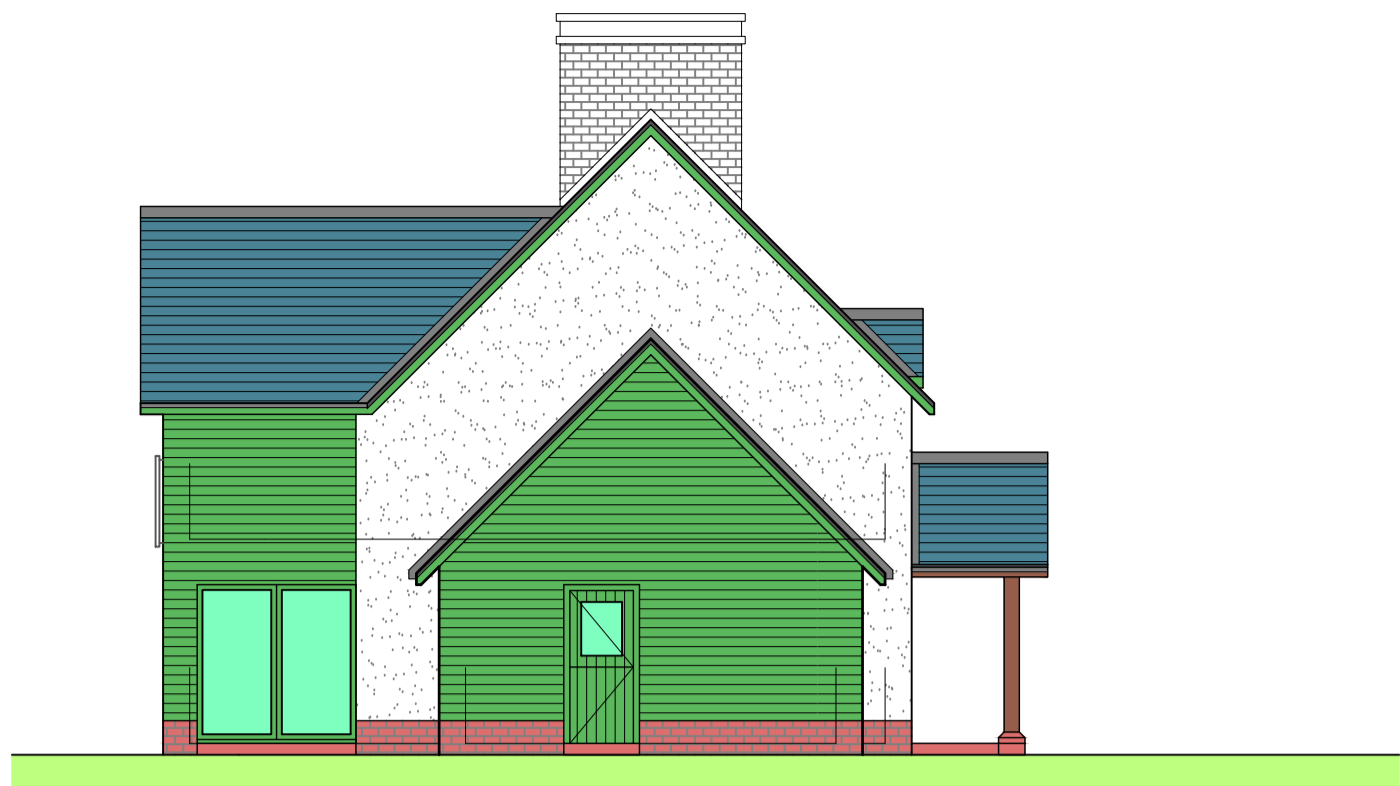
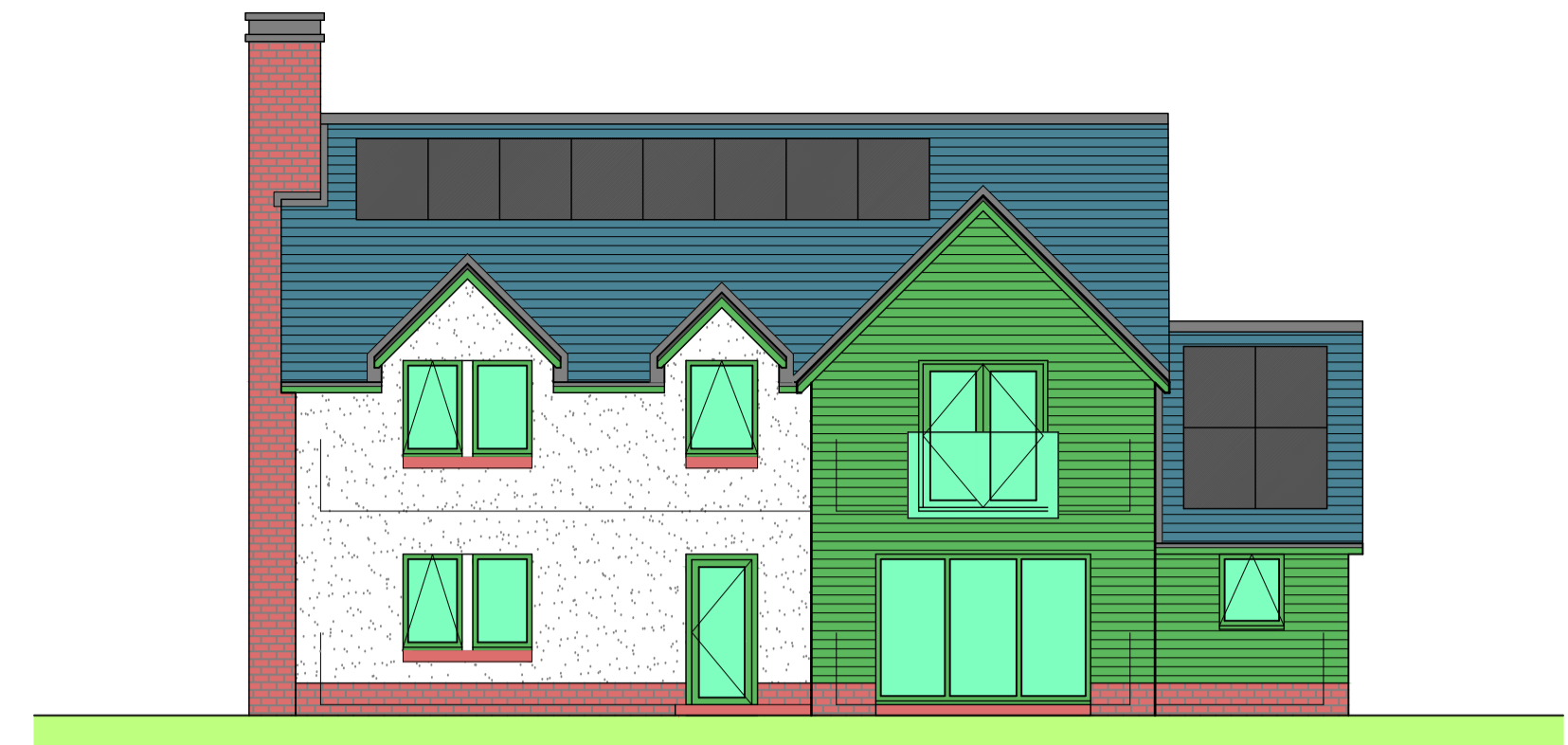




