

**Home**  
Home refers to a dwelling house or building which does not include a building containing 1 or more flats or a flat contained in such a building.

**Gross Internal Area (GIA)**  
The Gross Internal Area means the total enclosed internal floor area of your home measured within the external walls taking each floor into account and excluding the thickness of external walls. The GIA of your home also includes integral garages and conservatories.

**Principal Elevation**  
Is the elevation of the dwellinghouse that is being erected or constructed, which fronts the main highway serving the house.

**Unit Completion**  
Unit Completion shall be deemed to be achieved on the date of the earliest of the following being issued in respect of your home:  
i) the date of completion notice for Council Tax purpose in accordance with schedule 4a of the Local Government Finance Act 1988 and section 17 of the Local Government Act 1992 or  
ii) the date of the building regulations completion certificate in accordance with section 17 of building regulations or if earlier the date on which any latent defects insurer issues the policy cover note in respect of the building works.

**General Parameters**

- Prior to development commencing, you must apply to the Local Planning Authority for a determination as to whether your design complies with the site Masterplan and Design Code. Forms are available from Local Planning Authority and must be accompanied by a plan showing the site and details of the proposed development. The Local Planning Authority must respond within 28 days, otherwise you can proceed.
- Your home must be built within the 'build zone' and not exceed the max. permissible Gross Internal Area (GIA) stated for each individual plot for construction above ground. In addition to the above area, a further 40% of the max permissible GIA can be constructed below ground for a basement. The footprint of your home does not need to fill the entire area & can be positioned anywhere within it. The Gross Internal Area is defined above. The eaves and gutters of the building can project a maximum of 450mm beyond the build zone. In relation to fixed front facades any balcony, porch or bay window can project up to 1500mm beyond the build zone (this must include the eaves and guttering).
- No temporary buildings or caravans are allowed on your plot. Prior to Completion, you shall not occupy your home for residential purposes or allow your home to be occupied for residential purposes.
- No works or storage of materials may be undertaken outside the curtilage of the plot without permission from the relevant approving authority either GHVDC, Highways authority or the District Council as applicable.
- Any part of your home that would:  
i) have more than a single storey; and  
ii) would be within 2 metres of the boundary with a neighbouring home that has received either confirmation of compliance or planning permission must not extend beyond the rear wall of the neighbouring home by more than 3 metres.
- The merging & subdivision of the plot is not permitted.
- Prior to development the Plot Purchaser (as client) must appoint a Principal Designer as required under the 2015 Construction Design and Management regulations.
- Any upper-floor window that is on a side elevation and less than 1.7m above floor of the room and faces onto a neighbouring house must be:-  
(i) obscure-glazed  
(ii) non-opening

- A minimum area of 50% of the plot frontage (the area between the highway and your front wall) must be permeable (i.e. grass / shrubs / gravel etc). On the remaining area, any hard surface must either be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the home.
- Unit Completion must take place within 24 months of the Completion of Sales Contract.
- The maximum building height means the height of your home when measured from ground level of the plot to the top of the highest part of the roof excluding any external chimneys, flues, soil or vent pipes or other structures for renewable energy generation.
- The height of any external chimney, flue, soil or vent pipe, or other structure for renewable energy generation, must not exceed the highest part of the roof of the home by 1 metre or more.
- A minimum of 2 secure cycle spaces/units must be provided.
- Storage for 3 no. 240 litre wheellie bins (59w x 107h x 74d (cm)) for recycling, garden and residual waste should also be shown. These must not be visible from the road. Refuse stores must not be forward of any elevation that faces onto the public realm.
- The number of parking spaces (vehicle bays) indicated must be provided on plot and be a minimum 2.5m x 5.5m in size. Should a garage be intended to contribute to the required on site car park spaces then the minimum size for a single garage should be no less than 3m x 5m. The location of your parking space/garage is to your discretion, but must relate to the vehicle access/egress point on the plot.
- Terraces, balconies and raised platforms above ground level are not permitted where they would extend beyond a wall forming a side elevation or any wall forming a rear elevation of your home.

**Unit/Character Specific Parameters**

- Where there is a fixed elevation position requirement, the buildings principal and/or side elevation must be constructed on the line shown. Bay windows/porches/balconies must not protrude more than 1.5m beyond this line.
- Elevations and boundary treatments facing a street must be designed to respond to the public realm (E.g. incorporate windows to all floors). It is advised that windows facing on to the public realm are active (i.e. provide views from habitable rooms such as living room/kitchen).

