



APPENDIX 02

DESIGN STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJACENT TO MEADOWLARK CARE HOME, MANNACHIE ROAD, FORRES

CLIENT: RENAISSANCE CARE (NO 1) LIMITED

The Planning permission in principle submission is lodged on our client's behalf with a view to developing the site for private housing.

The scheme proposed is indicative and has been prepared to illustrate the feasibility of achieving a small scale development suited to the local environment.

The scale and character of the scheme proposed is in-line with the type of family housing surrounding the site on all sides.

A new access roadway to the site has been introduced from Mannachie Road which is located the required distance away from the existing access to the care facility.

A new category 6 roadway has been introduced to service the site, with a private end section set out both in plan and level to suit the site contours.

The existing tree plantation onsite is retained intact and will be located to the rear gardens of the proposed housing units.

The scale and form of the house types is illustrated for "Information Only" with the types designed as single storey and partial attic types which will sit in harmony with the surrounding developments.

A new landscape scheme will be developed in detail at the Full Planning application stage, to provide a decorative screening zone between the development as proposed and the residential care home.

Our client's are investing in the Care facility, and the proceeds from the sale of the site for a development of the type proposed will allow the client to carry out substantial alterations and improvements to the Care home.

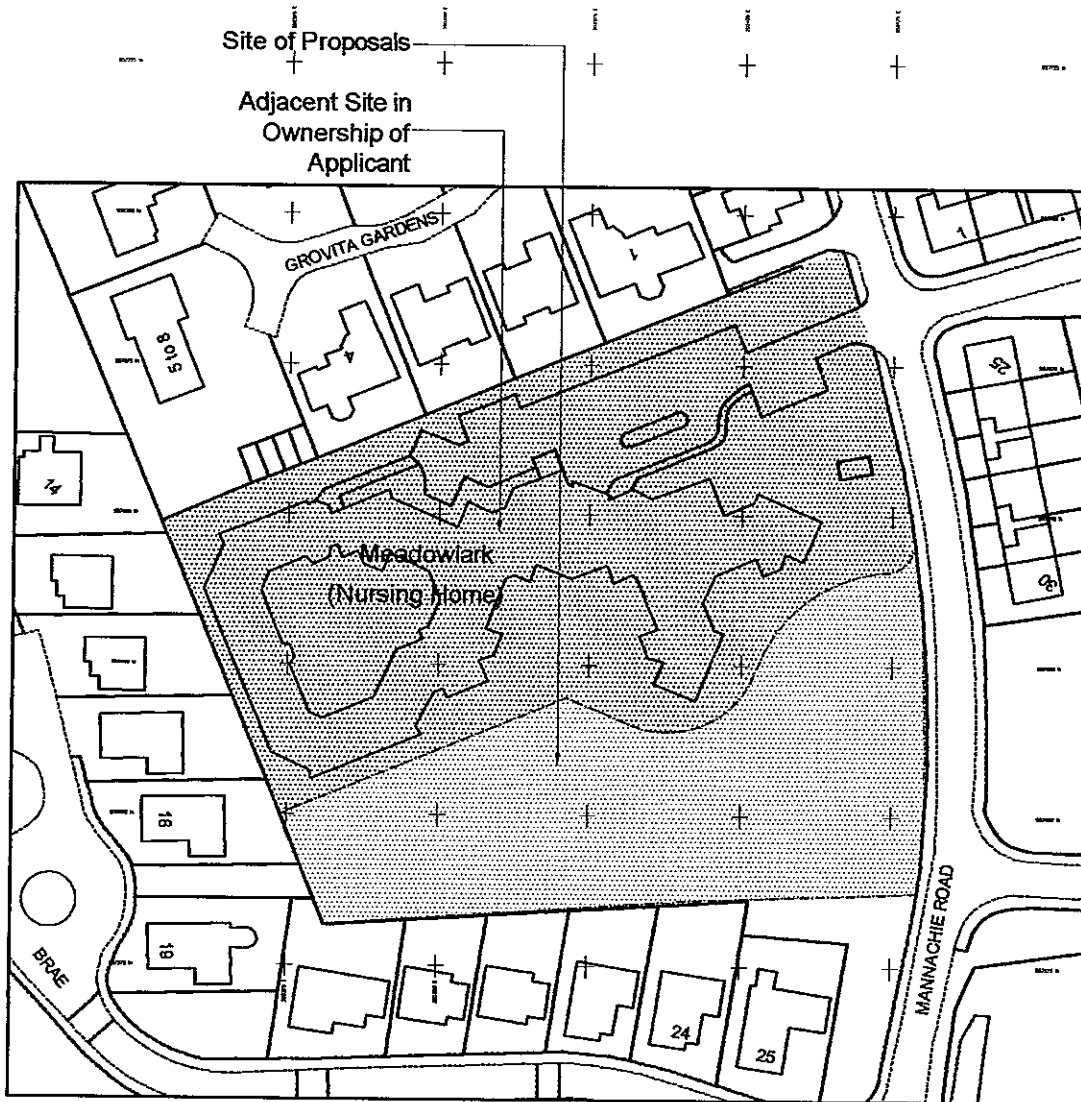
The scheme is an inward investment project geared to enhancing the care and facilities available to the home.

