Sinah Lane, Hayling Island

idPARTNERSHIP NORTHERN

BDW SOUTHAMPTON

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

10-Nov-2020

HOUSE TYPE	BEDROOM/PERSON	DESCRIPTION	STOREYS	NO	MIX	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	11856	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
Kingsdale	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	884	54.3	5298	488.7
Mardon	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	928	86.0	12036	1118
TS5	3B5P	Terrisemi	2	5	9	958	88.0	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	26	21
3 BED HOUSE	82	60
4 BED HOUSE	29	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
- HEAVY DUTY CONSTRUCTION FOOTPATH OR DRIVE - CONSTRUCTION TO BE CAPABLE OF ALLOWING EMERGENCY VEHICLE ACCESS

SUDS ATTENUATION

NORTH SHORE ROAD

SINAH LANE

PLAY LAP

49-54

17-22

11-16

Slipway

Car Park

Theatre

Drain

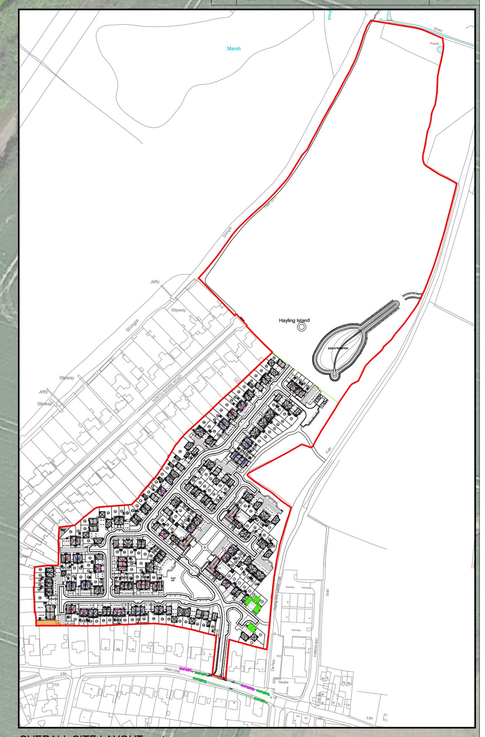
Path

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

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

BARRATT HOMES

REVISION	DATE	DESCRIPTION	CHECKED

idPARTNERSHIP 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	DRAWING REVISION: P13
DRAWN BY: KT	DRAWING NO: PL-06	
CHECKED: IDP		
SCALE: 1:500 @ A0	DRAWING STATUS: PLANNING	
DATE: January 2019		

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