



Macgregor Smith

Squire & Partners | KINGS MEADOW VIEW | DESIGN CODES

5.0 Public Realm & Nature

5.14.7 Boundary Infrastructure

Boundary Infrastructure

Existing trees and vegetation to the northern and eastern boundaries is to be retained as far as possible to maintain a wildlife corridor and a natural screen to railway lines and adjacent plots.

As necessary boundary planting to be supplemented with new native tree and hedge planting to form screen and reinforce wildlife corridor. To be under-planted with wildflower hedge mix to further enhance biodiversity.

Location:

Linear route along the north-east boundary linking public spaces and retained existing vegetation.

Use and Function:

*Shared cycle and pedestrian route linking primary and secondary courtyards
Maintenance and Fire Access*

Size:

Circa 300m long and 5m-10m wide

Features:

*Integrated children's play
Water Management integrated
Thresholds to residential building entrances
Street Trees*

Location Plan:



5.14.7 Boundary Infrastructure

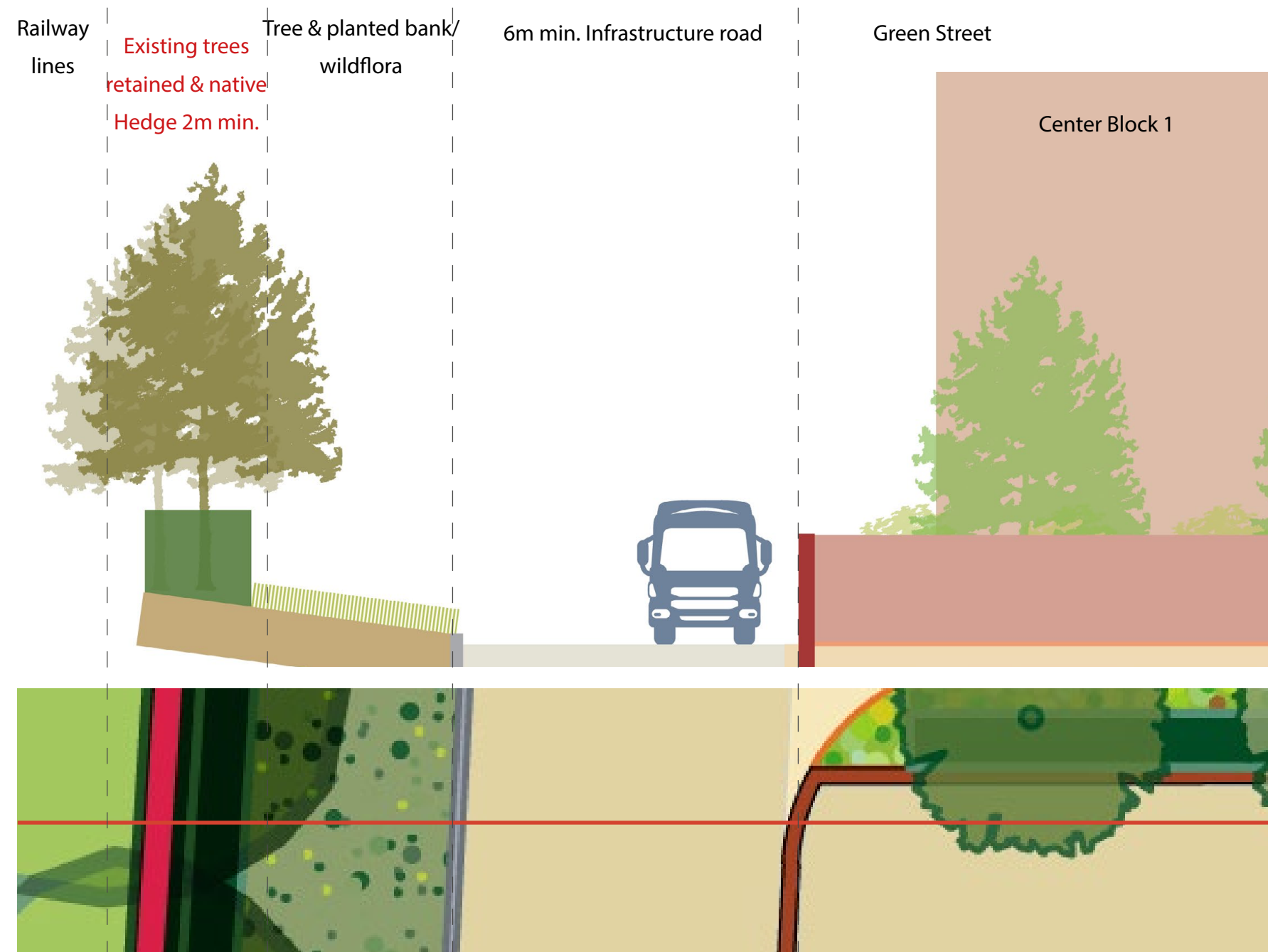
Boundary Infrastructure

-  New Native Tree and Hedge Planting
Min width 4m
-  Primary Vehicular and Service Route
Min width 6m + 2m footway
-  Green Streets/Secondary Pedestrian/Cycle Link
Overall Width 20m. Cycle/pedestrian/vehicular route width 4.5m
-  Green Lanes/ Tertiary Pedestrian Links
Overall Width 15m. Cycle/pedestrian/vehicular route width 4.5m



