THE HIGHLAND COUNCIL	Agenda Item	5.4	
NORTH PLANNING APPLICATIONS COMMITTEE 28 April 2015	Report No	PLN/024/15	

15/00517/FUL: RSPB on behalf of the Peatlands Partnership Land 175M NE of Forsinard Hotel Forsinard

Report by Area Planning Manager

SUMMARY

Description : Erection of field centre with bio mass plant room and flue (Amendment to previous permission Ref:13/04401/FUL)

Recommendation - GRANT

Ward : 01 - North, West and Central Sutherland

Development category : Local Development

Pre-determination hearing : None

Reason referred to Committee : More than 5 representations from separate addresses as per the scheme of delegation.

1. PROPOSED DEVELOPMENT

- 1.1 The application is in detail for the erection of a new field centre with associated offices, staff and visitor accommodation, foul drainage facilities and car parking on land to the east side of the A897 to the north of the level crossing in the centre of Forsinard. The application is an amended application to that previously considered by Committee on 14 January 2014 (13/04401/FUL). The principal of development has therefore been established on the site and is only changed by the addition of underground heating plant.
- 1.4 The application has been accompanied by a Design Statement.
- 1.5 **Variations**: None

2. SITE DESCRIPTION

2.1 The Forsinard Hotel lies around 180m to the southwest of the site. There is a single storey house on site at present and this will be demolished as part of the development. The site is set out to garden curtilage and has a burn between it and the public road.

3. PLANNING HISTORY

 13/04401/FUL Demolish Existing Dwelling and Erect New Field Centre with Offices, Education Room, Permanent and Visiting Staff Residential Accommodation : RSPB on behalf of the Peatlands Partnership, Land 175M NE of Forsinard Hotel Forsinard. Application approved by Committee on 14 January 2014.

4. PUBLIC PARTICIPATION

4.1 Advertised : Schedule 3 – 14 days

Representation deadline : 20.03.2015

Timeous representations: 11

Late representations : 0

- 4.2 Material considerations raised are summarised as follows:
 - Design not in keeping with other buildings in area
 - Forsinard residents do not want it
 - Increase in traffic levels
 - Parking spaces visible from road
 - Wood chip waste for boiler are pollutant
 - Drawings 106185/016 and (RTD)102 of this amendment application differ regarding positioning of boiler and chimney.
 - Proposed accommodation space is sub-standard
 - Alternatives for field centre at Forsinard
 - Use of public funding
 - Spoil views around Forsinard
 - Bridge works
- 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. Access to computers can be made available via Planning and Development Service offices.

5. CONSULTATIONS

- 5.1 **Contaminated Land Unit** : Our records indicate that the site/ part of this site has a historic use which may be associated with potential land contamination. Condition recommended.
- 5.2 **Environmental Health** : Generic comments relating to noise. Informative recommended.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

28 Sustainable Design

- 29 Design Quality and Place Making
- 36 Development in the Wider Countryside
- 42 Previously used land
- 43 Tourism
- 57 Natural, Built and Cultural Heritage
- 64 Flood Risk
- 65 Waste Water Treatment
- 66 Surface Water Drainage

6.2 Sutherland Local Plan

7. OTHER MATERIAL CONSIDERATIONS

7.1 Draft Development Plan

Not applicable

7.2 **Highland Council Supplementary Planning Policy Guidance** Not applicable

7.3 Scottish Government Planning Policy and Guidance

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.
- 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.

8.3 **Development Plan Policy Assessment**

8.3.1 The application is in detail for a new field centre at Forsinard which lies on ground owned by RSPB within the Forsinard Flows RSPB Reserve. In their supporting statement, the applicant has indicated that one of the key aims of the Peatlands Partnership and the Flow to the Future Project is to promote peatland restoration and management and to promote engagement with this work, both at Forsinard and elsewhere. They have indicated that the biggest barrier to providing increased opportunities for people to learn about and participate in the ongoing work of the RSPB at Forsinard is the limited availability of local accommodation. There is a limited volunteering programme currently running at the RSPB reserve, but demand outstrips the capacity. There are also academic studies based at Forsinard.

- 8.3.2 The applicants have advised that the existing provisions are limited and that modern facilities are required at Forsinard, both in terms of office space, field centre, teaching space and accommodation.
- 8.3.3 Following the granting of Planning Permission by Committee, the applicant applied for a Building Warrant for the development. Once this was submitted, it was compared against the Planning Permission. The heating plant had been further detailed on the Building Warrant than on the Planning Permission and as a consequence it was judged that the difference between the two was significant enough to require the submission of a new Planning Application to account for the differences. The current Planning Application reflects this difference.
- 8.3.4 Upgrading works to the existing access and vehicle bridge crossing over the burn were identified as part of the previous application (13/04401/FUL).
- 8.3.5 The principal of development has been established on the site and the only element which require further consideration is the incorporation of the underground heating plant. The **proposal differs from that previously considered by Committee insofar as** the heating plant has now been fully detailed and as a result of this, it takes up a larger space than that originally set out in the previous application. The plant is buried on the eastern elevation of the building; it would not be visible from this elevation as it is sunk into the ground. It is considered that this modification to the previously approved scheme to accommodate the heating plant is acceptable.

