

DEVELOPMENT SUMMARY

68 Apartments

-22no. x 1B

-16no. x 2B

-30no. x 3B

ALL Residential:

GIA : 6472.44

NSA : 4612.20

Efficiency : 71%

ALL Residential Parking:

-6no. accessible bays

GIA GP Surgery : 970.94

NIA GP Surgery : 907.01

GIA Community : 364.64

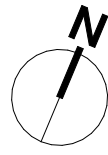
NIA Community: 352.40

GIA Community Pavillion: 48.0

Total: 412.64

GP Surgery Parking:

-20no. GP surgery



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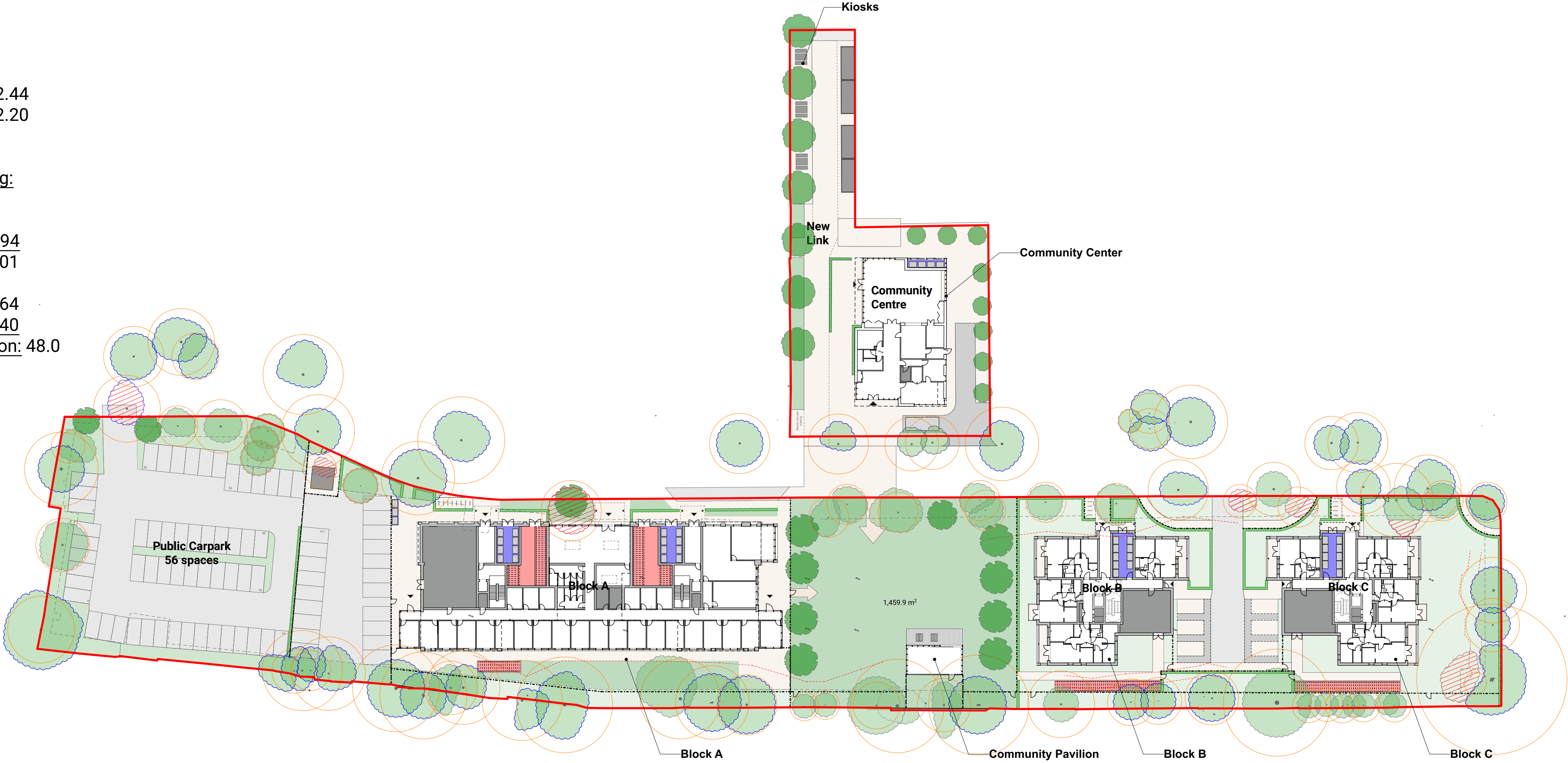
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If in doubt, ask.

