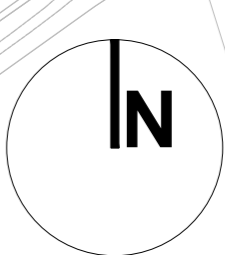


PHASE 1



- LEGEND**
- PHASE 2 APPLICATION BOUNDARY
 - GREEN SEPARATION - trees and hedgerows to be retained where possible
 - GREENWAY
 - WATER PARK
 - SPORTS HUB
 - TOWN SQUARE
 - ATTENUATION PONDS
 - SWALES
 - LEAP = Local Equipped Area for Play
400 m Catchment zone
 - NEAP = Neighbourhood Equipped Area for Play
1,000m Catchment zone

Issue	Date	By	Chkd	Appd
A	22.08.2014	BC	NW	MS

DESIGN TEAM:
 ARUP
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 Client
 Homes and Communities Agency

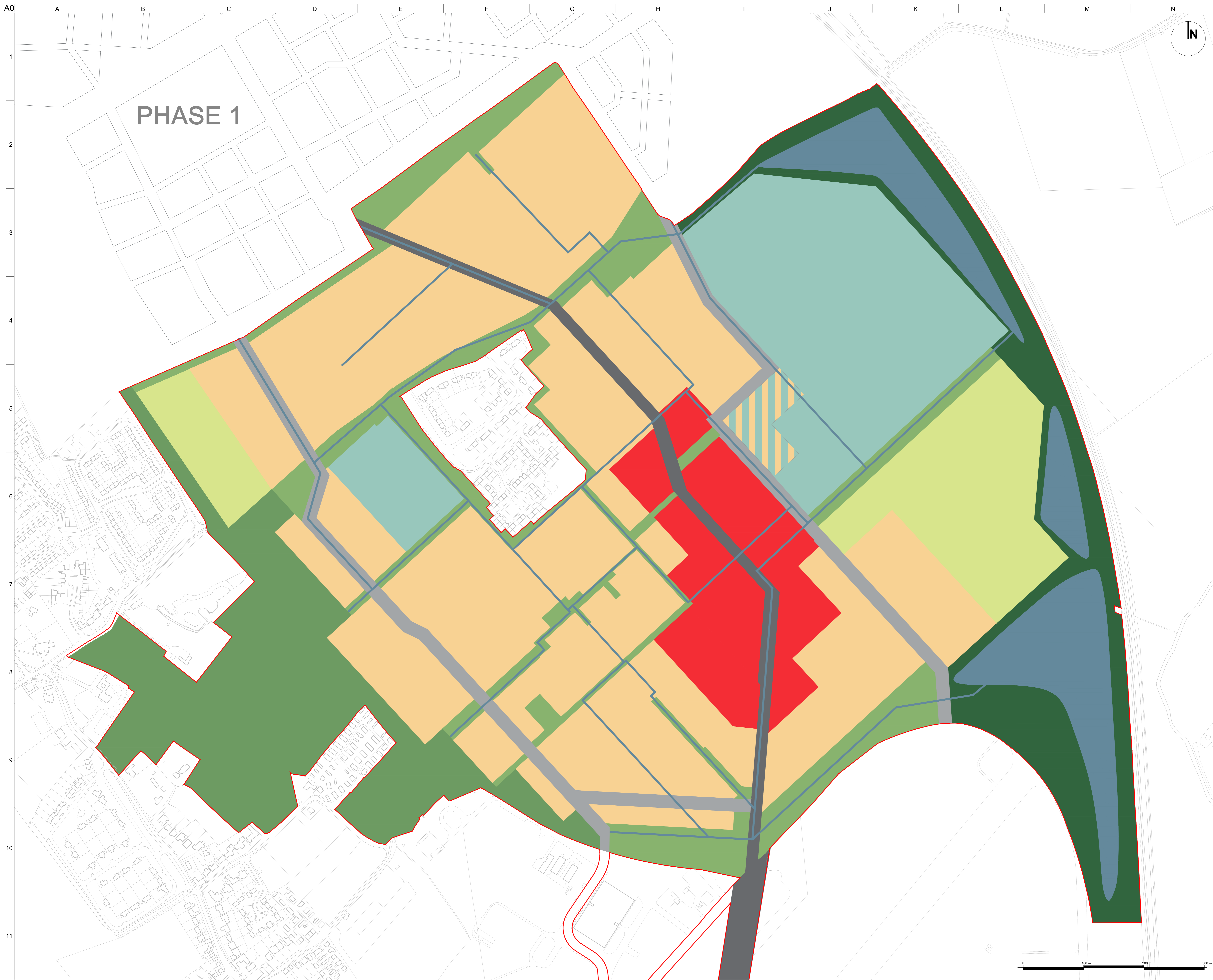
Job Title
**NORTHSTOWE
 PHASE 2 PLANNING APPLICATION**

