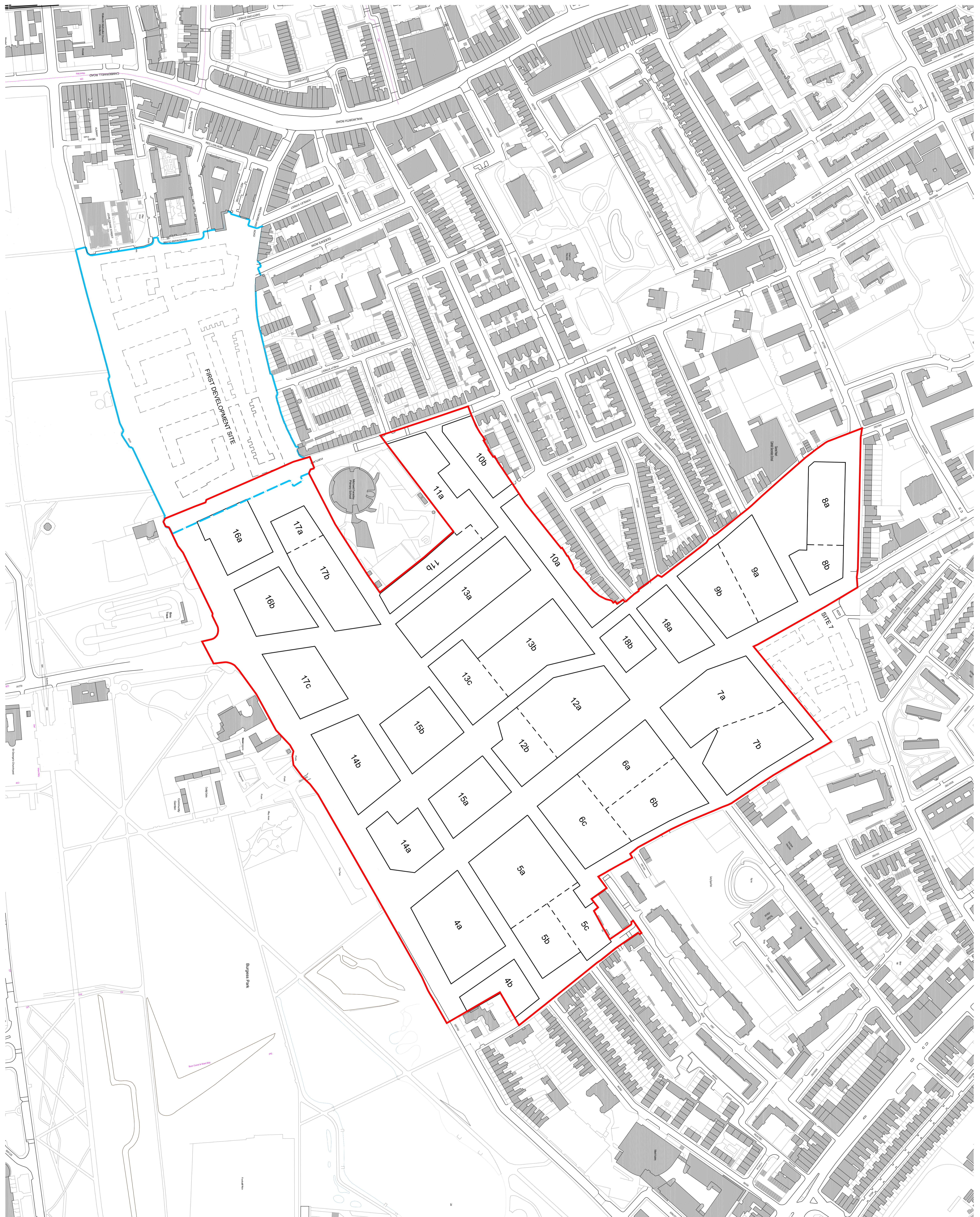


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KEY
— Maximum Extent of Development Parcel
- - - Subplot division



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PLANNING

Notting Hill Housing
Ayesbury Outline Planning Appl.
ILLUSTRATIVE PLAN 01
Development Parcels
and Subplots

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Keston, Nottingham NG8 7JQ
020 7468 8605
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21 Shaker Square
Birmingham B3 9JF
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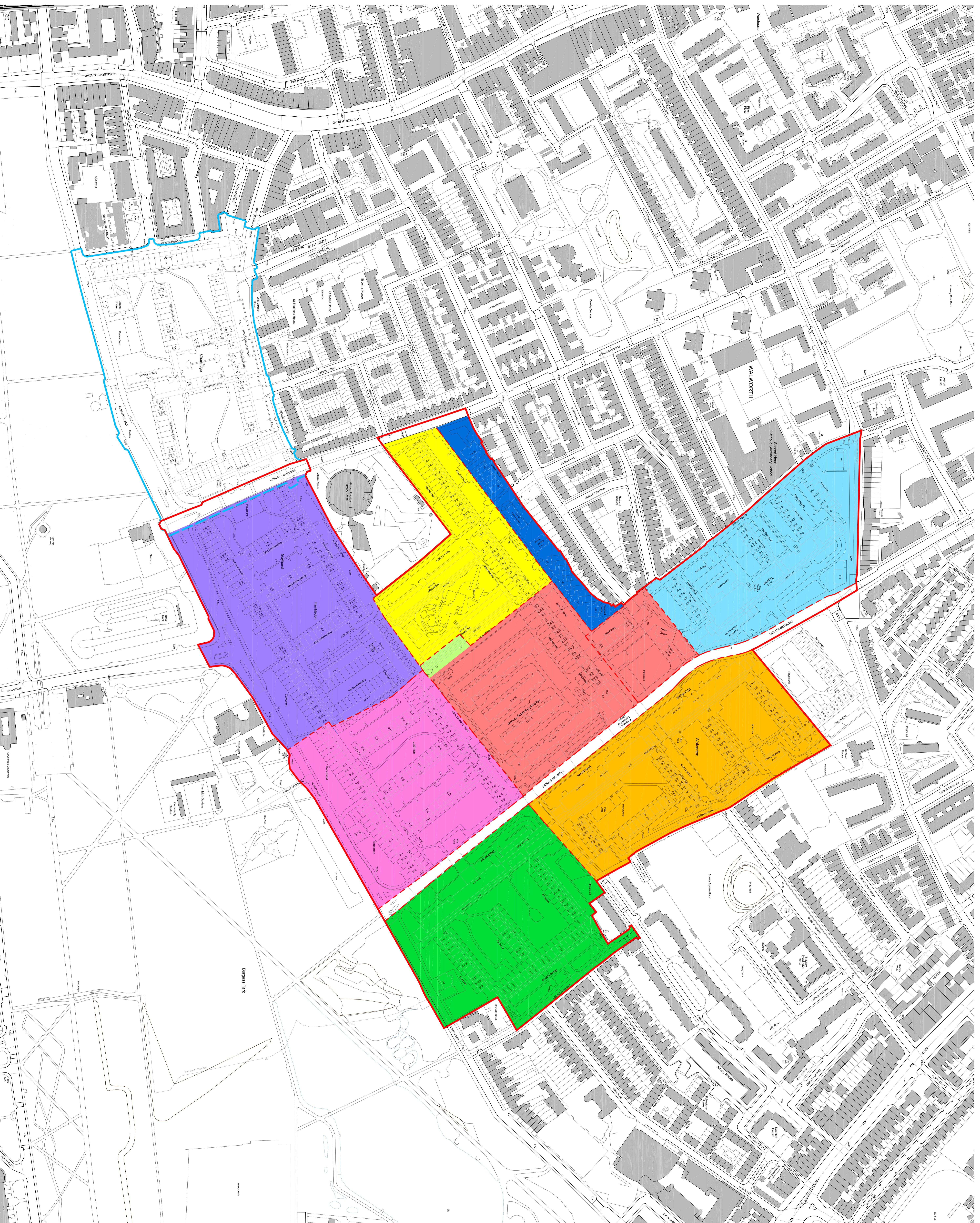
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project code