The external garden areas to the home will also be enhanced with the expansion of the private space from that which exists at present.

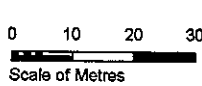
The scheme is proposed as a PPP submission, and a favorable recommendation is being sought from the local authority based upon the proposals presented within the submission.

Stewart Davidson RIBA ARIAS

Davidson Baxter Partnership Ltd for Renaissance care (no 1) Limited



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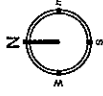


Project	PROPOSED RESIDENTIAL DEVELOPMENT @ MEADOWLARK, FORRES. IV36 2JT.		
Client	RENAISSANCE CARE (SCOTLAND) LTD	Scale	1:1250 @ A4
Title	LOCATION PLAN	Drawn By	RMCW
Project No.	DBC 946 - 12	Drg No.	PL 001
Davidson Baxter Partnership. 191a Nicol Street, Kirkcaldy, Fife. KY1 1PF. t: (01592) 205761 - f: (01592) 642211.		Date	AUGUST 2012

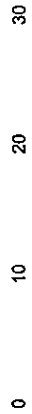
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DATE: 12/08/12



SCALE: 1:500



Scale of Metres

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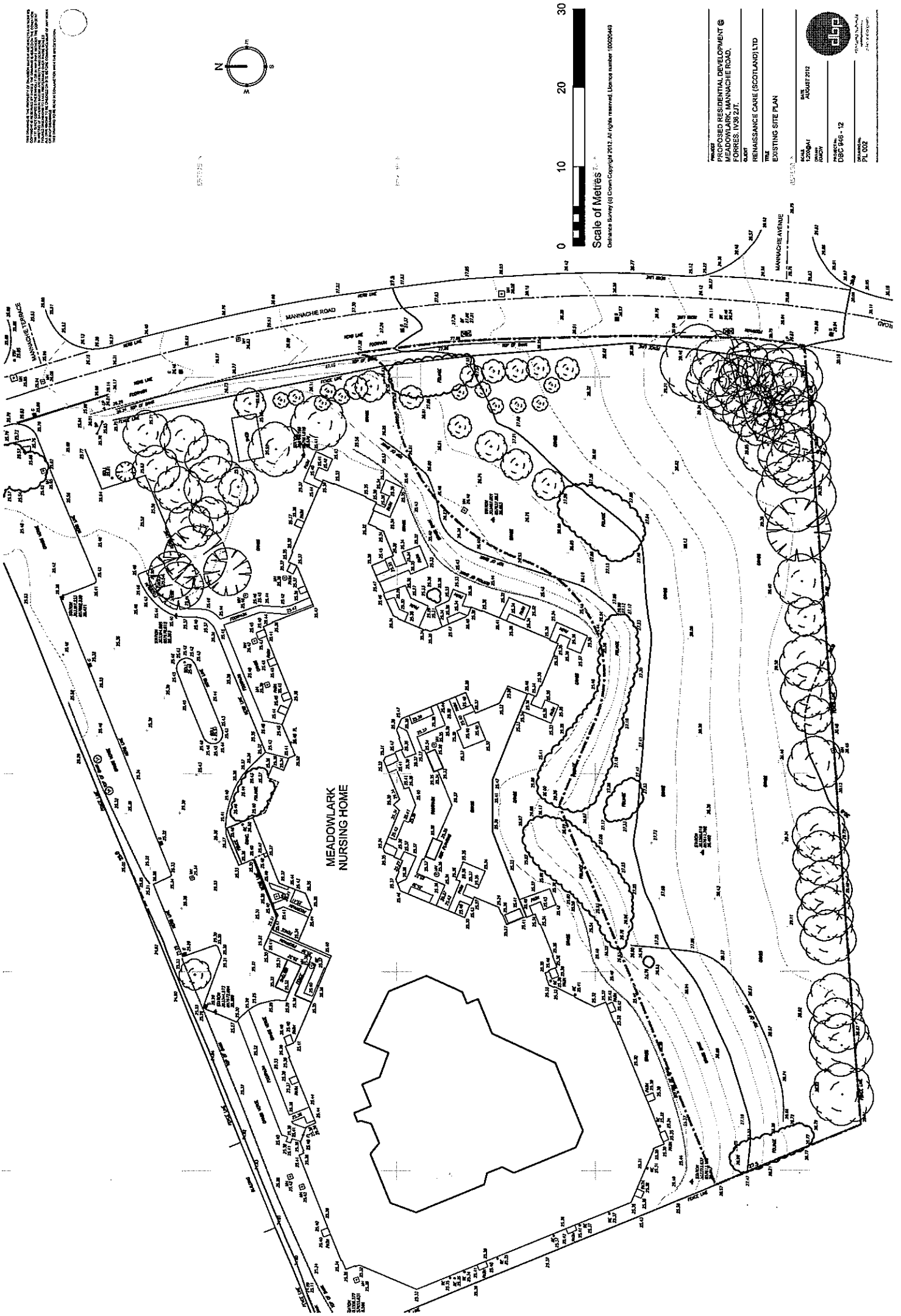
PROPOSED RESIDENTIAL DEVELOPMENT @
MEADOWLARK, MANNAICHE ROAD,
FORRES, IV36 2JT.

RENAISSANCE CARE (SCOTLAND) LTD
EXISTING SITE PLAN

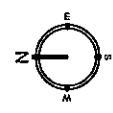


DATE: 12/08/12
PROJECT: DBC 646 - 12
DRAWING: PL 002

MEADOWLARK NURSING HOME



CONSIDER THE PROVISION OF A SEPARATE ACCESS TO THE PROPOSED RESIDENTIAL DEVELOPMENT FROM MANNACHE ROAD TO THE MEADOWLARK (NURSING HOME) AS TO BE REMOVED AS FAR AS IS REASONABLY PRACTICAL.



ROADS TO BE REGRANDED AND REPAVED AS INDICATED FOR INFORMATION ONLY.

ROAD ACCESS TO SERVE 4 NO. RESIDENTIAL PLOTS.

LOCATION OF NEW FENCE MARKERS AS TO BE PROVIDED AND MAINTAINED.

NEW ADAPTED HAMMERHEAD ACES TO BE FORMED INTO NEW DEVELOPMENT ROAD TO BE FORMED ROAD.

BOUNDARY BETWEEN RESIDENTIAL DEVELOPMENT AND CARE FACILITY TO BE HEAVILY SCREENED WITH PLANTING AND FENCING.