Drawing Title
**LANDSCAPE AND OPEN SPACE
 PARAMETER PLAN**

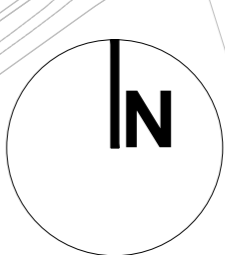
Scale 1:2,000 @ A0
 Discipline **URBAN DESIGN**
 Drawing Status
FOR PLANNING
 Job No **230781-21** Drawing No **PLAN 5** Issue **A**



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PHASE 1



- LEGEND**
- PHASE 2 APPLICATION BOUNDARY
 - RESIDENTIAL
 - TOWN CENTRE (INCLUDING RESIDENTIAL)
 - SCHOOL (PRIMARY AND SECONDARY)
 - SCHOOL OR RESIDENTIAL
 - GREEN SEPARATION
 - GREENWAY
 - WATER PARK
 - SPORTS HUB
 - BUSWAY CORRIDOR
 - PRIMARY ROAD CORRIDOR
 - ATTENUATION PONDS
 - SWALES

Issue	Date	By	Chkd	Appd
A	22.08.2014	BC	NW	MS

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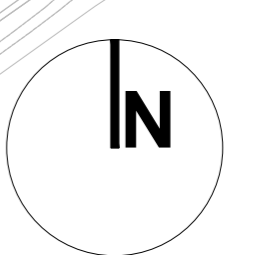
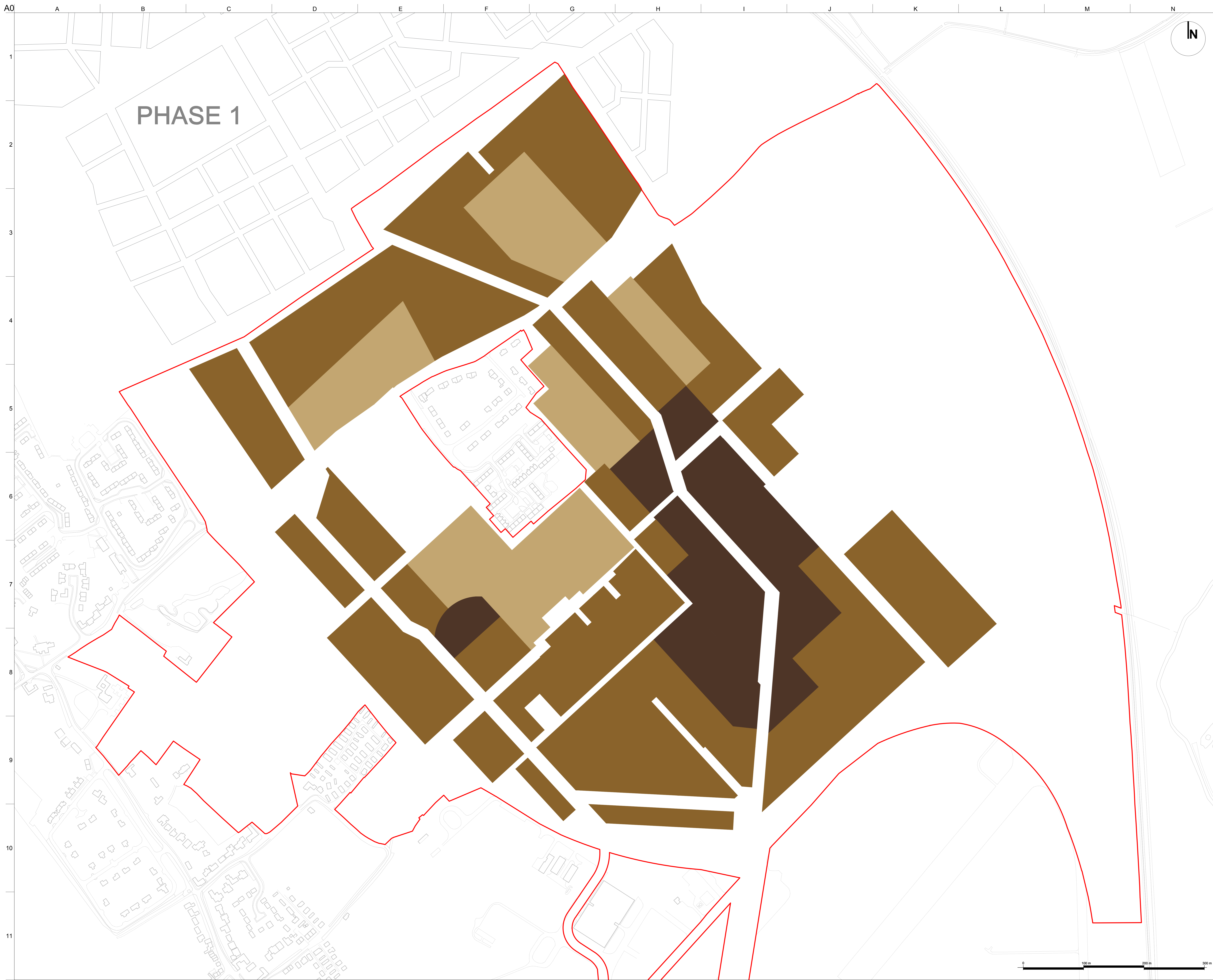
Job Title
**NORTHSTOWE
 PHASE 2 PLANNING APPLICATION**

