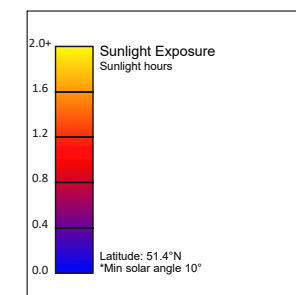




Proposed Illustrative Scheme - Sunlight Exposure



Proposed Aerial View of Illustrative Scheme



# 6.0 Built form

## 6.7 External Appearance

The following codes and guidelines covers topics of materiality and appearance of all plots in order to ensure continuity and consistency within the proposals.

### 6.7.1 Materiality

*All facade materials must comply with all latest and relevant Building Regulations and Guidance and must be reviewed by suitably qualified persons during the RMA stage.*

*Materials for the facade must be consistent with the local vernacular of Reading - masonry construction as outlined within the material typologies below*

Materials must possess enduring quality.

Materials must be complementary to the wider and local contextual character of Reading. The tones and colours of these materials should be complementary to Reading vernacular character.

*Main materials of the facade must be of brick masonry, concrete, timber, glass and metal; all in keeping with the local vernacular of Reading - Other materials can be used in conjunction but limited in their scope when compared to the primary material palette - Variety of materials across the building types must be introduced to ensure material variety across the developments.*

### 6.7.2 Elevational Principals

*Design of all buildings across all development zones must be coherent and of a similar architectural style; sharing primary material elements, proportions, and graphical styles to ensure a visual coherence across the proposals.*

*All elevational elements must be developed in conjunction with building services strategies, acoustic requirements, and structural design.*

*All envelope conditions must be designed to accommodate context specific loading requirements.*

*Adjacent diagrams highlight the hierarchy of building composition must be adopted across all plots.*

*Clear delineation of buildings must be made up of 3 key distinctions; ground floor (base), Middle and top – each with their own architectural distinction as well as being stitched together a clear and coherent design language.*

*Tops of buildings must be articulated clearly through alternative materiality or architectural geometry.*

*Services, such as rainwater downpipes and MEP plant equipment, must be concealed or integrated into the design.*

*The envelope should be capable of reacting to seasonal climatic conditions.*

*A lower percentage of glazed to solid will be applied to residential use in comparison with commercial ground floor uses.*

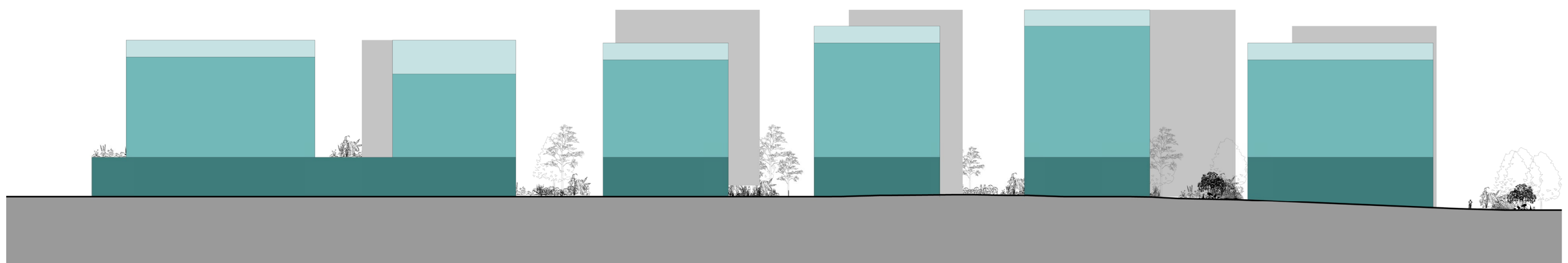
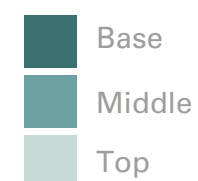
*The amount of glazed area should be higher on lower floors than on the middle of the building for visual purposes.*

*Unless proved otherwise through detailed design assessment, the overall average percentage of glazed to solid for residential use should be in the region of 40% glazed to 60% solid.*

*Adjustable or fixed external shading shall be provided to lower the solar gain where appropriate.*

*Separation distances and building form. Alternatively, reducing the glazed areas by introducing solid surfaces could be considered a measure to reduce solar gain where appropriate.*

*A larger percentage of glazing to solid wall could be provided for living rooms and bedrooms where there is access to a balcony.*



Elevational Principals - Base / Middle / Top

## 6.0 Built form

### 6.7.3 External Appearance - Illustrative Studies



Illustrative Material Study - Variety of Masonry types across the scheme.



