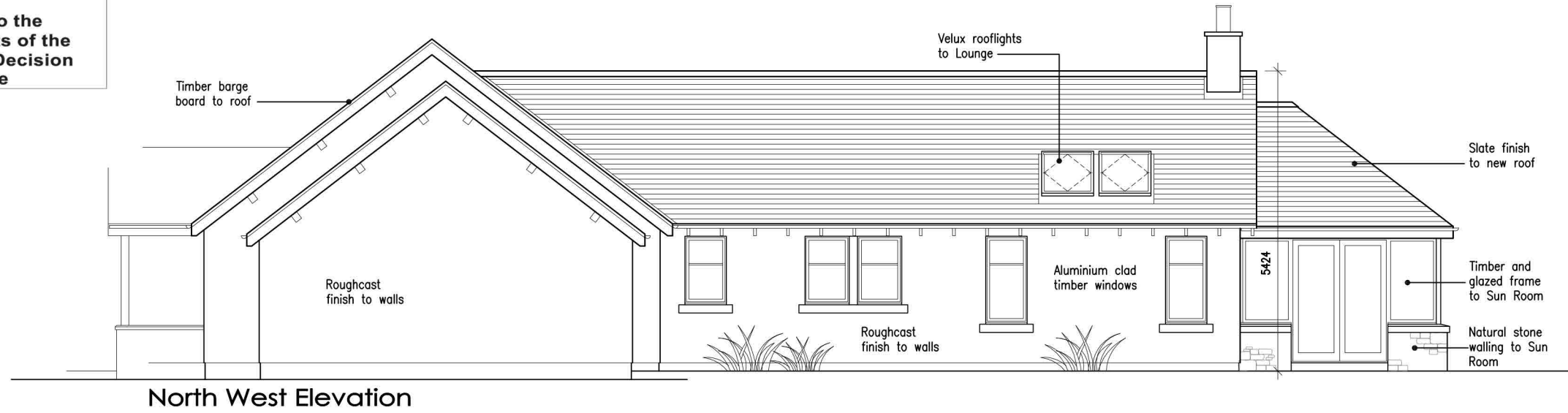
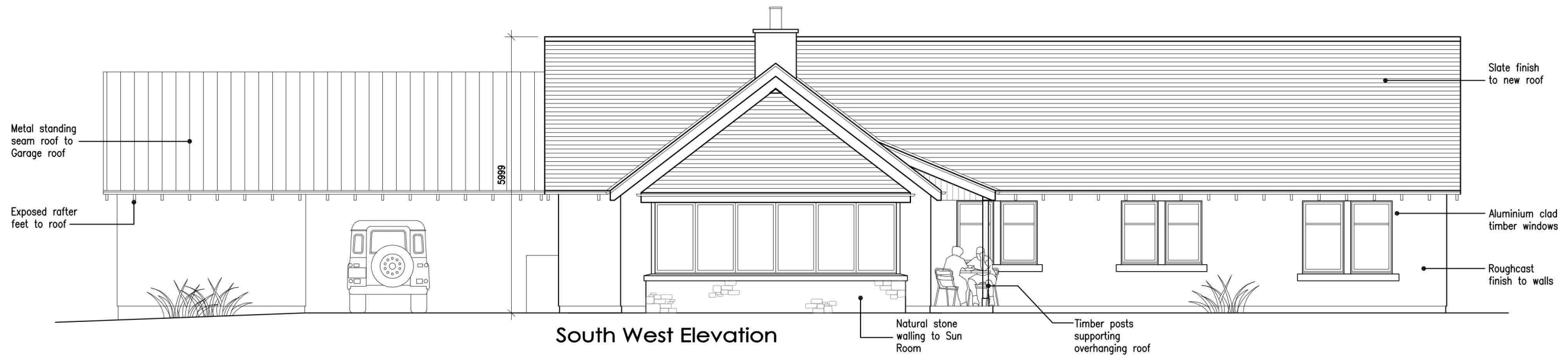


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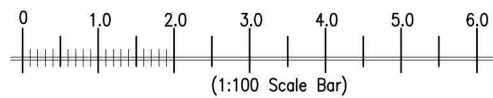
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North West Elevation



South West Elevation



Rev 'A' 06.02.23 Design amendments following comments from Planning

Planning Application

Proposed New Dwelling House		Richard Allen Architectural Design	
Land at Rachan Home Farm, Blyth Bridge		4 Stirling Terrace	01896 850520
Proposed Elevations (2 of 2)		Clovenfords	07870 194639
1:100	A3	Nov 2022	2022/07/105/A
		TD1 3NB	richard.allen39@btinternet.com

