

General Notes

The design team has prepared this drawing under the best of knowledge and belief for the purposes of application for consent. The design team does not accept any liability for the consequences of any errors or omissions in this drawing. All work shall comply with the relevant British Standards and applicable regulatory requirements. Drawing errors and omissions to be reported to the architect.

LEGEND

- Planning Application Boundary
- Waterways
- Flood Wall Location
- Zone For Bridge Abutment Integration
- Retained / Existing Structures
- Max. Building Line
- Zone for Parcel Division
- Zone for Building Line Extension (Localised)
- Ouse Walk
- Zone for Bridge
- Zone for Proposed Highway Access
- Zone for Proposed Lay-by
- Zone for Proposed Highways Improvements

Note: The Parameter Plans 0080-PR-22-ZZ-DR-L-1000 series form part of the Phoenix outline planning application & should be read in conjunction with the following documents:

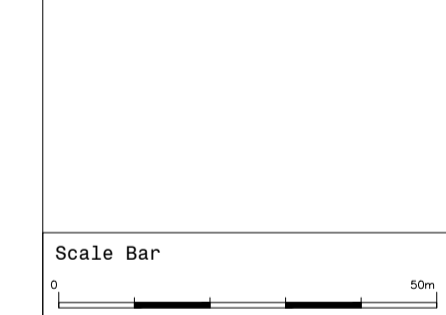
- The Illustrative Plans 0080-PR-22-ZZ-DR-L-0000 series
- The Site Plans 0080-PR-22-ZZ-DR-L-0100 series
- The Strategy Plans 0080-PR-22-ZZ-DR-L-0200 series
- The Phasing Plans 0080-PR-22-ZZ-DR-L-1100 series
- The Site Sections 0080-PR-22-ZZ-DR-L-1200 series
- The Plot Area Schedule - Parameter 0080-PR-22-ZZ-DR-A-9106
- The Design Code 0080-PR-PP-A-Design Code
- The Design and Access Statement 0080-PR-PP-A-DAS

Refer to the Flood Wall detail application for further detail design. For civil and structural engineering works, refer to the Engineer's drawings. A maximum 10% of the plan may project higher than the stated AOD height for the purpose of lift overruns, chimneys, flues and other plant machinery. These elements must be set back from the edges of the building.

Revisions

Rev	Date	Reason for Issue	CHK
014	25.08.23	P02 - Planning Issue	DR
013	23.08.23	P01 - Planning Issue	DR
012	19.07.23	Issue for review	DR
011	24.01.23	P00 - Planning Issue	DR

