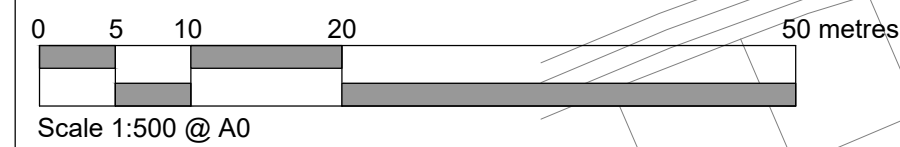


Sinah Lane, Hayling Island										idp PARTNERSHIP NORTHERN	
BDW SOUTHAMPTON										16-Nov-2020	
GROSS SITE AREA										16.24	
NET SITE AREA										4.77	
HOUSE TYPE										BEDROOMS	
DESCRIPTION										STOREYS	
NO										MM	
SG FT										100 M	
TOTAL SG FT										TOTAL 100 M	
Private Mix											
Kensley	2BSP	Terraced	2	10	7	624	58	6240	680		
Stewart	2BSP	Terraced	2	9	14	584	58	11886	1182		
Elston	2BSP	Terraced	2	21	23	830	77	25730	2361		
Moskova	2BSP	Terraced	2	14	10	830	77	11820	1272		
Moskova	2BSP	Semi Detached	2	23	17	830	77	16685	1626		
Kingville	2BSP	Terraced	2	10	10	1072	99	10569	1056		
Chastar	2BSP	Detached	2	13	9	1032	95	13018	1248		
Kingville	4BSP	Detached	2	13	9	1085	100	14105	1310		
TOTAL			137	109				117640	10929		
Affordable Mix											
111	2BSP	Midsonde	2	2	3	722	67	1444	134		
112	2BSP	Midsonde	2	2	3	825	76	1680	153		
Amersham	2BSP	Midsonde	3	9	16	544	50	6236	580		
Madison	2BSP	Midsonde	3	9	16	676	62	6084	565		
Averton	2BSP	Coach House	2	3	5	887	82	2061	191		
151	2BSP	Terraced	2	14	24	842	78	11788	1082		
152	2BSP	Terraced	2	13	22	826	76	10238	1118		
153	2BSP	Terraced	2	2	9	558	51	4750	443		
154	4BSP	Terraced	2	1	2	1104	102	1104	102		
TOTAL			58	100				48215	4245		
OVERALL TOTALS			195					161855	15273		
Overall Density											
Private Mix			Private Mix			Total			%		
Units/Ha			2 Bed House			29			21		
Units/Acre			2 Bed House			62			60		
Units/Ha			4 Bed House			25			19		
Units/Acre			4 Bed House			137			100		
Affordable Mix											
Beds			Total			Social (%)					
2 Bed			39			67					
3 Bed			18			31					
4 Bed			1			2					
Total			58			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

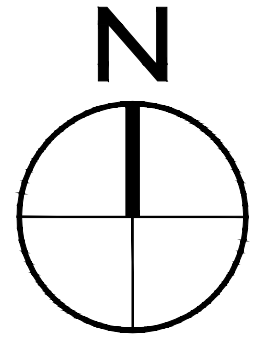
KEY	
	SITE BOUNDARY
	SALES AREA
●	AFFORDABLE RENT
●	SHARED OWNERSHIP
	PROPOSED TREES
	REMOVED TREES
	EXISTING TREES
	ON EASEMENT
	HEAVY DUTY CONSTRUCTION FOOTPATH OR DRIVE. CONSTRUCTION TO BE CARPARK OR ALLWAYS EMERGENCY VEHICLE ACCESS