north elevation  
scale 1:100



east elevation  
scale 1:100



south elevation  
scale 1:100

**PLANNING NOTES**

**WALLS - RENDER + BRICK** - k-rend, Buttermilk colour + 65mm handmade Kempeley Antique brick by Terca of Weinerberger (el: 0845 303 2524) to feature chimney stack as indicated.

**WALLS - CLADDING** - horizontally fixed Hardie Plank fibre cement board cladding from James Hardie UK, provisionally in Mountain Sage colour to agreement.

**WALLS - BASECOURSE** - 65mm handmade Kempeley Antique brick by Terca of Weinerberger (el: 0845 303 2524)

**ROOFS** - slate clad pitched roofs (Cupa Heavy 3), zinc ridges + lead flashings. Timber overhangs finished with exterior grade plywood soffits + fascias all finished with Sage green colour.

**RAINWATER GOODS** - Lindab steel guttering + downpipes, galvanised steel finish

**WINDOWS** - composite (aluminium / timber windows), styles as indicated (top hung) finished in Sage green

**EXTERNAL DOORS** - composite (timber / aluminium) external doors, styles as indicated finished in Sage green

**ROOFLIGHTS** - Velux rooflights, sized 780 x 1180mm + 3 x 580 x 1180mm.

**PORCH** - External porch structure to be formed from Oak Frame posts + roof trusses / purlins, etc with slate finish as detailed above

