

REFERENCE
2579

PROJECT

GOODISON PARK LEGACY PROJECT

DOCUMENT

PARAMETER PLAN REPORT

CLIENT

EVERTON FOOTBALL CLUB

STATUS

PLANNING


DATE

09/12/20



DOCUMENT CONTROL

FILE NAME
2579-ID-004-00-PARAMETER PLAN REPORT

| | |
|------------------------------|---|
| PREPARED BY (INITIALS) CH |  |
| CHECKED BY (INITIALS) ALC | |

FOR PLANNING
9th December 2020

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Parameter Plan 01 - Development Plots

This parameter plan identifies the development plots within which all proposed buildings will be located. The development plots are anticipated to deliver a number of buildings within them and will enclose any communal or private realm within the centre of the plot.

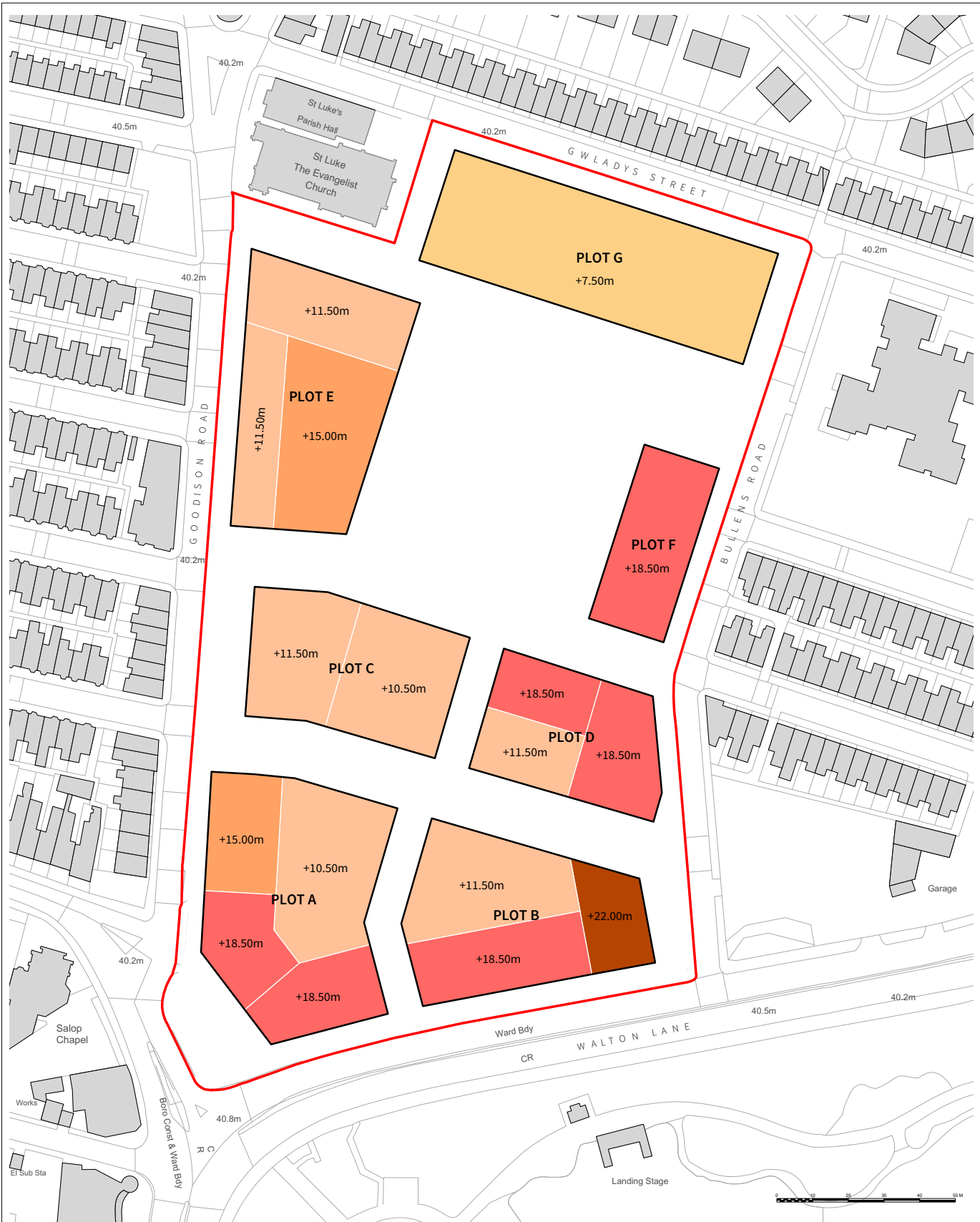


Development Plots

| | | | | | |
|------------|--|--|--|--|--|
| Client | | Everton Football Club | | <div> Planit IE, Limited E: info@planit-ie.com W: planit-ie.com MANCHESTER 2 Back Garden St, Altrincham, WILK 13Y T: 0161 938 9383</div> | |
| Project | | 2579 Goodison Legacy Project | | <div> LONDON Unit 10 Riverside, 44-48 Wharf Road, London, N1 7UK T: 0207 253 3678</div> | |
| Org Title | | Development Plots Parameter Plan 01 | | <div> LIVERPOOL Tennant St, 12 Tithebarn Street, Liverpool, L2 2DT T: 0151 363 1230</div> | |
