



NOTE

SITE LAYOUT BASED ON COLIN ARMSTRONG ARCHITECTS
DRAWING "PROPOSED SITE PLAN" RECEIVED ON 19.03.2025.

NOTE

TOPOGRAPHICAL SURVEY BASED ON (PROPERTY AND LAND
SURVEYS) PROJECT '1102201', DATE RECEIVED 11.10.2022.

SURFACES LEGEND

DENOTES EXTENT OF ADOPTABLE ROAD - CAT 1.

DENOTES EXTENT OF ADOPTABLE ROAD - CAT 2.

DENOTES EXTENT OF ADOPTABLE PAVEMENT.

DENOTES EXTENT OF ADOPTABLE VERGE.

DENOTES EXTENT OF RESIDENTIAL
DRIVEWAY FOOTWAY CROSSINGS.

DENOTES EXTENT OF COMMERCIAL
ACCESS FOOTWAY CROSSING.

NOT FOR CONSTRUCTION

GENERAL NOTES:-

THE CONTRACTOR MUST CONSULT THE CIVIL/STRUCTURAL DESIGN ENGINEER IMMEDIATELY IF:
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b) EXISTING BUILDINGS VARY ON SITE.
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LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE DETAILS.

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F	MJD	-	PARKING AND FOOTWAYS REVISED BASED ON COMMENTS.	19.03.2025
E	NJH	MJD	GENERAL UPDATE BASED ON PLANNING COMMENTS.	01.10.2024
D	MJD	-	GENERAL UPDATE BASED ON PLANNING COMMENTS.	05.07.2024
C	MJD	-	DEVELOPMENT RED BOUNDARY UPDATED.	08.12.2023
B	MJD	-	ROADS REVISED TO LATEST PROPOSALS.	13.11.2023
A	JCB	MJD	INITIAL ISSUE.	15.10.2022

Rev.

By

App.

Description

Date

Project

PHASE 2, CROMLET PARK,
INVERGORDON.

Drawing Title

ROAD ADOPTION LAYOUT.

Architect

COLIN ARMSTRONG ARCHITECTS

Drawing ID

XXX-RAC-ZZ-XX-DR-C-0159-F

Job No.

C4933

Scale

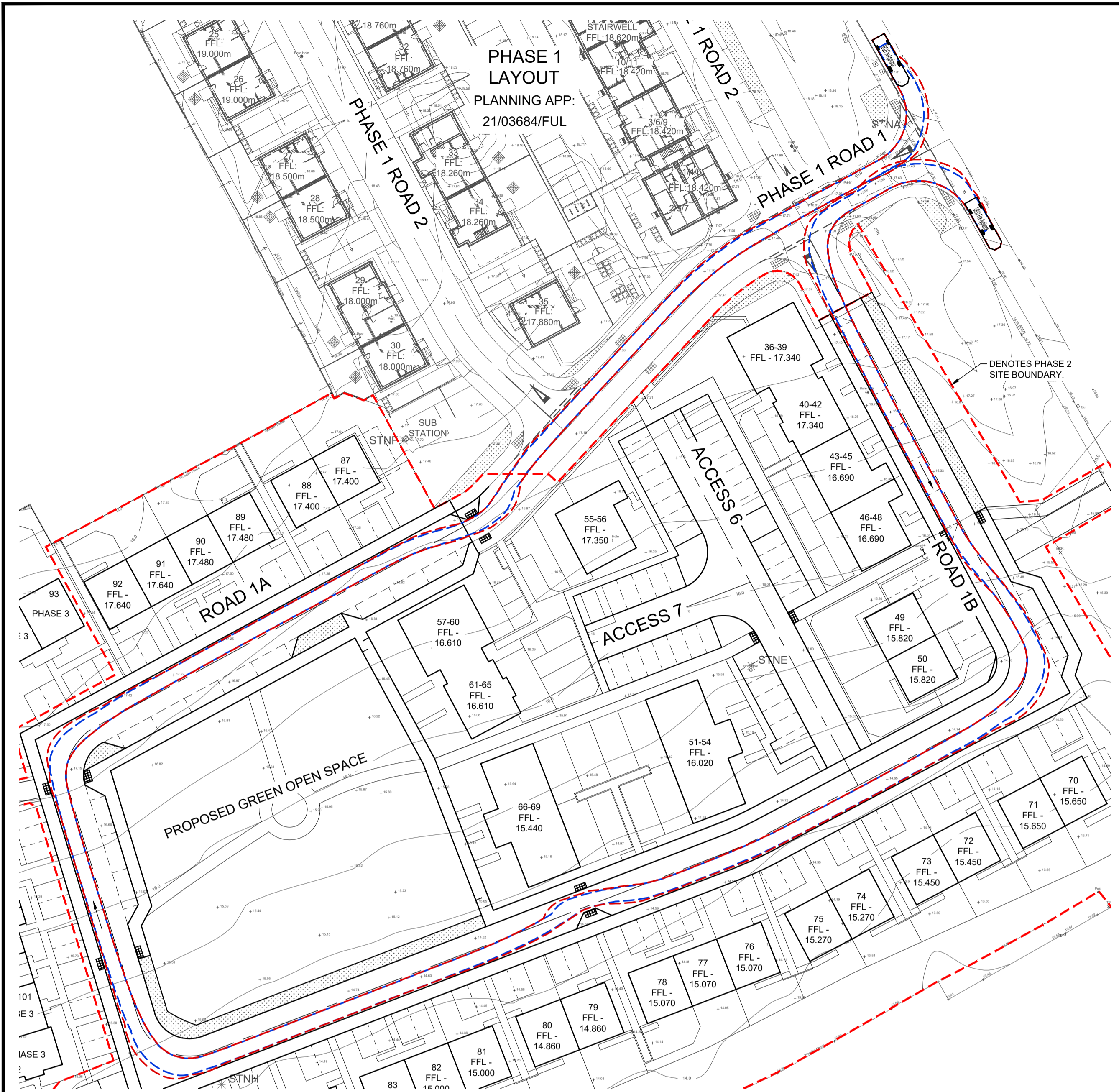
1:500 - A1
1:1000 - A3

Issue Status

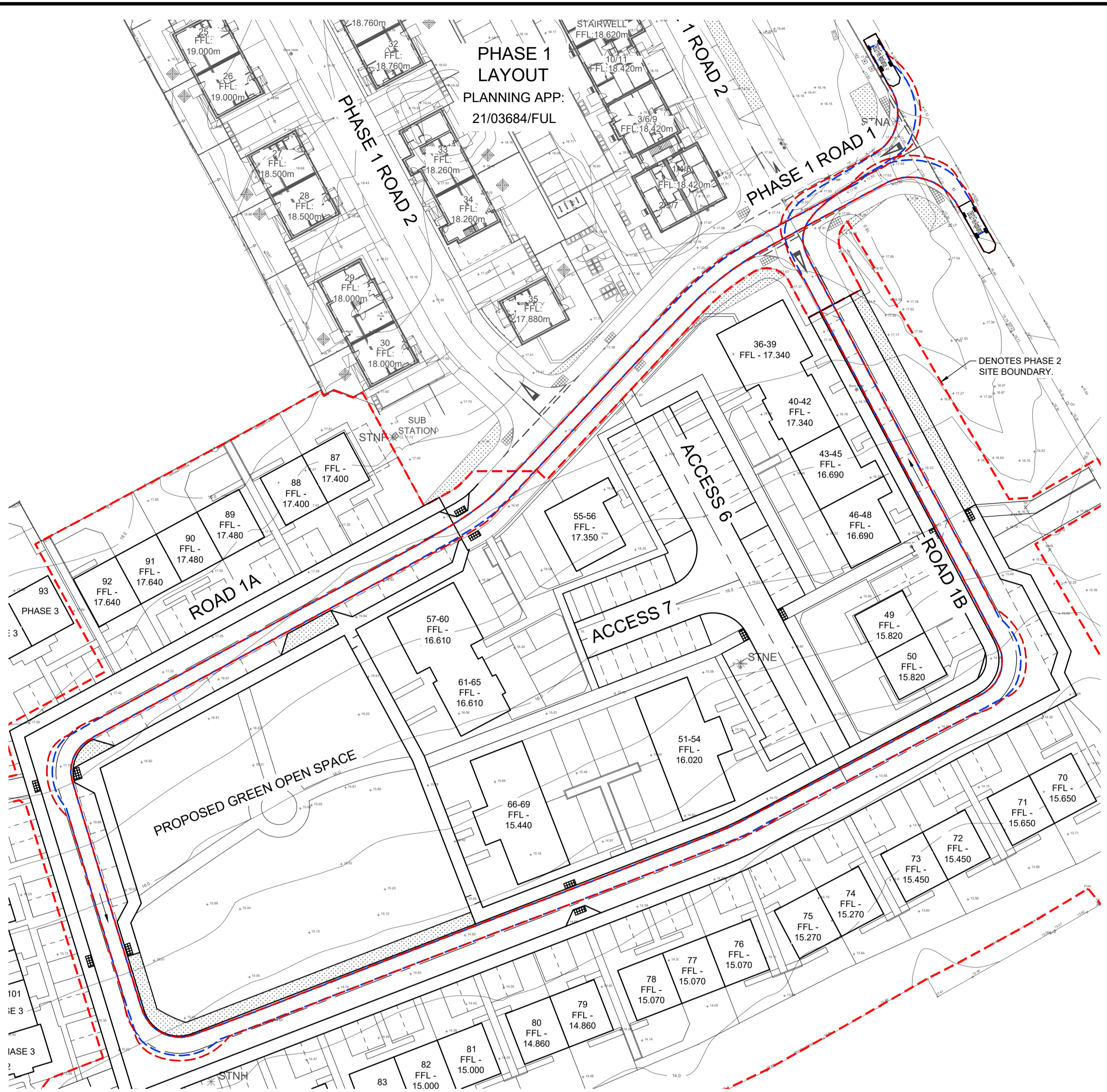
FOR PLANNING

Ramsay & Chalmers

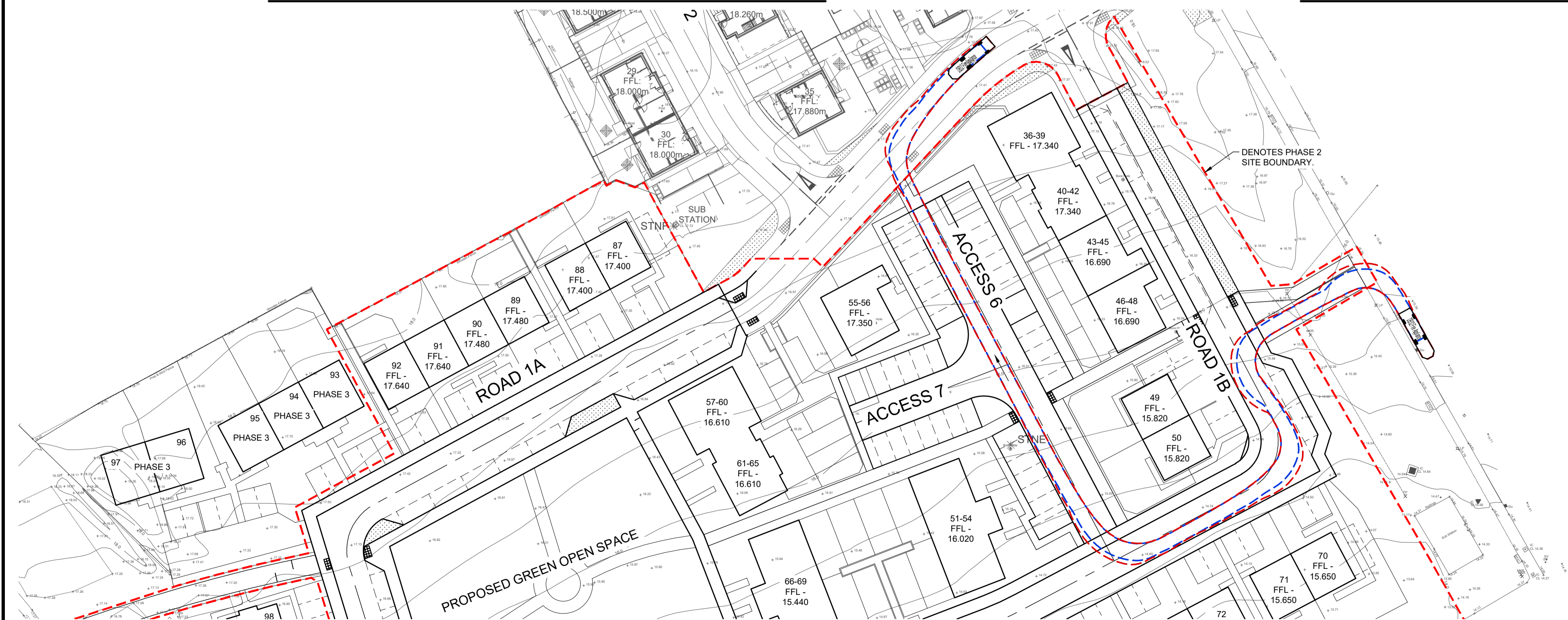
Consulting Structural & Civil Engineers
Chatan Mews Offices, 18 Chatan Place, Aberdeen, AB10 6RD
01224 560700
www.ramsaychalmers.co.uk



