

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 (Leeway plot)
- Extent of plot
- Fixed position of principle elevation
- Front Boundary
- Reserved Matters Application Extents
- On-plot car parking spaces

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

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.

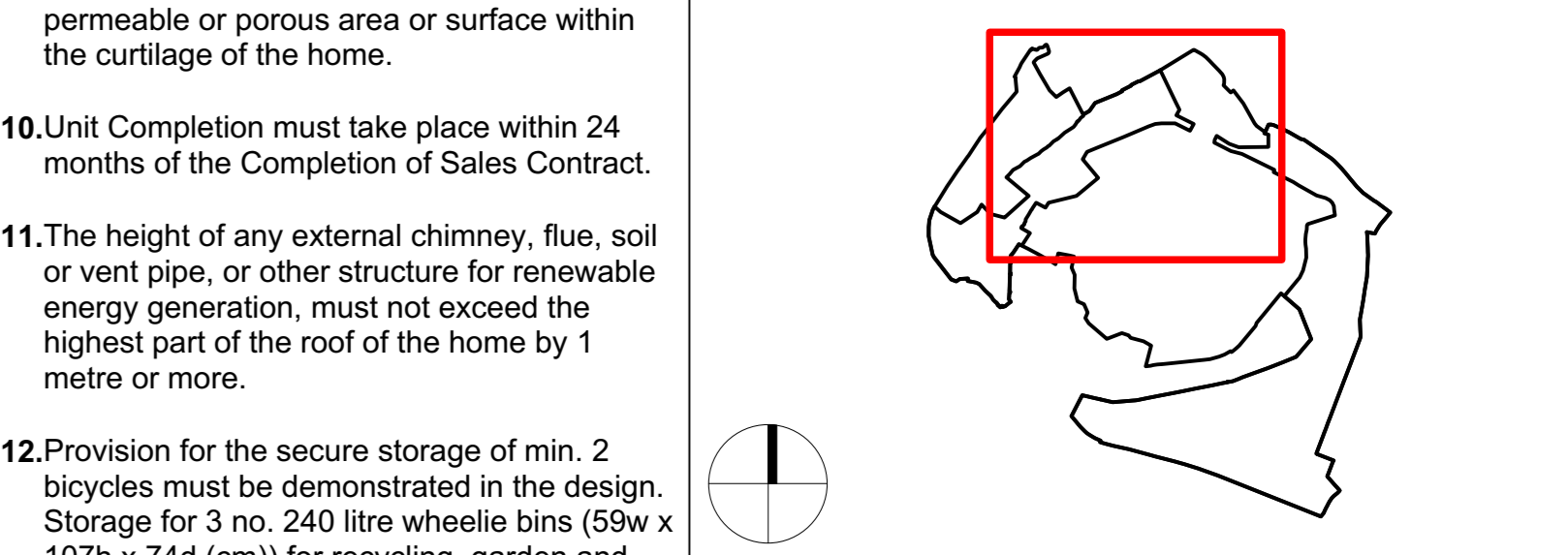
NOTE: Terrace units are an exception from the garden area rule (5).

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.
21.10.15	C	RS	Land Transfer boundary updated.
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.
10.02.17	Q	TA	Plots 30, 201, 392 amended.

1. 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.
2. 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.
3. 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.
4. No works or storage of materials may be undertaken outside the curtilage of the plot without permission from the relevant approving authority either CHV/DC, Highways authority or the District Council as applicable.
5. 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.
6. The Principle Elevation of your home must front a highway.
7. Prior to development the Plot Purchaser (as client) must appoint a Principle Designer as required under the 2015 Construction Design and Management regulations.
8. 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
9. 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.
10. Unit Completion must take place within 24 months of the Completion of Sales Contract.
11. 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.
12. Provision for the secure storage of min. 2 bicycles must be demonstrated in the design. Storage for 3 no. 240 litre wheeled bins (59w x 107h x 74d (cm)) for recycling, garden and residual waste should also be shown.
13. 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.

LOCATION KEY



PLANNING

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

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	Q

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 after fabrication or construction. This includes conditions relating to health & safety, site working hours, deadlines for completing the home & consideration of neighbouring properties.

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

