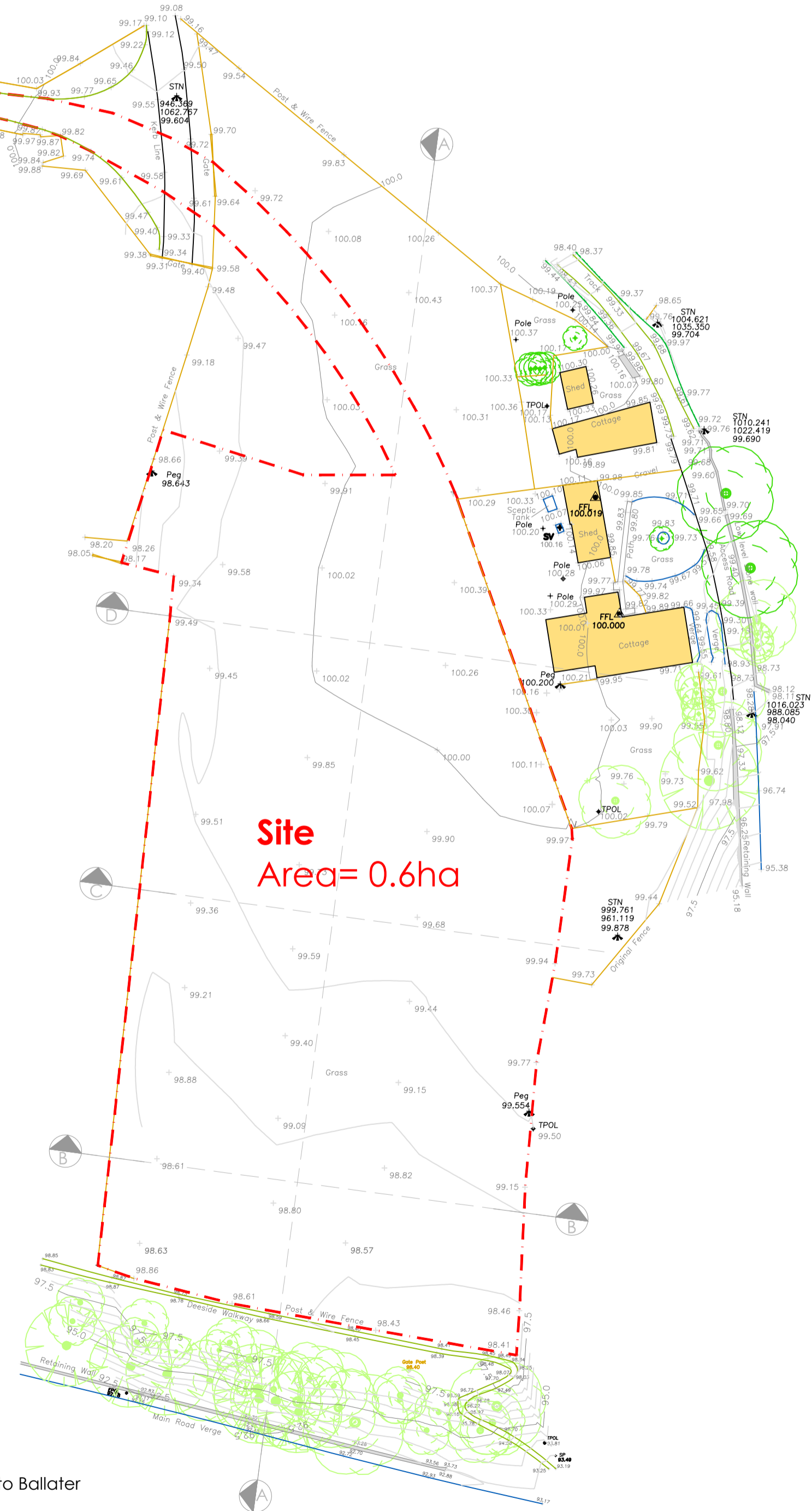
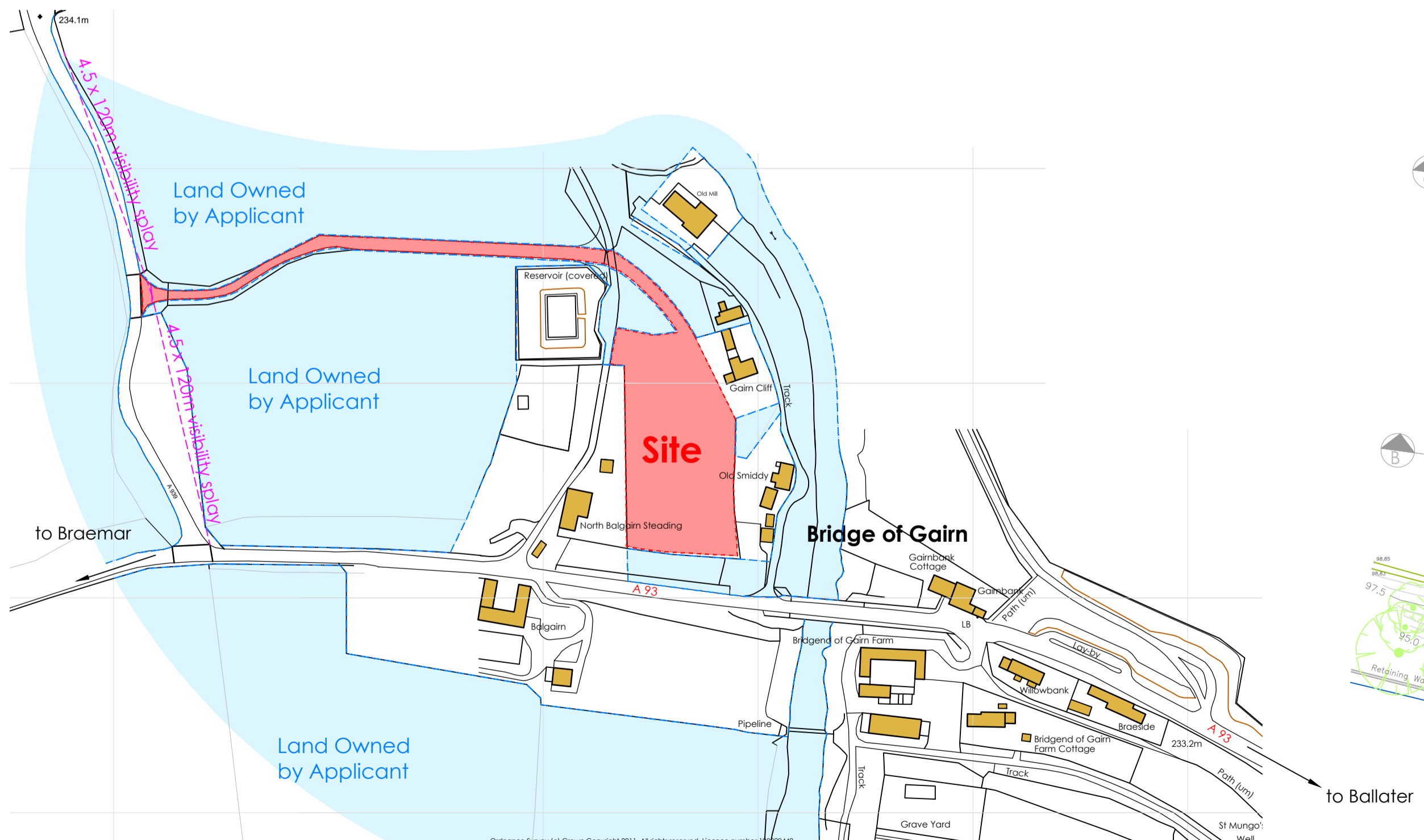
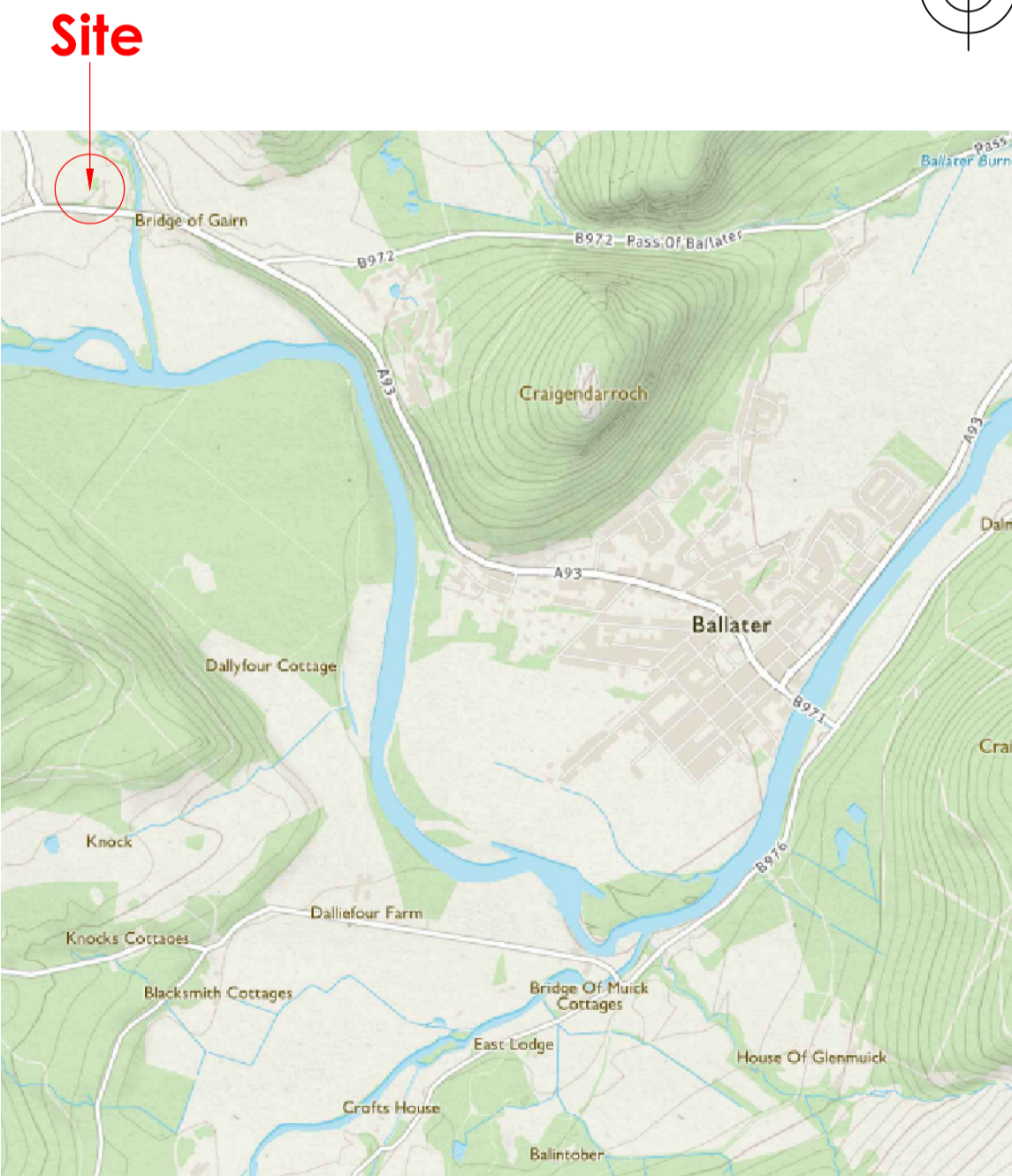
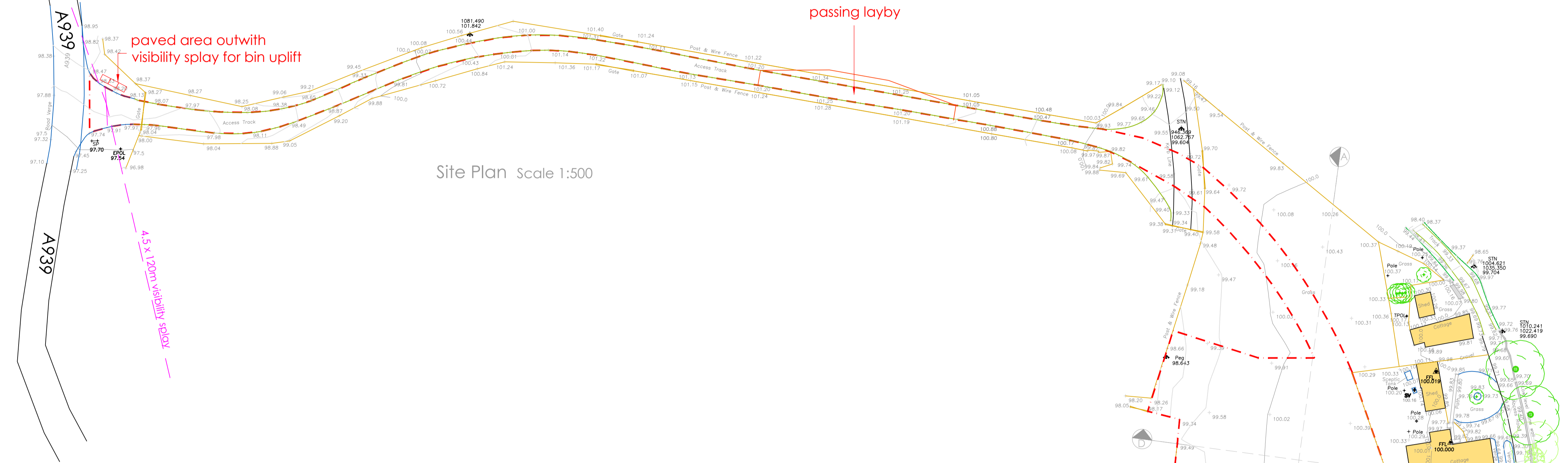
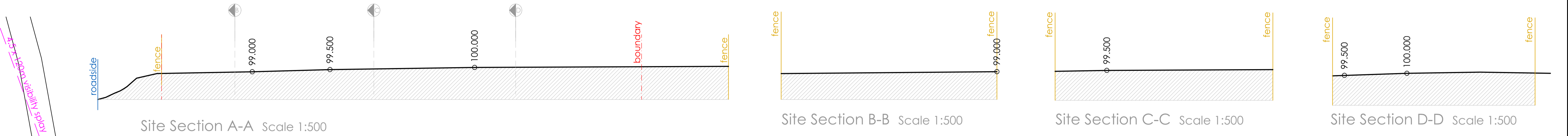


# **AGENDA ITEM 7**

## **APPENDIX I**

**2020/0293/DET**

**PLANS**



Rev.	Purpose of issue	By	Date
Description			
Site Adj. Waterworks Bridge of Gairn Ballater			
Proposed New Houses			
Site Location Plans and Site Sections			
Date : March 2020		Drawing No.	
Scale : as shown @ A1		2018-108/P01	
Drawn : SD			

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architectural design services

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**Survey Details**

Surveyed by: MS  
 Date(s): 15.04.16  
 Weather: Snowing  
 Datum: Local  
 Grid: Local

**Notes:**

Before using any of the survey stations shown on this drawing, appropriate checks should be carried out to ensure their original positions have not been disturbed.

Details shown on this drawing have been surveyed at ground level. Features shown without a survey mark are indicative only.

Some surveyed levels may have been removed from this drawing for clarity.

There may be some features out with the survey brief but near the site which may have an effect on any proposed development.

Trees shown on this drawing have been surveyed at the base of the trunk and does not indicate the verticality or direction in which the tree has grown.

The features and utilities shown on this drawing have been derived by a visual inspection of the site. Obstructions, such as parked vehicles, or overgrown and inaccessible areas may have prevented some details or utilities from being identified.

Utilities shown on this drawing should be cross referenced with the relevant authorities layout plans prior to any design or construction work being carried out.

Any areas shown on this drawing as inaccessible or overgrown should be made accessible or cleared and a return site visit arranged if the survey information is required for development.

The drawing represents the site on the date shown and is only valid if no changes to the site have occurred.

