Sinah Lane, Hayling Island

idP PARTNERSHIP NORTHERN

BDW SOUTHAMPTON

	ha	acres
GROSS SITE AREA	12.64	31.23
NETT SITE AREA	4.77	11.79

10-Nov-2020

HOUSE TYPE	BED/ROOM/PERSON	DESCRIPTION	STOREYS	NO	M/K	SQ FT	SQ M	TOTAL SQ FT	TOTAL SQ M
Private Mix									
Kenley	2B4P	Terrisemi	2	10	7	624	58	6240	580
Denford	2B4P	Terrisemi	2	19	14	624	58	11858	1102
Ellerton	3B5P	Terr / Semi	2	31	23	830	77.1	25730	2390.1
Maidstone	3B5P	Terr / Semi	2	14	10	830	77.1	11620	1079.4
Moresby	3B5P	Semi / Detached	2	23	17	855	79.4	19665	1826.2
Kingsville	3B5P	Terr / Semi	2.5	14	10	1072	99.6	15008	1394.4
Chester	4B5P	Detached	2	13	9	1032	95.9	13416	1246.70
Kingsley	4B7P	Detached	2	13	9	1085	100.8	14105	1310.40
			TOTAL	**137**	**100**			**117640**	**10929.20**
Affordable Mix									
HT1	2B3P	Maisonette	2	2	3	722	67.1	1444	134.2
HT2	2B3P	Maisonette	2	2	3	825	76.6	1650	153.2
Ambersham	2B3P	Maisonette	3	9	16	664	64.3	5256	468.7
Maldon	2B4P	Maisonette	3	9	16	676	62.8	6084	565.2
Alverton	2B4P	Coach House	2	3	5	687	63.8	2061	191.4
TS1	2B4P	Terrisemi	2	14	24	842	78.3	11788	1096.2
TS2	3B5P	Terrisemi	2	13	22	926	86.0	12038	1118
TS5	3B5P	Terrisemi	2	5	9	958	89.0	4790	445
TS4	4B6P	Terrisemi	2	1	2	1104	102.6	1104	102.6
			TOTAL	**58**	**100**			**46215**	**4294.5**
		OVERALL TOTALS		**195**				**163855**	**15223.70**

OVERALL DENSITY	
UNITS / ha	40.88
UNITS / ACRE	16.54
SQ.M / ha	3192
SQ.FT / ACRE	13898

PRIVATE MIX	TOTAL	%
2 BED HOUSE/APT	28	21
3 BED HOUSE	82	60
4 BED HOUSE	28	19
	137	**100**

AFFORDABLE MIX		
BEDS	TOTAL	SOCIAL (%)
2 BED	39	67
3 BED	18	31
4 BED	1	2
	58	**100**

NOTE: Nett 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
- HEAVY DUTY CONSTRUCTION FOOTPATH OR DRIVE - CONSTRUCTION TO BE CAPABLE OF ALLOWING EMERGENCY VEHICLE ACCESS

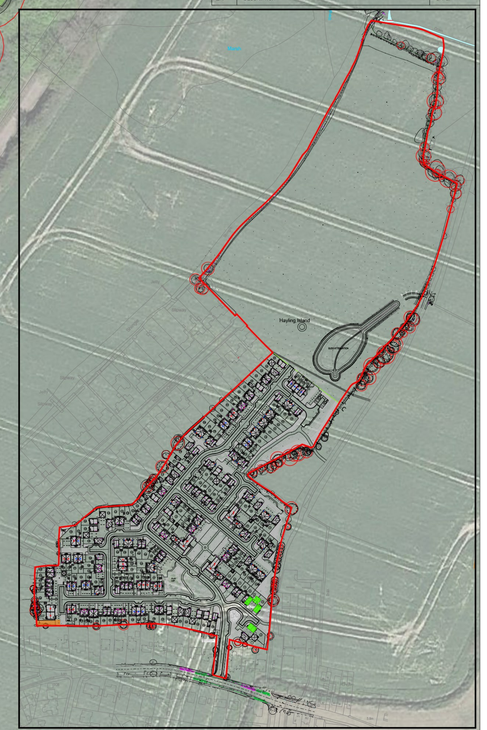
SUDS ATTENUATION

N

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
(Construction (Design and Management) Regulations 2015
RESIDUAL RISKS:

REF:	DESCRIPTION:	DATE:



