

THE HIGHLAND COUNCIL

**NORTH PLANNING APPLICATIONS COMMITTEE
26 APRIL 2016**

Agenda Item	6.1
Report No	PLN/022/16

**15/04331/FUL: Tulloch Homes Ltd
Ness Gap, Ness Road, Fortrose**

Report by Area Planning Manager

SUMMARY

Description : Change of house types (Plots 112 and 122-127) (Planning Permission 13/01211/MSC) and erection of three additional houses (Plots 128-130)

Recommendation - GRANT

Ward : 10 - Black Isle

Development category : Local Development

Pre-determination hearing : Not required

Reason referred to Committee: Objection from statutory consultee (Fortrose and Rosemarkie Community Council)

1. PROPOSED DEVELOPMENT

1.1 Planning permission is sought to change the approved house types on plots 112 and 122-127 and to erect three additional houses. The latter involves the erection of three, two storey semi-detached properties on land which was previously granted permission for three detached houses.

1.2 The changes in house types are:

- Plot 112 Carnegie to Lochalsh
- Plot 122 Glencoul to Affric
- Plot 123 Carnegie to Lochalsh
- Plot 124 Harris to Tarvie
- Plot 125 Tiree to semi detached houses forming a new plot.
- Plot 126 Eriskay to semi detached houses forming a new plot.
- Plot 127 Glencoul to semi detached houses forming a new plot.

The additional plot numbers are 128, 129, and 130.

1.5 **Variations:** None

2. SITE DESCRIPTION

- 2.1 The site is undeveloped land within the Ness Gap development site, part of which is currently occupied by the site compound. The nearest occupied houses are those to the north of Ross Crescent. Construction is on-going on the other houses in phase E and F, approved under planning permission 13/01211/MSC.

3. PLANNING HISTORY

- 3.1 09/00471/OUTRC - Master Plan for the erection of houses, formation of access and parking and provision of amenity/open space - outline consent - 08.06.2010.
13/01211/MSC- Erection of 31 houses (Plots 97-127 Areas E and F) – Granted – 1.09.2014 – under construction.
Adjoining land: 15/04305/FUL – Erection of 19 houses and associated works-under consideration.

4. PUBLIC PARTICIPATION

- 4.1 Advertised : None
Representation deadline : None
Timeous representations : None
Late representations : None

5. CONSULTATIONS

- 5.1 Transport Planning Team: No objections.
5.2 Planning Gains Officer: No objections. Developer contribution required.
5.3 Scottish Water: No Response.
5.4 Transport Scotland: No objection. Developer contribution required towards the cost of vehicle queue detectors and signage at the A9/89161 Munloch junction.
5.5 Fortrose and Rosemarkie Community Council: Object.
 - The addition of three houses does not conform to the number of houses approved in the masterplan for Ness Gap.
 - Further development creates additional traffic hazards on the local road network and use of the A9 Munloch junction.

6. DEVELOPMENT PLAN POLICY

The following policies are relevant to the assessment of the application

6.1 Highland Wide Local Development Plan 2012

Policy 28	Sustainable Development
Policy 29	Design Quality and Place-Making
Policy 34	Settlement Development Area

6.2 Inner Moray Firth Local Development Plan 2015

FR2 Ness Gap – 7.5ha - Mixed Use - 80 homes with 1.6ha for Community, Business, Office, Tourism or Retail.

7. OTHER MATERIAL CONSIDERATIONS

7.3 Scottish Government Planning Policy and Guidance

Paragraphs 109-134 - A Successful, Sustainable Place - Enabling Delivery of New Homes.

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

8.4 Policy FR2 for Ness Gap in the Inner Moray Firth Local Development Plan (IMFLDP) is the primary policy under which the application has to be assessed. The policy allocates 7.5 hectares of land for mixed use development. Reference is made in the policy statement that the allocation is for 80 houses, with 1.6 hectares for community, business, office tourism or retail uses. The original planning permission in principal for the Ness Gap development site is also referenced (09/00471/OUTRC). Planning permission 09/00471/OUTRC approved a masterplan for the Ness Gap development site, which extended to 12 hectares, or thereby. It also conditioned the total number of houses to 100 units within the development. For clarity, 32 affordable houses were approved under a separate application at the same time (09/00472/FULRC) and were additional to the 100 units referred to under 09/00471/OUTRC.

8.5 The masterplan approved under the permission in principle sets out the areas of the Ness Gap development site that were identified for housing, open space and the community uses; the community use area was originally identified for a primary school. There is no longer any reference to a site for a primary school in the current local plan.

8.6 To date the following approvals have been issued and the majority of houses are either built and occupied, or are under construction.

10/02332/FUL - Erection of 6 houses (Area G)

11/01270/MSC - Erection of 39 houses (Area A and B)

12/04641/MSC - Erection of 24 houses and formation of play area (Area D)

13/01211/MSC - Erection of 31 houses (Areas E and F)

The 32 affordable housing units referred to above have also been built and are occupied. As stated above these houses were granted permission under a separate planning permission (09/00472/FULRC) and fall outwith the area identified for the 100 units under 09/00471/OUTRC.

- 8.7 The community council have objected to the application on the grounds that the development increases the number of units within the Ness Gap site beyond that which was approved under the original planning permission 09/00471/OUTRC commenting that at “every stage the developer has sought to fit more homes into the site than what was deemed appropriate by the Planning Committee and the Community Council.”
- 8.8 The comments of the Community Council are acknowledged and understood. However it is recognised that in the 6 years since the original application was determined the economy, the private housing market and the affordable housing sector have changed significantly and therefore the demand and need for different house types has altered.
- 8.9 The current application seeks permission to change house types in response to these changes in the market including a further three houses in the area of the site previously approved for 31 units (13/01211/MSC). This is as a result of replacing two detached houses and a bungalow with three semi - detached houses. The proposals accord with the masterplan in that the development is within an area of the Ness Gap site already identified for housing. It is acknowledged that as 100 houses have been approved to date, the development now proposed cannot accord with the condition regarding the total number of houses attached to planning permission 09/00471/OUTRC. (The current application is for full planning permission and not a Matters Specified in Conditions application and therefore has to be considered on its own merits).
- 8.10 It is recognised that there is ambiguity in the wording of the statement in the Inner Moray Firth Local Development Plan as well as a tension with the housing figures. On the one hand the development plan acknowledges that as a result of a higher density of development, part of the Ness Gap site identified for housing remains undeveloped although 100 units have already been approved. The development plan also makes reference to development according with the planning permission in principle 09/00471/OUTRC.
- 8.11 Clarity has been provided by the Development Plans Team regarding this matter. They have confirmed that the reference in the IMFLDP to the planning permission in principle 09/00471/OUTRC is in relation to compliance with the principles established, i.e. the masterplan, and not the number of total units allowed. Where reference is made to 80 units in the IMFLDP, this was an estimate of the undeveloped capacity of site FR2 at the end of 2013.
- 8.12 It is important to take into account that the DPEA Reporter stated in his report that a density of 18 dwellings per hectare was acceptable for the FR2 site at Ness Gap, after thorough scrutiny during the review of the Inner Moray Firth Local Development Plan.

- 8.13 Based on the above interpretation the addition of three units within Areas E and F is considered to accord with the broad terms of Policy FR2 of the IMFLDP, it falls below the density specified by the Reporter for this area and accords with the general density and settlement pattern found in the housing areas adjoining Ness Gap.
- 8.14 **Other material considerations**
- 8.15 **Siting and Design:** Eight of the plots that are the subject of the application lie on the western edge of Phase F, the other two plots are on the southern edge of Areas E and F. The change of house types include the replacement of a bungalow with a two storey property, the omission of a double integral garage in favour of a single integral garage and the substitution of 2 detached two storey houses and a bungalow with 6 semi detached two storey properties. It is considered that the resulting layout and change in house types which relate in style and design to other properties approved within the development, will have no significant impact on the overall character of the Ness Gap site which contains a mix of house types.
- 8.16 **Impact on Road Safety:** The community council object to the application on the grounds that further development will increase the risk of serious accidents on the wider road network. They refer to a consultation response received in October 2015 from Transport Scotland recommending refusal for a separate application for 50 Houses at Greenside Farm (15/03033/FUL). They also refer to comments offered by Roads Authority officials regarding the capacity of the local road network made in 2005, at the time of the preparation of the Ross and Cromarty East Local Plan.
- 8.17 The planning application for 50 houses at Greenside Farm is still under consideration. Transport Scotland has submitted revised comments in relation to that application, removing their objection, following a report from their operating company. They have also recently requested to be formally consulted on a number of applications, including this application (15/04331/FUL). In their consultation response Transport Scotland advised that a condition be attached to any planning permission that may be granted to require a developer contribution towards the cost of vehicle queue detectors and signage at the A9/B9161 Munlochy junction. They state that the proposed scheme is to mitigate against intermittent queuing of vehicles turning right from the A9, which will be exacerbated by this and other housing developments, identified in the Inner Moray Firth Local Development Plan, on the south side of the Black Isle.
- 8.18 The Ross and Cromarty East Local Plan, adopted in 2007, was superseded by the Inner Moray Firth Local Development Plan (IMFLDP) in July 2015. The policies and allocations within the IMFLDP have been the subject of thorough public scrutiny through the local development plan process. The Community Council was involved in this process. They are aware that a series of traffic calming measures were completed in 2014 on the local road network to address the additional traffic anticipated as a result of future development, including the Ness Gap site. The measures introduced respond to the physical character of the local road network

and traffic volumes. The Road Traffic Orders connected with the introduction of the 20mph speed restrictions and physical traffic management measures were also subject to public consultation.

