

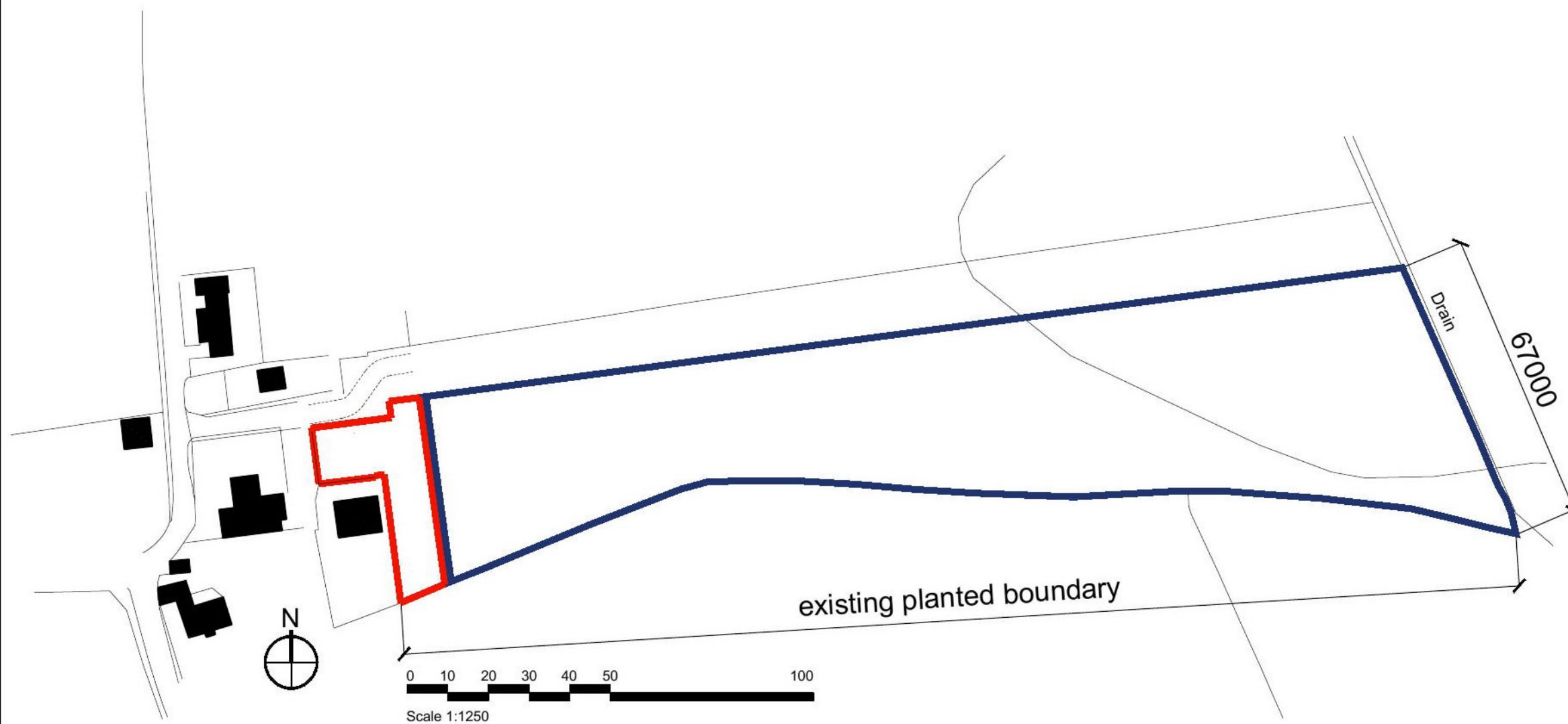
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**Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997**

REFUSED

**subject to the
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associated Decision
Notice**



Revision	Description	By	Chk
project			

Mr & Mrs Purdie
Site North and East of Tweed Lodge
Hoebridge East Road
Gattonside

title
Location Plan
Existing

scale	size	date	drawn	checked
1:1250	A3	Feb.2022		

drawing status

AITKEN TURNBULL ARCHITECTS
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01896 752760

