SLOUGH TRADING ESTATE

DESIGN CODE - CABINET VERSION

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1.0 Introduction

1.1 Background and Purpose

This document is a Design Code for the Simplified Planning Zone (SPZ). It sets out a series of design criteria which are to be used to deliver high-quality design across the SPZ.

The Design Code has been prepared by SEGRO and applies to development within the boundary being brought forward under the SPZ. This boundary is defined in the SPZ document.

The Design Code is part of the SPZ, and must be read in conjunction with the SPZ document and associated documents.

All imagery included within the Design Code is for the purposes of example illustrations only. They must not be interpreted as a specific design approach to be used.

1.2 Design Code Application

The Design Code provides criteria to be used in developing the design approach for individual development sites. Application of the Code to development sites will ensure that the design response for these sites is appropriate to their context.

Any new development being brought forward under the SPZ must comply with the Design Code criteria contained herein. However, it should be noted that Appendix 6 of the SPZ sets out the criteria of the Design Code which do not apply to certain types of development and therefore the Design Code should be read in conjunction with Appendix 6.

1.3 How to Use This Document

The diagram on the right provides an overview on how to use this document. Further explanation is provided in the text below.

Section 2.0 defines the **Street Type**. This is the starting point for understanding the design criteria that follow in subsequent chapters.

Refer to the Street Type plan to check which Street Type applies to the specific development site. A plot boundary (or boundaries) that adjoins a specific Street Type means that type applies to the development, and therefore which design criteria should be referred to for the development.

Where a development site has plot boundaries:

- That align with more than one Street Type, such as on a corner where two street types meet, then the Principal Frontage is always the higher order street type. I.e. if one boundary is on a Primary Street and another on a Secondary Street, then the Principal Frontage is the one on the Primary Street.
- That align with the same Street Type on more than one street, such as on a corner where two Primary Streets meet, then the designer will need to make decision as to which is the Principal Frontage. A justification of that decision must be provided.
- That do not adjoin any Street Type then the design criteria in this document do not apply, although it is important to note that the requirements in the SPZ Planning Conditions including the Design-related conditions still apply (e.g. conditions which control plot density, percentage of landscape treatment for plots etc.)

Section 3.0 provides **flow charts for each Street Type**. Refer here to identify the design criteria which apply to a development site, based on the relevant Street Type(s). There are two parts to each flow chart; built form design, and landscape design. These two parts reflect the way design criteria are set out in subsequent chapters.

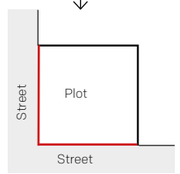
Part A describes the design criteria that apply in relation to **Built Form Design**. This describes the detail of criteria relating to: Setback Line; built form; elevations; entrances, doors & windows; and rooftop plant, plant gantries, substations & multi-storey car parks.

Part B describes the design criteria that apply in relation to **Landscape Design**. This describes the detail of criteria relating to: soft landscape; boundary treatments; water management; and a sustainability checklist.

The diagram overleaf provides a sample page layout, with typical information and how to use it.

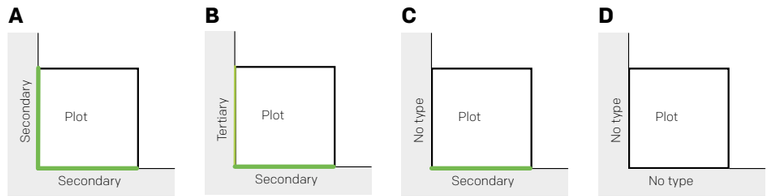
Various details referred to in Part B are provided in appendices:

- **Appendix B1** provides details of **species of planting** that can be used in Landscape Strips, per Street Type.
- **Appendix B2** provides details of **water management criteria**.



1. Identify **location of the development plot** in relation to the Street Type Plan

2. Identify all the **plot boundaries that adjoin streets**



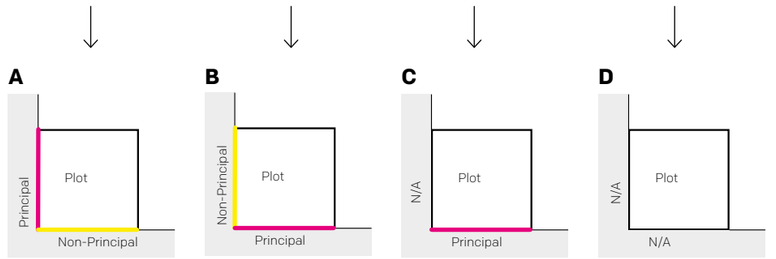
Multiple plot boundaries adjoining the same street type

Multiple plot boundaries adjoining different street types

One plot boundary adjoining one street type

No plot boundary adjoining any street type - the Design Code does not apply here

3. Identify which **street type** applies to those boundaries. Examples of different situations that could occur are illustrated to the left.



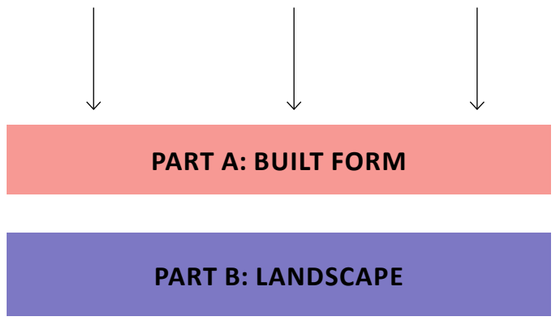
The designer identifies which is the Principal Frontage.

The highest order of street type is the Principal Frontage

The plot boundary adjoining the street type is the Principal Frontage

There is no Principal Frontage - the Design Code does not apply here

4. Identify the **principal** and **non-principal** frontages.



5. Apply the **Built Form** design criteria, noting that in **most cases these apply to the Principal Frontage**

6. Apply the **Landscape** design criteria, noting that in most cases these apply to **both principal and non principal frontages**

Sample page layout showing typical information and how to use it

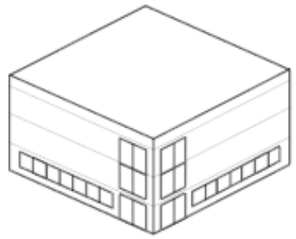
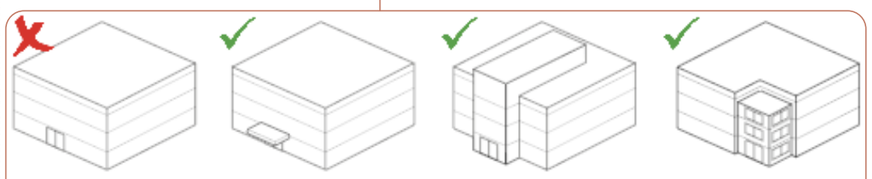
Topic of design criteria

Street type which design criteria applies to

Detail of criteria requirements for the street type

Indicative illustrations to explain design intent of criteria, showing comparison between what is and is not appropriate

In some instances the same criteria applies across multiple street types

Street Type:	Bath Road	Primary	Secondary	Tertiary
7.1 Entrances	 E.g. entrance on corner, increased glazing, contrast in elevation expression Building entrances must be **located within the Principal Frontage, and must be visibly expressed** via at least one of the following options: A) **locating at building corner and using increased glazing** to make visually distinct within elevation expression, B) where the **office uses are part of the building use, the entrance can also be defined as a separate Mass** within the overall Building Form (see section 5.1 Form).	 E.g. poorly defined entrance with no elevation treatment E.g. entrance expressed using projecting canopy E.g. entrance expressed via deliberate change in Building Form E.g. office treated as separate Massing defines the entrance Building entrances must be **located within the Principal Frontage and be clearly visible through defined and legible design within the building elevation**. The entrance must be expressed via at least one of the following options: A) a deliberate and defined change in the **Building Form** in accordance to criteria 5.1, B) change in **elevation treatment**, C) **projecting canopy of up to 3m wide and up to 3m deep** (e.g. entrance structure or canopy stepping forward from the Setback Line, therefore reducing the setback from the back of the footpath accordingly in this area only. NB this must be the only location in the Principal Frontage which deviates from the defined minimum setback from the back of the footpath), D) where the **office uses are part of the building use, the entrance can also be defined as a separate Mass** within the overall Building Form (see section 5.1 Form).	Building entrances must be **located within the Principal Frontage and be clearly visible through defined and legible design within the building elevation**. The entrance must be expressed via at least one of the following options: A) a deliberate and defined change in the **Building Form**, provided this does not compromise the Landscape Strip requirements, B) change in **elevation treatment,** C) **projecting canopy of up to 3m wide and up to 3m deep** (e.g. entrance structure or canopy stepping forward from the Setback Line, therefore reducing the setback from the back of the footpath in this area only provided this does not compromise the Landscape Strip requirements).	Same criteria applies

1.4 Glossary

The following terms are used within this document.

Base - the lowermost portion of a building incorporating the ground floor, and potentially additional floors, depending on building height.

Boundary Treatment - design feature which demarcates property boundary, such as a fence, wall, hedge, or knee-rail.

Building Form - the elements of the building that define its overall shape, size, proportions and profile, considering it as a three-dimensional volume.

Building Frontage - a building elevation relating to a street.

Cap - architectural trim on the uppermost part of a building's elevation, which provides a neat finish when viewed from street, e.g. a special material treatment on the top edge of facade or on rooftop parapet.

Crown - the uppermost portion of a building.

Inset - part of the Building Form that steps back from the Principal Frontage. An Inset must be no less than 20% and no more than 30% of the length of the building's frontage.

Landscape Strip - area of soft landscape that runs parallel to the street along and within the adjoining plot boundary, located at the back of the footway within the plot boundary. The Landscape Strip is primarily to be used for planting, however it can also include:

- Sustainable Drainage System (SuDS) features of various types of elements, as described in Appendix B2.
- Various items such as street furniture, signage, wayfinding, lighting and public art.
- Utilities, both below and above ground.
- Crossovers for vehicular and pedestrian access points.
- Cycle infrastructure, in selected locations on Buckingham Avenue (depending on other design work being undertaken to upgrade cycling provisions along here).

Building elements that step forward of the Setback Line, excluding entrance canopies, (e.g. Projections or entrances as per design criteria requirements) must not compromise the minimum depth of the Landscape Strip.