**Legend:**

AV	Air Vent	MH	Manhole
B	Bin	MP	Marker Post
BA	Barrier	PB	Post Box
BO	Bollard	PM	Parking Meter
BOB	Bottom of Bank	PO	Post
BS	Bus Stop	PW	Post & Wire Fence
C	Cabinet	RE	Rodding Eye
CCTV	CCTV Camera	RW	Retaining Wall
CL	Cover Level	RWP	Rain Water Pipe
DSD	Dry Stone Dyke	SP	Sign Post
EC	Electric Cabinet	SC	Speed Camera
EP	Electric Pole	SV	Stop Valve
ER	Earth Rod	TB	Telephone Box
FH	Fire Hydrant	TEL	Telecom Cover
FL	Floor Level	TC	Telecom Cabinet
G	Gully	TL	Traffic Light
GP	Gate Post	TLC	Traffic Light Control
GV	Gas Valve	TOB	Top of Bank
HR	Hand Rail	TP	Telegraph Pole
IL	Invert Level	UC	Unknown Cover
LP	Lamppost	W	Wall
		WV	Water Valve

Revision	Date	Details

Client: **Gerry Robb Architecture**

Project: **Proposed Development at Bridge of Gairn Ballatar**

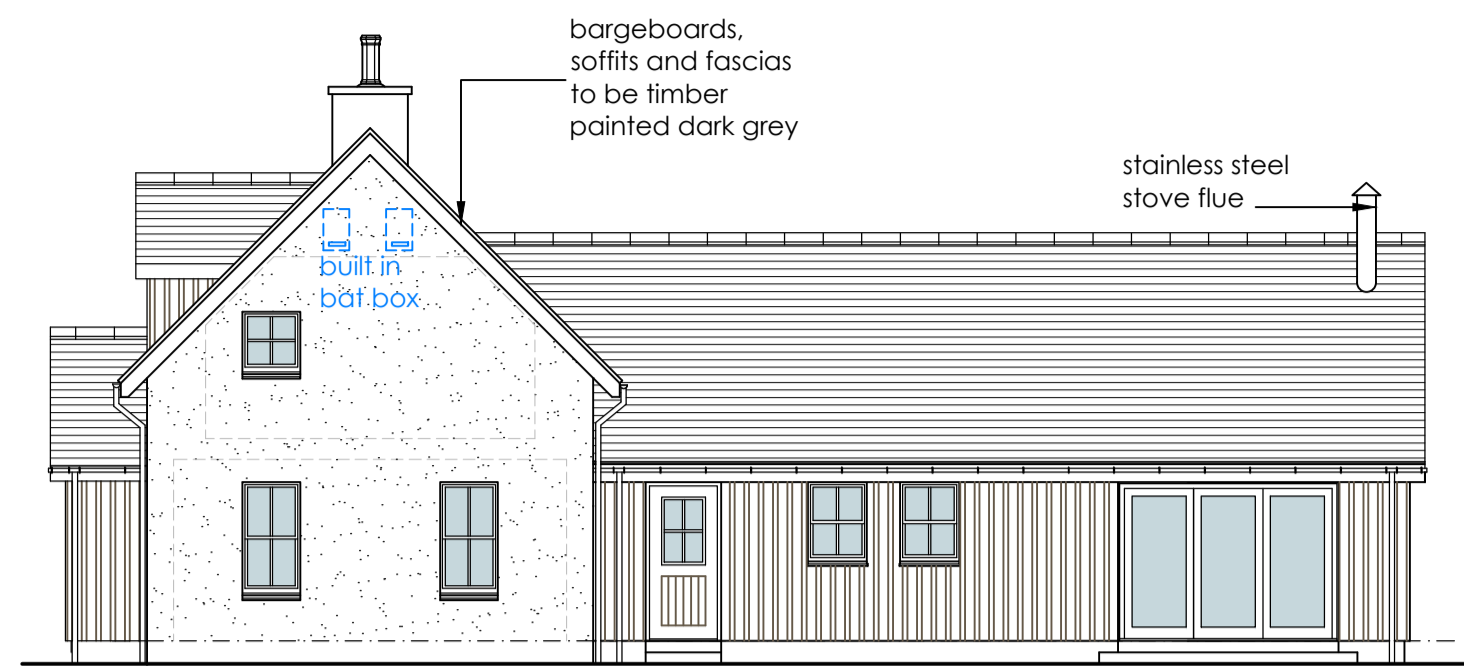
Drawing Title: **Site Survey Layout Plan**

Project No	<b>TS 2527</b>	Drawing No	<b>T - 01</b>
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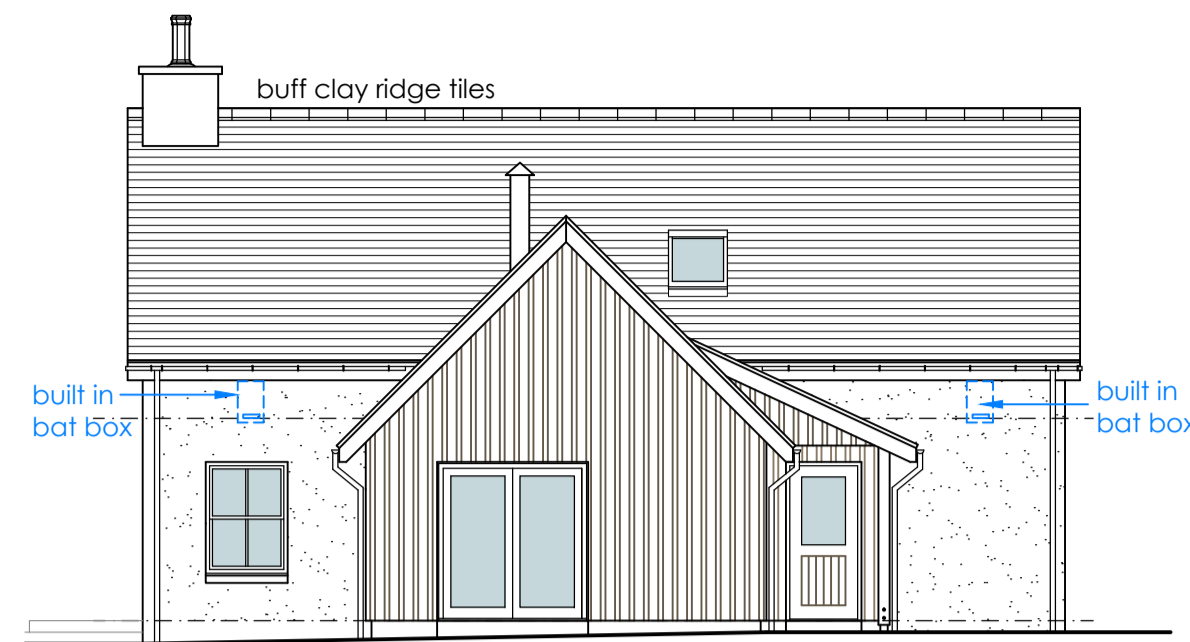
Drawn by	<b>MS</b>	Issued by	<b>MS</b>
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Scale	<b>1:500 @ A2</b>	Date	<b>18.04.16</b>
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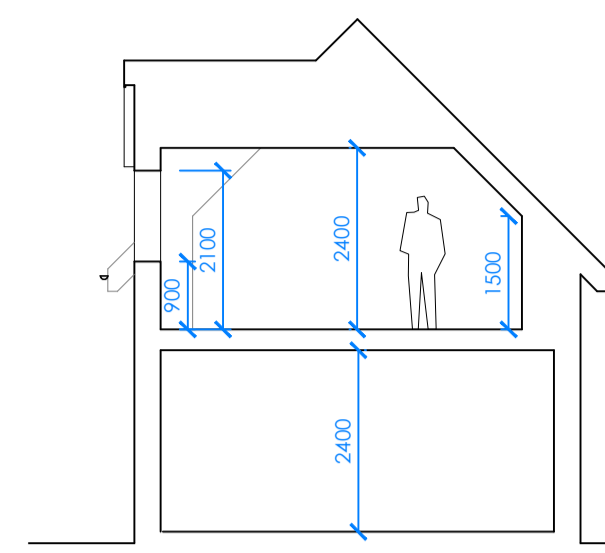




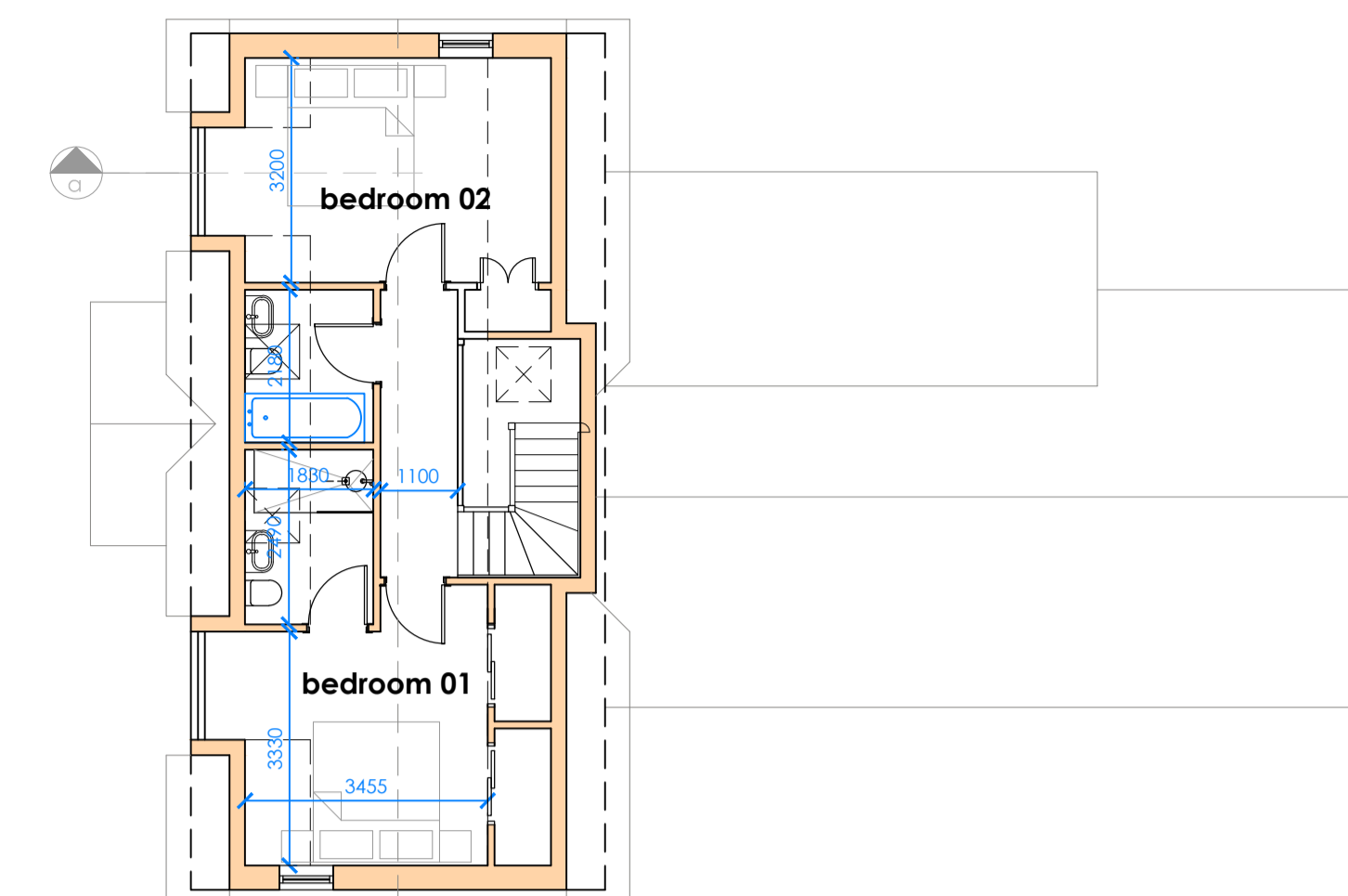
South East Elevation Scale 1:100



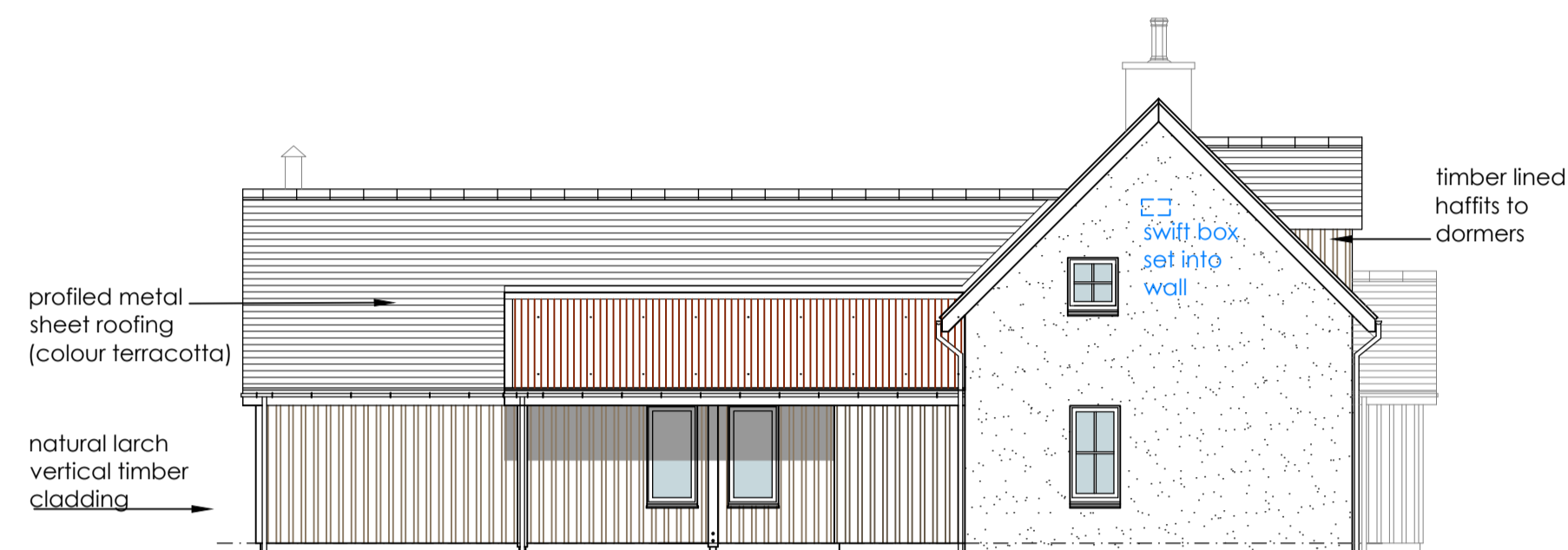
North East Elevation



Section a-a



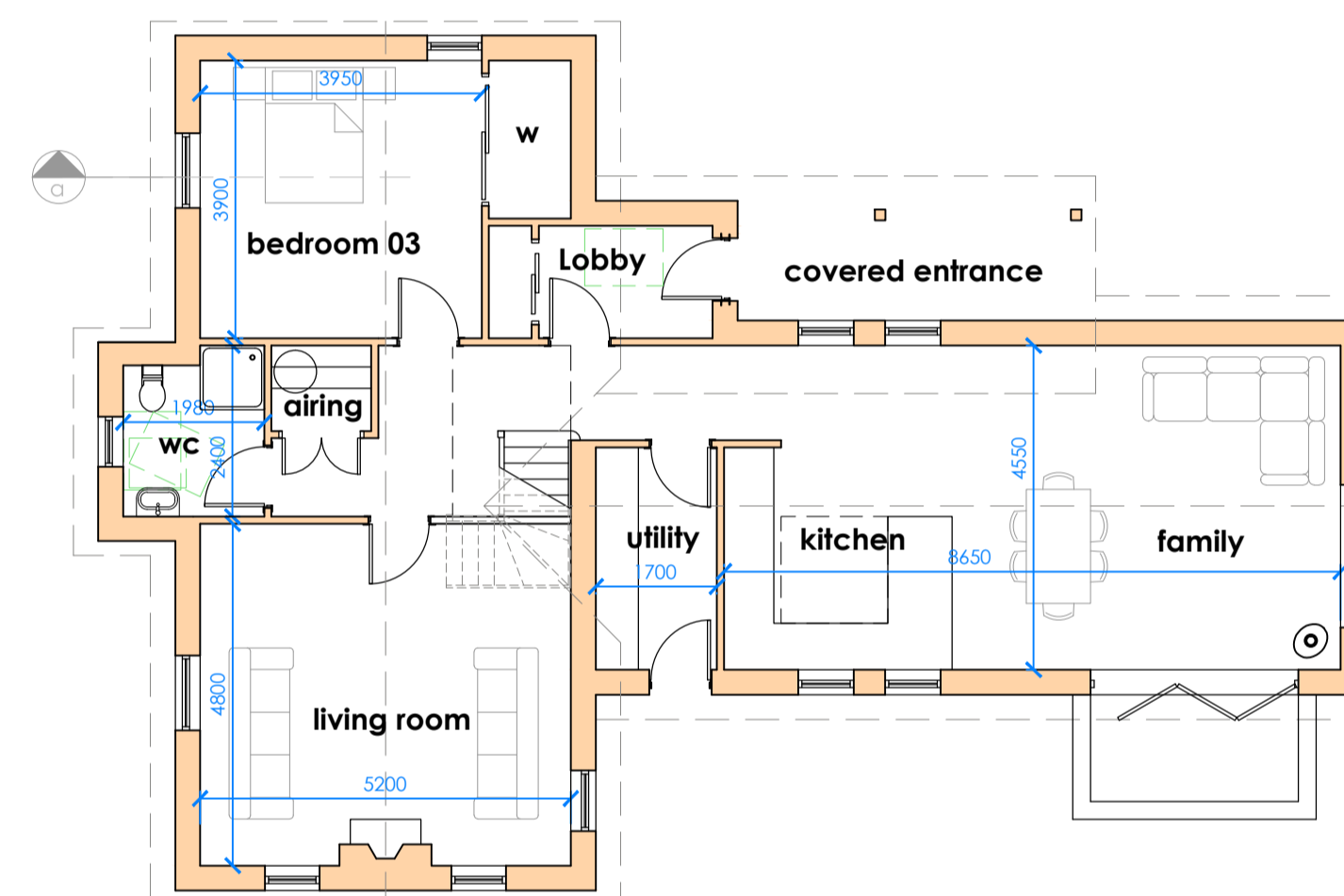
Proposed First Floor Plan  
Plot 1  
Floor Area=47 sqm  
Scale 1:100



