KEY PLAN
1:5000

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| REV | DESCRIPTION | DRAWN | CHKD | DATE |
|---|---|---|---|---|
| C | UPDATED TO PLANNING COMMENTS | LF | JF | 10.07.24 |

- SITE BOUNDARY
- SCHOOL SITE
- AFFORDABLE AREA
- FEATURE WALL 700mm HIGH
- 1800MM HIGH FENCE
- TREE PROTECTION BARRIER
- REFUGE COLLECTION POINT
- REFUGE STORAGE AREAS
- BROADBAND CABINET
- SPINE ROAD - ASPHALT
- NODES/SHARED SURFACE - ASPHALT + COLOUR
- PRIVATE DRIVES - BLOCK PAVING - BRINDLE
- PRIVATE DRIVES - BLOCK PAVING - GREY
- PAVEMENTS - TAR
- PRIVATE PATHS - CONCRETE SLABS
- DRIVEWAYS - TAR

MATERIALS KEY

TYPE A

GREY CONCRETE ROOF
GREY CAST STONE BASECOURSE AND FEATURES
PRECAST STONE SURROUNDS - GREY IN COLOUR
WHITE DRY DASH RENDER
WHITE WINDOWS
SAGE FRONT DOOR
WHITE GARAGE AND REAR DOOR

TYPE B

GREY CONCRETE ROOF
GREY CAST STONE BASECOURSE AND FEATURES
PRECAST STONE SURROUNDS - GREY IN COLOUR
WHITE DRY DASH RENDER
WHITE WINDOWS
SAGE FRONT DOOR
BLACK GARAGE AND WHITE REAR DOOR

TYPE C

GREY CONCRETE ROOF
GREY CAST STONE BASECOURSE
PRECAST STONE SURROUNDS - GREY IN COLOUR
WHITE DRY DASH RENDER
WHITE WINDOWS
BLACK FRONT DOOR
BLACK GARAGE AND WHITE REAR DOOR

TYPE D

GREY CONCRETE ROOF
GREY CAST STONE BASECOURSE AND FEATURES
PRECAST STONE SURROUNDS - GREY IN COLOUR
WHITE DRY DASH RENDER
WHITE WINDOWS
BLACK FRONT DOOR
BLACK GARAGE AND WHITE REAR DOOR

TYPE E

GREY CONCRETE ROOF
GREY CAST STONE BASECOURSE
PRECAST STONE SURROUNDS - GREY IN COLOUR
WHITE DRY DASH RENDER
WHITE WINDOWS
WHITE FRONT DOOR
WHITE GARAGE AND REAR DOOR

GENERAL MATERIAL SPECIFICATION

WINDOWS - WHITE PVC
SOFFITS - WHITE PVC
RW GOODS - BLACK PVC

NOTE:
PLEASE REFER TO INDIVIDUAL HOUSE TYPE FEATURE PANEL DRAWINGS FOR ARRANGEMENT OF FEATURE STONE.

MANUFACTURERS / PRODUCT REFERENCE PROVIDED AS A GUIDE/ EXAMPLE AND EXACT PRODUCTS SUBJECT TO ARCHITECT AND DEVELOPER APPROVAL PRIOR TO CONSTRUCTION.

NORTH

SCALE BAR:-
0 5 10 20 30 40 50M

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EH2 4HQ

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W WWW.EMA-ARCHITECTS.CO.UK

BARRATT NORTH SCOTLAND
RESIDENTIAL DEVELOPMENT
DELNIES
NAIRN

SITE LAYOUT
SHEET 2 OF 3

| SCALE / SIZE | DATE DRAWN | PROJ. TYPE | SHEET No. / No. SHEETS |
|---|---|---|---|
| 1:500 / A0 | 04.09.23/LF | RESIDENTIAL | 1 / 1 |

DRAWING REFERENCE 18196(PL)004_C

| VALUE FORTNAC | VALUE STAGE |
|---|---|
| PLANNING | PLANNING |
| FILE CLASSIFICATION | FILE REFERENCE |
| (PL) SERIES | 18196(PL)004 |

KEY PLAN
1:5000

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- PRIVATE DRIVES - BLOCK PAVING - GREY
- PAVEMENTS - TAR
- PRIVATE PATHS - CONCRETE SLABS
- DRIVEWAYS - TAR

