Former Sipson Garden Centre

Design Code Report
FINAL

VIRTUS
Outline Planning Application

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Quality information

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1. Introduction

1.1 Purpose of this Report

This Design Code forms part of the planning submission for the proposed data centre campus at the former Sipson Garden Centre site, and establishes the key design principles that will guide the future development of the site.

The document provides a clear framework for the detailed design of buildings, landscape, infrastructure and public realm within the development. Its purpose is to ensure that future design proposals respond consistently to the agreed vision for the site while maintaining flexibility to accommodate detailed design progression, technological advancements and operational requirements.

The Design Code translates the strategic objectives established through the planning application into a series of measurable design requirements and recommendations. It seeks to promote a cohesive approach to development across the site, delivering high-quality architecture, attractive external spaces, sustainable design solutions and an efficient operational environment.

The guidance contained within this document applies to all future stages of design development and should inform the preparation of future Reserved Matters submissions. Compliance with the Design Code will be required to demonstrate that future proposals accord with the design principles and commitments established through the outline planning permission.

Design Code Structure

The Design Code is organised into the following chapters:

- Vision and Design Principles
- Site Structure and Spatial Framework
- Landscape and Public Realm
- Access, Movement and Servicing
- Building Design and Architectural Character
- Sustainability and Environmental Performance
- Utilities and Infrastructure
- Operational and Security Requirements

Each section establishes a set of design parameters and requirements that collectively contribute to the delivery of a coherent and well-integrated development.

Relationship to Other Planning Documents

This Design Code should be considered alongside the suite of documents submitted in support of the planning application, including:

- Development Specification
- Parameter Plans
- Design and Access Statement
- Planning Statement
- Environmental Statement
- Landscape Strategy
- Transport Assessment
- Sustainability and Energy Statements
- Technical Supporting Reports

Where relevant, the Design Code provides additional guidance and clarification on the design principles established within these documents.

Applying the Design Code

Requirements within this document are expressed using two levels of compliance:

- **“Must”** identifies a mandatory requirement that is expected to be achieved in all circumstances.
- **“Should”** identifies a preferred approach that supports the objectives of the Design Code. Alternative solutions may be acceptable where it can be demonstrated that the same or a better design outcome is achieved.

This approach ensures that essential design and planning objectives are secured while allowing an appropriate degree of flexibility for future design development.

1.2 Design Objectives

This Design Code establishes the design principles, development parameters and quality requirements that will guide the delivery of the proposed development. It provides a clear framework for decision-making throughout the design and planning process, ensuring that future development remains aligned with the vision and objectives of the outline planning application.

The purpose of the Design Code is to promote a coordinated and holistic approach to the design of buildings, infrastructure, landscape and external spaces across the site. The code seeks to balance operational requirements with high-quality placemaking, environmental performance and long-term resilience, creating a development that responds positively to its context whilst supporting its intended use.

The Design Code has been developed around the following objectives:

- Establish a coherent design framework that delivers a high-quality and recognisable identity across the development.
- Create a well-structured site layout that supports efficient operation, clear movement patterns and logical relationships between buildings, infrastructure and external spaces.
- Ensure that architecture, materials and façade treatments are designed as part of an integrated campus approach, creating visual consistency across the development.
- Deliver a landscape-led environment that strengthens green infrastructure, enhances biodiversity and contributes positively to the site's setting and character.
- Integrate landscape, public realm and ecological enhancements from the outset to create attractive, functional and sustainable external spaces.
- Promote sustainable development through the efficient use of resources, reduction of carbon emissions, water conservation measures and consideration of whole-life environmental impacts.
- Minimise potential environmental effects through the careful integration of lighting, noise attenuation, air quality mitigation and other environmental design measures.
- Ensure that servicing, utilities and technical infrastructure are incorporated in a manner that supports operational performance whilst minimising visual impact.
- Create safe, legible and accessible routes for all users, with clear distinctions between pedestrian, vehicular, servicing and emergency access requirements.
- Embed security measures within the overall design approach, ensuring that operational resilience and site protection are achieved without compromising architectural quality or landscape objectives.
- Deliver a durable, adaptable and maintainable development capable of responding to future operational and technological requirements throughout its lifecycle.
- Establish a clear set of design expectations that will inform all subsequent stages of design development and provide a consistent basis for assessing compliance with the approved planning framework.

2. How to use the design code

This Design Code forms part of the outline planning application for the proposed data centre at the former Sipson Garden Centre site. It establishes the design principles, development parameters and quality requirements that will guide the future evolution of the site and ensure that subsequent design development remains aligned with the approved planning framework.

The document is intended to provide clarity on the key design expectations for the development whilst maintaining sufficient flexibility to accommodate future technical, operational and architectural refinement. It should be read alongside the Parameter Plans, Development Specification, Design and Access Statement and other supporting planning documents submitted as part of the application.

The Design Code contains three levels of guidance:

A

Design Objectives
The design objectives establish the overarching aspirations for the development and define the outcomes that the design process should seek to achieve. All proposals should demonstrate how these objectives have informed the design approach.

B

Design Requirements
Requirements identified using the term **"must"** are mandatory provisions that form part of the approved design framework. These requirements establish key parameters relating to site layout, access, landscape, architecture, sustainability, environmental performance and operational functionality and must be complied with.

Design Guidance
Guidance identified using the term **"should"** represents the preferred design approach for achieving the objectives of the Design Code. Alternative solutions may be acceptable where it can be demonstrated that the intent of the Design Code has been satisfied and that an equivalent or enhanced design outcome is achieved.
In all cases, compliance with the Design Objectives and Design Requirements is expected.

C

Illustrative Material
The Design Code may contain diagrams, sketches, precedent images and explanatory illustrations to assist interpretation of the written requirements. These materials are provided to illustrate design principles and should not be interpreted as definitive design solutions unless expressly stated otherwise.

Where diagrams are included, the written requirements take precedence should any discrepancy arise.

2.1 Structure of the Design Code

The Design Code is organised into six chapters that establish the design principles, development parameters and quality requirements for the proposed development. Together, these chapters provide a coordinated framework to guide the future design evolution of the scheme whilst ensuring a consistent approach to architecture, landscape, sustainability and operational functionality.

1. Layout

Establishes the overarching site structure, development arrangement and spatial organisation of the scheme. This section defines the relationship between buildings, infrastructure, landscape areas, utility corridors and operational facilities to ensure an efficient, logical and well-integrated site layout.

2. Access

Sets out the principles for movement throughout the site, including vehicular access, servicing arrangements, pedestrian connectivity, cycle provision, parking, security considerations and emergency access requirements. The aim is to create a safe, legible and efficient movement network that supports both operational and user requirements.

3. Scale and Massing

Defines the principles governing building height, form, massing and spatial composition. This section ensures that the scale and arrangement of development respond appropriately to the site context whilst supporting operational functionality, visual integration and an appropriate transition to surrounding land uses.