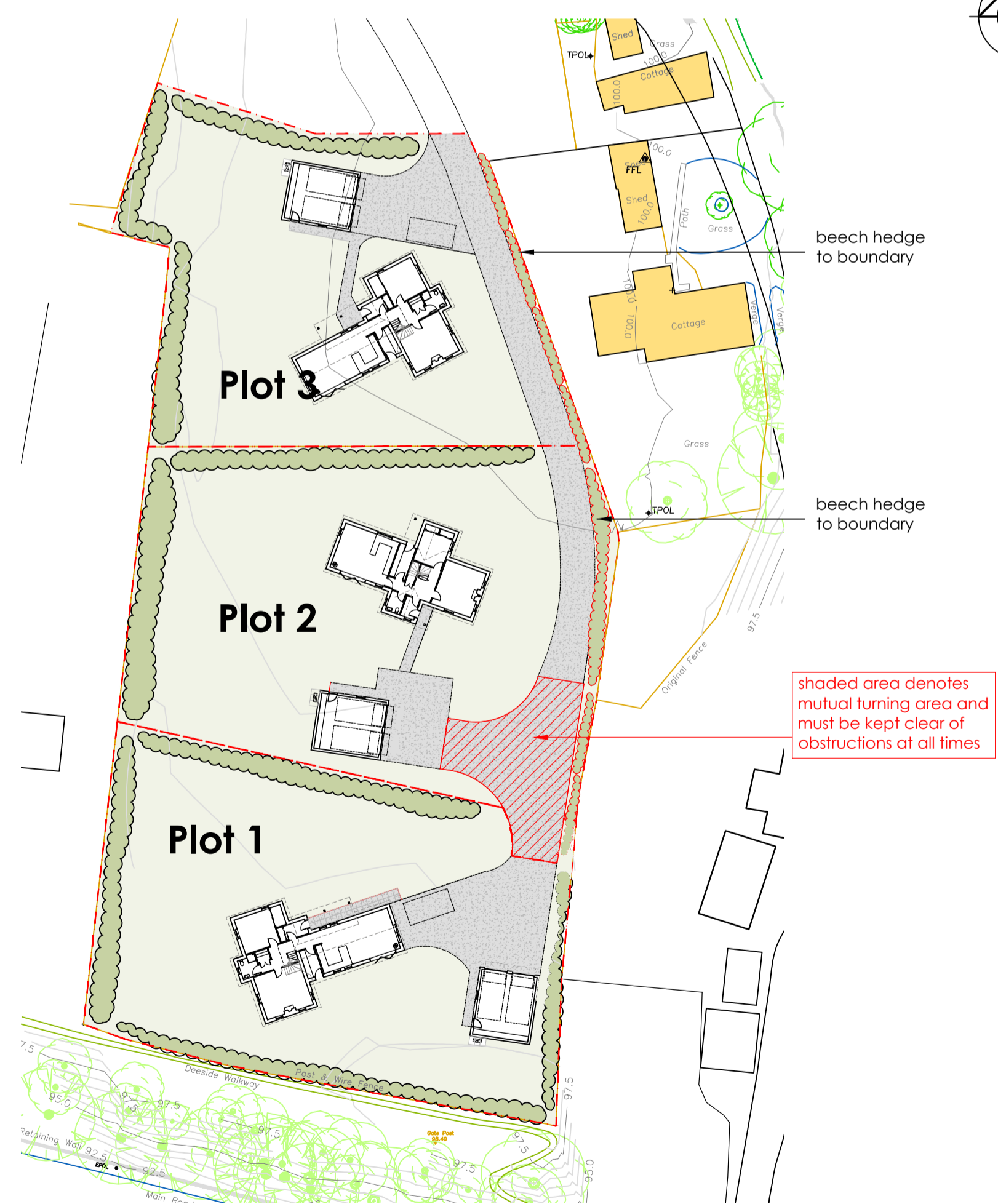
North West Elevation Scale 1:100



South West Elevation



Proposed Ground Floor Plan  
Plot 1  
Floor Area=114 sqm  
Scale 1:100



Proposed Site Layout Scale 1:500



Proposed Plot 1 Site Layout Scale 1:200

# Plot 1

Total Floor Area=161 sqm

Rev	Purpose of issue	By	Date
A	Planning	SD	Feb 2021

Description:  
Plot 1 House re-orientated to increase south west neighbour privacy  
Bat slates replaced with bat boxes

Site Adj. Waterworks  
Bridge of Gairn  
Ballalair

Proposed New Houses

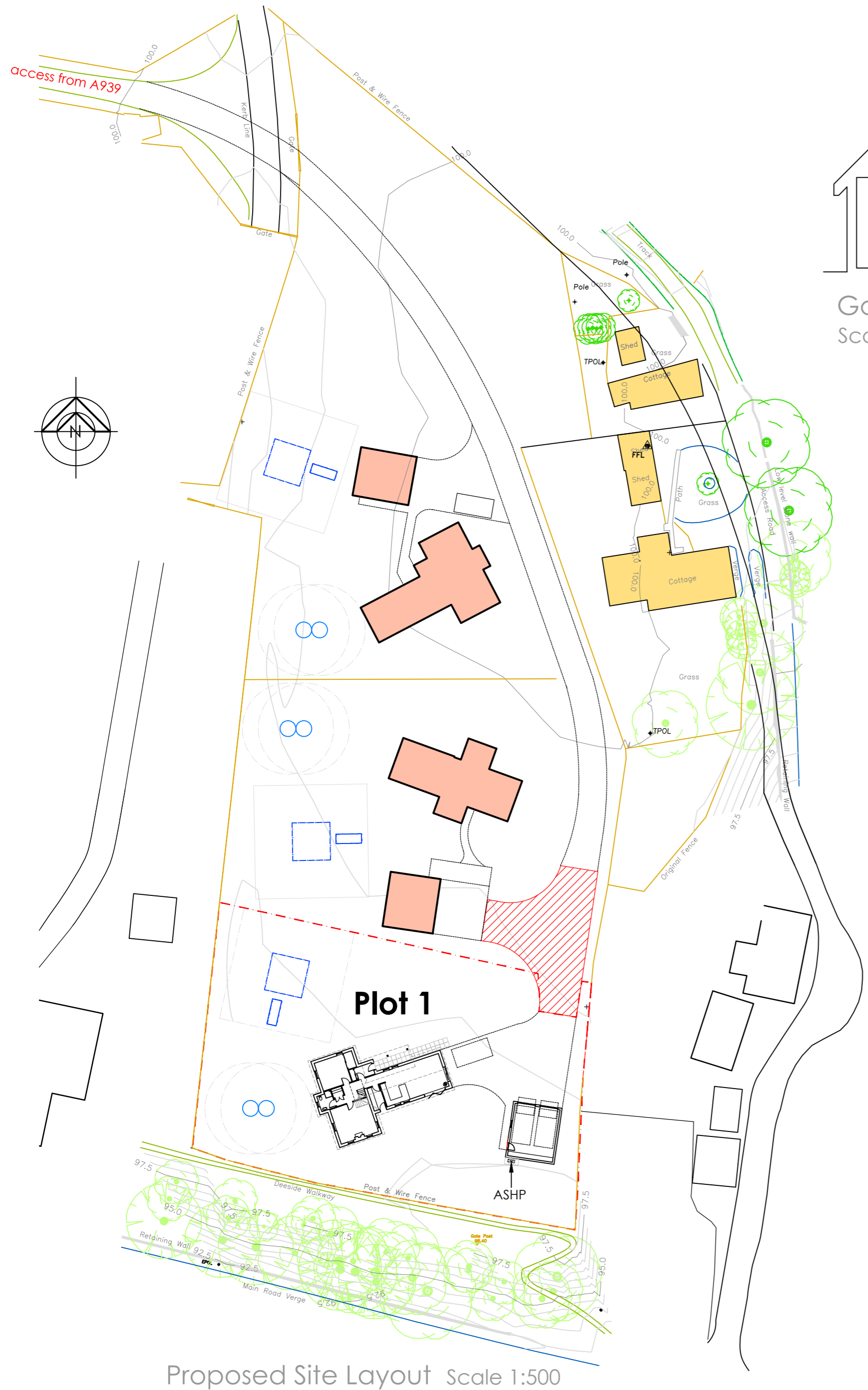
Site and House Layout - Plot 1

Date : March 2020  
Scale : as shown @ A1  
Drawn : SD

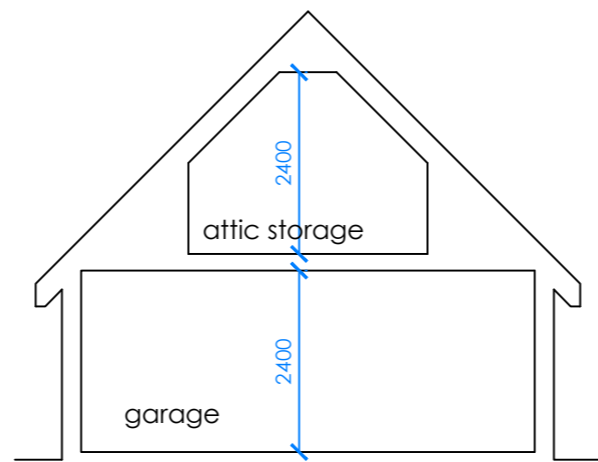
Drawing No.  
2018-108/P02 (A)

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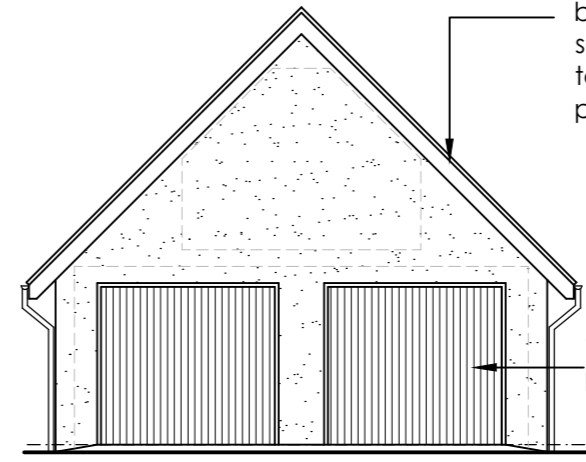
Bridgend  
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Aberdeenshire  
AB34 5HB  
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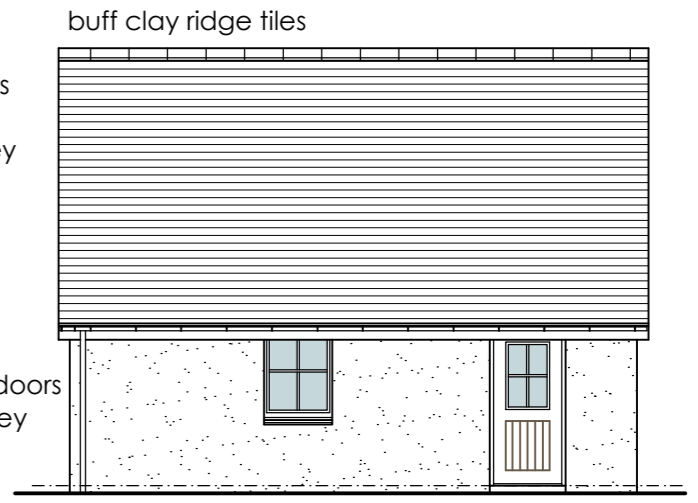
Proposed Site Layout Scale 1:500



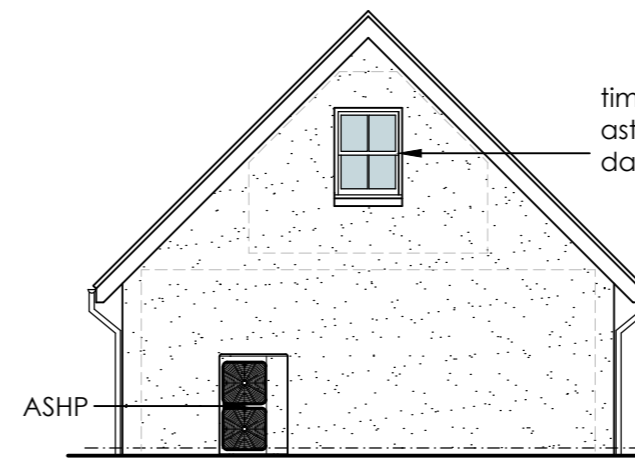
Garage Section  
Scale 1:100



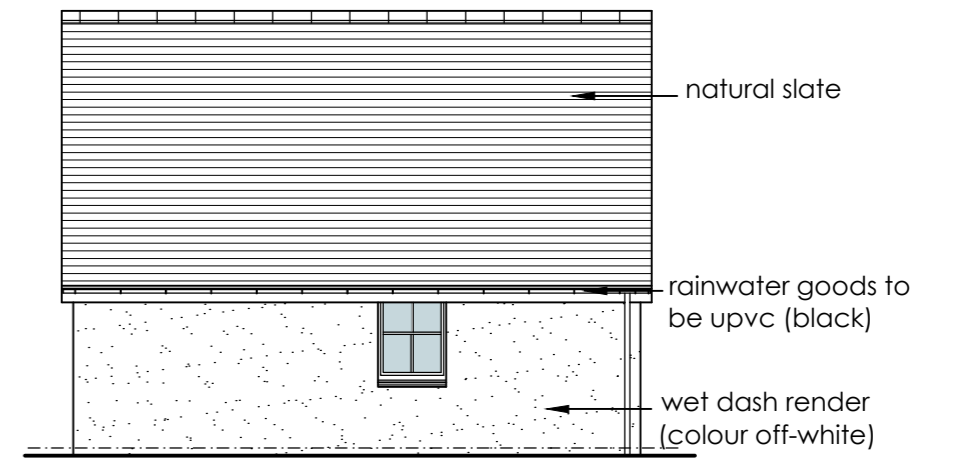
North Garage Elevation  
Scale 1:100



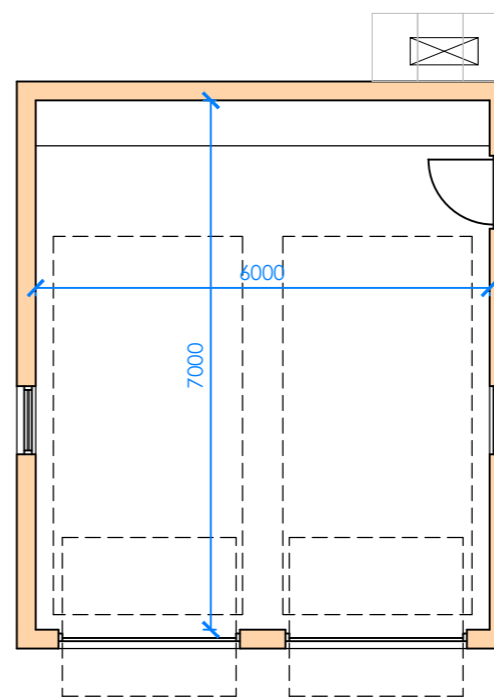
West Elevation



South Elevation



East Elevation



Garage Plan  
Scale 1:100

Rev.	Purpose of issue.	By	Date
A	Planning	SD	Feb 2021

Description  
Plot 1 House re-orientated to increase south west neighbour privacy

