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requirements of the  
associated Decision  
Notice

19/00590/FUL

10.07.19

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Chartered Architectural and Building  
Surveying Services

2 Golden Square, Duns, Berwickshire, TD11 3AW,  
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Registered Office: 2 Golden Square, Duns, Berwickshire, TD11 3AW.  
Registered in Scotland, Company No. 240332 V.A.T Reg. No. 502 4656 71

CLIENT:

**Mr & Mrs Phaup**

PROJECT:

**Proposed New Dwelling on Land at  
Hoprigshiels Farm, Cockburnspath,  
TD13 5YN**

TITLE:

**Floor Plan**

DRAWING NO:

**17/B561/PL01**

DRAWN BY: **DS**

SCALE: **1:50**

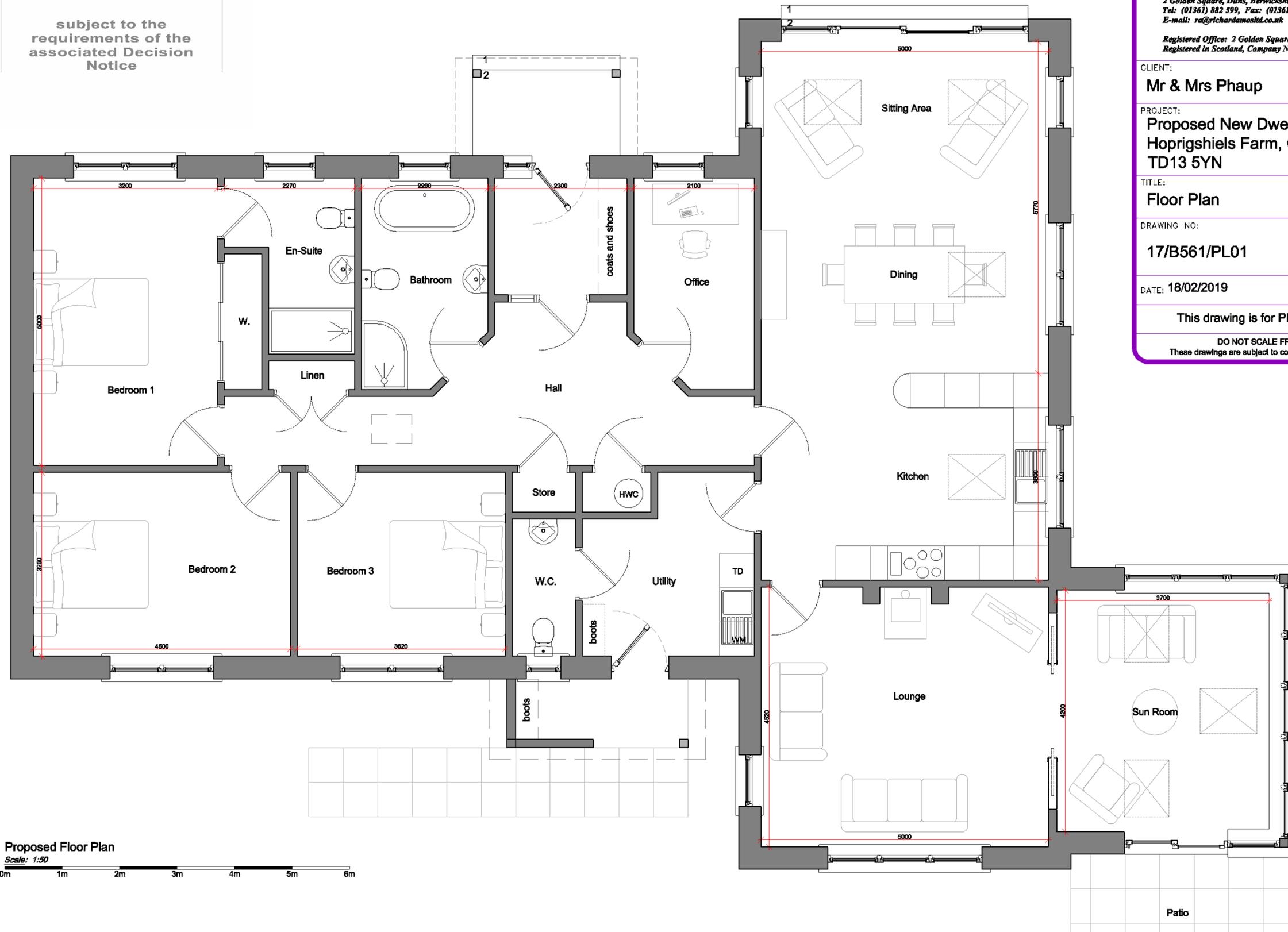
DATE: **18/02/2019**

REV:

**A2**

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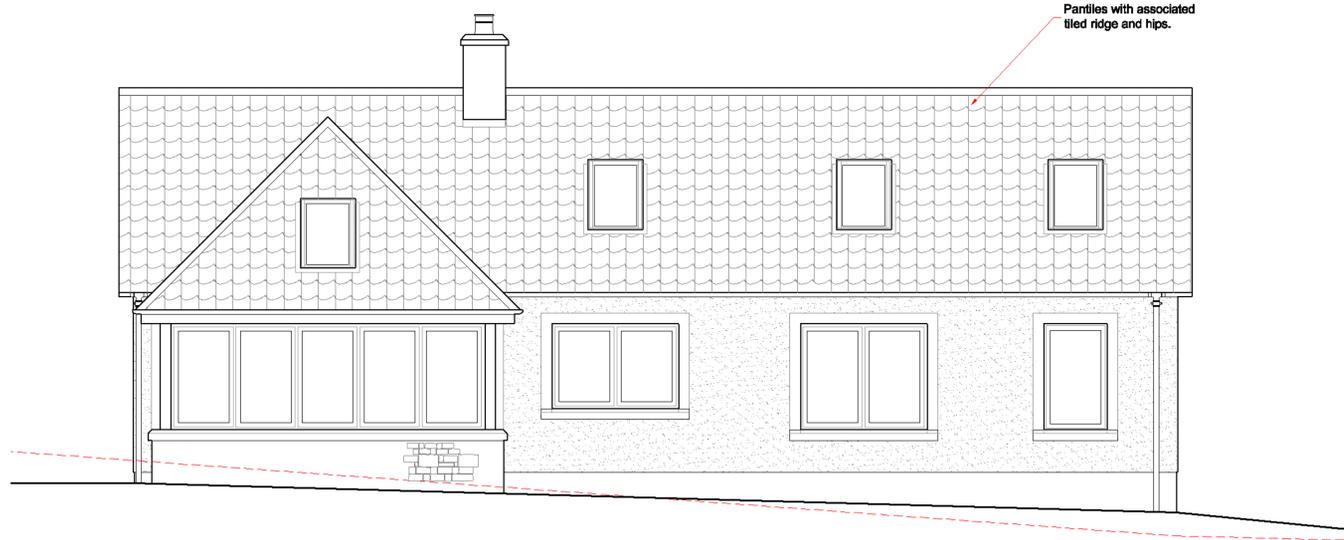
Proposed Floor Plan

Scale: 1:50



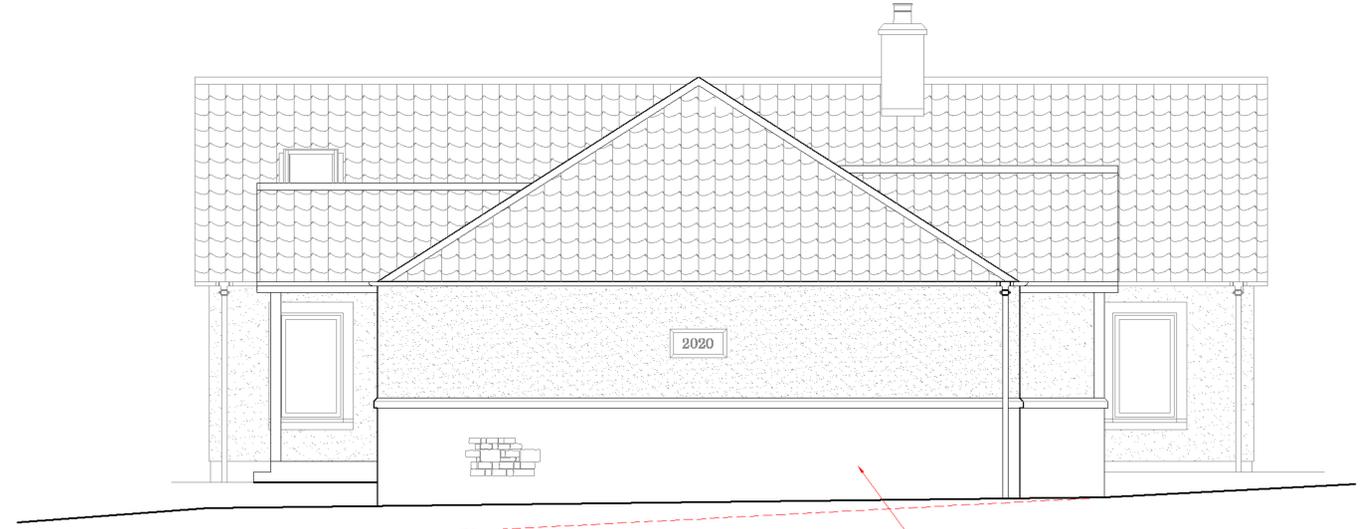
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Proposed East Elevation

