

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 guttering of the building can project a maximum of 450mm beyond the building 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, Highway 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-glazing
(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 wheeled 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).

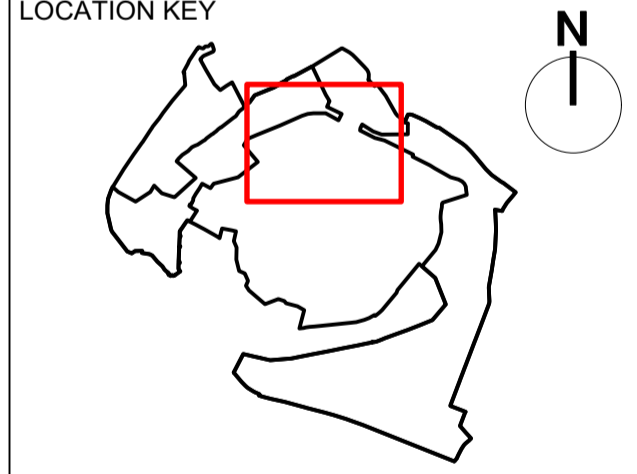
Build Zone Formula

- 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 m²
2 Bed House - Minimum 30 m²
3+ Bed House - Minimum 70 m²

NOTES:
DIMENSIONS NOT TO BE SCALED FROM THIS DRAWING. CONTRACTORS TO NOTIFY ARCHITECTS OF SITE VARIATIONS AFFECTING INFORMATION ON THIS DRAWING. THIS DRAWING IS COPYRIGHT OF GLENN HOWELLS ARCHITECTS.

- KEY**
- Build zone (No material palette constraint)
 - Build zone (Material palette constraint)
 - Build zone (Feature plot)
 - Indicative area to be brought forward under reserved matters application - apartment blocks
 - 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 spaces
 - Fixed position of principal and/or side elevation
 - Reserved Matters Application Exents
 - Max. build height (metres)
 - Max. GIA
 - Postal No. and Plot Postcode
 - Vehicular access
 - Affordable Units
- Sub-stations**
The parameters stated above relate to the design of homes. There are additional conditions that are statutory (i.e. legislation) & mandatory within the agreement for sale & deed of transfer which you must adhere to. Therefore please ensure that you refer to these before proceeding with design work or on-site fabrication or construction. This includes conditions relating to health & safety, site working hours, deadlines for completing the home & consideration of neighbouring properties.
NOTE: The above parameters are applied to homes throughout the entire site. There are additional, unit and character area specific parameters.
NOTE: The apartments, community centre, school, nursery, sports pavilion and pub will have their own individual set of parameters.

Date	Rev	By	Details
21.11.16	-	TA	Drawing issued.
24.11.16	A	TA	General Amendments.
30.11.16	B	TA	General Amendments.
01.12.16	C	TA	General Amendments.
08.12.16	E	TA	General Amendments.
15.12.16	E	TA	Rule 5 updated.
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	SA	Phase 1a Plot Parameters updated.
07.11.17	N	SA	Phase 1a Plot Parameters and postcodes updated.
13.11.17	O	SA	Masterplan updated. Location of Substations added
20.11.17	P	SA	Coach houses GIA's updated
18.01.18	Q	SC	Masterplan updated.
24.01.18	R	SC	Adoption strategy and parking no. added.
05.02.18	S	SC	Parking allocation added. Plot build zone amended.
23.02.18	T	LH	Plot Levels updated.
06.03.18	U	SC	Build zone colour reinstated.
23.03.18	V	SC	Levels updated for plots 0111-116.
04.05.18	W	SC	Annotations amended. Custom plots (0166-0167) build zones amended. Blocks A and E layouts amended incl. parking.
03.09.18	X	SC	Custom plots (0166-0167) build zones amended to allow 1m pathway to back of 0140-142.
30.10.18	Y	SC	Plots 0102-104 amended; rear path to rear. Parking amended (plots 075-080)
13.11.18	Z	SC	Masterplan updated
06.12.18	AB	SC	Parking allocation amended to 'U' (0166-167)



PLANNING

GLENN HOWELLS ARCHITECTS
321 Bradford St, Digbeth, Birmingham, B5 6ET
Tel. 0121 666 7640 F. 0121 666 7641
mail@glennhowells.co.uk

Project
Graven Hill

Client
Graven Hill Village Development Company

Drawing Title
Phase 1 Parameter Plan (2 of 4)

Date	Scale	Checked
21.11.16	1:500@A1	JS

Project Ref.	Drawing No.	Revision
1982	A-L-742	AB