

AGENDA ITEM 6

APPENDIX 1A

2021/0166/DET

PLANS

791500

791400

791300

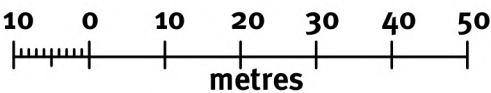
791200

314800

314900

315000

315100



Notes / Key:

- Development boundary
- Client ownership boundary

Development has access rights through existing track

Do not scale from this drawing.
All existing dimensions to be checked on site prior to commencement of works or manufacturing of components.
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John Gilbert
ARCHITECTS

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Client
BRAEMAR COMMUNITY LTD.

Project
KINDROCHIT COURT

Title
LOCATION PLAN

Project Status
STAGE 3 (PLANNING)

Job No
04335

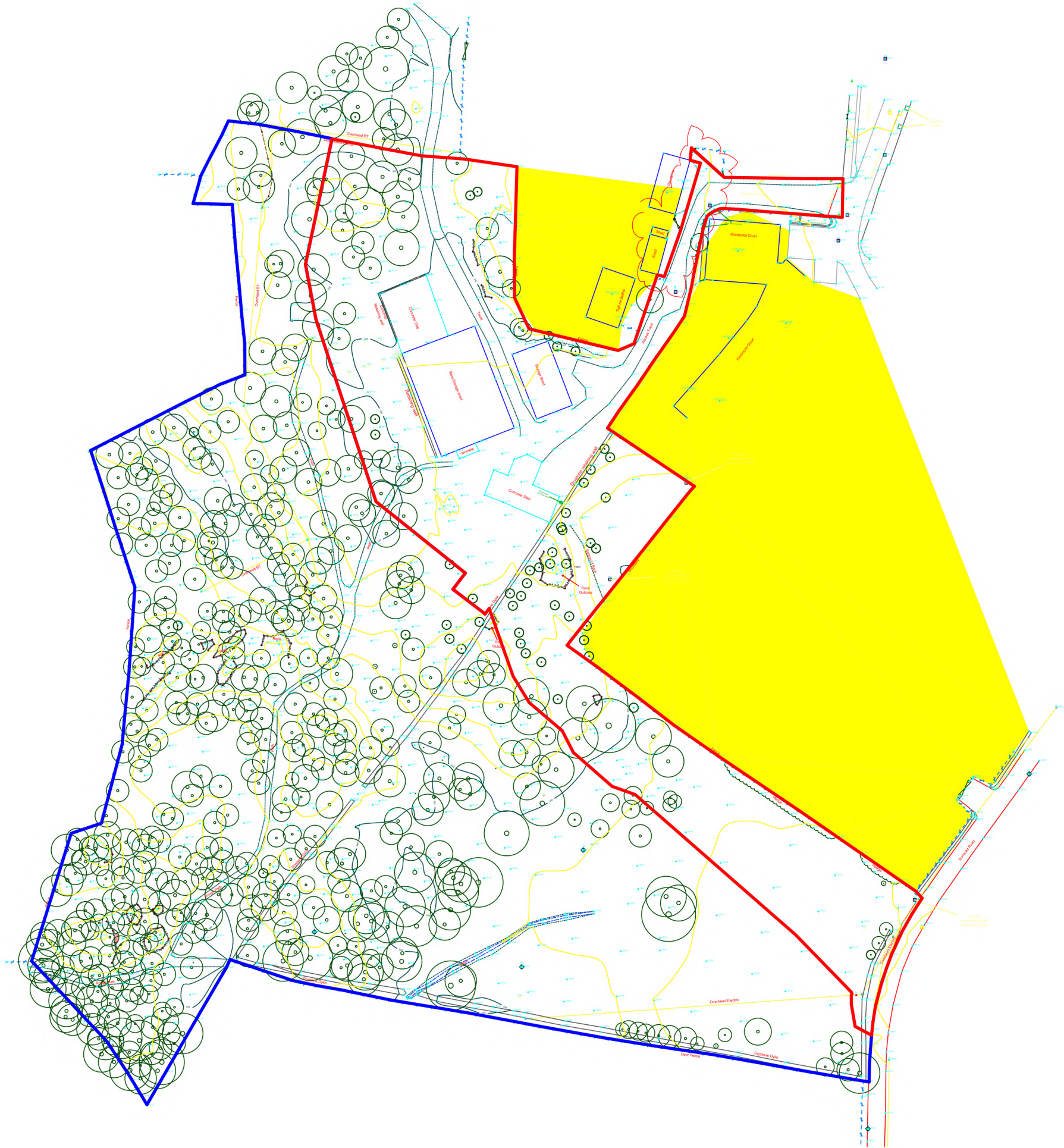
Scale at A2
1:1000

Drawn by
E L

Date of issue

Rev.	Amendment	Date
Rev A	Red boundary amended to include roads, key added.	05.07.2021
Rev B	Issued to planning	
Rev B	Red boundary amended to suit neighbours title deed	21.07.2021
Rev C	Red boundary amended to suit neighbours title deed	28.07.2021

Drg No. Rev
[LP]01_REV C



Notes / Key:

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Client
BRAEMAR COMMUNITY LTD.

Project
KINDROCHIT COURT

Title
SITE PLAN - EXISTING TOPO

Project Status
STAGE 3 (PLANNING)

Job No
04335

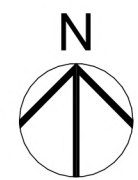
Scale at A3
1:1000

Drawn by
E L

Date of issue

Rev.	Ammendment	Date
Rev A	Scale bar added	10.02.2021
Rev B	Red boundary amended to include roads, key added.	01.07.2021
Rev C	Red boundary amended to suit neighbours title deed	21.07.2021
Rev D	Red boundary amended to suit neighbours title deed	28.07.2021

Drg No. Rev
[EP]01_REV D



No thoroughfare signage to track at north entrance to site



No thoroughfare signage to track at north east entrance to site



Site boundary with 3m clear edge where shown

3m

3m