Mass / Massing - the combined effect of the arrangement, volume, and shape of a building or group of buildings.

Mid - the portion of a building between the Base and Crown.

Non-Principal Frontage - a development elevation or elevations relating to a plot boundary of the street which has been identified as not the main street type using the steps at 1.3.

Plant Gantry - a frame structure to support and surround a building's plant and related equipment with cladding to achieve appropriate airflow.

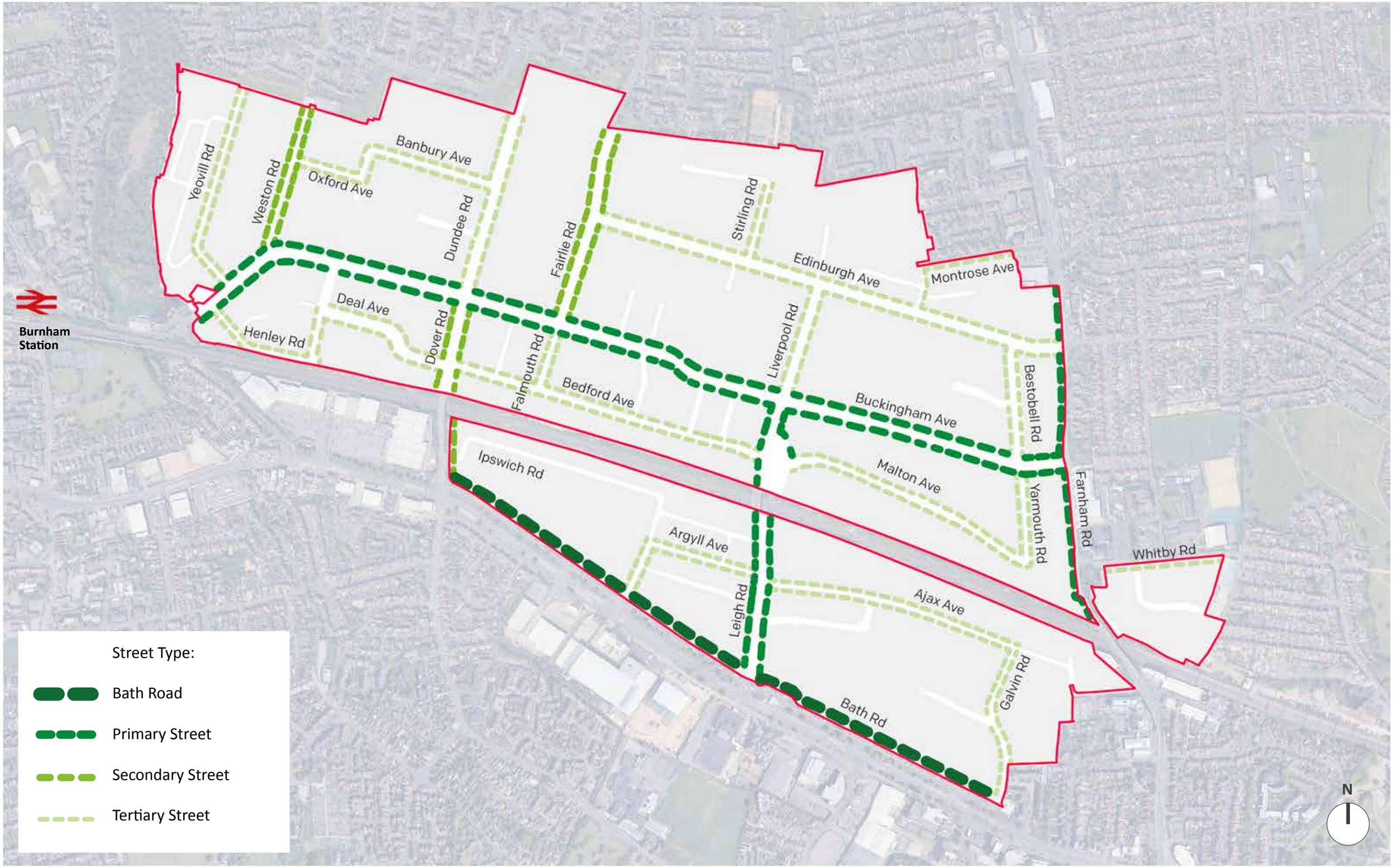
Principal Frontage - a development elevation or elevations relating to a plot boundary of the street which has been identified as the main street type using the steps at 1.3.

Projection - part of the Building Form that steps forward from the Principal Frontage, excluding entrance canopies. A Projection must be no less than 20% and no more than 30% of the length of the building's frontage.

Return Frontage - the elevation of a building which wraps around a corner.

Setback Line - the line which the Building Frontage must be located on or behind, with the exception of Projections or Insets.

2.0 Street Type Plan



3.0 Process of Applying Design Criteria

3.1 Where Street Type = Bath Road

PART A: BUILT FORM

TOPIC	CRITERIA	SECTION OF DOCUMENT TO REFER TO
4.0 Setback line	Depth of setback from plot boundary	**4.1**
	Are any of the buildings proposed to be over 20m in height?	Yes → **4.1**; No → **4.1**
	Gap between adjacent building required if adjacent building also over 20m in height	**4.1**
5.0 Built Form	Are any of the buildings on the Principal Frontage over 100m long?	Yes → **5.1**, various options; No → **6.1**, differentiate Base, Mid-level & Crown
	Massing options required	Yes → **5.1**, various options; No → **6.1**, differentiate Base and upper levels
6.0 Elevations	Layering requirements	**6.1**, expression of Crown
	Colour requirements	**6.2**
	Elevation treatment requirements	**6.3**, options related to vertical expression of structural grid, and/or fenestration rhythm
		6.3, potential integration of artwork in principal elevation
	Lighting	**6.4**
7.0 Entrances, doors & windows	Entrance requirements	**7.1**
	Windows & doors requirements	**7.2**
8.0 Rooftop plant, plant gantries, substations & Multi Storey Car Parks (MSCPs)	Roof plant and equipment requirements	**8.1**
	Plant gantries requirements	**8.2**
	Substation requirements	**8.3**
	Multi-storey car parks requirements	**8.4**

PART B: LANDSCAPE

TOPIC	CRITERIA	SECTION OF DOCUMENT TO REFER TO
9.0 Landscape	On-plot greening	**9.1**
	Depth of Landscape Strip	**9.2**
	Soft landscape species	**9.3**, refer to Appendix B1
10.0 Boundary treatment	Boundary Treatments	**10.1**
	Gates	**10.2**
11.0 Water management	Water management	**11.1**, refer to Appendix B2

Street type plan showing Bath Road

3.2 Where Street Type = Primary Street

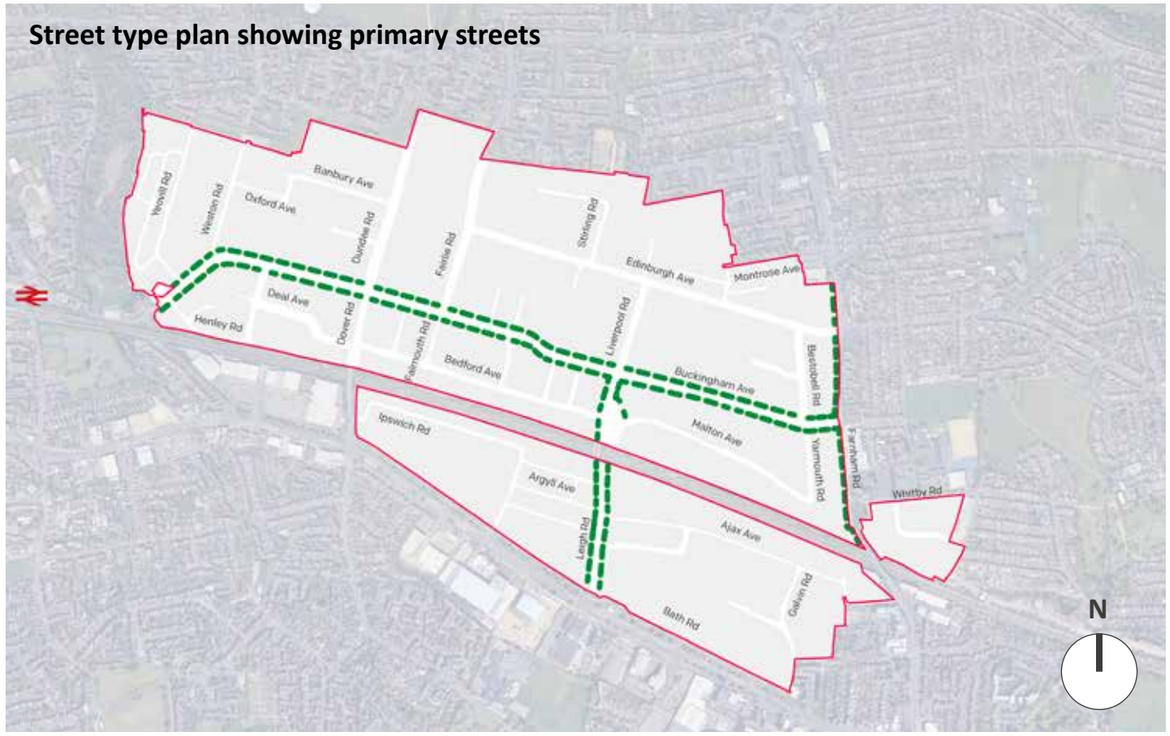
PART A: BUILT FORM

TOPIC	CRITERIA	SECTION OF DOCUMENT TO REFER TO
4.0 Setback line	Depth of setback from plot boundary	**4.1**
	Are any of the buildings proposed to be over 20m in height?	Yes → **4.1**; No → **4.1** - point re substations & other structures
	Gap between adjacent building required if adjacent building also over 20m in height	
5.0 Built Form	Are any of the buildings on the Principal Frontage over 100m long?	Yes → **5.1**, various options; No → **6.1**, differentiate Base, Mid-level & Crown
	Massing options required	Yes → **5.1**, various options; No → **6.1**, differentiate Base and upper levels
6.0 Elevations	Layering requirements	**6.1**, expression of Crown
	Colour requirements	**6.2**
	Elevation treatment requirements	**6.3**, options related to vertical expression of structural grid, and/or fenestration rhythm
		6.3, potential integration of artwork in principal elevation
	Lighting	**6.4**
7.0 Entrances, doors & windows	Entrance requirements	**7.1**
	Windows & doors requirements	**7.2**
8.0 Rooftop plant, plant gantries, substations & Multi Storey Car Parks (MSCPs)	Roof plant and equipment requirements	**8.1**
	Plant gantries requirements	**8.2**
	Substations requirements	**8.3**
	Multi-storey car parks requirements	**8.4**