Illustrative CGI and Illustration Views

## 6.0 Built form

### 6.8 Active Frontage

#### 6.8.1 Active Frontage Commercial

*Commercial frontage must have a high degree of transparency between public realm and interior.*

*Signage zones to be appropriately designed above glazed elements only.*

*Glazing to be floor to ceiling curtain walling or jointed glazing with powder coated/ anodised aluminium/steel spandrels between glazed panels. Detailed design to form part of RMA stage.*

*Variation in shop front design to be considered when viewed in the context of proposals during RMA stage.*

*Building frontages that are adjacent to primary movement zones must provide active frontage.*

*Public Art areas to defined within RMA stage*

#### 6.8.2 Active Frontage Residential

*Primary material palette should be utilised for all residential access to provide a coherent approach across the scheme.*

*Glazing to be floor to ceiling curtain walling or jointed glazing with powder coated/anodised aluminium/steel spandrels between glazed panels. Detailed design to form part of RMA stage.*

*Secure letter boxes to be provided within each lobby.*

*Ground floor residential units must have direct access from the street with their own front doors.*

*Shading devices for ground floor residential to be introduced, either through glazing manifestation, blind zones or architectural metal elements.*

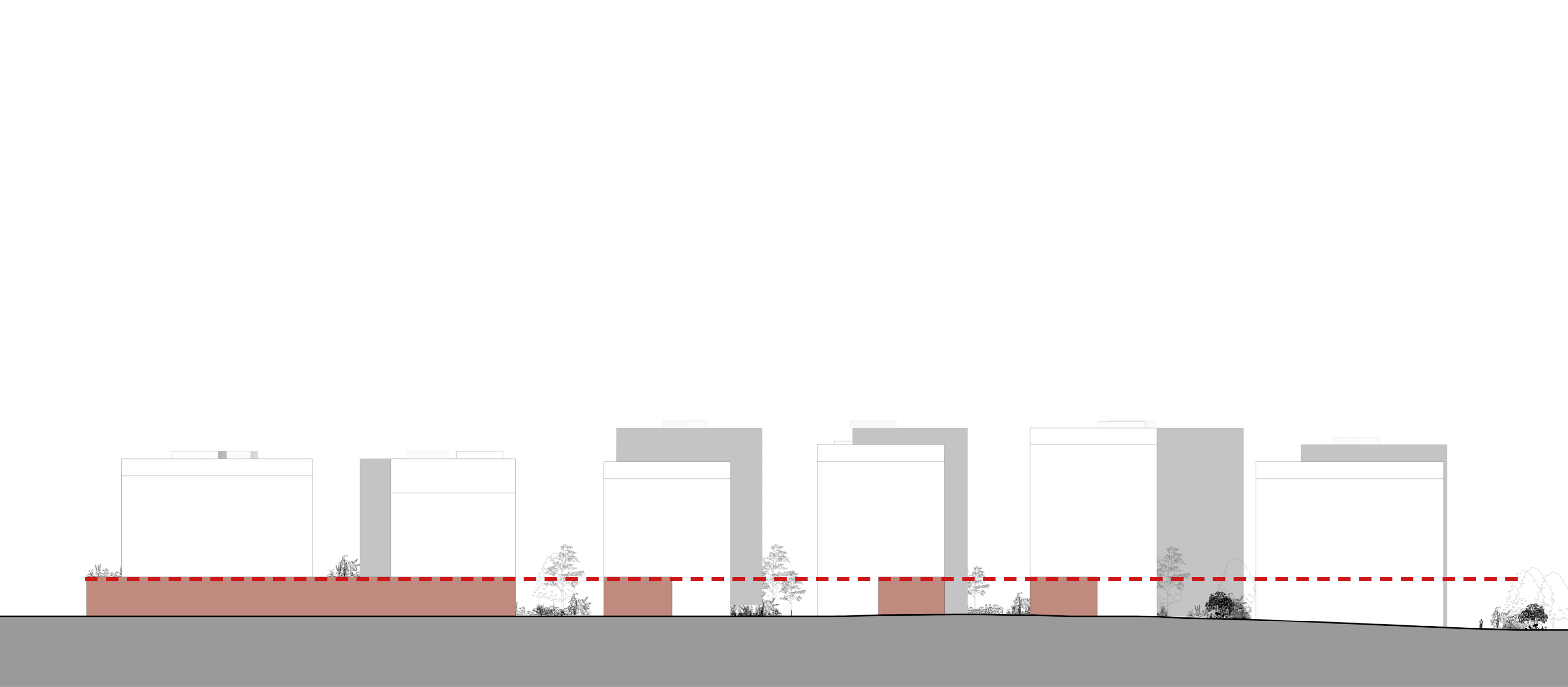
#### 6.8.3 Active Frontage Servicing

*Servicing entrances for all uses should be accessed by secondary routes and servicing routes as denoted on the Parameter Plans.*

*Vehicular access opening to be kept to a minimum width to prioritise cycle or pedestrian movement across the site.*

*Clear signage to be provided for all servicing activities.*

*Brick patterns and/or architectural metalwork panels to be introduced to mask ventilation openings for service requirements.*



Active Frontage zones onto Plummery Gardens

Active Frontage

# 6.0 Built form

## 6.9 Plot Design Codes

### Building Plots

The proposed development has been split into 12 building plots:

#### DZ1

West Block 1 (WB1)

West Block 2 (WB2)

West Block 3 (WB3)

West Block 4 (WB4)

#### DZ2

Central Block 1 (CB1)

Central Block 2 (CB2)

Central Block 3 (CB3)

Central Block 4 (CB4)

#### DZ3

East Block 1 (EB1)

East Block 2 (EB2)

East Block 3 (EB3)

East Block 4 (EB4)