4. Landscape and Public Realm

Establishes the landscape strategy for the site, including green infrastructure, biodiversity enhancement, planting design, sustainable drainage, ecological connectivity and the treatment of external spaces. The objective is to create a landscape-led development that enhances environmental quality, strengthens visual screening and contributes positively to the character of the area.

5. Appearance

Sets out the design principles relating to architectural expression, façade composition, materials, colour palettes, boundary treatments, lighting and signage. This section establishes a coordinated design language that promotes high-quality architecture and ensures a coherent appearance across the development.

6. Sustainable Design

Defines the environmental and sustainability objectives for the development, including energy efficiency, water conservation, whole-life carbon reduction, air quality, noise mitigation, lighting design and climate resilience. These principles seek to minimise environmental impacts whilst supporting the delivery of a sustainable and future-ready development.

Layout

3.1 Design Objectives

The building lines establish the permitted development envelope for the proposed data centre campus and provide flexibility for future design development whilst maintaining the approved site structure. The positioning of the data halls, administration block, ancillary buildings and associated plant infrastructure will create a coherent and efficient operational campus that supports landscape integration, servicing requirements, security considerations and future operational resilience.

3.2 Development Parcels

SHOULD

The following codes should be read in conjunction with the PGF-ACM-00-XX-DR-AR-051501 - Outline Planning – Development Parcels Parameters Plan.

3.2.1 Buildings **should** provide a clear hierarchy between the data halls, administration block, ancillary buildings and external plant areas.

3.2.2 Buildings **should** be arranged to create a logical operational campus layout that supports efficient circulation, servicing and maintenance activities.

3.2.3 Building positions **should** maximise opportunities for landscape screening and visual filtering along the Site boundaries.

3.2.4 The administration block **should** provide a clear frontage facing the principal arrival and access point into the development.

3.2.5 Ancillary buildings **should** remain visually subordinate to the primary data hall buildings and integrated within the wider campus composition.

MUST

3.2.6 Development **must** be contained within the approved development parcel parameter envelopes shown on the Development Parcels Parameter Plan.

3.2.7 The data hall building envelopes **must** allow for a maximum deviation of 7.5m from the approved building line.

3.2.8 The administration block envelope **must** allow for a maximum deviation of 5m from the approved building line.

3.2.9 External plant areas **must** allow for a maximum deviation of 5m from the approved building line.

3.2.10 Ancillary buildings **must** allow for a maximum deviation of 10m from the approved building line.

3.2.11 Development **must** not extend beyond the Site Boundary shown on the approved Parameter Plans.

3.2.12 The separation between the data halls, administration block and external plant areas **must** be maintained to facilitate operational requirements, servicing, maintenance access and infrastructure coordination.

3.2.13 Development parcels **must** maintain sufficient space for landscape buffers, utility corridors, drainage infrastructure and security requirements around the development.

3.2.14 Building layouts **must** support the approved access strategy and maintain access to all operational, servicing and emergency routes throughout the Site.



Figure 1: Illustrative Development Parcels

Access and Service

4.1 Design Objectives

The access and movement strategy will establish a safe, efficient and legible circulation network that supports the operational requirements of the data centre campus whilst integrating with the surrounding transport network. The arrangement of vehicular, pedestrian and cycle routes will facilitate safe movement throughout the site, provide appropriate access to buildings and infrastructure, and support operational resilience, servicing activities and security requirements.

4.2 Site Entrance

SHOULD

The following codes should be read in conjunction with the PGF-ACM-00-XX-DR-AR-051504 - Outline Planning - Access and Movement Parameters Plan.

4.2.1 The principal site entrance **should** provide a clear point of arrival and contribute positively to the overall appearance of the development.

4.2.2 Entrance arrangements **should** incorporate appropriate landscaping and wayfinding features to assist site legibility.

4.2.3 Security infrastructure **should** be integrated into the design of the entrance environment

MUST

4.2.4 The principal vehicle access **must** be provided from Sipson Road in the location identified on the Access and Movement Parameters Plan.

4.2.5 Site entrances **must** accommodate cars, goods vehicles, maintenance vehicles and emergency service access.

4.2.6 Site entrances **must** incorporate controlled access arrangements in accordance with the approved security strategy.

4.3 Pedestrian Access

SHOULD

4.3.1 Pedestrian routes **should** provide direct and legible connections between the site entrance, administration building, cycle parking and vehicle parking areas.

4.3.2 Pedestrian routes **should** be integrated with landscape proposals and designed to provide a safe and attractive environment.

MUST

4.3.3 Pedestrian access **must** be provided broadly in accordance with the Access and Movement Parameters Plan.

4.3.4 All pedestrian routes **must** comply with inclusive access requirements.

4.3.5 Pedestrian routes **must** remain clearly identifiable and segregated from operational vehicle routes where practicable.

