

BRITISH STANDARD

Building and civil engineering – Vocabulary –

Part 2: Spaces, building types, environment and physical planning

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BSi
British Standards

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Contents

Foreword *ii*

1 Scope *1*

2 Vocabulary structure *1*

3 Spaces (02 1xxxx) *2*

4 Types of buildings (02 2xxxx) *5*

5 Environment and physical planning (02 3xxxx) *10*

Bibliography *19*

Summary of pages

This document comprises a front cover, an inside front cover, pages i to iv, pages 1 to 19 and a back cover.

Foreword

Publishing information

This part of BS 6100 is published by BSI and came into effect on 31 July 2007. It was prepared by Technical Committee B/500, *Basic data*. A list of organizations represented on this committee can be obtained on request to its secretary.

Supersession

This part of BS 6100 supersedes BS 6100-1.1:1987, BS 6100-1.2:1992 and BS 6100-1.8:1990, which are withdrawn.

Relationship with other publications

BS 6100 consists of the following parts.

- *Part 0: Introduction and index.*
- *Part 1: General.*
- *Part 2: Spaces, building types, environment and physical planning.*
- *Part 3: Civil engineering – General.*
- *Part 4: Civil engineering – Transport.*
- *Part 5: Civil engineering – Water engineering, environmental engineering and pipelines.*
- *Part 6: Construction parts.*
- *Part 7: Services.*
- *Part 8: Work with timber and wood-based panels.*
- *Part 9: Work with concrete and plaster.*
- *Part 10: Contract terms.*
- *Part 11: Performance characteristics, measurement and joints.*
- *Part 12: Plant, equipment and persons.*

Information about this document

BS 6100 has been completely restructured and compiled on different principles than previously. Consequently, this part of BS 6100 represents a full revision of the standard.

A general introduction to and explanation of the BS 6100 vocabulary is given in BS 6100-0, which provides an alphabetical index of all the terms in all parts of BS 6100. It is intended that individual parts of BS 6100 are used in conjunction with BS 6100-0 because they do not contain indexes themselves.

BS 6100-1 reproduces verbatim ISO 6707-1 and provides a vocabulary of general terms for the building and civil engineering industry. It is essential that individual parts of BS 6100 are read in conjunction with BS 6100-1.

BS 6100 does not repeat (or provide alternatives for) terms defined in other standards or in other parts of BS 6100. However, it does refer to where definitions can be found and includes a bibliography of all referenced standards.

Presentational conventions

Details of the structure, layout and presentational conventions used in this part of BS 6100 are given in Clause 2.

Contractual and legal considerations

This publication does not purport to include all the necessary provisions of a contract. Users are responsible for its correct application.

Compliance with a British Standard cannot confer immunity from legal obligations.

1 Scope

This part of BS 6100 defines terms that relate to:

- a) spaces;
- b) building types characterized by their use;
- c) environmental and physical planning.

2 Vocabulary structure

This part of BS 6100 does not contain its own index. Instead, a comprehensive index of terms is given in BS 6100-0. As a result, it is intended that this part of BS 6100 is used in conjunction with BS 6100-0.

The layout of this vocabulary is designed in accordance with ISO 10241 with terms arranged in a classified order and numbered in accordance with ISO 2145.

Each term has an individual number consisting of seven digits in two parts, the first of two digits, the second of five. Each number tells the following information about the term.

- a) The first two digits represent which part of BS 6100 the term belongs to.
- b) The third digit represents which group of terms it belongs to within the part.
- c) The fourth digit represents which subgroup of terms it belongs to within the group, as follows.
 - 1) Works.
 - 2) Parts.
 - 3) Materials.
 - 4) Activities.
 - 5) Processes.
 - 6) Plant, equipment and documentation.
 - 7) Properties.
 - 8) Spaces.
 - 9) Miscellaneous.
- d) The fifth to seventh digits determine the location of the term within the subgroup.

Bold words within a definition indicate terms that are defined elsewhere in this part of BS 6100, other parts of BS 6100 or other standards. Reference to where the term is defined is given in parenthesis after the bold word.

