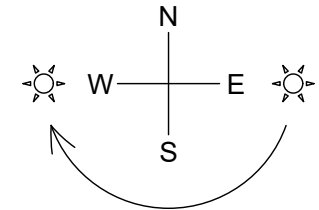
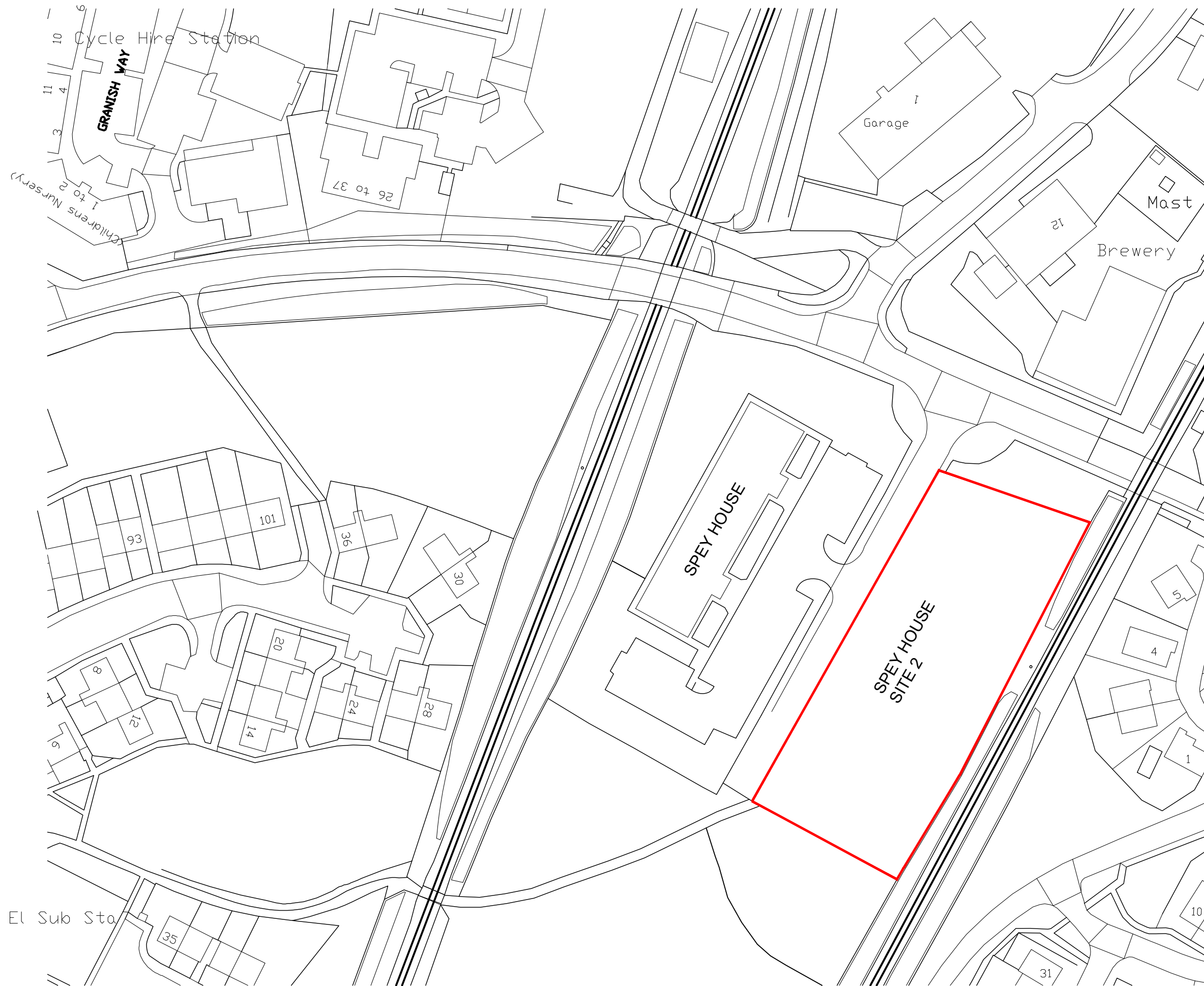


AGENDA ITEM 6

APPENDIX I

2019/0298/DET

PLANS



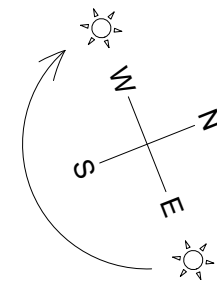
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Rev	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
Spey House Site 2			IAIV17-0030	
			Dwg No:	
			AL(0)01	
			Rev:	
UpInd Developments				
Drawing:			Scale:	
Location Plan			1:1000 @A3	
			Drawn By: Date:	
			Checked By: Date:	