| Created on | | 09.12.20 | | <div> THIS DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY FROM THE OWNER.</div> | |
| Created by | | CH | | Approved by | |
| A.L.C. | | Workstage | | Suitability | |
| Scale | | Size | | Revision | |
| 1:1000 | | A3 | | P01 | |
| S4 | | Revision | | P01 | |
| Org No. | | 2579-PLA-XX-XX-DR-U-0008 | | S4 | |
| Revision | | Date | | Description | |
| Drawn | | Approved | | | |

Parameter Plan 02 - Maximum Development Heights

This parameter plan defines the maximum building heights and maximum number of storeys within the masterplan. Maximum building height is measured above the existing ground levels and to the top of parapet for flat roofs and to ridge on pitched roofs. Plant rooms and lift over-runs must not exceed the maximum building height shown.



Heights shown are **maximum building height** - measured above existing ground levels

Maximum building height is measured to the top of parapet for flat roofs and to ridgeline on pitched roofs. Plant rooms and lift over-runs must not exceed the maximum building height shown.

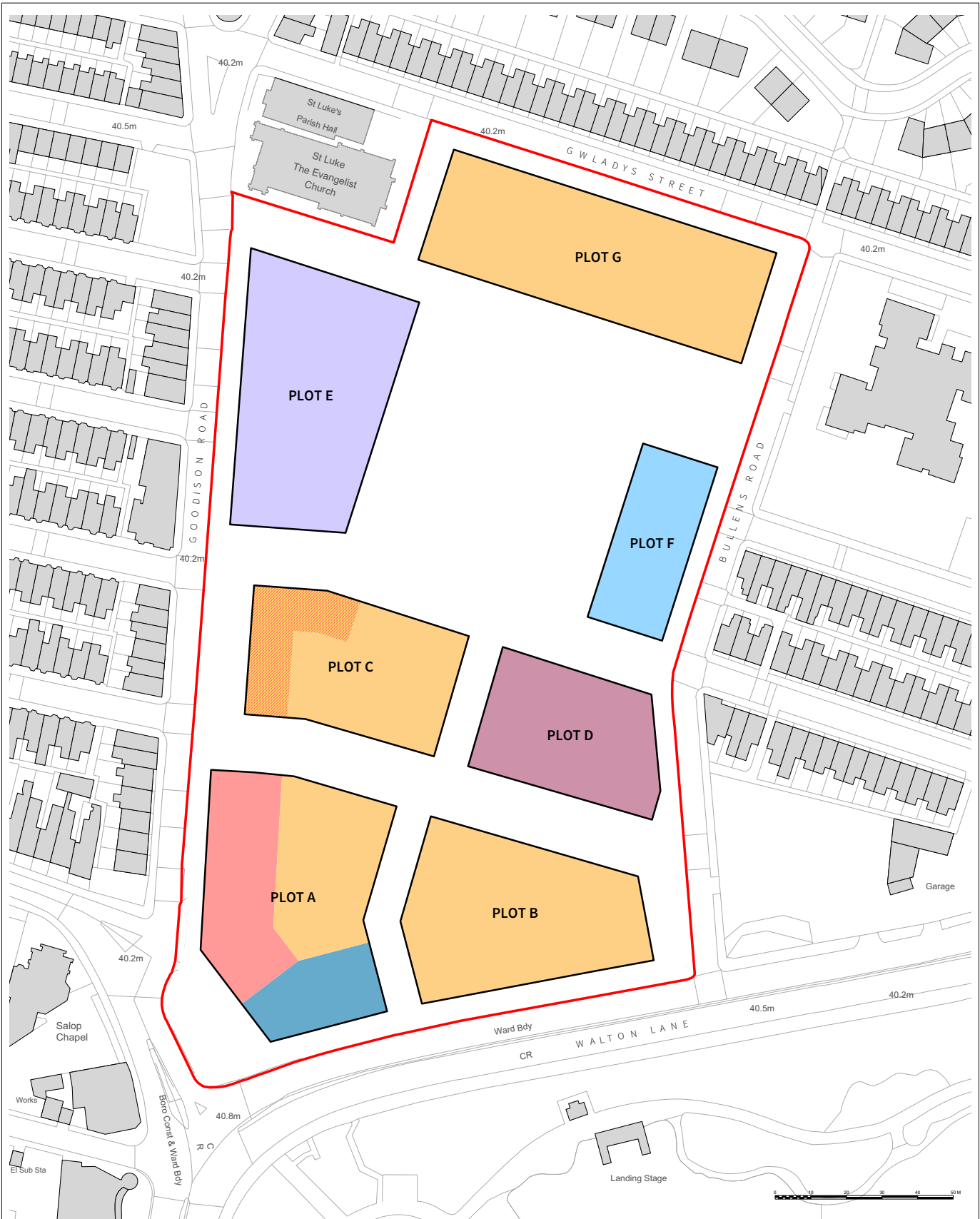
Within the heights shown, the following key sets out the **maximum number of storeys** to be delivered.