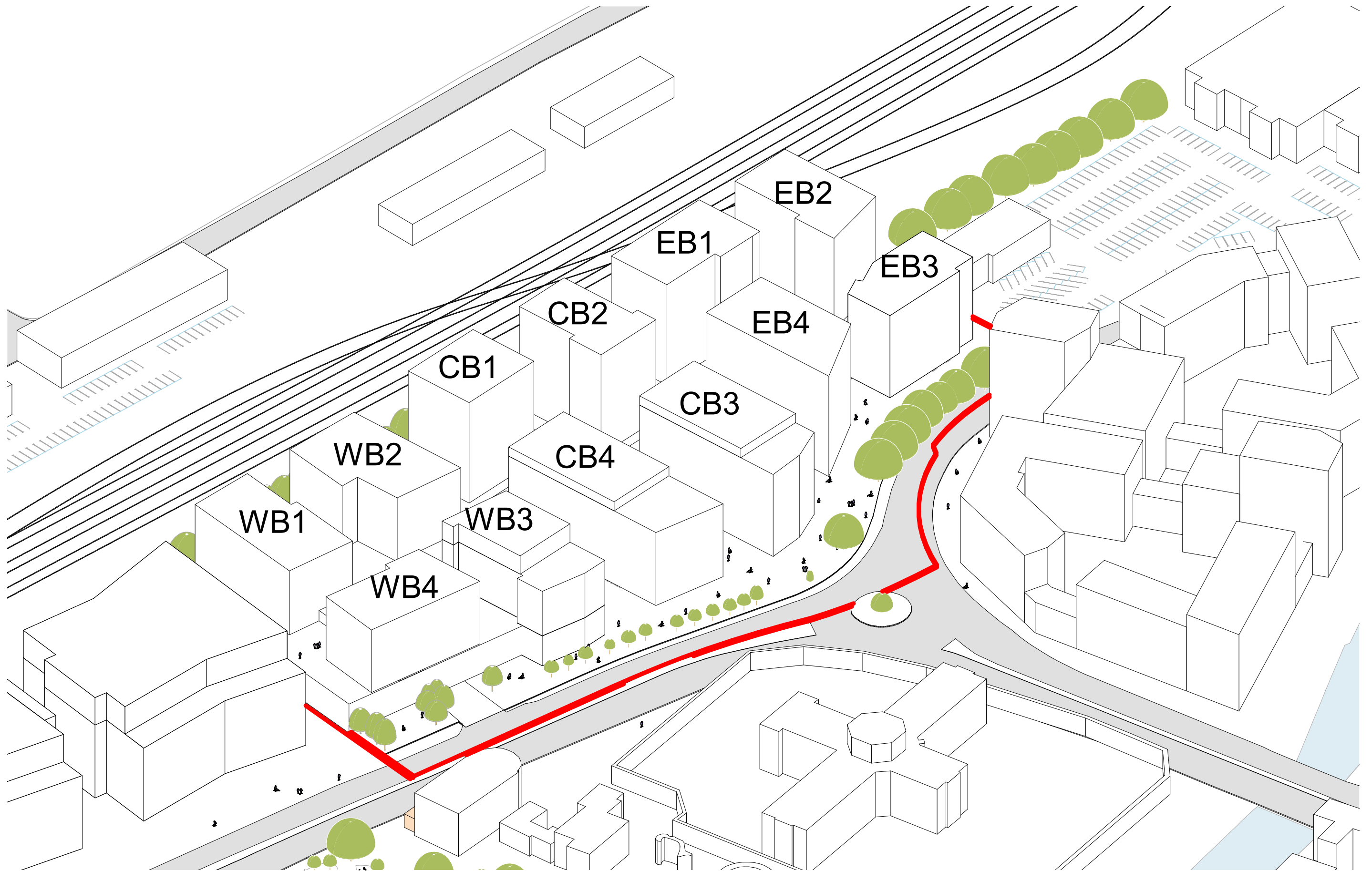
There is also a podium level located below plots:

WB1, WB2, WB3 and WB4

Additionally there is a basement level which sits below all 12 plots which will house car parking and servicing



Building plots key diagram



Building plots key axonometric

## 6.9 Plot Design Codes

### 6.9.1 Basement

#### Internal Layout at Basement Level

Refuse store provision should be provided at basement level