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www.aitken-turnbull.co.uk

Also at Edinburgh & Dumfries

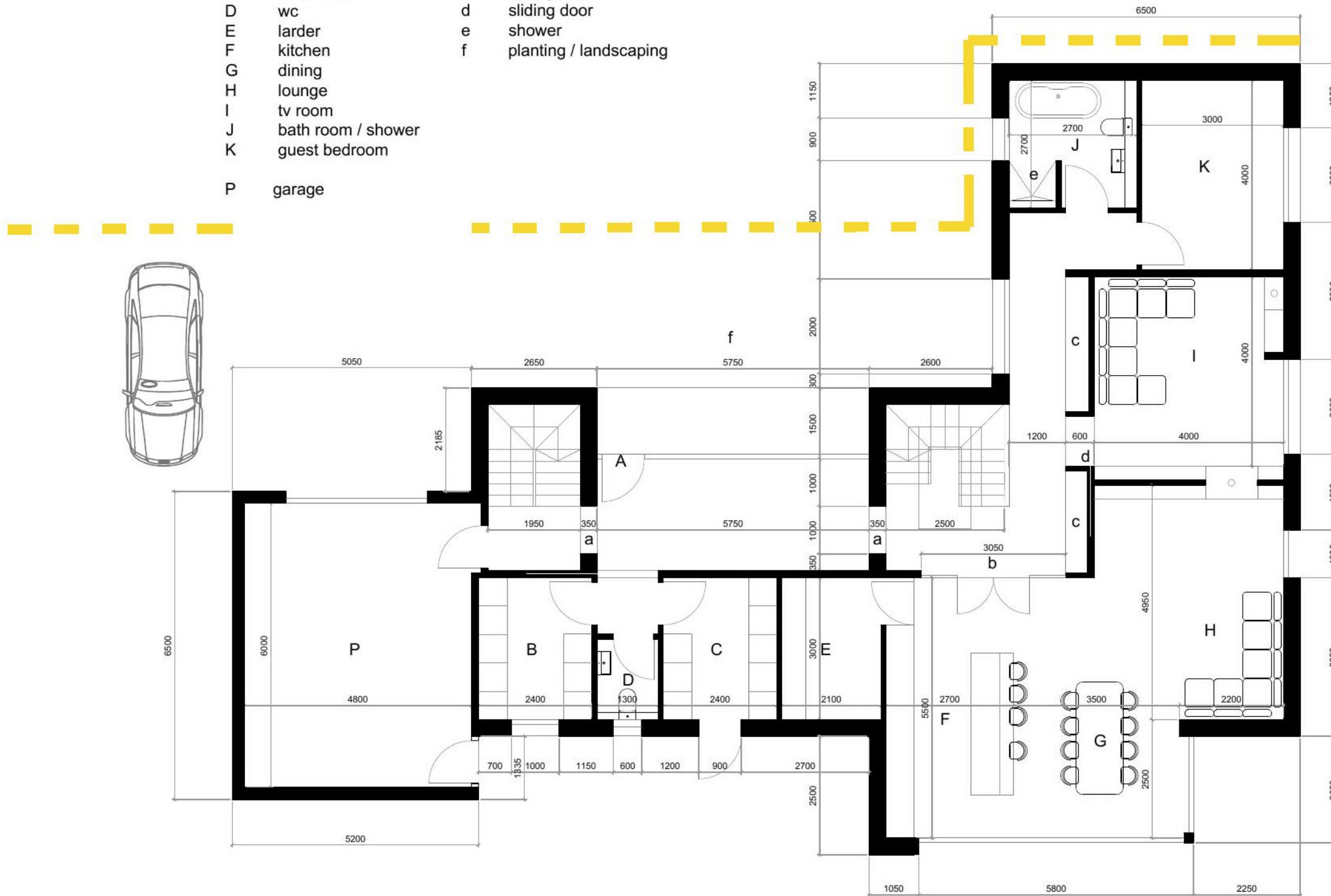


project no.	drawing no.	revision
AT3523	L(-1)001	

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- | | | | |
|---|--------------------|---|-------------------------------|
| A | entrance | a | archway |
| B | utility | b | glass screen doors (crittall) |
| C | boot room | c | storage wall |
| D | wc | d | sliding door |
| E | larder | e | shower |
| F | kitchen | f | planting / landscaping |
| G | dining | | |
| H | lounge | | |
| I | tv room | | |
| J | bath room / shower | | |
| K | guest bedroom | | |
| P | garage | | |



Ground Floor Plan
Gross internal Floor Area: - 151 sq.m / garage: 29 sq.m



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Revision	Description	By	Chk
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Mr & Mrs Purdie
Site North and East of Tweed Lodge
Hoebriidge East Road
Gattonside

title
Ground Floor Plan
Proposed

scale	size	date	drawn	checked
1:100	A3	June.2021	BV	
drawing status				

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project no.	drawing no.	revision
AT3523	L(-2)101.220113	

notes:

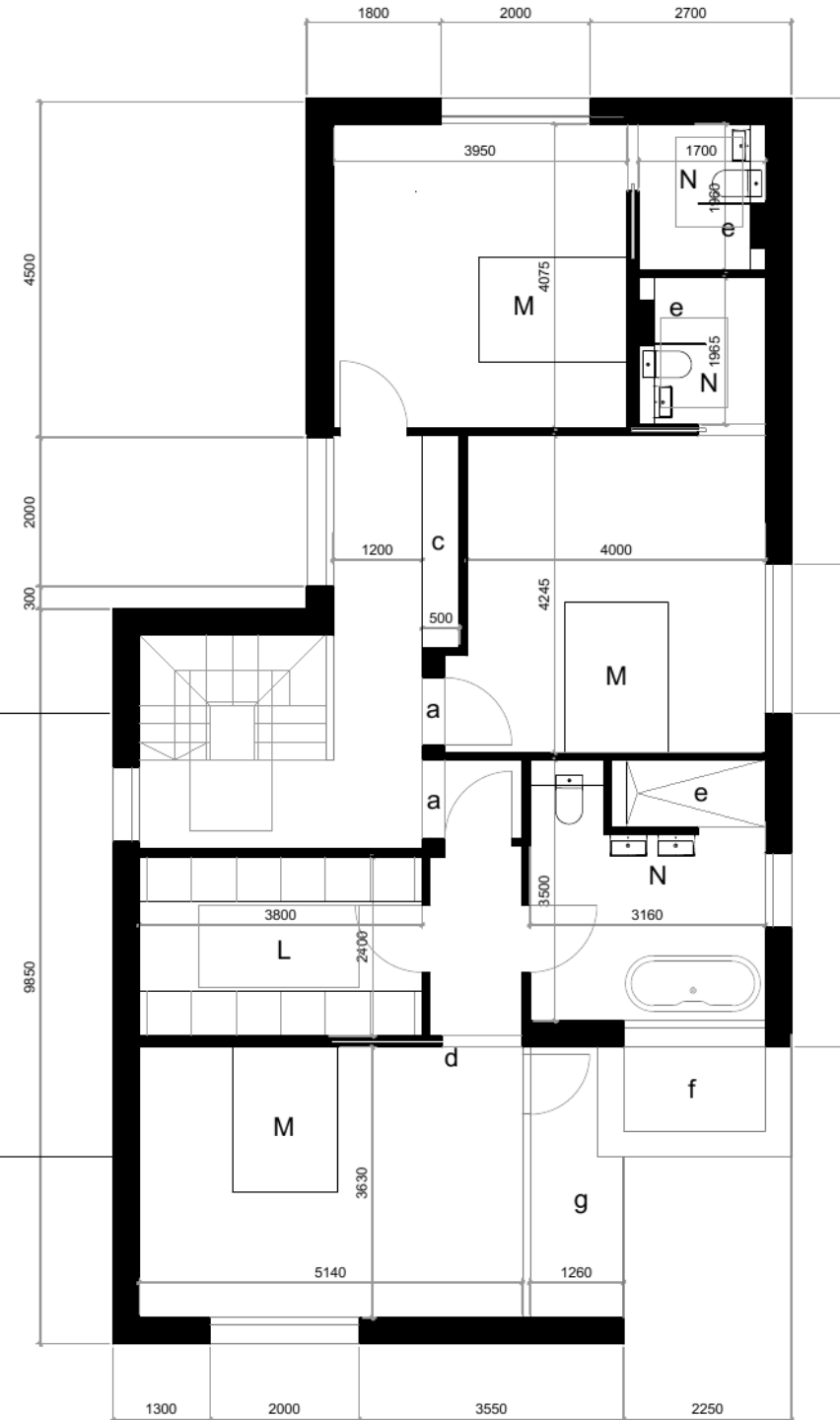
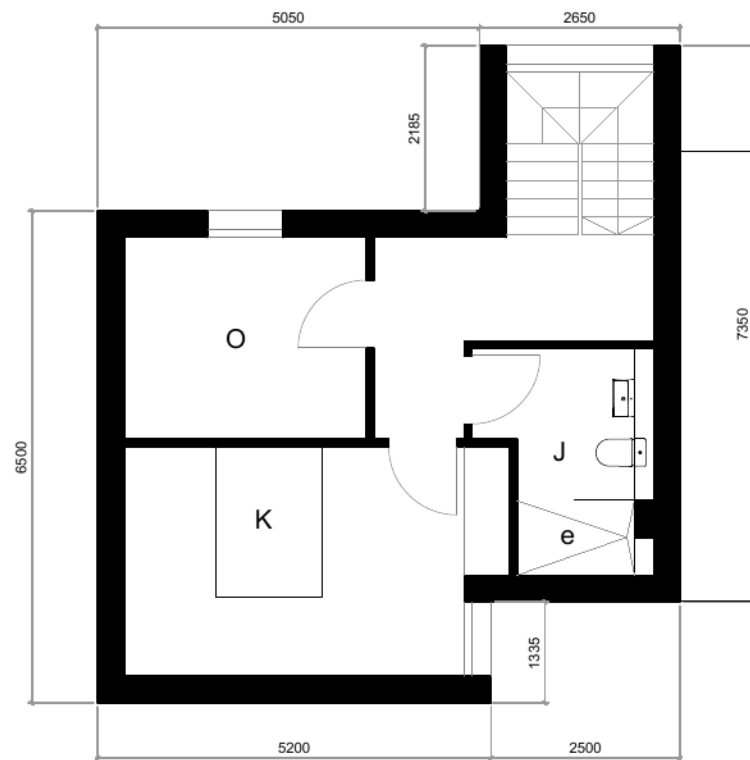
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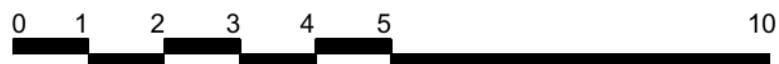
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associated Decision
Notice

- | | | | |
|---|--------------------|---|------------------------|
| J | bath room / shower | a | archway |
| K | guest bedroom | c | storage wall |
| L | dressing / storage | d | sliding door |
| M | bedroom | e | shower |
| N | en-suite | f | planting / landscaping |
| O | office | g | balcony |



