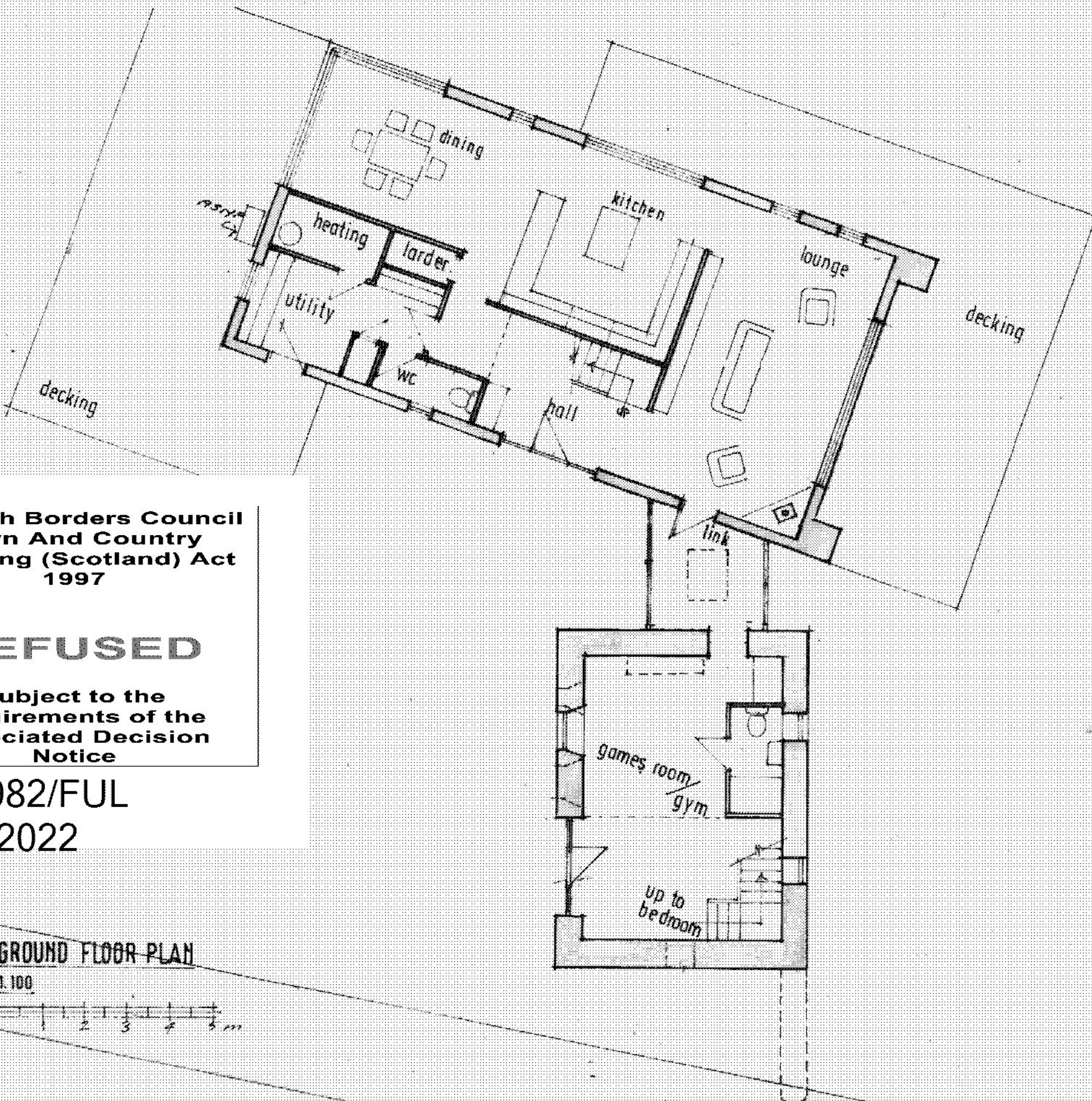


The contractor will be held to have checked all dimensions before commencing with any works and in the event of discrepancies, is to refer them directly to this office for clarification prior to commencement of any works.

NOTES

1. The proposed dwelling house with garage as shown is to be in accordance with drawings 21-028-001 - 007. Generally the proposed House and Garage shall consist of external walls finished in Charred Timber Cladding (Larch), existing building to have a natural stone finish. The roof finish is to be natural or high quality artificial slate. Windows and doors to be Aluclad (or equal) with an Anthracite grey finish. Black Landab steel guttering and downpipes.
2. Foul water drainage from development to connect into a Klargester (or equal) 3800 litre Septic tank with effluent outfall taken to soakaway or existing field tile drains.
3. Surface water drainage from Dwelling House/Garage to be taken to surface water soakaways. Surface water soakaways to be constructed in strict accordance with the recommendations of BS EN 12056 - 3: 2000. BRE Digest 365. Surface water soakaways to be located within the curtilage of the dwelling house site and to the satisfaction of the local authority Building Control department.
4. The access road together with the main parking and turning area within application site is to consist of a gravel surface overlaid on layers of Type 1 (permeable) crush material to minimize standing water. Lay-By and passing places to be formed where shown on Site Plan in strict accordance Roads Departments details and specifications. The parking and turning arrangements shown on the site plan shall be completed in full and ready for use prior to the first occupation of the proposed Dwelling House.
5. Refuse collection point as shown on Site Layout Plan.
6. Central heating to be provided by Air source heat pump (ASHP) or Ground Source heat pump, with underfloor heating to Ground Floor and radiators/towel rails elsewhere (all to be agreed with client). A solar PV array is to be installed on rear roof of garage. A multi fuel stove shall be installed in the living area to provide a secondary heat source.
7. Existing trees shown on Site Plan to remain. Landscaping scheme to be agreed with planning. The external boundary fencing to be standard post and wire fencing.



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

REFUSED

subject to the
requirements of the
associated Decision
Notice

21/01982/FUL
04/03/2022

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client
GRAEME FORSYTH

project
**PROPOSED ALTERATIONS
EXTENSION & CHANGE
OF USE AT TO FORM
DWELLING HOUSE AT
THE BLUE HOUSE
NEAR SWANSFIELD
RESTON**

drawing title
**GROUND FLOOR PLAN
AS PROPOSED**

scale
1:100 @ A3
drawing No
date
NOV 2021
revision

21-028-001