DENOTES FIRE TRUCK GOING ROUND PHASE 2 LOOP CLOCKWISE



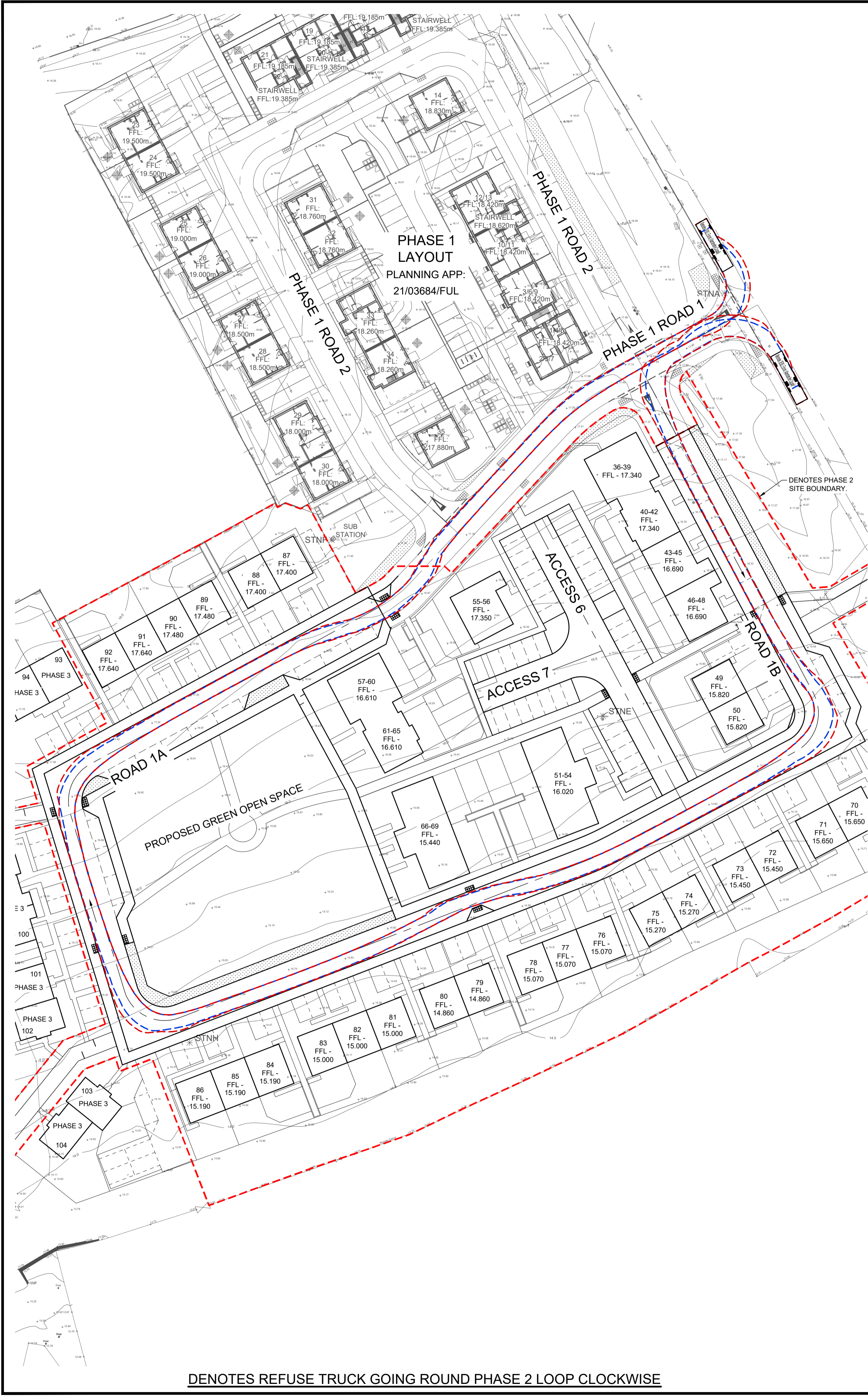
DENOTES FIRE TRUCK GOING ROUND PHASE 2 LOOP COUNTERCLOCKWISE



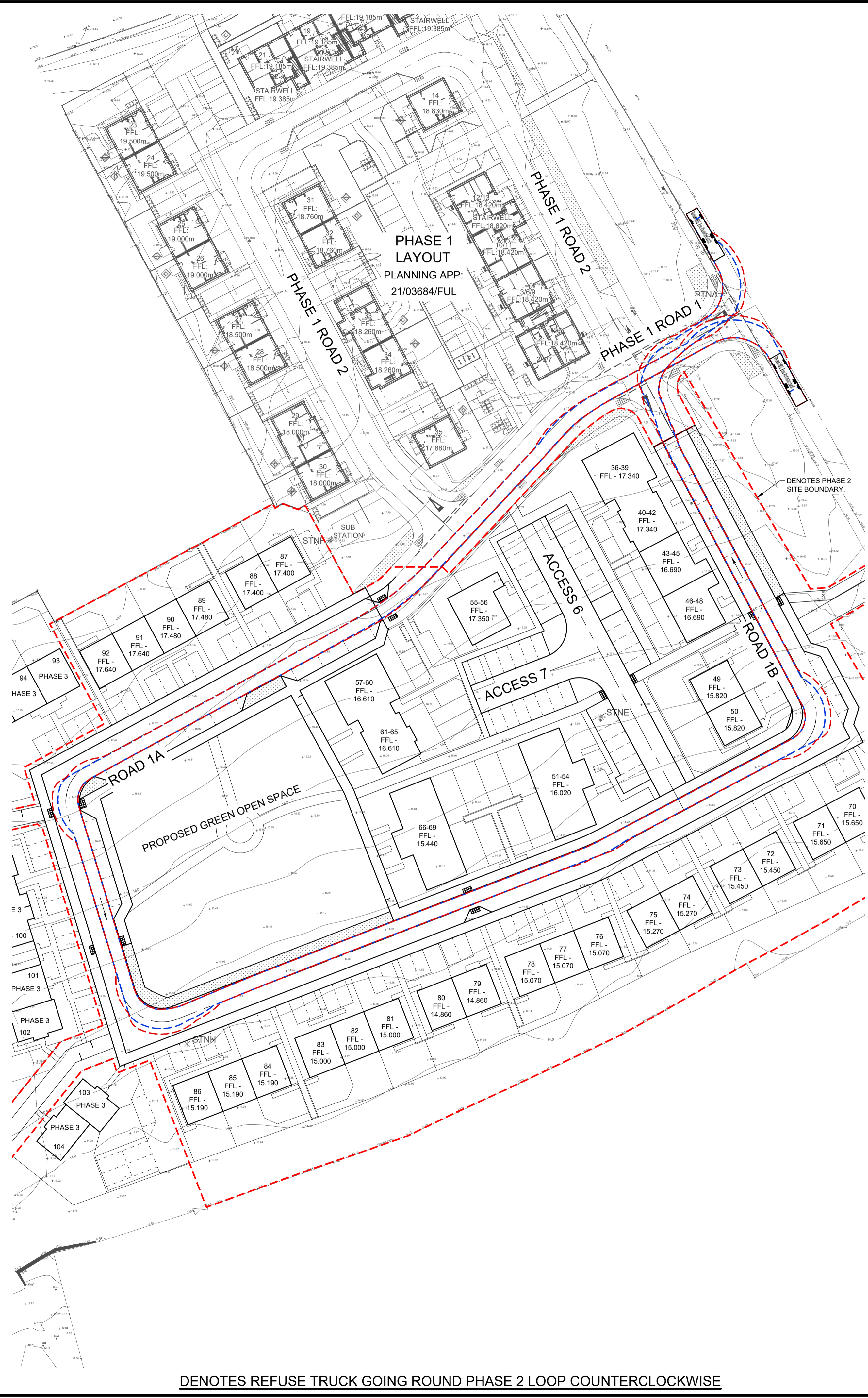
DENOTES FIRE TRUCK USING EMERGENCY ACCESSES

NOTE	
SITE LAYOUT BASED ON COLIN ARMSTRONG ARCHITECTS DRAWING ('PROPOSED SITE PLAN') RECEIVED ON 19.03.2025.	
NOTE	
TOPOGRAPHICAL SURVEY BASED ON (PROPERTY AND LAND SURVEYS) PROJECT ('1102201'), DATE RECEIVED 11.10.2022.	
DB32 FIRE APPLIANCE	
OVERALL LENGTH	8,680 m
OVERALL WIDTH	2,180 m
OVERALL BODY HEIGHT	3,452 m
MINIMUM BODY GROUND CLEARANCE	0,337 m
TRACK WIDTH	2,121 m
LOCK TO LOCK TIME	6,00 SEC
WALL TO WALL TURNING RADIUS	7,910 m
AUTOTRACK LOCATION	BRITISH DESIGN VEHICLES / DB32

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F	MJD	-	PARKING AND FOOTPATHS REVISED BASED ON COMMENTS.	19.03
E	NJH	MJD	GENERAL UPDATE BASED ON PLANNING COMMENTS.	01.10.
D	MJD	-	GENERAL UPDATE BASED ON PLANNING COMMENTS.	05.07.
C	MJD	-	DEVELOPMENT RED BOUNDARY UPDATED.	08.12.
B	MJD	-	BACKGROUND LAYOUT REVISED TO LATEST.	13.11.
A	JCB	MJD	INITIAL ISSUE.	15.10.
Rev.	By	App.	Description	Date
Project				
PHASE 2, CROMLET PARK, INVERGORDON.				
Drawing Title				
FIRE SWEEP PATHS.				
Architect				
COLIN ARMSTRONG ARCHITECTS				
Drawing ID				
XXX-RAC-ZZ-XX-DR-C-0158-F				
Job No.	Scale	Issue Status		
C4933	1:500 - A1 1:1000 - A3	FOR PLANNING		
Ramsay & Chalmers				
Consulting Structural & Civil Engineers				
Chattan Mews Offices, 18 Chattan Place, Aberdeen, AB10 6RD				
01224 560700				
www.ramsaychalmers.co.uk				



DENOTES REFUSE TRUCK GOING ROUND PHASE 2 LOOP CLOCKWISE



DENOTES REFUSE TRUCK GOING ROUND PHASE 2 LOOP COUNTERCLOCKWISE

NOTE	
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NOTE	
TOPOGRAPHICAL SURVEY BASED ON (PROPERTY AND LAND SURVEYS) PROJECT (1102201), DATE RECEIVED 11.10.2022.	
MERCEDES ECONIC 2629LL	
OVERALL LENGTH	10,564 m
OVERALL WIDTH	2,524 m
OVERALL BODY HEIGHT	3,749 m
MINIMUM BODY GROUND CLEARANCE	0,302 m
TRACK WIDTH	2,490 m
LOCK TO LOCK TIME	4,00 SEC
WALL TO WALL TURNING RADIUS	9,500 m
AUTOTRACK LOCATION	

NOT FOR CONSTRUCTION

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D	LSW	MJD	GENERAL UPDATE BASED ON PLANNING COMMENTS.	05.07.2024
C	MJD	-	DEVELOPMENT RED BOUNDARY UPDATED.	08.12.2023
B	MJD	-	BACKGROUND LAYOUT REVISED TO LATEST.	13.11.2023
A	JCB	MJD	INITIAL ISSUE.	15.10.2022
Rev.	By	App.	Description	Date

Project

PHASE 2, CROMLET PARK,
INVERGORDON.