8.4 Material Considerations

Representations set out in section 4.2 relate to the following:

- Design not in keeping with other buildings in area *Planning comment* Committee previously approved the previous building (13/04401/FUL).
- Lacks community support *Planning comment* Committee previously approved the previous building (13/04401/FUL).
- Increase in traffic levels; parking spaces visible from road *Planning* comment – The development has parking provision within its curtilage for staff and visitors
- Drawings 106185/016 and (RTD) 102 of this amendment application differ regarding positioning of boiler and chimney – *Planning comment* – The difference between the plans is noted and clarification has been sought from the agent.
- Spoil views around Forsinard *Planning comment* The site lies within the village and replaces an existing house.
- Bridge works Planning comment Various works were proposed to the bridge as part of the original planning application.

Melvich Community Council (12.04.2015) did not comment on the original planning application in 2013 as no comment was received from members of the community. However all the then members of the Community Council were in favour of the application. It was only after consent had been given that members of the Forsinard community approached the Community Council with their objections. Subsequent to the approval, 2 Community Council members did attend the first

liaison meeting of the residents with the Peatland Partnership and were not impressed with the projects apparent casual attitude to the residents concerns re the detail of the implementation of the proposal.

With regard to the current application, 15/00517/FUL, of the current 8 members, the views of 2 of the 8 members have had to be discounted as they have a declared interest; one is a local Forsinard resident who has lodged a formal objection; the second is an employee of RSPB who has been involved with preparing the application.

The other 6 members of Melvich Community Council note the objections of the local Forsinard community to the revised application for the Field Centre being proposed by the Peatland Partnership. However in the view of these members the objections are either covered by statutory regulations or are not sufficient to outweigh the laudable aims of the project and members in general support the application.

However is it not possible, even at this late stage, for the Peatland Partnership to consider some of the residents objections, e.g. locating all the car parking behind the building, reducing emissions by using a combination of ground/air source/solar heating, landscaping to partially/fully screen the building?

8.5 **Other Considerations – not material**

- Use of public funding
- Proposed accommodation space is sub-standard
- Alternatives for field centre at Forsinard
- Wood chip waste for boiler are polluting *Planning comment* Any discharge from the flue is subject to assessment under non-Planning legislation by SEPA.

8.6 Matters to be secured by Section 75 Agreement

None

9. CONCLUSION

9.1 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.

The development of a purpose built visitor centre is considered to accord with the Development Plan policies for the area. It will provide a purpose designed building for educational and scientific purposes allowing study of the landscape, flora and fauna of the Forsinard Flows.

10. **RECOMMENDATION**

Action required before decision issued n

Subject to the above, it is recommended the application be **Approve** subject to the following conditions and reasons / notes to applicant:

1. Foul drainage shall be by means of a septic tank and land soakaway. For the avoidance of doubt, the developer shall submit full details in writing and on plan of the finalised foul drainage system, all for the approval in writing of the Planning Authority in consultation with the Building Standards Authority, and prior to the commencement of development. The development shall thereafter be undertaken in accordance with the approved details.

Reason : In the interests of amenity and for the avoidance of doubt.

2. No development shall commence on the demolition of Keeper's Cottage until the developer has undertaken a bat survey of the building. Should bats be identified by the survey, the developer shall provide mitigation measures, including a species protection plan and appropriate timing of the works, all for the agreement in writing of the Planning Authority in consultation with SNH. For the avoidance of doubt, the development shall thereafter be undertaken in accordance with the identified mitigation measures.

Reason : In order to protect the natural heritage interests of the site and for the avoidance of doubt.

3. No development shall commence on Keeper's Cottage until a scheme to deal with potential contamination on site has been submitted to and agreed in writing by the Planning Authority. The scheme shall include:

a) the nature, extent and type of contamination on site and identification of pollutant linkages and assessment of risk (i.e. a land contamination investigation and risk assessment), the scope and method of which shall be submitted to and agreed in

writing by with the Planning Authority, and undertaken in accordance with PAN 33 (2000) and British Standard BS 10175:2011+A1:2013 Investigation of Potentially Contaminated Sites - Code of Practice;

b) the measures required to treat/remove contamination (remedial strategy) including a method statement, programme of works, and proposed verification plan to ensure that the site is fit for the uses proposed;

c) measures to deal with contamination during construction works;

d) in the event that remedial action be required, a validation report that will validate and verify the completion of the agreed decontamination measures;

e) in the event that monitoring is required, monitoring statements shall be submitted at agreed intervals for such time period as is considered appropriate by the Planning Authority.