Keyplan



Integrated Design Team

ARUP

Human Nature

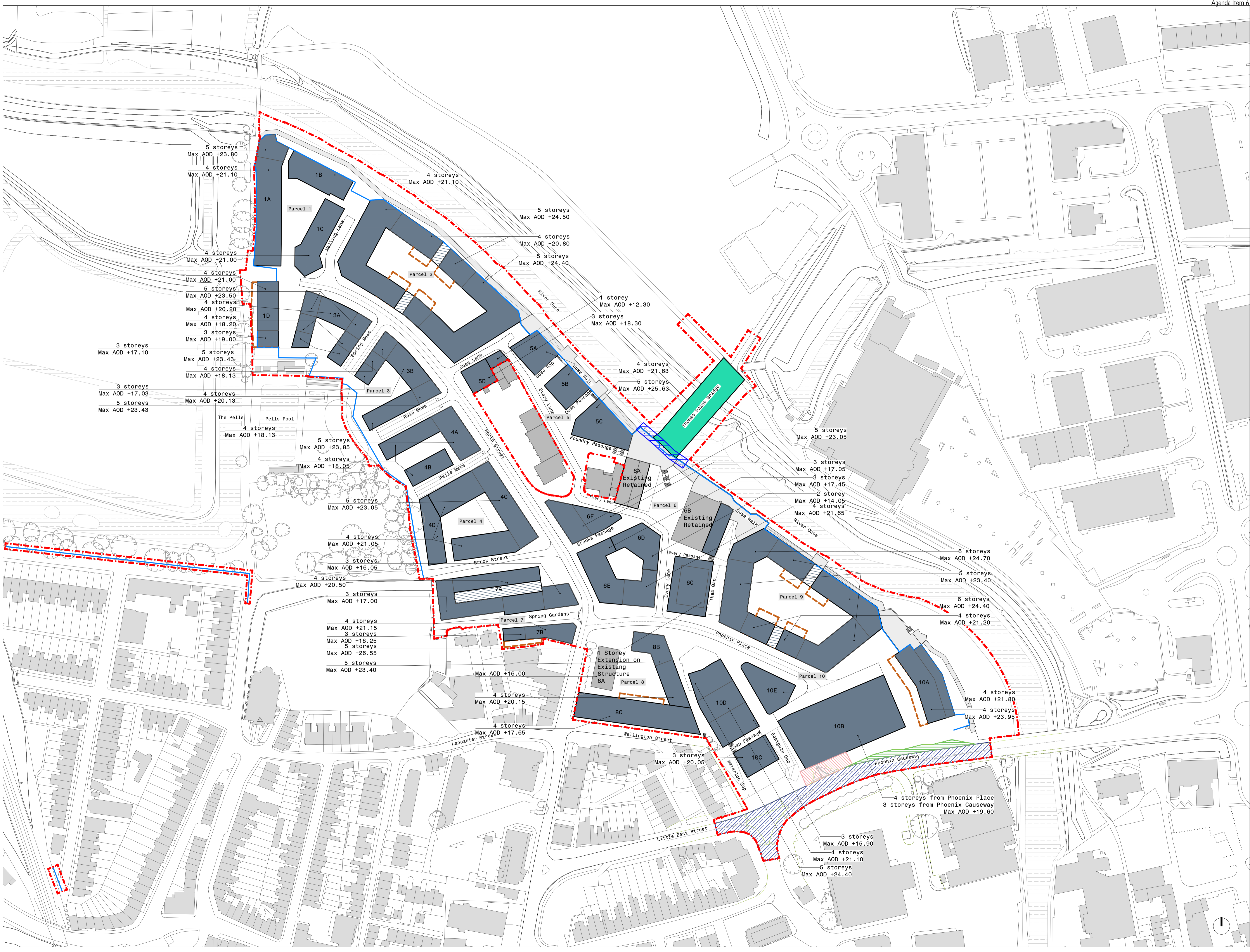
periscope

Client
Human Nature

Project
The Phoenix

Drawing Title
**Parameter Plan
Maximum Building AOD
and Parcel Heights**

Project Number	Status
0080	Planning
Scale at A1	Date
1:1000	19.07.2023
Drawn by	Checked by
RF	DR
Drawing Number	Rev
0080-PR-22-ZZ-DR-L-1006	014



The information contained in this drawing should not be used to indicate areas for the purposes of planning or other applications. It is intended to be used as a guide only. The information contained in this drawing is for reference only. It is not intended to be used as a basis for any other applications. The information contained in this drawing is for reference only. It is not intended to be used as a basis for any other applications.

LEGEND

- planning Application
- Boundary
- Waterways
- Flood Wall Location
- Zone For Bridge Abutment Integration
- Sui Generis
- B8 Boat Storage
- C1 Hotels
- C3 Dwellinghouses
- E(a) Retail (not hot food)
- E(b) Food & Beverage (on site)
- E(c)(i)(i)/(i)(ii) Professional/other services
- E(d) Sport/recreation/fitness