NOTE 1 References to terms defined in BS 6100-1 are shown giving only the part number, e.g. (01); references to terms defined in all other parts of BS 6100 are shown using their full reference number, e.g. (07 59005).

NOTE 2 Where more than one definition source could be referred to, the reference containing the definition of most general applicability is given.

Alternative terms are given in medium type below preferred terms which are given in bold type. All alternative terms have the status of being deprecated. Abbreviations are given in bold type below the terms to which they relate.

In the vocabulary, terms of more than one word are written in their natural word order, e.g. pedestal elbow, and the word order is not inverted, e.g. elbow, pedestal. However, inverted forms of a term are included in the index in BS 6100-0.

Terms are only given in the singular form, even when the plural form is more common (unless the term is only found in the plural form).

3 Spaces (02 1xxxx)

- 02 18001 private space**
space (01) for use by private individuals to which the public do not have right of access
- 02 18002 public space**
space (01) for use by the public or to which they have right of access
- 02 18003 pressurized space**
space (01) maintained at an air pressure higher than that in the surrounding **space** (01)
- 02 18004 atrium**
 roofed **space** (01) bounded on all sides, that provides **daylight** (07 59005) and sometimes ventilation to a building (01)
- 02 18005 dry area**
 unroofed **space** (01), below **ground level** (01), that separates an **external wall** (01) from adjoining **ground** (01) to prevent lateral entry of water from the **soil** (01)
NOTE Usually a narrow space.
- 02 18006 controlled area**
space (01) where the air is required to be cleaner than that in the surrounding **space** (01), but not meeting the requirements for a **clean room** (02 18031)
- 02 18007 danger area**
space (01) where people and property may be exposed to, or vulnerable to, a specific hazard
- 02 18008 concourse**
 large open **space** (01) for people to gather
- 02 18009 alcove**
 recess formed in a **wall** (01)
- 02 18010 niche**
 recess within the thickness of a **wall** (01)
NOTE Usually for a statue, vase or other feature.
- 02 18011 workroom**
room (01) for the exercise of a skill
NOTE It may accommodate equipment, and may be used for a hobby.

- 02 18012 utility room**
room (01) in a **dwelling** (01) for washing and ironing clothes and for storage
- 02 18013 study**
quiet **room** (01) for acquiring knowledge and understanding, by reading and other means
- 02 18014 classroom**
room (01) where a group of pupils or students are taught or study together
- 02 18015 bedroom**
private **room** (01) for sleeping
- 02 18016 dormitory**
communal **room** (01) for sleeping
- 02 18017 ward**
bedroom (02 18015) or **dormitory** (02 18016) in a **hospital** (02 21033)
- 02 18018 study bedroom**
large **bedroom** (02 18015) that can also be used as a **study** (02 18013)
- 02 18019 living room**
drawing room
room (01) in a **dwelling** (01) for relaxation and entertaining visitors
- 02 18020 dining room**
room (01) where meals are eaten
- 02 18021 kitchen**
space (01) where food is prepared and cooked
- NOTE In **dwelling**s (01), where **space** (01) permits, other domestic tasks may be carried out there.*
- 02 18022 lounge**
communal **room** (01) for relaxation
- 02 18023 library**
room (01) where books and other documents are housed, and where they may be consulted
- NOTE Conditions for using the documents vary greatly, as does the extent to which the **space** (01) may be used for private study or similar purposes.*
- 02 18024 staff room**
communal **room** (01) where employees go to relax and take a break from their work during the course of the day
- 02 18025 common room**
communal **room** (01) in an academic institution, either for staff or students, for relaxation and study
- 02 18026 interview room**
room (01) where **information** (01) is sought through conversation or questioning, in relative privacy

