

Tenure:

Affordable Plots:
HTL Silver Spec - Plots 24/25, 32/33, 42
HTO Silver Spec - Plots 26
HTM Silver Spec - Plot 43
HTK Silver Spec - Plot 44-47

Social Rent:
HTP Gold Spec - Plot 27

Shared Ownership:
HTL Silver Spec - Plots 18/19
HTN Silver Spec - Plots 22/23, 41
HTK Silver Spec - Plots 34/35

Private Plots:
HTJ Gold Spec - Plots 1, 38, 39
HTI Gold Spec - Plots 2, 7, 28
HTB Silver Spec - Plots 4/3, 5/6
HTH Gold Spec - Plots 8, 37
HTC Silver Spec - Plots 9, 10
HTE Silver Spec - Plots 11, 16
HTA Silver Spec - Plots 12/13, 20/21, 31
HTF Silver Spec - Plots 14/15, 17
HTD Gold Spec - Plots 29, 30
HTD Silver Spec - Plots 36
HTF Silver Spec - Plot 40



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Do not scale.
All dimensions to be checked on site and architect notified of any discrepancies prior to commencement.

Any and all elements relating to the fire safety of the project will require separate confirmation and approval by a fully accredited fire engineering consultant under separate client appointment.

FFL to be confirmed by structural / civil engineer
Soft landscaping details subject to landscape consultant design
Patio Area setting out subject to landscape consultant design / confirmation.

- Site Plan Key:**
- Site Boundary
 - Timber Boundary Fence
1.8m high timber panel & post
 - Brick Boundary Wall
1.8m high red brick - colour to match dwellings
 - Post & Rail Fencing
1.2m high 2 bar with wire stock fencing
 - Knee Rail
0.6m high twice weathered posts drilled with mild steel tube
 - Rabbit-Proof Fence
0.9m high galvanised fencing
 - 1.8m High timber gate
 - Air Source Heat Pump
 - Electric Vehicle Home Charging Point
 - 2x Electric Vehicle Charging Point
 - Electric Meter Box
 - Root Protection Barrier
 - Root Protection Area
 - Affordable Housing
 - Shared Ownership Housing

External Materials Key

Brickwork
Facing Brick type 1 - Brick - Multi Crest Old Anglian
HTs & Garages -
HT A Plots 12/13, 31
HT B Plots 3/4, 5/6
HT C Plots 9, 10
HT D Plots 36
HT E Plots 11, 16
HT F Plots 14/15, 40
HT G Plots 29, 30
HT H Plots 8, 27
HT I Plots 2, 7, 28
HT J Plots 1, 38, 39
HT K Plots 34/35
HT L Plots 24/25
HT M Plots 43
HT N Plots 22/23
Single Garage Plots 1, 2, 8
Double Garage Plots 38/39

Half Brick, Half Horizontal Cladding -
Facing Brick type 1 - Multi Crest Old Anglian
HTs & Garages -
HT A Plots 20/21
HT F Plots 17
HT K Plots 44-47
HT L Plots 18/19, 32/33, 42
HT M Plots 41
HT O Plots 26
HT P Plots 27

Facing Brick type 2 - Brick - Red Cantech Benwick Multi - only applicable to projecting brickwork detailing showing alternative course protruding from main wall by 25mm - HTF Plots 14/15

Header course, brick eaves corbelling detail - brick type to match surrounding brickwork

Cladding
Pre-finished Cedar Lap boarding - wood grain effect finish in Black

Stone Cills
Reconstituted stone

Facias / Soffits / Barge Boards
Matt Black, uPVC

Roof Tiles - Main
Red - Redland Concrete Pantile in Farmhouse Red
HTs -
HT A Plots 12/13, 31
HT B Plots 3/4, 5/6
HT C Plots 9, 10
HT D Plots 36
HT E Plots 11, 16
HT F Plots 14/15, 40
HT G Plots 29, 30
HT H Plots 8, 27
HT I Plots 2, 7, 28
HT J Plots 1, 38, 39
HT K Plots 34/35
HT L Plots 24/25
HT M Plots 43
HT N Plots 22/23
Garages -
Single Garage Plots 1, 2, 8
Double Garage Plots 38/39

Grey - Marley duo modern Smooth Grey
HTs -
HT A Plots 20/21
HT F Plots 17
HT K Plots 44-47
HT L Plots 18/19, 32/33, 42
HT M Plots 41
HT O Plots 26
HT P Plots 27

Low level/ porch roofs
Bespoke made on site with Redland concrete plain tile in Farmhouse Red & Marley Ashmore interlocking duo plain tile Smooth Grey

Rainwater pipes / guttering
Black Hunter/ Marley uPVC

Front and Public Facing Utility Doors
Black GRP IG Doors

Windows (UPVC)
Black, finished white inside

P05 Updated the drawing to Hills comments: 19.01.26 DP MaH 18.12.25.

P04 Updated plot 1&2 locations and amended plot 1 garage size 07.01.26 DP MaH

Rev: Comment(s): Date-Name-Check: Reason:

Drg No: LGH-IDP-GRA-00-D-A-00015- P05

Client: Hill Group

Project: Grays Lane, Hitchin

Title: Site Plan

Scale: 1:200 @ A0 Date: Oct 2025

RIBA: Stage 4 Dm/Ch: SS/MaH

Status: For Comments Pro. No: C6111

Site Plan