8.19 In their consultation response to the current application Transport Planning have confirmed that the addition of three properties will not have a significant impact on the local road network.

8.20 On the basis of the above it is considered that the development will have no significant impact on road safety. It is proposed to attach a suspensive condition to the planning permission which will require arrangements to be put in place for a legal agreement to be entered into between the applicant and Transport Scotland in connection with the developer contribution.

8.21 **Developer contributions:** The planning permission in principle for Ness Gap was subject to a planning obligation (Section 75 Agreement) which provided for the collection of developer contributions towards education and infrastructure. These contributions have already been paid to the Council. A separate planning permission was granted for 32 affordable house units. These were the first houses to be delivered on site and represent the appropriate affordable housing contribution in relation to the 100 units approved under the planning permission in principle. One further affordable house has also been made available within the area already completed. Comments offered by the Planning Gains Officer, at the time the current application was received suggested that further contributions could be sought in relation to the additional units now proposed. However, further scrutiny of the planning obligation reveals that the terms of the agreement do not provide for this where the additional units are not covered by the original planning permission in principle, as in this case. Additional developer contributions are not required for the additional three units in this instance as Council policy does not require such contributions for proposals which relate to less than four houses. However these units would require to be taken into account in any subsequent calculations regarding affordable housing contributions for any possible future development proposals for the remainder of the FR2 Ness Gap site.

8.21 **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.

10. RECOMMENDATION

Action required before decision issued N

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

1. Prior to the occupation of plots 128- 130 vehicle queue detectors and signage shall be installed at the A9/B9161 Munloch junction to the satisfaction of the Planning Authority in consultation with Transport Scotland. If the works referred to above are to be implemented by Transport Scotland, then an agreement under Section 48 of the Roads (Scotland) Act 1984 between the developer and Transport Scotland for an agreed proportionate contribution to the cost of the works must be concluded before construction commences on plots 128-130.

Reason : To mitigate against intermittent queuing of vehicles turning right from the A9, which will be exacerbated by this and other housing developments, identified in the Inner Moray Firth Local Development Plan, on the south side of the Black Isle.

2. No development or work shall commence until a detailed specification for all proposed external materials and finishes for each of the house types proposed (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details. Red roof tiles are hereby specifically excluded as a finish within this development

Reason : The details shown on the approved plans lack sufficient detail and the use of red tiles in this location is considered inappropriate given the character of the area within which the development is located

3. All soft landscaping works, shall be carried out in accordance with the plans approved under planning permission 09/00471/OUTRC and 13/01211/MSC as shown on Drawing Number HLD K109.13/SL -01 and no development shall commence until such time as a detailed planting schedule is submitted to, and approved in writing by, the planning authority. The landscaping shall be implemented in a sequential manner as follows:

i) The planting along the south eastern (rear boundaries) of plots 97, 105- 107 shall be carried out prior to the commencement of development on any house, hereby approved.

ii) The remaining soft landscaping works which lie within the red line of the application site defined by planning permission 09/00471/OUTRC and 13/01211/MSC shall be completed prior to occupation of the last house.

iii) All other soft landscaping works as detailed on Drawing Number HLD K109.13/SL -01, which form the amenity/open space , as approved under the terms of planning permission in principal 09/00471/OUTRC and 13/01211/MSC, shall be completed prior to the commencement of the seventh (7th) house, hereby approved.

Any variation to the above schedule shall require the prior written approval of the planning authority.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species. The on-going maintenance of these facilities shall be included in a factoring agreement.

Reason : In order to ensure that the approved landscaping works are timeously undertaken on site

4. The remote footpath links to the core path to the south, Deans Road and Easter Greengate and all other footpaths shaded yellow on Drawing Number HLD K109.13/SL -01 as approved under the terms of planning permission in principal 09/00471/OUTRC and 13/01211/MSC shall be completed, to the satisfaction of the Planning Authority, prior to occupation of development on the seventh (7th) house, hereby approved. The on-going maintenance of these facilities shall be included in a factoring agreement, unless adopted by the Roads Authority and any variation shall require the prior written approval of the Planning Authority.

Reason : To ensure the timeous provision of these community facilities and their maintenance thereafter.

5. All surface water drainage shall be completed in accordance with the scheme and plans approved under the terms of planning permission in principal 09/00471/OUTRC and 13/01211/MSC drawing Number 2675.105 Rev A. The cut off drain along the south eastern boundary of the site with the core path shall be installed prior to the commencement of development of any house. Thereafter the on-going up keep of these facilities shall be included in a factoring agreement and any variation shall require the prior written approval of the Planning Authority.

Reason : To ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment.

6. Prior to the first occupation of each dwellinghouse hereby approved, parking spaces for a minimum of two cars shall be provided as detailed on the approved plans and shall thereafter be maintained for this use in perpetuity.

Reason : In order to ensure the safety and free flow of traffic on the public road.

7. No development shall commence until a scheme for the maintenance, in perpetuity, of all on-site open spaces, including footpaths, the play area and other parts of the development that are not the exclusive property of any identifiable individual home owner (such as remote footpath lighting and those elements of surface water drainage regimes not maintained either by the Council or Scottish Water), have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the approved scheme shall be implemented in full and maintained in perpetuity, in accordance with the timescales contained therein.

Reason: To ensure that all communal spaces, facilities and landscaping areas are properly managed and maintained.

8. No development or work shall commence until a detailed specification for all boundary treatments (means of enclosure) along the boundary with the open/space area (as described in condition 2 (iii) above) have been submitted for the consideration and written approval of the planning authority. Thereafter only the agreed means of enclosure shall be used in the development. All boundary fencing and walling shall be provided prior to the first occupation of the house to which it relates, unless otherwise agreed in writing by the Planning Authority.

Reason: The details shown on the approved plans lack sufficient detail and to ensure that all boundary treatments are provided timeously, in the interests of visual amenity and privacy.

9. The dust suppression measures approved under planning permission 09/00471/OUTRC and 13/01211/MSC shall be enacted in full for the duration of construction works within this application site.

Reason: In order to reduce the risk of dust-related nuisance; in the interests of residential 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 LIMIT DIRECTION

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

Affordable Housing Contribution

You are advised that the three housing units hereby approved will require to be taken into account in any subsequent calculations regarding affordable housing contributions for future development proposals for the remainder of the FR2 Ness Gap site.

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.

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:
<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

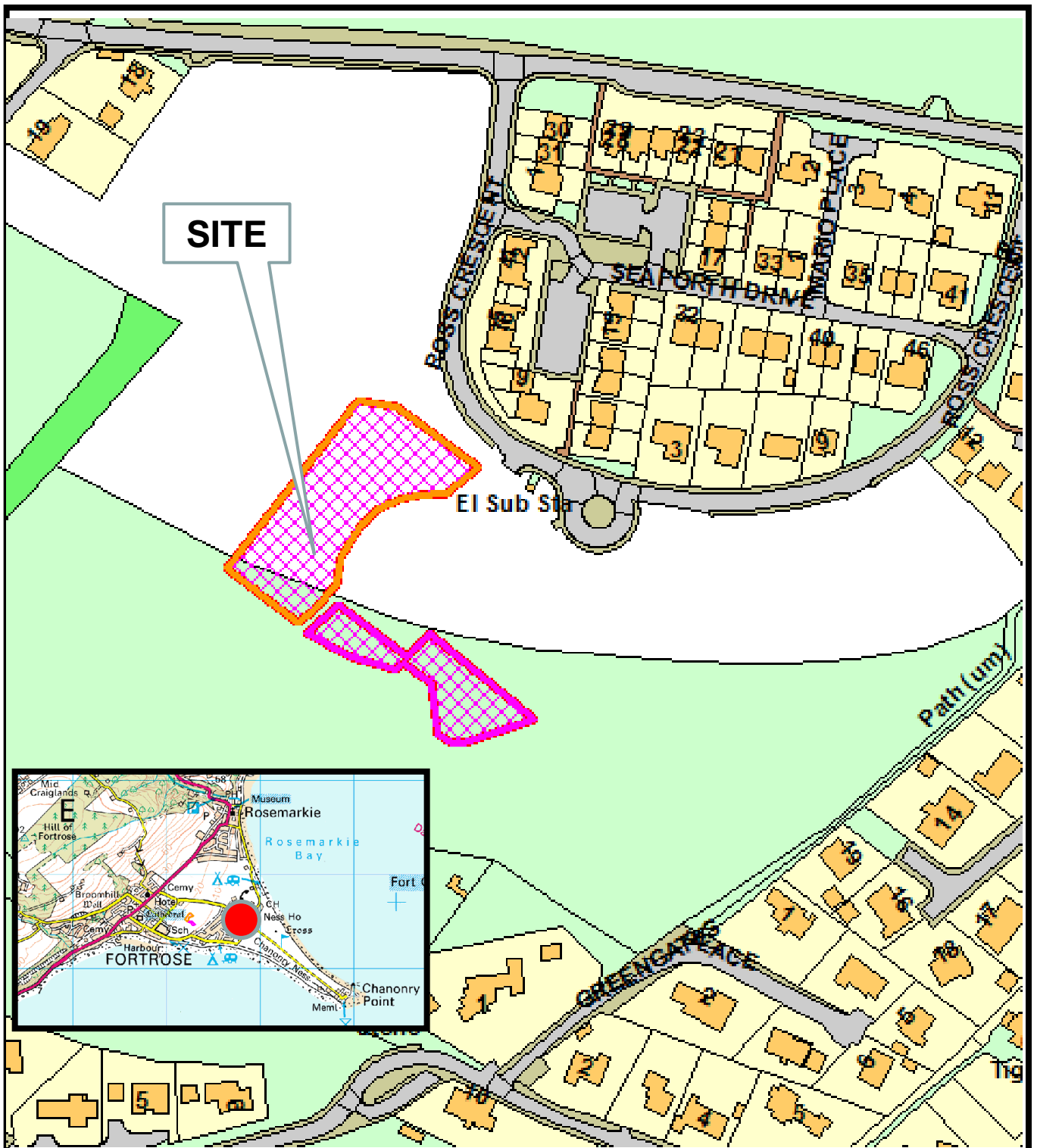
Application forms and guidance notes for access-related consents can be downloaded from:

<http://www.highland.gov.uk/yourenvironment/roadsandtransport/roads/Applicationformsforroadoccupation.htm>

Mud and Debris on Road

Please note that it is 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.

