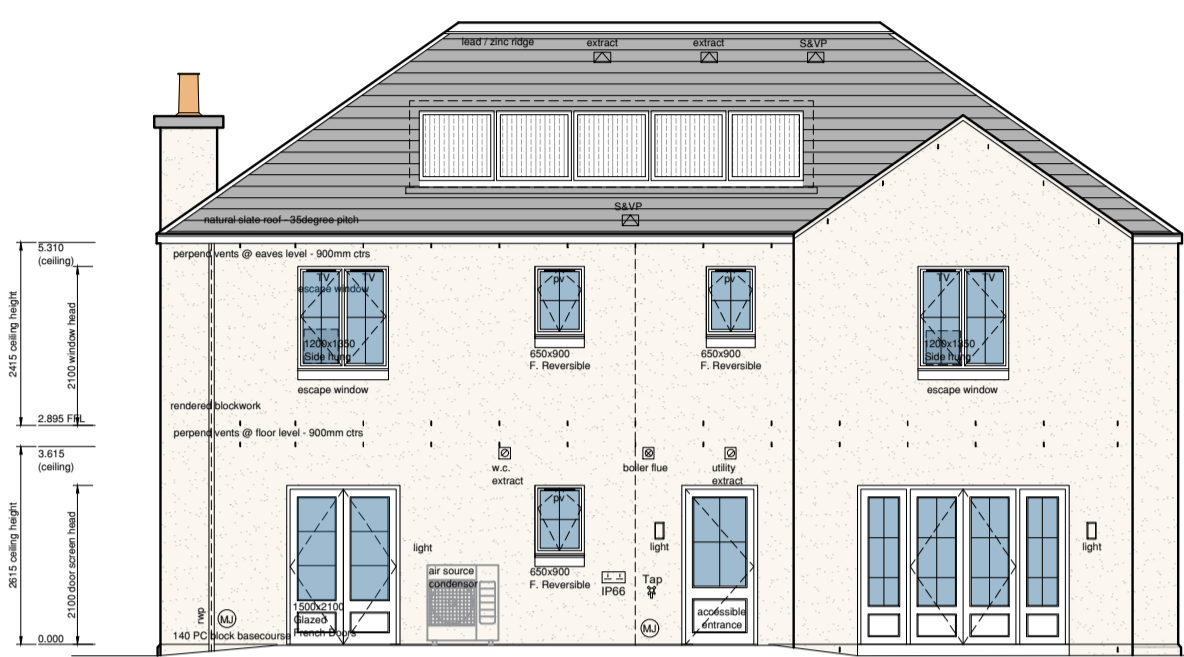


Plot 41 - External Finishes

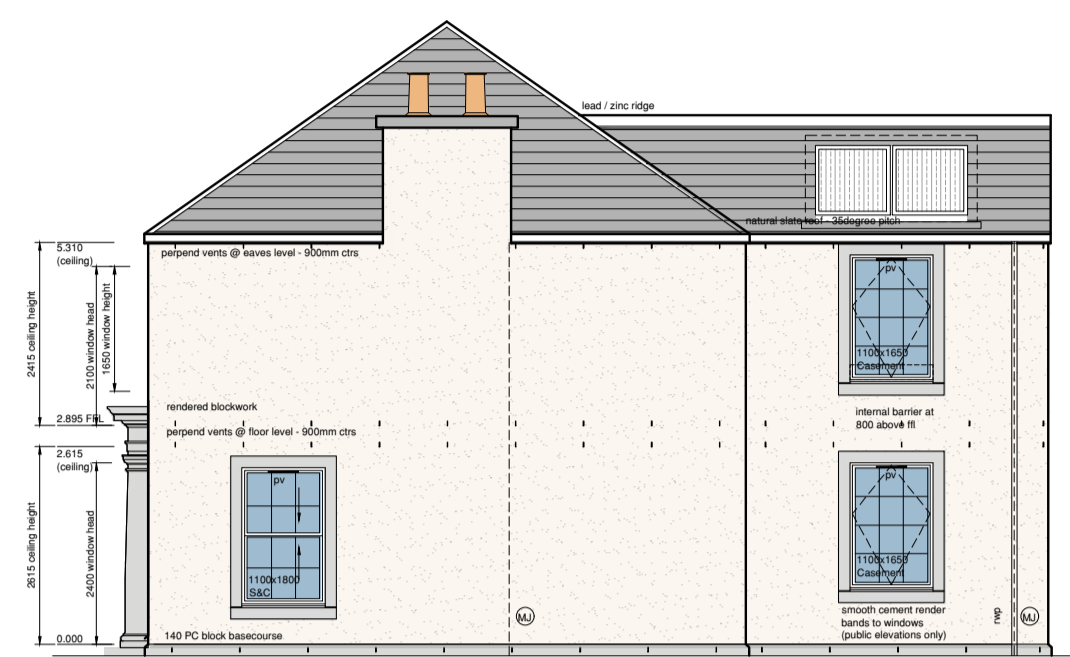
Element	Material	Colour	Notes
Walls	Roughcast	Cinnamon	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	White	
Rainwater Goods	UPVC	Black	
Front Door	Timber	18 C 39 (Dolphin - Blue)	

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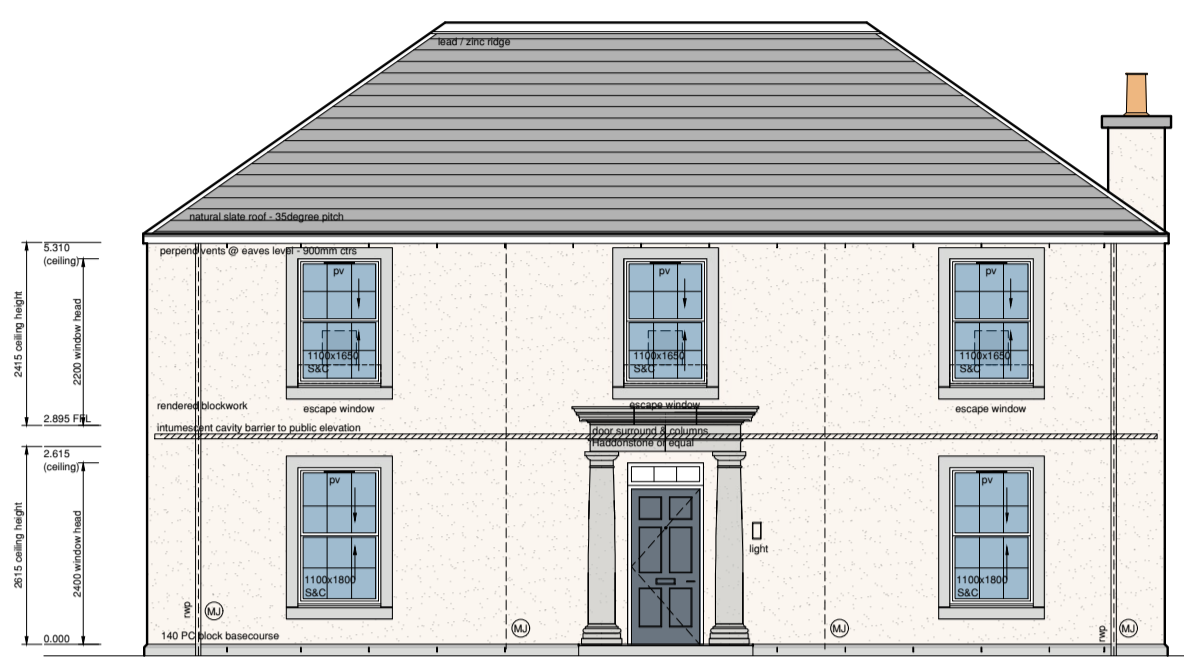
Revisions  
Rev - Date - Comment



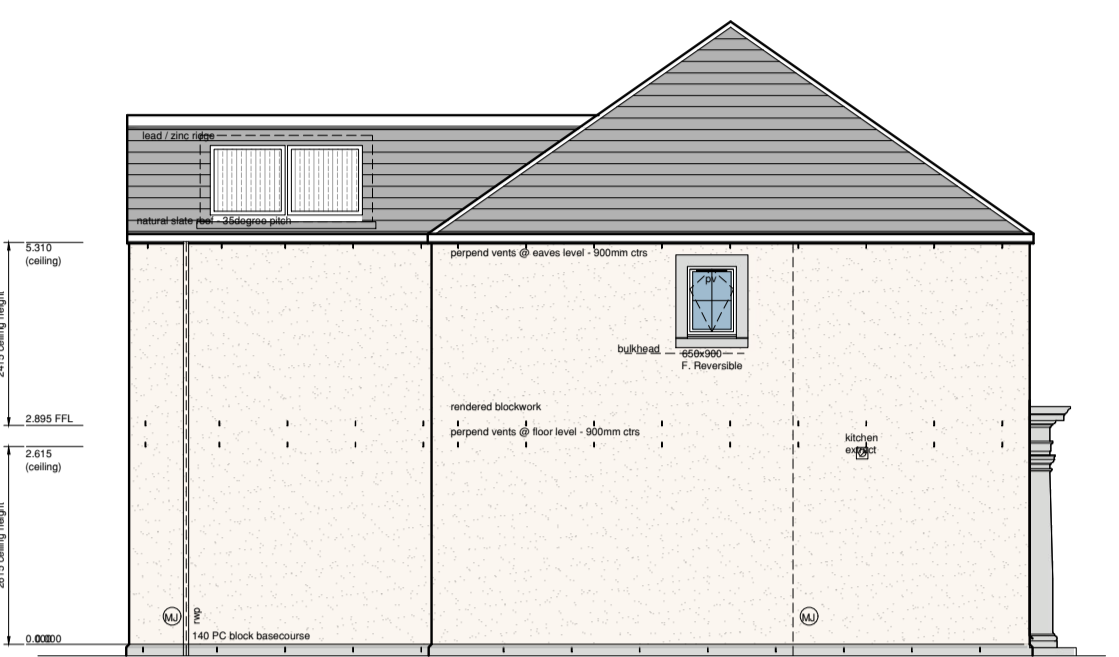
Rear Elevation 1:50



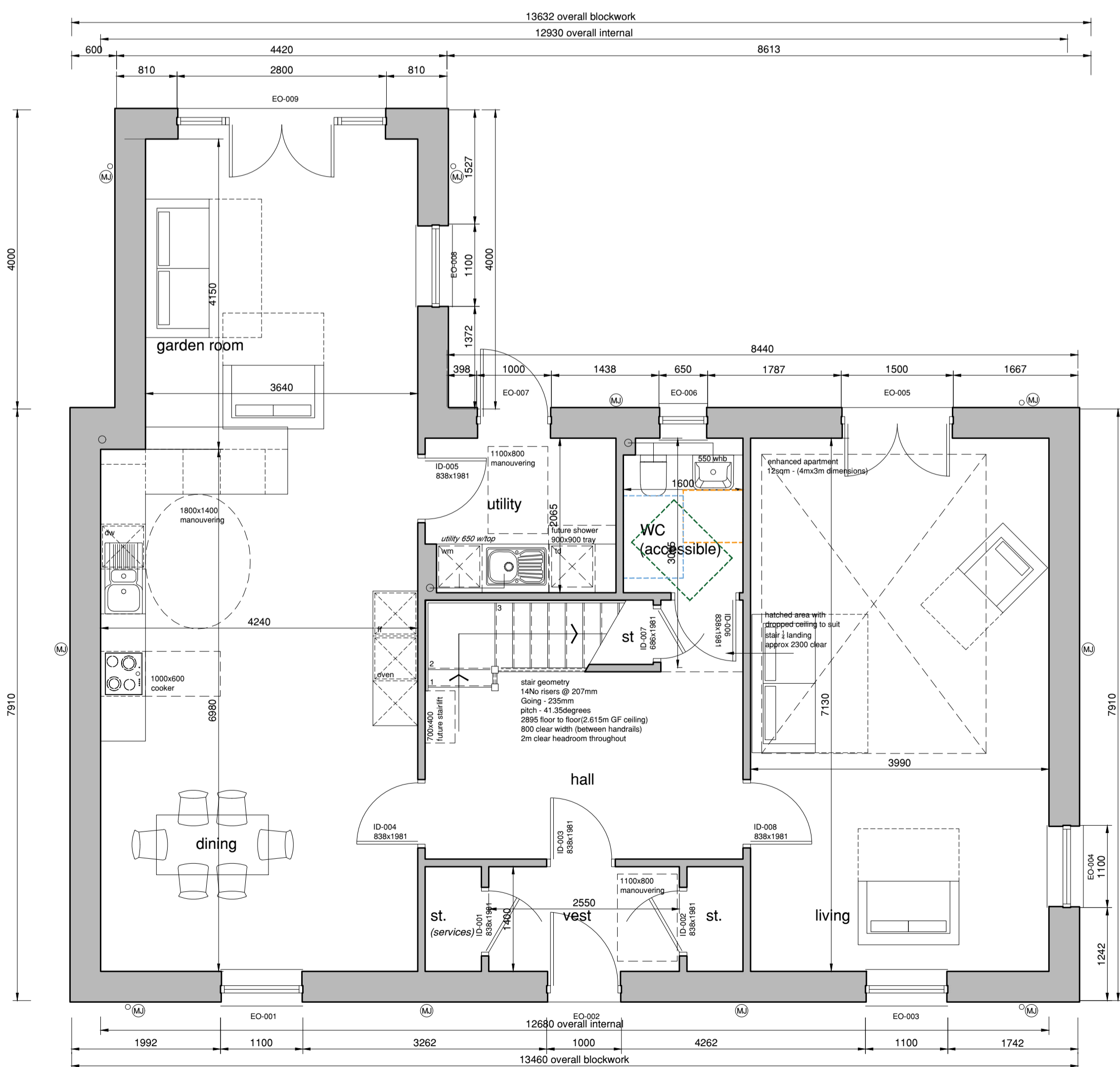
Gable Elevation 1:50



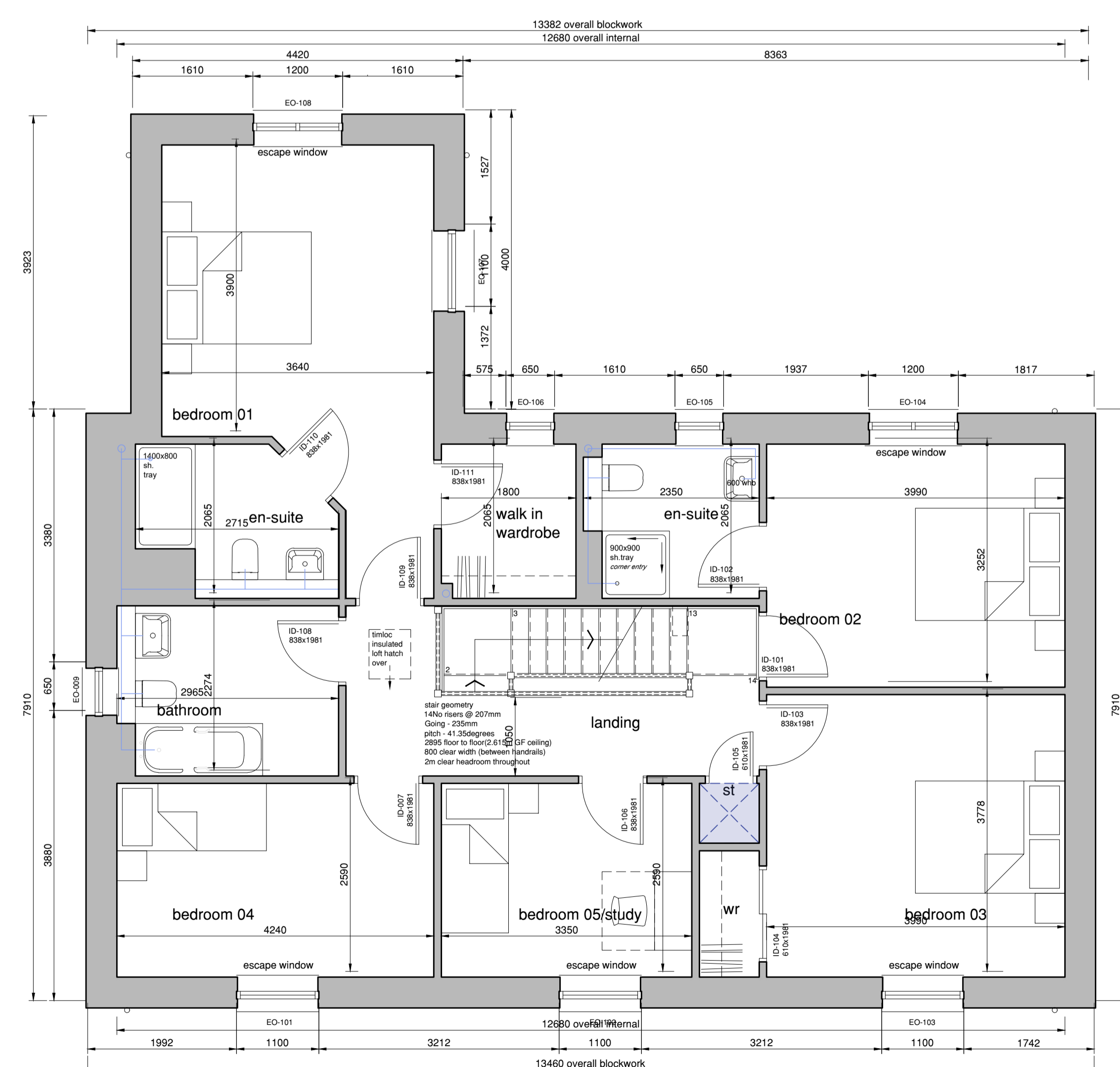
Front Elevation 1:50



Gable Elevation 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

PLANNING APPLICATION



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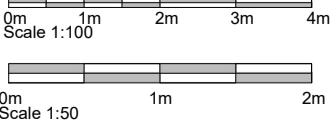
Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PPF SCOTLAND

Drawing  
Plot 41  
Floor Layouts & Elevations

Date Oct 20 Scales 1:50/1:100@A1

Project Nr. 1374 Drawing Nr. 3023 Rev. \*\*

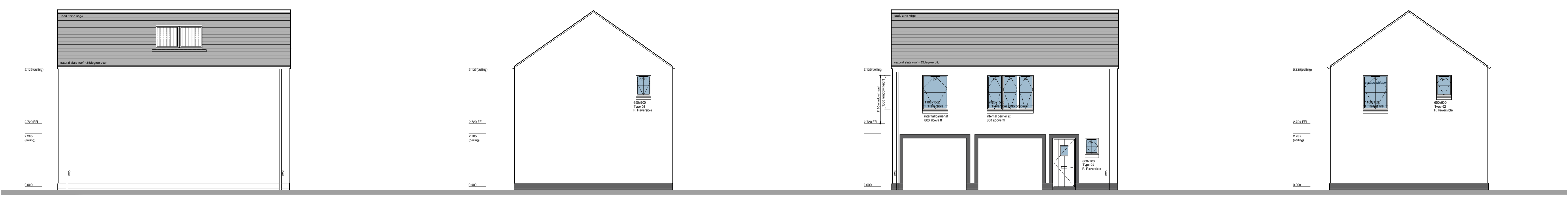
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Revisions