Notes

KEY

- Bin Storage
- Bike Storage
- Plant Space
- Cat B Tree
- Cat C Tree
- New Tree
- Tree to be removed
- Root Protection Area
- Primary Access



F	01/08/2023	Building positions amended, Apartment layouts reconfigured and area & unit mix updated	CLR/V
E	14/06/2023	Updated layouts and landscaping	RM/RV
D	07/06/2023	Revised drawings	RM/RV
C	06/06/2023	Issued for Information: Park Shed added & Block A Areas updated	RE/RV

Rev	Date	Description	DB/CB
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0 10 20 30 40 50m

project

Boscombe Phase 1
Hawkwood Road
Boscombe
BH1 4AS

status

PY

drawing title

Site Plan - Development Summary

drawn	checked	date	scale
RV	XX	08 2023	1:500

Drawing Code

Project	Originator	Vol	Lev	Type	Role	Number	Rev
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P1101 - SNUG - XX - 00 - XX - A - 1550 - F

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AREA SCHEDULE - BLOCK A - GIA			
Home Story Name	Zone Name	Apts No.	Area - GIA (sqm)
GF-Level	Proposed GF GIA	0 Apartments	154.54
	Proposed GF GIA	0 Apartments	227.52
	Proposed Surgery GIA	0 Apartments	907.01
	Proposed Surgery GIA - Plant	0 Apartments	63.93
			1,353.00 m²
1F-Level	Proposed 1F GIA		432.08
	Proposed 1F GIA		432.08
			864.16 m²
2F-Level	Proposed 2F GIA		432.08
	Proposed 2F GIA		432.08
			864.16 m²
3F-Level	Proposed 3F GIA		319.94
	Proposed 3F GIA		319.94
			639.88 m²
			3,721.20 m²

Block A Summary

36 Apartments

- 8 x 1B

- 10 x 2B

- 10 x 3B

GIA: 2750.26

NSA: 1876.26

Efficiency: 68%

AREA SCHEDULE - BLOCK A - NSA				
Home Story Name	Apt. No.	No. of Beds	No. of People	Area (sqm)
1F-Level	Apt-01	1B	2P	54.67
	Apt-01	1B	2P	54.67
	Apt-01	2B	3P	62.26
	Apt-01	2B	3P	62.26
	Apt-01	2B	3P	66.03
	Apt-01	2B	3P	66.03
	Apt-01	3B	4P	78.60
	Apt-01	3B	4P	78.60
	Apt-01	3B	5P	81.66
	Apt-01	3B	5P	81.66
				686.43 m²
2F-Level	Apt-02	1B	2P	54.67
	Apt-02	1B	2P	54.67
	Apt-02	2B	3P	62.26
	Apt-02	2B	3P	62.61
	Apt-02	2B	3P	66.03
	Apt-02	2B	3P	66.03
	Apt-02	3B	4P	78.60
	Apt-02	3B	4P	78.60
	Apt-02	3B	5P	81.66
	Apt-02	3B	5P	81.66
				686.79 m²
3F-Level	Apt-04	1B	2P	54.46
	Apt-04	1B	2P	54.46
	Apt-04	1B	2P	54.67
	Apt-04	1B	2P	57.03
	Apt-04	2B	3P	62.61
	Apt-04	2B	3P	62.61
	Apt-04	3B	5P	78.60
	Apt-04	3B	5P	78.60
				593.04 m²
28 Apartments				1,876.26 m²

AREA SCHEDULE - BLOCK B - GIA			
Home Story Name	Zone Name	Apts No.	Area - GIA (sqm)
GF-Level	Proposed GF GIA	4 Apartments	454.41
			454.41 m²
1F-Level	Proposed 1F GIA	5 Apartments	448.48
			448.48 m²
2F-Level	Proposed 2F GIA	5 Apartments	448.48
			448.48 m²
3F-Level	Proposed 3F GIA	4 Apartments	336.48
			336.48 m²
			1,687.85 m²

Block B Summary

18 Apartments

- 6 x 1B

- 3 x 2B

- 9 x 3B

GIA: 1697.85

NSA: 1234.74

Efficiency: 73%

AREA SCHEDULE - BLOCK B - NSA				
Home Story Name	Apt No.	No. of Beds	No. of People	Area (sqm)
GF-Level	Apt-00	1B	2P	50.41
	Apt-00	1B	2P	54.67
	Apt-00	3B	4P	81.66
	Apt-01	2B	3P	62.26
				249.00 m²
1F-Level	Apt-01	1B	2P	54.67
	Apt-01	2B	3P	66.03
	Apt-01	3B	4P	78.60
	Apt-01	3B	4P	78.60
				359.56 m²
2F-Level	Apt-02	1B	2P	54.67
	Apt-02	2B	3P	66.03
	Apt-02	3B	4P	78.60
	Apt-02	3B	4P	78.63
				359.59 m²
3F-Level	Apt-03	1B	2P	54.67
	Apt-03	1B	2P	54.72
	Apt-03	3B	4P	78.60
	Apt-03	3B	4P	78.60
				266.59 m²
18 Apartments				1,234.74 m²