Signature: Dafydd Jones
Designation: Area Planning Manager North
Author: Erica McArthur
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 –Location Plan
Plan 2 –Site Layout Plan
Plan 3 – Annan- Floor /Elevation
Plan 4 – Affric - Floor /Elevation
Plan 5 –Lochalsh- Floor /Elevation
Plan 6 – Tarvie- Floor /Elevation
Plan 7 – Semi-detached - Floor /Elevation
Plan 8 – Semi-detached - Gable elevation



Planning & Development
Service

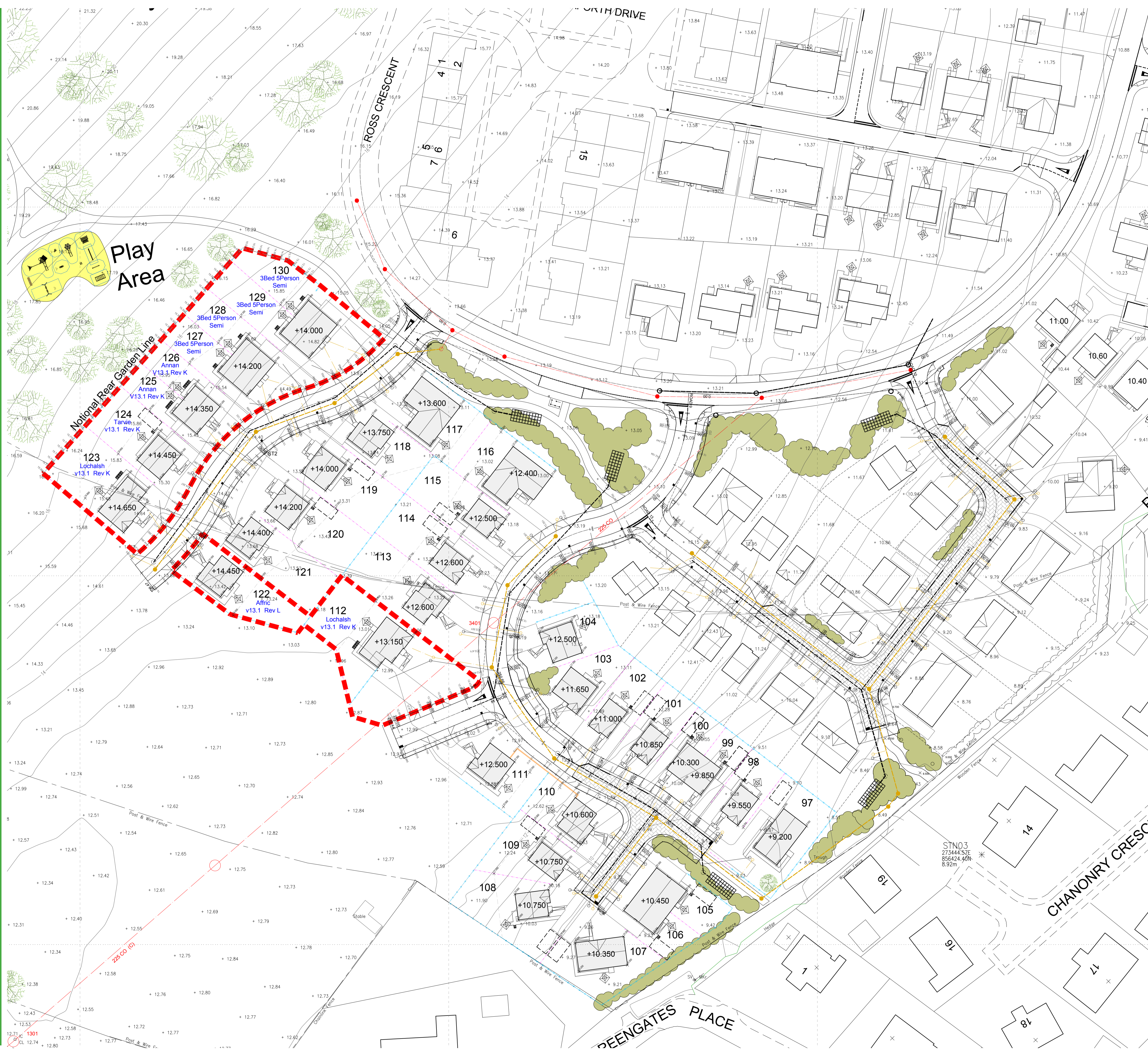
15/04331/FUL

Change of house types and
erection of three additional houses
Ness Gap Site, Ness Road, Fortrose

26 April 2016



NESS ROAD HOUSING DEVELOPMENT, FORTROSE



REVISIONS

Bracewell Stirling

- 5 NESS BANK, INVERNESS, IV2 4SF TEL: 01463 233760 FAX: 01463 233785
- 38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF TEL: 01259 750301 FAX: 01259 752365

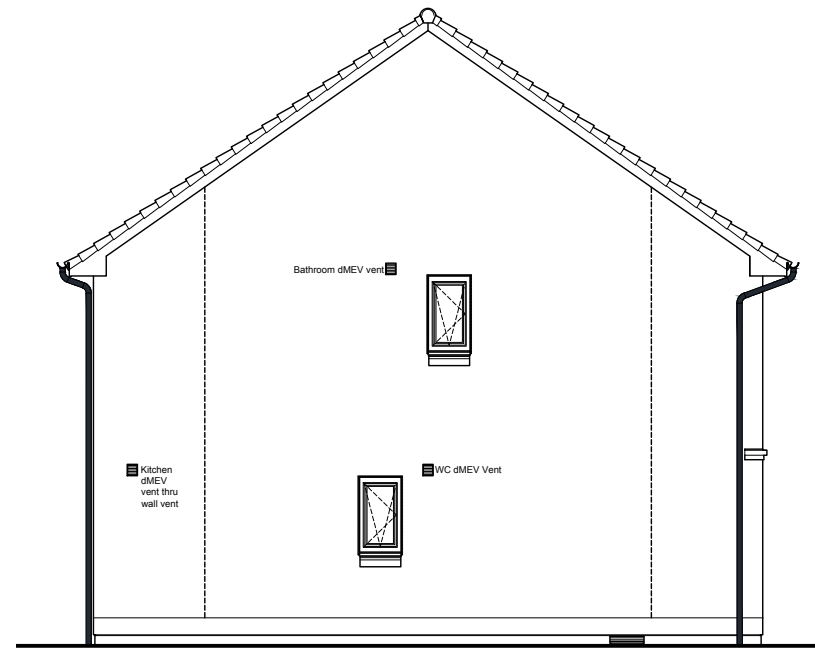
NESS ROAD HOUSING DEVELOPMENT
PHASE E & F - FORTROSE
TULLOCH HOMES LTD

SITE LAYOUT PLAN

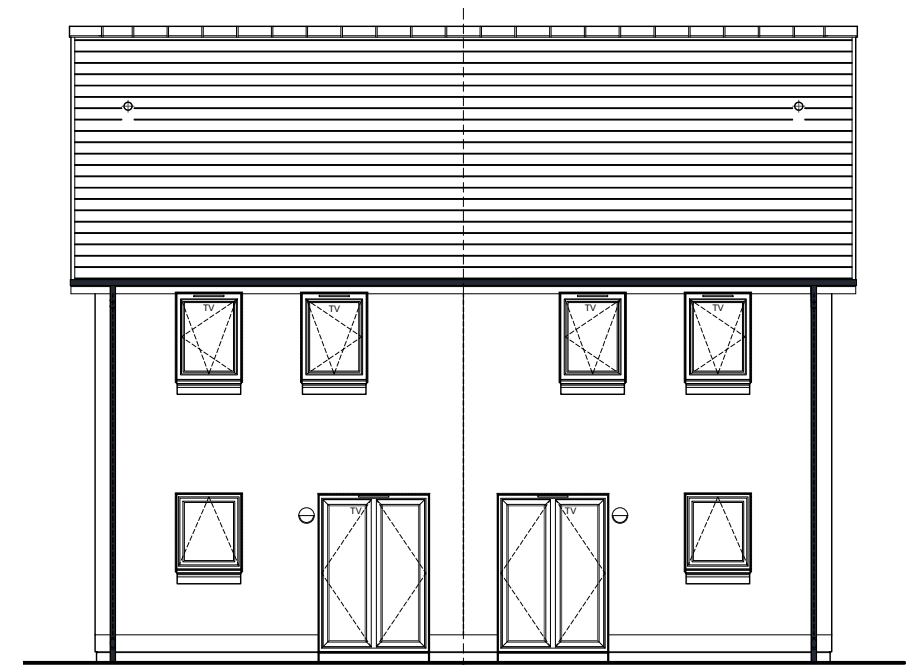
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Front Elevation



