SCHEDULE OF PARAMETERS

Zone	Number of Units	Maximum development floor space per Zone in m²	Minimum finished floor level (in m above ordnance datum)	Maximum building height measured to roof ridge / highest point (in metres above ordnance datum)
Zone A1 (a,b & c)	1 to 8	180,000	Zone A1a 81.50 Zone A1b 83.50 Zone A1c 84.00	104.00 104.00 104.00
Zone A2 (a & b)	1 to 4	152,000	Zone A2a 90.00 Zone A2b 89.50	109.50 109.50
Zone A3	1 to 4	55,000	89.00	109.50
Zone A4	1 to 4	126,000	88.50	109.00
Maximum Total Floor Space Zone A*				
Total	1 to 20	468,000		

Zone	Number of Units	Maximum development floor space per Zone in m²	Minimum finished ground level (in m above ordnance datum)	Maximum height measured to roof ridge / highest point (in metres above ordnance datum)
Zone B (Buildings)	1 to 4	1858	89.00	Buildings 103.00
(Yard)			89.00	Yard 105.00
(Cranes)			89.00	Gantry Cranes 110.50

* this total floor space is the maximum floor space (excluding mezzanine space) that will be developed across Zone A notwithstanding that the maximum floor space stated for each Zone A1 to A4 combined would exceed this figure i.e. it is the overall floor space cap for Zone A excluding mezzanine floor space. In addition to this total floor space figure, up to 155,000 sqm (1,688,420 sqft of floor space can be provided in the form of mezzanine floor space to units within Zone A

Zone A1c

Zone A1b

Zone A2a

Zone A2b

Zone A1a

Zone B

Zone A3

Zone A4

95.5m
102.5m
110.0m
100.0m
106.0m
91.0m
102.0m
92.5m
108.0m
92.5m
107.0m
91.5m
93.5m
91.5m
109.0m
108.0m
110.0m
109.0m
105.0m
105.0m
95.0m
95.0m
97.5m
100.5m
104.0m
104.0m

S1
S2

LEGEND

- Open Land / Landscaping including landscape screen bunding, attenuation ponds & retained agricultural land
- Existing woodland to be retained
- Estate roads
- Limits of deviation to Estate roads
- Rail corridor including new rail line and landscaping
- Rail corridor within development zones
- Limits of deviaition to rail corridor within development zones
- Zone A development area
- Zone boundaries within development area
- Zone B rail freight interchange
- Order Limits
- S1 — Area for development signage **S1** = Sign Board max size (including supporting frame) 7.5m High x 18.3m Wide x 1.3m Deep
- S2 — **S2** = Totem Sign max size (including supporting frame) 15.5m High x 4.0m Wide x 4.0m Deep
- Farm buildings to be demolished
- Areas within which strategic screen bunding is to be provided
- 107.0m — Fixed spot heights in metres above ordnance datum, identified along the ridgeline of each length of strategic screen bund
- 109.0m / 108.0m — Between any two consecutive spot heights marked on the ridge, the height of the bund, at its ridge, will be no lower than the lower of the two spot heights and no higher than the higher of the two spot heights
- Corridor for rail tunnel through strategic screen bunding
- Corridor for pedestrian footbridge over new rail line

N

0 50m 100m SCALE 1:2,500

Rev	Date	Details of issue / revision	Drw	Rev
S2	11.02.2019	Rail tunnel corridor re-aligned, top of bund spot heights added	2.10	S2

ISSUES & REVISIONS

ROXHILL

NORTHAMPTON GATEWAY
STRATEGIC RAIL FREIGHT INTERCHANGE

THE NORTHAMPTON GATEWAY RAIL FREIGHT INTERCHANGE ORDER 201X

Drawing Title

PARAMETERS PLAN

Scale	1:2,500	Drawn	RM
Size	A0	Reviewed	SH

Regulation: **Reg 5(2)(o)**

Document: **2.10**

Drawing Status: **SUBMISSION**

Drawing No.: **4054 - R007**

Revision: **S2**