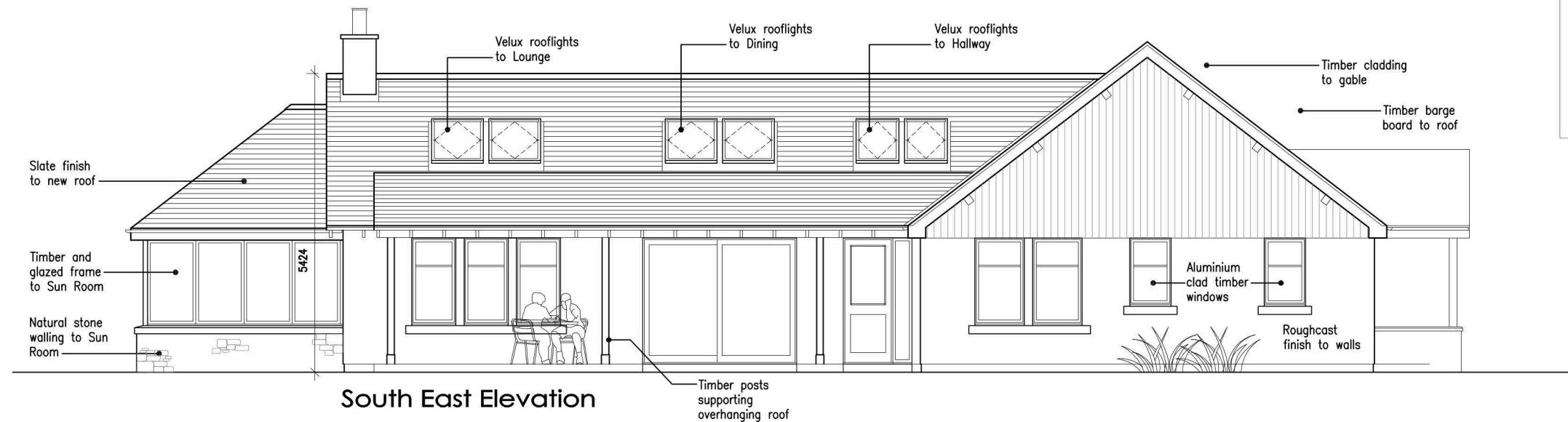


22/01973/AMC
17/04/2023

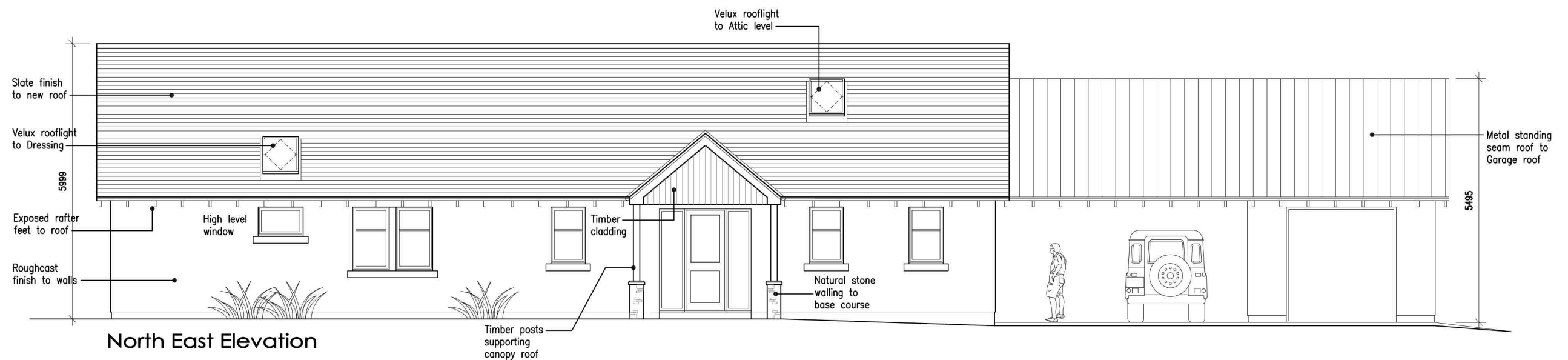
Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997

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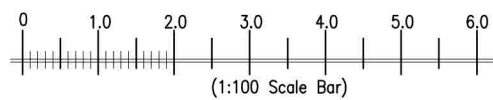
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South East Elevation



North East Elevation

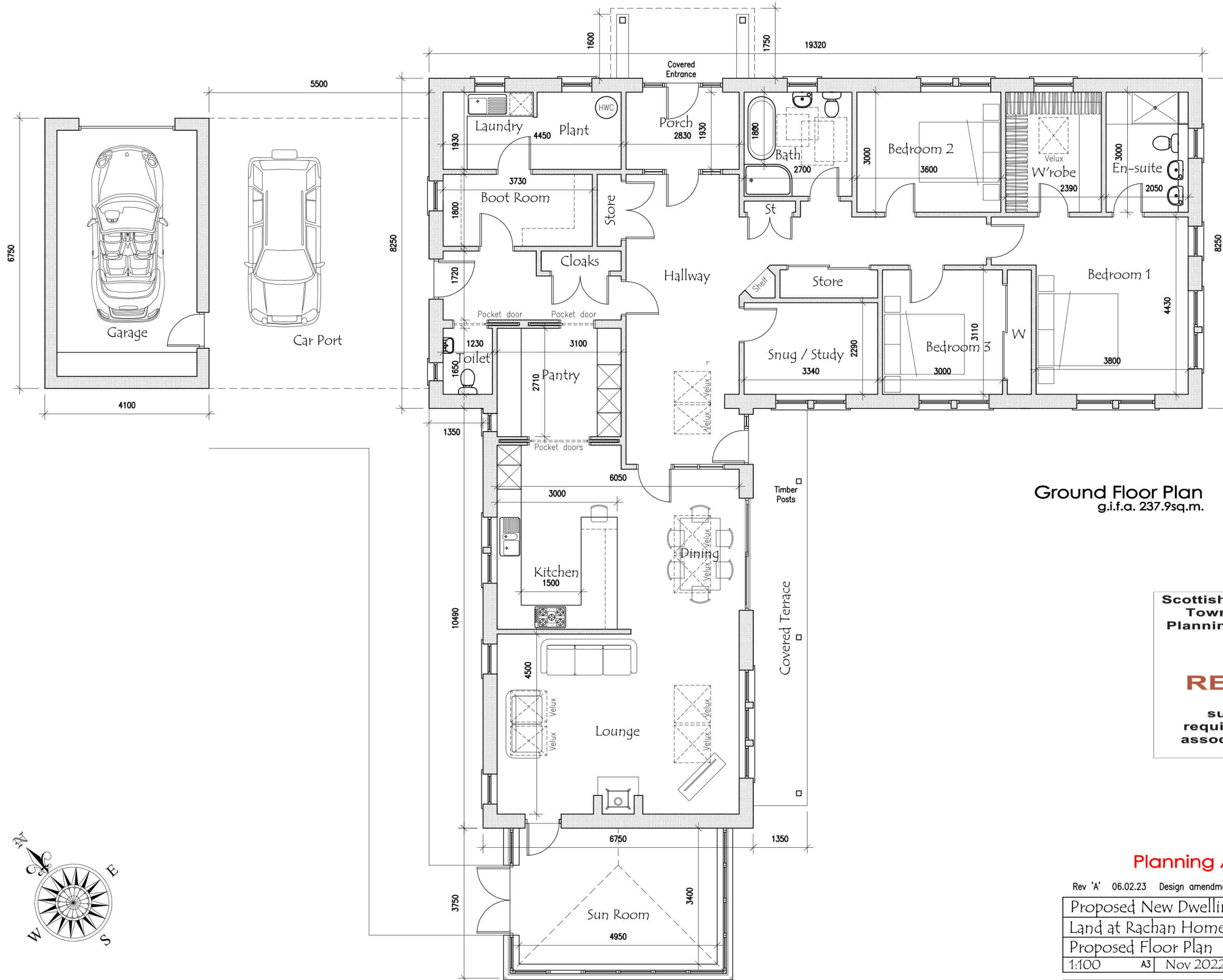


Rev 'A' 06.02.23 Design amendments following comments from Planning

Planning Application

Proposed New Dwelling House	Richard Allen Architectural Design
Land at Rachan Home Farm, Blyth Bridge	4 Stirling Terrace Clovenfords Galashiels TD1 3NB
Proposed Elevations (1 of 2)	01896 850520 07870 194639
1:100 A3 Nov 2022 2022/07/104/A	richard.allen39@btinternet.com





Ground Floor Plan
g.i.f.a. 237.9sq.m.