Gable Elevation



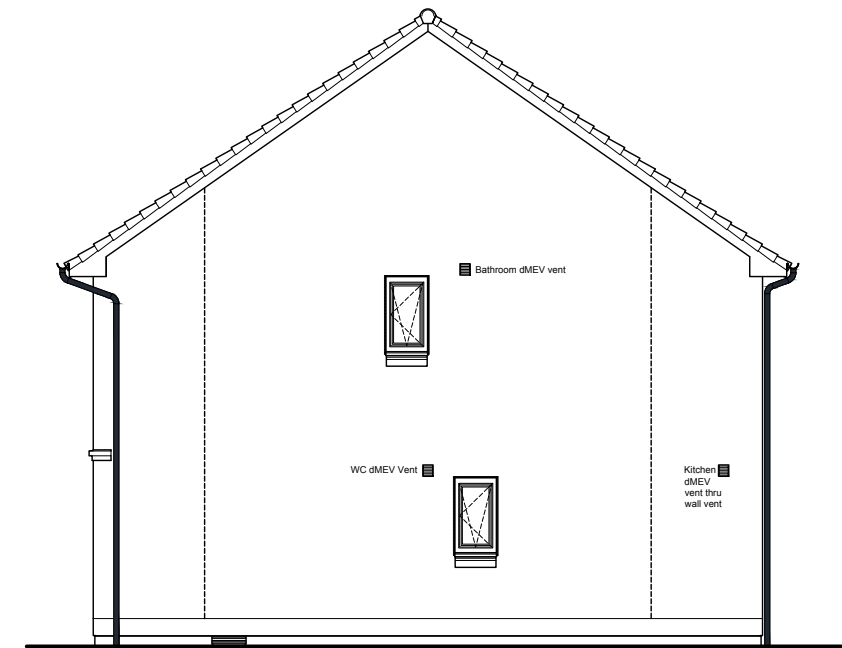
Rear Elevation

General Materials & Finishes

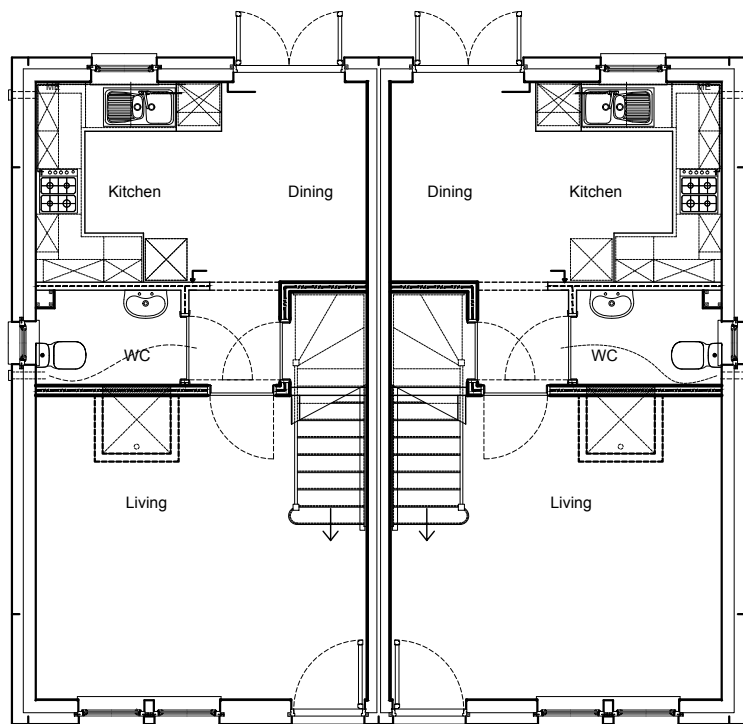
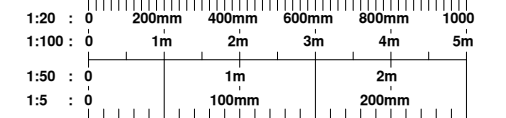
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- Soffits & fascia - White uPvc
- Rainwater goods - Black uPvc
- Walls - Dry dash render (colour tbc)
- Base course - Pre-cast stone through coloured buff
- Lintels, Cills etc - Pre-cast stone through coloured buff
- Windows & doors - White uPvc

Notes

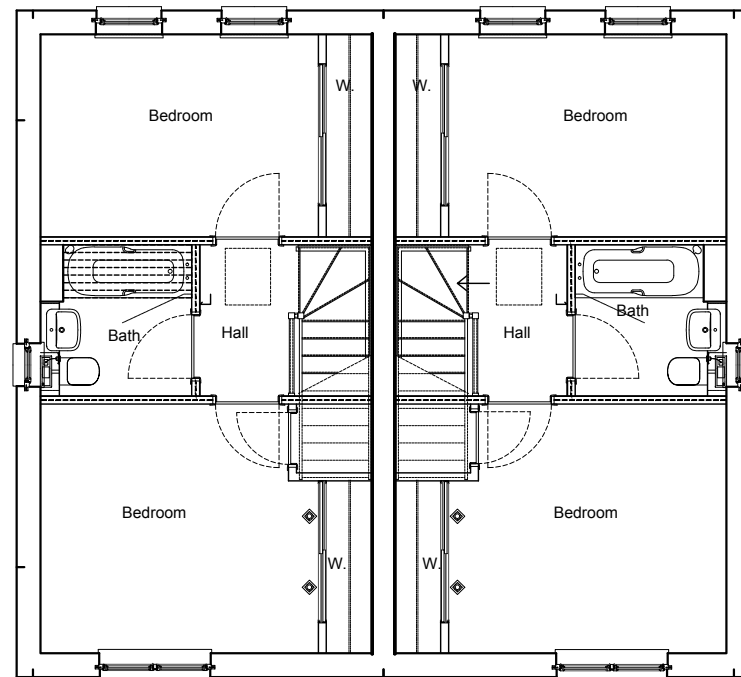
- Stone lintels to rear and gable elevations on a plot specific basis only.
- In all circumstances refer to site finishes schedule



Gable Elevation



Ground Floor Plan



Upper Floor Plan

Tulloch Homes

Bracewell Stirling CONSULTING

- 38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF ○
TEL: 01259 750301 FAX: 01259 752365
- 5 NESS BANK, INVERNESS, IV2 4SF ●
TEL: 01463 233760 FAX: 01463 233785

PHASE E & F
NESS ROAD, FORTROSE
TULLOCH HOMES LTD.

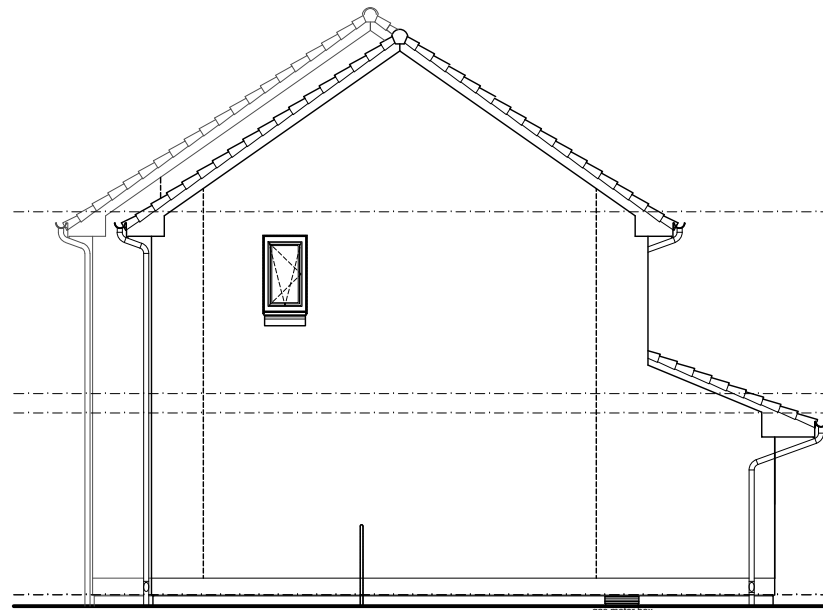
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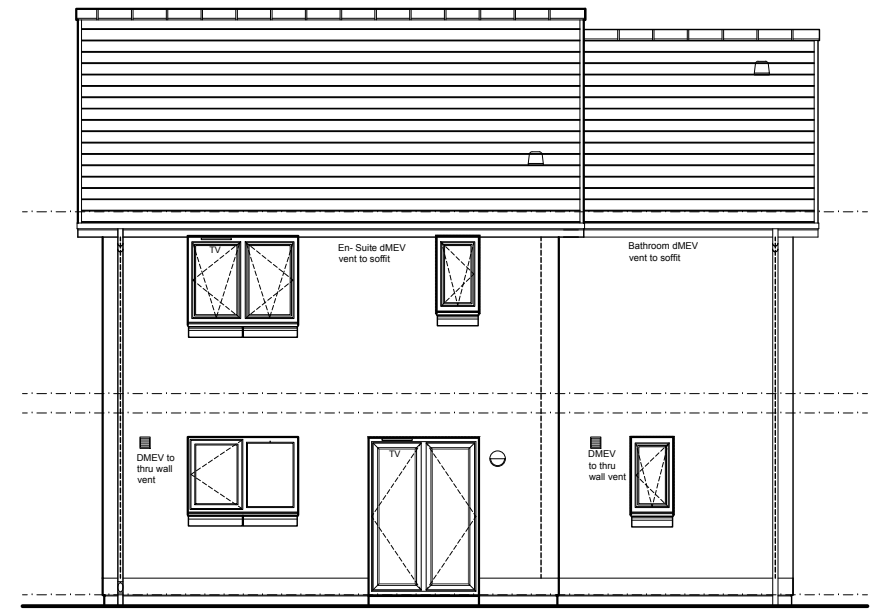
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Front Elevation