- 02 18027 consulting room**
room (01) where a lay person discusses his or her problems privately with an expert
NOTE Most frequently associated with medical diagnosis and treatment.
- 02 18028 waiting room**
room (01) for people awaiting attention or transport
- 02 18029 cubicle**
partially or totally enclosed **space** (01) in a **room** (01) that provides temporary privacy for an individual
- 02 18030 reception area**
space (01) for receiving visitors, making appointments and dealing with reservations
- 02 18031 clean room**
room (01) where **contamination** (11 27132), temperature and **humidity** (11 27044) are controlled
- 02 18032 plant room**
room (01) where machinery and equipment for the operation of a **service** (01) are housed
- 02 18033 boiler room**
plant room (02 18032) for a boiler and associated machinery and equipment
- 02 18034 dark room**
room (01) where photographs are processed in darkness or safe light
- 02 18035 covered way**
roofed **space** (01) that connects **buildings** (01)
- 02 18036 alley**
narrow external circulation **space** (01), bounded on both sides, for pedestrians and vehicles
- 02 18037 cloister**
covered **passage** (01), with an open **arcade** (01) or set of evenly spaced **columns** (01) on the inside and a **wall** (01) on the outside
NOTE Often round a quadrangle.
- 02 18039 storeroom**
room (01) for storage
- 02 18040 strongroom**
storeroom (02 18039) that provides a high degree of security
- 02 18041 cloakroom**
room (01) for temporary storage of coats, hats, luggage and other personal articles
- 02 18042 larder**
ventilated **store** (01) for perishable foods
- 02 18043 cold room**
thermally insulated **storeroom** (01), artificially cooled, that holds perishables at a predetermined temperature

- 02 18044 refrigerated store**
cold room (02 18043) maintained at a higher temperature than the freezing point of its contents
- 02 18045 deep freeze store**
cold room (02 18043) maintained at a temperature substantially lower than the freezing point of its contents
- 02 18046 carport**
 covered **space** (01), not fully enclosed, for parking one or more motor vehicles
- 02 18047 bathroom**
room (01) for a **bath** (07 42375)
NOTE Other sanitary appliances (01) may also be installed in the same room (01).
- 02 18048 shower room**
room (01) for a **shower** (07 42010)
NOTE Other sanitary appliances (01) may also be installed in the same room (01).
- 02 18049 changing room**
room (01) where clothes are removed and others put on, usually for a specific activity

4 Types of buildings (02 2xxxx)

4.1 Works (02 21xxx)

- 02 21001 hall**
building (01) or part of a **building** (01) that provides a large open **space** (01) for a communal activity
- 02 21002 storage building**
building (01) for storage of goods
- 02 21003 hostel**
building (01) that provides residential accommodation, and some communal facilities, for identified groups of individuals
NOTE Usually to meet a temporary need.
- 02 21004 hotel**
building (01) that provides residential accommodation, and some communal facilities, commercially for short-stay visitors to a location
- 02 21005 sheltered housing**
housing (01) for handicapped or elderly people where staff are on call in case of emergency
- 02 21006 nursery building**
building (01) that provides residential or day care for babies and very young children
- 02 21008 bank**
building (01) where a range of financial services are provided, including the safe keeping of money

- 02 21009 post office**
building (01) for administration of postal services and for the provision of some financial services, as between individual and state
- 02 21010 fire station**
building (01) from which fire-fighting and other emergency services are operated, including accommodation for specialist vehicles, equipment and people
- 02 21011 police station**
building (01) for the police force of a district
- 02 21012 law court building**
building (01) for administration of jurisprudence
- 02 21013 prison**
building (01) for secure confinement of convicted criminals and those awaiting trial
- 02 21014 military building**
building (01) for the armed forces
- 02 21015 gatehouse**
building (01) for security staff controlling entry to, and **exit** (01) from, an area
- 02 21016 public house**
building (01) with a bar and one or more public **rooms** (01) for the sale and consumption of alcoholic drink
- 02 21017 restaurant**
building (01) for the provision of meals and refreshments consumed on the premises
- 02 21018 shopping centre**
building (01) or group of **buildings** (01) containing **shops** (01)
- 02 21019 supermarket**
shop (01) where a wide range of goods is displayed for self-service and where payment is made at an **exit** (01) till
- 02 21020 department store**
large **shop** (01) selling so many types of goods that the total area is organized into divisions to accommodate the different needs of shoppers
- 02 21021 school building**
building (01) for education of children and young people
- 02 21022 polytechnic building**
college (02 21024) for education in technical subjects
NOTE Most polytechnics in the UK have converted to universities.
- 02 21023 university building**
building (01) for education at degree level
- 02 21025 training centre**
building (01) or group of **buildings** (01) where people are instructed in particular crafts, professions, occupations or practices