First Floor Plan

Gross internal Floor Area: - 101 sq.m / office annex area: 40 sq.m



Revision	Description	By	Chk
project			

Mr & Mrs Purdie
Site North and East of Tweed Lodge
Hoebriidge East Road
Gattonside

title
First Floor Plan
Proposed

scale	size	date	drawn	checked
1:100	A3	June.2021	BV	
drawing status				

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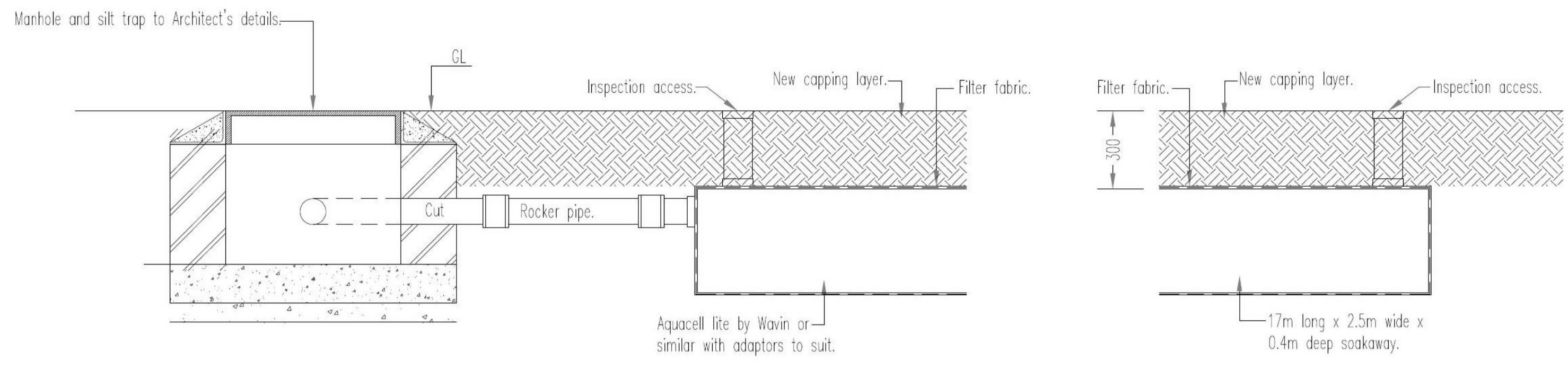
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AT3523	L(-2)102.220113	

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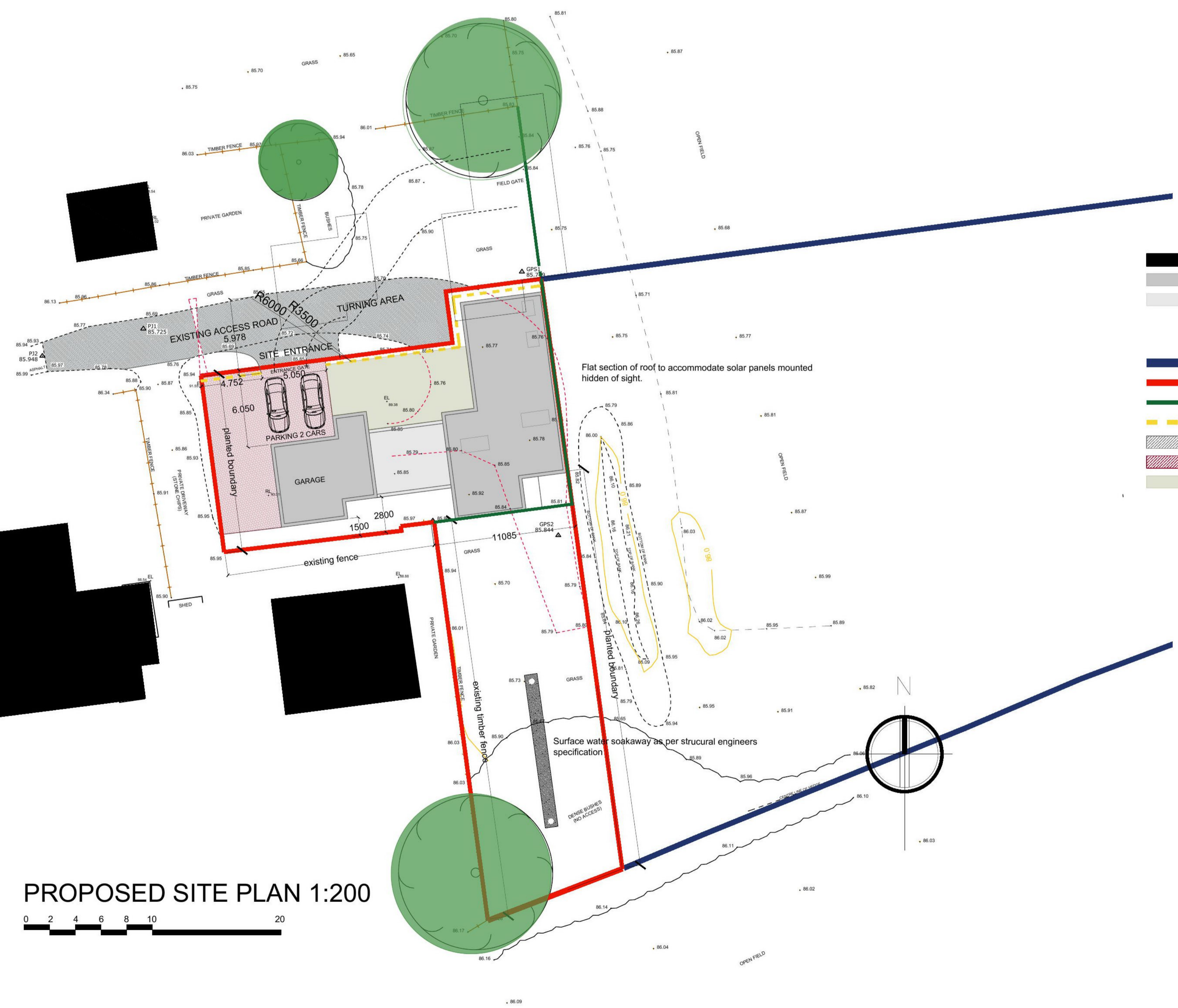


SECTION ON NEW SOAKAWAY.