No development shall commence until written confirmation has been received that the scheme has been implemented, completed and, if required, monitoring measurements are in place, all to the satisfaction of the Planning Authority.

Reason: In order to ensure that the site is suitable for redevelopment, given the nature of previous uses/processes on the site.

4. Before the first use of the building, all the parking and access arrangements, including the surfacing of the access and upgrading of the bridge, shall be undertaken to the satisfaction of the Planning Authority.

Reason : In the interests of road safety and amenity.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

- 1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
- 2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action

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 (p.198), 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 and 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 dropped kerb consent, a road openings permit, occupation of the road permit etc.) from TECS Roads prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local TECS 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: <u>http://www.highland.gov.uk/yourenvironment/roadsandtransport</u>

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationfo rmsforroadoccupation.htm

Mud and Debris on Road

Please note that it 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.

Plant and Machinery Noise

All plant, machinery and equipment associated with ventilation, air-conditioning, heating and refrigeration services or similar and including fans, ducting and external openings shall be so installed, maintained and operated such that any associated operating noise does not exceed NR 20 when measured or calculated within any noise-sensitive premises with windows open for ventilation purposes. For the purposes of this condition, "noise-sensitive premises" includes, but is not necessarily limited to, any building, structure or other development the lawful use of which a) falls within Classes 7 (Hotels and Hostels), 8 (Residential Institutions) or 9 (Houses) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended), or b) is as a flat or static residential caravan.

No development shall commence on site until a scheme for protecting properties adjacent to the development site from construction-related dust has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall be implemented before any development commences and be maintained until development is complete.

Signature: Dafydd Jones

Designation: Area Planning Manager North

Author: Bob Robertson

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

- First floor RT6 103F
- First floor RT6 104
- Section RT6 201C
- Elevation RT6 302C
- Site 001(1)F
- Water tank 106185/016 B
- Location RT6 002 B
- Ground floor RT6 101F

- Ground floor RT6 102F
- Roof RT6 106 C
- Section (RT6)201 C
- Section (RT6)202 D
- Elevation (RT6)303 C
- Road 106185/011 B
- Drainage 106185/012 C
- Drainage 106185/014 A





Service

15/00517/FUL

Ν

Erection of field centre with Bio mass plant room and flue (Amendment to previous planning permission Ref:13/04401/FUL) at Land 175m NE of Forsinard Hotel, Forsinard. Date: 14/05/2015





Dependent on Floor - First

1:50

Rev. A - 241114 - Building warrant application - SL
Rev. B - 031214 - RSPB internal alterations added & issued for approval - SL
Rev. C - 031214 - RSPB internal alterations added & issued for approval - SL
Rev. D - 051214 - RSPB internal alterations added & approved - SL
Rev. E - 140115 - NBS references added- SL
Rev. F - 231215 - TENDER ISSUE - SL

Client		Drawing title		
RSPB on behalf of the Peatland Partnership	COLIN ARMSTRONG ASSOCIATES	First Floor GA Plan (1 of 2)		
Project		Scale 1 : 50 @ A1	Date 09/11/14	Revision F
Proposed Field Centre Forsinard Flows, Sutherland	Chartered Architects	Drwg No. (Rt6)103	Job No. 1387	Drawn SL



			Rev. F - 220115 - Bore h	nole water tank added, TENDER ISSUE - SL
Client		Drawing title		
RSPB on behalf of the Peatland Partnership	COLIN ARMSTRONG ASSOCIATES	First Floor GA P	lan (2 of 2)	
Project	Count Annothe Accelentie3	Scale	Date	Revision
Proposed Field Centre	Chartered Architects	1 : 50 @ A1	09/11/14	F
Forsinard Flows, Sutherland	endreer ed mienteeets	Drwg No.	Job No.	Drawn
		(Rt6)104	1387	SL

Rev. A - 241114 - Building warrant application - SL

Rev. B - 031214 - RSPB internal alterations added & issued for approval - SL Rev. C - 031214 - RSPB internal alterations added & issued for approval - SL

Rev. D - 051214 - RSPB internal alterations added & approved - SL Rev. E - 140115 - NBS references added- SL



RSPB on behalf of the Peatland Partnership Project Proposed Field Centre Forsinard Flows, Sutherland

COLIN ARMSTRONG ASSOCIATES

REv. B - 191214 - Detail refs added - SL Rev. C - 230115 - NBS references & BW commnets added, TENDER ISSUE- SL

Chartered Architects



Roof slates (H62/105A) on breathable underlay on whitewood sarking (G20/280)