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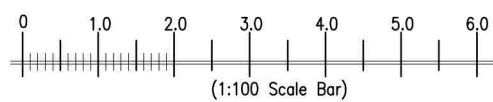
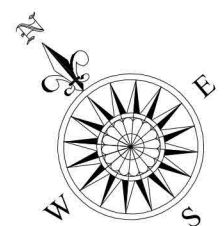
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Planning Application

Rev 'A' 06.02.23 Design amendments following comments from Planning

Proposed New Dwelling House		
Land at Rathan Home Farm, Blyth Bridge		
Proposed Floor Plan		
1:100	A3	Nov 2022 2022/07/103/A

Richard Allen Architectural Design
4 Stirling Terrace 01896 850520
Clovenfords 07870 194639
Galashiels
TD1 3NB richard.allen39@btinternet.com



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TREE PLANTING SCHEDULE

Area to be planted to south of house 1,130 sqm as per Site Plan drawing 2022/07/102A
Planting at approximately 3m x 3m spacings (c. 1100 stems/ha).

Species	Height	Specification	Quantity
Wild cherry	Prunus avium	40cm - 60cm 1+1 transplant	15
Rowan	Sorbus aucuparia	40cm - 60cm 1+1 transplant	15
Hazel	Corylus avellana	40cm - 60cm 1+1 transplant	10
Field maple	Acer campestre	40cm - 60cm 1+1 transplant	20
Crab apple	Malus sylvestris	40cm - 60cm 1+1 transplant	10
Bird Cherry	Prunus pradus	40cm - 60cm 1+1 transplant	15
Sessile oak	Quercus petraea	40cm - 60cm 1+1 transplant	15
Birch	Betula pendula	40cm - 60cm 1+1 transplant	15
Hawthorn	Crataegus monogyna	40cm - 60cm 1+1 transplant	10
		Total	125

NOTES

CONTOURS - All contours shown are existing

+197.50 Levels shown thus are proposed new spot levels

FORMATION OF NEW ACCESS ROAD

New access road to be excavated down to firm natural ground level (top soil to be removed as minimum). Road formed with well compacted Type 1 hardcore upfill in 150mm deep layers on woven geotextile permeable membrane. Gravel finish should be 20mm sized and laid 50mm deep as a maximum to avoid rutting.

PLANTING PROTECTION

All planting to be carried out in first planting season between November and March when conditions are suitable. All trees to be protected from animal damage with a suitable guard. Guards will be degradable, polypropylene translucent green tubes pushed 1-2cm into the ground. Tree tubes to be from Tubex Standard 12D range (or similar approved) with a height of approximately 1.2m and a diameter of 160mm.

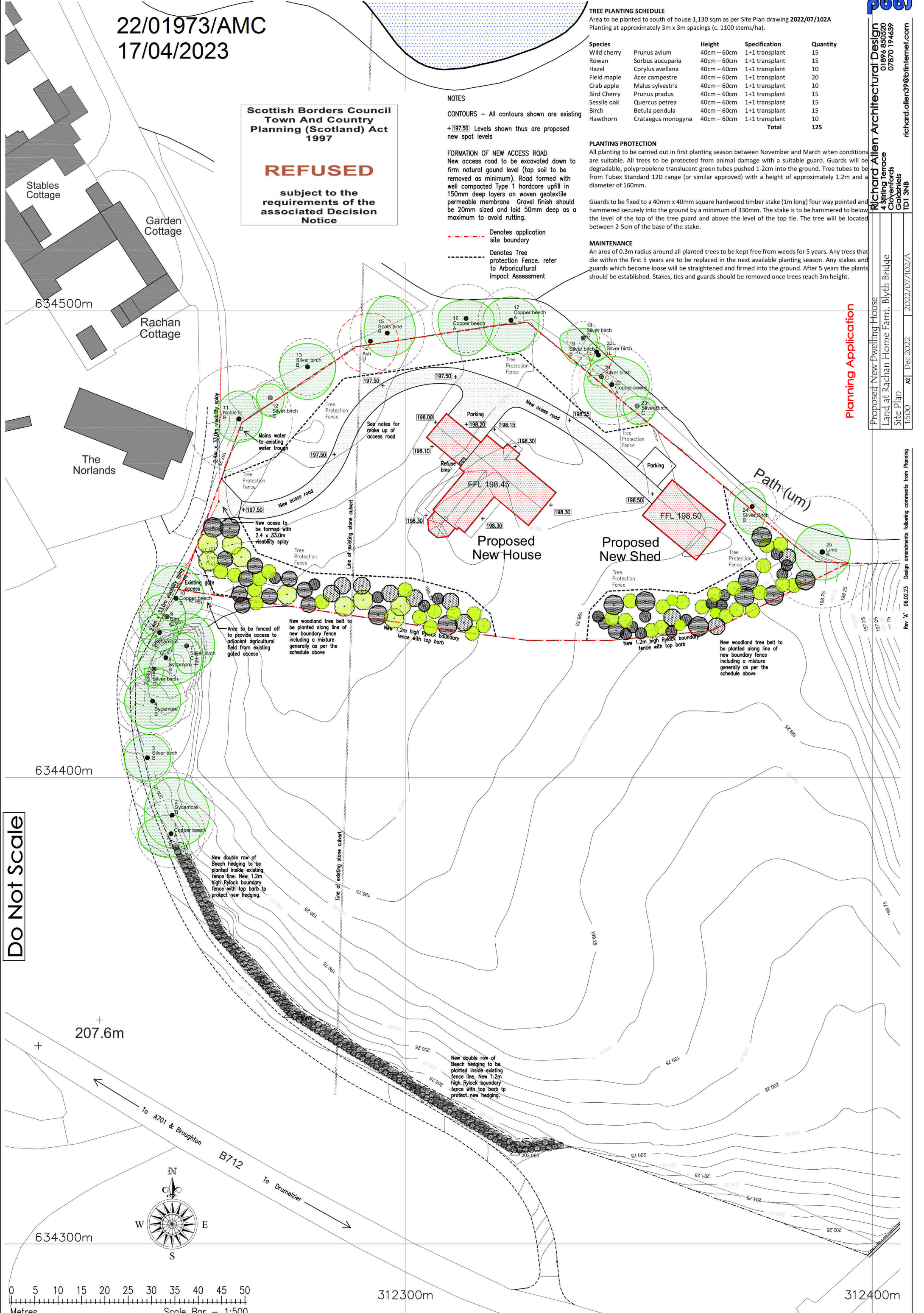
Guards to be fixed to a 40mm x 40mm square hardwood timber stake (1m long) four way pointed and hammered securely into the ground by a minimum of 330mm. The stake is to be hammered to below the level of the top of the tree guard and above the level of the top tie. The tree will be located between 2-5cm of the base of the stake.