Gable Elevation



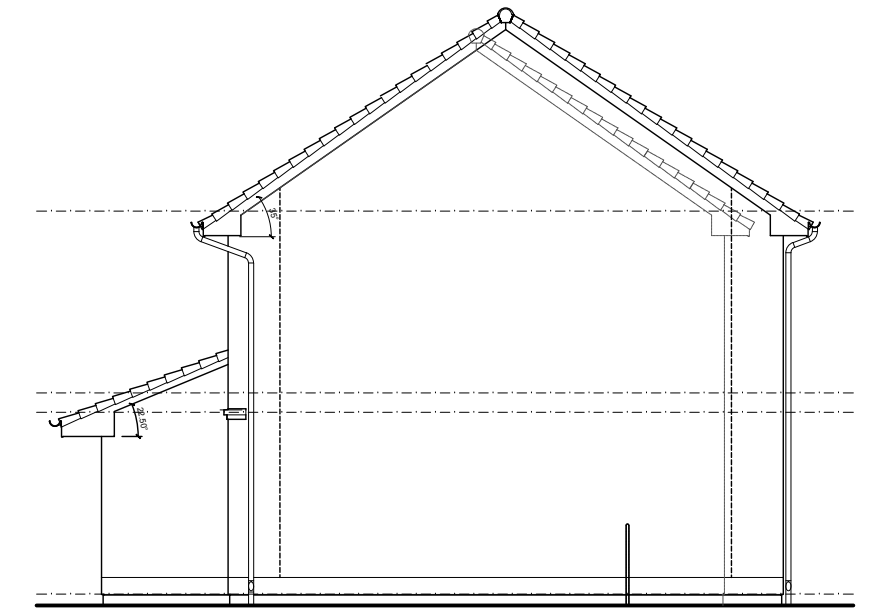
Rear Elevation

General Materials & Finishes

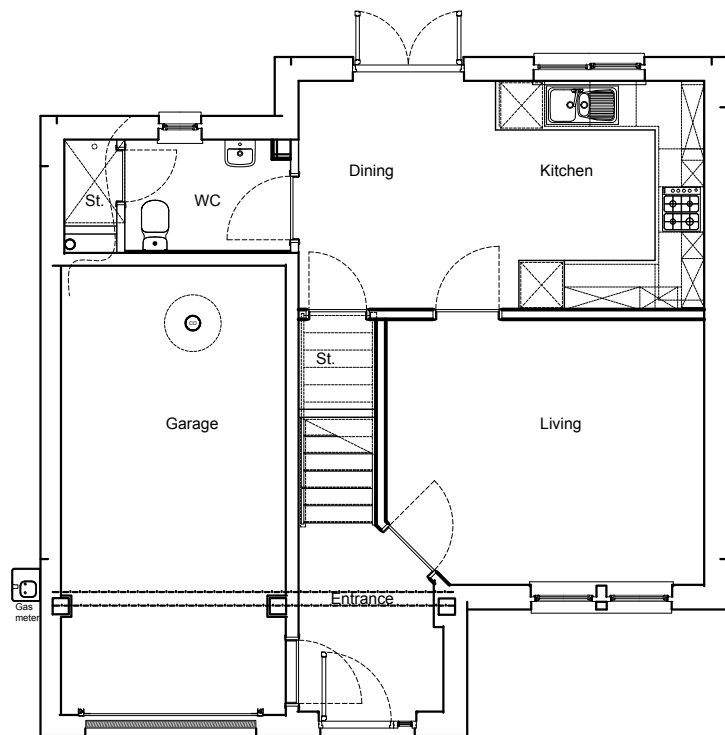
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- Soffits & fascia - White uPvc
- Rainwater goods - Black uPvc
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Notes

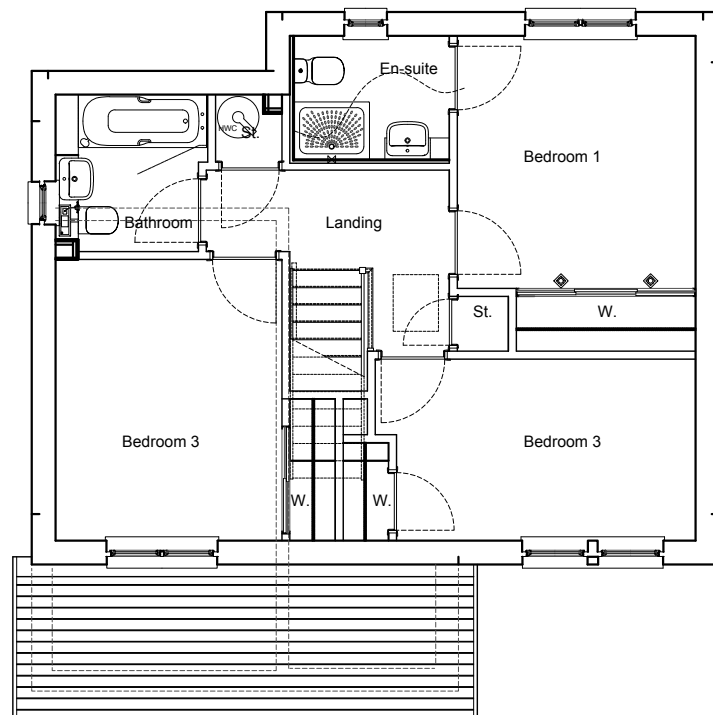
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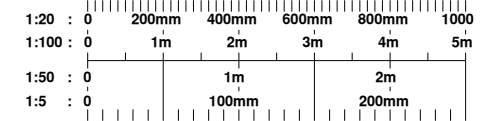
Gable Elevation



Ground Floor Plan



Upper Floor Plan



Tulloch Homes

Bracewell Stirling CONSULTING

○ 38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF ○
TEL: 01259 750301 FAX: 01259 752365
● 5 NESS BANK, INVERNESS, IV2 4SF ●
TEL: 01463 233760 FAX: 01463 233785

PHASE E & F
NESS ROAD - FORTROSE
TULLOCH HOMES LTD.

TYPE 3DV98 - AFFRIC
VERSION 13 / 1 -

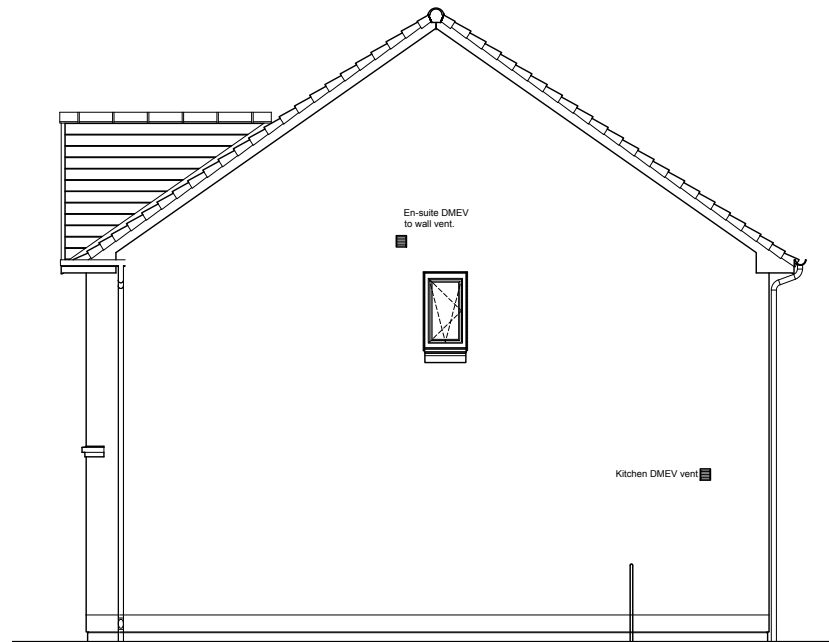
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Front Elevation