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6

Built Form

Introduction

This chapter of the design codes provides Design Guidelines & Mandatory Rules for the design of the built form.

6.0 Built form

6.1 Introduction

These principles of built form have been considered relative to the context and the impact on specific sensitive Townscape Views from the wider Reading townscape.

Scale and massing parameters within the Design Codes have been thoughtfully refined

Maximum building footprints and heights (maximum parameters) are captured within the Parameter Plans. The following explanatory text provides a description of how various constraints have informed those parameters and Design Guidelines provide an explanation how those built forms should or must be designed within those maximum parameters.

The urban grain and proposed plot footprints have been informed by the proposed routes and connections and respond to the wider context; the consequence of this is that the proposed blocks should link into this grain.

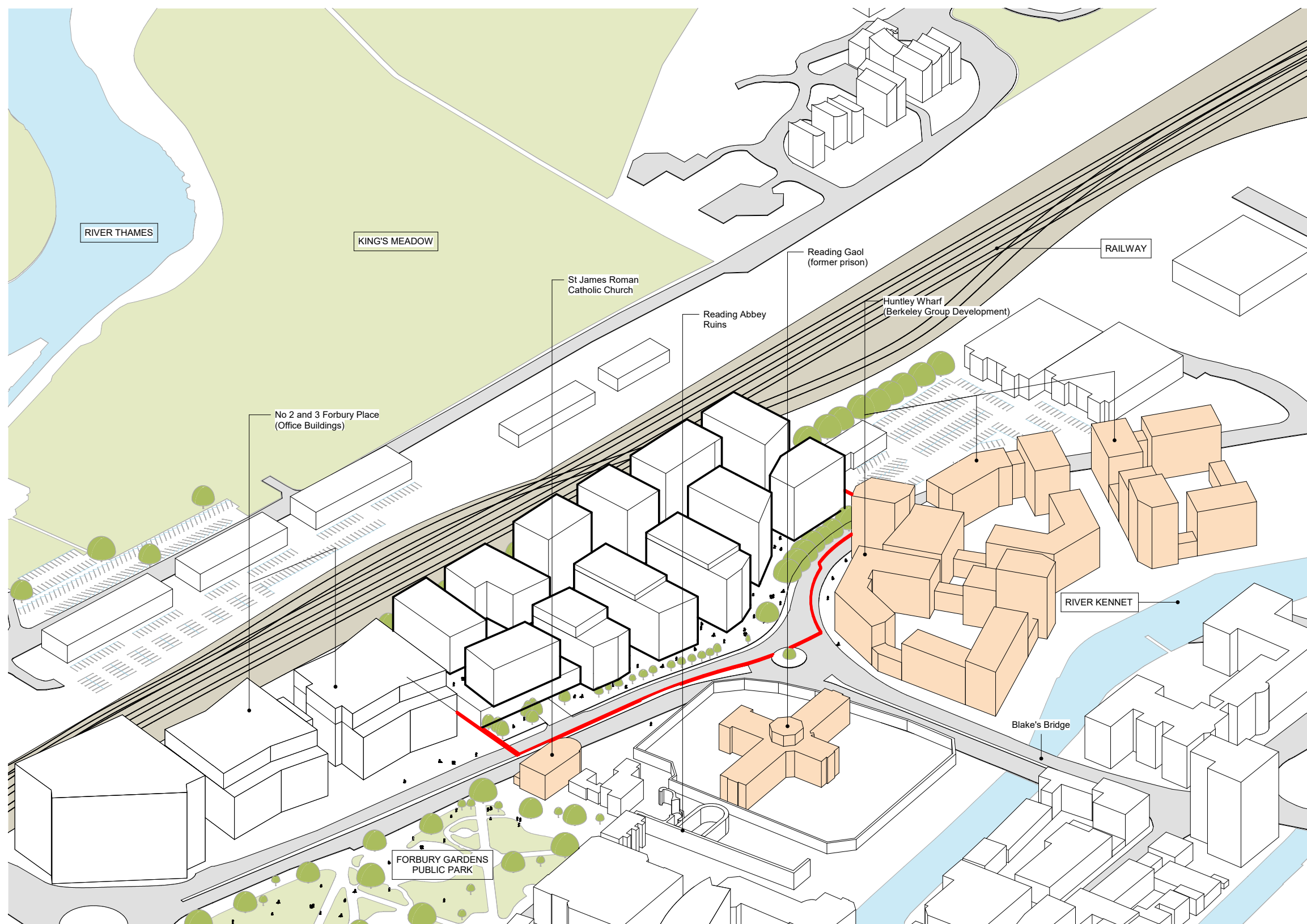
The proposed approach for the plots creates a new series of building typologies and public realm spaces that could be incorporated to respond to contemporary site-specific requirements, to optimise the residential density and provide a range of complementary ground floor uses that will serve both new residents, the existing community and visitors from the wider context.