with direct access from all residential blocks. Detailed design of waste management strategy to be covered within subsequent RMA.

Plant provision should be provided at basement level within access of service areas as outlined within the submitted Parameter Plans.

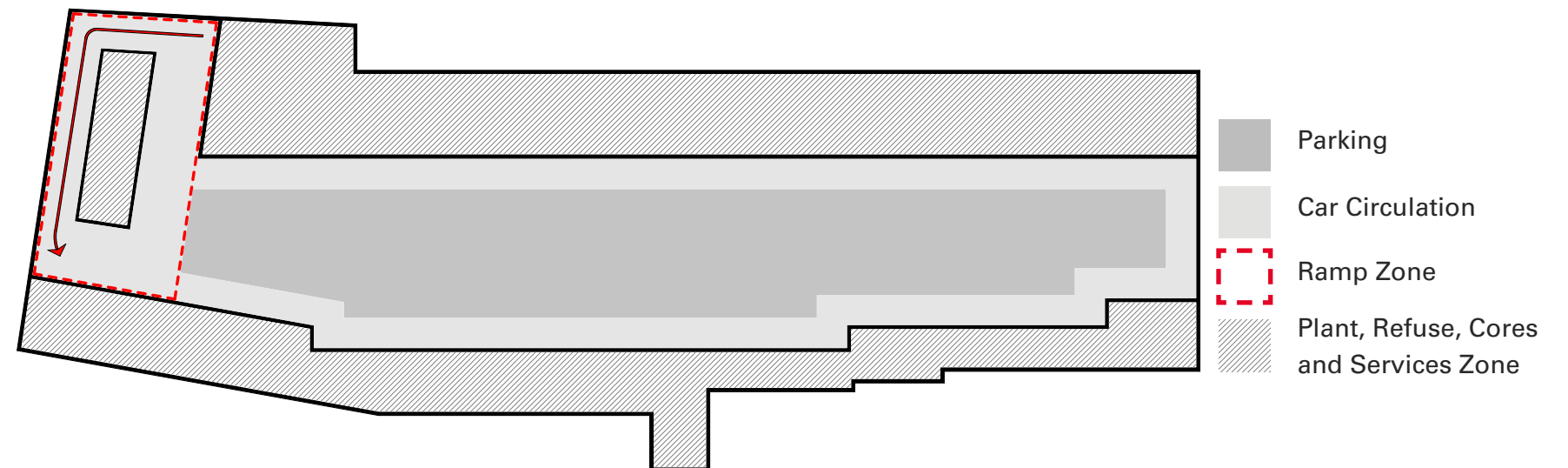
Plant/ services provision should be located towards the perimeter edges of the basement as outlined within the Parameter Plans.