- 2 storeys
- 3 storeys
- 4 storeys
- 5 storeys
- 6 storeys

| | | | | | |
|-------------|--|---|--|--|--|
| Client | | Everton Football Club | | Planit IE, Limited | |
| Project | | 2579 Goodison Legacy Project | | E: info@planit-ie.com W: planit-ie.com | |
| Org Title | | Maximum Development Heights Parameter Plan 02 | | MANCHESTER | |
| Created on | | 09.12.20 | | LONDON | |
| Created by | | CH | | T: 0161 938 9381 | |
| Approved by | | ALC | | T: 0207 253 5678 | |
| Scale | | 1:1000 | | LIVERPOOL | |
| Size | | A3 | | T: 0151 361 1230 | |
| Org No. | | 2579-PLA-XX-XX-DR-U-0009 | | NOTES: | |
| Suitability | | S4 | | 1. Do not scale from this drawing | |
| Revision | | P01 | | 2. Always work to noted dimensions | |
| Revision | | P01 | | 3. All dimensions are in millimetres unless otherwise stated | |
| Revision | | P01 | | 4. All setting out, levels and dimensions to be agreed on site | |
| Revision | | P01 | | 5. The dimensions of all materials must be checked on site before being laid out | |
| Revision | | P01 | | 6. This drawing must be read with the relevant specification clauses and detail drawings | |
| Revision | | P01 | | 7. Date of construction and setting out to be agreed on site | |

Parameter Plan 03 - Ground Floor Uses

This parameter plan defines how uses will be distributed across the masterplan at the ground floor.