PART B: LANDSCAPE

TOPIC	CRITERIA	SECTION OF DOCUMENT TO REFER TO
9.0 Landscape	On-plot greening	**9.1**
	Landscape Strips	**9.2**
	Soft landscape species	**9.3**, refer to Appendix B1
10.0 Boundary treatment	Boundary Treatments	**10.1**
	Gates	**10.2**
11.0 Water management	Water management	**11.1**, refer to Appendix B2

Street type plan showing primary streets



3.3 Where Street Type = Secondary Street

PART A: BUILT FORM

TOPIC	CRITERIA	SECTION OF DOCUMENT TO REFER TO
4.0 Setback line	Depth of setback from plot boundary	**4.1**
	Are any of the buildings proposed to be over 20m in height?	**Yes** → **4.1**; **No** → **4.1**- point re substations & other structures
	Gap between adjacent building required if adjacent building also over 20m in height	**4.1**
5.0 Built Form		**Not applicable**
6.0 Elevations	Layering requirements	**6.1**, differentiate Base, Mid-level & Crown → **6.1**, expression of Crown; **6.1**, differentiate Base and upper levels
	Colour requirements	**6.2**
	Elevation treatment requirements	**6.3**, options related to vertical expression of structural grid, and/or fenestration rhythm
	Lighting	**Not applicable**
7.0 Entrances, doors & windows	Entrance requirements	**7.1**
	Windows & doors requirements	**7.2**
8.0 Rooftop plant, plant gantries, substations & Multi Storey Car Parks (MSCPs)	Roof plant and equipment requirements	**8.1**
	Plant gantries requirements	**8.2**
	Substations requirements	**8.3**
	Multi-storey car parks requirements	**8.4**

PART B: LANDSCAPE

TOPIC	CRITERIA	SECTION OF DOCUMENT TO REFER TO
9.0 Landscape	On-plot greening	**9.1**
	Landscape Strips	**9.2**
	Soft landscape species	**9.3**, refer to Appendix B1
10.0 Boundary treatment	Boundary Treatments	**10.1**
	Gates	**10.2**
11.0 Water management	Water management	**11.1**, refer to Appendix B2

Street type plan showing secondary streets

3.4 Where Street Type = Tertiary Street

PART A: BUILT FORM

TOPIC	CRITERIA	SECTION OF DOCUMENT TO REFER TO
4.0 Setback line	Depth of setback from plot boundary	**4.1**
	Are any of the buildings proposed to be over 20m in height?	**Yes** → **4.1**; **No** → **4.1**- point re substations & other structures
	Gap between adjacent building required if adjacent building also over 20m in height	**4.1**
5.0 Built Form		**Not applicable**
6.0 Elevations	Layering requirements	**Not applicable**
	Colour requirements	**6.2**
	Elevation treatment requirements	**Not applicable**
	Lighting	**Not applicable**
7.0 Entrances, doors & windows	Entrance requirements	**7.1**
	Windows & doors requirements	**7.2**
8.0 Rooftop plant, plant gantries, substations & Multi Storey Car Parks (MSCPs)	Roof plant and equipment requirements	**8.1**
	Plant gantries requirements	**8.2**
	Substations requirements	**8.3**
	Multi-storey car parks requirements	**8.4**

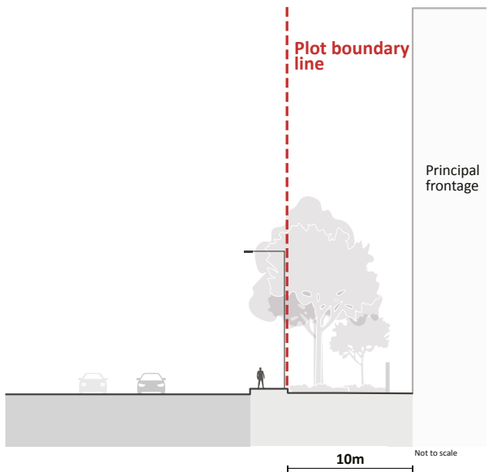
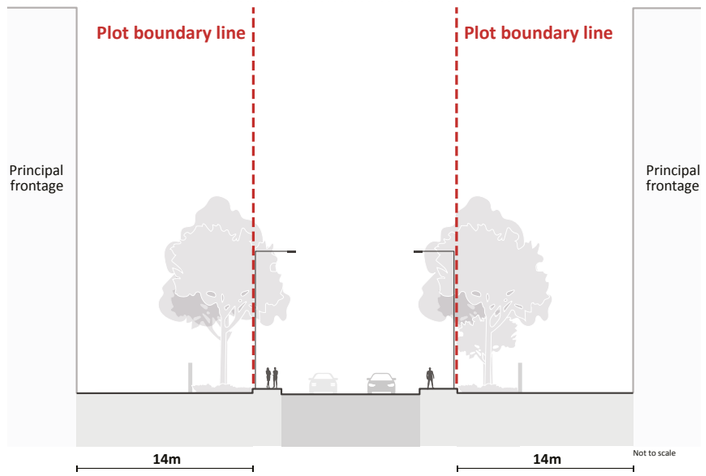
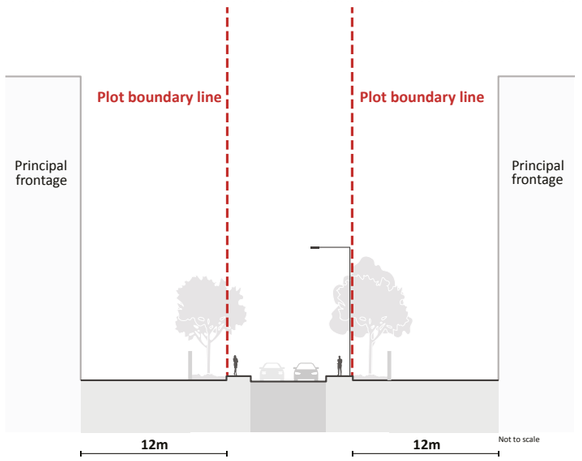
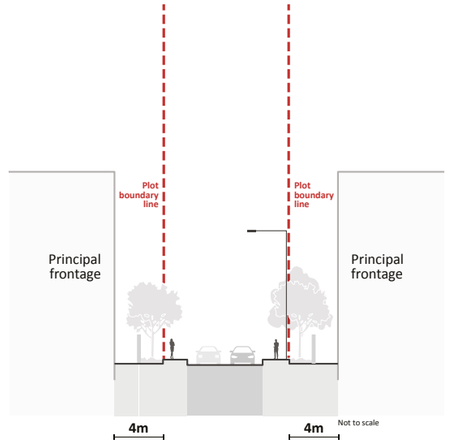
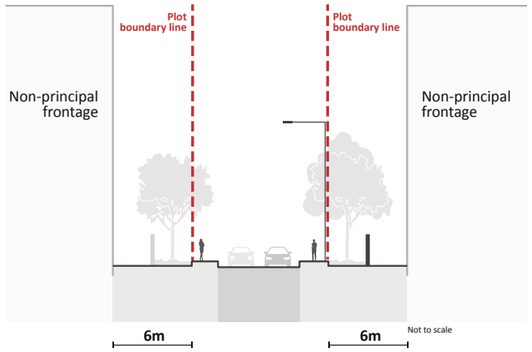
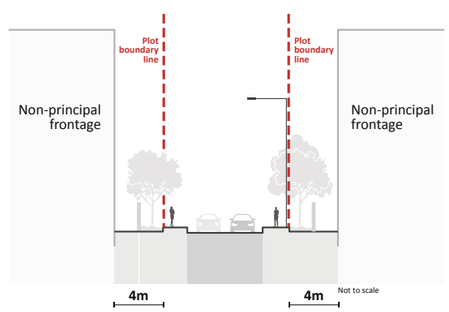
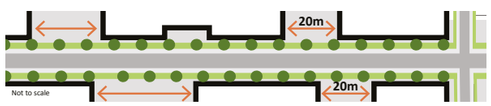
PART B: LANDSCAPE

TOPIC	CRITERIA	SECTION OF DOCUMENT TO REFER TO
9.0 Landscape	On-plot greening	**9.1**
	Landscape Strips	**9.2**
	Soft landscape species	**9.3**, refer to Appendix B1
10.0 Boundary treatment	Boundary Treatments	**10.1**
	Gates	**10.2**
11.0 Water management	Water management	**11.1**, refer to Appendix B2