MAINTENANCE

An area of 0.3m radius around all planted trees to be kept free from weeds for 5 years. Any trees that die within the first 5 years are to be replaced in the next available planting season. Any stakes and guards which become loose will be straightened and firmed into the ground. After 5 years the plants should be established. Stakes, ties and guards should be removed once trees reach 3m height.

--- Denotes application site boundary

--- Denotes Tree protection Fence, refer to Arboricultural Impact Assessment



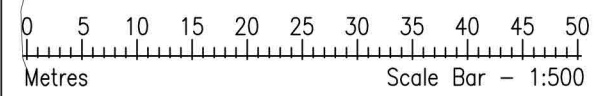
Planning Application

pbbj
Richard Allen Architectural Design
01896 850520
07870 194639
richard.allen39@btinternet.com

Proposed New Dwelling House
Land at Rachan Home Farm, Blyth Bridge
Site Plan
1:500
Dec 2022
2022/07/102/A

Rev 'A' 06.02.23 Design amendments following comments from Planning

Do Not Scale

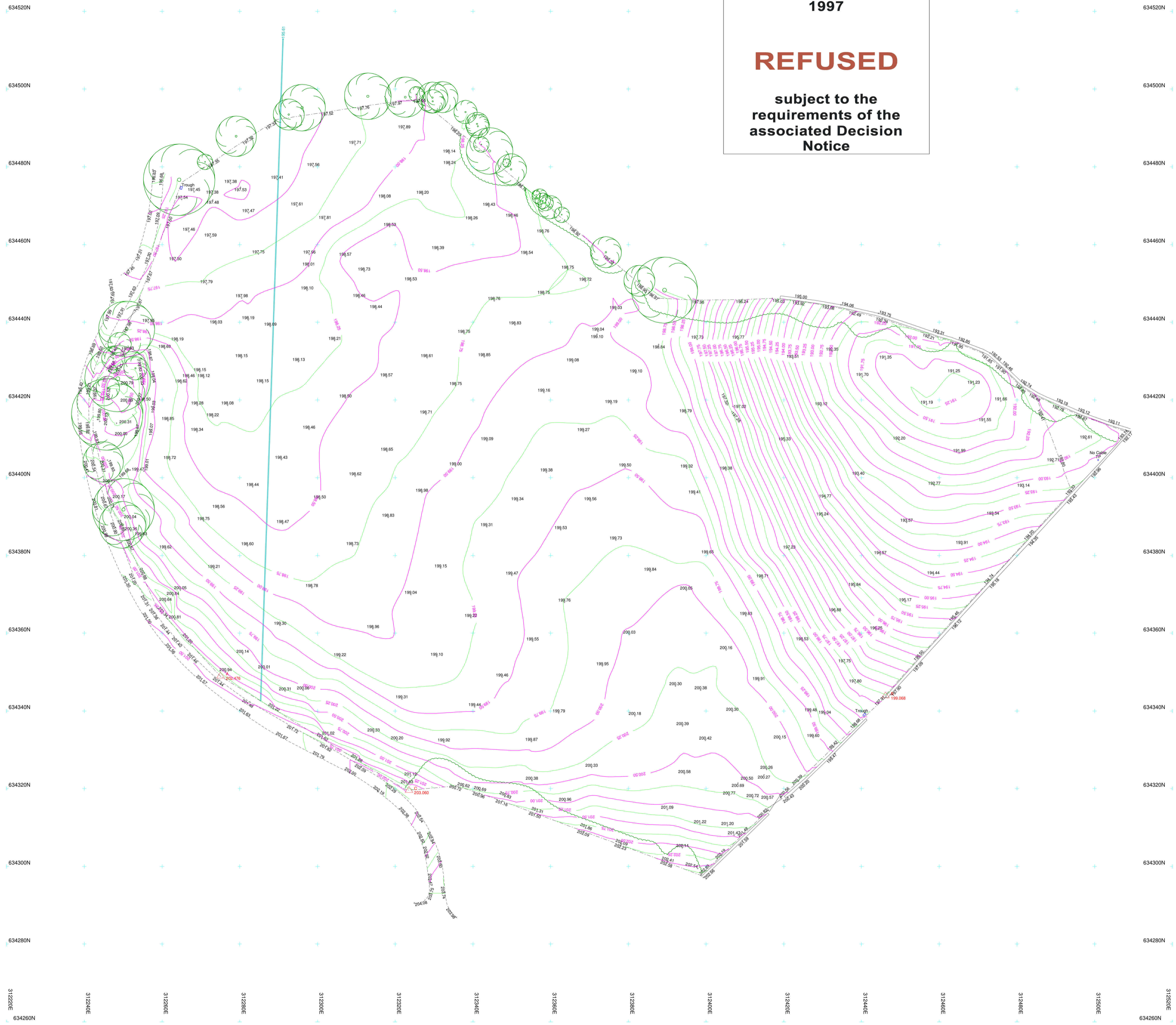


0 5 10 15 20 25 30 35 40 45 50
Metres
Scale Bar - 1:500

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This Drawing to be read in conjunction with CRA (Edinburgh) Ltd Report dated November 2022.

Soakaways should not be constructed within 5m of a building or boundary line, nor within 50m of a well / borehole used for the extraction of drinking water, nor within 10m of a water course.

1.2m - 2m of undisturbed material is required between soakaway trenches. Maximum foul trench length is 30m and width is 0.9m

Soakaways should be to a 1:200 fall maximum and follow ground contours.

