

156.0

152.0

148.0

EXISTNT TREE AND SHRUB COVER

RAIN WATER WATERCOURSE AT DWELLINGS TO SOAKAWAY

ACCESS ROAD AND PARKING AREA

FGL 145.30

FGL 145.35

FGL 145.35

FFL GROUND FLOOR 145.50
FFL FIRST FLOOR 148.20

NEW SHRUB PLANTING

EXISTING GRASSLAND AND MIXED SHRUBS AND TREES TO BE ENHANCED WITH NEW TREE AND SHRUB PLANTING OF SIMILAR SPECIES I.E HAWTHORN, BLACKTHORN.

-  EXISTING CONTOURS
-  PROPOSED CONTOURS
-  PROPOSED ACCESS ROAD
-  EXISTING GRASSLAND
-  EXISTING TREES AND SHRUBS
-  PROPOSED TREES AND SHRUBS

NEW PLANTING

OUTLINE SPECIFICATION

GROUND PREPARATION
SITE AREA OF LODGES AND PARKING AREA TO BE STRIPPED OFF AND RETAINED IN SITE.
PLAN AREA OF LODGES TO BE EXCAVATED TO FORMATION DEPTH AND SUBSOIL RETAINED ON SITE.

FOUNDATIONS AND UNDERBUILDING
FOUNDATION TRENCHES EXCAVATED FOR INSITU CONCRETE FOUNDATIONS.
UNDERBUILDING TO BE DENSE CONCRETE BLOCKWORK.
RETAINING WALLS TO BE FORMED IN GALVANIZED WIRE GABIONS FILLED WITH CRUSHED ROCK.
FACED WITH DAMP PROOF MEMBRANE AND DENSE CONCRETE BLOCK FACINGS.

GROUND FLOOR
GROUND FLOOR TO BE THERMALLY INSULATED INSITU CONCRETE WITH TILED FINISH TO HALLWAYS AND WET ROOMS AND HARDWOOD FINISH TO BEDROOMS.

FIRST FLOOR
FIRST FLOOR TO BE CONSTRUCTED IN PRECAST REINFORCED CONCRETE BEAM AND BLOCK STRUCTURE WITH PLASTERBOARD FINISH TO CEILING AND HARDWOOD FINISH TO FIRST FLOOR.
STAIRCASE TO BE HARDWOOD WITH GLASS BALUSTRADING.
BALCONY TO HAVE TILED FINISH WITH THERMAL INSULATION UNDER.
BALUSTRADING TO BALCONY EDGE TO BE APPROPRIATE SAFETY GLASS WITH STAINLESS STEEL HANDRAIL.

SUPERSTRUCTURE
ALL MAIN WALLS TO BE THERMALLY INSULATED DOUBLE SKIN CONCRETE BLOCKWORK WITH SANDSTONE FACINGS EXTERNALLY AND THERMALLY INSULATED PLASTERBOARD INTERNALLY.
INTERNAL WALLS TO BE CONCRETE BLOCKWORK WITH PLASTERBOARD FINISH.

WINDOWS AND DOORS
EXTERNAL WINDOWS AND DOORS TO BE THERMALLY INSULATED ALUMINIUM AND TIMBER FRAMED DOUBLE GLAZED IN COLOUR TO BE AGREED.
INTERNAL DOORS TO BE HARDWOOD FRAMED AND PANELLED.

ROOF
ROOF STRUCTURE TO BE FORMED IN PREFABRICATED TIMBER TRUSSES ALONG LINES OF CROSSWALLS WITH SECONDARY TIMBER JOISTS CLAD WITH EXTERIOR QUALITY PLYWOOD DECKING WITH SINGLE PLAY MEMBRANE WATERPROOF OVERLAY ON THERMAL ROOF INSULATION.
ROOF FINISH TO BE SODIUM TYPE MULTI LAYER ROOF COVERING WITH WALKWAYS AND GRASSES.

HEATING AND VENTILATION
ALL ROOM HEATING TO BE UNDERFLOOR HOT WATER SYSTEM WITH OIL FIRED BOILERS TO EACH LODGE AND COMBINED HOT AND COLD PRESSURIZED DOMESTIC CISTERN.
VENTILATION TO BE HEAT RECLAMATION FRESH AIR SYSTEM TO EACH ROOM SUPPLEMENTED BY FULLY OPENING WINDOWS.