- E(e) Health Services
- E(f) Creche/day nursery/centre
- E(g)(i) Flexible Workspaces
- E(g)(i)(i)/(i)(ii) Creative Workspaces
- F1 Non-resi institutes
- Zone for Parcel Division
- Zone for Building Line Extension (Localised)
- Ouse Walk
- Zone for Bridge
- Zone for Proposed Highway Access
- Zone for Proposed Lay-by
- Zone for Proposed Highways Improvements

Note: The Parameter Plans 0080-PR-ZZ-ZZ-DR-L-1000 series form part of The Phoenix outline planning application & should be read in conjunction with the following documents:

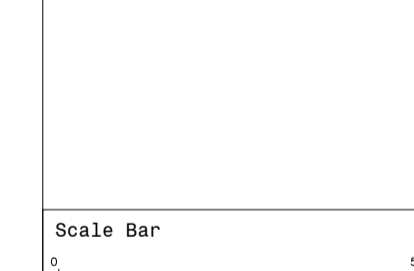
- The Illustrative Plans 0080-PR-ZZ-ZZ-DR-L-0000 series
- The Site Plans 0080-PR-ZZ-ZZ-DR-L-0100 series
- The Strategy Plans 0080-PR-ZZ-ZZ-DR-L-0200 series
- The Phasing Plans 0080-PR-ZZ-ZZ-DR-L-1100 series
- The Site Sections 0080-PR-ZZ-ZZ-DR-L-2100 series
- The Plot Area Schedule - Parameter 0080-PR-ZZ-ZZ-SH-A-0100
- The Design Code 0080-PR-PP-A-Design Code
- The Design and Access Statement 0080-PR-PP-A-045

Refer to the Flood Wall detail application for further detail design. For civil and structural engineering works, refer to the Engineer's drawings.

