


# Outline Plan

KELLYBANK HOUSE

## KEY

-  Building
-  Wood
-  Stone Walls
-  Paving
-  Gravel
-  Grass
-  Planting Area
-  Hedge
-  Existing Tree
-  Proposed Tree
-  Burn

## DESIGN NOTES

The design introduces quite a formal layout around the house to reflect the shapes of the historic property and the original walled garden shown on old maps.

This formal structure is balanced with paving and soft planting that are more contemporary and naturalistic in tone.

A wide variety of habitats have been designed to create interest for the clients and bring in more wildlife (lawn, meadow, dry garden, woodland and streamside).

## TRACY RICH DESIGN

Site Kellybank House, Dollar, FK14 7PQ  
 Scale 1:400 @ A3  
 Date 28 March 2022  
 CAD 202-Design.vwx  
 DB TR  
 File 202-OutlinePlan-3

Rev	Date	Status
1	13/1/22	For client review
2	3/2/22	Minor updates
3	28/3/22	Planning

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Any discrepancies found between this drawing and the site to be checked with the Designer.



### WALLED GARDEN

- Pavers to be hardwearing porcelain (London Stone 'Florence Grey' preferred) laid in a zig zag pattern combined with reused whin setts.
- Mediterranean and edible/herb planting.
- Small area south of the glass extension needs a focal point (e.g. water fountain or sculpture).



### GREENHOUSE

- Freestanding and easily movable (Rhino Premium 8'x10' preferred).



### FRONT GARDEN

- Formal layout with purple beech hedges and a mini orchard within long grass and bulb squares.
- Perennials and grasses introduced to soften the existing heavy shrubbery.
- Clear line of site to the impressive yew.
- Bark chip paths through the trees on the boundaries with woodland underplanting and informal sculptures.



### COURTYARD

- Pavers within the centre of courtyard and just outside to connect 2 doorways.
- Cottage garden style planting.
- Festoon lights zig-zag between walls.
- Bins moved to an outside store.
- Planting to help screen oil tank.



### WILDLIFE WOODS

- A light touch in this woodland to benefit wildlife and reduce the risk of knotweed spread.
- Trees with simple woodland understory plants and bulbs.
- A focus on wildlife habitats (consider brush piles, bird boxes, berrying shrubs etc).
- A naturalistic clearing with seats around a fire pit.
- On site materials reused (bark chip paths, log path edgings).
- Purple beech hedge along roadsides.



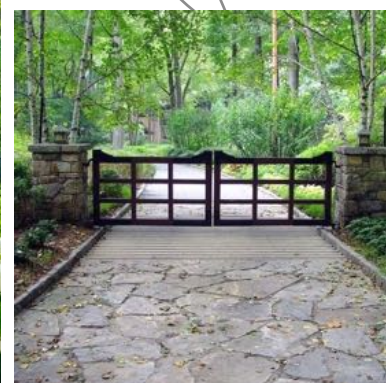
### BURNSIDES

- Planted up burnside to make them more attractive to people and wildlife.
- Any spare on site stones reused to line the burns to create useful micro-habitats.



### DRIVEWAY

- New entrance gates and posts. Slightly widened to 3.6m and set back.
- Whin edging setts taken up and reused to line the entrance gate strip.
- Purple beech outside of gates along roadside. Hydrangea hedge inside gates to lighten up the entrance.
- Parking spaces for 2 cars away from the front of the house plus room for overspill parking along the driveway.
- Turning circle returned to original historic shape and planted up.



0 2 4 m

