

KEY	
	RESIDENTIAL BOUNDARY 1 20870 sqm 5,157 acres 2,087 hectares
	RESIDENTIAL BOUNDARY 2 9034 sqm 2,232 acres 0,903 hectares
	PROPOSED HILLBOURNE SCHOOL BOUNDARY 16250 sqm 4,015 acres 1,625 hectares

KEY FIGURES	
RESIDENTIAL 1 PLOT	68 resi. units
RESIDENTIAL 2 PLOT	35 resi. units
HILLBOURNE PRIMARY SCHOOL	2128 sqm (GIFA)
PRE-SCHOOL	148 sqm (GIFA)



SOURCE INFORMATION:
 Ordnance survey and site boundary information received from Borough of Poole Council on 18.02.2016.
 Topographical information taken from LDS's survey, received 14.12.2016. Topographical extension received 11.06.2018.

Revisions: A GEW JLS 04/09/18 Site plan updated.
 B GEW JLS 17/09/18 Residential plots updated with preferred layout

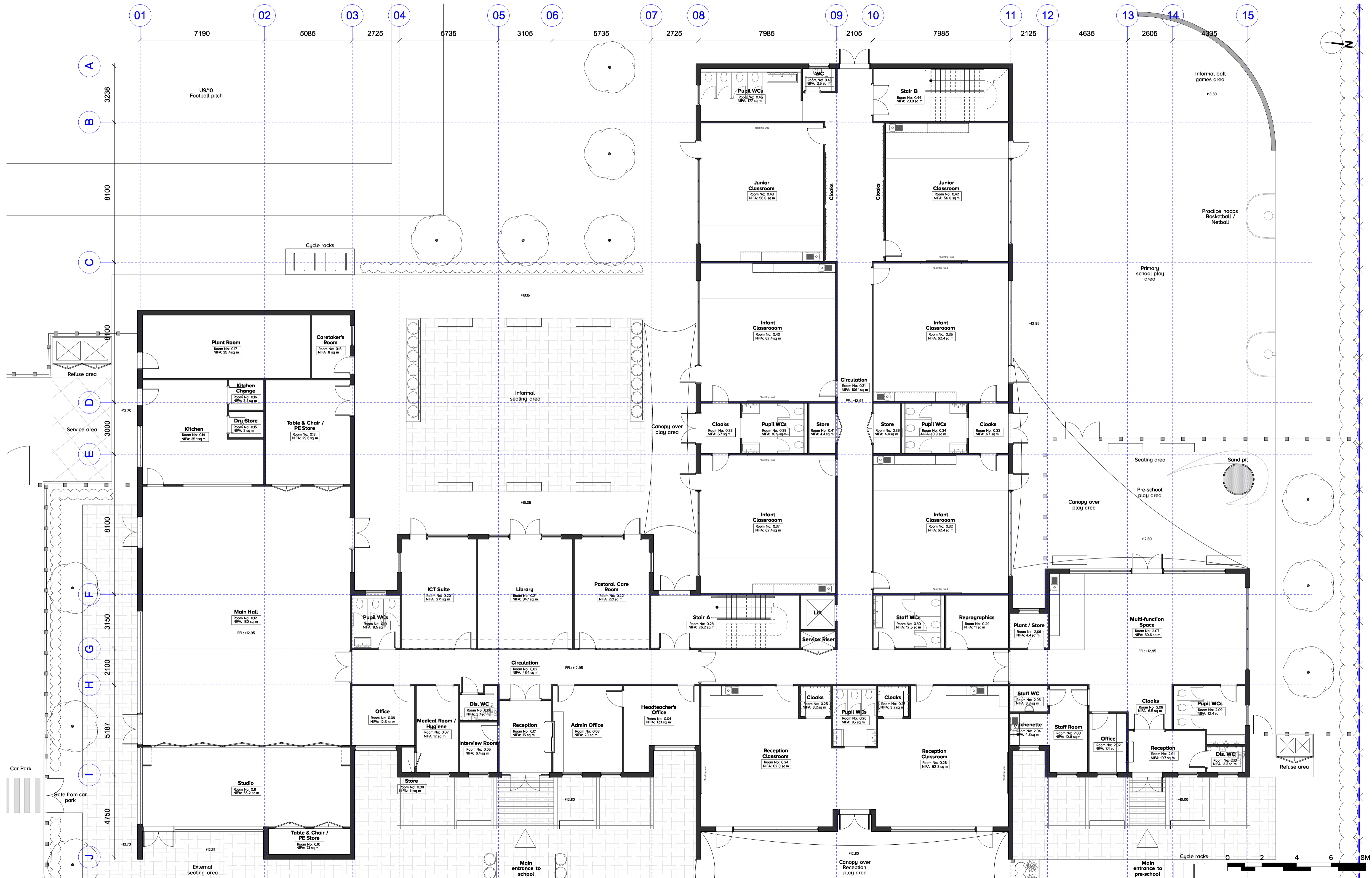
FEASIBILITY

scale 1:1000 @ A3 date 31/08/2018
 drawn GEW checked JLS

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Revisions: A GEW JLS 05/09/18 Site plan updated and general amendments made. Floor levels and annotations added.

scale 1:100 @ A1 date 31/08/2018
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Revisions: A GEW JLS 05/09/18 Site plan updated and general amendments made.