Slipway

NORTH SHORE ROAD

SUDS ATTENUATION



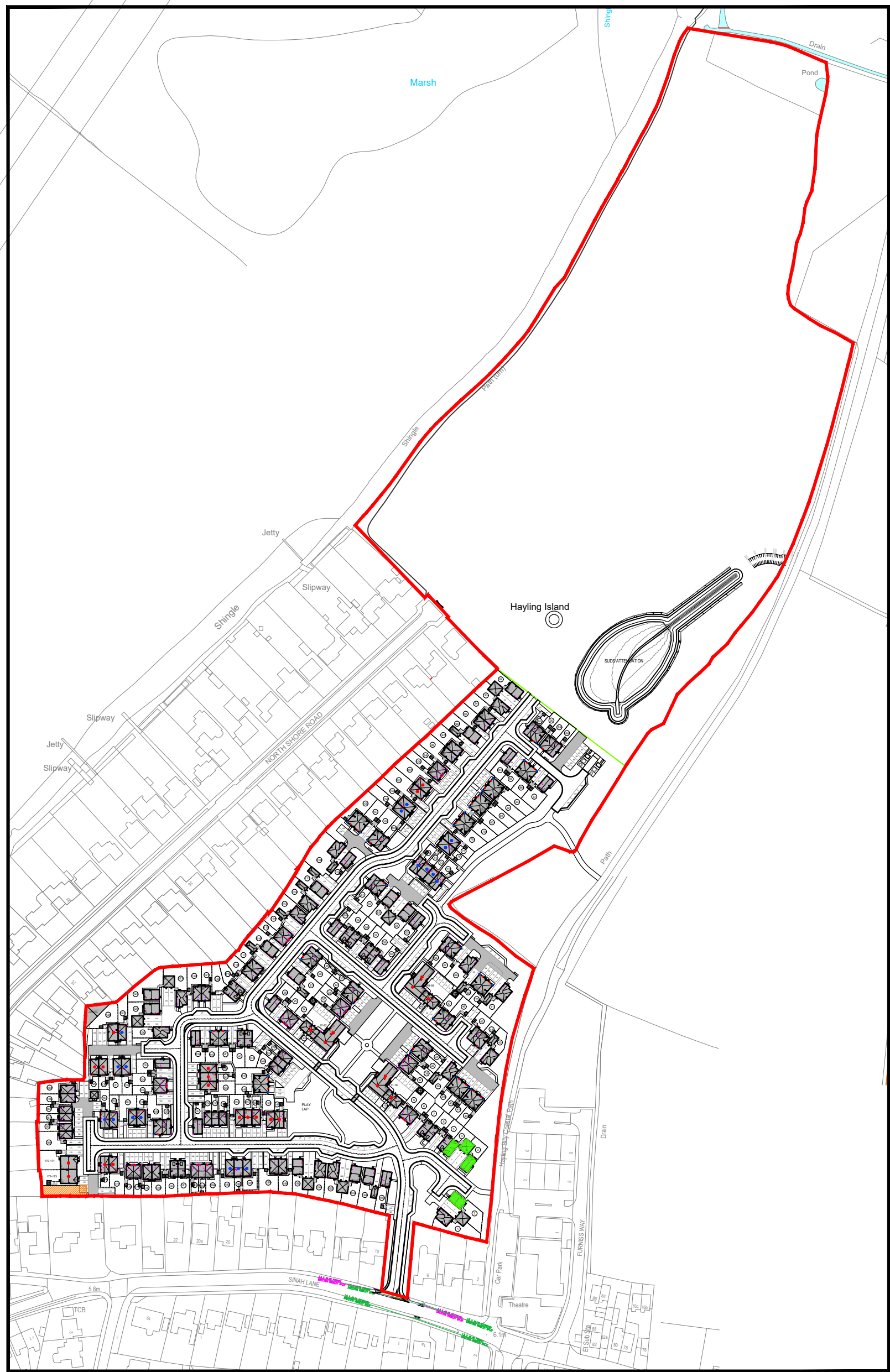
DO NOT SCALE.
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

DESIGNER'S RISK ASSESSMENT

Continuation of Design and Materials Control Register 2019

RESIDUAL RISKS:

REF	DESCRIPTION	DATE
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OVERALL SITE LAYOUT - n.t.s

