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 All dimensions must be checked on site and any discrepancies must be reported to the designers, in due time.  
 In addition to the hazards risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.  
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 Should the client proceed to site stages without the services of Living Space Housing the client will therefore take on ALL necessary responsibilities concerning Party Wall and CDAM 2015 / Principal Designer duties.

**Externals Legend**

- 1.8m BW** 1837.5mm high boundary wall in red engineering brick 23 course with blue engineering brick on edge coping
- 1.8m CBF** 900mm high powder coated railings
- 1.8m close board timber fencing on concrete posts and min. 200mm deep concrete gravel boards.
- 1.8m high close board lockable gate, min. 850 clear wide.
- 1200mm high timber post and rail fencing
- Retaining wall
- Highway - tarmac  
To highways specification & details
- Private parking - tarmac
- Car Parking Spaces finished with permeable block paving Birnle Colour TBC.
- Patios and Footpaths to fronts and rears to be concrete slabs Grey colour TBC. All footpaths to be min. 900mm wide to.
- Shared Footpaths to be concrete slabs Grey colour TBC. All footpaths to be min. 1200mm wide to.
- Gravel footpath
- Grass
- Grasscrete / Grassroad or or similar
- Shrub Planting
- Hedges planted at a minimum pot size of 3 litres, double staggered row at 300 ctrs. Beech on corners, privet elsewhere - only one type per garden.
- Mown grass path.
- Existing hedge & planting to be retained.
- Proposed Large individual specimen trees 16-18cm girth to front gardens.
- Existing Trees to be retained and protective fencing and how to install them in accordance with BS5837:2012 during construction if necessary.
- Existing trees to be removed.
- Root protection area to retained category B & C trees.
- Electric vehicle charging point freestanding column
- Electric vehicle charging point wall mounted
- Refuse Strategy.**  
Refuse Bins to be stored in rear gardens and presented to road side for kerb collection.  
  - 1 x 240 Litre Blue Wheelie Bin
  - Dry mixed recyclables.
  - 1 x 240 Litre Black Wheelie Bin
  - Non-recyclable waste.
  - 1 x 240 Litre Green Wheelie Bin
  - Compostable & garden waste.
- BCP** Bin collection point for kerb side collection.
- Cycle Storage**  
2 bed houses  
2 cycle store - 7' x 3' Pent Shed  
3 & 4 bed houses  
3 cycle stores - 7' x 4' Pent Shed

- Parking**  
 1 bed houses 1 space  
 2 bed houses 2 spaces  
 3 bed houses 2 spaces  
 4 bed houses 3 spaces
- Parking spaces 2.5m x 5m with 900mm wide footpath to one side.
- Cycle Storage**  
 1 bed houses 1 space  
 2 bed houses 2 spaces  
 3 bed houses 3 spaces  
 4 bed houses 3 spaces

Land Areas	
Element	Area (m2)
Developable Area	10,297.30
Highway - Grass Verge	153.65
Highway - Shared Surface Road	479.13
Highway - Tarmac Footpath	649.88
Highway - Tarmac Road	1,261.35
Houses Plan Area	1,644.90
Public Open Space	5,040.00
Site Area	14,280.67
SUDs Pond / Basin	475.88
SUDs Swale	77.10

ACCOMMODATION SCHEDULE				
Tenure	House Type	Beds	Area (m2)	Qty
Affordable	E1-1B2P GF (M4(2)) NDSS	1	50.32	4
Affordable	E1-1B2P FF (M4(1)) NDSS	1	558.9	4
Affordable	B3 2B4P (M4(2)) NDSS	2	79.6	13
Affordable	C4 3B5P (M4(2)) NDSS	3	93.36	8
Affordable	C5 3B5P (M4(2)) NDSS	3	94.40	3
Affordable	D3 4B6P (M4(2)) NDSS	4	106.54	2
<b>Total</b>				<b>34</b>

● Rendered Plot

**PLANNING**

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Client  
**LIVING SPACE HOUSING**

Project  
**Land to the rear of 56 Histon Rd, Cottenham, Cambridge CB24 8UD**

Drawing Title  
**SITE LAYOUT (1:500)**

Scales @ A1 <b>1:500</b>	Date <b>MAY 2025</b>	Drawn By <b>MB</b>	Checked By <b>AJ/TH</b>
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Drawing Number  
**LS0061-P-104-L**

Rev  
**L**



**SITE LAYOUT 1:500**