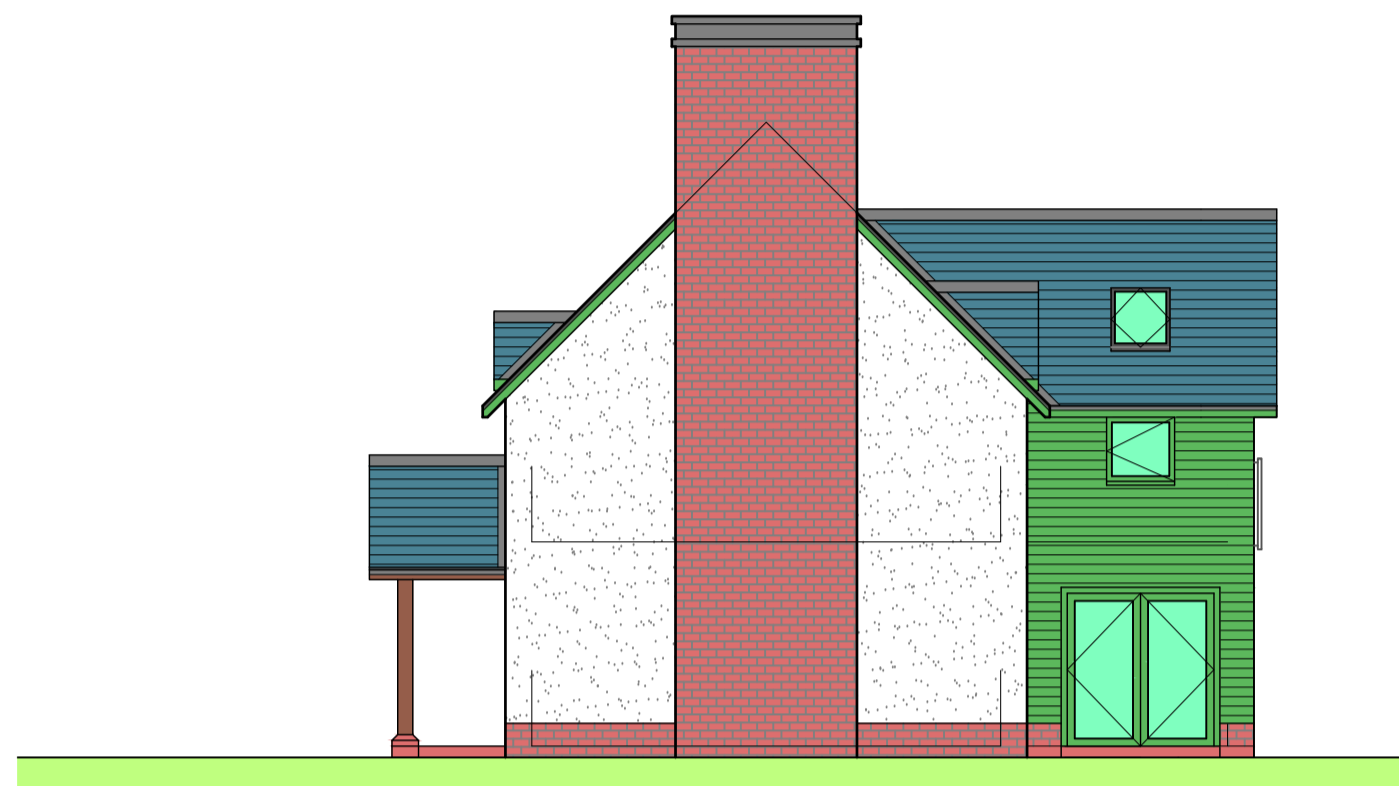
**SERVICES**

**CENTRAL HEATING** - oil fired boiler with radiators throughout + external bunded oil tank

