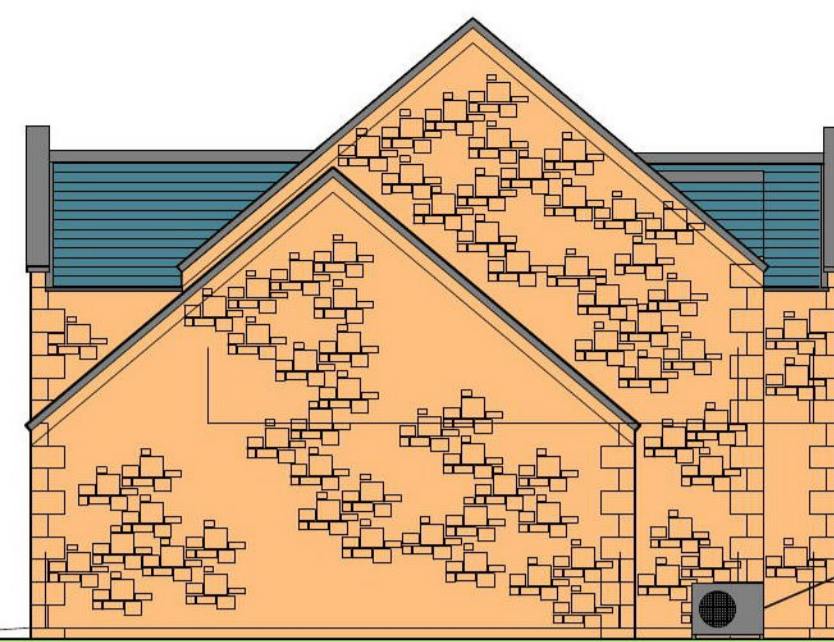




proposed glazed balustrades to exposed edge of enclosed first floor balcony

north - east elevation
scale 1:100



proposed position of air source heat pump (ASHP) unit

north - west elevation
scale 1:100

south - west elevation
scale 1:100

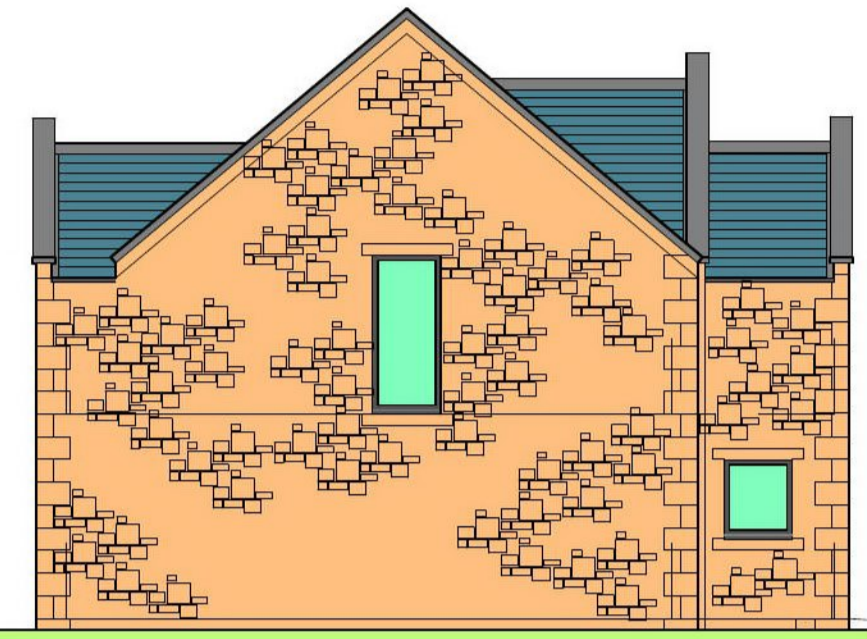


proposed solar PV array to dwelling house - 14 panels, 3.5 kW output. Number of panels required dependant upon SAP calculation