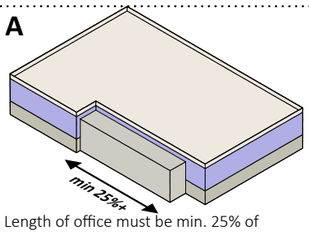
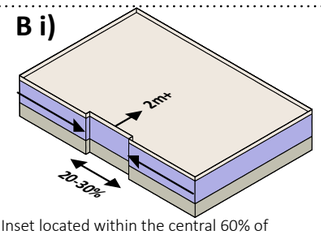
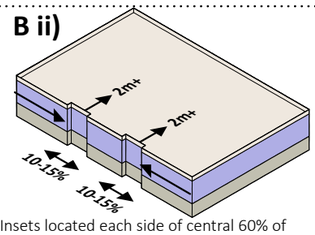
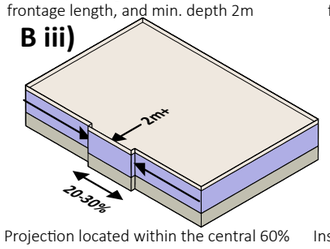
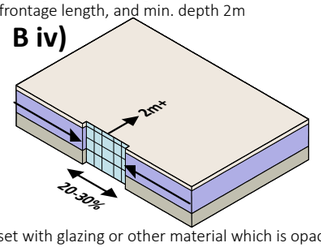
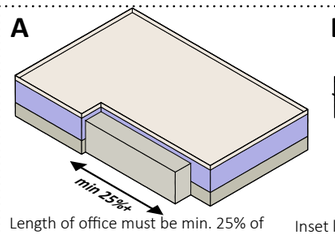
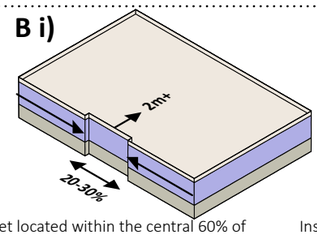
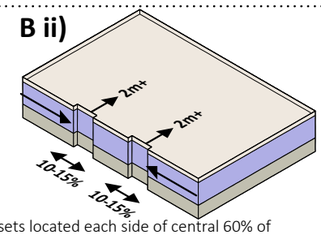
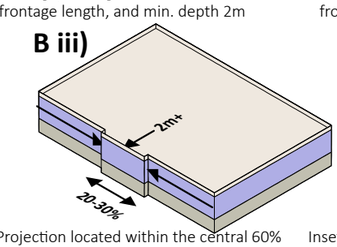
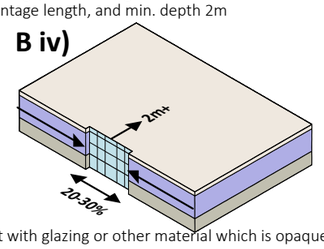
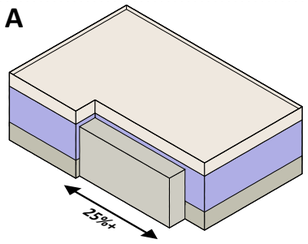
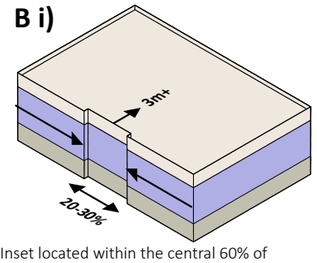
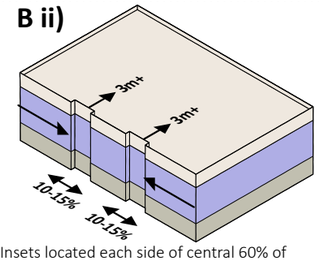
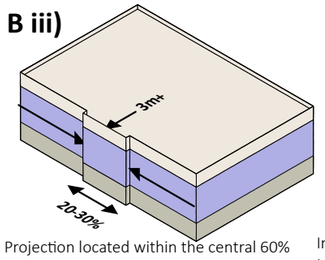
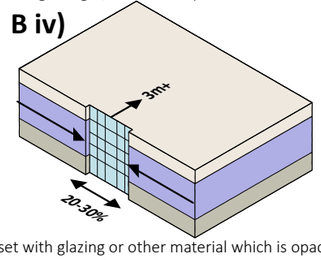
Street type plan showing tertiary streets

PART A: BUILT FORM

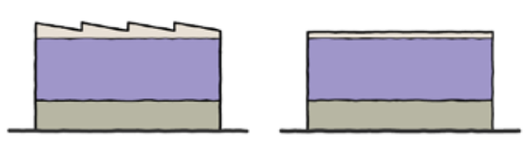
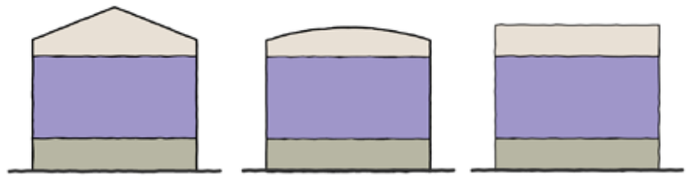
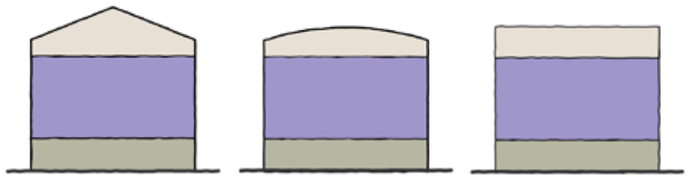
4.0 Setback Line

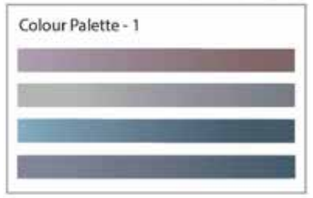
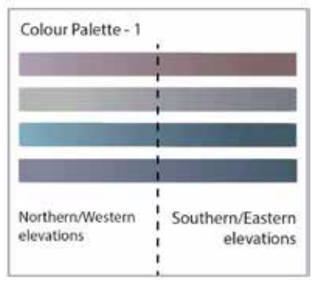
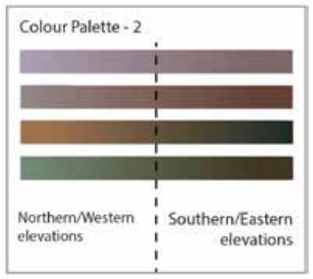
Street Type:	Bath Road	Primary	Secondary	Tertiary
4.1 Setback Line *Applies to* ***Principal*** *Frontage of all new development*	 Building Frontage must be set back from the plot boundary by a minimum of 10m including a minimum 8m Landscape Strip (see section 9.2).	 Building Frontage must be set back from the plot boundary by a minimum of 14m including a minimum 5m Landscape Strip (see section 9.2).	 For buildings exceeding 15m in height the Building Frontage must be set back from the plot boundary by a minimum of 12m including a minimum 3m Landscape Strip (see section 9.2). For buildings less than 15m in height there must be a minimum 3m landscape strip with the building set back beyond this.	 For buildings exceeding 12m in height the Building Frontage must be set back from the plot boundary by a minimum of 4m including a minimum 2m Landscape Strip (see section 9.2). For buildings less than 12m in height there must be a minimum 2m landscape strip with the building set back beyond this.
Applies to ***Non-Principal*** *Frontage of all new development.* *NB: The relevant street type of the Non-Principal Frontage applies (see Introduction)*	Not applicable	Not applicable	 For buildings exceeding 15m in height the Building Frontage must be set back from the plot boundary by a minimum of 6m including a minimum 3m Landscape Strip (see section 9.2). For buildings less than 15m in height there must be a minimum 3m landscape strip with the building set back beyond this.	 For buildings exceeding 12m in height the Building Frontage must be set back from the plot boundary by a minimum of 4m including a minimum 2m Landscape Strip (see section 9.2). For buildings less than 12m in height there must be a minimum 2m landscape strip with the building set back beyond this.
Applies to ***Principal*** *Frontage of all new development*	 Buildings that are over 20m in height that are adjacent to buildings that are over 20m in height must be separated by a **gap of a minimum of 20m in length**.	Buildings that are over 20m in height that are adjacent to buildings that are over 20m in height must be separated by a **gap of a minimum of 10m in length**. Substations and any other structures (e.g. cycle stores) that are not part of the main building and are less than 10m in height are not subject to the minimum gap requirement.	Buildings that are over 20m in height that are adjacent to buildings that are over 20m in height must be separated by a **gap of a minimum of 5m in length**. Substations and any other structures (e.g. cycle stores) that are not part of the main building and are less than 10m in height are not subject to the minimum gap requirement.	Buildings that are over 20m in height that are adjacent to buildings that are over 20m in height must be separated by a **gap of a minimum of 5m in length**. Substations and any other structures (e.g. cycle stores) that are not part of the main building and are less than 10m in height are not subject to the minimum gap requirement.

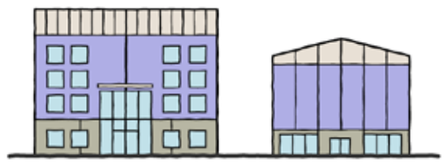
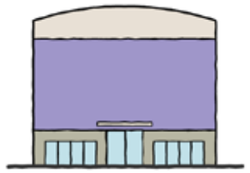
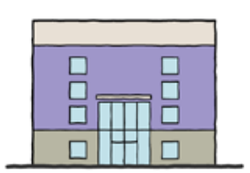
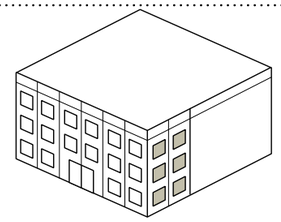
5.0 Building Form

Street Type:	Bath Road	Primary	Secondary / Tertiary
5.1 Form *Applies to Principal Frontage of all new development* ***up to 20m in height***	**A**  Length of office must be min. 25% of frontage, and roof level below building Cap **B i)**  Inset located within the central 60% of frontage, of length between 20-30% of frontage length, and min. depth 2m **B ii)**  Insets located each side of central 60% of frontage, each of length between 10-15% of frontage length, and min. depth 2m **B iii)**  Projection located within the central 60% of frontage, of length between 20-30% of frontage length, and min. depth 2m **B iv)**  Inset with glazing or other material which is opaque, translucent or reflective located within the central 60% of frontage, of length between 20-30% of frontage length, and min. depth 2m **Buildings with frontages over 100m long** must use deliberate and defined changes in Building Form to help break up Massing. This must be delivered by at least one of the following options: • A) expression of **office as a separate Mass** within the Building Frontage, • B) **Insets or Projections** within the Building Frontage, which can be any of variants i), ii), iii) or iv). The total length of these elements must be no less than 20% and no more than 30% of the total length of the Building Frontage. Projections must not compromise the minimum Landscape Strip depth (see 9.1).	**A**  Length of office must be min. 25% of frontage, and roof level below building Cap **B i)**  Inset located within the central 60% of frontage, of length between 20-30% of frontage length, and min. depth 2m **B ii)**  Insets located each side of central 60% of frontage, each of length between 10-15% of frontage length, and min. depth 2m **B iii)**  Projection located within the central 60% of frontage, of length between 20-30% of frontage length, and min. depth 2m **B iv)**  Inset with glazing or other material which is opaque, translucent or reflective located within the central 60% of frontage, of length between 20-30% of frontage length, and min. depth 2m **Buildings with frontages over 100m long** must use deliberate and defined changes in Building Form to help break up Massing. This must be delivered by at least one of the following options: • A) expression of **office as a separate Mass** within the Building Frontage, • B) **Insets or Projections** within the Building Frontage, which can be any of variants i), ii), iii) or iv). The total length of these elements must be no less than 20% and no more than 30% of the total length of the Building Frontage. Projections must not compromise the minimum Landscape Strip depth (see 9.1). • **Other elevation treatments** that visually break up Massing on the Building Frontage (see 2.5 Elevations)	Not applicable
Applies to Principal Frontage of all new development ***over 20m in height***	**A**  Length of office must be min. 25% of frontage, and roof level below building Crown **B i)**  Inset located within the central 60% of frontage, of length between 20-30% of frontage length, and min. depth 3m **B ii)**  Insets located each side of central 60% of frontage, each of length between 10-15% of frontage length, and min. depth 3m **B iii)**  Projection located within the central 60% of frontage, of length between 20-30% of frontage length, and min. depth 3m **B iv)**  Inset with glazing or other material which is opaque, translucent or reflective located within the central 60% of frontage, of length between 20-30% of frontage length, and min. depth 3m **Buildings with frontages over 100m long** must use deliberate and defined changes in Building Form to help break up Massing. This must be delivered by at least one of the following options: • A) expression of **office as a separate Mass** within the Building Frontage, • B) **Insets or Projections within the Building Frontage**, which can be any of variants i), ii), iii) or iv). The total length of these elements must be no less than 20% and no more than 30% of the total length of the Building Frontage. Projections must not compromise the minimum Landscape Strip depth (see 9.1).	Same criteria applies	