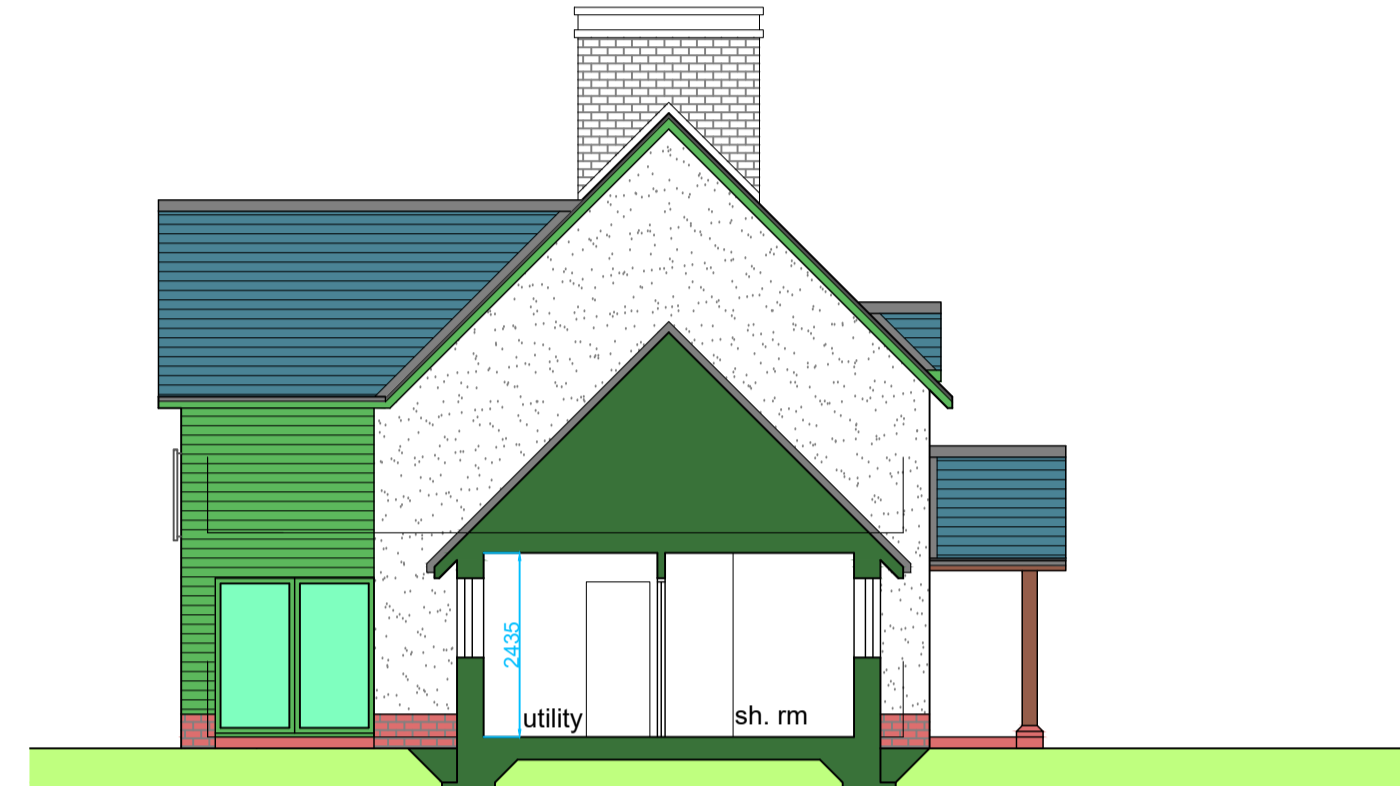
**SOLAR PV** - solar PV array to south facing elevation to achieve SAP compliance (minimum 12 No. 250W panels)

