

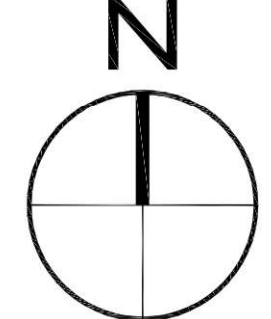
Sinah Lane, Hayling Island										idp PARTNERSHIP	
BDW SOUTHAMPTON										12.84 21.23	
GROSS SITE AREA										4.77 11.79	
NET SITE AREA										10-40p-2019	
HOUSE TYPE	DESCRIPTION	STORIES	NO.	NO.	NO.	NO.	NO.	NO.	NO.	TOTAL NO.	TOTAL NO.
Private Mix											
2B4P	Terrensi	2	29	21	616	57.1	17935	1665.9			
2B4P	Terrensi	2	45	33	850	77.1	37550	3465.5			
2B4P	Terrensi	2	23	17	855	78.4	19665	1825.1			
2B4P	Terrensi	2	14	10	1072	98.6	10058	1384.4			
2B4P	Terrensi	2	17	12	1032	95.9	17544	1655.3			
2B4P	Terrensi	2	9	7	1085	100.8	9765	907.20			
TOTAL										117167	10883.50
Affordable Mix											
2B4P	Terrensi	2	2	3	722	67.1	1444	134.2			
2B4P	Terrensi	2	2	3	635	78.8	1055	153.3			
2B4P	Terrensi	2	12	21	884	64.3	7059	881.5			
2B4P	Terrensi	2	12	21	884	64.3	7059	881.5			
2B4P	Terrensi	2	4	7	687	63.8	2748	356.2			
2B4P	Terrensi	2	7	12	842	78.3	5891	648.7			
2B4P	Terrensi	2	14	24	930	88.0	12661	1364.2			
2B4P	Terrensi	2	4	7	958	88.0	3832	399.0			
2B4P	Terrensi	2	1	2	1154	106.8	1154	102.8			
TOTAL										44758	4158.5
OVERALL TOTALS										161925	15042.00
OVERALL DENSITY											
UNITS/HA	40.88	2 BED HOUSE	2	21							
UNITS/ACRE	16.54	2 BED HOUSE	2	45							
UNITS/HA	3153	2 BED HOUSE	2	137							
UNITS/ACRE	13734	2 BED HOUSE	2	100							
AFFORDABLE MIX											
UNITS/HA	35	2 BED	35	57							
UNITS/ACRE	15	2 BED	15	31							
UNITS/HA	58	2 BED	58	100							
NOTE: Net area and gross area excludes all public open space and associated structural landscaping / buffer planting											

KEY	
■	SITE BOUNDARY
■	SALES AREA
●	AFFORDABLE RENT
●	SHARED OWNERSHIP
○	PROPOSED TREES
○	REMOVED TREES
○	EXISTING TREES
○	6m EASEMENT
■	BLOCK PAVED RAISED TABLE
■	HEAVY DUTY CONSTRUCTION FOOTPATH OR DRIVE, CONSTRUCTION TO BE CAPABLE OF ALLOWING EMERGENCY VEHICLE ACCESS