Revisions

Rev	Date	Reason for Issue	CHK
014	23.08.23	PO1 - Planning Issue	DR
013	19.07.23	Issue for review	DR
012	14.04.23	Issue for review	DR
011	24.01.23	PO0 - Planning Issue	DR

Keyplan



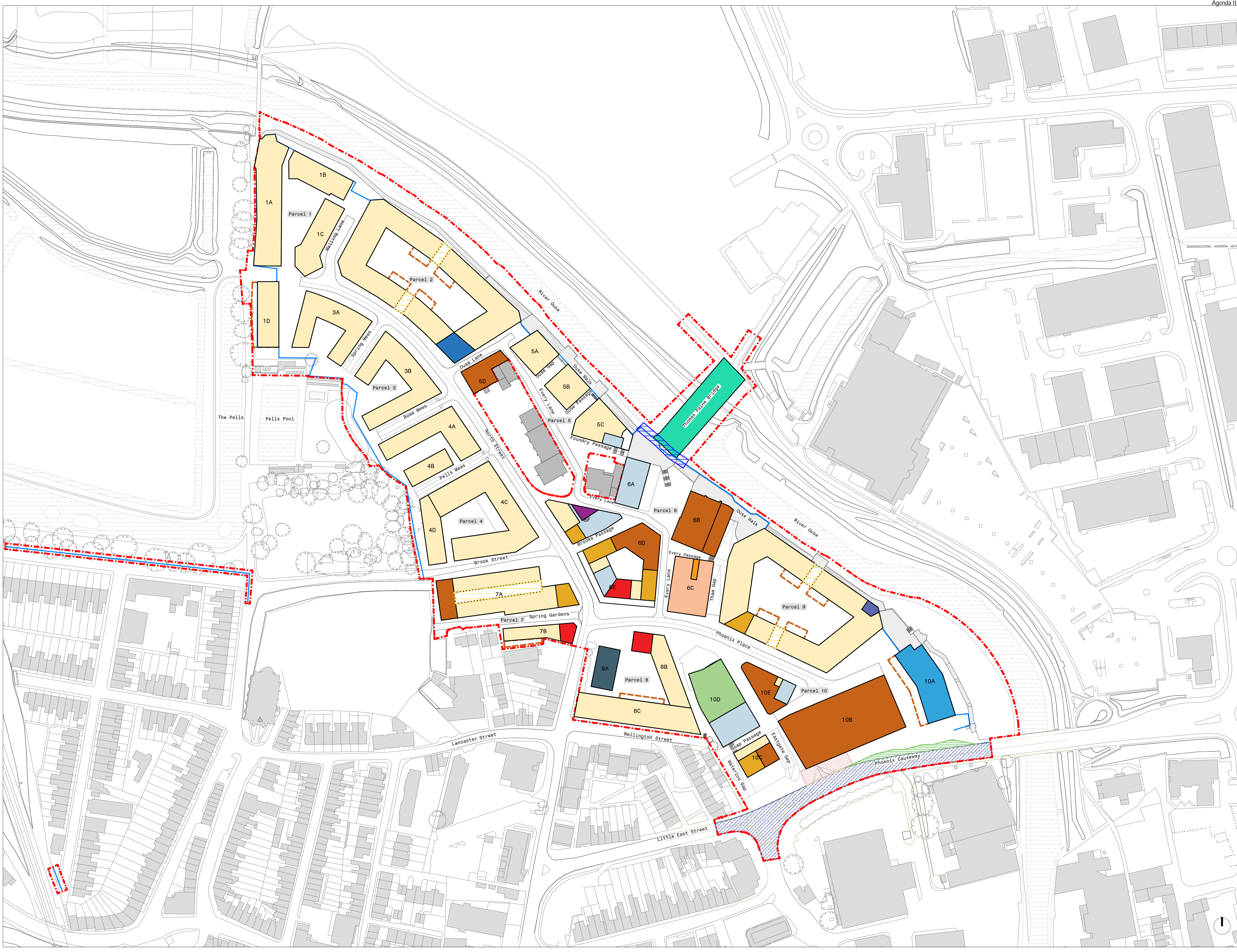
Client
Human Nature

Project
The Phoenix

Drawing Title
Parameter Plan
Predominant Land Use at
Ground Level

Project Number	Status
0080	Planning
Scale at A1	Date
1:1000	19.07.2023
Drawn by	Checked by
RF	DR

Drawing Number	Rev
0080-PR-ZZ-ZZ-DR-L-1002	014



General Notes

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LEGEND

- Planning Application
- Boundary
- Waterways
- Flood Wall Location
- Zone For Bridge Abutment Integration
- Sui Generis
- B8 Boat Storage
- C1 Hotels
- C3 Dwellinghouses
- E(a) Retail (not hot food)
- E(b) Food & Beverage (on site)
- E(c)(i)(i)/(i)(ii) Professional/other services
- E(d) Sport/recreation/fitness
- E(e) Health Services
- E(f) Creche/day nursery/centre
- E(g)(i) Flexible Workspaces
- E(g)(i)(i)/(i)(ii) Creative Workspaces
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- Zone for Parcel Division
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Note: The Parameter Plans 0080-PR-ZZ-ZZ-DR-L-1000 series form part of The Phoenix outline planning application & should be read in conjunction with the following documents:

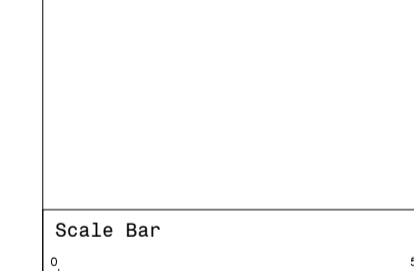
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- The Phasing Plans 0080-PR-ZZ-ZZ-DR-L-1100 series
- The Site Sections 0080-PR-ZZ-ZZ-DR-L-2100 series
- The Plot Area Schedule - Parameter 0080-PR-ZZ-ZZ-SH-A-9106
- The Design Code 0080-PR-PP-A-Design Code
- The Design and Access Statement 0080-PR-PP-A-DAS

Refer to the Flood Wall detail application for further detail design. For civil and structural engineering works, refer to the Engineer's drawings.

Revisions

Rev	Date	Reason for Issue	CHK
013	23.08.23	PO1 - Planning Issue	DR
012	19.07.23	Issue for review	DR
011	14.04.23	Issue for review	DR
010	24.01.23	PO0 - Planning Issue	DR