P15	14/04/20	WCP added in between plots 72 & 73 parking space, plots 88-91 repositioned, plot 91 parking space amended and VP 35 re-added to layout. Two VP spaces removed from parking station parking area. MF relocated to accommodate KT	
D36	10/04/20	Plots 72-75 & 88-91 repositioned at client request. Parking to plots 72 & 91 relocated to accommodate KT	
P14	10/03/20	All level access platforms omitted. All roads, footpaths and private footpaths amended at client request KT	
D35	18/12/25	Plots 72 & 75 amended from Moresey to Type 55, plots 73-74 amended from Elerton to Type 51. Plots 86 & 91 amended from Type 55 to Moresey, plots 88-91 amended from Type 51 to Elerton. VP's adjacent to plot 88 & 91 relocated to be relocated adjacent to plot 88 parking bays. Plot 91 parking relocated. Turning head opposite plot 88 extended. All amended at client request KT	
P13	27/05/21	Garage access omitted from original position and indicated at north shore road. MF	
P12	20/11/20	C24 issued for planning. Latest landscaping added KT	
D34	11/11/20	Parking to plots 44 & 105 reconfigured. Rear access gates, sheds and bins to plots 25, 33-34, 55, 60-61, 65-66, 72, 75, 105 & 110 repositioned. Rear fence lines to plots 69-70, 131-135 & 160-163 repositioned. Garage to plot 69 repositioned KT	
D33	10/11/20	Plots 94-95, 97-98, 117-118, 121-122, 164-165, 178-179 & 188-189 amended from Elerton to Malsdon. Schedule updated to correspond. Attenuation pond updated following receipt of latest proposals. VP adjacent to plots 112-113 repositioned adjacent to plot 69 in order to move plots 112-115 forward. Plots 166-173 and corresponding parking reconfigured. All amendments carried out following comments received from LA housing officer KT	
P11	04/11/20	D32 issued for planning KT	
D32	06/10/20	All Malsdon's amended to Elerton's at client request. Schedule updated to correspond KT	
P10	09/10/20	Plots 38, 43, 71 & 108 amended from Chester to Kingsley. Plots 8-6, 24-25, 30-31, 36-37, 89-100, 114-115, 134-135, 176-177, 182-184 amended from Kenley to Durlford at client request. Schedule updated to correspond KT	
P10	13/05/20	Swale indicated to the rear of plots 75-83 and SUDs attenuation indicated to north east of development. Plots 97-100 reconfigured back. Latest landscaping added KT	
D30	01/05/20	Plots 97-100 reconfigured at client request KT	
P9	23/04/20	C23 issued for planning. Latest landscaping added KT	
D29	21/04/20	Plots 170-177 and adjacent turning head repositioned to increase garden depths to plots 170-173 MF	
P8	17/04/20	D28 issued for planning. Latest landscaping added KT	
D28	09/04/20	Plots 164-173 amended following receipt of planners comments KT	
P7	04/03/20	D27 issued for planning. Latest landscaping added KT	
D27	28/02/20	Two VP's removed from north of play lap and relocated south of play lap MF	
D26	12/02/20	Plot 129 changed from T52 to T51. Plot 143 changed from T51 to T55. Schedule updated to correspond KT	
D25	12/02/20	Plots 101-102 & 150-153 changed from T52 to T51's and plot 149 changed from T52 to T51 at client request. Schedule updated to correspond KT	
D24	11/02/20	Parking to plots 150-156 reconfigured following comments received from planners. Plots 149-156 repositioned accordingly KT	
D23	10/02/20	Parking to plots 150-156 reconfigured. Visitor parking spaces added adjacent to plot 149 and opposite plots 149 & 154 KT	
D22	07/02/20	Plots 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 142-152 redesign to omit apartments and replace with housing at planners request. Housing schedule updated to correspond. Plots 101-102 amended from Malsdon's to Type 52's. Plot 129 amended from shared ownership to affordable rent at client request KT	
P6	18/12/19	Boundary walls to plots 100, 110, 135-136, 139, 143, 157-158 omitted and replaced with fencing at client request. Malsdon and Averton bedroom's corrected on schedule. Latest landscaping added KT	
P5	13/12/19	C22 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 dual to northern field access. Footpath behind plots 72-83 repositioned to allow for wider buffer planting KT	
P4	20/08/19	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 boarded timber fence and repositioned. 3m link footpath serving plots 72-75 omitted and parking repositioned. Bollards indicated to footpaths adjacent to plots 3, 7 & 8 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	18/07/19	Plot 128 amended to Kingsley V1 type. Plot 112-113 amended to Kingsley V2 house type. Plots 119-120 & 180-181 amended to Kingsley V2 type. Plot 128 amended to Kingsley V1 house type KT	

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			
PROJECT ARCHITECT DRAWN BY CHECKED SCALE DATE	KD KT IDP 1:500 @ A0 January 2019	PROJECT NO. DRAWING NO. P15 PL-02	DRAWING STATUS PLANNING
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HOMES