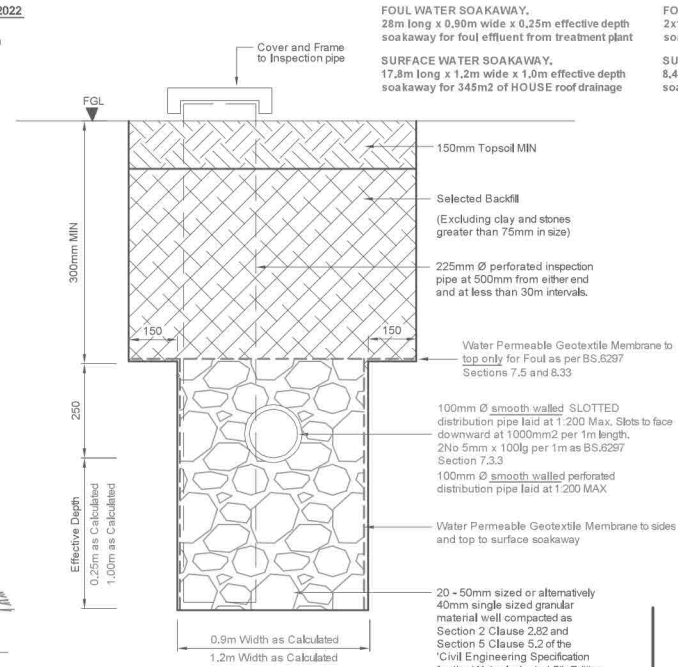
Treatment Plant - GRAF One2Clean 3750 ltr (5 person) 2280lg x 1755w x 1880 high Tank to have an external air pump / control and be fitted with an audible and visual alarm.

Tank to have either an internal or external sample point (+sp)
Alternative Treatment Plants should have a minimum or better discharge quality for Ammoniacal Nitrogen (NH3) to a mean of 5mg/l to meet SEPA requirements.

Treatment Plant to be within a maximum 25m radius of a handstanding and with no more than 4m vertical height from handstanding to tank invert in accordance with Building Regs 3.8.5

- 100Ø foul drains @ 1:80 Fall MIN
- 100Ø Surface drains @ 1:100 Fall MIN into CUNDY
- 100Ø Surface drains @ 1:100 Fall MIN into SOAKAWAY
- ic Standard 480Ø x 920dp Polypropylene Inspection Chamber
- ic Standard 480Ø x 595dp Polypropylene Inspection Chamber
- ds ● ds ● ds Distribution Chamber to suit invert of soakaway depth.
- vp Vertical Inspection Pipe @ 30m Crs MAX

Inspection Chambers within "hard standing" areas to have 150mm concrete surrounds and Class C covers
Maximum Drain length between inspection chambers is 30m



Section 2 Clause 2.82

'Pipe Surround Materials'
Processed granular and as-dug bedding, sidefill and surround materials for buried pipelines shall comply with Ws-4-08-02 (Water Industries Specification for bedding and sidefill materials for buried pipelines)

Typical Cross Section on Soakaway Trench.

Section 5 Clause 5.2

'Pipe Bedding'
Bedding for pipes shall be constructed by spreading and compacting granular bedding material over the full width of the pipe trench. After the pipes have been laid, additional material shall, if required, be placed and compacted equally on each side of the pipes, and where practicable, this shall be done in sequence with the removal of the trench supports.

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17/04/2023

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REVISIONS

STATUS



CLIENT

Mr Jim Warnock

PROJECT

Plot at Rachan Home Farm
Broughton ML12 6HH

DRAWING TITLE

Proposed Drainage Plan Options
Drainage Details

Date

Nov 2022

Scales

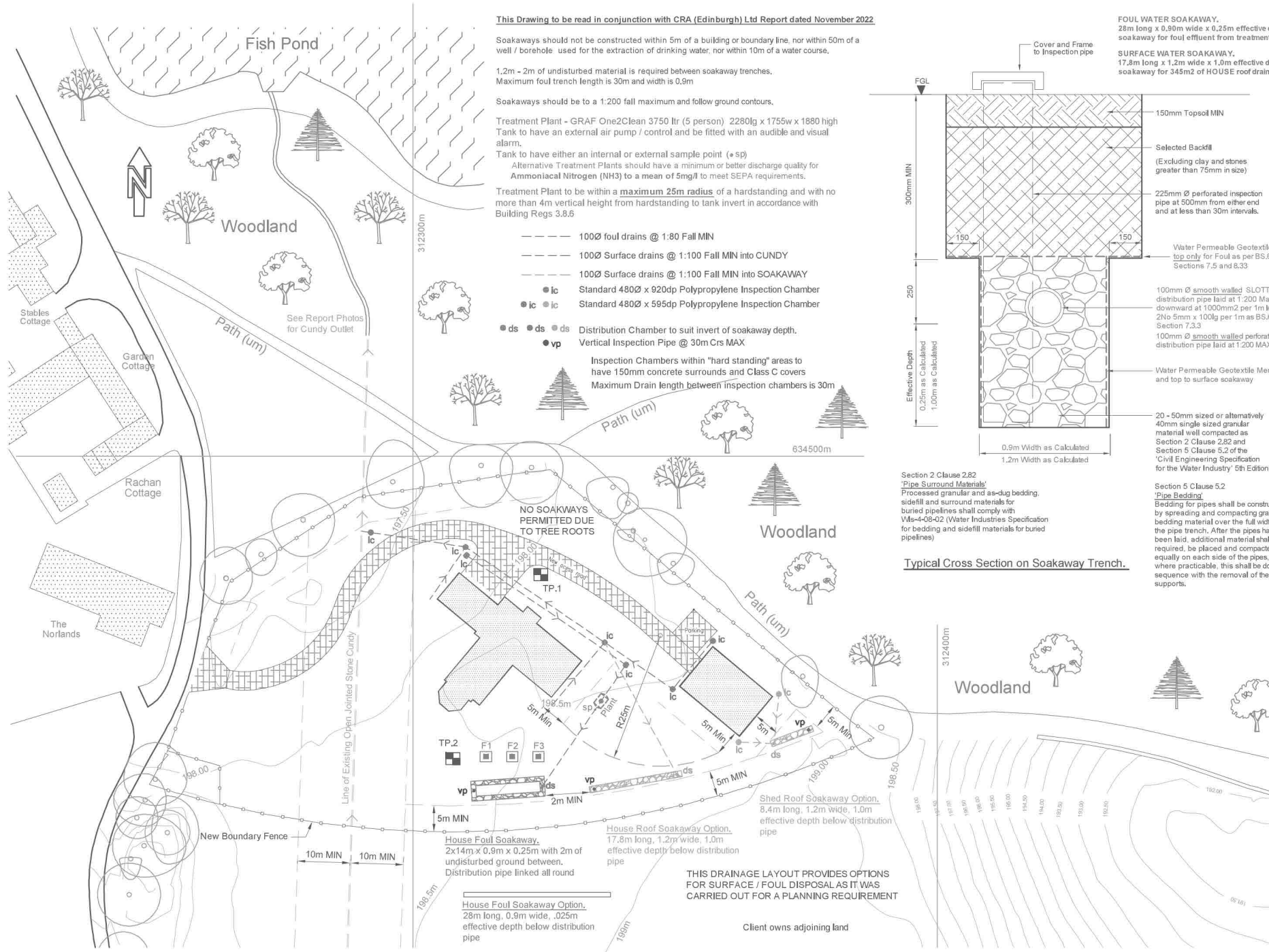
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Checked By