Residential car parking provision should be located towards the middle of the plot accessed via a ramp from the podium.

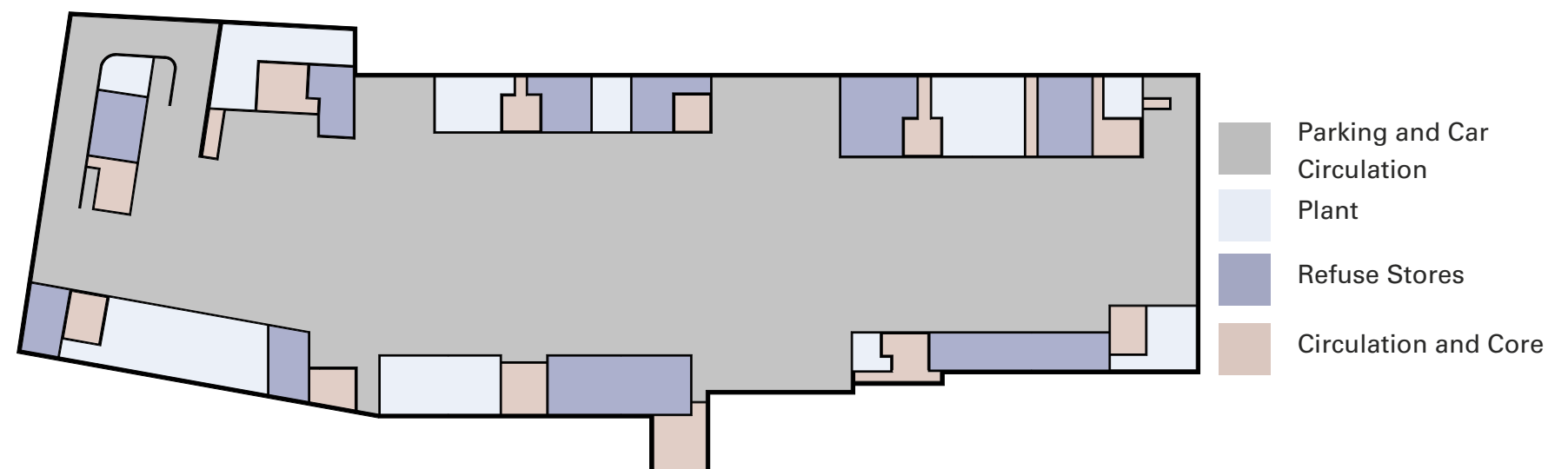
Basement level vehicle access must be accessible via the service access route and/or podium level parking areas as outlined within the submitted Parameter Plans.

Vertical circulation for upper level uses above any basement provision must be connected to basement level accommodation.