OVERALL SITE LAYOUT - n.t.s

REVISION	DATE	DESCRIPTION	CHECKED
P12	20/11/20	D34 issued for planning. Latest landscaping added KT	
D34	11/11/20	Parking to plots 44 & 105 reconfigured. Rear access gates, sheds and bins to plots 29, 33-34, 55, 60-61, 65-66, 72, 75, 105 & 110 repositioned. Rear fence lines to plots 69-70, 131-135 & 160-163 repositioned. Garage to plot 69 repositioned KT	
D33	10/11/20	Plots 94-95, 97-98, 117-118, 121-122, 164-165, 178-179 & 188-189 amended from Ellerton to Maidstone. Schedule updated to correspond. Attenuation pond updated following receipt of latest proposals. VP adjacent to plots 112-113 repositioned adjacent to plot 60 in order to move plots 112-115 forward. Plots 166-173 and corresponding parking reconfigured. All amendments carried out at client request.KT	
P11	04/11/20	D32 issued for planning KT	
D32	06/10/20	All Maidstone's amended to Ellerton's at client request. Schedule updated to correspond.KT	
D31	05/10/20	Plots 38, 43, 71 & 109 amended from Chester to Kingsley. Plots 8-9, 24-25, 30-31, 36-37, 99-100, 114-115, 134-135, 176-177, 182-184 amended from Kenley to Denford all at client request. Schedule updated to correspond.KT	
P10	13/05/20	Swales indicated to the rear of plots 76-83 and SUDs attenuation indicated to north east of development. Plots 97-100 reconfigured back. Latest landscaping added KT	
D30	01/05/20	Plots 97-100 reconfigured at client request.KT	
P9	23/04/20	D29 issued for planning. Latest landscaping added KT	
D29	21/04/20	Plots 170-177 and adjacent turning head repositioned to increase garden depths to plots 170-173.MF	
P8	17/04/20	D28 issued for planning. Latest landscaping added KT	
D28	02/03/20	Plots 164-173 amended following receipt of planners comments.KT	
D27	04/03/20	D27 issued for planning. Latest landscaping added KT	
D26	28/02/20	2no VP's removed from north of play lap and relocated south of play lap.MF	
D25	12/02/20	Plot 129 changed from TS2 to TS1. Plot 149 changed from TS1 to TS5. Schedule updated to correspond.KT	
D24	11/02/20	Plots 101-102 & 150-153 changed from TS2's & TS1's and plot 149 changed from TS5 to TS1 all at client request. Schedule updated to correspond.KT	
D23	10/02/20	Parking to plots 150-156 reconfigured following comments received from planners. Plots 149-156 repositioned accordingly KT	
D22	07/02/20	Parking to plots 150-156 reconfigured. Visitor parking spaces added adjacent to plot 146 and opposite plots 149 & 194.KT	
D21	07/02/20	Fences to plots 147-152 reconfigured to allow for larger gardens to plots 150-152 following comments received from client.KT	
		Area of land to plots 142-156 redesigned to omit apartments and replace with housing at planners request. Housing schedule updated to correspond. Plots 101-102 amended from Maidstone's to Type 52's. Plot 128 amended from shared ownership to affordable rent at client request.KT	
P6	18/12/19	Boundary walls to plots 105, 110, 135-136, 139, 143, 157-159 omitted and replaced with fencing at client request. Maldon and Alverton bedroom/person corrected on schedule. Latest landscaping added KT	
P5	13/12/19	D20 issued for planning KT	
D20	05/12/19	Cycle storage indicated to all for sale plots without a garage at client request. Bollards at to road stub to northern field access. Footpath behind plots 72-83 repositioned to allow for wider buffer planting.KT	
P4	20/09/19	Cycle storage indicated to all for sale plots without a garage at client request.KT	
D19	14/11/19	Brickwork wall forming plot 1 boundary amended to 1.8m high close boarded timber fence and repositioned. 3m link footpath serving plots 72-75 omitted and parking repositioned. Bollards indicated to footpaths adjacent to plots 3, 72 & 87.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 6 amended to Kingsville V1 type. Plot 112-113 amended to Kingsley V2 house type. Plots 119-120 & 180-181 amended to Kingsville V2 type. Plot 126 amended to Kingsley V1 house type KT	
P1	28/06/19	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 1&2 amended. All amendments carried out as client request KT	
D16	26/06/19	VP adjacent to plot 84 repositioned adjacent to plot 75. Plots 72-75 repositioned. Shared drive opposite plot 68 amended to fire tender. All amendments carried out following HCP highways review KT	
D15	25/06/19	Kingsley 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, 55, 60, 61, 65-66, 75, 84, 105, 110, 120, 135-136, 139, 144, 157-158 & 195 KT	

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 - Coloured

PROJECT ARCHITECT: KD	PROJECT NO. N81:2517	DRAWING REVISION P12	
DRAWN BY: KT	DRAWING NO. PL-06		
CHECKED: IDP			
SCALE: 1:500 @ A0	DRAWING STATUS PLANNING		
DATE: January 2019			

BARRATT HOMES

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