

29/06/2022



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

**REFUSED**

subject to the  
requirements of the  
associated Decision  
Notice

rev:	description:	initials:	date:
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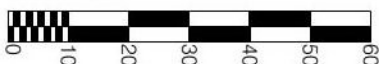
**sda**  
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32 High Street  
Selkirk  
TD7 4DD  
01750 21792  
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client:	C+V Developments Ltd
project:	Proposed Formation of Dwellings on Plots 1 + 2, The Wellnage, Duns
title:	Location Plan

proposed location plan

scale 1:1250



status:	planning	scale @ A4:	as shown
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date:	december 2021	drawn:	swd
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number:	P759-PL-LOC	rev:	-
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# Scottish Borders Council Town And Country Planning (Scotland) Act 1997

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rev: description: initials: date:

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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

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)

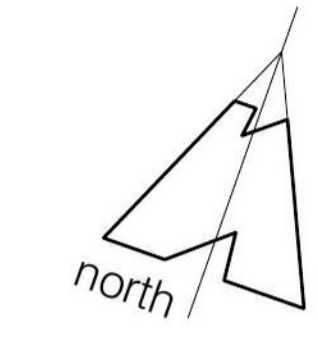
drop kerb formed either side of  
main carriageway

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

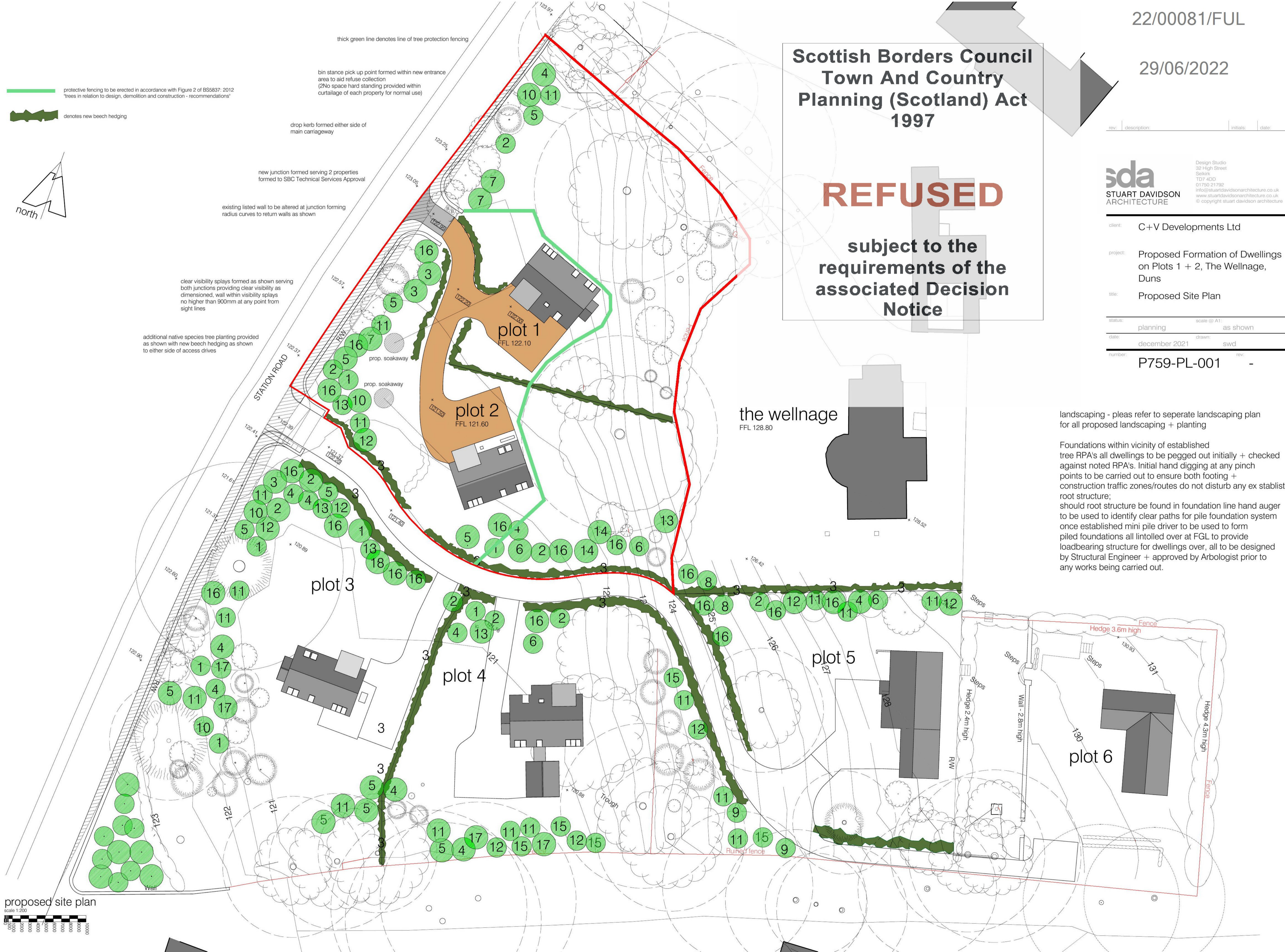
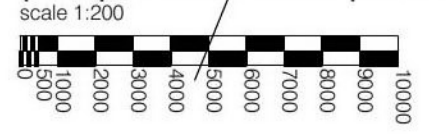
existing listed wall to be altered at junction forming  
radius curves to return walls as shown