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KEY

- Stage 2a
- Stage 2b
- Stage 2c
- Stage 3
- Stage 4a
- Stage 4b
- Stage 4c
- Stage 4d
- Stage 4e



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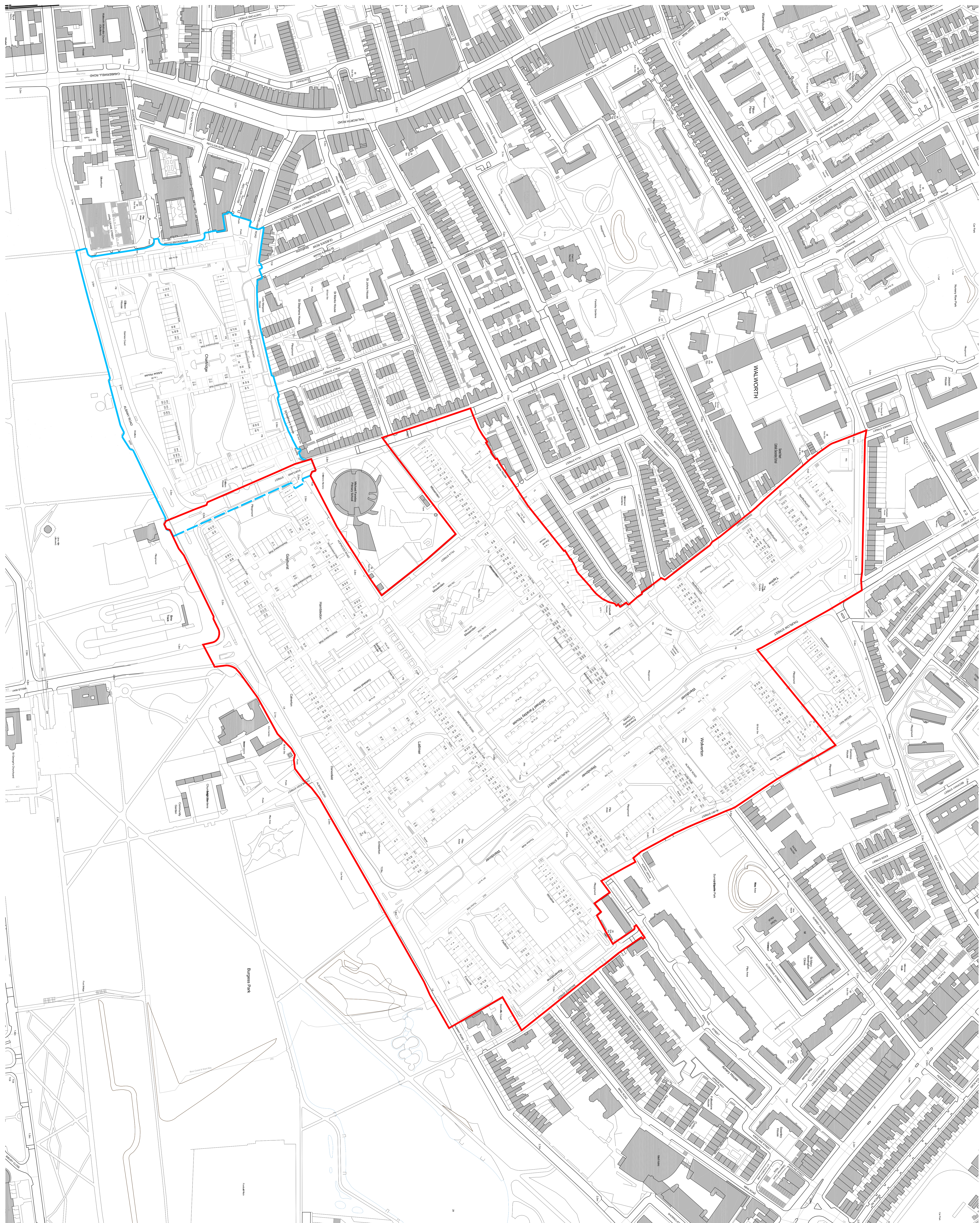
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**Notting Hill Housing
Ayesbury Outline Planning Appl.**

**ILLUSTRATIVE PLAN 02
Demolition Stages**

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KEY

- Site boundary (Extent of Outline Planning Application)
- Site boundary of First Development Site

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Notting Hill Housing
Aylesbury Outline Planning Appl.
PARAMETER PLAN 01
Extent of Masterplan Planning Application