**Site Adj. Waterworks  
Bridge of Gairn  
Ballater**

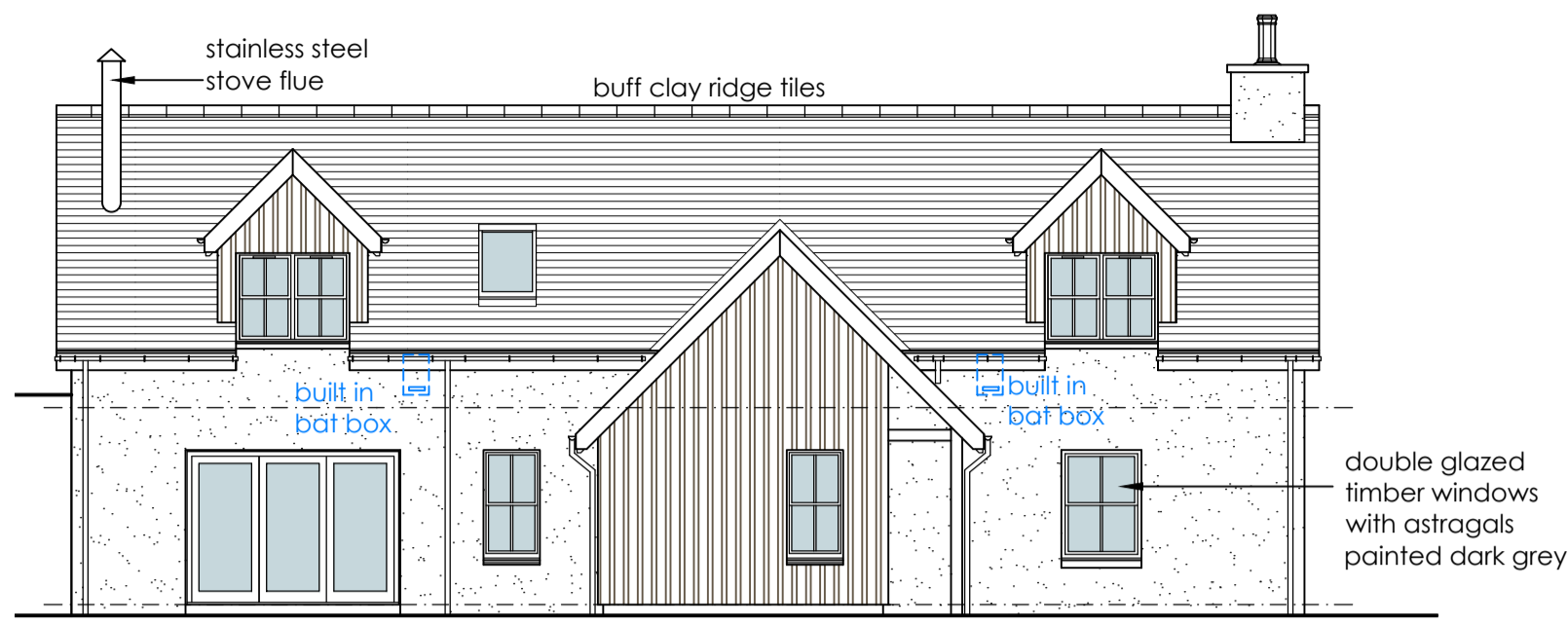
Proposed New Houses

Site and Garage Layout - Plot 1

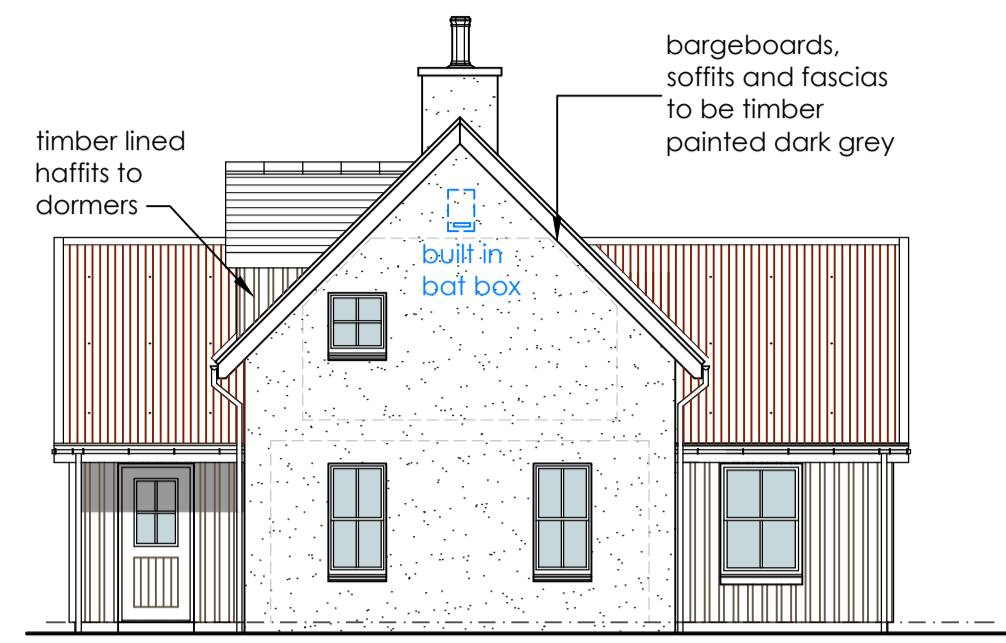
Date : March 2020	Drawing No.
Scale : as shown @ A2	<b>2018-108/P03 (A)</b>
Drawn : SD	

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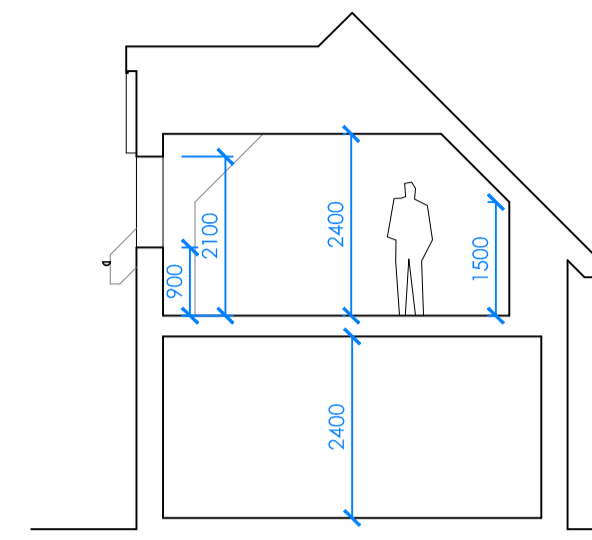
Bridgend  
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Aberdeenshire  
AB34 5HB  
(013398) 86359  
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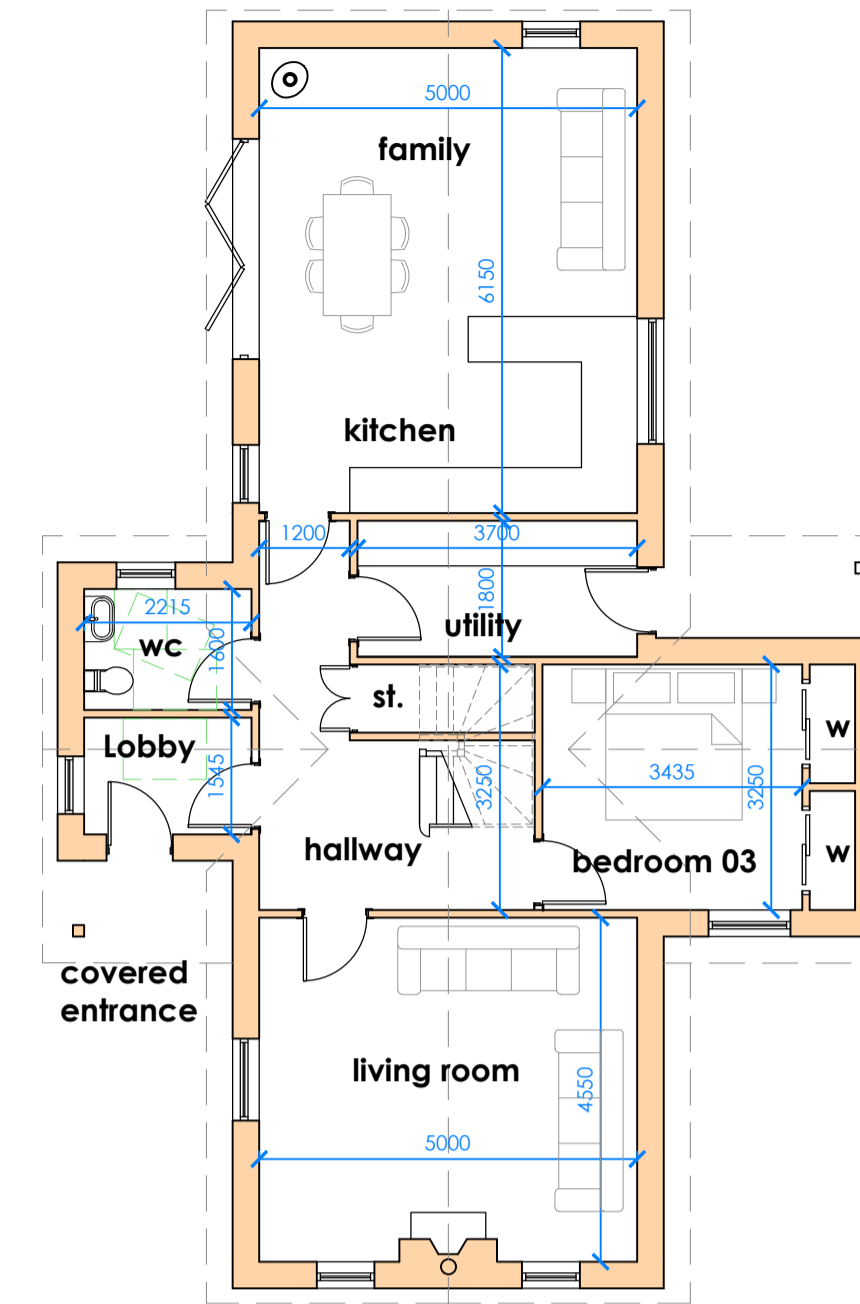
South Elevation Scale 1:100



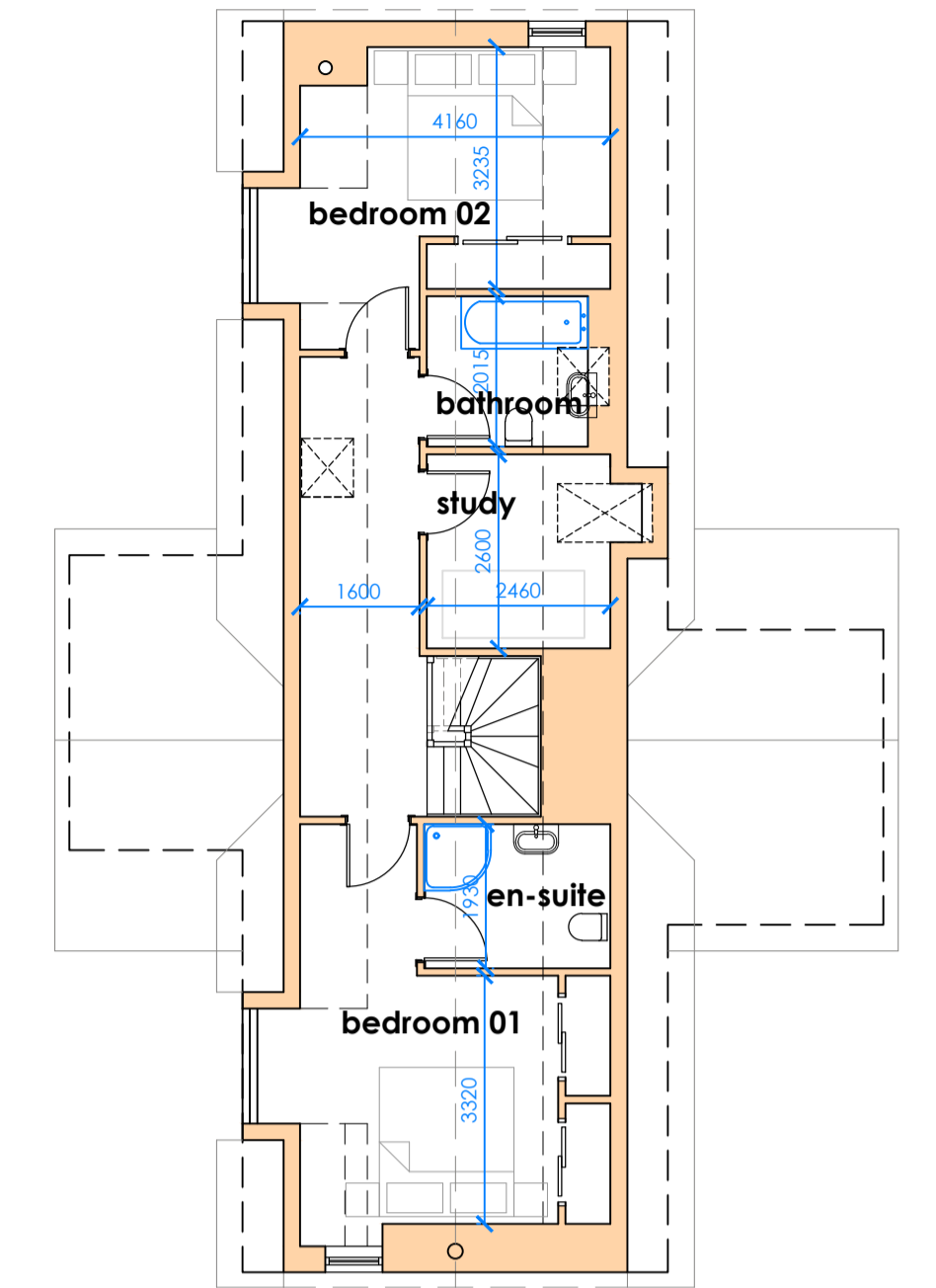
East Elevation



Section a-a



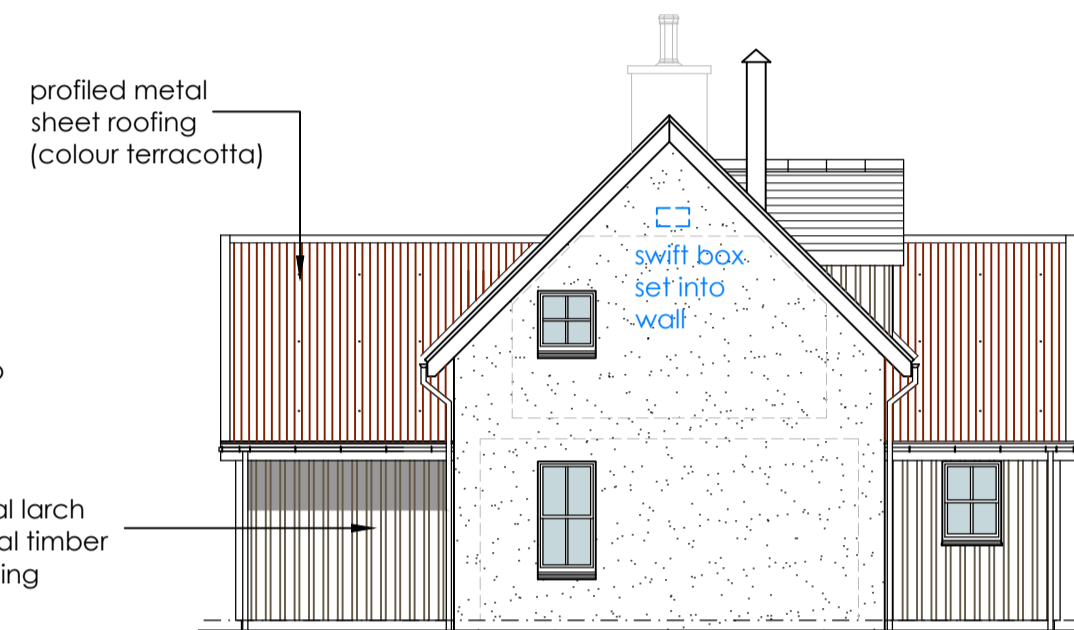
Proposed Ground Floor Plan  
Plot 2  
Floor Area=97sqm  
Scale 1:100



