



- Application Boundary
- Housing development
- Indicative self-build homes
- Open Space
- Potential Allotments
- Streets, with cycleways and footways
- Shared surfaces/key squares
- Public footpath
- Bridleway
- Potential emergency access
- Pedestrian links
- Pedestrian and cycle links
- Unmade woodland pedestrian routes
- Existing bus route and stop
- Existing woodland, hedgerows and trees retained
- Ancient Woodland
- Existing vegetation to be removed
- Proposed trees
- Proposed native woodland planting
- Proposed native thicket planting
- Proposed hedgerow
- Proposed ornamental planting
- Proposed meadow/long grassland
- Existing drainage basin
- Existing watercourse, ditches and ponds
- Proposed swales and drainage basins
- Wildlife pond
- Proposed pumping station
- Proposed timber post and rail fence
- Children's play area
- Pylons and overhead powerlines
- Existing play areas
- Historic quarry
- Grade II Listed Buildings

ICENI PROJECTS LIMITED  
DA VINCI HOUSE  
44 SAFFRON HILL  
LONDON  
EC1N 8FH  
T 020 3640 8508  
mail@iceniprojects.com



CLIENT  
Picture Estates Ltd

PROJECT  
GA2 - North East Stevenage

TITLE  
Illustrative Masterplan

DRAWN BY	SG	CHECKED BY	SG
SCALE @ A1	1:2,500	DATE	OCTOBER_2025
PROJECT NO.	23-M004	DRAWING NO.	DL03
		REV.	N

iceni Projects accept no responsibility for any unauthorised amendments to this drawing.  
Only figured dimensions are to be worked to.