Scale: 1:50  
0m 1m 2m 3m 4m 5m 6m



Proposed West Elevation

Scale: 1:50  
0m 1m 2m 3m 4m 5m 6m



Proposed North Elevation

Scale: 1:50  
0m 1m 2m 3m 4m 5m 6m



Proposed South Elevation

Scale: 1:50  
0m 1m 2m 3m 4m 5m 6m

Scottish Borders Council  
Town And Country  
Planning (Scotland) Act  
1997

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CLIENT:

Mr & Mrs Phaup

PROJECT:

Proposed New Dwelling on Land at  
Hoprigshiels Farm, Cockburnspath,  
TD13 5YN

TITLE:

Proposed Elevations

DRAWING NO:

17/B561/PL02

DRAWN BY: JL / DS

SCALE: 1:50

DATE: 12/04/2019

REV: -

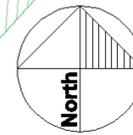
A1

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CLIENT:

Mr & Mrs Phaup

PROJECT:

Proposed New Dwelling on Land at  
Hoprigshiels Farm, Cockburnspath,  
TD13 5YN

TITLE:

Site Plan

DRAWING NO:

17/B561/PL03

DRAWN BY: DS

SCALE: 1:250

DATE: 18/02/2019

REV:

A2

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**GRASS:**  
All grassed areas are to be seeded or turfed with a grass mixture made up of rye grass and (rhizomatous) tall fescue. Apply water to grass immediately after laying with a fine hose, and continue to water on a daily basis for a week and then during dry spells until the grass has taken.

**HEDGING:**  
All hedging is to be planted as per the Planting Schedule and in accordance with the SBC Landscape Guidance Notes 3 & 4. Remove grass and other vegetation from hedge strip, cultivate trench once specified to loosen soil and add compost as required. Once planted cover the soil between plants with 75mm depth of bark mulch to conserve moisture and prevent weeds.

Existing access to be upgraded to form access into plot and retain access to adjacent field.

**SHRUB PLANTING:**  
Shrub planting is to be carried out in Autumn (September / October), having ensured that the planting area is clear of weeds and is made up of good soil. Soil is to be turned over to ensure the ground has not been compacted, scarify the areas to be planted and rake to remove any stones larger than 150mm in any dimension. Shrubs should be purchased in pots and removed from pots prior to planting in the ground. Once planted cover the soil between plants with 75mm depth of bark mulch to conserve moisture and prevent weeds.

Private water supply, electricity and BT are all located at the private farm access.

Existing hedge.

Existing well established wooded area.

Wildlife greening margin planted with native species of low growing trees and bushes to retain views but provide a robust natural boundary to the site.



Proposed Site Plan

Scale: 1:250

0m 5m 10m 15m 20m 25m 30m

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**KEY**

Land outline in Red - Application Site

Land Hatched in Blue - Land in the ownership of the client.