4.4 Cycle Access and Parking

SHOULD

4.4.1 Cycle access routes **should** provide convenient connections from Sipson Road to cycle parking facilities.

4.4.2 Secure cycle parking **should** be positioned close to the administration building and principal staff entrance.

MUST

4.4.3 Cycle access **must** be provided in the location identified on the Access and Movement Parameters Plan.

4.4.4 Secure cycle parking facilities **must** be located within the secure operational boundary of the development.



Figure 2: Illustrative Site Entrance

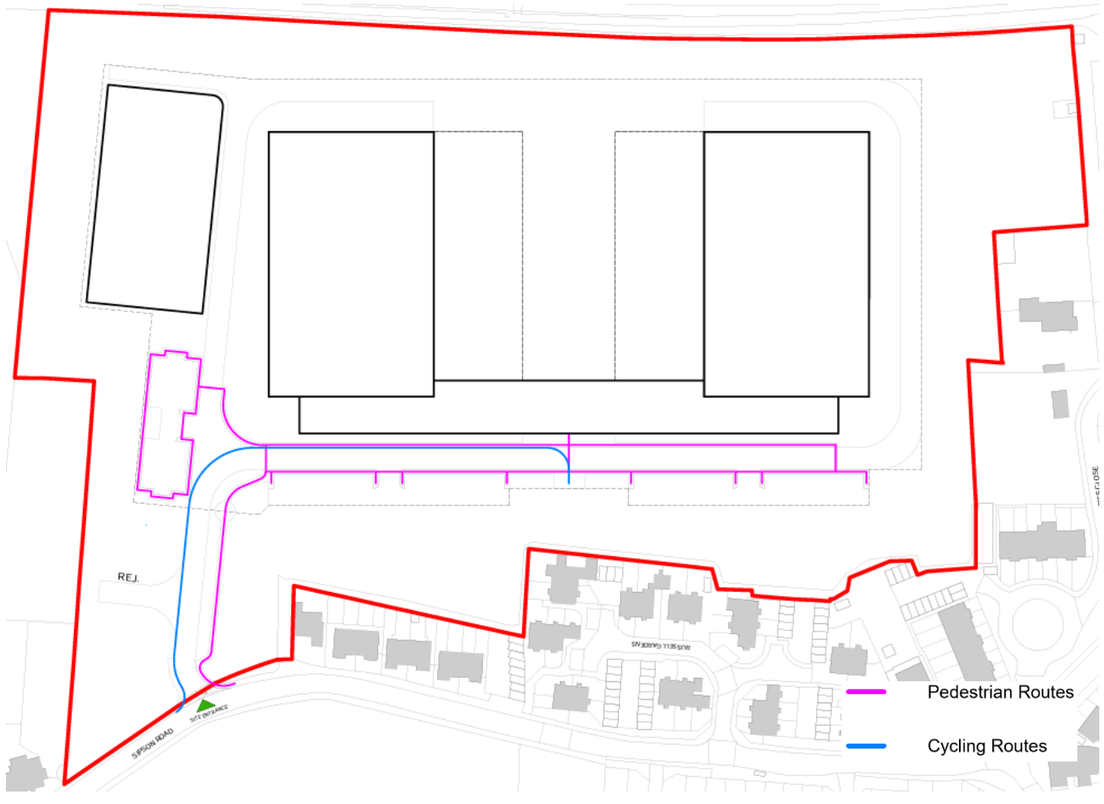


Figure 3: Illustrative Pedestrian and Cycle Routes

4.5 Vehicular Access

SHOULD

4.5.1 Internal roads **should** be designed to create a logical and efficient circulation network throughout the site.

4.5.2 Vehicle routes **should** be integrated with the overall site layout and landscape strategy.

MUST

4.5.3 Internal circulation routes **must** provide access to all buildings, plant compounds, substations, parking areas and ancillary infrastructure.

4.5.4 Internal roads **must** accommodate emergency service access throughout the site.

4.5.5 Vehicular circulation routes **must** support the operational requirements of the data centre campus.

4.6 Servicing and goods vehicle access

SHOULD

4.6.1 Servicing routes **should** minimise conflicts with staff, visitors and pedestrian movements.

4.6.2 Service yards and operational compounds **should** be integrated within the overall campus layout.

MUST

4.6.3 Dedicated goods vehicle access **must** be provided broadly in accordance with the Access and Movement Parameters Plan.

4.6.4 Internal roads **must** accommodate maintenance vehicles, delivery vehicles and HGV manoeuvring requirements.

4.6.5 Plant compounds, external plant areas and critical infrastructure **must** remain accessible for maintenance and equipment replacement activities.

4.7 Car Parking

SHOULD

4.7.1 Parking areas **should** be designed as an integrated element of the landscape strategy.

4.7.2 Parking areas **should** incorporate tree planting and soft landscaping where practicable.

4.7.3 Electric vehicle charging infrastructure **should** be incorporated throughout the parking provision

MUST

4.7.5 Accessible parking spaces **must** be located close to the administration building entrance.

4.7.6 Parking areas **must** be located within the secure operational boundary of the site.

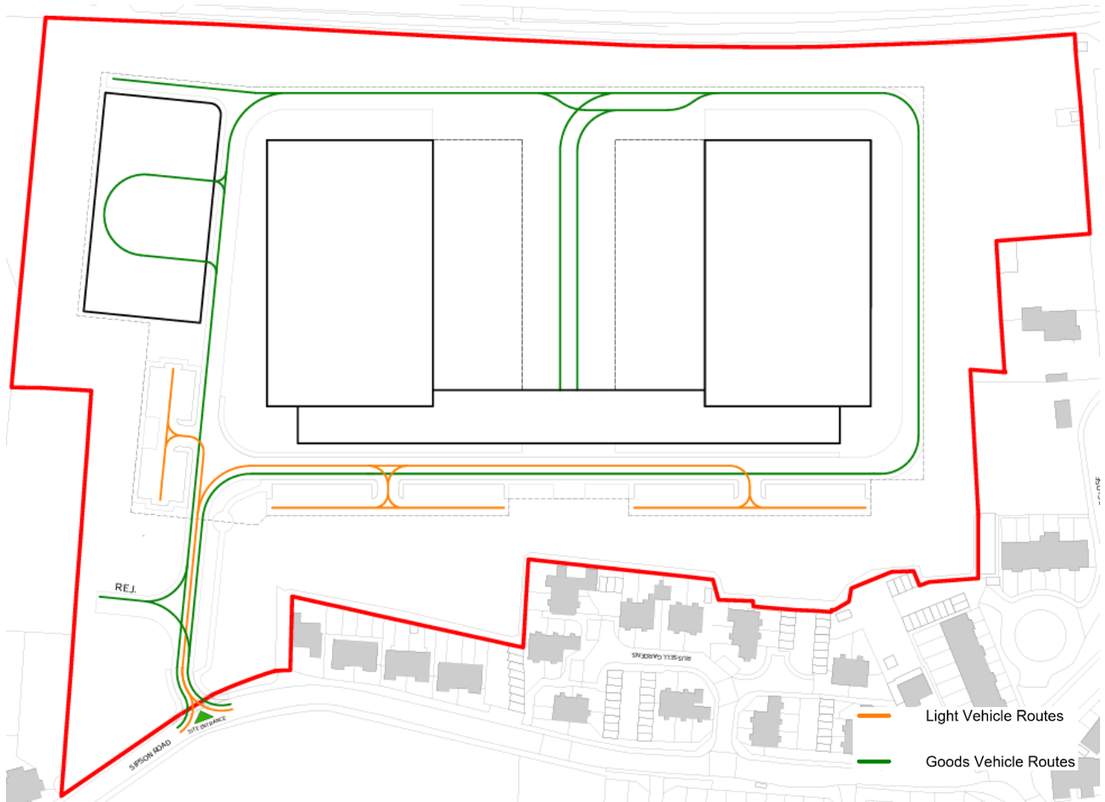


Figure 4: Illustrative Vehicle Access Routes



Figure 5: Illustrative Car Parking Area

Scale and Massing

5.1 Design Objectives

Building heights will establish a clear hierarchy across the development that reflects functional requirements whilst responding appropriately to the site's context. Taller operational buildings will be concentrated within the core of the site, with lower-scale elements positioned around the site's perimeter where appropriate, helping to reduce visual impacts and create an appropriate transition to surrounding land uses.

1.1 Building Height

SHOULD

5.2.1 The height of buildings **should** reflect their operational function and role within the overall campus hierarchy.

5.2.2 Taller building elements **should** be focused within the central operational areas of the Site.

5.2.3 Building heights **should** be considered alongside landscape proposals to help minimise the visual impact of the development.

MUST

5.2.4 Development **must** be contained within the Building Height Zones identified on the Building Heights Parameters Plan.

