

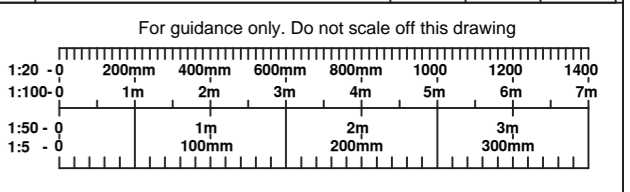


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- Key**
- Site Boundary
  - Residential Development Areas:**
  - Higher Density Maximum 3 Storey (Ridge height up to - 15m\*)
  - Medium Density Maximum 3 Storey (Ridge height up to - 12.5m\*)
  - Medium Density Fronting Spine Road Predominantly 2.5 & 3 Storey (Ridge height up to - 12.5m\*)
  - Lower Density Maximum 2.5 Storey (Ridge height up to - 11m\*)
  - Key Building locations
  - Key Corner Locations
  - Vehicular Access Points
  - Community Spine Road including Cycleway (CSR)
  - Secondary Routes
  - Tertiary Routes
  - Shared Driveways
  - Pedestrian / Cycle Links
  - Existing National Cycle Network Route 41
  - Proposed Pedestrian/Cycle Access points
  - Potential Future Access point
  - Recreational Routes
  - Nodal Points
  - Structural Landscaping and Public Open Space
  - Myton Brook Greenway
  - Amenity Green Space
  - Potential Location of Play Areas
  - Potential Location of Kick-about/Sports Areas
  - Existing Trees/Hedgerows
  - Myton Brook
  - Proposed Balancing Pond
  - New Ecological Habitat

\* N.B. All building heights stated above are based on finished ground levels. Finished ground levels include a maximum 2m +/- over existing ground levels to allow for site preparation works, including surface water drainage and cut and fill, to establish consistent building/road alignment levels.

F	Amended to client comments	09/01/17	AG	PB
E	Amended to client comments	25/08/16	PO	PB
Rev	Description	Date	Initial	Checked



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Client **Catesby Estates Ltd**

Project **Europa Way, Warwick**

Title **Design Code  
 Site Wide Masterplan**

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Final	PB/RB/PO	RB/PB
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