LAND TO SOUTH OF MEADOWLARK TO BE DEVELOPED INTO 6 NO. RESIDENTIAL PLOTS



Scale of Metres

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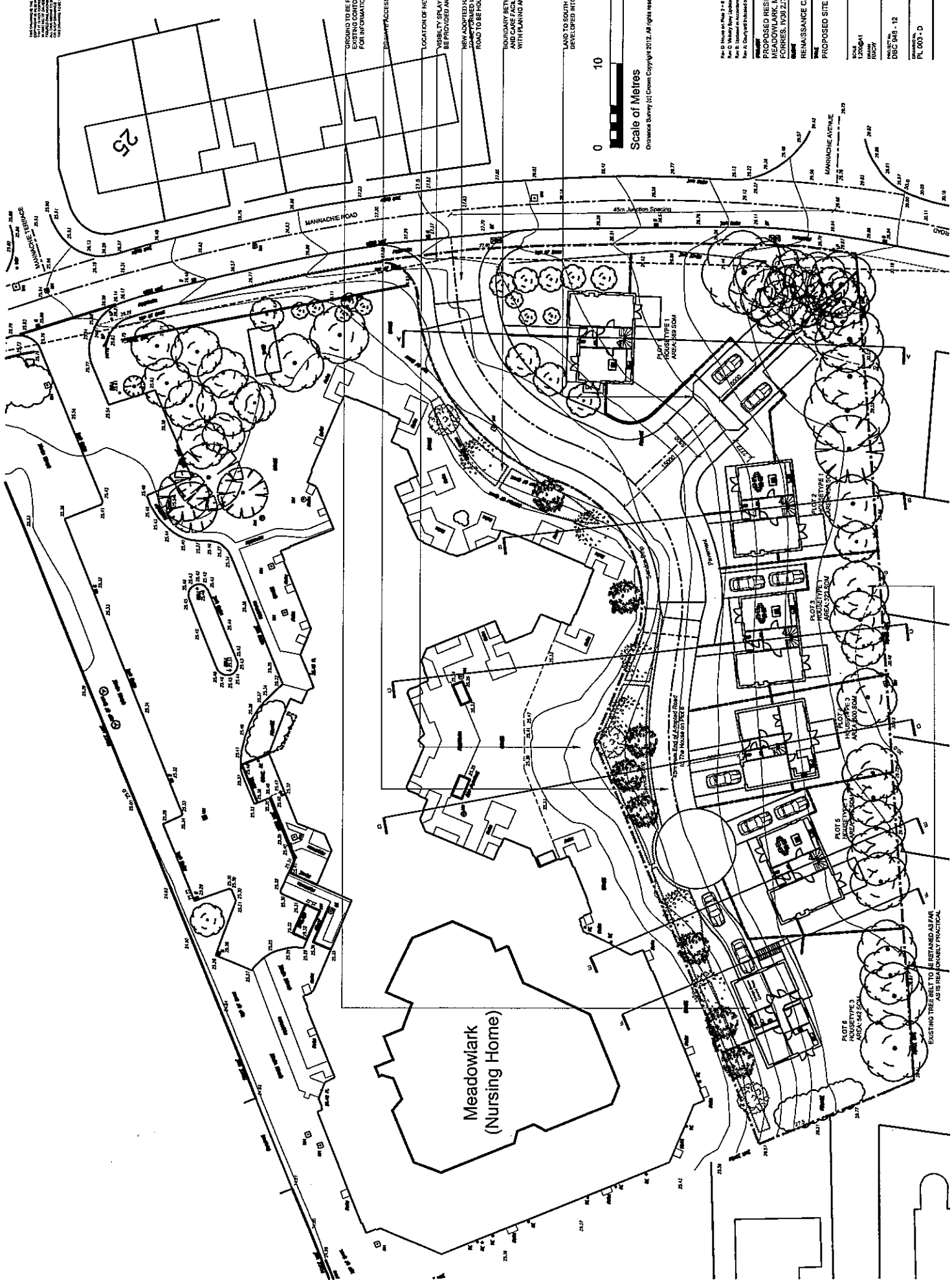
Mr D. Murray on Plot 2 & 4 Approved, Section Lines Added, (Oct 2012)
 Mr C. Murray on Plot 1 Approved, Section Lines Added, (Oct 2012)
 Mr B. Murray on Plot 3 & 6 Approved, Section Lines Added, (Oct 2012)
 Mr R. Murray on Plot 5 Approved, Section Lines Added, (Oct 2012)