5.2.5 Data halls and external plant structures **must** not exceed 49m AOD.

5.2.6 The administration block **must** not exceed 39m AOD.

5.2.7 Ancillary buildings **must** not exceed 36m AOD.

5.2.8 Building heights **must** maintain the approved hierarchy established within the Parameter Plans.

5.3 Building Elements

SHOULD

5.3.1 Building elements **should** be appropriate to their operational function through scale, form and architectural treatment.

5.3.2 Administration, ancillary and operational elements **should** be visually integrated whilst remaining clearly identifiable within the overall composition.

5.3.3 External plant areas **should** be integrated into the overall design of the development to minimise visual prominence.

MUST

5.3.4 The development **must** comprise distinct data hall, administration, ancillary building and external plant elements broadly in accordance with the approved Parameter Plans.

5.3.5 Administration functions **mus**t be accommodated within a clearly identifiable administration building element.

5.3.6 External plant areas **must** be positioned and designed as integral components of the overall building composition.

5.3.7 Ancillary buildings **must** remain subordinate in scale and prominence to the principal data hall buildings.

5.4 Building Elements

SHOULD

5.4.1 Building massing **should** be articulated to create visual interest and reduce the perceived scale of development.

5.4.2 Large building volumes **should** be broken down through variations in height, setbacks, material changes and façade articulation.

5.4.3 Building composition **should** establish clearly identifiable base, middle and upper elements where appropriate.

5.4.4 Building layouts **should** support efficient maintenance access and operational functionality.

MUST

5.4.5 Building composition **must** avoid the appearance of a single continuous monolithic structure.

5.4.6 The principal data hall building **must** be expressed as separate building wings to reduce visual mass and create a more balanced composition.

5.4.7 The administration block **must** provide a linking element between the principal operational building components.

5.4.8 The arrangement of building volumes **must** maintain space for landscape buffers, operational infrastructure, servicing routes and maintenance access.

5.4.9 Development proposals **must** demonstrate how building composition has been used to minimise visual impact when viewed from surrounding receptors and public viewpoints.

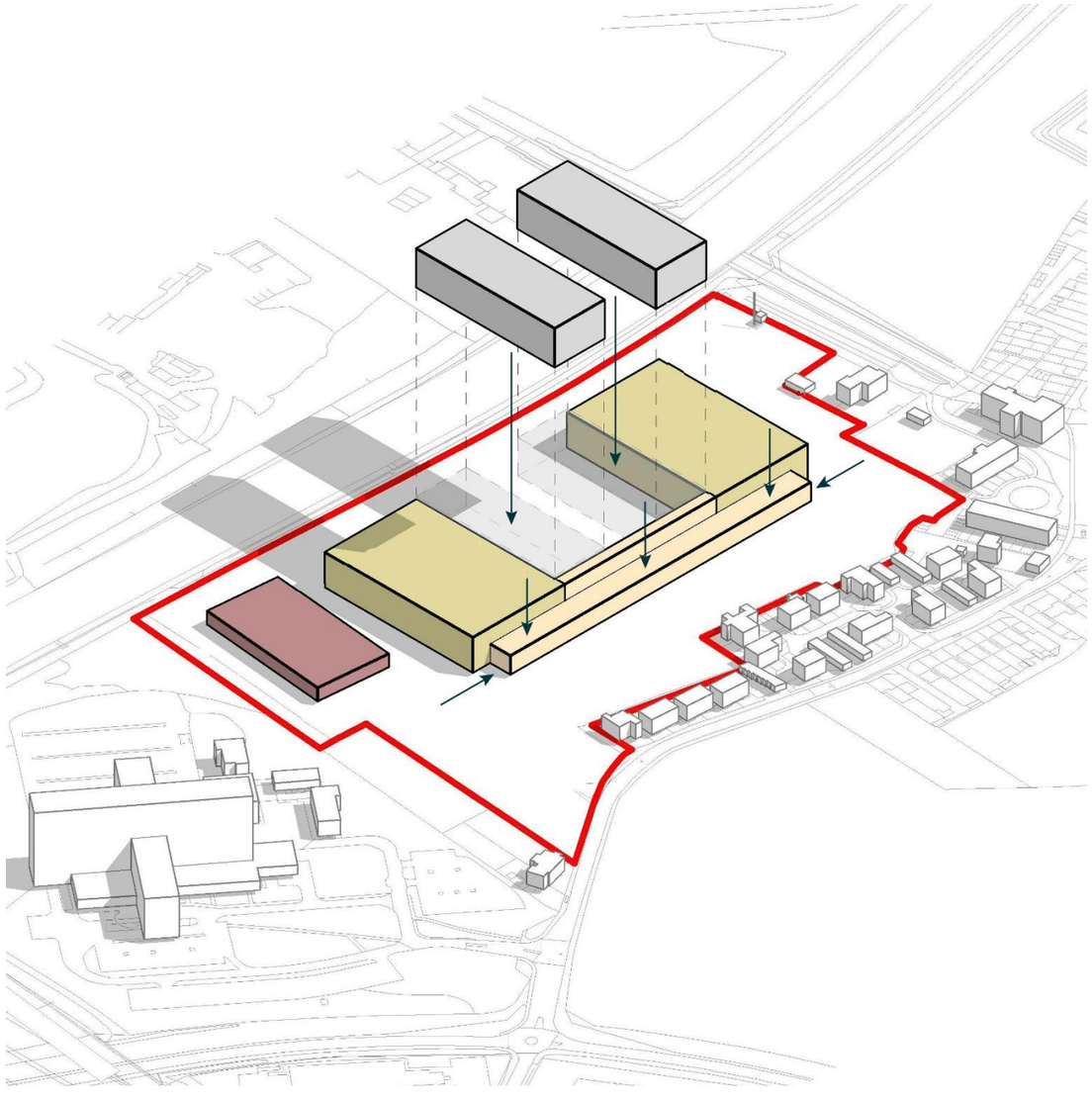


Figure 6: Illustrative Massing Strategy Diagram

Landscape and Public Realm

6.1 Objectives

The landscape and public realm strategy establishes a landscape-led framework for the development that integrates biodiversity enhancement, visual screening, sustainable drainage, public amenity and operational requirements. The landscape proposals will create a robust green infrastructure network around and throughout the site, helping to integrate the data centre campus into its surroundings whilst enhancing ecological value, strengthening local landscape character and creating attractive external spaces.

The landscape framework also provides a clear distinction between publicly accessible areas, controlled access areas and secure operational infrastructure, ensuring that landscape design contributes positively to user experience, visual amenity, environmental performance and site security.

6.2 Planting strategies

SHOULD

6.2.1 Planting **should** visually break up massing of the building

6.2.2 Trees around the building **should** be multi-stem trees to screen these spaces from the road

6.2.3 All growing medium within the public realm **should** be at least 450mm depth with subgrade thoroughly broken up. The tree pits should be at least 1000mm of growing medium with broken base of pit and loose free draining aggregate to depth of 250mm

6.2.4 Green roof planting medium for semi-intensive green roofs **should** varying depths to 150mm-300mm thick. For extensive green roofs the planting medium for extensive roof should be 80-150mm thick. Automated irrigation systems with remote monitoring should be installed for the green roofs.