- 02 21026 library building**
building (01) where books and other documents are housed, and where they may be accessed
- NOTE Conditions for using the documents vary greatly, as does the extent to which the facilities may be used for private study or similar purposes.*
- 02 21027 art gallery building**
building (01) for exhibition of works of art
- 02 21028 museum building**
building (01) for exhibiting and storing objects, for record and study
- 02 21029 exhibition centre**
building (01) or group of **buildings** (01) where displays are made of **products** (01), services, activities or educational material
- 02 21030 conference centre**
building (01) or group of **buildings** (01) providing facilities for large and small meetings and presentations
- 02 21031 laboratory building**
building (01) where **testing** (11 14010), experimentation and research are carried out
- 02 21032 observatory building**
building (01) where astronomical and meteorological observations are made
- 02 21033 hospital**
building (01) or group of **buildings** (01) with facilities for medical care and surgical treatment of patients
- 02 21034 residential home**
communal residence staffed and equipped for the care of aged and infirm people
- 02 21035 nursing home**
communal residence for people recuperating from illnesses or requiring continuous nursing care
- 02 21036 hospice**
building (01) or group of **buildings** (01) where residential or day care is provided for the terminally ill
- 02 21037 health centre**
building (01) or group of **buildings** (01) where primary medical treatment or advice on health matters is given to non-resident patients
- 02 21038 clinic building**
building (01) where medical care specialists give treatment or advice on health issues to non-resident patients
- 02 21039 public toilet**
toilet (01) for use by the public
- 02 21040 leisure centre**
building (01) or group of **buildings** (01) providing facilities and equipment for sports and recreation

- 02 21041 sports centre**
building (01) or group of **buildings** (01) providing facilities and equipment for sports
- 02 21042 sports hall**
hall (02 21001) where facilities and equipment are provided for a number of sports
- 02 21043 sports pavilion**
building (01) used in connection with open air sports, with **changing rooms** (02 18049) and facilities for ancillary activities
- 02 21044 gymnasium**
large **room** (01) or **hall** (02 21001) with facilities and equipment for gymnastics
- 02 21045 swimming pool building**
building (01) that contains one or more swimming pools, with **changing rooms** (02 18049) and facilities for ancillary activities
- 02 21046 theatre building**
building (01) for performances in the dramatic arts
- 02 21047 cinema building**
building (01) for displaying on a screen, moving images that have been recorded
- 02 21048 stadium**
sports area with terraces for spectators
- 02 21049 ice rink building**
building (01) with facilities for ice skating
- 02 21050 concert hall**
hall (02 21001) for musical performances
- 02 21051 church**
building (01) for public Christian worship
- 02 21052 cathedral**
principal **church** (02 21051) of a diocese
NOTE Usually contains the diocesan bishop's throne.
- 02 21053 chapel building**
ancillary **building** (01) for Christian worship used by individuals occupying or residing in the establishment with which it is associated
- 02 21054 temple**
building (01) or place for the worship of one or more deities
- 02 21055 mosque**
building (01) for Islamic religious worship
- 02 21056 synagogue**
building (01) for Jewish religious worship
NOTE Usually also for religious instruction.
- 02 21057 crematorium**
building (01) where corpses are reduced to ashes