Drawing Title

REFUSE SWEEP PATHS.

Architect

COLIN ARMSTRONG ARCHITECTS

Drawing ID

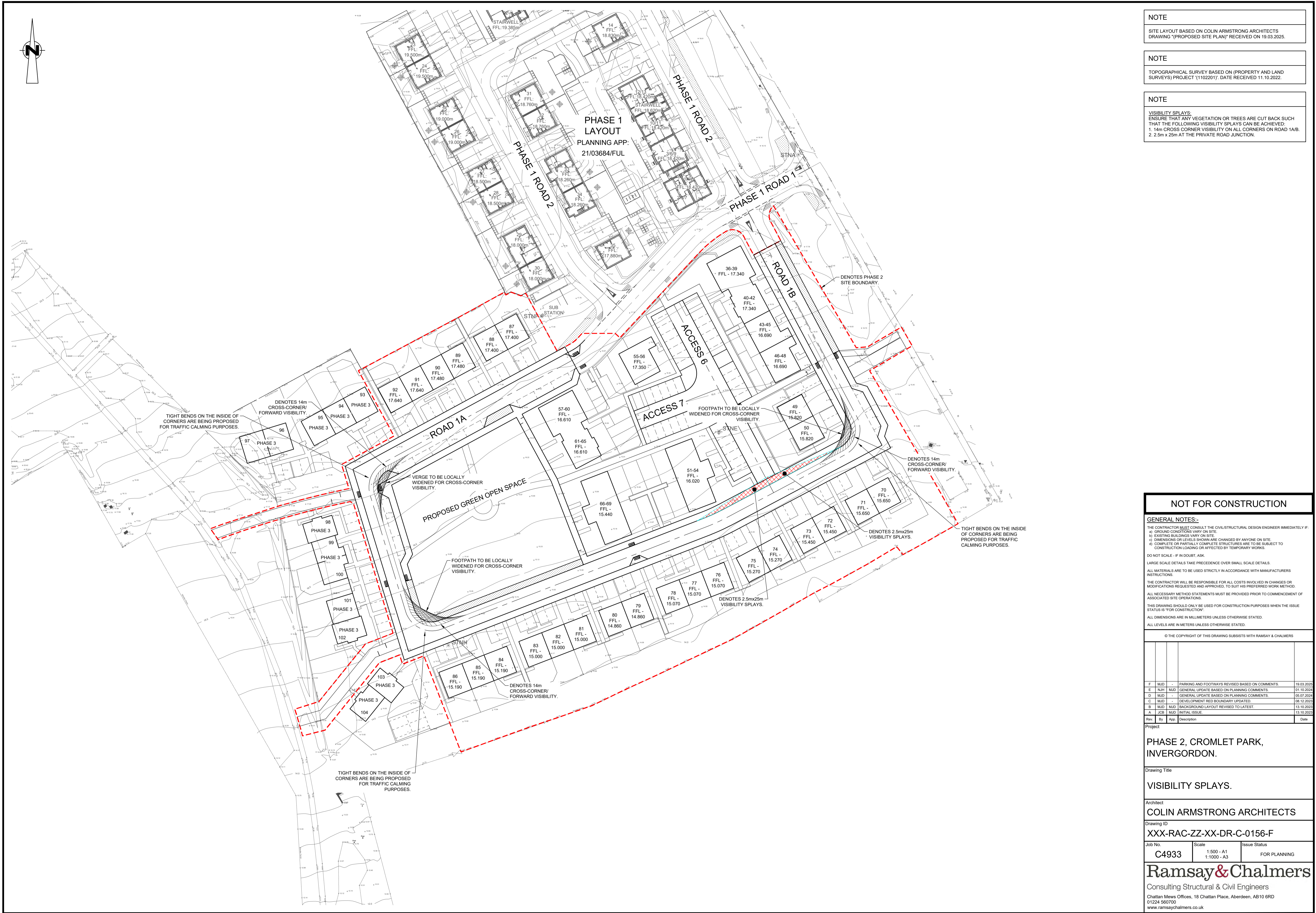
XXX-RAC-ZZ-XX-DR-C-0157-F

Job No.	Scale	Issue Status
C4933	1:500 - A1 1:1000 - A3	FOR PLANNING

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TOPOGRAPHICAL SURVEY BASED ON (PROPERTY AND LAND SURVEYS) PROJECT '(1102201)'. DATE RECEIVED 11.10.2022.

VISIBILITY SPLAYS:
ENSURE THAT ANY VEGETATION OR TREES ARE CUT BACK SUCH THAT THE FOLLOWING VISIBILITY SPLAYS CAN BE ACHIEVED
1. 14m CROSS CORNER VISIBILITY ON ALL CORNERS ON ROAD
2. 2.5m x 25m AT THE PRIVATE ROAD JUNCTION.

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B	MJD	MJD	BACKGROUND LAYOUT REVISED TO LATEST.	13.10.2023
A	JCB	MJD	INITIAL ISSUE.	13.10.2023
Rev.	By	App.	Description	Date

Project

PHASE 2, CROMLET PARK,
INVERGORDON.

Drawing Title

VISIBILITY SPLAYS

Architect

COLIN ARMSTRONG ARCHITECTS

Drawing I□

XXX-RAC-ZZ-XX-DR-C-0156-F

Job No. _____

C4933

Scale

1:500 - A1
1:1000 - A3

Issue Status

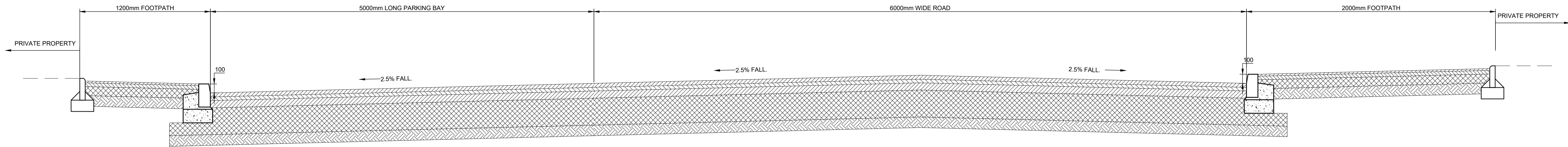
FOR PLANNING

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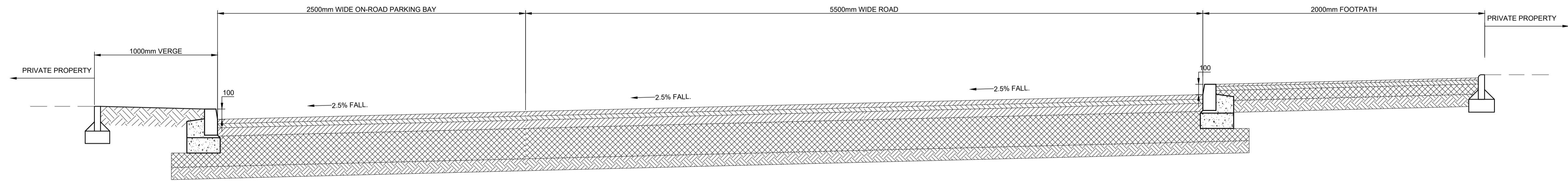
Consulting Structural & Civil Engineers

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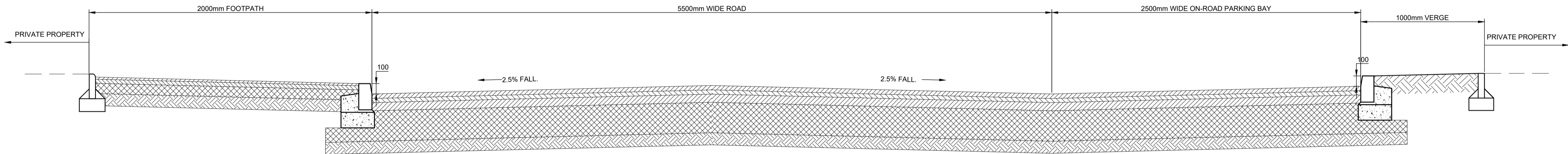
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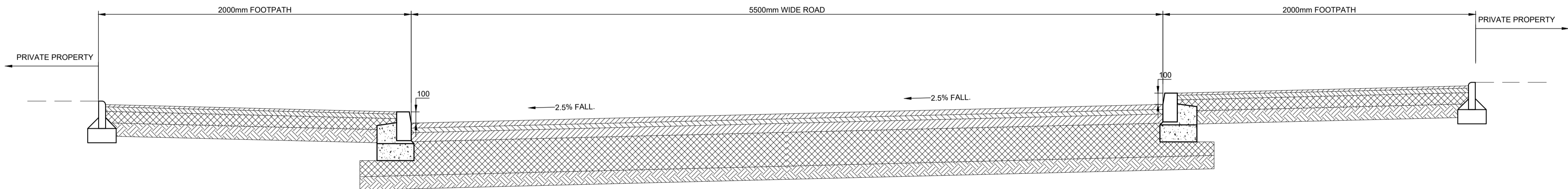
6.0m PRIVATE ROAD IN CROSSFALL WITH PARKING LEFT AND FOOTPATHS SECTION. (1:20)



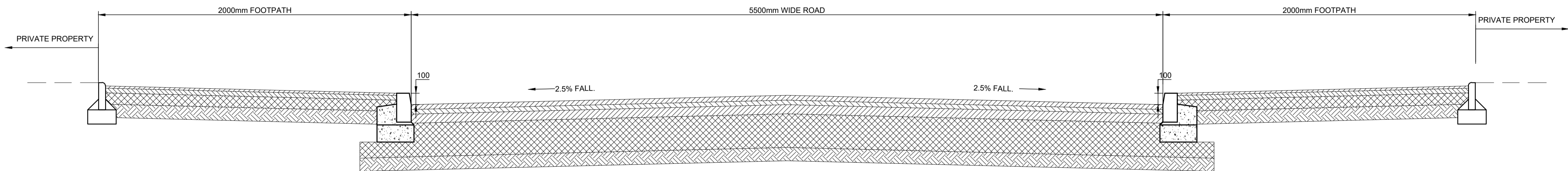
5.5m ADOPTABLE ROAD IN CROSSFALL WITH PARKING BAY DOWN AND FOOTPATH SECTION. (1:20)



5.5m ADOPTABLE ROAD IN CAMBER WITH PARKING BAY UP AND FOOTPATH SECTION. (1:20)



5.5m ADOPTABLE ROAD IN CROSSFALL WITH FOOTPATHS SECTION. (1:20)



5.5m ADOPTABLE ROAD IN CAMBER WITH FOOTPATHS SECTION. (1:20)

NOTE.

REFER TO RAMSAY & CHALMERS DRAWING C4933/154 FOR ROAD CONSTRUCTION DETAILS.

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A	JCB	MJD	INITIAL ISSUE	13.10.2023
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Rev.	By	App.	Description	Date
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Project

PHASE 2, CROMLET PARK, INVERGORDON.

Drawing Title

TYPICAL ROAD SECTIONS.

Architect

COLIN ARMSTRONG ARCHITECTS

Drawing ID

XXX-RAC-ZZ-XX-DR-C-0155-A

Job No.