Rev	Date	Comment

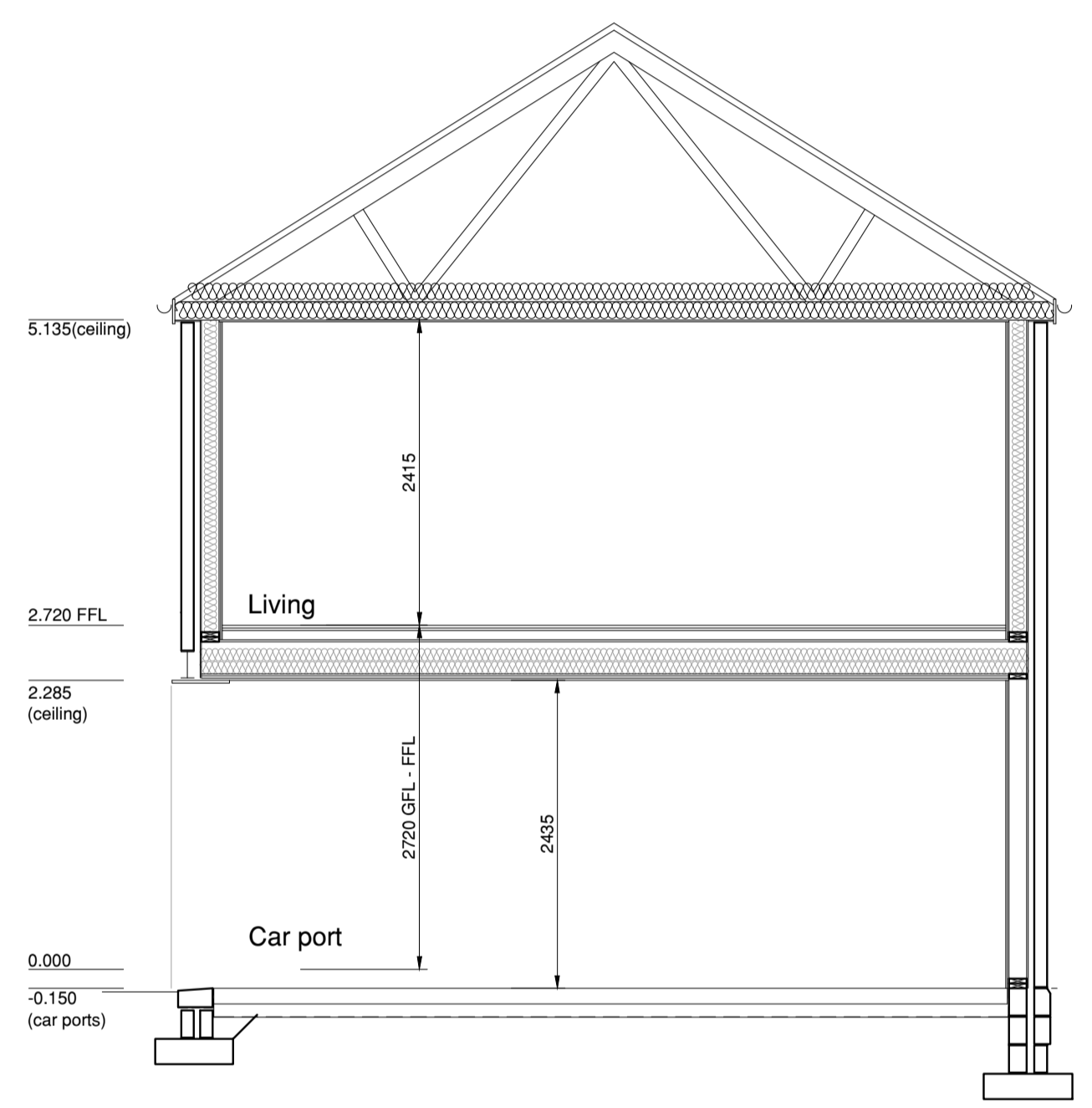


Rear Elevation 1:100

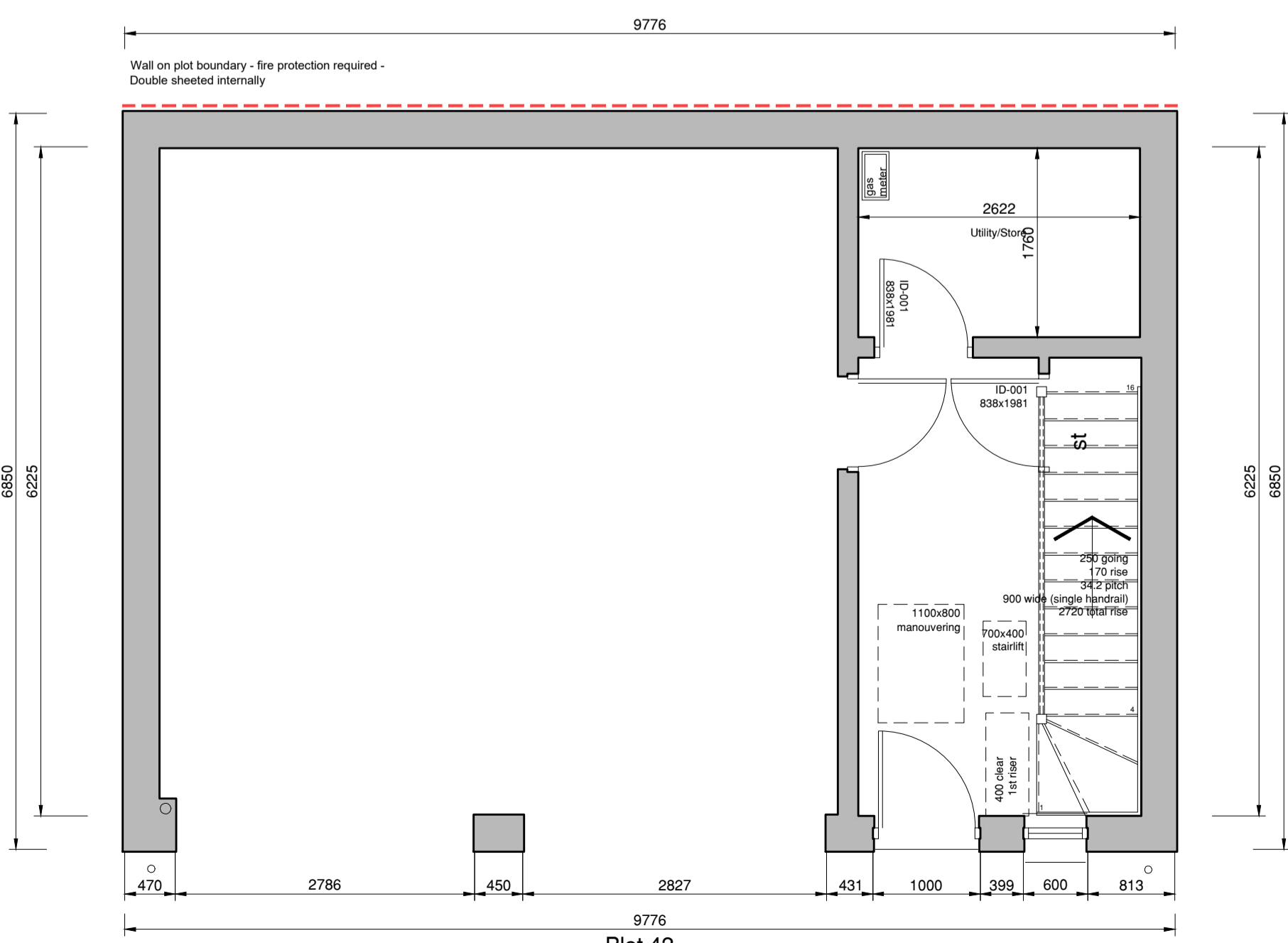
Gable Elevation 1:100

Front Elevation 1:100

Gable Elevation 1:100

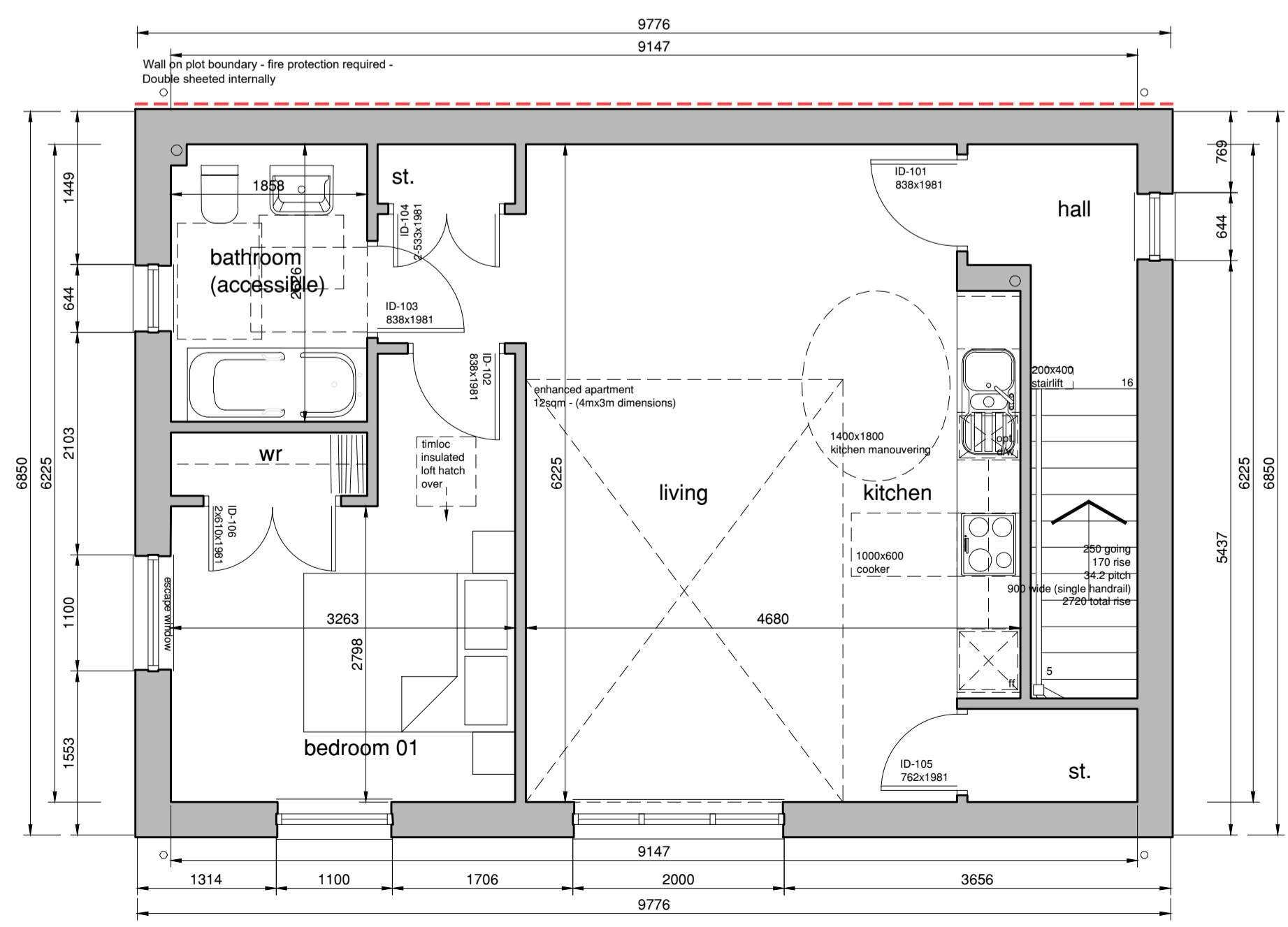


Cross Section 1:50



Ground Floor Layout 1:50

Plot 42 House Type CH1C



First Floor Layout 1:50

Plot 42 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate	White	35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	14 C 40 (Zambesi - Green)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	White	

PLANNING APPLICATION

**Places for People**

MGA ARCHITECTURE

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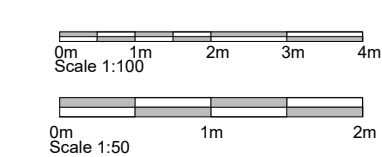
Project  
**RESIDENTIAL DEVELOPMENT BLOCKS 20 & 21, TORNAGRAIN PFP SCOTLAND**

Drawing  
**Plot 42 Floor Layouts & Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

Project Nr. **1374** Drawing Nr. **3027** Rev. **\*\***

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Revisions  
Rev - Date - Comment



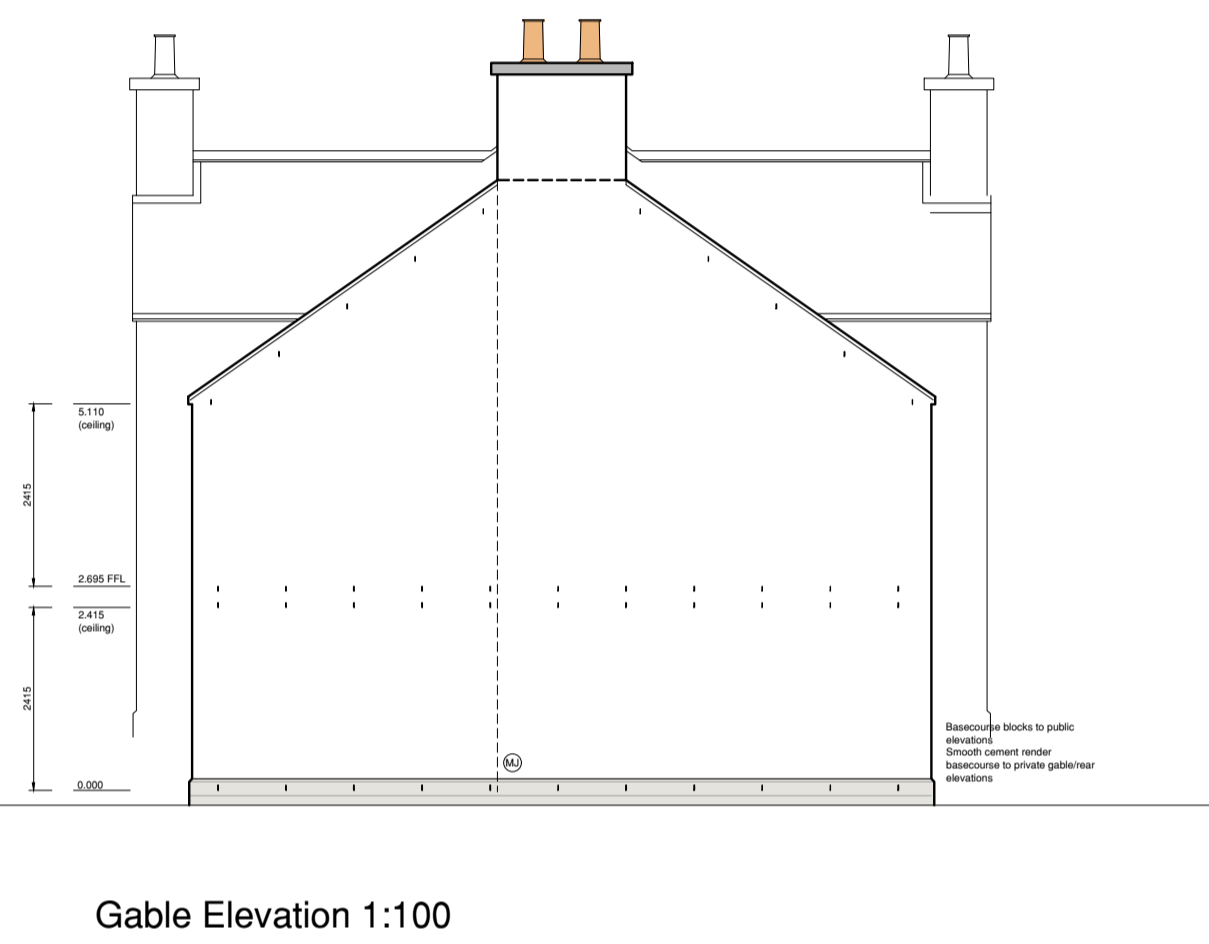
Front Elevation 1:100



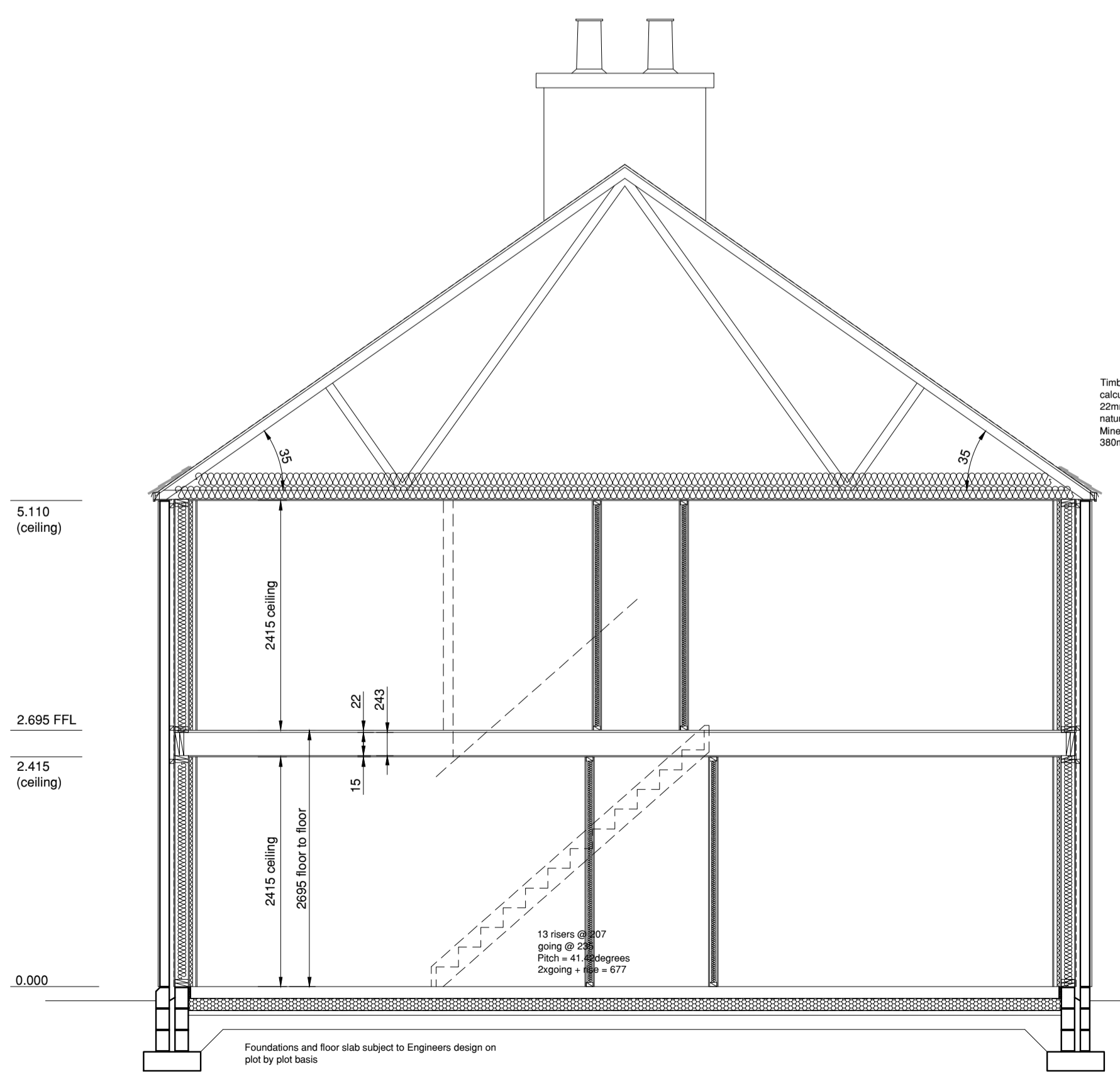
Gable Elevation 1:100



Rear Elevation 1:100

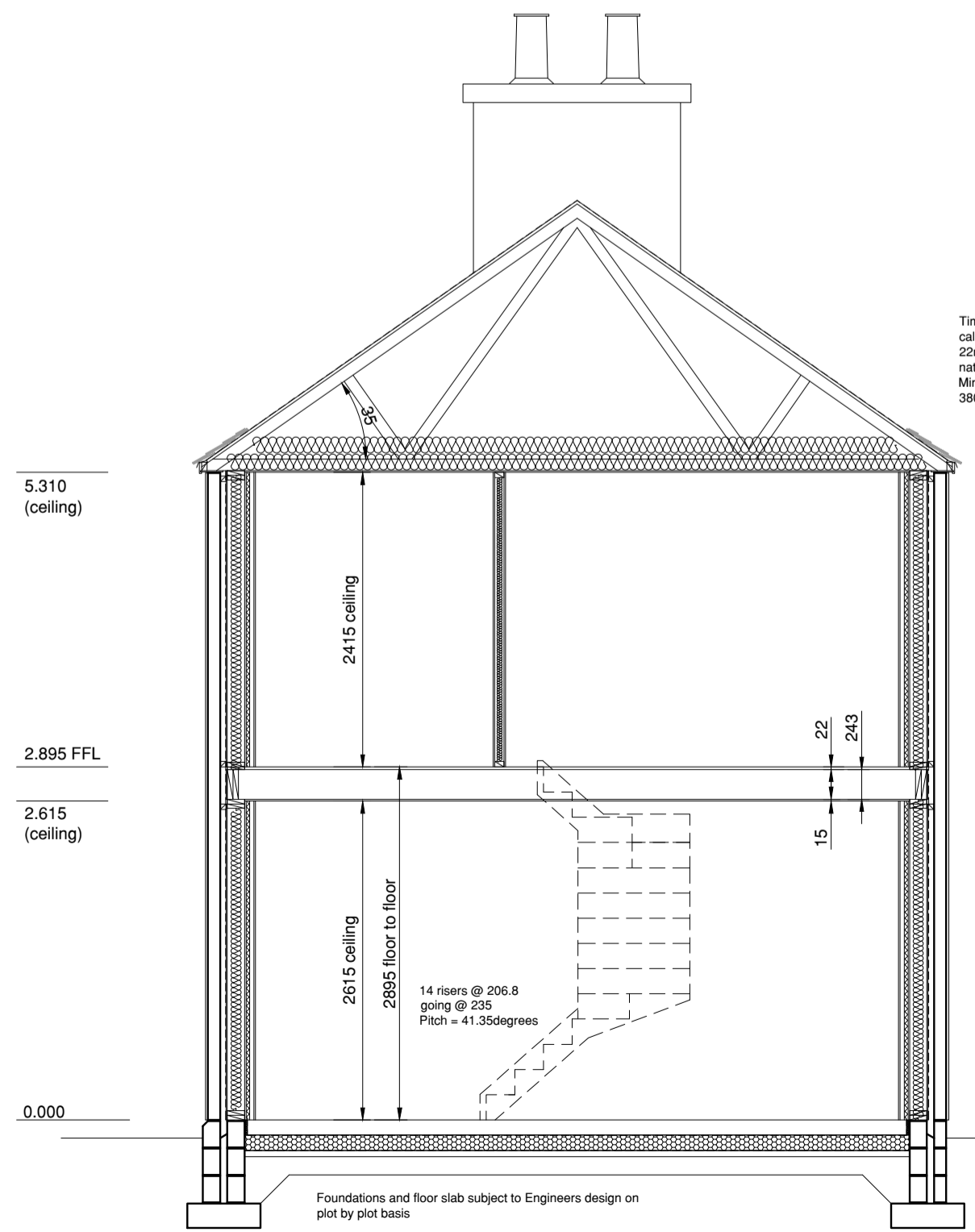


Gable Elevation 1:100



Ballantyne Cross Section A-A 1:50

Timber roof trusses to kit supplier details and calculations  
22mm softwood sarking, Daltek roofshield with natural slate finish  
Mineral wool insulation at ceiling level  
380mm deep in 2 layers of 140mm (cross laid)



Cadell Cross Section 1:50

Timber roof trusses to kit supplier details and calculations  
22mm softwood sarking, Daltek roofshield with natural slate finish  
Mineral wool insulation at ceiling level  
380mm deep in 2 layers of 140mm (cross laid)

Plots 43-47 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 7036 (Grey)	
Rainwater Goods	UPVC	Black	
Front Door (plot 43)	Timber	12 B 17 (Gossamer - Cream)	
Front Door (plot 44)	Timber	RAL 3005 (Wine)	
Front Door (plot 45)	Timber	04 D 45 (Monarch - red)	
Front Door (plot 46)	Timber	RAL 3016 (Red)	
Front Door (plot 47)	Timber	04 C 33 (Shell - Pink)	

PLANNING APPLICATION

MGA ARCHITECTURE  
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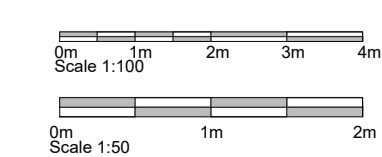
Project  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND**