6.0 Elevations

Street Type:	Bath Road	Primary	Secondary	Tertiary
6.1 Layering *Applies to Principal Frontage of all new development*	 E.g. expressing building Base, Mid, and Crown **All buildings** must use design treatments that are complementary but visually different to present a strong hierarchy of layers to the street. Visual differentiation must be achieved using a combination of the following treatments: A) strongly expressed **structural elements**, B) contrasting but complementary **colour or material treatments**, C) rhythm of **fenestration** or other expressions of solid and void.	 E.g. expressing building Base, Mid, and Crown **Buildings over 10m in height** must use design treatments that are complementary but visually different to present a strong hierarchy of layers to the street. Visual differentiation must be achieved at least one of the following options: A) contrasting but complementary **colour or material treatments**, B) rhythm of **fenestration** or other expressions of solid and void.	Same criteria applies →	Not applicable
*Applies to Principal Frontage of all new development **10m to 20m in height***	**Buildings between 10 and 20m in height** must differentiate between the **Base** (the ground floor) and **upper floors**. They must incorporate a defined **Cap** (e.g. louvres, material trim or parapet design treatment on top of the building) that provides a simple roof profile. The **Cap must have a minimum height of 1m**.  E.g. expressing building Base, Mid, and Cap in buildings between 10m and 20m high	Same criteria applies →	Same criteria applies →	Not applicable
Applies to Principal Frontage of all new development **over *20m in height***	**Buildings over 20m in height** must differentiate between the **Base** (typically ground, or ground plus first floor depending on building height, approximately 20% of the height of the building elevation as measured from floor level of ground floor,), **Mid-level floors**, and the **top / Crown** of building (uppermost storey(s) and/or rooftop area, approximately 20% of the height of the building elevation). The **Crown must be expressed as an independent element achieved by either architectural treatments A), B) or C**) as described above, and/or a step back of Crown volume along its Principal Frontage by 2 to 3m. The Crown must have a simple roof profile.  E.g. expressing building Base, Mid, and Crown in buildings over 20m high	**Buildings over 20m in height**t must differentiate between the **Base** (typically ground, or ground plus first floor depending on building height, approximately 20% of the height of the building elevation as measured from floor level of ground floor), **Mid-level floors**, and the **top / Crown** of building (uppermost storey(s) and/or rooftop area, approximately 20% of the height of the building elevation). The **Crown must be expressed as an independent element achieved by either architectural treatments A) or B)** as described above, and/or a step back of Crown volume along its Principal Frontage by 2 to 3m. The Crown must have a simple roof profile.  E.g. expressing building Base, Mid, and Crown in buildings over 20m high	Same criteria applies →	Not applicable

Street Type:	Bath Road	Primary	Secondary	Tertiary
6.2 Colour Palette	Above the following height thresholds, building elevation materials must be of a colour(s) selected from the colour palettes below: • **Along Bath Road**: all buildings over 15m in height (above ground level). Applies to the part of the façade above 15m. • **Along southern boundary of the SPZ, west of Dover Road**: all buildings over 15m in height (above ground level). Applies to the part of the façade above 15m. • **Elsewhere**: all buildings over 20m in height (above ground level). Applies to the part of the façade above 20m. NB: for buildings **below the height thresholds set out above** go straight to the note under Step 6- Adjacent Buildings. Guidance is set out in 6 steps and must be read in entirety in the following order: Step 1- Location, Step 2- Height of Building, Step 3- Elevation Direction, Step 4- Building Crown, Step 5- Building Elevational Length and Step 6- Adjacent Buildings. **Step 1 - Location:** To the **north** of the railway line **Colour Palette 1** must be used  To the **south** of the railway line **Colour Palette 2** must be used  **Step 2 - Height of the building:** • **25m or less: Any colour from the relevant colour palette can be used in conjunction with 6.1 Layering. Go to Step 5.** • **Greater than 25m: See Elevation Direction and Building Crown below.** **Step 3 - Elevation Direction (for building heights greater than 25m):** • **Northern and western elevations:** must use colours from the left-hand side of the relevant palettes. • **Southern and eastern elevations:** must use colours from the right-hand side of the relevant palettes.   **Step 4 - Building Crown (for building heights greater than 25m):** A paler colour from the relevant palette must be used for the crown than for the rest of the elevation above 15m along Bath Road and along southern boundary of the SPZ, west of Dover Road or above 20m elsewhere. Alternatively, subject to section 6.1c, the crown may use a mixture of solid and void which results in a paler perceived colour. **Step 5 - Building Elevational Length (greater than 60m):** A single extent of colour along any elevation above 15m along Bath Road and along southern boundary of the SPZ, west of Dover Road and 20m elsewhere, must not exceed 60m in horizontal length. Where feasible, changes in colour should correspond with changes in frontage massing as stipulated in Section 5.1. **Step 6 - Adjacent Buildings:** The part of the building adjacent to another building, should use distinctly different colours within the relevant colour palettes. Eg. choosing colours from separate rows within the palette or from the other end of the spectrum being used (whilst remaining on the correct half of the palette where relevant) Note: **below the height thresholds set out above** whilst not subject to the colour palettes above, all buildings must use a distinctly different colour to the adjacent building.	Same criteria applies		

Street Type:	Bath Road	Primary	Secondary	Tertiary
6.3 Elevations *Applies to Principal Frontage of all new development*	 E.g. expressing building Base, Mid, and Crown through use contrasting materiality and fenestration All buildings must articulate their Principal Frontage and clearly address the street. This can be delivered by at least one of the following options: A) strong vertical expressions in the facade, using **expressed structure of the main grid** with a vertical emphasis, B) a complementary rhythm of **fenestration**, C) **elevation treatments to add depth** (e.g. vertical fins, window reveals). Primary material for the **Base** elevation of the Principal Frontage must be **masonry-based and incorporate glazed windows** (ratio of windows to other materials will vary according to use). **Mid floor** elevations of the Principal Frontage must be of **complementary but visually different** materials or variation of same materials from ground floor, sensitively incorporating fenestration. For buildings over 20m in height, the **Crown** must be differentiated either using **changes in stepped back volume** (see Layering section 6.1), and/or contrasting but complementary **materials**, and/or **colours** or rhythm of **fenestration**. Buildings along Bath Road with a **Principal Frontage on Bath Road and Return Frontage on a primary street** (as defined in SPZ Plan 2- key junction corners) must continue the **elevation treatment on the Return Frontage for a minimum of 30m** where the Return Frontage is in excess of 30m in length, or the entire return if less than 30m in length. The return elevation should incorporate details that provide or suggest fenestration (e.g. recessed window details with glazing or other material which is opaque, translucent or reflective). Consideration must be given to incorporating **artwork in the principal elevation**. Where artwork is used it must be designed to integrate effectively within the overall elevation and building design, and be carefully located to ensure visibility from adjacent streets.	 E.g. Base elevation incorporating glazed windows  E.g. upper floors incorporating windows  E.g. Return Frontage with opaque glazing continuing the fenestration from Principal Frontage All buildings must articulate their Principal Frontage and clearly address the street. This can be delivered by at least one of the following options: A) a strong vertical expressions in the facade, using **expressed structure of the main grid** with a vertical emphasis, B) a complementary rhythm of **fenestration**, C) identifiably different **elevational treatments**, D) variation in **colour, texture, scale or types of materials**. Primary material for the **Base** elevation to **incorporate glazed windows** in the Principal Frontage (ratio of windows to other materials will vary according to use). **Upper** floor elevations on Principal Frontage must be of **complementary but visually different materials** from Base. Buildings along Buckingham Avenue with a **Principal Frontage on Buckingham Avenue and Return Frontage on another primary street or secondary street** (as defined in SPZ Plan 2- key junction corners) must continue the **elevation treatment on the Return Frontage for a minimum of 30m** where the Return Frontage is in excess of 30m in length, or the entire return if less than 30m in length. The return elevation should incorporate details that provide or suggest fenestration (e.g. recessed window details with glazing or other material which is opaque, translucent or reflective). Consideration must be given to incorporating **artwork in the principal elevation of these same frontages** (as defined in SPZ Plan 2- key junction corners). Where artwork is used it must be designed to integrate effectively within the overall elevation and building design, and be carefully located to ensure visibility from adjacent streets.	Same criteria applies	Not applicable