C4933

Scale

1:500 - A1
1:1000 - A3

Issue Status

FOR PLANNING

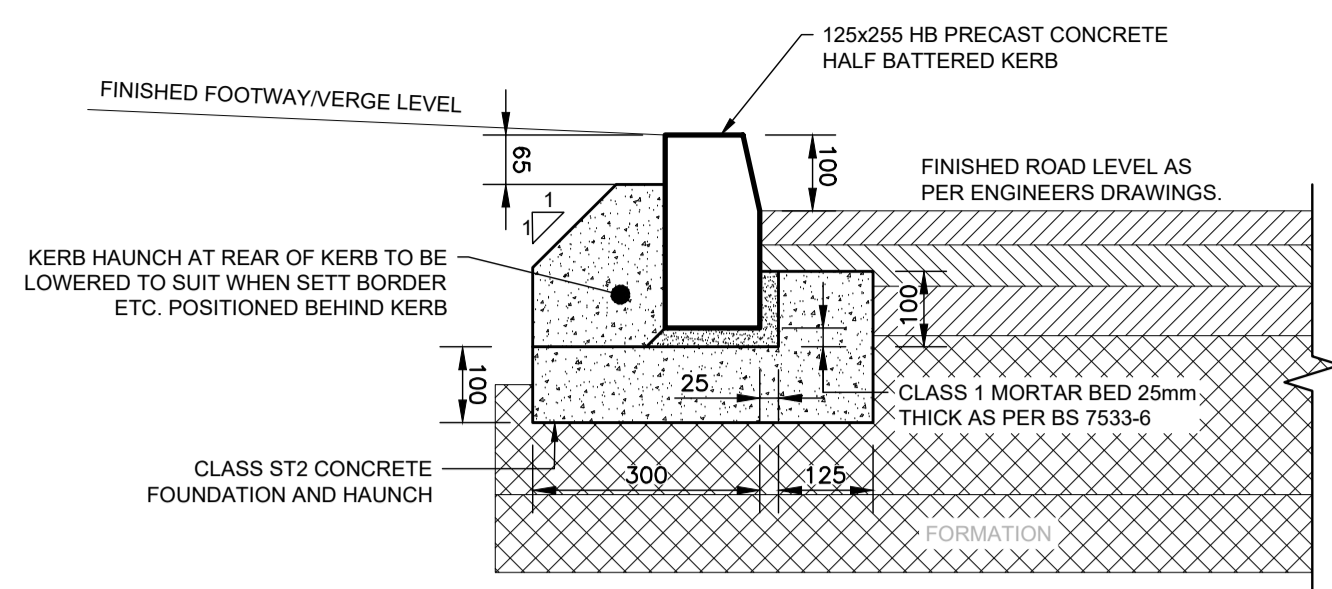
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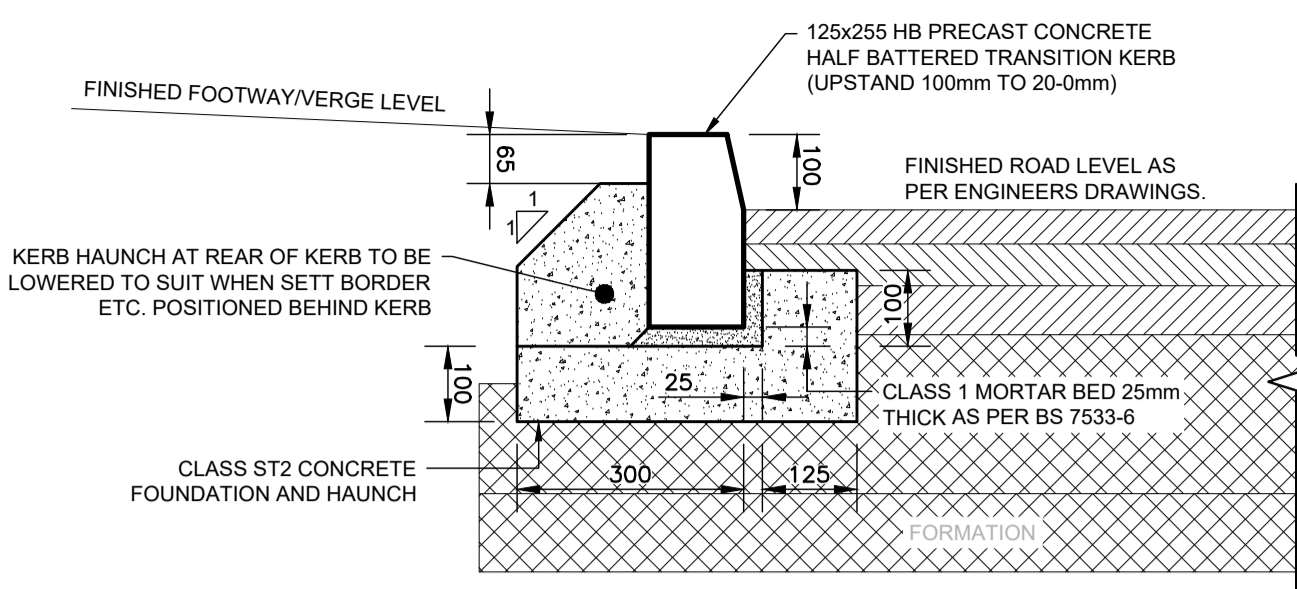
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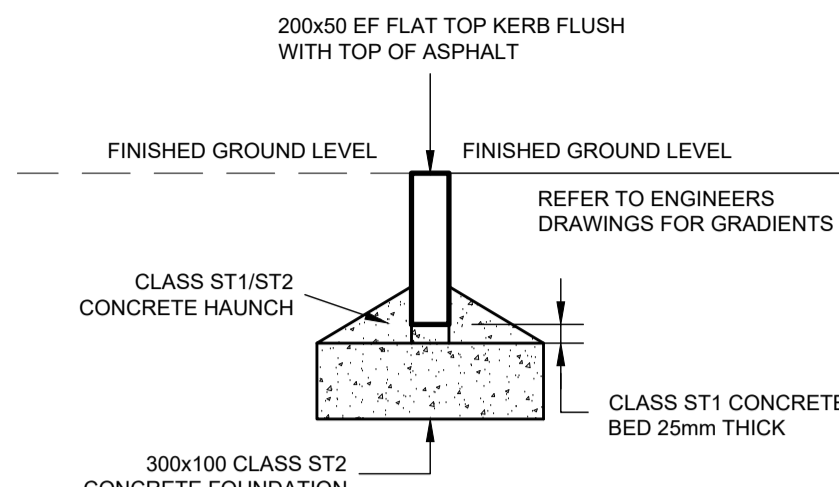
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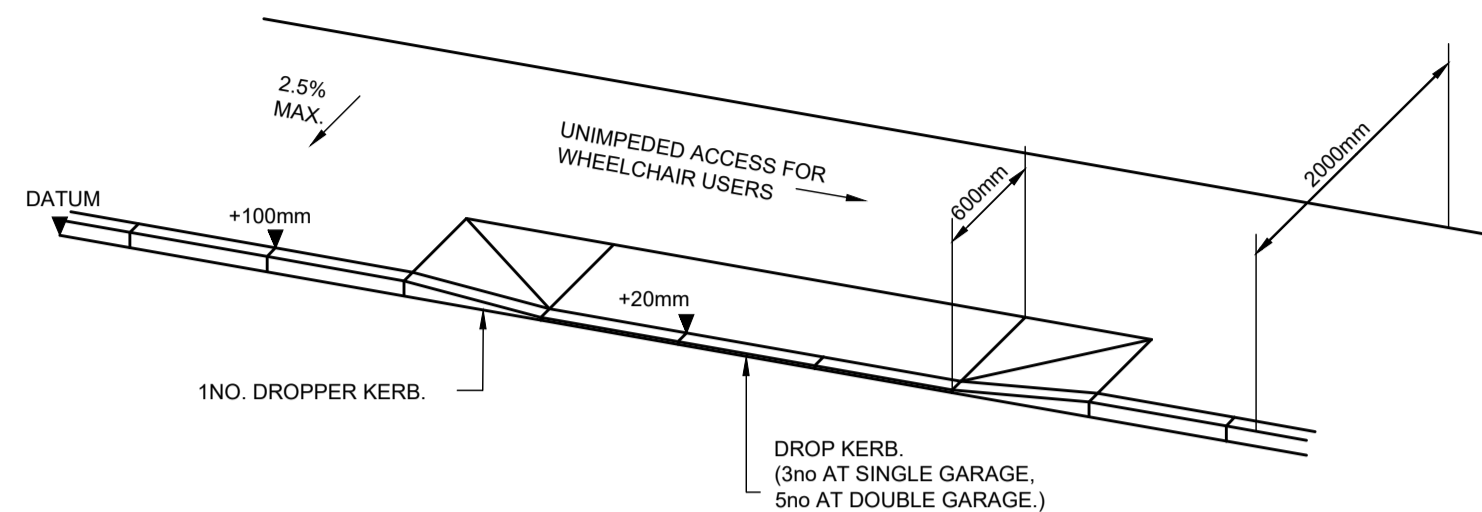
TWO STAGE CONSTRUCTION HALF BATTERED KERB (HB2) DETAIL. (1:10)



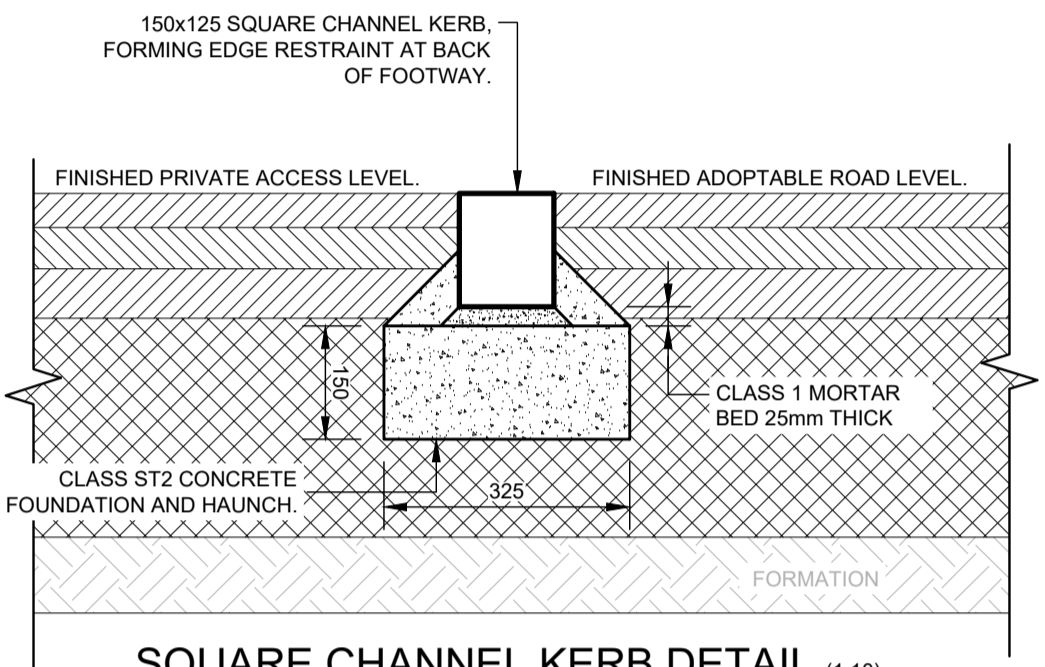
TWO STAGE CONSTRUCTION HALF BATTERED DROPPER KERB (DL1 & DR1) DETAIL. (1:10)



