

Sinah Lane, Hayling Island										idp PARTNERSHIP PLANNING						
BDW SOUTHAMPTON										ha		12-PHASE-2020				
GROSS SITE AREA										12.84 31.23						
NETT SITE AREA										4.77 11.79						
HOUSE TYPE										STOREYS	W/F	M/W	NO. F.F.	NO. M.	TOTAL NO. F.F.	TOTAL NO. M.
Private Mix																
Kingsley	2B/3P	Tenement	2	29	21	616	57.1	17835	1655.9							
Medstone	3B/3P	Ten / Semi	2	45	33	830	77.1	37250	3489.5							
Manorby	3B/3P	Semi / Detached	2	23	17	685	78.4	19855	1829.2							
Kingville	3B/3P	Ten / Semi	2.5	14	10	1072	99.8	15039	1384.4							
Chesley	4B/3P	Detached	2	17	12	1032	89.9	17544	1633.30							
Kingsley	4B/3P	Detached	2	9	7	1085	100.8	9765	907.20							
TOTAL										137	100		117167	10883.30		
Affordable Mix																
HT1	2B/3P	Macroebe	2	2	3	722	67.1	1444	134.2							
HT2	2B/3P	Macroebe	2	2	3	835	76.8	1665	153.2							
Amberham	2B/3P	Macroebe	3	9	16	964	84.3	2559	488.7							
Maldon	2B/3P	Macroebe	3	9	16	876	82.8	2094	599.2							
Alverton	2B/3P	Copthorne	2	5	5	697	63.9	2091	197.4							
HT1	2B/3P	Tenement	2	14	24	642	78.3	17768	1596.2							
HT2	3B/3P	Tenement	2	13	22	926	86.5	12038	1119							
HT5	3B/3P	Tenement	2	6	9	859	89.9	4790	447							
HT4	4B/3P	Tenement	2	1	2	1124	125.8	1124	122.8							
TOTAL										58	100		45315	4284.5		
OVERALL TOTALS										195			163382	15178.00		
OVERALL DENSITY																
PRIVATE MIX										TOTAL		%				
UNITS/31 ha										40.88						
UNITS/ACRE										16.14						
SO. M. T. A.										3162						
SO. FT. / ACRE										13558						
AFFORDABLE MIX																
BEDS		TOTAL		SOCIAL												
2 BEDS		30		87												
3 BEDS		18		31												
4 BEDS		5		16												
TOTAL		53		100												
NOTE: Net area and gross area excludes all public open space and associated structural landscaping / buffer planting																

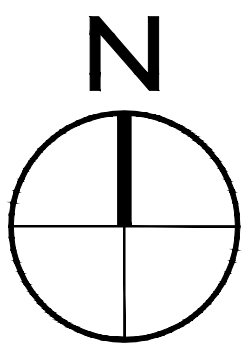
NOTE: Net area and gross area excludes all public open space and associated structural landscaping / buffer planting

KEY	
[Red outline]	SITE BOUNDARY
[Green outline]	SALES AREA
[Blue outline]	AFFORDABLE RENT
[Red dot]	SHARED OWNERSHIP
[Green circle]	PROPOSED TREES
[Red circle]	REMOVED TREES
[Blue circle]	EXISTING TREES
[Orange outline]	6m EASEMENT
[Grey rectangle]	BLOCK PAVED RAISED TABLE
[Thick grey line]	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

P7	04/03/20	D27 issued for planning. Latest landscaping added KT	
M7	28/02/20	2nd VP's removed from north of play lap and relocated south of play lap MF	
D26	12/02/20	Plot 128 changed from T52 to T44 and relocated south of play lap MF	
		Schedule updated to correspond KT	
D25	12/02/20	Plots 101-102 & 105-103 changed from T52's to T51's and plot 149 changed from T55 to T51 all at client request. Schedule updated to correspond KT	
D24	11/02/20	Parking to plots 150-156 reconfigured following comments received from planners. Plot 149-148 reconfigured according to KT	
D23	10/02/20	Parking to plots 148 and opposite plots 149 & 154 KT	
D22	07/02/20	Fence to plots 147-152 reconfigured to allow for larger gardens to plots 150-152 following comments received from client KT	
D21	07/02/20	Area of land to plots 142-150 redesign to omit apartments and replace with housing at planners request. Housing schedule updated to correspond	
P6	18/12/19	Boundary walls to plots 105, 110, 135-136, 139, 143, 157-158 omitted and replaced with fencing at client request. Maldon and Alverton bedroom/porch 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 12-83 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 boarder timber fence and repositioned. 3m link footpath serving plots 72-75 omitted and parking repositioned. Bollards indicated to footpath 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 Kingsley V1 type. Plot 112-113 amended to Kingsley V2 house type. Plots 119-120 & 130-131 amended to Kingsley V2 type. Plot 125 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 182 amended. All amendments carried out at 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 fire tender. All amendments carried out following RCP Highways review KT	
D15	25/06/19	Kingsley gate 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, 40, 41, 45-46, 74, 140, 150, 151, 152, 153, 158, 159, 161, 162, 163, 164, 167-168 & 169 KT	
D13	14/06/19	15% opposite plot 195 and adjacent to plots 60 & 195 repositioned out of visibility splay. 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 in width to 4.8m with the exception of side road serving plots 1-6. Plots 1-2, 38-87 & 158-172 repositioned to suit new road pattern. All amendments carried out following request of RCP comments dated 13/05/19 KT	
D12	23/05/19	Roads serving plots 34-48, 56-59, 125-141 & 144-152 amended to be shared surface. 2m vln adjacent to site entrance repositioned opposite plot 10. 5m vln on vln bay opposite plot 195 redistributed to be 2m parallel bays opposite plot 195, 2m parallel bays opposite plots 68-74 and 1m parallel bay opposite plot 87. Additional footpaths added opposite plots 10, 195 and adjacent to plots 48 and 56 & 64 KT	
D11	04/04/19	Block paving indicated to shared drives serving plots 1-6, 61-64, 67-71, 134-147. Bollards indicated adjacent to plot 163. Parking to plots 128-130 amended. and adjacent to plot 128 indicated to be converted to neighbouring dwellings. Plots 174-175 moved forward and plot 174 parking repositioned 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	KD	PROJECT NO	N81:2517
DRAWN BY	KT	DRAWING NO	PL-02
CHECKED	IDP		P7
SCALE	1: 500 @ A0	DRAWING STATUS	PLANNING
DATE	January 2019		

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