Single ply PVC roofing system (J42/110A) on rigid insulation boards (J42/415A) on vapour control layer (J42/315A) on 22mm thick plywood deck (K11/515A) on treated SW tilting fillets on 9mm plywood on roofing joists to SE details 1:60 design fall

Single ply PVC roofing system aluminium edge flashings (J42/345 & 770)

Proprietary fascia and soffit boards (H20/150A) on 50x50 treated SW eaves frame FPDM profiled gasket at joints by cladding supplier

Full height window (L10) safety glass thoughout. See window schedule drg no. 701 designed to provide protective barrier as B.S. EN 1991-1-1/PD 6688-1-1

Proprietary rainscreen cladding (H20/150A)

Full height window (L10) safety glass thoughout. See window schedule drg no. 701 & to B.S.

Escape / pass door (L20) see door schedule drg no. 700 safety glass to B.S. 6262

Guard rail (Q41/130) behind door level access door threshold

drain & grate (Q10/180A) Precast concrete door cill (F31/105) dpc burned to back bottom & sides (F30/310 & 445)

(F10/350A) Insitu concrete reinforced foundations (E05, E10/100, E30) to SE details levels to be established by SE, min 450mm

> Mechanically fixed & mortared ridge tiles (H62/750A)

Roof slates (H62/105A) on breathable underlay on whitewood sarking (G20/280)

Dry verge clip (H62/125A) on proprietary bargegeboard cladding (H20/150A)

Roofing insulation (P10/140A) laid between truss rafters (G20/350) VCL, plasterboard to underside (K10/250)

30min Cavity Barrier (P10/410) dpc over external face (F30/330), cavity vents above and below (F30/175)

Precast concrete lintol (K31/140) with stepped cavity tray behind (F30/345) & weepholes at either end of lintol (F30/132)

Full height window (L10) safety glass thoughout. See window schedule drg no. 701 designed to provide protective barrier as B.S. EN 1991-1-1/PD 6688-1-1

Precast concrete cill (F31/105) dpc burned to back bottom & sides (F30/310 & 345)

30min Cavity Barrier (P10/410), dpc over external face (F30/330), cavity vents above and below (F30/175) CB30(F30/180), dpc over

window & door head Precast concrete lintol (K31/140) with stepped cavity tray behind (F30/345) & weepholes at either

Escape / pass door (L20) see door schedule drg no. 700 safety glass to B.S. 6262

Guard rail (Q41/130) behind door

level access door threshold drain & grate (Q10/180A) Precast concrete door cill (F31/105) dpc burned to bacl

bottom & sides (F30/310 & 445) Concrete block sub floor walls (F10/350A) Insitu concrete reinforced

oundations (E05, E10/100, E30) to SE details levels to be established by SE, min 450mm below FGL

Section AA & BB Scale

1 : 50 @ A1 Drwg No. (Rt6)200

Date 09/19/14 Job No. 1387

Revision С

Drawn SL

X:\Documents\1387 New Field Centre for RSPB\Drawings\CURRENT\1387 (Rt6)2015-101214 rvt



Single ply polymeric roofing membrane (J42/110A) to low-pitch 'valley' section between pitched roofs.

NOTE: Natural timber cladding shown weathered to a 'silver' finish. Timber when initially fitted will be a 'brown' colour.