MUST

6.2.5 Tree planting **must** not include trees with berries to reduce the habitat for formation flying birds in proximity to the runway

6.2.6 Trees within the boundary tree lines **must** be 2m clear stem for security reasons

6.2.7 Green roofs **must** have fire breaks in accordance with UK guidance on fire safety and green roofs.

6.2.8 Planting **must** be arranged to create a graduated landscape hierarchy, with rows of trees providing screening and habitat planting focused on site boundaries and lower-level, human-scale planting located closer to buildings and pedestrian areas.

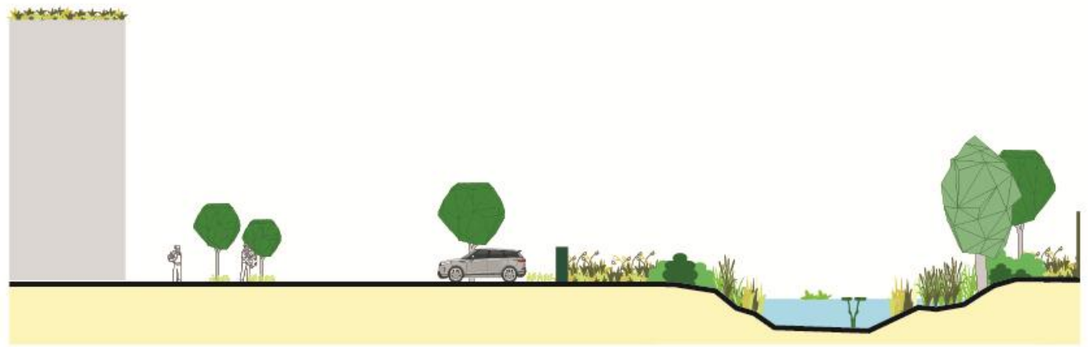


Figure 7 - Planting hierarchy diagram from closer to the building - Lower-level planting, smaller trees, formal hedges, bulbs, greening the building with green roof, to close to the boundary - Wildflowers, SUDS planting, and boundary trees

6.3 Landscape Typologies

SHOULD

6.3.1 Development **should** include a mixture of landscape typologies – buffer planting, SUDS features, public amenity space, ecological enhancement area, plaza entrance for proposed building, BOH building cartilage and vehicular spaces.

6.3.2 Different typologies **should** have different planting and materiality

MUST

6.3.3 Landscape typologies **must** be accessible via circulation routes set out in the previous sections.

6.3.4 All landscapes **must** comply to LLDC Inclusive Design Standards where end users are required to traverse.

6.4 Public Amenity Spaces

SHOULD

6.4.1 Public amenity spaces **should** incorporate a diverse landscape character including wildflower planting, trees and native shrub species.

6.4.2 Publicly accessible areas **should** provide attractive and well-integrated green spaces that contribute positively to the local townscape.

6.4.3 Public amenity spaces **should** be designed to maximise biodiversity value and habitat connectivity.

MUST

6.4.4 A primary public amenity space of approximately 1,760m² **must** be provided in the location identified on the Public and Private Realm Parameters Plan.

6.4.5 Publicly accessible spaces **must** remain outside the secure operational boundary of the data centre campus.

6.5 Landscape Buffers

SHOULD

6.5.1 Landscape buffers **should** incorporate a mix of native trees, native hedgerows and species-rich grassland and wildflowers.

6.5.2 Planting **should** provide year-round screening through a combination of deciduous and evergreen species.

6.5.3 Heavy standard and semi-mature trees **should** be used where practicable to establish an immediate landscape presence.

MUST

6.5.4 Strong landscape buffers **must** be provided along all site boundaries.

6.5.5 Enhanced landscape buffers **must** be provided adjacent to residential properties on Sipson Road.

6.5.6 Landscape proposals **must** maintain a minimum 3m offset of the tree canopy, and other climbable planting, from security fencing to prevent climbing opportunities and maintain surveillance.



Figure 8: Landscape Typologies

6.6 Green Infrastructure and Biodiversity

SHOULD

6.6.1 Planting proposals **should** maximise opportunities to enhance Urban Greening Factor performance.

6.6.2 Wildflower meadows, wetland habitats and pollinator-friendly planting **should** be incorporated where appropriate.

6.6.3 Green roofs **should** be incorporated where technically feasible.

MUST

6.6.4 Development **must** deliver measurable biodiversity enhancement through habitat creation and ecological management.

6.6.5 Landscape proposals **must** enhance ecological connectivity across the site.

6.6.6 Landscape proposals **must** score at least 0.3 for the Urban Greening Factor for a commercial development

6.7 Sustainable drainage and water features

SHOULD

6.7.1 Drainage features **should** be designed as multifunctional landscape elements rather than engineered infrastructure features.

6.7.2 Attenuation features **should** be integrated with wetland and wildflower planting.

MUST

6.7.3 Attenuation ponds **must** be provided broadly in the locations identified on the Landscape and Green Infrastructure Parameters Plan.

6.7.4 Sustainable drainage features **must** contribute to both drainage performance and biodiversity enhancement

6.8 Private Realm and Operational Landscape

SHOULD

6.8.1 Landscape design **should** soften building edges, parking areas and operational infrastructure.

6.8.2 Planting within secure areas **should** maintain clear sightlines and support passive surveillance.

MUST

6.8.3 The secure operational campus must remain clearly separated from publicly accessible areas through the approved security boundary.

6.8.4 Landscape design within secure areas **must** not compromise operational safety, maintenance access or security requirements.

6.8.5 Utility easements, maintenance corridors and operational infrastructure access zones **must** remain free from planting or landscape features that would restrict access. Root barriers to be used where required for existing trees.



Figure 9 - Green infrastructure with the proposed green spaces in the development

6.9 Pathways and Streetscapes

Landscaping surrounding pedestrian pathways and streetscapes are intended to increase green space whilst separating pedestrian circulation from vehicular circulation to reduce risk of conflict and to reduce the visual impact of the new roads and parking spaces.

Adjacent to roadways

SHOULD

6.9.1 Landscape pathways **should** be separated by greenspaces where possible.

6.9.2 Planting around turning circles **should** account for visibility splays, with shorter planting in these spaces and trees being pulled back from the visibility splay.

MUST

6.9.3 Pedestrian pathways **must** be at least 2m wide.

6.9.4 Suitable planting **must** be included where possible to green the space.

6.9.5 Kerbs **must** separate the pedestrian pathway and the road.

Entrance space

SHOULD

6.9.6 Landscape pathway **should** have planting beds in organic shapes to soften the proposed building and shape the space.

6.9.7 Pathways and paved vehicular entrance **should** have flush kerbing to allow for ease of flow between pedestrians crossing the road. The pathway should slope down to the road for drainage.