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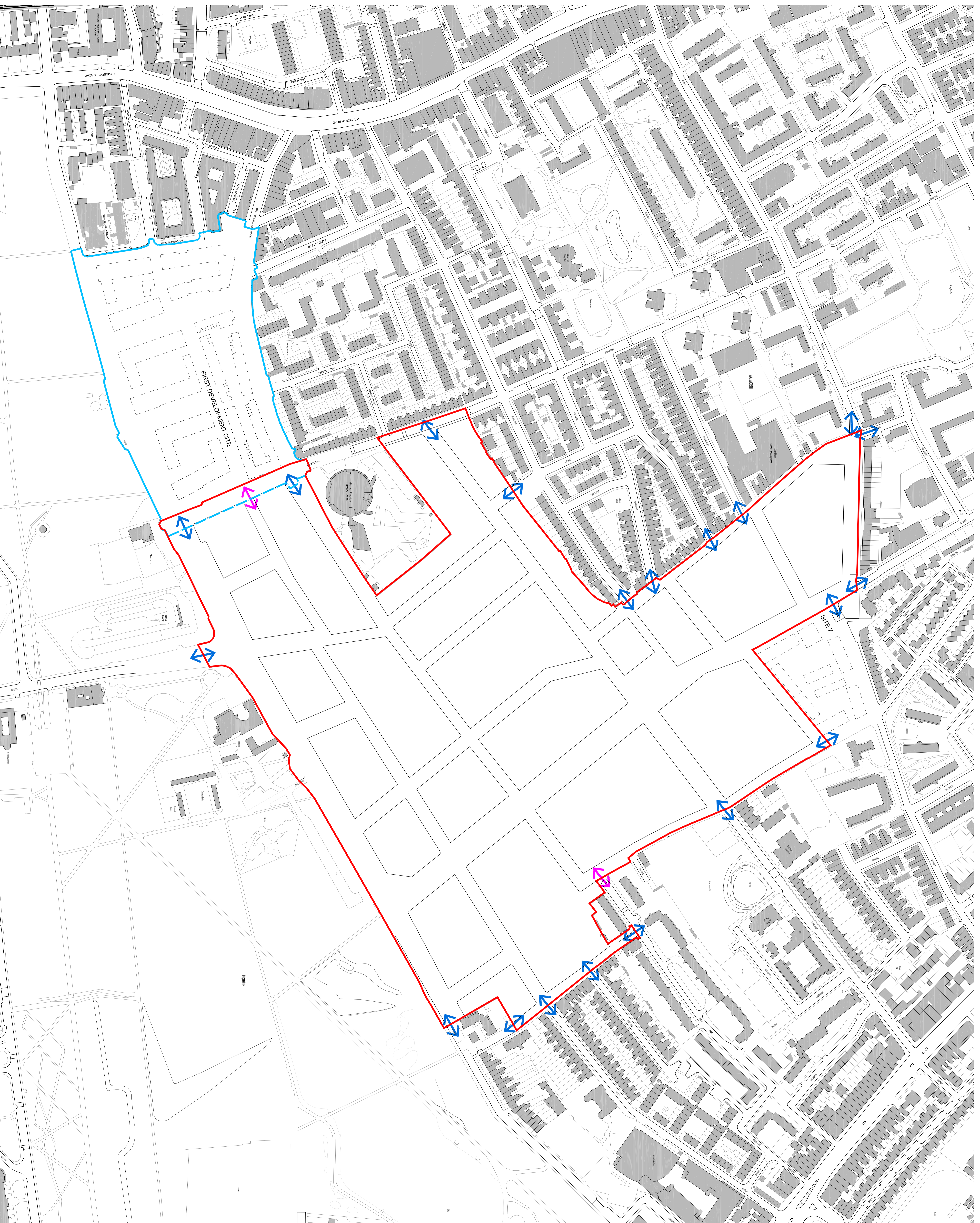
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KEY


