



protective fencing to be erected in accordance with Figure 2 of BS5837: 2012 "trees in relation to design, demolition and construction - recommendations"

denotes new beech hedging

thick green line denotes line of tree protection fencing

bin stance pick up point formed within new entrance area to aid refuse collection (2No space hand standing provided within curtailage of each property for normal use)

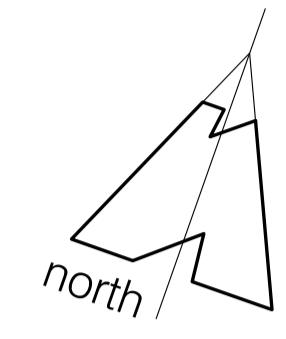
drop kerb formed either side of main carriageway

new junction formed serving 2 properties formed to SBC Technical Services Approval

existing listed wall to be altered at junction forming radius curves to return walls as shown

clear visibility splays formed as shown serving both junctions providing clear visibility as dimensioned, wall within visibility splays no higher than 900mm at any point from sight lines

additional native species tree planting provided as shown with new beech hedging as shown to either side of access drives



rev.	description:	initials:	date:

sda
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client: C+V Developments Ltd

project: Proposed Formation of Dwellings on Plots 1 + 2, The Wellnage, Duns

title: Proposed Site Plan

status: planning scale @ A1: as shown

date: december 2021 drawn: swd

number: P759-PL-001 -

landscaping - please refer to separate landscaping plan for all proposed landscaping + planting

Foundations within vicinity of established tree RPA's all dwellings to be pegged out initially + checked against noted RPA's. Initial hand digging at any pinch points to be carried out to ensure both footing + construction traffic zones/routes do not disturb any established root structure; should root structure be found in foundation line hand auger to be used to identify clear paths for pile foundation system once established mini pile driver to be used to form piled foundations all lintolled over at FGL to provide loadbearing structure for dwellings over, all to be designed by Structural Engineer + approved by Arbolgist prior to any works being carried out.

proposed site plan
 scale 1:200