

KEY PLAN

For Determination

NOTES

- KEY:
- RED LINE SITE BOUNDARY
 - BUS STOP POSITIONS
 - POTENTIAL TAXI RANK POSITIONS
 - PUBLIC REALM
 - ↔ SERVICE VEHICLES ENTRY & EXIT
 - ↔ CAR PARK ENTRY & EXIT
 - ↔ POTENTIAL CAR PARK ACCESS
 - ↔ CYCLE ENTRANCE
 - ↔ PEDESTRIAN ACCESS
 - - - PEDESTRIAN PRIMARY ROUTES
 - POTENTIAL EVENT SPACE
- * Red line extends beyond the area covered on this drawing. See CTL-0-T01 for full extent of red line area.

REV	DATE	INL	DESCRIPTION	CHK

PROJECT
OLD RIVER LANE, BISHOP'S STORTFORD STAGE C

CLIENT
HENDERSON GLOBAL INVESTORS LTD

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DRAWING TITLE
**Parameter Plan 12
 Public Realm with Means of Access
 & Circulation**

JOB NUMBER	SCALE	DRAWN BY	FIRST ISSUE
A96/RLS	1:1000@A3	KzM	02/09/2010

PLANNING					
COMPANY CODE	BUILDING / ZONE	LEVEL	CATEGORY	DRAWING NO.	REVISION
CTL	--	0	(00)	T12	09



KEY PLAN

For Determination

- NOTES
- KEY:
- RED LINE SITE BOUNDARY
 - ACTIVE FRONTAGES 70 - 90%
 - ACTIVE FRONTAGES 40 - 70%
 - ACTIVE FRONTAGES UP TO 40%
- NOTE:
- ACTIVE FRONTAGES INCLUDE SHOP FRONTAGES, DISPLAY WINDOWS, COMMERCIAL AND RESIDENTIAL ACCESS / EGRESS POINTS.

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REV	DATE	INL	DESCRIPTION	CHK

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DRAWING TITLE
**Parameter Plan 13
 Active Frontages**

JOB NUMBER: A96/RLS SCALE: 1:1000@A3 DRAWN BY: KzM FIRST ISSUE: 10/09/2010

PLANNING					
COMPANY CODE	BUILDING / ZONE	LEVEL	CATEGORY	DRAWING No.	REVISION
CTL	--	0	(00)	T13	09

For Determination

NOTES

Read in conjunction with T05
Parameter Plan 5
Limits of Vertical Deviation

- Indicative building block layout
- Maximum extent of building reduction
excludes roof overhang
- Maximum extent of building expansion
excludes roof overhang
- Min/max streets width
- Public space minimum & maximum
- Red line application boundary

Note:
Minimum street width always takes
precedence over extent of variations to
block layouts. The streets will be
located between the arrows on the plan

Street
min 4m
max 12m

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covered on this drawing. See CTL-0-T01
for full extent of red line area.

REV	DATE	INTL	DESCRIPTION	CHK

PROJECT
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BISHOP'S STORTFORD
STAGE C