PROPOSED RESIDENTIAL DEVELOPMENT @ MEADOWLARK, MANNACHE ROAD, FORRES, N08 2JT.

RENAISSANCE CARE (SCOTLAND) LTD

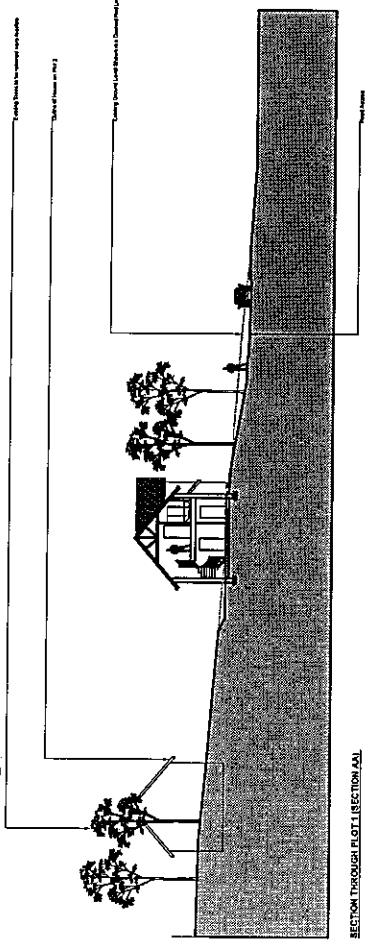
PROPOSED SITE PLAN

SCALE	1:500	DATE	AUGUST 2017
PROJECT	MEADOWLARK NURSING HOME	INDUSTRIAL	DEC 5/16 - 12
DRAWN BY		CHECKED BY	
PROJECT MANAGER		PROJECT MANAGER	
PL 003-D		PL 003-D	

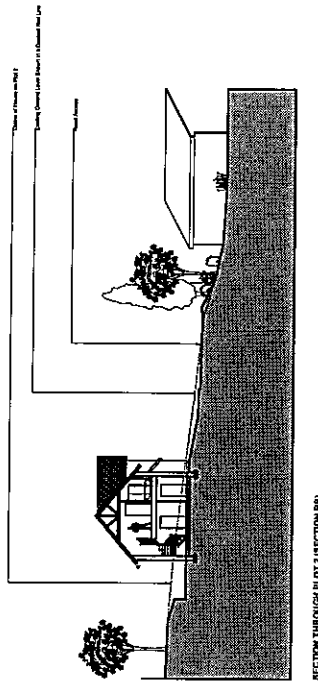


EXISTING TREES SET TO BE REMOVED AS FAR AS IS REASONABLY PRACTICAL.