It is proposed that the Masterplan will provide flexibility for varied typologies that relate to the differing context and assist in breaking up the appearance of the overall development.

The illustrative scheme suggests varied typologies and Design Guidelines are provided for the underlying principles and potential design evolution that could be pursued for these typologies if they are incorporated in future RMAs.



Illustrative Axonometric Study



Illustrative Axonometric Study

6.0 Built form

6.2 General Built Form Principles

The following codes and guidelines are series of general site wide principals relating to the built form of the proposals separated into several key disciplines.

Building Plots are not flexible and cannot shift from the maximum deviation boundary as outlined within the Parameter Plans.

Minimum distances of public realm between buildings to be adhered to as per the submitted Parameter Plans.

The footprints as outlined in the Parameter Plans are the maximum developable extents.

Adjacent building lines should have complementary relationship with the adjacent plots, in accordance with the submitted Parameter Plans.

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.

All buildings must be designed and specified to a high level of quality due to their townscape contribution.

Maximum development heights consider the top parapet height of proposed buildings only –maximum heights do not include lift overrun or plant heights.

The visual impact of lift overruns and rooftop plant must be minimised through use of perimeter or localized screening and well considered positioning.

Maximum parameter heights have been provided as A.O.D spot levels and must be read in conjunction with one another to establish building heights.

To safeguard variation in height and building articulation, height differentials have been established within the development zones, considering immediate context and wider townscape views.

The detailed design for massing and built form must be designed to ensure adequate sunlight to surrounding public spaces and residential amenity spaces and daylight to surrounding buildings.

Ensure buildings have a varied but cohesive architectural style, taking into consideration the key assets around the square.

Incorporate clearly expressed ground floor frontages that are distinguished from upper level uses.

Provide variation in rooflines, materiality and façade design in order to avoid a monotonous and overbearing development. Refer to Section 6.3 for further information on External Appearance.

Daylight Sunlight Considerations

General Arrangement of Buildings must not significantly impact daylight and sunlight levels experienced by neighbouring developments - Please refer to accompanying Daylight Sunlight report.

Daylight sunlight reports must be submitted within any proposals coming forward at RMA stage.

Dual aspect dwelling should be maximised where possible. Single aspect, north facing units should be avoided across the scheme.

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.

Overshadowing should be avoided where possible to increase the amount of available daylight into the buildings.

Wind Considerations

Design of all building must mitigate against wind tunnel effects and downdrafts.

Acoustic Considerations

Acoustic statement to be provided during detailed design process

Layout and design of buildings must seek to minimise the amount of units that could be sensitive to noise and privacy.

Material specification must be in accordance with within latest building regulations. Envelope elements to be designed to respond to noise and adjacent infrastructure.



Illustrative View - Key Vista View from Huntley Wharf

6.0 Built form

6.3 Separation Distances

To provide privacy for residents, minimum separation distances must be adhered to, in accordance with the submitted parameter plans and adjacent diagram.