PLANNING NOTES

MATERIALS

- WALLS** - random coursed stone from Hutton Stone or similar approved
- WALL CLADDING** - Cedral cement fibre cladding from Marley Eternit in slate grey, fixed vertically, to areas below windows where indicated.
- ROOFS** - slate clad pitched roofs (40 degree pitch), zinc ridges + lead flashings.
- RAINWATER GOODS** - Lindab steel guttering + downpipes, paint colour black
- WINDOWS** - composite aluminium / timber windows, styles as indicated (fixed pane + top hung) finished in Anthracite Grey
- EXTERNAL DOORS** - composite (timber / aluminium) external doors, styles as indicated finished in Anthracite Grey
- ROOFLIGHTS** - Velux rooflights, sized 550 x 980mm + 780 x 1400mm
- GARAGE DOORS** - steel doors up and over doors with vertical panel as indicated, all finished in Anthracite Grey to match others
- SERVICES**
- CENTRAL HEATING** - air source heat pump (ASHP) with underfloor heating to ground floor + radiators throughout at first floor level.
- SOLAR PV** - solar PV array to south-west facing elevation to achieve SAP compliance

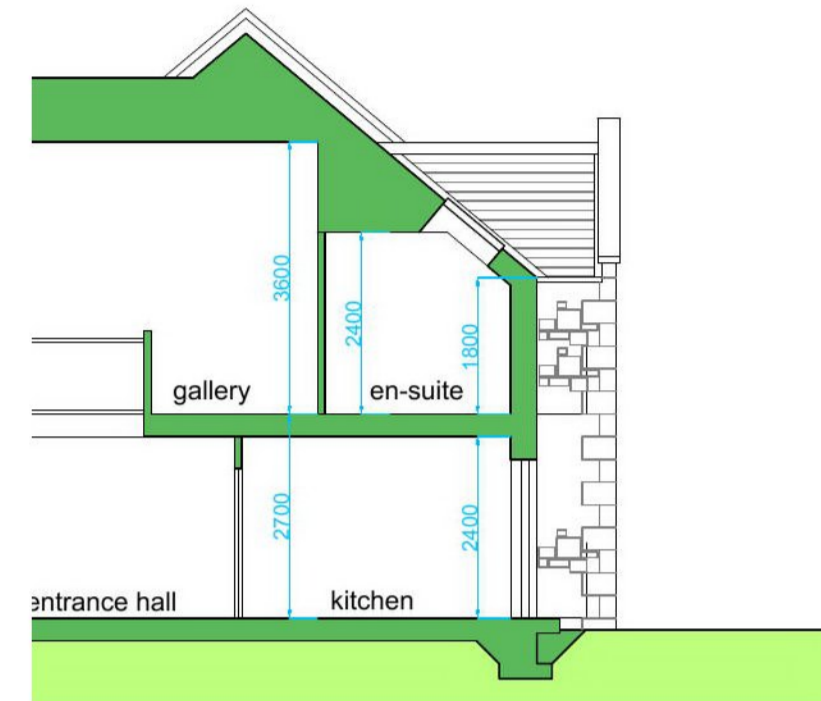


south - east elevation
scale 1:100

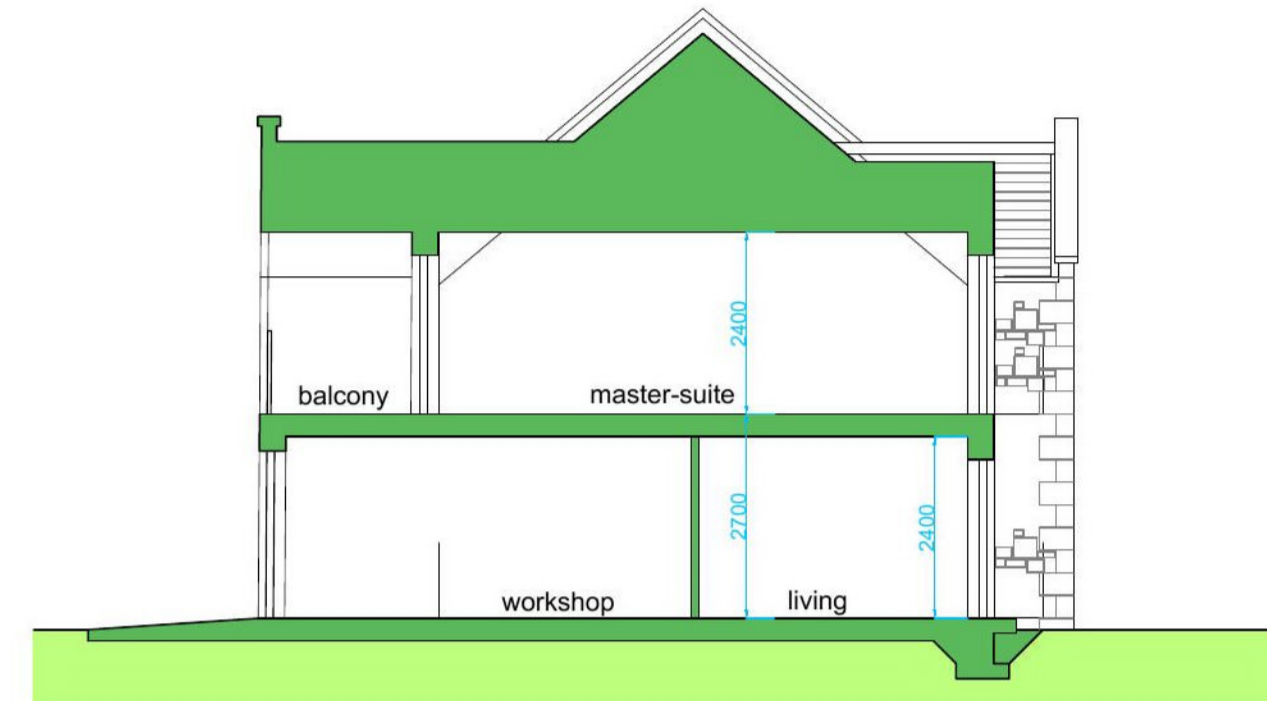
Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997