Woodburning stove fitted within lounge

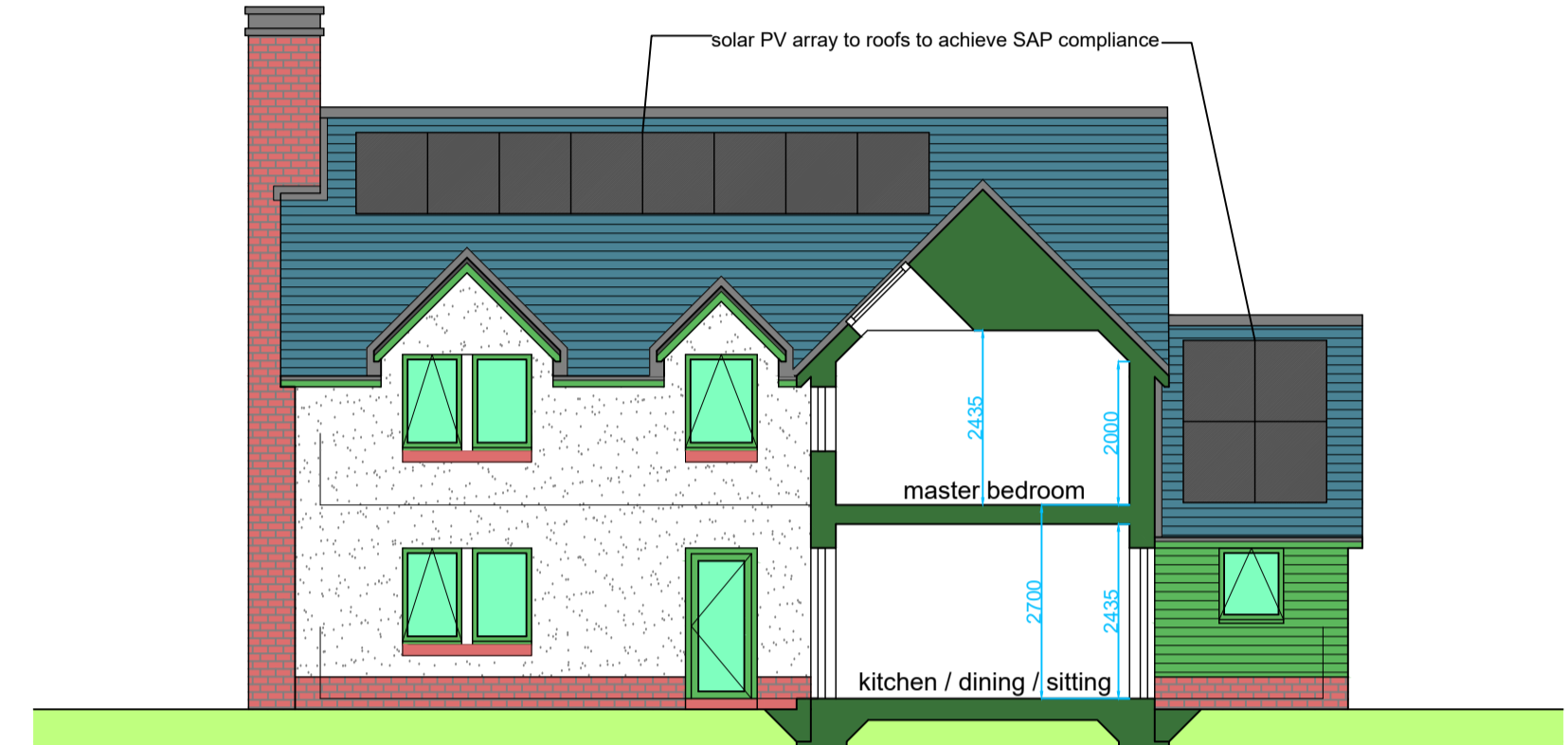
**BUILDING STRUCTURE**  
Highly insulated timber frame structure walls with a fabric first approach to maximise airtightness with combination of facing brickwork, render on blockwork and cladding wall finishes with a pitched slate clad roof (45 degree pitch) provisionally formed off concrete strip foundations with solid insulated ground floor slab.