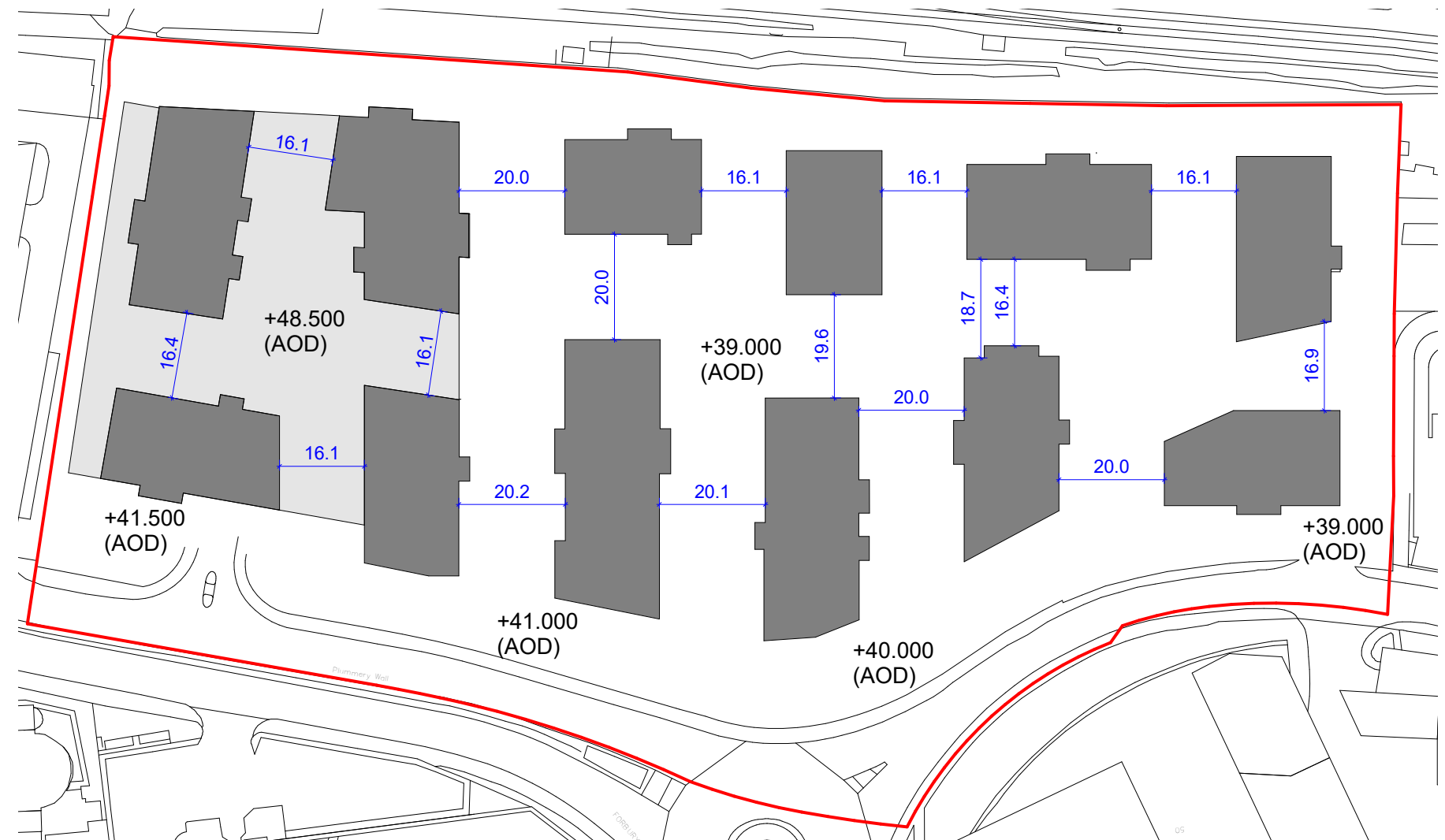
Separations distances between blocks range between 16m and 21m with a minimum of 16m separations distances between sheer faces of residential blocks must be observed.

A minimum of 16m separation between faces of habitable rooms and facing non residential uses must be observed.

Maximum balcony & masonry bay protrusion permitted is 2m, in accordance with the maximum development zone illustrated on the submitted parameter plans.

Where any separation distances cannot be achieved – justification and design measures must be incorporated to ensure privacy for residents is maintained.

