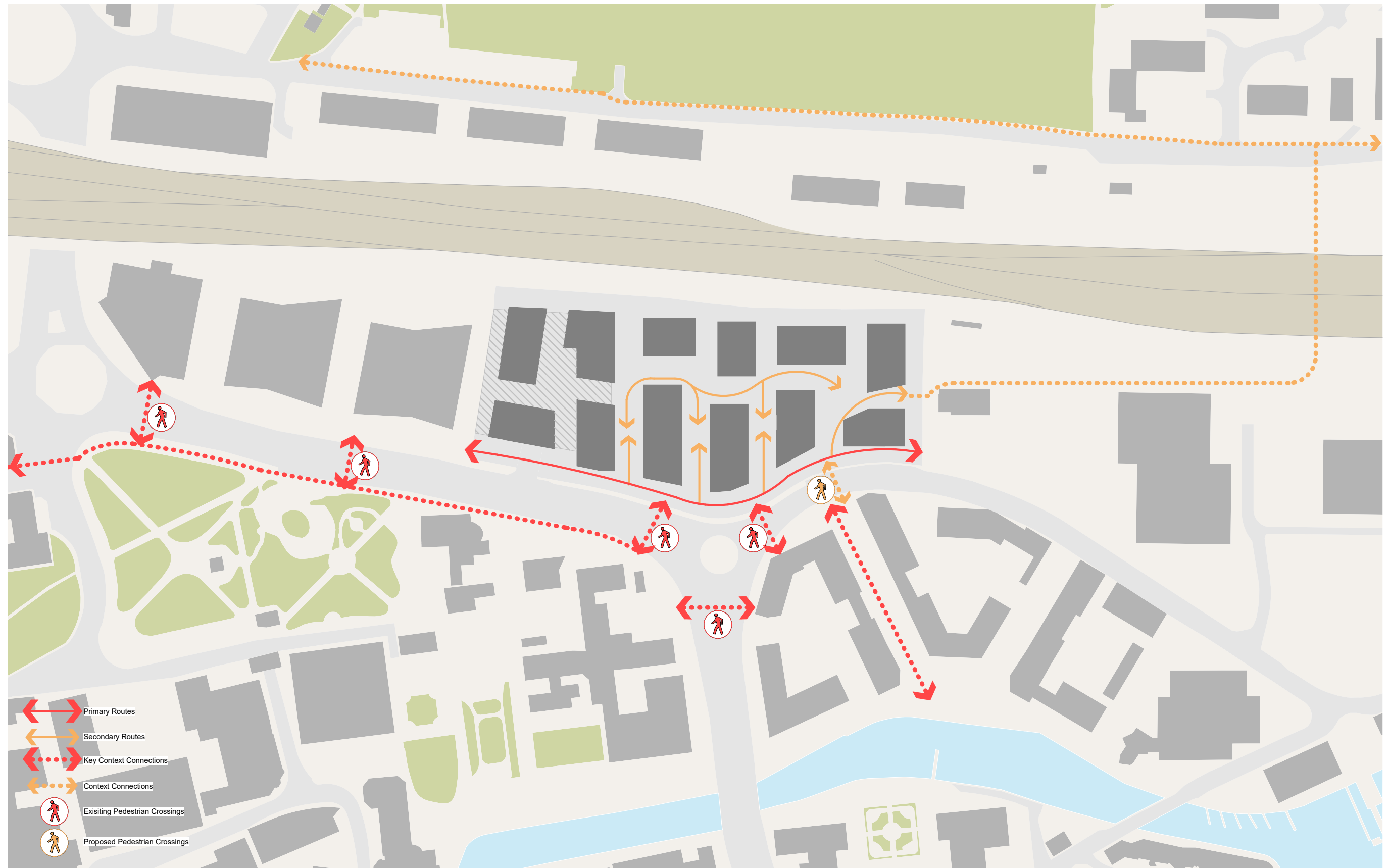
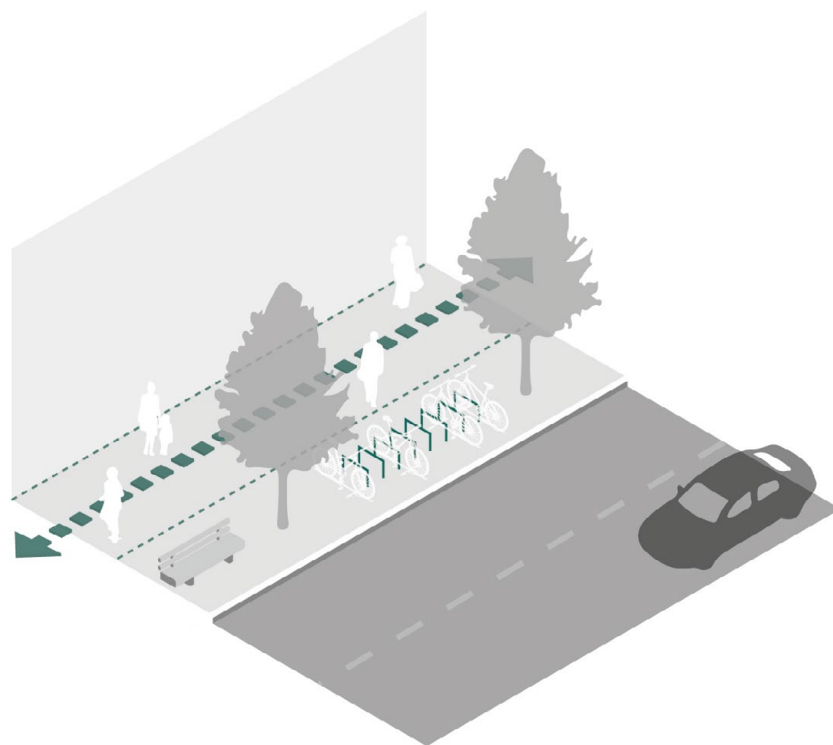