Drawing  
**Plot 43 to 47  
Elevations & Sections**

Date **Oct 20** Scales **1:50/1:100@A1**

Project Nr. **1374** Drawing Nr. **3026** Rev. **\*\***

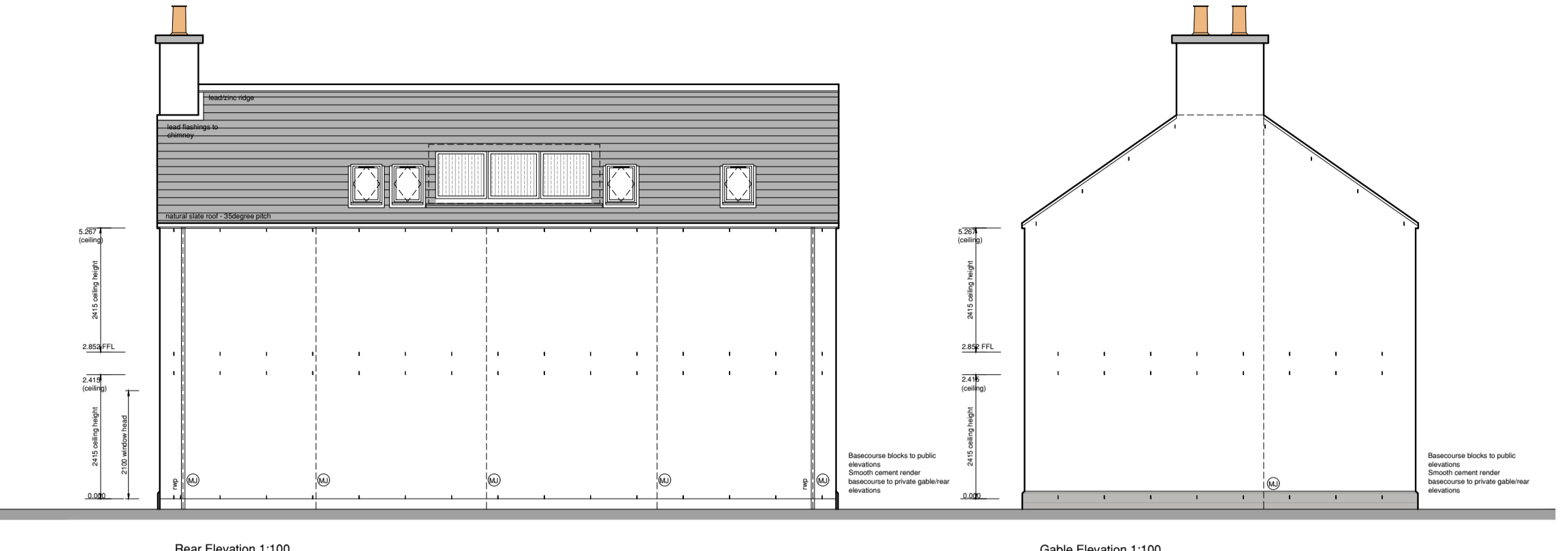
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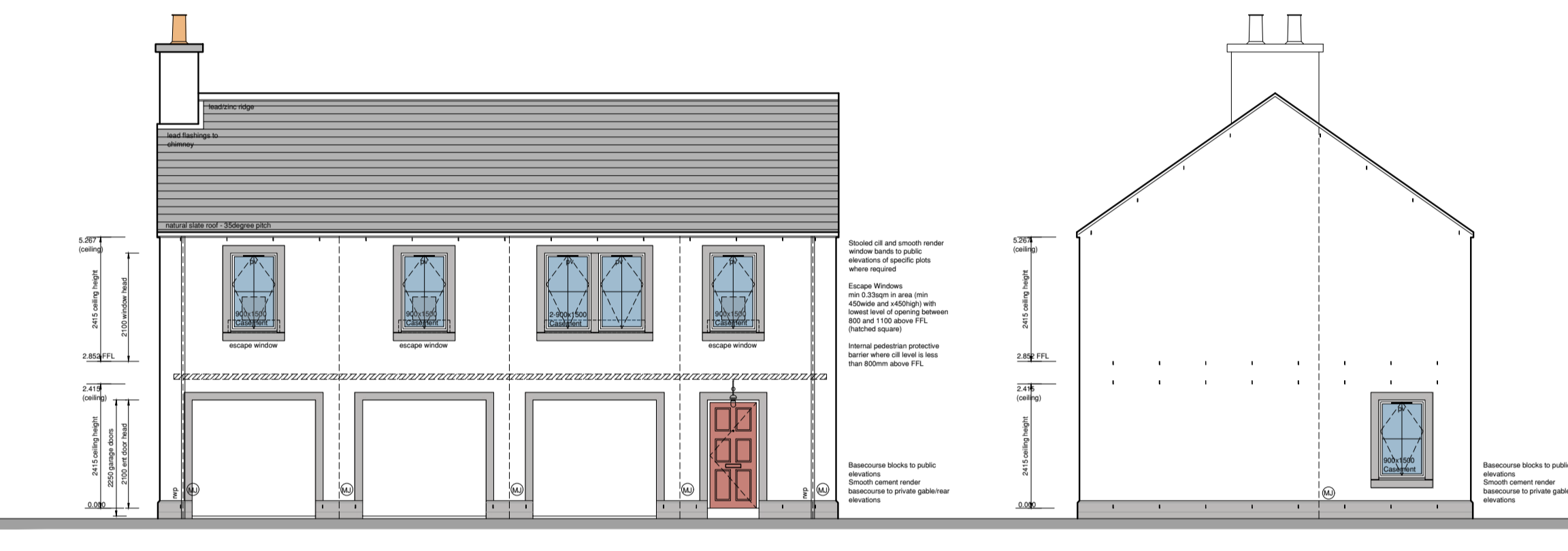
Plot 48 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 7036 (Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	RAL 9016 (Red)	

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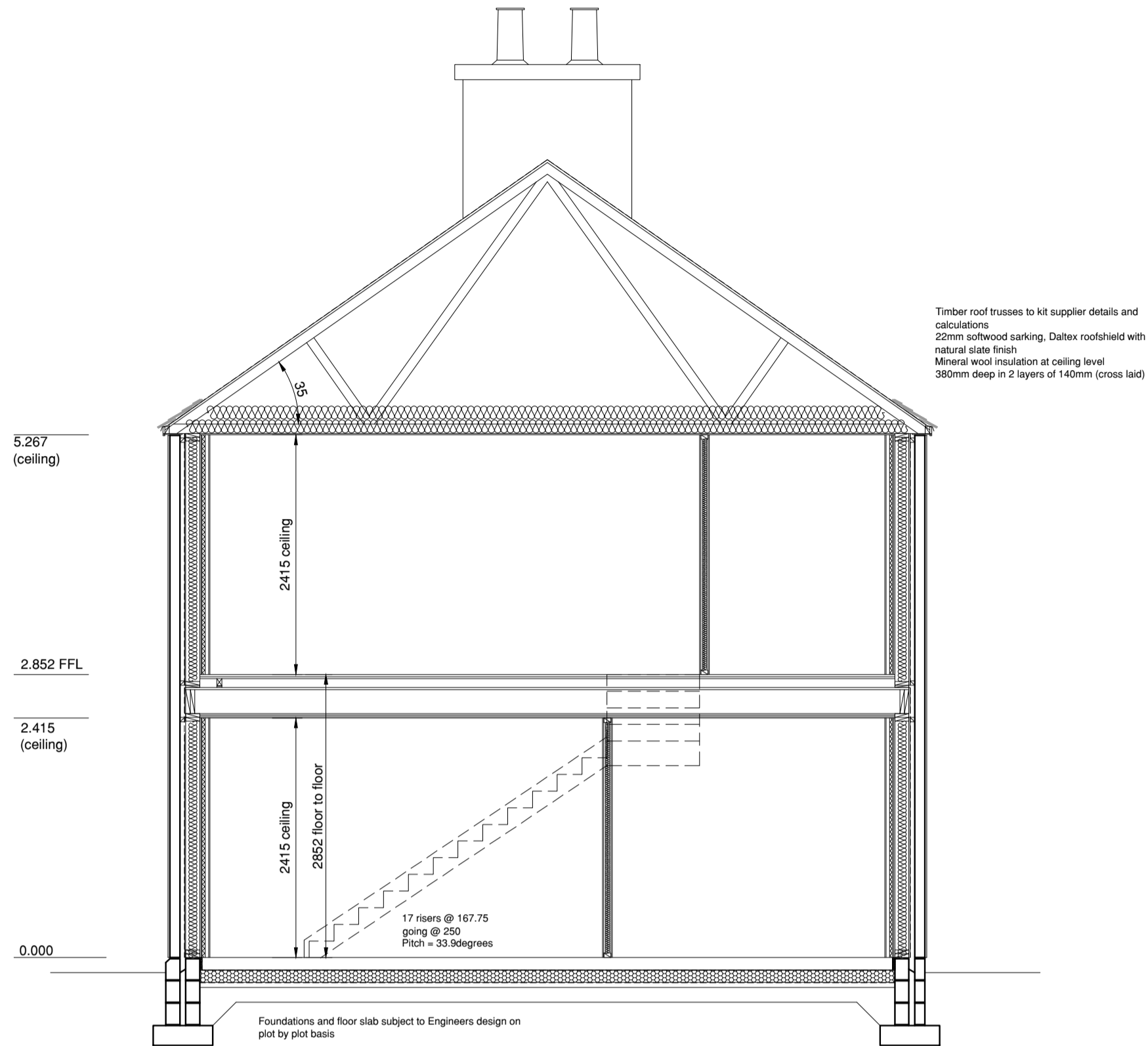
Revisions  
Rev - Date - Comment



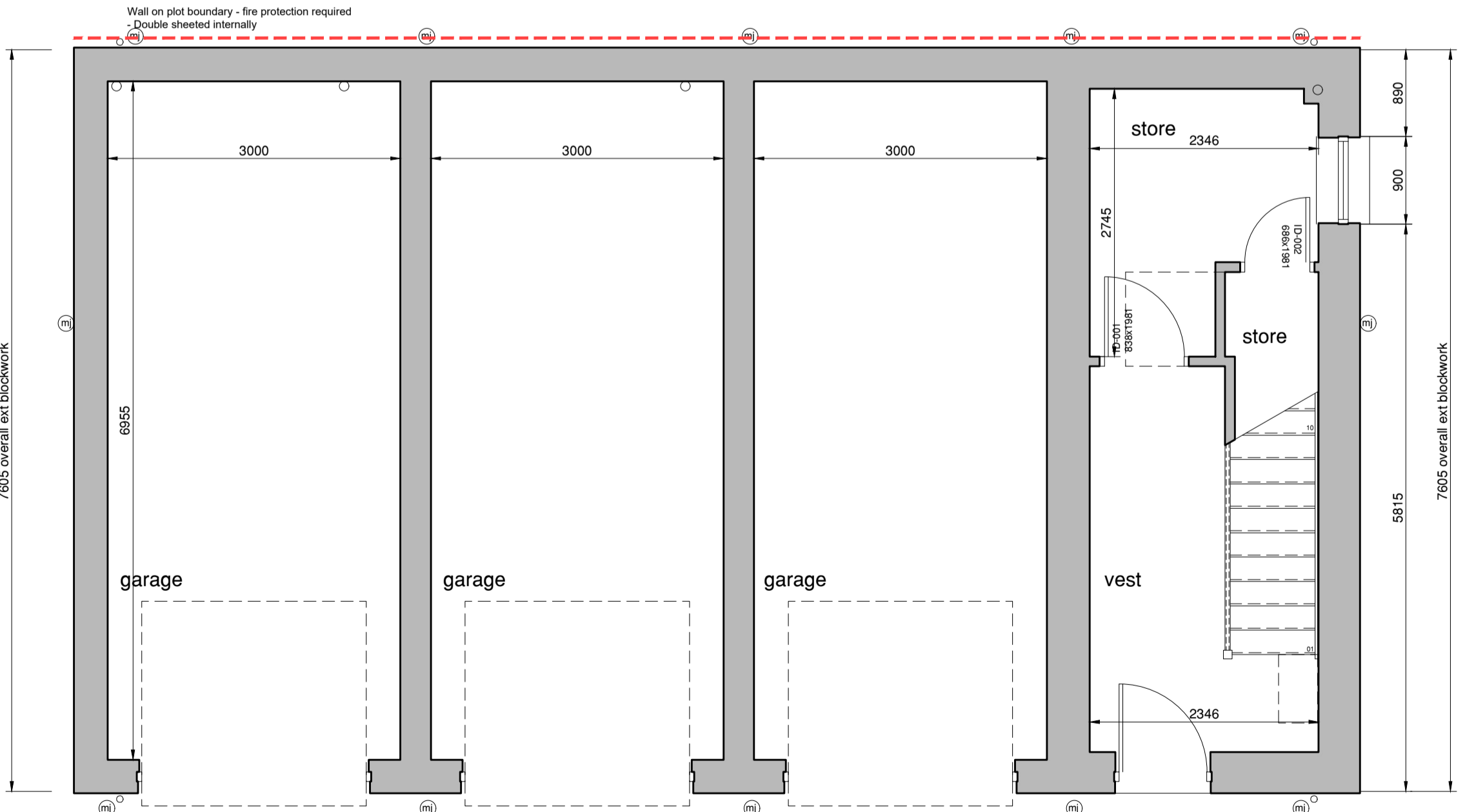
Rear Elevation 1:100 Gable Elevation 1:100



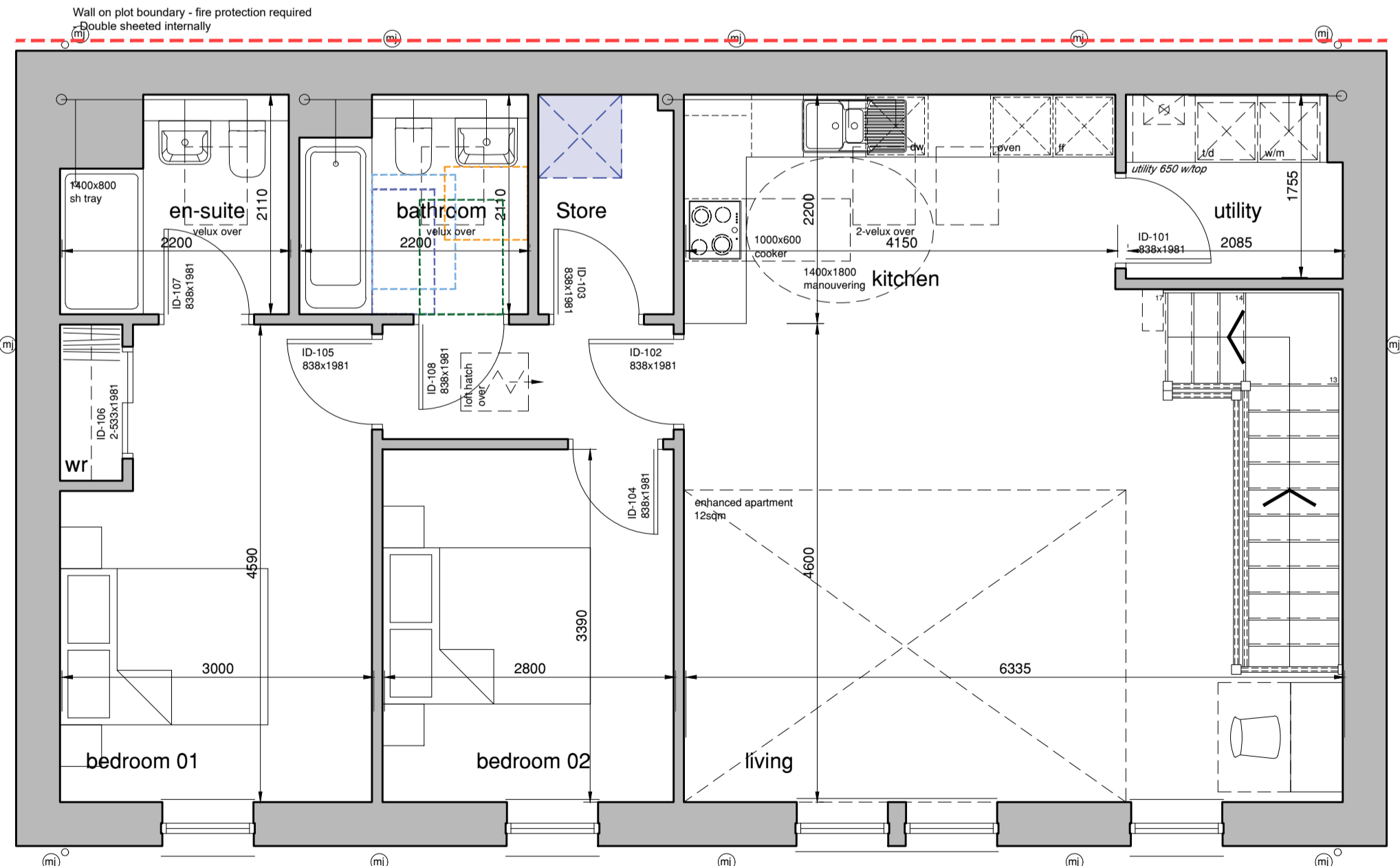
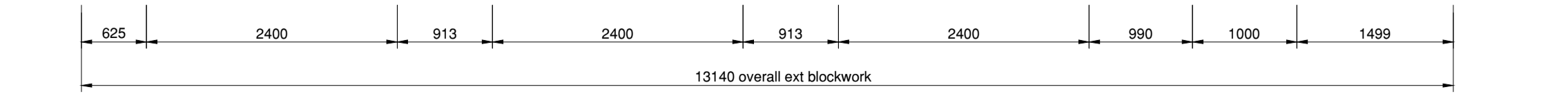
Front Elevation 1:100 Gable Elevation 1:100



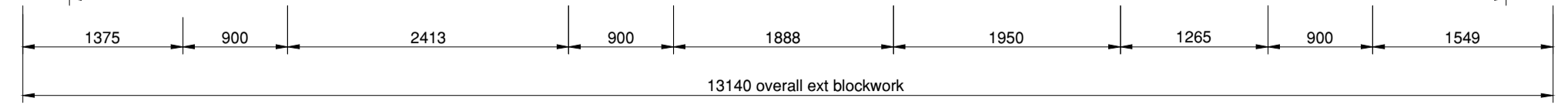
Cross Section A-A 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50



PLANNING APPLICATION

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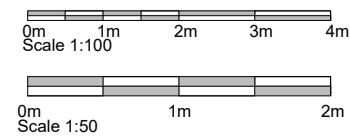
Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND

Drawing  
Plots 48  
Floor Layouts & Elevations

Date Oct 20 Scales 1:50/1:100@A1

Project Nr. 1374 Drawing Nr. 3019 Rev. \*\*

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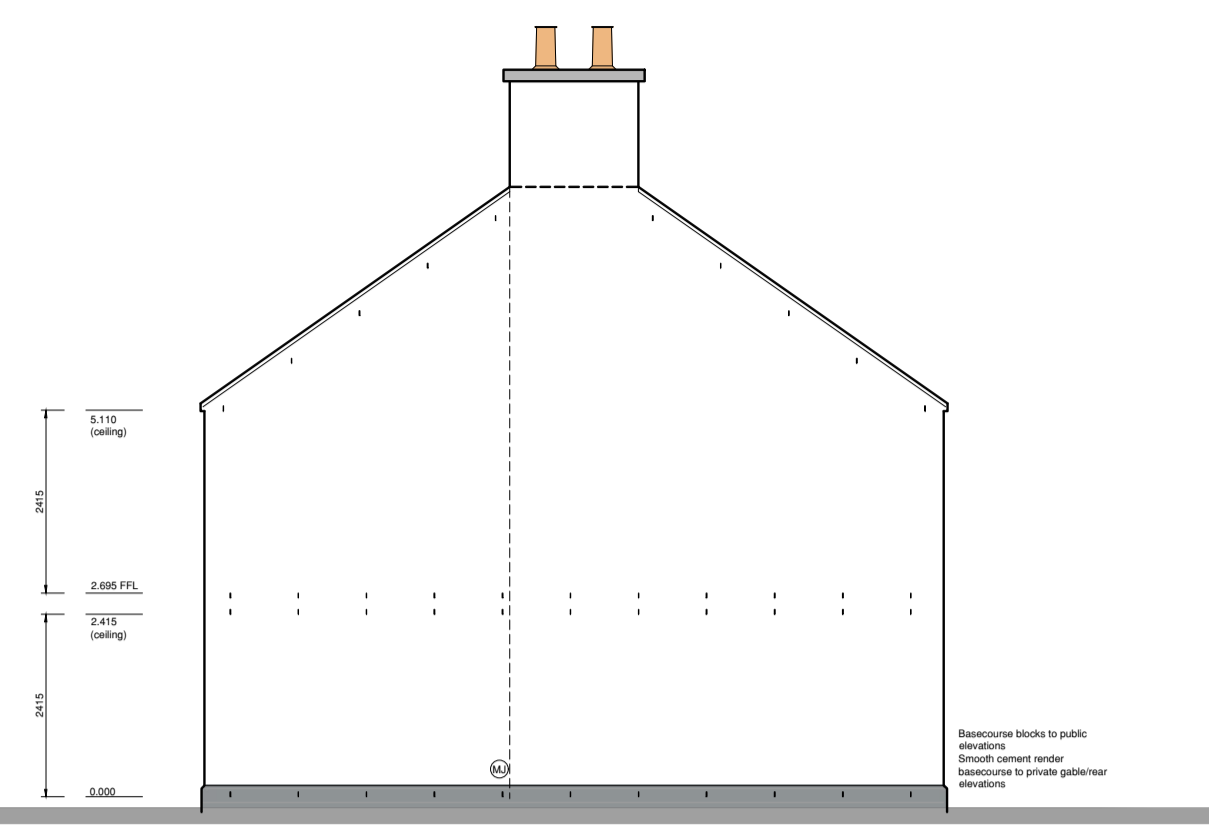


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Revisions  
Rev - Date - Comment



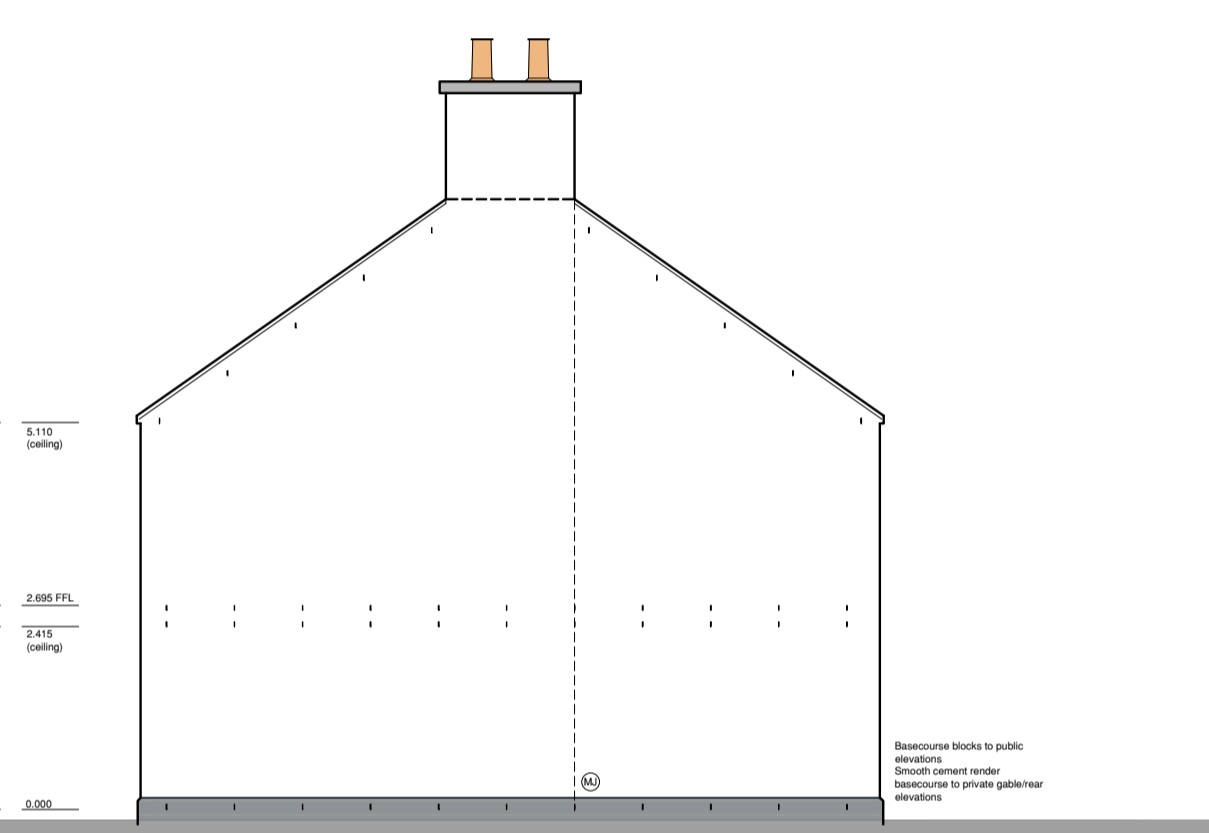
Front Elevation 1:100



Gable Elevation 1:100



Rear Elevation 1:100



Gable Elevation 1:100

**Plot 49 - External Finishes**

Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 7011 (Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	12 B 17 (Gossamer - Cream)	