-  Existing vehicular access / egress
-  Proposed vehicular access / egress

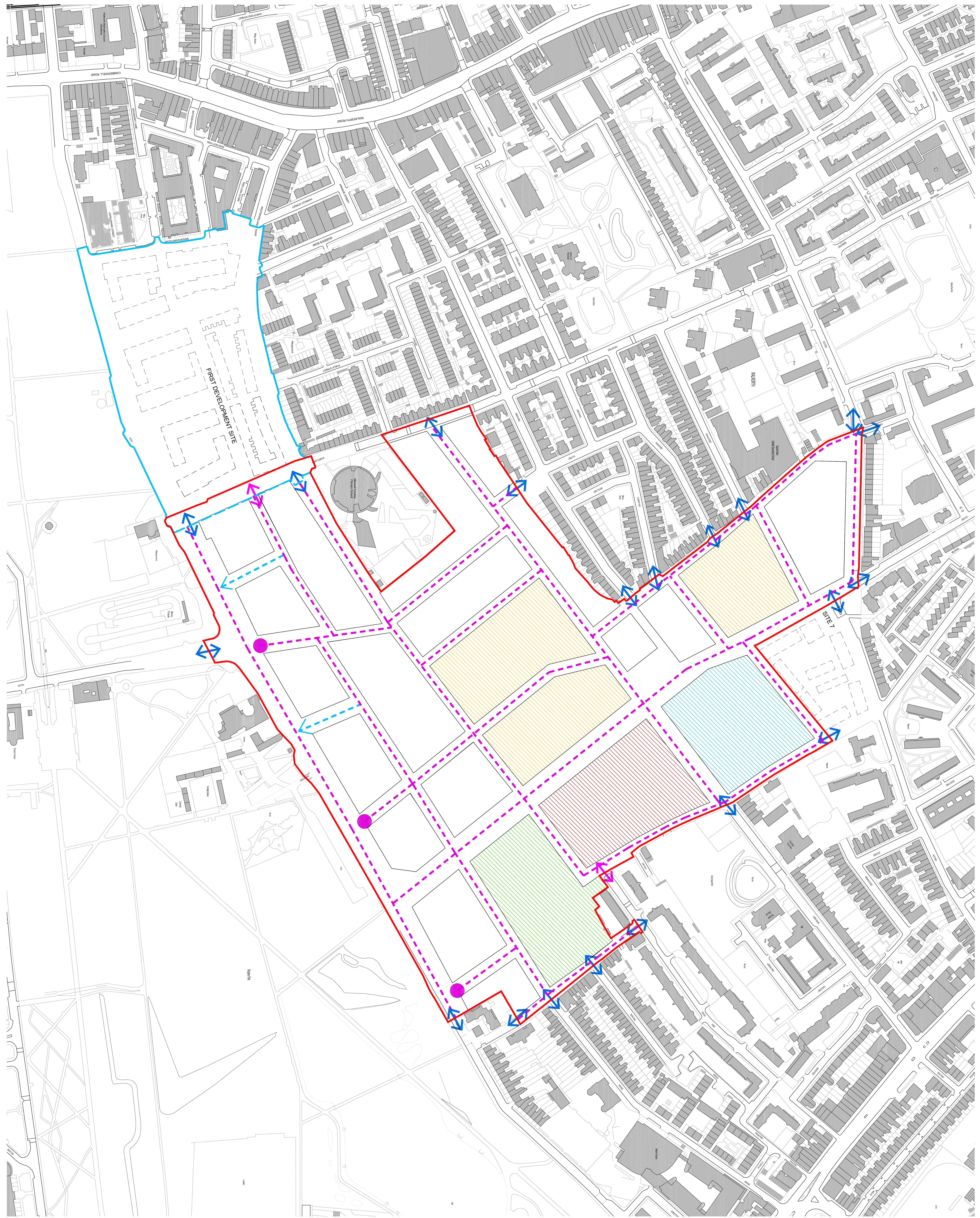


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Ayesbury Outline Planning Appl.
PARAMETER PLAN 02
Access

Drawing number
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KEY

- Mandatory Street
- Mandatory Street: One Way Access (in direction of arrow)
- Mandatory Street Termination
- Development Parcel with no Mandatory Street to be included
- Development Parcel with a minimum 1 Mandatory Street to be included: Must be a Local Street
- Development Parcel with minimum 1 Mandatory Street to be included: Must be either a Local Street or a Mews Street
- Development Parcel with minimum 2 Mandatory Streets to be included: Each must be either Local Street or Mews Street
- Development Parcel with minimum 2 Mandatory Streets to be included: Both must be Local Streets

NOTE:
Mandatory Street is defined as a street that has minimum street widths that comply with the street typologies presented within the Design Code. Local Streets and Mews streets are street typologies within the Design Code.

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PLANNING
 client / project
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 Aylesbury Outline Planning Appl.
 PARAMETER PLAN 03
 Circulation

drawing number
 NHH-AES-HTA-U-MPL-X-XX-M2-PP03
 1:1250@A0 AJK
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 020 7426 8555
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 revision
 project code

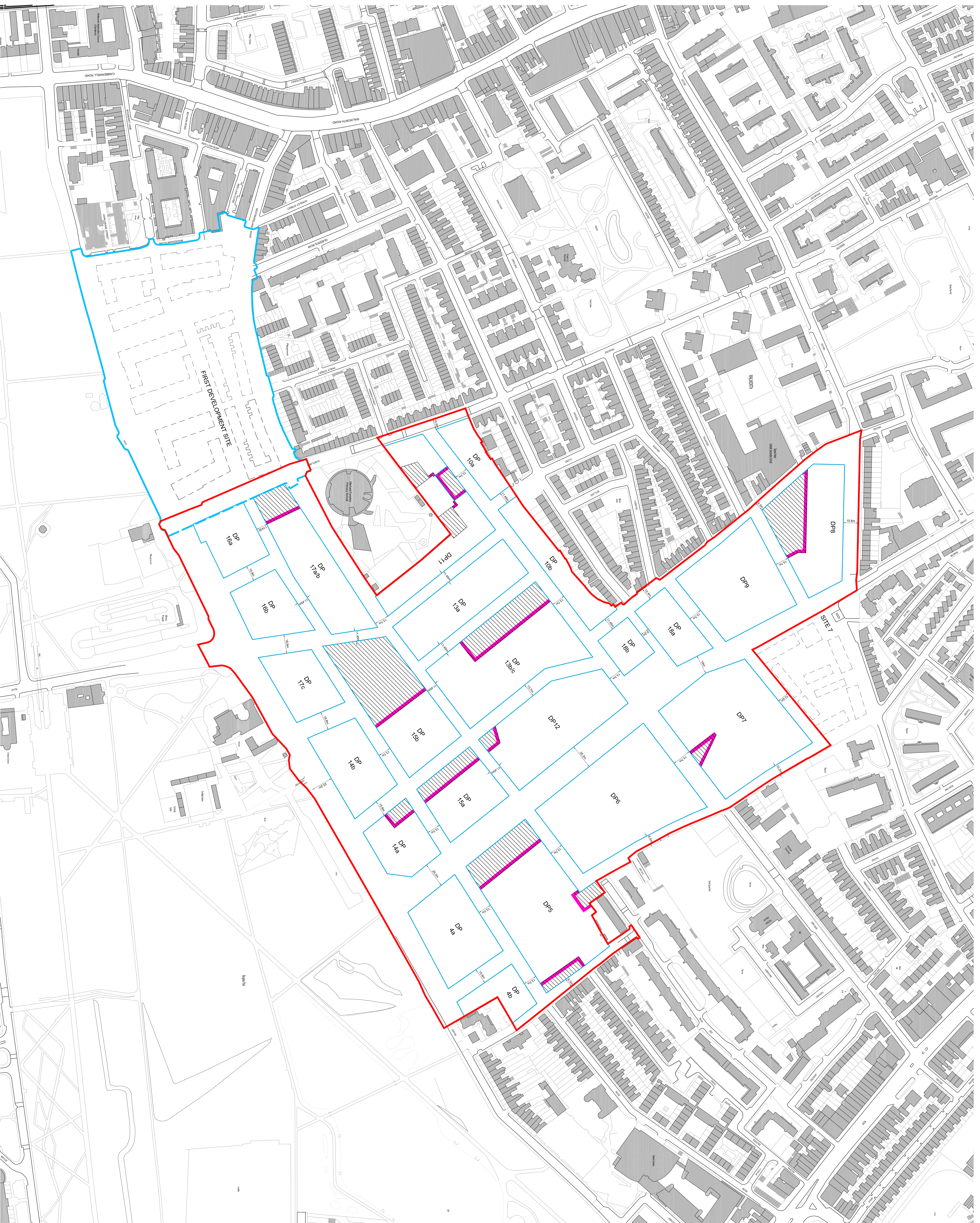
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- KEY**
- Maximum Extent of Development Parcel (DP)
 - No Build Zone
 - Access Zone

Xm Minimum width between parcels and between parcels and site boundary

NOTE:
 Maximum Extent of Development Parcel is defined as the maximum area that development must occur within
 No Build Zone is defined as a zone within the Development Parcel that cannot be built upon
 Access Zone is defined as a minimum 3m zone within the No Build Zone that is to be reserved for access to buildings adjacent to open spaces that occur within Development Parcels



