

AMENDED DEVELOPMENT PARAMETERS SCHEDULE – OCTOBER 2022

(For the avoidance of doubt this document replaces ID61)

1.0 DEVELOPMENT PARAMETER PLANS

1.1 The Reserved Matters submissions shall comply with the following Development Parameter Plans:

| | |
|----------------|--|
| Plan PP-100_P1 | Development Footprint |
| Plan PP-101_P2 | Site Access & Egress |
| Plan PP-102_P2 | Building Plots |
| Plan PP-103_P3 | Building Heights |
| Plan PP-104_P2 | Basement Footprint |
| Plan PP-115_P1 | Site Access & Egress Option 1 – Hermes First |
| Plan PP-116_P1 | Site Access & Egress Option 2 – Aviva First |

1.2 The Reserved Matters submissions shall also comply with the Development Parameter text set out below.

2.0 FLOORSPACE OVERALL AND DISPOSITION BETWEEN USES

Total Floorspace

- 2.1 The total maximum floorspace within the Development as a whole shall not be more than 87,002 sqm GEA (excluding plant).
- 2.2 The floorspace within Use Class C3 shall not exceed 79,257 sqm GEA. The total maximum residential units shall not exceed 1,000.
- 2.3 The residential accommodation may range between studio apartments to 3 Bed dwellings.
- 2.4 The total minimum floorspace within Use Classes A1-A5 and D1-D2 shall be 2,000 sqm GEA.
- 2.5 The minimum and maximum floorspace by Use Class, by Plot (as defined on Plan PP-102_P2), and by total will comply with Table 1.

TABLE 1

| Use Class | | Plot A | Plot B | Plot C | Plot D | Total sqm (excluding plant) | GEA |
|--|-----|---------------|---------------|---------------|---------------|-----------------------------|-----|
| Maximum Floorspace (all use classes) | | 17,254 | 20,554 | 24,409 | 24,785 | 87,002 | |
| C3 Residential units | Min | 48,000 | | | | 48,000 | |
| | Max | 16,294 | 19,324 | 23,071 | 20,568 | 79,257 | |
| B1a Offices | Min | 0 | 0 | 0 | 4,350 | 4,350 | |
| | Max | 0 | 0 | 0 | 24,495 | 24,495 | |
| A1-A5, D1-D2 Retail Units/ Community Facilities/ Gym | Min | 2,000 | | | | 2,000 | |
| | Max | 7,000 | | | | 7,000 | |

3.0 DISPOSITION OF DEVELOPMENT

3.1 Development will take place within the Development Footprint zone shown on Plan PP-100_P1, but also in accordance with the other Development Parameters set out in the Parameter Plans and this Schedule.

Building Locations & Separation Distances

3.2 Buildings shall be located in Plots A, B, C and D as identified on Plan PP-102_P2.

3.3 The building separation distances within the development shall comply with Table 2 below:

TABLE 2

| Minimum Separate Distance Category | Residential to Non-Residential | Residential to Residential |
|---|---------------------------------------|-----------------------------------|
| Window to Window | 20m | 20m |
| Balcony to Balcony | n/a | 16m |
| Balcony to Window | 18m | 18m |

3.4 All balconies will be a maximum depth of 2m. Between Plots C and D there must be a minimum of 23m distance separation at ground and first floor level regardless of use and Table 2 (above).

Access Points and Principal Movement Corridors

3.5 There shall be a single general use permanent vehicular ingress point to the Site as marked green on Plan PP-101_P2. There shall be a single general use egress point from the site within the area marked blue on Plan PP-101_P2 when the Development has been completed.

Open Space & Public Realm

3.6 At the end state of the Development at least 10% of the overall site area will be provided as publicly accessible open space, as defined in paragraph 3.7 below.

3.7 Publicly accessible open space, shall include, but not be limited to public realm including, hard and soft landscaping; provision of amenity spaces; and children's play space provision.

4.0 MAXIMUM HEIGHTS OF BUILDINGS AND STRUCTURES

4.1 Development will take place in accordance with the maximum building heights shown on the following Development Parameter Plans:

Plan PP-103_P3 Building Heights

4.2 Notwithstanding Parameter Plan PP-103_P3, all reserved matters applications shall demonstrate that at least 80% of habitable rooms within the proposed new residential accommodation shall

achieve the recommended minimum levels set out in the BRE 'Site Layout Planning for Daylight and Sunlight – a guide to good practice 2022', taking into account the nature of the room.

- 4.3 Notwithstanding Parameter Plan PP-103_P3, where CHP chimneys are proposed they may protrude up to a maximum of 2m above the maximum height of the roof structure.
- 4.4 The maximum extent of any below ground level area(s) is shown on Parameter Plan PP-104_P2. The depth of excavation shall not exceed 1.5m below existing ground level.
- 4.5 The finished floor level of all buildings and hardstanding areas, shall be a minimum of 38.59m AOD.

5.0 DENSITY & PRIVATE AMENITY SPACE

- 5.1 Across the site as a whole on average a maximum residential density of 600 dph will be acceptable.
- 5.2 In respect of residential amenity space, an average of 5 sqm private amenity space per unit shall apply as a minimum.

6.0 HOUSING MIX

- 6.1 In respect of housing mix within the Development as a whole the following shall apply:
 - a minimum of 40% studio and 1 bedroom apartments;
 - a maximum of 60% studio and 1 bedroom apartments; and
 - a maximum of 60% 2+ bedroom apartments shall be provided.

7.0 ACCESSIBILITY & CAR PARKING

- 7.1 A minimum of 5% of all residential units shall be designed in accordance with Approved Document M of the Building Regulations 2010 Part M4 Category 3 (2015 edition incorporating 2016 amendments). The remainder shall be designed in accordance with Part M4 Category 2.
- 7.2 One disabled parking space shall be provided in relation to 5% of all residential units provided.