

HOLLY BLUE GARDENS

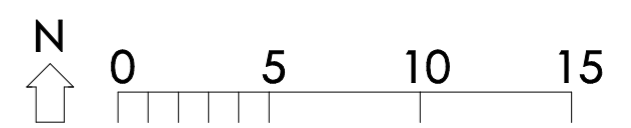
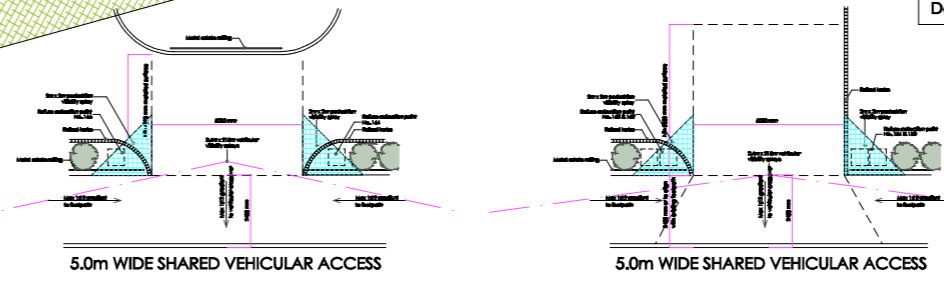


- Neighbouring properties
- Neighbouring parking
- Neighbouring amenity land
- Existing close boarded fencing repaired/replaced as require
- Turning area for occupant vehicles
- 6.5 x 7m double garage, split between no.156 and no.158
- Electrical sub station to neighbour development
- Secure and covered cycle storage
- Permeable surfacing to parking and access driveway designed by specialist
- Private amenity land laid to lawn
- Indicative surface drainage to soakaways
- Refuse storage within rear amenity land (out of sight)
- Position within maximum 30m travel distance to kerb
- 1.8m high facing brick boundary wall
- Public open space
- Corner turning dwelling design to provide natural/passive surveillance across Public open space
- Black metal estate fencing
- Indicative planting
- Indicative patio areas and pathways
- Existing trees on adjacent open green space
- Existing grass verge
- Existing public footpath
- Side window to improve surveillance of driveway
- 2.4 x 4.5m visibility splay in both directions (40mph)
- Indicative foul drainage to connect to existing
- Refuse collection position within 10m of Highway
- Black metal estate fencing
- Native hedging and trees to arborist detail
- Footpath to be extended across existing vehicular access all in accordance with CCC Highways specifications
- Refuse collection points
- New vehicular cross over with dropped kerb and graded footpath as required

Unit no.	GF GIA*	FF GIA*	Total Area	Accommodation type**	Plot Area
166	46sqm	44sqm	90sqm	3 bed, 4 person	235sqm
164	43sqm	41sqm	84sqm	3 bed, 4 person	205sqm
162	43sqm	41sqm	84sqm	3 bed, 4 person	185sqm
160	46sqm	44sqm	90sqm	3 bed, 4 person	170sqm
158	46sqm	44sqm	90sqm	3 bed, 4 person	170sqm
156	54sqm	52sqm	106sqm	3 bed, 6 person	170sqm
154	46sqm	44sqm	90sqm	3 bed, 4 person	235sqm

Total Site: 1830m<sup>2</sup>  
 Total building footprint: 382m<sup>2</sup>  
 Coverage: 21%  
 Density: 38 dwellings per hectare  
 Density: 15.5 dwellings per acre

\* GIA excludes garaging, carports & external stores  
 \*\* In line with Housing standards - nationally



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Project: Aster Cars site, Peterborough Road  
 Whittlesey, Peterborough

Drawing title: Proposed site/roof layout plan  
 and vehicular access

Scale: 1:250@A2 Date: Apr 24 Drwg No.: 22052\_01 Revision: H

Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.