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



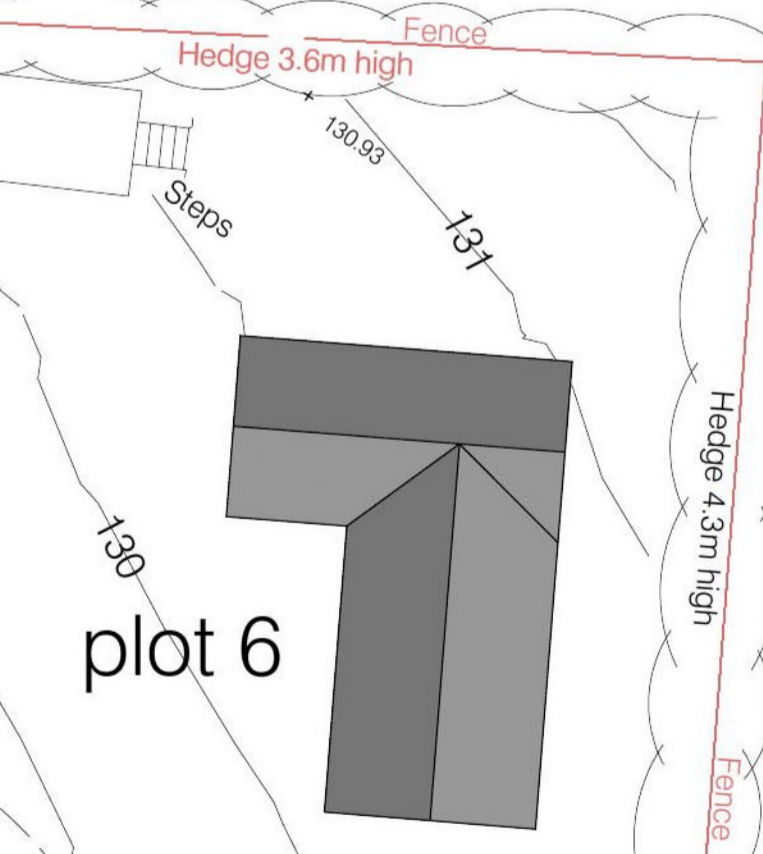
proposed site plan  
Scale 1:200



the wellnage  
FFL 128.80

landscaping - pleas refer to separeate 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 ex stablished  
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 Arbologist prior to  
any works being carried out.