**Location Plan**

Scale: 1:5000



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PROJECT:  
**Proposed New Dwelling on Land at  
Hoprigshiels Farm, Cockburnspath,  
TD13 5YN**

DRAWN: <b>DS</b>	SCALE: <b>1:5000</b>	DATE: <b>12/-4/2019</b>	<b>A4</b>
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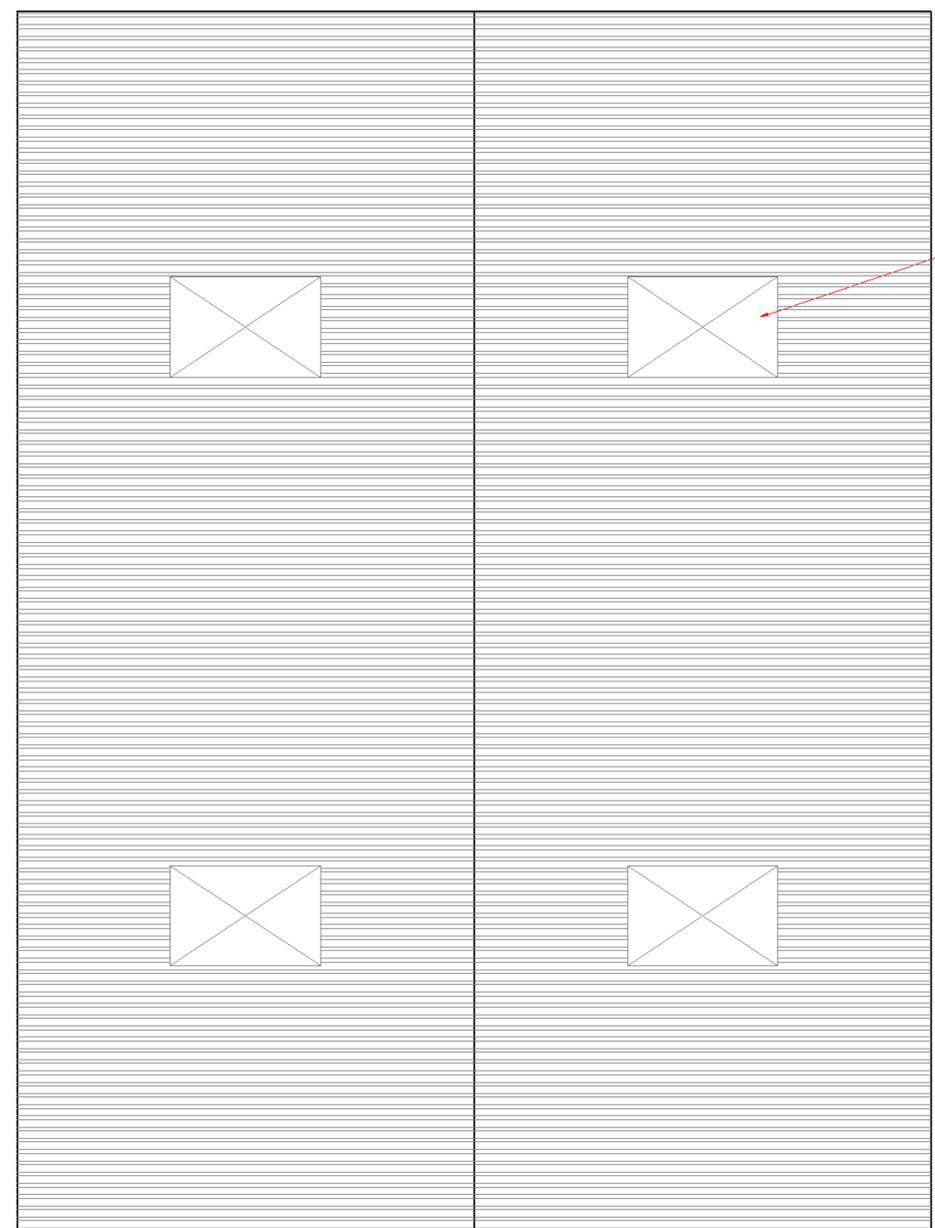