	Single ply PVC roofing system aluminium edge flashings (J42/345 & 770)
	Proprietary fascia and soffit boards (H20/150A) on 50x50 treated SW eaves frame EPDM profiled gasket at joints by cladding supplier
	Lead cover flashing see details
	Coursed random rubble wall with traditional caithness flatstone cope (F20/110A)
	Air intake roof cowl to M&E specification
~~~~`	Stainless steel, insulated biomass boiler flue as specificied by M&E engineer Air extract cowl to M&E specification
$\mathcal{M}$	
	External handrail (L30/570), 1.1m high designed to prevent the passage of 100mm dia. sphere
	<ul> <li>Line of external retaining wall, 1.1m above higher ground level to prevent accidents from falling</li> </ul>
	Timber anti slip decking (Q55)
	Circular timber column with steel shoe connector top and bottom to SE details (G10 & G20/331)

Rev. A - 241114 - Building warrant application - SL Rev. B - 060115 - Air extract relocated to roof cowl - SL Rev. C - 230115 - NBS references added, TENDER ISSUE - SL

V	VATIONS				
	Date	Revision			
	November 2013	С			
	Job No.	Drawn			
	1387	DJC / SL			
	1507	D3070L			



COLIN ARMSTRONG ASSOCIATES	Rev. B - 230914 - Proposed levels added - SL Rev. C - 201114 - Bridge handrail extended - SL Rev. D - 241114 - Building warrant application - SL Rev. E - 111214 - Fairhurst information added, NBS references added - SL Rev. F - 230115 - TENDER ISSUE - SL	Drawing Title Site Layo			
Chartered Architects		Scale 1:250	Sheet Al	Date Sept. '14	Drawn by CP/SL
SS PARK, INVERNESS, IV2 6AA. TEL NO: 01463 712288 / FAX N	IO: 01463 712055 / EMAIL: architects@colinarmstrong.com	Job Number		Drwg. No. 001(1)	Revision F

\\CAAHQ02\CAD\DOCUMENTS\1387 NEW FIELD CENTRE FOR RSPB\DRAWINGS\CURRENT\1387 - 001.DWG



RSPB Proposed Field Ce Forsinard Flows Sutherland Note: Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Sutherland Suthe	Internation of turning circle.	Turning Circle narete Surround in Accordance with Tany trures Instructions true DW Approved Tank Excavation Line rapped in polythene Within Concrete Surround 200Thk Grade C30 Concrete Base 200Thk A393 Mesh (50mm Bottom Cover) wirdth	Safety, Health And En         In Addition To The Hazard/Risks I         Types Of Work Detailed On This I         Risks And Information.         Risks Listed Here Are Not Exhaus         Risk Classification - RC2A         Cover by Technocover         W/3/70-70/G1         Refer to Typical Kerb Detail
eld Centre ows Status: Tender GD Date: 15.01.2015 15.01.2015 15.01.2015 15.01.2015 Bate: Bate: COPYRIGH	STRU(		Health And Environmental Information Hazard/Risks Normally Associated With The iled On This Drawing, Note The Following on. • RC2A • RC2A • RC2A • RC2A • All Works Will Be Carried Not Be Identified By ictor. • All Works Will Be Carried Out By A Competent Where Appropriate, To An Approved Method



# COLIN ARMSTRONG ASSOCIATES

Chartered Architects

Rev. A - 241114 - Building warrant application - SL Rev. B - 231215 - TENDER ISSUE - SL

^{Client} RSPB on behalf of the Peatland Partnership	Drawing title Site Location Plan		
ProjectScaleDateProposed Field Centre1 : 1000 @ A3August		Date August 2013	Revision B
	Drwg No.	Job No.	Drawn
Forsinard Flows, Sutherland	(Rt6)002	1387	DJC

X:\Documents\1387 New Field Centre for RSPB\Drawings\CURRENT\1387 (Rt6)2015-101214.rvt





Rev. A - 241114 - Building warrant application - SL

# Dependent on Floor - Ground

1 : 50

	Rev. B - 031214 - RSPB internal alterations added & issued for approv Rev. C - 031214 - RSPB internal alterations added & issued for approv Rev. D - 051214 - RSPB internal alterations added & approved - SL Rev. E - 140115 - NBS references added- SL Rev. F - 231215 - TENDER ISSUE - SL		PB internal alterations added & approved - SL S references added- SL	
	Drawing title			
ONG ASSOCIATES	Ground Floor	r GA Plan (1 of 2)		
11	Scale	Date	Revision	

 COLIN ARMSTRONG ASSOCIATES
 Ground Floor GA Plan (1 or 2)

 Scale
 Date
 Revision

 1:50@A1
 09/11/14
 F

 Drwg No.
 Job No.
 Drawn

 (Rt6)101
 1387
 SL

### Client

RSPB on behalf of the Peatland Partnership

Project

Proposed Field Centre

Forsinard Flows, Sutherland



Rev. A - 241114 - Building warrant application - SL Rev. B - 031214 - RSPB internal alterations added & issued for approval - SL Rev. C - 031214 - RSPB internal alterations added & issued for approval - SL Rev. D - 051214 - RSPB internal alterations added & approved - SL Rev. E - 140115 - NBS references added- SL

Client		Drawing title		
RSPB on behalf of the Peatland Partnership	COLIN ARMSTRONG ASSOCIATES	Ground Floor G	A Plan (2 of 2)	