**Plot 50 - External Finishes**

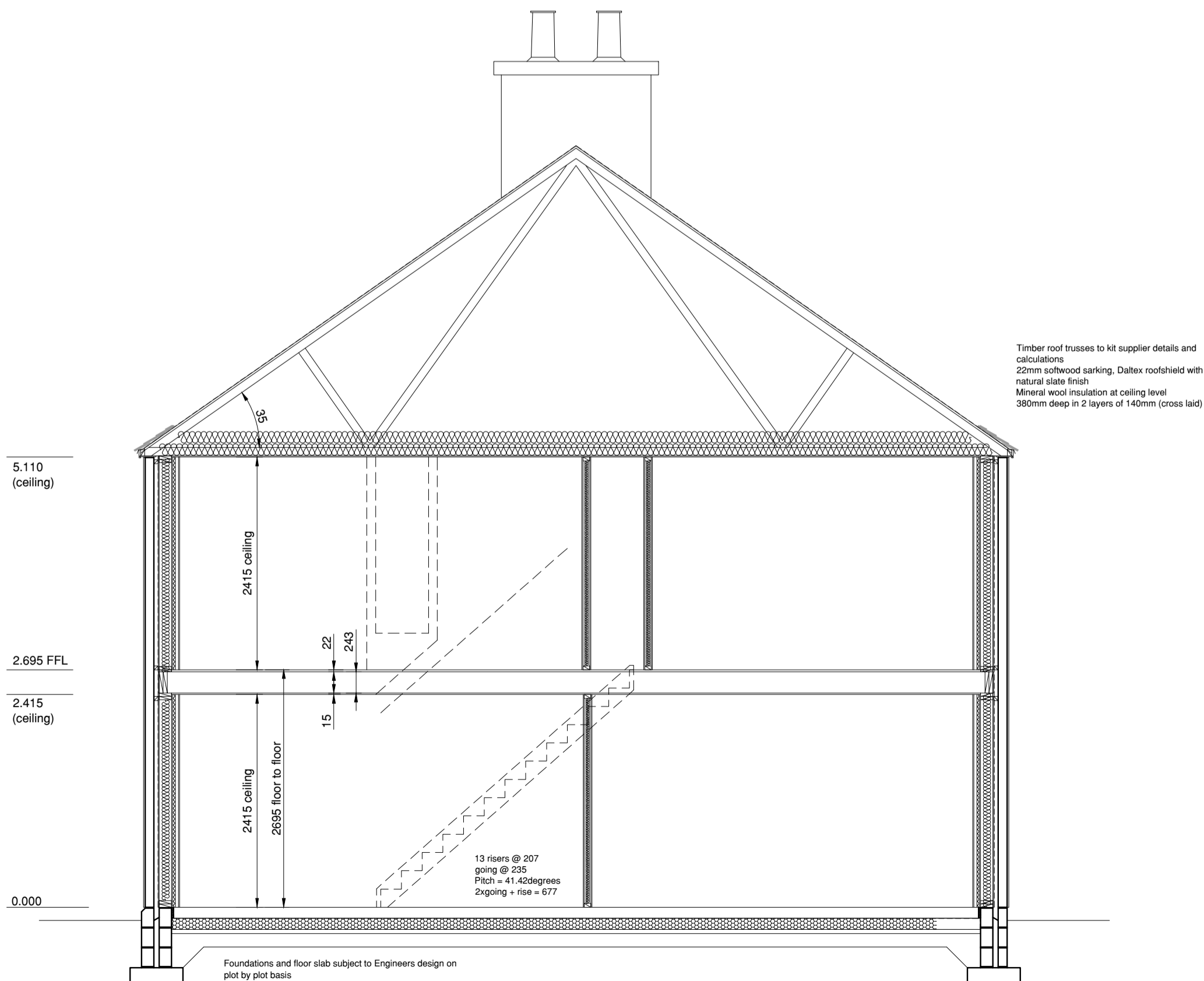
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 7011 (Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	RAL 3001 (Red)	

**Plot 51 - External Finishes**

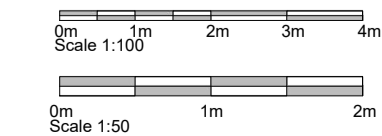
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 7011 (Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	04 D 45 (Monarch - red)	

**Plot 52 - External Finishes**

Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 7011 (Grey)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	18 B 29 (Raven - Grey)	



Ballantyne Cross Section A-A 1:50



PLANNING APPLICATION

**Places for People**

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Project  
**RESIDENTIAL DEVELOPMENT BLOCKS 20 & 21, TORNAGRAIN PFP SCOTLAND**

Drawing  
**Plots 49-52 Sections & Elevations**

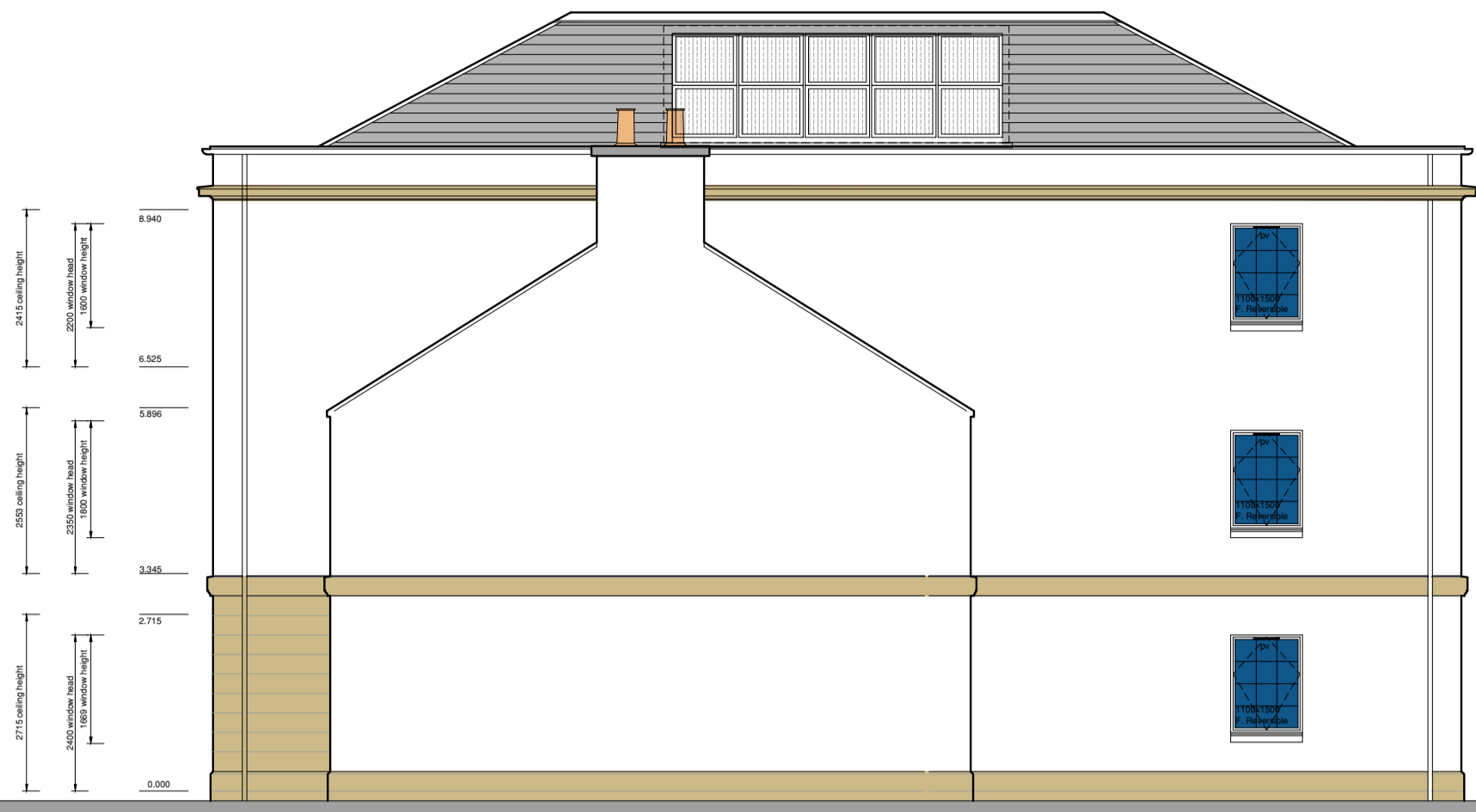
Date **Oct 20** Scales **1:50/1:100@A1**

Project Nr. **1374** Drawing Nr. **3001** Rev. **\*\***

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Revisions  
Rev - Date - Comment



Rear Elevation 1:100



Gable Elevation 1:100

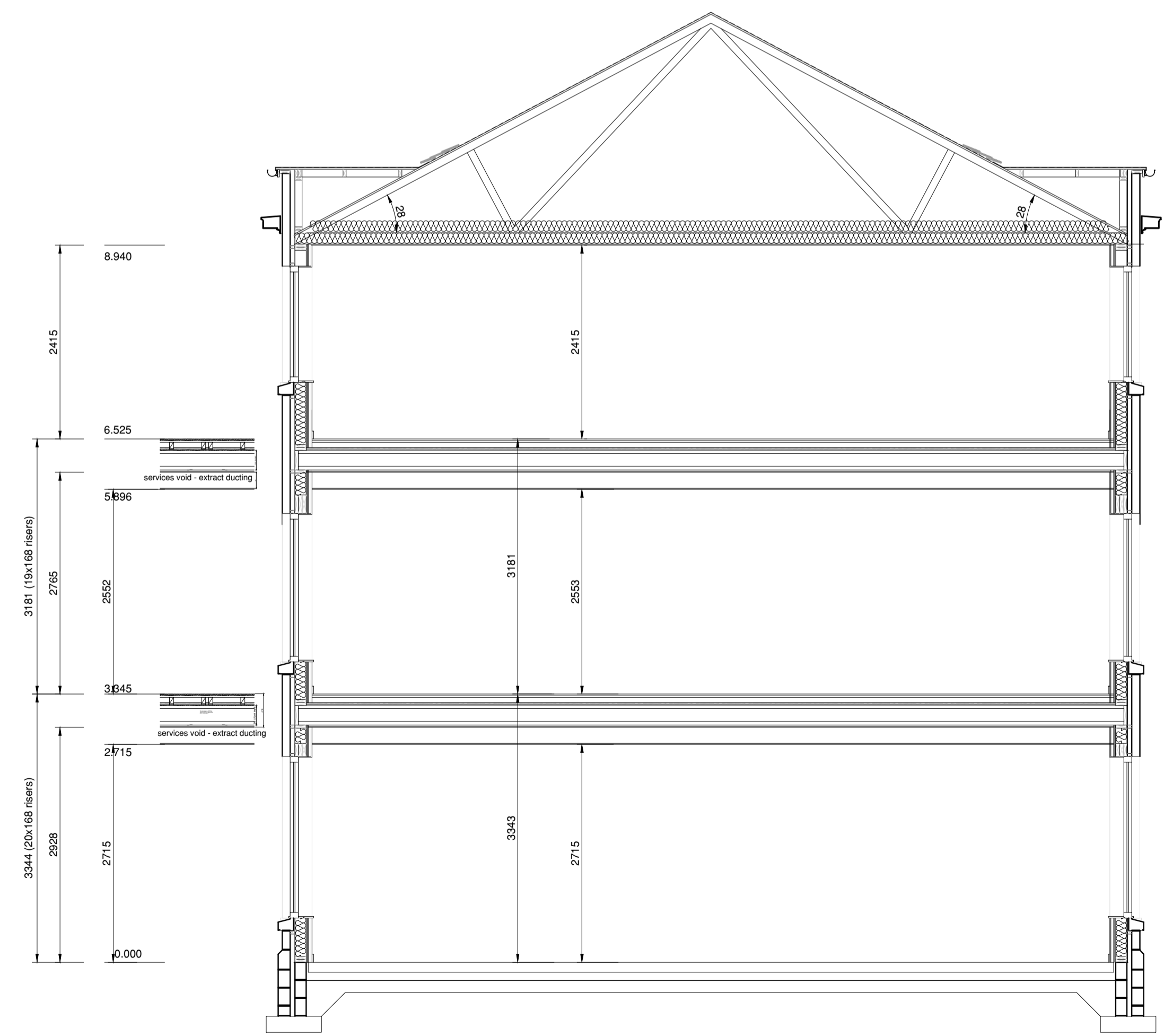


Front Elevation 1:100

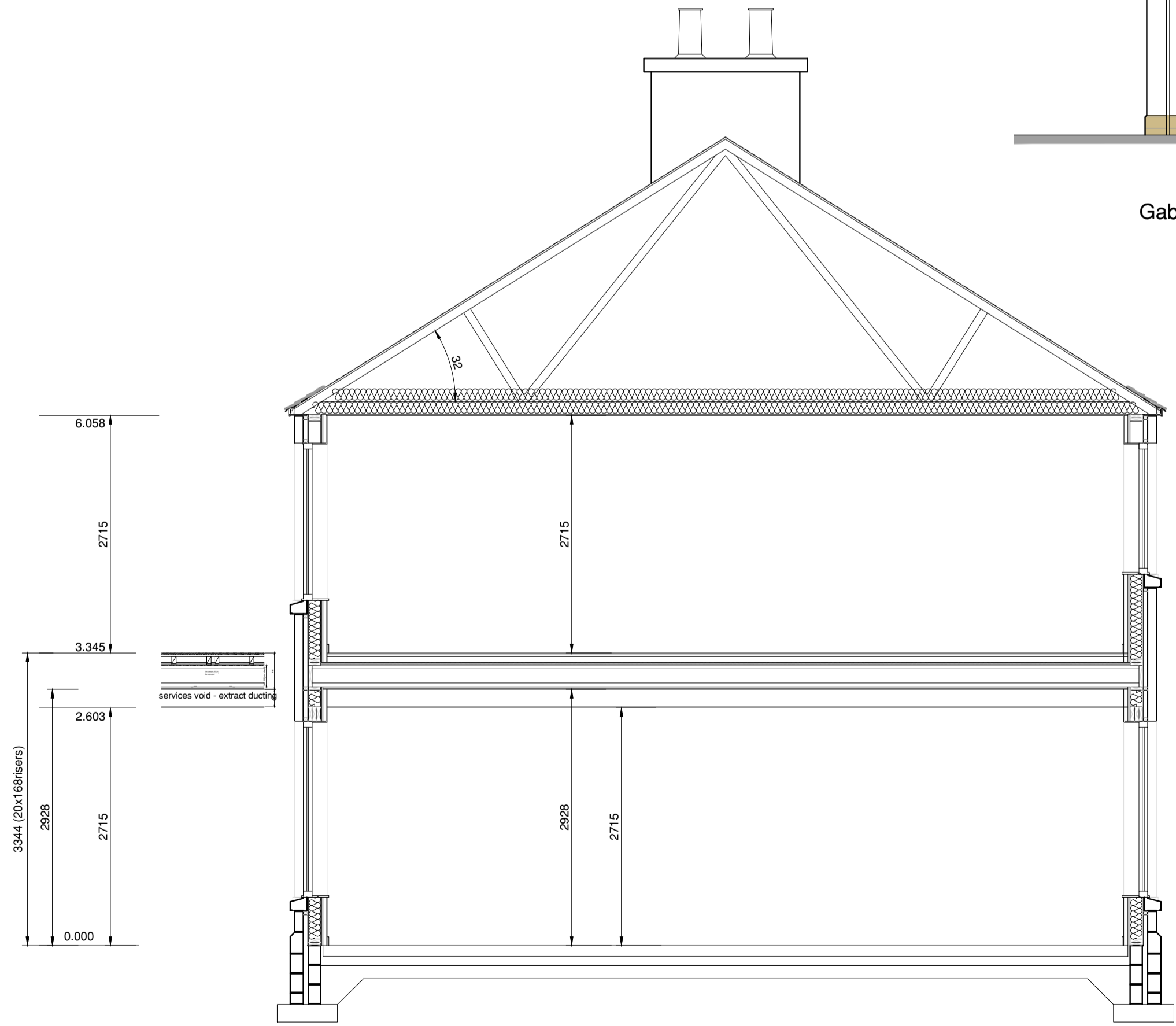
Plots 53-60 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	Oatmeal - GF / White Upper floors	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	-	
Rainwater Goods	UPVC	Black	
Front Door	Timber	12 C 39 (Jungle - Green) Gloss	



Gable Elevation 1:100



Cross Section Apartment Block 1:50



Cross Section Apartment Block 1:50

PLANNING APPLICATION



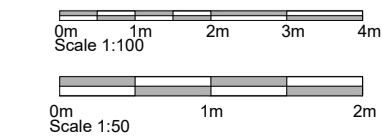
Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND

Drawing  
Plot 53-60  
Sections & Elevations

Date Oct 20 Scales 1:50/1:100@A1

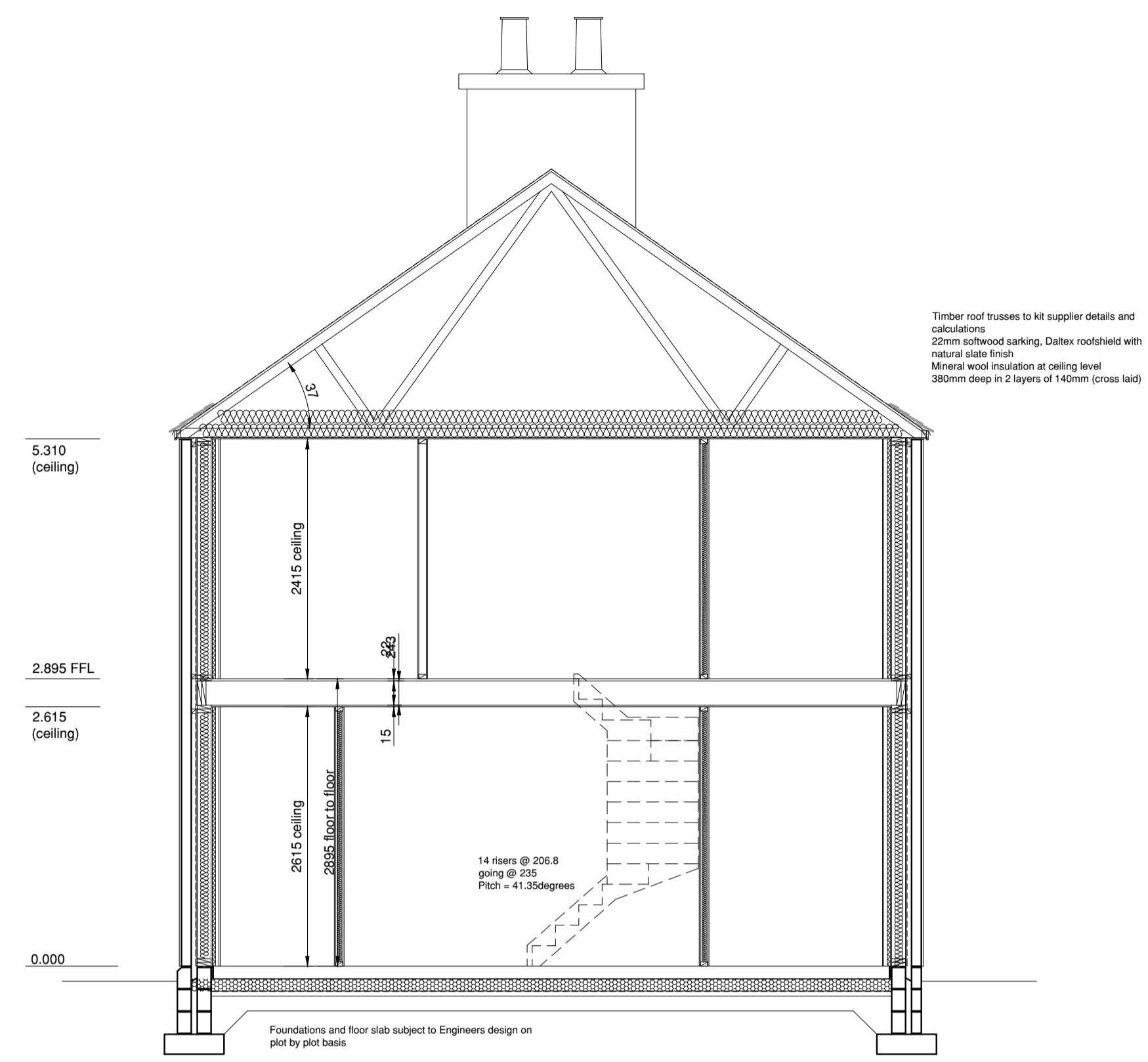
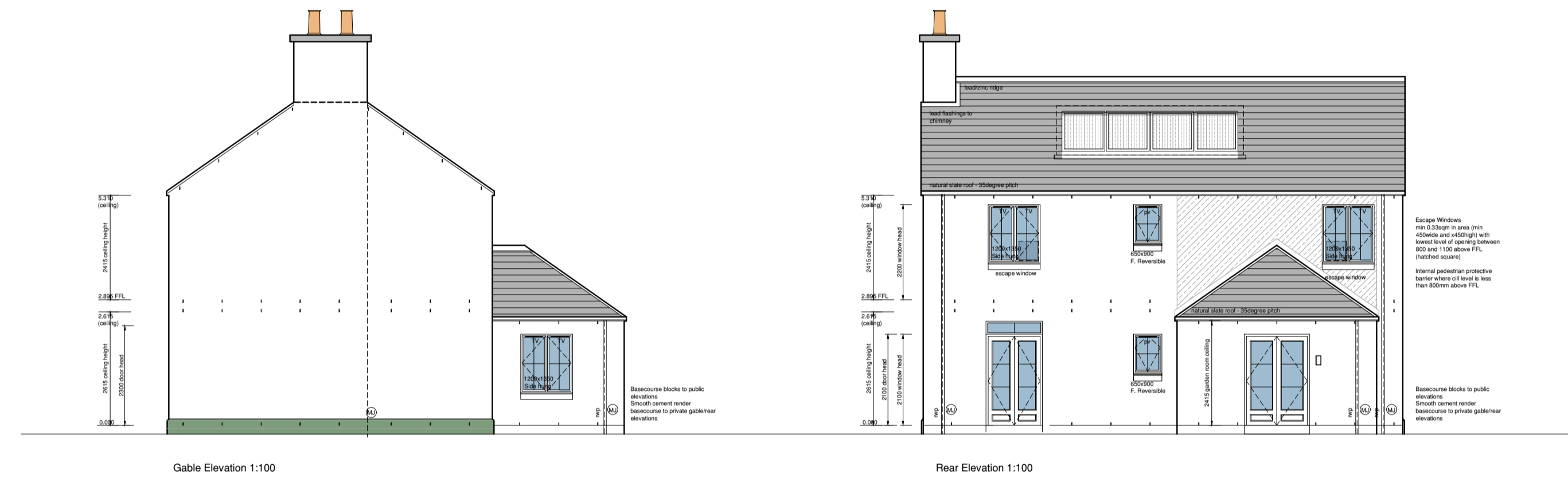
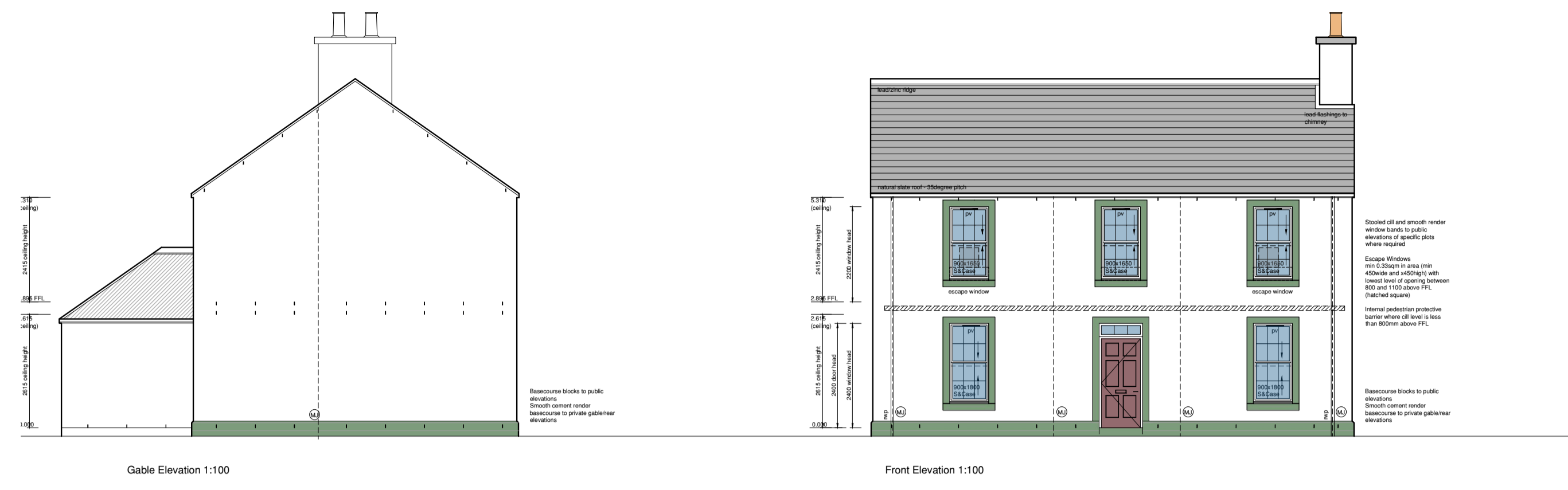
Project Nr. 1374 Drawing Nr. 3005 Rev. \*\*

