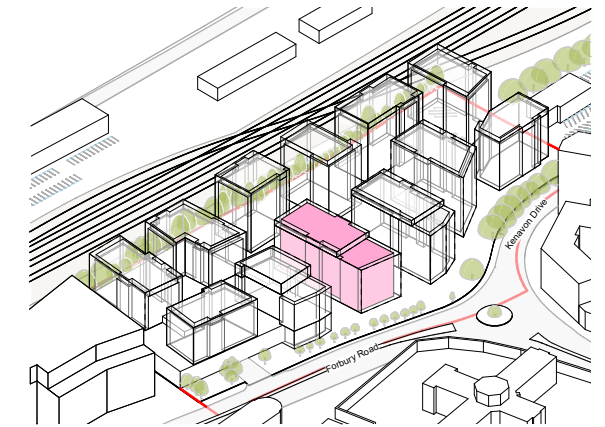
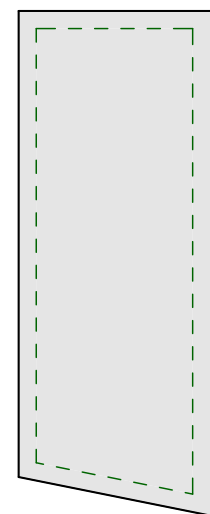




6.9.10 Plot CB4

Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing Forbury Road to the south and site landscaping .
- *The footprints as outlined in the Parameter Plans are the maximum developable extents.*
- *Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.*



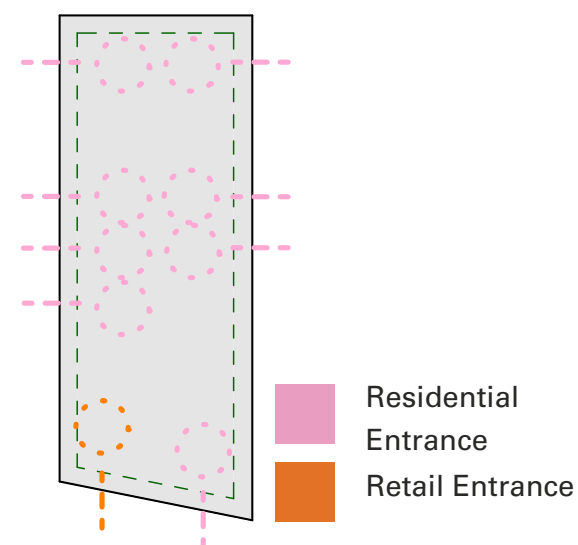
CB4 Diagrams

Access / Entrances / Servicing

- The main entrance should be provided at the south boundary at street level for both retail and residential uses.
- Secondary entrances into individual residences should be provided at ground floor level.
- Servicing should be accessed from basement level below the plot.
- The building should also be accessible via the core at basement level.

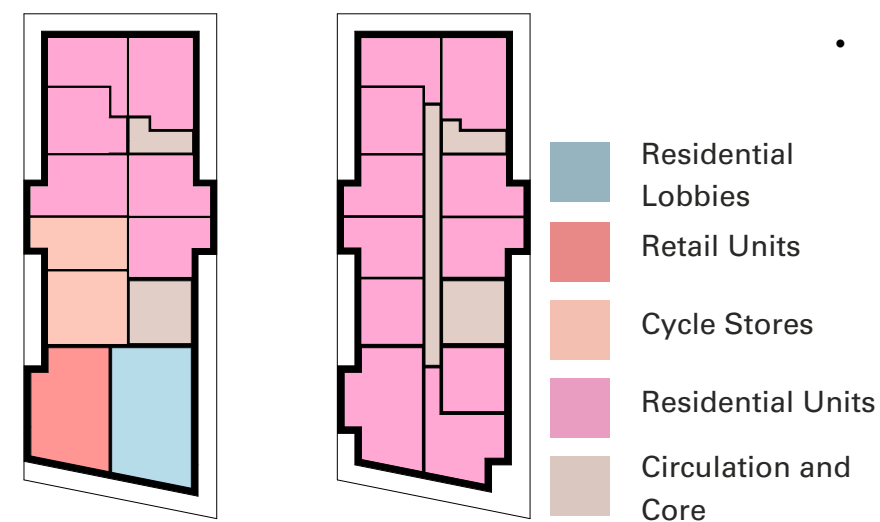
Balcony / bay zone

- Areas provided for potential balcony / bays zones are shown on the parameter plans: Maximum Deviation Plan.