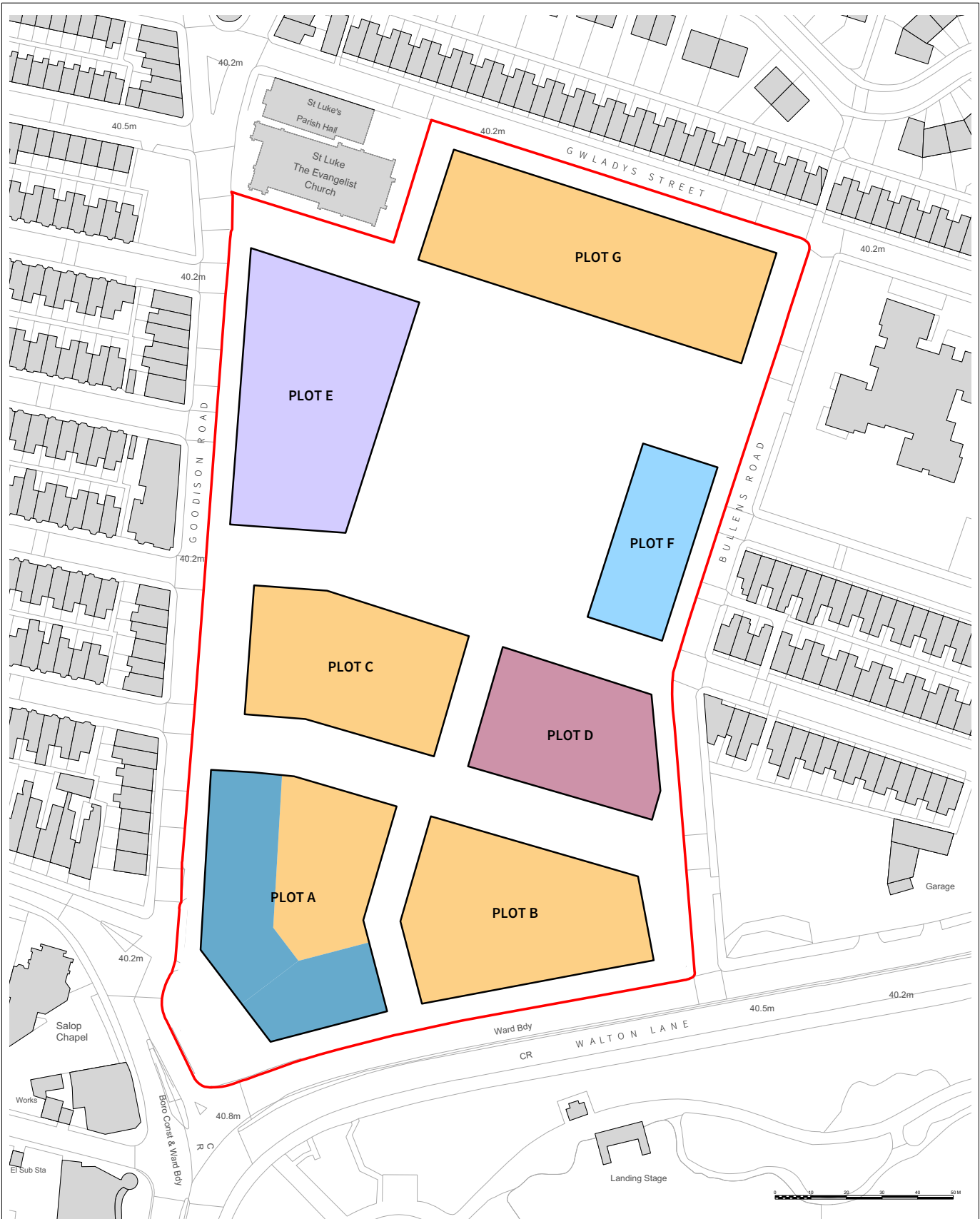


- Residential Use (C3)
- Residential Institution Use (C2)
- Predominantly Commercial Use (B1)
- Predominantly Retail Use (A1, A2, A3, A4, A5)
- Mixed Use - comprising of Retail (A1, A2, A3, A4, A5) and Residential (C3)
- Community Use (D1)
- Mixed Use - comprising of Residential (C3) and Community (D1)

| | | | | | |
|-------------|----------|-------------------------------------|----------------|---|--|
| Client | | Everton Football Club | | Planit IE, Limited | |
| Project | | 2579 Goodison Legacy Project | | E: info@planit-ie.com W: planit-ie.com | |
| Org Title | | Ground Floor Uses Parameter Plan 03 | | MANCHESTER | |
| Created on | | 09.12.20 | | 2 Back Garden St, Altrincham, WILK 12Y | |
| Created by | | CH | | T: 0161 938 9381 | |
| Approved by | | ALC | | LONDON | |
| Scale | | 1:1000 | | Unit in Waterside, 44-46 Wharf Road, London, W1 7UK | |
| Size | | A3 | | T: 0207 253 5678 | |
| Org No. | | 2579-PLA-XX-XX-DR-U-0010 | | LIVERPOOL | |
| Suitability | | S4 | | T: 0151 361 1230 | |
| Revision | | P01 | | NOTES | |
| Revision | Date | Description | Drawn/Approved | 1. Do not scale from this drawing | |
| SA-P01 | 09-12-20 | Ground floor uses parameter | CH ALC | 2. Always work to noted dimensions | |
| | | | | 3. All dimensions are in millimetres unless otherwise stated. | |
| | | | | 4. All setting out, levels and dimensions to be agreed on site | |
| | | | | 5. The dimensions of all materials must be checked on site before being laid out. | |
| | | | | 6. This drawing must be read with the relevant specification clauses and detail drawings. | |
| | | | | 7. Order of construction and setting out to be agreed on site. | |

Parameter Plan 04 - Upper Floor Uses

This parameter plan defines how uses will be distributed across the masterplan at upper floors.