Concrete hard landscaping to be broken out and crushed up prior to removal

2 no. existing sheds to be fully demolished

A

B

Concrete hard landscaping to be broken out and crushed up prior to removal

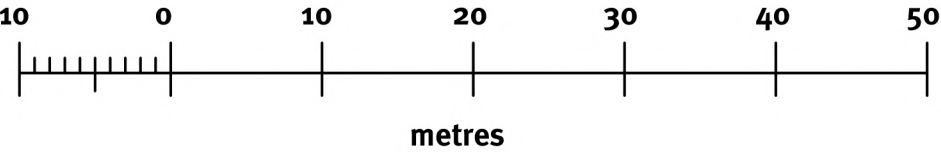
Woodbine

Tigh na Beithe

Kindrochit Court

Kindroc

Braemar Parish Church



Notes / Key:

- Demolition site boundary
- Existing sheds to be demolished
- Existing hard landscaping to be demolished
- No thoroughfare signage to be erected during demolition works

To be read in conjunction with Demolition Method Statement, Existing Utilities Plan and Asbestos Survey and Risk Assessment

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Client
BRAEMAR COMMUNITY LTD.

Project
KINDROCHIT COURT

Title
DEMOLITION SITE PLAN

Project Status
STAGE 3 (PLANNING)

Job No
04335

Scale at A3
1:500

Drawn by
DC

Date of issue
04/08/2021

Rev.	Ammendment	Date
Rev B	Existing concrete slabs to be removed	05/08/2021

Drg No. Rev
[EP]02_REV B



15 Once into the site, the whole area will be a 15mph zone to ensure the 'Home Zone' operates in a safe and controlled manner

Foundations of terrace to avoid tree protection of CAT B tree. Technical solution TBC

Entrance to site kept open at all times to ensure access is maintained to existing cottages to the north of the site (bollards removed from proposals)

New rough gravel path
Bike shed with pitched roof
Shared landscaped area. (See landscape architect's drawings)

Accessible parking
Woodland appropriate shrubs to be planted along western boundary to soften edge of development

External access stairs to upper flats
Refuse vehicle tracking shown as per engineer's drawing. Refuse vehicle is clear of 1.5m 'footpath zone' designated within the shared surface

Bin stores
Shared landscaped area. (See landscape architect's drawings)
Composting