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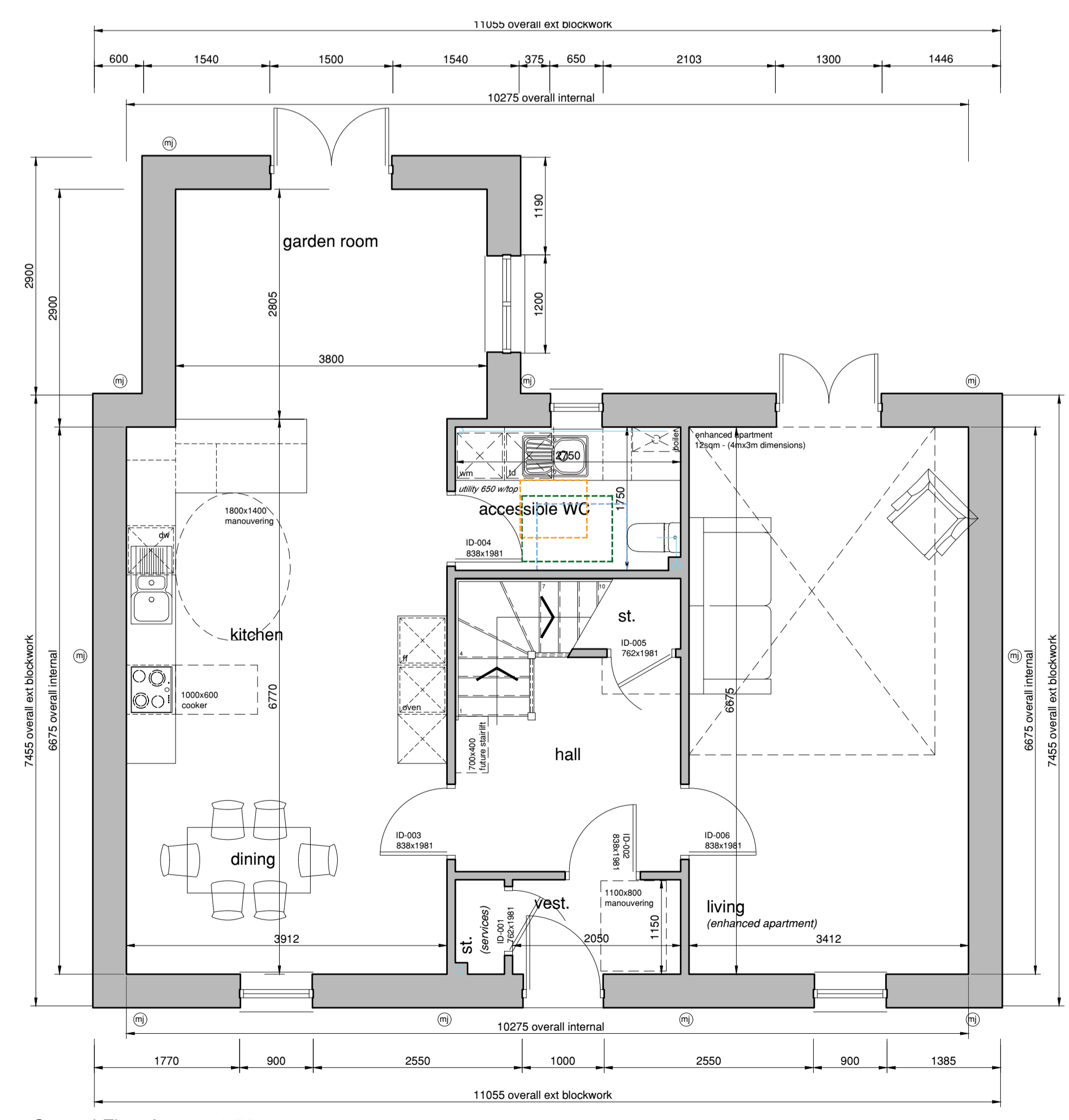


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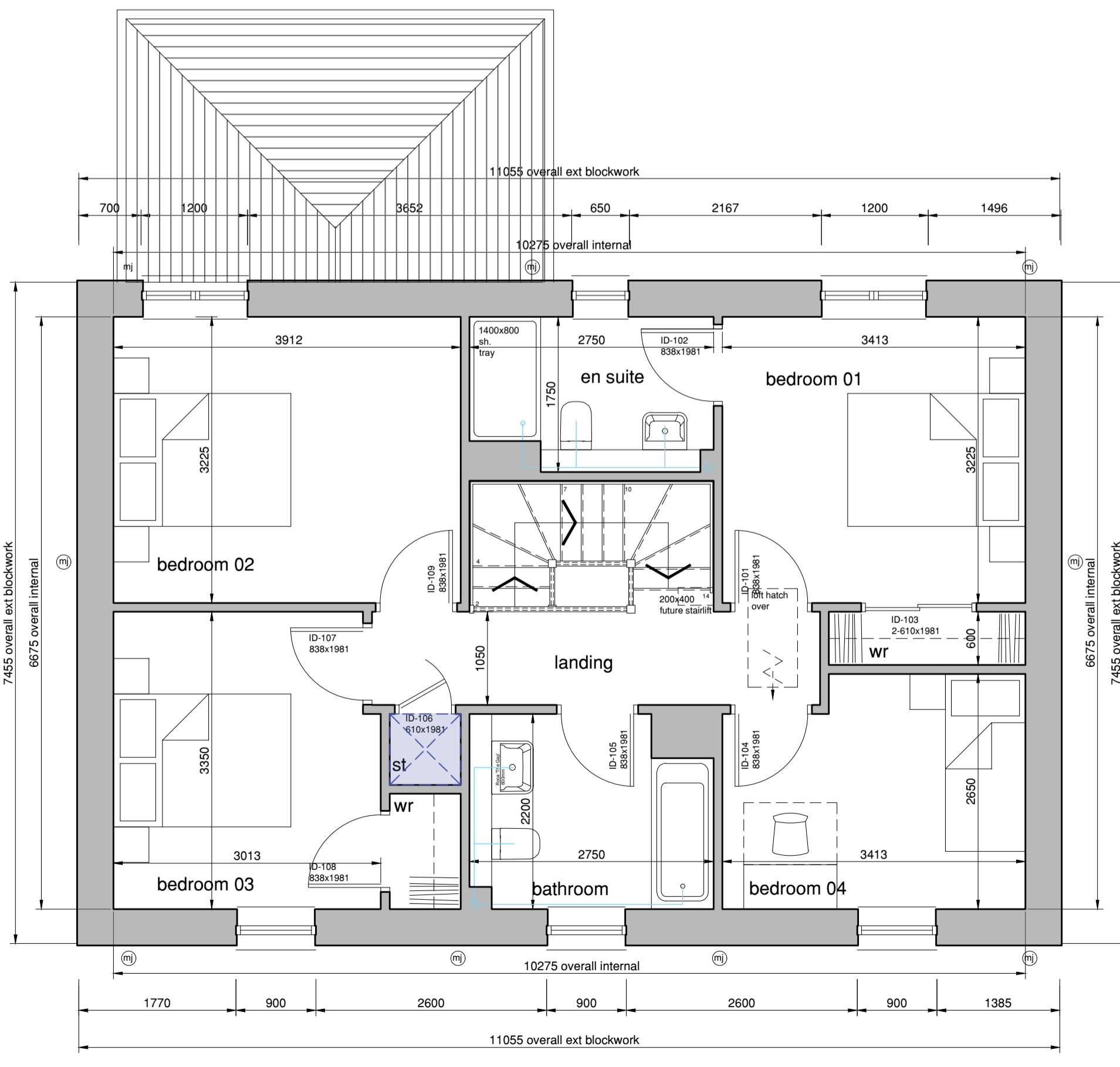
Revisions  
Rev - Date - Comment



Cross Section A-A 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

Plot 61 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	RAL 6001 (Green)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	RAL 3005 (Wine)	

PLANNING APPLICATION

MGA ARCHITECTURE  
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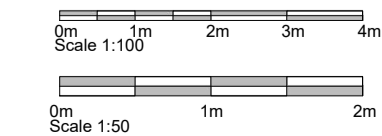
Project  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND**

Drawing  
**Plot 61  
Floor Layouts & Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

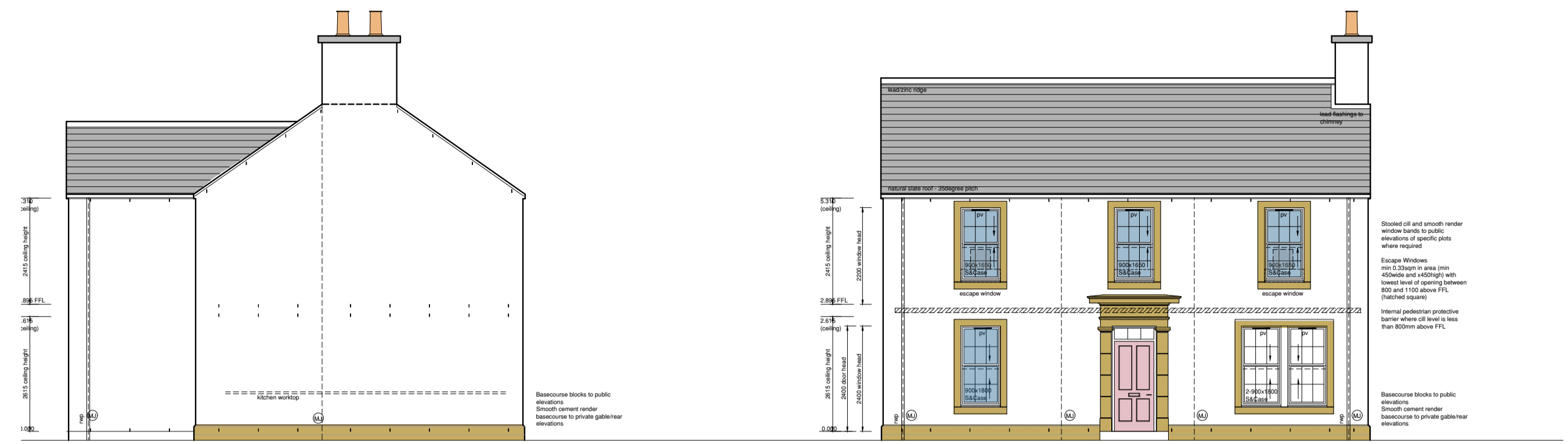
Project Nr. **1374** Drawing Nr. **3006** Rev. **\*\***

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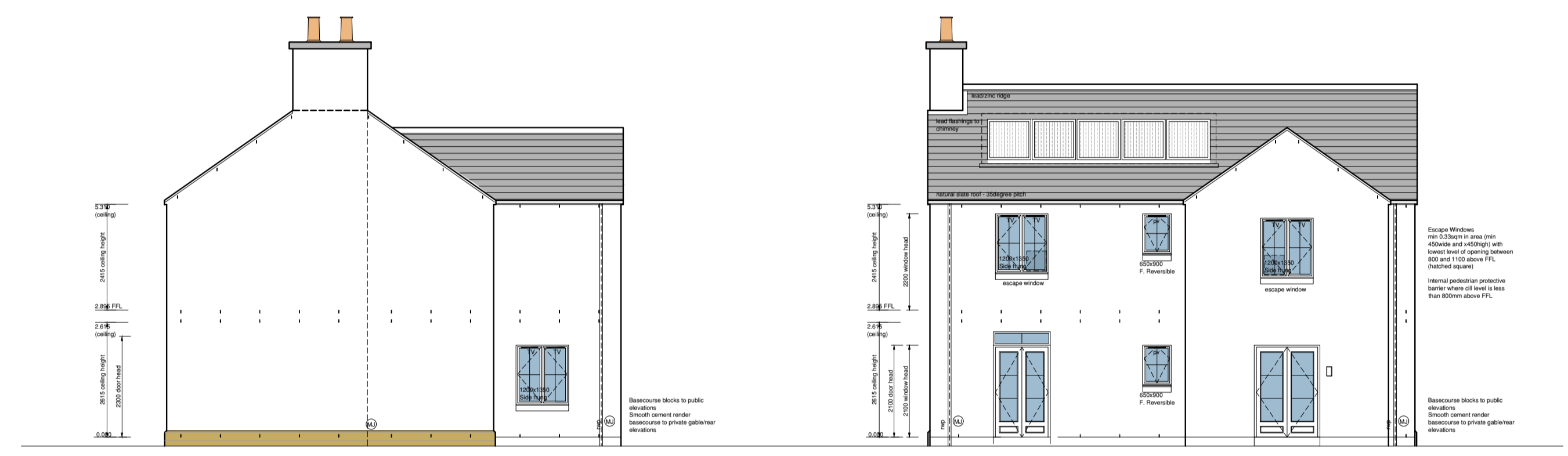
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Revisions  
Rev - Date - Comment



