



106975 N

106950 N

106925 N

106900 N

106875 N

106850 N

106825 N

106800 N

106775 N

106750 N

106725 N

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Proposed Illustrative Site Plan



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METIS HOMES

Modern Homes. Traditional Values.



Metis Homes Development
— this drawing has been produced to Metis Homes' requirements

Lindens

HORDEAN ROAD

Bungalow

Chalet

Chalet

Chalet

Chalet

Bungalow

Chalet

Extent of Flood Zone 3
(Area to be used as open space)

Access to area of open space

Pedestrian/Cycle Path

Pedestrian/cycle access to adjoining recreational ground

Schedule of Accommodation

HOUSE TYPE	No	CAR SPs
2-Bed Houses (© c.827ftsq)	4	8
2-Bed Houses (© c.877ftsq)	2	4
3-Bed Houses (© c.1017ftsq)	4	8
3-Bed Houses (© c.1053ftsq)	1	2
3-Bed Houses (© c.1082ftsq)	3	6
4-Bed Houses (© c.1501ftsq)	1	3
4-Bed Houses (© c.1533ftsq)	1	3
(Visitor (assumed on basis of 0.2 spaces per dwelling))	4	

Total 16 Dwellings 38

AFFORDABLE UNITS
30% of Dwellings = 5 Units

CYCLES (per unit)

2 secure & covered residents cycle spaces (garage or garden shed)
1 visitor cycle space near front entrance (wall hoop or similar)

SITE AREA/DENSITY

0.93 Hectares (gross) = 17 DPH
[including access strip and flood zone]
0.52 Hectares (net developable) = 31 DPH
[excluding access strip and flood zone]

Survey information undertaken by:-

D&H Surveys

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Topographic Surveys
Elevation Surveys
Floor Plan Surveys
Volumetric Surveys
As Built Drainage Surveys
Site Setting Out
Co-ordination Of Site Layouts
Rectified Photo Elevations
C.A.D Plotting Bureau

F 27/8/20	Pedestrian/cycle paths widened to 3m
E 10/6/20	Pedestrian/cycle path, light bollards added to northern boundary
D 18/5/20	Pedestrian/cycle path, light bollards, notes added
C 24/2/20	Pedestrian access to adjoining recreational ground added
B 13/9/19	Plots 2-8 rear gardens increased
A 29/7/19	Issued for planning application



project name/address:
Residential Development on Land off Hordean Road Emsworth

client:
Metis Homes Ltd

drawing title:
Proposed Illustrative Site Plan

job number:	drawing number:	revision:
1862	01	F
drawing scale/size:	date:	drawn:
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