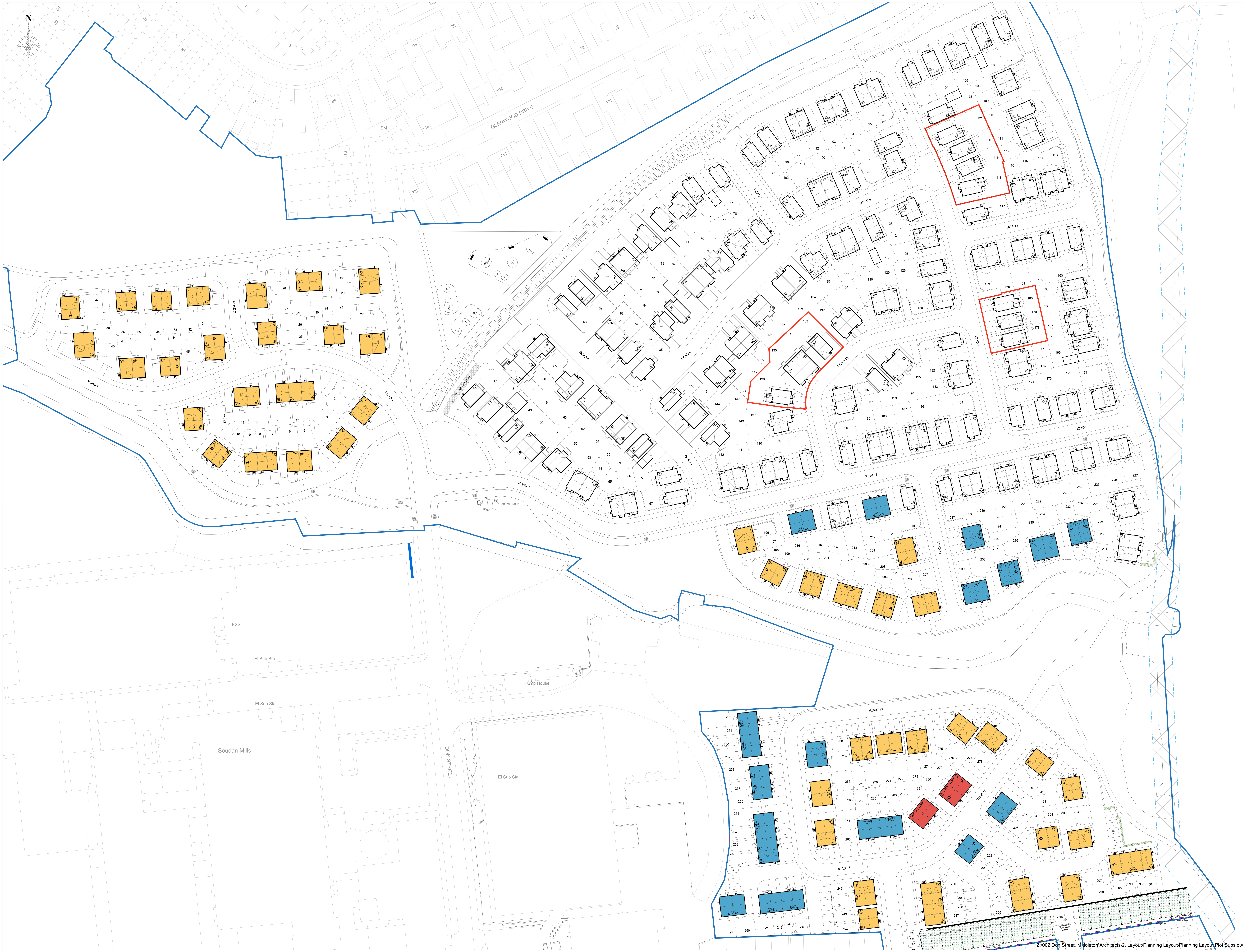

Tenure Split

Indicates Affordable Tenure

Indicates Adapted disabled unit

Indicates PRS unit

Schedule of Accommodation

Ref	Type	House Type	Sqft	No	Total Sqft
HA Units					
ROT	Roth	2 bed semi/mews	764	19	14516
ADU835	ADU 835	2 bed adaptable unit	835	2	1670
Gar	Garth	3 bed semi/mews	908	12	10896
Gor	Gorm	3 bed semi CT	912	4	3648
ADU1009	ADU 1009	3 bed adaptable unit	1010	2	2020
EME	Emerson	4 bed semi	1068	2	2136
SPR	Spruce	3 bed semi townhouse	1020	4	4080
			HA Total	45	38966
PRS Units					
EIO	Eion	2 bed semi/mews	649	20	12980
HIC	Hickory	2 bed semi/mews	767	14	10738
KAT	Katrine	3 bed semi/mews	854	12	10248
KIN	Kindord	3 bed semi/mews	854	2	1708
Ga	Garth	3 bed semi/mews	908	18	16344
Go	Gorm	3 bed semi/mews	912	10	9120
Oli	Olive	2 bed semi/mews	770	3	2310
LOY	Loyne	3 bed semi CT	857	12	10284
SPR	Spruce	3 bed semi townhouse	1020	8	8160
			PRS Total	99	81892
PFS Units					
Oli	Olive	2 bed semi/mews	770	2	1540
HIC	Hickory	2 bed semi/mews	767	16	12272
MAP	Maple	3 bed semi	912	22	20064
WAL	Walnut	3 bed Semi/detached	912	3	2736
ACA	Acacia	3 bed semi/detached CT	959	11	10549
TEA	Teak	3 bed detached CT	994	15	14910
CED	Cedar	3 bed semi /detached	959	22	21098
CYP	Cypress	3 bed Semi/detached	994	3	2982
ELD	Elder	3 bed detached	998	3	2994
SPR	Spruce	3 bed semi townhouse	1020	16	16320
LAU	Laurel	3 bed detached/Semi	1036	24	24864
ROW	Rowan	3 bed detached	1028	7	7196
HAZ	Hazel	3 bed detached	1082	11	11902
CHE V2	Cherry V2	4 bed detached	1221	6	7326
LAV	Lavender	4 bed detached	1259	6	7554
			PFS Total	167	164307
Total number of units and square footage				311	285165
Gross Site Area in Acres					31.26
Undevelopable Area in Acres					11.55
Net Site Area in Acres					19.71
Density (units per acre)					16
Density (units per hectare)					39
Square foot / Acre					14,468

Legend

Indicates 1.8m high brick wall with piers.

Indicates 1.8m high plot divisional screen fence.

Indicates 1.8m high closed boarded fence.

Indicates proposed tree planting subject to a landscape design and specification.

Indicates area for Grass-Crete for emergency link.

Indicates principle entrance door to dwelling.

Indicates secondary entrance door to dwelling.

Indicates application site boundary.

* Indicates aspect window (Ground Floor Only)

Revision	Date	Amendment	Initials
BJ	26.03.25	House type subs plots 136, 135, 134, 133,118 119, 120, 121, 178, 179, 180.	BP
BI	05.08.24	Flagging added parralel to P64 drive.	BP