- 02 21058 warehouse**
building (01) for storage of merchandise and other goods
- 02 21059 testing centre**
building (01) or group of **buildings** (01) where routine **tests** (11 14010) into the **quality** (01) and performance of **materials** (01) and **products** (01) are carried out
- 02 21060 boiler house**
ancillary **building** (01) accommodating a boiler, and associated machinery and equipment, that provides heat, hot water or steam to drive a engine
- 02 21061 power station**
building (01) or group of **buildings** (01) where electricity is generated
- 02 21062 agricultural building**
building (01) to house farm animals, stores, agricultural equipment or produce
- 02 21063 horticultural building**
building (01) where **plants** (06 12001) are cultivated
- 02 21064 abattoir**
building (01) for humane slaughter of farm animals
- 02 21065 bus station**
building (01) or group of **buildings** (01) where buses begin or end their journeys, stop for a lengthy break, and where ancillary services are provided
- 02 21066 railway station**
building (01) or group of **buildings** (01) where **railway** (01) trains stop for taking up passengers and/or goods, and for setting them down
- 02 21067 shipping terminal**
building (01) or group of **buildings** (01) where passengers and/or goods transfer to and from ships
- 02 21068 hangar**
workshop (01) for the storage, **maintenance** (01) and **repair** (01) of aircraft
- 02 21069 garage building**
building (01) for housing motor vehicles
- 02 21070 service station**
building (01) for refuelling, **maintenance** (01) and **repair** (01) of motor vehicles
- 02 21072 telephone exchange**
building (01) where equipment for **telecommunication** (01) is housed and serviced
- NOTE This term relates primarily to the period when connections were made manually.*
- 02 21073 television centre**
building (01) where television programmes are made and from which they are broadcast

02 21074 film studio
building (01) for photographing moving images for screen projection

02 21075 radio studio
building (01) where radio programmes are made or from which they are broadcast

02 21076 sound recording studio
building (01) with facilities for making sound recordings to a high quality

NOTE Includes facilities for artists to perform for recording purposes, and for recorded material to be edited and mixed.

02 21204 college building
building (01) for study and instruction within a university or a **building** (01) in a school or institution that provides specialized courses or teaching

4.2 Plant, equipment and documentation (02 26xxx)

02 26001 statutory undertaker
person or organization authorized or required by statute to provide, operate and maintain a public service

5 Environment and physical planning (02 3xxxx)

5.1 Works (02 31xxx)

02 31001 ancient monument
structure (01) or **earthworks** (01) of historic, architectural, traditional, artistic or archaeological interest recognized by legislation so it is protected

02 31002 historic site
area that, by virtue of its character or the **buildings** (01), **structures** (01) or **earthworks** (01) located there, is deemed to merit legal protection

02 31003 listed building
building (01) of architectural or historic interest recorded under legislation so it is afforded a measure of protection against demolition, **alteration** (01) and neglect

*NOTE The **building** (01) may include objects fixed to it or within its curtilage.*

02 31004 redundant building
disused **building** (01) no longer needed for its former purpose

02 31005 avenue
wide **street** (02 31007) lined with **trees** (06 12036)

- 02 31006 boulevard**
wide **street** (02 31007) in a town with a **grass** (06 12057) area between the **road** (01) and the **footway** (01)
*NOTE Usually also with a **central reserve** (01).*
- 02 31007 street**
road (01) that is partly or wholly flanked by **buildings** (01) established along one or both frontages
- 02 31008 close**
a small, quiet, residential **street** (02 31007)
NOTE Often with limited access.
- 02 31009 crescent**
street (02 31007) with flanking **buildings** (01) laid out in an arc
- 02 31010 terrace**
row of adjoining **buildings** (01)
*NOTE Usually with **party walls** (01).*
- 02 31011 square**
rectangular open **space** (01) surrounded by **streets** (02 31007), with **buildings** (01) on one side
- 02 31012 bridleway**
drove way
highway (01) for pedestrians, people on horseback or leading a horse
NOTE There may be private rights for vehicular use or for driving animals.

5.2 Activities (02 34xxx)

- 02 34001 development**
construction (01), mining or other operations on, under or over **land** (01); or making a change in the use of a **building** (01) or **land** (01)
NOTE Operations and changes in use that constitute development are defined by legislation.