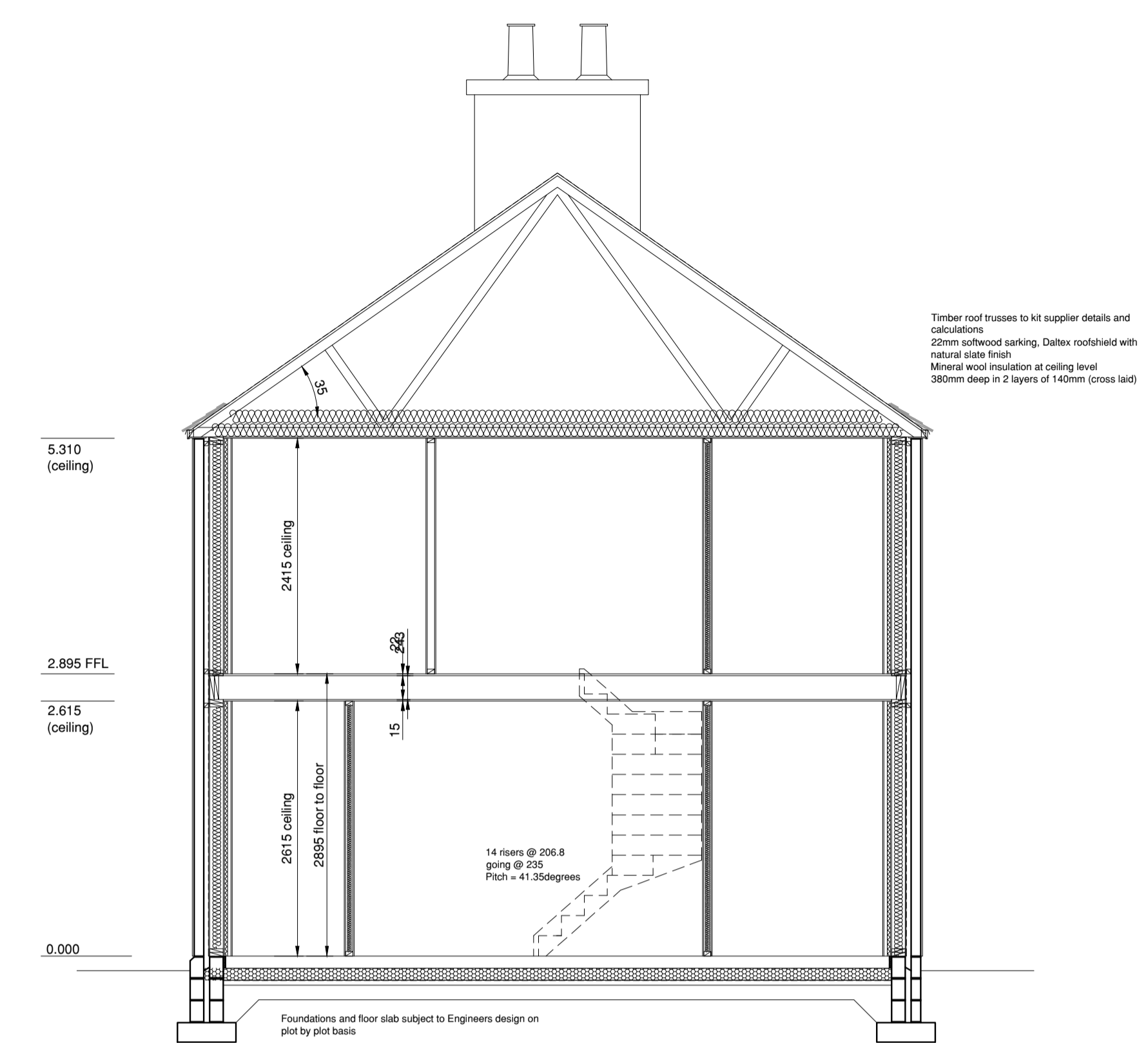
Gable Elevation 1:100

Front Elevation 1:100

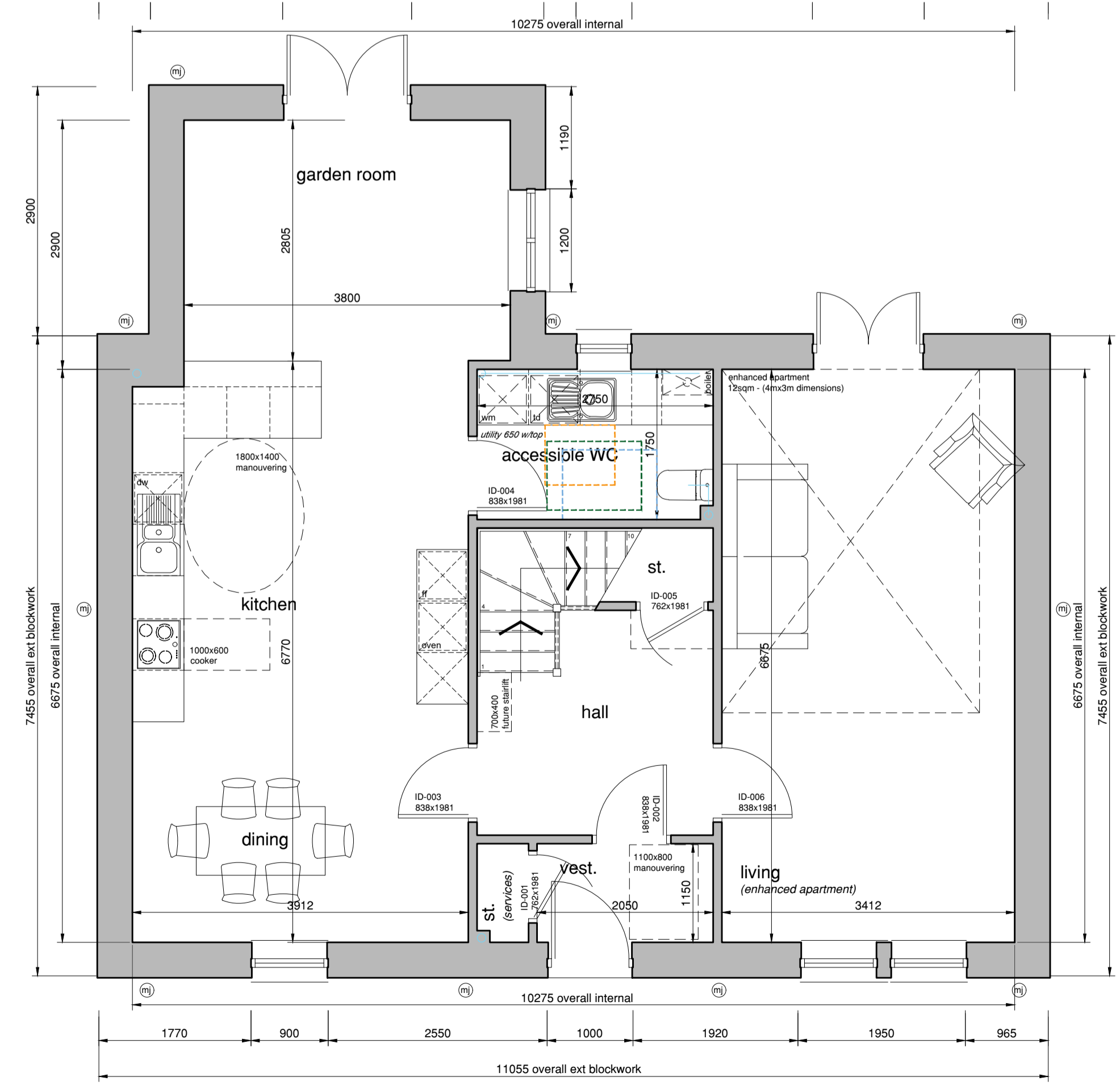


Gable Elevation 1:100

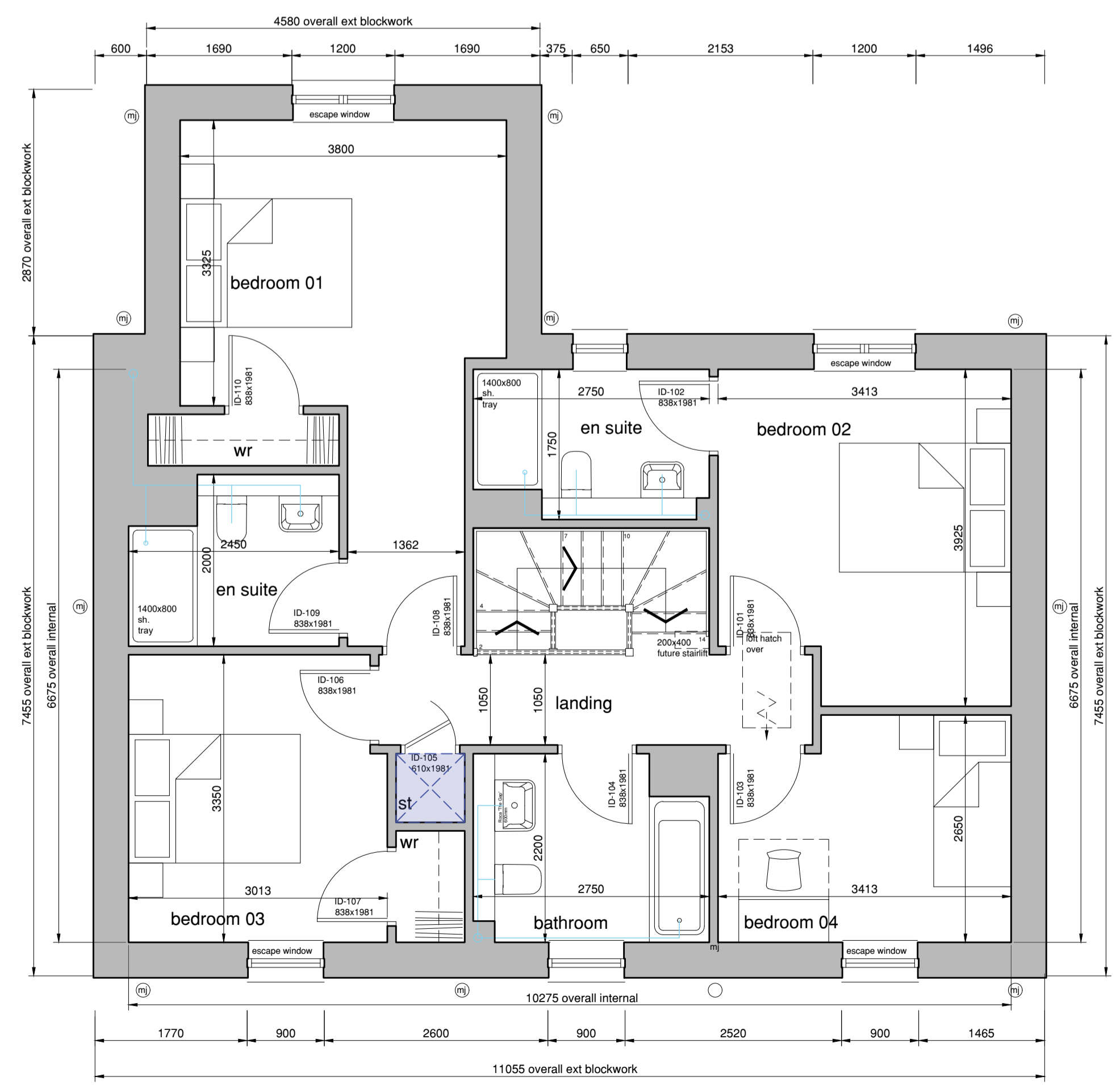
Rear Elevation 1:100



Cross Section A-A 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

Plot 62 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	08 B 21 (Antelope - Beige)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	04 C 33 (Shell - Pink)	

PLANNING APPLICATION

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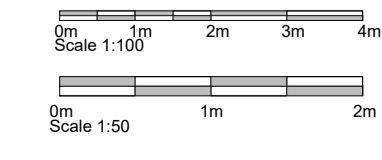
Project  
RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND

Drawing  
Plot 62  
Floor Layouts & Elevations

Date Oct 20 Scales 1:50/1:100@A1

Project Nr. 1374 Drawing Nr. 3007 Rev. \*\*

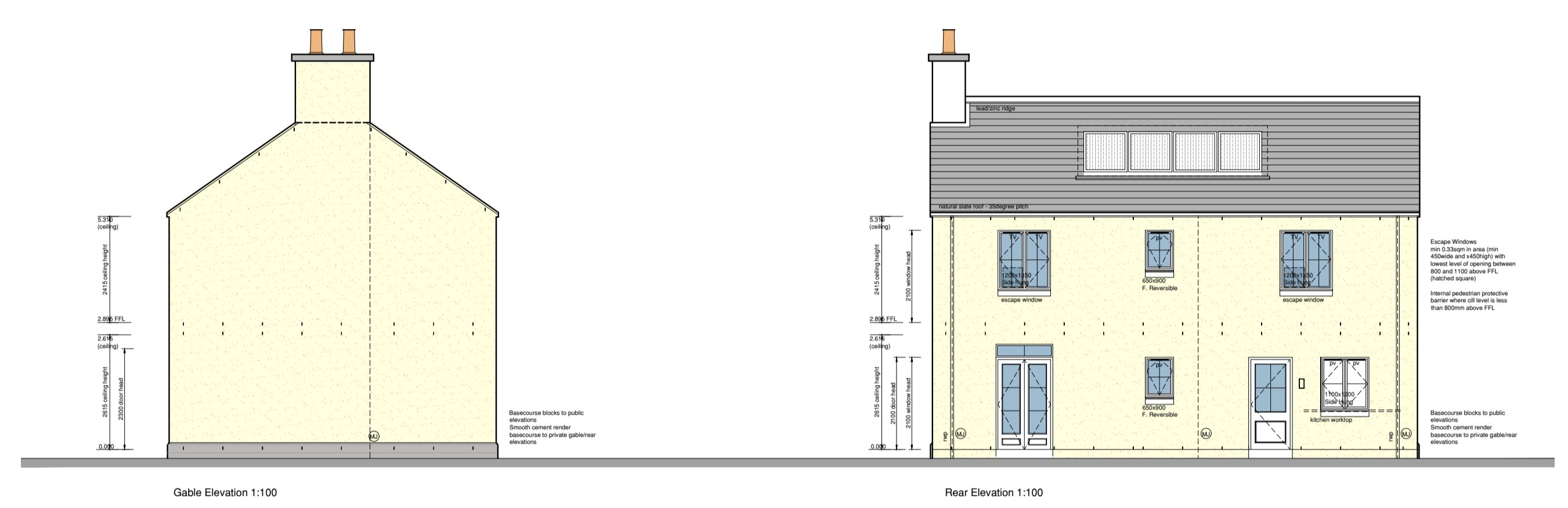
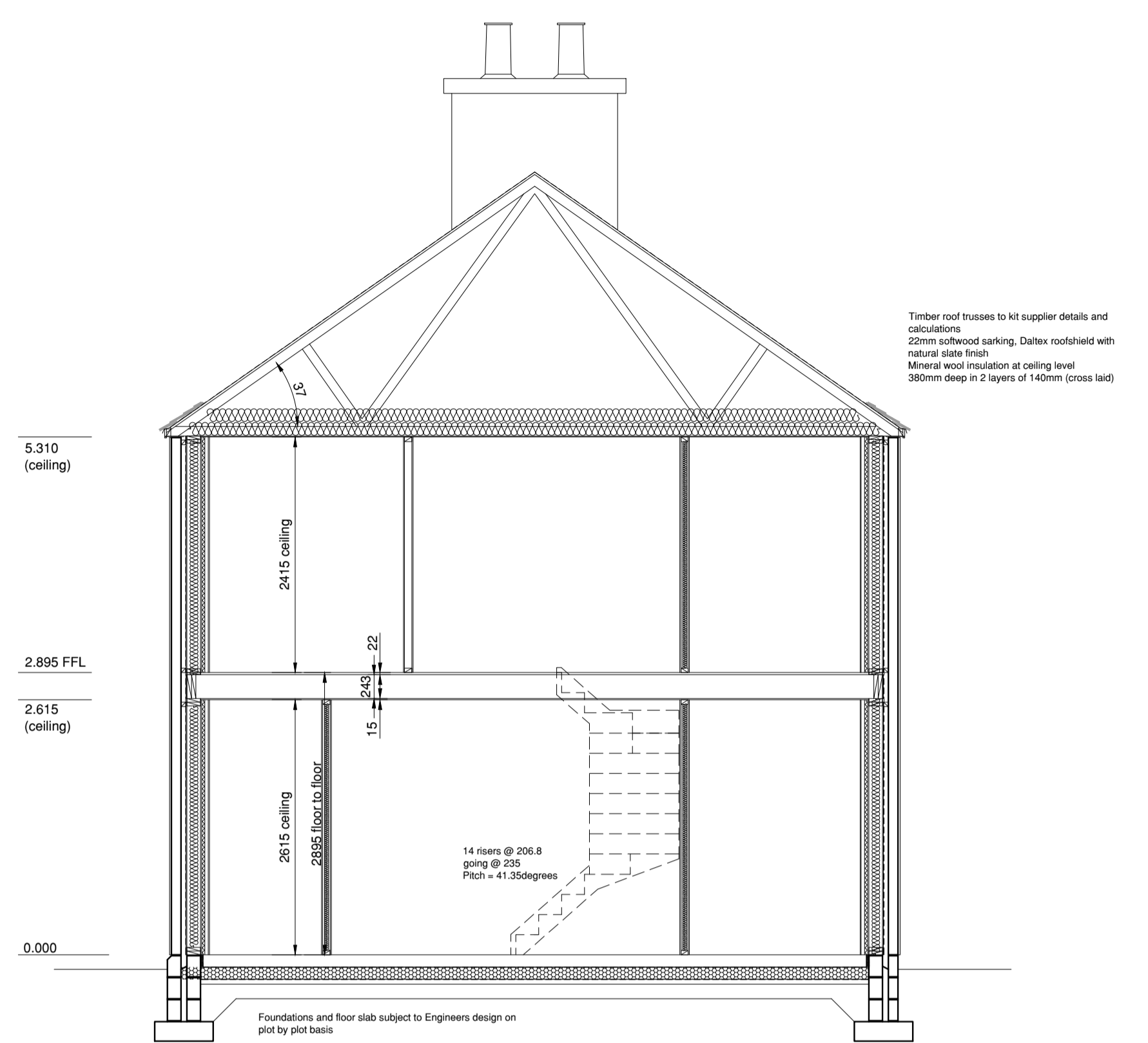
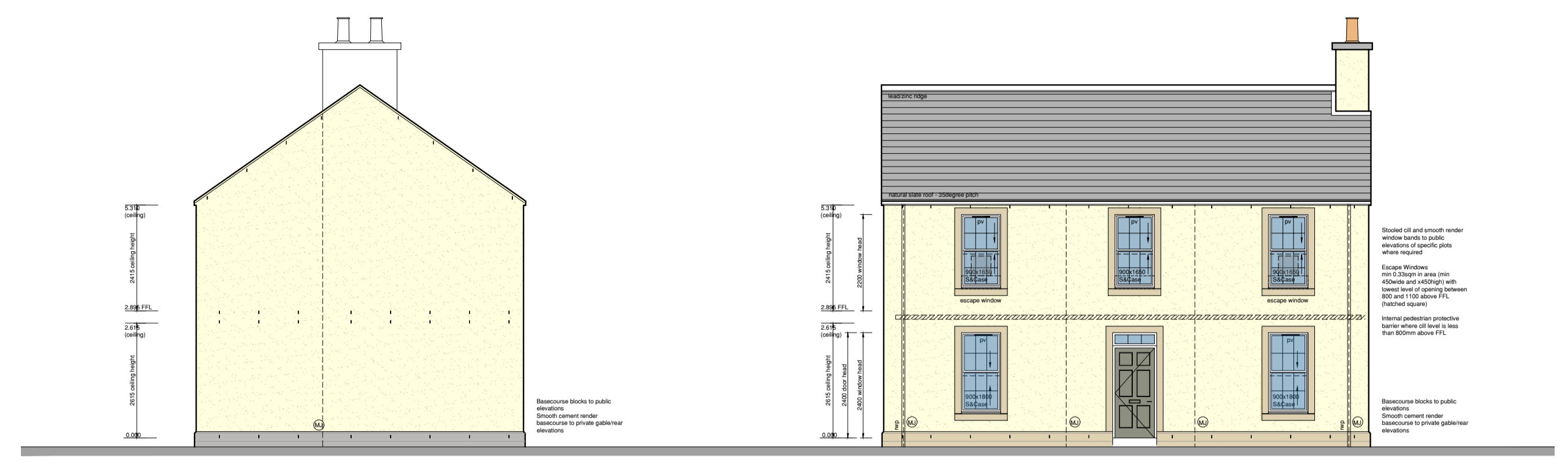
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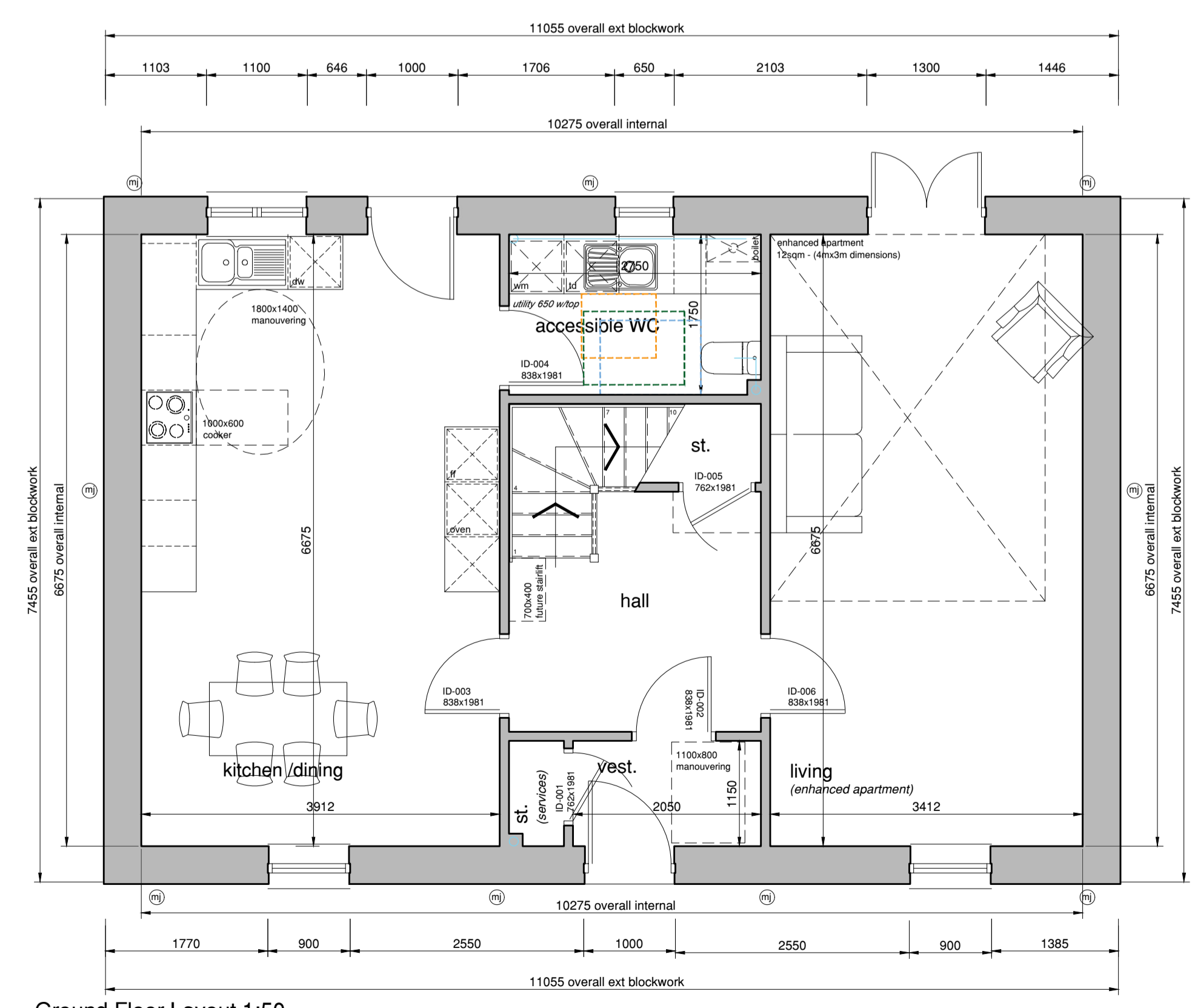


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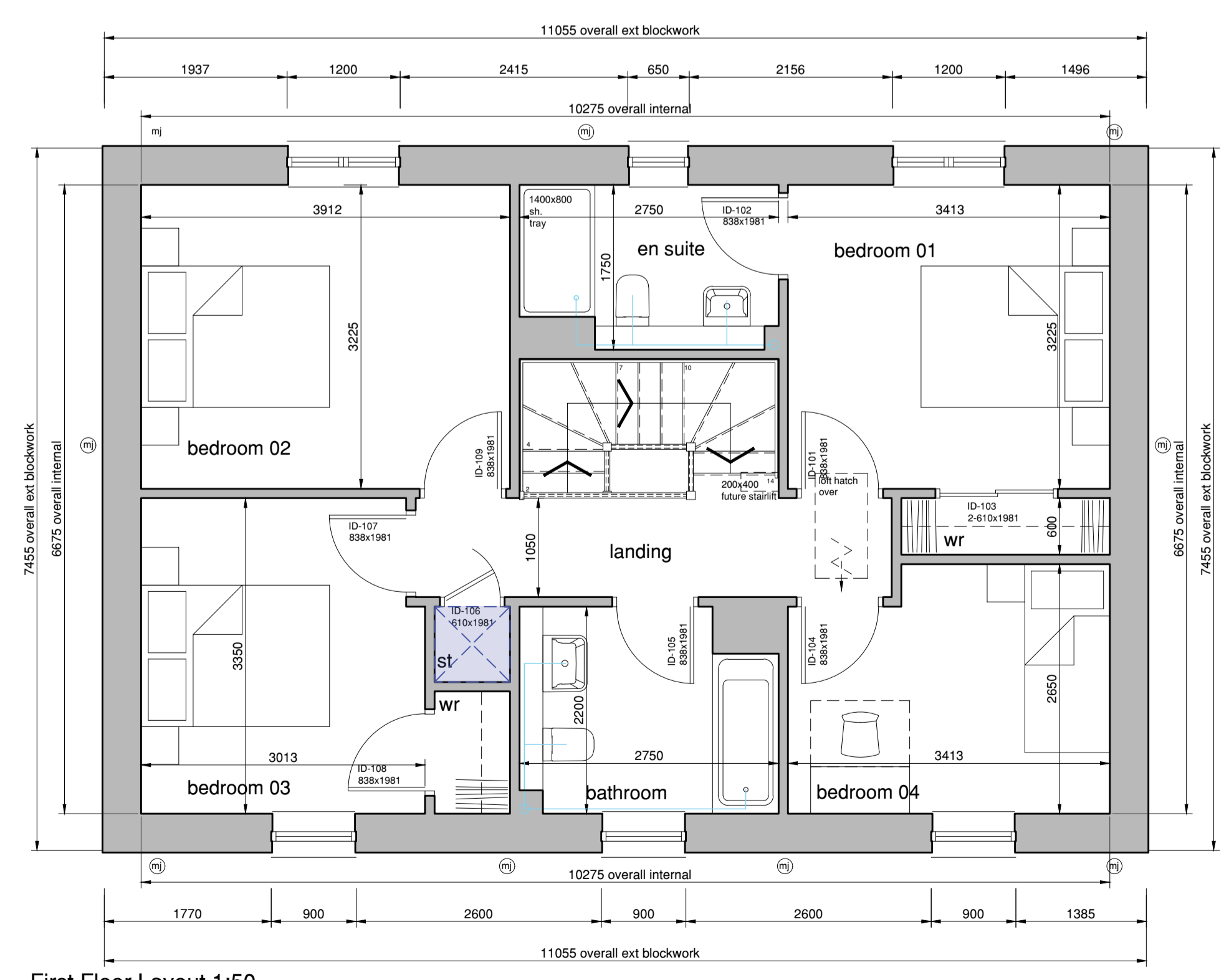
Revisions  
Rev - Date - Comment



Cross Section A-A 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

Plot 63 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	Oatmeal	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	10 B 17 (Silver Gleam)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	12 D 45 (Sherwood - Green)	

PLANNING APPLICATION

**Places for People**

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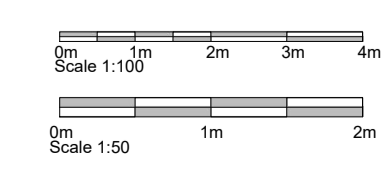
Project  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND**

Drawing  
**Plot 63  
Floor Layouts & Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