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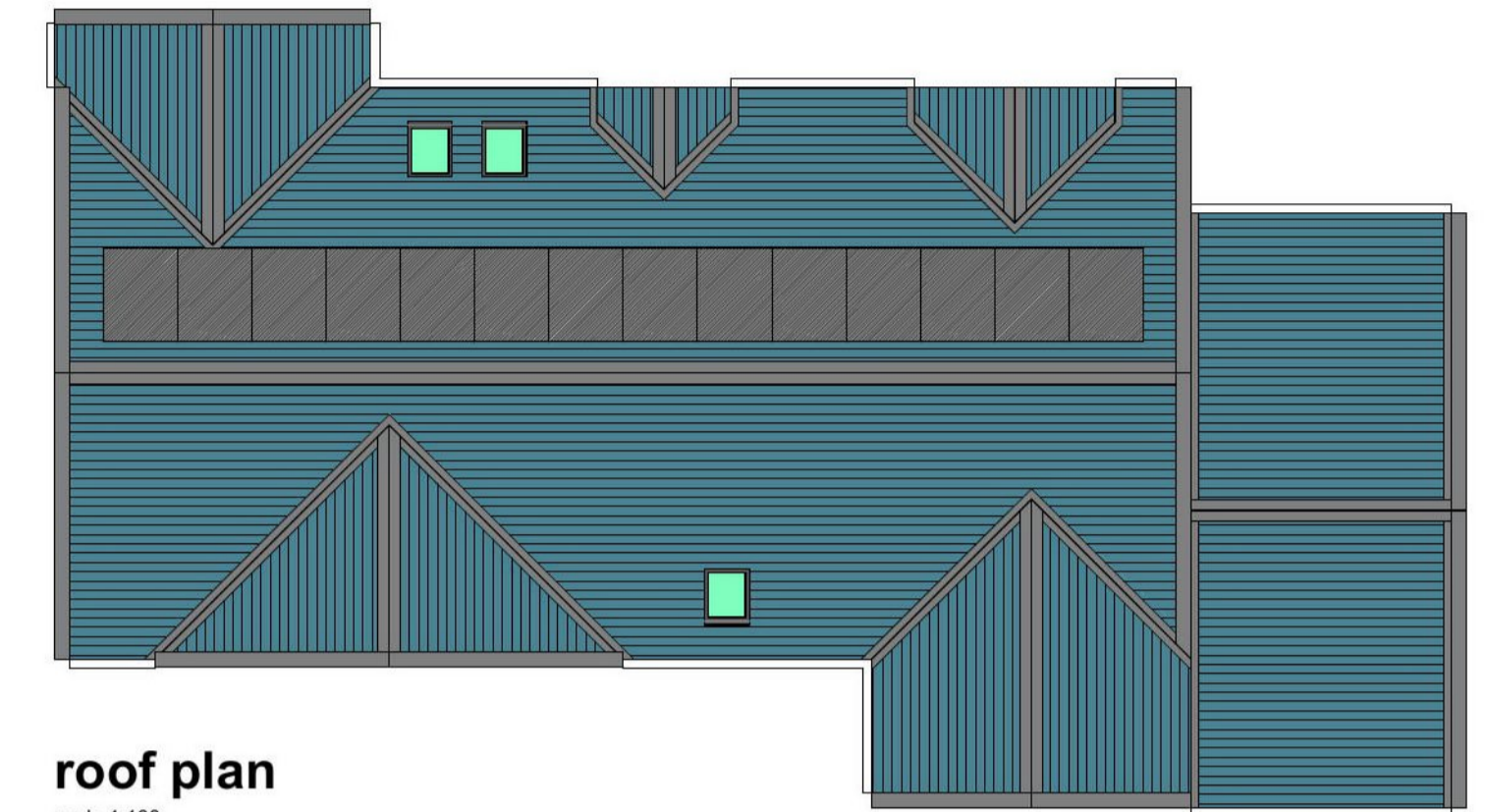
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associated Decision
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21/00002/FUL
26/11/2021