Project	Count Annothe Accounting	Scale	Date	Revision
Proposed Field Centre	Chartered Architects	1 : 50 @ A1	09/11/14	F
Forsinard Flows, Sutherland		Drwg No. (Rt6)102	Job No. 1387	Drawn SL

vertical grabrail

drop-down rail

horizontal grabrail

handrinse basin

at least 1.5 m × 1.5 m

other than basin bowl

manoeuvring space clear of WC pan and any obstruction i

750\ IN

WC I

.₋**¥**140-160

600

alarm

grab rails

pull cord vertical

┺

alarm pull cord with two red

vertical

grabrail

270

* *

680 800

bangles

alarm

reset

1000

100 /

('--4----

drop-down rail padded back rest

vertical

grabrails

600-700

480 **V**C

720-740 🛮 🛦

Q



Rev. A - 060115 - Air extract relocated to roof cowl Rev. B - 140115 - NBS references added- SL Rev. C - 231215 - TENDER ISSUE - SL

Client		Drawing title		
RSPB on behalf of the Peatland Partnership	COLIN ARMSTRONG ASSOCIATES	Roof Plan		
Project	Count Annorad Accounting	Scale	Date	Revision
Proposed Field Centre	Chartered Architects	1 : 50 @ A1	12/04/14	C
Forsinard Flows, Sutherland		Drwg No. (Rt6)106	Job No. 1387	Drawn SL



Client RSPB on behalf of the Peatland Partnership Project Proposed Field Centre Forsinard Flows, Sutherland

# COLIN ARMSTRONG ASSOCIATES

Rev. A - 241114 - Building warrant application - SL Rev. B - 191214 - Detail refs added - SL Rev. C - 230115 - NBS references & BW commnets added, TENDER ISSUE- SL

Chartered Architects





Forsinard Flows, Sutherland

#### Roofing insulation (P10/140A) laid between truss rafters

(G20/350) VCL, plasterboard to underside (K10/250)

# Black aluminium gutter

(R10/230) Proprietary fascia and soffit boards (H20/150A) on 50x50 treated SW eaves frame EPDM profiled gasket at joints by Single ply PVC roofing system (J42/110A) on rigid insulation boards (J42/415A) on vapour control layer (J42/315A) on 22mm thick plywood deck (K11/515A) on treated SW tilting fillets on 9mm plywood on roofing joists to SE details 1:60 desian fall Single ply PVC roofing system aluminium edge flashings (J42/345 & 770)

(WA3) Timber intols (G20/210) to SE details

Full height window (L10) safety glass thoughout. See window schedule drg no. 701 & to B.S.

#### Heel kerb (Q10/112) set back 300mm min from building edge to form edge strip. stone chip fill between field drain below chips

Timber anti slip decking (Q55) Concrete block sub floor walls

Reinforced concrete ri beam to SE details

(F10/350A)

Self adhesive sheet tankin system (J40/190A) with

protection board over External drainage 150mm dia

wavecoil porus pipe (R12) al

and lapped to approved details

detailed by SE Insitu concrete reinforcec undation slab (E05, E10/100 E30) to SE details on tanking nembrane (J40/210A) sealed

> (J42/110A) on rigid insulation boards (J42/415A) on vapour Roof slates (H62/105A) on control layer (J42/315A) on breathable underlay on 22mm thick plywood deck whitewood sarking (G20/280) (K11/515A) on treated SW tilting fillets on 9mm plywood on Roofing insulation (P10/140A) roofing joists to SE details 1:60 laid between truss rafters design fall (G20/350) VCL, plasterboard to underside (K10/250) Black aluminium gutter (R10/230) oof Floor Generally : 22mm thick chipboard flooring (K11/315) on noming Proprietary fascia and soffit boards (H20/150A) on 50x50 220mm deep SW truss ties (G20/350), 75mm thick sound treated SW eaves frame EPDM insulation (P10/240A) 15mm thick TE wallboard plasterb profiled gasket at joints by (K10/250) dwanged at edges all joints taped and filled. cladding supplier 30min Cavity Barrier (P10/420A) cavity tray above Steel Beam (G10) Plasterboard suspended ceiling \$ingle Room 3. system (K10/225) (WA8) 8.2 m² Fully reversible rooflight (L10/480A) ducted through First Floor Generally 22mm thick chipboard flooring (K11/325A) on 50x25mm ceiling with insulated upstand treated SW battens (G20/270) to line up with floor joists with  $\langle WA4 \rangle$ dry sand/cement between to take underfloor heating pipes ∕₩A1Ì Store 2.0 m² on 12mm thick plywood deck (K11/316) on JJI joists (G20/345) at 400mm crs to SE details, 75mm thick rigid board G1 insulation (P10/250) clipped between joists hard to underside of ply deck, underside of joists to take 15mm thick TE wallboard plasterboard (K10/250) dwanged at edges all (Rt6)41⁄2 joints taped and filled providing 30 minute FR 151.15 Precast concrete cill (F31/105) dpc burned to back bottom & sides (F30/310 & 345) DPC (F30/330 30min Cavity Barrier (P10/410), μ/ Steel Beam (G10) dpc over external face Steel Beam (G10) (F30/330), cavity vents above and below (F30/175) Proprietary suspended ceiling system (K40/116) Precast concrete lintol (K31/140) with stepped cavity tray behind Timber intols (G20/210) to SE (F30/345) & weepholes at either details Open Plan Office end of lintol (F30/132) 85.6 m Full height window (L10) safety glass thoughout. See window schedule drg no. 701 & to B.S. 6262 Precast concrete cill (F31/105) dpc burned to back bottom & sides (F30/310 & 345) 147.66 Heel kerb (Q10/112) set back 300mm min from building edge C (F30/330 to form edge strip. stone chip fill between (Q23/160)_ Concrete block sub floor walls (F10/350A)