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 PARAMETER PLAN 04
 Development Parcel Extents

Drawing number: NHH-AES-HTA-U-MPL-X-XX-M2-PP04
 1:1250@A0 AJK
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KEY

- Publicly accessible open space - Civic
- 01 Aylesbury Square
- 02 School Square

Subtotal: 2830sqm

- Publicly accessible open space - Parks
- 03 Gaitskell Park
- 04 Dawes Park
- 05 Alsace Park
- 06 Invillie Park
- 07 Missenden Park
- 08 Planes Park
- 09 Thurlow Park
- 10 Bagshot Park
- 11 Kinglake Park
- 12 East Street Park

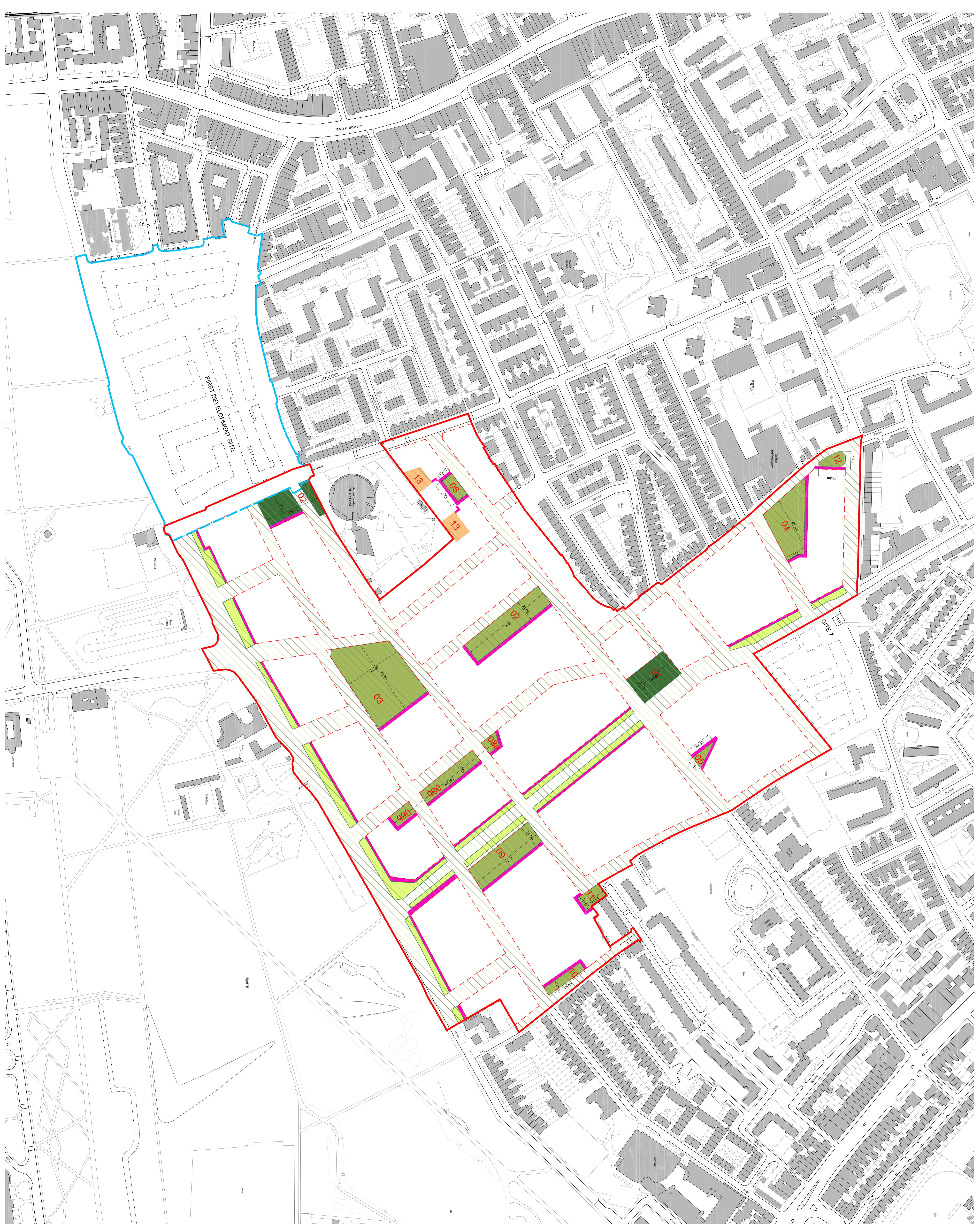
Subtotal: 14129sqm

- 13 - Community Gardens

TOTAL: 16959sqm

- Street Gardens
- Subtotal: 7216sqm
- Minimum public realm
- Maximum Extent of Development Parcel
- Access Zone

NOTE:
Maximum Extent of Development Parcel is defined as the maximum area that development must occur within. Access Zone is defined as a minimum 3m zone within the No Build Zone that is to be reserved for access to buildings adjacent to open spaces that occur within Development Parcels.
Street Gardens are not included within the open space total and do not contribute to the overall open space quantum.



PLANNING

Notting Hill Housing
Aylesbury Outline Planning Appl.
PARAMETER PLAN 05
Publicly Accessible Open Space

Drawing number: NHH-AES-HTA-U-MPL-X-XX-M2-PP05
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KEY

■ (B1) Employment
■ (C3) Residential

■ (D1) Early years Facility
■ (C3) Residential

■ (A1/A3/A4) Retail
■ (B1) Workspace
■ (C3) Residential

■ (A1) Retail
■ (D1) Medical Facility
■ (D1) Community Facility
■ (D1) Early Years Facility
■ (C3) Residential

