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PLACES WITH PURPOSE

Project

Butterfield Business Park
Luton LU2 8DL



Butterfield
Business Park | Luton

Subject

Design Code

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1.0 Introduction

This Design Code aims to provide a design rationale for the general layout, appearance and design principles of the development to ensure that a satisfactory standard of built form is achieved and consistency and quality is maintained throughout the duration of the development's phased construction.

The Code has been produced to allow flexibility in development at Butterfield Business Park, Luton. The Code outlines the minimum standards to be achieved and should be seen as the starting point for development. With the exception of the mandatory standards the Code, in general, does not intend to fix the design, and rather provides the parameters within which the development should be delivered. Throughout the Code, for ease and convenience, all the design parameters which are mandatory are highlighted in an orange box below:

Mandatory Code (M1)
Design parameters which are mandatory to be highlighted in this box.

Detailed applications for Reserved Matters will be submitted to Luton Borough Council for approval prior to any development on site. These applications will provide detailed information relating to proposed layout, form, materials and appearance in line with the principles established in this Design Code.

A range of indicative images are used within this document and are intended to serve as a visual guide to the form of development, use of materials, finishes and furniture, creation of spaces, and areas of landscaping that are likely to be appropriate within the local context. These images are for illustrative purposes only and are not intended to offer a definitive design solution.

Variations from the design guide should be considered with justification and supporting evidence of why aspects of the Design Code cannot be achieved

Indicative Masterplan

The Indicative Masterplan, shown opposite, provides an illustration of possible routes and spaces that shall provide structure to the new extension of the Business Park. A strategically located primary infrastructure corridor shall allow a plot-by-plot development of the site.

The Indicative Masterplan is intended as a guide only. The layout shall be flexible and responsive to existing and future commercial requirements. The release of plots and associated infrastructure requirements shall be in response to commercial need.



2.0 Design Principals

2.1 Primary & Secondary Road Design Criteria

The Estate Road provides strategic vehicle, cycle, and pedestrian movement through the Business Park as detailed in the Full Application. As plots come forward secondary access roads will be provided where necessary.

Primary and Secondary Roads

- New carriageways should be a minimum of 7.3m wide and is to be designed and constructed to adoptable standards.
- Provision of 3m shared footway/cycleway is to be located on one side of the road extension.
- A 2m wide footway may be provided on the opposite side of the road where required.
- A landscaped strip of a minimum width of 2m is to be provided between buildings or hard standing contained within development plots at either the back edge of the footpath/cycle path or road edge.
- Open channel SUDS drainage features may be located within these landscaped areas. SUDS are to be designed to meet technical performance requirements.

Lighting

- Roadway lighting is to be incorporated on either sides of the road either at the back edge of the footpath/shared cycle path.
- Road lighting design should be consistent with the existing.
- Lighting design to be to adoptable standards and to be agreed with Luton Borough Council.

Signage

- Signage shall accord with Traffic Signs Regulations and General Directions 1981 (or any revisions thereto).
- To avoid street clutter, traffic signage should be kept to a minimum and only show essential information. Minimum standards should be discussed with the Highway Authority.
- The location of signage must not impede highways visibility splays.

Materials

- Materials for road construction shall be compliant with the appropriate British Standard or other relevant specification.
- Standard profile concrete kerbs to adoptable standards shall be used adjacent to footpaths/cycleways and within car parking areas.
- High profile concrete kerbs shall be used within areas susceptible to HGV damage.
- Road marking shall be demarcated in white or yellow thermoplastic paint.
- Footpath/Cycle paths are to be in a bituminous materials.

