

Design & Access Statement

The land to the South of our house, Tweed House, and a second building, Wansbeck House is badly landscaped (uneven), extremely wet and requires improvement.

This land is currently “used” as garden areas at the rear of two buildings; Tweed House is our private residence while Wansbeck House is a building used by guests on our campsite (it is our indoor social space, kitchen, games room and drying room, but has no accommodation). It is not proposed to change the use of the land, except perhaps make it usable! The land is amenity space only.

The buildings open out onto one area that had been left to run wild and was home to concrete debris, including foundation blocks from the old school buildings and other detritus including old car tyres, fencing wire and old oil containers. This debris seems to have accumulated over the years and before we bought the property in 2013. The debris, which formed a spoil heap, has now been removed responsibly and the earth within it spread evenly over the remaining plot (see sectional/profile diagrams for clarification of land levels).

The area within a 5 m radius of our residence, Tweed House, is very wet and only in summer dry spells can it be walked on. Having taking professional advice from a landscaper, we believe that the spoil heap was acting as a dam preventing the natural drainage downhill and instead allowing it to pool, with most eventually draining onto neighbouring land. The removal of the spoil heap should also now allow the natural drainage of the excess of surface water, for example during torrential rain, harmlessly downhill towards the large flat area of the campsite. Although the removal of the debris should improve the drainage, our landscaper also recommends the installation of a land drain from near the rear of Tweed House diagonally across the land to drain into an existing drainage ditch on our land (such a land drain could not have been installed to drain into the ditch with the spoil heap in place as passage to the ditch was blocked). Hence, this application concerns installation of the land drain. The Site Plan also shows 2 further shorter land drains connecting to this diagonal drain (herringbone arrangement) which should improve drainage further. Installation of the land drains will direct rainwater slowly into the ditch. The ditch eventually feeds into the Eals Burn. A further positive outcome of the work is that less water will penetrate through this land area down on to the neighbouring paddock (land belonging to neighbours at Brownrigg Lodges), which is generally very wet.

A summary of the proposal is as follows:

- 1) To properly level the land after having removed the spoil heap.
- 2) Install 1 x 30 m and 2 x 15 m of 100 mm plastic land drainage pipe, with gravel infill and geo-textile membrane to prevent soil ingress. Top up with soil and level (see Sectional Plan of land drain pipe installation and Site Plan for proposed location of drain pipes). The land drains are to be bedded in a slightly sloping trench (approx. 1 in 200) at a depth detailed on the Sectional diagram, sloping towards the ditch.
- 3) Rotavate the existing topsoil and level for seeding to re-establish the grass in the area, plus planting of native deciduous trees. The existing stock-proof fencing surrounding the boundary has recently been supplemented by planting a mix of native field hedging comprising: hawthorn, blackthorn, field maple,

hazel and dogwood. We plan also to use faster growing spruce to provide quicker screening in one area.

- 4) Erect fencing to separate the private garden area from the area behind Wansbeck House (permission not required and not sought).
- 5) Plant further hedging to screen this land area from the main campsite (permission not required and not sought).

Dr David Berrisford
23rd January 2017