5.3 Plant, equipment and documentation (02 36xxx)

- 02 36002 development corporation**
body set up to design, **build** (01) and manage a **new town** (02 39011), **enterprise zone** (02 38015) or area of **urban renewal** (02 39032)
- 02 36003 planning authority**
public authority empowered to prepare **development plans** (ISO 10209-4) and to carry out **development control** (02 39016)

5.4 Spaces (02 38xxx)

- 02 38001 development site**
area of **land** (01) designated by a **planning application** (02 39045) for a specific **development** (02 34001)
- 02 38002 caravan site**
land (01) designated for one or more caravans
- 02 38003 nature reserve**
land (01) managed to **conserve** (01) and safeguard flora, fauna, geological and physiographical features
- 02 38004 temporary premises**
premises that are given over for a use that is not intended to be permanent
- 02 38005 environmentally sensitive area**
area where the **environment** (01) is especially important; account is taken of the policy for such an area when considering **planning applications** (02 39045)
- 02 38006 backland**
land (01) to the rear of existing **development** (02 34001) along a **road** (01) frontage
- 02 38007 area of special control**
area that the local **planning authority** (02 36003) designates as requiring controls that are not required in other areas
- NOTE For example, controls over the display of advertisements and signs (01) in certain areas.*
- 02 38008 assisted area**
part of the country receiving regional selective assistance from government to encourage growth and proper distribution of business
- 02 38009 built-up area**
area densely packed with **buildings** (01) and related **infrastructure** (02 39008)
- 02 38010 green field site**
development site (02 38001) on which there are no existing **buildings** (01)
- NOTE Usually at the periphery of a built-up area (02 38009).*
- 02 38011 action area**
area, selected by a local **planning authority** (02 36003) as a priority for **development** (02 34001), **redevelopment** (02 39031) or improvement
- 02 38012 commercial improvement area**
business area in need of **rehabilitation** (01) and regeneration
- 02 38013 simplified planning zone**
area in which specified types of **development** (02 34001) may be carried out without applying for **planning permission** (02 39047)

- 02 38014 conservation area**
area designated by a local **planning authority** (02 36003) as being of special architectural or historic significance, in order that its character or appearance may be preserved or enhanced
- 02 38015 enterprise zone**
urban area where special measures are taken to encourage industrial and commercial activity by relaxing or speeding up the application of certain statutory and administrative controls
- 02 38016 inner city**
part of a city around its centre
- 02 38017 town centre**
central business, civic, entertainment and shopping area of a town
- 02 38018 city centre**
central business, civic, entertainment and shopping area of a city
- 02 38019 neighbourhood**
area of a town or city that forms a relatively self-contained social unit
- 02 38020 retail park**
area for a number of large **supermarkets** (02 21019) and **department stores** (02 21020); **vehicle parks** (01) are provided for customers
- 02 38021 Crown land**
land (01) in which the Crown, the Duchies of Cornwall or Lancaster, or a government department have an interest
- 02 38022 vacant land**
land (01) that has no obvious current use and is in a state of neglect
- 02 38023 waste land**
vacant land (02 38022) needing **land reclamation** (05 29082) before it can be used
- 02 38024 derelict land**
vacant land (02 38022) damaged by industrial or other **development** (02 34001); before it can be put to beneficial use it requires **land restoration** (02 39035) or other treatment
- 02 38025 white land**
undeveloped **land** (01) that has not been allocated a particular use on the **development plan** (ISO 10209-4) for the area
- 02 38026 common land**
open **space** (01), registered under legislation, and normally accessible to the public
- 02 38027 village green**
public open space (02 38028) in a village
NOTE Usually in the centre of the village.
- 02 38028 public open space**
land (01) for public recreation other than **national parks** (02 38031) and areas of **open country** (02 39015)

- 02 38030 area of outstanding natural beauty**
area of **open country** (02 39015) whose beauty is recognized as being of national importance and that is designated under legislation so that steps can be taken to protect and **conserve** (01) it
- 02 38031 national park**
area of **open country** (02 39015), other than an **area of outstanding natural beauty** (02 38030), designated as being of such beauty and value that it should be conserved for the nation
- 02 38032 site of special scientific interest**
area of scientific interest, designated under legislation, on account of its flora, fauna, geological or physiographical features
- 02 38033 agricultural land**
land (01) for cultivation of **crops** (06 12094) and/or rearing of livestock
- 02 38034 agricultural unit**
portion of **agricultural land** (02 38033) farmed as a unit
*NOTE Includes **buildings** (01) associated with the activity.*
- 02 38035 amenity grassland**
extensive area of **grass** (06 12057) with recreational, functional or aesthetic value, where agricultural production is not the primary purpose
- 02 38036 precinct**
urban area within a recognized boundary for a specific pedestrian use
NOTE Shopping is the most common use.