MUST

6.9.8 Materiality between the entrance vehicle route adjacent to the front of the building and the plaza pedestrian space **must** be the same with different sized units.

6.9.9 There **must** be seating opportunities at least every 50m in this space for users with ambulatory needs

6.9.10 Pedestrian pathways **must** be at least 2m wide

6.9.11 Planting **must** be provided against the building to lead end users to entrances

Public green space

SHOULD

6.9.12 Landscape pathways **should** have tree planting on either side of the path

6.9.13 Planting **should** contribute to the biodiverse grass and wildflower species mixes

6.9.14 Landscape pathways **should** have larger retention spaces for seating, gathering and socialising for members of the public

6.9.15 Planting surrounding pathways **should** have trim trail features such as boulders to 600mm high

MUST

6.9.16 There **must** be seating opportunities at least every 50m in this space for users with ambulatory needs

6.9.17 Pedestrian pathways **must** be at least 2m wide

6.9.18 Tree planting **must** be clear stem and maintained so the canopy does not conflict with the 3m security offset so public open green space is not in conflict with security requirements and monitoring

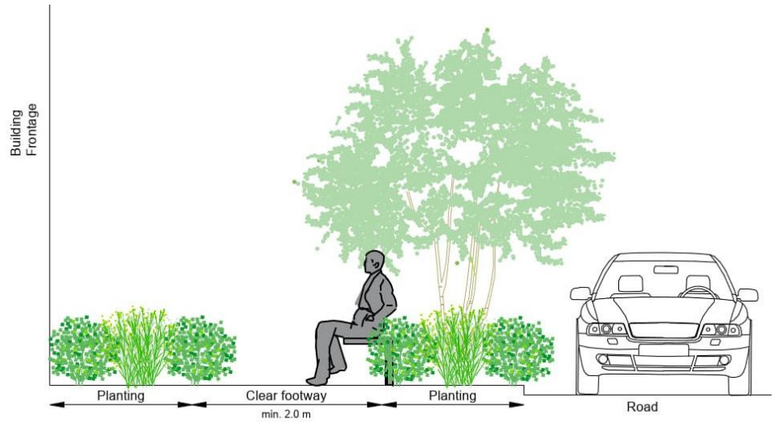


Figure 10 - Streetscape Adjacent to roadways

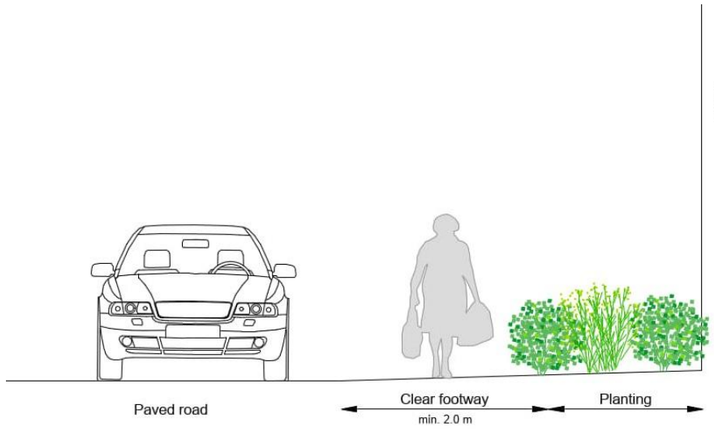


Figure 11 - Streetscape Entrance spaces



Figure 12 - Streetscape public greenspace

6.10 Building Edges and Entrances

Planting is intended to provide biodiverse habitat and aesthetically pleasing green spaces that soften the massing of the proposed data centre. This will make the space more inviting for end users incorporating lower level ornamental shrub planting and lower-level multi-stem trees.

SHOULD

6.10.1 Planting **should** be provided in organic shapes around the building to soften the rectilinear lines of the data centre design

6.10.2 Planting beds **should** break up the large areas of hardscape where possible

MUST

6.10.3 Entrance **must** be fully accessible.

6.10.4 Building entrances and approaches **must** be clear, well-lit and allow for suitable end user circulation without interference from excessively overhanging plants.

6.10.5 Planting **must** leave space for maintenance vehicles such as cranes

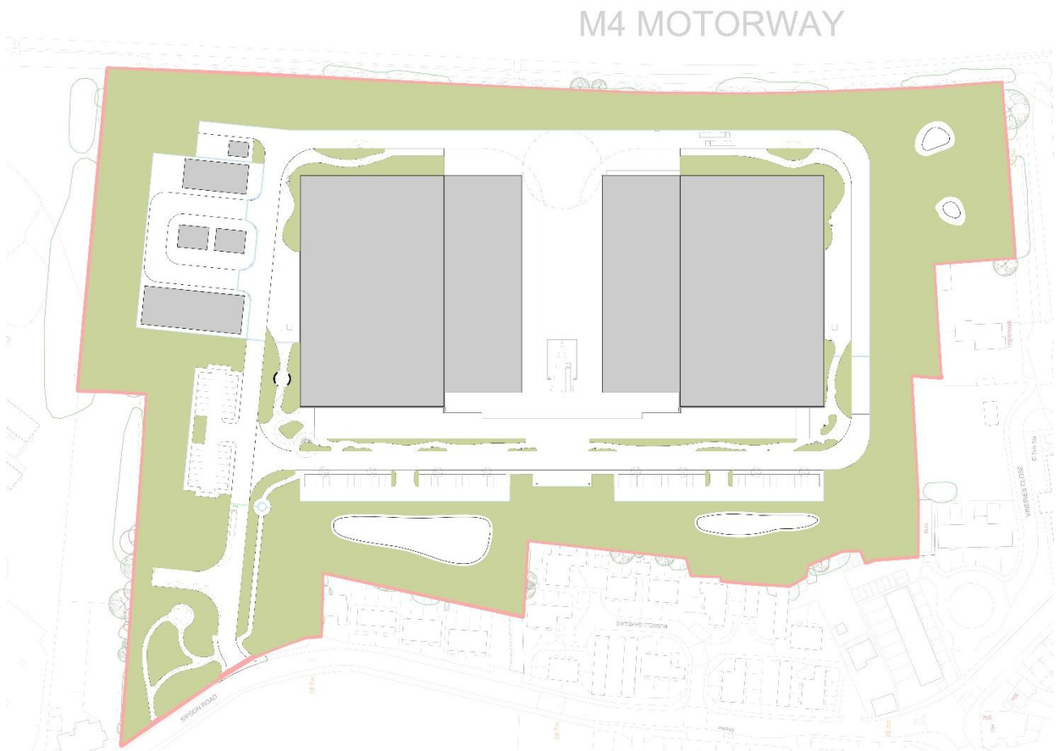


Figure 13 - Planting around the proposed buildings and commercial core of the site

6.11 Tree Strategy

Trees should be retained and protected in accordance with recommendations made by the arboricultural report and the landscape general arrangements. Trees should be planted in accordance with those specified in the planting schedule. Trees were selected to not have berries to reduce the risk of high formation flying birds close to the airport runway.