Finger island with 100mm upstand kerb, dropped kerb for pushchair or wheelchair access, connects to footpath to the east

'Home Zone' area throughout with pedestrian and vehicle shared surface. A 600mm adoptable verge has been provided with 100mm high kerb adjacent to the gabion wall. There will be low levels of traffic here for local access only and will be travelling at slow speeds only

23 no. standard parking spaces for use by residents and visitors with 2no. accessible parking bays, this will provide sufficient spaces for all but will not be allocated to specific houses

* Denotes traffic calming measures. Concrete block paving with 15mm high bullnose kerb which gives a change in colour, texture and will be felt by anyone driving over this area. Tight bends in the road also provide additional traffic calming



Notes / Key:

- Site boundary
- Client ownership boundary
- 4 x 2B3P flat
- 2 x 1B2P flat
- 2 x 2B4P flat on FF & 2 x 2B3P WC flats on GF
- 3 x 3B5P house
- 2 x 3B5P house (gable)
- Bin Store
- Composting Area
- Cycle Store

Refer to landscape architect's drawing for surface finishes.

Parking numbers are based on Aberdeenshire Council's Parking Standards 2001 for Housing Association houses and flats. 2 no. spaces per house and 1 no. space per flat, therefore we need a **minimum of 22 spaces**.

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Client
BRAEMAR COMMUNITY LTD.

Project
KINDROCHIT COURT

Title
BLOCK PLAN

Project Status
STAGE 3 (PLANNING)

Job No
04335

Scale at A3
1:500

Drawn by
E L

Date of issue
14.12.2020

Rev.	Amendment	Date
Rev A	Response to comments	27.01.2021
Rev B	Parking reduced to 25	09.02.2021
Rev C	Block A moved N, Block C moved S, coordinated with LA	19.02.2021
Rev D	Composting and bollards added, Block C terrace updated to gardens	09.03.2021
Rev E	Site boundary and key updated. Issued to planning	01.07.2021
Rev F	Red boundary amended to suit neighbours title deed	21.07.2021
Rev G	Red boundary amended to suit neighbours title deed	28.07.2021
Rev H	Notes added for planning responses	12.08.2021
Rev J	Updated in line with Roads Dept meeting	24.11.2021
Rev K	Bollards removed to north east entrance to maintain access to existing cottages to the north	03.02.2022

Drg No. Rev
[PP]05_REV M



E01 Block A North Elevaiton 1:100 E02 Block A West Elevation 1:100



E03 Block A South Elevation 1:100 E04 Block A East Elevation 1:100

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Client
BRAEMAR COMMUNITY LTD.

Project
KINDROCHIT COURT

Title
BLOCK A ELEVATIONS

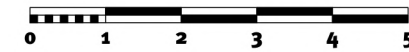
Project Status
STAGE 3 (PLANNING)