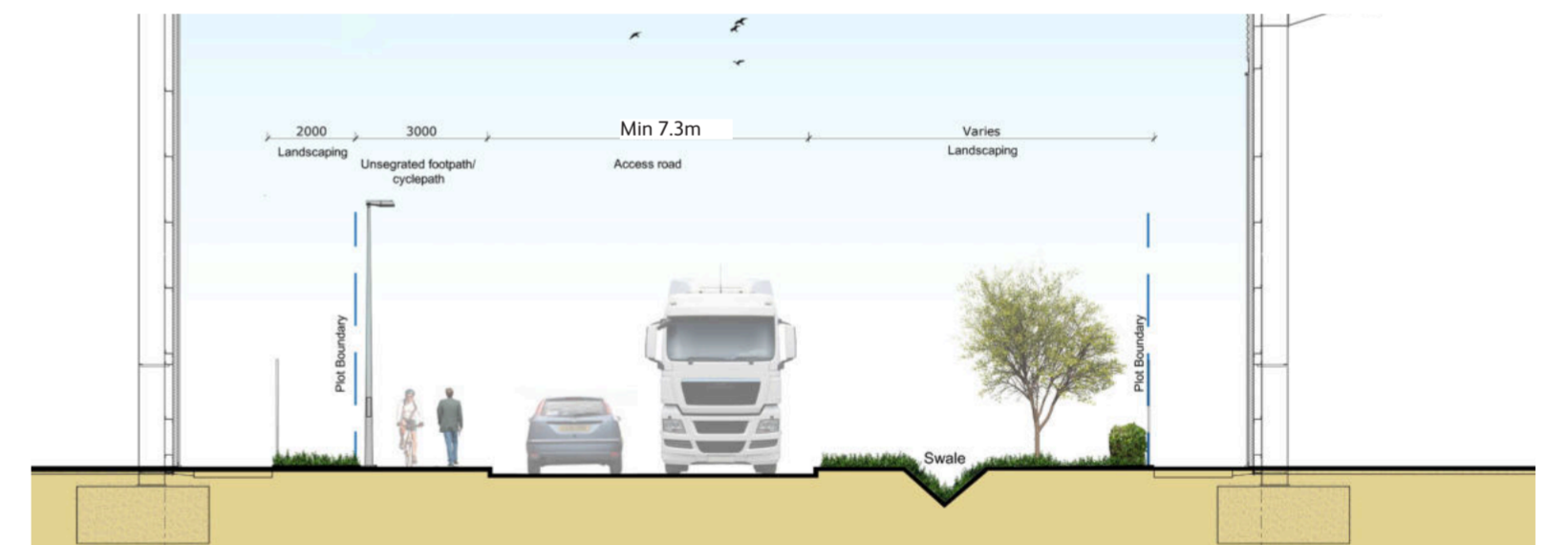
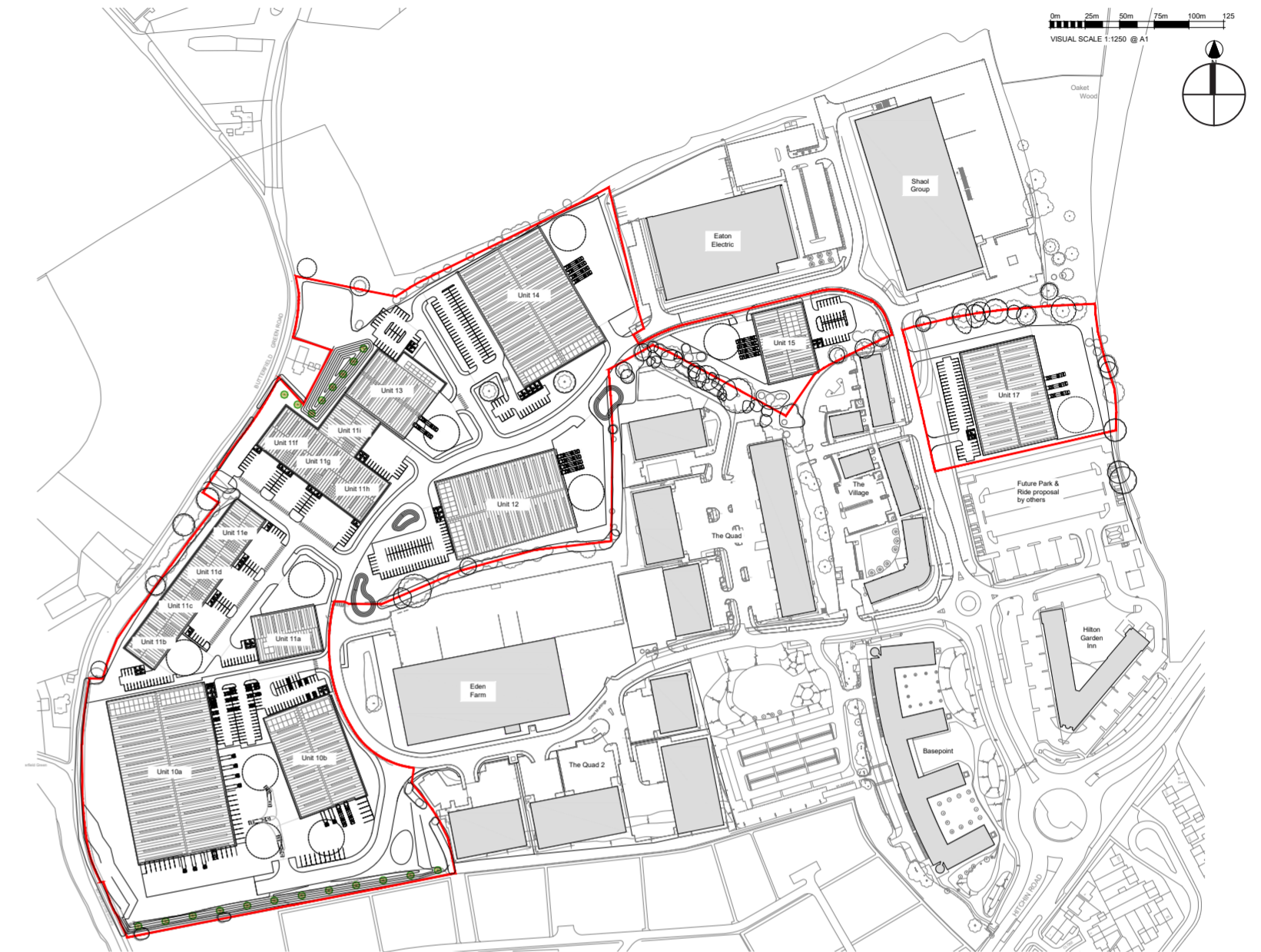
Crossings

- Unless it is stipulated by the Highways Authorities that a particular crossing is a 'controlled crossing' all crossings on the site shall be designed in accordance with industry standard guidance as 'uncontrolled crossings'.

- Minimum width 3.0m

Landscaping

- To be read in conjunction with the Landscape Architects proposals within this document and the Design & Access Statement.
- Planting within landscape margin not to exceed 600mm within junction visibility splays.
- Planting to be of ornamental and semi native shrub and herbaceous type.
- Any trees along the street edge are to be provided within the development plot demise to avoid clashes with services. Their type and location should also be agreeable with Luton Borough Council as part of a Reserved Matters Application.



Section through Estate Road



Minimum 4m set back from main access road.

Mandatory Code (M1)

- New carriageways should be a minimum of 7.3m wide and is to be designed and constructed to adoptable standards.
- Buildings should be set back a minimum of 4m from the footpath/cycle path or road edge.
- Buildings are to be buffered by a landscaped strip of a minimum width of 2m.

2.2 Site Edges

A 'green' landscaped buffer is to be provided along the western and southern edge of the Site which provides suitable separation of the development plots and the site boundary in these sensitive locations.

Building close to boundaries

- Building plots located on the north-western edge, in the vicinity of the Whithill Cottages should contain units of a smaller scale in order to respond to the residential context.
- The remainder of the site shall be released for larger scale buildings.

Landscaping

- Boundary landscaping to comprise of native or semi-native species with wildlife benefit.
- New landscaping should integrate well with existing green infrastructure.
- Landscaped bunding is to be provided between Whitehill Cottages and the development plots adjacent.
- Landscaped bunding is also provided along the southern boundary.
- Any trees within the buffer zone should provide good levels of screening.

Lighting

- External lighting should be limited within the Buffer Zone and should be focused inward to the Business Park where possible.

Mandatory Code (M2)

- Building is restricted within the Landscape Buffer Zones.
- Landscaped bunding is to be provided between Whitehill Cottages and the development plots adjacent.
- Landscaped bunding is also provided along the southern boundary.



2.3 Plot Strategy

The development will include units to serve a range of businesses types so to ensure that the full spectrum of business opportunities and employment potential is addressed.

Plot Strategy

- The site shall be developed on a plot-by-plot basis to suit market demand and operational requirements.

Building Heights

- Buildings along the western edge should contain units of reduced height with these being sympathetic to the immediate residential context (Whitehill Cottages)
- The remainder of the site shall be released for larger buildings/plots to achieve greater intensification of the site overall.
- Development should not exceed the maximum heights as indicated in the Building Heights Parameter Plan (10689-JSA-XX-00-DR-A-01202_P1_BuildingHeights_ParameterPlan).
- Building height shall be measured from the warehouse finished floor slab to the roof apex/ridge.
- Height measurement excludes nominal vent and flue protrusions up 1m above roof covering.