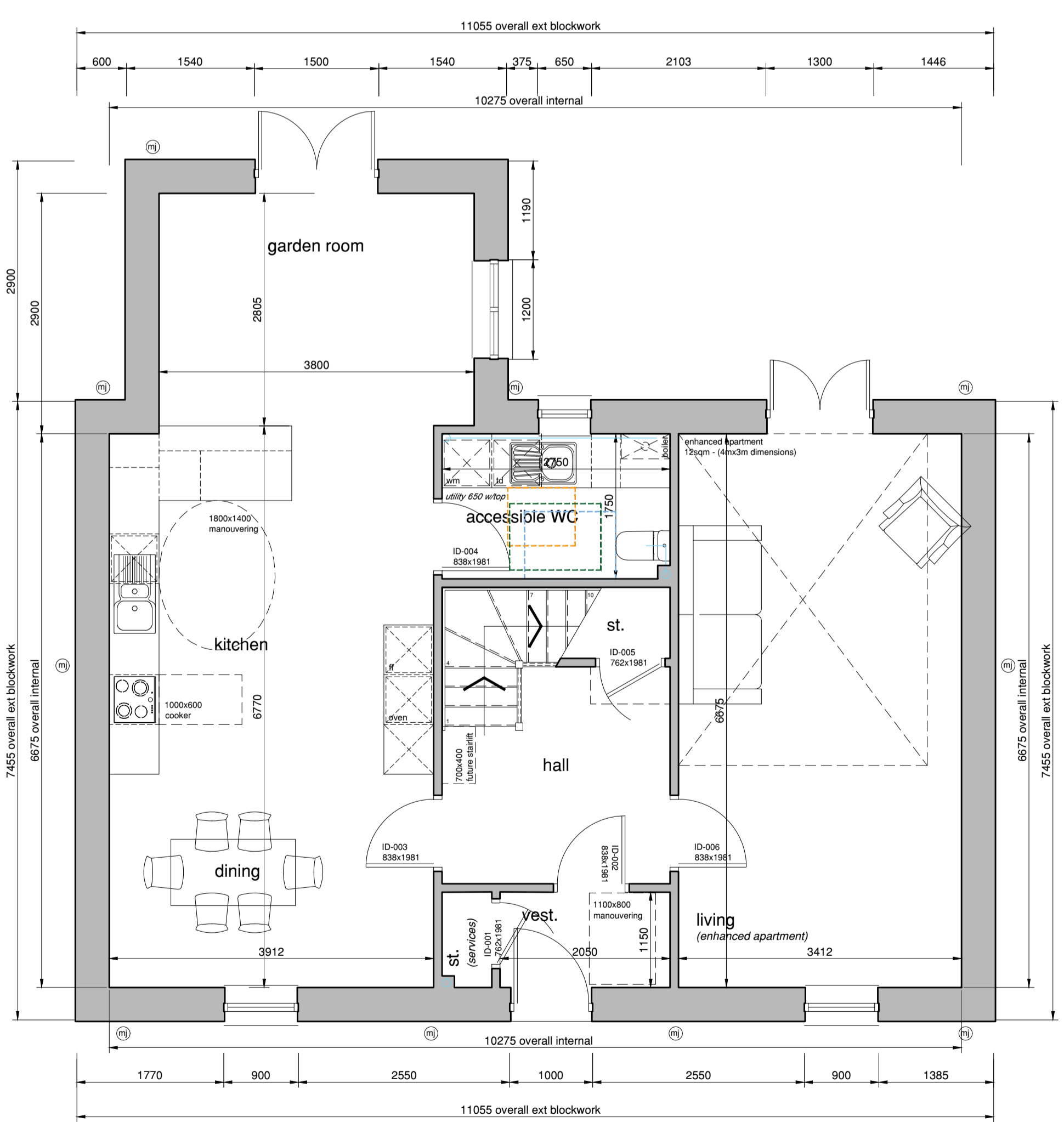
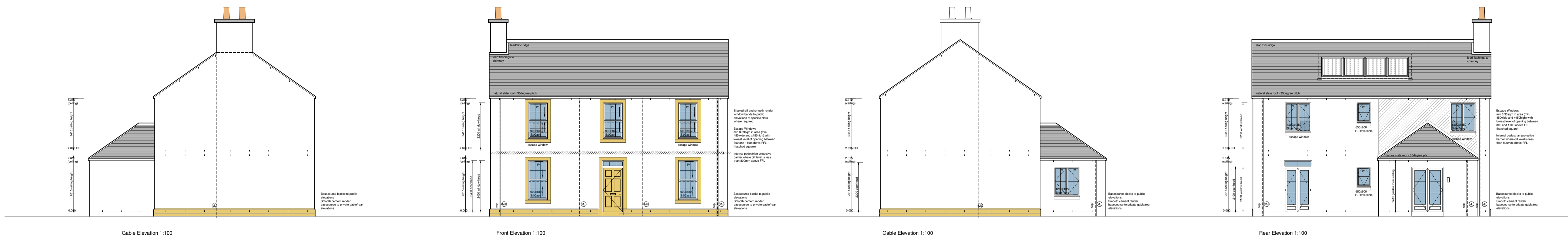
Project Nr. **1374** Drawing Nr. **3008** Rev. **\*\***

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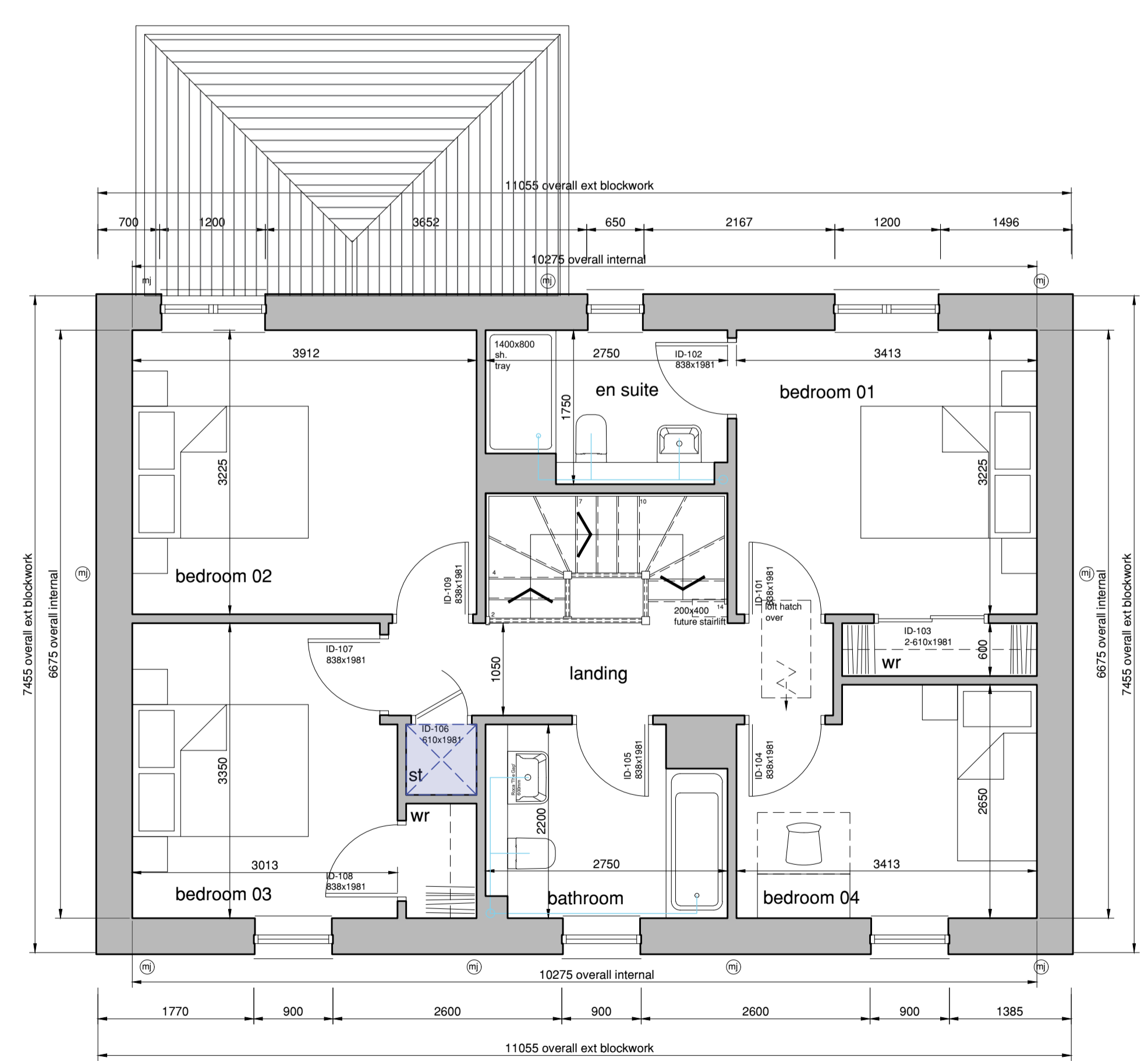


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Revisions  
Rev - Date - Comment



Ground Floor Layout 1:50



First Floor Layout 1:50

Plot 64 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	10 C 33 (Pollen - yellow)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	10 D 43 (Capricorn - Yellow)	

**PLANNING APPLICATION**

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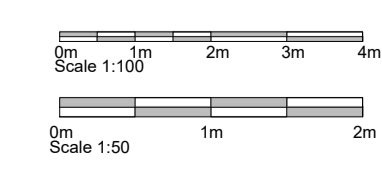
Project  
**RESIDENTIAL DEVELOPMENT BLOCKS 20 & 21, TORNAGRAIN PFP SCOTLAND**

Drawing  
**Plot 64 Floor Layouts & Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

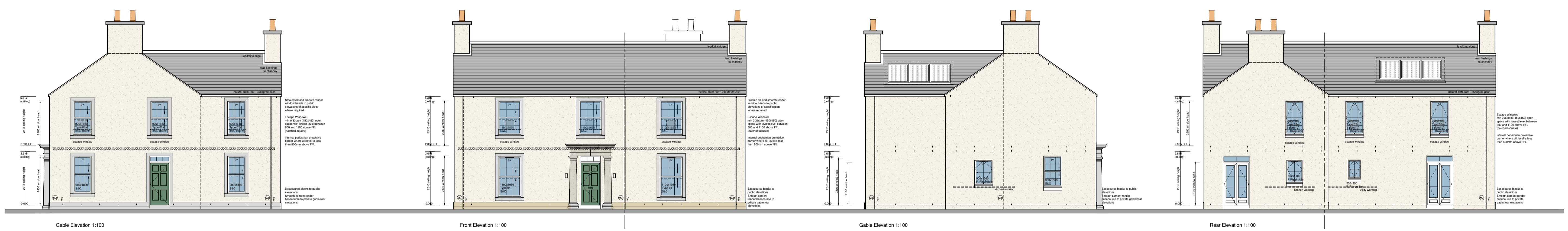
Project Nr. **1374** Drawing Nr. **3009** Rev. **\*\***

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Revisions	Rev	Date	Comment

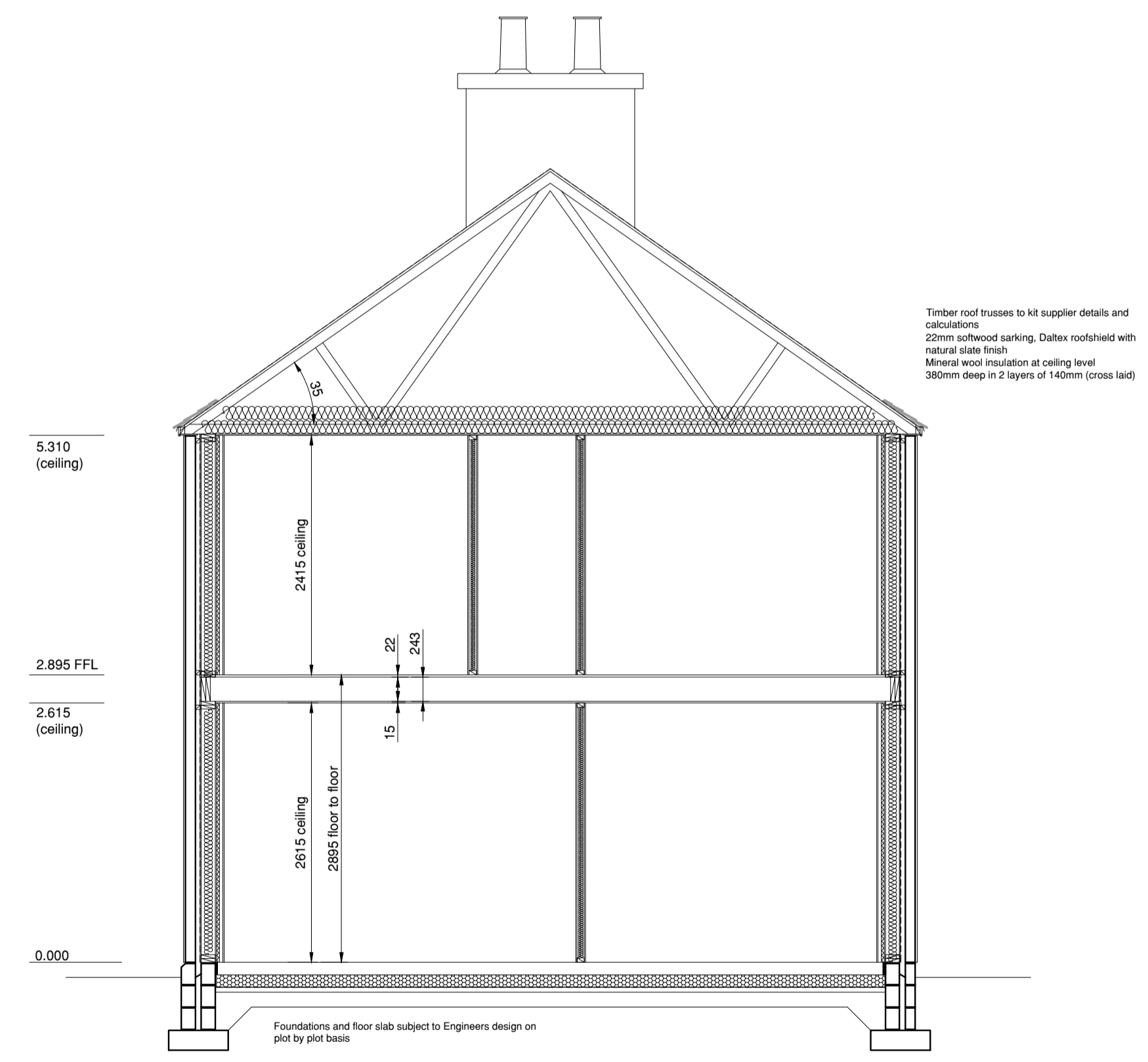


Gable Elevation 1:100

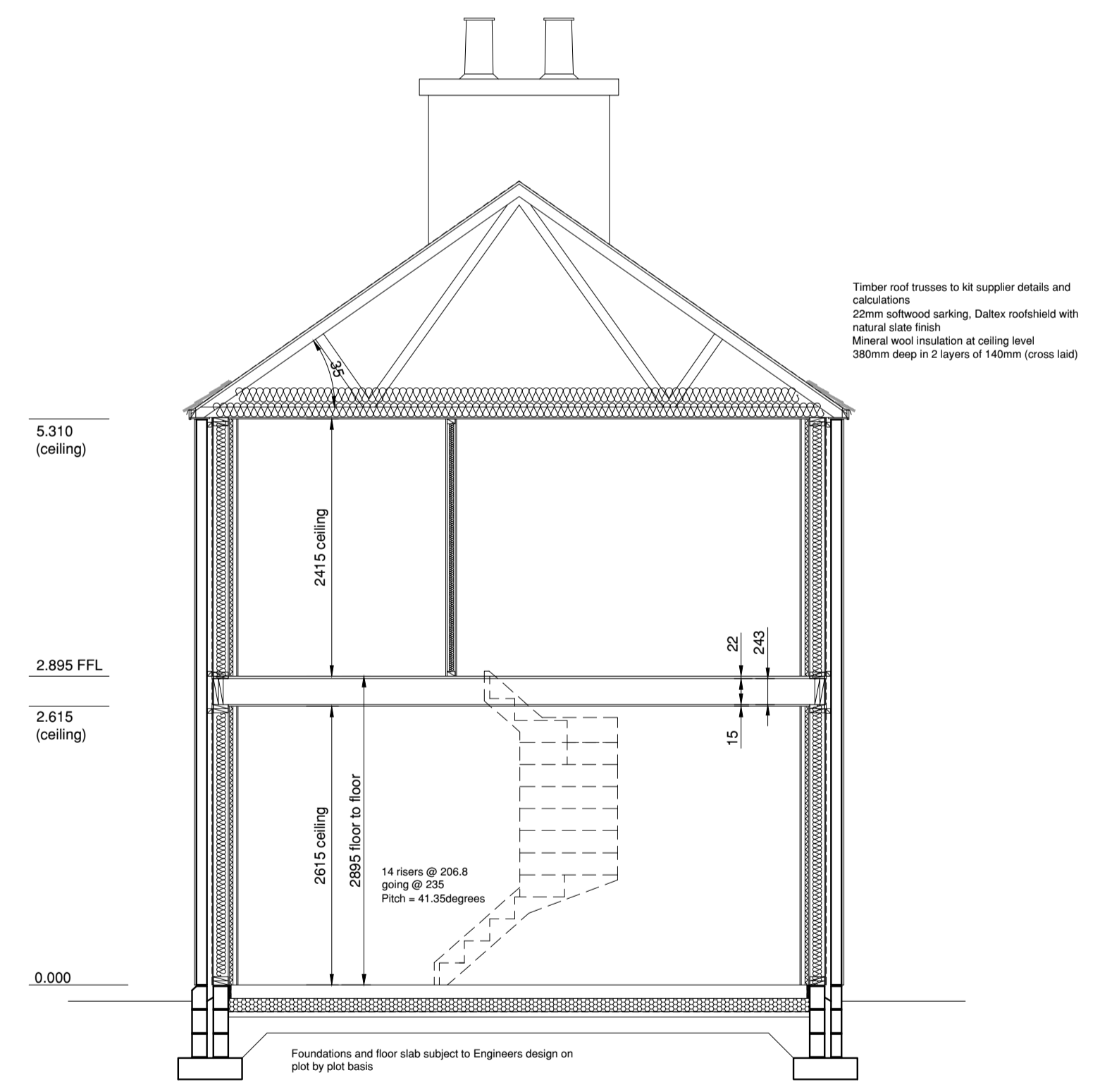
Front Elevation 1:100

Gable Elevation 1:100

Rear Elevation 1:100



Cross Section A-A 1:50



Cross Section B-B 1:50

Plot 65 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	Sandstone	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	White	
Rainwater Goods	UPVC	Black	
Front Door	Timber	16 D 45 (Mallard - Green)	

Plot 66 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	Sandstone	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	White	
Rainwater Goods	UPVC	Black	
Front Door	Timber	16 D 45 (Mallard - Green)	

PLANNING APPLICATION

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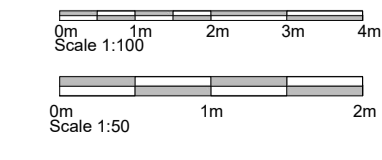
Project  
**RESIDENTIAL DEVELOPMENT  
 BLOCKS 20 & 21, TORNAGRAIN  
 PFP SCOTLAND**

Drawing  
**Plots 65 & 66  
 Cross Sections & Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

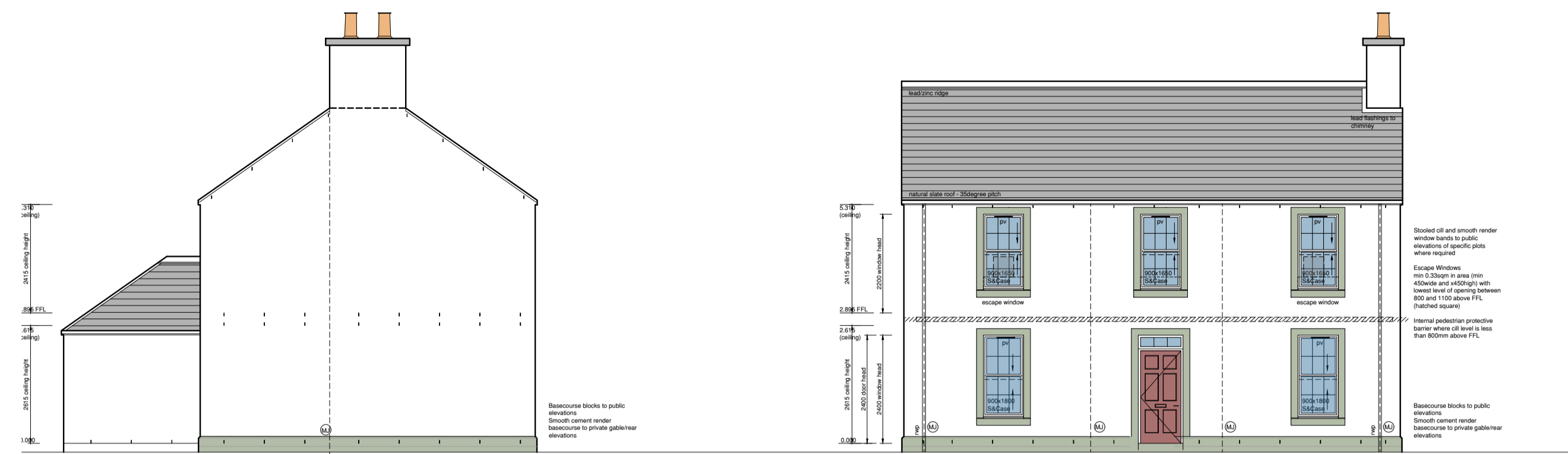
Project Nr. **1374** Drawing Nr. **3012** Rev. **\*\***