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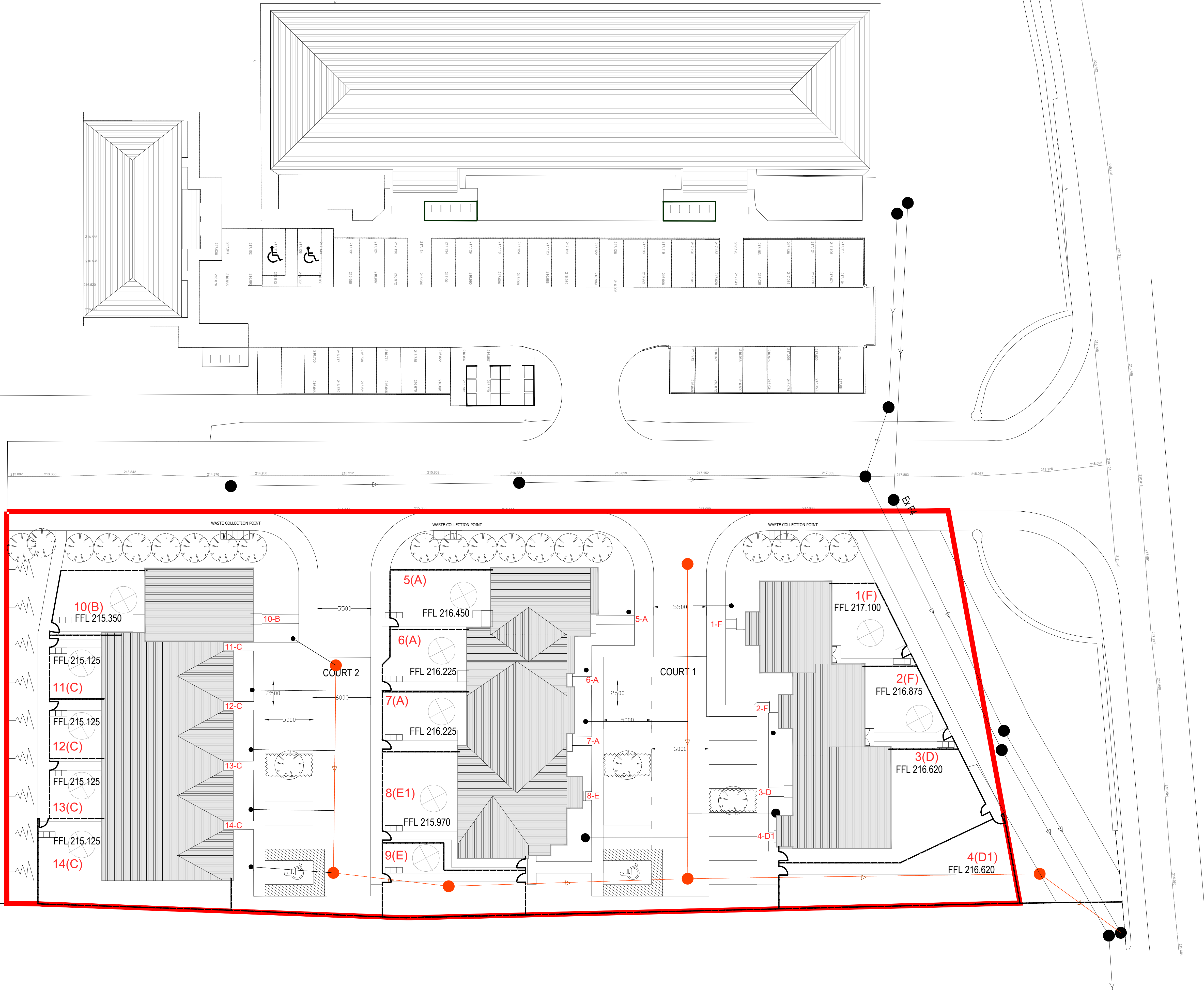


Schedule of House Types

Type A	3B 5P	House	3
Type B	4B 6P	House	1
Type C	1B 2P Flexi	Bungalow	4
Type D	2B4P	Cottage Flat	2
Type E	3B5P	Cottage Flat	2
Type F	3B5P	House	2

Total 14

Parking 24



D	23/10/19	Schedule corrected.	MP	
C	22/08/19	revised layout	MP	
B	01/08/19	revised layout	AF	
A	24/07/19	revised layout	AF	
Rev.	Date	Details	Drawn	Checked

Issued for:

Issued for:

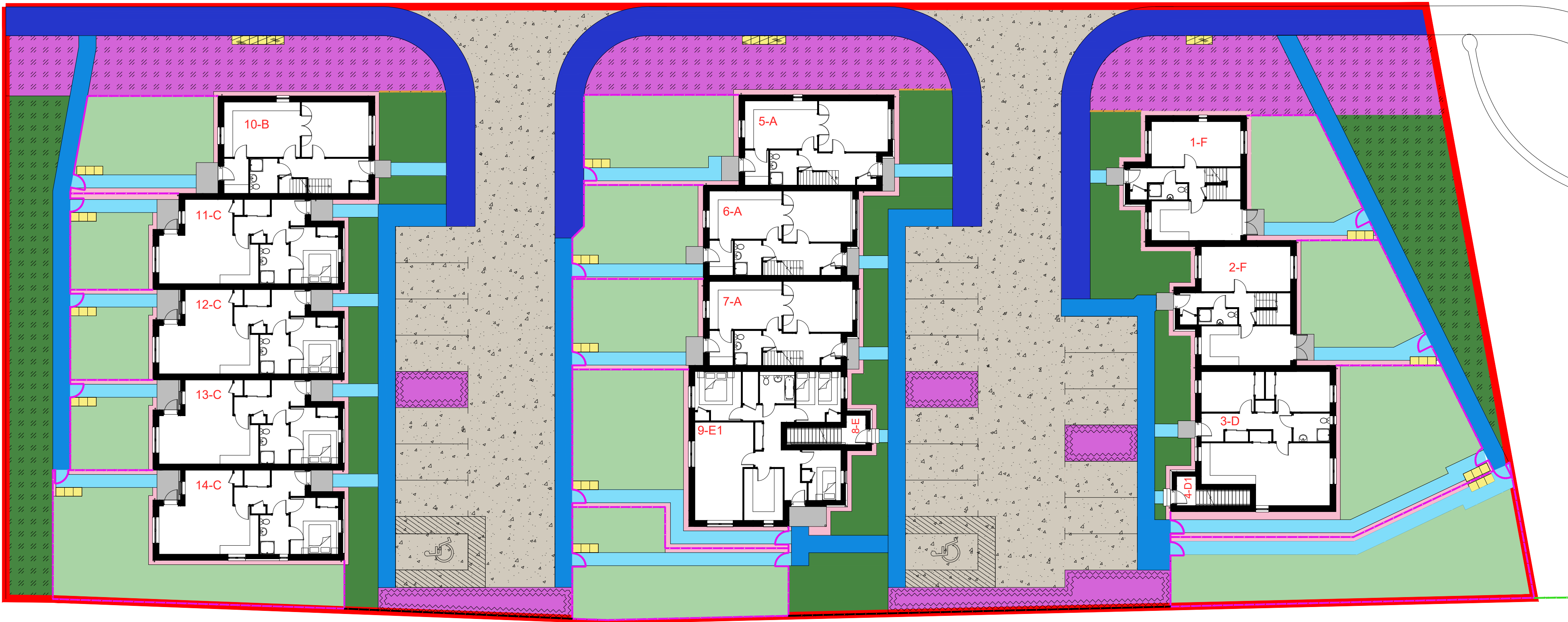
PLANNING

Project/Client:	Project No:
Spey House Site 2	IAIV 170030
	Dwg No:
	AL (0) 02
Upland Developments Ltd	Rev:
	D
Drawing:	Scale:
Proposed Site Layout	1:200 @A1
	Drawn By:
	GD
	Date:
	12/02/19
	Checked By:
	Date:

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- TARMAC FOOTPATH 2M WIDE
- TARMAC FOOTPATH 1.2M WIDE
- PAVED FOOTPATH 0.9M WIDE
- PAVED BIN STORE 0.9M WIDE (IN CURTAILAGE)
- BIN COLLECTION POINT (TARMAC)
- ROAD / PARKING SURFACE TO ENGINEERS DETAILS
- GRAVEL ON WEED CONTROL MEMBRANE
- LOW HEATHER PLANTING - CALLUNA HEATERS
- LOW HEATHER PLANTING - CALLUNA HEATERS & 10 - 12 CM VACCINIUM ERICA
- GRASS AREAS - PRIVATE GARDENS
- GRASS AREAS OPEN / AMENITY CLOSE MOWN GRASS
- GRASS AREAS OPEN / AMENITY MEADOW GRASS
- LEVEL ENTRANCE PLATT TO DWELLINGS (CONCRETE PAVING)

ALL AREAS TO BE SOFT LANDSCAPED TO BE LITTER PICKED AND ALL SITE DEBRIS / STONES ETC TO BE REMOVED FROM SITE. ALL SUBSOIL AREAS TO BE THOROUGHLY DE-COMPACTED TO ENSURE THAT THEY ARE FREE DRAINING. SUBSOIL AREAS TO BE INSPECTED PRIOR TO PLACING TOPSOIL.

SELECTED STANDARD TREE PLANTING PITS TO BE FORMED TO 900 X 900 X 450MM DEEP PITS WITH BASE OF BROKEN UP FOR A FURTHER DEPTH OF 150MM AND BACKFILLED WITH PREMIUM QUALITY TOPSOIL MIXED WITH GREEN TREE PAS 100 SOIL IMPROVER (1PART IMPROVER TO 4 PARTS TOPSOIL - 0.2 M3). WHERE PITS ARE FOUND NOT TO BE FREE DRAINING REQUEST CONFIRMATION FROM CLIENT PRIOR TO INSTALLING LAND DRAINAGE PIPEWORK JOINING TREE PITS AND LEADING TO SOAKAWAY. SELECTED STANDARD TREES TO BE STAKED WITH DOUBLE 50MM DIAMETER MACHINE ROUNDER STAKES, 500MM HIGH, SECURED WITH HESSIAN TREE TIES.

FEATHERED AND LIGHT STANDARD TREE PLANTING PITS TO BE FORMED TO 600 X600 X450MM DEEP PITS WITH BASE OF BROKEN UP FOR A FURTHER DEPTH OF 150MM AND BACKFILLED WITH PREMIUM QUALITY TOPSOIL MIXED WITH GREEN TREE PAS 100 SOIL IMPROVER (1PART IMPROVER TO 4 PARTS TOPSOIL - 0.05M3). FEATHERED AND LIGHT STANDARD TREE TO BE STAKED WITH A SINGLE 50MM DIAMETER MACHINE ROUNDER STAKE, 500MM HIGH, SECURED WITH HESSIAN TREE TIES.

AMENITY / CLOSE MOWN GRASS AREAS TO BE FORMED WITH 150MM DEEP PREMIUM QUALITY TOPSOIL LAID ON CLEAN DE-COMPACTED SUBSOIL LAYER. GRASSED AREAS TO BE SEEDED USING A BLEC TWO PASS TECHNIQUE USING THE FOLLOWING SEE MIX SOWN AT 25GM/M2.

- AGROSTIS CAPILLARIS (COMMON BENT) 10%
- ANTHOXANTHUM ODOURATUM (SWEET VERNAL GRASS) 20%
- DESCHAMPSIA FLEXUOSA (WAZY HAIR GRASS) 30%
- FESTUCA OVINA (SHEEPS FESCUE) 25%
- POA PRATENSIS (SMOOTH STALKED MEADOW GRASS) 15%

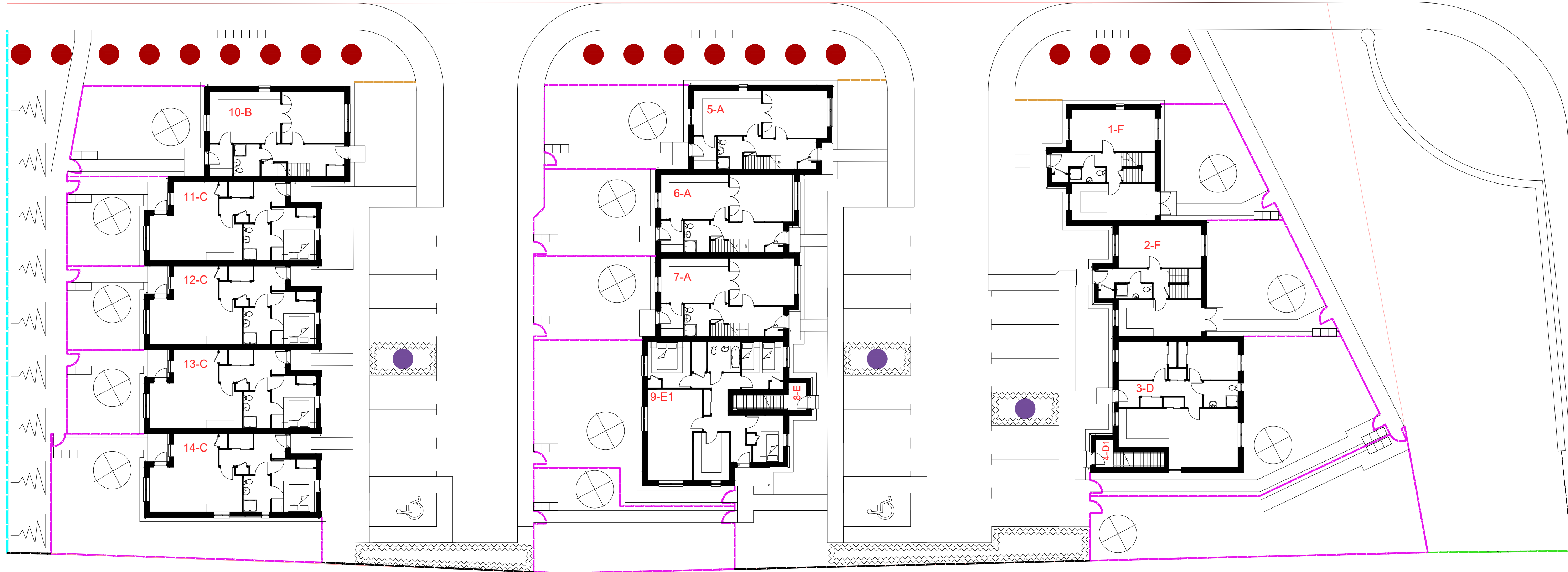
PROPOSED MEADOW GRASS AND WOODLAND STRUCTURE PLANTING AREAS TO BE SEEDED WITH SCOTIA SEED "HIGHLAND GRASS MIX" (80% GRASSES, 20% WILDFLOWERS) TO BE SOWN ON STONE PICKED WEED-KILLED TOPSOIL AT 3G/M2