MATERIALS KEY

TYPE A

GREY CONCRETE ROOF
GREY CAST STONE BASECOURSE AND FEATURES
PRECAST STONE SURROUNDS - GREY IN COLOUR
WHITE DRY DASH RENDER
WHITE WINDOWS
SAGE FRONT DOOR
WHITE GARAGE AND REAR DOOR

TYPE B

GREY CONCRETE ROOF
GREY CAST STONE BASECOURSE AND FEATURES
PRECAST STONE SURROUNDS - GREY IN COLOUR
WHITE DRY DASH RENDER
WHITE WINDOWS
SAGE FRONT DOOR
BLACK GARAGE AND WHITE REAR DOOR

TYPE C

GREY CONCRETE ROOF
GREY CAST STONE BASECOURSE
PRECAST STONE SURROUNDS - GREY IN COLOUR
WHITE DRY DASH RENDER
WHITE WINDOWS
BLACK FRONT DOOR
BLACK GARAGE AND WHITE REAR DOOR

TYPE D

GREY CONCRETE ROOF
GREY CAST STONE BASECOURSE AND FEATURES
PRECAST STONE SURROUNDS - GREY IN COLOUR
WHITE DRY DASH RENDER
WHITE WINDOWS
BLACK FRONT DOOR
BLACK GARAGE AND WHITE REAR DOOR

TYPE E

GREY CONCRETE ROOF
GREY CAST STONE BASECOURSE
PRECAST STONE SURROUNDS - GREY IN COLOUR
WHITE DRY DASH RENDER
WHITE WINDOWS
WHITE GARAGE DOOR
WHITE GARAGE AND REAR DOOR

GENERAL MATERIAL SPECIFICATION

WINDOWS - WHITE PVC
SOFFITS - WHITE PVC
RW GOODS - BLACK PVC

NOTE:
PLEASE REFER TO INDIVIDUAL HOUSE TYPE FEATURE PANEL DRAWINGS FOR ARRANGEMENT OF FEATURE STONE.

MANUFACTURERS / PRODUCT REFERENCE PROVIDED AS A GUIDE/ EXAMPLE AND EXACT PRODUCTS SUBJECT TO ARCHITECT AND DEVELOPER APPROVAL PRIOR TO CONSTRUCTION.

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architects + masterplanners

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SITE LAYOUT
SHEET 3 OF 3

| SCALE / SIZE | DATE DRAWN | PROJ. TYPE | SHEET No / No. SHEETS |
|---|---|---|---|
| 1:500 / A0 | 04.09.23/LF | RESIDENTIAL | 1 / 1 |

DRAWING REFERENCE
18196(PL)005_C

| ISSUE PURPOSE | ISSUE STATUS |
|---|---|
| PLANNING | PLANNING |
| FILE CLASSIFICATION | FILE REFERENCE |
| (PL) SERIES | 18196\PL\005 |

## BARRATT HOMES HOUSETYPES

| Materials Code | House Name | House Type | Garage | Number | Bedrooms | Parking spaces per dwelling required* | PARKING -(Drive/ Parking Court / Garage) |
|---|---|---|---|---|---|---|---|
| E | CUPAR | SEMI DETACHED | N/A | 11 | 3 | 2 | Drive |
| A | ABERGELDIE | END TERRACE | N/A | 1 | 3 | 2 | Drive |
| E | RAVENSCRAIG (G) | SEMI DETACHED | INTEGRAL | 10 | 3 | 2 | Drive |
| D | CRAIGEND | SEMI DETACHED | N/A | 10 | 3 | 2 | Drive |
| E | GLAMIS (G) | DETACHED | INTEGRAL | 26 | 4 | 2 | Drive |
| E | FENTON (G) | DETACHED | INTEGRAL | 30 | 4 | 2 | Drive |
| E | MEY | DETACHED | DETACHED SINGLE | 8 | 4 | 2 | Garage & Drive |
| D | DEAN (G) | DETACHED | INTEGRAL | 18 | 4 | 2 | Drive |
| A | CAMPBELL | DETACHED | DETACHED SINGLE | 5 | 4 | 2 | Garage & Drive |
| E | BALLOCH (G) | DETACHED | DETACHED SINGLE | 13 | 4 | 2 | Garage & Drive |
| E | STOBO (G) | DETACHED | INTEGRAL | 6 | 4 | 2 | Drive |
| E | CROMBIE (G) | DETACHED | INTEGRAL | 6 | 4 | 2 | Drive |
| D | BALLATHIE (G) | DETACHED | INTEGRAL | 6 | 4 | 2 | Drive |
| | | | | **150** | | | |

