

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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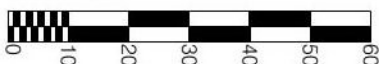
sda
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client:	C+V Developments Ltd
project:	Proposed Formation of Dwellings on Plots 1 + 2, The Wellnage, Duns
title:	Location Plan

proposed location plan

scale 1:1250



status:	planning	scale @ A4:	as shown
date:	december 2021	drawn:	swd
number:	P759-PL-LOC	rev:	-

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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 hard standing provided within
curtailage of each property for normal use)

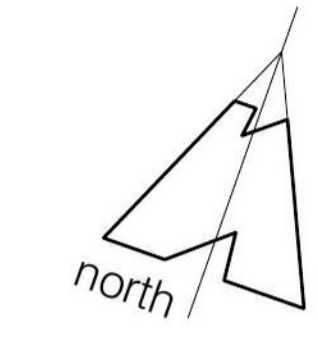
drop kerb formed either side of
main carriageway

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

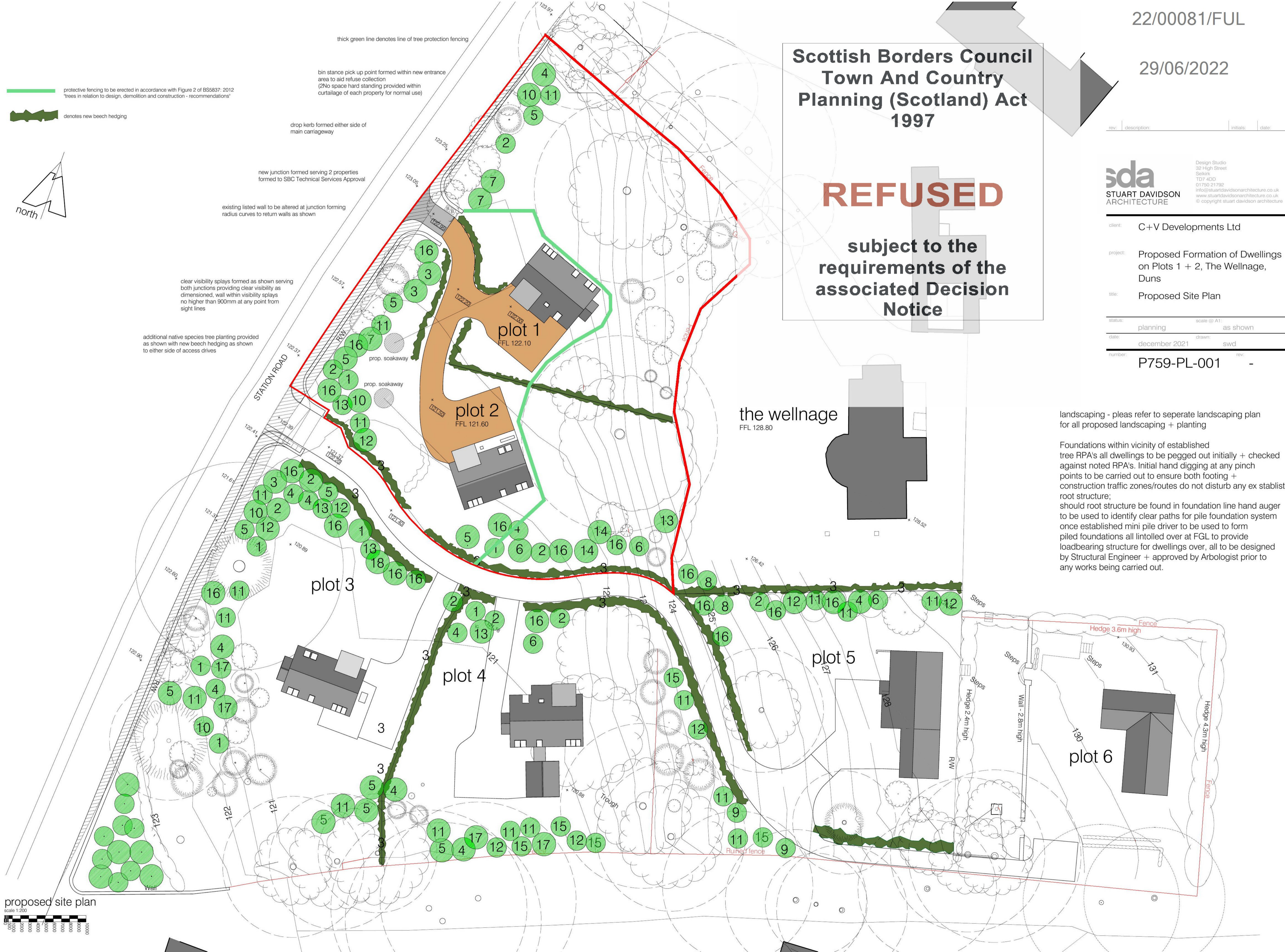
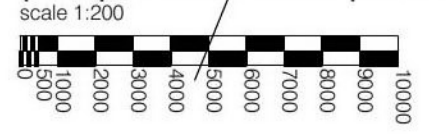
existing listed wall to be altered at junction forming
radius curves to return walls as shown