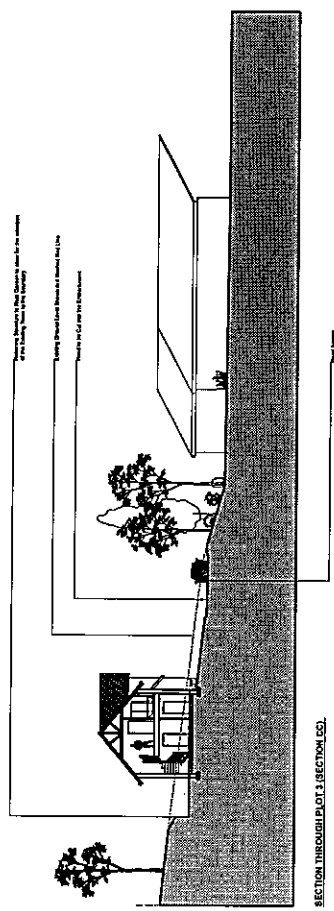
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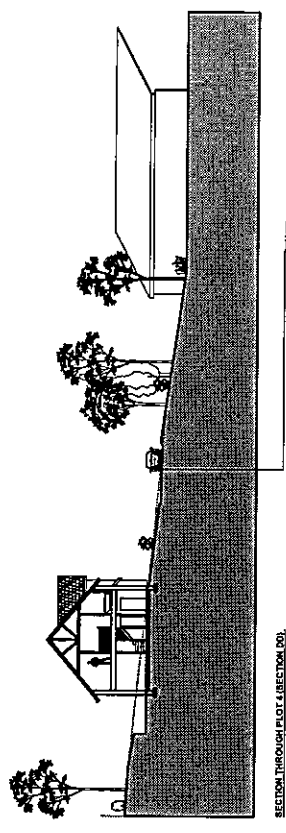
SECTION THROUGH PLOT 1 (SECTION AA1)



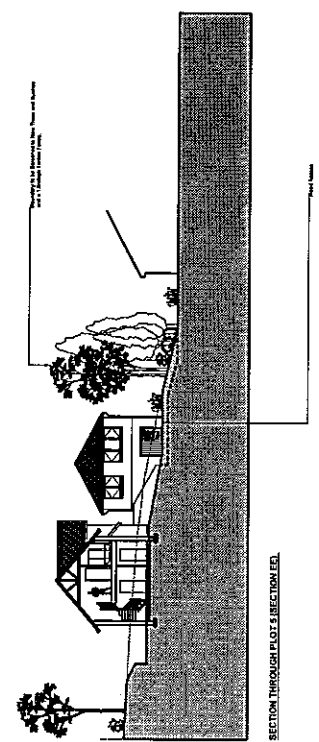
SECTION THROUGH PLOT 2 (SECTION BB1)



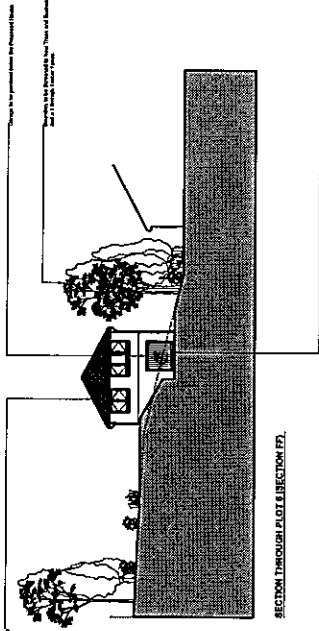
SECTION THROUGH PLOT 3 (SECTION CC1)



SECTION THROUGH PLOT 4 (SECTION DD1)



SECTION THROUGH PLOT 5 (SECTION EE1)



SECTION THROUGH PLOT 7 (SECTION FF1)

PROPOSED RESIDENTIAL DEVELOPMENT @
MEADOW LARK, MANNAICHE ROAD,
FORRES, IV36 2JT.