Internal Layout

- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to street level (to serve residents of CB4 and CB2).
- Maximum active frontage should be provided on ground floor along the south boundary.
- The south front of the building should be considered a prime location for commercial use

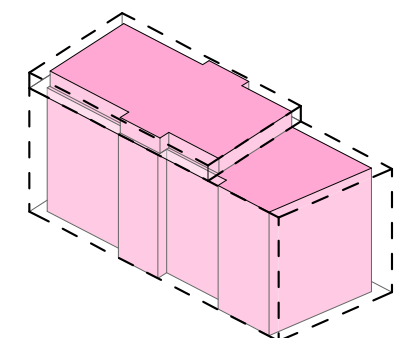


Height

- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

Solar glare / acoustic measures

- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.



6.0 Built form

6.9 Plot Design Codes

6.9.11 Plot EB1

Plot Layout and Geometry

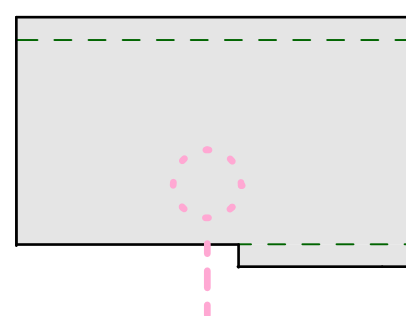
- The layout should be a perimeter block.
- Buildings should be a solid block addressing the railway to the north and site landscaping.
- *The footprints as outlined in the Parameter Plans are the maximum developable extents.*
- *Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.*



Fig. 121 - EB1 Diagrams

Access / Entrances / Servicing

- The main entrance should be provided at the south boundary at street level
- Servicing should be accessed from basement level below the plot.
- The building should also be accessible via the core at basement level.



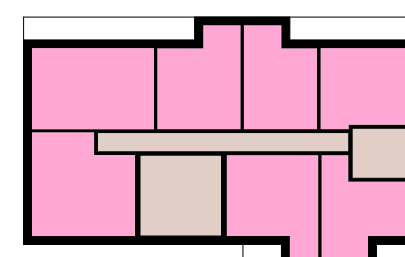
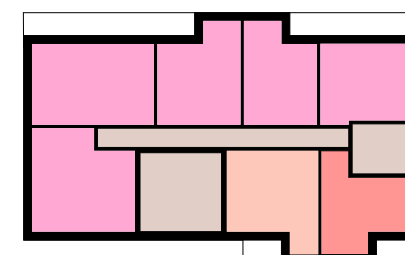
Residential Entrance

Internal Layout

- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to street level (to serve residents of EB1).

Balcony / bay zone

- Areas provided for potential balcony / bays zones are shown on the parameter plans: Maximum Deviation Plan. Design need to ensure any potential bay or balcony is situated within these parameters.



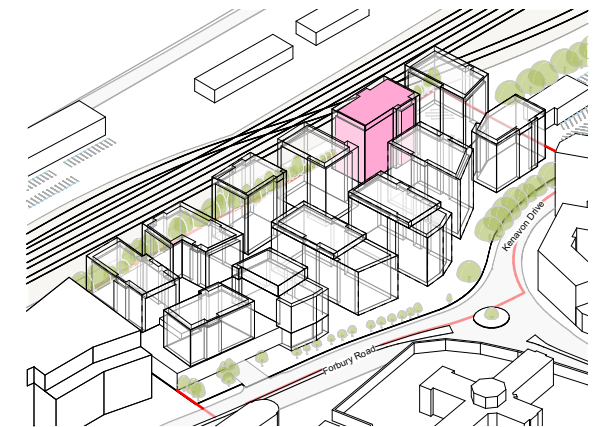
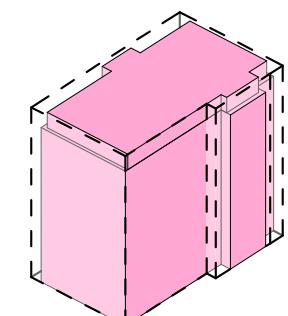
Cycle Stores
Residential Units
Circulation and Core