DT

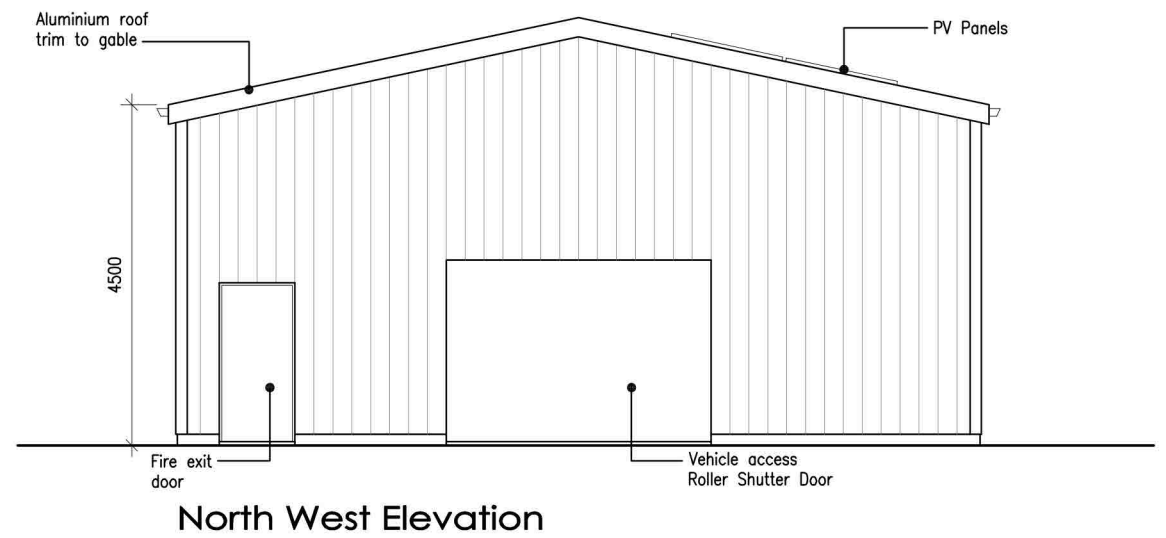
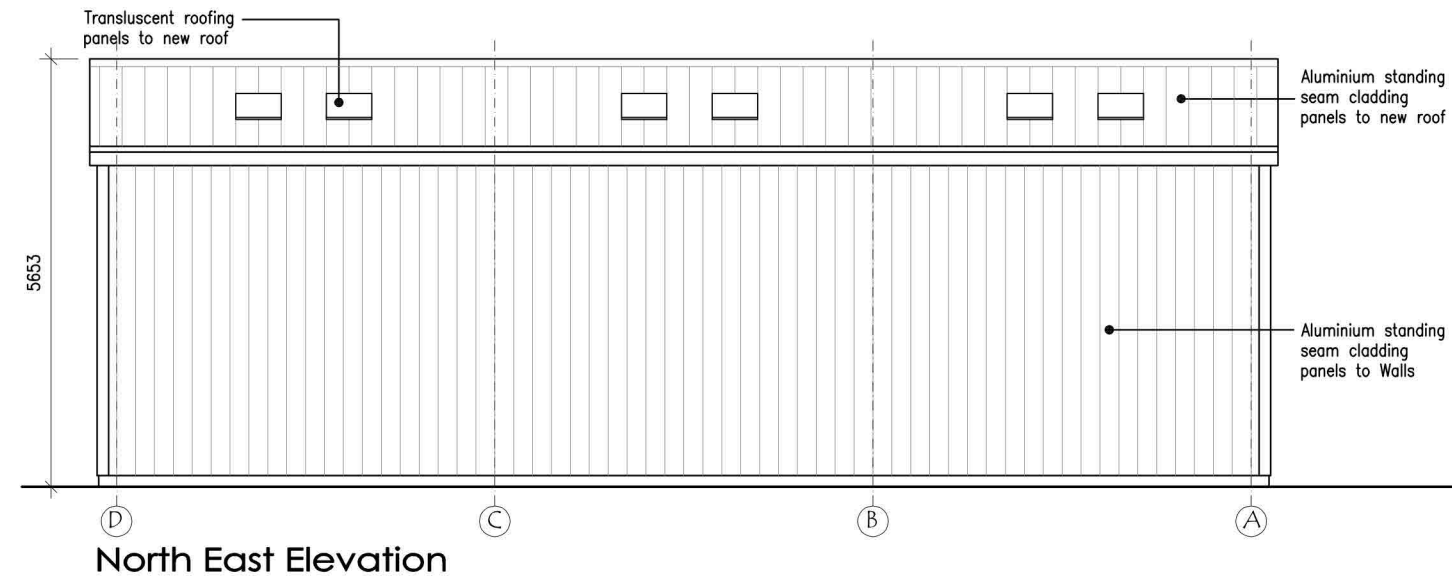
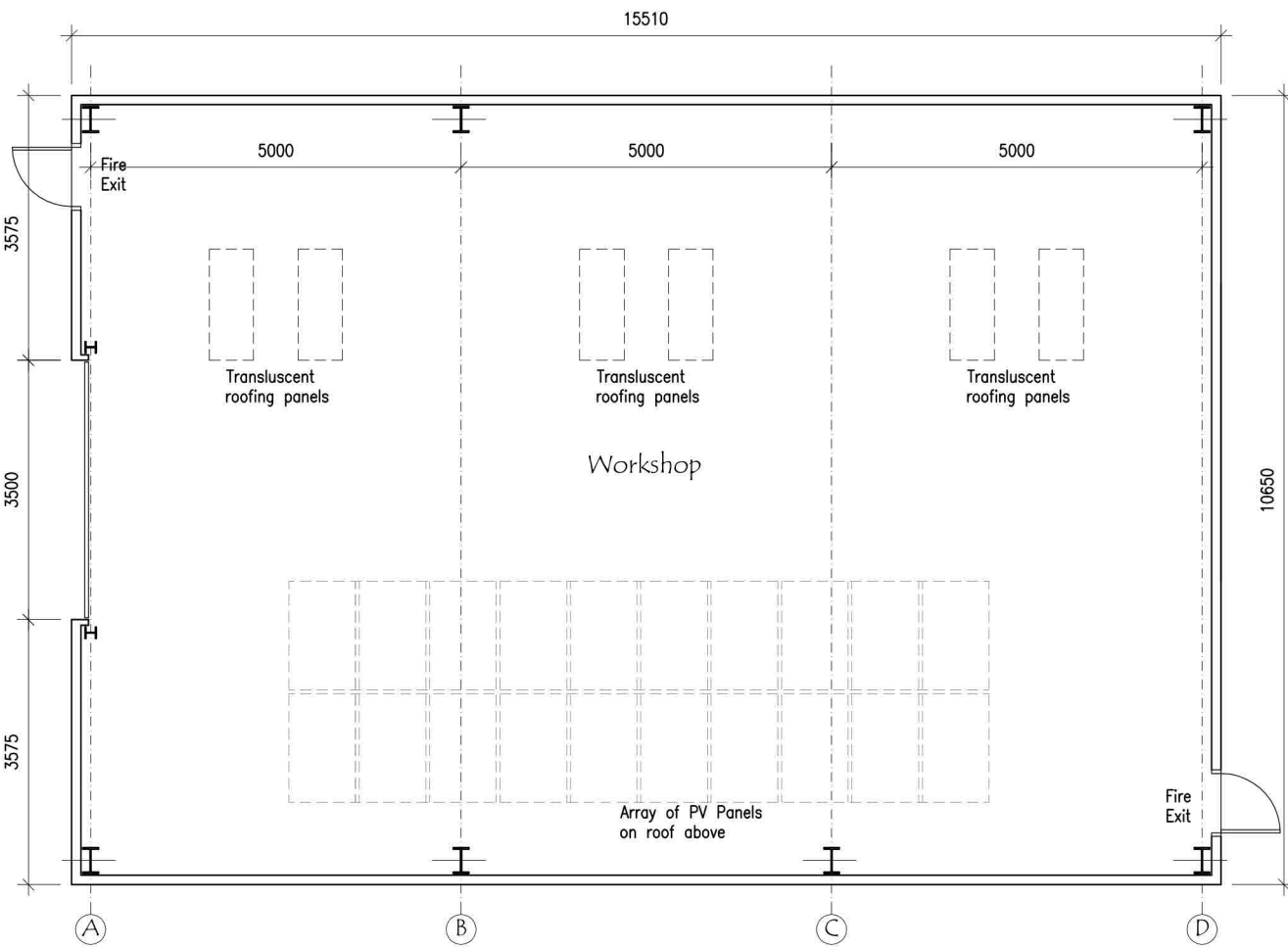