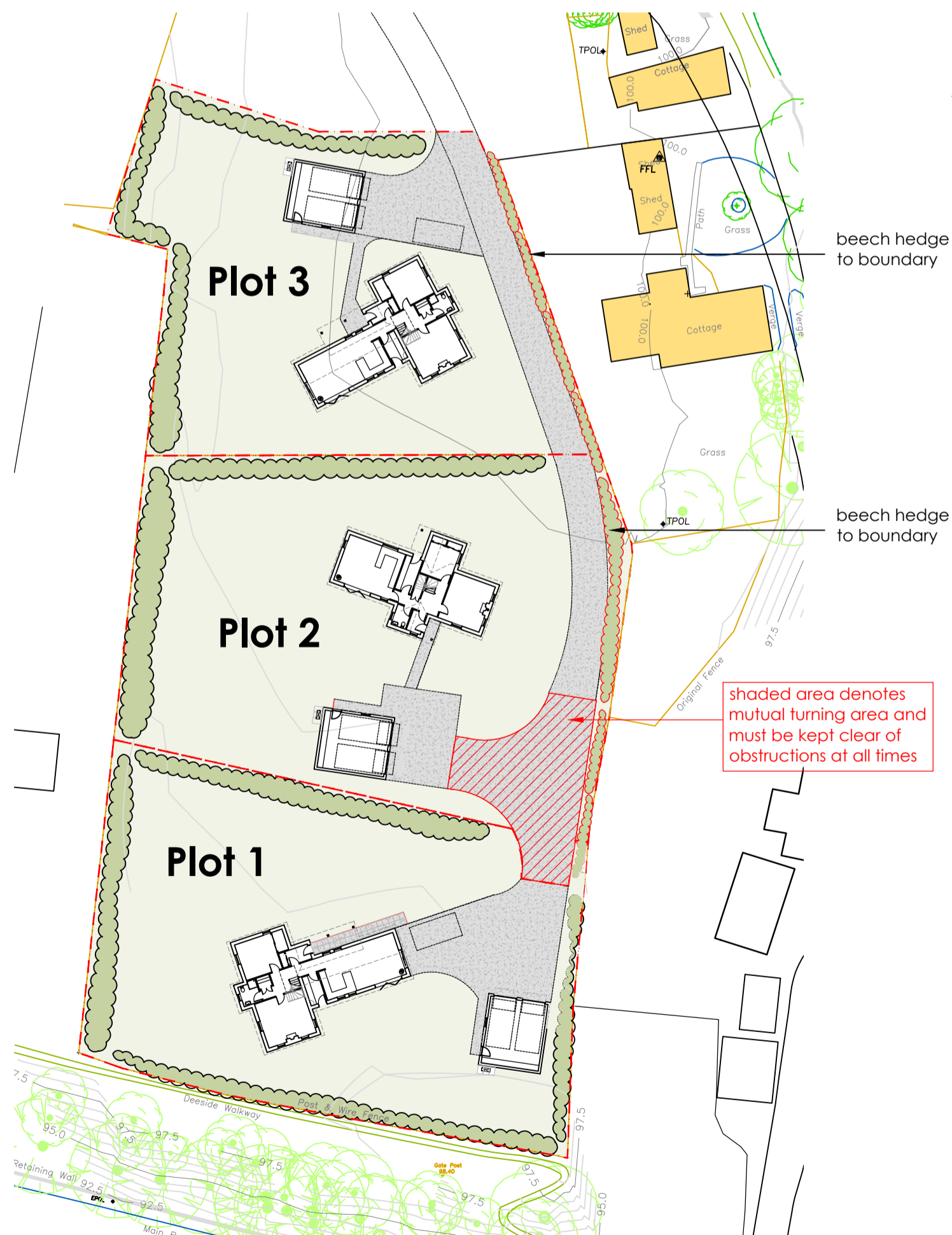
Proposed First Floor Plan  
Plot 2  
Floor Area=61 sqm  
Scale 1:100



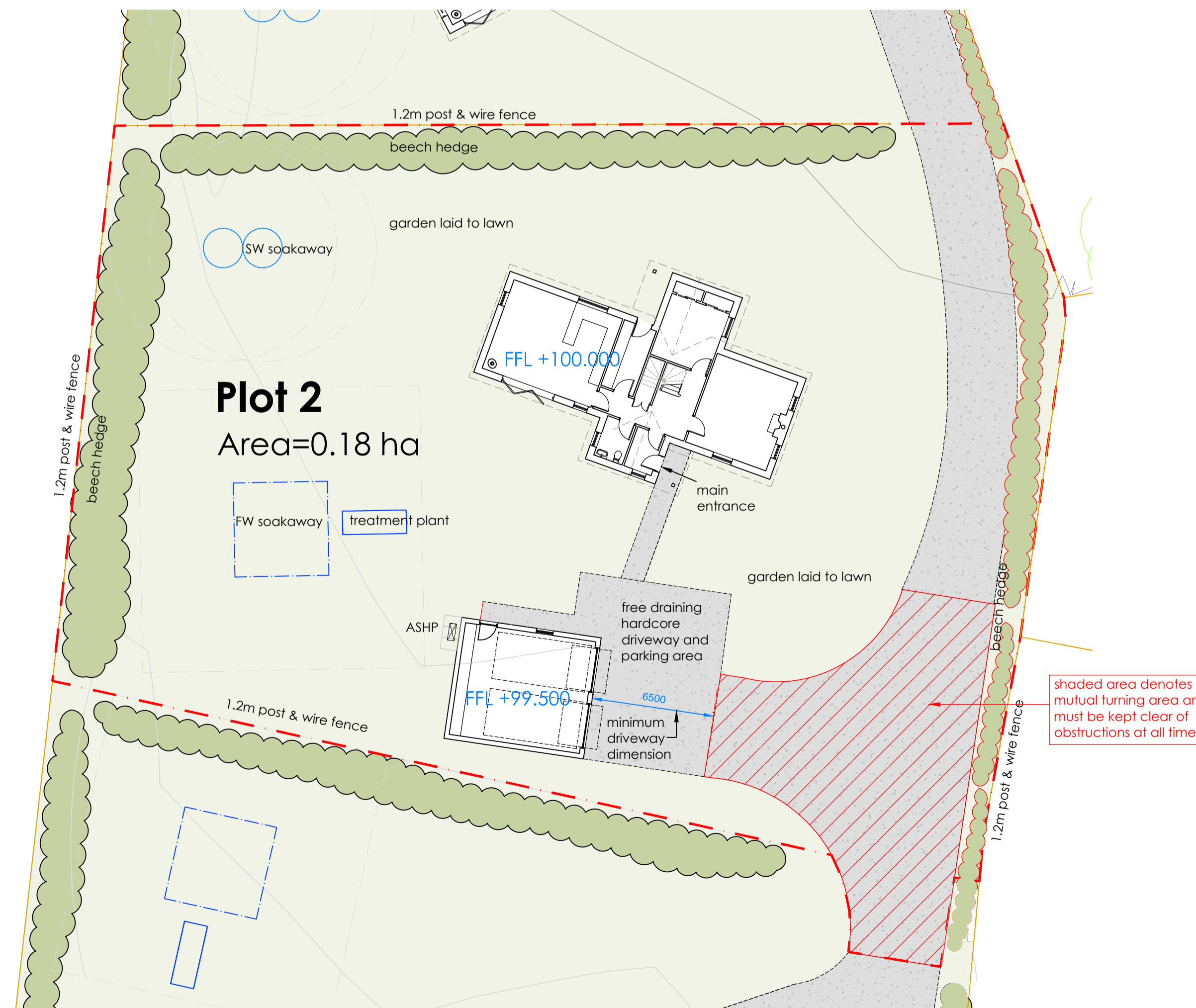
North Elevation Scale 1:100



West Elevation



Proposed Site Layout Scale 1:500



Proposed Site Layout Scale 1:200

## Plot 2

Total Floor Area=158 sqm

Rev	Purpose of issue	By	Date
A	planning	SD	Feb 2021

Description:  
Minimum driveway dimension added, note re mutual turning area added.  
Bat slates replaced with bat boxes

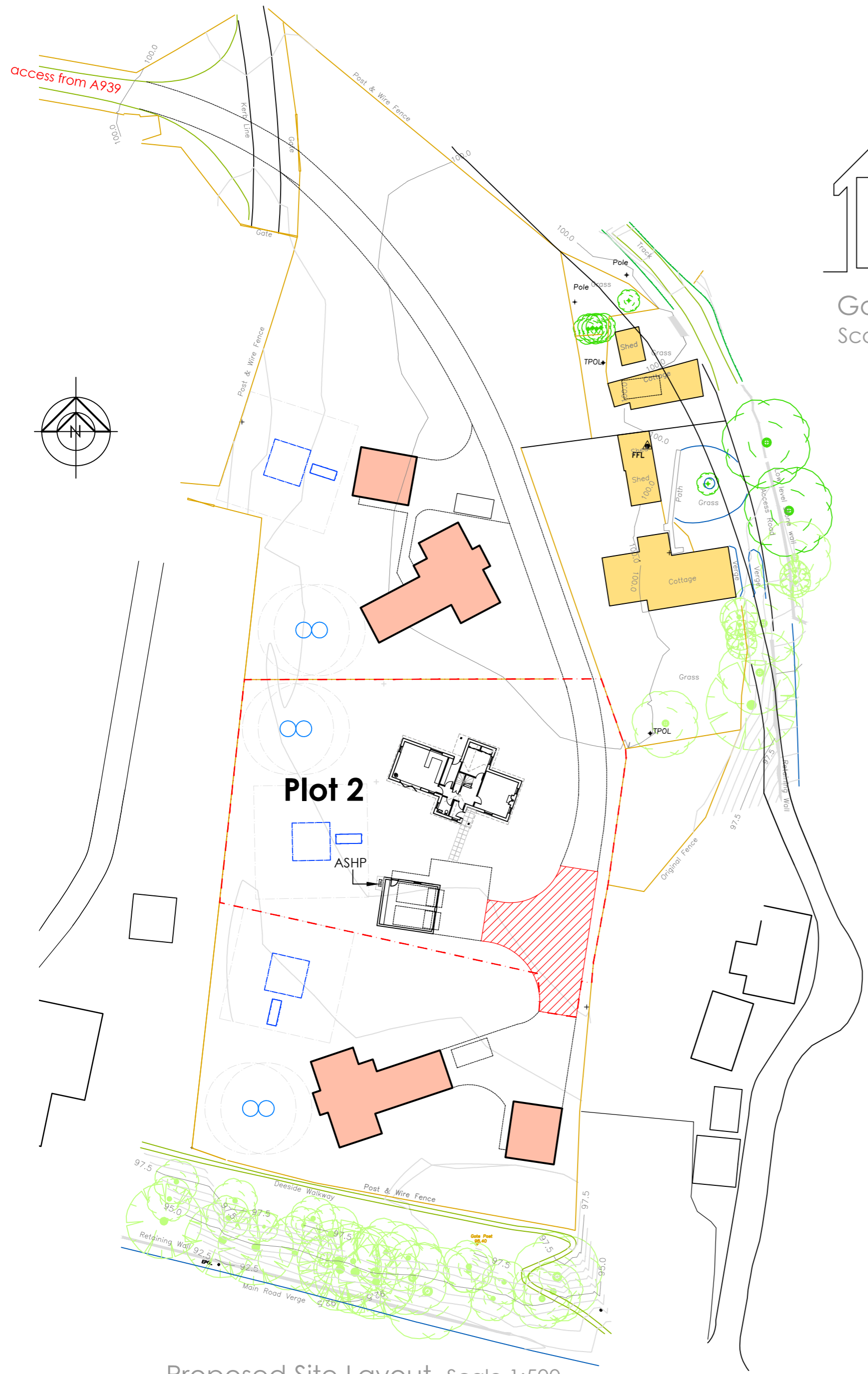
Site Adj. Waterworks  
Bridge of Gairn  
Ballater

Proposed New Houses

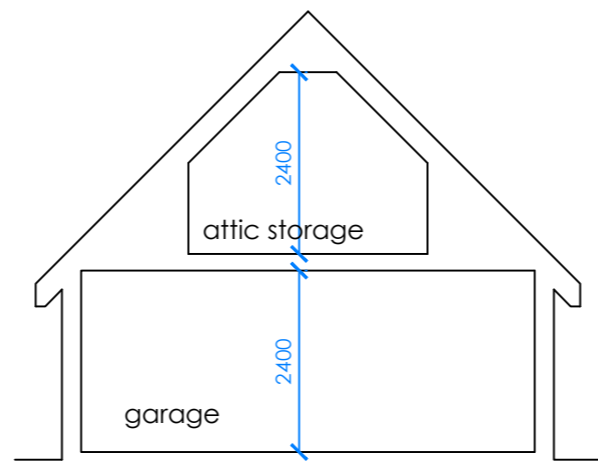
Site and House Layout - Plot 2

Date : March 2020	Drawing No.
Scale : as shown @ A1	2018-108/P04 (A)
Drawn : SD	

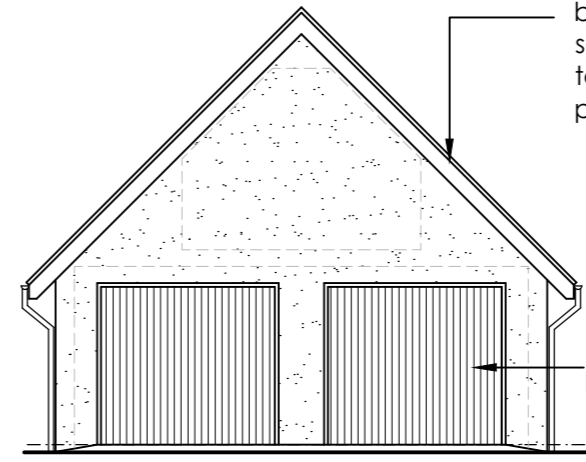
**Gerry Robb**  
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Aboyne  
Aberdeenshire  
AB34 5HB  
(013398) 86359  
info@gerryrobb.co.uk



