

The development registered under titles MID151557 & MID122301 and plots 400 to 415 plus the open space

have been DPA approved by:

S Pardue - 22nd November 2018

Stuart Pardue (DPA Officer)

NOTES

Development layout only - may be subject to change
 Houses with window or door openings in walls facing boundaries must not be less than 1.0m from the boundary
 Each house to be provided with a 600x600mm (min) P.C. slab as a bin stance, adjacent to the rear entrance door.
 All topsoil and vegetable matter (including wood) to be removed over the area of each house and the ground immediately adjoining the house.
 All driveways in blacktop to be to Engineers Details
 Suitable arisings from excavations provide useful engineering material for raising levels and in forming and contouring areas of landscaping.
 Accordingly, the finished surface levels on this development have been designed to incorporate the benefit of this material, either derived on this site, or on other

ACCOMMODATION SCHEDULE

House types	SqFt	No.	Total SqFt	%
Andrew 4 TK 2 bedroom mid-terraced house	(727)	01	(727)	6.3%
2 bedroom semi-detached house	(727)	02	(1454)	12.5%
Baxter 4 TK 3 bedroom end-terraced house	(828)	02	(1656)	12.5%
3 bedroom semi detached house	(828)	04	(3312)	25.0%
Chalmers 4 TK 3 bedroom semi - detached house	(1015)	02	(2030)	12.5%
Douglas 4 TK 4 bedroom detached house	(1117)	02	(2234)	12.5%
Drummond 4 TK 4 bedroom detached house	(1205)	01	(1205)	6.3%
Hume 4 DF TK 4 bedroom detached house	(1427)	01	(1427)	6.3%
Maxwell 4 DF TK 4 bedroom detached house	(1489)	01	(1489)	6.3%
Total		16	(15,534)	100%

Area of Application Boundary (Gross)	1.85 Acres
Public Open Space	0.58 Acres
Nett Developable Area	1.27 Acres
Gross Density of Houses Per Acre	8.65 Units / Acre
Nett Density of Houses Per Acre	12.60 Units / Acre
Square Feet Per Nett Acre	12,231 SqFt / Acre

- KEY:**
- Application Boundary
 - Adoptable Footpaths
 - Adoptable Roads
 - Grass Service Strip
 - Factored Public Open Space
 - Shared Private Footpath - Plots 400,401 & 402
 - Hedging
 - Sewer Wayleave
 - Factor Maintained Footpath

REV	DATE	DRAWN	DESCRIPTION
F	Sep'18	RC	LAYOUT UPDATED TO TIE IN WITH COMMENTS FROM LEGAL.
G	Oct'18	RC	BOUNDARY OF THE SITE UPDATED TO TIE IN WITH COMMENTS FROM LEGAL.
H	Nov'18	RC	BAY WINDOW ON MAXWELL NOW SHOWN.
I	Nov'18	RC	LAYOUT UPDATED TO TIE IN WITH COMMENTS FROM LEGAL.

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Project:
**Hopefield, Site L2
 Bonnyrigg**

Title:
Master Feu Layout

Dwg No:
20477 - L2 / A / 02-08 I

Scale: 1:500 @ A1 Date: MAY'18

Drawn By: RC Checked By:

**J, K & L
 ve Layout**