The maximum deviation plan submitted as part of this submission shows the outline of potential balcony / bay zones. These have been designed at a minimum distance of 16m.



Illustrative Diagram of key separation distances between developments within the Illustrative Scheme

6.4 Building Heights

Plot heights have been carefully considered to ensure the material impact of schemes coming forward through the RMA process is negated. The codes respond to the specific characteristics of the site in particular the level of the existing car parking sitting below Forbury Road from street level and measured as requested by RBC.

Maximum development plot heights vary across the scheme to ensure a variety in building height from East to West across the site. Proposals must consider that height variety is maintained across the site within each development zone.

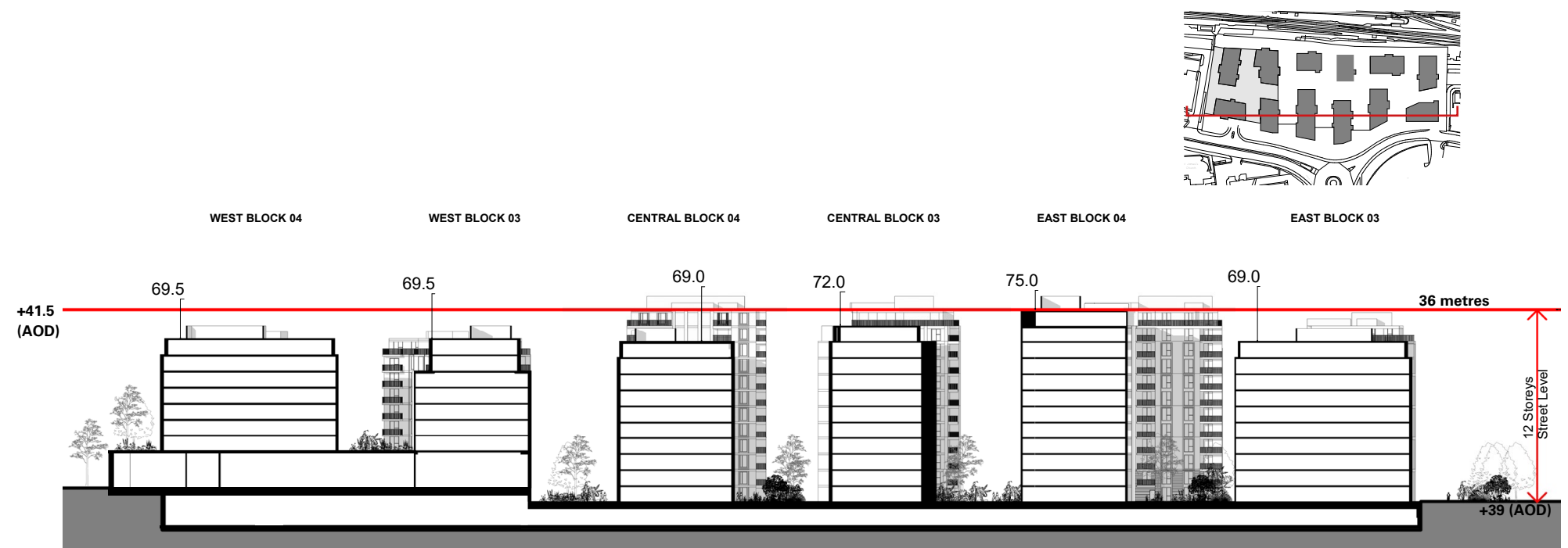
To safeguard variation in height and building articulation, height differentials have been established within appropriate development zone to take into account immediate context and wider townscape views.

A tapering in height to the south perimeter buildings (CB3 & CB4) is advised to ensure subtle refinement to the plots fronting onto Plummary Gardens.

