

Sinah Lane, Hayling Island										idp PARTNERSHIP NORTHERN	
BDW SOUTHAMPTON										NO. 82066	
OFFICE SITE AREA										12.84 31.23	
NETT SITE AREA										4.77 11.79	
18-Dec-2019											
HOUSE TYPE	NO. OF HOUSES	NO. OF FLOORS	NO. OF STOREYS	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF	NO. OF
Private Mix											
House	28/2P	2	28	21	616	67.1	17636	1866.9			
Medium	35/2P	2	45	35	830	79.1	37500	3489.5			
Medium	35/2P	2	25	17	265	74.4	12601	1260.1			
Kingville	35/2P	2	14	10	1072	99.6	16009	1584.2			
Chapel	45/2P	2	17	12	1002	88.8	17644	1665.36			
Kingville	45/2P	2	9	7	1085	100.8	9765	907.20			
TOTAL										117197 10883.58	
Affordable Mix											
H1	25/2P	2	2	3	722	67.1	1444	1342			
H2	25/2P	2	2	3	836	78.8	1672	1563.2			
Ardenham	25/2P	2	12	21	664	64.3	7009	661.9			
Arden	25/2P	2	12	21	676	62.8	8112	763.8			
Arden	25/2P	2	4	7	697	63.8	2748	259.2			
H1	25/2P	2	7	12	842	78.3	8884	848.1			
H2	25/2P	2	14	24	920	86.0	10964	1024			
H3	25/2P	2	4	7	668	69.0	3832	368			
H4	45/2P	2	1	2	1104	100.8	1104	100.8			
TOTAL										58 100 44766 4156.5	
OVERALL TOTALS										165 109923 15042.08	
OVERALL DENSITY										PRIVATE MIX	
UNITS/HA	40.88	3 BED HOUSE		21		TOTAL		%			
UNITS/ACRE	18.84	2 BED HOUSE		82		29		18			
30 M/ha	3163	3 BED HOUSE		17		10		6			
30 FT/ACRE	13734	4 BED HOUSE		3		2		1			
AFFORDABLE MIX											
2 BEDS	TOTAL	30% (A)		17		TOTAL		%			
3 BEDS	58	31		3		17		29.3			
4 BEDS	12	31		1		2		16.7			
5 BEDS	2	3		1		1.7		1.7			
TOTAL										78 100	

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

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



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
Continuation of Design and Environmental Investigation 2019

RESIDUAL RISKS:



OVERALL SITE LAYOUT - n.t.s

P6	18/12/19	Plan updated in line with Proposed Site Plan PL-02 P6 KT/VT
P5	16/12/19	D20 issued for planning KT/VT
P4	11/08/19	D18 issued for planning KT/VT
P3	16/07/19	D16 amended to Kingville V1 type. Plot 112-113 amended to Kingville V2 house type. Plots 119-120 & 180-181 amended to Kingville V2 type. Plot 126 amended to Kingville V1 house type. KT/VT
P2	28/06/19	Layout amended in line with Materials Plan revision P2 V1

REVISION	DATE	DESCRIPTION	CHECKED
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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 Version

PROJECT ARCHITECT	KD	PROJECT NO.	N81:2517	DRAWING REVISION	
DRAWN BY	KT	DRAWING NO.	PL-06		P6
CHECKED	IDP	DRAWING STATUS	PLANNING		
SCALE	1:500 @ A0				
DATE	January 2019				

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BARRATT
HOMES