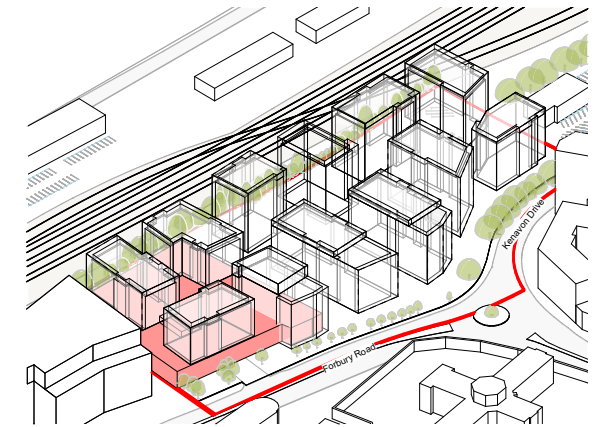
Basement level accommodation must not result in raised ground floor levels of buildings.



Basement Diagram - Parameter Plan



Basement Diagram - Illustrative Diagram



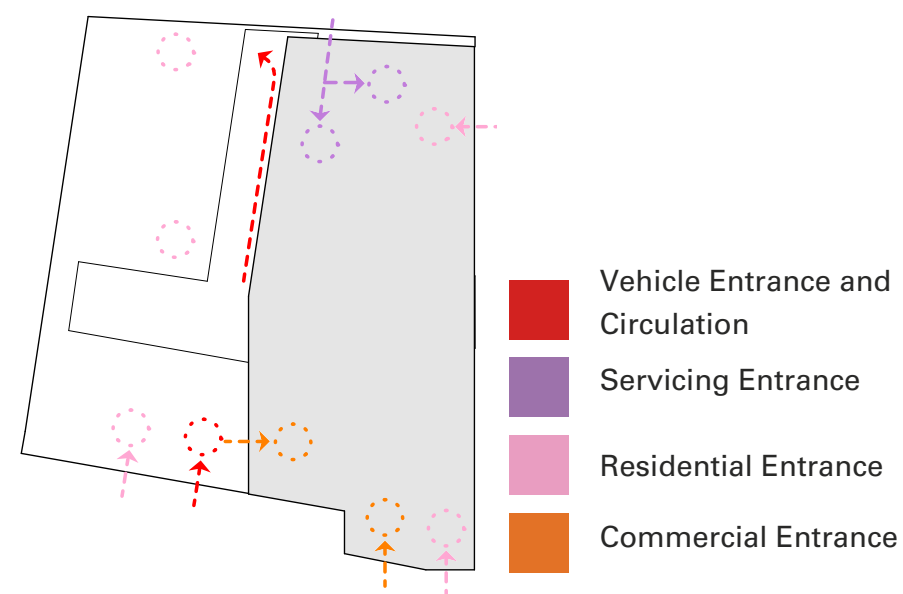
## 6.9.2 Podium

### Access / Entrances / Servicing

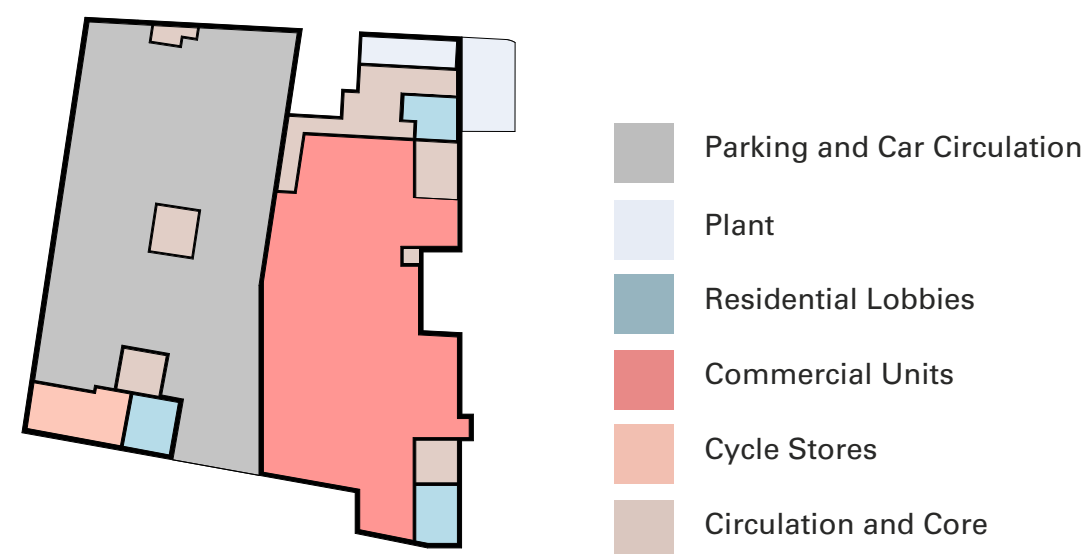
- The main entrances for the commercial floorspace shall be on the south and west boundaries from street level.
- The main entrances for the residential plots should be provided from the east and south from street level.
- Vehicles should access from the south of the site for parking purposes from Kenavon Drive / Forbury Road.
- Service vehicles should access from the north of the site.
- Servicing should be accessed from the north of the plot via dedicated servicing access.
- The building also to be accessible via the core at basement and podium level.