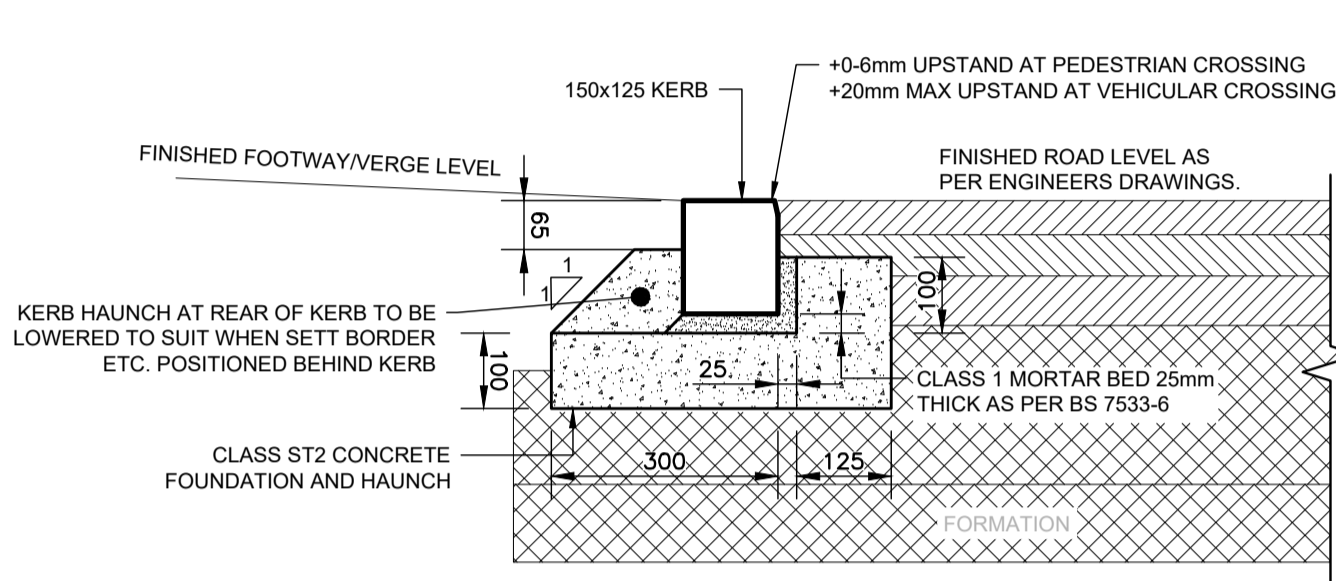
TYPICAL FLAT TOP EDGE KERB (EF) DETAIL. (1:10)



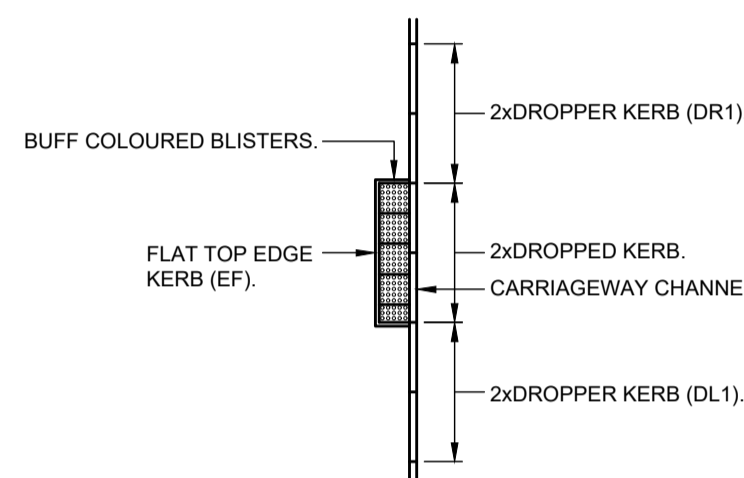
TYPICAL VEHICULAR FOOTWAY CROSSING (DOMESTIC). (1:50)



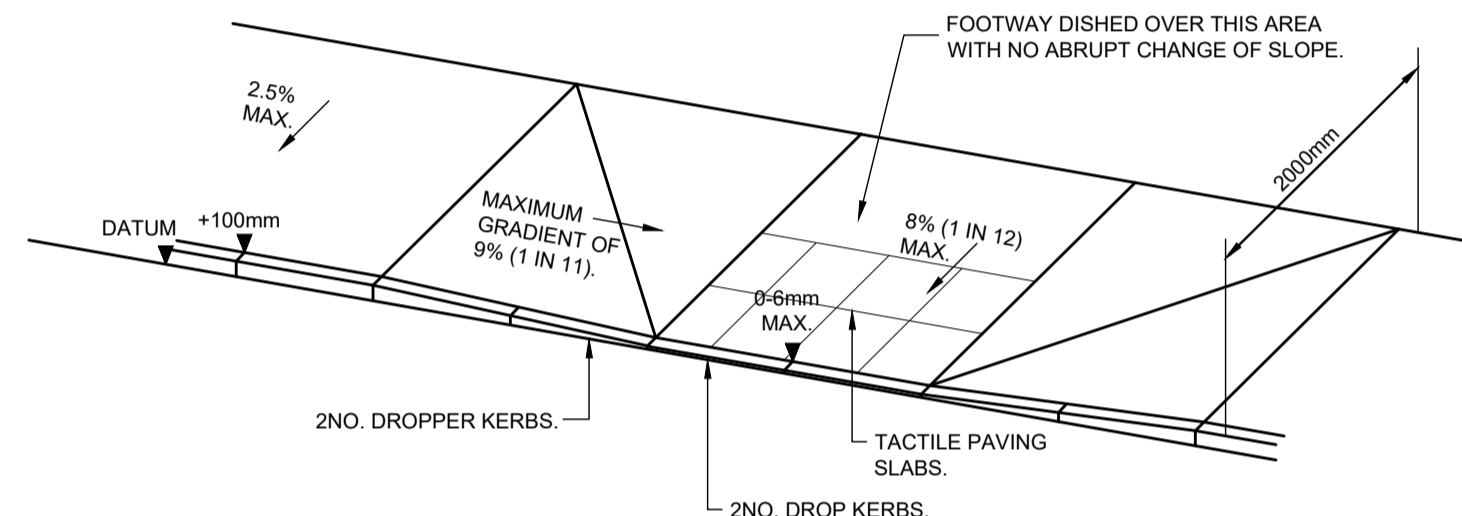
SQUARE CHANNEL KERB DETAIL. (1:10)



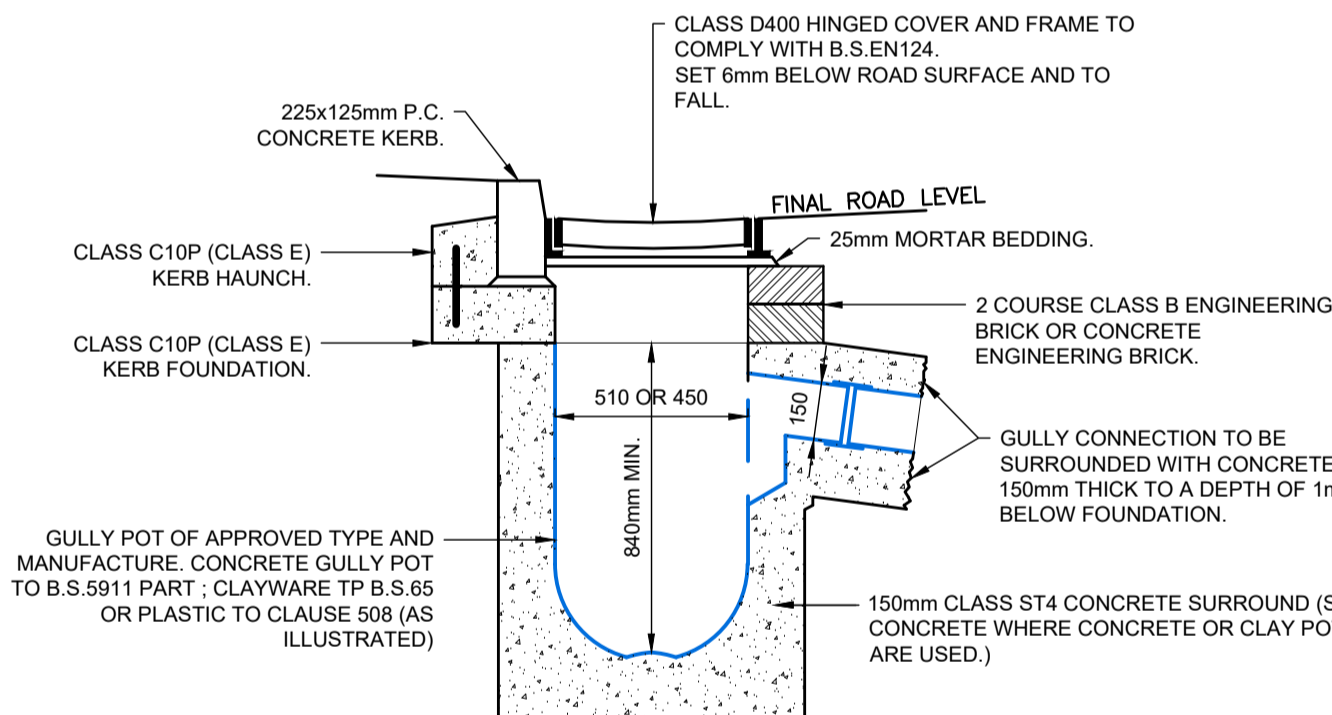
TWO STAGE CONSTRUCTION DROP KERB DETAIL. (1:10)



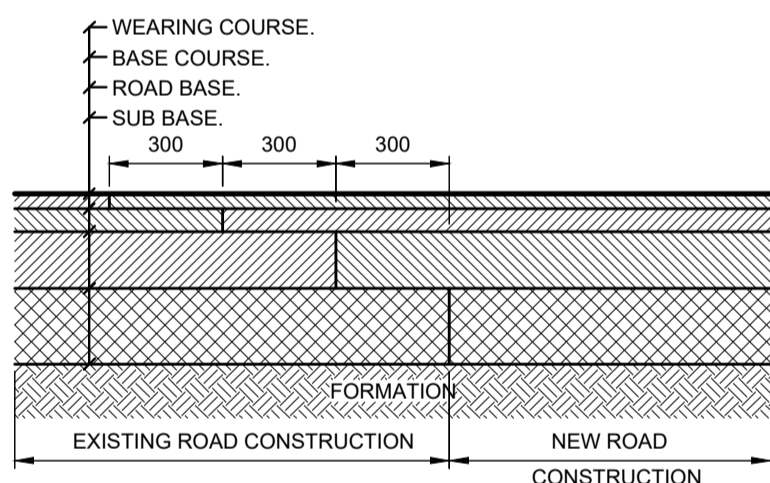
TYPICAL UNCONTROLLED PEDESTRIAN CROSSING REMOTE FROM JUNCTION. (1:100)



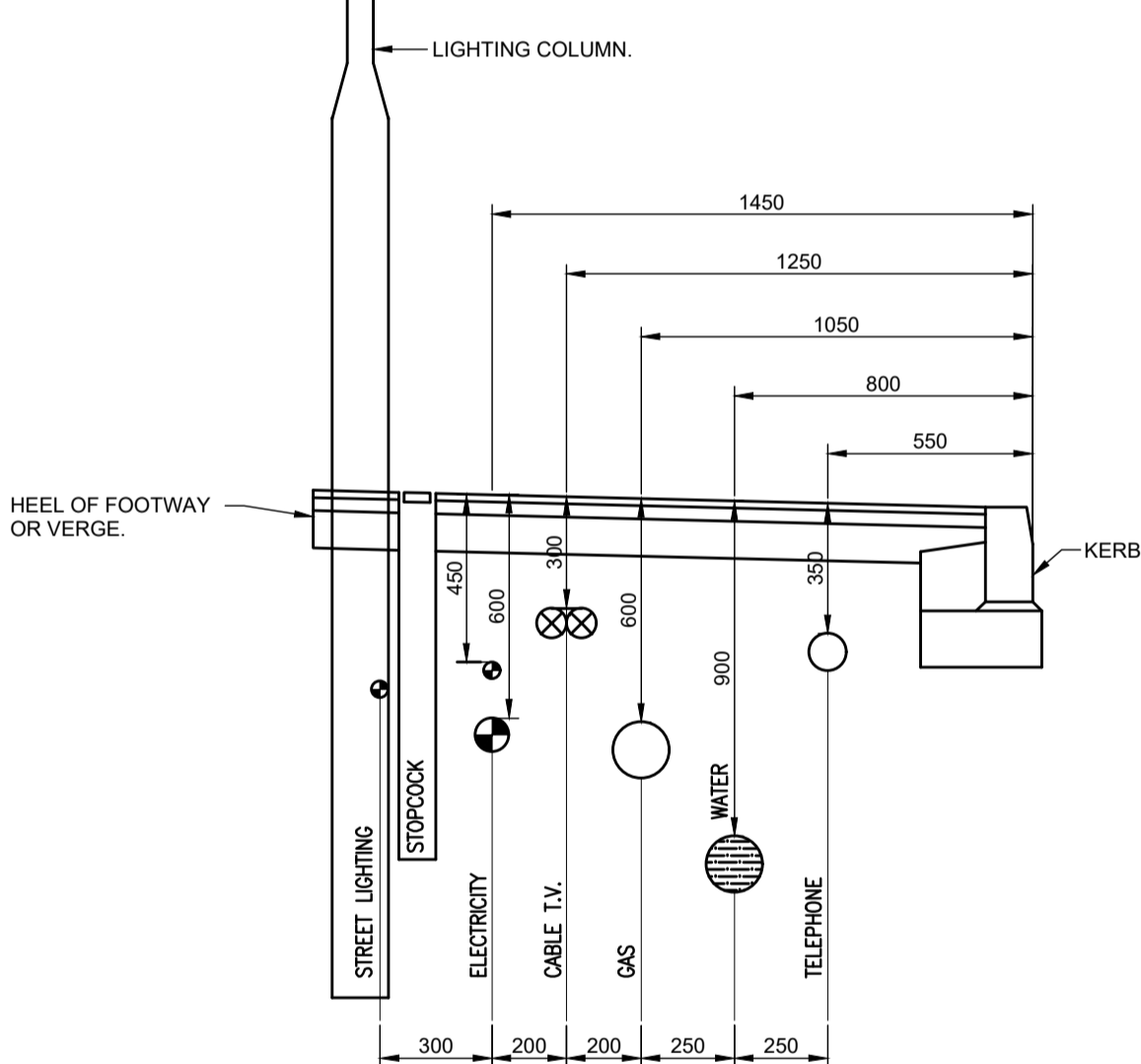
TYPICAL FOOTWAY CROSSING (UNCONTROLLED AWAY FROM JUNCTION). (1:50)