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Planning (Scotland) Act
1997**

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- EXISTING PROPERTIES
- PROPOSED HOUSE - 2 LEVELS/ LOW LEVEL DEVELOPMENT
- PROPOSED HOUSE - 1 LEVEL / LOW LEVEL DEVELOPMENT
- LAND OWNERSHIP
- SITE BOUNDARY
- APPROVED DEVELOPMENT BOUNDARY / ZONE
- 1000MM HIGH PROPOSED GARDEN BOUNDARY WALL
- ACCESS ROAD
- PARKING AREA
- PROPOSED LANDSCAPING

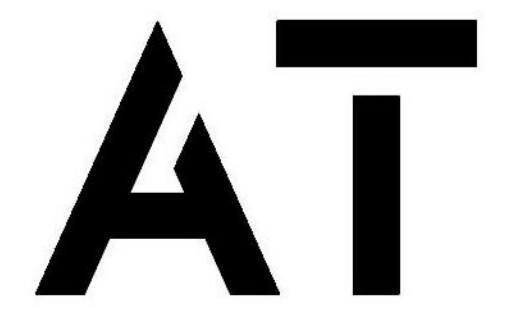
Revision	Description	By	Chk
project			

Mr & Mrs Purdie
Site North and East of Tweed Lodge
Hoebridge East Road
Gattonside

title
Site Plan
Proposed / Drainage Layout

scale	size	date	drawn	checked
1:200	A1	July 21		
drawing status PLANNING				

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project no.	drawing no.	revision
AT3523	L(-)102.220510	

High Quality Materials:

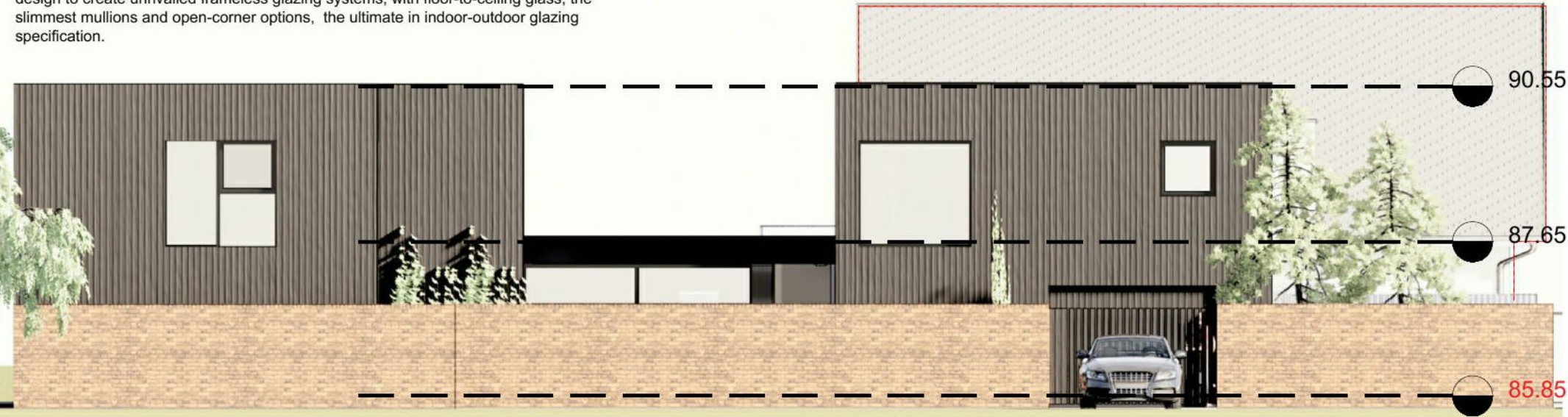
Wall Cladding:

Russwood Thermally treated cladding (<https://www.russwood.co.uk/cladding/products/thermopine/>)
Thermopine® is a timber with enhanced stability and durability, produced by thermally modifying Scandinavian grown Scots Pine using only heat, steam and pressure. Less substrate movement means a paint coating can last up to three times longer than when applied to non-modified timbers, substantially reducing the maintenance requirement and in turn, the lifetime cost of the product. The advanced, highly controlled modification process results in a reduction of the wood's tendency to shrink and swell whilst reducing its vulnerability to wood destroying organisms

Wall Bricks:

To match existing elsewhere in the village

Glazing: Sky-Frame windows (<https://www.cotswoldwindows.co.uk/products/sky-frame/>).
A seamless solution - brings together advanced technical, architectural and spatial design to create unrivalled frameless glazing systems, with floor-to-ceiling glass, the slimmest mullions and open-corner options, the ultimate in indoor-outdoor glazing specification.