Gable Elevation



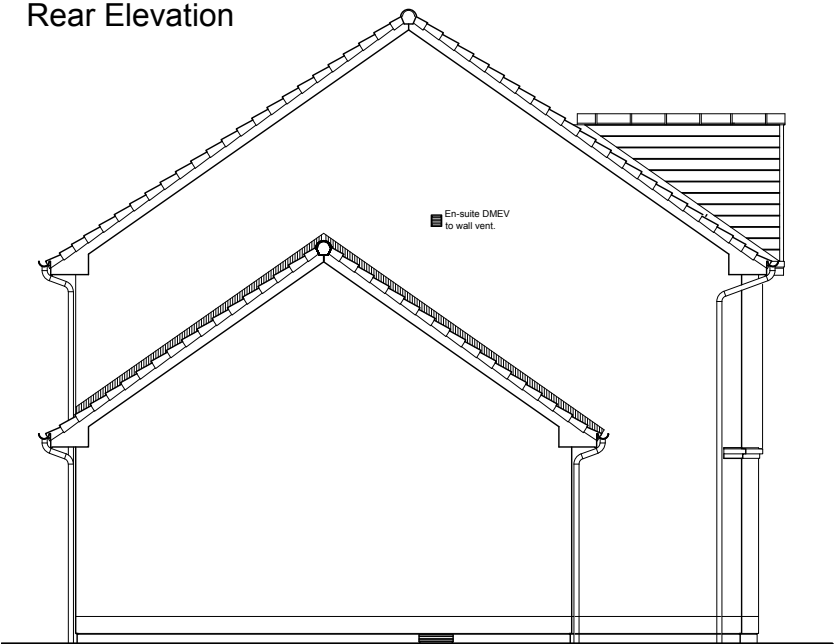
Rear Elevation

General Materials & Finishes

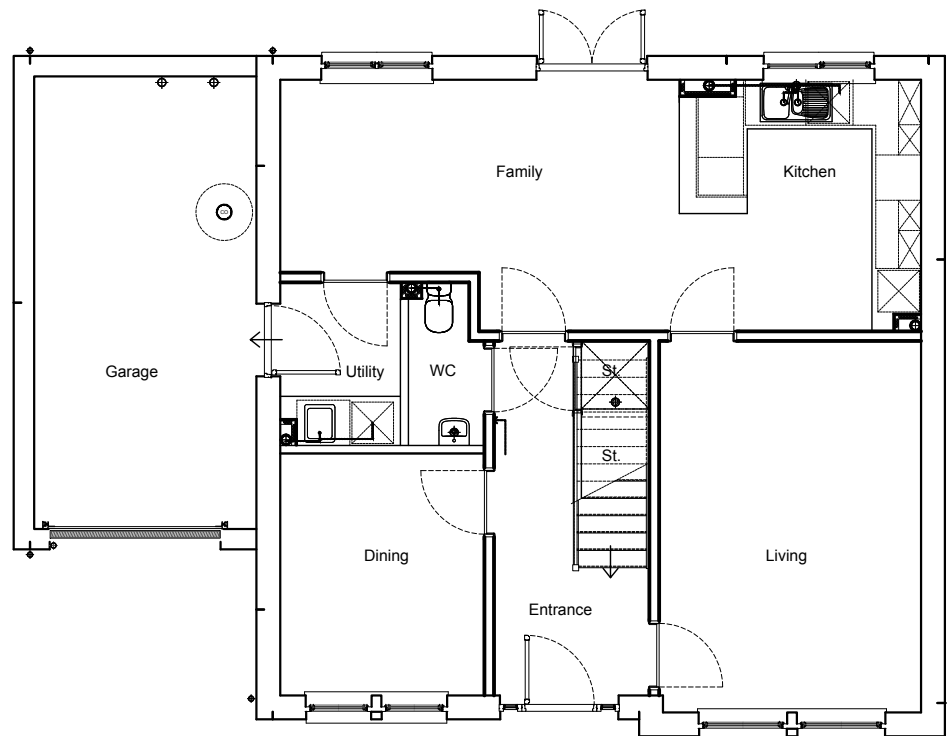
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- Walls - Dry dash render (colour tbc)
- Base course - Pre-cast stone through coloured buff
- Lintels, Cills etc - Pre-cast stone through coloured buff
- Windows & doors - White uPvc

Notes

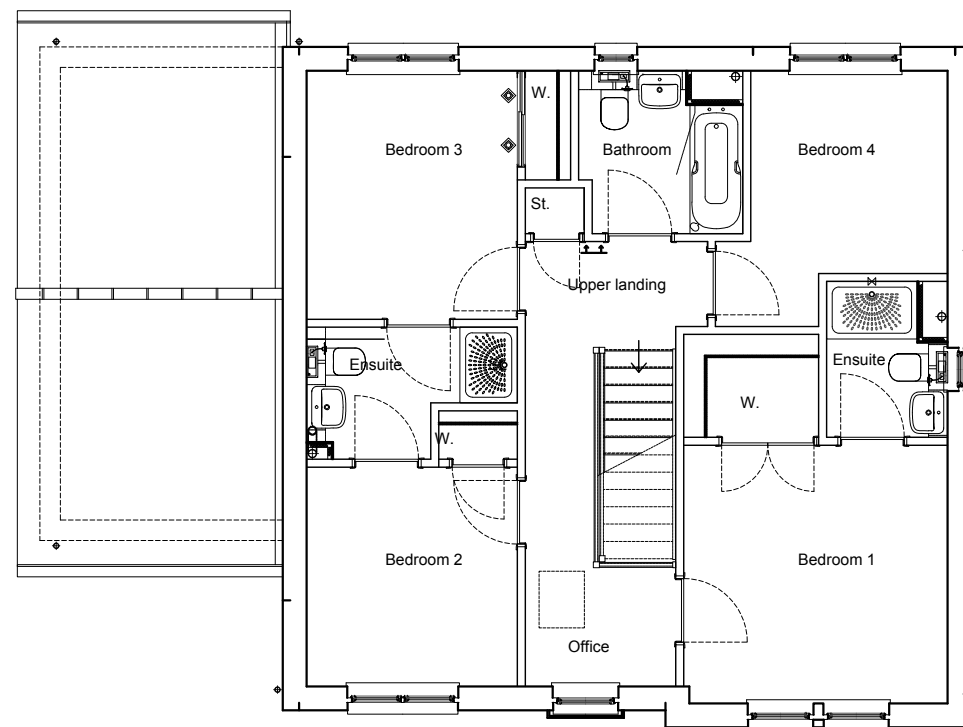
Stone lintels to rear and gable elevations on a plot specific basis only.
In all circumstances refer to site finishes schedule



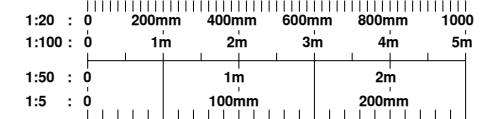
Gable Elevation



Ground Floor Plan



Ground Floor Plan



Tulloch Homes

Bracewell Stirling CONSULTING

○ 38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF ○
TEL: 01259 750301 FAX: 01259 752365
● 5 NESS BANK, INVERNESS, IV2 4SF ●
TEL: 01463 233760 FAX: 01463 233785

PHASE E & F
NESS ROAD FORTROSE
TULLOCH HOMES LTD.

TYPE **4DV139 - LOCHALSH**

VERSION **13 / 1 -**

TITLE **GENERAL DETAILS**

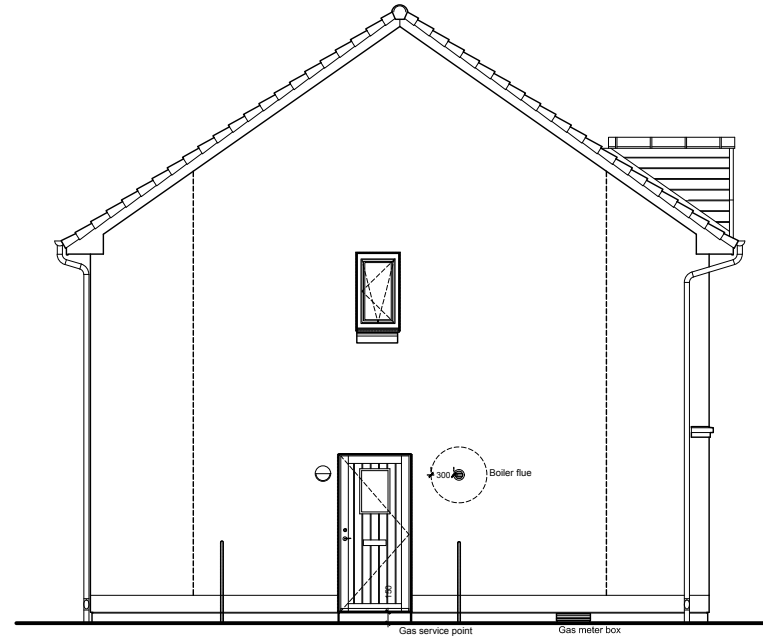
SCALE **1:100** DATE **JUNE '14** BY **DL**

DWG SIZE **A3**

DWG NO **3935-4DV139(13-1)-90** REV **K**



Front Elevation



Gable Elevation



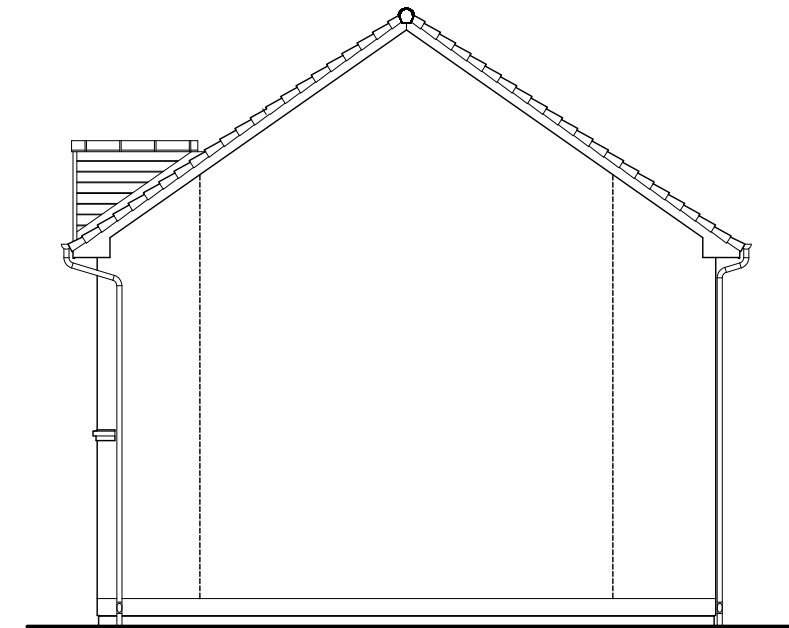
Rear Elevation

General Materials & Finishes

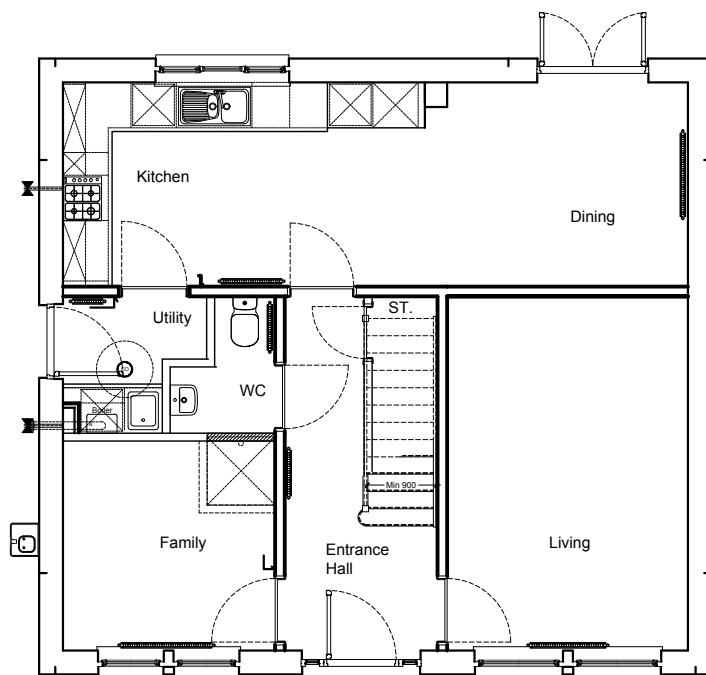
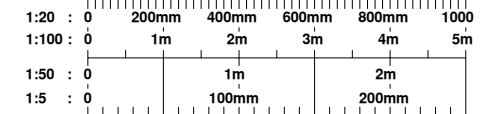
- Roof - Red or Dark grey concrete tile
- Soffits & fascia - White uPvc
- Rainwater goods - Black uPvc
- Walls - Dry dash render (colour tbc)
- Base course - Pre-cast stone through coloured buff
- Lintels, Cills etc - Pre-cast stone through coloured buff
- Windows & doors - White uPvc