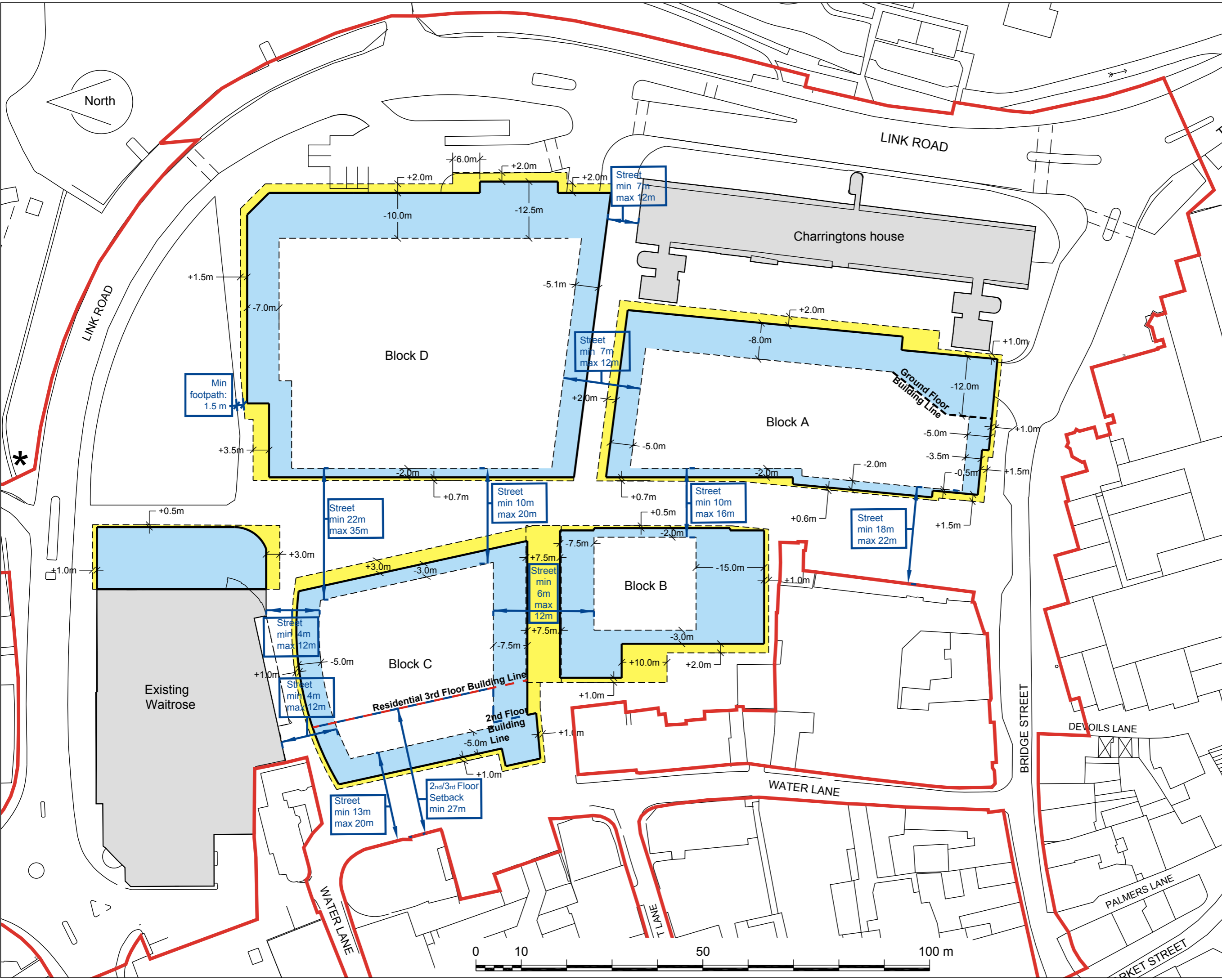
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DRAWING TITLE
Parameter Plan 4
Limits of Horizontal Deviation





JOB NUMBER	SCALE	DRAWN BY	FIRST ISSUE
A96/RLS	1:750@A3	ND	12/08/2010

COMPANY CODE	BUILDING / ZONE	LEVEL	CATEGORY	DRAWING No.	REVISION
CTL	--	0 (00)	T04	10	



For Determination

NOTES

-  Indicative building block layout
 -  Arcade roof / Canopy
 - +70.3 Maximum Height
 - (+70.3) Minimum Height
 -  Red line application boundary
 -  Chimney / stairs within this area 2m above ridge
- The maximum and minimum heights identified in the perimeter zones apply to the maximum horizontal extents described in T04 Limits of Horizontal Deviation. See Parameter Plan 4 for the limits of deviation for the block layout
- The maximum eaves heights exclude features, such as gables, which do not exceed the described ridge heights.
- Lift overruns will be within features, described in Design Principles document.
- Configuration and dimensions of 2nd / 3rd floor residential, 1st/ 2nd/ 3rd floor hotel and plant areas will vary depending on unit size/ operator requirements.
- *** Red line extends beyond the area covered on this drawing. See CTL-0-T01 for full extent of red line area.