Service Yards

- Building plots located on the western edge adjacent to Whitehill Cottages should be orientated so that operational service yards are not facing the gardens of these properties.
- Service yards should be sized to institutional standards to allow for sufficient space for larger vehicles to manoeuvre.

Car Parking

- For amount/layout refer to Car Parking Strategy.

Landscaping




- It is encouraged that Reserved Matters Applications make landscaping an integral part of the design proposals.
- Groundcover shrub planting should be provided underneath trees within parking areas, where space allows.
- Plot edges to comprise native or semi-native species with wildlife benefits.
- Plot frontages to comprise of ornamental and semi-native species with seasonal interest and wildlife benefits.
- Shrub planting within visibility splays to not exceed a height of 0.6m.

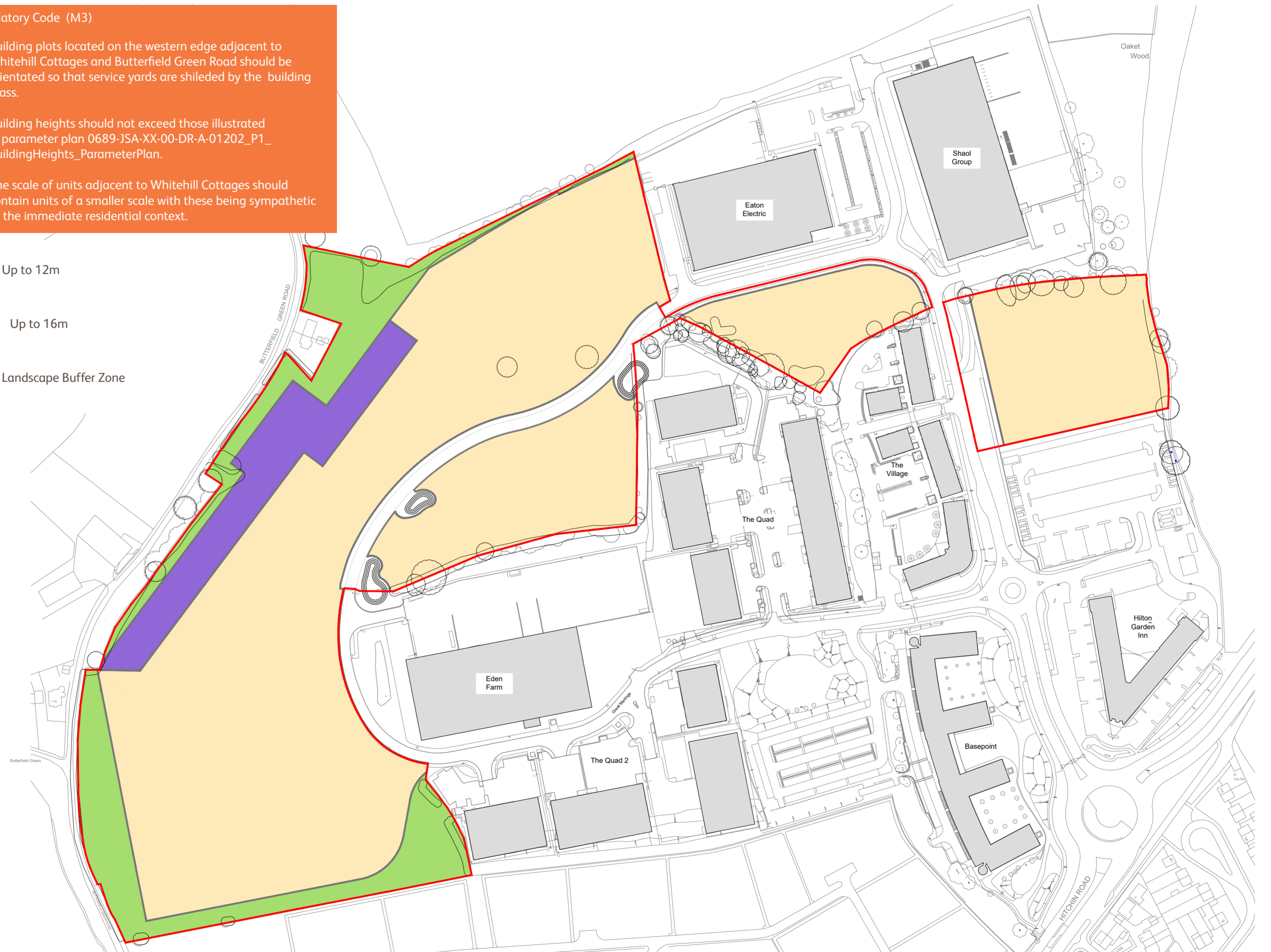
Lighting

Buildings and the on-plot environment should be appropriately lit whilst minimising light pollution in the surrounding residential context.

Mandatory Code (M3)

- Building plots located on the western edge adjacent to Whitehill Cottages and Butterfield Green Road should be orientated so that service yards are shielded by the building mass.
- Building heights should not exceed those illustrated in parameter plan 0689-JSA-XX-00-DR-A-01202_P1_BuildingHeights_ParameterPlan.
- The scale of units adjacent to Whitehill Cottages should contain units of a smaller scale with these being sympathetic to the immediate residential context.

-  Up to 12m
-  Up to 16m
-  Landscape Buffer Zone



2.4 Appearance and Materiality

Building design should help to aid legibility and ease of movement through the Business Park. Wherever possible, buildings should seek to incorporate expressive features and varied roof profiles to provide architectural interest.

Any standalone units should consider the design language for the entire site wherever possible. Bespoke plans for occupiers should be accommodated within the wider design parameters of the development; drastic changes in material pallet/colour scheme should be minimised.

Architectural design should encourage the creation of active frontages facing the road and public realm. Corners of buildings can potentially act as focal points and possible locations for signage, subject to individual occupiers' requirements. Visual interest should also be provided to non-active frontages that face the public realm.

Materials

Materials should be durable and appropriate to the use ensuring the long term value of the development. They should be capable of weathering well over the lifetime of the building and minimising maintenance (including demolition, removal and potential for re use).

