



# Gravity

Smart Campus

**Gravity LDO Environmental Statement**

**Volume 2 – Appendices**

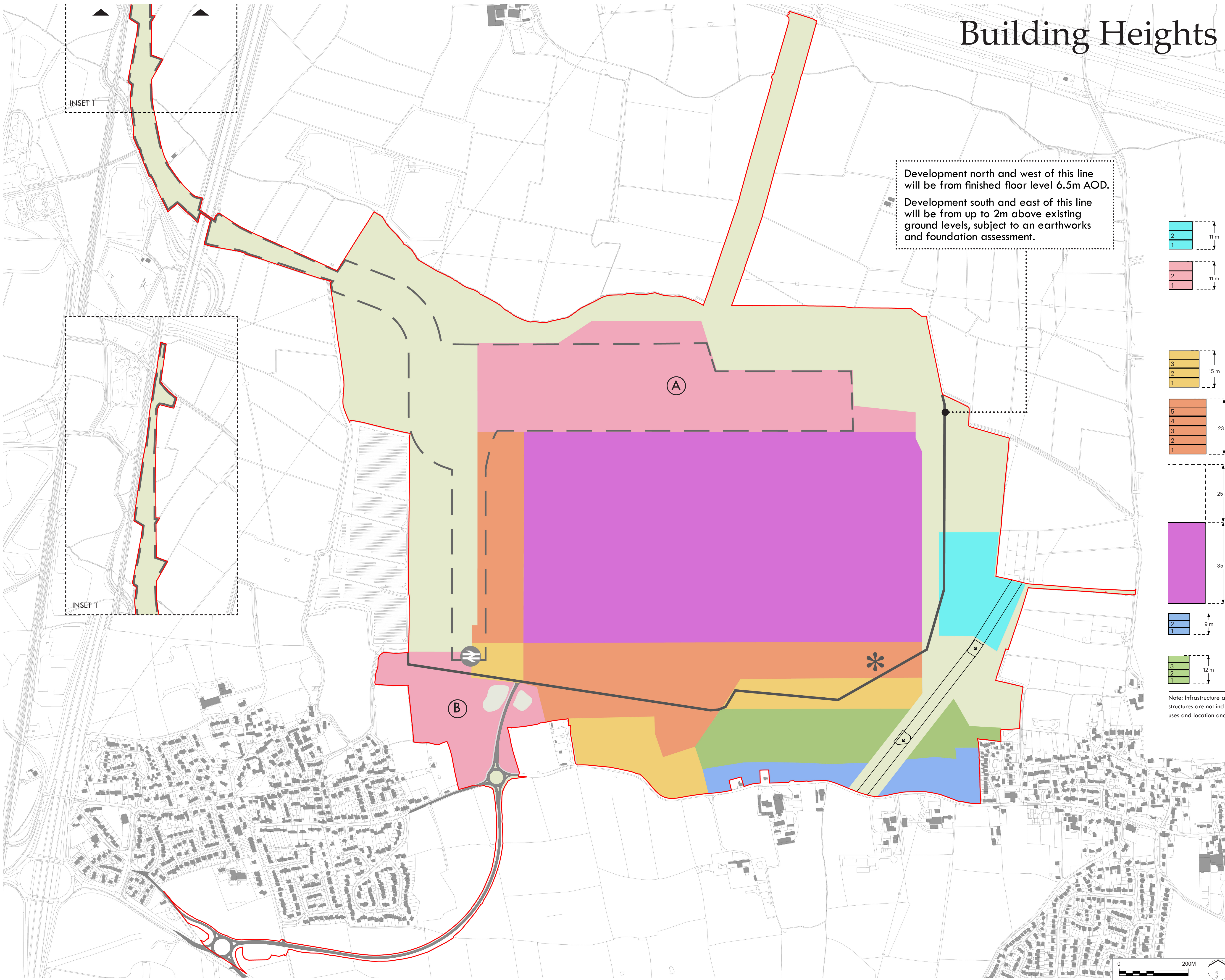
**Appendix 3.1d Parameter Plan Building  
Heights Consultation Draft October 2021**