REV	DATE	INL	DESCRIPTION	CHK

PROJECT
 OLD RIVER LANE,
 BISHOP'S STORTFORD
 STAGE C

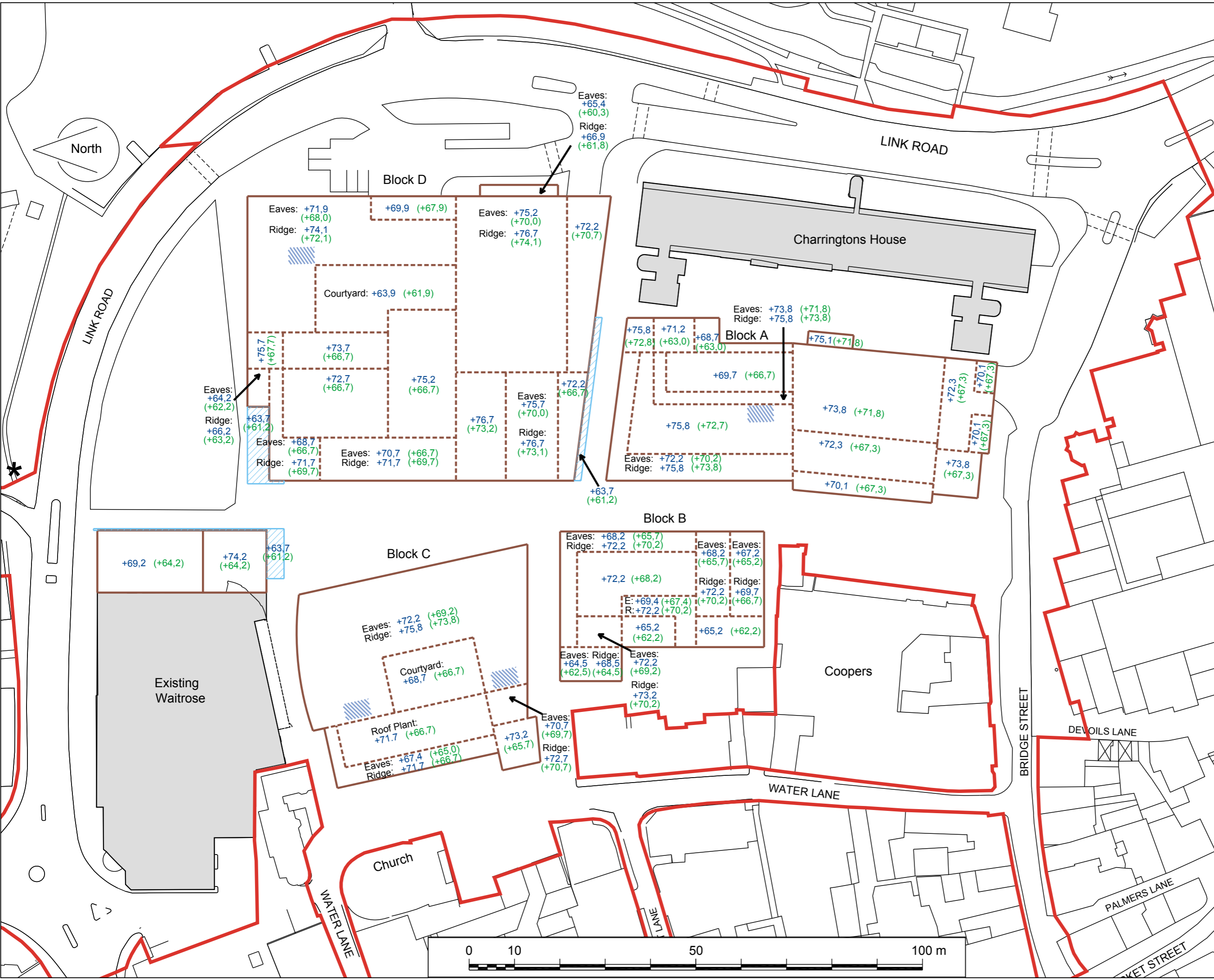
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DRAWING TITLE
 Parameter Plan 5
 Limits of Vertical Deviation