Acceptable materials include (but not limited to):

- Profiled and flat metal composite cladding
- Brickwork/Brick Slips
- Stone/Re-constituted Stone
- Exposed Concrete
- Glass - Opaque/Clear
- Polycarbonate Translucent Panels
- Green Walls

Materials not accepted include (but not limited to):

- Render
- Timber Cladding requiring a high level of maintenance
- UPVC Cladding

Office Accommodation

- Office elevations shall be distinctive to assist legibility and may also include features such as entrance canopies, curtain wall glazing, brise soleil, and so forth.
- Glazing is to be provided to all office floors comprising of ribbon windows and/or full height curtain walling.

Warehouse/ Production Space Accommodation

- Visual interest to non active building frontages should be provided either through changes in materials, colour, or texture.
- The use of semi-translucent polycarbonate panels is encouraged.
- Vertical elements including exposed rainwater pipes and panel joints can be used to breakup horizontal expanses.

Materials

- Materials chosen should be suitably justified in future Reserved Matters Applications. They should achieve texture, colours, and qualities that reinforce the high quality design aspirations for the development.
- The choice of external materials should be sympathetic to the existing Park and maintain a uniform approach, ensuring that once the entire Park is fully developed, a cohesive architectural style and colour palette are evident.
- Proposals should promote the use of a simple and refined palette of materials. It is envisaged that facades be constructed from

mostly prefabricated composite insulated metal panels or sheets of profiled steel or aluminium. Consideration should also be given to other materials that provide architectural interest.

- A variety of materials shall be used in order to achieve articulation and texture in the overall composition of building facades.
- Materials will be selected that are green guide A-rated wherever possible, with the life cycle, local sourcing, and application considered.

Colour

- Colour should be used in a controlled manner which could be used to break up elevations while identifying key building features such as building entrances.
- Use of vivid colour should be avoided at the boundary of the site facing residential properties.
- Elevations to units fronting inwards of the site can be of brighter colours to highlight company identity

Roofs

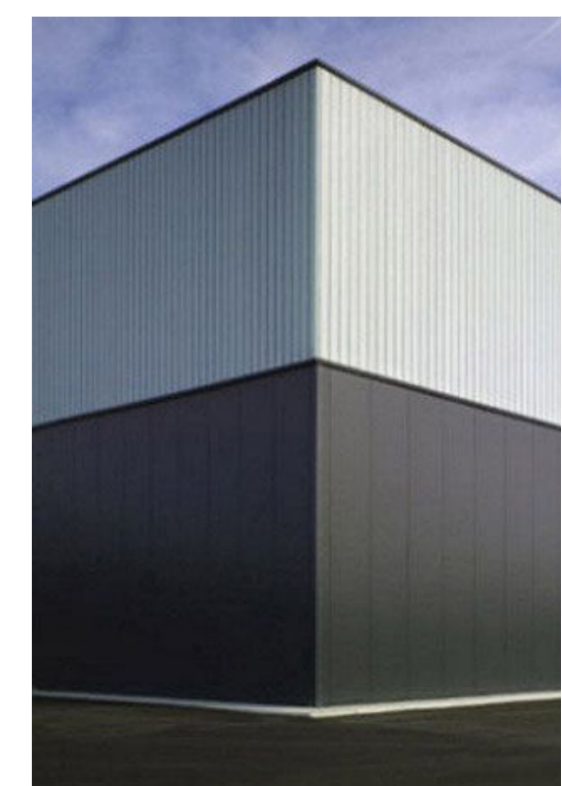
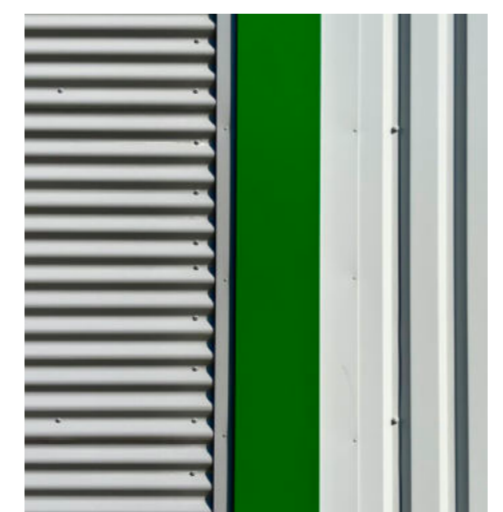
- Roof profiles for industrial units will be designed as either shallow pitched roof or curved roof profile. Roofscape may also be hidden behind a parapet edge.
- Roofs shall generally be specified with roof lights at 10% of the roof area where operational requirements permit, to provide natural light to the warehouse. Alternatively, equivalent natural light may be provided by the inclusion of some translucent wall panels.
- Use of Photovoltaics is encouraged and may be sited on roofs to meet the wider developments sustainability aspirations.

Curtilage to Buildings

- The material choice should complement materials used with the buildings to establish a coherent design.
- Hard standing at the building edge should be sized accordingly to allow maintenance of the building on all sides.
- Materials used should be fit for purpose according to anticipated use and loading requirements.
- There should be direct footways to building entrances from the main highway. Pedestrians should not have to walk across service yards.

Mandatory Code (M4)

- The overall development should benefit from a strong co-ordinated design response to give a consistency in building form and in colour and materials.
- Office elevations shall be distinctive to assist legibility and may also include features such as entrance canopies, curtain wall glazing, brise soleil, and so forth.
- Visual interest to non active building frontages should be provided either through changes of materials, colour or texture.
- Materials should achieve texture, colours, and qualities that reinforce the high quality design aspirations for the development.
- Colour should be used in a controlled manner which could be used to break up elevations while identifying key building features such as building entrances.



Examples of suitable building form and materials

2.5 Entrances and Building/Site Frontages

Buildings should be designed in a manner that ensures they offer a welcoming appearance to staff and visitors, while maintaining clear visibility and accessibility of building entrances.

Building Frontage

- Building frontages should be set back from the main access carriageway by a minimum of 4m. A Building setback – is defined as the distance between a building and the public highway. The public highway is an area of footway or carriageway.
- Buildings should be designed to position their principal elevations to address the street frontage.
- Ancillary offices shall be positioned on prominent elevations or corners of buildings fronting internal highway corridors.

Site Frontage

- Servicing areas should, where possible, be less visible in the streetscape.
- Plot boundaries facing toward the highways are to be demarcated with a vegetated buffer with a minimum depth of 2m.
- Limiting the use of fencing to only service yards is supported but it is accepted that certain developments will require more extensive fencing for security and health and safety purposes.
- Where buildings sit close to the footpath edge, the building structure should act as the principal security line where possible.
- Where security fencing is required this should be, wherever possible, incorporated within a hedge or shrub planting.
- Paladin, close wired fence panels are to be used for security fencing.
- Fencing colour is to be black in order to retain consistency throughout the development

Building Entrances

- Main entrances to buildings should be clearly expressed and identifiable from the public street network.
- Building entrances should assist wayfinding through expressive architectural features, potentially enhanced through the use of colour.