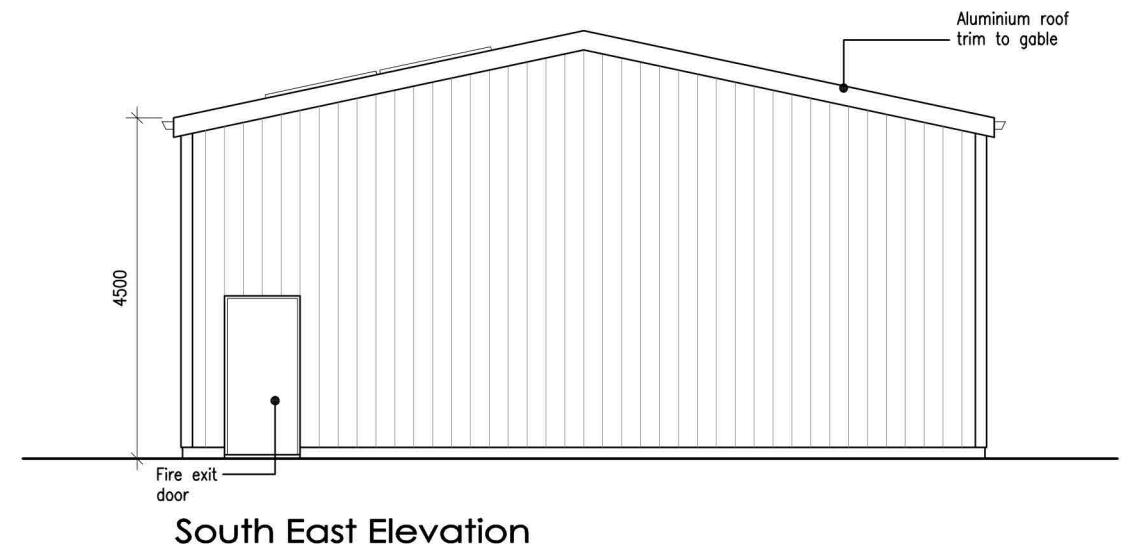
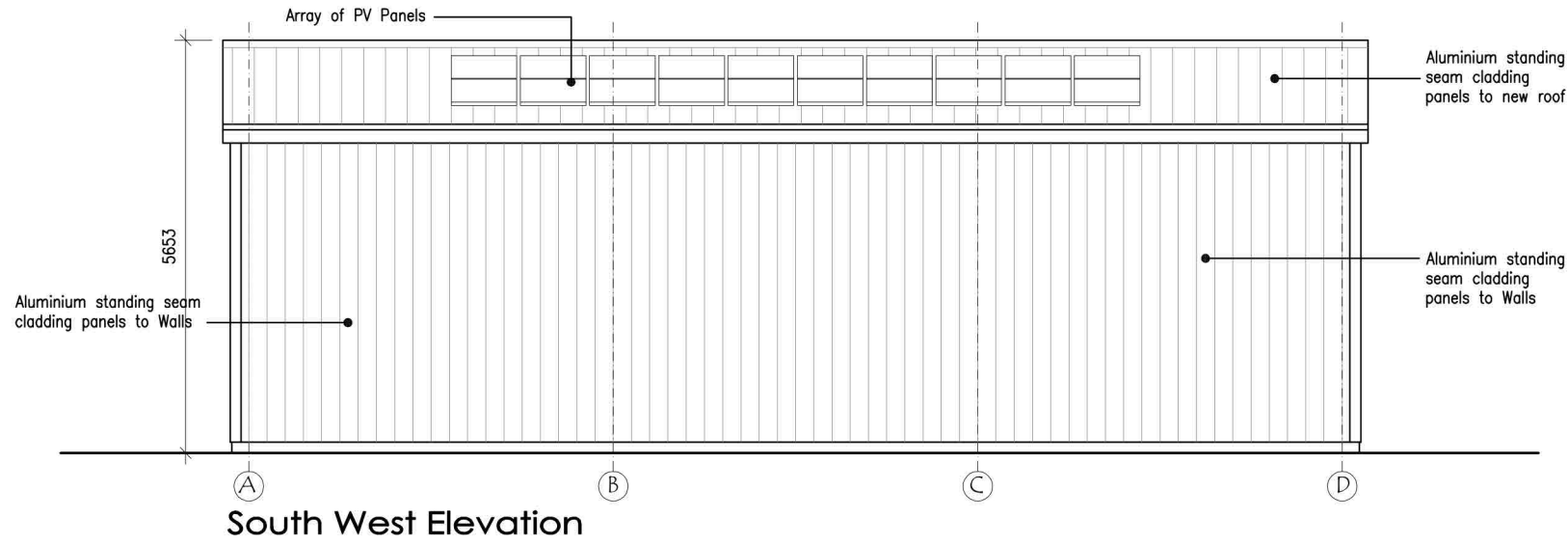
Drawn By MK