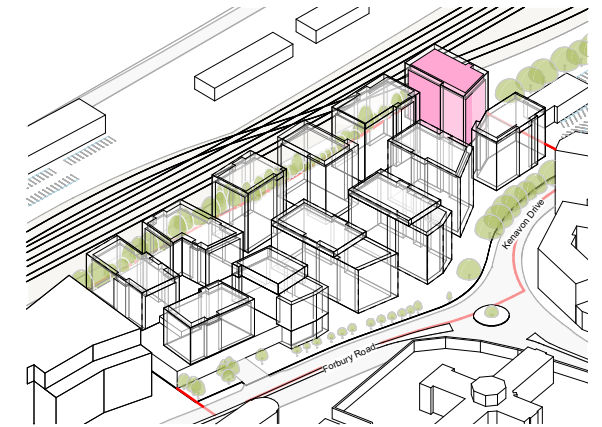
Height

- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

Solar glare / acoustic measures

- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.





6.9.12 Plot EB2

Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing the railway to the north, the retail park to the east and site landscaping .
- *The footprints as outlined in the Parameter Plans are the maximum developable extents.*
- *Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.*

Access / Entrances / Servicing

- The main entrance should be provided at the west boundary at street level
- Servicing should be accessed from basement level below the plot.
- With the exception of the delivery provision at ground floor which should be accessed from the east boundary of the plot.
- The building should also be accessible via the core at basement level.

Internal Layout

- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to street level (to serve residents of EB2).

Balcony / bay zone

- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.

Height

- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

Solar glare / acoustic measures

- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

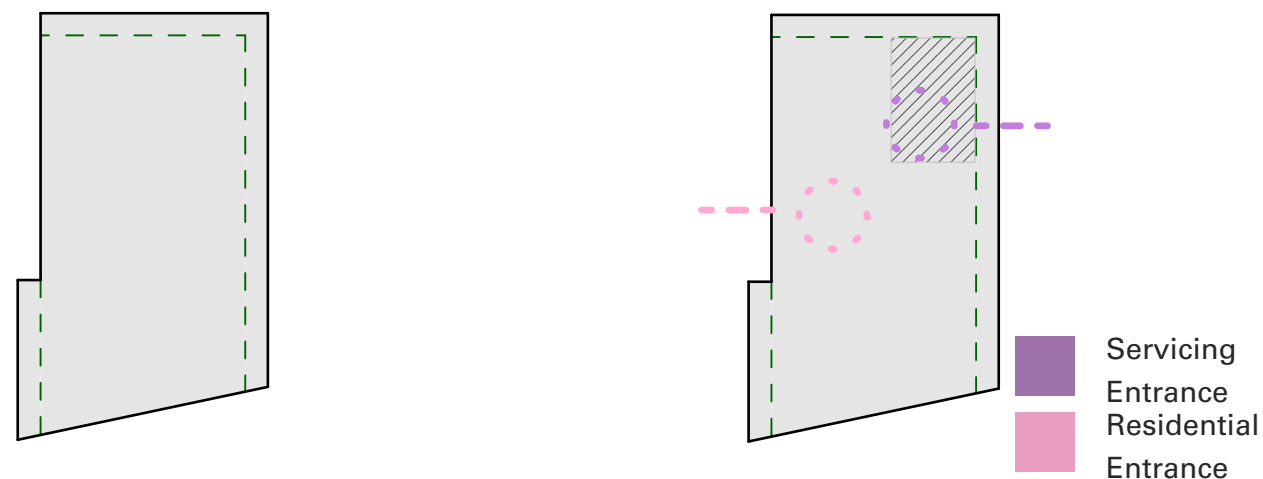
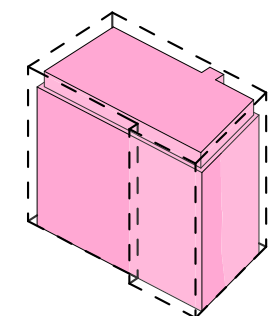
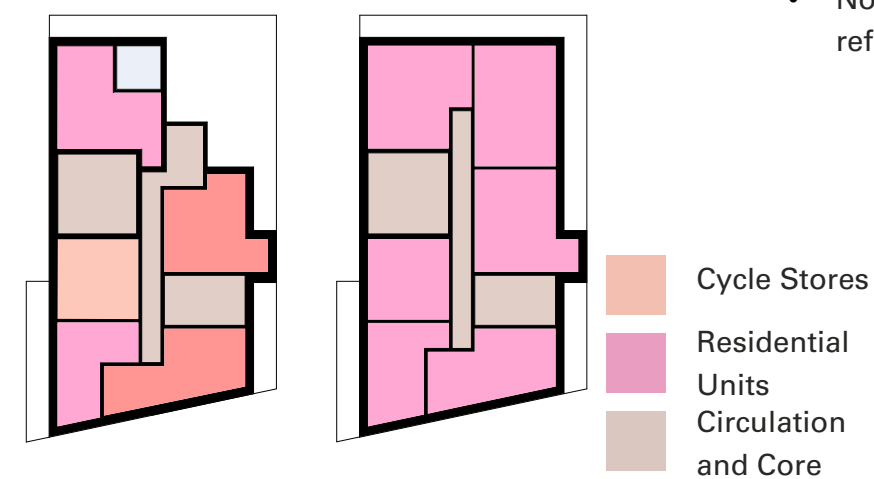