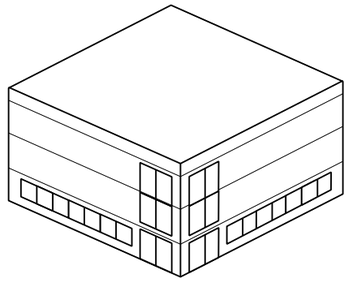
Street Type:	Bath Road	Primary	Secondary	Tertiary
6.4 Architectural Lighting *Applies to Principal Frontage of all new development*	 E.g. precedent image for illustration purposes only Buildings along Bath Road **must sensitively integrate simple and discrete architectural lighting within the elevation design on the Principal Frontage** in such a way as to reveal some of the detail, materiality and rhythm and provide visual interest during hours of darkness. **Lighting colour temperature must be suitable to provide warm white lighting**. Typically this will be 3000K, however some variance may be required according to the colour of elevation materials being illuminated. The **majority of the elevation lighting must be white light**, however **buildings with elevations addressing gateways** (the corner of Leigh Road and the corner of Dover Road, as defined in SPZ Plan 2) **should incorporate accent lighting in another colour(s) on these elevations**. All architectural lighting must be designed to **avoid light pollution via overspill** into landscape or the night sky. All architectural lighting must be **controlled via an automated lighting control system** (e.g. to automatically switch on at dusk and switch off at an agreed curfew time).	 E.g. precedent image for illustration purposes only. Buildings along Buckingham Avenue with a Principal Frontage on Buckingham Avenue and Return Frontage on another primary street or secondary street (key junction corners, as defined in SPZ Plan 2) **must sensitively integrate simple and discrete architectural lighting within the elevation design on these frontages** in such a way as to reveal some of the detail, materiality and rhythm and provide visual interest during hours of darkness. **Lighting colour temperature must be suitable to provide warm white lighting**. Typically this will be 3000K, however some variance may be required according to the colour of elevation materials being illuminated. All architectural lighting must be designed to **avoid light pollution via overspill** into landscape or the night sky. All architectural lighting must be c**ontrolled via an automated lighting control system** (e.g. to automatically switch on at dusk and switch off at an agreed curfew time).	Not applicable	Not applicable

7.0 Entrances, Doors & Windows

Street Type:	Bath Road	Primary	Secondary	Tertiary

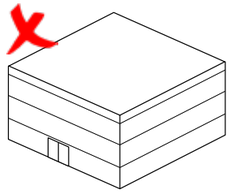
7.1 Entrances

Applies to Principal Frontage of all new development

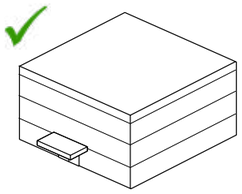


E.g. entrance on corner, increased glazing, contrast in elevation expression

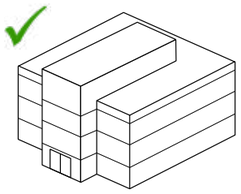
Building entrances must be **located within the Principal Frontage, and must be visibly expressed** via at least one of the following options:
A) **locating at building corner and using increased glazing** to make visually distinct within elevation expression,
B) where the **office uses are part of the building use, the entrance can also be defined as a separate Mass** within the overall Building Form (see section 5.1 Form).



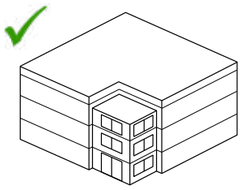
E.g. poorly defined entrance with no elevation treatment



E.g. entrance expressed using projecting canopy



E.g. entrance expressed via deliberate change in Building Form



E.g. office treated as separate Massing defines the entrance

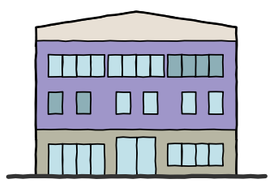
Building entrances must be **located within the Principal Frontage and be clearly visible through defined and legible design within the building elevation**. The entrance must be expressed via at least one of the following options:
A) a deliberate and defined change in the **Building Form** in accordance to criteria 5.1,
B) change in **elevation treatment**,
C) **projecting canopy of up to 3m wide and up to 3m deep** (e.g. entrance structure or canopy stepping forward from the Setback Line, therefore reducing the setback from the back of the footpath accordingly in this area only. NB this must be the only location in the Principal Frontage which deviates from the defined minimum setback from the back of the footpath),
D) where the **office uses are part of the building use, the entrance can also be defined as a separate Mass** within the overall Building Form (see section 5.1 Form).

Building entrances must be **located within the Principal Frontage and be clearly visible through defined and legible design within the building elevation**. The entrance must be expressed via at least one of the following options:
A) a deliberate and defined change in the **Building Form**,
B) change in **elevation treatment,**
C) **projecting canopy of up to 3m wide and up to 3m deep** (e.g. entrance structure or canopy stepping forward from the Setback Line, therefore reducing the setback from the back of the footpath in this area only provided this does not compromise the Landscape Strip requirements).

Same criteria applies

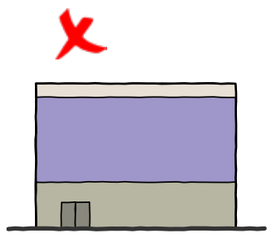
7.2 Windows & Doors

Applies to Principal Frontage of all new development

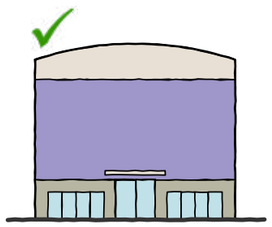


E.g. glazing requirements located on Building Frontage with transparent, translucent or opaque glazing

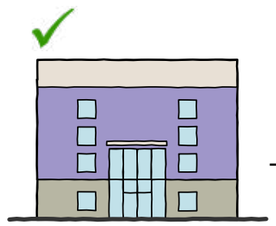
Offices, corridors and other uses which require glazing must be located along the Principal Frontage of the building to help activate the frontage. Glazing must be transparent and can be set within a curtain walling system.



E.g. lack of activation at front of building



E.g. uses which require glazing located at front of building



E.g. fenestration on Principal Frontage

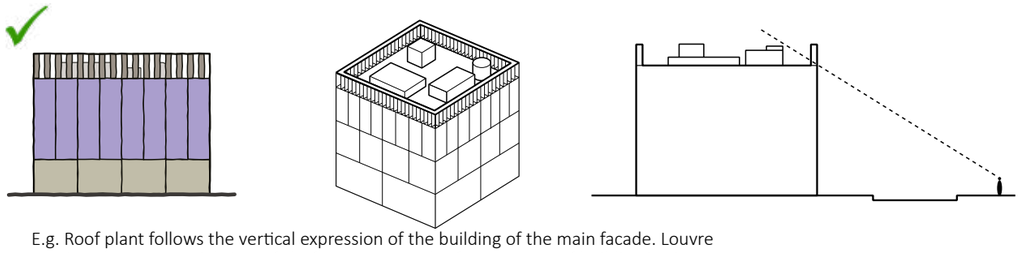
The majority of offices, corridors and other uses which require glazing must be located at the front of the building to help activate the Principal Frontage, if operationally efficient, and if not must use glazing or elevation design elements to suggest fenestration (e.g. window details with glazing or other material which is opaque, translucent or reflective or similar). ***(Note that the Principal Frontage must address and be clearly visible from the primary street, but may not necessarily be parallel, depending on site specifics)***

Same criteria applies

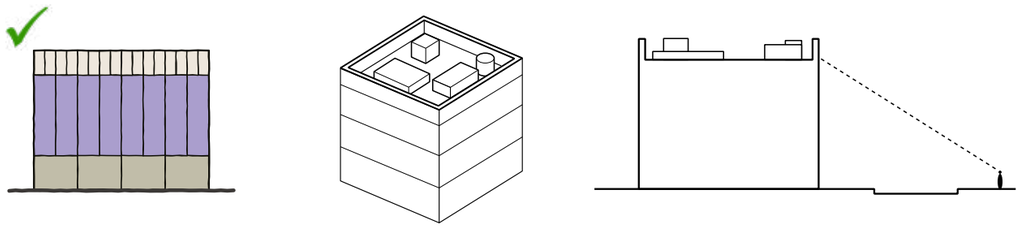
8.0 Rooftop Plant, Plant Gantries, Substations & Multi Storey Car Parks (MSCPs)

Street Type:	Bath Road	Primary	Secondary	Tertiary

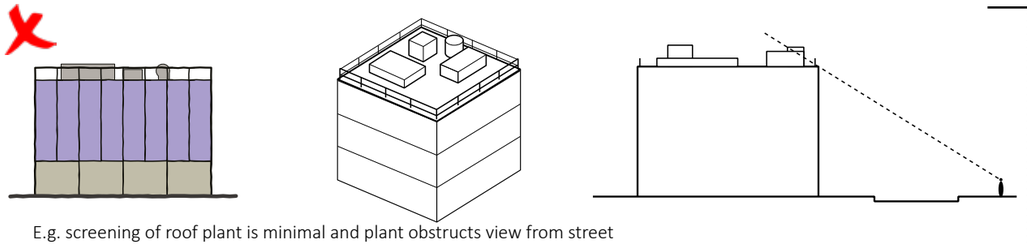
8.1 Roof Plant, Flues & Equipment



E.g. Roof plant follows the vertical expression of the building of the main facade. Louvre spacing allows potential view of sky from street and softens texture of building in views. Colour must be in accordance with section 6.2 Colour Palette.



E.g. screening of roof plant is total thus restricting ventilation and potential of views through facade to sky from the street



E.g. screening of roof plant is minimal and plant obstructs view from street

Rooftop elements such as safety balustrades, maintenance gantries, lift overruns etc. **must be integrated into the overall Building Form**. All **rooftop plant & equipment must be screened**. Any Mass Projections rising more than 1 metre above the parapet line must be set back by at least 2 metres.