0m

Single ply PVC roofing system

**Section GG** G 1:50

COLIN ARMSTRONG ASSOCIATES

Insitu concrete reinforced

to SE details levels to be

below FGL

established by SE, min 450mr

foundations (E05, E10/100, E30)

Mechanically fixed & mortared

ridge tiles (H62/750A)

Rev. A - 241114 - Buildina warrant application - SL Rev. B - 031214 - RSPB internal alterations added & issued for appr Rev. C - 191214 - Detail Refs added - SL Rev. D - 230115 - NBS references & BW commnets added, TENDE

round Floor Generally :

Chartered Architects

Drawing title					
Sections FF & GG					
Scale	Date	Revision			
1 : 50 @ A1	09/19/14	D			
Drwg No.	Job No.	Drawn			
(Rt6)202	1387	SL			





#### **WEST ELEVATION** 2 1:100

NOTE: Natural timber cladding shown weathered to a 'silver' finish. Timber when initially fitted will be a 'brown' colour.

Client RSPB on behalf of the Peatland Partnership		Drawing title EAST & WEST ELEVATI		
Project Proposed Field Centre	COLIN ARMSTRONG ASSOCIATES Chartered Architects	Scale 1 : 100 @ A3		
Forsinard Flows, Sutherland	Chartered Architects	Drwg No. (Rt6)303		

Rev. A - 241114 - Building warrant application - SL Rev. B - 031214 - RSPB internal alterations added & issued for approval - SL Rev. C - 230115 - NBS references added, TENDER ISSUE - SL

#### IONS

Date	Revision
November 201	3 C
Job No.	Drawn
1387	DJC



				idening of v larger service ear of building		to be retained	1 kerb with and to be ect water ehicle overrun 150,000	Below ground 45,000 litre storage tank for fire fighting purposes		ugh ng wall on drg. 106185/011		)çı			
106185/01	KGT Date: 05/12/2014 Drawing No.:	Scale at A1: 1:200 Drawn:	Road Layout	Field nard _ erland	CONSULTING AND CIVIL RSPB	B 21/1/15 Water tank adj Turning circle o swept path. Fir A 10/12/14 Gabion basket Rev. Date			Existing services.	THIS REGISTER IS RELATII DRAWING THAT HA SIGNIFICANT RESIDUAL F	145.649(ex.) 146.072			EK	to Fairhurs nal sections to Fairhurs tion details rels shown
	NR ^{Date:} 09/12/2014	Status: Tender Checked:	ut Plan	Centre at Flows	STRUCTURAL ENGINEERS	scent to plant room added. mended to accommodate fire v e fighting storage tank added. retaining wall added. Description			All existing servic and within the s directly with each to commencement	A NON-EXHAUSTIVE LIST O NG TO THE WORKS SHOWN NE BEEN IDENTIFIED DURING HAZARDS DETAILS	Indicates existi Indicates propo	Areas of crush construction	Areas of asph	100x125	st drawing 106185/013  st drawing 106185/014 are relative to Ordnance
COPYRIGHT ®	ARM Date: 09/12/2014 Revision:	CAD File Name: 106185_Pc011 Approved:			Etive House Beechwood Park Inverness IV2 3BW Tel:- 01463 724544 Fax:- 08443 814412	vehicle KGT NR ARM KI NR NR Drwn. Chkd. Appd.			All existing services currently adjacent to and within the site. Contractor to liaise directly with each service provider prior to commencement of construction.	EXHAUSTIVE LIST OF RESIDUAL HAZARDS HE WORKS SHOWN ON THIS IDENTIFIED DURING THE DESIGN STAGE DETAILS	ing ground level osed road level	hed rock road	nalt road construction	III	for the road for the road e Datum.



		on kitchen to be retained	details details	ergents) Below ground 45,000 litre storage tank for fire fighting purposes tank to	car 85 85 g wall on drg. 106185/011 g wall on drg. 106185/011 ea with surfacing the for collection of	
