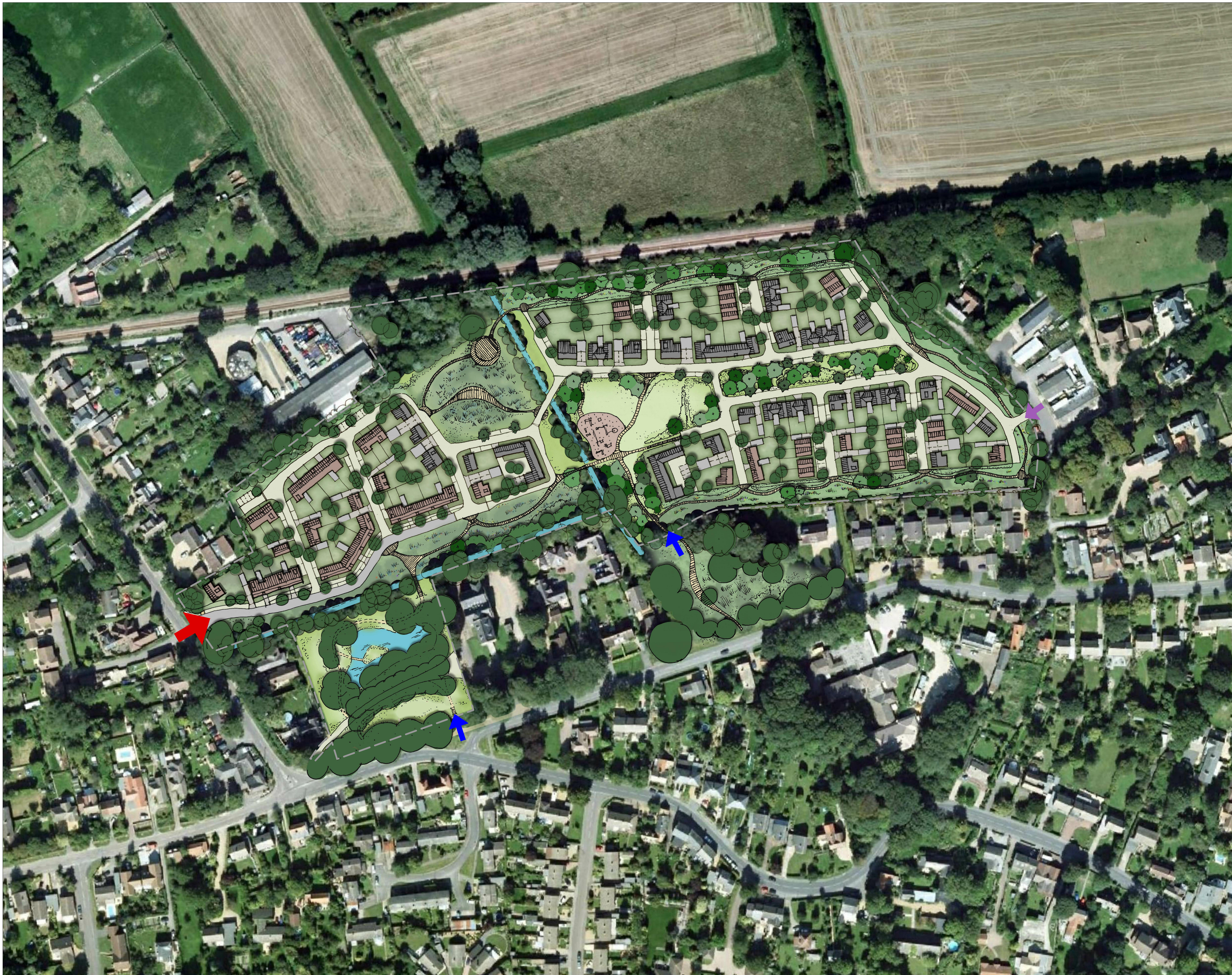


# Land at Teversham Road, Fulbourn: Appendix 4 - Illustrative Layout and Parameters Plan

Prepared on behalf of Castlefield International Ltd

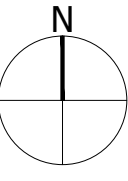
January 2017








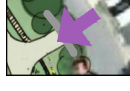



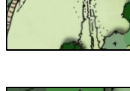
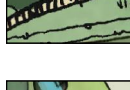
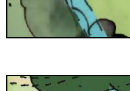



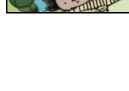


The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
A	25.07.14	HS	CA
B	16.09.14	AA	AA
C	05.01.15	RA	CA



### LEGEND

-  Site Boundary
-  Dwellings
-  Rear Gardens
-  Garages
-  Primary Vehicular Access
-  Emergency Access
-  Pedestrian Access
-  Primary Street
-  Shared Surface
-  Neighbourhood Green
-  Boardwalk
-  Existing Stream
-  Pond
-  Marsh
-  Structural Planting
-  Play Area 500m<sup>2</sup>

Project  
**Land at Teversham Road  
 Fulbourn**  
 Drawing Title  
**Illustrative Layout**

Date 16.06.14	Scale 1:1000@A1	Drawn by HS	Check by CA
Project No 22430	Drawing No M03	Revision C	

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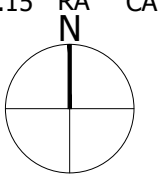
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The scaling of this drawing cannot be assured

