



Notes:  
 Do not scale from this drawing.  
 All contractors must visit the site and be responsible for taking and checking Dimensions.  
 All construction information should be taken from figured dimensions only.  
 Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.  
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 This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, JTP accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

- Key
- Red line boundary
  - ⊠ Application detailed zone. Information on highways and associated works being sought as part of the detailed component in this zone are shown for illustrative purposes only (for proposed detail refer to WSP drawings as scheduled in MKCE-Devg-Pkg-Rev 2)
  - Up to 6 stories / max. 20m ridge height (from existing ground levels +/- 2m)
  - Up to 4 stories / max. 15m ridge height (from existing ground levels +/- 2m)
  - Up to 2.5 stories / max. 12.5m ridge height (from existing ground levels +/- 2m)
  - Open space with retained archaeology mounds or residential (C2,C3), or sports provision (F2) subject to detailed archaeological investigation. If residential, up to 4 stories / max. 15m ridge height (from existing ground levels +/- 2m)
  - Zone within which all new habitable room windows are 44m or more from existing habitable room windows at Pynes Stables
  - If residential, up to 4 stories / max. 15m ridge height (from existing ground levels +/- 2m)
  - If employment (E, B2, B8), up to 13m max ridge height (+100m AOD +/- 2m)
  - If residential, up to 4 stories / max. 15m ridge height (from existing ground levels +/- 2m)
  - If employment (E, B2, B8), up to 15m max ridge height (from existing ground levels +/- 2m)
  - If residential, up to 4 stories / max. 15m ridge height (from existing ground levels +/- 2m)
  - If employment (E, B2, B8), up to 18m max ridge height (from existing ground levels +/- 2m)
  - Employment (E, B2, B8), up to 25m max ridge height (+100m AOD +/- 2m)
  - Employment (B2, B8), up to 25m max ridge height (+100m AOD +/- 2m)
  - Location of primary school and playing fields (F1) up to 1 storey / max. 6m ridge height (from existing ground levels +/- 2m)
  - Location of primary school and playing fields (F1) up to 2 storey / max. 12m ridge height (from existing ground levels +/- 2m)
  - Location of secondary school and playing fields (F1) up to 3 storey / max. 15m ridge height (from existing ground levels +/- 2m)
  - Zone for school built form (F1)
  - Zone within which community sports pavilion (F2) is located. Up to 2 storey / max. 12m ridge height (from existing ground levels +/- 2m)
  - Zone within which community building/vector centre (F2) is located. Up to 2 storey / max. 12m ridge height (from existing ground levels +/- 2m)
  - Location of existing furniture warehouse outside of site boundary (access retained from internal estate road)
  - Existing pumping station, to be retained or relocated (247 access maintained from estate road)
  - Primary Street corridor (with +/- 30m limit of deviation from centre line along route shown)
  - Road corridor (refer to movement and access parameter plan for detailed information)
  - ⊗ Location of bridge over M1 (for detailed elements refer to detailed drawings)
  - ⊗ Location of footcycle bridge (up to 10m above carriageway level) (with +/- 100m limit of horizontal deviation)
  - ⊗ Location of noise barriers (for detailed elements refer to detailed drawings, where in outline, maximum height 4m AOD subject to detailed acoustic testing, with +/- 30m limit of horizontal deviation from centre line along route shown)

Note: The red line and associated area shown in this drawing are based on guidance provided by others. JTP accept no responsibility or liability for reliance placed on, or use made of, this plan by anyone for purposes other than planning.  
 Note: All features and areas are subject to a lateral tolerance of +/- 10m unless stated otherwise.  
 Note: The heights parameter plan prescribes the maximum heights of buildings across the development site. The heights enable the provision of 1, 2, 2.5, 3, 4, 5 and 6 storey residential buildings and non-residential equivalent buildings and allow for a variation in the eaves, ridge heights and roof forms of buildings. The height excludes chimneys / flues.  
 Note: The transition between different height parameters within development parcels can be sufficiently flexible to avoid individual buildings having to step from one height to another.  
 Note: For details of bridge proposals please refer to the detailed highways drawings.  
 Note: The maximum height of bridges excludes lighting columns or signage.

IP3	10.09.21	updated following changes to highways	LB	GP
IP2	20.05.21	updated to include maximum storey heights	LB	GP
IP1	31.03.21	first issue	LB	GP
Rev	Date	Description	Drawn	Chkd

**PLANNING**

Client  
**St James**



Project  
**Milton Keynes East**

Drawing Title  
**Building Heights Parameter Plan**

Scale @ A0	1:5000	Job Ref.	01312
Drawing No.	01312_PP_04	Revision	P3
Scale Bar	0 50 100 150 200 250m		