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



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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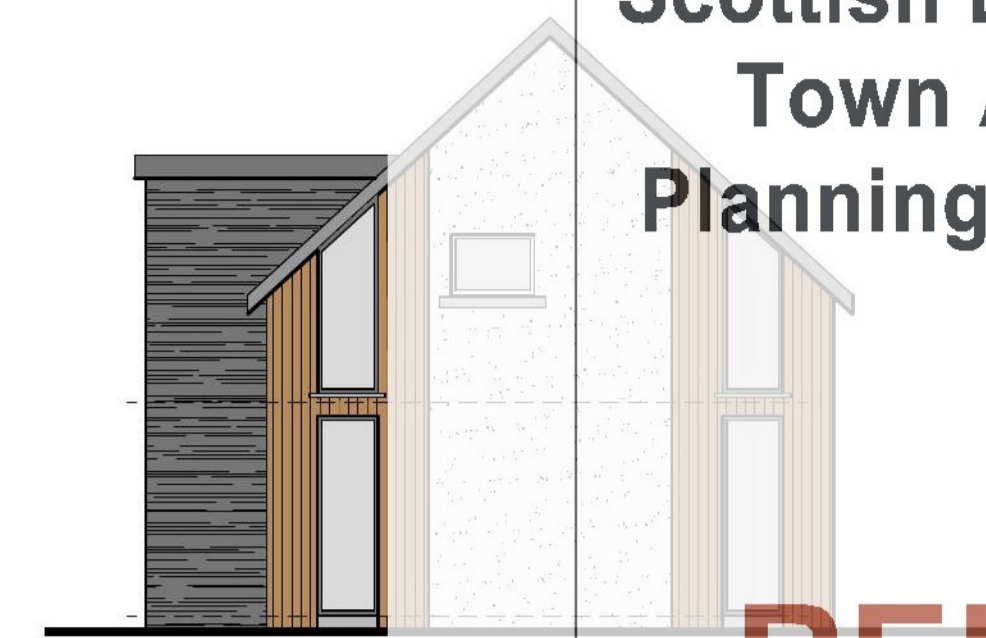
proposed front elevation
scale 1:100