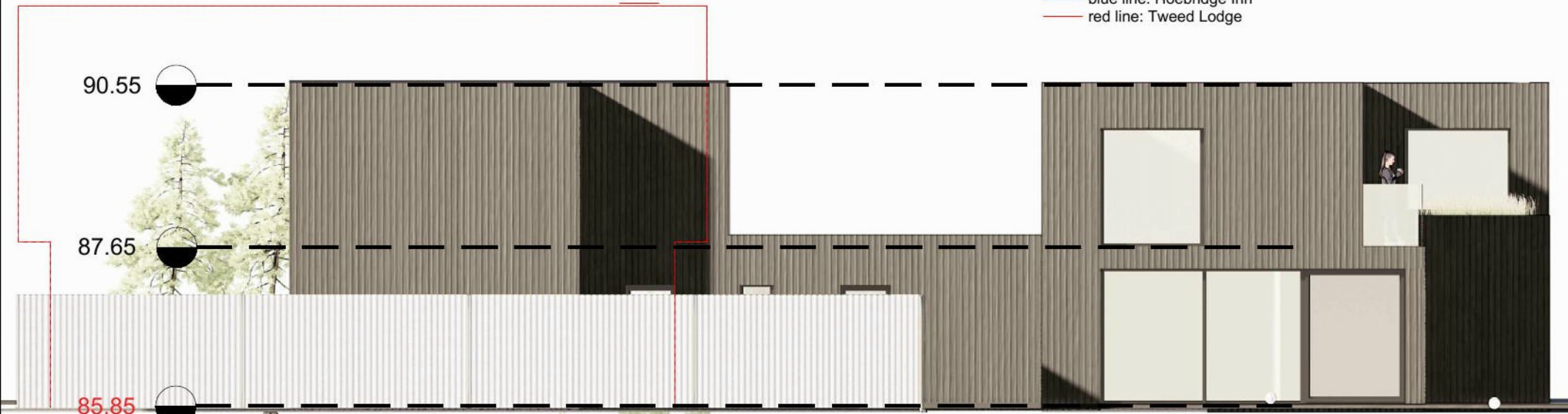


North Elevation 1:100



Adopting building form and composition that presents a more prudent solution. A reduced scale proposal where the mass has been broken up by the introduction of variation of height and form - minimising the impact and volume and offering structural simplicity that supports a neat design solution where renewables such as solar panels can be mounted hidden of sight.

Reference
— blue line: Hoebridge Inn
— red line: Tweed Lodge



South Elevation 1:100



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Town And Country
Planning (Scotland) Act
1997

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Revision	Description	By	Chk
project			

Mr & Mrs Purdie
Site North and East of Tweed Lodge
Hoebridge East Road
Gattonside

title
Elevations
Proposed North & South

scale	size	date	drawn	checked
1:100	A3	April 2022	BV	
drawing status				

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High Quality Materials:

Wall Cladding:

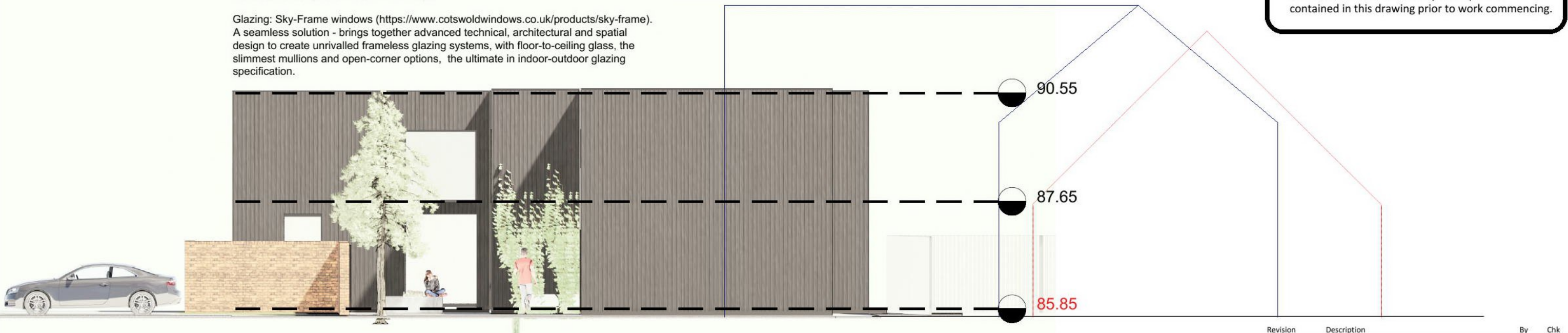
Russwood Thermally treated cladding (<https://www.russwood.co.uk/cladding/products/thermopine/>)
Thermopine® is a timber with enhanced stability and durability, produced by thermally modifying Scandinavian grown Scots Pine using only heat, steam and pressure. Less substrate movement means a paint coating can last up to three times longer than when applied to non-modified timbers, substantially reducing the maintenance requirement and in turn, the lifetime cost of the product. The advanced, highly controlled modification process results in a reduction of the wood's tendency to shrink and swell whilst reducing its vulnerability to wood destroying organisms

Wall Bricks:

To match existing elsewhere in the village

Glazing: Sky-Frame windows (<https://www.cotswoldwindows.co.uk/products/sky-frame/>).

A seamless solution - brings together advanced technical, architectural and spatial design to create unrivalled frameless glazing systems, with floor-to-ceiling glass, the slimmest mullions and open-corner options, the ultimate in indoor-outdoor glazing specification.