FEASIBILITY

scale 1:100 @ A1 date 31/08/2018
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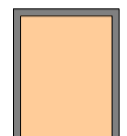


MASTERPLAN ACCOMMODATION SCHEDULE:

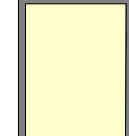
Type/No.	Nº	Size
2B4P Houses	41no	74sqm
3B5P Houses	37no	82sqm
1B2P Flats	25no	56sqm
TOTAL: 103no. dwellings		
Parking spaces: 164 allocated 19 visitors		

Site Area
 Plot One - 20,870 sqm (2.09ha)
 Plot Two - 9,034 sqm (0.90ha)

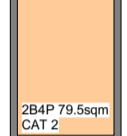
UNIT TYPES:



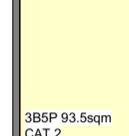
2B4P House
79sqm




3B5P House
93.2sqm



2B4P House
79.5sqm
CAT 2

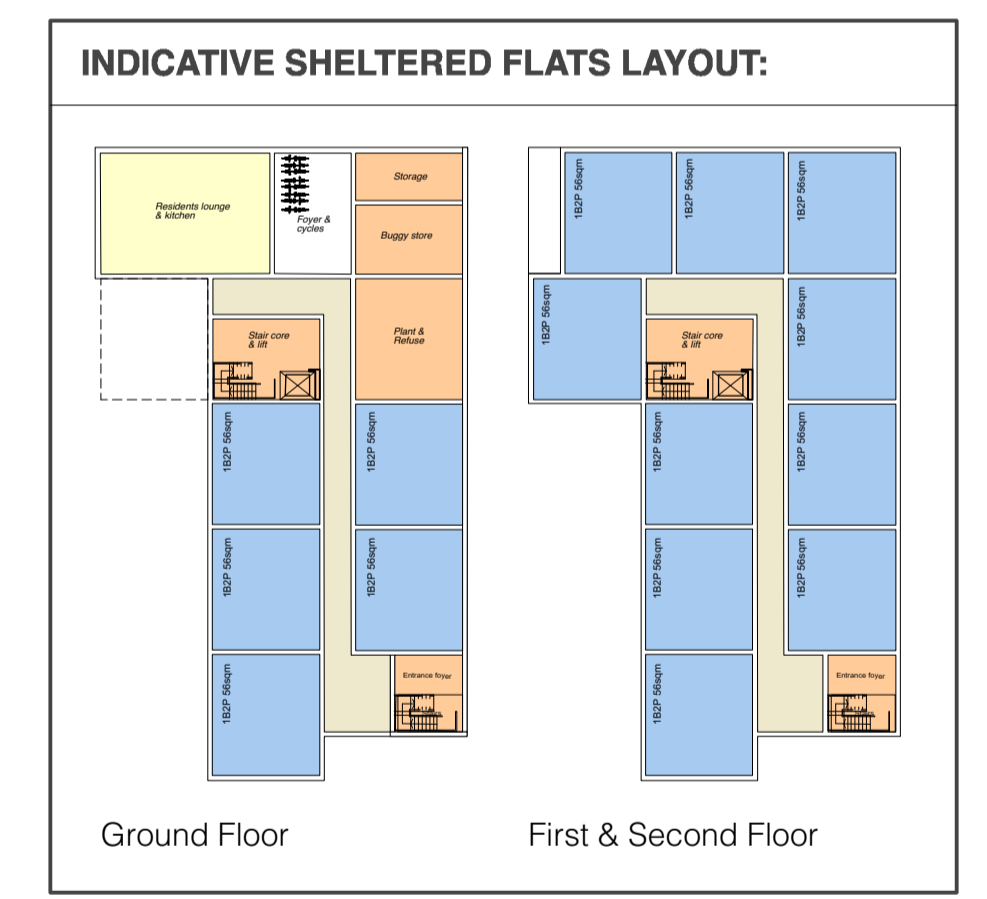


3B5P House
93.5sqm
CAT 2




1B2P Flat 56sqm

NOTE:
 House type footprint sizes may vary when house type internal floor plan is designed/configured



