

## 2.0 Development Parameters Definitions

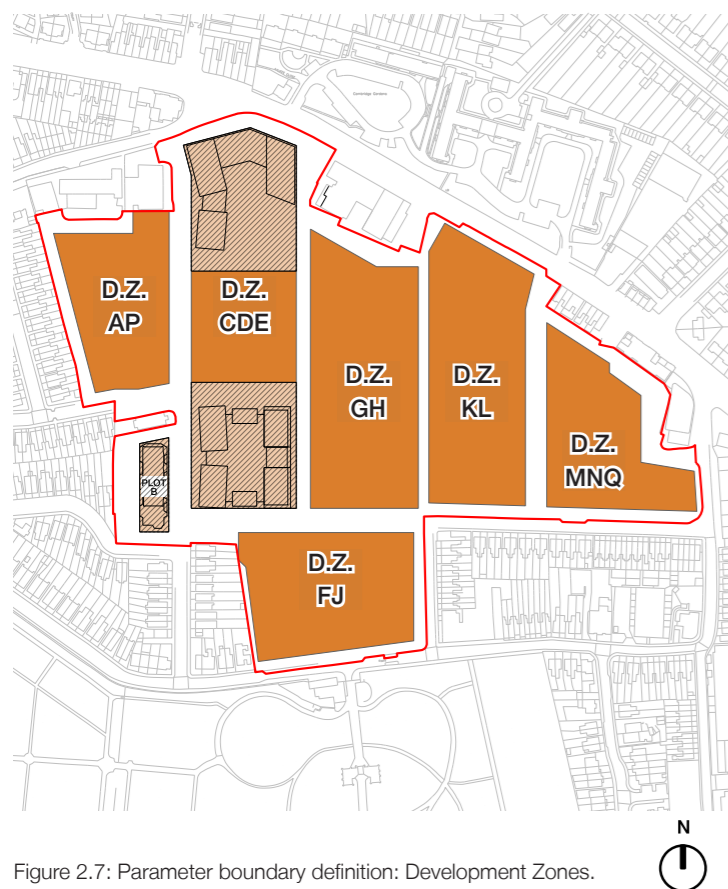
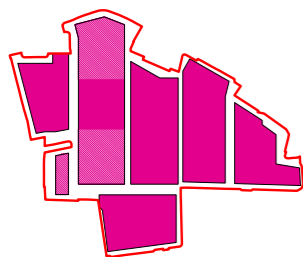


Figure 2.7: Parameter boundary definition: Development Zones.

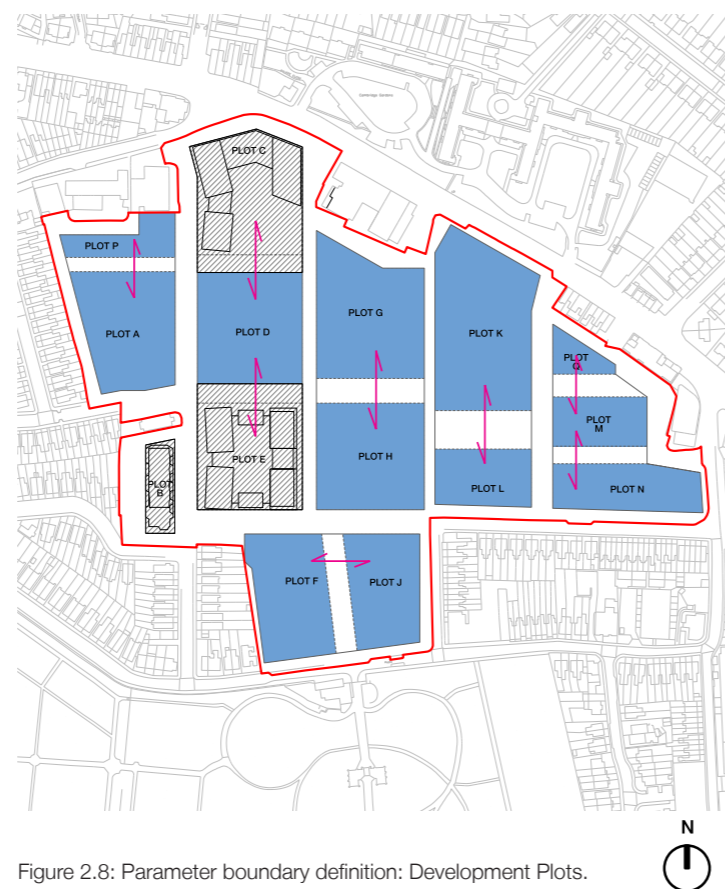


Figure 2.8: Parameter boundary definition: Development Plots.

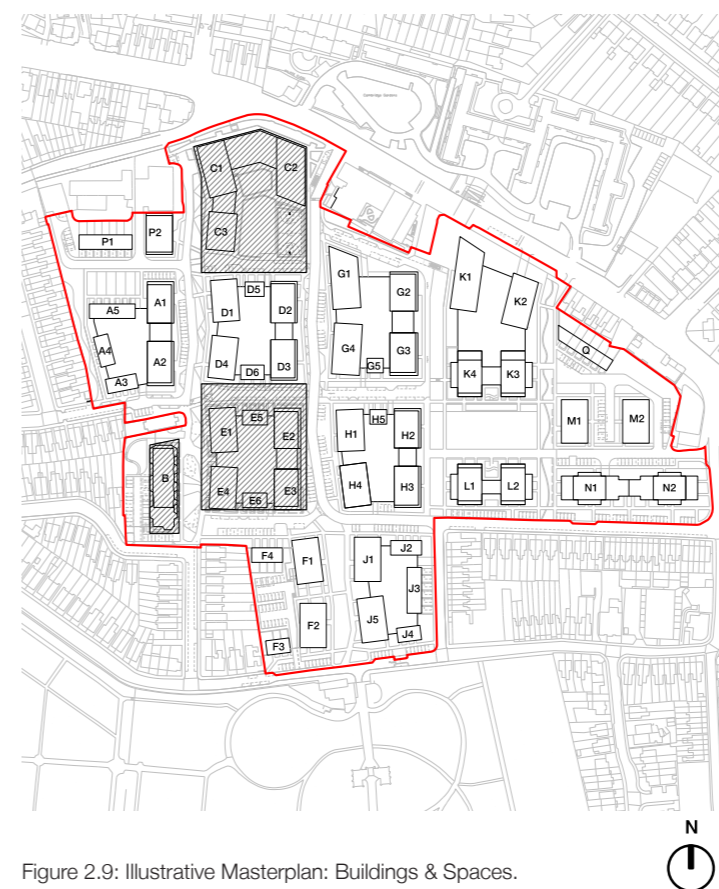


Figure 2.9: Illustrative Masterplan: Buildings & Spaces.

### 2.5 Parameter Envelope

2.5.1 A 3D object defined by multiple Parameter Boundaries, which limits the extent of development.

2.5.2 **The built form cannot occupy 100% of the Parameter Envelope. The overriding rules governing the separation between buildings, and relationships between buildings must be maintained** (refer to Sections 2.8 to 2.12).

2.5.3 **All permanent elements or building components which are integral to the design and fabric of a building must be contained within its Parameter Envelope.** This includes balconies, projecting façade treatments, parapets, lift overruns and roof plant.

2.5.4 Discrete or non-permanent elements such as canopies, flags, signage etc. may breach the Parameter Envelope in local areas.

2.5.5 **The position of a Building Line within each plot must consider the impact on subsequent plots so as to not prejudice development.**

2.5.6 The adjacent diagram (Fig. 2.7) identifies (filled orange) the locations and extent of the Development Zones within the proposed masterplan. Areas within the Detailed Component are shown cross-hatched.

2.5.7 The adjacent diagram (Fig. 2.8) identifies (filled blue) the illustrative locations and extent of the Development Plots within the Development Zones. Areas within the Detailed Component are shown cross-hatched.

2.5.8 The adjacent diagram (Fig. 2.9) shows the Building Line for the proposed Illustrative Masterplan described in the application, which complies with the Design Guidelines contained in this document. Areas within the Detailed Component are shown cross-hatched.

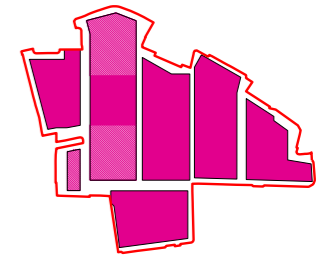
#### Legend:

--- Ownership boundary	— Development Zone boundary	■ Development Zone	■ Development Plot
— Planning application boundary	..... Plot boundary	▨ Areas of Development Zone within the Detailed Application boundary	▨ Development Plots within the Detailed Application boundary
▨ Detailed Component of application	↔ Direction of flexibility in subdivision of a Development Zone		

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

## 2.0 Development Parameters

### Horizontal Parameters



#### 2.6 Plot & building definition

2.6.1 The Horizontal Parameters for development are defined by the boundary of the Development Zone and determine the maximum extent of potential development.

2.6.2 Development Zones are subdivided into Development Plots in which Buildings can be developed.

2.6.3 The adjacent diagram (Fig. 2.10) uses Development Zone GH as an example to illustrate the hierarchy of horizontal development boundaries from Development Zones through to Development Plots and Buildings.

2.6.4 Section 2.8 outlines the rules guiding each Development Zone and the methodology governing their division into Development Plots.

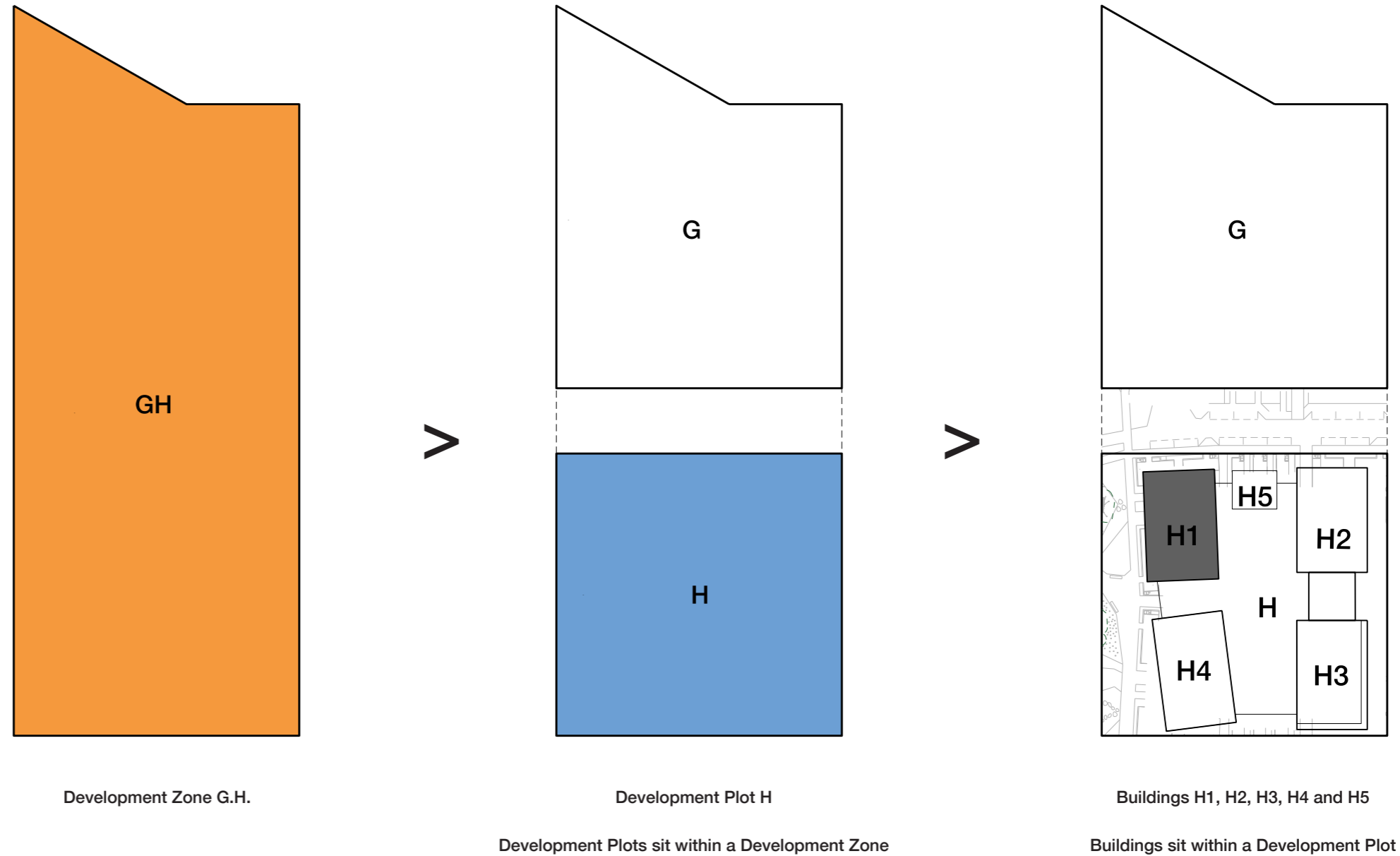


Figure 2.10: Plan diagram - Horizontal parameters pertaining to Development Zone GH.

