

THE HOOVER SITE: HIGH-LEVEL PLOT PARAMETERS

RESIDENTIAL AREA:

The indicative residential ranges below allow flexibility in layout and building form to accommodate a variety of house types, from compact terraces and townhouses to larger detached dwellings and accessible units. This approach enables a diverse and adaptable neighbourhood structure while maintaining a cohesive overall scale and appearance.

RESIDENTIAL STOREY HEIGHTS:

2-Storey Home:

- Floor to floor height 2.5m to 3.5m
- Height to eaves 5.0m to 6.0m
- Height to ridge 9.0 to 9.5m
- Roof pitch 25 to 40 degrees

2.5 Storey Home:

- Floor to floor height 2.5m to 3.5m
- Height to eaves 5.0m to 6.0m
- Height to ridge 8.0 to 11.5m
- Roof pitch 30 to 40 degrees

3 Storey Home/ Flat

- Floor to floor height 2.5m to 3.5m
- Height to eaves 7.5m to 10.0m
- Height to ridge 9.0 to 13.5m
- Roof pitch 25 to 35 degrees

4 Storey Flat

- Floor to floor height 2.5m to 3.5m
- Height to eaves 9.0m to 13.0m
- Height to ridge 11.0m to 18.5m
- Roof pitch 25 to 35 degrees

5 Storey Flat

- Floor-to-floor height: 2.5m to 3.5m
- Height to eaves: 11.5m to 17.0m
- Height to ridge: 13.5m to 22.0m

Garage:

- Floor to floor height 2.2m to 2.8m
- Height to ridge 2.2m to 3.0m
- Roof pitch 25 to 45 degrees

RESIDENTIAL FOOTPRINT:

Detached houses:

- Building width 6.0m to 15.0m
- Building depth 7.0m to 14.0m

Semi-detached houses:

- Building width 4.0m to 10.0m
- Building depth 7.0m to 11.0m

Terraced houses:

- Building width 4.0m to 6.0m
- Building depth 7.0m to 11.0m

Flats:

- Building width 6.0m to 30m
- Building depth 6.0m to 16.5m

Single Garage:

- Building width 3.0m to 3.6m
- Building depth 6.0m to 7.0m

Double Garage:

- Building width 6.5m to 7.0m
- Building depth 6.0m to 7.0m

FLEXIBLE COMMUNITY HUB:

The following indicative ranges allow for single units, paired buildings, or small terraces, giving the Community Hub adaptability to respond to future operators and evolving needs.

- Height: 3.5 m – 11.5 m
(Accommodates single- to two-storey units with scope for varied roof forms)
- Width (frontage): 6 m – 60 m
(Single units at the lower end, with the option for paired or attached units forming longer frontages)
- Depth: 8 m – 30 m
(Allows dual-aspect layouts and flexibility for different commercial or community uses)

FLEXIBLE ENERGY HUB:

The following Energy Hub parameters are designed to be flexible, allowing for future-proofing and accommodating variations in plant, internal configuration, or equipment requirements.

- Width (frontage): 20 m – 30 m
- Depth: 15 m – 30 m
- Height: 6 m – 10 m

FLEXIBLE EMPLOYMENT AREA:

The following Employment Area ranges are designed to be flexible, accommodating multiple building types. The depth and height parameters work across different scenarios, providing space for workshops, studios, or light-industrial uses while maintaining an appropriate scale for the setting.

- Width (frontage): 6 m – 80 m
(From small individual units to larger-format buildings)
- Depth: 12 m – 30 m
(Suitable for workshops, enterprise units, or larger footprints)
- Height: 6 m – 14 m
(Single-to two-storey enterprise units, with scope for higher operational spaces)