AREA SCHEDULE - BLOCK C - GIA			
Home Story Name	Zone Name	Apts No.	Area - GIA (sqm)
GF-Level	Proposed GF GIA	4 Apartments	454.41
			454.41 m²
1F-Level	Proposed 1F GIA	5 Apartments	448.48
			448.48 m²
2F-Level	Proposed 2F GIA	5 Apartments	448.48
			448.48 m²
3F-Level	Proposed 3F GIA	4 Apartments	336.48
			336.48 m²
4F-Level	Proposed 4F GIA	4 Apartments	336.48
			336.48 m²
			2,024.33 m²

Block C Summary

22 Apartments

- 8 x 1B

- 3 x 2B

- 11 x 3B

GIA: 2024.33

NSA: 1501.20

Efficiency: 74%

AREA SCHEDULE - BLOCK C - NSA				
Home Story Name	Apt No.	No. of Beds	No. of People	Area (sqm)
GF-Level	Apt-00	1B	2P	50.41
	Apt-00	1B	2P	54.67
	Apt-00	3B	5P	81.66
	Apt-01	2B	3P	62.26
				249.00 m²
1F-Level	Apt-01	1B	2P	54.67
	Apt-01	2B	3P	66.03
	Apt-01	3B	4P	78.60
	Apt-01	3B	4P	78.60
				359.56 m²
2F-Level	Apt-02	1B	2P	54.67
	Apt-02	2B	3P	66.03
	Apt-02	3B	4P	78.60
	Apt-02	3B	4P	78.60
				359.59 m²
3F-Level	Apt-03	1B	2P	54.65
	Apt-03	1B	2P	54.67
	Apt-03	3B	4P	78.60
	Apt-03	3B	4P	78.60
				266.52 m²
22 Apartments				1,501.20 m²

AREA SCHEDULE - SHED & LINK	
Zone Name	Area - GIA (sqm)
Community Park Shed	48.01
	48.01 m²
Kiosk	13.63
	13.63
	13.63
	13.63
	54.52 m²
	102.53 m²

AREA SCHEDULE - COMMUNITY CENTRE - NIA		
Home Story Name	Zone Name	Area - NIA (sqm)
GF-Level	Corridor	4.59
	Disabled WC	3.30
	Female Toilets	14.51
	Hall	142.70
	Kitchen	26.30
	Link-Bin Store	9.80
	Male Toilets	10.08
	Meeting Room	29.98
	Office	14.68
	Plant	4.49
	Reception	62.06
	Store	1.46
	Store	2.59
	Store	2.70
	Store	4.98
	Store	5.80
		352.40 m²

PARKING NUMBERS			
Block	Related Zone Name	Quantity	Notes
A	Surgery Parking Space	20	
		20	
B	Residential Accessible Parking Space	3	
		3	
C	Residential Accessible Parking Space	3	
		3	
COM	Community Drop-off Space	1	
		1	
		27	



01 North West Elevation - Block A
Scale 1:100



02 North East Elevation - Block A
Scale 1:100



03 South West Courtyard Elevation - Block A
Scale 1:100

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Notes

A	01/08/2023	Building positions amended. Apartment layouts reconfigured and area & unit mix updated	DL/RV
/	07/06/2023	First issue	RM/RV

Rev	Date	Description	DB/CB
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project
Boscombe Phase 1
Hawkwood Road
Boscombe
BH1 4AS

status
PY

drawing title
Block A - Elevations 1 of 2

drawn	checked	date	scale
RM	RV	08 2023	1:100

Drawing Code							
Project	Originator	Vol	Lev	Type	Role	Number	Rev
P1101 - SNUG - XX - XX - DR - A - 2100 - A							