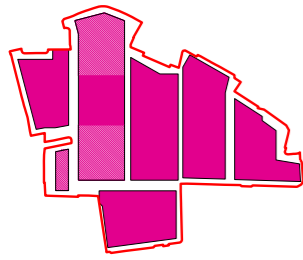
**Legend:**

Development Zone

Development Plot

Illustrative building footprint

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## 2.0 Development Parameters

### Horizontal Parameters

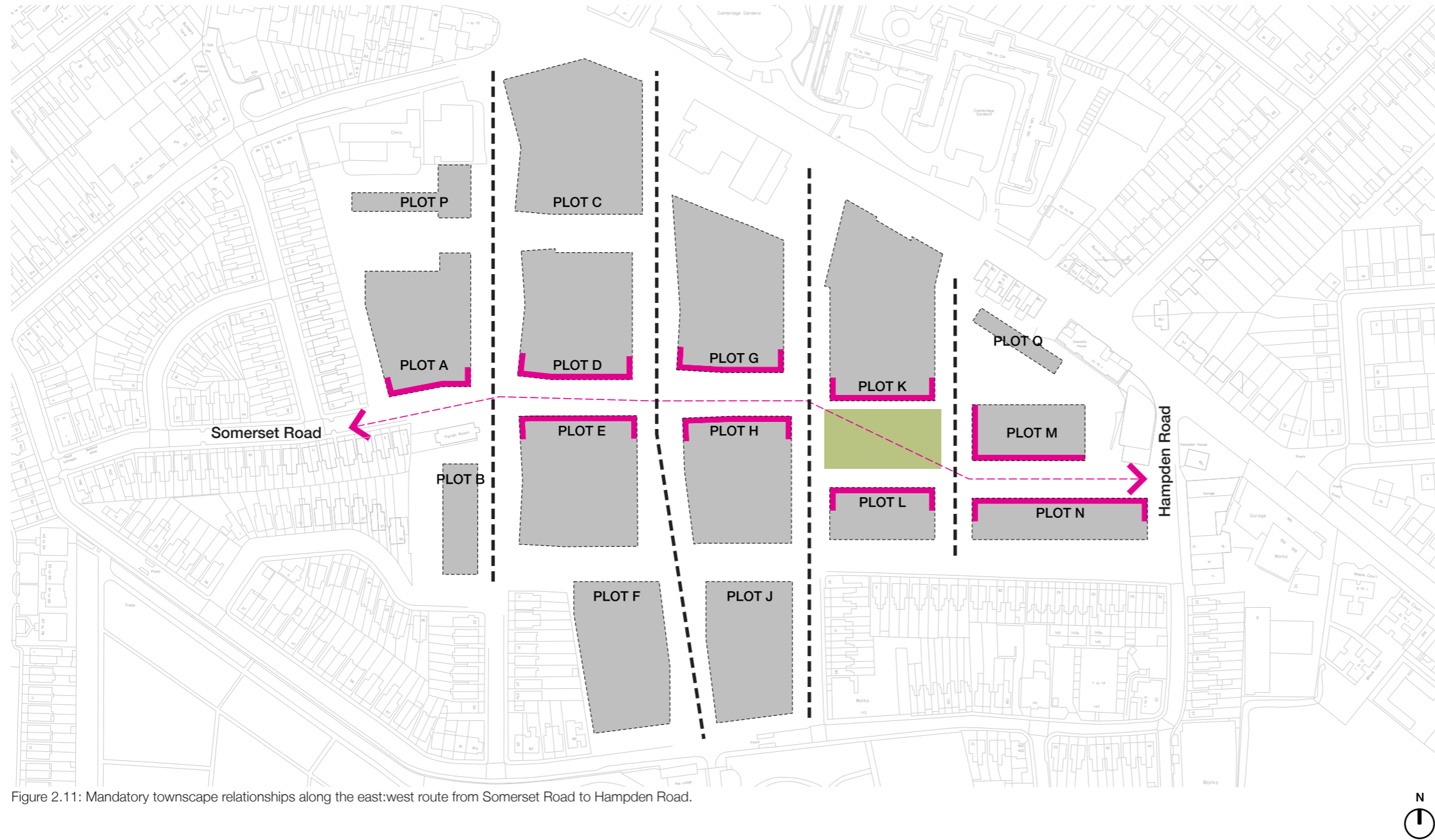


Figure 2.11: Mandatory townscape relationships along the east:west route from Somerset Road to Hampden Road.

#### 2.7 East:west connection

- 2.7.1 **The design of buildings within the Development Zones must facilitate a continuous link along the east:west route through The Site** (Fig. 2.11).
- 2.7.2 **The north and south façade lines buildings bounding the east:west route through The Site must be set relative to their neighbour to avoid obscuring the east:west route.**
- 2.7.3 **Along the east:west route a direct line of sight must be achievable from one route threshold to the next** (Fig. 2.11).
- 2.7.4 **An uninterrupted view across the principal green space between the intersection of Development Plots G, H and K and Development Plots M, L and N must be provided.**
- 2.7.5 **Southern façades of Development Plots A, D, G, K and M must not extend beyond that of the neighbouring plot to the extent that a façade obscures the view along the route.**
- 2.7.6 **Northern façades of Development Plots E, H, L and N must not extend beyond that of the neighbouring plot to the extent that a façade obscures the view along the route.**
- 2.7.7 **Opposing building façades along the east:west route for those listed above should be set relative to each other to line the north and south sides of the east:west route.**

#### Legend:

- Development Plots
- Principal new green space
- The principal east:west route through The Site
- Façade linings along the east:west route
- Principal north:south routes creating thresholds across the east:west route

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## 2.0 Development Parameters

### Horizontal Parameters

#### 2.8 Subdivision of Development Zones

2.8.1 This section builds upon previous sections and describes the specific rules governing subdivision of Development Zones.

2.8.2 Fig. 2.12 describes the rules governing the subdivision of Development Zone CDE where:

- **Development Zone CDE must comprise of 3 discrete and individually identifiable Development Plots, labelled as Plot C, Plot D and Plot E.**
- **Façades defining the extent of a Development Plot within a Development Zone must be separated by a minimum of 18m.**  
E.g. The façades which define the north:south extents of Development Plots C and D will be greater than 18m apart.
- **A minimum of 2x No. vehicle accessible routes must connect east:west across Development Zone CDE.**
- **Vehicle accessible routes across Development Zone CDE must provide for emergency and maintenance access but must not provide through routes for general traffic**
- **The existing landscaped space identified as Madingley Gardens must be maintained as a landscaped element within Plot C.**

The adjacent diagram (Fig. 2.12) shows the illustrative Building Line for the proposed masterplan which complies with the Design Guidelines contained in this report.

2.8.3 Development Plots C & E are being submitted as part of the Detailed Planning Application and have been designed in-line with the adjacent guidelines and provision for Plot D to come forward within a future RMA.

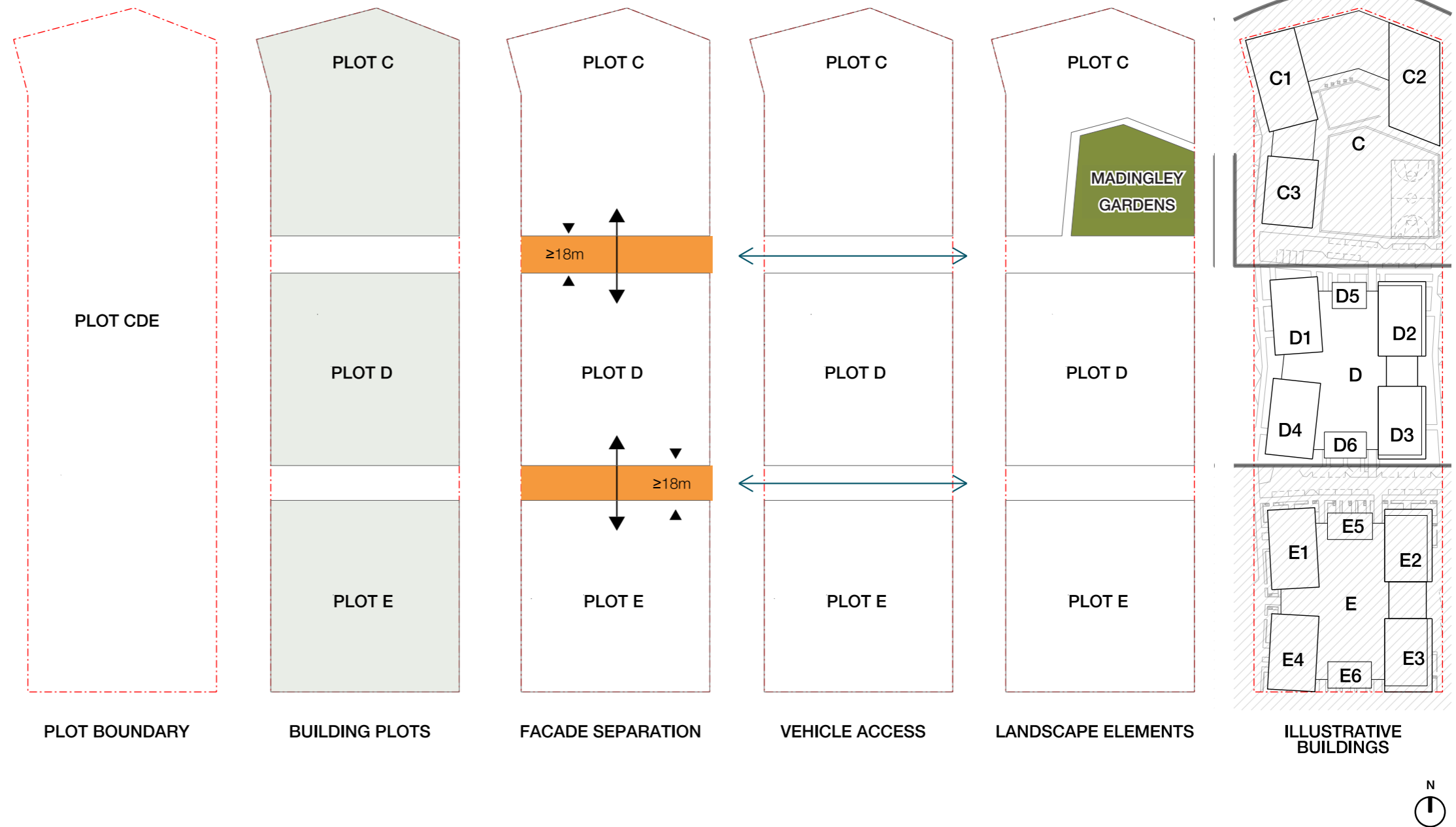
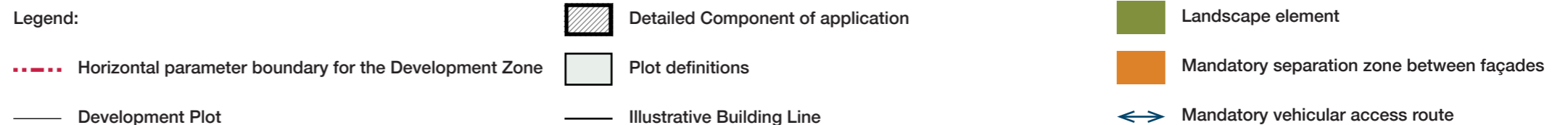


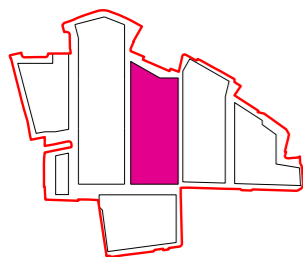
Figure 2.12: Plan diagram - Horizontal parameters pertaining to Development Zone CDE.