Notes

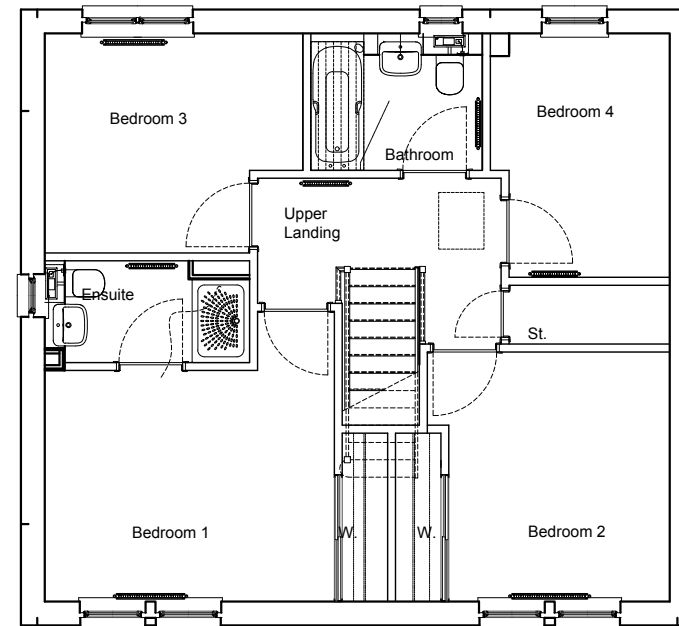
Stone lintels to rear and gable elevations on a plot specific basis only.
In all circumstances refer to site finishes schedule



Gable Elevation



Ground Floor Plan



Upper Floor Plan

Tulloch Homes

Bracewell Stirling CONSULTING

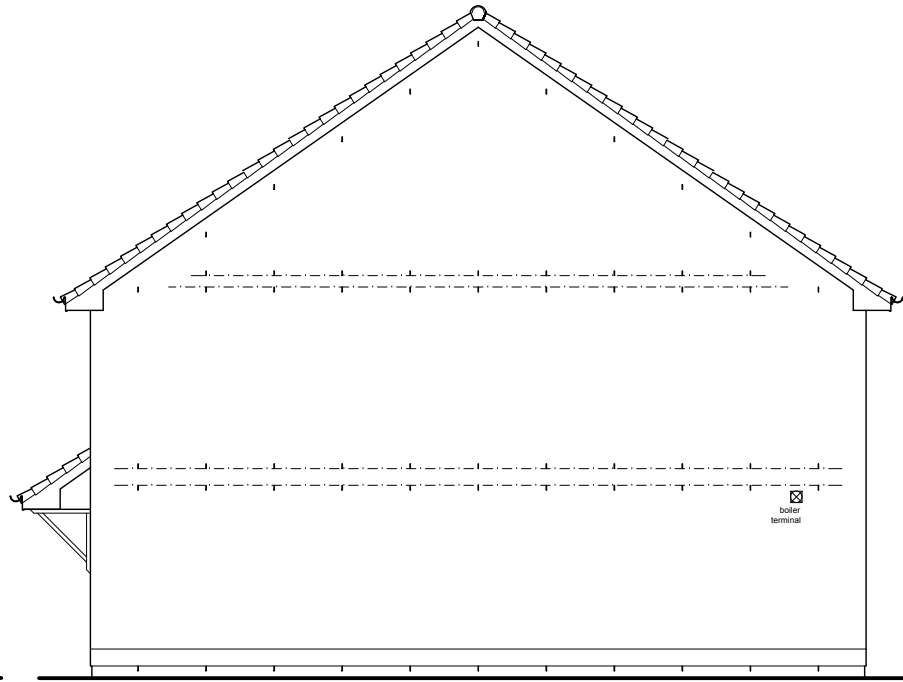
○ 38 WALKER TERRACE, TILLCOUNTRY, FK13 6EF ○
TEL: 01259 750301 FAX: 01259 752365
● 5 NESS BANK, INVERNESS, IV2 4SF ●
TEL: 01463 233760 FAX: 01463 233785

PHASE E & F
NESS ROAD FORTROSE
TULLOCH HOMES LTD.

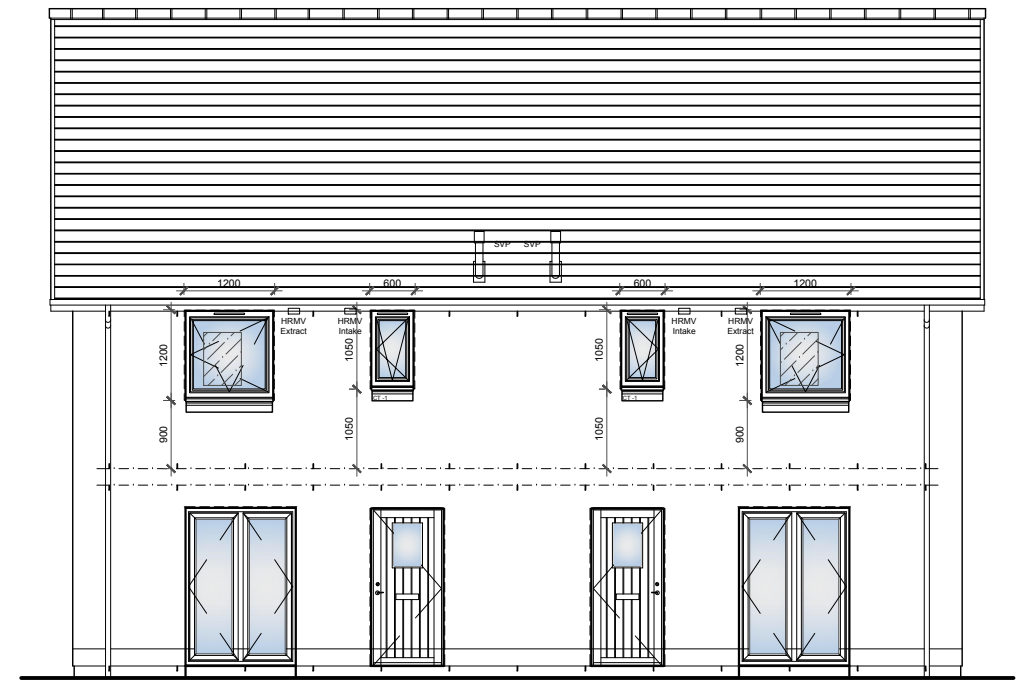
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VERSION	13 / 1 -		
TITLE	TITLE & REVISION NOTES		
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		DWG SIZE	A3
		BY	KB
DWG NO	3935-4DV124(13-1)-90		REV K