Drawing Title
LAND USE PARAMETER PLAN

Scale **1:2,000 @ A0**
 Discipline **URBAN DESIGN**
 Drawing Status
FOR PLANNING
 Job No **230781-21** Drawing No **PLAN 6** Issue **A**



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LEGEND

	PHASE 2 APPLICATION BOUNDARY
	35 - 40 DWELLINGS PER HECTARE
	41 - 60 DWELLINGS PER HECTARE
	61 + OVER DWELLINGS PER HECTARE

Issue	Date	By	Chkd	Appd
A	22.08.2014	BC	NW	MS

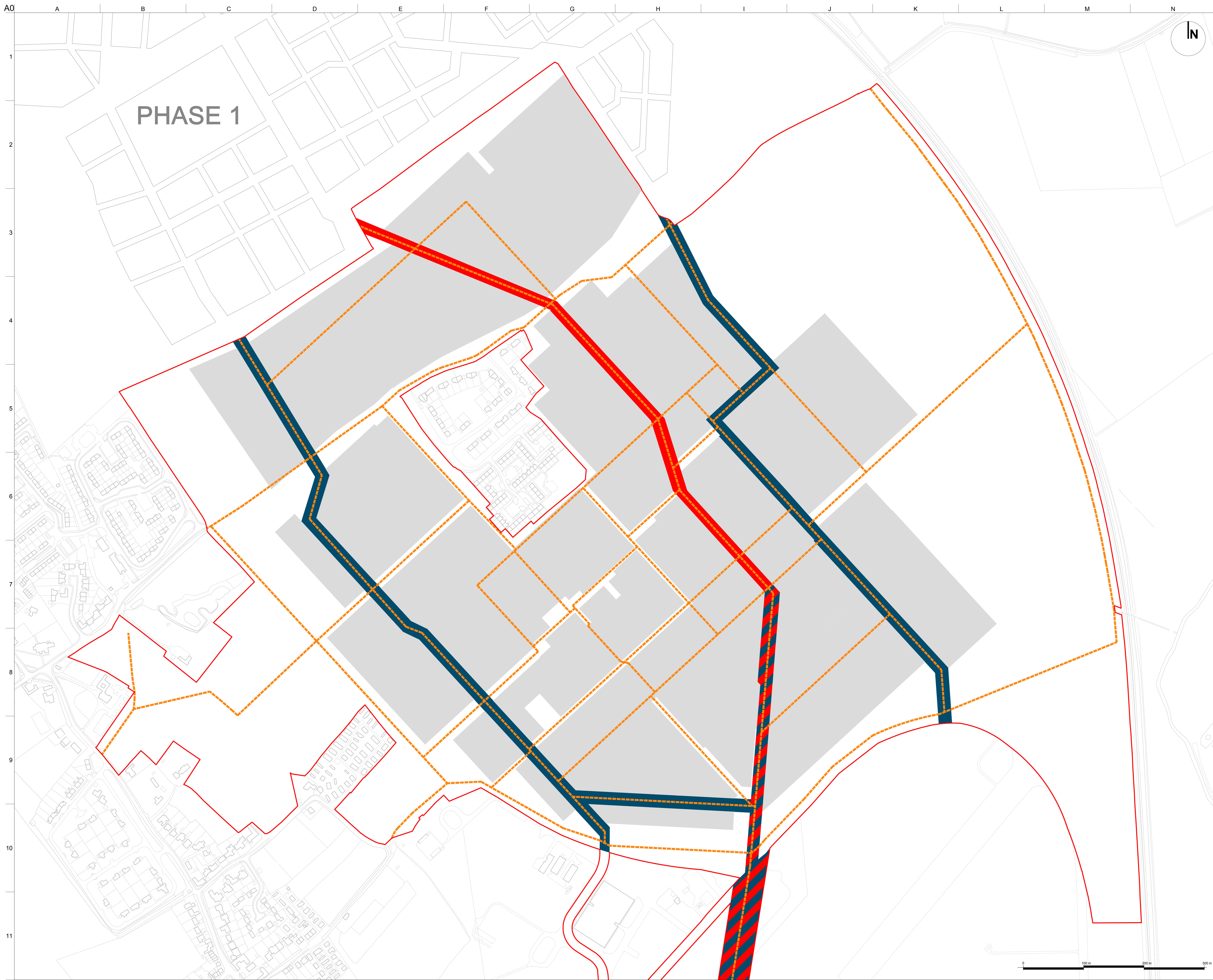
DESIGN TEAM:
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 +44 (0)20 7638 1531
 www.arup.com
 Client
Homes and Communities Agency

Job Title
**NORTHSTOWE
 PHASE 2 PLANNING APPLICATION**

Drawing Title
**RESIDENTIAL DENSITY
 PARAMETER PLAN**

Scale **1:2,000 @ A0**
 Discipline **URBAN DESIGN**
 Drawing Status
FOR PLANNING
 Job No **230781-21** Drawing No **PLAN 7** Issue **A**





PHASE 1

LEGEND

- PHASE 2 APPLICATION BOUNDARY
- DEVELOPMENT AREAS (INCLUDING SCHOOLS AND EASTERN SPORTS HUB)
- PROPOSED BUSWAY CORRIDOR
- PROPOSED PRIMARY ROAD CORRIDOR
- PROPOSED SHARED BUSWAY / PRIMARY ROAD CORRIDOR
- PROPOSED PRINCIPAL CYCLE / PEDESTRIAN ROUTES (ON AND OFF ROAD)

NOTE: INDICATIVE LOCATION OF CYCLEWAYS WITHIN ROAD CORRIDORS IS SET OUT IN THE DESIGN AND ACCESS STATEMENT.

Issue	Date	By	Chkd	Appd
A	22.08.2014	BC	NW	MS

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Job Title
**NORTHSTOWE
 PHASE 2 PLANNING APPLICATION**