Z:\6599\_Purton\_Gravity Masterplan Development\Graphics\Plans\_Images\Parameter Plans\6599\_PP105\_Building Heights.indd

v2016.0

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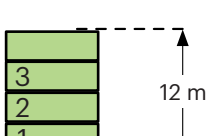
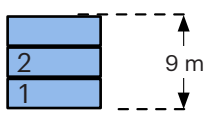
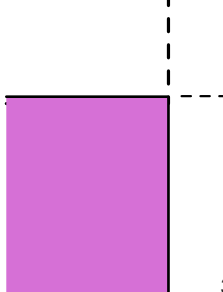
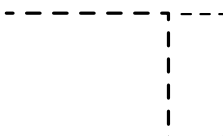
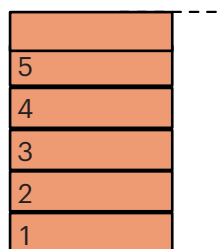
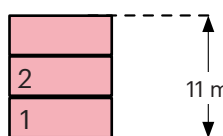
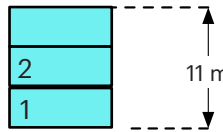


# Building Heights

Development north and west of this line  
will be from finished floor level 6.5m AOD.

Development south and east of this line  
will be from up to 2m above existing  
ground levels, subject to an earthworks  
and foundation assessment.

- LEGEND
- LDO Boundary
  - Open space and biodiversity zones  
Including surface water attenuation  
features, watercourses, woodland,  
hedgerows and trees, utilities, occasional  
vehicular routes and rail line with  
associated infrastructure.
  - Indicative location for Energy Generation.  
The height and number of flues  
associated with the Energy Generation  
will be determined by dispersion  
modeling. Typically 3m higher than  
adjacent building height.
  - Rail corridor - Freight and Passenger,  
and associated infrastructure
  - Passenger Station  
(indicative location)
  - Development north and west of this line  
will be from finished floor level 6.5m AOD.  
Development south and east of this line  
will be from up to 2m above existing  
ground levels, subject to an earthworks  
and foundation assessment.
  - Overhead powerlines 400 kVA



Up to 11m ridge height from up to 2m above  
existing ground level.  
Up to 50% of the zone will accommodate  
buildings, the remainder will be:  
(A) associated infrastructure such as rail,  
including mobile gantry cranes, roads and/  
or green infrastructure.  
(B) green infrastructure, community uses,  
sports, leisure or associated infrastructure  
such as roads, footpaths and cycle routes.

Up to 15m ridge height from up to 2m  
above existing ground level.

Up to 23m ridge height from up to 2m  
above existing ground level.

Up to 35m ridge height from up to 2m  
above existing ground level.  
An additional 25m permitted for stacks.

Up to 9m ridge height, with limited areas  
(up to 5% of the height zone), of up to 12m  
ridge height in key locations, from up to 2m  
above existing ground level.

Up to 12m ridge height from up to 2m  
above existing ground level.

Note: Infrastructure associated with utilities and rail such as cranes and other  
structures are not included within the parameters set out as they are likely to be mobile  
uses and location and number are to be determined by the end user.

I	Changes to building representation within legend	RF	20.10.21
H	Changes to title block	RF	08.09.21
G	Train station logo relocated	RF	13.08.21
F	Key updated following comments from JH	RF	12.07.21
E	Key updated to include +2m for ground reprofiling	RF	09.06.21
D	Key updated following comments from JH	RF	08.06.21
C	Key updated following comments from CP	RF	04.06.21
B	Cranes and rail line; key plan inset	RF	03.06.21
A	Format of key amended	RF	24.05.21
REV.	DESCRIPTION	APP.	DATE

LDĀDESIGN

PROJECT TITLE  
GRAVITY

DRAWING TITLE  
PARAMETER PLAN  
Building Heights

ISSUED BY	Exeter	T: 01392 260430	
DATE	Oct 2021	DRAWN	KS/DA
SCALE@A1	1:5,000	CHECKED	RF
STATUS	LDO	APPROVED	FO

DWG. NO. 6599\_PP204I

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

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Sources: Ordnance Survey