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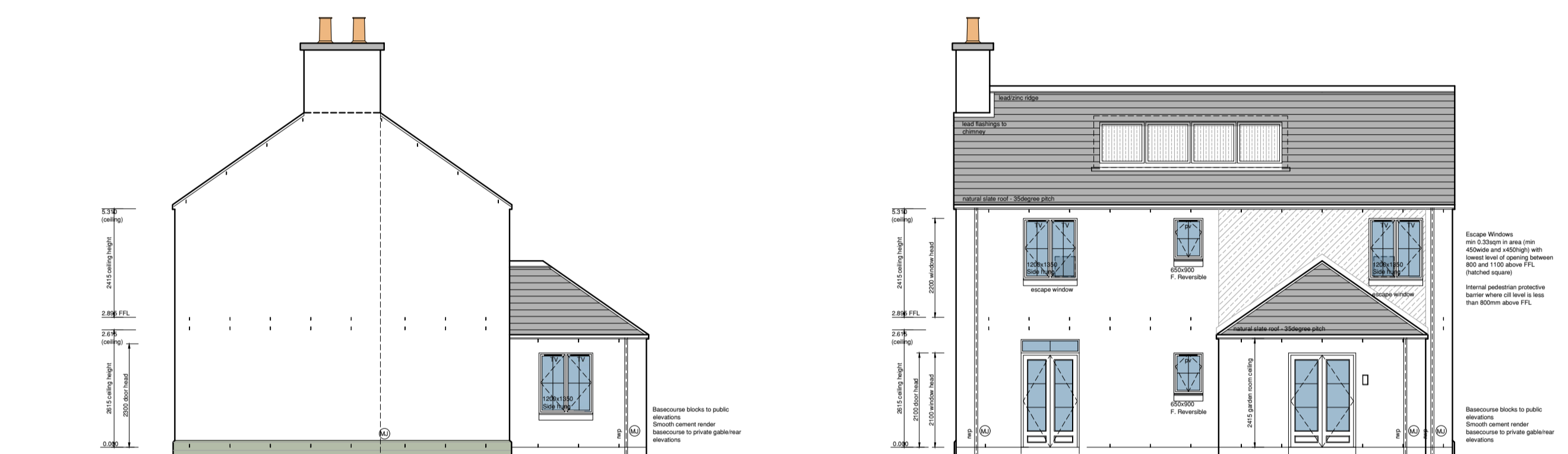
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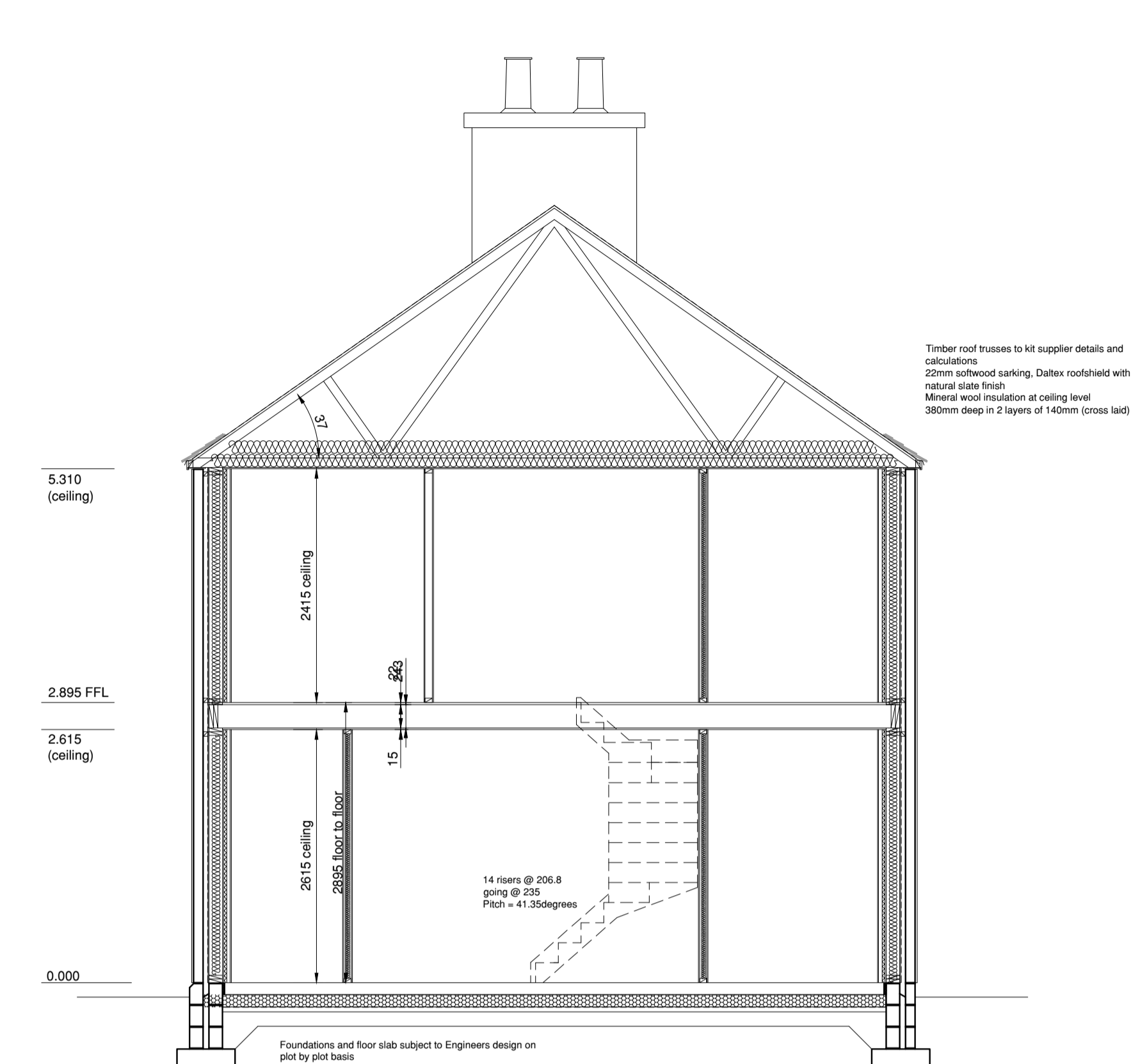
Gable Elevation 1:100

Front Elevation 1:100

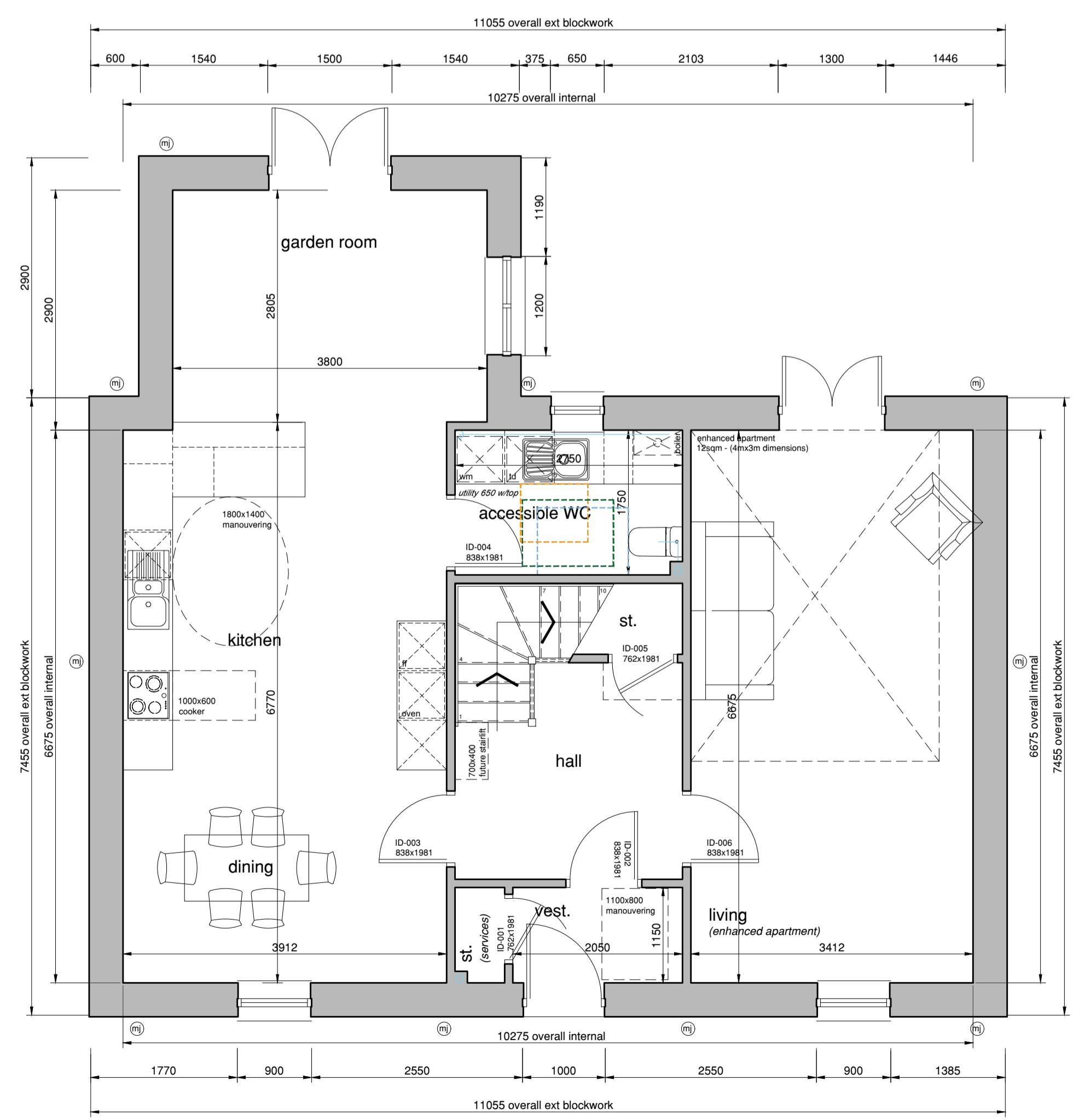


Gable Elevation 1:100

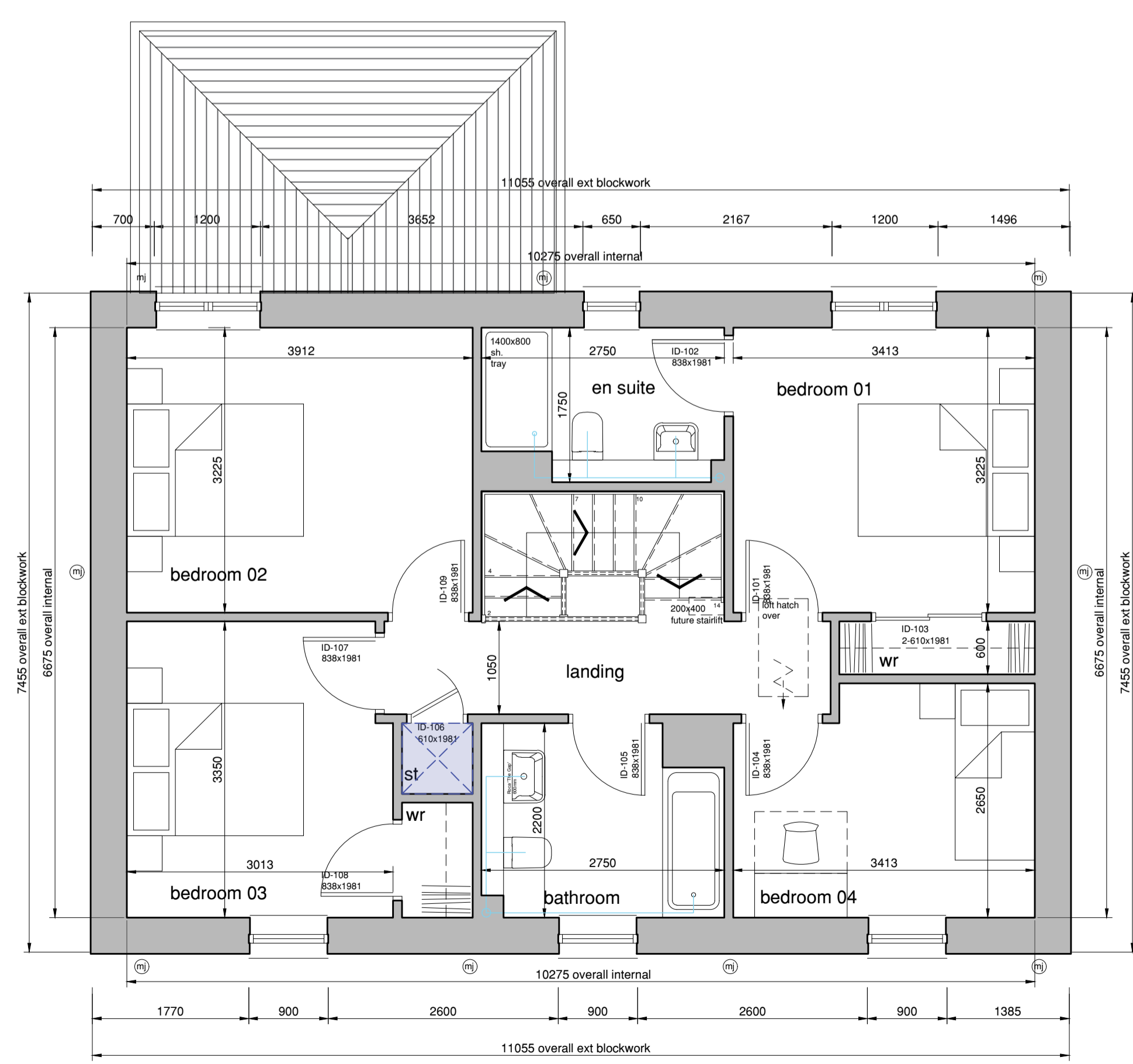
Rear Elevation 1:100



Cross Section A-A 1:50



Ground Floor Layout 1:50



First Floor Layout 1:50

Plot 67 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate	White	35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	12 B 21 (Grape - Green)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	04 D 45 (Monarch - red)	

PLANNING APPLICATION



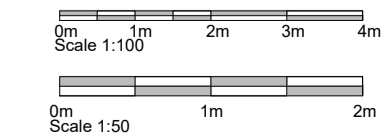
Project  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PFP SCOTLAND**

Drawing  
**Plot 67  
Floor Layouts & Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

Project Nr. **1374** Drawing Nr. **3013** Rev. **\*\***

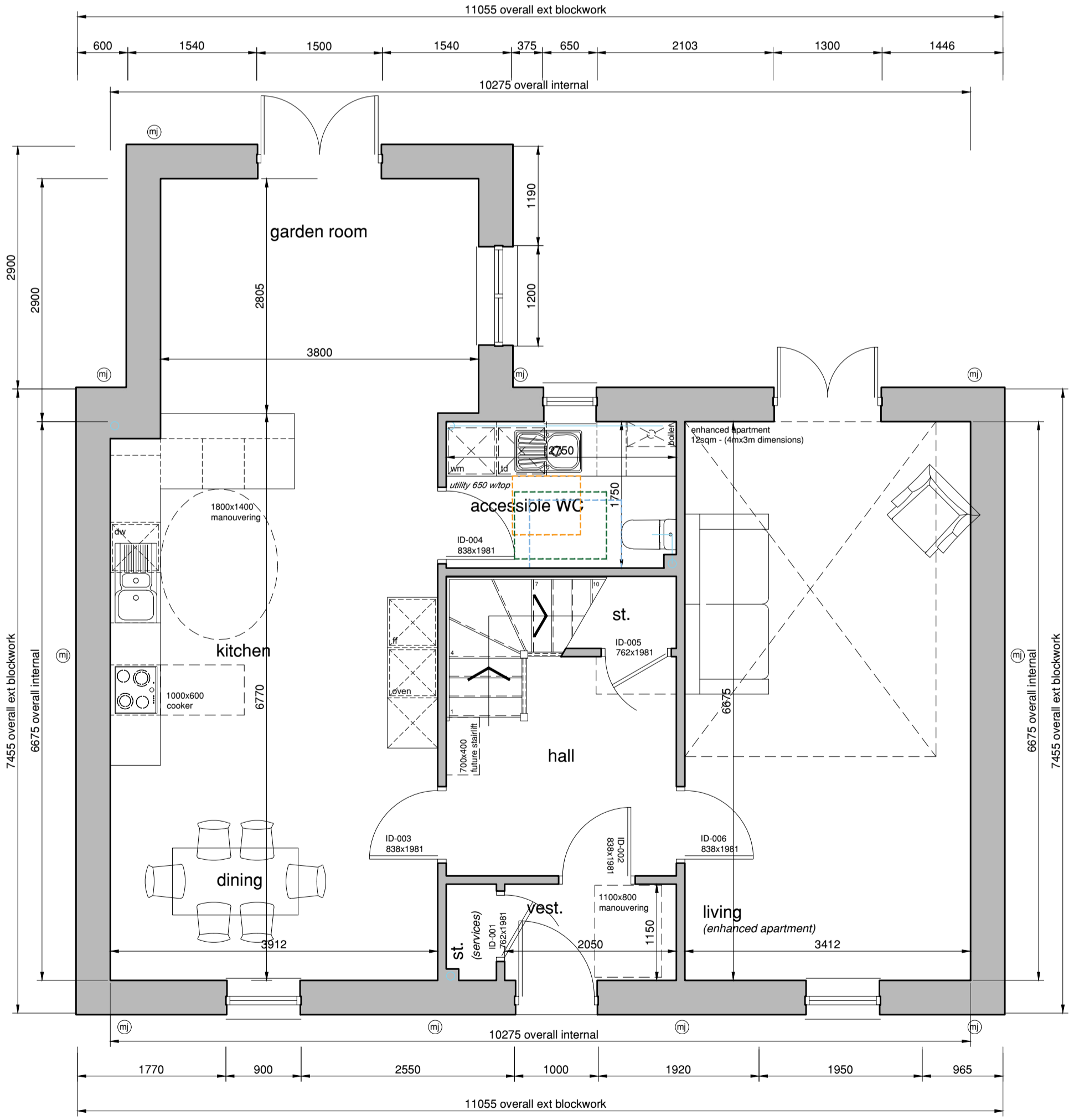
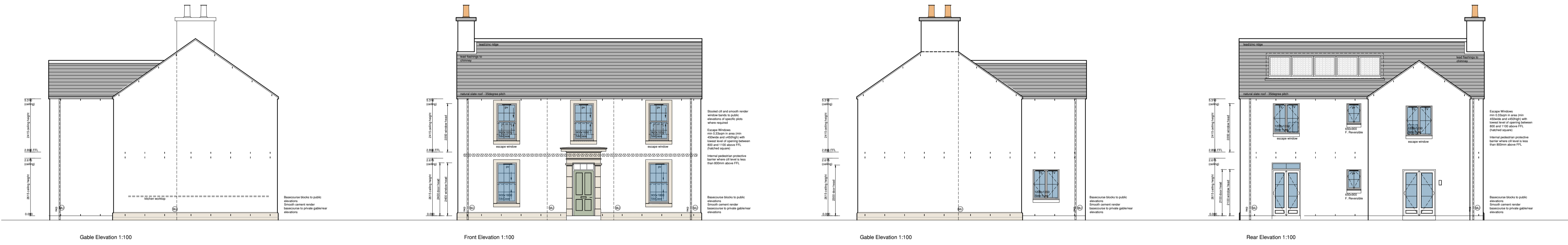
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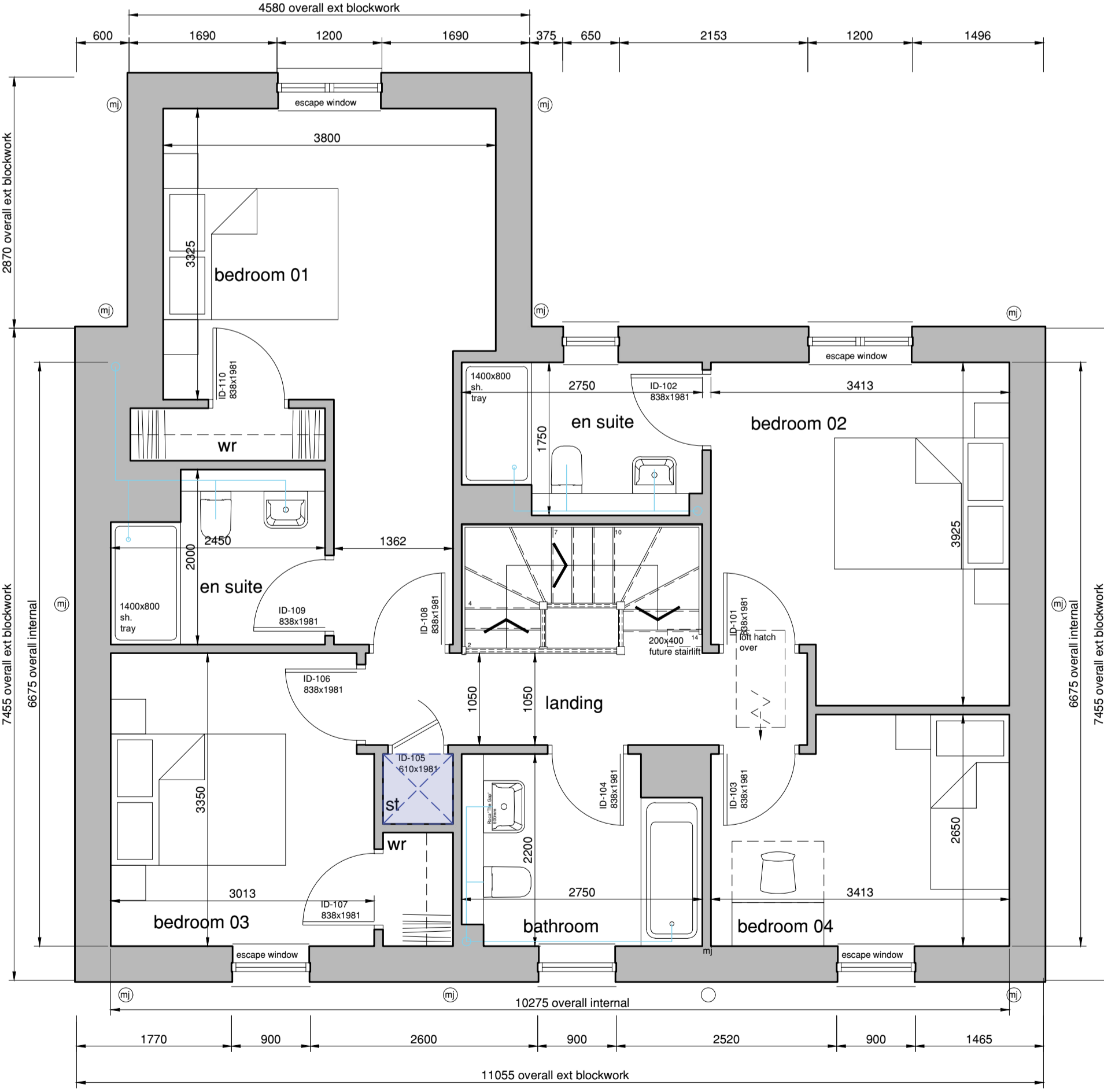
Plot 68 - External Finishes			
Element	Material	Colour	Notes
Walls	Roughcast	White	
Roof	Natural Slate		35degree pitch
Windows	Timber	White	
Window Surrounds	Smooth render	12 B 17 (Gossamer - Cream)	
Rainwater Goods	UPVC	Black	
Front Door	Timber	16 C 37 (Laguna - Green)	

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Revisions  
Rev - Date - Comment



Ground Floor Layout 1:50



First Floor Layout 1:50

PLANNING APPLICATION

**Places for People**

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Project  
**RESIDENTIAL DEVELOPMENT  
BLOCKS 20 & 21, TORNAGRAIN  
PPF SCOTLAND**

Drawing  
**Plot 68  
Floor Layouts & Elevations**

Date **Oct 20** Scales **1:50/1:100@A1**

Project Nr. **1374** Drawing Nr. **3013** Rev. **\*\***

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