DRAINAGE
SURFACE WATER DRAINAGE TO BE BY GRASS ROOF ABSORPTION AND EVAPORATION WITH EXCESS PIPED TO WATER FEATURE AT GROUND FLOOR AND TO SOAKAWAYS TO EACH LODGE.
FOUL WATER TO BE TREATED ON SITE BY INDIVIDUAL TREATMENT PLANTS FOR EACH LODGE WITH OUTFALL TO SOAKAWAY.

LANDSCAPING
EACH LODGE IS DESIGNED TO ONLY IMPACT ON THE AREA OF GROUND IMMEDIATELY AFFECTED BY CONSTRUCTION.
THE GROUND LEVELS AT EACH LODGE WILL BE ADJUSTED TO SUIT EXISTING TREE AND SHRUB COVER SUPPLEMENTED WITH SIMILAR SPECIES AS SHOWN ON THE LANDSCAPE PLAN.
PATHWAYS AND TERRACES AT EACH LODGE TO BE STONE PAVING SLABS AND GRAVEL WITH WATER FEATURES LINED WITH GRAVEL AND FINISHED WITH LOW LEVEL GROUND COVER PLANTING.

CAR PARKING AND LOCAL LODGE ACCESS
CAR PARKING AREAS TO BE FORMED AT ENTRANCE TO EACH LODGE IN ROLLED COMPACTED GRAVEL FINISH ON COMPACTED TYPE ONE FILL ON DESIGNATED SURFACES.
EDGES TO BE RETAINED WITH BLOCK PAVOR EDGINGS HAUNCHED IN CONCRETE.

MAIN ACCESS ROAD
MAIN ENTRANCE
EXISTING FIELD ENTRANCE TO BE UPGRADED AS FOLLOWS:
EXISTING ENTRANCE TO BE EXTENDED INTO THE FIELD BY 27 METRES AND WIDENED TO 5.5 METRES WITH 9.0 METRE RADIUS KERBS FORMED IN PRECAST CONCRETE BATTERED KERB STONES HAUNCHED IN CONCRETE.
ROAD WAY TO BE CONSTRUCTED IN FREE DRAINING BLOCK PAVOR FINISH ON 50 MM SAND BED ON 300 MM COMPACTED AND ROLLED TYPE ONE FILL ALL TO DEPARTMENT OF ROADS STANDARD SPECIFICATION AND SATISFACTION.
HEDGES AND ALL SCRUBS TO BE CUT BACK AND REMOVED IN EACH DIRECTION ALONG ROAD VERGE TO PROVIDE MAXIMUM SIGHT LINES.
NEW ENTRANCE GATE TO BE PROVIDED TO ADJACENT FIELD.

NEW MAIN ACCESS ROAD
NEW MAIN ACCESS ROAD TO BE FORMED 3.0 METRES WIDE WITH STANDARD PASSING SPACES AT APPROXIMATELY 100METRE SPACES ALONG ROADWAY AS SHOWN.
ROADWAY TO BE FORMED IN 50 MM COMPACTED AND ROLLED GRAVEL WITH FINE GRAVEL SURFACE ON ROLLED AND COMPACTED TYPE ONE FILL MIN DEPTH 300 MM ON EXCAVATED LOAD BEARING SUBSOIL.
ROAD EDGES TO BE FORMED IN 45 MM 75 BLOCK PAVORS HAUNCHED IN INSITU CONCRETE.
SURFACE FINISH TO BE FREE DRAINING.

SITE PLAN LODGE 1

MACPL06

CLIENT DAVID AND CLAIRE MACTAGGART

PROJECT
PROPOSED LUXURY HOLIDAY HOMES
AT HALLRULE FARM
BONCHESTER BRIDGE HAWICK

TITLE SITE PLAN LODGE 1

SCALE 1-100 @ A1

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R G LICENCE ARCHITECT
HILLEND CLIFTONHILL KELSO TD5 7QE
TEL 01573225070 MOB 07891690639
EMAIL raygarch@icloud.com