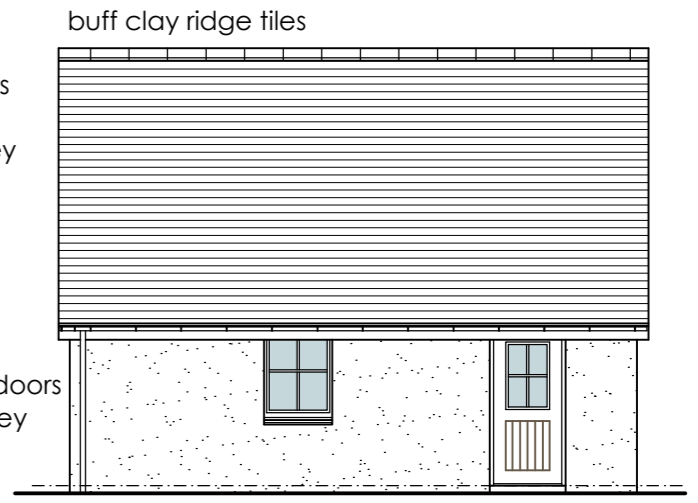
Proposed Site Layout Scale 1:500



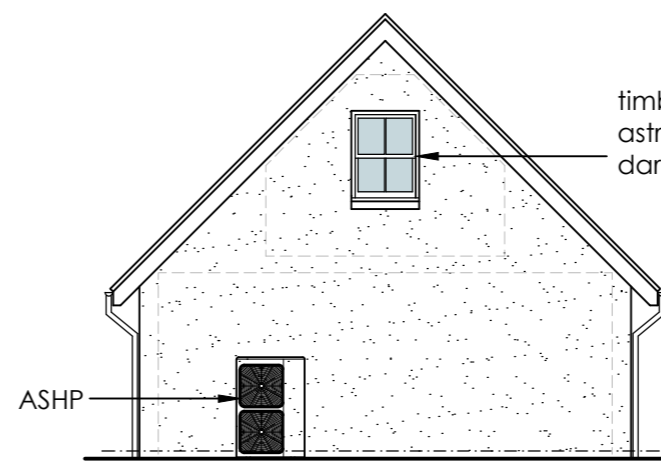
Garage Section  
Scale 1:100



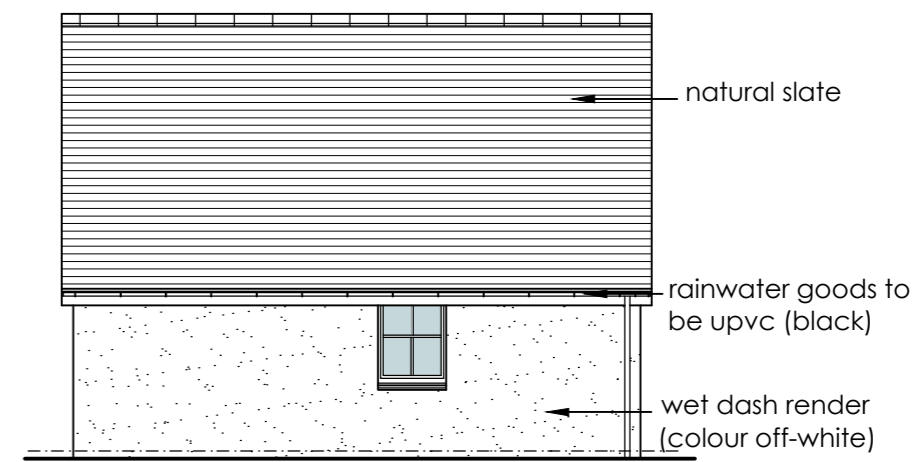
North Garage Elevation  
Scale 1:100



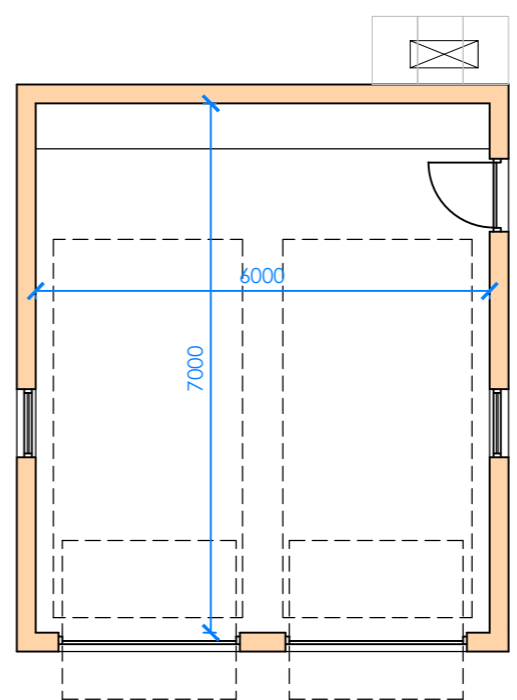
West Elevation



South Elevation



East Elevation



Garage Plan  
Scale 1:100

Rev.	Purpose of issue.	By	Date
A	planning	SD	Feb 2021

Description  
Driveway increased to 6.5m minimum.

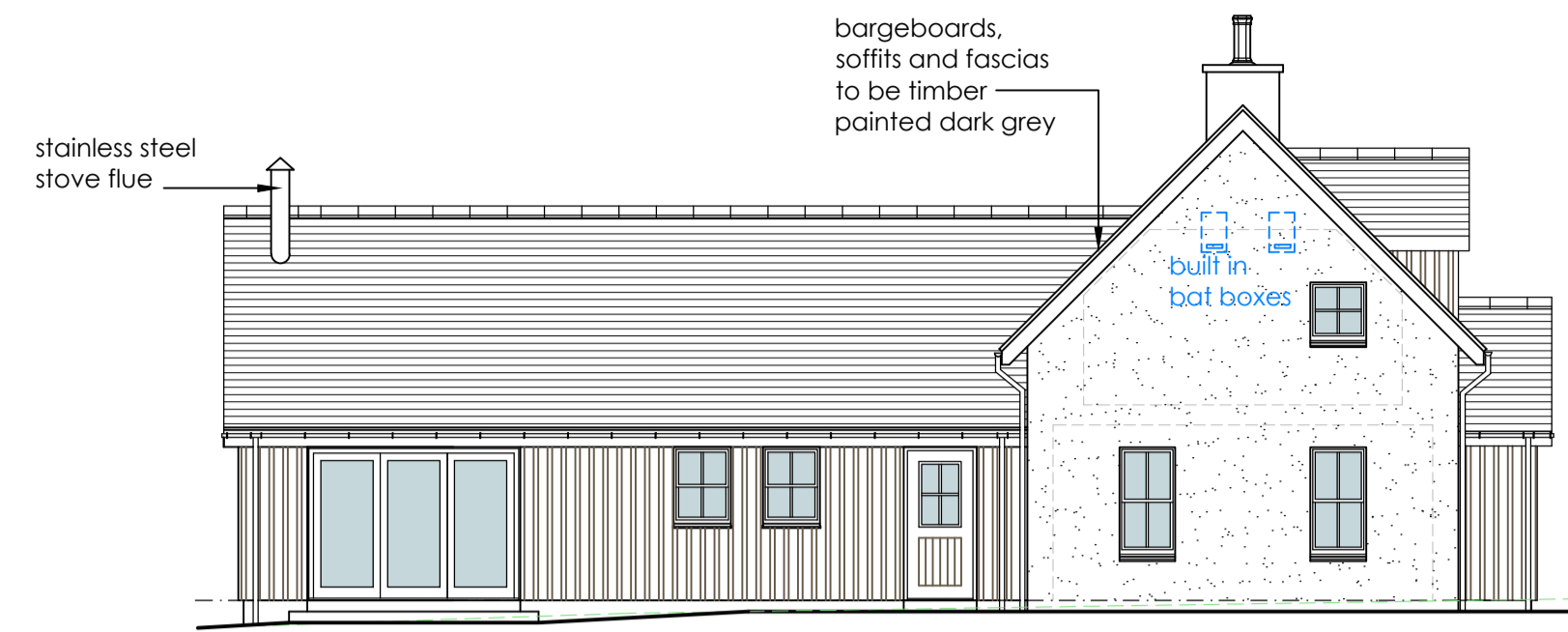
Site Adj. Waterworks  
Bridge of Gairn  
Ballater  
  
Proposed New Houses

Site and Garage Layout - Plot 2

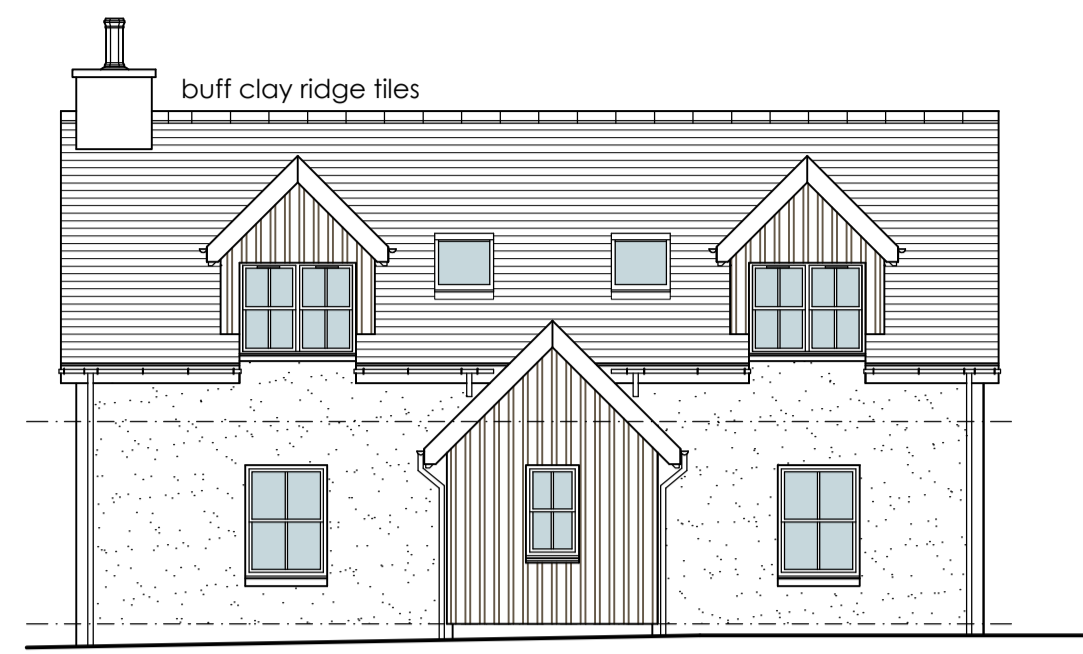
Date : March 2020	Drawing No.
Scale : as shown @ A2	2018-108/P05 (A)
Drawn : SD	

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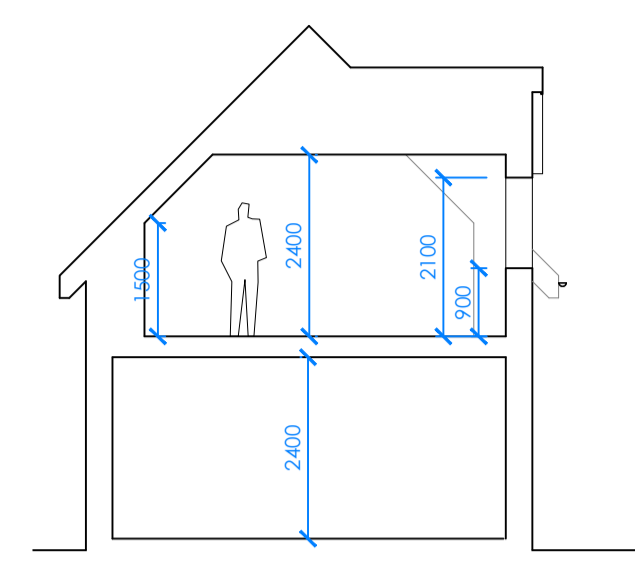
Bridgend  
Bridgeview Road  
Aboyne  
Aberdeenshire  
AB34 5HB  
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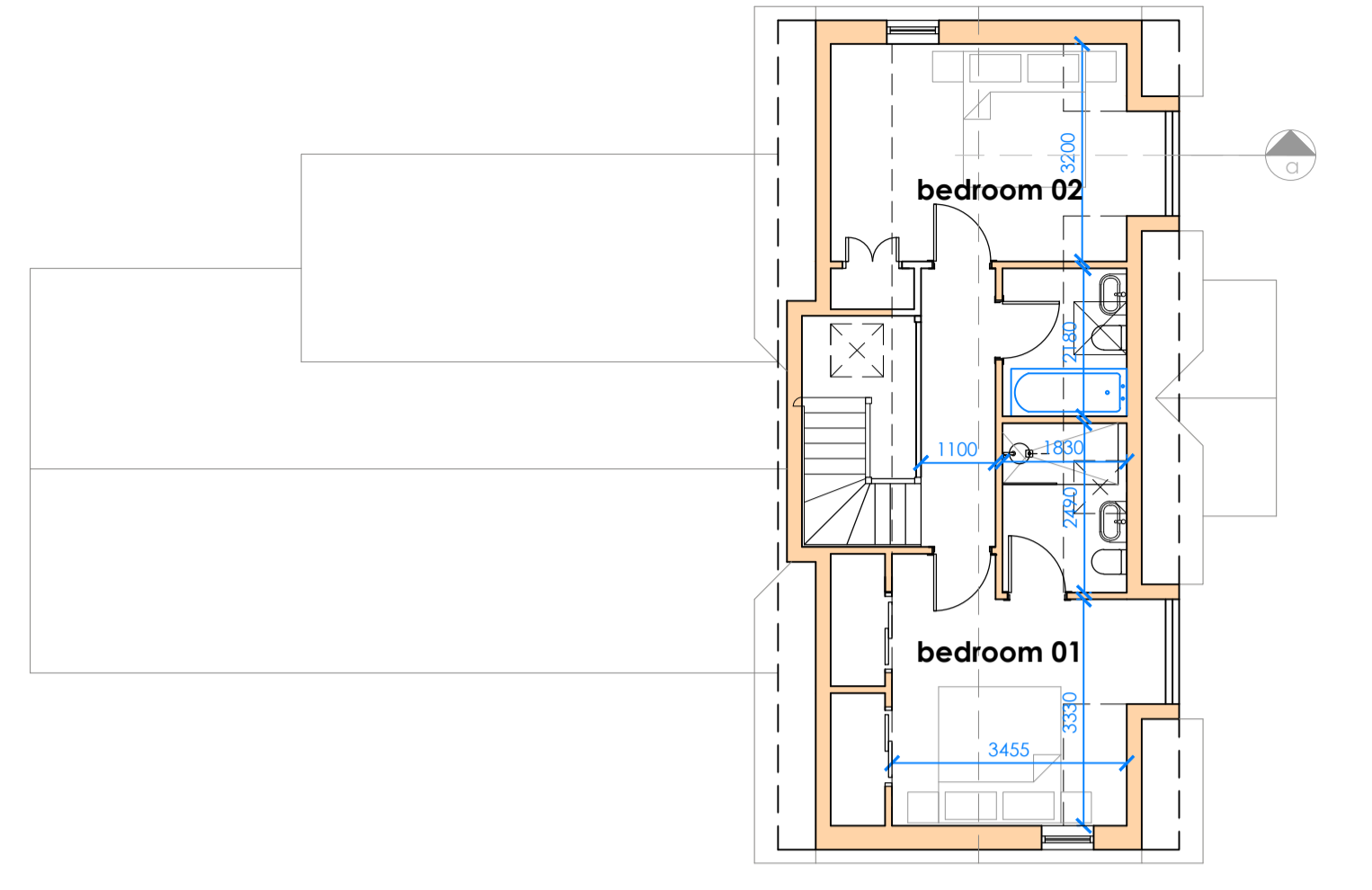
South East Elevation Scale 1:100