NOTE:
(D1) Flexible Use can extend to first floor

■ (sui generis) Energy Centre

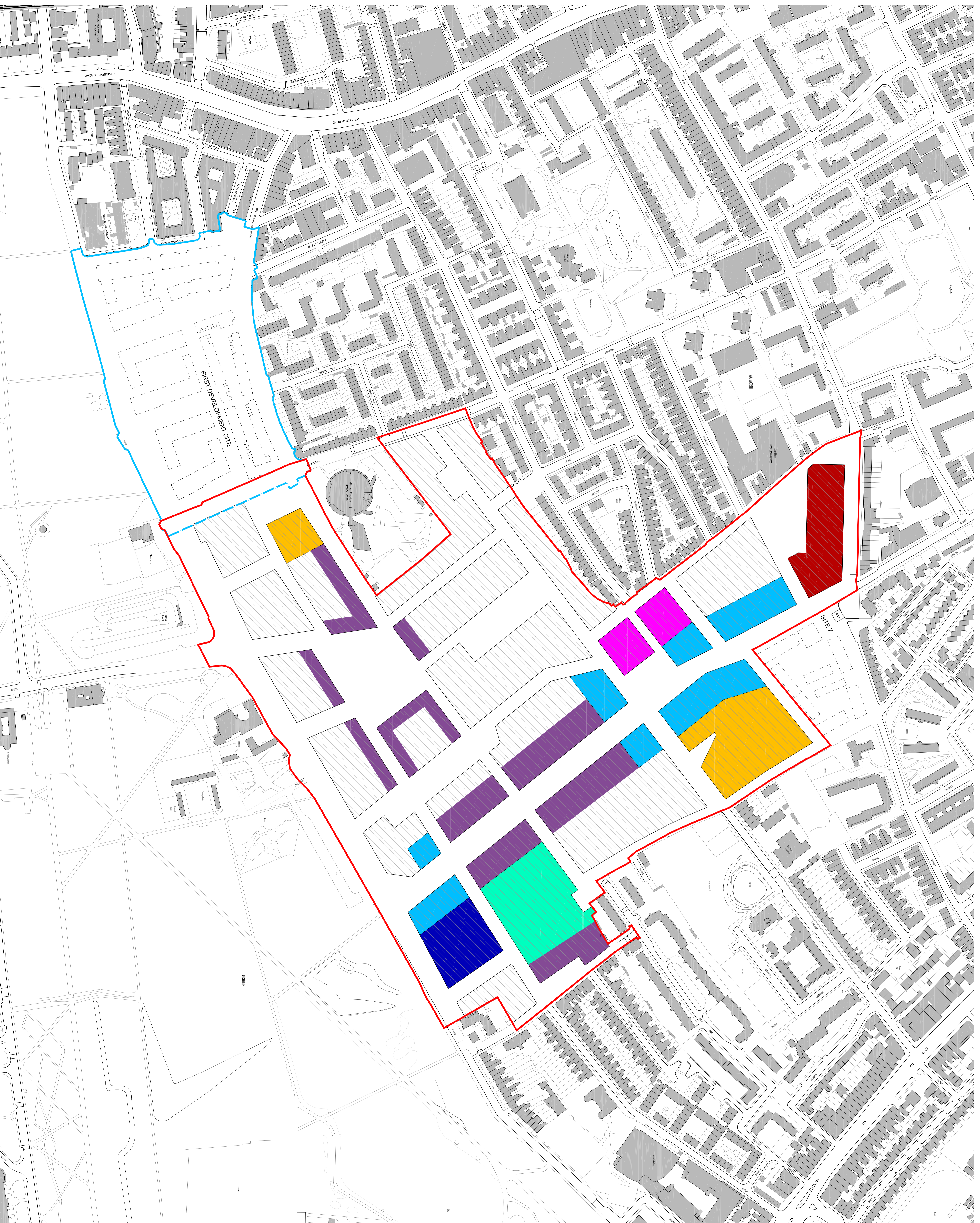
■ (sui generis) Pressure Reduction Station

■ Flexible Future Zones
NOTE:
Flexible Future Zones are defined as areas where small A1/A3/A4 retail uses could be incorporated in future detailed development plans.

■ (C3) Residential

■ Maximum Extent of Development Parcel

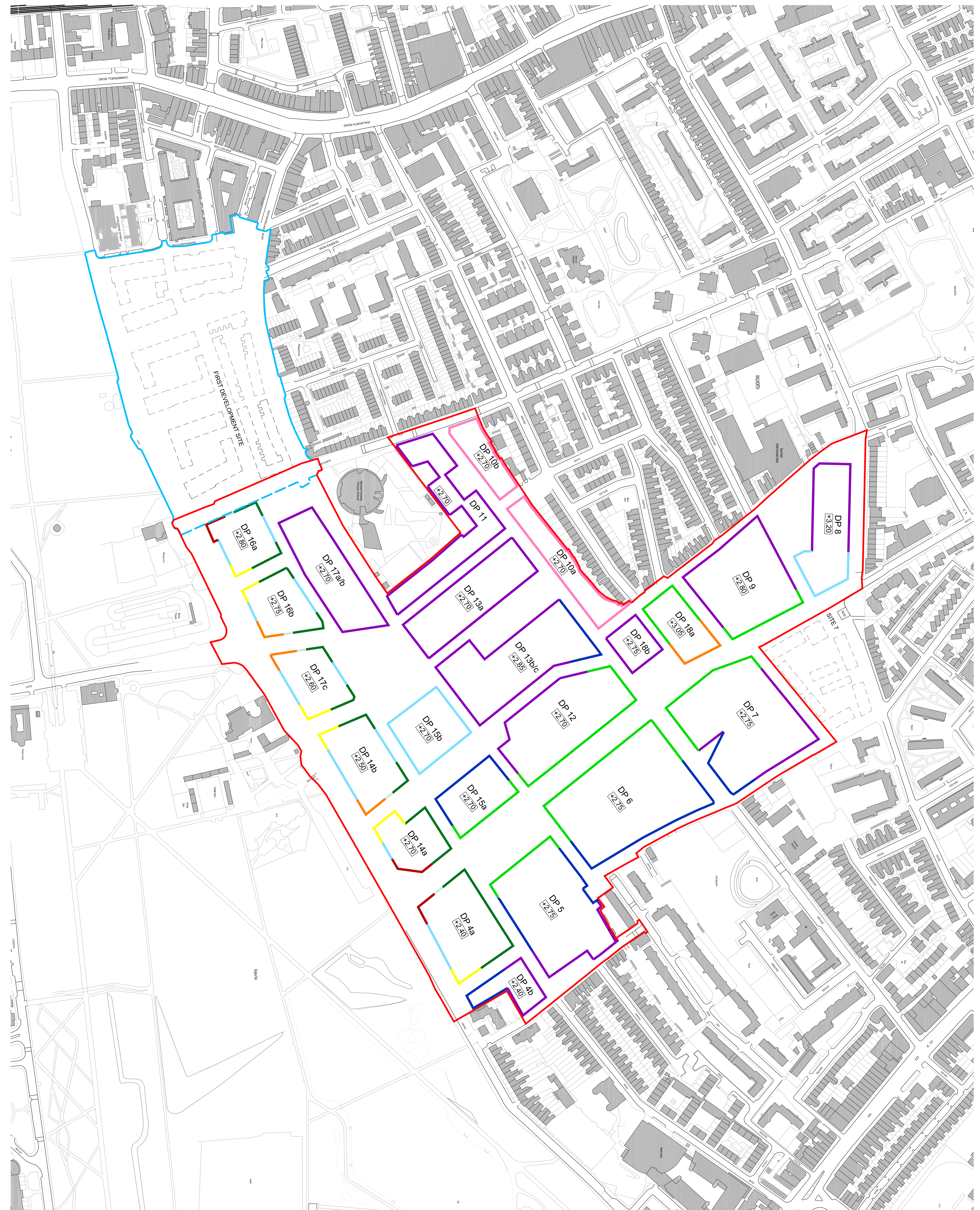
NOTE:
(C3) Residential use occurs on all upper floors
(C3) Residential use replaces other uses in all locations with an overlap if not utilised for their suggested Land Use



