

NOTES:  
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**KEY**

- Build zone (no material palette constraint)
- Build zone (material palette constraint)
- Build zone (signature / rogue plot)
- Extent of plot
- Fixed position of front facade
- Specific Boundary Treatment
- On-plot car parking spaces  
No. of vehicle bays shown on plan must be provided
- XX-XX Min to Max. build height (metres)  
Max. height if only one measurement shown
- XX m<sup>2</sup> Max. GIA
- Plot access

**Build Zone Formula**

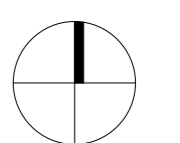
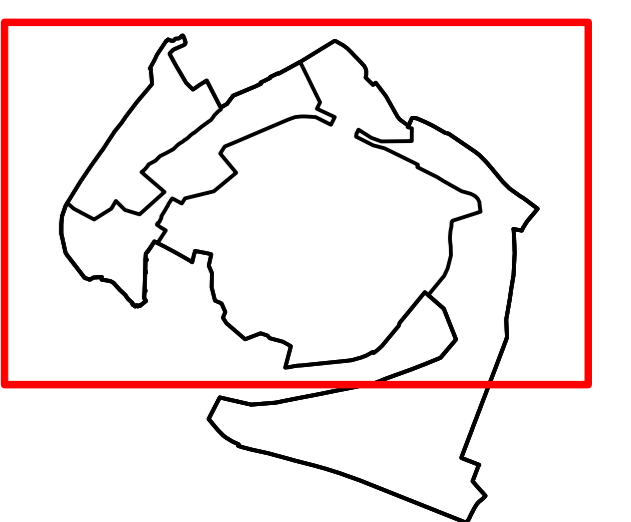
1. All detached (including semi-detached) plots have a minimum of 1 metre between the sides of the build zone and the side boundaries of the plot.
2. Plot frontages range from 2 metres to 6 metres where fixed.
3. Plots along the Rural Lanes (which have a flexible front facade position) have a minimum frontage zone of 2 metres.
4. Back-to-back plots have 20 metres between the rear lines of build zones (assumed window-to-window).
5. The distance between corner plot build zones (window-to-blank wall) is calculated using the following minimum garden area rules:
  - 1 Bed House - Maximum 30 m<sup>2</sup>
  - 2 Bed House - Minimum 30 m<sup>2</sup>
  - 3+ Bed House - Minimum 70 m<sup>2</sup>

NOTE: On-plot parking space positions shown are indicative only.  
 NOTE: Terrace units are an exception from the garden area rule (5).

NOTE: All frontages should be designed to respond to the public realm where a plot's side boundary faces a street (e.g incorporate windows).

Date	Rev	By	Details
04.08.15	-	KV	Drawing issued.

**LOCATION KEY**



**PLANNING**

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Drawing Title  
 LTA 1 Parameter Plan

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