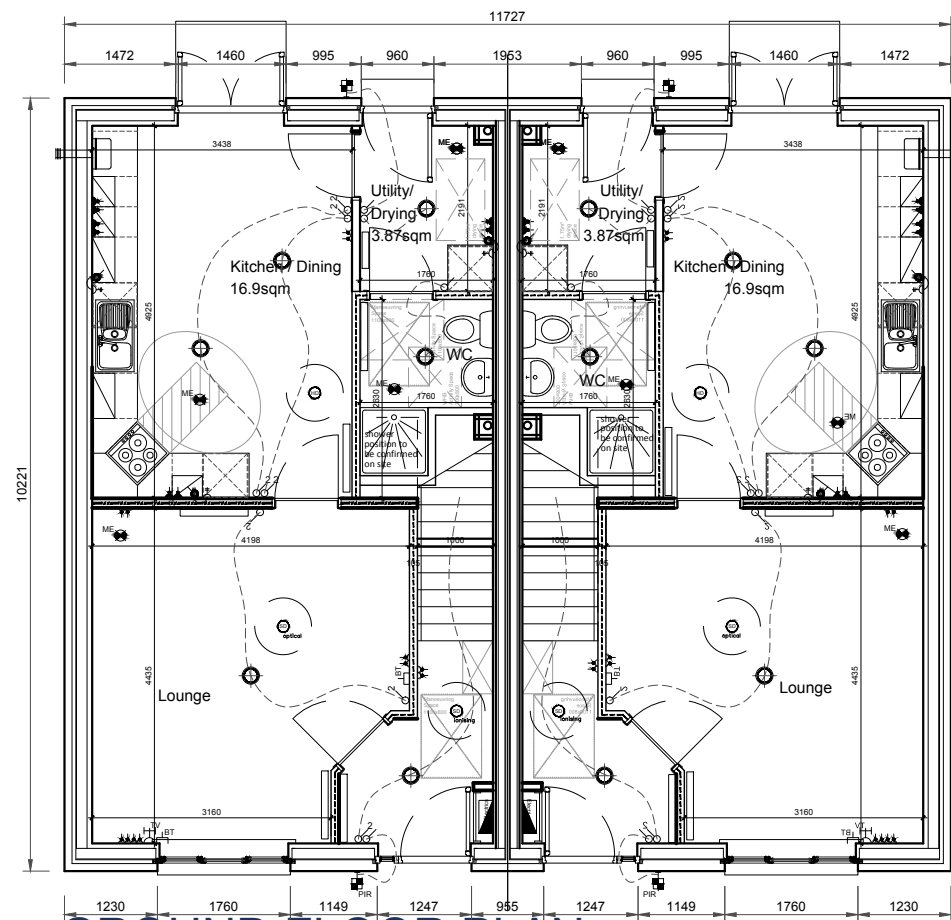
FRONT ELEVATION



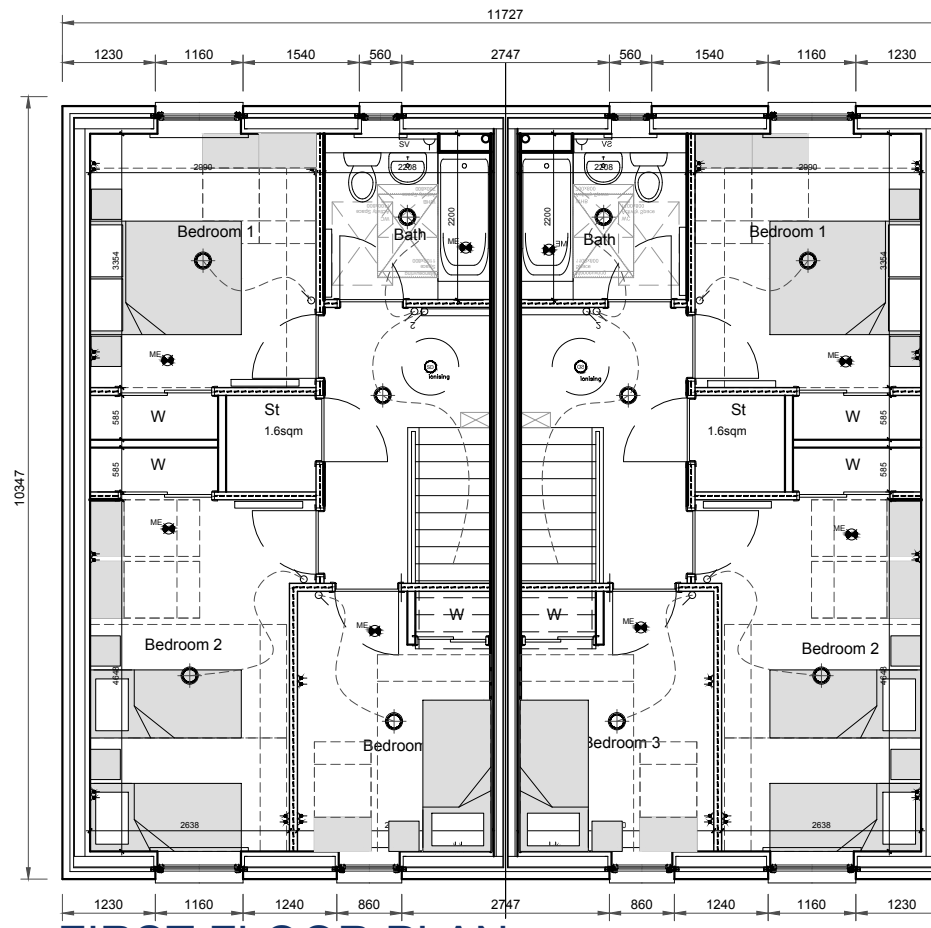
GABLE ELEVATION



REAR ELEVATION



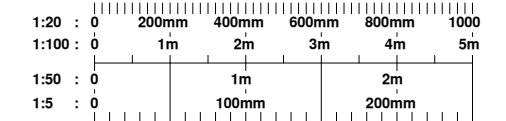
GROUND FLOOR PLAN



FIRST FLOOR PLAN

General Materials & Finishes

- Roof - Red or Dark grey concrete tile
- Soffits & fascia - White uPvc
- Rainwater goods - Black uPvc
- Walls - Dry dash render (colour tbc)
- Base course - Pre-cast stone through coloured buff
- Windows & doors - White uPvc



Bracewell Stirling CONSULTING

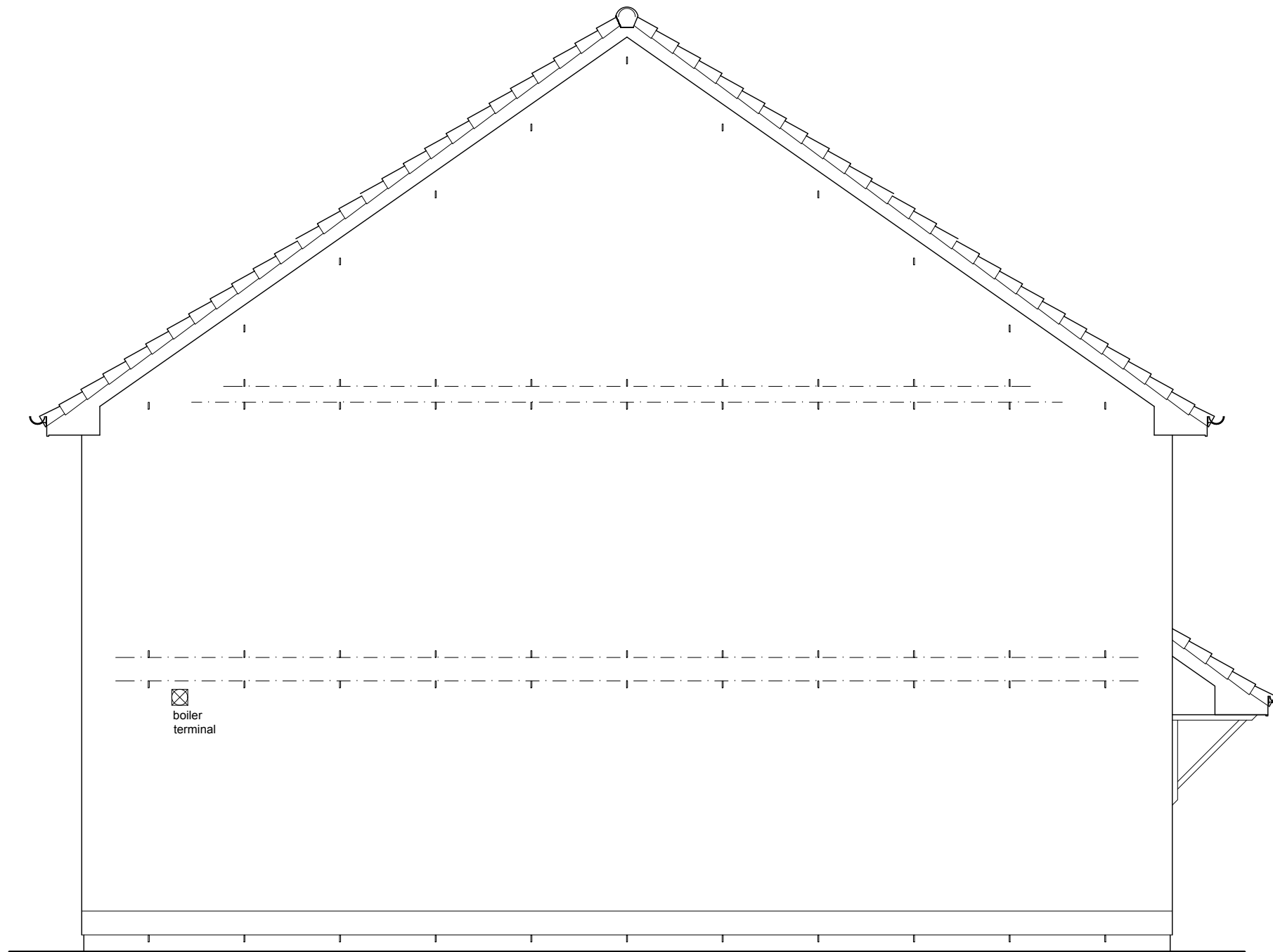
- 5 NESS BANK, INVERNESS, IV2 4SF
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- 38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF
TEL: 01259 750301 FAX: 01259 752365

PHASE E & F
NESS ROAD FORTROSE
TULLOCH HOMES LTD.

3B5P SEMI-DET VILLA
ELEVATIONS & SECTION

SCALE	1:100	DATE	JAN 13	BY	MJ
		PLANNING		DWG SIZE	A3

DWG NO	3935-05-400	REV	A
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GABLE ELEVATION



Bracewell Stirling CONSULTING

- 5 NESS BANK, INVERNESS, IV2 4SF
TEL: 01463 233760 FAX: 01463 233785
- 38 WALKER TERRACE, TILlicOUNTRY, FK13 6EF
TEL: 01259 750301 FAX: 01259 752365

PHASE E & F
NESS ROAD FORTROSE
TULLOCH HOMES LTD.

3B5P SEMI-DET VILLA
GABLE ELEVATION

SCALE	1:50	DATE	JAN 13	BY	MJ
			PLANNING	DWG SIZE	A3

DWG NO	3935-06-400	REV
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