Fig. 121 - EB2 Diagrams



6.0 Built form

6.9 Plot Design Codes

6.9.13 Plot EB3

Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing the railway to the north and site landscaping .
- *The footprints as outlined in the Parameter Plans are the maximum developable extents.*
- *Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.*

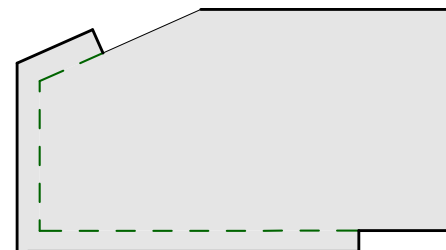


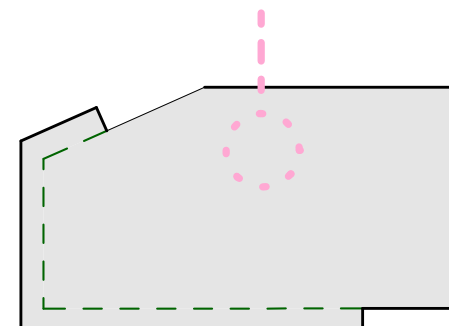
Fig. 121 - EB3 Diagrams

Access / Entrances / Servicing

- The main entrance should be provided at the north boundary at street level
- Servicing should be accessed from basement level below the plot.
- The building should also be accessible via the core at basement level.

Balcony / bay zone

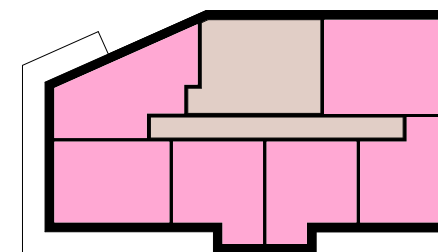
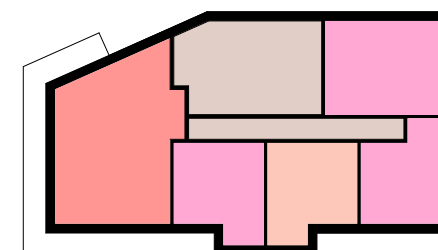
- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.



Residential Entrance

Internal Layout

- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to street level (to serve residents of EB3).



