

Greystonelees Farm Cottages

HARD LANDSCAPING

DRIVEWAY / PARKING / TURNING - PERMEABLE CONSTRUCTION
Form new driveway as indicated (gravel finish) + parking + turning provision for the proposed new house. Excavate as required form base course with minimum 300mm thick recycled crushed stone to dust on imported graded 40mm to dust and finish with 50mm thick gravel (colour to agreement) Base to be mechanically compacted in two layers to achieve CBR value not less than 30%.

PARKING
Form as indicated suitable on site turning area and minimum 2 No. parking spaces (4.8 x 2.4m each) will be provided within plot boundary.
Parking area to be finished with Permeable Pavement paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick sets laid in irregular pattern) or similar approved / agreed

PAVING (INCLUDING RAMPS + PATIO AREAS)
Permeable Pavement paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick sets laid in irregular pattern) or similar approved / agreed

SOFT LANDSCAPING

GRASS - the ground around the new house that is not detailed under hard landscaping above to be re-laid to grass by seed to agreement following the completion of the construction works.

PLANNING NOTES

DRAINAGE :

FOUL : new foul drainage from house to be connected into existing foul drainage system which connects into a package treatment plant to the north of the site. The new drains from the house will be connected into a new disconnection manhole within the site boundary and connect into the existing manhole in the access road as indicated.

SURFACE WATER : new surface water drainage from house to be connected into the existing surface water drainage system which discharges into an existing curdy drain within the field to the north of the site. The existing onsite drain is a 450mm diameter drain which takes surface water from the adjacent fields and existing dwelling houses previously constructed on the adjacent sites.

WATER SUPPLY : existing mains water connection available to the plot within the existing access road.

ELECTRIC SUPPLY : existing electric connection available to the plot within the existing access road.

BT SUPPLY : existing BT connection available to the plot within the existing access road.

MAINS GAS : existing mains gas connection available to the plot within the existing access road.

BUILDING STRUCTURE
Highly insulated timber frame structure walls with a fabric first approach to maximise airtightness with natural stone wall finishes with a pitched slate clad roof (40 degree pitch) provisionally formed of concrete strip founds.

FLOOR AREAS

GROUND FLOOR AREA - 95.2 sqm
FIRST FLOOR AREA - 105.7 sqm
WORKSHOP - 17.8 sqm
GARAGE / EXTERNAL STORE - 26.6 sqm
ALL AREAS ARE NET INTERNAL IN SQUARE METRES

FLOOR LEVELS
PROVISIONAL FLOOR LEVELS AS FOLLOWS SUBJECT TO ON SITE CHECK

HOUSE
GROUND FLOOR LEVEL : 102.15m
FIRST FLOOR LEVEL : 104.85m
EXTERNAL STORE LEVEL : 102.15m
EXTERNAL GROUND LEVEL : 102.00m

PARKING + TURNING
PLOT TO HAVE A MINIMUM 2 NO. PARKING BAYS (4.8 x 2.4m) + TURNING AREA AS INDICATED ON THE SITE PLAN

Plot 3

proposed position of new house subject to planning application reference number - 2001206(FUL) - APPLICATION NOT YET DETERMINED

blue boundary line denotes land also owned by applicant

Plot 2

proposed position of new house subject to planning application reference number - 2001389(FUL) - APPLICATION NOT YET DETERMINED