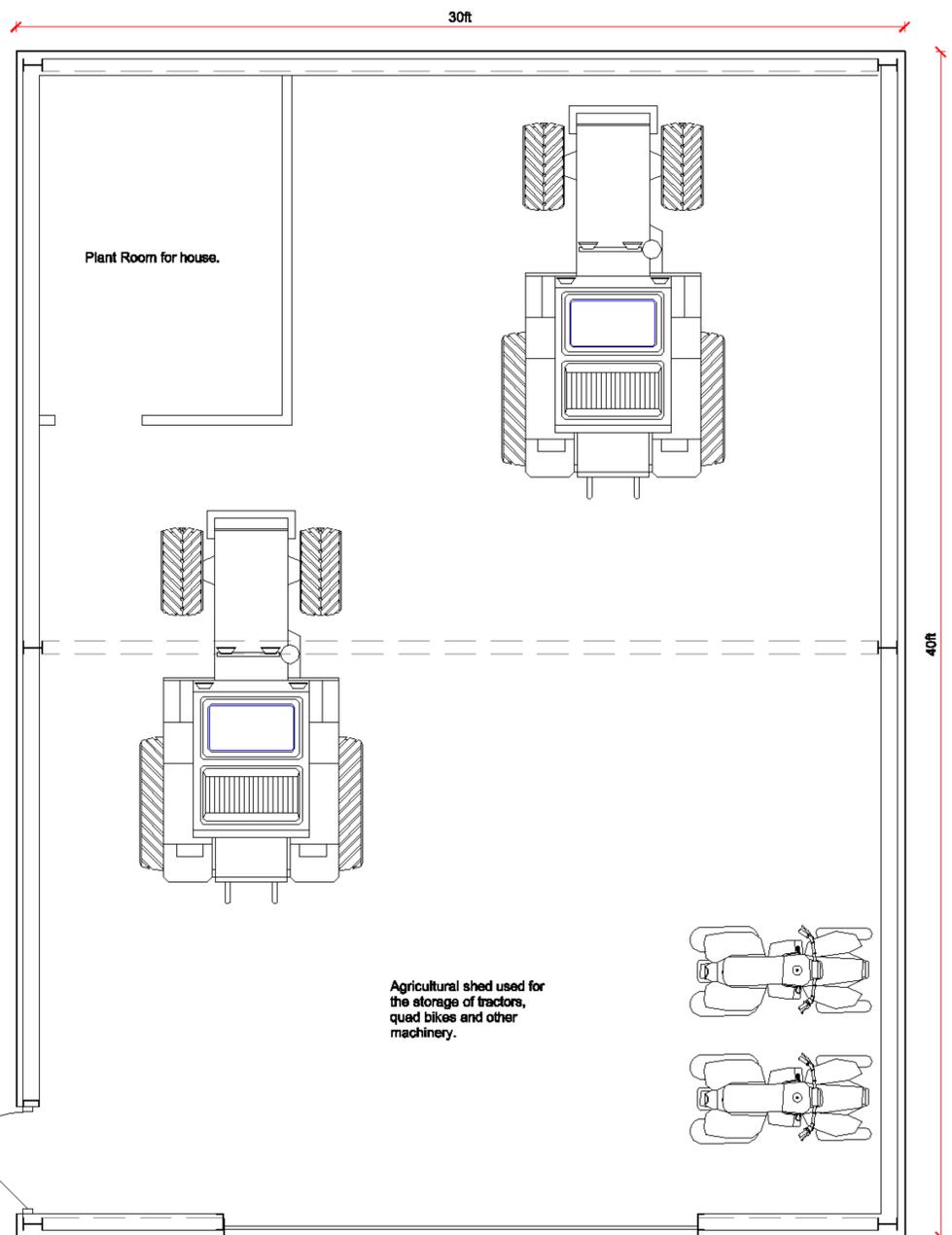
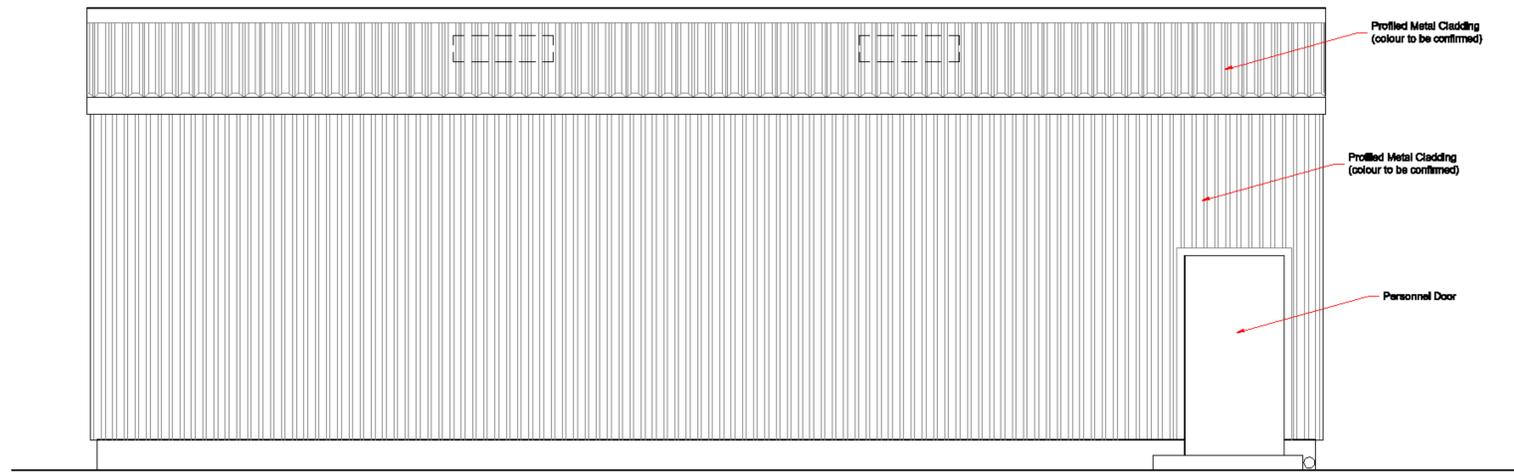
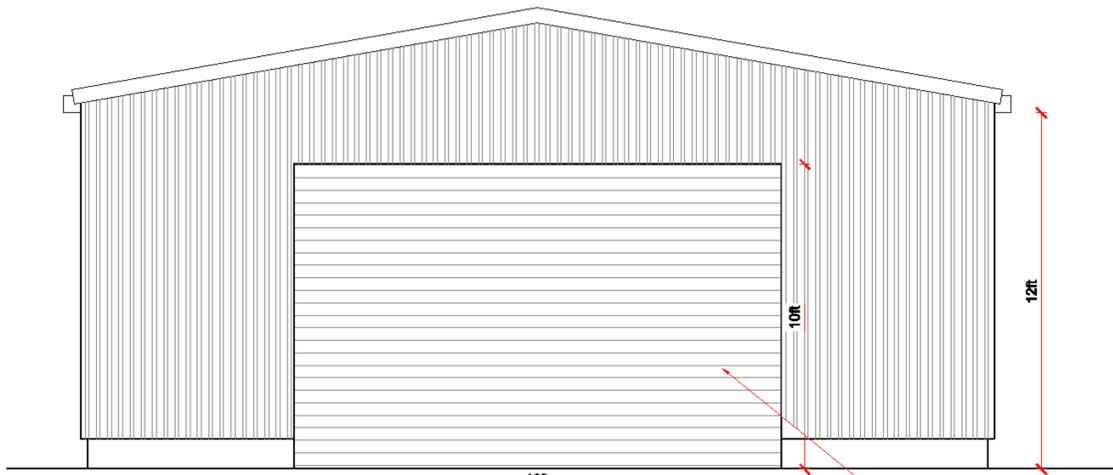
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TITLE:  
**Location Plan**