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## 2.0 Development Parameters

### Horizontal Parameters



2.8.4 **Fig. 2.13 describes the rules governing the subdivision of Development Zone GH where:**

- **Development Zone GH must comprise of 2 discrete and individually identifiable Development Plots, labelled as Plot G and Plot H.**
- Development Plots should be sized and arranged with reference to one another to avoid compromising development potential of the last to be built.
- **The first RMA for a Development Plot in Development Zone GH must include a plan illustrating the potential arrangement of the remainder of the Development Zone.**
- **Façades defining the extent of a Development Plot within a Development Zone must be separated by a minimum of 18m.**  
E.g. The façades which define the north:south extent of Development Plots G and H will be greater than 18m apart.
- **A minimum of 1x No. vehicle accessible route connect east:west across Development Zone GH.**
- **Vehicle accessible routes across Development Zone GH must provide a through route for general traffic.**

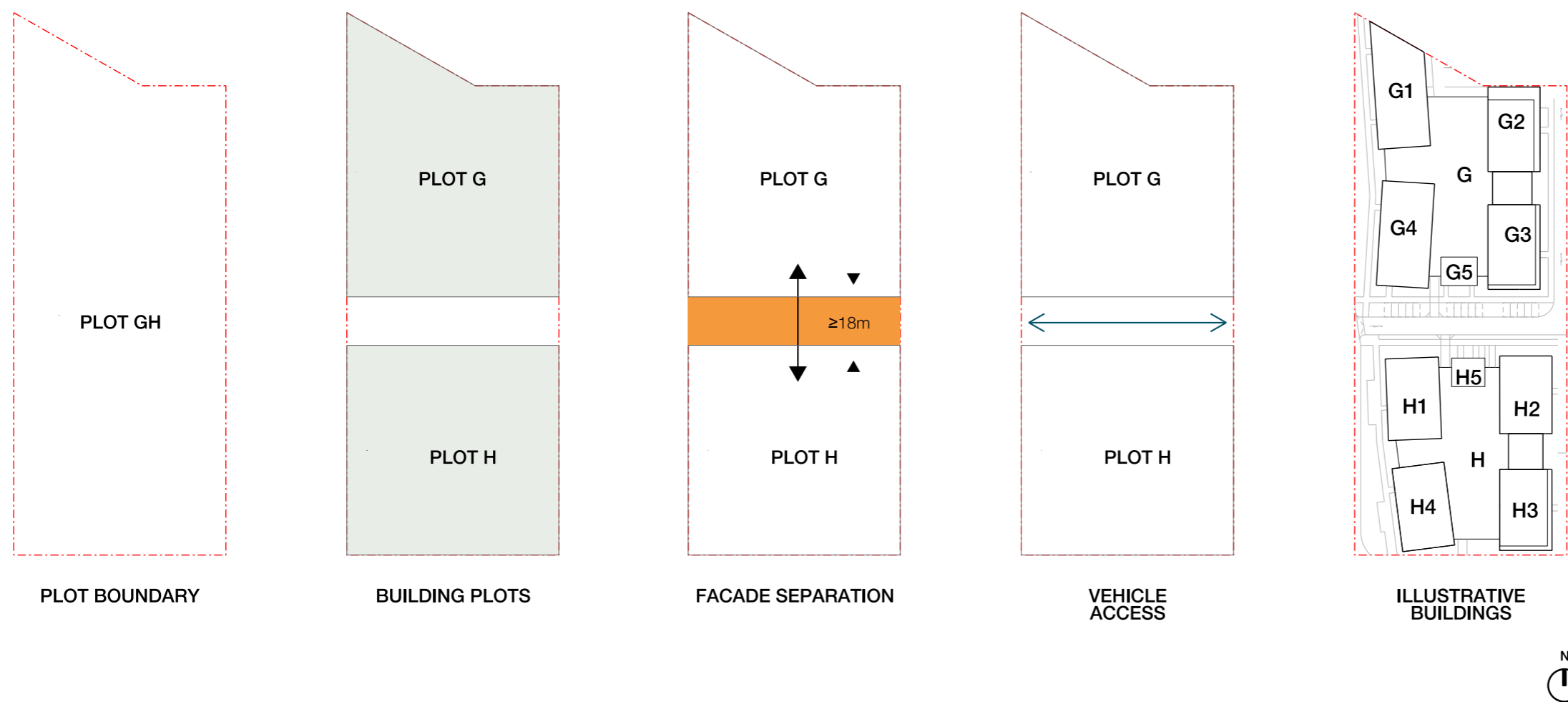


Figure 2.13: Plan diagram - Horizontal parameters pertaining to Development Zone GH.

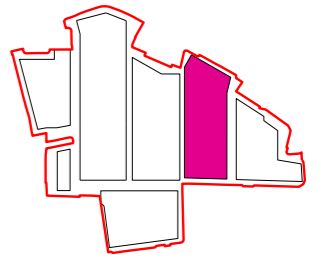
#### Legend:

- Horizontal parameter boundary for the Development Zone
- Development Plot
- Plot definitions
- Illustrative Building Line
- Mandatory separation zone between façades
- ↔ Mandatory vehicular access route

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## 2.0 Development Parameters

### Horizontal Parameters



2.8.5 Fig. 2.14 describe the rules governing the subdivision of Development Zone KL where:

- **Development Zone KL must comprise of 2 discrete and individually identifiable Development Plots, labelled as Plot K and Plot L.**
- Development Plots should be sized and arranged with reference to one another to avoid compromising development potential of the last to be built.
- **The first RMA for a Development Plot in Development Zone KL must include a plan illustrating the potential arrangement of the remainder of the Development Zone.**
- **A public landscaped space must be incorporated between the Building elements located in Development Plot K and L.**
- **A minimum of 1x No. vehicle accessible route must connect across Development Zone KL through the principal green space from the south east to the north west.**
- **The vehicle accessible route across Development Zone KL must provide for emergency and maintenance access only but must not provide access for general traffic**
- **A minimum of 40m separation between the prevailing southern façade(s) of Plot K and the prevailing northern façade(s) of Plot L must be maintained.**

The adjacent diagram (Fig. 2.14) shows the illustrative Building Line for the proposed masterplan which complies with the Design Guidelines contained in this report.

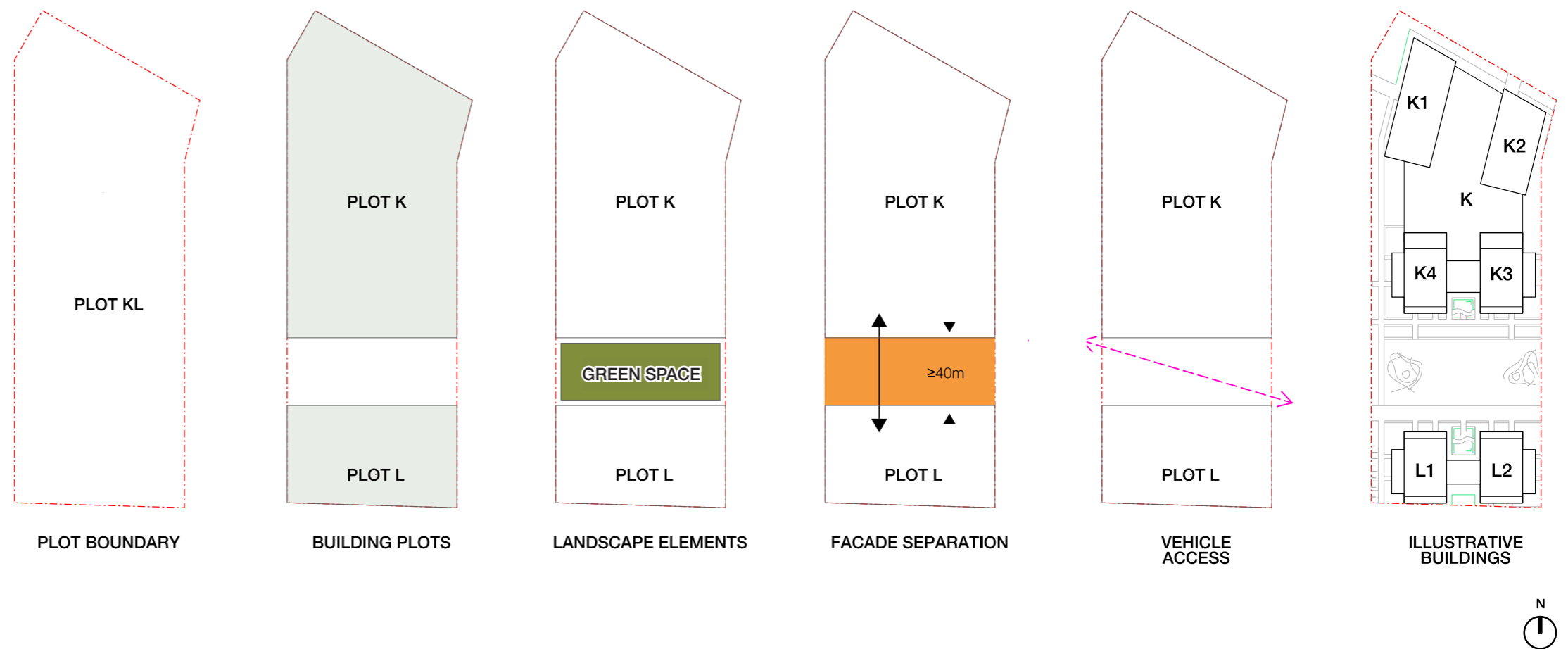
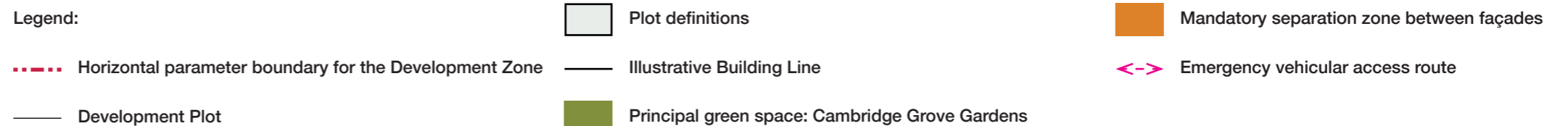


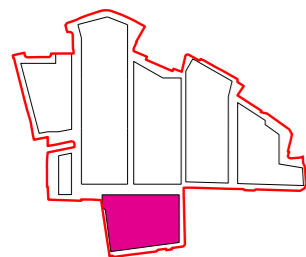
Figure 2.14: Plan diagram - Horizontal parameters pertaining to Development Zone KL.



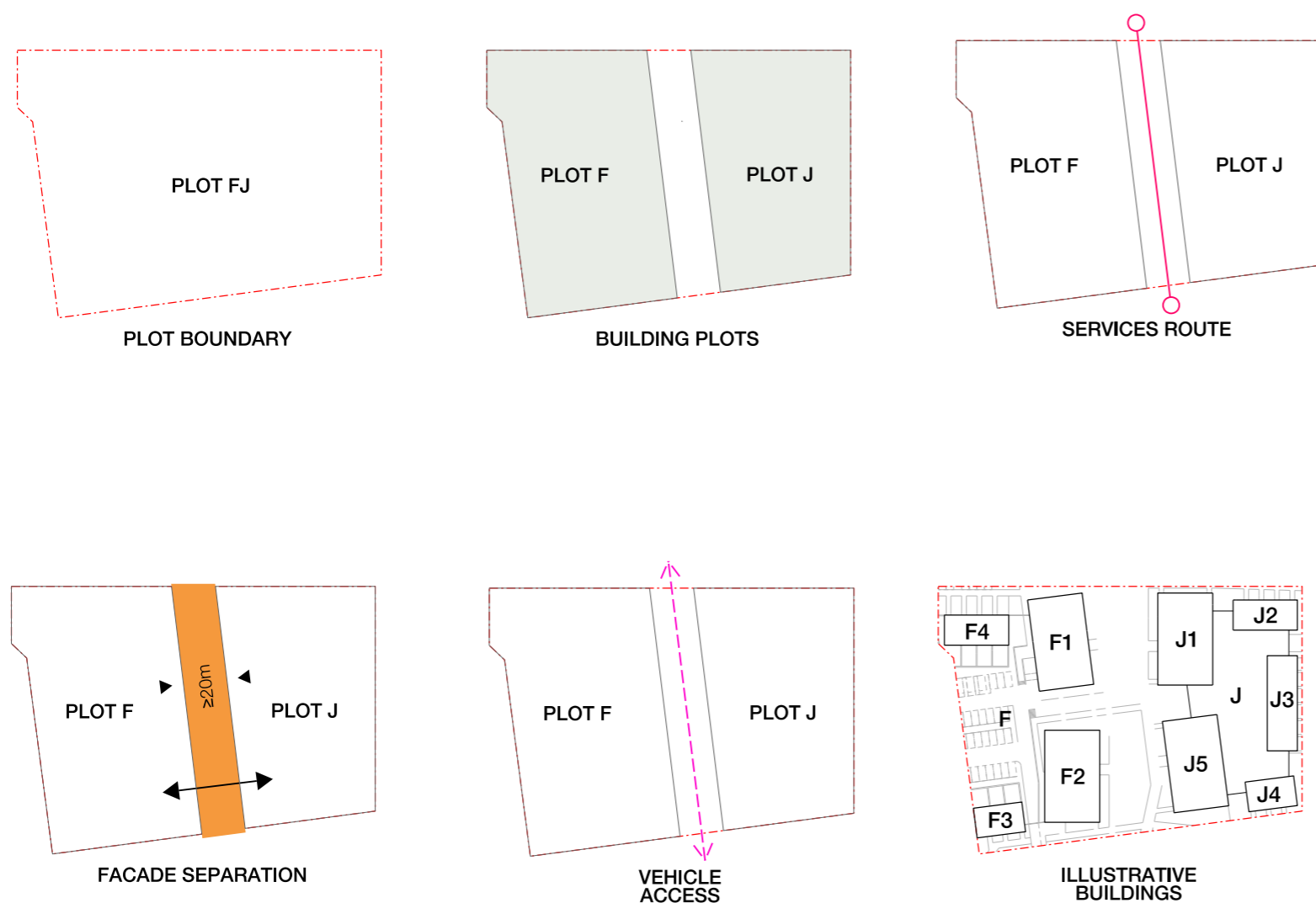
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## 2.0 Development Parameters

### Horizontal Parameters



2.8.6 Fig. 2.15 describe the rules governing the subdivision of Development Zone FJ where:



- **Development Zone FJ must comprise of 2 discrete and individually identifiable Development Plots, labelled as Plot F and Plot J.**
- Development Plots should be sized and arranged with reference to one another to avoid compromising development potential of the last to be built.
- **The first RMA for a Development Plot in Development Zone FJ must include a plan illustrating the potential arrangement of the remainder of the Development Zone.**
- **Façades defining the extent of a Development Plot within a Development Zone must be separated by a minimum of 20m.**  
E.g. The façades which define the east:west extent of Development Plots F and J will be greater than 20m apart.
- **A minimum of 1x No. vehicle accessible route must connect north:south across Development Zone FJ**
- **The vehicle accessible route across Development Zone FJ must provide for emergency and maintenance access only but must not provide access for general traffic**
- **Plot F & Plot J must be positioned to maintain a clear zone through the centre of the plot to allow for the future district network heating route and associated services.**

The adjacent diagram (Fig. 2.15) shows the illustrative Building Line for the proposed masterplan which complies with the Design Guidelines contained in this report.