Slipway

NORTH SHORE ROAD

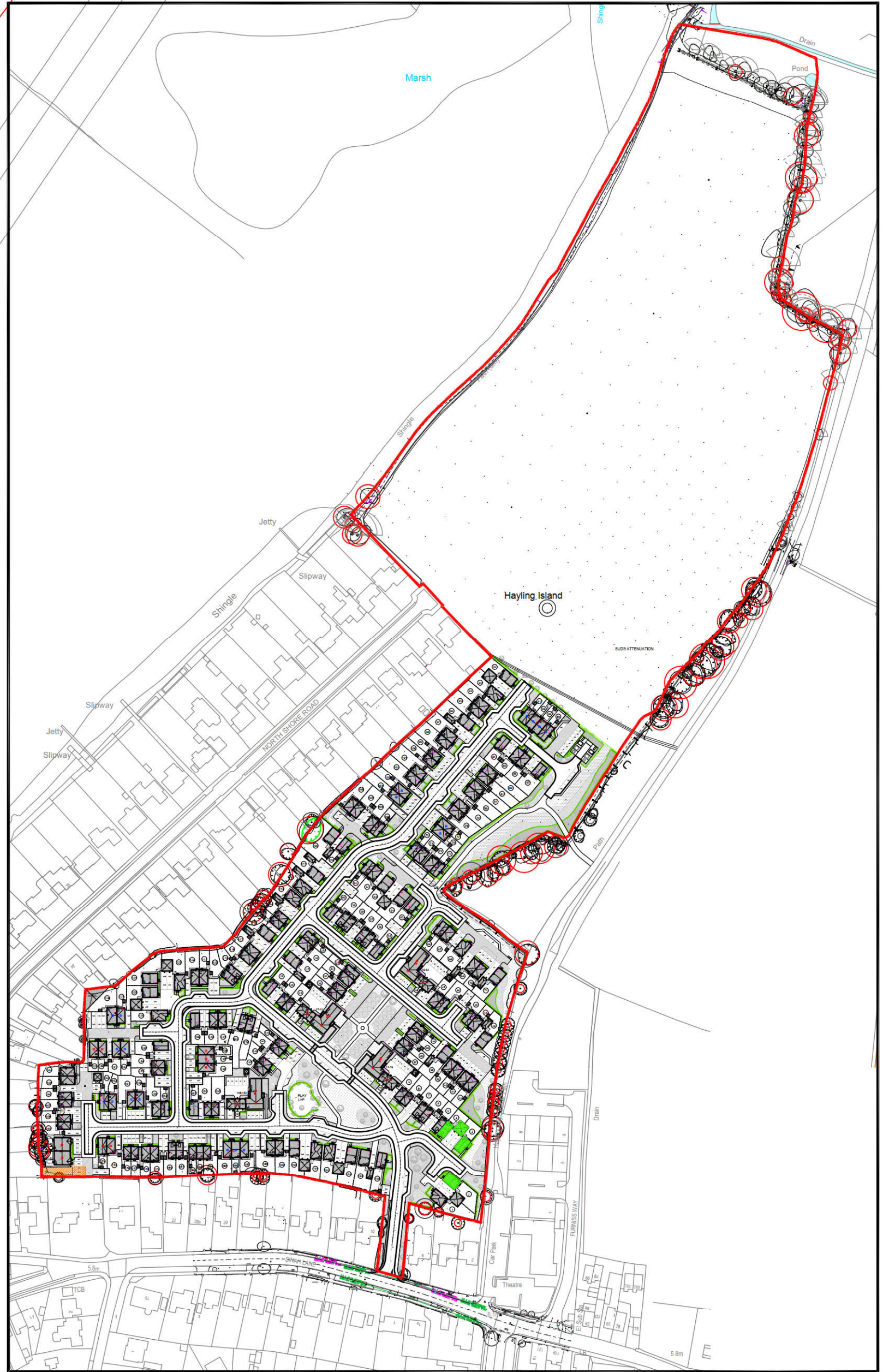
SUDS ATTENUATION



DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNER'S RISK ASSESSMENT

RESIDUAL RISKS:



OVERALL SITE LAYOUT - n.t.s

P4	20/09/19	Cycle storage indicated to all for sale plots without a garage at client request KT	
P3	11/09/19	D18 issued for planning KT	
D18	10/09/19	Plot 128 amended to Type 54 in lieu of Type 52. Plots 131-132 amended from affordable rent to shared ownership. Schedule updated to correspond. All amendments carried out following comments received from LA Housing Officer KT	
P2	16/07/19	Plot 8 amended to Kingsville V1 type. Plot 112-113 amended to Kingsville V2 house type. Plots 115-120 & 180-181 amended to Kingsville V2 type. Plot 126 amended to Kingsville V1 house type KT	
P1	26/06/19	Latest landscaping added. Issued for planning KT	
D17	26/06/19	LEAP changed to LAP. Raised table added adjacent to plots 11-22 and block paving removed. Service margins increased to 2m in width. Footpath and service strip in front of plots 182 amended. All amendments carried out as client request KT	
D16	26/06/19	VP adjacent to plot 84 repositioned adjacent to plot 75. Plot 72-75 repositioned. Shared drive opposite plot 68 amended to the tender. All amendments carried out following RCP highways review KT	
D15	25/06/19	Kingsville gable projection increased in width at client request. Schedule updated to correspond KT	
D14	21/06/19	Shed and bins to plot 127 repositioned. Boundary walls added to plots 1, 26, 29, 33-34, 50, 60, 61, 62-66, 75, 84, 105, 110, 120, 135-138, 139, 144, 157-158 & 195 KT	
D13	14/06/19	VPs opposite plot 195 and adjacent to plots 60 & 105 repositioned out of visibility splays. All raised tables and vertical deflection omitted. Footpath adjacent to plots 72-75 increased to 3m wide. Corner adjacent to plot 26 reconfigured to be speed control bend. Plot 195 repositioned out of visibility splay & associated parking reconfigured. All side road reduced to width 4.8m with the exception of side road serving plots 1-4. Plots 1-2, 38-47 & 158-175 repositioned to suit new road pattern. All amendments carried out following receipt of RCP comments dated 13/06/19 KT	
D12	23/05/19	Roads serving plots 34-48, 55-59, 120-141 & 144-152 amended to be shared surfaces. 3m vp's adjacent to site entrance repositioned opposite plot 10. 3m vp's on vp's bays opposite plot 195 redistributed to be 2m parallel bays opposite plot 195. 2m parallel bays opposite plots 68-70 and 10, 182-195 and adjacent to plots 48 and 55 & 65 KT	
D11	04/04/19	Block paving indicated to shared drives serving plots 1-6, 61-64, 67-71, 144-147. Railings indicated adjacent to plots 11-22, 49-54 & 145-153. Substation repositioned adjacent to plot 163. Parking to plots 128-130 amended. Land adjacent to plot 128 indicated to be conveyed to neighbouring dwellings. Plots 174-175 moved forward and plot 174 parking repositioned KT	
D10	28/03/19	Chester to plot 4 omitted. Additional footpaths added to serve shared drives to plots 30-37. Plots 38-47 repositioned. Plot 43 changed to Malesstone in lieu of Moresby. Plots 69-70 changed to Malesstone in lieu of Chester's. Additional plot added adjacent to plot 75. Plots 124-125 changed to Chester's in lieu of Malesstone's. Parking to plots 127-130 reconfigured. Plots 129-130 moved forward. Plots 182-183 repositioned and parking reconfigured. Adopted footpath extended to serve plots 174-175. Crossing points added opposite plot 182 and adjacent to rear of plot 185. Footpath reconfigured in front of plots 61-70 and crossing point added to junction. Play LEAP added opposite plots 190-191. Schedule updated to correspond with all house type changes KT	
D9	22/02/19	Entrance to shared drive serving plots 63-65 & 74-75 repositioned and indicated to be constructed of heavy duty construction. Bin area provided to plot 127. Sheds added to affordable units KT	
D8	04/02/19	Rear boundary fence to plots 143 & 147 rearranged. House type variant references added KT	
D7	31/01/19	Parking to plots 144-147 reconfigured. Gardens to plots 143-147 amended. VP adjacent to plot 71 repositioned adjacent to plot 67 to create pack of 3. Plots 1 & 2 moved south east. VPs opposite plots 191 & 193 omitted. VPs to right side of entrance road repositioned further north opposite plot 195 and additional 2m VPs added to create pack of 5 KT	
D6	30/01/19	VPs on right side of entrance road moved north. Plot 147 changed to Kingsville in lieu of Moresby. Schedule updated to correspond. Parking to plots 144-147 reconfigured. Parking to plots 175-178, 182-183 & 185-187 repositioned. Plots 184-187 repositioned. VP adjacent to plot 174 repositioned opposite plot 193 KT	
REVISION	DATE	DESCRIPTION	CHECKED

idp PARTNERSHIP
NORTHERN

ARCHITECTURE | MASTERPLANNING | URBAN DESIGN

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PROJECT/CLIENT
Sinah Lane, Hayling Island
for BDW Southampton

DRAWING TITLE
Proposed Site Layout

PROJECT ARCHITECT
DRAWN BY
CHECKED
SCALE
DATE

PROJECT NO.
DRAWING NO.
DRAWING STATUS

1: 500 @ A0
January 2019
PLANNING

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0 5 10 20 50 metres
Scale 1:500 @ A0