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PLANNING
Notting Hill Housing
Ayesbury Outline Planning Appl.
PARAMETER PLAN 06
Ground Floor Land Uses

Drawing number: NHH-AES-HTA-U-MPL-X-XX-M2-PP06
revision: 01
1:1250@A0 AJK
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KEY

- 2 - 3 storeys
- 3 - 4 storeys
- 3 - 6 storeys
- 4 - 6 storeys
- 4 - 8 storeys
- 6 - 8 storeys
- 7 - 9 storeys
- 10 - 15 storeys
- 16 - 20 storeys

NOTE:
All height markings correspond to the perimeter of Development Parcels.

Dashed coloured lines refer to Transition Height. If the taller height is not used then the height immediately to the north comes into effect. Refer to Design Code. Maximum Building Height shows the maximum height of any built element delivered within that part of the Development Parcel. Parcel boundaries modified to remove no build zone.

Parcel	Development Parcel	Max Building Height above AOD	Ground Floor AOD	New Building Height
4A	71.25	2.40	68.85	27.05
	31.25	2.40	28.85	15.60
	29.45	2.40	27.05	20.75
	21.80	2.40	19.40	16.95
4B	21.80	2.40	19.40	15.60
	18.00	2.40	13.60	15.60
5	28.45	2.75	25.70	20.75
	22.15	2.75	19.40	15.60
	18.30	2.75	15.60	15.60
6	29.80	2.75	27.05	20.75
	22.15	2.75	19.40	15.60
7	29.80	2.75	27.05	20.75
	23.50	2.75	20.75	15.60
	20.15	3.20	16.95	15.60
8	23.95	3.20	20.75	15.60
9	29.85	2.80	27.05	15.60
	18.40	2.80	15.60	15.60
10A	15.15	2.70	12.45	15.60
10B	15.15	2.70	12.45	15.60
11	18.30	2.70	15.60	15.60
12	29.75	2.70	27.05	15.60
	18.30	2.70	15.60	15.60
13A	18.45	2.85	15.60	15.60
13B/C	22.25	2.85	19.40	15.60
	18.45	2.85	15.60	15.60
14A	71.55	2.70	68.85	20.75
	31.55	2.70	28.85	15.60
	29.75	2.70	27.05	15.60
	22.10	2.70	19.40	15.60
14B	54.25	2.50	51.75	15.60
	31.35	2.50	28.85	15.60
	28.20	2.50	23.70	15.60
	21.90	2.50	19.40	15.60
15A	28.40	2.70	25.70	19.40
	22.10	2.70	19.40	19.40
15B	22.10	2.70	19.40	19.40
16A	77.30	2.80	77.50	19.40
	31.65	2.80	28.85	19.40
	28.50	2.80	23.70	19.40
	22.20	2.80	19.40	19.40
16B	54.50	2.75	51.75	19.40
	31.60	2.75	28.85	19.40
	28.45	2.75	25.70	19.40
	22.15	2.75	19.40	19.40
17A/B	19.65	2.70	16.95	19.40
17C	54.35	2.60	51.75	19.40
	31.45	2.60	28.85	19.40
	28.30	2.60	25.70	19.40
	22.00	2.60	19.40	19.40
18A	56.15	3.05	53.10	19.40
	34.10	3.05	31.05	19.40
18B	22.55	2.75	19.60	19.40

PLANNING

Notting Hill Housing
Ayesbury Outline Planning Appl.
PARAMETER PLAN 07
Maximum Building Heights