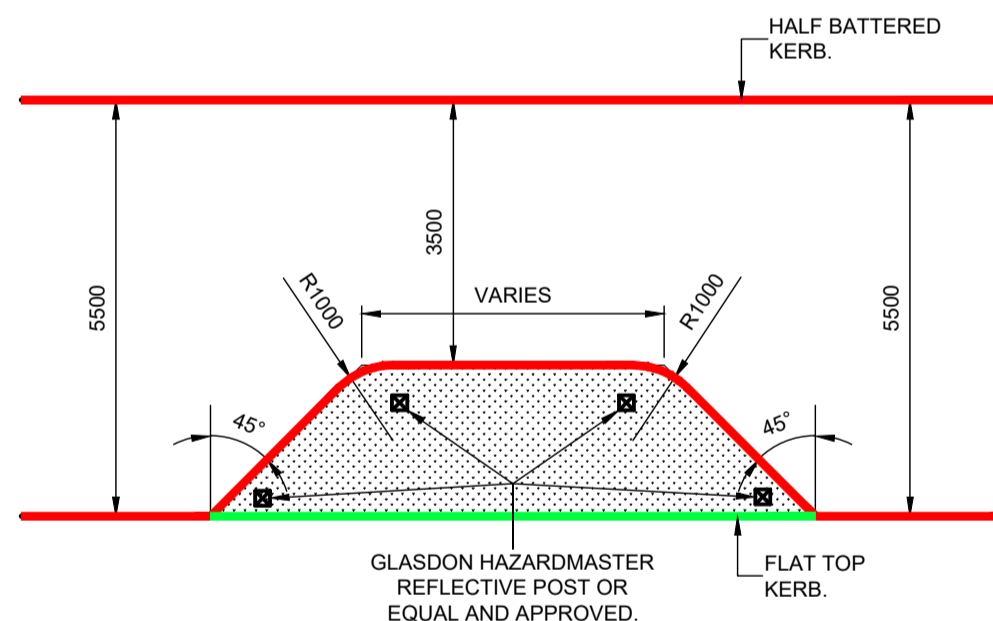
TYPICAL ROAD GULLY. (1:20)



TYPICAL OLD/NEW CARRIAGEWAY CONSTRUCTION DETAIL. (1:20)



TYPICAL LOCATION OF SERVICES IN FOOTWAY. (1:20)



TYPICAL ROAD NARROWING DETAIL. (1:100)

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C	NJH	MJD	GENERAL UPDATE BASED ON PLANNING COMMENTS.	01.10.2024
B	JCB	MJD	ROAD NARROWING DETAIL ADDED.	13.11.2023
A	JCB	MJD	INITIAL ISSUE.	13.10.2023

Project

PHASE 2, CROMLET PARK, INVERGORDON.

Drawing Title

ROAD DETAILS.

Architect

COLIN ARMSTRONG ARCHITECTS

Drawing ID

XXX-RAC-ZZ-XX-DR-C-0154-C

Job No.

C4933

Scale

1:500 - A1
1:1000 - A3

Issue Status

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MAIN RESIDENTIAL:

SURFACE COURSE
45mm THICK HOT ROLLED ASPHALT SURFACE COURSE TO CLAUSE 910 OR 911.
20mm RED COLOUR CHIPPINGS HAND SPREAD AND ROLLED INTO ASPHALT AT SHARED SURFACES.

BINDER COURSE
55mm THICK ASPHALT CONCRETE (FORMERLY MACADAM) BINDER COURSE TO CLAUSE 906 OR 929.

BASE COURSE
80mm THICK ASPHALT CONCRETE (FORMERLY MACADAM) BASE COURSE TO CLAUSE 906 OR 929.

SUB-BASE
350mm THICK TYPE 1 SUB-BASE TO CLAUSE 803.

CAPPING
250mm TYPE 6F1/6F2 CAPPING TO CLAUSE 613.

MINOR RESIDENTIAL:

SURFACE COURSE
45mm HRA TO CLAUSE 910 OR 911.

BINDER COURSE
55mm BINDER COURSE TO CLAUSE 906 OR 929.

BASE COURSE
65mm DENSE BASE TO CLAUSE 906 OR 929.

SUB-BASE
300mm THICK TYPE 1 SUB-BASE TO CLAUSE 803.

CAPPING
250mm TYPE 6F1/6F2 CAPPING TO CLAUSE 613.

*BASED ON MINIMUM CBR VALUE OF 3%.

FOOTWAY/FOOTPATH/TRAFFIC ISLAND CONSTRUCTION

SURFACE COURSE
25mm THICK CLOSE GRADED ASPHALT CONCRETE SURFACE COURSE TO CLAUSE 912.

BINDER COURSE
40mm (50mm AT VEHICLE FOOTWAY CROSSINGS) BINDER COURSE TO CLAUSE 906 OR 929.

SUB-BASE
100mm GRANULAR SUB-BASE TYPE 1 TO CLAUSE 803.

FOOTWAY CONSTRUCTION

TACTILE PAVING AT CROSSING

PAVING
65mm THICK BUFF COLOURED BLISTER TACTILE PAVING.

BINDER COURSE
25mm DRY CEMENT/SAND (1:6 RATIO).

SUB-BASE
100mm THICK TYPE 1 SUB-BASE TO CLAUSE 803.

NON-POUROUS BLOCK PAVING CONSTRUCTION

RECTANGULAR BLOCK PAVING CONSTRUCTION FOR PARKING

BLOCKS PAVOIR
80mm THICK 200mmX100mm

BEDDING LAYER
40mm 6mm LOW FINES

BASE COURSE
80mm AC 32 DENSE BASE 70/100
30mm# HOLES @ 1.0m CENTERS THROUGH DBM SURFACE INTO SUB-BASE. HOLES COVERED WITH PERMEABLE GEOTEXTILE EXTENDING AT LEAST 150mm EACH SIDE OF HOLES.

SUB-BASE
250mm TYPE 1 SUB-BASE. SEE TABLE 1.

UNBOUND ACCESS TRACK

FOR SCOTTISH WATER ACCESS

SURFACE CONCOURSE
NOMINAL 3mm TO DUST GRANITE

SUB-BASE
150mm TYPE 1

SUBGRADE IMPROVEMENT
300mm 6F2 ON TENSAR TX160.

DRIVEWAY CONSTRUCTION

SURFACE CONCOURSE
25mm THICK CLOSE GRADED ASPHALT CONCRETE SURFACE COURSE TO CLAUSE 912.

BINDER COURSE
50mm THICK ASPHALT CONCRETE (FORMERLY MACADAM) BINDER COURSE TO CLAUSE 906 OR 929.

SUB-BASE
200mm THICK TYPE 1 SUB-BASE TO CLAUSE 803.

COMMERCIAL ACCESS TRACK

SURFACE COURSE
35mm THICK CLOSE GRADED ASPHALT CONCRETE SURFACE COURSE TO CLAUSE 912.

BINDER COURSE
60mm THICK ASPHALT CONCRETE (FORMERLY MACADAM) BINDER COURSE TO CLAUSE 906.

SUB-BASE
350mm THICK TYPE 1 SUB-BASE TO CLAUSE 803.

ALL SPECIFICATIONS/DETAILS TO BE AGREED WITH THE HIGHLAND COUNCIL - CBR TESTING TO BE CARRIED OUT AT 25m CENTRES AT FORMATION LEVEL TO CONFIRM SUB-BASE/CAPPING MAKE-UP. RESULTS TO BE FORWARDED TO THE HIGHLAND COUNCIL FOR APPROVAL. TENSAR TX160 TO BE INSTALLED AT CBR'S BELOW 2%.

TABLE 1 - BLOCK PAVING

CBR	SUB BASE	CAPPING LAYER
2.5% AND LESS	150mm	600mm
2.5% - 5%	150mm	350mm
2.5% - 5%	500mm	-
5% - 15%	390mm	-
15% AND MORE	250mm	-



NOTE

SITE LAYOUT BASED ON COLIN ARMSTRONG ARCHITECTS
DRAWING "PROPOSED SITE PLAN" RECEIVED ON 19.03.2025.

NOTE

TOPOGRAPHICAL SURVEY BASED ON (PROPERTY AND LAND
SURVEYS) PROJECT '1102201', DATE RECEIVED 11.10.2022.

SURFACES LEGEND

DENOTES EXTENT OF ADOPTABLE ROAD - CAT 1.

DENOTES EXTENT OF ADOPTABLE ROAD - CAT 2.

DENOTES EXTENT OF ADOPTABLE PAVEMENT.

DENOTES EXTENT OF ADOPTABLE VERGE.

DENOTES EXTENT OF PRIVATE ACCESS.

DENOTES EXTENT OF PRIVATE PAVEMENT.

DENOTES EXTENT OF PRIVATE VERGE.

DENOTES EXTENT OF PRIVATE PARKING.

DENOTES EXTENT OF RESIDENTIAL
DRIVEWAY FOOTWAY CROSSING.

DENOTES EXTENT OF COMMERCIAL
ACCESS FOOTWAY CROSSING.

NOTE

DRAWING TO BE READ IN CONJUNCTION WITH DRAWING C4933/154.

NOT FOR CONSTRUCTION

GENERAL NOTES:-

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E	NHJ	MJD	GENERAL UPDATE BASED ON PLANNING COMMENTS.	01.10.2024
D	MJD	-	GENERAL UPDATE BASED ON PLANNING COMMENTS.	05.07.2024
C	MJD	-	DEVELOPMENT RED BOUNDARY UPDATED.	08.12.2023
B	JCB	MJD	SURFACES REVISED TO LATEST LAYOUT. DRIVEWAYS ADDED.	13.11.2023
A	JCB	MJD	INITIAL ISSUE.	15.10.2023

Rev.	By	App.	Description	Date
Project				

PHASE 2, CROMLET PARK,
INVERGORDON.

Drawing Title

SURFACING LAYOUT.