NATIVE SPECIES WOODLAND SCREEN PLANTING TO BE PROTECTED WITH BODDINGTONS ACORN OR EQUIVALENT TREE / SHRUB GUARD. TREES - GREEN TREEGUARD MESH SHELTERS WITH TWO RATCHET TIES SECURED TO 25 X 25MM SOFTWOOD STAKES (DIAMETER 80 - 110MM, 60 - 90CM HIGH), CONIFERS AND SHRUB SPECIES - GREEN TREEGUARD FOR SHRUBS, MESH SHELTERS WITH TWO RATCHET TIES SECURED TO 25 X 25MM SOFTWOOD STAKES (DIAMETER 130 - 160, 150 -180 AND 170-200MM, 60CM HIGH)

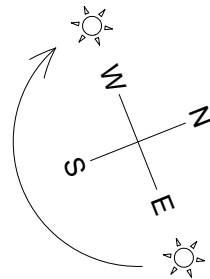
ANY FAILURES IN PLANTING WITHIN THE FIRST 18 MONTHS AFTER PLANTING TO BE REPLACED WITH PLANTS OF SIMILAR SPECIES / SIZE (IN THE NEXT FOLLOWING PLANTING SEASON).

GREEN TREE PAS 100 SOIL IMPROVER AS SUPPLIED BY GREEN TREE 01423 332100

SURFACE FINISH PLAN
1:200



- 0.9M WIDE TIMBER GATE
- 1.8M HIGH TIMBER FENCING
- 1.8M HIGH CHAIN LINK FENCE (EXISTING)
- 1.8M HIGH CHAIN LINK FENCE (PROPOSED)
- TIMBER TRIP RAIL (PROPOSED)
- FENCE TO BE INSTALLED NHS
- PLANTED SORBUS AUCUPARIA (ROWAN) 20 Nr.
- PRUNUS PENDULA ACENDDENS ROSEA (WEEPING CHERRY) 4 Nr.
- ROTARY CLOTHES DRYER



0 2m 4m 6m 8m 10m
Scale 1:200

A	22/08/19	First Issued.	MP
Rev.	Date	Details	Drawn
Issued for:			Checked

PLANNING

Project/Client:	Project No:
Spey House Site 2	IAIV 170030
	Dwg No:
	AL (0) 03
	Rev:
	.
Upland Developments Ltd	Scale:
	1:200 @A1
Drawing:	Drawn By:
Landscaping Plan	GD
	Date:
	12/02/19
Checked By:	Date:

BOUNDARY TREATMENT AND TREE PLANTING PLAN
1:200

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1 : 50

SLATE EFFECT CONCRETE ROOF TILES

UPVC FASCIA, SOFFIT, GUTTERS AND DOWNPIPES

DARK GREY HORIZONTAL BOARD CLADDING

WHITE RENDER TO BLOCKWORK WALLS



UPVC FASCIA, SOFFIT, GUTTERS AND DOWNPIPES

DARK GREY HORIZONTAL BOARD CLADDING

WHITE RENDER TO BLOCKWORK WALLS



1 : 50



1 : 50



SIDE ELEVATION 2



A	23.08.19	First Issued		MP	GD
Rev	Date	Details		Drawn	Checked

Project/Client:

SPEY HOUSE - SITE 2

UPLAND DEVELOPMENTS LTD

Drawing:

BLOCK A-A-A-E
ELEVATIONS

Project No:
IAIV17-0030

Dwg No:
AAAE-200

Rev:
A

Scale:
1 : 50 @A1

Drawn By: Date:
MP

Checked By: Date:
GD

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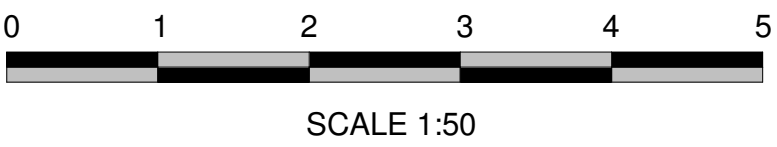
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FLOOR PLAN - FIRST
1 : 50



FLOOR PLAN - GROUND
1 : 50



Rev	Date	First Issued	Details	MP	GD
A	23.08.19	First Issued		MP	GD

PLANNING					
Project/Client:			Project No:		
SPEY HOUSE - SITE 2			IAIV17-0030		
UPLAND DEVELOPMENTS LTD			Dwg No:		
			AAAE-100		
			Rev:		
			A		
Drawing:			Scale:		
BLOCK A-A-A-E			1 : 50 @A1		
FLOOR PLANS			Drawn By:		
			MP		
			Checked By:		
			GD		

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- SLATE EFFECT CONCRETE ROOF TILES
- UPVC FASCIA, SOFFIT, GUTTERS AND DOWNPIPES
- DARK GREY HORIZONTAL BOARD CLADDING
- WHITE RENDER TO BLOCKWORK WALLS