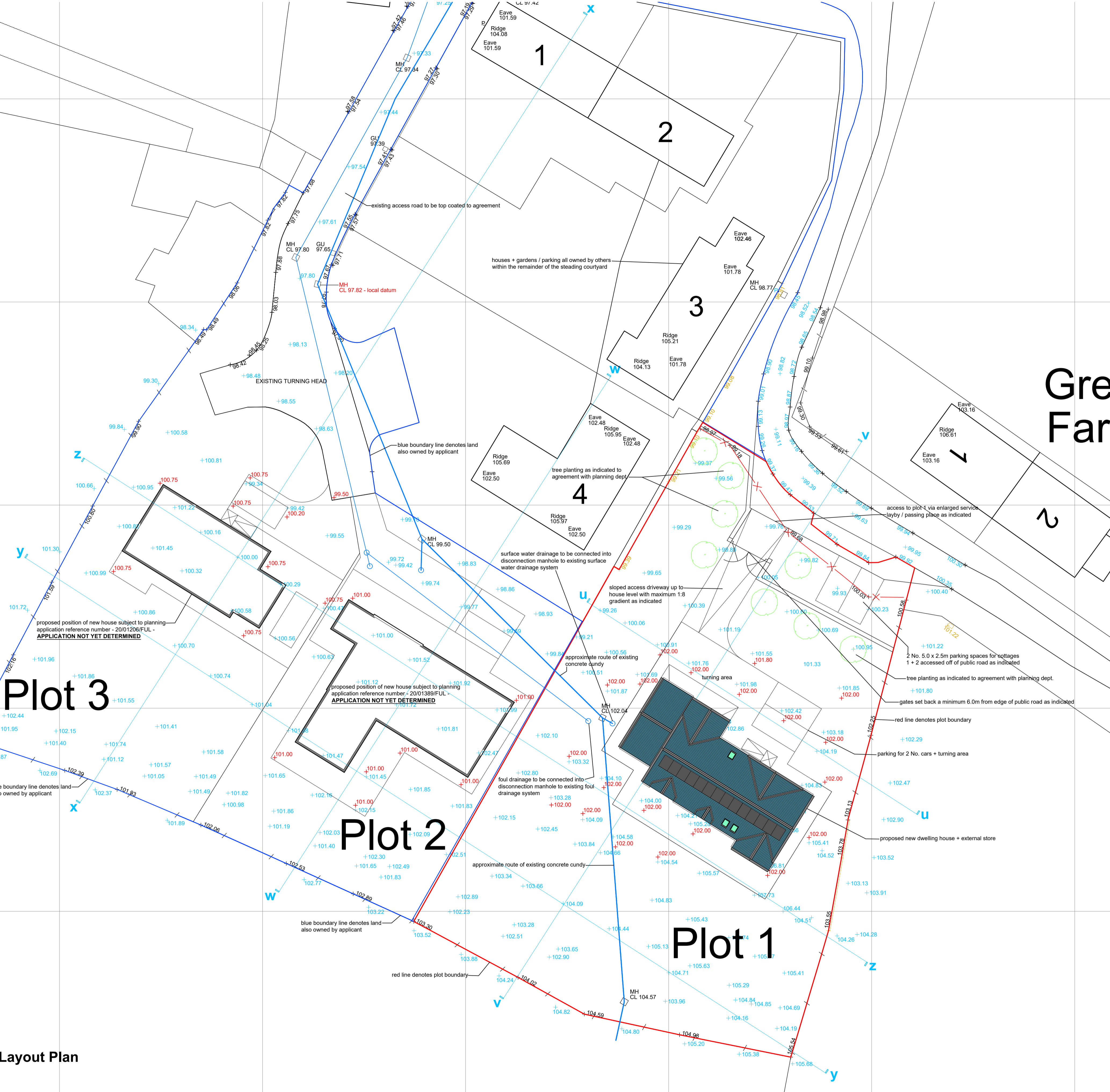
blue boundary line denotes land also owned by applicant

Plot 1

proposed new dwelling house + external store

red line denotes plot boundary

Site Layout Plan
scale 1:200



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Project Title: Proposed development site for new dwelling house to Plot 1 + associated works
Client: Mattwood Developments Ltd for Mr S. + Mrs H. Birkett
Address: PLOT 1, Greystonelees Steading, Burnmouth, Eyemouth, Scottish Borders TD14 5SZ
Drawing Title: Site Layout Plan - as proposed - planning drawing

THIS IS A PLANNING DRAWING ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES



Revisions:

A > alterations following planning dept. comments kW 07-07-2021
B > alterations following client comments kW 28-07-2021

All dimensions to be checked on site by the Contractor and any discrepancies reported to the architectural technologist.
DO NOT SCALE

Scale: 1:200
Drawn By: kW
Date: December 2020
Project No: HWAD-209-MWD
Drawing No: 101

A1
Rev: B

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