Figure 2.15: Plan diagram - Horizontal parameters pertaining to Development Zone FJ.

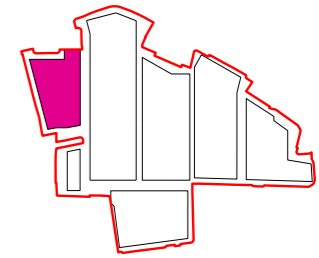
#### Legend:

- |  |                              |   |
|--|------------------------------|---|
| --- Horizontal parameter boundary for the Development Zone | ■ Plot definitions           | ○—○ District network heating route          |
| — Development Plot   | — Illustrative Building Line | ■ Mandatory separation zone between façades |
|  |                              | ↔ Emergency vehicular access route          |

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

## 2.0 Development Parameters

### Horizontal Parameters



2.8.7 Fig. 2.16 describe the rules governing the subdivision of Development Zone AP where:

- **Development Zone AP must comprise of 2 discrete and individually identifiable Development Plots, labelled as Plot A and Plot P.**
- Development Plots should be sized and arranged with reference to one another to avoid compromising development potential of the last to be built.
- **The first RMA for a Development Plot in Development Zone AP must include a plan illustrating the potential arrangement of the remainder of the Development Zone.**
- **Façades defining the extent of a Development Plot within a Development Zone must be separated by a minimum of 18m.**  
E.g. The façades which define the north:south extent of Development Plots A and P will be greater than 18m apart.
- **A minimum of 1x No. vehicle accessible route connect east:west across Development Zone AP.**
- **The vehicle accessible route across Development Zone AP must provide a through route for general traffic**
- Existing vehicular access routes running north-south across Development Plot P should be maintained unless not required by redevelopment of the Hawks Road Clinic site
- A publicly accessible landscaped garden should be incorporated between the Building elements located on Development Plot A and P.

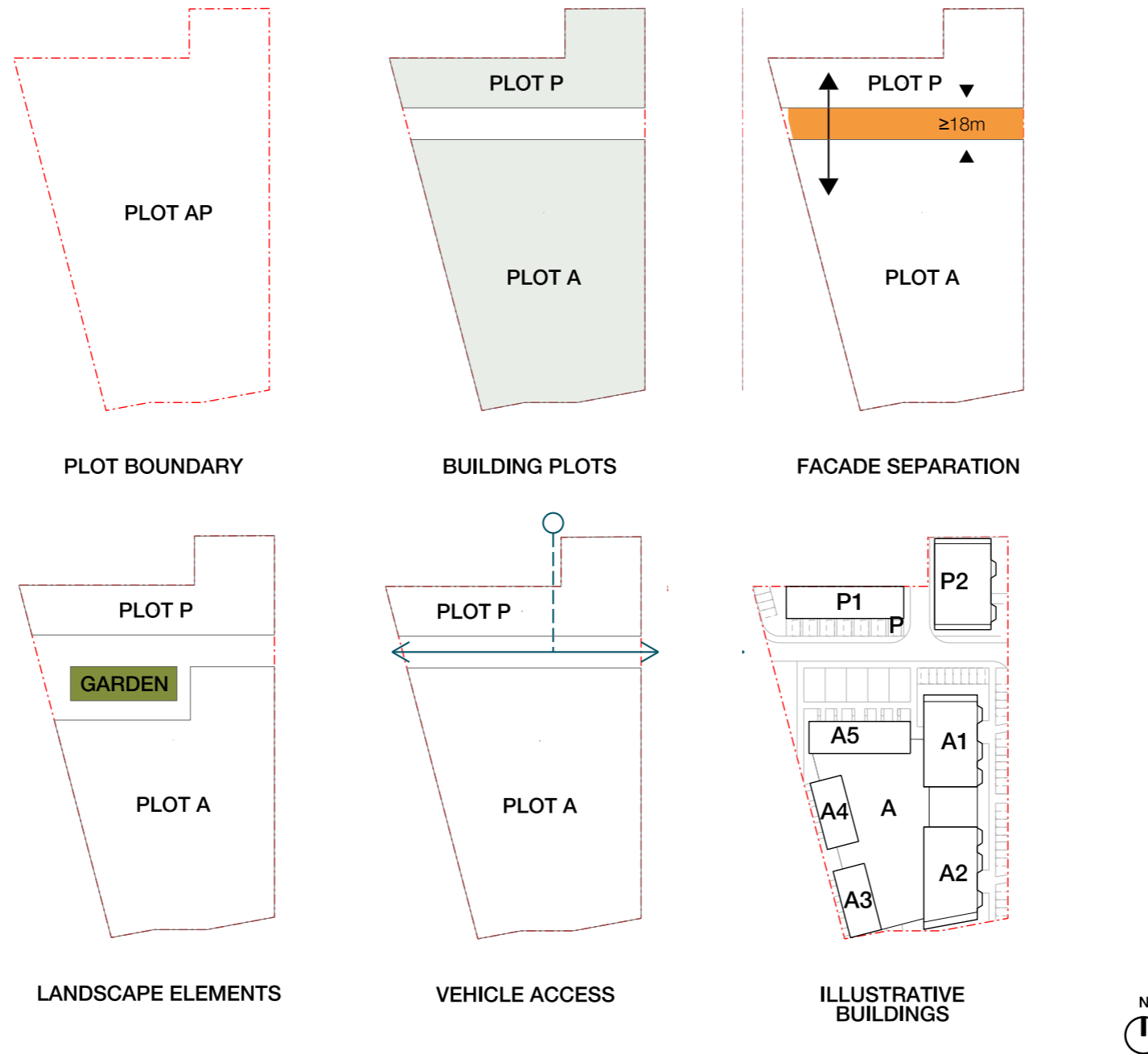
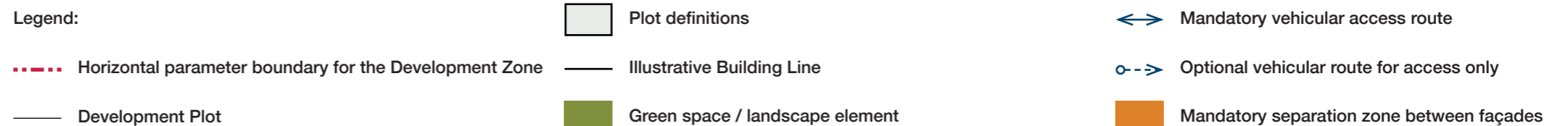


Figure 2.16: Plan diagram - Horizontal parameters pertaining to Development Zone AP.

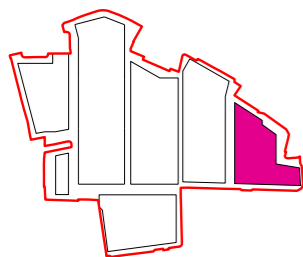


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## 2.0 Development Parameters

### Horizontal Parameters



2.8.8 Fig. 2.17 describe the rules governing the subdivision of Development Zone MNQ where:

- **Development Zone MNQ must comprise of 3 discrete and individually identifiable Development Plots, labelled as Plot M, Plot N and Plot Q.**
- Development Plots should be sized and arranged with reference to one another to avoid compromising development potential of the last to be built.
- **The first and second RMAs for a Development Plot in Development Zone MNQ must include a plan illustrating the potential arrangement of the remainder of the Development Zone.**
- **Façades defining the extent of a Development Plot within a Development Zone must be separated by a minimum of 18m.**  
E.g. The façades which define the north:south extent of Development Plots M and N will be greater than 18m apart.
- **A vehicle accessible route(s) must connect to the existing road to the east of Development Zone MNQ.**
- **Vehicle accessible routes within Development Zone MNQ must provide for through access for emergency and maintenance vehicles only.**
- **Vehicle accessible routes within Development Zone MNQ must not provide through access for general traffic.**

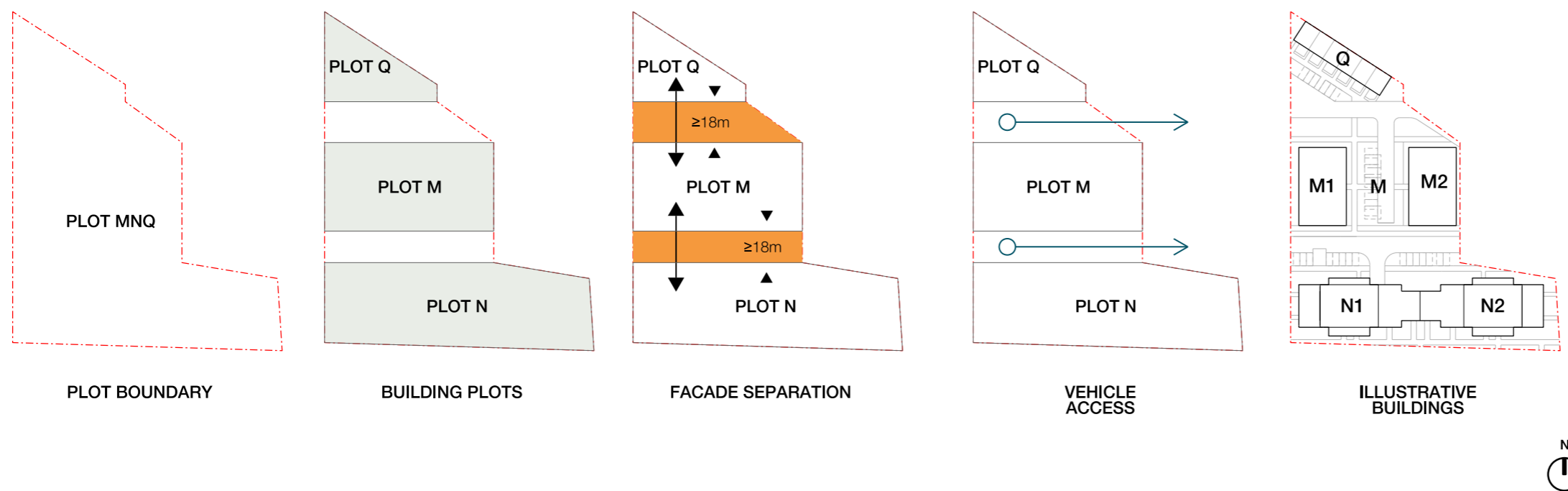


Figure 2.17: Plan diagram - Horizontal parameters pertaining to Development Zone MNQ.

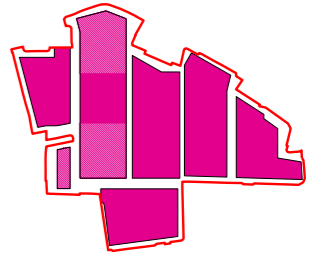
#### Legend:

- Horizontal parameter boundary for the Development Zone
- Development Plot
- Plot definitions
- Illustrative Building Line
- Mandatory vehicular route for access only
- Mandatory separation zone between façades

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

## 2.0 Development Parameters

### Horizontal Parameters



#### 2.9 Zone of Articulation, Building Line and parameter boundary

2.9.1 The guidance governing projections from the façade line are described within this section.

2.9.2 **All projecting elements associated with the building must sit within the horizontal parameter boundaries.**

2.9.3 The adjacent diagrams, (Fig. 2.18 to 2.24) illustrate how in the typical condition projecting elements can and cannot sit forward of the Building Line in relation to the parameter boundary.

2.9.4 Fig.2.21 illustrates how recessed balconies can be accommodated in relation to the parameter boundary line where there are no boundary restrictions.

2.9.5 Note that, if a building with recessed balconies is built hard-up to the parameter boundary then there is likely to be an impact on adjacent roads and buildings.

An example would include where two buildings in the illustrative masterplan have been configured to feature 2.0m deep projecting balconies. In this instance there is 14m separation between balconies - this is acceptable because 18m is maintained between façades. Should building X (for example) push out to the parameter boundary and absorb the 2.0m balcony zone into the building mass by recessing the balconies then the façade offset would only be 16m which, as illustrated in Fig. 2.29, is unacceptable. To achieve compliance the façade line of building Y would have to shift by 2.0m to maintain an 18m separation between buildings.

2.9.6 At ground level entrance canopies, entrance portals and non-permanent elements (flags, signage etc.) can project forward of the Building Line and breach the Parameter Envelope to identify their location. Refer to Fig. 2.22.

2.9.7 **All entrances should be clearly visible from the main thoroughfare.**

2.9.8 **Any projections at ground level should not interfere with pedestrian movements or servicing requirements.**

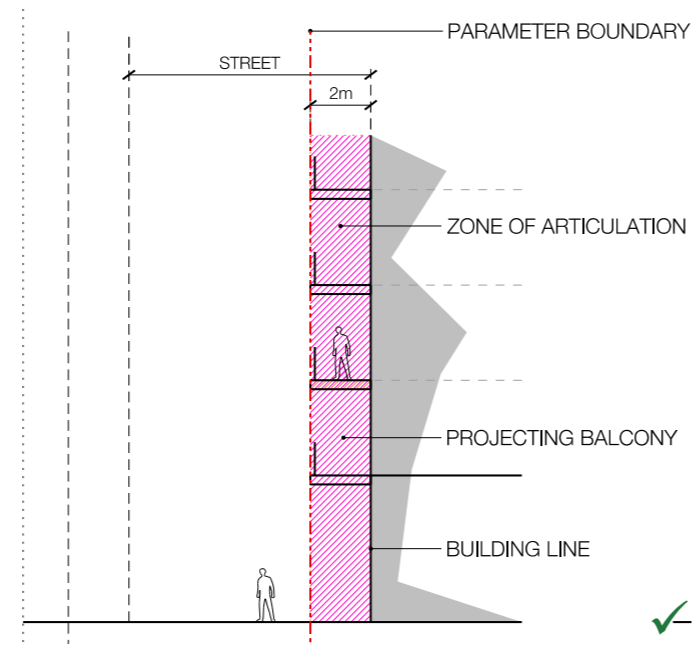


Figure 2.18: Typical balcony / parameter interfaces.