BH	16.07.24	Tenure hatching now shown.	ATL
BG	18.04.24	House type subs plots 211, 212, 215 and 216 swapped with 228, 229, 230 and 231	RGC
BF	12.03.24	Proposed footpath fronting plots 287-290 amended as per typical highway construction details	RGC
BE	30.08.23	Legend updated regarding aspect windows, Plots 98, 246, 291-292 side aspect window reference removed.	KLW
BD	07.08.23	Cycle way amended following RSA Red edge boundary to plot 262 amended.	KLW
BC	19.06.23	Flagging amended to plot 58	KLW
BB	26.05.23	trim trail location amended and plot 143 handed	bp
BA	13.04.23	Plot 49 crib sheet updated	ATL
AZ	04.01.23	Allottments revised and timber fences chamfers added.	BP
AY	03.01.23	Sales garage between Plots 48 & 49 width increased as per comments from sales center meeting	ATL
AX	07.12.22	Plots 85, 86, 87, 88, 242 & 245 fence lines amended. General flagging rationalisation. Amended as per external works.	EK
AW	18.10.22	Aspect windows added.	EK
AV	10.10.22	General plot flagging and fencing updated. Allotments updated.	EK
AU	23.09.22	General amendments to site layout.	EK
AT	16.08.22	Accommodation Schedule/Footages corrected. Plots 242-243 switched with plots 304-305.	BP
AS	03.08.22	Elder/Elder-CT & Walnut cribs corrected	
AR	23.06.22	Hipped roofs added to woodland character area. 2.5Storey Townhouses added to river frontage.	BP
AQ	26.05.22	Affordables & PRS moved around, plot 290 changed to a 'Olive'	BP
AP	16.05.22	Parking 147 -148 and 298-302 broke up. Railings along avenue introduced, hipped roofs in urban and river character area changed to front to back	BP
AO	28.04.22	Plots 159-169 amended, plots 185-189 realigned.	BP
AN	21.04.22	Amended Accommodation schedule.	BP
AM	11.04.22	Amendments to NDSS, increased garden sizes	BP
AL	30.03.22	Increased NDSS requirement .	
AK	23.03.22	Affordables relocated, plots 137-135 amended .	BP
AJ	21.03.22	Interface distances in western parcel increased.	BP
AI	10.03.22	Amended to planners comments.	BP
AH	07.03.22	Accommodation schedule amended.	BP
AG	02.03.22	Plots 250-251 moved foward.	BP
AF	23.02.22	Plots 208, 209 2 Katrines changed for 2 Emersons.	BP

Development

DON STREET

Location

MIDDLETON

Marketing Name

-

Drawing Title

SITE PLANNING LAYOUT - COMPOSITE

Job No.	Drawing No.
KH002	**DS/CSL-CL/01**
Revision: **BJ**	Scale @ A0: 1:500
Drawn By: KH	Date: 20.09.21
Checked by: RC	Date Checked: 24.09.21

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