DWG No. CE 5935 / 05



THIS DRAINAGE LAYOUT PROVIDES OPTIONS FOR SURFACE / FOUL DISPOSAL AS IT WAS CARRIED OUT FOR A PLANNING REQUIREMENT

Client owns adjoining land



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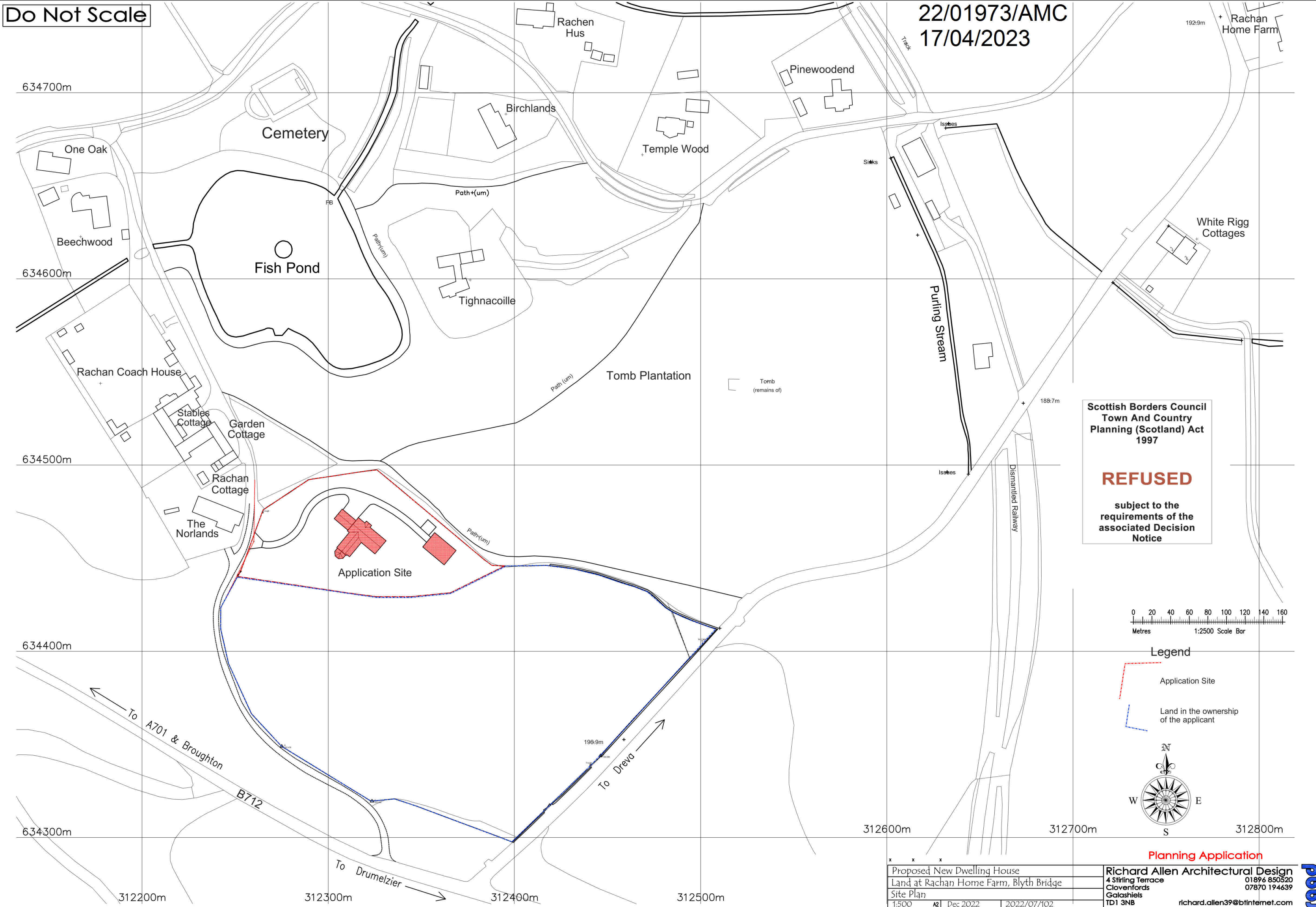
Proposed New Dwelling House	Richard Allen Architectural Design
Land at Rachan Home Farm, Blyth Bridge	4 Stirling Terrace Clovenfords Galashiels
Plan & Elevations of Proposed Shed	01896 850520 07870 194639
1:100 A3 Dec 2022 2022/07/106	TD1 3NB richard.allen39@btinternet.com

Richard Allen Architectural Design	01896 850520
4 Stirling Terrace	07870 194639
Clovenfords	
Galashiels	
TD1 3NB	richard.allen39@btinternet.com



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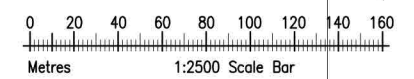
22/01973/AMC
17/04/2023



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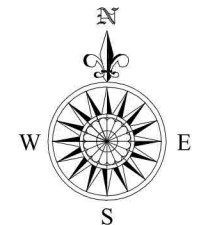
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Legend

- Application Site
- Land in the ownership of the applicant



Proposed New Dwelling House Land at Rachan Home Farm, Blyth Bridge Site Plan 1:500 A2 Dec 2022 2022/07/102		Richard Allen Architectural Design 4 Stirling Terrace Clovenfords Galashiels TD1 3NB richard.allen39@btinternet.com	
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