proposed side elevation
scale 1:100



proposed front elevation
scale 1:100



proposed side elevation
scale 1:100



proposed rear elevation
scale 1:100



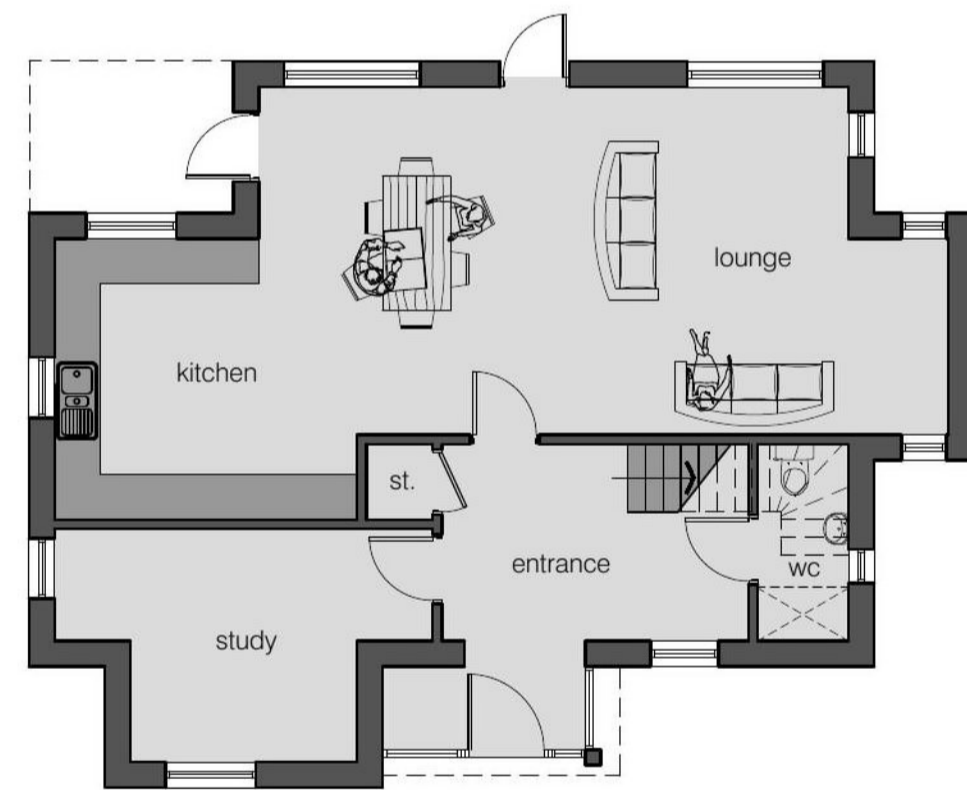
proposed side elevation
scale 1:100



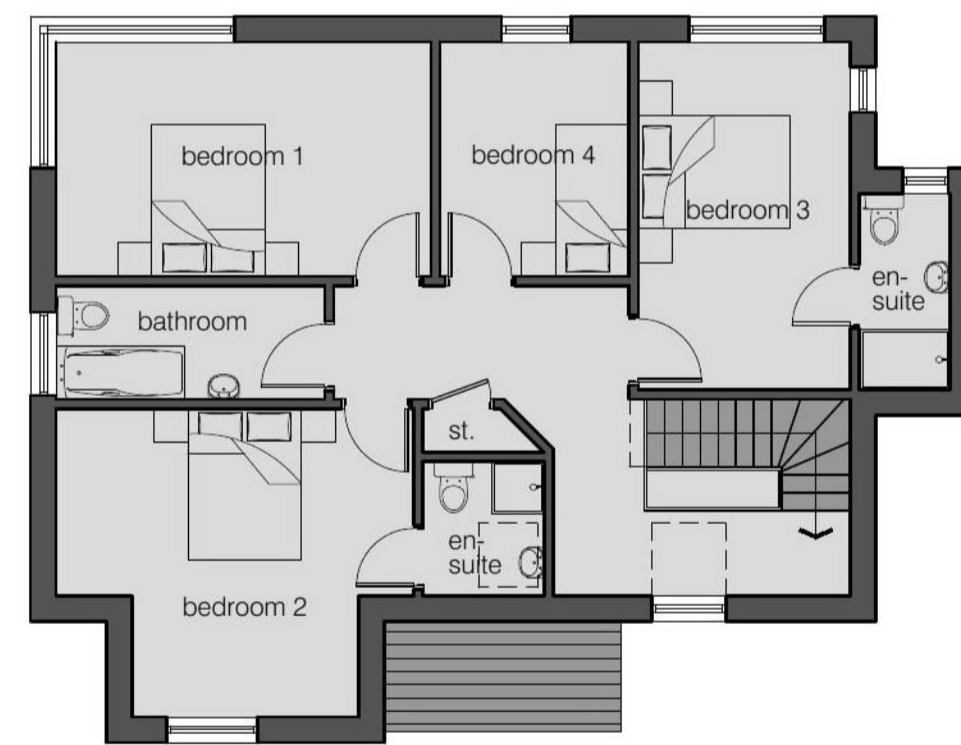