RENAISSANCE CARE (SCOTLAND) LTD

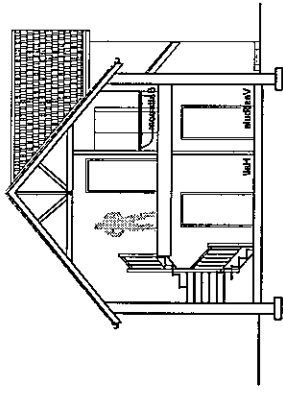
PROPOSED SITE SECTIONS

SCALE	DATE
7:500/4:1	OCTOBER 2012
8/20/20	
DBEC 9/16 - 12	
PL 003	

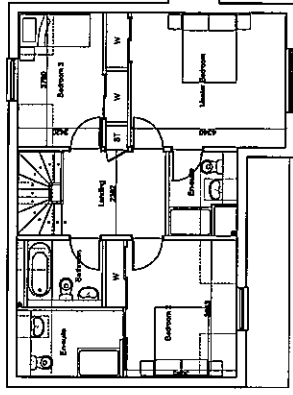


ARCHITECTS AND PLANNERS

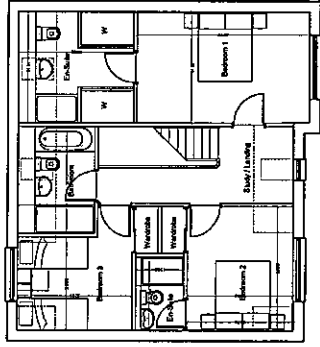
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 ANY REVISIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF ANY WORK.
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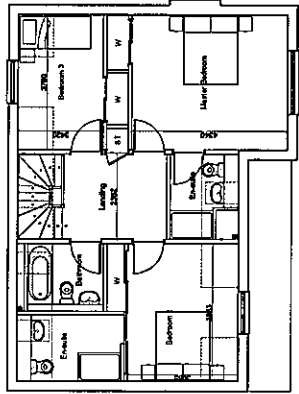
TYPICAL SECTION



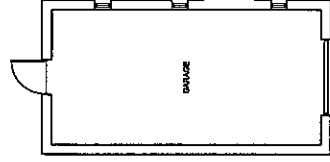
FIRST FLOOR PLAN
HOUSE TYPE 3



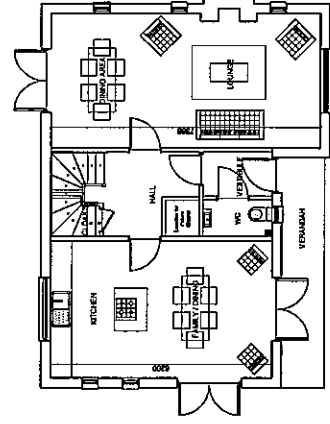
FIRST FLOOR PLAN
HOUSE TYPE 2



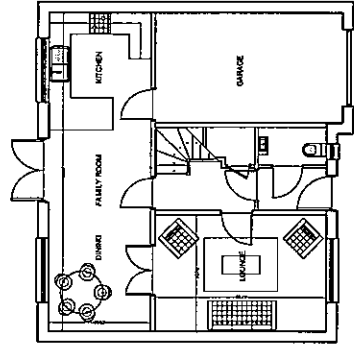
FIRST FLOOR PLAN
HOUSE TYPE 1



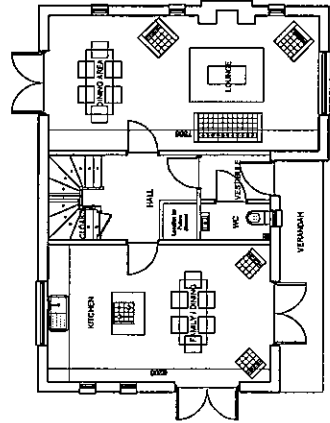
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN
HOUSE TYPE 3



GROUND FLOOR PLAN
HOUSE TYPE 2



GROUND FLOOR PLAN
HOUSE TYPE 1

Project	MEADOWLARK NURSING HOME, MANNACHIE ROAD, FORBES, DV36 2JT.	Scale	1:250 @ A2
Client	RENAISSANCE CARE (SCOTLAND) LTD	Drawn By	RACW
Title	HOUSE TYPE 1, 2 + 3 FLOOR PLANS	Proj No.	R/004
Project No.	DBC 946 - 12	Date	AUGUST 2012
<small> GARDON INVESTMENT ARCHITECTS & ASSOCIATES 1111 ROAD STREET, GLASGOW, SCOTLAND, G4 0JH TEL: 0141 202 1111 FAX: 0141 202 1112 WWW.GARDONARCHITECTS.CO.UK </small>			