## AFFORDABLE HOUSE TYPE RANGE

| Materials Code | House Name | House Type | Garage | Number | Bedrooms | Parking spaces per dwelling required* | PARKING -(Drive/ Parking Court / Garage) |
|---|---|---|---|---|---|---|---|
| E | ARDLUI | COTTAGE FLAT- GF | N/A | 8 | 1 | 1.2 | Parking Court |
| E | ARVORLICH | COTTAGE FLAT- FF | N/A | 8 | 1 | 1.2 | Parking Court |
| E | CASHELL | COTTAGE FLAT - GF | N/A | 4 | 2 | 1.2 | Parking Court |
| E | ENDRICK | COTTAGE FLAT - FF | N/A | 4 | 2 | 1.2 | Parking Court |
| E | ROSSDHU | END TERRACE | N/A | 18 | 3 | 1.2 / 2 | Parking Court / Drive |
| E | ROSSDHU | MID TERRACE | N/A | 10 | 3 | 1.2 / 2 | Parking Court / Drive |
| E | SHANTRON | SEMI DETACHED | N/A | 10 | 4 | 1.2 / 2 | Parking Court / Drive |
| E | SLOY | DETACHED | N/A | 4 | 5 | 3 | Drive |
| E | FINLAS | BUNGALOW SD | N/A | 4 | 2 | 2 | Drive |
| E | ROSLIN | DETACHED | N/A | 5 | 4 | 2 | Drive |
| | | | | **75** | | | |

| Materials Code | House Name | House Type | Garage | Number | Bedrooms | Parking spaces per dwelling required* | PARKING -(Drive/ Parking Court / Garage) |
|---|---|---|---|---|---|---|---|
| C | DUART (G) | SEMI DETACHED | INTEGRAL | 4 | 3 | 2 | Drive |
| C | DUART (H) | SEMI DETACHED | INTEGRAL | 6 | 3 | 2 | Drive |
| C | DALAMILLY (G) | DETACHED | INTEGRAL | 13 | 4 | 2 | Drive |
| B | RALSTON | DETACHED | DETACHED SINGLE | 5 | 4 | 2 | Garage & Drive |
| C | FALKLAND (G) | DETACHED | INTEGRAL | 10 | 4 | 2 | Drive |
| C | BALLATER (G) | DETACHED | DETACHED SINGLE | 12 | 4 | 2 | Garage & Drive |
| C | CRAIGHALL (G) | DETACHED | INTEGRAL | 6 | 4 | 2 | Drive |
| B | BRECHIN | DETACHED | DETACHED SINGLE | 4 | 4 | 2 | Garage & Drive |
| C | GLENBERVIE (G) | DETACHED | DETACHED DOUBLE | 6 | 4 | 2 | Garage & Drive |
| C | COLVILLE (G) | DETACHED | INTEGRAL | 9 | 4 | 2 | Drive |
| | | | | **75** | | | |

| | | | |
|---|---|---|---|
| **TOTAL COMBINED** | | **300** | |
| **VISITOR PARKING** | **0.3** | **90** | **Spaces** |

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MATERIALS KEY

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GENERAL MATERIAL SPECIFICATION

WINDOWS - WHITE PVC
SOFFITS - WHITE PVC
RW GOODS - BLACK PVC

NOTE:
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NORTH

SCALE BAR 0 10 20 30 40 50 1:500

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BARRATT NORTH SCOTLAND
RESIDENTIAL DEVELOPMENT
DELNIES
NAIRN

MATERIALS AND
BOUNDARY TREATMENTS AND
PARKING PLAN

| SCALE @ A0 | DATE | PROJECT TYPE | SHEET No. / No. SHEETS |
|---|---|---|---|
| 1:1000 / A0 | 04.09.23 LF | RESIDENTIAL | 1 / 1 |

DRAWING REFERENCE
18196(PL)006_E

| ISSUE PURPOSE | VIEW STAGE |
|---|---|
| PLANNING | PLANNING |
| **FILE CLASSIFICATION** | **FILE REFERENCE** |
| (PL) SERIES | 18196(PL)006 |

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Compliance with Condition 23:
a. All existing paths, tracks and rights of way and any areas currently outwith or excluded from statutory access rights;
There is one path located outwith the site, along the western site boundary where informal connections are noted.

b. Any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage in relation to proposed buildings or structures;
Areas of private garden ground (hatched white) are excluded from access rights. The SUDs basin will not be excluded from public access / fenced off.