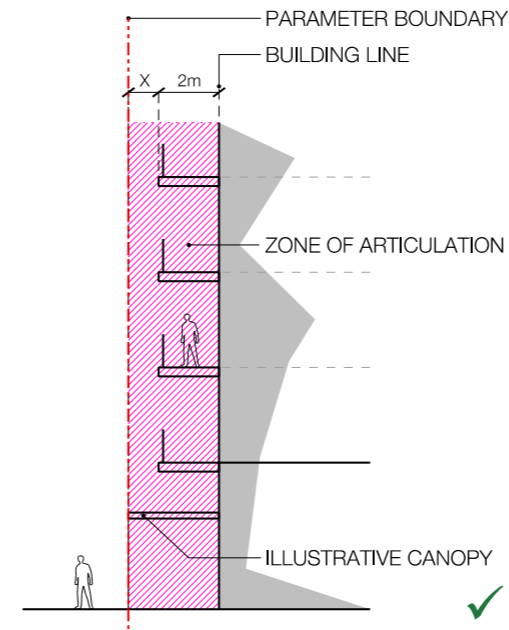


Figure 2.19: Typical set-back to include canopies.

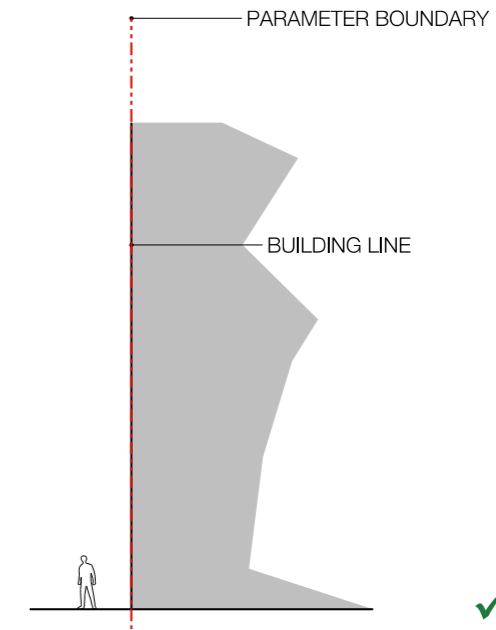


Figure 2.20: No projecting elements permits flush interface with parameter boundary.

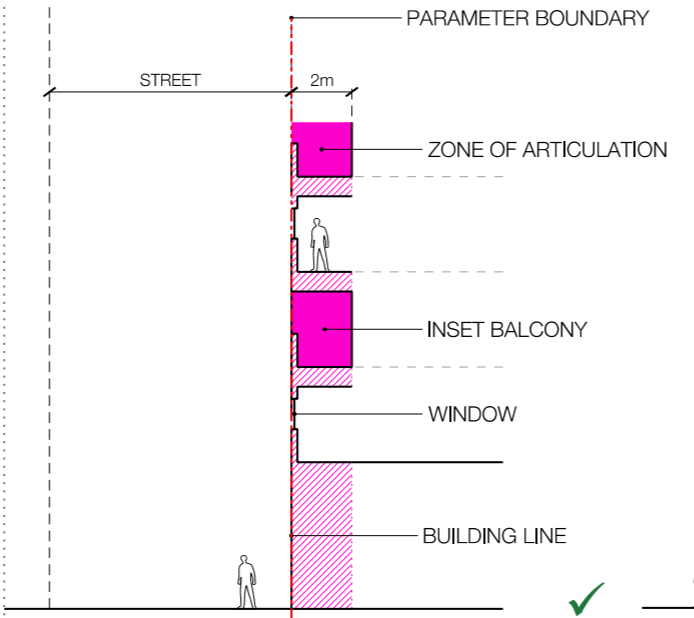


Figure 2.21: No projecting elements beyond parameter boundary.

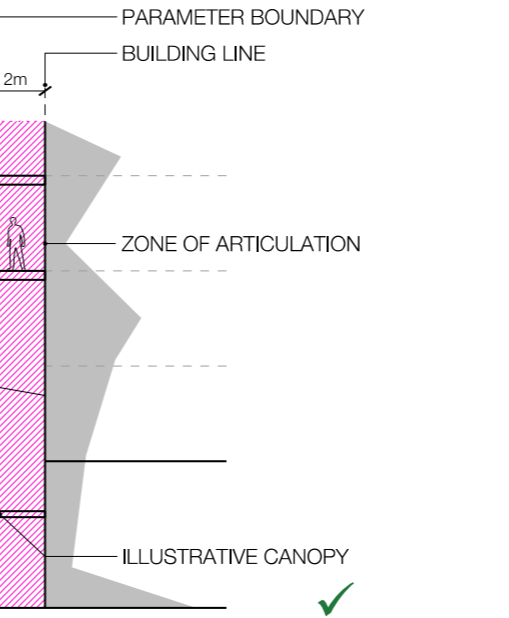


Figure 2.22: Non-permanent elements breaching Parameter Envelope.

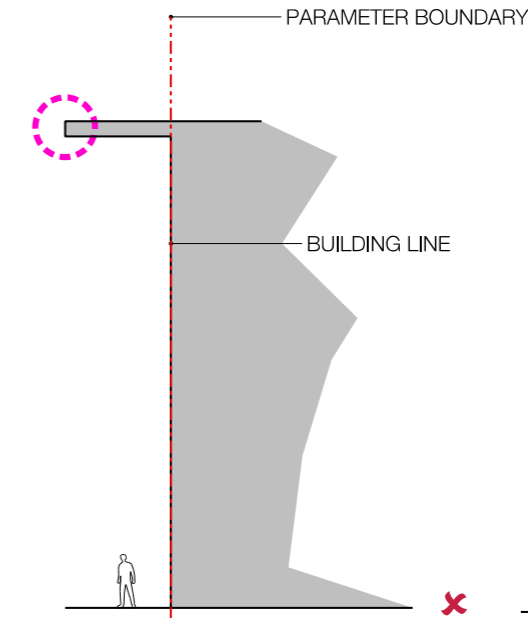


Figure 2.23: Roof breach prohibited.

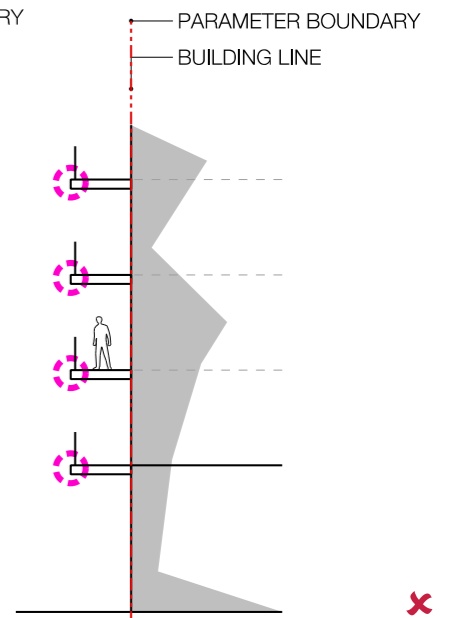
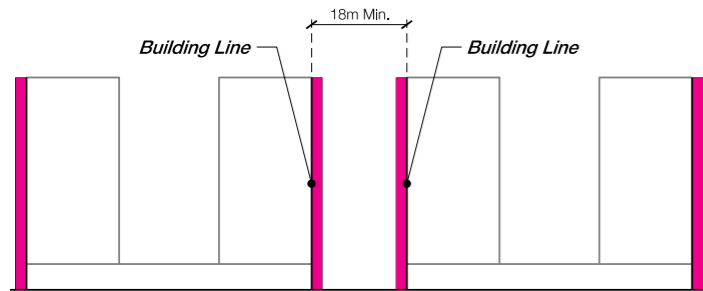
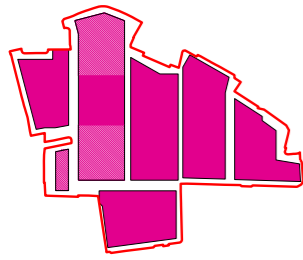


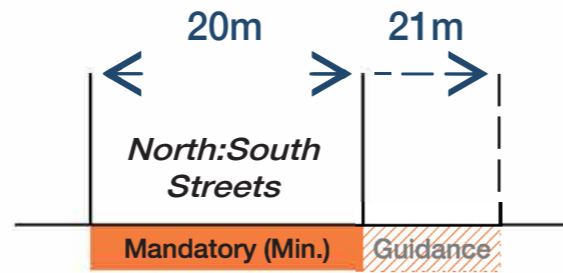
Figure 2.24: Balcony breach prohibited.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text



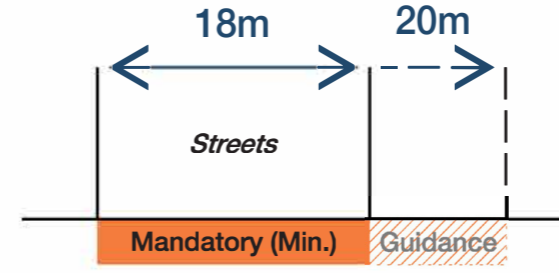
**Articulation zone**

Figure 2.25: Section diagram - Typical separation between building façades.



**Minimum Street widths**

Figure 2.26: Section diagram - Minimum route widths.



**Preferred street width guidance**

Figure 2.27: Section diagram - Minimum street widths.

## 2.0 Development Parameters Horizontal Parameters

### 2.10 Streets

2.10.1 **The minimum width of north:south streets must be 20m.**

2.10.2 The typical width of The north:south streets should be 21m.

2.10.3 Separation between opposing building lines on north:south streets will typically be greater than the minimum width.

2.10.4 **Opposing building lines should only close to the minimum width in discrete locations where the buildings have been moved beyond the common façade line in response to townscape requirements. Refer to Section 2.7 and 2.12 which describes the relationships between buildings.**

2.10.5 **The minimum width of any street (other than the north:south streets) must be 18m.**

2.10.6 The typical width of any street (other than north:south streets) should be 20m.

2.10.7 The adjacent diagrams (Fig. 2.26 & Fig. 2.27) show the widths of streets within the masterplan.

2.10.8 **For all buildings within the masterplan the separation between façades must achieve a minimum of 18m clear street width between Building Lines** (Fig. 2.25).

2.10.9 The Building Line is defined in the glossary of terms.

## 2.0 Development Parameters

### Horizontal Parameters

#### 2.11 Boundary restrictions

2.11.1 The guidance governing restrictions in relation to Parameter Line and Building Line is described within this section.

2.11.2 **Separation between the Building Line of the masterplan and the primary Building Line of existing residential buildings must be no less than 18m.**

2.11.3 **The Building Line must be set back a minimum of 2.0m from the Horizontal Parameter Boundary in areas of Boundary restriction as illustrated on Fig. 2.28.**

2.11.4 It is necessary in these instances to set-back the Building Line in order to:

- maintain an acceptable buffer zone to other buildings / Development Plots;
- attain a minimum building separation between façade lines; and
- provide a sufficient zone for articulation of projections and balconies.

2.11.5 Fig. 2.29 shows the permissible configuration of Building Line and associated projections at restricted parameter boundaries.