Keyplan



Integrated Design Team



Client
Human Nature

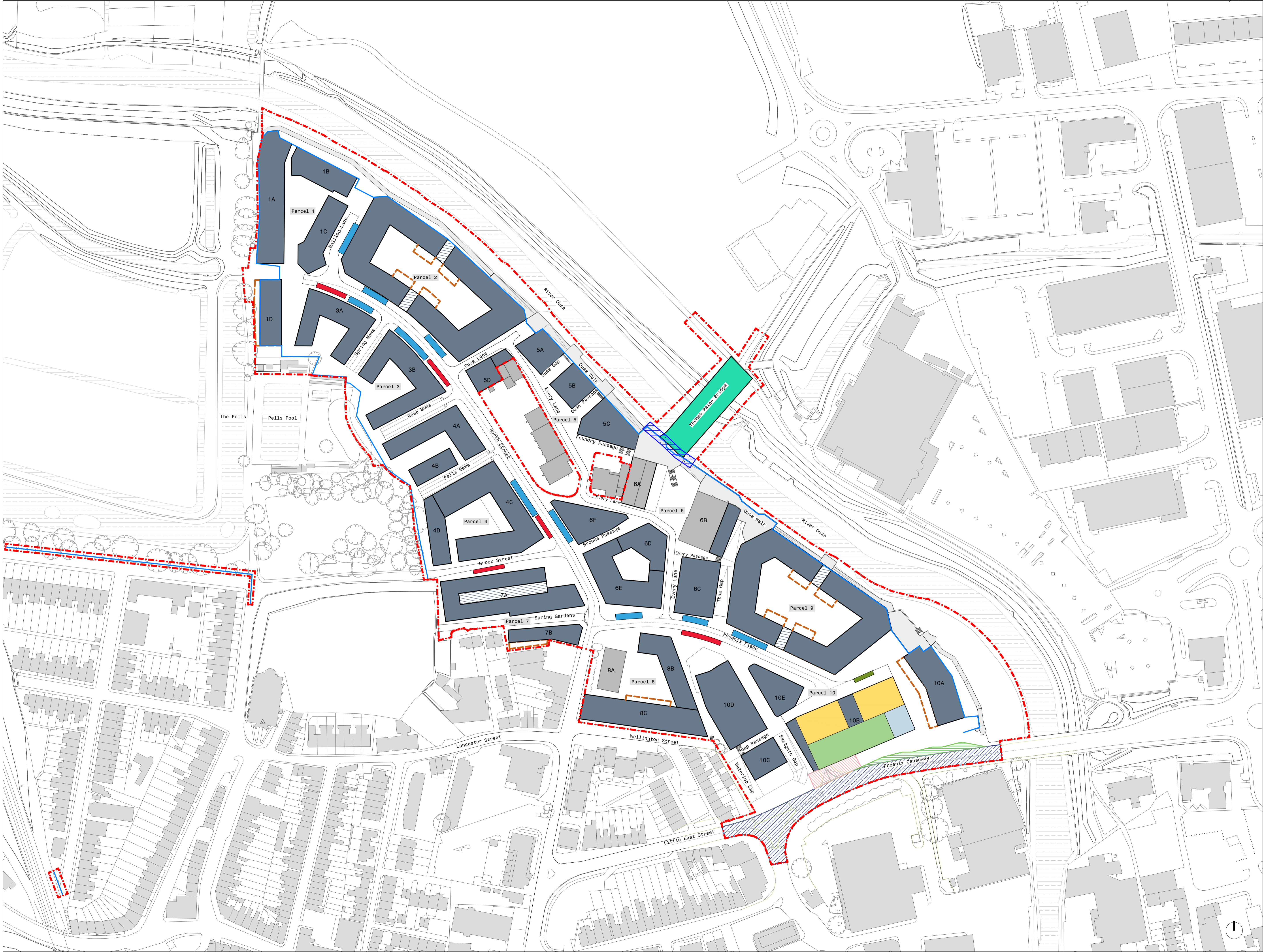
Project
The Phoenix

Drawing Title
Parameter Plan
Predominant Land Use at
Typical Upper Levels

Project Number	Status
0080	Planning
Scale at A1	Date
1:1000	19.07.2023
Drawn by	Checked by
RF	DR

Drawing Number	Rev
0080-PR-ZZ-ZZ-DR-L-1004	013





- General Notes**
- 1. The site plan is a plan of the site and does not show the ground level or the position of the buildings or other structures on the site.
 - 2. The site plan is a plan of the site and does not show the ground level or the position of the buildings or other structures on the site.
 - 3. The site plan is a plan of the site and does not show the ground level or the position of the buildings or other structures on the site.
- LEGEND**
- Planning Application
 - Boundary
 - Waterways
 - Flood Wall Location
 - Zone For Bridge Abutment Integration
 - Retained / Existing Structures
 - Max. Building Line
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 - Zone for Proposed Highways Improvements
 - 15 minute on street Parking Zone/ HN Operated Loading Bay
 - Blue Badge Parking Zone, Accessible Bay incl 1200mm Clear Zone on Footway
 - Health Centre Associated Car Park - Blue Badge Only
 - Health Centre Associated drop off
 - CoMobility E-car charging/ HN arrival car hire TBC
 - CoMobility services incl Last Mile Logistics

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- The Illustrative Plans 0080-PR-22-ZZ-DR-L-0000 series
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- The Design and Access Statement 0080-PR-22-ZZ-DR-L-Design Code

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Revisions

Rev	Date	Reason for Issue	CHK

Keyplan

Scale Bar

Integrated Design Team



Client
Human Nature

Project
The Phoenix

Drawing Title
Parameter Plan Indicative Parking Zones and Loading Bays Phoenix Place Level

Project Number 0080	Status Planning
Scale at A1 1:1000	Date 19.07.2023
Drawn by RF	Checked by DR

Drawing Number 0080-PR-22-ZZ-DR-L-1008	Rev 013
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