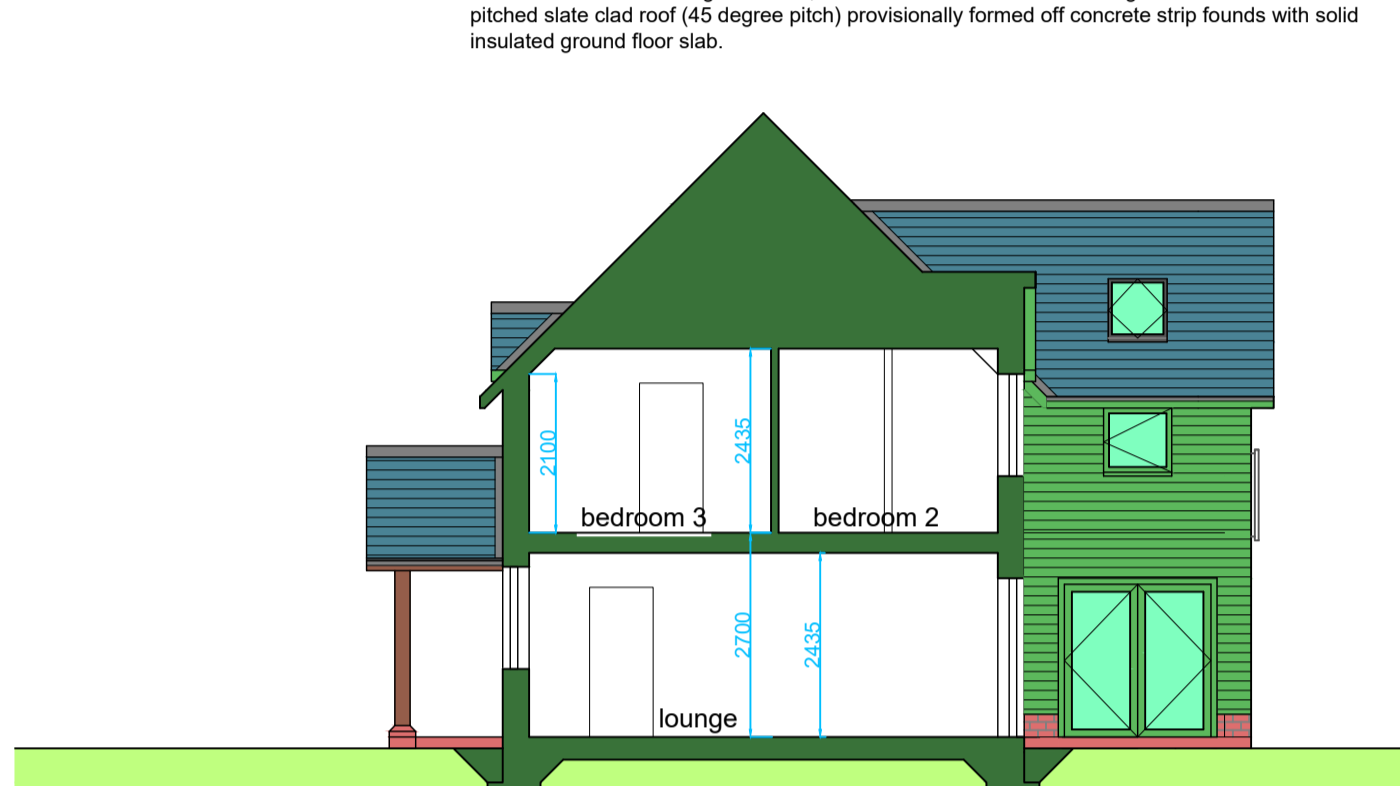
west elevation  
scale 1:100



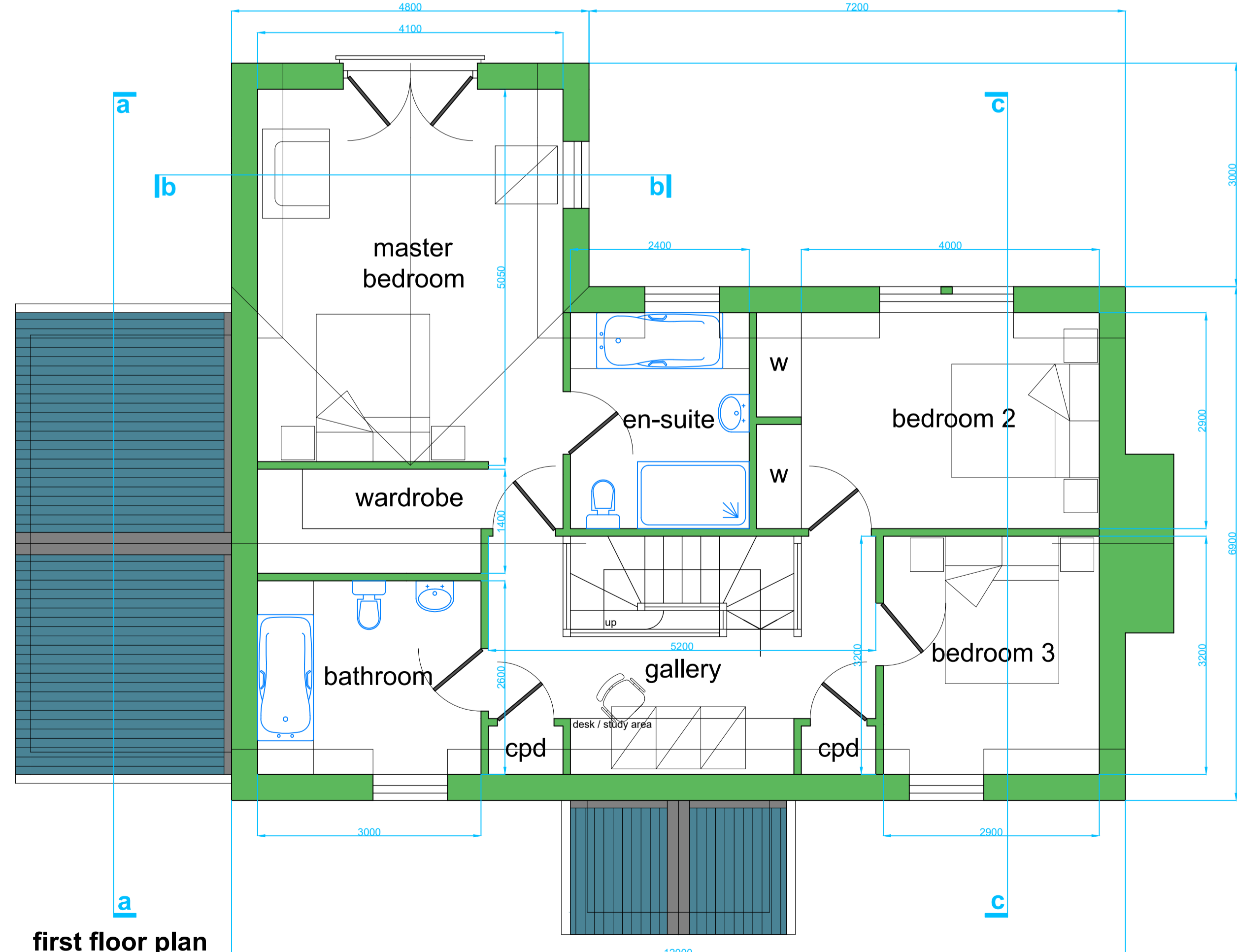
section a-a  
scale 1:100



section b-b  
scale 1:100



section c-c  
scale 1:100



first floor plan  
scale 1:50

**DRAINAGE :**  
FOUL : new foul drainage from house to be connected into a new foul drainage pipe which will connect into a package treatment plant to the south of the plot and provisionally discharge into an existing rumbling drain to the eastern edge of the plot.

**SURFACE WATER :** new surface water drainage from house to be connected into a new surface water drainage system which will discharge to the ground within the garden / field to the south of the site via soakaways.