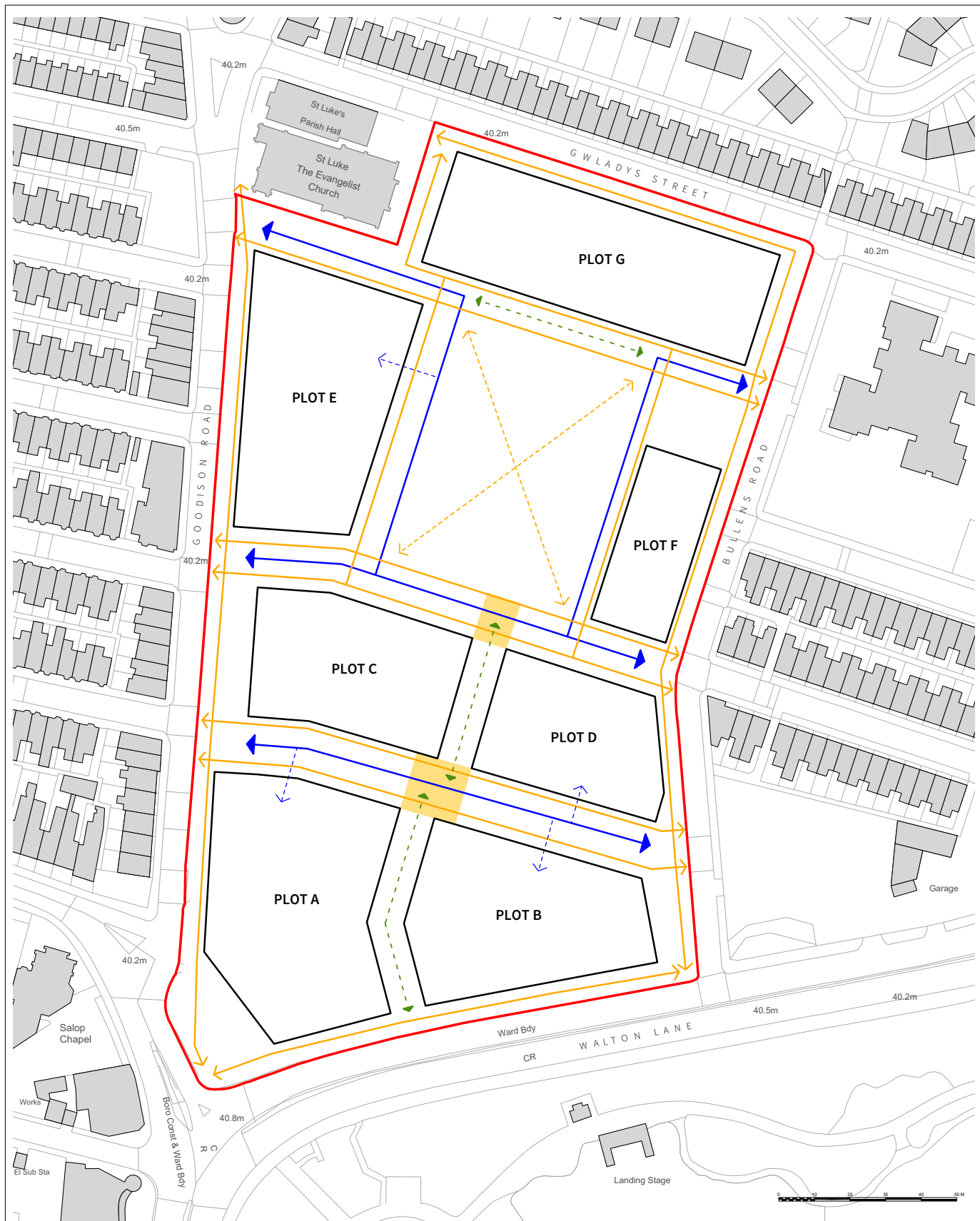


- Residential Use (C3)
- Residential Institution Use (C2)
- Predominantly Commercial Use (B1)
- Community Use (D1)
- Mixed Use - comprising of Residential (C3) and Community (D1)


| | | | | | |
|-------------|--|------------------------------------|--|--|--|
| Client | | Everton Football Club | | Planit IE, Limited | |
| Project | | 2579 Goodison Legacy Project | | E: info@planit-ie.com W: planit-ie.com | |
| Org Title | | Upper Floor Uses Parameter Plan 04 | | MANCHESTER | |
| Created on | | 09.12.20 | | 2 Back Garden St, Altrincham, WALK 10Y | |
| Created by | | CH | | T: 0161 938 9381 | |
| Approved by | | ALC | | LONDON | |
| Scale | | 1:1000 | | Unit 4 Waterside, 44-46 Wharf Road, London, W1 7UK | |
| Size | | A3 | | T: 0207 253 5678 | |
| Org No. | | 2579-PLA-XX-XX-DR-U-0011 | | LIVERPOOL | |
| Suitability | | S4 | | T: 0151 361 1236 | |
| Revision | | Date | | Description | |
| Drawn | | Approved | | Notes | |
| SA P01 | | 09-12-20 | | Upper floor uses parameter | |
| | | | | CH | |
| | | | | ALC | |
| | | | | S4 | |
| | | | | P01 | |