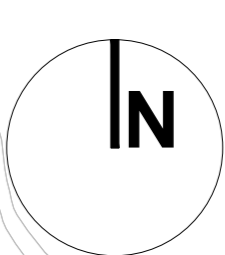
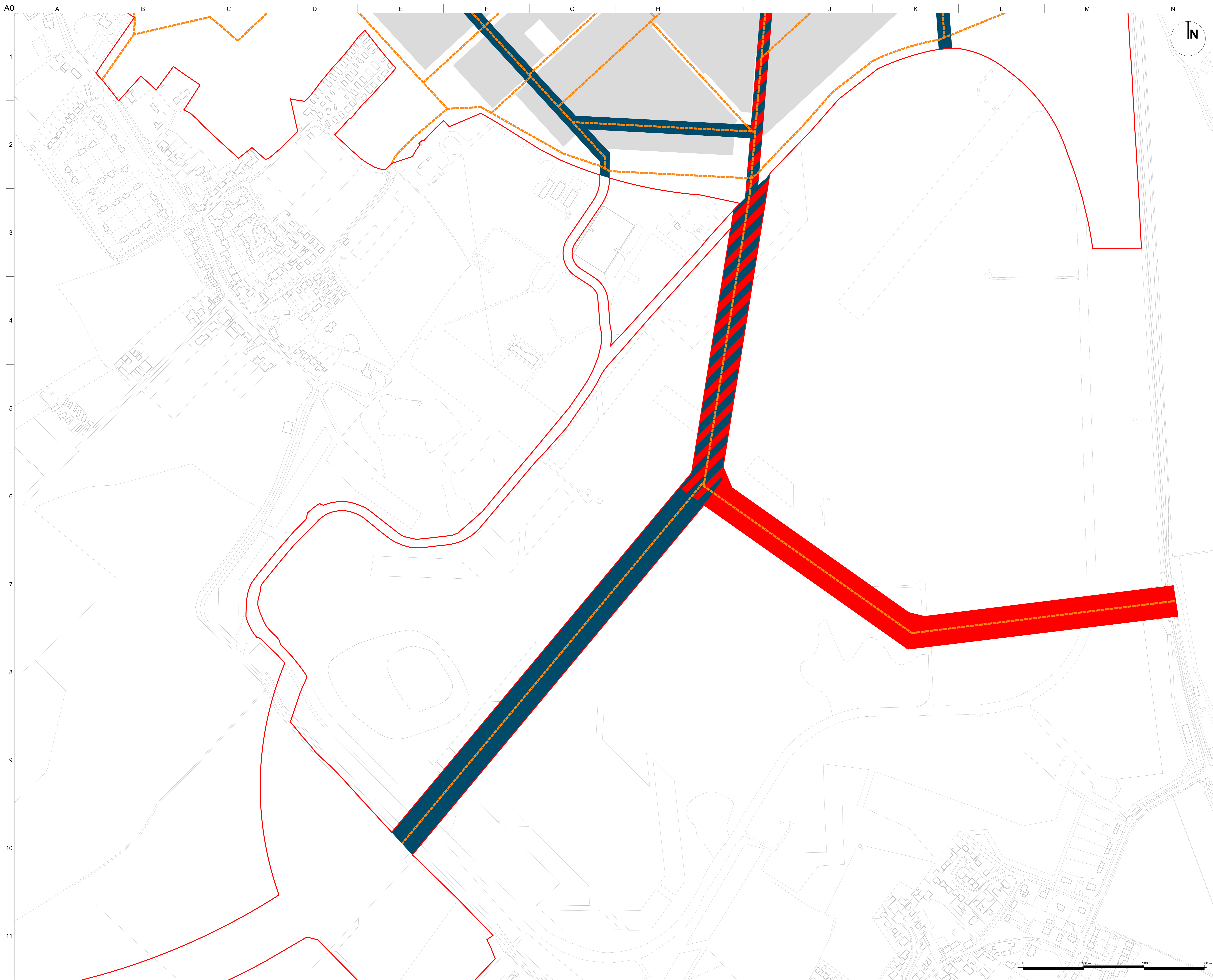
Drawing Title
**MOVEMENT AND ACCESS
 PARAMETER PLAN**

Scale **1:2,000 @ A0**
 Discipline **URBAN DESIGN**

Drawing Status
FOR PLANNING
 Job No **230781-21** Drawing No **PLAN 8** Issue **A**



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- LEGEND**
- PHASE 2 APPLICATION BOUNDARY
 - DEVELOPMENT AREAS (INCLUDING SCHOOLS AND EASTERN SPORTS HUB)
 - PROPOSED BUSWAY CORRIDOR
 - PROPOSED PRIMARY ROAD CORRIDOR
 - PROPOSED SHARED BUSWAY / PRIMARY ROAD CORRIDOR
 - PROPOSED PRINCIPAL CYCLE / PEDESTRIAN ROUTES (ON AND OFF ROAD)

NOTE: INDICATIVE LOCATION OF CYCLEWAYS WITHIN ROAD CORRIDORS IS SET OUT IN THE DESIGN AND ACCESS STATEMENT.