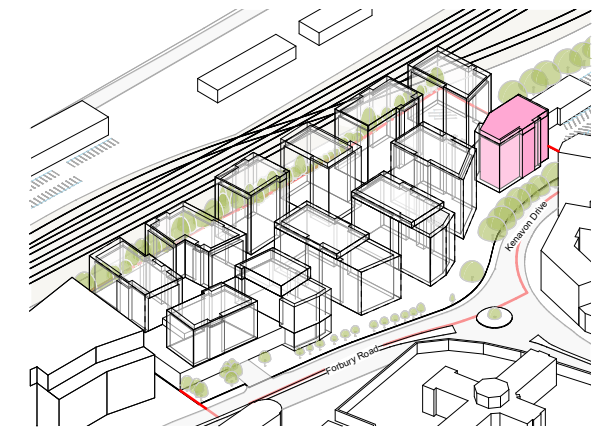
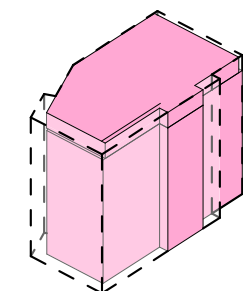
Cycle Stores
Residential Units
Circulation and Core

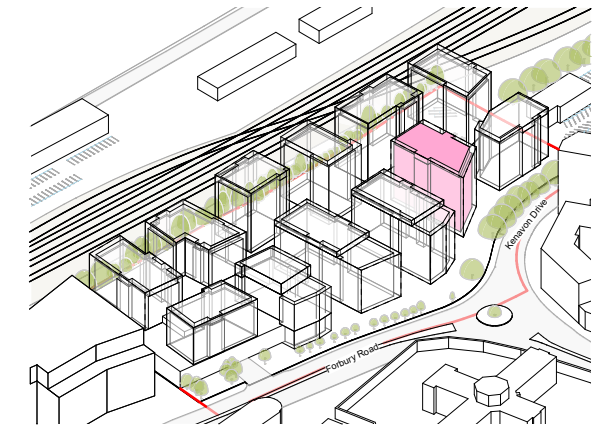
Height

- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

Solar glare / acoustic measures

- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

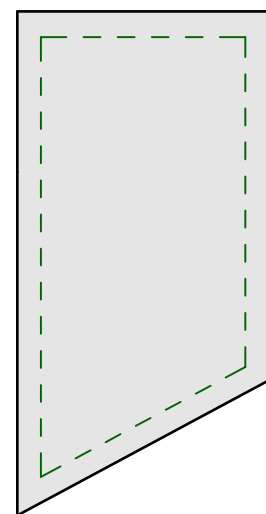




6.9.14 Plot EB4

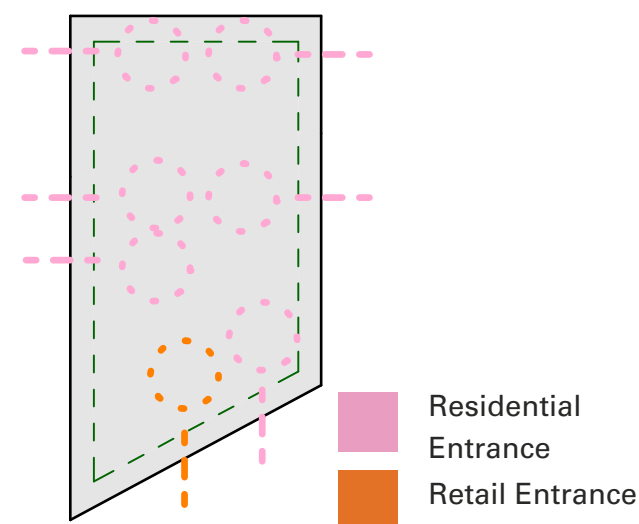
Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing the railway to the north and site landscaping.
- *The footprints as outlined in the Parameter Plans are the maximum developable extents.*
- *Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.*



Access / Entrances / Servicing

- The main entrance should be provided at the south boundary at street level for both residential and retail uses.
- Secondary entrances into individual residences should be provided at ground floor level.
- Servicing should be accessed from basement level below the plot.
- The building should also be accessible via the core at basement level.