section b-b
scale 1:100



roof plan
scale 1:100

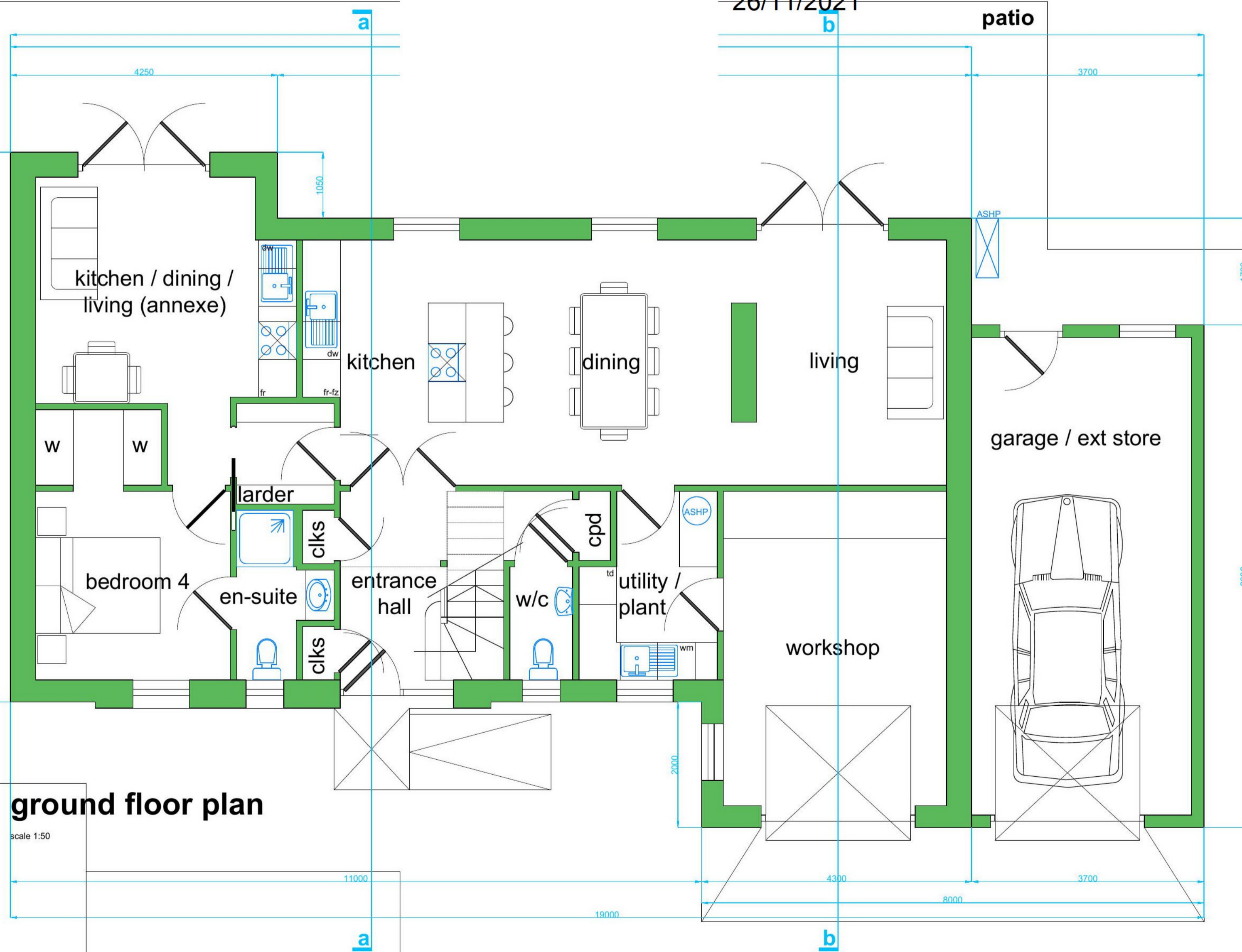
FLOOR AREAS

- 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

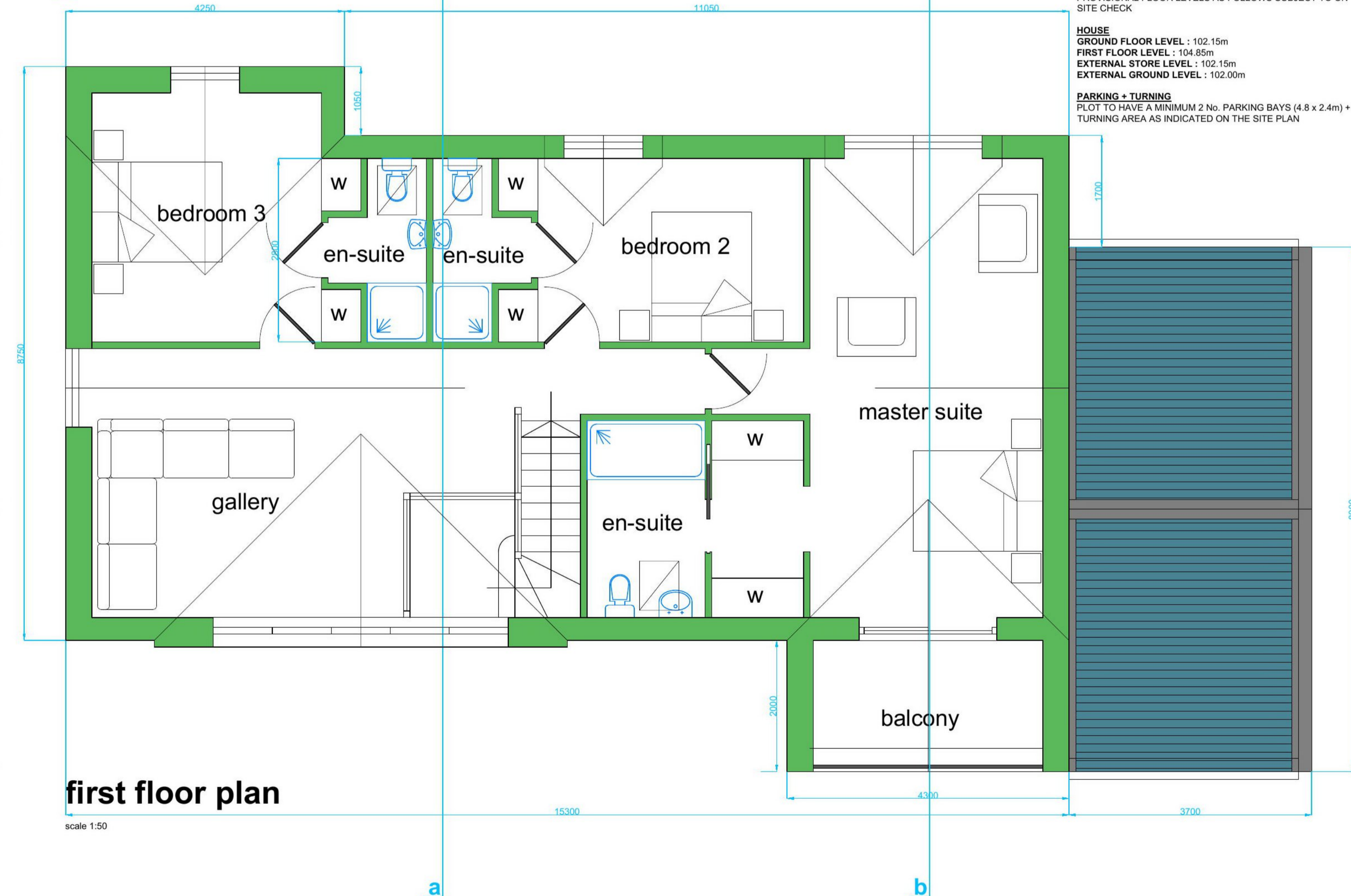
FLOOR LEVELS
PROVISIONAL FLOOR LEVELS AS FOLLOWS SUBJECT TO ON SITE CHECK

- 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



ground floor plan
scale 1:50



first floor plan
scale 1:50

Project Title: Proposed new dwelling house + 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: Floor Plans + Elevations + Sections a-a + b-b - as proposed - planning drawing