Boundary trees

SHOULD

6.11.1 Trees **should** be a mix of deciduous and evergreen

6.11.2 Trees **should** have at least 1000mm of growing medium in tree pits with 250mm of granulated material under the tree pit and a broken subbase.

MUST

6.11.3 Boundary trees **must** be heavy standard and mature trees to screen the site with double staggered row providing enhanced screening adjacent to residential areas.

6.11.4 Boundary trees **must** have a clear stem to 2m high to allow for clear sightlines, surveillance and reducing the risk of climbing

Building cartilage trees

SHOULD

6.11.5 Trees around the building cartilage **should** be deciduous with ornamental features such as flowers, bark colours, colours of leaves and interesting forms.

6.11.6 Trees adjacent hardscapes **should** have the ability to connect tree roots through planting to increase durability. Root barriers are only to be used by building structures and where necessary for utilities.

MUST

6.11.7 Building cartilage trees **must** be multi-stem and must be pulled back from visibility splays

6.11.8 Building cartilage trees **must** include a diverse tree planting palette that helps to create a distinct character of the building cartilage.

Car parking trees

SHOULD

6.11.9 Trees **should** be adjacent to the car parking spaces providing shade for cars

6.11.10 Trees in hardscape **should** have connected tree pits through tree cells to allow for water storage and to increase durability of the trees by connecting roots. Trees should have at least 1000mm of growing medium in tree pits with 250mm of granulated material under the tree pit and a broken subbase.

MUST

6.11.11 Car parking trees **must** have trunks that are more than 3m away from the security fence

6.11.12 Car parking trees **must** be clear stem to 2m high and the canopy must be even and symmetrical to reduce the risk of tree limbs falling on vehicles.

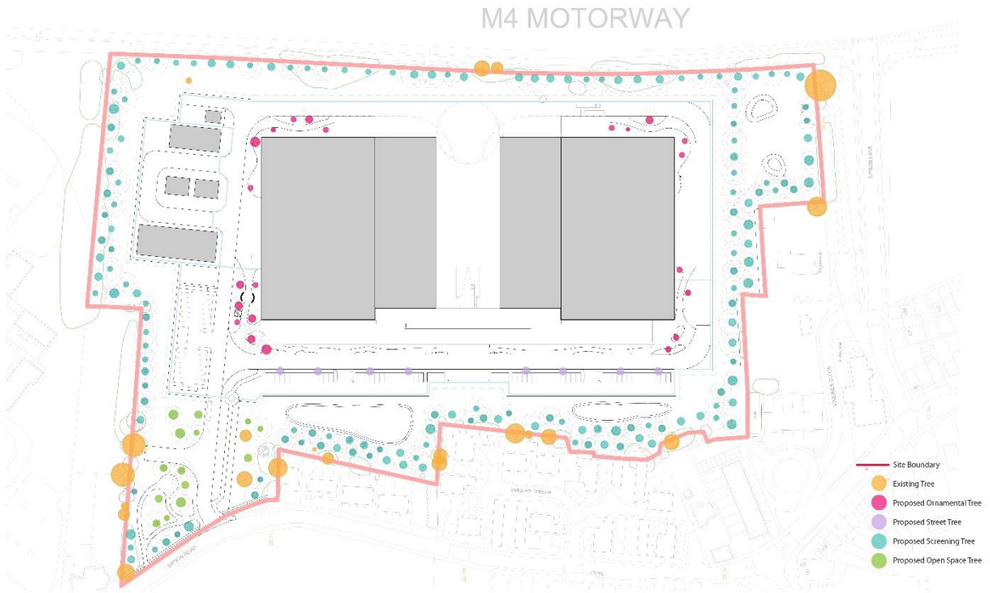


Figure 14 - Tree layout, existing, proposed boundary trees, public realm trees and building cartilage trees



Figure 15 - Boundary trees, clear stem to 2m to allow for security sight lines

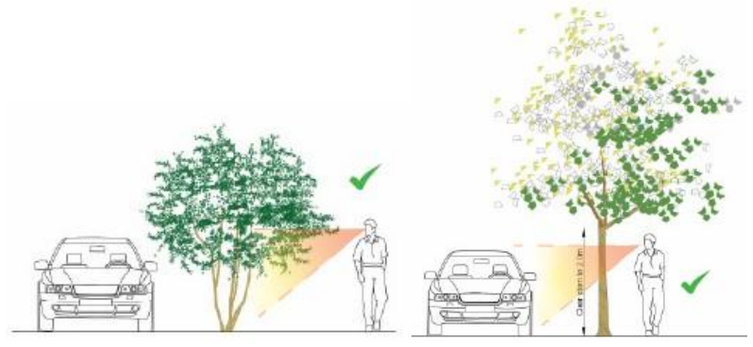


Figure 16: Building cartilage multi-stem trees **Figure 10: Carpark 2m clear stem trees for vehicle visibility**

6.12 External furniture

SHOULD

6.12.1 All furniture in the public realm **should** match those specified in the landscape package

6.12.2 Furniture in the public realm **should** be provided in gathering spaces

MUST

6.12.3 Cycle parking spaces **must** be close to the office entrances within the security fence for end users

6.12.4 Site furniture **must** be accessible, providing backrests and some providing arm rests. There must be a seat at least every 50m within or adjacent to pathways