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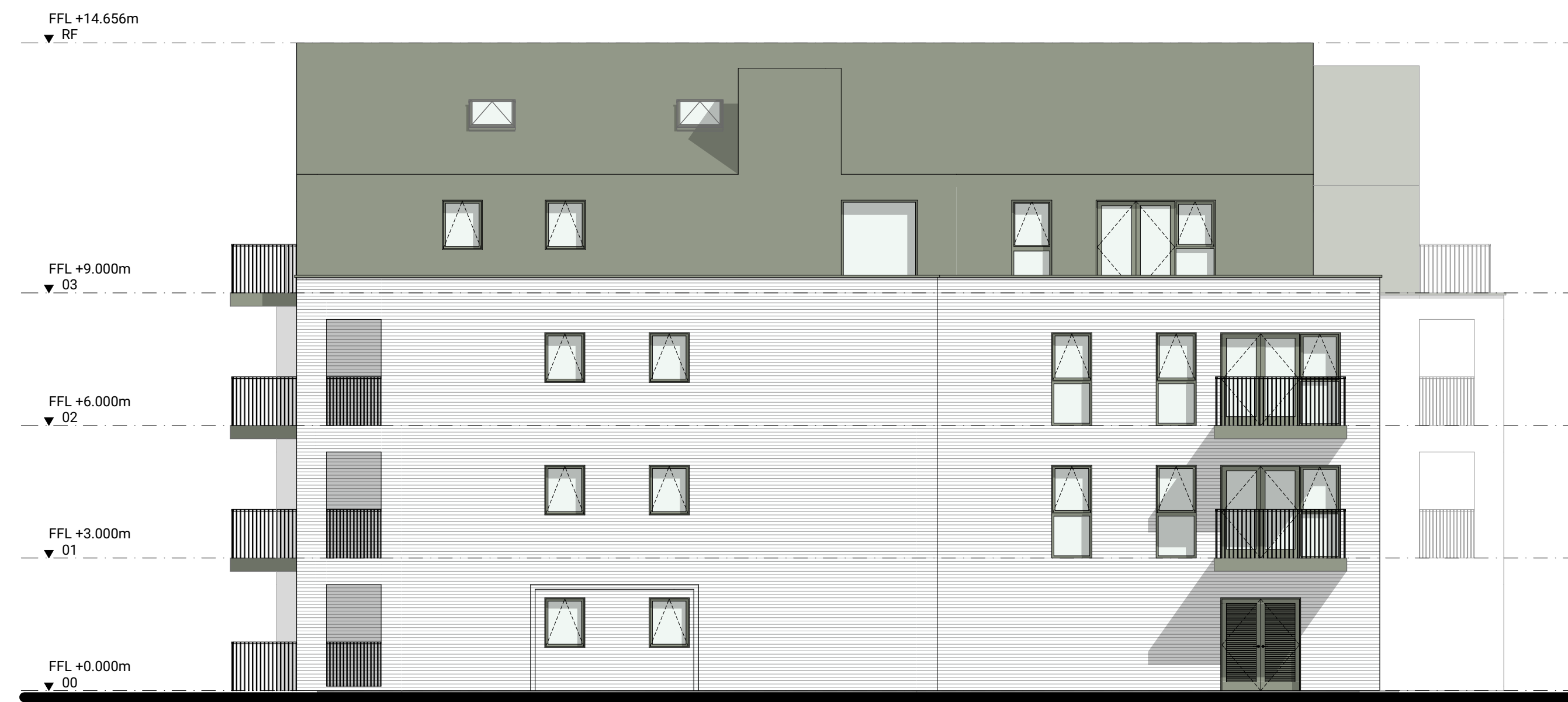




01 North West Elevation - Block B
Scale 1:100



02 North East Elevation - Block B
Scale 1:100



03 South East Elevation - Block B
Scale 1:100



04 South West Elevation - Block B
Scale 1:100

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Rev	Date	Description	DB/CB
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project
Boscombe Phase 1
Hawkwood Road
Boscombe
BH1 4AS

status
PY

drawing title
Block B - Elevations

drawn	checked	date	scale
RM	RV	08 2023	1:100

Drawing Code							
Project	Originator	Vol	Lev	Type	Role	Number	Rev
P1101 - SNUG - XX - XX - DR - A - 2120 - A							

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01 North West Elevation - Block C
Scale 1:100



02 North East Elevation - Block C
Scale 1:100



03 South East Elevation - Block C
Scale 1:100



04 South West Elevation - Block C
Scale 1:100

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Rev	Date	Description	DB/CB
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0 2 4 6 8 10m

project
Boscombe Phase 1
Hawkwood Road
Boscombe
BH1 4AS

status
PY

drawing title
Block C - Elevations

drawn	checked	date	scale
RM	RV	08 2023	1:100

Drawing Code

Project	Originator	Vol	Lev	Type	Role	Number	Rev
P1101	SNUG	XX	XX	DR	A	2140	A

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