JOB NUMBER	SCALE	DRAWN BY	FIRST ISSUE
A96/RLS	1:750@A3	AD	16/08/2010

PLANNING				
COMPANY CODE	BUILDING / ZONE	LEVEL	CATEGORY	REVISION
CTL	--	0 (00)	T05	09





KEY PLAN

For Determination

NOTES

- KEY:
- RED LINE SITE BOUNDARY
 - CAR PARK / ANCILLARY / SERVICES
 - A1 TO A5 USES
 - C3 RESIDENTIAL
 - MAIN PUBLIC CORES TO CAR PARK
 - C1 HOTEL
 - D1 USES
 - D2 USES
 - EXISTING SUPERMARKET EXTENSION
 - PUBLIC TOILETS
 - ROOF OR PLANT / CHIMNEY

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REV	DATE	INL	DESCRIPTION	CHK

PROJECT
**OLD RIVER LANE,
 BISHOP'S STORTFORD
 STAGE C**

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DRAWING TITLE
**Parameter Plan 7
 Level -1
 Land Use Plan**

JOB NUMBER: A96/RLS SCALE: 1:750@A3 DRAWN BY: KZM FIRST ISSUE: 24/08/2010

PLANNING					
COMPANY CODE	BUILDING / ZONE	LEVEL	CATEGORY	DRAWING No.	REVISION
CTL	--	-1	(00)	T07	08



KEY PLAN

For Determination

NOTES

- KEY:
- RED LINE SITE BOUNDARY
 - CAR PARK / ANCILLARY / SERVICES
 - A1 TO A5 USES
 - C3 RESIDENTIAL
 - MAIN PUBLIC CORES TO CAR PARK
 - C1 HOTEL
 - D1 USES
 - D2 USES
 - EXISTING SUPERMARKET EXTENSION
 - PUBLIC TOILETS
 - ROOF OR PLANT / CHIMNEY

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REV	DATE	INL	DESCRIPTION	CHK

PROJECT
**OLD RIVER LANE,
 BISHOP'S STORTFORD
 STAGE C**

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DRAWING TITLE
**Parameter Plan 6
 Level -2
 Land Use Plan**

JOB NUMBER A96/RLS	SCALE 1:750@A3	DRAWN BY KzM	FIRST ISSUE 24/08/2010
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PLANNING				
COMPANY CODE	BUILDING / ZONE	LEVEL	CATEGORY	DRAWING No. / REVISION
CTL	--	-2 (00)	T06	08

KEY PLAN

For Determination

NOTES

- KEY:
- RED LINE SITE BOUNDARY
 - CAR PARK / ANCILLARY / SERVICES
 - A1 TO A5 USES
 - C3 RESIDENTIAL
 - MAIN PUBLIC CORES TO CAR PARK
 - C1 HOTEL
 - D1 USES
 - D2 USES
 - EXISTING SUPERMARKET EXTENSION
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REV	DATE	INL	DESCRIPTION	CHK

PROJECT
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 BISHOP'S STORTFORD
 STAGE C**

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DRAWING TITLE
**Parameter Plan 8
 Level 00
 Land Use Plan**

JOB NUMBER	SCALE	DRAWN BY	FIRST ISSUE
A96/RLS	1:750@A3	K2M	24/08/2010

PLANNING				
COMPANY CODE	BUILDING / ZONE	LEVEL	CATEGORY	DRAWING NO. / REVISION
CTL	--	0	(00)	T08 / 10



KEY PLAN

For Determination

NOTES

- KEY:
- RED LINE SITE BOUNDARY
 - CAR PARK / ANCILLARY / SERVICES
 - A1 TO A5 USES
 - C3 RESIDENTIAL
 - MAIN PUBLIC CORES TO CAR PARK
 - C1 HOTEL
 - D1 USES
 - D2 USES
 - EXISTING SUPERMARKET EXTENSION
 - PUBLIC TOILETS
 - ROOF OR PLANT / CHIMNEY