c. All paths and tracks proposed to be constructed for use by walkers, riders, cyclists, all abilities users etc and how these will integrate with existing or proposed networks.
The paths in green provide a route for walkers, cyclists and all abilities. All pedestrian paths are suitable for people of all abilities.
Details shall include but not be limited to:
(i). Pedestrian access to any and all core paths; Highlighted on the plan with pink circles.
(ii.) Construction details of all paths, inclusive of material finishes and drainage details; Refer to engineers drawing ref: 15315/1120 *Road Construction Details Sheet 2 of 2.*
(iii.) Details of the paths intended to form part of the Green Network's Coastal Trail and North - South Links as well as active travel links; These are highlighted in dark green on the plan.

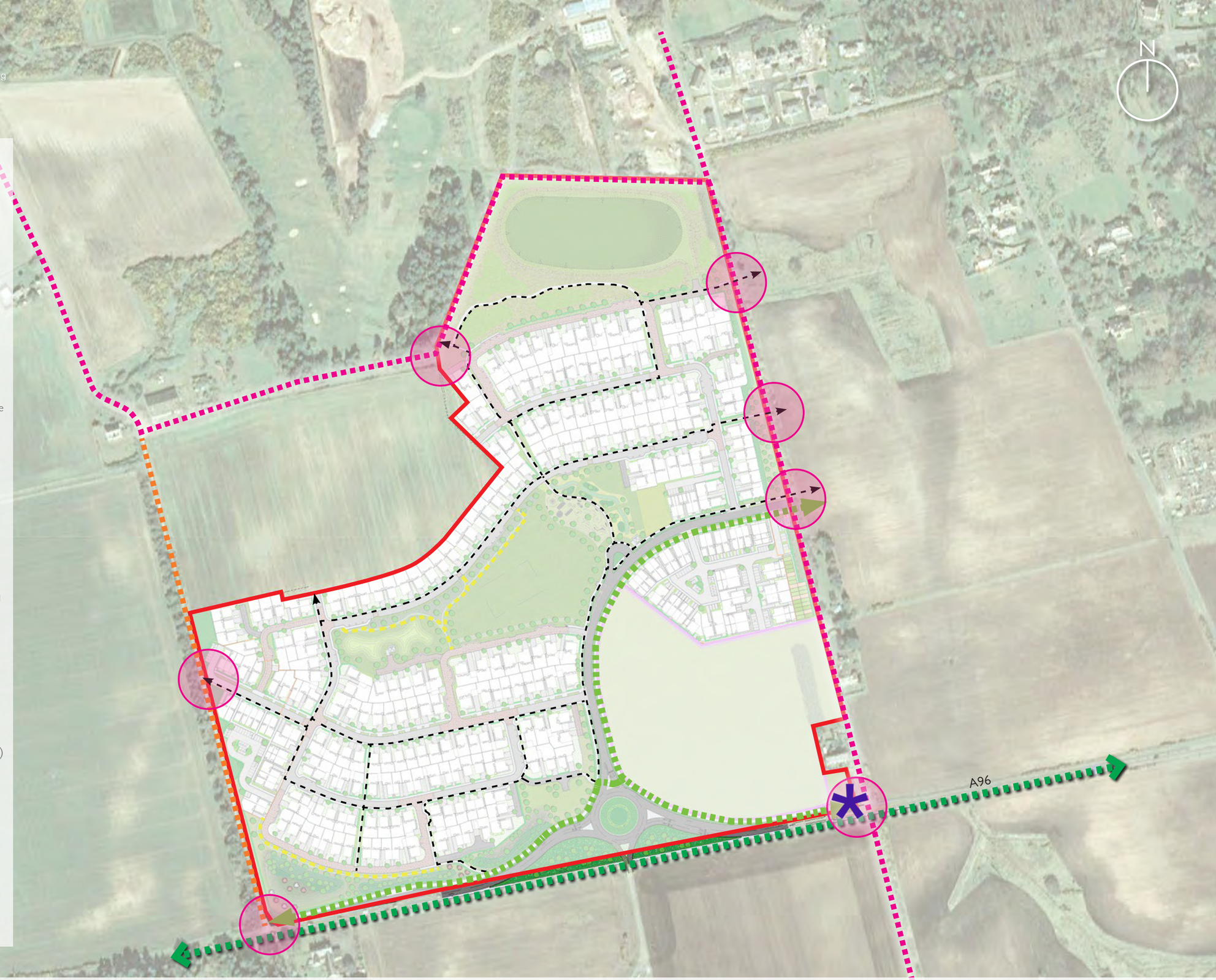
d. Any diversion of paths, temporary or permanent proposed for the purposes of the development;
Not applicable.

e. Links to the Highland Council's core paths and green frameworks; and
Highlighted on the plan with pink circles.

f. Mitigation and monitoring mechanisms taking account of the qualifying interests of the Inner Moray Firth SPA/Ramsar site and Whiteness Head SSSI and the measures proposed for Whiteness Head and Sandown.
Not applicable due to distance of site to these designations.