Indicative layouts subject to viability testing

PROPOSED OPTION 3 LAYOUT
 scale 1:500 @ A1



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 Chartered Building Surveyors
 Interior Designers
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Project: Hillbourne Masterplan Residential Development
 Client: Poole Housing Partnership

Scale: 1:500 Paper Size: A1 Filename: 180443 Proposed SK Master.vwx
 Date: 27/06/18 Drawn: BM Checked: LA Status: PRELIMINARY

Project Number: 180443 SK05 Drawing Number: B

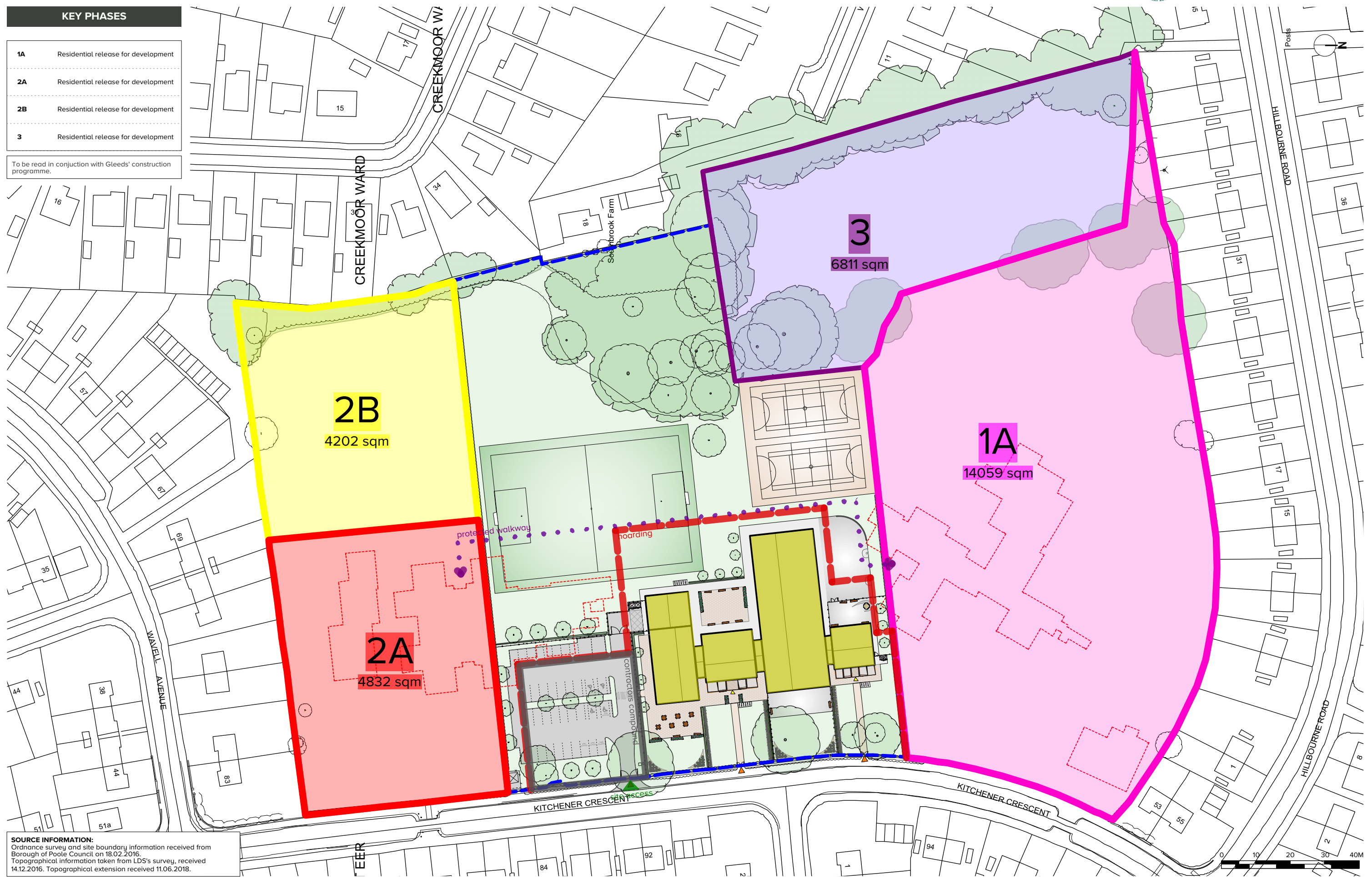
Revision: B

B 06/07/18 BM LA Trees & boundary
 A 04/07/18 BM LA Annotation
 Rev Date By Ap Note
 Drawing Title: Proposed Option 3 Layout
 Check all dimensions and levels on site

KEY PHASES

- 1A Residential release for development
- 2A Residential release for development
- 2B Residential release for development
- 3 Residential release for development

To be read in conjunction with Gleeds' construction programme.



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