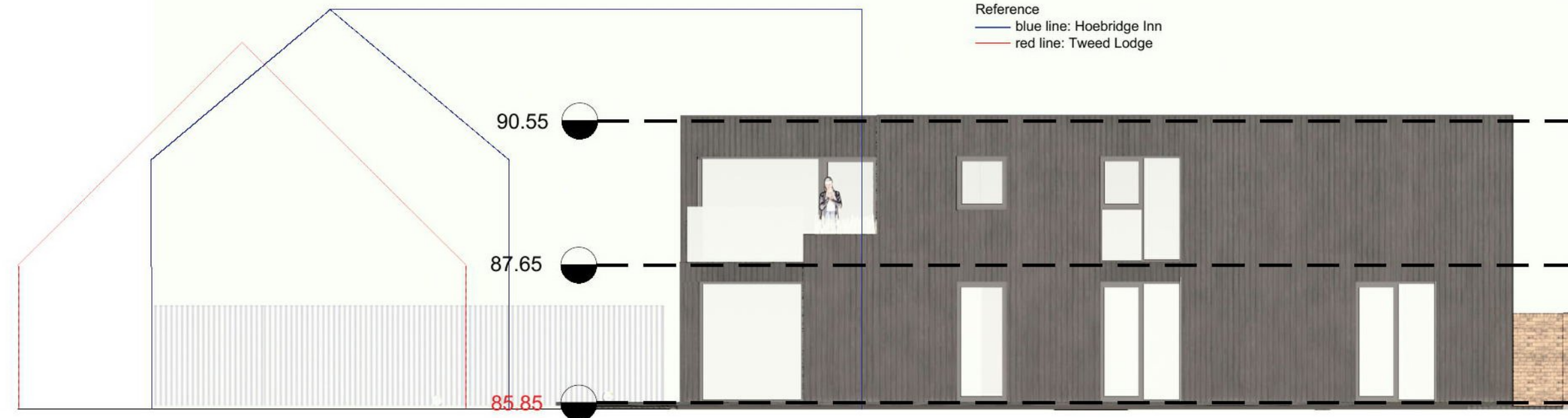


West Elevation 1:100



The proposed design fully respects its context within the conservation area. The development replaces a large agricultural metal shed building. This sustainable contemporary approach continues the many examples of distinctive developments already present within the village. Bringing coherent identity that residents can identify with. High quality specification of materials will enhance the existing residential area (refer to specification)

Reference
— blue line: Hoebridge Inn
— red line: Tweed Lodge



East Elevation 1:100



Revision	Description	By	Chk
project			

Mr & Mrs Purdie
Site North and East of Tweed Lodge
Hoebridge East Road
Gattonside

title
Elevations
Proposed East & West

scale	size	date	drawn	checked
1:100	A3	April 2022	BV	

drawing status

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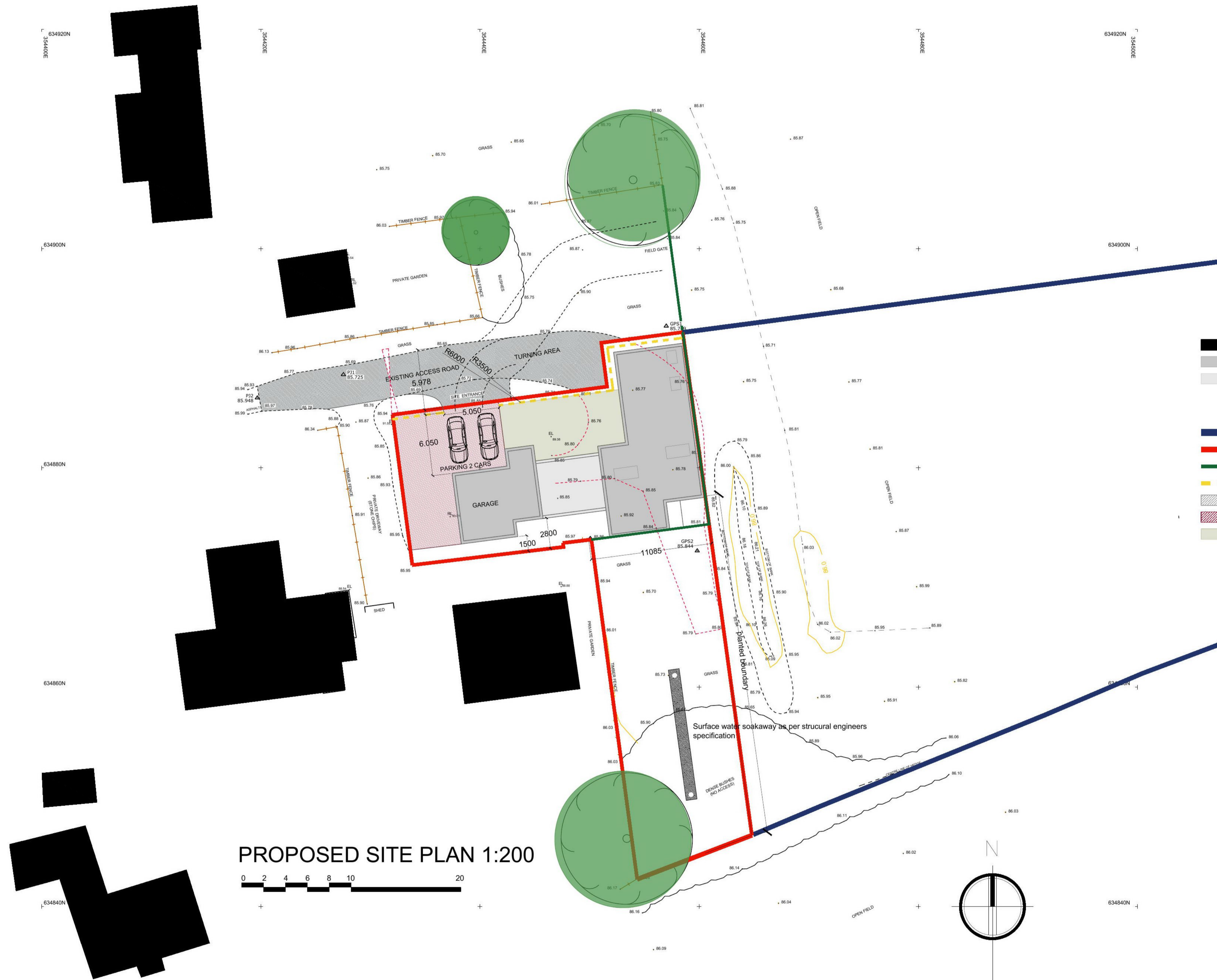
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AT3523	L(-4)102.220426	