Mandatory Code (M5)

- Building frontages should be set back a minimum of 4m from the main access carriageway.
- Buildings should be designed to position their principle elevations to address the street frontage except where situated along the south
- Building entrances should assist way finding through expressive architectural features.



2.6 Plot Boundary Treatments

The choice of fence and boundary treatments within the individual plots plays a crucial role in defining the character of each space while contributing to the overall cohesiveness of the Business Park.

Design Principles:

- A consistent approach to fence and boundary treatments throughout the business park to create a unified and harmonious appearance.
- Transparency: Consider the use of open or transparent fence designs that allow for visual connections between plots and the surrounding landscape, fostering a sense of openness.
- Materials: Choose durable, low-maintenance materials that align with the park's contemporary aesthetic.
- Height and Scale: Ensure that fence heights and scales are appropriate to the function and context of each plot, avoiding overly imposing structures.
- Color Palette: Maintain a consistent color palette for fences and boundary treatments within the business park, aligning with the overall design theme.
- Boundary fencing should be supplemented with planting in front where possible.



Mandatory Code (M6)

- All items listed above.

2.7 Building Signage

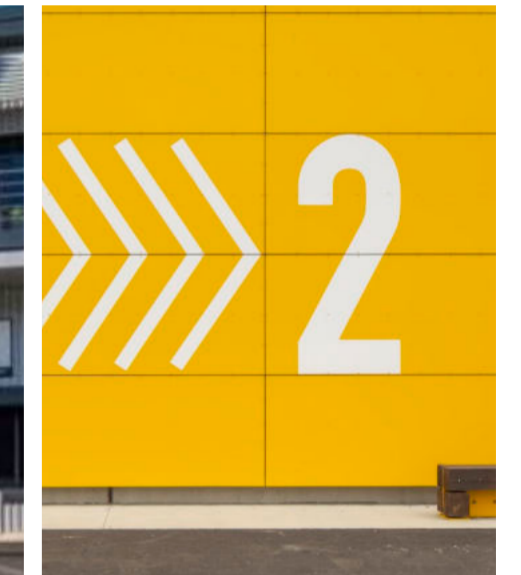
Building signage should be made an integral part of any design, with a coordinated approach across the Business Park.

General

- Signage Zones are to be identified on elevations as part of any Reserved Matters Application to provide a cohesive approach to location and signage size.
- Opportunity to accentuate building features to incorporate and or highlight signage locations.
- Signage, both fixed to the buildings and located within the site will to be agreed with the Developer with regard to scale, design and location.
- Signage will also be subject to a signage Planning Application.
- Illuminated signage shall incorporate measures that limit energy consumption and light pollution.

Mandatory Code (M7)

- Signage Zones are to be identified on elevations as part of any Reserved Matters Application to provide a cohesive approach to location and signage size..



2.8 Car Parking/ Electric Vehicle Charging Strategy

Consideration is to be given to the visual impact of parking areas both at ground level and from the air. Parking is to be clustered within the landscape to break up areas of hard standing and is to be supplemented by tree planted borders.

Amount

- Proposed car parking numbers should be appropriate to the building's intended operation and comply with the principles set out in the Transport Statement.

Parking Bay Sizes

- Parking bay sizes are to be in accordance with Local Authority standards.

Large Vehicle Parking

- The provision of articulated lorry parking and servicing will be determined by the type of business.
- Plot layouts must ensure that sufficient turning and parking space is allocated to facilitate off-road parking and maneuvering of lorries within service yards.

Parking Placement/ Layout

- Parking bays are to be positioned a minimum of 1.5m from the building frontage.
- Disabled parking bays are to be located close to the building entrance.
- 90 degree Parking arrangement is preferred with allowance for a 6m pull in/out zone.
- Car parking spaces are to be clearly marked with contrasting block paving or white lining used to demarcate bays.
- Parking spaces are to be kept free of other obstructions that might prevent the use of the area for parking.

Planting

- Planting should be incorporated to break up and soften the impact of parking areas. The diagrams on the opposite page illustrate acceptable planting strategies within parking areas.

Powered Two Wheel Vehicles

- Areas for parking Powered Two Wheel Vehicles should be provided in line with Local Authority Standards.

Security

- Car parking should be located where it benefits from good natural surveillance.
- Car parking should ideally not be enclosed by security fencing. Consideration should be given to preventing unauthorised vehicle access.

Electric Vehicle Charging Points

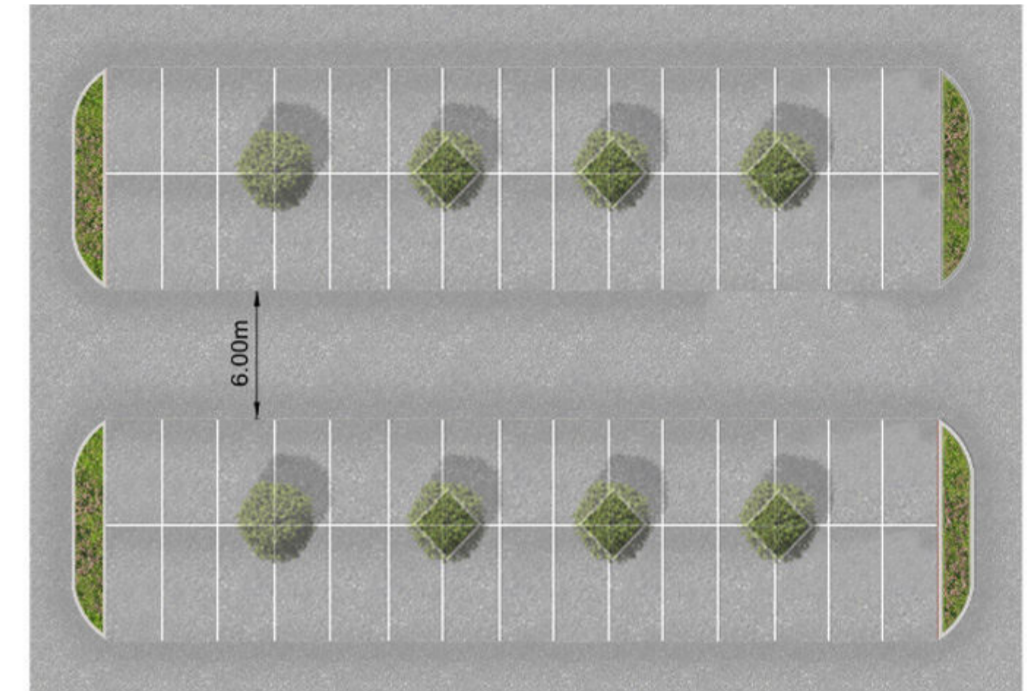
- Electric Vehicle Charging points should be provided in line with Local Authority requirements and statutory legislation including but not limited to Approved Document Part S 'Infrastructure for the charging of electric vehicles'.