5.5 Miscellaneous (02 39xxx)

- 02 39001 urban planning**
town planning
physical planning (01) within a **built-up area** (02 38009)
- 02 39002 regional planning**
physical planning (01) for a region of the country
- 02 39003 rural planning**
country planning
physical planning (01) outside a **built-up area** (02 38009)
- 02 39004 transport planning**
physical planning (01) for transport
- 02 39005 civic amenity**
item or provision that improves the appearance of the **environment** (01)
*NOTE Examples are protection and improvement of **buildings** (01), the preservation and **planting** (06 14001) of **trees** (07 12036) and the disposal of disused vehicles and other **waste** (01).*
- 02 39007 adaptive use**
use of a **building** (01) for a different purpose from that for which it was designed, and that involves **alteration** (01) to suit the new use

- 02 39008 infrastructure**
physical facilities and services required to support **development** (02 34001) together with associated **land** (01) uses
- 02 39009 conurbation**
metropolitan region
large **built-up area** (02 38009) formed by the growth and coalescence of individual towns and cities
- 02 39010 townscape**
visual **quality** (01) of a **built-up area** (02 38009)
- 02 39011 new town**
town developed in accordance with a **master plan** (02 39030) either on a **green field site** (02 38010) or in an area containing existing villages or small towns
- 02 39012 suburb**
area on the outskirts of a city or town that is predominantly residential
- 02 39013 overspill**
population, or commercial or industrial activity, that cannot be accommodated when an area is **redeveloped** (02 39031)
- 02 39014 green belt**
defined area of **open country** (02 39015) surrounding an urban area, intended to prevent the spread of urban **development** (02 34001)
- 02 39015 open country**
countryside
land (01) outside a **built-up area** (02 38009) that is largely free of **buildings** (01)
- 02 39016 development control**
exercise control over **development** (02 34001) by granting or refusing **planning permission** (02 39047) or by enforcing planning legislation
- 02 39017 aesthetic control**
development control (02 39016) relating to appearance
- 02 39021 general permitted development order**
Statutory Instrument that specifies classes of **permitted development** (02 39026)
- 02 39022 special development order**
Statutory Instrument that grants **planning permission** (02 39047) for **development** (02 34001) of the **land** (01) or descriptions of the **land** (01) specified
- 02 39023 use classes order**
Statutory Instrument that specifies classes of use; subject to certain restrictions a change of use within the same class is not taken to involve **development** (02 34001)
- 02 39024 planning inquiry**
quasi-legal hearing of arguments for and against a proposed **development** (02 34001) and/or decision by a local **planning authority** (02 36003)

- 02 39025 environmental impact assessment**
detailed evaluation of the potential environmental effects of a proposed **development** (02 34001)
- 02 39026 permitted development**
development (02 34001) that does not require express **planning permission** (02 39047)
- 02 39027 development with deemed consent**
development (02 34001) by a **statutory undertaker** (02 26001) that does not require formal **planning permission** (02 39047)
- 02 39028 hazardous development**
development (02 34001) on, over or under, **land** (01), where dangerous substances, in excess of certain specified quantities, are involved
- 02 39029 comprehensive development**
development (02 34001) of a sizeable area as a phased operation
- 02 39030 master plan**
document that describes in outline the physical form of an extensive **development** (02 34001) that is proposed
- 02 39031 redevelopment**
development (02 34001) that involves replacement, reshaping or improvement of existing **buildings** (01)
- 02 39032 urban renewal**
redevelopment (02 39031) of a defined area within a town or city
- 02 39033 comprehensive redevelopment**
redevelopment (02 39031) of a sizeable area, involving demolition of most of the existing **buildings** (01)
- 02 39035 land restoration**
work intended to bring **land** (01) into beneficial use after it has been damaged
NOTE Usually the damage is caused by mineral extraction.
- 02 39036 reversionary development**
development (02 34001) to restore an original use, or state, after a period specified in a **planning permission** (02 39047)
- 02 39037 related development**
proposed **development** (02 34001) that relates to an existing use or **planning permission** (02 39047) on an adjacent **site** (01)
- 02 39038 enforcement notice**
notice served by a local **planning authority** (02 36003) when **development** (02 34001) is carried out without the requisite **planning permission** (02 39047) or when any condition or limitation attached to a **planning permission** (02 39047) is not complied with
- 02 39039 stop notice**
notice served by a **planning authority** (02 36003) in exercise of its **development controls** (02 39016) requiring the immediate cessation of an activity