proposed rear elevation
scale 1:100



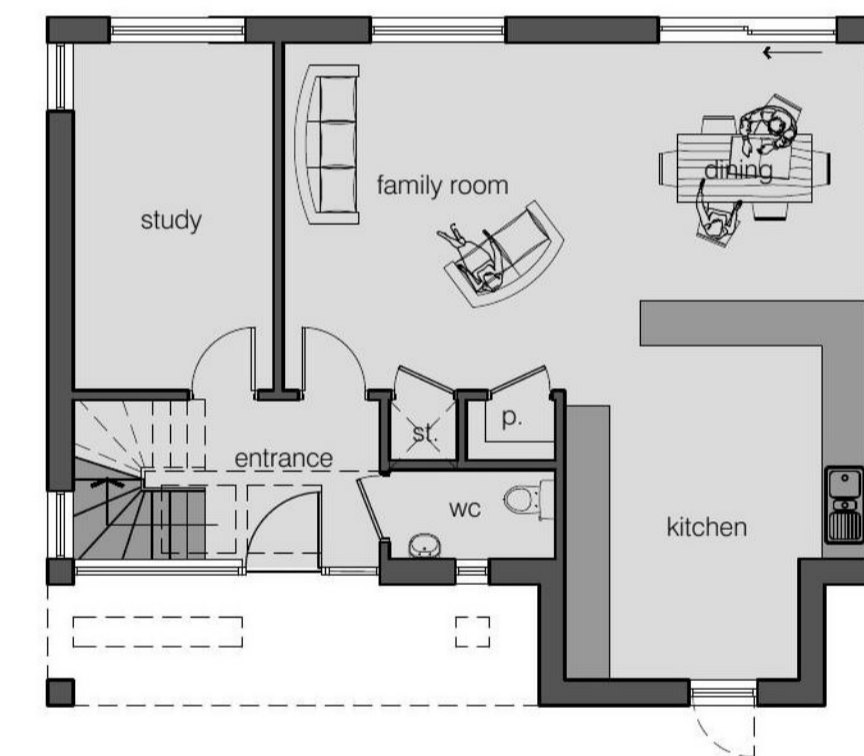
proposed side elevation
scale 1:100



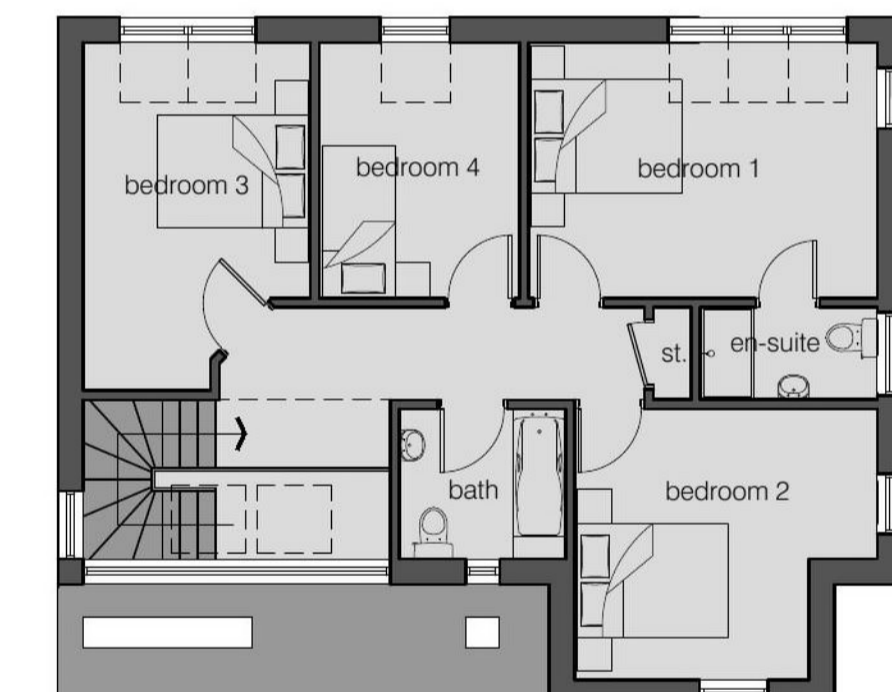
proposed ground floor plan
scale 1:100



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