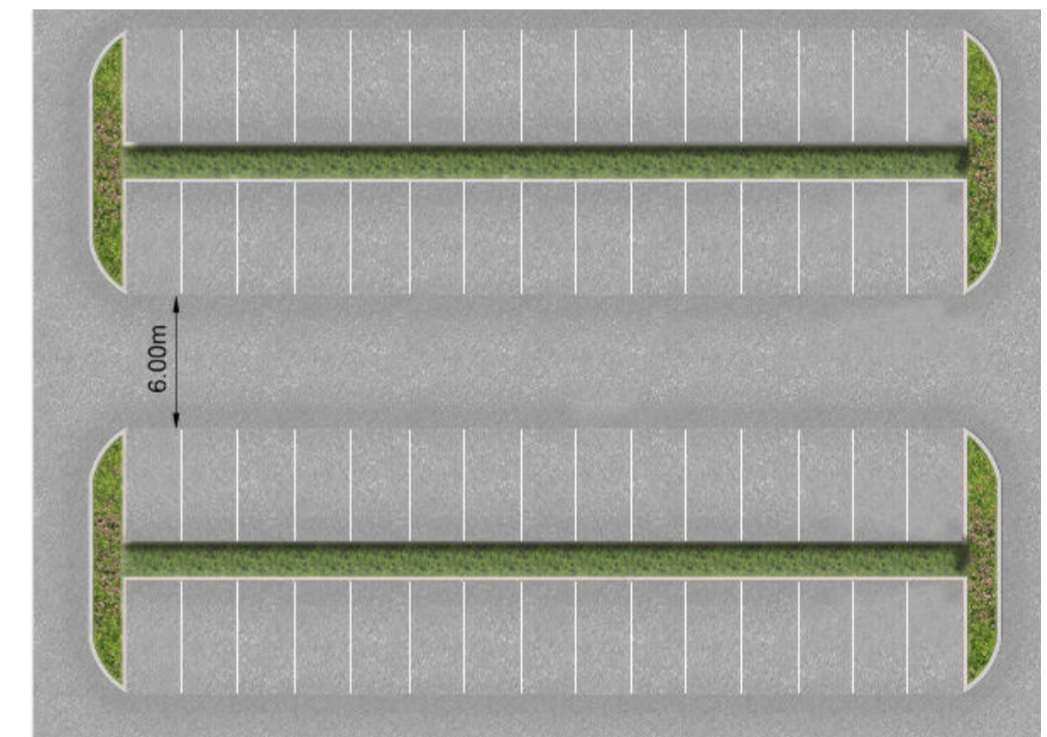
Mandatory Code (M8)

- Proposed car parking numbers should be appropriate to the building's intended operation and to comply with the principles set out in the Transport Statement.
- Plot layouts must ensure that sufficient turning and parking space is allocated to facilitate off-road parking and manoeuvring of lorries within service yards.
- Disabled parking bays are to be located close to the building entrance.
- Electric Vehicle Charging points should be provided in line with Statutory and Local Authority requirements.

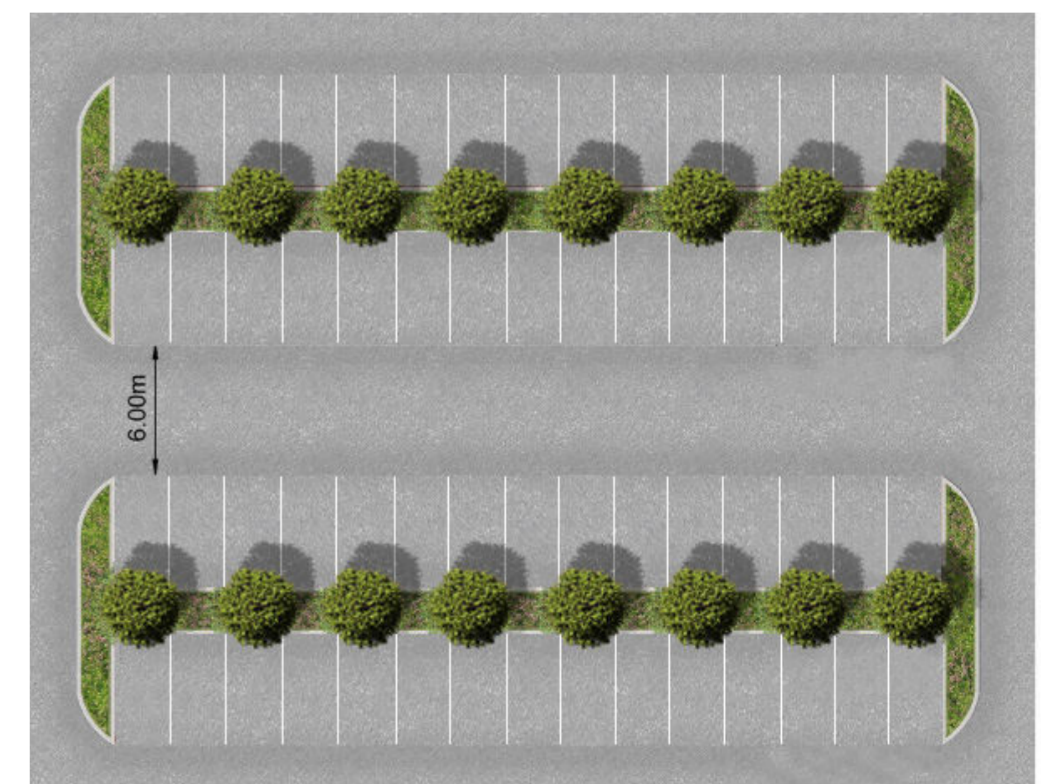
- Regular spaced tree planting is incorporated within a 2.00m wide (minimum width) planting bed within groundcover planting below trees



- A native hedgerow is incorporated within a 1.50m wide (minimum width) planting bed in the centre of parking blocks
- Groundcover planting to the end of parking blocks



- Tree planting incorporated within individual planting beds, minimum size of planting bed 2.00m x 2.00m
- Permeable surfacing below trees



2.9 Cycle Parking Strategy

All development plots will be provided with dedicated bicycle parking in accordance with Luton Borough Council Planning Policy requirements. This will include short term (uncovered) and long term (covered).