ENTRANCE ELEVATION

1 : 50



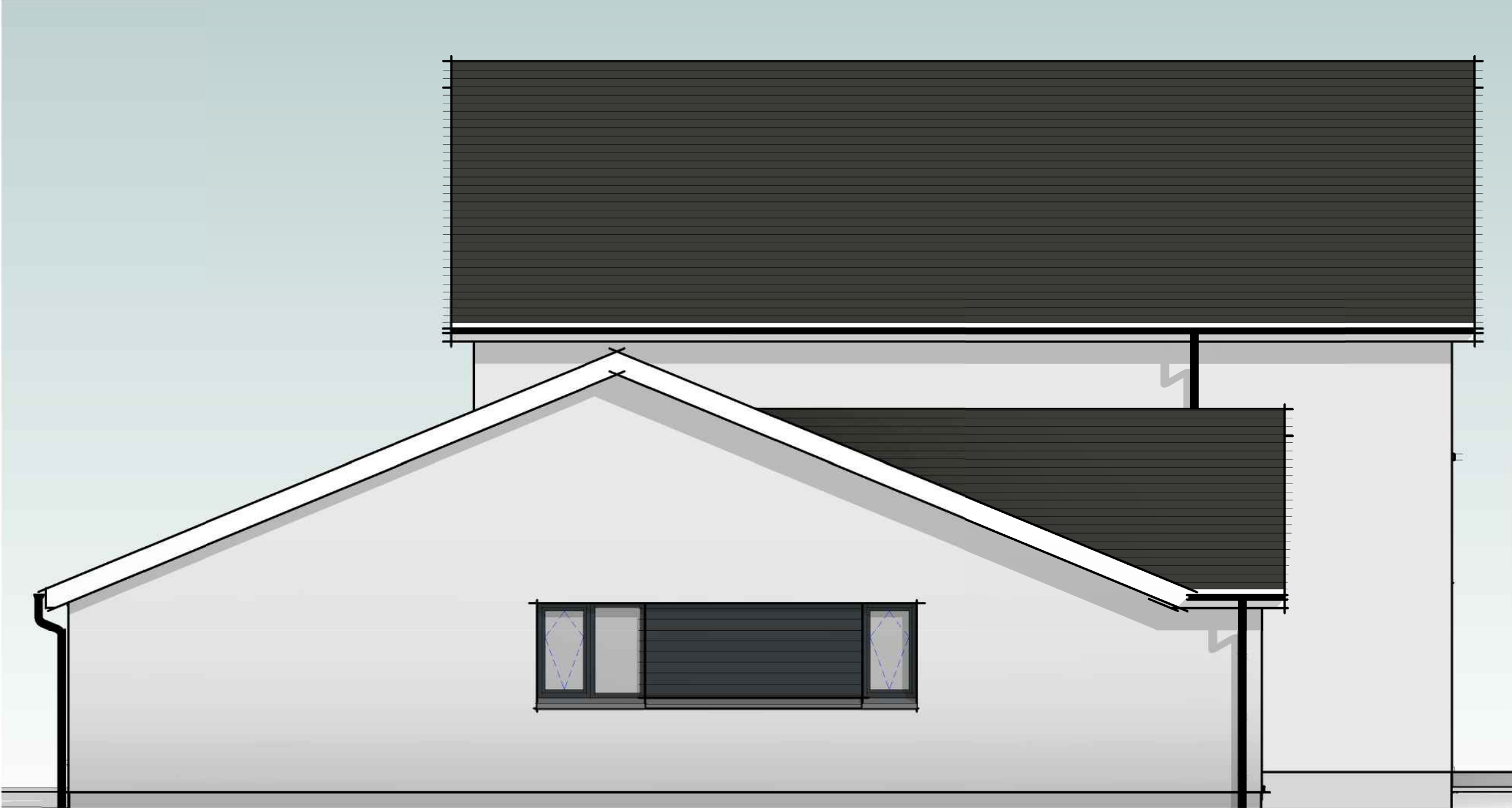
REAR ELEVATION

1 : 50



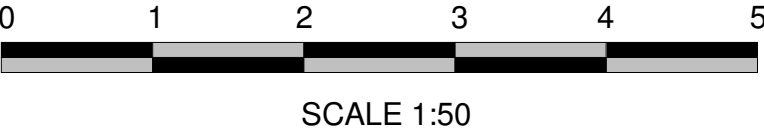
END ELEVATION

1 : 50



END ELEVATION.

1 : 50



Rev	Date	First Issued	Details	MP	GD
A	23.08.19	First Issued		MP	GD

Issued for:

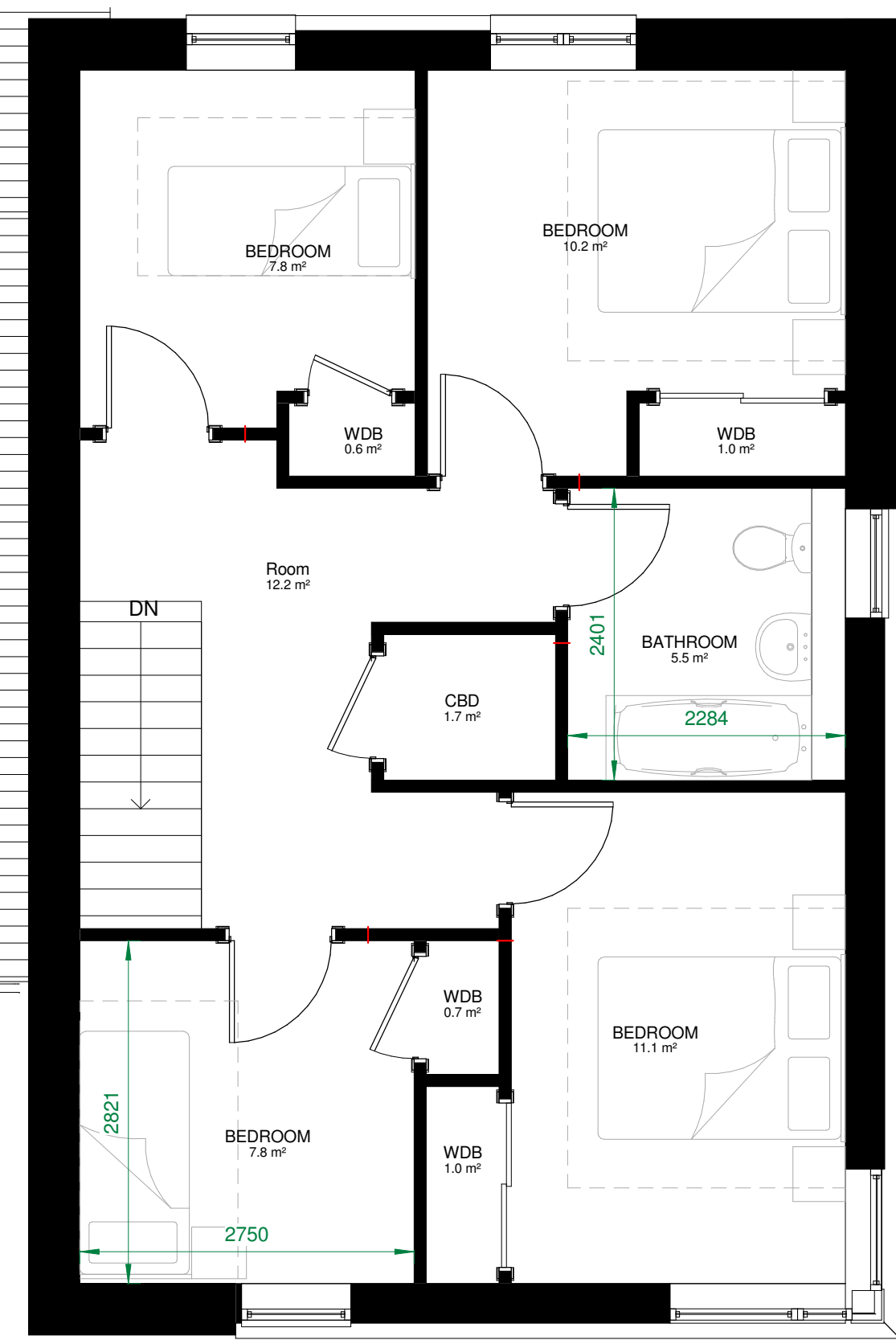
PLANNING

Project/Client:	Project No:
UPLAND DEVELOPMENTS	IAIV17-0030
SPEY HOUSE SITE 2	Dwg No:
	BCCC-200
	Rev:
	A
Drawing:	Scale:
BLOCK BCCC	1 : 50 @A1
ELEVATIONS	Drawn By: Date:
	MP
	Checked By: Date:
	.

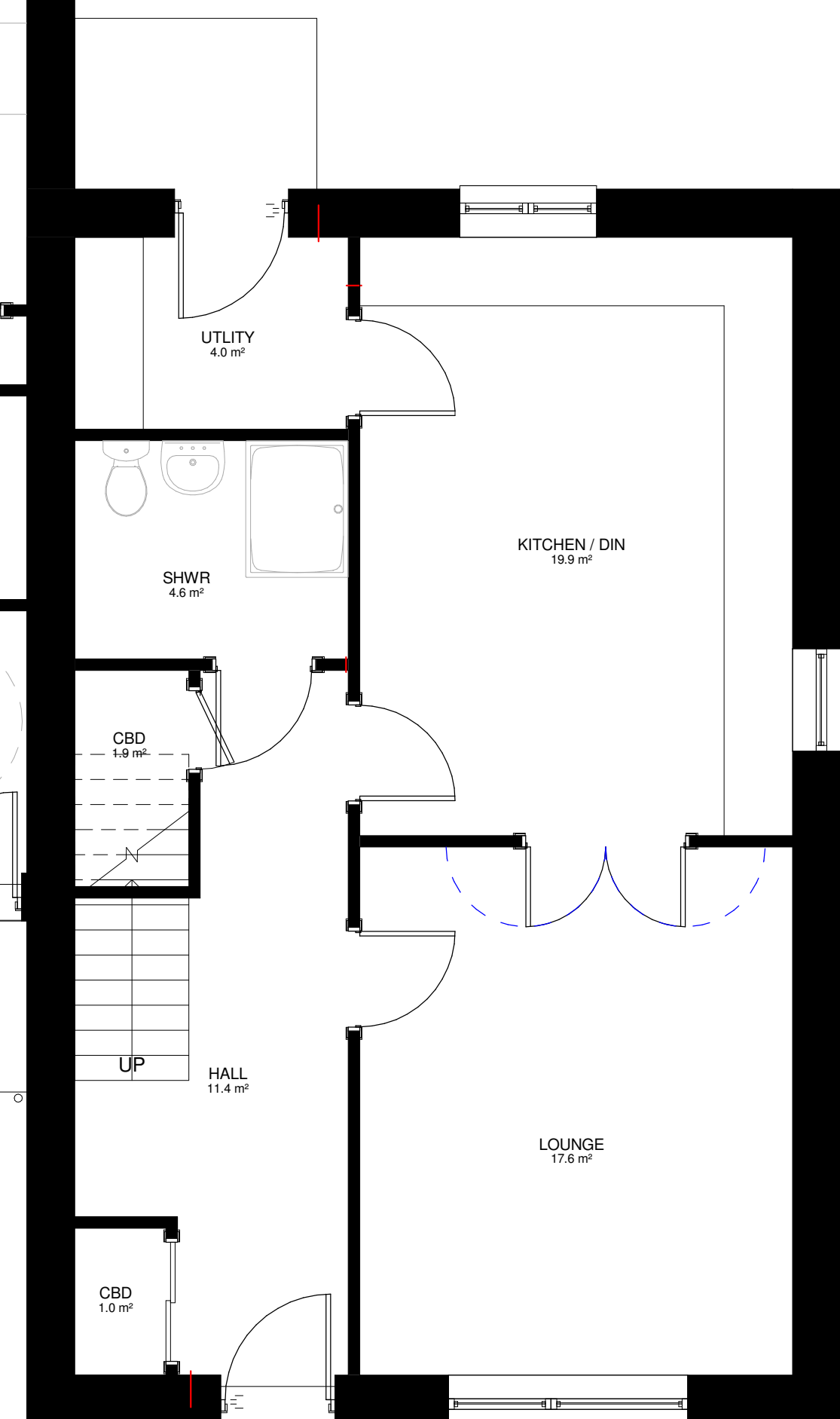
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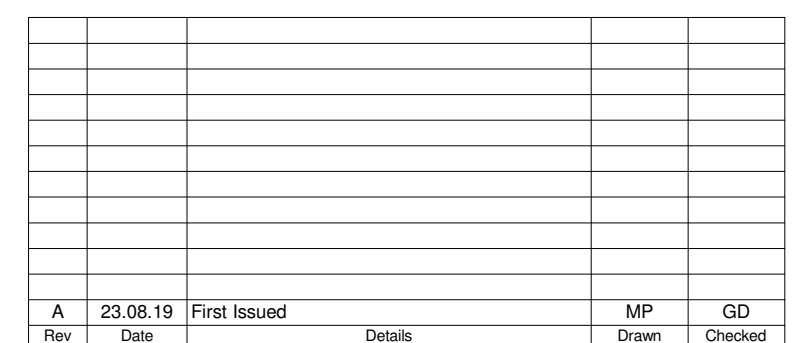
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1 : 50



1 : 50



Project/Client:	Project No:
UPLAND DEVELOPMENTS	IA1V17-0030
SPFY HOUSE SITE 2	Dwg No:
	BCCC-100
	Rev:
	A
Drawing:	Scale:
BLOCK BCCC	1 : 50 @A1
FLOOR PLANS	
	Drawn By:
	MPN
	Checked By:
	Date:

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Rev	Date	Details		Figure	Check

PLANNING

Project/Client:

UPLAND DEVELOPMENTS

SPEY HOUSE SITE 2

Project No:
IAIV17-0030

Dwg No:
BCCC-210

Rev:
A

Drawing:

BLOCK BCCC
3D VIEWS

Scale: _____ @/

Drawn By: _____

Author _____

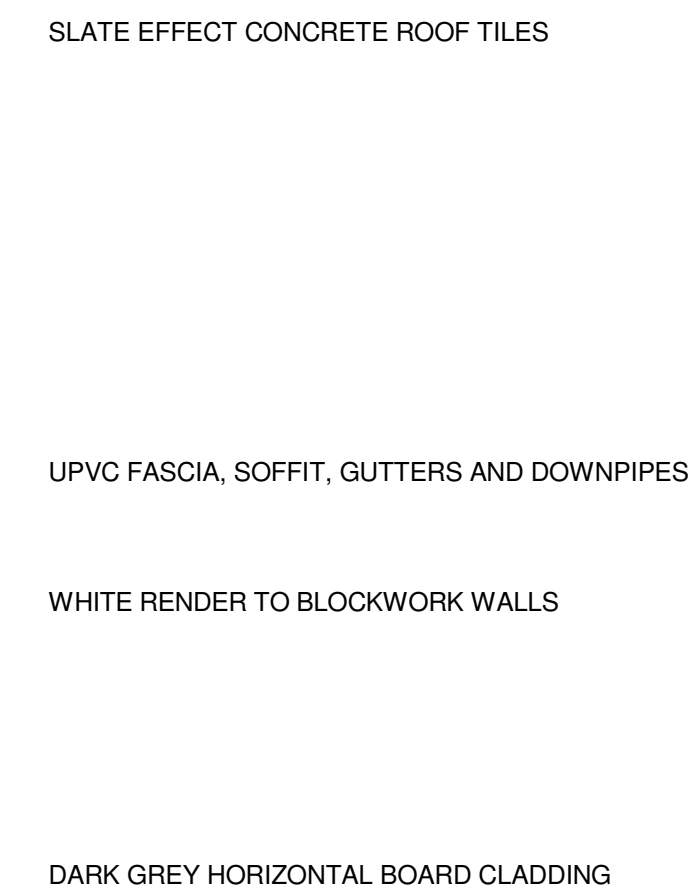
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Checker _____

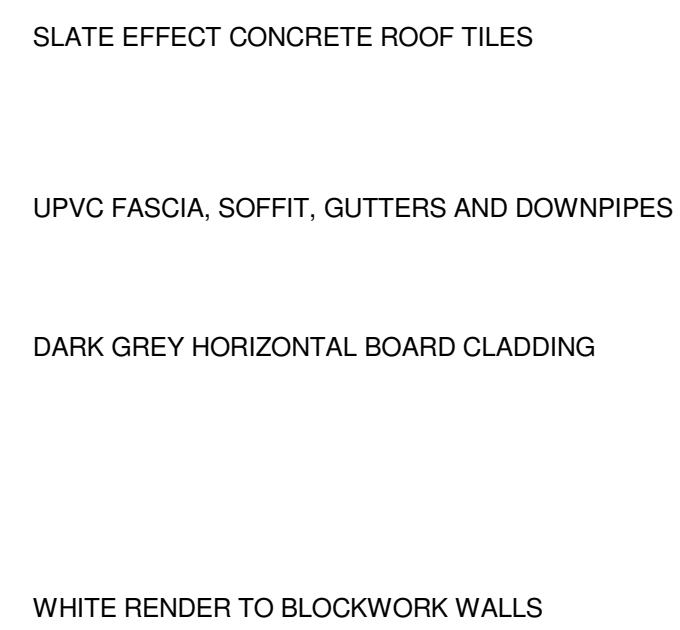
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1:50

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Project/Client:	Project No:
SPEY HOUSE - SITE 2	IAIV17-0030
UPLAND DEVELOPMENTS LTD	Dwg No:
	FFD-200
	Rev:
	A
Drawing:	Scale:
BLOCK F-F-D	1 : 50 @A1
ELEVATIONS	Drawn By:
	MP
	Checked By:
	GD
	Date:

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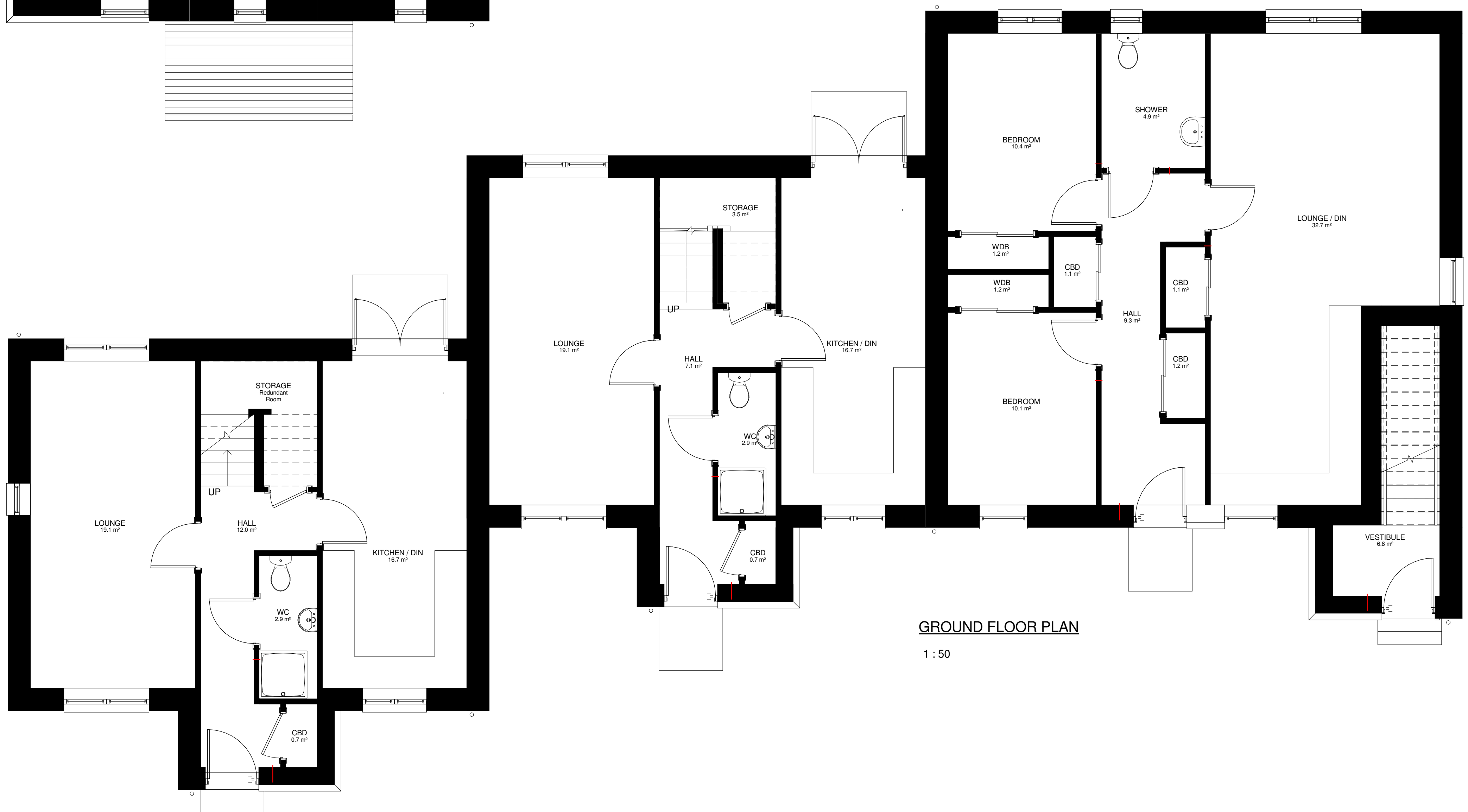