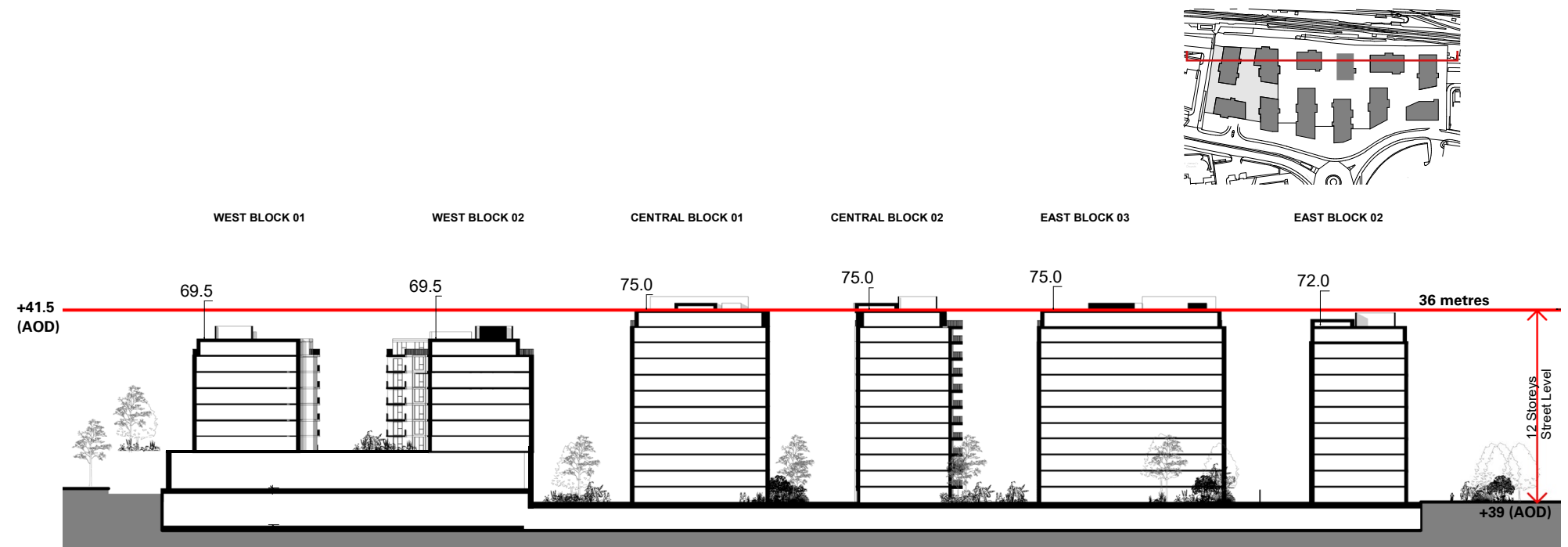
Maximum development heights consider the top parapet height of proposed buildings only –maximum heights do not include lift overrun or plant heights.

Maximum development plot heights have been drafted in accordance with Policy CR10 and any proposals brought forward through the RMA process must observe this.

Maximum parameter heights have been provided as A.O.D spot levels and should be read in conjunction with one another to establish building heights.



Illustrative Sectional Diagram Indicating variation of building heights within the illustrative scheme



Illustrative Sectional Diagram Indicating variation of building heights within the illustrative scheme

6.0 Built form

6.5 Daylight and Sunlight

Orientation of the proposed plots has been considered and takes into account orientation to improve sunlight/daylight provision for proposed dwellings and within the public realm.

Future RMAs must be accompanied by detailed daylight, sunlight, glare and overlooking assessments. The development must not result in materially worse daylight / sunlight impacts to existing adjacent properties.

Detailed design for massing and built form should be designed to ensure adequate sunlight to surrounding public spaces and residential amenity spaces and daylight to surrounding buildings.

Single aspect north facing units should be avoided through detailed design process.

Private amenity must be provided to the majority of the units. Typical private amenity area per dwelling should amount to 5 sqm.

Private amenity should be access via the living room of each dwelling.

Assessment of the illustrative scheme has been carried out as part of the KMV OPA and is appended to this submission.

The detailed design of the facades would take note of the Solar Glare assessment undertaken as part of Chapter 11 of The Environmental Statement to help reduce any significant effects that may arise. This may include reduced reflective materials in specific locations and or the use of a low reflectivity glass

6.6 Noise

The site is flanked by varying vehicular infrastructure; to the North the main railway Great Western with lines to Waterloo and Guildford into and out of Reading Station, and to the South Forbury Road & Kenavon Drive which connects as part of the main arterial vehicular route through Reading. Any proposals developed as part of the RMA process must take into account site specific acoustic considerations within the design.

The proposals must demonstrate good acoustic design and an Acoustic Design Statement must be submitted as part of any applications progressed within the RMA process. Layout design and material specifications must be considered to reduce the number of units that could be sensitive to noise and privacy issues.

Any external amenity should aim to prevent any contribution to undesirable levels of noise pollution. External Amenity Noise Assessment must be undertaken during the RMA process.