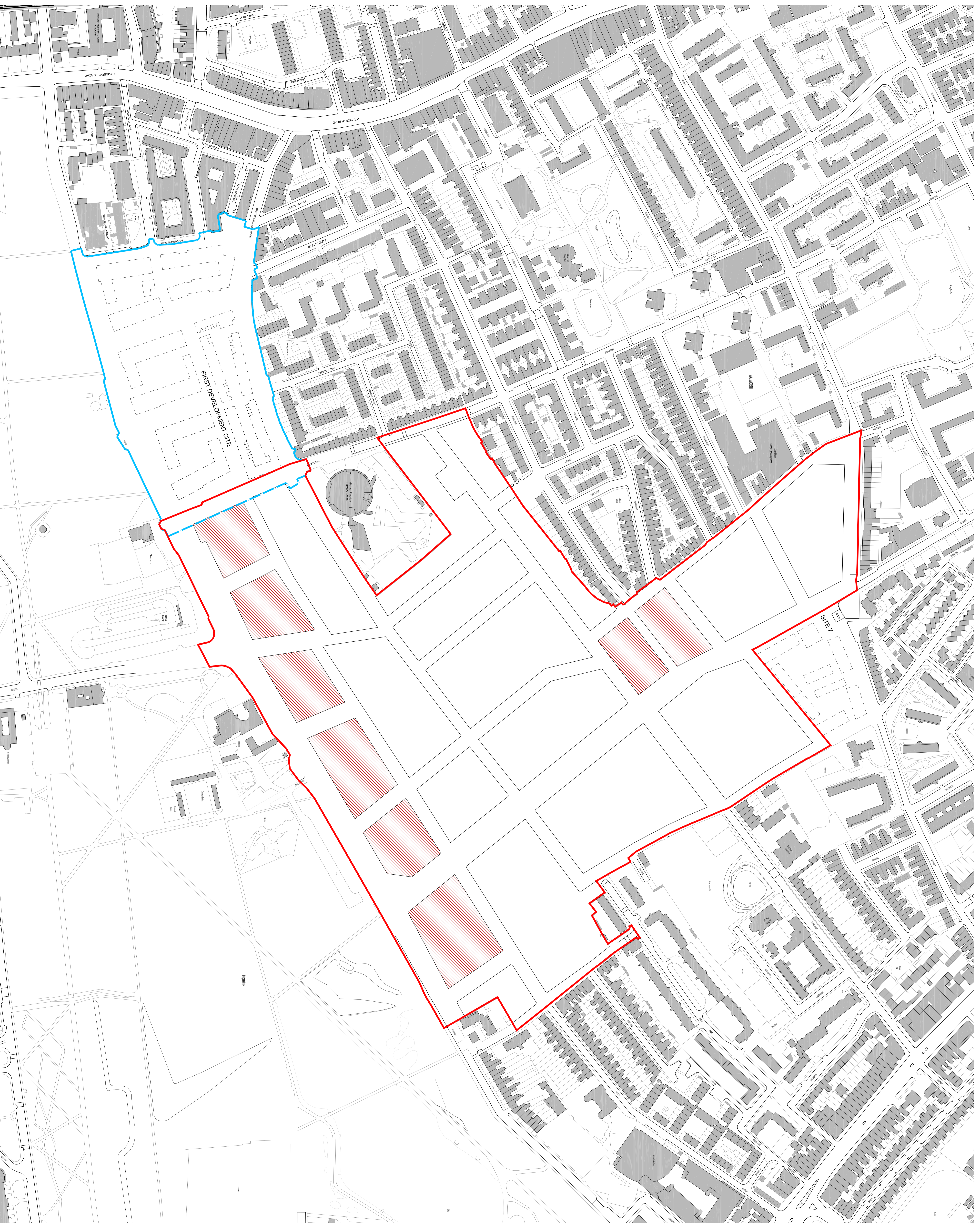
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KEY

- Maximum Extent of Development Parcel
- ▨ Maximum basement area

NOTE:
 Basements are limited to one storey in depth. Basement locations must take into consideration the location of existing trees and services.



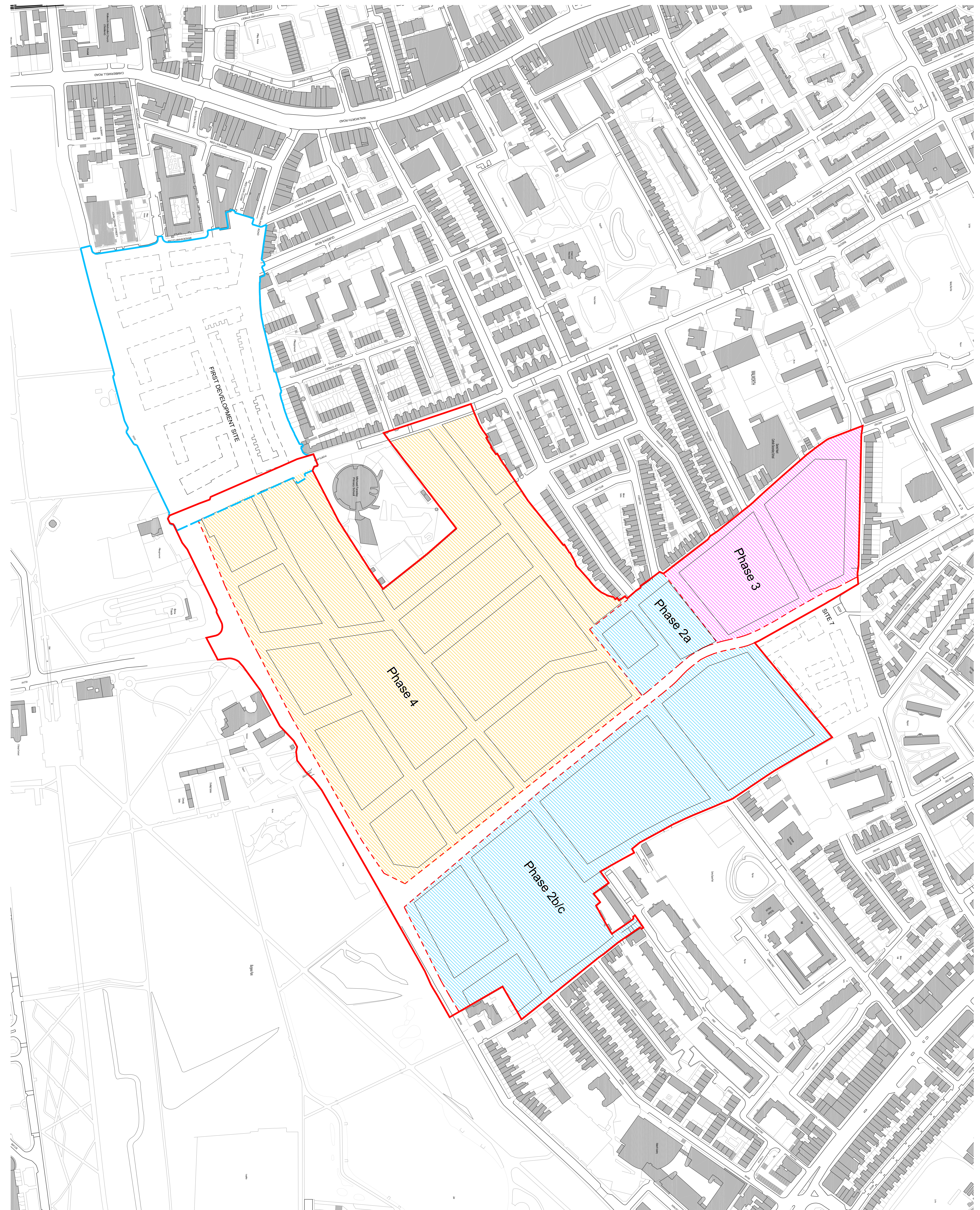
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PARAMETER PLAN 08
 Maximum Basement Area

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- KEY**
- Phase 2a/b/c
 - Phase 3
 - Phase 4

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 PARAMETER PLAN 09
 Development Phasing

Drawing number
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