Architect

COLIN ARMSTRONG ARCHITECTS

Drawing ID

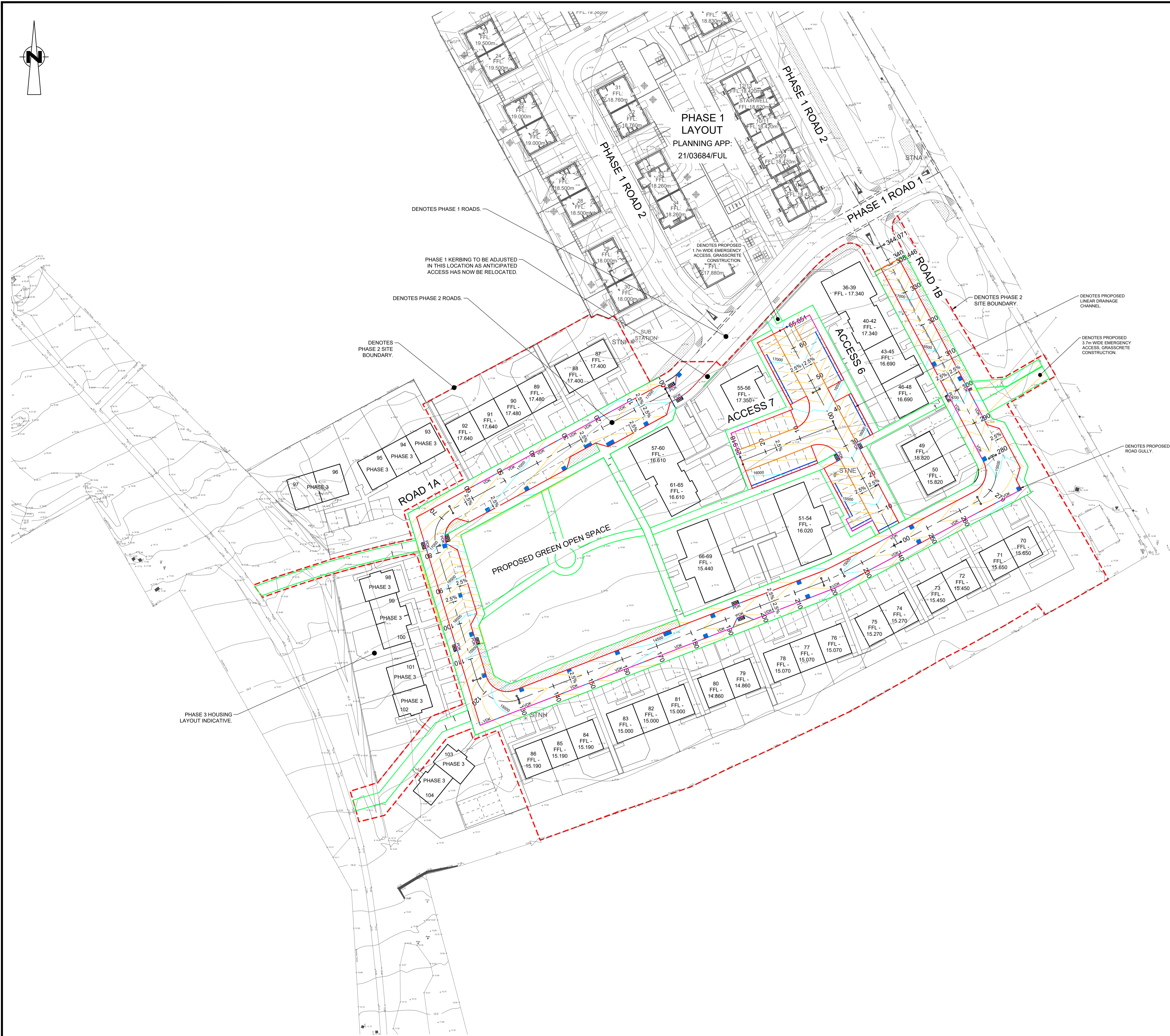
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Job No.	Scale	Issue Status
C4933	1:500 - A1 1:1000 - A3	FOR PLANNING

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NOTE
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KERBING LEGEND

DENOTES EXTENT OF HALF BATTERED ROAD KERB.

DENOTES EXTENT OF DROP ROAD KERB.

DENOTES EXTENT OF DROPPER ROAD KERB.

DENOTES EXTENT OF FLUSH ROAD KERB.

DENOTES EXTENT OF FLAT TOP EDGE KERB.

VOK

 DENOTES VEHICLE DROP KERB.

PKD

 DENOTES PEDESTRIAN DROP KERB.

NOTE
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C	MJD	-	DEVELOPMENT RED BOUNDARY UPDATED.	08.12.2023
B	JCB	MJD	KERBING REVISED TO LATEST LAYOUT.	13.11.2023
A	JCB	MJD	INITIAL ISSUE.	15.10.2023

Rev. By App. Description Date

Project

PHASE 2, CROMLET PARK,
INVERGORDON.

Drawing Title

KERBING LAYOUT.

Architect

COLIN ARMSTRONG ARCHITECTS

Drawing ID

XXX-RAC-ZZ-XX-DR-C-0152-F

Job No.

C4933

Scale

1:500 - A1
1:1000 - A3

Issue Status

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C	MJD		DEVELOPMENT RED BOUNDARY UPDATED.	08.12.2023
B	MJD		ROADS REVISED TO LATEST LAYOUT.	13.11.2023
A	JCB	MJD	INITIAL ISSUE.	15.10.2022

Project

PHASE 2, CROMLET PARK,
INVERGORDON.

Drawing Title

ROAD LAYOUT.

Architect

COLIN ARMSTRONG ARCHITECTS

Drawing ID

XXX-RAC-ZZ-XX-DR-C-0151-F

Job No.	Scale	Issue Status
C4933	1:500 - A1 1:1000 - A3	FOR PLANNING

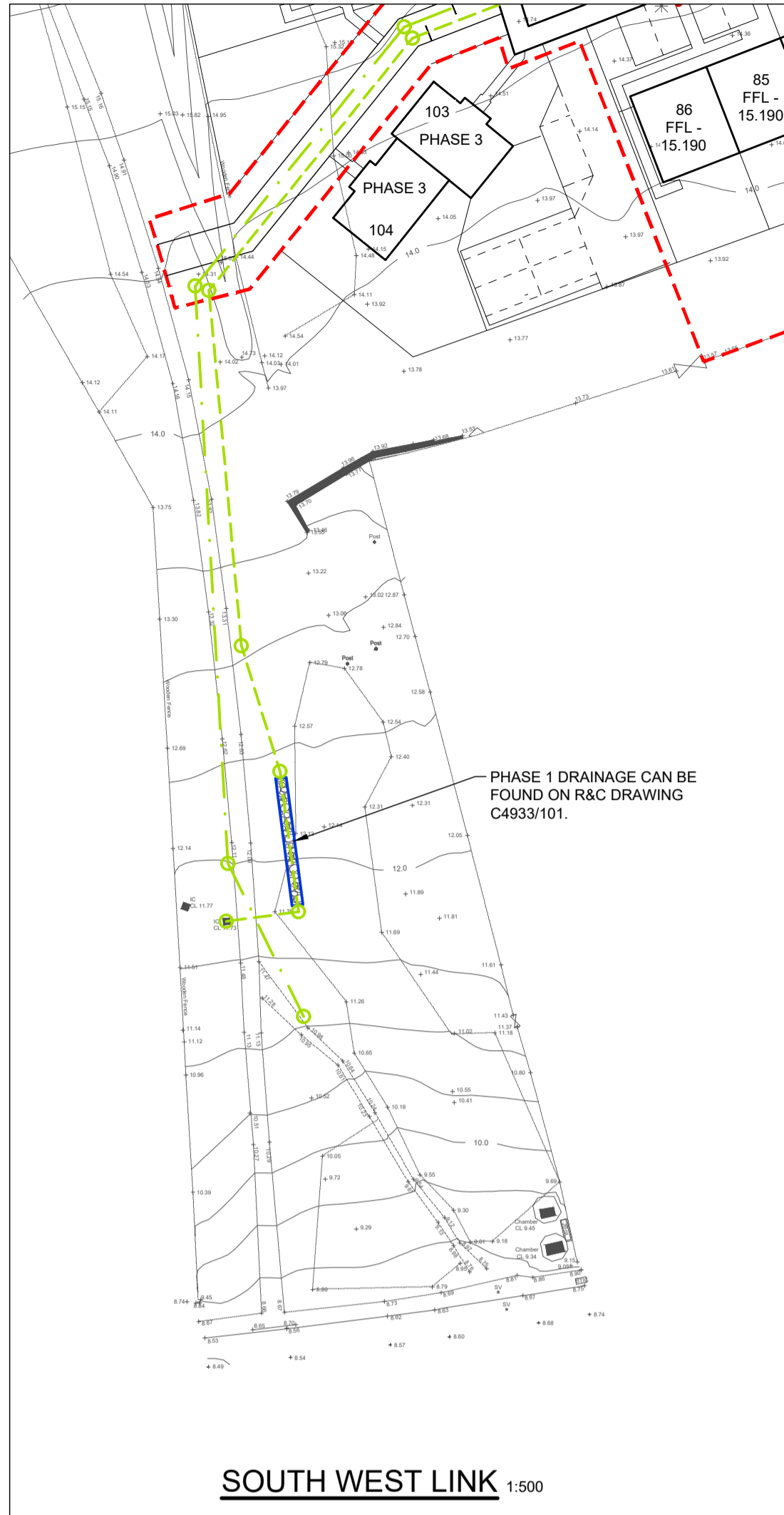
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NOTE
FOR DRAINAGE DETAILS PLEASE REFER TO R&C DRAWING C4933/171.
NOTE
FOR ROAD DETAILS PLEASE REFER TO R&C DRAWING C4933/154 AND 155.
NOTE
FOR FIRE APPLIANCE PATHS PLEASE REFER TO R&C DRAWING C4933/158.
NOTE
FOR REFUSE SWEEP PATHS PLEASE REFER TO R&C DRAWING C4933/157.
NOTE
FOR PROPOSED ROAD SURFACES PLEASE REFER TO R&C DRAWING C4933/153.
NOTE
FOR PROPOSED ROAD SURFACES PLEASE REFER TO R&C DRAWING C4933/153.
NOTE
FOR PROPOSED ROAD KERBING PLEASE REFER TO R&C DRAWING C4933/152.
NOTE
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NOTE
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A	JCB	MJD	INITIAL ISSUE.	15.10.2023

Rev. By App. Description Date

Project

PHASE 2, CROMLET PARK, INVERGORDON.

Drawing Title

GENERAL ARRANGEMENT.

Architect

COLIN ARMSTRONG ARCHITECTS

Drawing ID

XXX-RAC-ZZ-XX-DR-C-0150-F

Job No.