Location

- Cycle parking should be conveniently located to give easy access to staff.
- Cycle parking to be located so it does not obstruct pedestrian and cycle routes.
- Visitor cycle parking should be located close to the building entrance and benefit from natural surveillance or CCTV.

Provision within Buildings

- Buildings to seek to provide showers and changing facilities for cycle users.

Shelter Design

- The design of the cycle shelters should be of a contemporary character.
- Metalwork to be finished in a uniform RAL colour.
- Cycle storage should be covered and to Secured by Design Standards.
- Type of cycle stands should be agreed in writing by the Local Authority.

Security

- Cycle parking should enjoy good natural observation from the building.
- Cycle parking should be well lit.
- Cycle stand must facilitate the locking of both wheels and the crossbar.
- Cycle stands should be securely fixed to the ground in accordance with SBD standards.



Mandatory Code (M9)

- All of the above.

2.10 Safety and Security

Based on Luton Borough Council Planning (LBC) Policy requirements Secured by Design (SbD) principles will be incorporated into any new development.

Secured by Design

- Opportunities for crime and /or anti social behavior is to be designed out by incorporating Secured by Design principles.
- Liaison with the local Designing out Crime Officer to discuss design proposals in relation to security is required.

Public and Private Space

- The Business Park should provide clear definition of private and public space which will inhibit intruders from unlawfully accessing the units.

Lighting

- There should be good standards of external lighting across the development including around entrances and within the parking areas shall be provided. This will allow the areas at all times to be perceived as safe for all users.

Landscape

- Landscaping should be maintained regularly to retain good visibility across the site and to avoid planting obstructing external lighting and site wide views. A landscape management and maintenance strategy is to be produced prior to occupation of the business park.



Mandatory Code (M10)

- Secured by Design (SbD) principles will be incorporated into any new development.

2.11 Estate Wide Signage

Signage should be made an integral part of any design, with a coordinated approach of either building mounted signage or free-standing totems.

- Signage, both fixed to the buildings and located within the site will be agreed with the Developer with regard to scale, design and location.
- Signage will also be subject to a signage Planning Application.
- Illuminated signage shall incorporate measures that limit energy consumption and light pollution.
- Estate signage relates only to signage located outside of the development plot boundaries.
- Estate signage should be clear, logical and user friendly. A consistent type of signage should be adopted for the entire development.
- The positioning of signage should not create an obstruction to pedestrian movement, entrances or the maintenance of a space.
- The location of these elements must not impede visibility splays.
- All text should be clearly legible.
- To avoid street clutter, traffic signage should be kept to a minimum and only show essential information. Minimum standards should be to adoptable standards discussed with the Highway Authority
- Where possible, multiple signs should be fixed to individual poles to avoid clutter.
- The positioning of signage should not create an obstruction to pedestrian movement, entrances or street cleansing, and must not impede highways visibility splays.



Mandatory Code (M11)

- Estate signage should be clear, logical and user friendly. A consistent type of signage should be adopted for the entire development.
- The location of these elements must not impede visibility splays

2.12 Above Ground Infrastructure

The developer should engage with the proposed provider of the relevant infrastructure early in the design stage with respect to design, access requirements, and legal issues.

Location and Access

- Larger above ground Infrastructure such as Substations should not be located close to principal entrances into development plots.
- When determining the placement of infrastructure consideration should be given to ways of reducing their visual impact and impediment to users.
- The placement of above ground infrastructure should not impede visibility splays at road junctions.
- Secure access to plant and machinery must be provided to allow for convenient and safe servicing and replacement of installations.

Design and Appearance

- The choice of materials and colours to above ground infrastructure structures and enclosures should complement the wider development.
- Paladin fencing is the preferred method of fenced enclosure. Palisade fencing is not supported.
- Fencing colour is to be black for consistency with the wider development.
- Consideration should be given to the use of screening or other techniques to minimise the visual impact of the plant equipment or enclosures.
- GRP enclosures should be of a consistent colour throughout the development with the preferred colour being grey.
- Brick enclosures should also be consistent in the type and colour of brick used elsewhere on site.
- Above ground infrastructure should be located and designed so as not to provide any climbing aids.

Mandatory Code (M12)

- When determining the placing of infrastructure consideration should be given to ways of reducing their visual impact and impediment to users.

2.13 Landscaping Character

The detailed landscape design should aim to create a visually appealing, contemporary, and low-maintenance environment that complements the overall character of the site.

Hard Landscaping

Hard standing areas to be designed with a logical flow that accommodates pedestrian and vehicular circulation while allowing for flexible use of space.

Materials

Opt for durable, low-maintenance paving materials that align with the contemporary aesthetic. Consider options like concrete pavers or natural stone. For vehicular areas and service yards consider tarmac, asphalt or concrete surfaces.

Acceptable materials include (but not limited to):

- Natural stone with appropriate slip-resistance and flexural strength
- Concrete pavers
- Brick paving
- Tarmac / Asphalt
- Concrete

Where suitable, incorporate permeable paving solutions to promote sustainable stormwater management and reduce maintenance needs.

Design Criteria

Use a neutral color palette with occasional accents to create a modern and cohesive look. Avoid overly intricate patterns that may require frequent maintenance.

Site Furniture

Site furniture palette to tie in with other completed schemes on site where possible. Select contemporary, weather-resistant furniture and fixtures that enhance functionality without compromising aesthetics. Options may include sleek benches, bike racks, bins, shelters, bollards, bin stores, etc.

Materials

Give preference to durable, low-maintenance materials that align with the design of the proposed buildings.

Acceptable materials include (but not limited to):

- Stainless steel
- Galvanised steel - powder coated
- Timber seats and backrests
- Pre-cast concrete
- Natural stone

Design Criteria

Colours to match throughout the palette and to tie in with the proposed building's colours

Soft Landscaping

Low-maintenance ornamental planting

Emphasize native and drought-tolerant plant species to reduce water requirements and minimize maintenance. Select plants that thrive in the local climate and soil conditions.