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Notice



proposed front elevation  
scale 1:100



proposed side elevation  
scale 1:100



proposed front elevation  
scale 1:100



proposed side elevation  
scale 1:100



proposed rear elevation  
scale 1:100



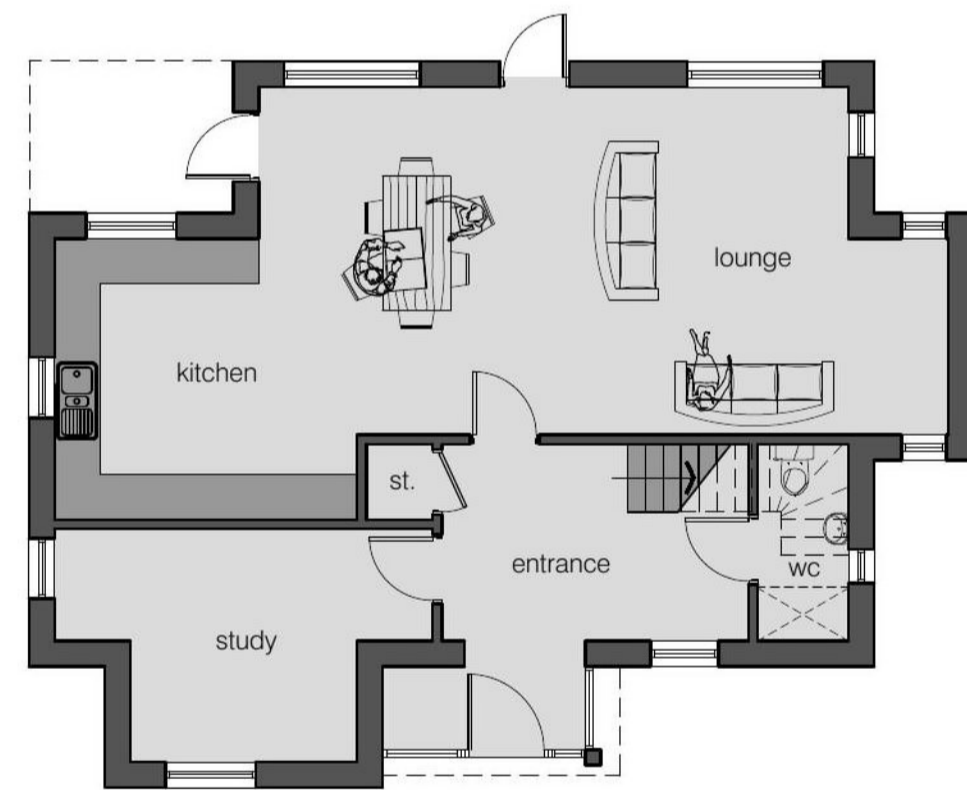
proposed side elevation  
scale 1:100



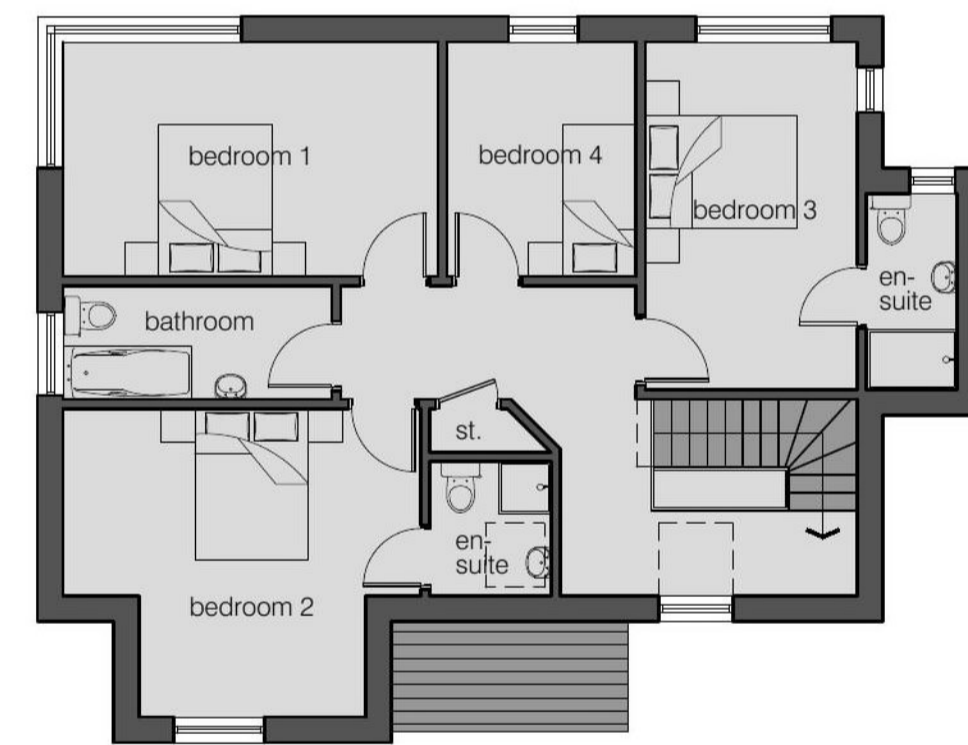
proposed rear elevation  
scale 1:100



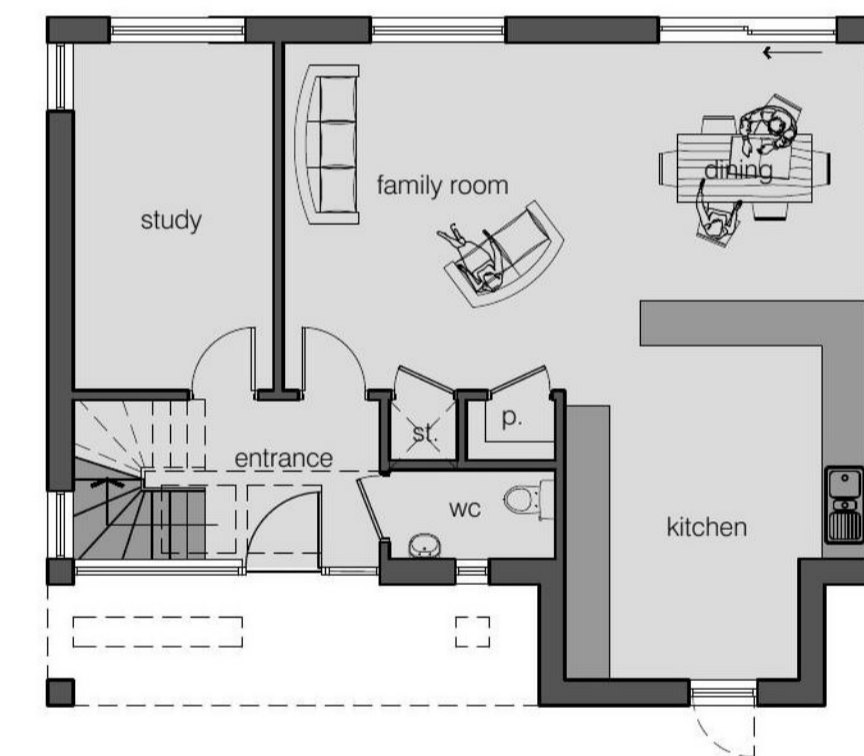
proposed side elevation  
scale 1:100



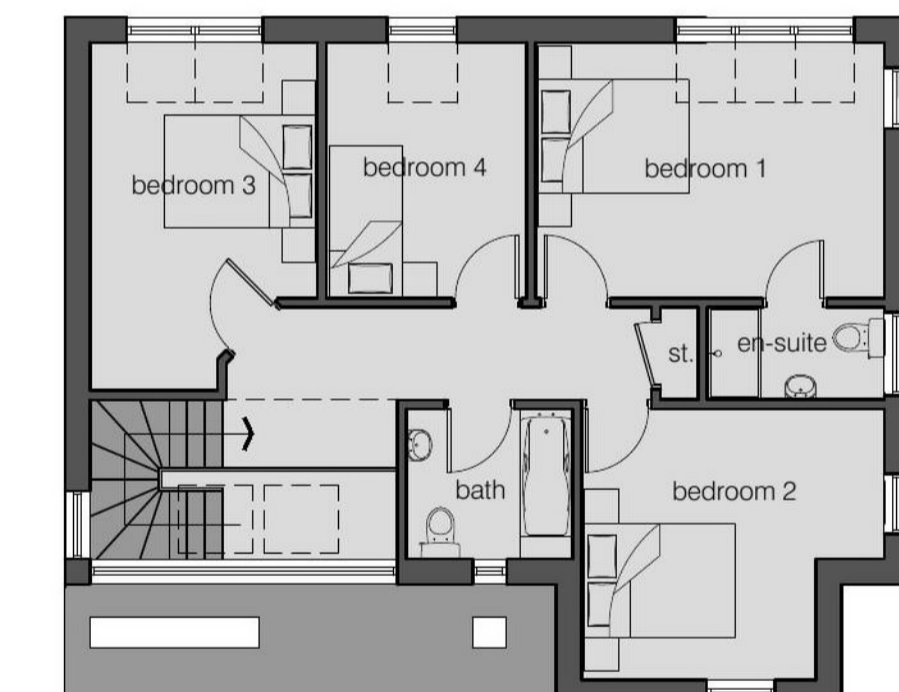
proposed ground floor plan  
scale 1:100



proposed first floor plan  
scale 1:100



proposed ground floor plan  
scale 1:100



proposed first floor plan  
scale 1:100

outline specification  
roof - natural slate  
facias - painted timber facias in estate colour  
Walls - scraped off white render  
walls - vertical natural scot larch  
walls - random natural stone with squared + plumbed  
corners  
windows - double glazed dark grey framed  
doors - double glazed/insulated doorsets in estate colour

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client:	C+V Developments Ltd		
project:	Proposed Formation of Dwellings on Plots 1 + 2, The Wellnage, Duns		
title:	Prop. Floor Plans + Elevations (Plots 1 + 2)		
status:	planning	scale @ A1:	as shown
date:	december 2021	drawn:	swd
number:	P759-PL-002	rev:	-

22/00081/FUL

29/06/2022