2.11.6 The horizontal parameter boundary restrictions are illustrated in drawing 503-PTA-PP-XX-DR-A-5305.

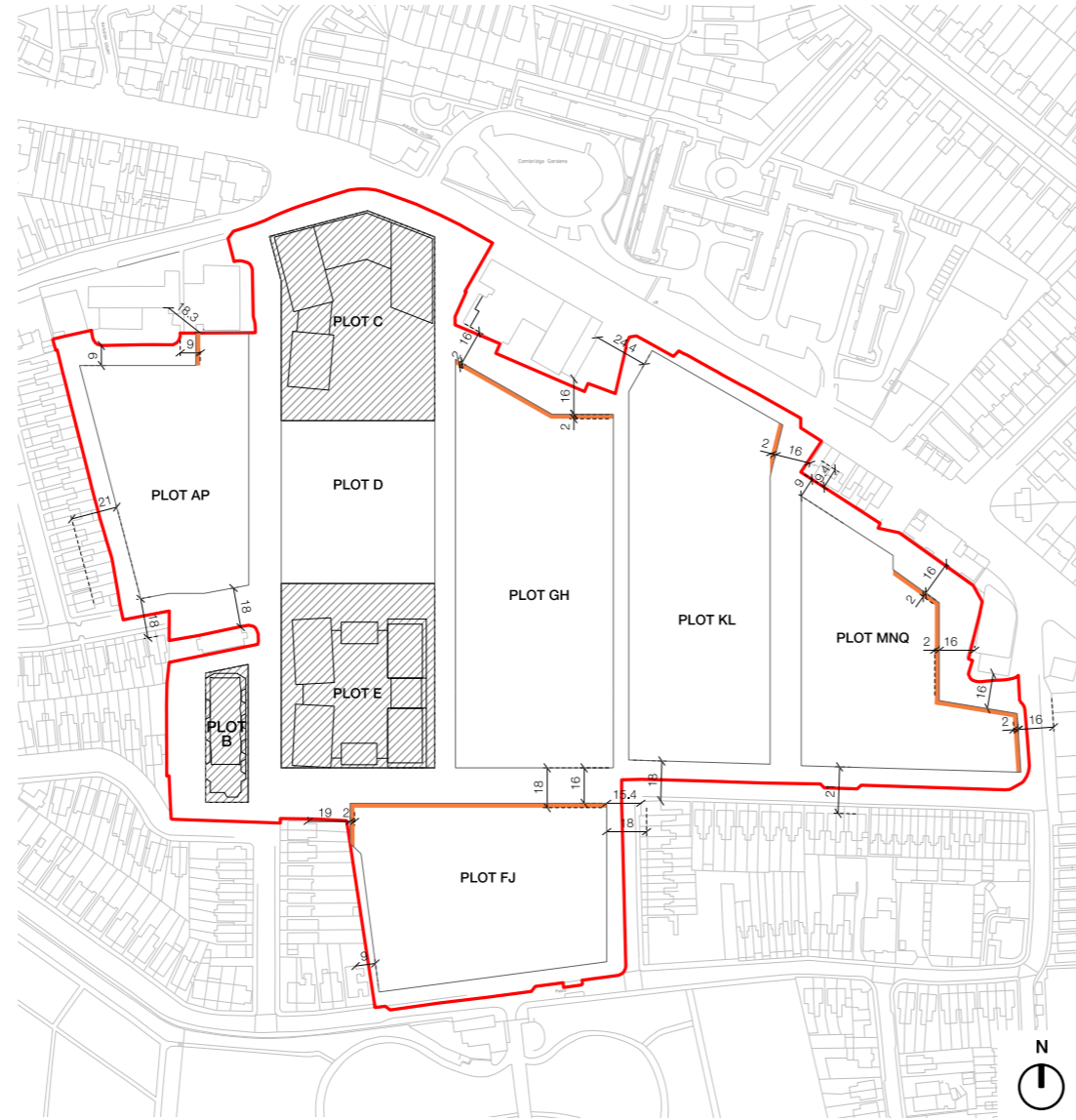


Figure 2.28: Boundary restrictions at parameter lines.

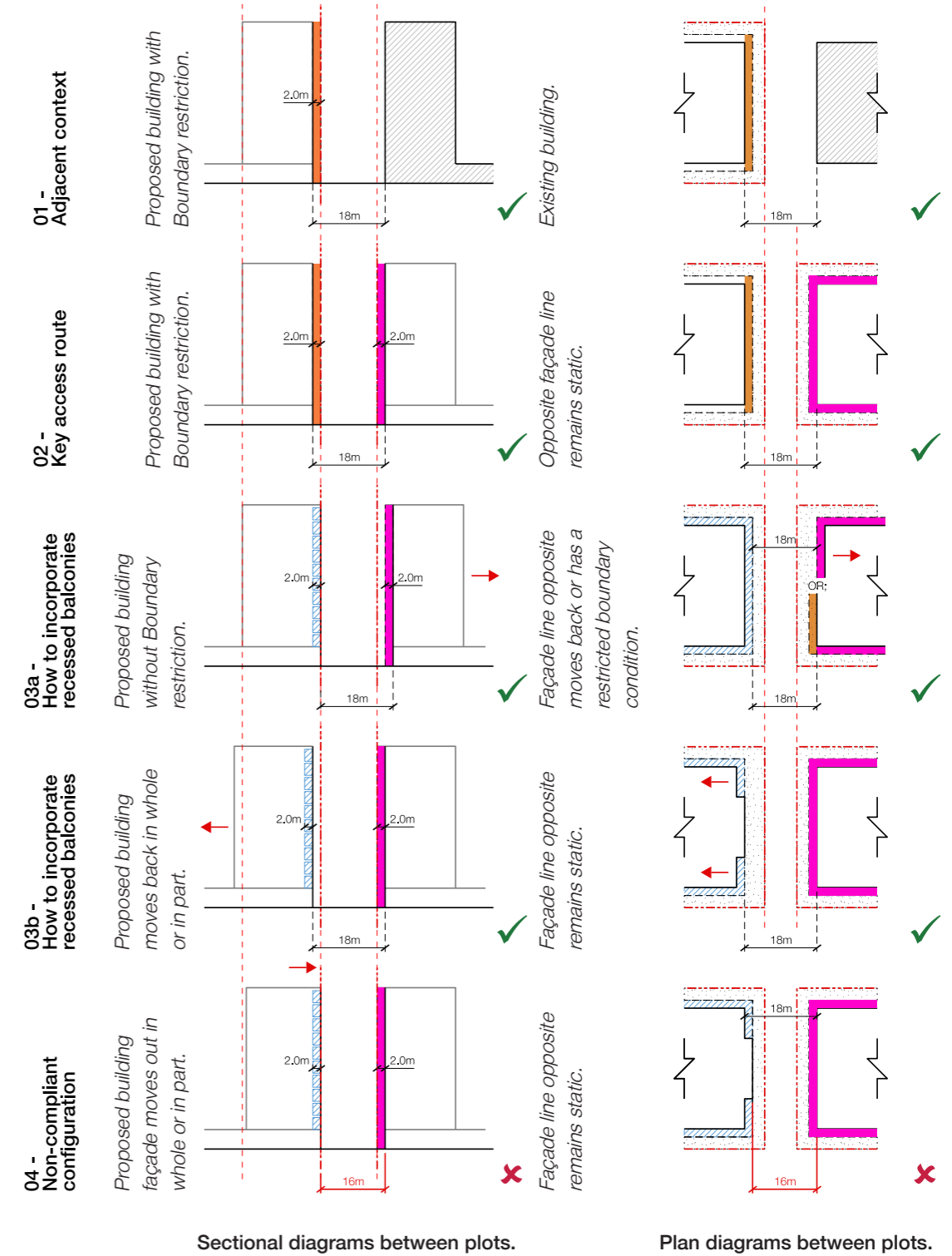
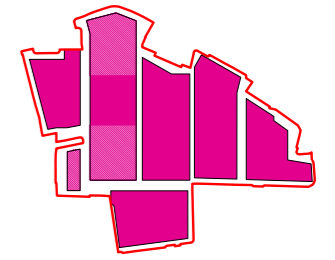
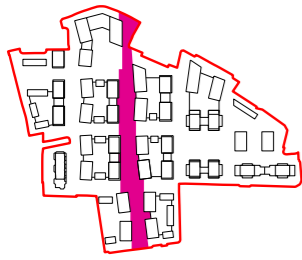


Figure 2.29: Projection configuration at restricted boundary conditions - sections and corresponding plans.



## 2.0 Development Parameters

### Horizontal Parameters

#### 2.12 Horizontal relationships between buildings

- 2.12.1 **The design of buildings within the Development Zones either side of Madingley Avenue must facilitate a continuous link along the north:south route through The Site** (refer to Fig. 2.30).
- 2.12.2 **The façades of buildings bounding Madingley Avenue must be set relative to their neighbour to avoid obscuring the north:south route.**
- 2.12.3 **Madingley Avenue must be configured to establish an axial relationship along the route between Cambridge Road and the Kingston Cemetery axis.**
- 2.12.4 **Along the Madingley Avenue route a direct line of sight must be achievable from between Plots D & G to the Kingston Cemetery chapel monument as illustrated by the blue annotations in Fig. 2.30.**
- 2.12.5 **The western façade(s) of Plot H (H4) must be angled away from the common façade line of Madingley Avenue to open up the view to Kingston Cemetery.**
- 2.12.6 **The south west façade(s) of Plot J (J5) must be aligned parallel to the Cemetery axis.**
- 2.12.7 The north east façade(s) of Plot F (F1) should be parallel with the Kingston Cemetery Axis and have a parallel relationship to opposing corner buildings on Plot H and Plot F.
- 2.12.8 **The eastern façade(s) of Plot E and the western façades of Plot H must bound a wider space at the intersection between Madingley Avenue and Vincent Road.**
- 2.12.9 The space between the gateway buildings either side of Madingley Avenue (corner of plot F and Plot J) should open up to create a larger central space at the threshold into The Site.
- 2.12.10 **A series of three linked landscape spaces along the eastern edge of Madingley Avenue: Willingham Way must be incorporated. Plots G, H and J must be configured and sufficiently set back from this route to incorporate this element.**

#### Legend:

- Buildings
- Green spaces
- Widening at the intersection of Madingley Av. & Vincent Rd.
- Buildings / elements controlled by relationship guidance
- Façades parallel to an angled axis.
- Façades parallel to the north:south axis.
- Uninterrupted view between spaces along the N:S route
- Common façade line
- Illustrative Building Line
- Primary circulation route through the masterplan
- Kingston Cemetery chapel monument



Figure 2.30: Mandatory townscape relationships along Madingley Avenue.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

## 2.0 Development Parameters

### Horizontal Parameters



2.12.11 The Buildings along the east side of Washington: Piper (C3, D1, D4, E1 & E4) should be cranked inwards towards their respective plot centres to create a wider public realm space and form an enclosure to the pocket parks contained within the central landscape space (Fig. 2.31).

Refer also to section 6.2 which provides guidance and detail of the pocket park components along Washington:Piper.

2.12.12 Buildings A1 and A2 should be set-back (eastwards) from the common façade line of the Washington:Piper route to form a wider public realm space (refer to Fig. 2.32).

2.12.13 Buildings B and P2 will book end the wider space in the centre of Washington:Piper (refer to Fig. 2.32).

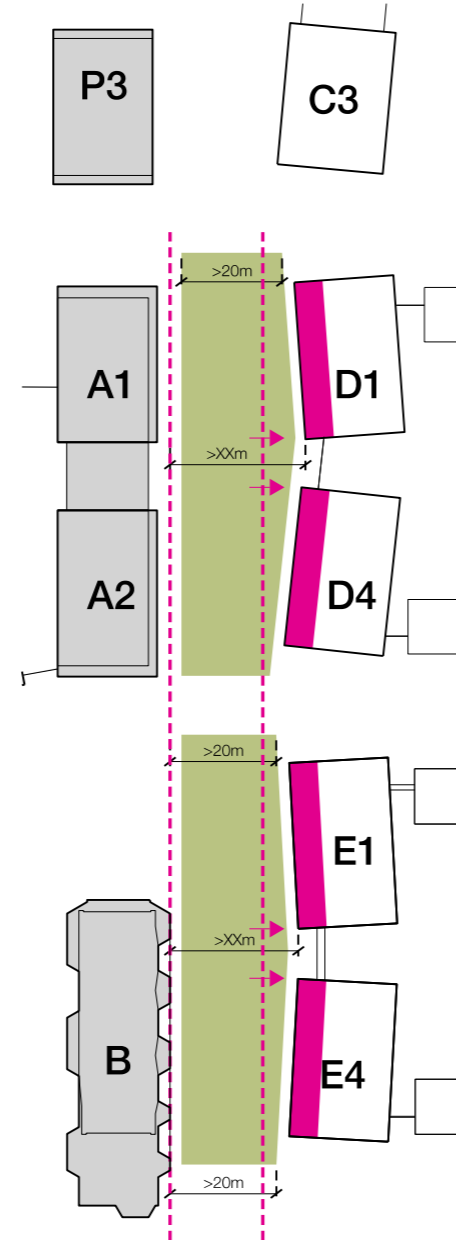


Figure 2.31: Mandatory townscape relationships along Washington : Piper.

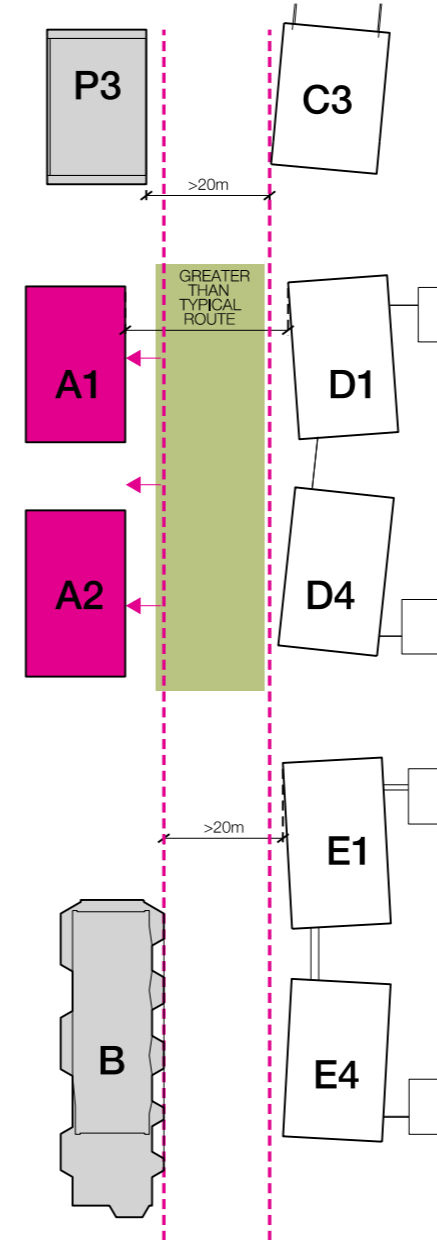
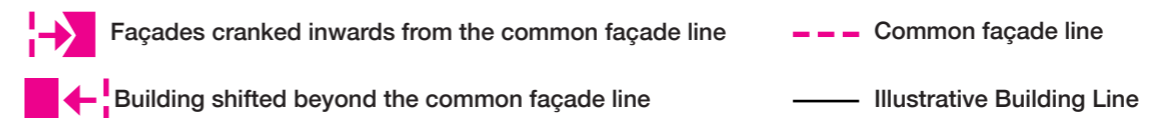
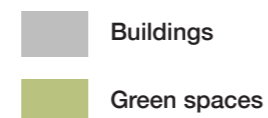


Figure 2.32: Mandatory townscape relationships along Washington : Piper.