Issue	Date	By	Chkd	Appd
A	22.08.2014	BC	NW	MS

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Homes and Communities Agency

Job Title
**NORTHSTOWE
 PHASE 2 PLANNING APPLICATION**

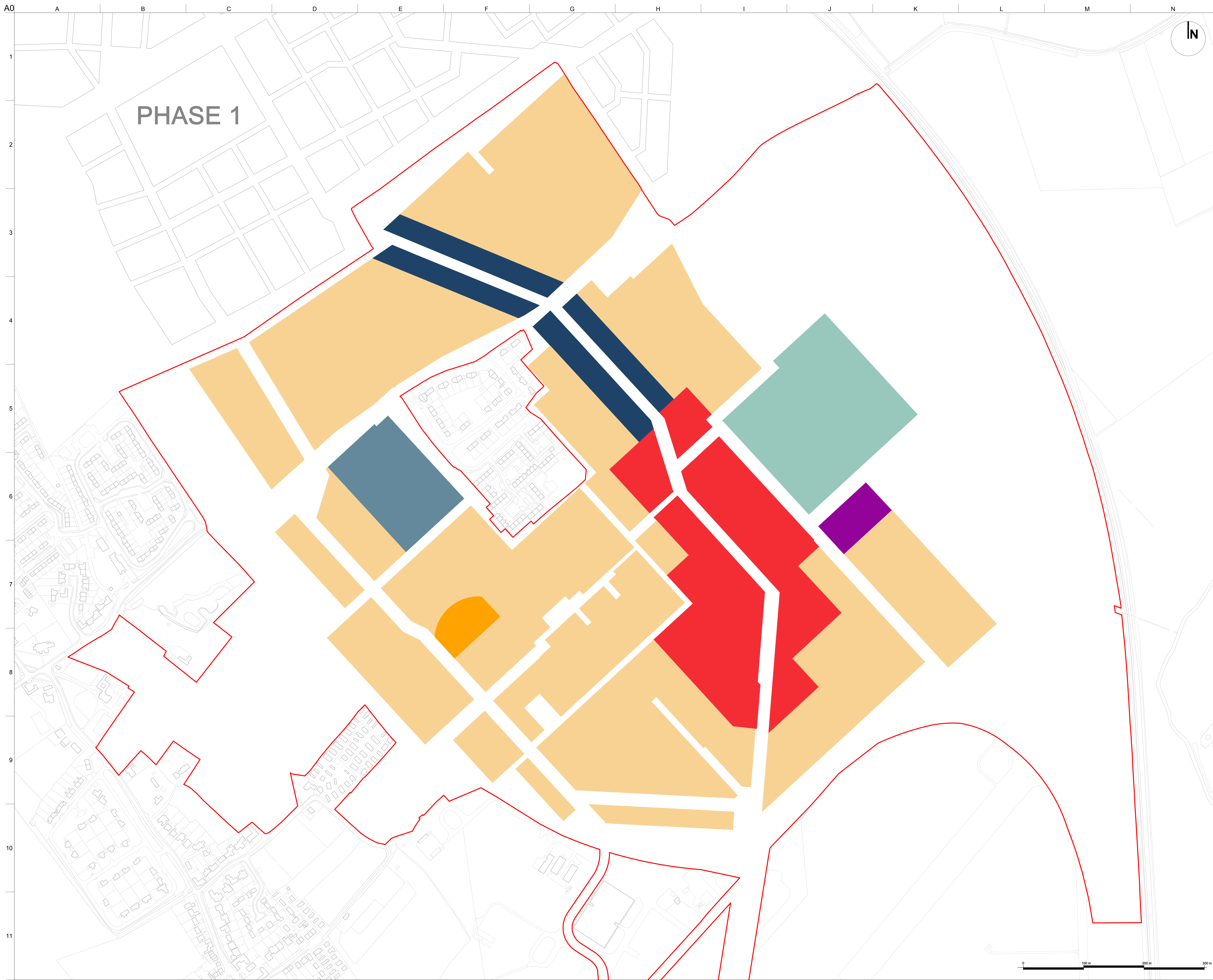
Drawing Title
**MOVEMENT AND ACCESS
 PARAMETER PLAN**