- 02 39040 non-conforming use**
use that does not fall within the class of use specified for the property on the **development plan** (ISO 10209-4)
- 02 39041 building preservation notice**
notice served by a **planning authority** (02 36003) informing the owner and occupier of a **building** (01), other than a **listed building** (02 31003), that it may be of special architectural or historic interest
- NOTE Served if the local **planning authority** (02 36003) thinks there is a risk of the **building** (01) being demolished or altered.*
- 02 39042 established use certificate**
document issued by a local **planning authority** (02 36003) confirming that the use of the property is not one against which an **enforcement notice** (02 39038) will be served
- 02 39043 access order**
order issued by a local **planning authority** (02 36003) to an owner of land (01) enabling the public to have access to **open country** (02 39015) or open air recreation
- 02 39044 traffic management**
organization of efficient movement of **traffic** (01) within a given **street** (02 31007) system by arranging the **traffic flows** (04 19016), controlling the intersections and regulating times and places for **parking** (04 19056)
- 02 39045 planning application**
request to a local **planning authority** (02 36003) for permission to carry out **development** (02 34001)
- 02 39046 planning decision**
response from a local **planning authority** (02 36003) to a **planning application** (02 39045) in which **planning permission** (02 39047) is refused, granted or granted conditionally
- 02 39047 planning permission**
legal sanction granted to proposed **development** (02 34001)
- 02 39048 planning condition**
restriction or proviso imposed with a **planning permission** (02 39047)
- 02 39049 outline planning permission**
planning permission (02 39047) granted in principle, subject to submission of further details concerning siting, design, external appearance, means of **access** (01) and **landscape work** (06 14002) on the **site** (01)
- 02 39050 planning consent**
approval in respect of demolition, **extension** (01) or **alteration** (01) of ancient monuments (02 31001) or **buildings** (01) subject to special controls
- NOTE Applies particularly to **listed buildings** (02 31003) or **buildings** (01) in **conservation areas** (02 38014).*

- 02 39051 reserved matter**
subject that requires subsequent approval by a local **planning authority** (02 36003) following the grant of outline **planning permission** (02 39049)
- 02 39052 planning appeal**
application to the Secretary of State for reconsideration of a **planning decision** (02 39046), against any **planning consent** (02 39050), notice, certificate or order issued by a local **planning authority** (02 36003)
- NOTE In Northern Ireland the application is to the Planning Appeals Commission.*
- 02 39053 planning appeal inquiry**
procedure for taking evidence relating to a **planning appeal** (02 39052)
- 02 39054 planning gain**
obligation, imposed by a **planning authority** (02 36003) in connection with the grant of **planning permission** (02 39047), to provide facilities or amenities additional to those in the original **planning application** (02 39045)
- 02 39055 betterment**
increase in value of **land** (01) or property as a result of a **planning permission** (02 39047) or planning policy
- 02 39056 planning blight**
consequence of long term planning proposal that reduces the value of **buildings** (01) or **land** (01) at a particular location
- 02 39057 plot ratio**
ratio of **floor** (01) area to **site** (01) area
- 02 39058 planning density**
measure of occupancy of **land** (01) or property, as a guide for **development** (02 34001)
- NOTE Typically the number of units of accommodation or people to the area of land (01).*
- 02 39059 compulsory acquisition**
acquisition, from the owner of an interest in **land** (01), **buildings** (01) or other rights, by an authority that has power to do so for a statutorily approved purpose, subject to the payment of compensation

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