### Internal Layout at Podium Level

- Cycle store provision to be provided at ground floor level with direct access to street level (to serve residents of WB1, WB2, WB3 and WB4).
- Maximum active frontage should be provided on ground floor along the south boundary.
- The south front of the building should be considered a prime location for commercial use



Podium Diagrams



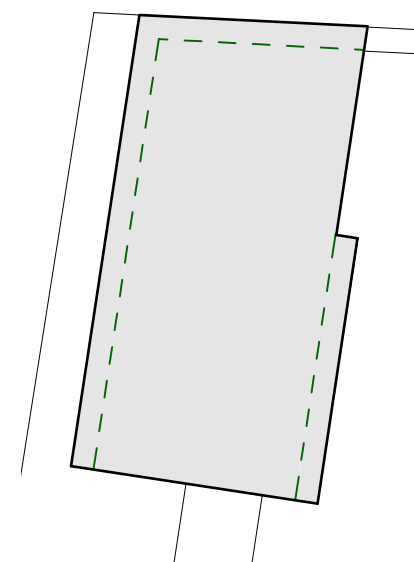
# 6.0 Built form

## 6.9 Plot Design Codes

### 6.9.3 Plot WB1

#### Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing the railway to the north, the offices to the west and site landscaping.
- *The footprints as outlined in the Parameter Plans are the maximum developable extents.*
- *Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.*



WB1 Diagrams

#### Access / Entrances / Servicing

- The main entrance should be provided at the south boundary via a passageway from WB4 from the top of the podium level.
- Secondary entrances should be placed on the north west side of the building to provide adequate fire escape distances.
- Servicing should be accessed from podium level below the plot.
- The building should also be accessible via the core at basement and podium level.

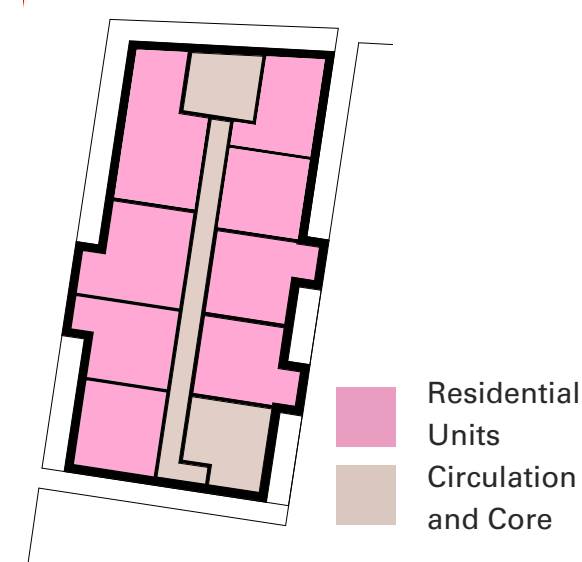


#### Internal Layout

- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units

#### Solar glare / acoustic measures

- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.



#### Height

- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

#### Balcony / bay zone

- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.