Scale **1:2,000 @ A0**
 Discipline **URBAN DESIGN**

Drawing Status
FOR PLANNING
 Job No **230781-21** Drawing No **PLAN 8B** Issue **A**



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PHASE 1

- LEGEND**
- PHASE 2 APPLICATION 1 BOUNDARY
 - RESIDENTIAL: UP TO 11m (UP TO 3 STOREYS)
 - RESIDENTIAL: UP TO 14.5m (UP TO 4 STOREYS)
 - RESIDENTIAL: UP TO 18.5m (UP TO 5 STOREYS)
 - TOWN CENTRE: UP TO 18.5m (UP TO 5 STOREYS)
 - SCHOOL: UP TO 9m (UP TO 2 STOREYS)
 - SCHOOL: UP TO 12m (UP TO 3 STOREYS)
 - SPORTS HUB: UP TO 9m (UP TO 2 STOREYS)

NOTE:
 (i) BUILDING HEIGHTS ABOVE PROPOSED GROUND LEVEL.
 (ii) THE MINIMUM STOREY HEIGHT IS SINGLE STOREY.

Issue	Date	By	Chkd	Appd
A	22.08.2014	BC	NW	MS

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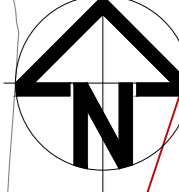
Job Title
**NORTHSTOWE
 PHASE 2 PLANNING APPLICATION**

Drawing Title
**BUILDING HEIGHTS
 PARAMETER PLAN**

Scale 1:2,000 @ A0
 Discipline URBAN DESIGN
 Drawing Status
FOR PLANNING
 Job No 230781-21 | Drawing No PLAN 9 | Issue A