Scale at A1:         Status:         CAD File Name:           1:200         Tender         106185_Pc012           Drawn:         Checked:         Approved:           KGT         NR         ARM           Date:         09/12/2014         Date:           05/12/2014         09/12/2014         Date:           Torwing No:         09/12/2014         Corevicin:           106185_/012         COPYRIGHT @	CONSULTING STRUCTURAL Tel:- 01463 724544 AND CIVIL ENGINEERS Fax:- 08443 814412	AZARDS DETAILS AZARDS DETAILS All existing servic and within the si directly with each to commencement to commencement inage design levels added. ber added to layout for water surface water drainage. Description	(by Wavin or equal ) New floor gully Areas of asphalt roc Areas of crushed ro construction	R.E. New rodding point terminal R.E. New 450mm & uPVC inspection I.C. New 450mm & uPVC inspection chamber (maximum depth 1.2m) New 500mm & polypropylene silt trap manhole with 450mm sump	LEGEND:	<ul> <li><u>NOTES:-</u></li> <li>1. Refer to Fairhurst drawing 106185/014 for the drainage construction details.</li> <li>2. Curtilage drainage to be constructed, installed &amp; tested in accordance with the recommendations in BS EN 752 :2008, BS EN 1610 :1998, 'The SUDS Manual – Ciria C697', S.E.P.A. Regulatory Method WAT-RM-03 and S.E.P.A. GBR10.</li> <li>3. A minimum of 600mm cover to be provided to all pipework within garden/landscaped areas, a minimum of 900mm below any road. Concrete slab protection to be provided where minimum cover below road is not achievable.</li> <li>4. Site plan extract taken from Colin Armstrong Associates drawing 1387 001(1) Revision D.</li> <li>5. Refer to the Architect's drawings for the position of the roof water downpipes and foul drainage outlets.</li> <li>6. Drainage discharge shown is subject to final approval from S.E.P.A.</li> <li>7. All levels shown are relative to Ordnance Datum.</li> </ul>



e silt trap sump (by ed)	FILTER TRENCH	ep layer of gravel - 40mm single size stone filter material - Filter trench wrapped with impermeable membrane (Visqueen urban drainage geomembrane, grade 460g/m² or equal)	G.L. - Terram 1000 geotextile membrane (or equal a to prevent ingress of s to prevent ingress of s washed stone	-Concrete bed and surround As-dug material with no stone size bigger than 40mm
Project The New Field Centre at Forsinard Flows         Sutherland         Immini The Road & Drainage Construction Details         Sub et Al: 1:200         Sole et Al: 1:200 <t< th=""><th>A       I0.12.14       Precoast Catch-Pit Manhole Detail added to drawing.       KI       NR         Rev.       Date       Date       Description       Drawn.       Chr.d.       Appd.         FEARER       Environ       Date       Drawn.       Chr.d.       Appd.         FEARER       Environ       Drawn.       Chr.d.       Appd.         CONSULTING AND       STRUCTURAL CIVIL       Tel:-       01463       724544         RSPB       Construction       ENGINEERS       Fax:-       08443       814412</th><th></th><th></th><th>NOTES:         1. Refer to Fairhurst drawing no. 106185/011 for the Road Layout Plan.         2. Refer to Fairhurst drawing no. 106185/012 for the Drainage Layout Plan.         3. Drainage to be constructed, installed &amp; tested in accordance with the recommendations in BS EN 752:2008, BS EN 1610:1998, SEPA Regulatory Method WAT-RM-03, SEPA GBR 10 and 'The SUDS Manual - Ciria C697'.         4. All existing services to be located prior to any construction work being carried out.         THIS REGISTER IS A NON-EXHAUSTIVE LIST OF RESIDUAL HAZARDS DRAWING THAT HAVE BEEN IDENTIFIED DURING THE DESIGN STAGE SIGNIFICANT RESIDUAL HAZARDS         All existing services.       DETAILS         All existing services.       All existing service contractor to liaise directly with each service provider prior to commencement of construction.</th></t<>	A       I0.12.14       Precoast Catch-Pit Manhole Detail added to drawing.       KI       NR         Rev.       Date       Date       Description       Drawn.       Chr.d.       Appd.         FEARER       Environ       Date       Drawn.       Chr.d.       Appd.         FEARER       Environ       Drawn.       Chr.d.       Appd.         CONSULTING AND       STRUCTURAL CIVIL       Tel:-       01463       724544         RSPB       Construction       ENGINEERS       Fax:-       08443       814412			NOTES:         1. Refer to Fairhurst drawing no. 106185/011 for the Road Layout Plan.         2. Refer to Fairhurst drawing no. 106185/012 for the Drainage Layout Plan.         3. Drainage to be constructed, installed & tested in accordance with the recommendations in BS EN 752:2008, BS EN 1610:1998, SEPA Regulatory Method WAT-RM-03, SEPA GBR 10 and 'The SUDS Manual - Ciria C697'.         4. All existing services to be located prior to any construction work being carried out.         THIS REGISTER IS A NON-EXHAUSTIVE LIST OF RESIDUAL HAZARDS DRAWING THAT HAVE BEEN IDENTIFIED DURING THE DESIGN STAGE SIGNIFICANT RESIDUAL HAZARDS         All existing services.       DETAILS         All existing services.       All existing service contractor to liaise directly with each service provider prior to commencement of construction.