Parameter Plan 05 - Access and Movement

This parameter plan defines the movement routes to be facilitated between development plots. This ensures the connectivity through the masterplan and into the wider neighbourhood is delivered for vehicles/ cyclists (on-street) and pedestrians as proposed.

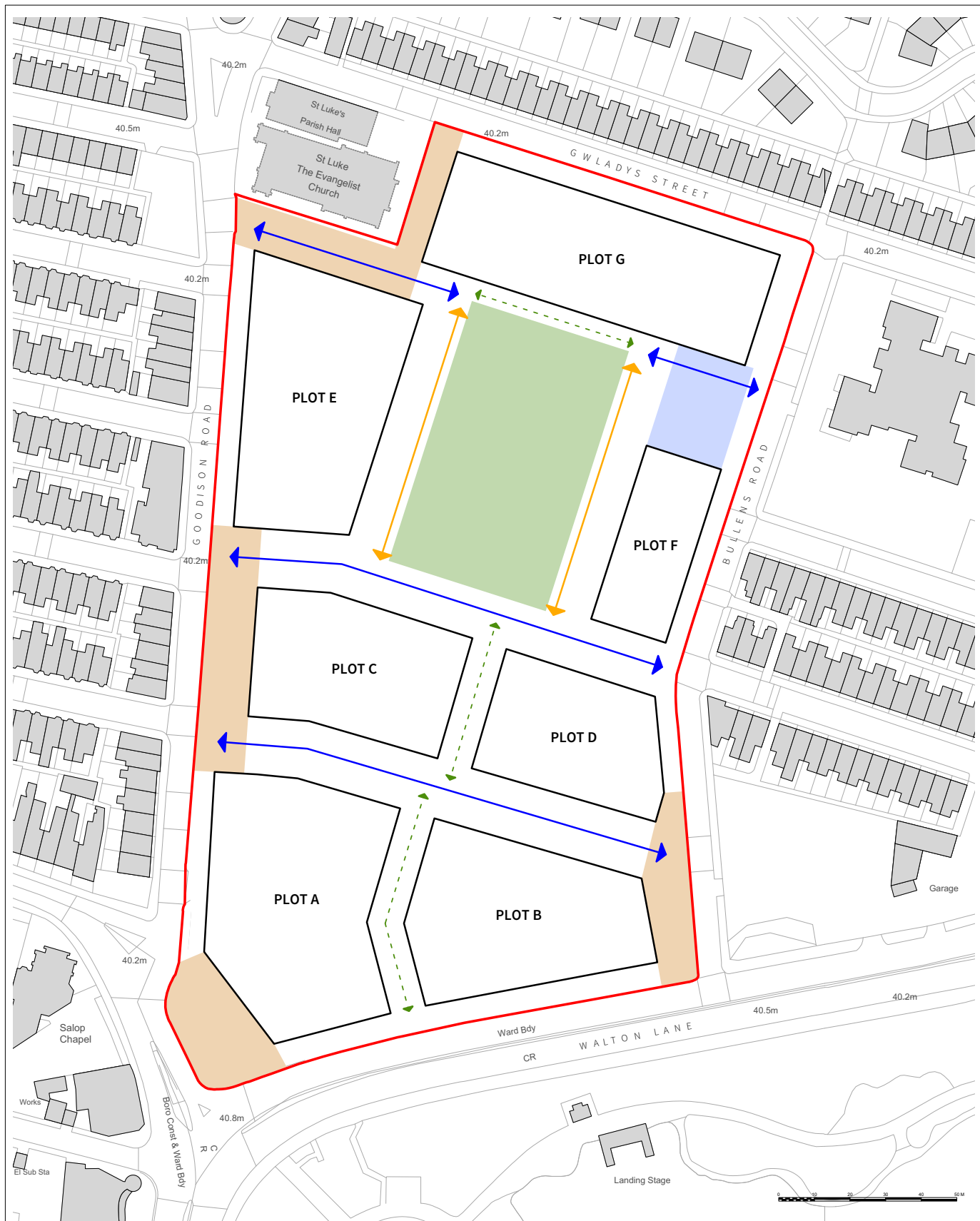


- Pedestrian route
- Pedestrian desire line through park
- Play street
- Pedestrian priority crossing
- Vehicular and cycle route
- Vehicular access into parking podium from illustrated direction. Exact position of access point to be determined.

