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-Sep-2019

HOUSE TYPE	BEDROOM/PERSON	DESCRIPTION	STOREYS	NO	MIX	SQ FT	SQ M	TOTAL SQ FT	TOTAL SQ M
Private Mix									
Kenley	2B/4P	Terrisemi	2	29	21	615	57.1	17835	1655.9
Maidstone	3B/5P	Terr / Semi	2	45	33	830	77.1	37350	3469.5
Moresby	3B/5P	Semi / Detached	2	23	17	856	79.4	19665	1826.2
Kingsville	3B/5P	Terr / Semi	2.5	14	10	1072	99.6	15008	1394.4
Chester	4B/6P	Detached	2	17	12	1032	95.9	17544	1630.30
Kingsley	4B/7P	Detached	2	9	7	1085	100.8	9765	907.20
			TOTAL	137	100			117167	10883.50
Affordable Mix									
HT1	2B/3P	Maisonette	2	2	3	722	67.1	1444	134.2
HT2	2B/3P	Maisonette	2	2	3	825	76.6	1650	153.2
Amborsham	2B/3P	Maisonette	3	12	21	684	64.3	7008	651.6
Maldon	2B/3P	Maisonette	3	12	21	676	62.8	8112	753.6
Alverton	2B/3P	Coach House	2	4	7	687	63.8	2748	255.2
TS1	2B/4P	Terrisemi	2	7	12	842	78.3	5894	548.1
TS2	3B/5P	Terrisemi	2	14	24	908	84.0	12964	1204
TS5	3B/5P	Terrisemi	2	4	7	958	89.0	3832	356
TS4	4B/6P	Terrisemi	2	1	2	1104	102.6	1104	102.6
			TOTAL	58	100			44756	4158.5
		OVERALL TOTALS		195				161923	15042.00

OVERALL DENSITY	
UNITS / ha	40.88
UNITS / ACRE	16.54
SQ M / ha	3153
SQ FT / ACRE	13734

PRIVATE MIX			TOTAL	%
2 BED HOUSE/APT			29	21
3 BED HOUSE			82	60
4 BED HOUSE			26	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 — This boundary is subject to confirmation by Client
- 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

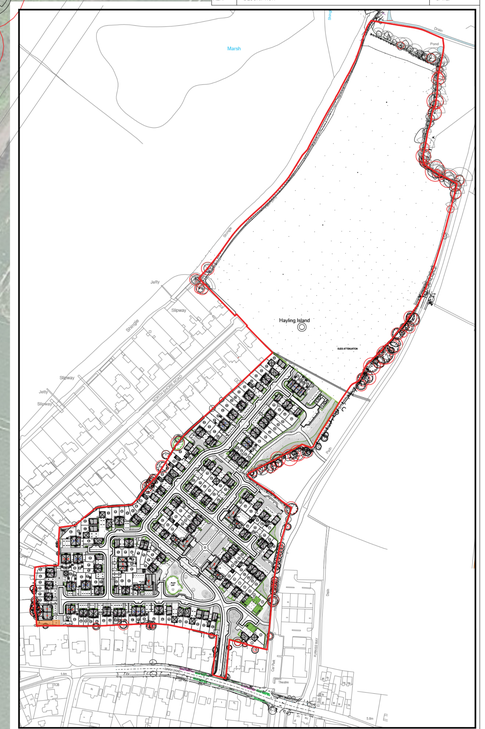
SUDS ATTENUATION

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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
P3	16/09/19	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/VT	J
P2	28/08/19	Layout amended in line with Maintain Plan revision P2 VT	J
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 fender. All amendments carried out following RCP 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	
D13	14/06/19	VP's 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 in width to 4.8m with the exception of side road serving plots 1-6. Plots 1-2, 38-87 & 158-173 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, 56-59, 120-141 & 144-192 amended to be shared surface. 3no vp's adjacent to site entrance repositioned opposite plot 10. 5no 'end on' vp bays opposite plot 195 redistributed to be 2no parallel bays opposite plot 195, 2no parallel bays opposite plots 68-70 and 1no parallel bay opposite plot 87. Additional footpaths added opposite plots 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 & 148-153. Substation repositioned adjacent to plot 163. Parking to plots 129-130 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	29/03/19	Chester to plot 4 omitted. Additional footpaths added to serve shared drives to plots 30-37. Plots 38-47 repositioned. Plot 42 changed to Maidstone in lieu of Moresby. Plots 69-70 changed to Maidstone's in lieu of Chester's. Additional plot added adjacent to plot 75. Plots 124-125 changed to Chester's in lieu of Maidstone's. Parking to plots 127-130 reconfigured. Plots 129-130 moved forward. Plots 162-163 repositioned and parking reconfigured. Adopted footpath extended to serve plots 174-175. Crossing points added opposite plot 182 and adjacent to rear of plot 195. Footpath reconfigured in front of plots 6-10 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. VP's opposite plots 191 & 193 omitted. VP's to right side of entrance road repositioned further north opposite plot 195 and additional 2no VP's added to create pack of 5 KT	
D6	30/01/19	VP's on right side of entrance road moved north. Plot 147 changed to Kenley 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	
D5	29/01/19	Raised table ramp on front of plot 176 omitted and replaced with pin kerb to delineate material change. Additional footpath added in front of plot 133 and to the rear of plot 126. Waste collection points added in front of plots 40, 65, 68, 72, 88, 105, 126, 147 & 166. Plot 72 changed to Chester in lieu of Moresby. Plot 100 changed to 2no Kenley's, plot 128 omitted, plots 182-187 amended to be terrace of 3no Kenley and 3no Type 52's; plot numbering amended to correspond with all plot swaps. Updated following receipt of highways and swept path analysis reviews. Additional VP's added KT	
D4	24/01/19	Additional footpath added opposite plot 6 KT	

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PROJECT / CLIENT
Sinah Lane, Hayling Island
for BDW Southampton

DRAWING TITLE
Proposed Site Layout - Coloured Version

PROJECT ARCHITECT	KD	PROJECT NO.	N81:2517
DRAWN BY	KT	DRAWING NO.	PL-06
CHECKED	IDP		DRAWING REVISION: P4
SCALE	1: 500 @ A0	DRAWING STATUS	PLANNING
DATE	January 2019		

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BARRATT HOMES

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