C4933

Scale

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1:1000 - A3

Issue Status

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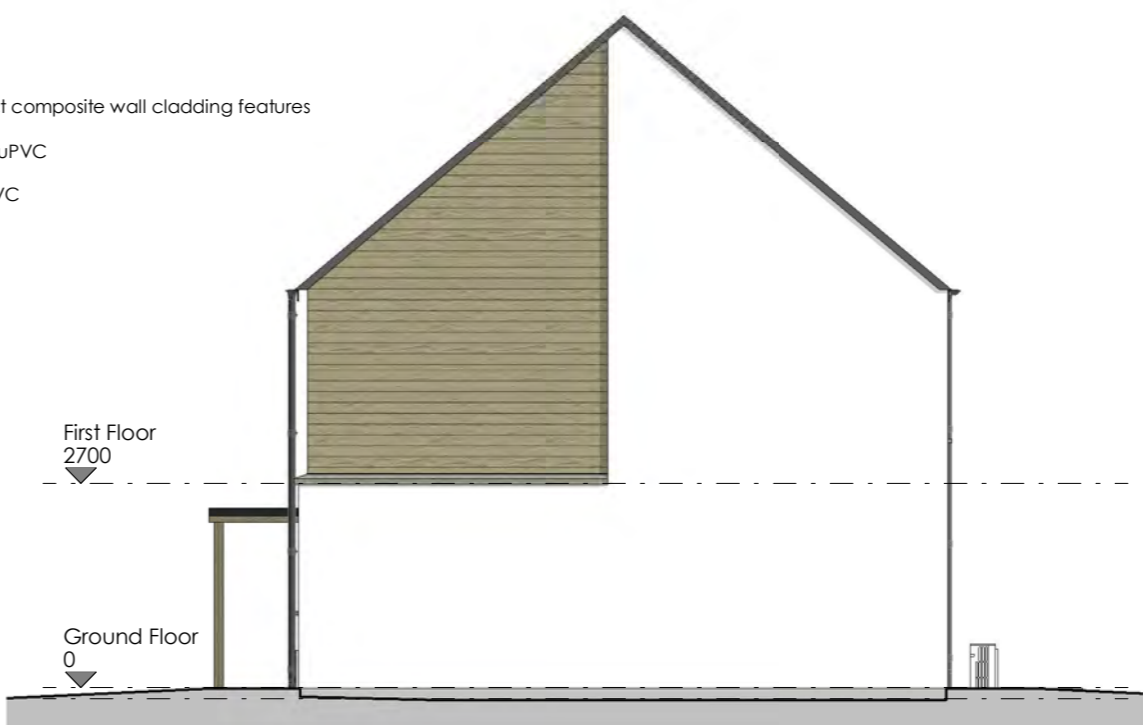
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Elevation A - Planning
Scale - 1 : 100

EXTERNAL MATERIALS

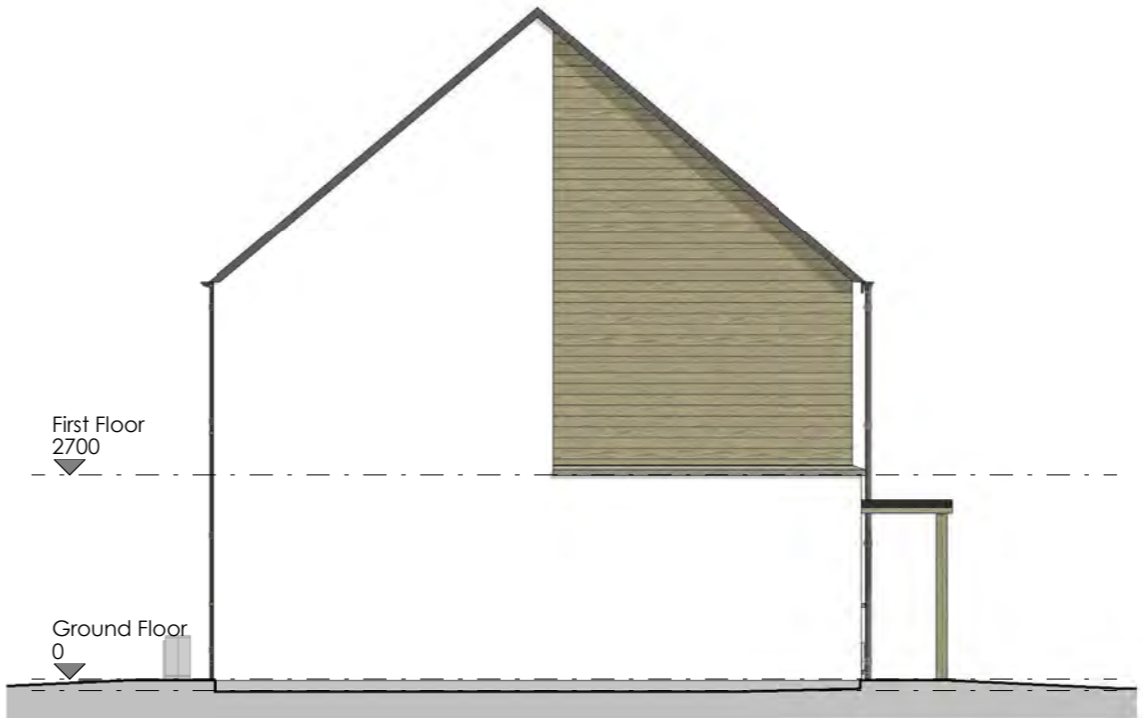
Roof: Dark grey concrete roof tiles
Walls: White render with wood effect composite wall cladding features
Windows & Doors: Dark grey colour uPVC
Fascia & RWP's: Dark grey colour uPVC



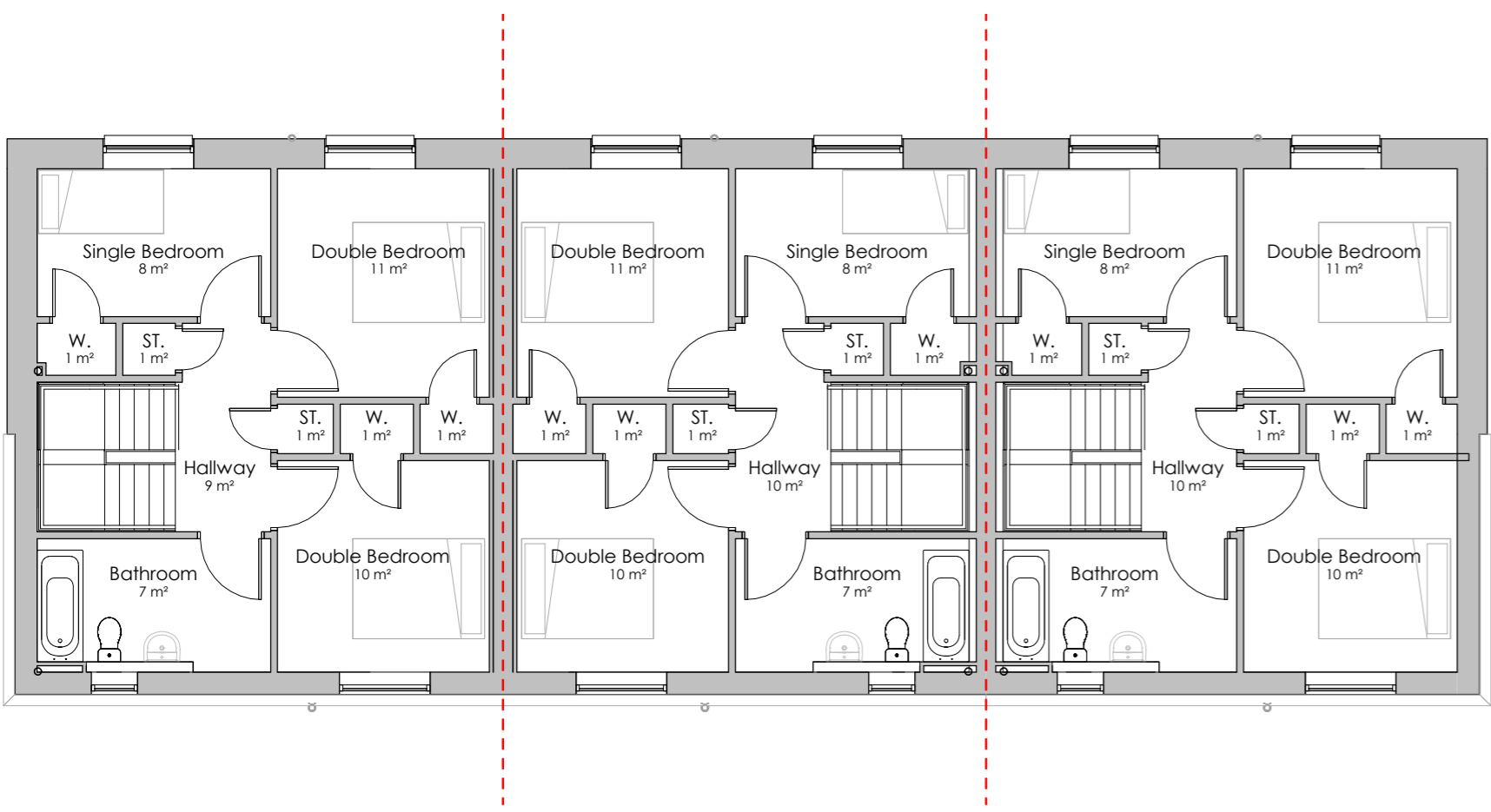
Elevation B - Planning
Scale - 1 : 100



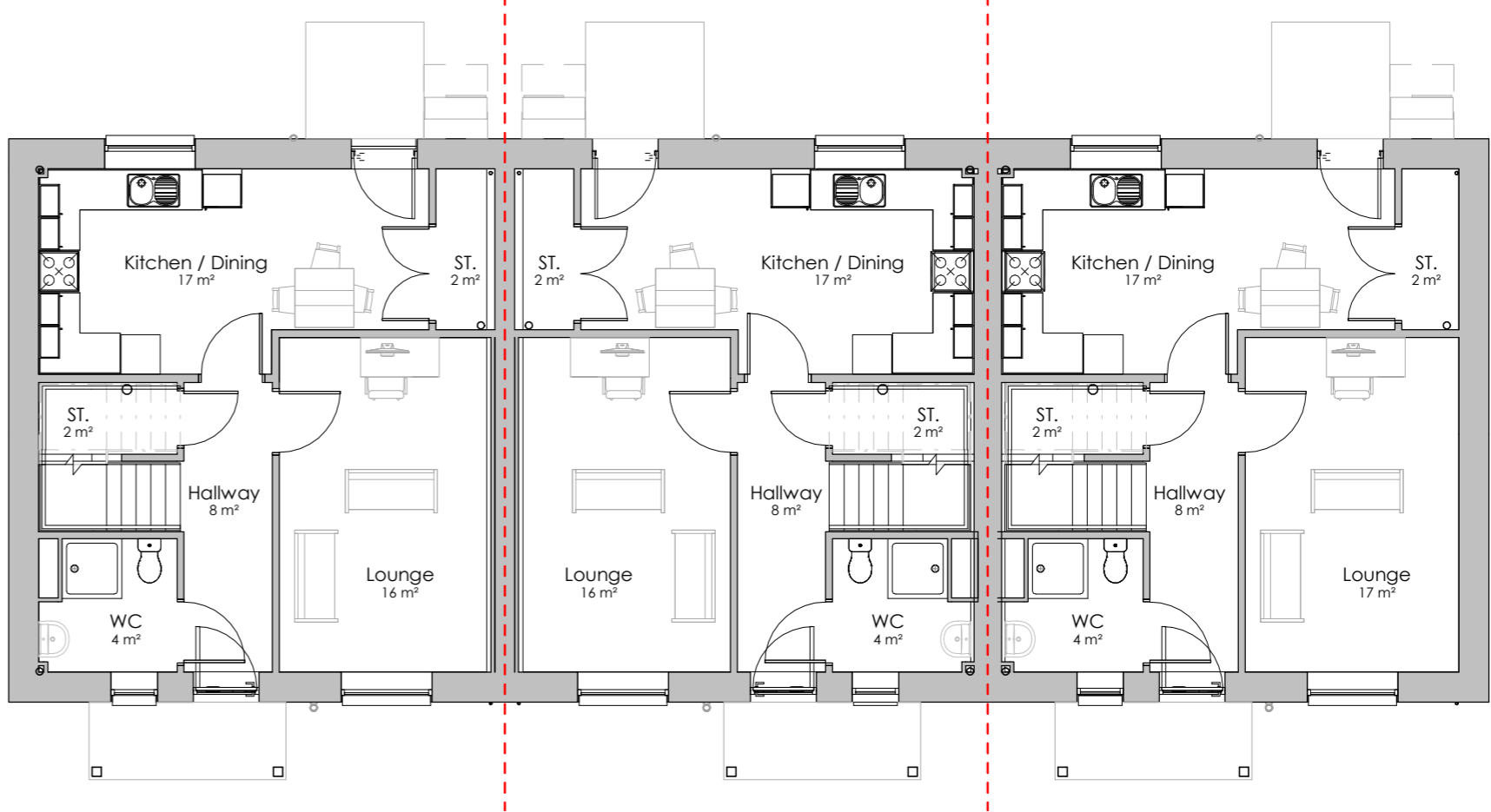
Elevation C - Planning
Scale - 1 : 100



Elevation D - Planning
Scale - 1 : 100



First Floor - Planning
Scale - 1 : 100



Ground Floor Plan - Planning
Scale - 1 : 100

