

Internal Finishes	
Ground floor	
<ul style="list-style-type: none"> Lounge, entrance hall and hallway to tree house – Hardwood floor Kitchen – Tiles Utility Room – Tiles (could be vinyl) WC/Shower – Tiles Study – Hardwood floor 	
First Floor	
<ul style="list-style-type: none"> Carpet throughout except tiles to bathrooms 	
Wall finishes	
<ul style="list-style-type: none"> Ceramic wall tiles or laminate board finish to shower, WC, bathrooms Paint on plasterboard to walls. Paint on plasterboard to ceilings. 	
Oak Frame – Finish TBC.	

	Private Bathroom/Shower	6.44m ²
	Void	9.12m ²
	Corridor	12.90m ²
	Glazed link & stair	7.53m ²
	Store/HWC	1.72m ²
	Stair	4.44m ²
	Total	104.86 m² (1228.71ft²)
5.3	TOTAL FLOOR AREA (GIA)	228.39m² (2458.38ft²)

4.0	PLANNING CONTEXT	
	The previous owner of the land has a planning approval for a new house and garage. The planning approval was granted on 02 April 2009 and the planning reference is 08/01093/FUL	
	Colin Campbell from LOCAM met Dorothy Amyes from Scottish Borders Council Planning Dept on the 26 th August 2009 to discuss sketch design proposals prepared for the project. The feedback on the form and scale of the design was positive.	
	The proposals will require the removal of some trees but the layout and positioning of the building will mean that fewer trees will be removed than on the previous application.	

5.0	ACCOMMODATION SCHEDULE	Area
5.1	Ground Floor	GIA 113.85.m² (1225.48ft²)
	Entrance	4.8m ²
	Stair	3.31m ²
	Store	1.0m ²
	Lounge/dining	45.37 m ²
	Kitchen	14.35m ²
	Study	16.20m ²
	Utility room	3.42m ²
	WC	4.75m ²
	Glazed link & stair	7.53m ²
	Corridor	5.76m ²
	Total	106.49m² (1146.25ft²)
5.2	First Floor	GIA 114.54.0m² (1232.90ft²)
	Bedroom 1	16.20m ²
	Bedroom 2	16.72m ²
	Bedroom 3	13.34m ²
	Informal living area.	9.12m ²
	Bathroom	7.33m ²