Revision	Date	Drm	Ckd
A	14.07.14	AA	CA
B	24.07.14	HS	CA
C	27.08.14	HS	CA
D	17.09.14	AA	CA
E	05.01.15	RA	CA

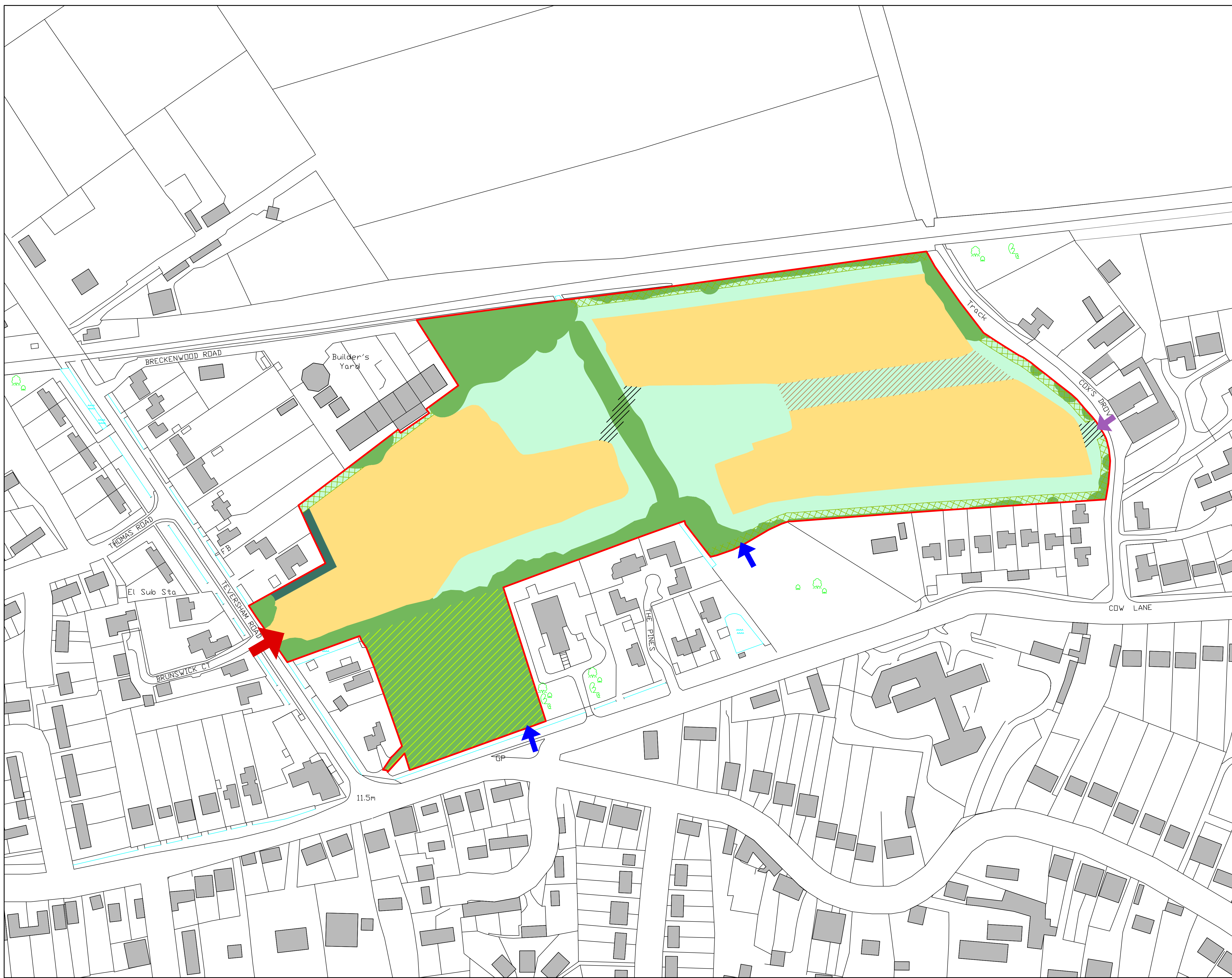


**Legend**

- Application Site Boundary
- Residential Development, up to 2.5 storey  
Eaves height above grade - up to 6m  
Ridge height above grade - up to 10.5m
- Open Space, including proposed planting, children's play areas, footpaths, boardwalks, SuDS and occasional parking
- Existing Vegetation, including root protection areas, to be retained, managed and enhanced  
Note: clearance as necessary to enhance stream ecology and accommodate vehicular route as indicated and pedestrian/cycle crossings as appropriate
- Proposed Boundary Planting (included in rear gardens)
- New Boundary Planting within Open Space
- Existing Watercourse
- Zone for Vehicular Route
- Zone for up to 2 Vehicular Links
- Ornamental Garden retained and enhanced
- Primary vehicular access point
- Pedestrian/cycle/emergency access
- Pedestrian/cycle access

**Area Schedule**

Open Space: 1.84ha  
 Existing Vegetation, including the Ornamental Garden: 1.65ha  
 Proposed Boundary Planting: 0.03ha  
 Residential Development: 3.33ha  
 Total Site Area: 6.85ha



Project  
**Land at Teversham Road**  
**Fulbourn**  
 Drawing Title  
**Parameters Plan**

Date	Scale	Drawn by	Check by
11.07.14	1:1000@A1	AA	CA
Project No	Drawing No	Revision	
22430	M06	E	

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