#### Legend:



Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

## 2.0 Development Parameters

### Horizontal Parameters

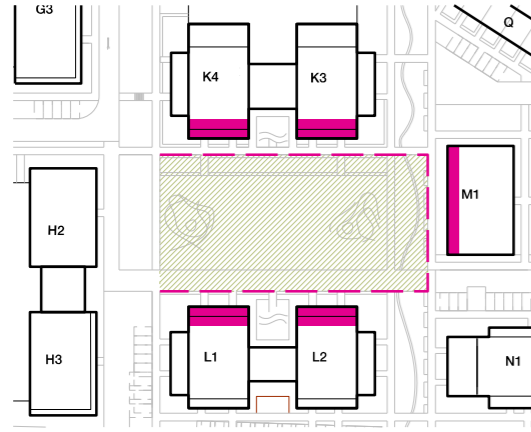
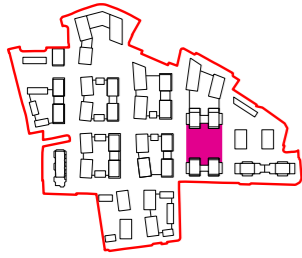


Figure 2.33: Mandatory townscape relationships around Cambridge Grove Gardens: Façades line the perimeter of the space.

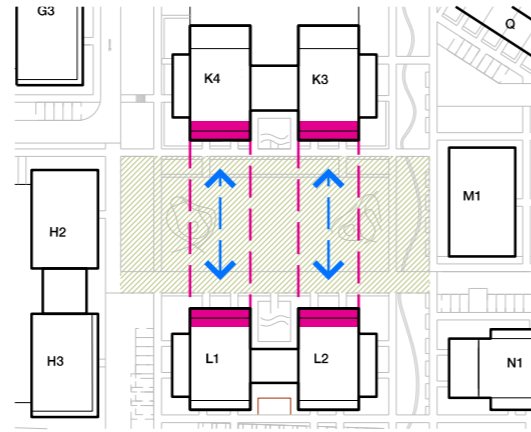


Figure 2.34: Mandatory townscape relationships around Cambridge Grove Gardens: Formal relationship between opposing north : south oriented façades.

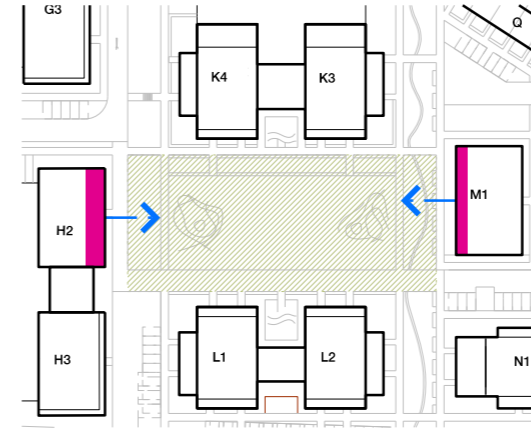


Figure 2.35: Mandatory townscape relationships around Cambridge Grove Gardens: Relaxed relationship between opposing east : west façades.

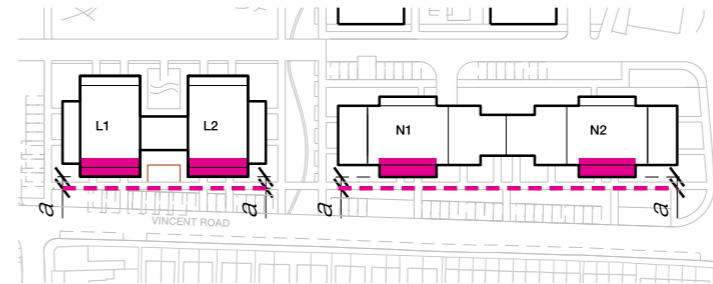


Figure 2.36: Townscape relationships Vincent Road: Predominant façades elements should be parallel and aligned.

2.12.14 The buildings and façades of plots located around Cambridge Grove Gardens around should be configured in line with guidance illustrated in Figures 2.33 to 2.35.

2.12.15 **The south façade(s) of Plot K, the west façade of Plot M and the north façade(s) of Plot L must be configured perpendicular to each other to maintain an enclosing, formal relationship around Cambridge Grove Gardens.**

2.12.16 The primary south façades of Buildings K3 and K4 should be parallel with each other and to the northern edge of Cambridge Grove Gardens.

2.12.17 The primary west façade(s) of Building M1 should be oriented north:south and be parallel to the eastern edge of Cambridge Grove Gardens.

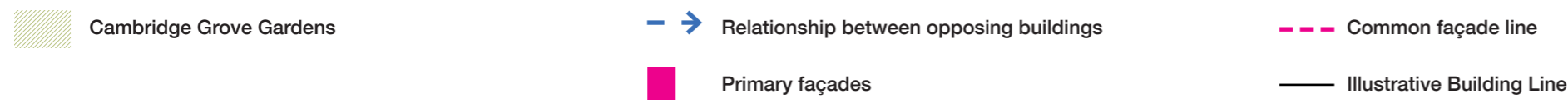
2.12.18 The east façade of H2 and west façade of Plot M should have a parallel relationship to each other and should share design elements to reinforce their relationship as opposing elements at either end of the east:west axis.

2.12.19 The primary north façade(s) of Plot L and the primary south façade(s) of Plot K should be configured relative to each other and placed as opposing volumes either side of a central space.

2.12.20 The primary north façade(s) of Plot L and the primary south façade(s) of Plot K should be designed with as companion façades and should share design elements to reinforce this relationship.

2.12.21 The primary south façades of Plot L and Plot N should be configured parallel to each other and together line the northern edge of Vincent Road. Refer to Fig. 2.36.

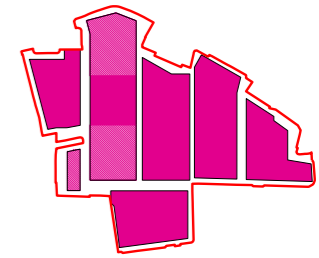
#### Legend:



Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): bold grey letters | Notes: normal text

## 2.0 Development Parameters

### Vertical Parameters



### 2.13 Height and massing

2.13.1 The configuration of the Vertical Parameter Boundaries for the masterplan are described within this Section.

2.13.2 The Parameter Plans identify the maximum permitted Development Plot boundaries.

2.13.3 **All elements associated with the building must be contained within its vertical parameter boundary including all building elements facade elements, plant equipment, lift and stair overruns but excluding flues which need to exhaust at high level.**

2.13.4 The Parameter Envelope has been configured in such a way so as to ensure sufficient flexibility and accommodate any deviation required within the Development Plot should designers need to depart from the illustrative Building Lines shown.

2.13.5 Adjustment to Building Lines within the Development Plot may be required should it be desirable to increase the dimensions of sub-buildings within a plot.

2.13.6 The height of the parameter volumes have been defined with minimum articulation in order to accommodate sufficient horizontal deviation.

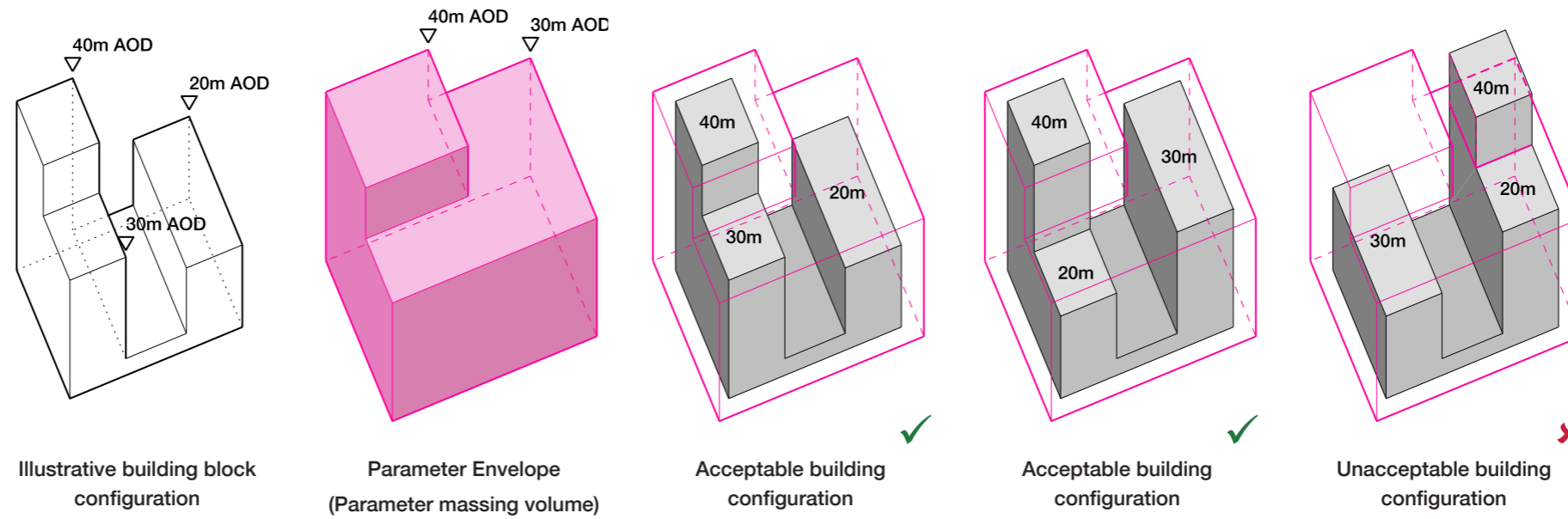
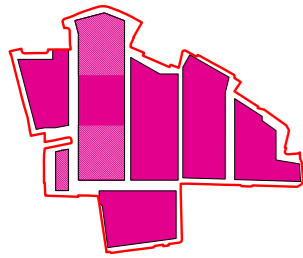


Figure 2.37: Parameter volumes and permissible building configurations.





2.13.7 The opposite diagrams (Fig. 2.37) demonstrate the strategy for the creation of a building within the Parameter Envelope where the following constraints must be satisfied:

- **The building form, typology and orientation of Development Plots identified within the individual parameter boundaries must adhere to guidance outlined elsewhere within these Design Guidelines.**
- **The positioning of a tall element within the Parameter Envelope can move within the Parameter Envelope provided that no part of the building breaches the Horizontal and Vertical Parameter boundaries.**
- Refer to the townscape strategy as described within the DAS Vol. 1.

The height of individual Buildings and Blocks has been considered in the wider Masterplan. Designers should refer to the relative relationships between buildings along the Spaces as illustrated within Chapter 6.0.

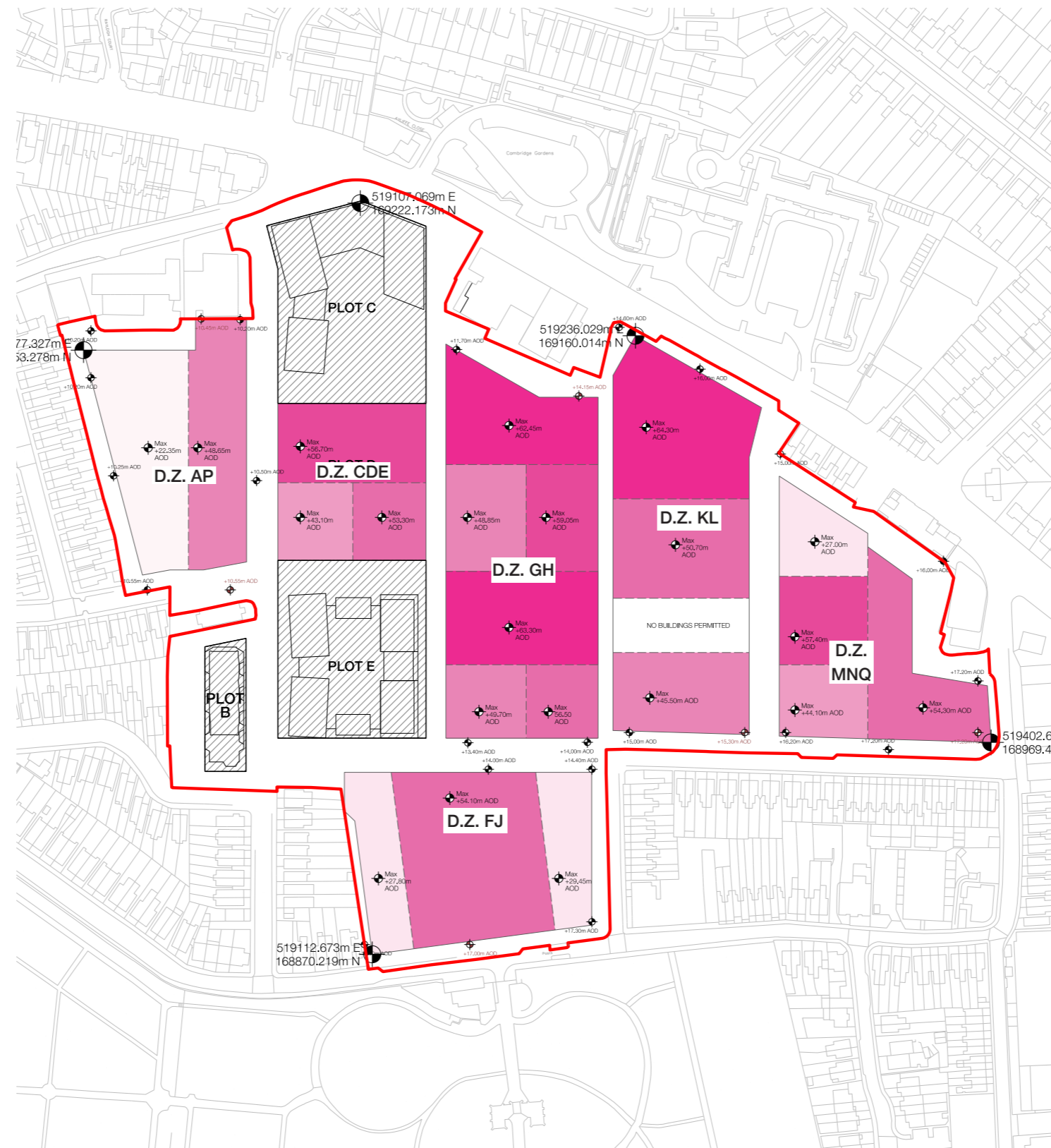


Figure 2.38: Vertical Parameter Boundaries - permitted maximum building heights.