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



Revisions:
A-> minor amendments following client comments kW 26-11-2020
B-> planning notes added to drawing kW 02-12-2020
C-> alterations following planning dept comments kW 07-07-2021
D-> alterations following client comments kW 26-07-2021
E-> 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: 1:50 + 1:100
Drawn By: kW
Date: November 2020
Project No: HWAD-209-MWD
Drawing No: 100

A1
Rev: E

50 Hide Hill,
Berwick upon Tweed,
Northumberland
TD15 1AB
Telephone: 01289 298090
Email: info@hodgsonwhite.co.uk
Website: T.B.C



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associated Decision
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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 Pavedrive paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick setts laid in irregular pattern) or similar approved / agreed.

PAVING (INCLUDING RAMPS + PATIO AREAS)
Permeable Pavedrive paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick setts 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 on-site 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 foundations.

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

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

Plot 2

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

Plot 1

proposed new dwelling house + external store

Site Layout Plan
scale 1:200

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

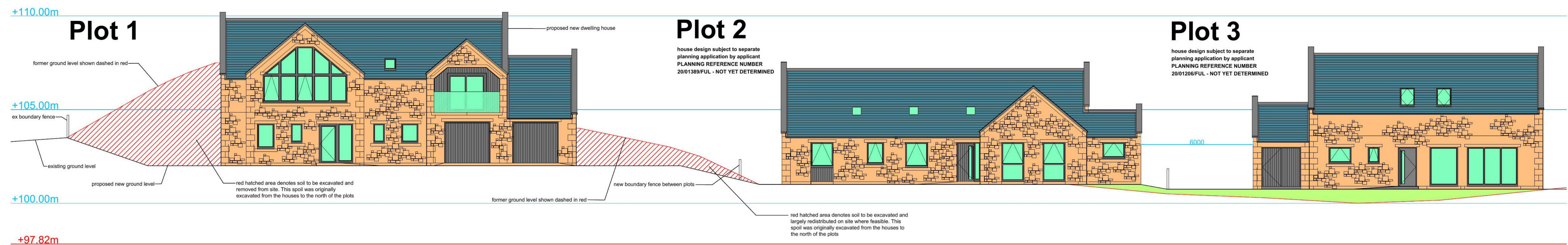
50 Hide Hill,
Berwick upon Tweed,
Northumberland
TD15 1AB
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Email: info@hodgsonwhite.co.uk
Website: T.B.C



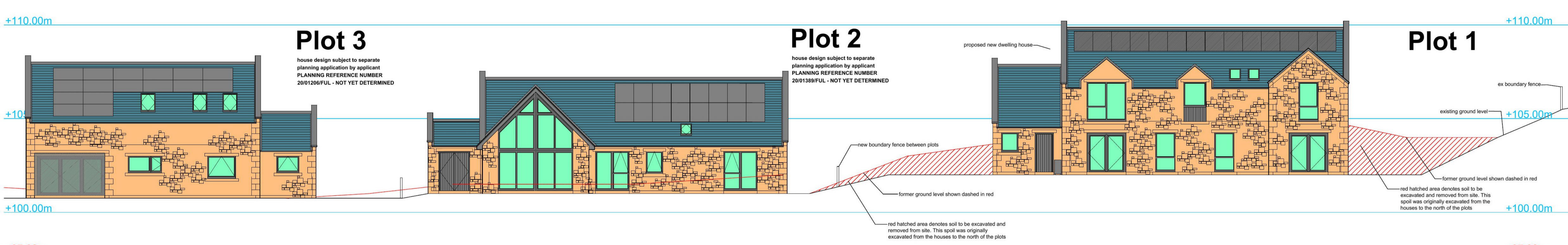
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Spatial Geomatics
2 Pont Park
Ponteland
Newcastle upon Tyne
NE20 0JX
TEL: 01661 823000 FAX: 01661 898137
email: info@sgl.co.uk
web site: www.sgl.co.uk