**SERVICES**

**WATER SUPPLY :** new mains water connection available to the plot.

**ELECTRIC SUPPLY :** new electric connection available to the plot.

**BT SUPPLY :** new BT connection available to the plot.

**MAINS GAS :** no mains gas available to the plot.

**FLOOR AREAS**

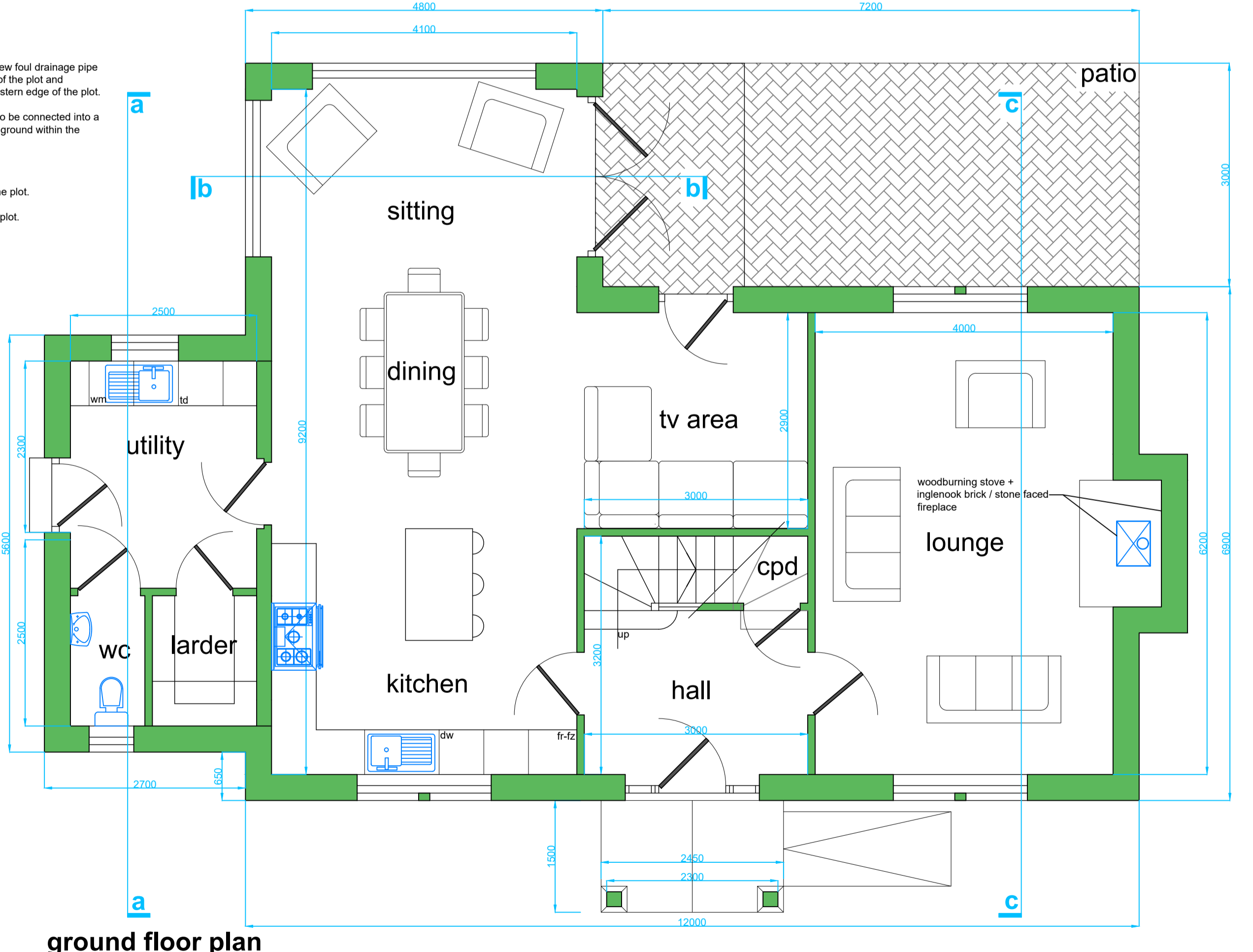
GROUND FLOOR AREA - 94.6 sqm  
FIRST FLOOR AREA - 82.4 sqm  
TOTAL - 177.0 sqm  
ALL AREAS ARE NET INTERNAL IN SQUARE METRES

**FLOOR LEVELS**  
PROVISIONAL FLOOR LEVELS AS FOLLOWS SUBJECT TO ON SITE CHECK

**SITE**  
GROUND IS GENERALLY LEVEL TO THE AREA OF SITE THE HOUSE WILL BE BUILT ON

**HOUSE**  
GROUND FLOOR LEVEL : 83.65m  
FIRST FLOOR LEVEL : 86.35m  
EXTERNAL FLOOR LEVEL : 83.50m

**STABLES**  
GROUND FLOOR LEVEL : 81.00m



ground floor plan  
scale 1:50

Project Title: Proposed new dwelling house + associated works  
Client: Mr K. Chapman + Mrs A. Brown  
Address: Reedy Loch, Duns, Scottish Borders TD11 3PT  
Drawing Title: Floor Plans + Elevations - as proposed - planning drawing

**NOTES**

THIS DRAWING IS FOR PLANNING PERMISSION PURPOSES ONLY AND IS NOT A CONSTRUCTION DRAWING

DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NUMBERS HWAD-288-ACB-001 TO 006



Revisions:

A> alterations following client comments kW 30-07-2020  
B> alterations following client comments kW 28-01-2021  
C> alterations following client comments + planning notes, etc kW 04-03-2021  
D> planning notes added to drawing kW 29-03-2021

All dimensions to be checked on site by the Contractor and any discrepancies reported to the architectural technologist.  
DO NOT SCALE

Scale: 1:50 + 1:100  
Drawn By: kW  
Date: July 2020  
Project No: HWAD-288-ACB  
Drawing No: 001

**A1**  
Rev: D

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