



SECTION THROUGH NEW ACCESS DRIVE
NOTES

Trees and Shrubs:

All trees are to be retained with the exception of a Holly Bush/tree and Apple tree both located closely to the proposed Garage position. Both trees have been neglected and overgrown by russian vine (now removed) are in a poor condition.

The existing trees to the banking leading down to the burn are to be retained and enhance with further planting of natives consisting of Silver Birch, Holly and Cherry.

New trees and shrubs elsewhere will consist of: Cotoneaster, variegated holly, Euonymus plus ornamentals consisting of Cherry Blossom, Plum, Acers, Cherry plum, Amelanchier, Phormium and cornus.

Planting at Pond:

Wetland natives, yellow flag iris, water lily, primula, rudbeckia, gunnera and hostas

Perennial and Grass Planting:

Perennials: Geum, geranium, Sedum, Achillea, Lavender, Roses, Helium, Dianthus, Heuchera, Euphorbia and bulbs

Grasses: Stipa Gigantea, Stip Tenuissima, Miscanthus, Anemanthele and Calamagrostis

Root Protection: Drive to be formed as per detail drawings and in accordance with manufactures details and instructions (https://terram.com/app/uploads/2020/07/GEOCELL_Design__Install_Guidance_Tree_Root_Protection.pdf) using a combination of terram Geocells and Biopave 85

Services:

Water: Water will be supplied from the mains supply adjacent to the site.

Power: Power will be form the existing overhead supply which crosses the site

Waste Water Disposal: To be taken to connect with public sewer which passes through the site at location shown.

Surface water: To be discharged through attenuation trenches/soakways as shown with overflow to burn

Hard Landscaping

Paths: shall be formed with a combination of stone paving and decorative gravel

Drives and Parking Area: These shall be formed using gravel filled Biopave 85 trays to provide free draining/SUDS system (see note above regarding tree root zones)

Boundary Treatments:

NW and SW Boundaries, Existing stone walls are to be retained and re-built, where required)

NE and SE Boundary, existing fence line retained and repaired as necessary

Levels:

House Floor Level: 117.75m

Ridge Level at House: 123.74m

Path and Terrace Levels Adjacent to House: 117.6m

Garage Floor Level: 118.15m

Garage Ridge Level: 122.89

Ground Level Adjacent to Garage: 118.00m

Remaining Levels: Levels surrounding house, garage and drive will be graded in with existing surrounding levels

Drawing Title: **PROPOSED SITE PLAN**

Job Title: **Proposed New House, Plot adjacent to Old Manor Inn, Lanton, Jedburgh EH8 6SU**

Client: **Richard and Alison Stables**

Drawing Number: **857P-03b**

Drawing Scale: **1:200 & 1:10**

Drawing Date: **19 February 2021**

Drawn By: **KR**

Amendments:

- a) 22-02-21, notes and minor changes made
- b) 04-10-21, route of soakways altered in accordance with Arboricultural Report