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REV	DATE	IN/L	DESCRIPTION	CHK

PROJECT
**OLD RIVER LANE,
 BISHOP'S STORTFORD
 STAGE C**

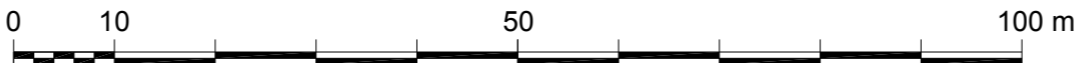
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DRAWING TITLE
**Parameter Plan 9
 Level 01
 Land Use Plan**

JOB NUMBER: A96/RLS SCALE: 1:750@A3 DRAWN BY: KZM FIRST ISSUE: 24/08/2010

PLANNING				
COMPANY CODE	BUILDING / ZONE	LEVEL	CATEGORY	DRAWING NO. / REVISION
CTL	--	01	(00)	T09 / 10





KEY PLAN

For Determination

NOTES

- KEY:
- RED LINE SITE BOUNDARY
 - CAR PARK / ANCILLARY / SERVICES
 - A1 TO A5 USES
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 - MAIN PUBLIC CORES TO CAR PARK
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 - D1 USES
 - D2 USES
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REV	DATE	INL	DESCRIPTION	CHK

PROJECT
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 BISHOP'S STORTFORD
 STAGE C**

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DRAWING TITLE
**Parameter Plan 10
 Level 02
 Land Use Plan**

JOB NUMBER	SCALE	DRAWN BY	FIRST ISSUE
A96/RLS	1:750@A3	KzM	24/08/2010

PLANNING					
COMPANY CODE	BUILDING / ZONE	LEVEL	CATEGORY	DRAWING No.	REVISION
CTL	--	02 (00)	T10	10	



KEY PLAN

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NOTES

- KEY:
- RED LINE SITE BOUNDARY
 - CAR PARK / ANCILLARY / SERVICES
 - A1 TO A5 USES
 - C3 RESIDENTIAL
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 - C1 HOTEL
 - D1 USES
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 - EXISTING SUPERMARKET EXTENSION
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REV	DATE	INL	DESCRIPTION	CHK

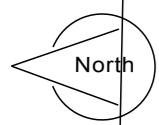
PROJECT
**OLD RIVER LANE,
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 STAGE C**

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DRAWING TITLE
**Parameter Plan 11
 Level 03
 Land Use Plan**

JOB NUMBER A96/RLS	SCALE 1:750@A3	DRAWN BY KzM	FIRST ISSUE 24/08/2010
PLANNING			
COMPANY CODE CTL	BUILDING / ZONE --	LEVEL 03	CATEGORY (00)
		DRAWING NO. T11	REVISION 10