Apply mulch to planting beds to reduce weed growth, retain moisture, and enhance the overall appearance of the landscape.

Seasonal Interest: Incorporate a mix of grasses, perennials, ferns and shrubs that provide year-round interest through seasonal flowering, foliage color, and texture variation.

Meadow and flowering lawn

Flowering lawn and meadow areas can enhance the beauty and ecological diversity of the site. These areas can be low-maintenance while providing valuable habitat for pollinators and local wildlife.

Choose a mix of native wildflowers and grasses that are well-suited to the local climate. These species typically require less water and maintenance than traditional lawns.

Mow flowering lawn and meadow areas selectively to maintain a naturalistic appearance while preventing overgrowth. Perform periodic weed control to manage undesirable species.

Tree planting

Strategically place trees throughout the Business Park to provide shade, enhance aesthetics, and contribute to the park's overall character.

Give preference to native tree species that are well-adapted to the local climate and require minimal maintenance. Native trees are more likely to thrive, reducing long-term care needs.

Promote biodiversity by selecting a variety of tree species to prevent the risk of widespread disease or pest infestations.

Choose trees with a high level of drought tolerance to reduce the need for frequent watering, especially during dry seasons.

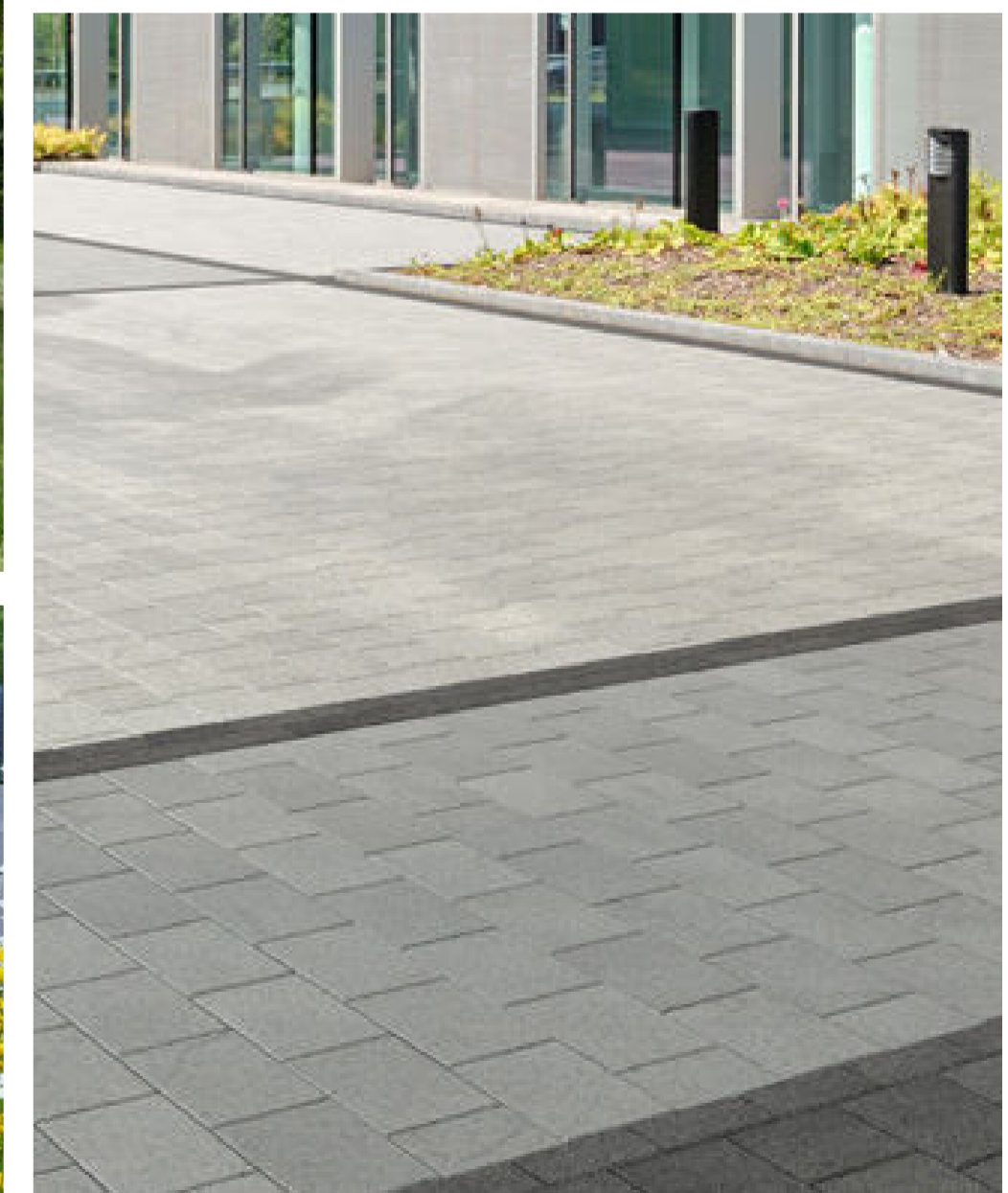
Consider the mature size of trees and their proximity to buildings, parking areas, and walkways to avoid future conflicts and reduce maintenance, such as pruning.

Suitable tree species include (but not limited to)::

- Alnus glutinosa
- Betula pendula
- Sorbus aucuparia
- Prunus padus
- Tilia cordata

Mandatory Code (M13)

- Landscape design should aim to create a visually appealing, contemporary, and low-maintenance environment that complements the overall character of the site



2.14 Inclusive Design

Inclusive design promotes diversity and inclusivity by considering a wide range of human abilities and characteristics, including physical, sensory, cognitive and abilities, age, cultural and linguistic diversity.

Reserved Matters Applications will address these issues and create an environment that promotes social inclusion through design and avoids the creation of places which exclude some members of the society.

Site Levels

- Finished levels and gradients are set to afford “Access for All” throughout the public realm.

Parking

- The minimum statutory requirement for parking provision for disabled people set by the Local Authority should be achieved.
- Design and layout of parking spaces is to meet the requirements as set out in the Approved Documents and relevant British and CE Standards

Building Design

- The detailed design of the development will comply with all relevant building regulations, including those related to inclusive design.
- Within each building accessible toilet and shower facilities will be provided. Means of access between floors will be allowed for allowing for free movement throughout the building for all users.

Mandatory Code (M14)

- The design proposals must create an environment that promotes social inclusion through design and avoids the creation of places which exclude some members of the society.