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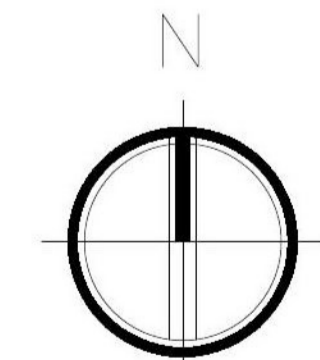
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Notice**



- EXISTING PROPERTIES
- PROPOSED HOUSE - 2 LEVELS
- PROPOSED HOUSE - 1 LEVEL
- LAND OWNERSHIP
- SITE BOUNDARY
- APPROVED DEVELOPMENT BOUNDARY / ZONE
- 1000MM HIGH PROPOSED GARDEN BOUNDARY WALL
- ACCESS ROAD
- PARKING AREA
- PROPOSED LANDSCAPING

PROPOSED SITE PLAN 1:200



Revision	Description	By	Chk
A	10.05.22 boundary annotation removed		

project
Mr & Mrs Purdie

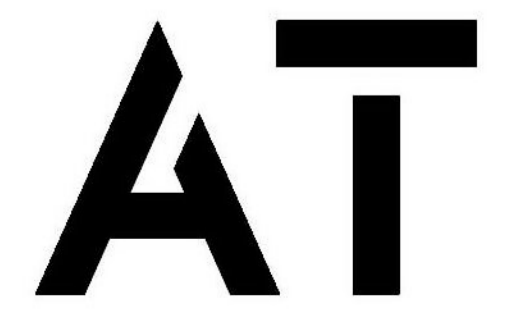
Site North and East of Tweed Lodge
Hoebridge East Road
Gattonside

title
**Site Plan
Existing & Proposed**

scale	size	date	drawn	checked
1:200	A1	July 21		

drawing status
PLANNING

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AT3523	L(-)102.220510	A

22/00296/FUL
27/06/2022

High Quality Materials:

Wall Cladding:

Russwood Thermally treated cladding (<https://www.russwood.co.uk/cladding/products/thermopine/>)

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Wall Bricks:

To match existing elsewhere in the village

Glazing: Sky-Frame windows (<https://www.cotswoldwindows.co.uk/products/sky-frame>).

A seamless solution - brings together advanced technical, architectural and spatial design to create unrivalled frameless glazing systems, with floor-to-ceiling glass, the slimmest mullions and open-corner options, the ultimate in indoor-outdoor glazing specification.

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North Elevation 1:100



Revision	Description	By	Chk
project			

Mr & Mrs Purdie

Site North and East of Tweed Lodge
Hoebriidge East Road
Gattonside

title
Elevations

Proposed North

scale	size	date	drawn	checked
1:100	A3	April 2022	BV	
drawing status				

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project no.	drawing no.	revision
AT3523	L(-4)103	

Colour treated scandinavian grown Scots Pine cladding



North Elevation 1:100

Brick wall to match existing elsewhere - refer to
North Boundary Materiality document.

High Quality Materials:

Wall Cladding:

Ruswood Thermally treated cladding (<https://www.ruswood.co.uk/cladding/products/thermopine/>) Thermopine® is a timber with enhanced stability and durability, produced by thermally modifying Scandinavian grown Scots Pine using only heat, steam and pressure. Less substrate movement means a paint coating can last up to three times longer than when applied to non-modified timbers, substantially reducing the maintenance requirement and in turn, the lifetime cost of the product. The advanced, highly controlled modification process results in a reduction of the wood's tendency to shrink and swell whilst reducing its vulnerability to wood destroying organisms

Wall Bricks:

To match existing elsewhere in the village

Glazing: Sky-Frame windows (<https://www.cotswoldwindows.co.uk/products/sky-frame/>).

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Northern Boundary

Colour treated scandinavian grown Scots Pine cladding



Brick wall to match existing elsewhere - refer to North Boundary Materiality document.

Northern Boundary - boundary treatment

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Revision	Description	By	Chk
	project		

Mr & Mrs Purdie

Site North and East of Tweed Lodge
Hoebridge East Road
Gattonside

title

Proposed North

scale	size	date	drawn	checked
1:100	A3	April 2022	BV	
drawing status				

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AT3523	L(-4)104	