DRAWING NO:  
**17/B651/PL05**

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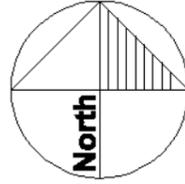
TITLE:  
**Agricultural Shed**

DRAWING NO: <b>17/B651/PL08</b>	DRAWN BY: <b>DS</b>	<b>A2</b>
DATE: <b>12/04/2019</b>	SCALE: <b>1:50</b>	
	REV: <b>-</b>	

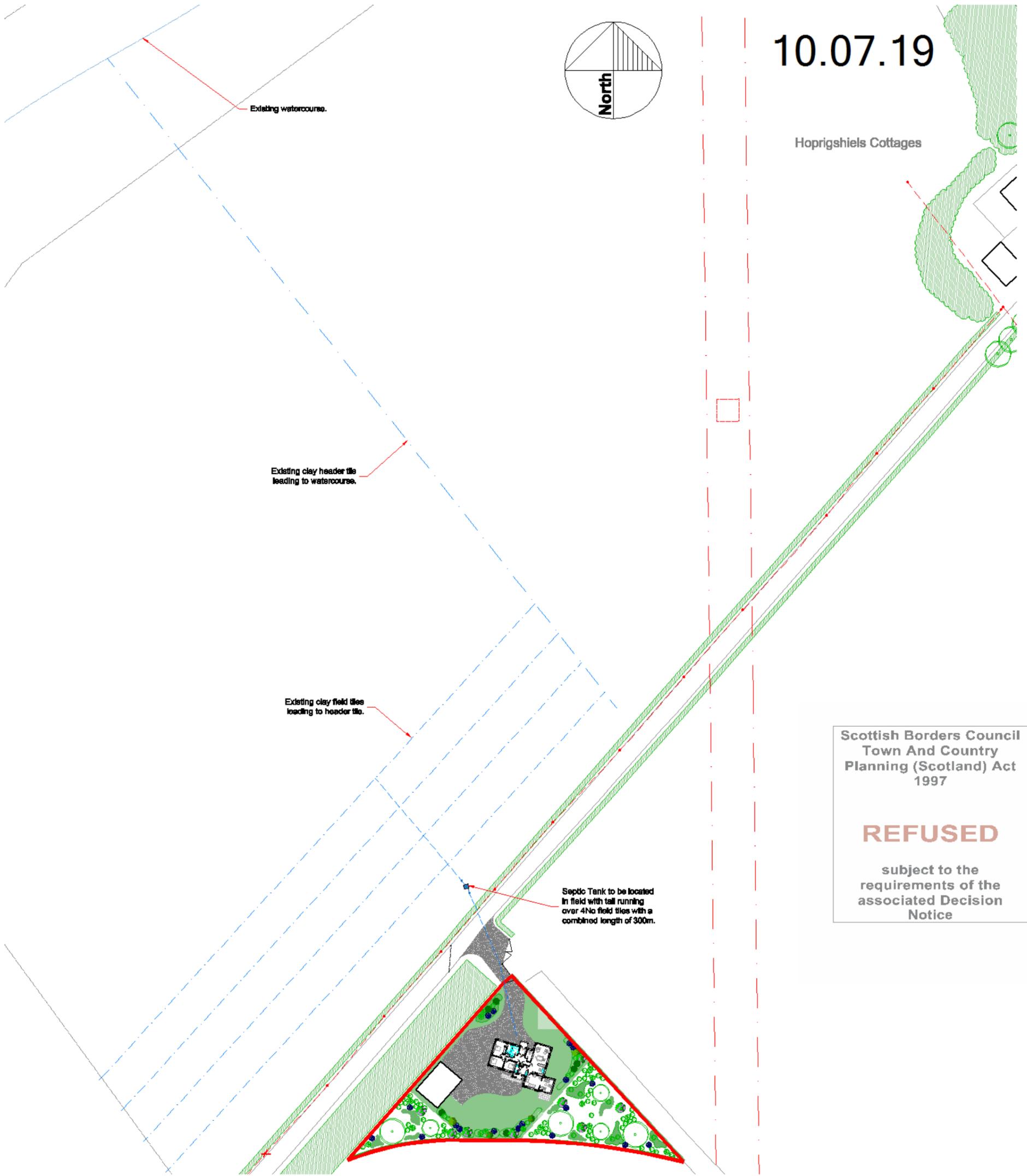
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Hoprigshiels Cottages



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**Foul Drainage Plan**

Scale: 1:1250



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PROJECT: <b>Proposed New Dwelling on Land at Hoprigshiels Farm, Cockburnspath, TD13 5YN</b>			
DRAWN: <b>DS</b>	SCALE: <b>1:1250</b>	DATE: <b>12/04/2019</b>	<b>A3</b>
TITLE: <b>Foul Drainage Plan</b>			DRAWING NO: <b>17/B562/PL09</b>
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