

Gross Internal Area (GIA)

Includes:

- Areas occupied by internal walls and partitions
- Columns, piers, chimney breasts, stairwells, lift-wells, other internal projections, vertical ducts, and the like
- Atria with clear height above, measured at base level only
- Internal open-sided balconies and the like
- Structural, raked or stepped floors are to be treated as a level floor measured horizontally
- Horizontal floors, with permanent access, below structural, raked or stepped floors.
- Mezzanine areas intended for use with permanent access
- Lift rooms, plant rooms, fuel stores, tank rooms which are housed in a covered structure of a permanent nature, whether or not above main roof level
- Service accommodation such as toilets, toilet lobbies, bathrooms, showers, and the like
- Voids over stairwells and lift shafts on upper floors
- Areas with headroom of less than 1.5m
- Basements

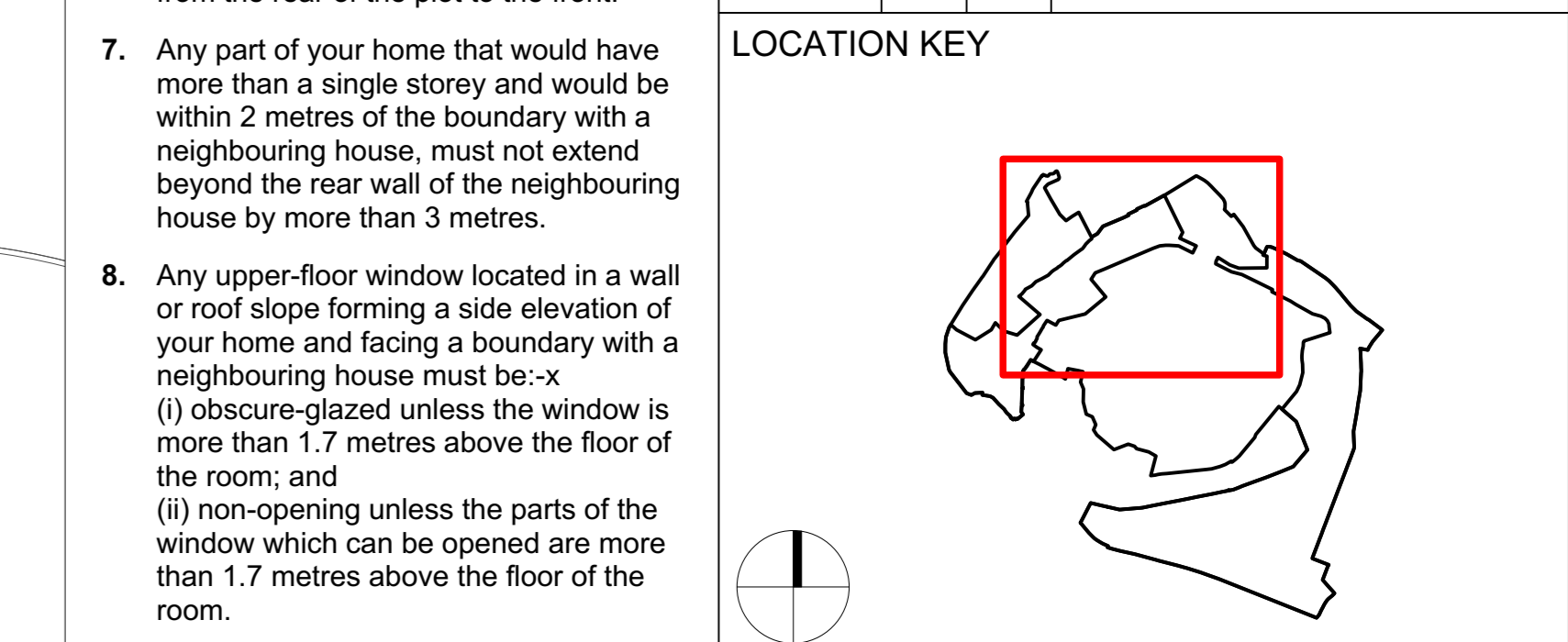
Excludes:

- Perimeter wall thicknesses and external projections
- External open-sided balconies
- Canopies
- Voids over or under structural, raked or stepped floors
- Greenhouses, garden stores, fuel stores, and the like in residential property
- Garages
- Conservatories

General Parameters

(as shown on the plot passport)

- Your home must be built within the 'build zone' and not exceed the max. permissible Gross Internal Area (GIA) stated for each individual plot. 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.
- Provision for bin stores and the secure storage of min. 2 bicycles must be allowed for on the plot and be considered within the design. Bin stores should be capable of containing 3 no 240 litre wheeltie bins (659 x 107h x 74d (cm)) for recycling, garden and residual waste.
- Prior to development commencing, you must apply to the Local Planning Authority for a determination as to whether the development complies with the Masterplan and Design Code.
- No works or storage of materials may be undertaken outside the curtilage of the plot without requisite permissions first being obtained. These areas are subject to adoption either by the Highways authority or District Council.
- The principle elevation of your home must front a highway.
- No built form is permitted within 1m of the plot boundary (the area to which your ownership extends). This is to retain a maintenance zone between plots and allow bins, bicycles etc. to be moved from the rear of the plot to the front.
- Any part of your home that would have more than a single storey and would be within 2 metres of the boundary with a neighbouring house, must not extend beyond the rear wall of the neighbouring house by more than 3 metres.
- Any upper-floor window located in a wall or roof slope forming a side elevation of your home and facing a boundary with a neighbouring house must be:
 - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room; and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room.
- A min. 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 provision must be made to direct run-off water from the hard surface to a permeable or porous area of surface within the curtilage of your home.



PLANNING

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Project
Graven Hill

Client
Graven Hill Village Development Company Limited

Drawing Title
LTA 1 Parameter Plan

Date	Scale	Checked
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Project Ref.	Drawing No.	Revision
1982	A-L-020	F

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

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 off-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.

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 front facade
- Front Boundary
- Reserved Matters Application Extents
- 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. 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
- Affordable Units
Refer to A-L-580 for tenancy details.
Green = Affordable Rent, Red = Shared Ownership, Blue = Mixed

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. incorporating windows).