

Notes:  
The contractor must verify all dimensions on site before commencing any work  
on shop drawings, do not scale from this drawing  
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David Wilson Homes

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**DISCLAIMER:**  
Site layout are intended for illustrative purposes only and should be treated as general guidance only.  
Site layout including parking arrangements, social/ affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.  
Site layouts and designations are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

MARKET UNITS

AFFORDABLE UNITS

\* Indicates garage with spare fused outputs(10% of plots).

PARCEL H9, NORTHSTOWE, CAMBRIDGE  
Accommodation Schedule  
08.04.2020 Site Layout P3  
Total Sq. Ft.: 148781  
Net Developable Area: 3.59 Ha / 8.87 acres approx TBC  
Net Coverage (sqft) / Net Developable Area: 16774 approx

| Type          | Description             | No.       | Sq. Ft. | Total Sq.Ft.  |
|---------------|-------------------------|-----------|---------|---------------|
| P230          | 2 bed FOG               | 1         | 704     | 704           |
| P231          | 1 bed FOG               | 1         | 400     | 400           |
| H430          | 2 bed House + study     | 13        | 1031    | 10814         |
| P341          | 3 bed House             | 6         | 1001    | 6006          |
| H403          | 3 bedroom house + study | 8         | 1081    | 8648          |
| T110          | 3 bed Townhouse         | 1         | 1084    | 1084          |
| T211          | 3 bed Townhouse         | 1         | 1084    | 1084          |
| H451          | 3 bed House + study     | 12        | 1159    | 14108         |
| H433          | 4 bed Flat              | 8         | 1374    | 10992         |
| T427          | 4 bed Townhouse         | 10        | 1270    | 12700         |
| H469          | 4 bed House             | 6         | 1543    | 9238          |
| H421          | 5 bed House             | 2         | 1792    | 3584          |
| H458          | 5 bed House             | 2         | 1483    | 3766          |
| <b>Total:</b> |                         | <b>97</b> |         | <b>118849</b> |

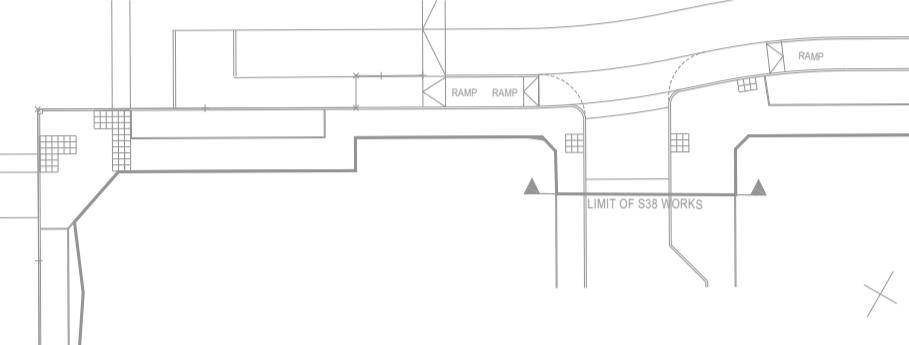
| Type                                  | Description                                   | No.       | Sq. Ft. | Total Sq.Ft.  |
|---------------------------------------|---|-----------|---------|---------------|
| Affordable Housing - Shared Ownership |   |           |         |               |
| 2 BED 4 FLATS                         | 2 bed Flat (Area tbc) (Minimum area 624 sqft) | 3         | 667     | 2001          |
| 2 BED 4 FLATS                         | 2 bed Flat (Area tbc) (Minimum area 624 sqft) | 3         | 715     | 2145          |
| H6 (based on SH500)                   | 3 bed 4p House (Minimum area 818 sqft)        | 9         | 4906    | 44054         |
| SH12                                  | 3 bed 4p House (Minimum area 818 sqft)        | 2         | 1264    | 2528          |
| SH55                                  | 3 Bed 5p House (Minimum area 1150sqft)        | 1         | 1052    | 1052          |
| <b>Total:</b>                         |   | <b>14</b> |         | <b>111440</b> |
| Affordable Housing - Rent             |   |           |         |               |
| 18 AF FOG                             | 1 bed (Based on T234) (Area tbc)              | 1         | 778     | 778           |
| 28 AF FOG                             | 2 bed (Based on T234) (Area tbc)              | 2         | 778     | 778           |
| H7 (based on SH51)                    | 2 bed 4p House (Minimum area 818sqft)         | 6         | 890     | 5340          |
| SH15                                  | 3 bed 4p House (Minimum area 1011 sqft)       | 3         | 1052    | 3156          |
| SH56                                  | 3 bed 5p House (Minimum area 1011 sqft)       | 8         | 1096    | 8768          |
| <b>Total:</b>                         |   | <b>19</b> |         | <b>18772</b>  |

Total Number of Units: 130

Total: 148781

\* Areas provided are indicative only and is subject to change with design development.  
The schedule is based on site plan information supplied by others, the accuracy of which we cannot guarantee. No consultation has taken place with the planning authority and as such the above proposals should not be used as a basis for financial or commercial transactions.

- Notes:  
1- Landscaping indicative only  
Please refer to Landscape Drawings for actual planting/landscaping layout  
2- Junction between plots 223,270,245,269 to be defined by white-lining.  
Details to be provided at S38 stage.  
3- Ramps position details to be provided at S38 stage and to be coordinated with dropped kerb design.



P4 Drawing updated to suit post consultation comments  
22.06.2020

-shared surface radii changed to be 6m

-removed ramp front of plot 260-261 and centered

position of shared surface with the junction

Junction between farmac road and shared surface adjusted (plots 281-291)

-drive through dimensions updated (plot 210)

-increased visibility on plan of pedestrian visibility splays

-note on central island added (opposite plot 210)

-note on junction between plots 223,270,245,269 added

-note on ramps position added on the drawing titleblock

P3 Drawing revised to suit client comments:  
08.04.2020

-Courtyard layout on plots 189-192 revised to facilitate car maneuvering, and plots 202-209 shifted toward LEAP.

-BCP plots 202-205 moved at the end of private drive.

Adjusted position of plots 270-272.

P2 Drawing updated to suit post consultation comments 25.03.2020

P1 Drawing issued for planning 16.08.2019

Revision J.D. / S.C. Amendment Date

Drawn by F.C. Reviewed by Approved by

LHG60417 JUNE 2019 1:500 @ A1

MCB Number Date created Scale @ A1

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BETTER QUALITY LIVING

Project LAND AT NORTHSTOWE  
PARCEL H9  
CAMBRIDGESHIRE

Drawing Title SITE LAYOUT PLAN

**ARCHITECTURE**

Drawing / Document Reference Status

NP9 - MCB - ZZ - ZZ - DR - A - 0230 D5 - P4

Project Ident Originator Zone Level Type Discipline Number Suitability Revision

0 5 10 20 50m