6.13 Material strategy

SHOULD

6.13.1 Landscape hard materials **should** be within the same colour story of the architectural materiality

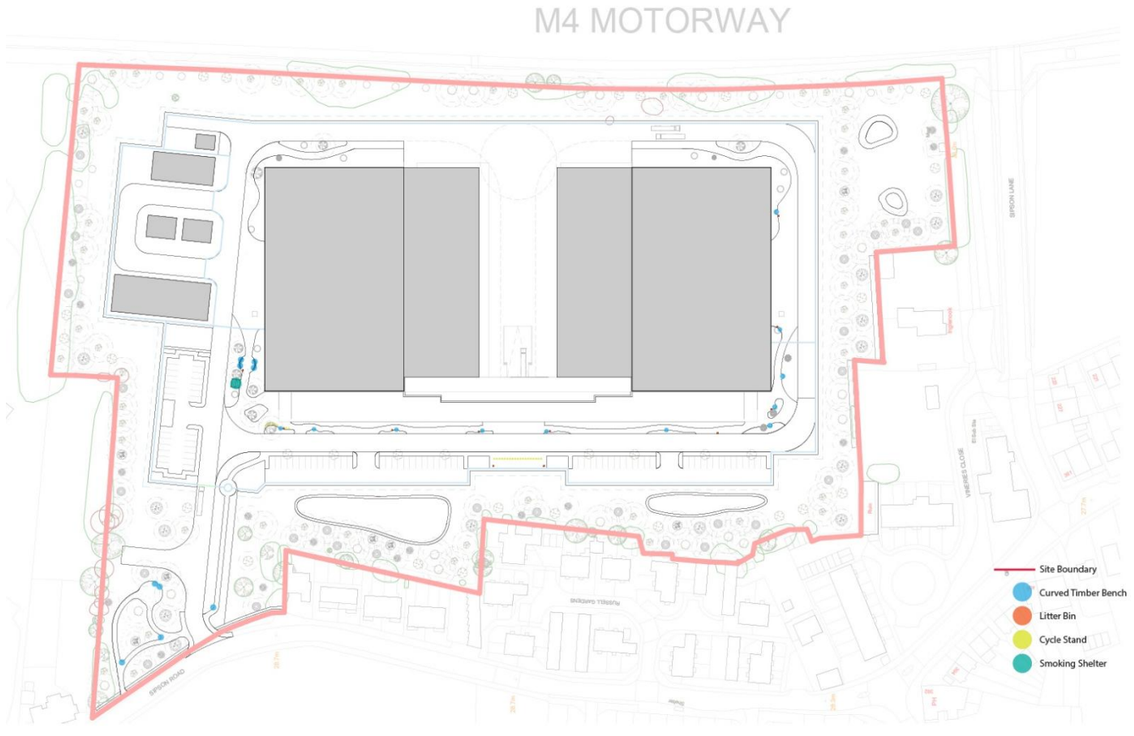
6.13.2 Materials **should** have information about the recycled content and the life cycle carbon analysis from the supplier for environmental certification

6.13.3 Materials **should** have low carbon content where possible

6.13.4 Materials **should** be sourced within the country where possible

MUST

6.13.5 Materials **must** be robust, slip resistant and easy to maintain.



Appearance

7.1 Objectives

The architectural character of the development should express a contemporary and high-quality design approach that reflects the technical function of the facility whilst creating a distinctive and recognisable campus identity. Buildings should demonstrate visual consistency across the site whilst allowing individual building elements to respond to their specific operational functions.

7.2 Architectural Character

SHOULD

7.2.1 Buildings **should** express a contemporary industrial character that reflects the function of the development whilst creating a distinctive and memorable identity.

7.2.2 Architectural design **should** utilise layered façade treatments to create depth, shadow and visual interest across large elevations.

7.2.3 The architectural language **should** incorporate high-quality masonry and metal cladding with contrasting-coloured elements, such as accents and details.

MUST

7.2.4 The development **must** adopt a coordinated architectural language across the data halls, administration building, ancillary structures and external plant enclosures to establish visual consistency across the campus.

7.2.5 Architectural treatments **must** be integrated with the overall building composition and contribute positively to the appearance of the development from surrounding public viewpoints.

7.3 Façade Composition

SHOULD

7.3.1 Long building elevations **should** be broken down through vertical and horizontal articulation.

7.3.2 Façades **should** incorporate changes in depth, material expression and colour to provide visual interest.

7.3.3 Building elevations **should** incorporate a recognisable base, middle and upper section to improve visual proportion and human scale.

7.3.4 Architectural mesh systems **should** be utilised where screening is required to provide visual interest whilst supporting the functional requirements of the building.

MUST

7.3.5 Building façades **must** avoid the appearance of large, uninterrupted monolithic elevations.

7.3.6 The administration building **must** provide a degree of architectural articulation equal to or higher than the principal data halls.

7.3.7 Architectural features used to articulate facades **must** form part of the overall architectural composition of the building

7.4 Materials and Colour

SHOULD

7.4.1 A predominately light and natural colour palette **should** be utilised to create a sophisticated and durable architectural appearance.

7.4.2 Material selections **should** complement the landscape strategy and surrounding context whilst retaining a contemporary architectural identity.

7.4.3 The material palette **should** be durable, low maintenance and appropriate for long-term operational use.

MUST

7.4.4 Building elevations **must** utilise high-quality exterior materials such as architectural mesh, metal cladding, masonry and curtain walling.

7.4.5 Architectural accents and details **must** be incorporated as a defining component of the building identity.

7.4.6 The administration building **must** utilise a material palette and level of detailing consistent with the overall architectural strategy.

7.5 Special Features and Building Accents

SHOULD

7.5.1 Architectural features **should** be used to strengthen building identity and create focal points within the overall composition.

7.5.2 Entrance areas **should** be defined through enhanced architectural detailing and material quality.

MUST

7.5.3 Prominent elevations **must** incorporate architectural accents and details as key design features.

7.5.4 Structural façade elements such as framing **must** be integrated within the overall design composition where utilised.

7.5.5 The administration block **must** provide a visually distinctive architectural focus within the overall development.

Sustainable Design

8.1 Objectives

Building and infrastructure design should minimise operational energy demand and maximise energy efficiency through the adoption of passive design measures, efficient mechanical and electrical systems and low-carbon technologies. The development should support the transition towards a lower-carbon built environment whilst maintaining the resilience and reliability requirements associated with critical digital infrastructure.

8.2 Energy and Water Efficiency

SHOULD

8.2.1 Development **should** seek to minimise operational energy demand through efficient building design and services infrastructure.

8.2.2 Opportunities to incorporate low and zero-carbon technologies **should** be explored where practicable.

8.2.3 Building systems **should** be designed to enable ongoing monitoring and optimisation of energy performance.

8.2.4 Water-efficient fittings, equipment and irrigation strategies **should** be incorporated throughout the development.

MUST

8.2.5 Energy demand **must** be reduced through the specification of efficient building services and operational infrastructure.

8.2.6 Water metering and leak detection measures **must** be incorporated within the development.

8.2.7 Landscape design **must** minimise irrigation demand through the selection of appropriate planting species.

8.3 Whole Life Carbon

SHOULD

8.3.1 Development **should** apply whole-life carbon principles throughout the design process.

8.3.2 Opportunities to reduce embodied carbon through material selection, structural optimisation and circular economy principles **should** be considered.

8.3.3 Lower-carbon materials and products with verified environmental credentials **should** be prioritised where practicable.

MUST

8.3.4 Building structures and infrastructure **must** be designed to optimise material efficiency whilst maintaining operational and resilience requirements.

8.3.5 Future stages of design development **must** demonstrate consideration of whole-life carbon reduction opportunities

8.4 Environmental Quality

SHOULD

8.4.1 Landscape design **should** contribute to improvements in environmental quality through planting and green infrastructure.

8.4.2 Building design and site layout **should** seek to minimise noise, air quality and lighting impacts.

8.4.3 Sustainable Drainage Systems **should** be integrated as multifunctional landscape features that support both environmental and visual objectives.

MUST

8.4.4 Development **must** incorporate measures to minimise adverse environmental effects on neighbouring receptors.

8.4.5 External lighting **must** minimise light spill, glare and sky glow.

8.4.6 Development proposals **must** incorporate integrated measures to manage noise, air quality and surface water impacts