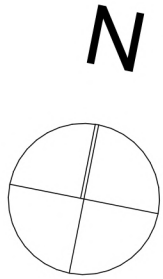
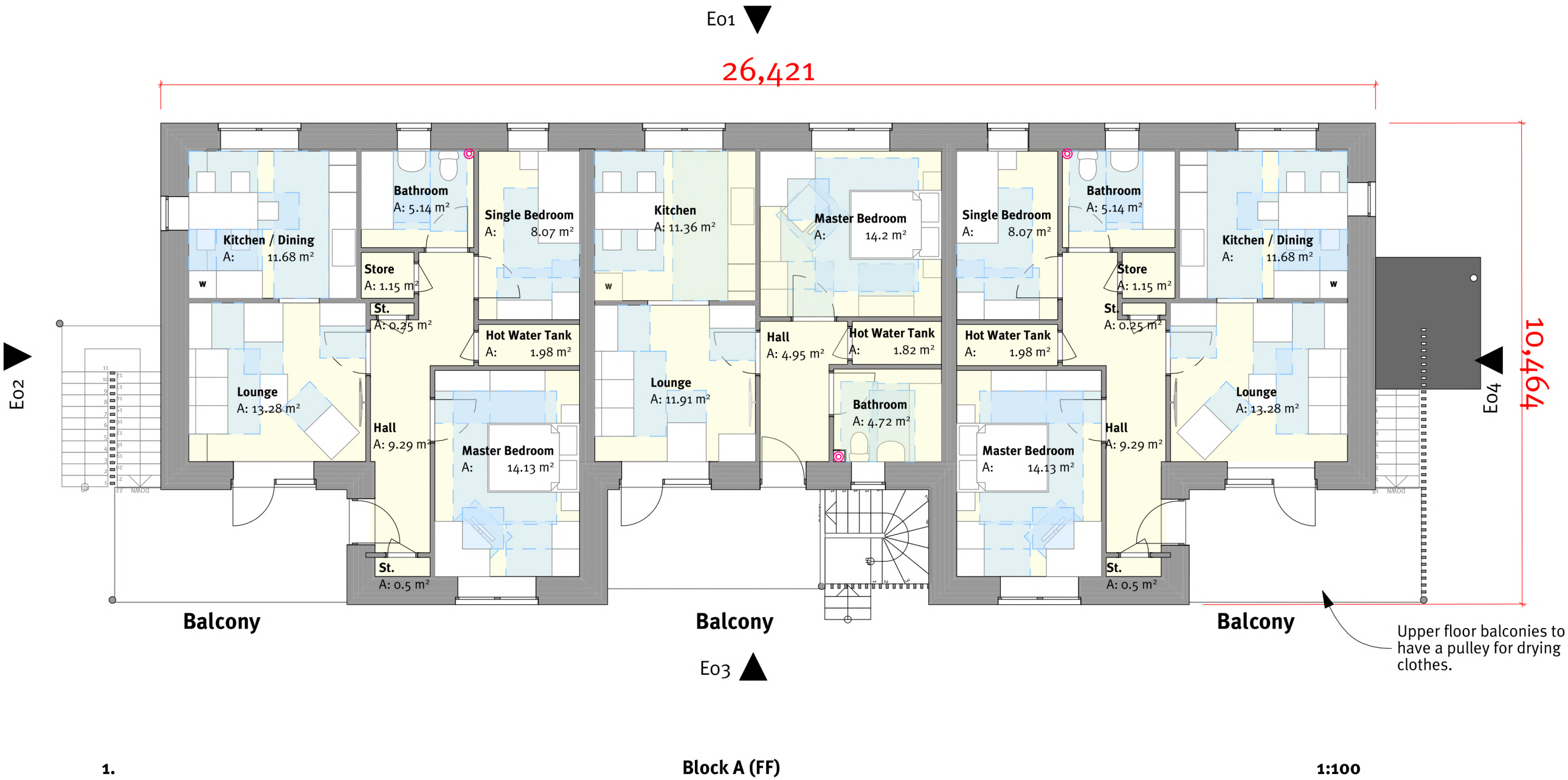
Job No 04335 Scale at A2 1:100

Drawn by E L Date of Issue

Rev.	Amendment	Date
Rev B	Horizontal cladding under windows rather than dummy panel. Post and wire fence added	22.04.2021
Rev C	Horizontal cladding amended to light grey	12.08.2021

Drg No. Rev
[PE]01_REV C





Notes / Key:

2B3P FLAT	
Room Name	NIA
Bathroom	5.14
Hall	9.29
Kitchen / Dining	11.68
Lounge	13.29
Master Bedroom	14.13
Single Bedroom	8.07
St.	0.75
Store	1.15
Thermal Store	1.98
	65.48 m ²

1B2P FLAT	
Room Name	NIA
Bathroom	4.72
Hall	4.95
Kitchen/Di...	11.36
Lounge	11.91
Master Bed...	14.20
Thermal St...	1.82
	48.96 m ²

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BRAEMAR COMMUNITY LTD.

Project
KINDROCHIT COURT

Title
BLOCK A PLANS

Project Status
STAGE 3 (PLANNING)

Job No
04335

Scale at A2
1:100, 1:1

Drawn by
E L

Date of issue

Rev.	Amendment	Date
Rev B	Note added for clothes drying	22.04.2021
Rev C	Windows clarified	07.05.2021

Drg No.
[PP]12_REV C

Rev