| | | | | | | | |
|---|------|-------------|----------------|-----------------------|--|--|---|
| | | | | Client | Everton Football Club | |  Planit IE, Limited E: info@planit-ie.com W: planit-ie.com MANCHESTER 2 Back Garden St., Altrincham, W14 1DY T: 0161 938 9383 LONDON Unit 10 Riverside, 44-48 Wharf Road, London, E13 7UK T: 0207 253 5678 LIVERPOOL Tennant St., 12 Tithebarn Street, Liverpool, L2 2DT T: 0151 361 1236 |
| | | | | Project | 2579 Goodison Legacy Project | | |
| | | | | Org Title | Access and Movement Parameter Plan 05 | | |
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| | | | | Scale | 1:1000 | | |
| | | | | Size | A3 | | |
| | | | | Workstage | | | NOTES: 1. Do not scale from this drawing 2. Always work to noted dimensions. 3. All dimensions are in millimetres unless otherwise stated. 4. All setting out, levels and dimensions to be agreed on site. 5. The dimensions of all materials must be checked on site before being laid out. 6. This drawing must be read with the relevant specification clauses and detail drawings. 7. Order of construction and setting out to be agreed on site. |
| | | | | Suitability | S4 | | |
| | | | | Revision | P01 | | |
| | | | | | | | |
| S4 P01 09-12-20 Access, movement and parking area | | | | CH | ALC | | |
| Revision | Date | Description | Drawn/Approved | 2579-PLA-XX-DR-U-0012 | | | |

Parameter Plan 06 - Public Realm

This parameter plan defines the principal areas of public realm within the masterplan and the differing character of these streets and spaces.



- Predominantly soft public open space - with the potential to include areas of play
- Predominantly hard public open space
- Flexible area of public realm - likely to accommodate landscape and car parking
- Legacy street type
- Park street type
- Play street type

| | | | | | |
|--------------------------|--|--------------------------------|--|---|--|
| Client | | Everton Football Club | | Planit IE, Limited | |
| Project | | 2579 Goodison Legacy Project | | E: info@planit-ie.com W: planit-ie.com | |
| Org Title | | Public Realm Parameter Plan 06 | | MANCHESTER | |
| Created on | | 09.12.20 | | 2 Back Garden St, Altrincham, WILYA 10Y | |
| Created by | | CH | | T: 0161 938 9381 | |
| Approved by | | ALC | | LONDON | |
| Scale | | 1:1000 | | Unit 10 Riverside, 44-48 Wharf Road, London, W1 7UK | |
| Size | | A3 | | T: 0207 253 5678 | |
| Suitability | | S4 | | LIVERPOOL | |
| Revision | | P01 | | T: 0151 363 1230 | |
| Org No. | | 2579-PLA-XX-XX-DR-U-0013 | | T: 0151 363 1230 | |
| Revision | | Date | | Description | |
| Drawn | | Approved | | Notes | |
| 2579-PLA-XX-XX-DR-U-0013 | | S4 | | P01 | |