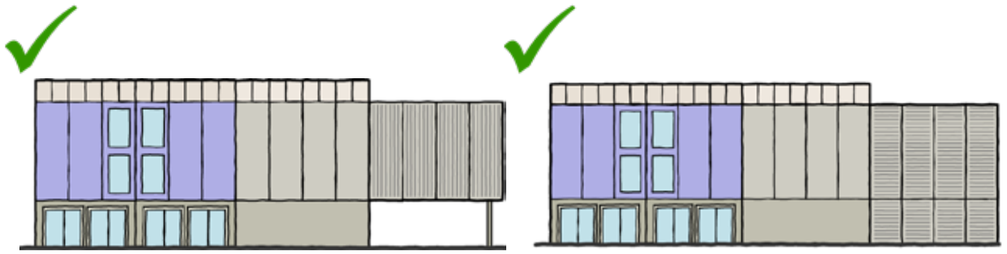
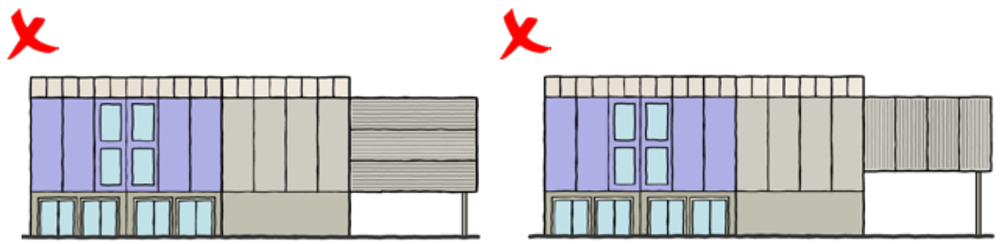
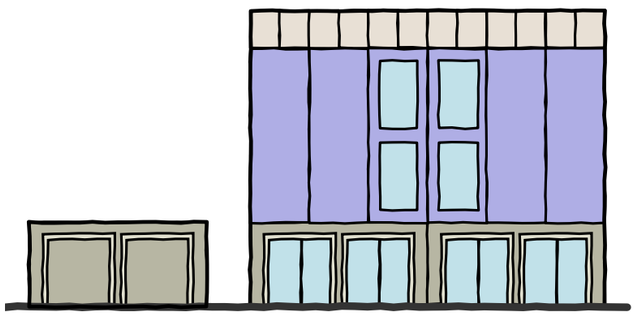
Flues must be integral to design as far as possible (i.e. set within building envelope, rooftop plant enclosure or a specific flue envelope).

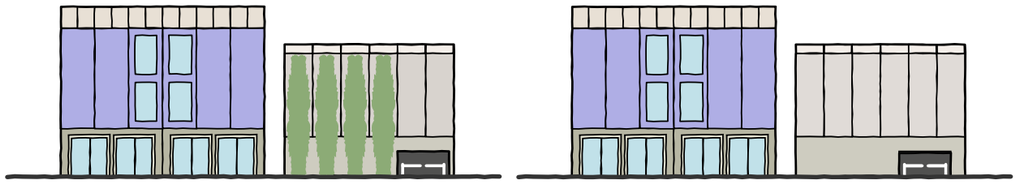
Where **flues** protrude beyond building envelope/plant enclosure, this must be no more than 3 metres.

Where **flues** protrude, their cladding would be subject to the wider colour restrictions, eg. the same colour as the Crown or paler than the Crown.

On key movement corridors (Primary Streets and Bath Road) **flues** to be set to the rear of blocks and not included on the street frontage.

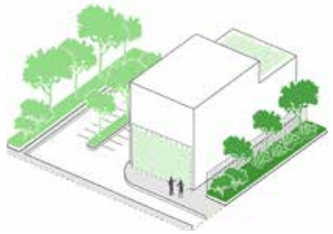
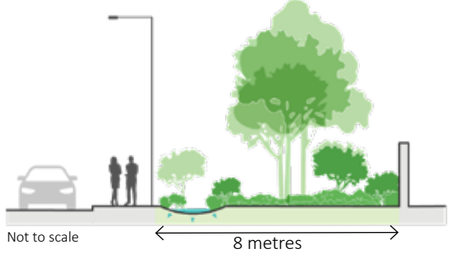
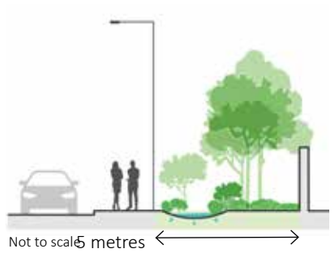
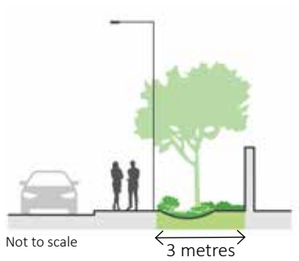
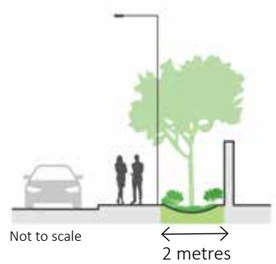
Same criteria applies

Street Type:	Bath Road	Primary	Secondary	Tertiary
8.2 Plant Gantries *Applies to Principal Frontage of all new development*	Plant gantries must not be located on Bath Road principal frontages	 E.g. plant gantries following expression of main building yet with complementary but subservient colour, using simple mesh which follows expression of main building  E.g. Plant Gantry screening design does not follow structural expression of main building. E.g. Plant Gantry screening height and positioning does not follow structural expression of main building. **Plant gantries located on the Principal Frontage must follow the vertical expression of main building**, following floor levels and using **complementary but subservient materials and colours** (e.g. louvres or perforated metal screens in complementary colour). **Gantry screens must be louvres or simple mesh** with regular structural grids.	All **plant and gantry screening treatments must be simple mesh** with regular structural grid.	Same criteria applies
8.3 Substations *Applies to Principal Frontage of all new development*	Substations must not be located on Bath Road principal frontages	 E.g. substations following expression of main building. **Substations located on the Principal Frontage must be designed to use complementary but subservient materials and colours** (e.g. louvres or perforated metal screens in complementary colour) with respect to the main building's elevation / façade design treatment and integrate with the overall design language of the development.	All **substations must be of masonry construction**, with detail within brickwork/facade to provide visual interest.	Same criteria applies

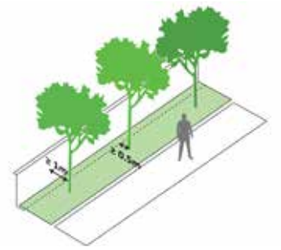
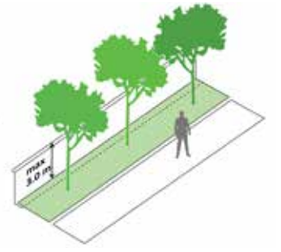
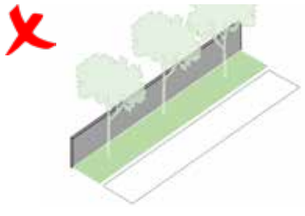
Street Type:	Bath Road	Primary	Secondary	Tertiary
8.4 Multi-Storey Car Parks (MSCPs)	 Where a multi-storey car park is proposed as part of the development, it must meet both of these requirements: 1) be **located to the rear of the plot** (e.g. behind the main building), 2) be **a separate structure that is designed to visually complement the main building(s)** that it is intended to serve and use **elevation treatments that screen or reduce the structure's visual dominance** (e.g. a complete cladding system with materials in recessive colours, and/or vertical greening to soften the appearance). Where a decked car park is provided, it must be constructed so that the **structure is no taller that 80% of the maximum height of the main building(s)** that it is intended to serve.	Where a multi-storey car park is proposed as part of the development, it must meet either of these requirements: 1) be **located to the rear of the plot** (e.g. behind the main building), 2) be a s**eparate structure that is designed to visually complement the main building(s)** and use **elevation treatments that screen or reduce the structure's visual dominance** (e.g. a complete cladding system with materials in recessive colours, and/or vertical greening to soften the appearance). Where a decked car park is provided, it must be constructed so that the **structure is no taller that 80% of the maximum height than the main building(s)** that it is intended to serve.	Same criteria applies	

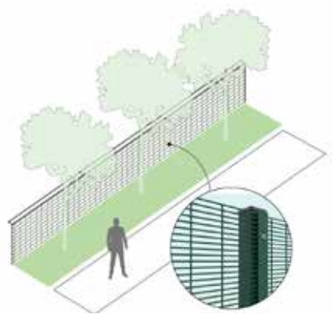
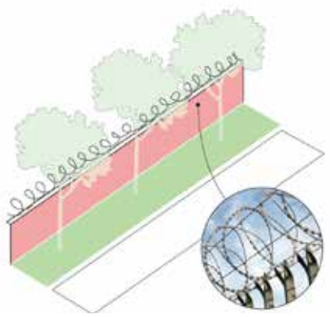
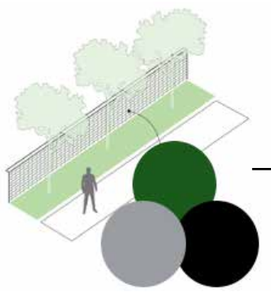
PART B: LANDSCAPE

9.0 Soft Landscape

Street Type:	Bath Road	Primary	Secondary	Tertiary
9.1 On-Plot Greening	 All development must allocate a minimum of **6% of plot area** for provision of landscape treatment. This must be achieved through an appropriate mix of **in-ground greening components**, which must include the **Landscape Strip**. Components can include: areas planted with trees, shrub and/or ground covers; areas of semi-natural vegetation; amenity grass; rain gardens or other vegetated SuDS (see Appendix B2). To be included within the 6% plot area calculation,landscape component must have **minimum dimensions** of 2m x 2m.		Same criteria applies	
9.2 Landscape Strips	 All development must include a landscape strip (as referred to at 4.1), of **minimum 8 metres depth** alongside the Bath Road boundary of the plot, in front of the perimeter fence line and at back of the footway / highway boundary.	 All development must include a landscape strip (as referred to at 4.1), of **minimum 5 metres depth**, alongside the Primary Street boundary of the plot, in front of the perimeter fence line and at back of the footway / highway boundary	 All development must include a landscape strip (as referred to at 4.1), of **minimum 3 metres depth**, alongside the Secondary Street boundary of the plot, in front of the perimeter fence line and at back of the footway / highway boundary. Lighting should be incorporated within the landscape on Weston Road and Fairlie Road (e.g. using illuminated bollards or uplighting) to provide subtle illumination during the evening, without causing undue light pollution.	 All development must include a landscape strip (as referred to at 4.1), of **minimum 2 metres depth**, alongside the Tertiary Street boundary of the plot, in front of the perimeter fence line and at back of the footway / highway boundary. Where the tertiary Landscape Strip is 2m in depth, additional landscape must be incorporated within the adjacent on-plot parking area.
9.3 Soft Landscape Species	**Refer to Appendix B1**	**Refer to Appendix B1**	**Refer to Appendix B1**	**Refer to Appendix B1**