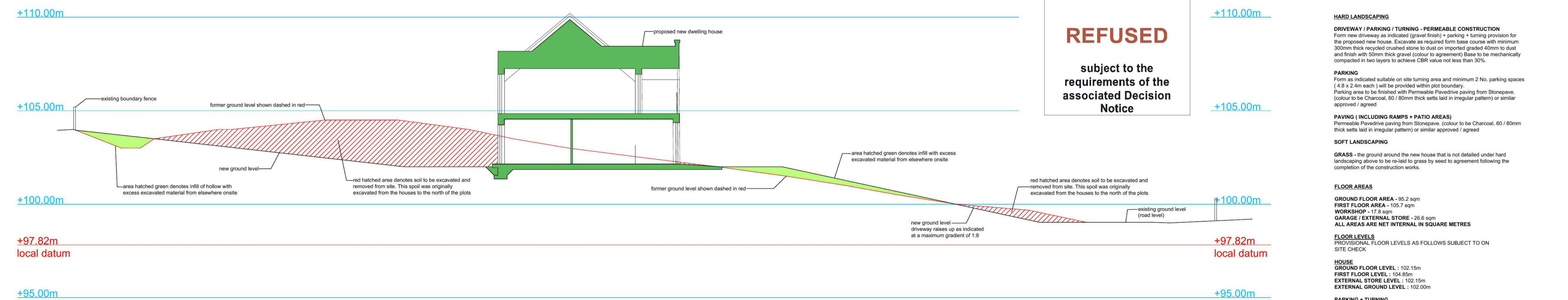
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Site Section z-z
scale 1:100



Site Section y-y
scale 1:100



Site Section v-v
scale 1:200

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

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requirements of the
associated Decision
Notice

21/00002/FUL
26/11/2021

- 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 Pavedrive paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick setts laid in irregular pattern) or similar approved / agreed
- PAVING (INCLUDING RAMPS + PATIO AREAS)**
Permeable Pavedrive paving from Stonepave. (colour to be Charcoal, 60 / 80mm thick setts 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.
- FLOOR AREAS**
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FIRST FLOOR AREA - 105.7 sqm
WORKSHOP - 17.8 sqm
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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

Project Title: Proposed development 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 Sections z-z, y-y + v-v - 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

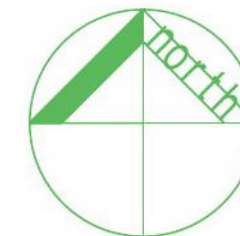
All dimensions to be checked on site by the Contractor and any discrepancies reported to the architectural technologist.
DO NOT SCALE

Scale: 1:100
Drawn By: kW
Date: December 2020
Project No: HWAD-209-MWD
Drawing No: 102

A1
Rev: B

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Website: T.B.C





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1997

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21/00002/FUL
26/11/2021

D classification public road (D187) - no through road

96.9m

to Edinburgh / Burnmouth

98.5m

MP existing package sewage treatment plant serving plots within the blue rectangle

A7

NOTES
PLOT AREA OUTLINED IN RED = 0.1690 HA (0.417 ACRE) OR THEREBY
LAND OUTLINED IN BLUE OWNED BY APPLICANT

blue boundary line denotes land also owned by applicant

plot 3 subject to separate planning application by applicant - reference number 20/01206/FUL - TO BE DETERMINED

plot 2 subject to separate planning application by applicant - reference number 20/01389/FUL - TO BE DETERMINED

blue boundary line denotes land also owned by applicant

red line denotes plot boundary

houses + gardens / parking all owned by others within the remainder of the steading courtyard

Greystonelees Farm Cottages

Greystonelees Steading

to Catch A Penny

to Berwick-upon-Tweed

Location Plan

scale 1:1250

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

Project Title: Proposed new dwelling house to Plot 1
Client: Mattwood Developments Ltd for Mr+Mrs Birkett
Address: PLOT 1, Greystonelees Steading, Burnmouth
Drawing Title: Location Plan - as proposed - planning drawing



Revisions:

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

Scale: 1:1250
Drawn By: kW
Date: Dec. 2020
Project No: HWAD-209-MWD
Drawing No: 103

A3

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