NB - This plan should be read in conjunction with the Delnies Phasing Plan - Phase 1 Implementation & Integration section, which provides details of the sequencing and delivery of path connections.

- Site boundary
- Active cycle route along A96 - Tar (condition 23c)
- Extension of existing cycle route -Tar (condition 23c)
- Key pedestrian routes - Tar
- Informal mown grass routes
- Existing core path network (condition 23c & e)
- Existing access track (condition 23a)
- Location for pedestrian toucan crossing
- Access to core path/existing path networks (condition 23c & e)




BARRATT HOMES

PEDESTRIAN CONNECTIONS
18196(PL)007_REV D

RESIDENTIAL DEVELOPMENT, NAIRN
BARRATT NORTH SCOTLAND
NTS / A3
JULY 2024

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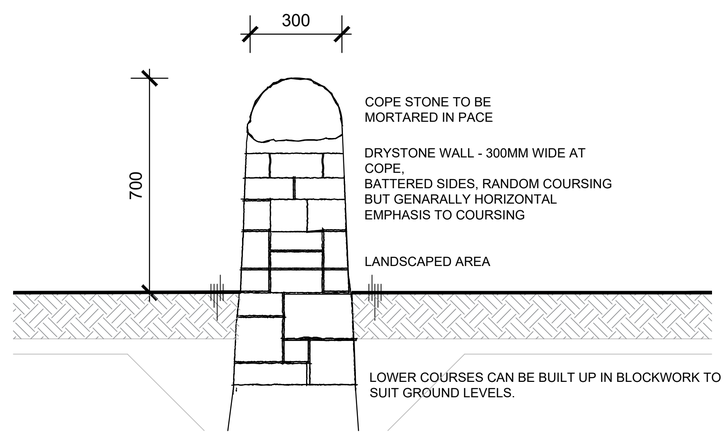
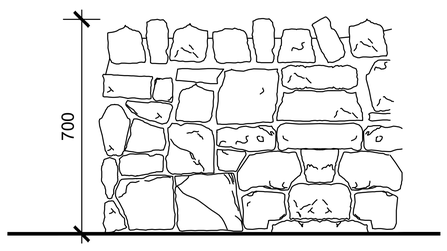
|---|---|---|---|---|
| B | UPDATED TO PLANNING COMMENTS | LF | JF | 09.07.24 |

PLAN 1:200
SCALE 1:200



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ENTRANCE FEATURE - WALL

| SCALE / SIZE | DATE / DRAWN | PROJ. TYPE | SHEET No. / No. SHEETS |
|---|---|---|---|
| 1:200/250A0 | 06.05.24 /LF | RESIDENTIAL | 1 / 1 |

DRAWING REFERENCE
18196(PL)008_B

| ISSUE PURPOSE | WORK STAGE |
|---|---|
| | PLANNING |
| FILE CLASSIFICATION | FILE REFERENCE |
| PL SERIES | |

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| REV | DESCRIPTION | DRAWN | CHKD. | DATE |
|---|---|---|---|---|
| C | SITE PLAN KEY UPDATED TO CURRENT LAYOUT | LF | LF | 05.08.24 |

SECTION A-A
1:500

KEY PLAN
1:5000

SECTION B-B
1:500

SECTION C-C
1:1000

SECTION C-C (1)
1:500

SECTION C-C (2)
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SITE SECTIONS

| SCALE / SIZE | DATE DRAWN | PROJ. TYPE | SHEET No. / No. SHEETS |
|---|---|---|---|
| 1:1000 / A0 | 25.09.23 ISB | RESIDENTIAL | 1 / 1 |

DRAWING REFERENCE
18196(PL)050C

| ISSUE PURPOSE | WORK STAGE |
|---|---|
| PLANNING | PLANNING |
| ZONE CLASSIFICATION | FILE REFERENCE |
| (PL)SERIES | 18196(PL)050 |