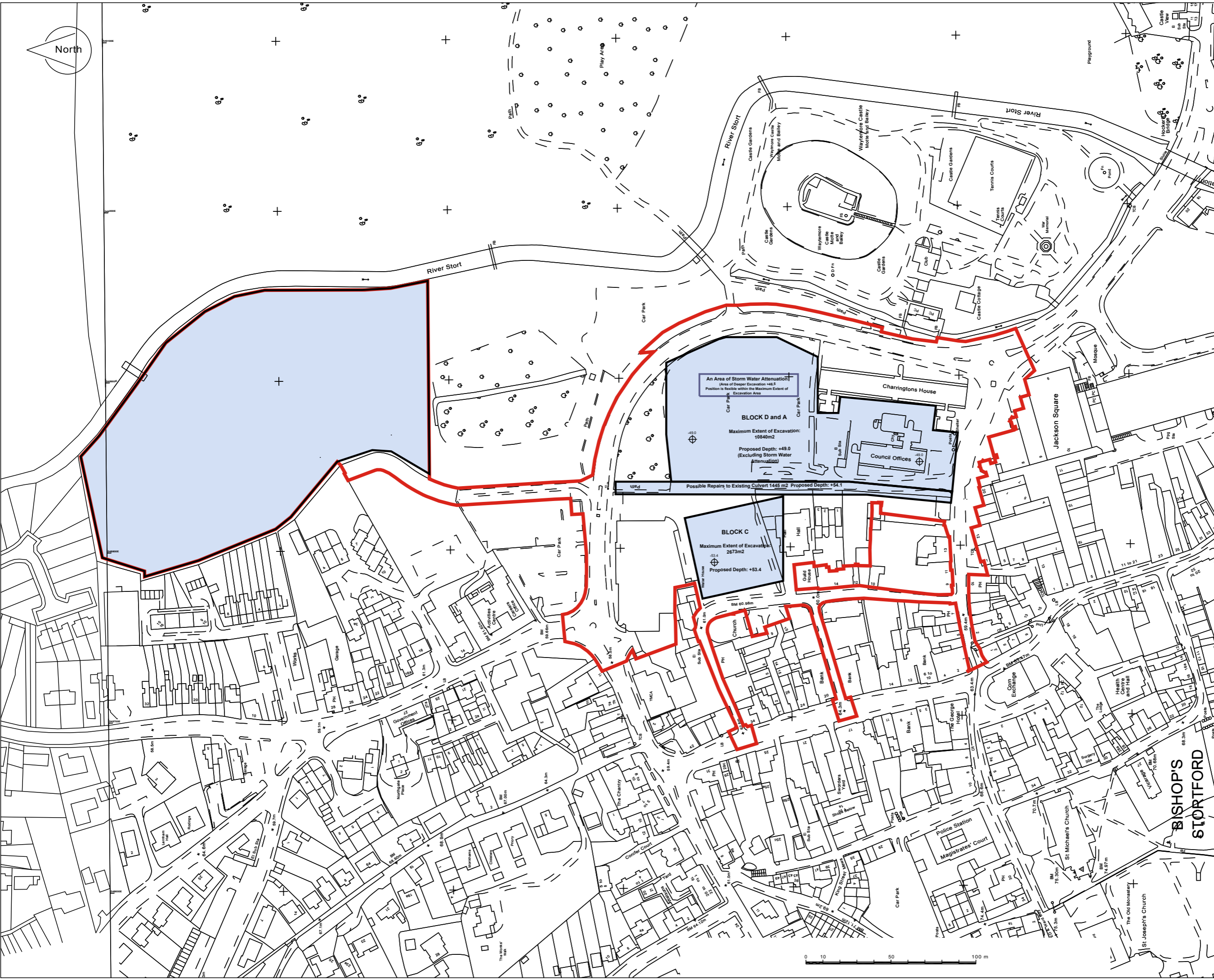


KEY PLAN

For Determination

NOTES

- Red line application boundary
- Maximum Extent of Excavation
- Area of storm water attenuation



REV	DATE	INTL	DESCRIPTION	CHK

PROJECT
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 BISHOP'S STORTFORD
 STAGE C**

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DRAWING TITLE
**Parameter Plan 3A
 Maximum extent of
 excavations with Proposed
 Flood Compensation Area**

JOB NUMBER	SCALE	DRAWN BY	FIRST ISSUE
A96/RLS	1:2000@A3	AD	02/09/2010

COMPANY CODE	BUILDINGZONE	LEVEL	CATEGORY	DRAWING	REVISION
CTL	--	0 (00)	T03A	07	

For illustrative purposes only

NOTES

-  Open courtyards and accessible terraces including Suds areas
-  Open plant areas
-  Suds areas and location of renewable energy sources
-  Areas of renewable energy sources mounted on roof pitch or on recessed flat roof

NB: The extent of these areas will vary during the detailed design stage and reserved matters application, subject to the approval of the planning authority

REV	DATE	INL	DESCRIPTION	CHK

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DRAWING TITLE
 Diagram of Principle Uses
 of Open Roof and Terrace Areas

JOB NUMBER	SCALE	DRAWN BY	FIRST ISSUE
A96/RLS	1:750@A3	ND	21/06/2011

PLANNING				
COMPANY CODE	BUILDING / ZONE	LEVEL	CATEGORY	DRAWING No. / REVISION
CTL	--	0	(00)	T127 02