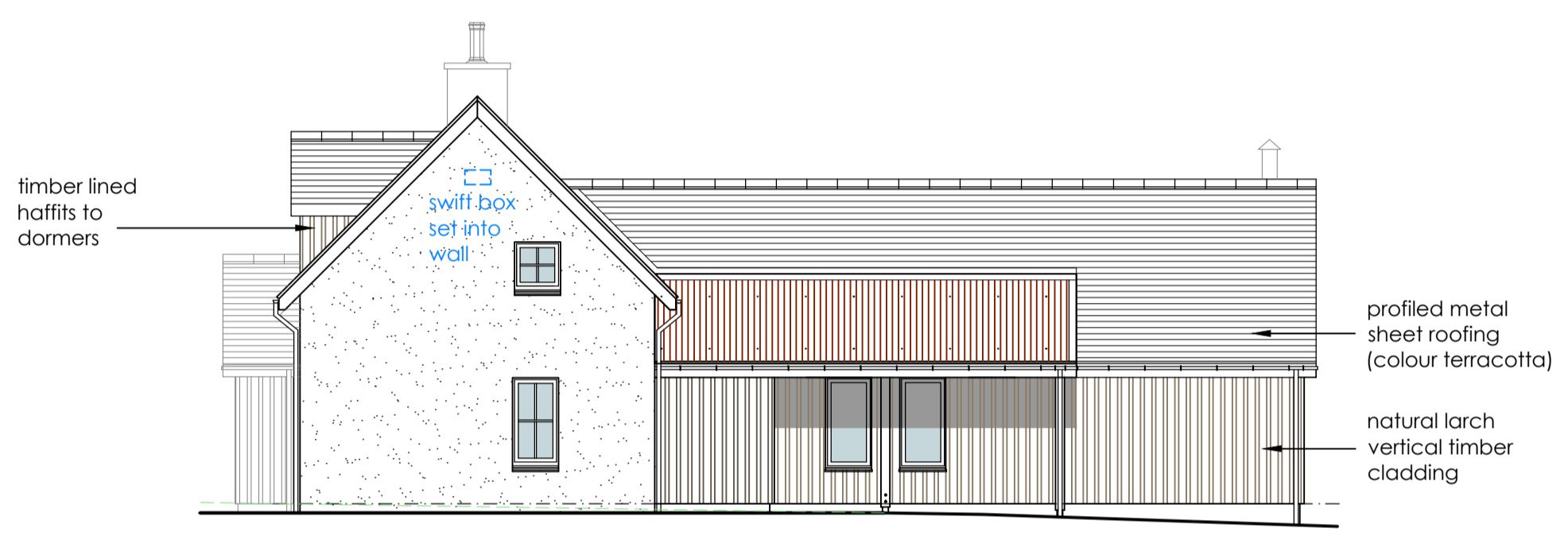
North East Elevation



Section a-a



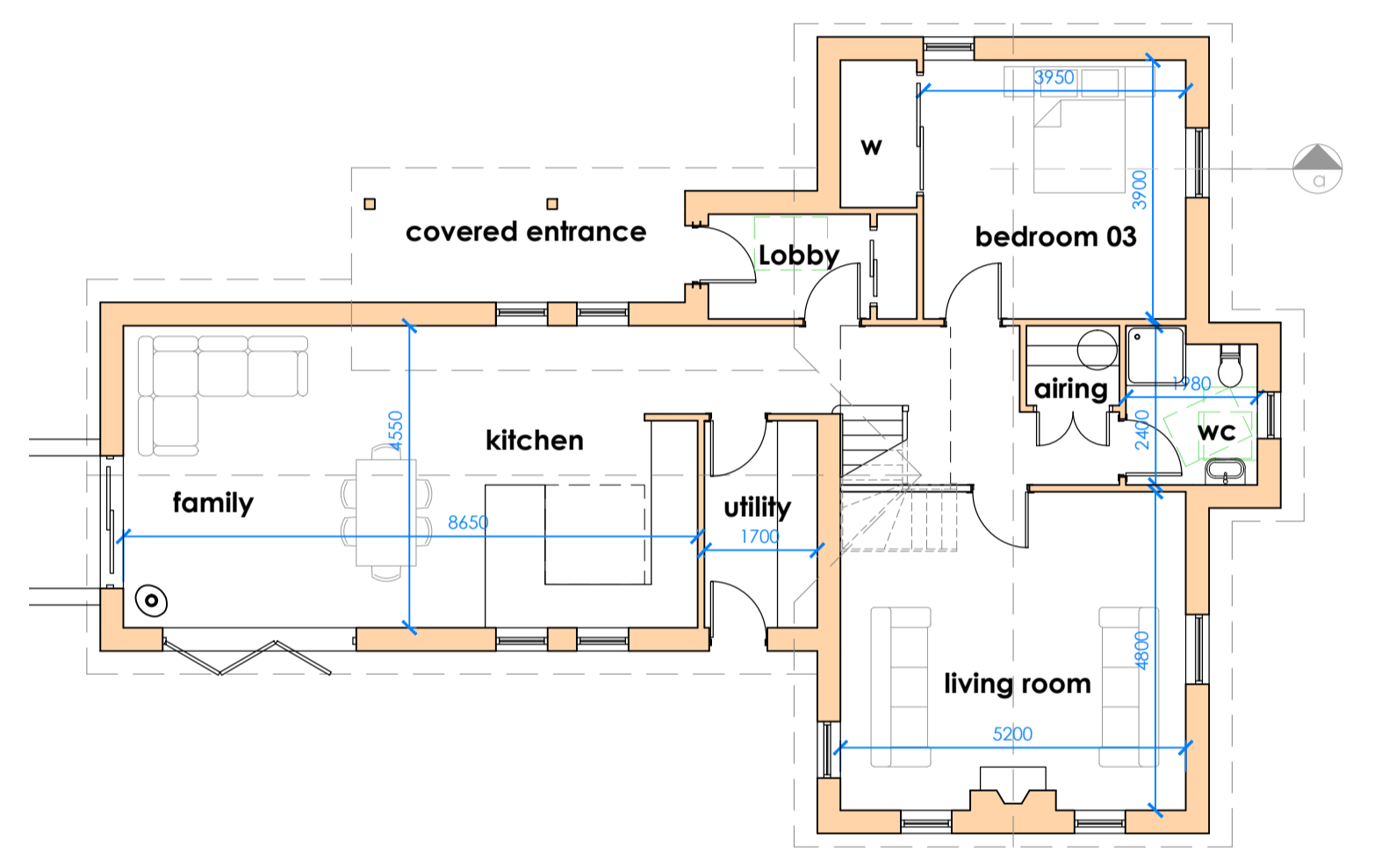
Proposed First Floor Plan  
Plot 3  
Floor Area=47 sqm  
Scale 1:100



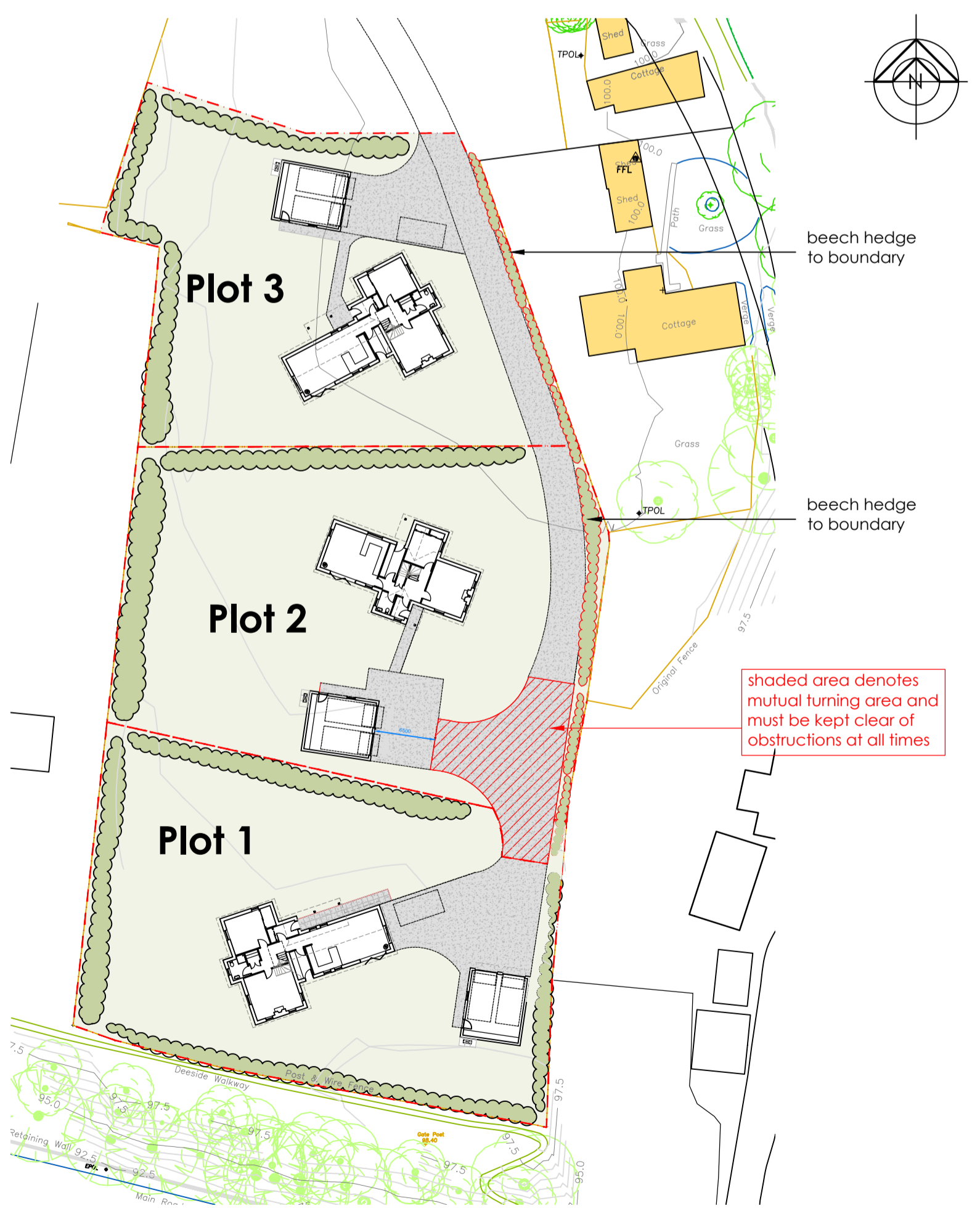
North West Elevation Scale 1:100



South West Elevation



Proposed Ground Floor Plan  
Plot 3  
Floor Area=114 sqm  
Scale 1:100



Proposed Site Layout Scale 1:500



Proposed Site Layout Scale 1:200

# Plot 3

Total Floor Area=161 sqm

Rev	Purpose of issue	By	Date
A	planning	SD	Feb 2021

Description:  
 House re-orientated to provide privacy to neighbour, bat slates replaced with bat boxes.

Site Adj. Waterworks  
 Bridge of Gairn  
 Ballater  
 Proposed New Houses

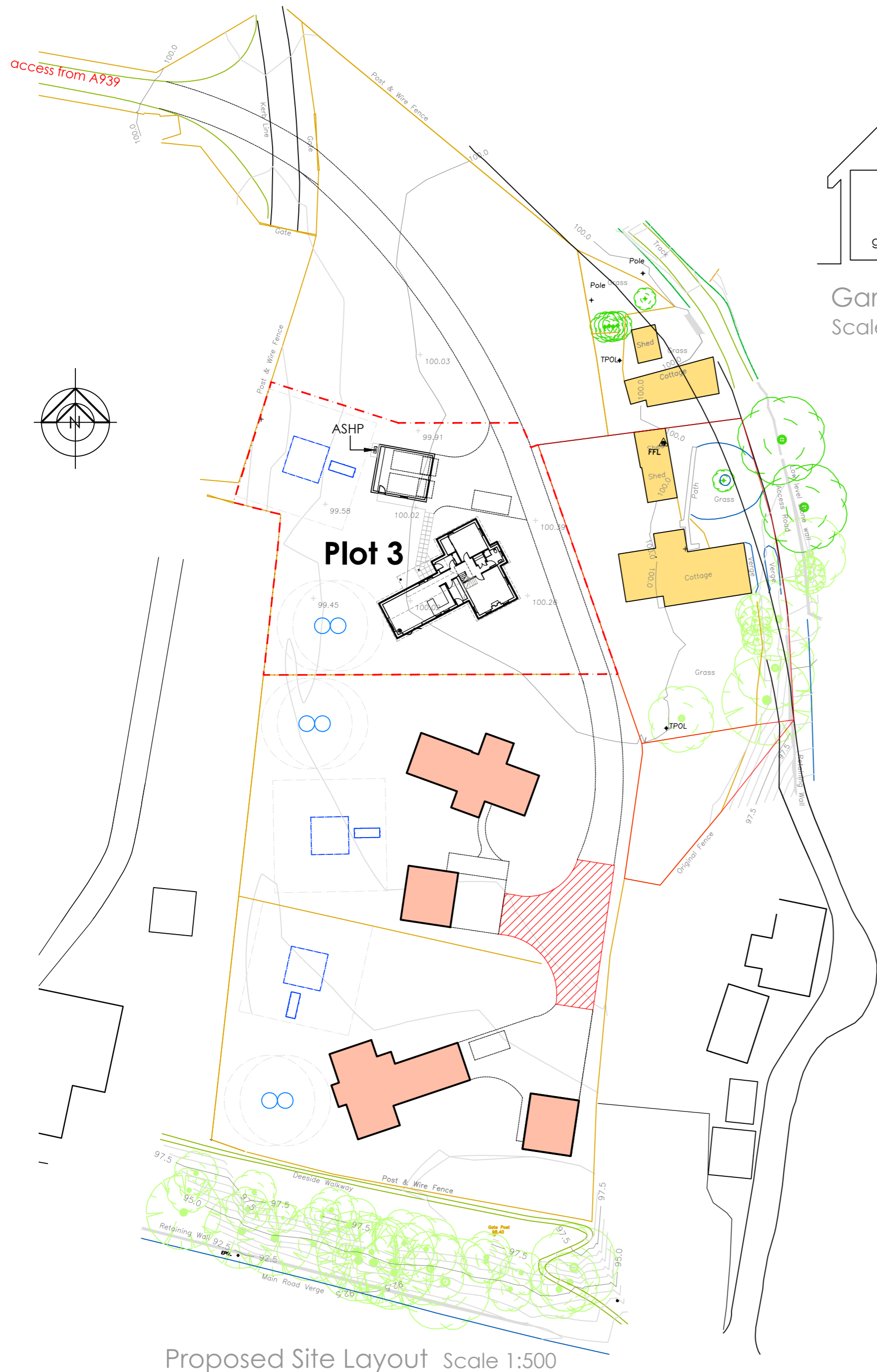
Site and House Layout - Plot 3

Date : March 2020	Drawing No.
Scale : as shown @ A1	2018-108/P06 (A)
Drawn : SD	

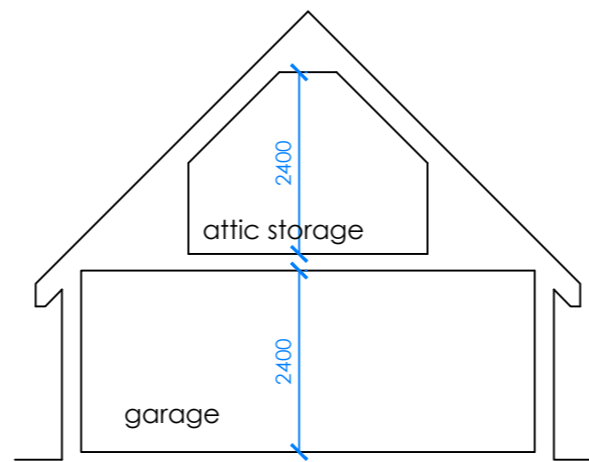
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 info@gerryrobb.co.uk