**Build Zone Formula**

- 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.
- Plot frontages range from 2 metres to 6 metres where fixed.
- Plots along the Rural Lanes (which have a flexible front facade position) have a minimum frontage zone of 2 metres.
- Back-to-back plots have 20 metres between the rear lines of build zones (assumed window-to-window).
- 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>

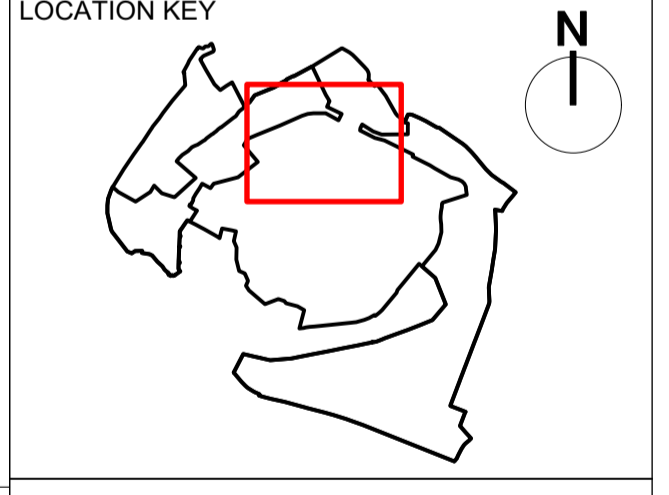
**NOTES:**  
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**KEY**

- Build zone (No material palette constraint)
- Build zone (Material palette constraint)  
Facade and roof materials must comply with the Material Palette.
- Build zone (Feature plot)
- Indicative area to be brought forward under reserved matters application - non residential
- Extra Care Allocated Parking
- Community Centre Allocated Parking
- Nursery Allocated Parking
- On-plot car parking spaces
- Off-plot Allocated permit car parking spaces
- Off-plot Unallocated permit controlled car parking spaces
- Visitor parking unallocated space
- Fixed position of principal and/or side elevation
- Reserved Matters Application Exents

**Sub-stations**  
The parameters stated above relates to the design of homes. There are additional conditions that are statutory (i.e. legislation) and mandatory within the agreement for sale & level of transfer which you must adhere to. Therefore please ensure that you refer to these before proceeding with design work on or prior to construction. The eaves and gutters of the building can project a maximum of 450mm beyond the build zone. In relation to fixed front facades any balcony, porch or bay window can project up to 1500mm beyond the build zone (this must include the eaves and guttering).

Date	Rev	By	Details
07.04.17	F	TA	Rules and Masterplan updated.
18.04.17	G	TA	Masterplan updated.
21.04.17	H	TA	Principal Elevation amended.
11.05.17	I	TA	Parameters updated.
15.05.17	J	TA	Parameters updated.
25.05.17	K	TA	Parameters updated and GIA for plots 126-128 updated.
20.06.17	L	TA	Remaining Phase 1a Postcodes added.
06.10.17	M	TA	Phase 1a Plot Parameters updated.
07.11.17	N	SA	Plot Parameters updated.
13.11.17	O	SA	Masterplan updated. Location of substations added.
25.01.18	P	LH	Masterplan updated. Parking annotation added.
05.02.18	Q	SC	Parking labelling amended, plot build zones and key annotations amended.
06.02.18	R	LH	Build zone amended (plot 0392).
23.02.18	S	LH	Plot Levels Updated.
27.02.18	T	LH	Plot Level Added to plot 0179 (affecting plots 017 & 0178).
06.03.18	U	SC	Build Zone colours reinstated.
15.03.18	V	SC	Vehicle access to plot 0230 amended.
15.03.18	W	SC	Bedroom numbers for 0212 and 1398 amended to 2/2.
16.03.18	X	SC	Plots 0178, 0230 and 0258 amended re: annotation to principalside elevation.
04.05.18	Y	SC	Phase 1a Plot Parameters updated. Annotations & custom plots (0166-0167 0171 0178, 0212, 0227-0231, 0258, 0266, 1398) build zones amended.
04.07.18	Z	SC	Custom plots build zones amended for 0223, 0227-229.
10.10.18	AA	SC	Masterplan amended for plots 0166-170 levels updated plots 0252-257, shared area 7 amended to include 0212.
30.10.18	AB	SC	Parking amended & affordable key added (plots 0185-0190).
13.11.18	AC	SC	Parking annotation amended (0158-165).
06.12.18	AD	SC	Parking annotation amended to 'U' (0166-167 and 0296-0309)



**PLANNING**

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Project  
Graven Hill

Client  
Graven Hill Village Development Company

Drawing Title  
Phase 1 Parameter Plan (3 of 4)

Date	Scale	Checked
21.11.16	1:500@A1	JS
Project Ref.	Drawing No.	Revision
1982	A-L-743	AD