10.0 Boundary Treatment

Street Type:	Bath Road	Primary	Secondary	Tertiary
10.1 Boundary Treatment	 All new boundary treatments over 0.5m in height (e.g. security fence) must be **located at least the minimum depth of the Landscape Strip** from the back of footway	Same criteria applies		
	 Trees and other planting in a Landscape Strip alongside any new Boundary Treatment must be **positioned at least 1.0m from the Boundary** Treatment line / designed with a **clearance zone of 0.5m around Boundary Treatment foundations.** All tree planting is dependent on there being no constraints resulting from below ground services.	Same criteria applies		
	 Any new Boundary Treatments must not exceed a **maximum 3.0m height for fences**, and **maximum 2.0m height for walls.**	Same criteria applies		
	 **Solid walls must not be used** for new boundary treatments on the frontage of the plot adjoining this street type.	Same criteria applies		Not applicable

Street Type:	Bath Road	Primary	Secondary	Tertiary
10.1 Boundary Treatment cont'd	  Where security fencing is specifically required for any new boundary treatments, it must achieve a **minimum mesh aperture size** of 76 x 12mm (i.e. SR2 panel mesh size) and must not use razor or barbed wire.	Same criteria applies		
	 Any new fencing or railings must be **finished in a neutral colour**, either black (e.g. RAL 9005), grey (e.g. RAL 7012), or dark green (e.g. RAL 6005).	Same criteria applies		
10.2 Gates	 Any new entrance gates must be **clearly defined within the plot boundary**. Entrance gates on Bath Road frontage **must not include"air-lock"** type security systems.  Any new entrance gates must be designed to **co-ordinate with the plot Boundary Treatment** used, using matching materials and colours.	Same criteria applies  Any new 'air-lock' type security systems must be designed to **co-ordinate with the plot Boundary Treatment** used, using matching materials and colours.	Same criteria applies	

11.0 Water Management

Street Type:	Bath Road	Primary	Secondary	Tertiary
11.1 Water Management	Refer to Appendix B2	Refer to Appendix B2	Refer to Appendix B2	Refer to Appendix B2

APPENDICES

B1 - Landscape Soft Species

B2 - Water Management

Appendix B1 - Landscape Soft Species

This species list is provided as a guide for the provision of new soft landscaping. Substitution of the suggested species to suit specific site conditions is acceptable where the alternatives are native and or naturalised species. Substitution is also acceptable where through the lifetime of the SPZ the suggested species become prone to disease or unviable due to the impacts of climate change. Again where substitution is proposed the preference is for alternatives which are native and/or naturalised to the UK.

Bath Road

Botanical Name	Common Name	Notes/Comments
Trees		
Acacia dealbata	Silver Wattle	25-50 Semi mature; clear stem 175-200cm; 5 breaks
Acer negundo	Box Elder	16-18 Advanced Heavy Standard; clear stem minimum 200cm
Betula jacquemintii	Birch	14-16 Extra Heavy Standard, Rootball, Multi Stem
Catalpa bignonioides	Indian bean tree	25-50 Semi mature; clear stem 175-200cm; 5 breaks
Pinus corsicana	Black/Corsian Pine	N/A Leader with laterals; feathered to base
Corylus avellana	Hazel	14-16 Multi stem with raised stems
Ginkgo biloba (Male clone)	Maidenhair	20-25 Semi mature, Rootball, 1.75-2m Clear Stem
Prunus avium 'Plena'	Double Gean	16-18 Advanced heavy standard, Rootball, 1.75-2m Clear Stem
Quercus Robur	English Oak	25-50 Semi mature, rootball,
Quercus robur Fastigiata	Fastigiate Oak	16-18 Extra heavy standard, rootball, feathered
Tilia cordata 'Rancho'	Lime Tree	20-25 Extra heavy standard, Rootball, 1.75-2m Clear Stem
Zelkova serrata	Japanese Elm	25-30 Semi mature;; clear stem minimum 200cm
Hedging		
Corylus avellana	Hazel	20% 5L
Crataegues monogyna	Hawthorn	30% 5L
Eunonymus europaeus	Spindle	5% 5L
Ilex aquifolium	Holly	10% 5L
Ligustrum ovalifolium	Privet	20% 5L
Prunus spinosa	Blackthorn	10% 5L
Rosa canina	Dog Rose	5% 5L
Notes		

Use of native species (introduced shrub habitat) where possible to stabilise and improve wildlife habitats.
Planting a vibrant understorey under retained and proposed trees - mix of native and ornamental planting to provide seasonal interest.
Shrub planting to not exceed 1000mm in height.
Tree canopies to be no lower than 2000mm from the ground.

Secondary Street

Botanical Name	Common Name	Notes/Comments	Suitable Bioretention
Trees			
Betula pendula	Silver Birch	25-30 Semi mature, rootball,	*
Acer campestre 'William Caldwell'	Field Maple	25-30 Semi mature, rootball,	
Sorbus aria	Whitebeam	25-30 Semi mature, rootball,	
Carpinus betulua 'fastigiata'	Hornbeam	25-30 Semi mature, rootball,	
Crataegus laevigata	Midland Hawthorn	25-30 Semi mature, rootball,	*
Platanus acerifolia	London plane	25-30 Semi mature, rootball,	
Hedging			
Corylus avellana	Hazel	20% 5L	
Crataegues monogyna	Hawthorn	30% 5L	
Eunonymus europaeus	Spindle	5% 5L	
Ilex aquifolium	Holly	10% 5L	
Ligustrum ovalifolium	Privet	20% 5L	
Prunus spinosa	Blackthorn	10% 5L	
Rosa canina	Dog Rose	5% 5L	

Primary Street

Botanical Name	Common Name	Notes/Comments	Suitable Bioretention
Trees			
Acer rubrum	Swamp Maple	25-30 Semi mature, rootball,	*
Populus tremula	Europena Aspen	25-30 Semi mature, rootball,	*
Liquidambar styraciflua	Sweet Gum	25-30 Semi mature, rootball,	*
Carpinus betulus	Hornbeam	25-30 Semi mature, rootball,	
Castanea sativa	Sweet chestnut	25-30 Semi mature, rootball,	
Platanus acerifolia	London plane	25-30 Semi mature, rootball,	
Quercus Robur	English Oak	25-30 Semi mature, rootball, feathered	
Hedging			
Corylus avellana	Hazel	20% 5L	
Crataegues monogyna	Hawthorn	30% 5L	
Eunonymus europaeus	Spindle	5% 5L	
Ilex aquifolium	Holly	10% 5L	
Ligustrum ovalifolium	Privet	20% 5L	
Prunus spinosa	Blackthorn	10% 5L	
Rosa canina	Dog Rose	5% 5L	

Tertiary Street

Botanical Name	Common Name	Notes/Comments	Suitable Bioretention
Trees			
Acer campestre 'William Caldwell'	Field Maple	25-30 Semi mature, rootball,	
Betula lenta	Cherry Birch	25-30 Semi mature, rootball,	*
Prunus padus	Bird Cherry	25-30 Semi mature, rootball,	*
Crataegus monogyna	Hawthorn	25-30 Semi mature, rootball,	*
Carpinus betulua 'fastigiata'	Hornbeam	25-30 Semi mature, rootball,	
Prunus avium 'Plena'	Double Gean	25-30 Semi mature, rootball,	
Hedging			
Corylus avellana	Hazel	20% 5L	
Crataegues monogyna	Hawthorn	30% 5L	
Eunonymus europaeus	Spindle	5% 5L	
Ilex aquifolium	Holly	10% 5L	
Ligustrum ovalifolium	Privet	20% 5L	
Prunus spinosa	Blackthorn	10% 5L	
Rosa canina	Dog Rose	5% 5L	

Appendix B2 - Water Management

SPZ Applications will comply with following drainage design criteria:

- Use infiltration drainage whenever practicable.
- Reduced Volumetric Run-off by providing a minimum plot permeability of 15%.
- Limit the rate of run-off to as close as practicable to the 1 in 100 year greenfield level.
- Include a 25% increase in rainfall intensity for the effects of climate change.
- Provide SuDS attenuation techniques to prevent surface flooding in the 100yr storm event.

SuDS Drainage Selection Matrix (right):

- To develop the surface water drainage strategy for a site the ground conditions must first be established to determine which SuDS drainage techniques are suitable.
- When a set of appropriate drainage techniques are established the Designer should first determine how best to provide the 15% plot permeability, while also taking into account the other requirements of the Design Code.
- The drainage strategy should then be developed to achieve the required reduced discharge rate and associated attenuation, using SuDS selected in accordance with the priority order.
- It is expected that in most instances the last priority SuDS techniques will be required to deliver some of the attenuation requirements, but this should not be at the expense of implementing first and intermediate priority SuDS.

SuDS Drainage Selection Matrix

	Site Conditions					
SuDS Techniques	High Permeability	Low Permeability	Water Table 2m BGL	Water Table 3m BGL	Potential Contamination	SuDS Priority
Green Roof / Canopy	✓	✓	✓	✓	✓	
Swale	✓	✓	✓	✓	✗	
Landscape Bio-Retention Zone	✓	✗	✓	✓	✗	
Tree Pit Drainage	✓	✗	✓	✓	✗	
Directly Infiltrating Surface	✓	✓	✓	✓	✓	
Permeable Pavement	✓	✗	✓	✓	✗	
Lined Permeable Pavement	✗	✓	✓	✓	✓	
Lined Cellular Attenuation	✗	✓	✓	✓	✓	
Cellular Attenuation	✓	✗	✗	✓	✗	

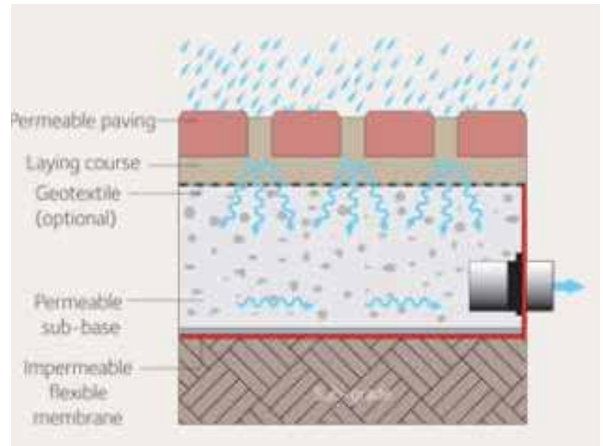
Priority of SuDS

- First
- Intermediate
- Last

E.g. illustration of tree pit drainage

E.g. precedent image of bioretention zone

E.g. precedent image of swale



E.g. illustration of lined permeable paving