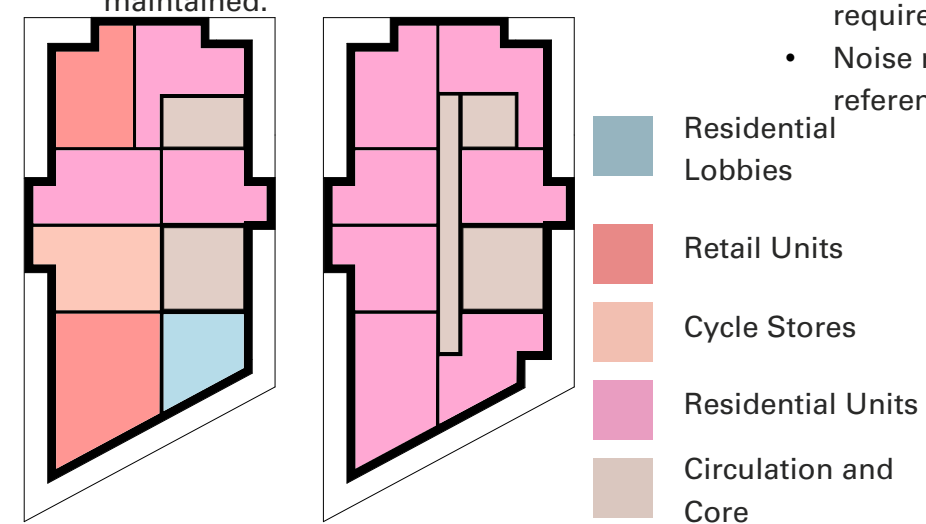


Internal Layout

- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to street level (to serve residents of EB4).
- Maximum active frontage should be provided on ground floor along the south boundary.
- The south front of the building should be considered a prime location for commercial use

Balcony / bay zone

- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.



Height

- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

Solar glare / acoustic measures

- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

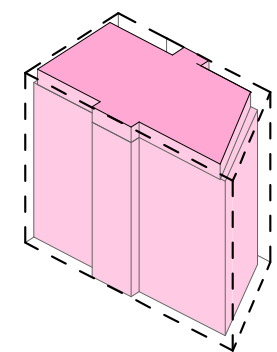


Fig. 121 - CB4 Diagrams

7.0 Drawing List

<i>Drawing No</i>	<i>Drawing Title</i>	<i>Size</i>	<i>Scale</i>
18111-SQP-ZZ-GF-DR-A-PL00001	Parameter Plan 01-Site Location	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00002	Parameter Plan 02-Demolition Plan	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00003	Parameter Plan 03-Existing Site Levels	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00004	Parameter Plan 04-Proposed Sewer - No build zone	A1	1:500
18111-SQP-ZZ-B1-DR-A-PL00005	Parameter Plan 05-Proposed Land Use - Basement	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00006	Parameter Plan 06-Proposed Land Use - Ground Level	A1	1:500
18111-SQP-ZZ-05-DR-A-PL00007	Parameter Plan 07-Proposed Land Use - Typical Floor of Upper Levels	A1	1:500
18111-SQP-ZZ-B1-DR-A-PL00008	Parameter Plan 08-Proposed Maximum Deviation Plan-Basement	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00009	Parameter Plan 09-Proposed Maximum Deviation Plan-Ground Level	A1	1:500
18111-SQP-ZZ-05-DR-A-PL00010	Parameter Plan 10-Proposed Maximum Deviation Plan-Typical Floor of Upper Levels	A1	1:500
18111-SQP-ZZ-B1-DR-A-PL00011	Parameter Plan 11-Proposed Site Levels Basement	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00012	Parameter Plan 12-Proposed Site Levels Ground Level	A1	1:500
18111-SQP-ZZ-05-DR-A-PL00013	Parameter Plan 13-Proposed Site Levels Maximum Building Heights	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00014	Parameter Plan 14-Proposed Servicing & Access-Ground Level	A1	1:500

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