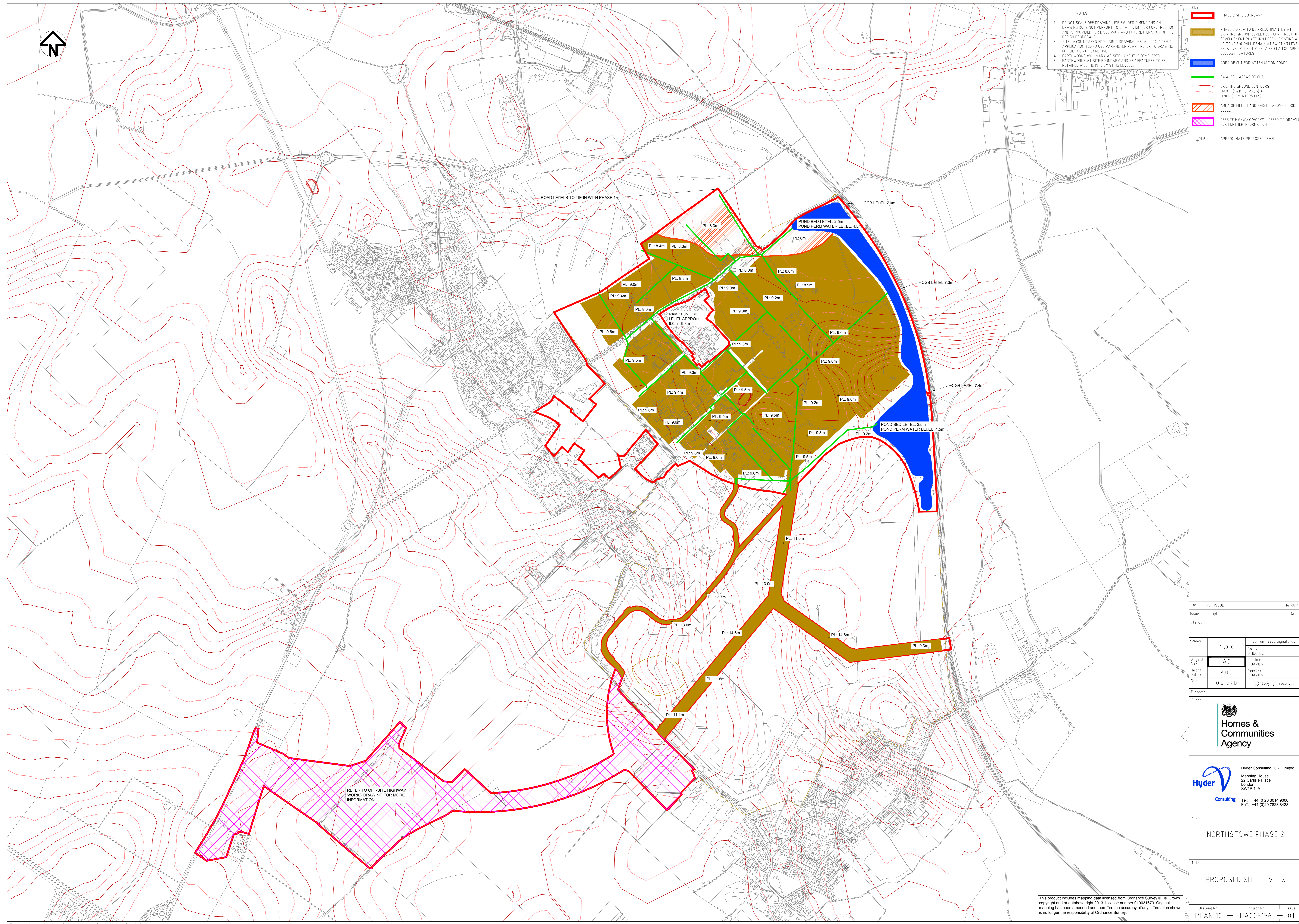


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- NOTES**
- DO NOT SCALE OFF DRAWING. USE FIGURED DIMENSIONS ONLY.
 - DRAWING DOES NOT PURPORT TO BE A DESIGN FOR CONSTRUCTION AND IS PROVIDED FOR DISCUSSION AND FUTURE ITERATION OF THE DESIGN PROPOSALS.
 - SITE LAYOUT TAKEN FROM ARUP DRAWING "NS-AUL-DL-1 REV D - APPLICATION 1 LAND USE PARAMETER PLAN" - REFER TO DRAWING FOR DETAILS OF LAND USE.
 - EARTHWORKS WILL VARY AS SITE LAYOUT IS DEVELOPED.
 - EARTHWORKS AT SITE BOUNDARY AND KEY FEATURES TO BE RETAINED WILL TIE INTO EXISTING LEVELS.

- KEY**
- PHASE 2 SITE BOUNDARY
 - PHASE 2 AREA TO BE PREDOMINANTLY AT EXISTING GROUND LEVEL PLUS CONSTRUCTION / DEVELOPMENT PLATFORM DEPTH (EXISTING AND UP TO +0.5M) WILL REMAIN AT EXISTING LEVEL RELATIVE TO THE INTO RETAINED LANDSCAPE / ECOLOGY FEATURES
 - AREA OF CUT FOR ATTENUATION PONDS
 - SWALES - AREAS OF CUT
 - EXISTING GROUND CONTOURS MAJOR (1m INTERVALS) & MINOR (0.5m INTERVALS)
 - AREA OF FILL - LAND RAISING ABOVE FLOOD LEVEL
 - OFFSITE HIGHWAY WORKS - REFER TO DRAWING FOR FURTHER INFORMATION
 - APPROXIMATE PROPOSED LEVEL



01	FIRST ISSUE	16-08-14
Issue	Description	Date

Status

Scale	15000	Current Issue Signatures
Original Size	A0	Author D.HIGHES
Height	A0 D	Checker S.DAVES
Grid	O.S. GRID	Approver S.DAVES

Filename: _____
Client: _____



Project
NORTHSTOWE PHASE 2

Title
PROPOSED SITE LEVELS

Drawing No	Project No	Issue
PLAN 10	UA006156	01

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