## 2.0 Development Parameters

### Vertical Parameters

#### 2.14 Illustrative building heights

2.14.1 The adjacent diagram (Fig. 2.38) illustrates the Vertical Parameter Boundaries and subsequent maximum permitted building heights for buildings within the Cambridge Road Estate redevelopment.

2.14.2 The diagram overleaf (Fig. 2.39) shows the proposed height of the illustrative Masterplan.

2.14.3 Fig. 2.40 and 2.41 (overleaf) show how the illustrative building heights are configured relative to the Parameter Envelopes for each Development Plot

2.14.4 The vertical limits of Development Plots are illustrated in drawing 503-PTA-PP-XX-DR-A-5306.

## 2.0 Development Parameters

### Vertical Parameters

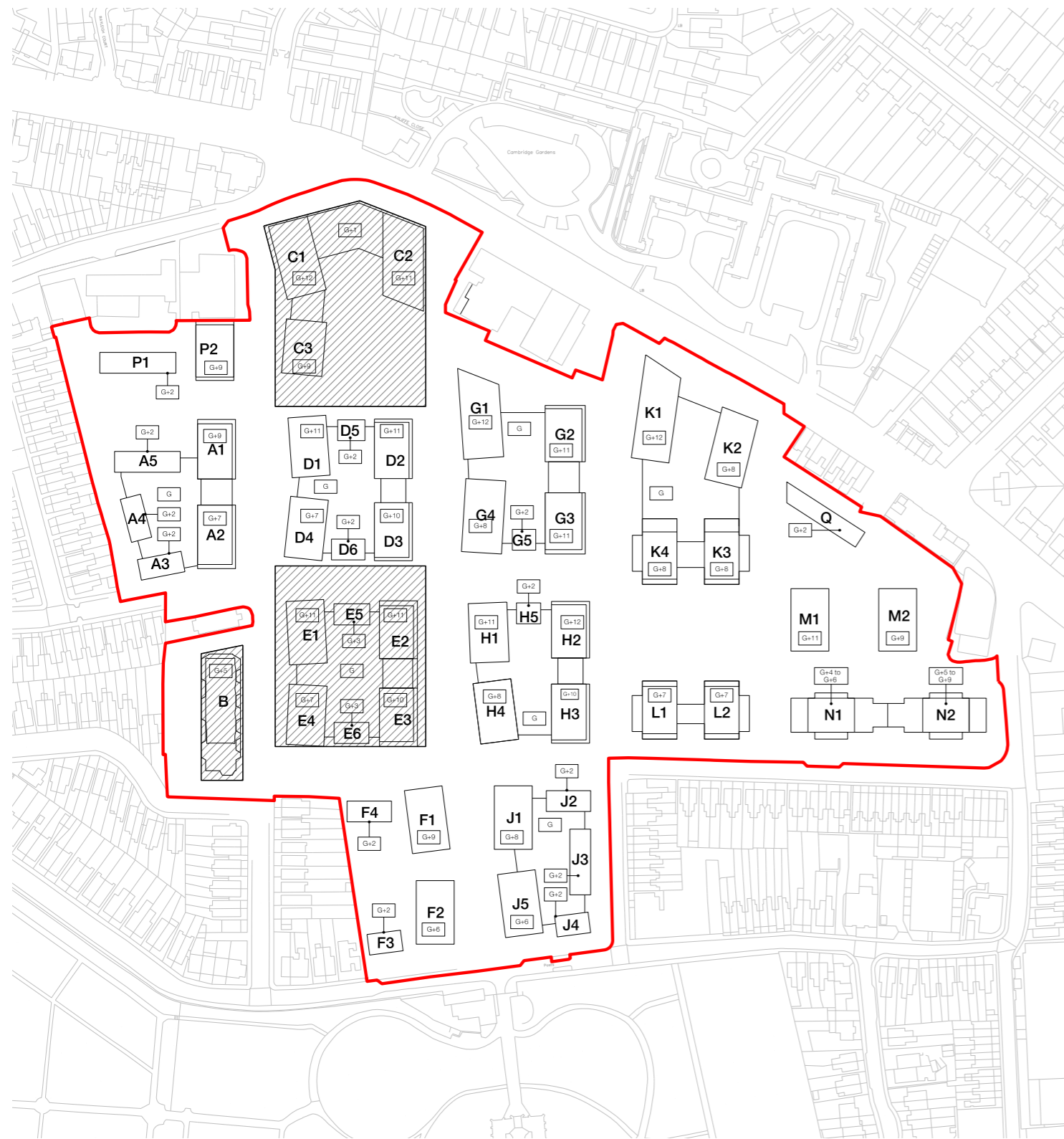
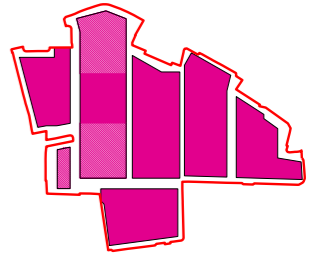


Figure 2.39: Illustrative building heights for the proposed masterplan.

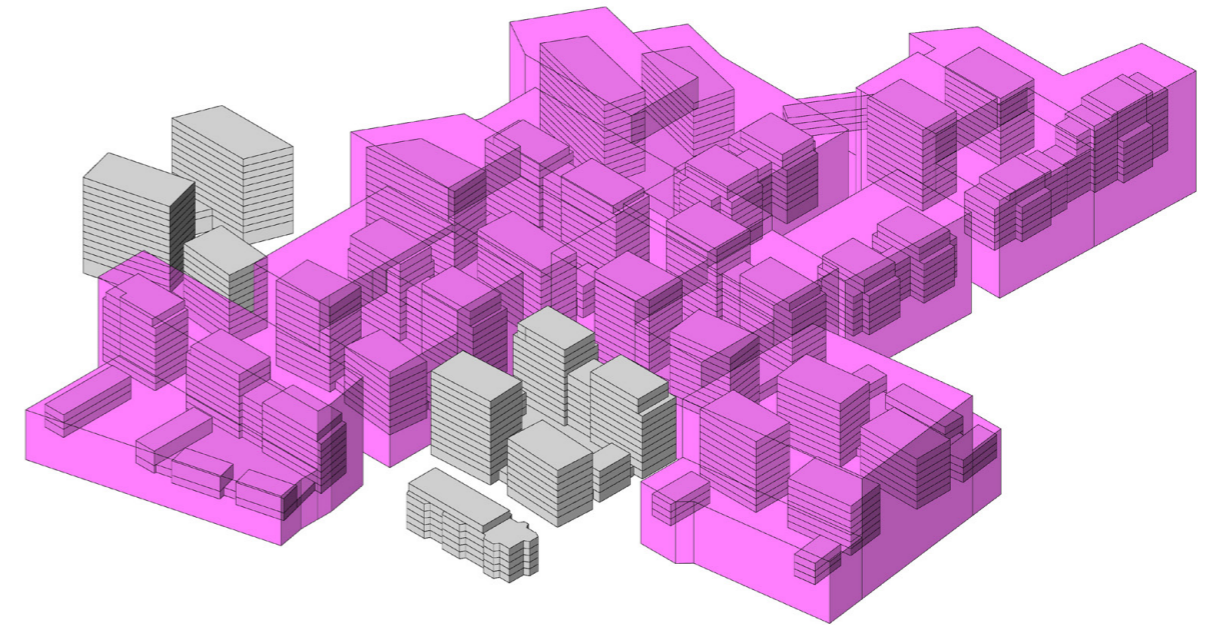


Figure 2.40: Masterplan Parameter Envelope overlaid above illustrative masterplan.

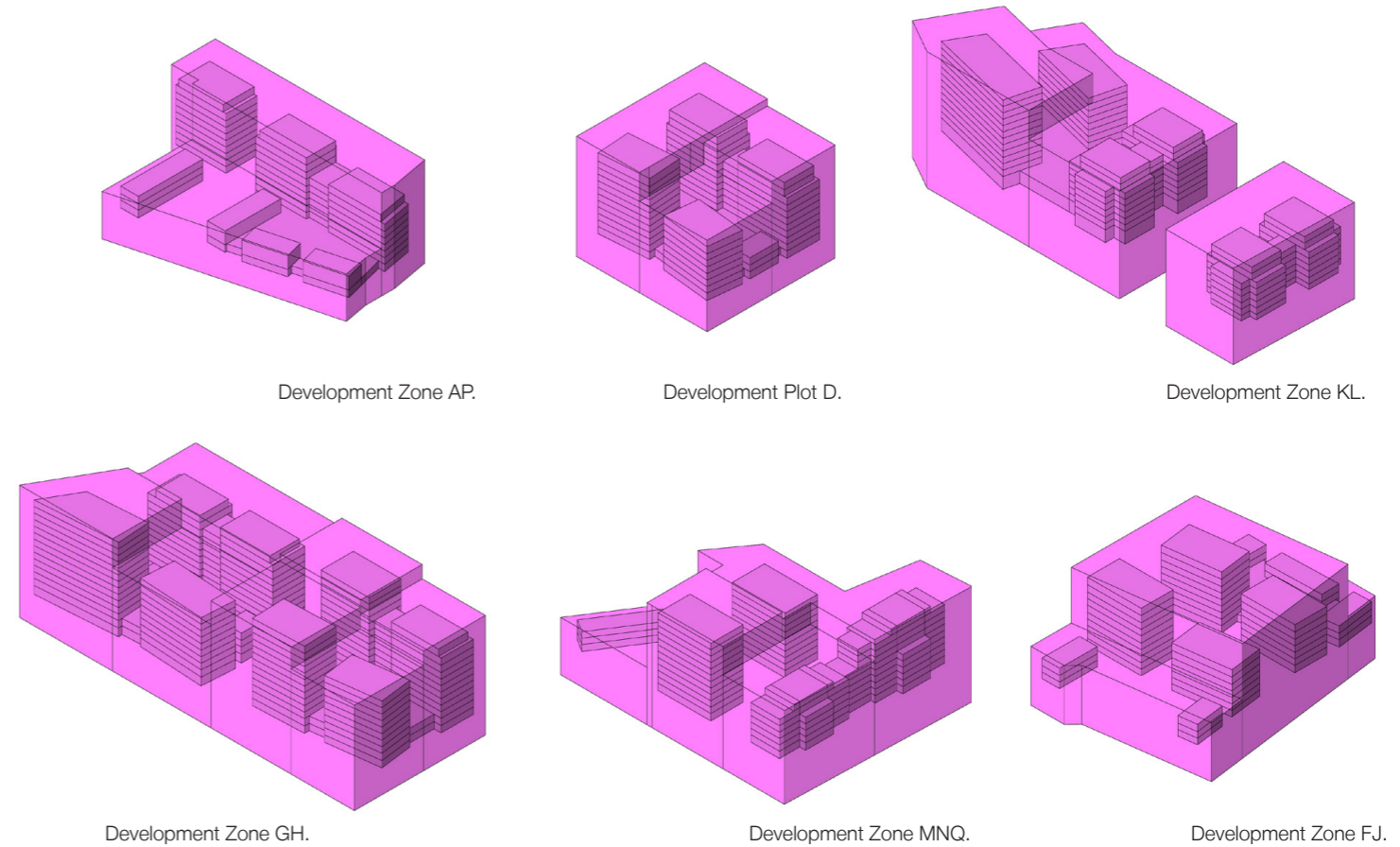


Figure 2.41: Individual Plots: Parameter Envelope overlay.

Coding legend: Mandatory instructions: **Black bold underlined letters** | Non-mandatory instructions (guidance): **bold grey letters** | Notes: normal text