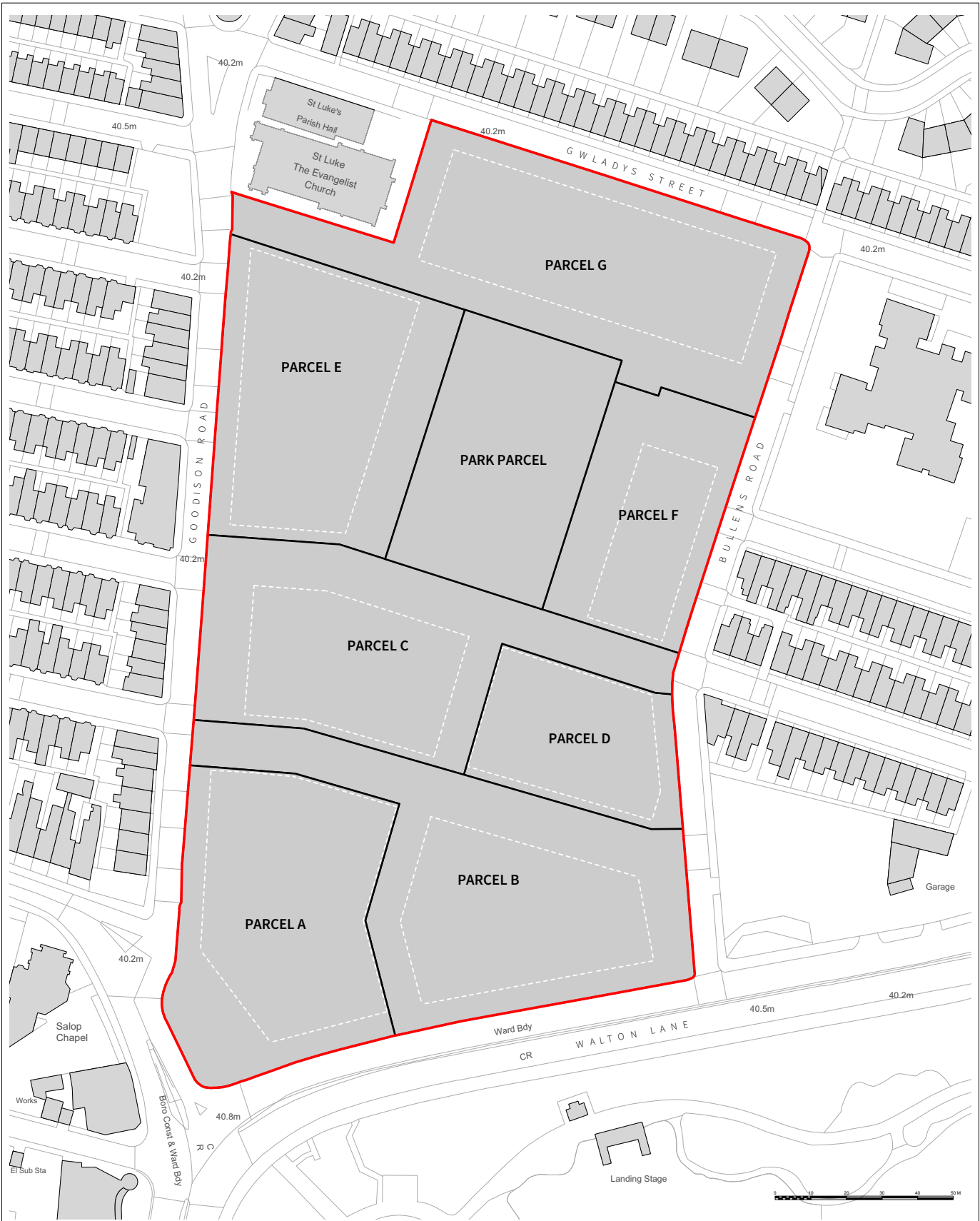
NOTES:

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- Always work to noted dimensions
- All dimensions are in millimetres unless otherwise stated
- All setting out, levels and dimensions to be agreed on site
- The dimensions of all materials must be checked on site before being laid out
- This drawing must be used with the relevant specification clauses and detail drawings
- Order of construction and setting out to be agreed on site



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Parameter Plan 07 - Development Parcels

This parameter plan defines the development parcels within the masterplan. These development parcels ensure development plots are delivered alongside the associated infrastructure and public realm within each parcel.



- Development Parcels
- Development Plots

| | | | | | | | |
|----------|----------|------------------|-------|-------------|--|--|--|
| | | | | Client | Everton Football Club | | <div>Planit IE, Limited E:info@planit-ie.com W:planit-ie.com MANCHESTER 2 Back Garden St., Altrincham, WILA 12Y T: 0161 938 9383 LONDON Unit 10 Riverside, 44-46 Wharf Road, London, N1 7UK T: 0207 253 5678 LIVERPOOL Tennant St., 12 Tithebarn Street, Liverpool, L2 0DT T: 0151 363 1236</div> |
| | | | | Project | 2579 Goodison Legacy Project | | |
| | | | | Org Title | Development Parcels Parameter Plan 07 | | |
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| | | | | Approved by | ALC | | |
| | | | | Scale | 1:1000 | | |
| | | | | Size | A3 | | |
| | | | | Workstage | | | |
| | | | | Org No. | 2579-PLA-XX-XX-DR-U-0014 | | Suitability Revision S4 P01 |
| S4 P01 | 09.12.20 | Parcel/Parameter | CH | ALC | | | |
| Revision | Date | Description | Drawn | Approved | | | |

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