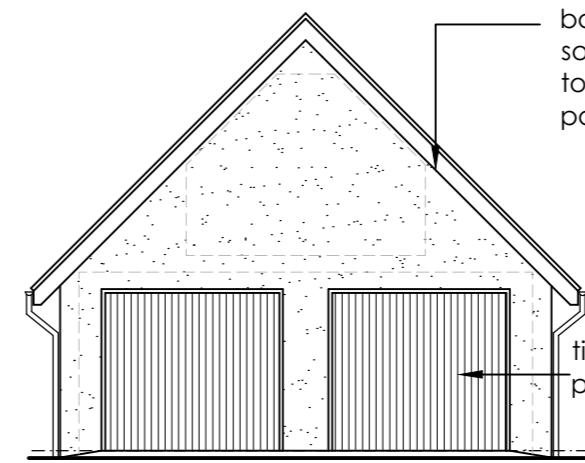




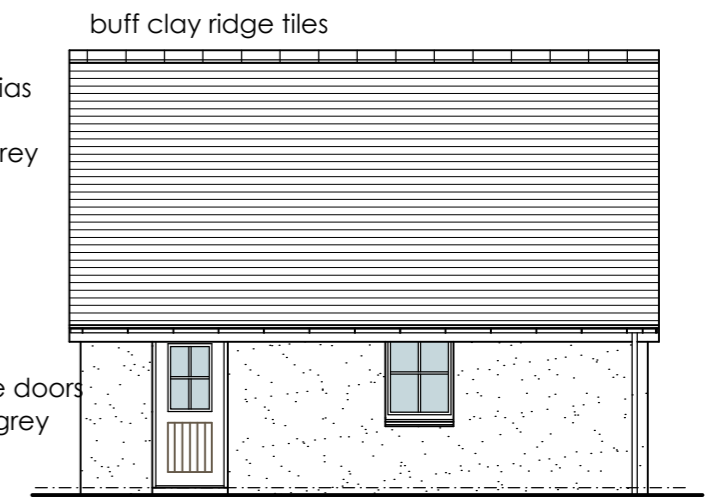
Proposed Site Layout Scale 1:500



Garage Section Scale 1:100



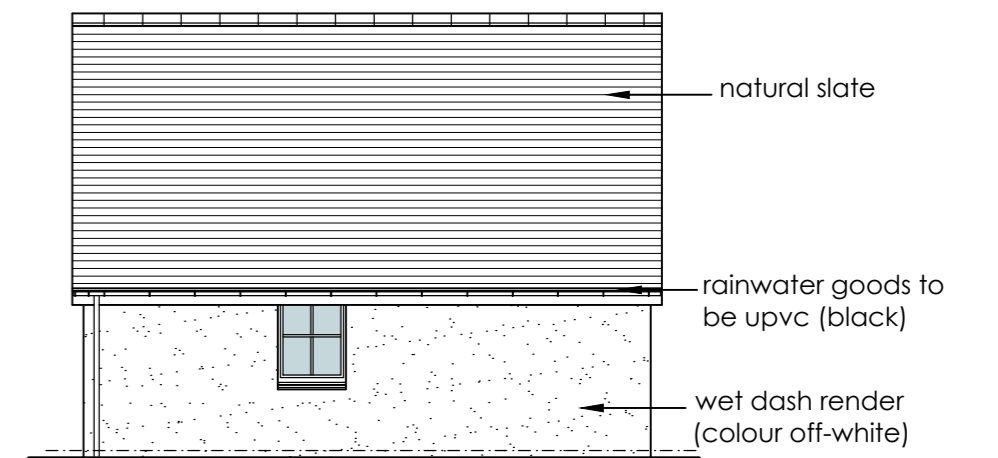
East Garage Elevation Scale 1:100



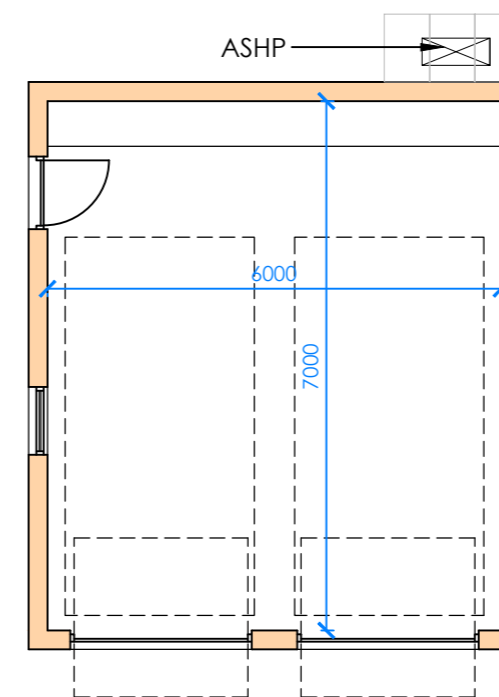
South Elevation



West Elevation



North Elevation



Garage Plan Scale 1:100

Rev.	Purpose of issue.	By	Date
A	planning	SD	Feb 2021

Description  
House re-orientated to provide privacy to neighbour.

Site Adj. Waterworks  
Bridge of Gairn  
Ballater

Proposed New Houses

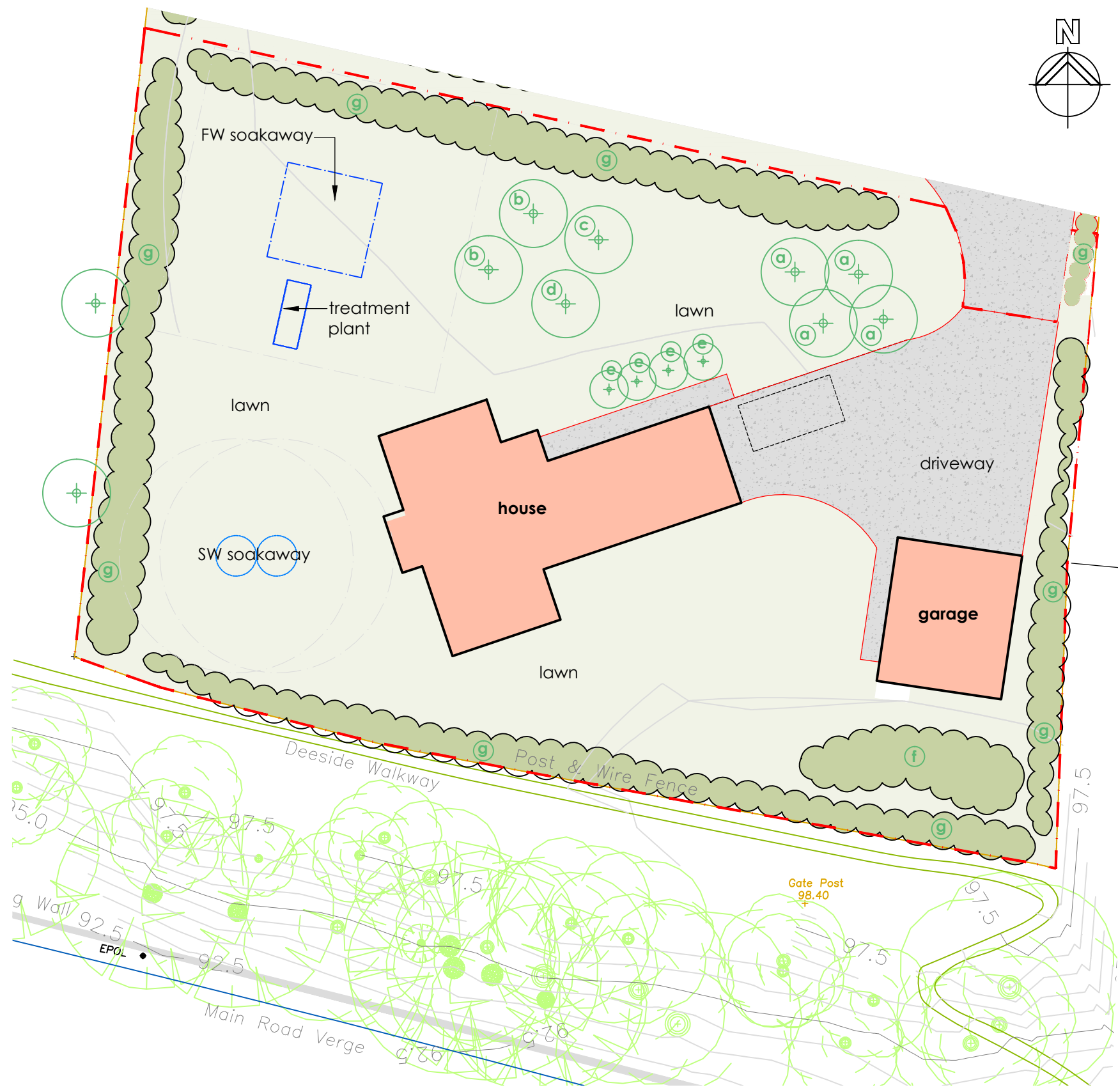
Site and Garage Layout - Plot 3

Date : March 2020  
Scale : as shown @ A2  
Drawn : SD

Drawing No.  
**2018-108/P07 (A)**

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**Landscaping Schedule:**

Driveway and Parking Area-  
Hardcore driveway with parking area to formed from free-draining hardcore.

Paths-  
Paths to be formed from granite chip gravel with paved areas where shown.

Planting Schedule-  
- hedge and tree planting to the boundaries will commence following completion of the site access and any new boundary treatment  
- on completion of the house build, and prior to occupation, the remainder of the planting and creation of the lawn will be completed.

Maintenance-  
- pruning will take place annually  
- flower beds/veg plot maintained seasonally  
- lawn cut and cared for seasonally as required

Planting-

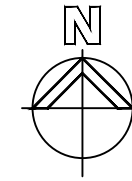
- a:** Rowan (*Sorbus Acuparia*)
- b:** Plum (*Prunus Domestica*)
- c:** Wild Cherry (*Prunus Avium*)
- d:** Apple (*Malus x Domestica*)
- e:** Heather (*Calluna Vulgaris*)
- f:** Wild Meadow Flowerbed
- g:** Beech Hedge (*Fagus Sylvatica*)

Rev.	Purpose of issue.	By	Date
A	planning	SD	Feb 2021
Description House re-orientated			
Site Adj. Waterworks Bridge of Gairn Ballater			
Proposed New Houses & Garages			
Plot 1			
Landscaping Scheme			
Date : July 2020	Drawing No.		
Scale : 1:250@A3	2018-108/P11 (A)		
Drawn : SD			

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**Landscaping Schedule:**

Driveway and Parking Area-  
Hardcore driveway with parking area to be formed from free-draining hardcore.

Paths-  
Paths to be formed from granite chip gravel with paved areas where shown.

Planting Schedule-  
- hedge and tree planting to the boundaries will commence following completion of the site access and any new boundary treatment  
- on completion of the house build, and prior to occupation, the remainder of the planting and creation of the lawn will be completed.

Maintenance-  
- pruning will take place annually  
- flower beds/veg plot maintained seasonally  
- lawn cut and cared for seasonally as required

- Planting-
- a:** Rowan (*Sorbus Acuparia*)
  - b:** Plum (*Prunus Domestica*)
  - c:** Wild Cherry (*Prunus Avium*)
  - d:** Apple (*Malus x Domestica*)
  - e:** Heather (*Calluna Vulgaris*)
  - f:** Wild Meadow Flowerbed
  - g:** Beech Hedge (*Fagus Sylvatica*)
  - h:** Holly Tree (*Ilex Aquifolium*)

Rev.	Purpose of issue.	By	Date
A	planning	SD	Feb 2021

Description  
Drive increased and boundary hedge added

**Site Adj. Waterworks  
Bridge of Gairn  
Ballater**

Proposed New Houses & Garages

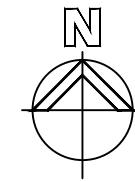
**Plot 2**

Landscaping Scheme

Date : July 2020	Drawing No.
Scale : 1:250@A3	<b>2018-108/P12 (A)</b>
Drawn : SD	

**Gerry Robb**  
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**Landscaping Schedule:**

Driveway and Parking Area-  
Hardcore driveway with parking area to be formed from free-draining hardcore.

Paths-  
Paths to be formed from granite chip gravel with paved areas where shown.

Planting Schedule-  
- hedge and tree planting to the boundaries will commence following completion of the site access and any new boundary treatment  
- on completion of the house build, and prior to occupation, the remainder of the planting and creation of the lawn will be completed.

Maintenance-  
- pruning will take place annually  
- flower beds/veg plot maintained seasonally  
- lawn cut and cared for seasonally as required

Planting-

- a:** Rowan (*Sorbus Acuparia*)
- b:** Plum (*Prunus Domestica*)
- c:** Wild Cherry (*Prunus Avium*)
- d:** Apple (*Malus x Domestica*)
- e:** Heather (*Calluna Vulgaris*)
- f:** Wild Meadow Flowerbed
- g:** Beech Hedge (*Fagus Sylvatica*)
- h:** Holly Tree (*Ilex Aquifolium*)
- i:** Hazel (*Corylus Avellana*)
- j:** Aspen (*Populus Tremula*)

Rev.	Purpose of issue.	By	Date
A	planning	SD	Feb 2021

Description  
House re-orientated, hedge to boundary added.

Site Adj. Waterworks  
Bridge of Gairn  
Ballater  
  
Proposed New Houses & Garages

**Plot 3**

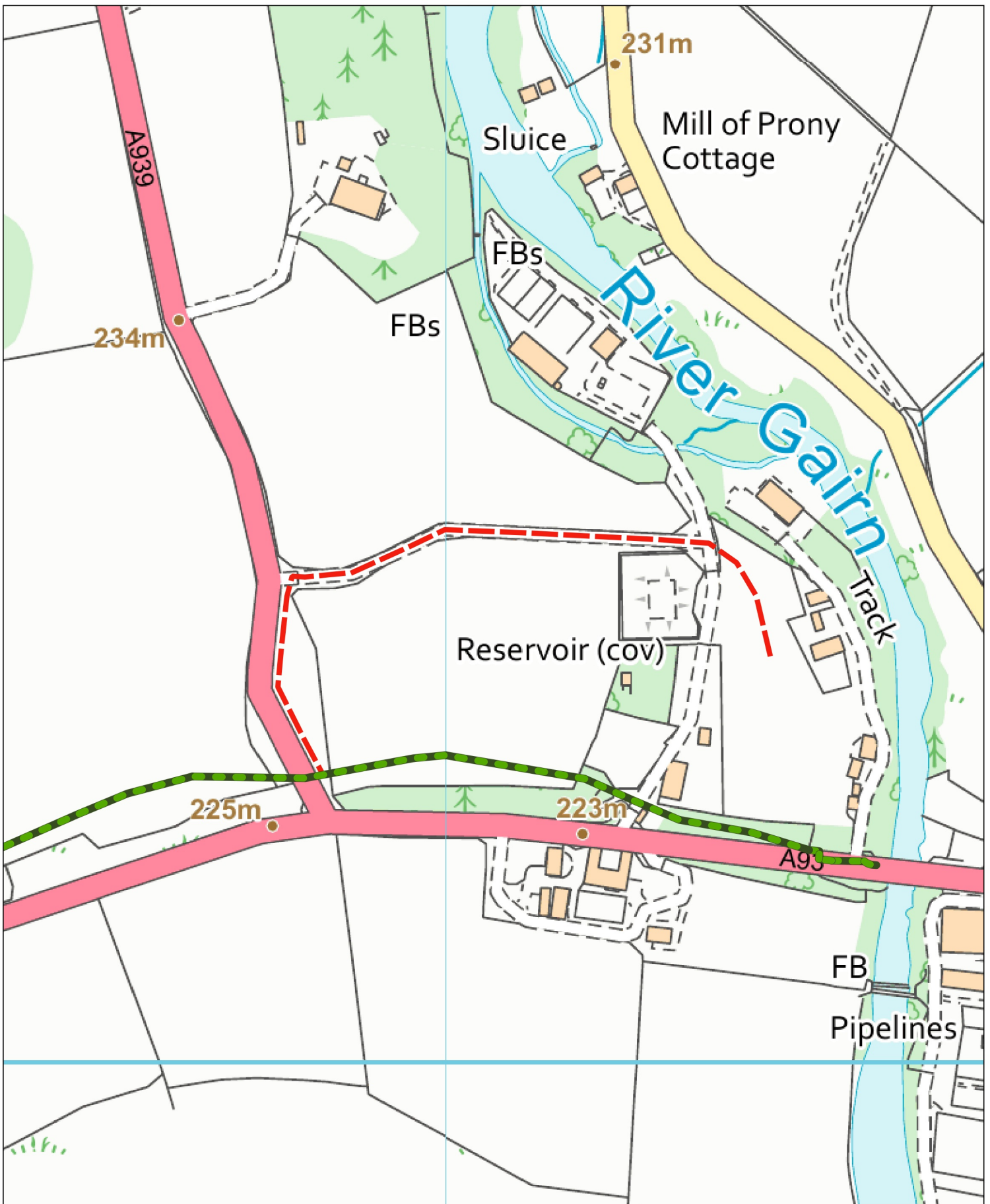
Landscaping Scheme

Date : July 2020	Drawing No.
Scale : 1:250@A3	<b>2018-108/P13 (A)</b>
Drawn : SD	

**Gerry Robb**

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# Active Travel Facilitation Proposed Sites at Bridge of Gairn

**INVERCAULD**  
ESTATE



Scale: 1:2,500  
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