



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.

Principle Elevation
Is the elevation of your home on which the vehicular access to your plot accesses the highway.

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 1993 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
(as shown on the plot passport)

- 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.
- 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 Principle Elevation of your home must front a highway.
- Prior to development the Plot Purchaser (as client) must appoint a Principle 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 remaining area any hard surface to be provided on and between a wall forming the principle elevation of the home and the highway 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 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.
- Provision for the secure storage of min. 2 bicycles must be demonstrated in the design. Storage for 3 no. 240 litre wheeled bins (50w x 107h x 74d (cm)) for recycling, garden and residual waste should also be shown.
- 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
(as shown on the plot passport)

- Front boundaries to be maximum 1.1m high. Front boundary means any boundary which is or would be forward of the principal elevation of your home. Side/rear boundaries to be maximum 1.8m high. Any boundary facing onto a public highway to be hedging of any variety (a hidden secure boundary within hedging is acceptable if desired), dry stone walling or timber post and rail fencing (a secure mesh treatment attached to post and rail fencing is acceptable if desired).
- Front boundaries to be maximum 1.1m high. Front boundary means any boundary which is or would be forward of the principal elevation of your home. Side/rear boundaries to public areas to be maximum 1.5m high with 0.3m trellis over. Side/rear boundaries to private areas to be maximum 1.8m high. Any material/colour permitted.
- Side/rear boundaries to public areas to be maximum 1.5m high with 0.3m trellis over. Side/rear boundaries to private areas to be maximum 1.8m high. Any material/colour permitted.
- Where there is a fixed position of the principle elevation, the majority of the walls forming the principle/secondary elevation of your home must be constructed on the line shown. Bay windows 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:
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KEY

- Build zone (No material palette constraint)
- Build zone (Material palette constraint)
- Build zone (Leeway plot)
- Extent of plot
- Fixed position of principle elevation
- Front Boundary
- Reserved Matters Application Extents
- On-plot car parking spaces
No. of car parking spaces (vehicle bays) as indicated must be provided as a minimum on the plot and be at least 2.5m x 5.5m in size. The minimum size for a single garage should be no less than 3m x 6m. The position of your space is to your discretion.
- XX - XX Min to Max. build height (metres)
Max. height if only one measurement shown. Building height relates to the top of the roof.
- XX m² Max. GIA
The Gross Internal Area is the area of a building measured to the internal face of the perimeter walls at each floor level.
- Vehicular access
The position of vehicular access is fixed.
- Affordable Units

The parameters stated above relates 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 on or offsite 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.

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.
30.09.15	A	RS	Added plot numbers, Max GIA, definition, leeway plots, affordable units and site-wide plot parameters.
21.10.15	B	RS	4No. units in 1-1a moved to 1-2a. Land Transfer boundary updated.
21.10.15	C	RS	Apartment block references added.
22.10.15	D	RS	RM application extents added.
04.12.15	E	RS	Bedroom No. added and LTA boundary amended.
08.12.15	F	RS	Building height note and general parameters added.
05.01.16	G	RS	8No. plots amended to include material palette constraints.
28.06.16	H	TA	Masterplan updated and general amendments made.
06.07.16	I	TA	General Parameters updated.
11.07.16	J	TA	General Parameters updated.
05.08.16	K	TA	Rear Facade zones added.
20.10.16	L	TA	Maximum GIAs updated.
21.10.16	M	TA	Bedroom numbers updated.
02.11.16	N	TA	Maximum GIAs updated.
06.02.17	O	TA	Maximum GIAs updated.
06.02.17	P	TA	Micro units bedrooms updated.

LOCATION KEY

PLANNING

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Project
Graven Hill

Client
Graven Hill Village Development Company Limited

Drawing Title
LTA 1 Parameter Plan

Date	Scale	Checked
04.08.15	1:1250@A0	JS

Project Ref.	Drawing No.	Revision
1982	A-L-020	P