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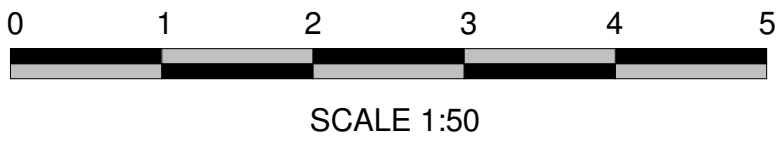
FIRST FLOOR PLAN

1 : 50



GROUND FLOOR PLAN

1 : 50



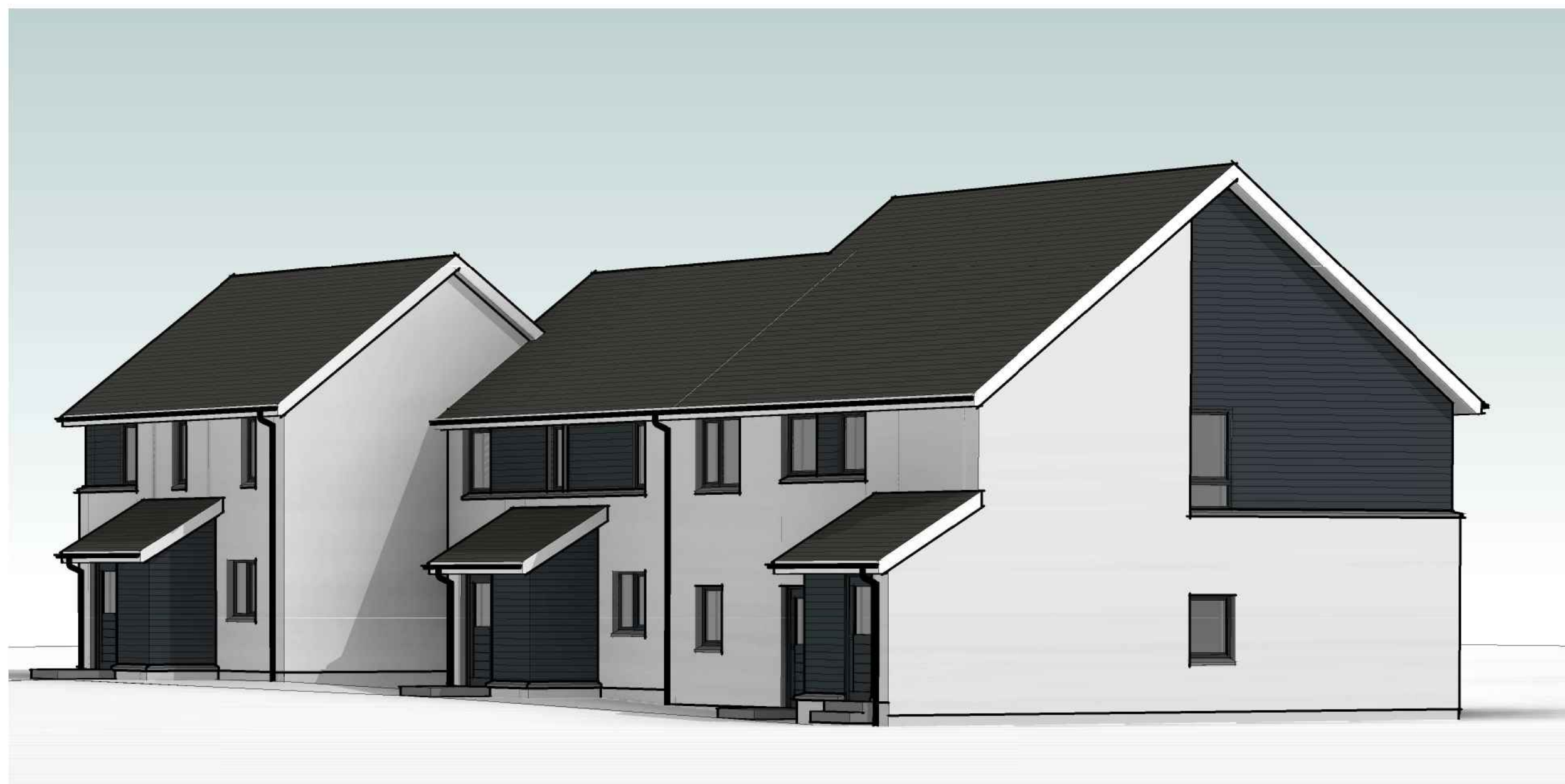
Rev	Date	First Issued	Details	MP	GD
A	23.08.19	First Issued		MP	GD

PLANNING	
Project/Client:	Project No:
SPEY HOUSE - SITE 2	IAIV17-0030
UPLAND DEVELOPMENTS LTD	Dwg No:
	FFD-100
Rev:	Rev:
A	A
Scale:	Scale:
1 : 50	@A1
Drawn By:	Date:
MP	
Checked By:	Date:
GD	

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PLANNING

Project/Client:	Project No: IAIV17-0030
SPY HOUSE - SITE 2	Dwg No: RFD-210
UPLAND DEVELOPMENTS LTD	Rev: A
Drawing:	Scale: @A1
BLOCK F-FD EXTERNAL 3D VIEWS	Drawn By: Date: MP
	Checked By: Date: GD

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