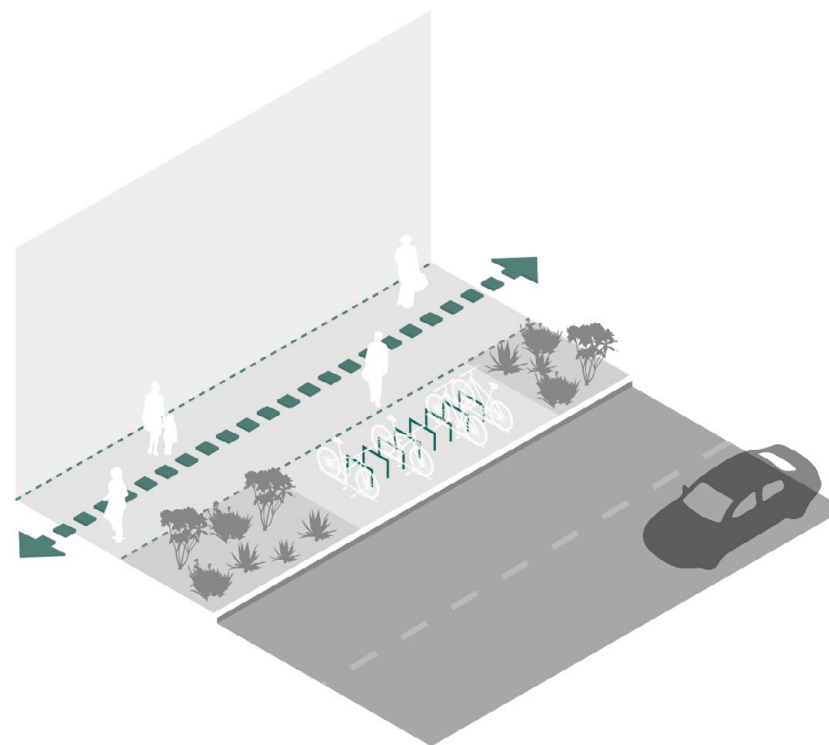
Illustrative Pedestrian Movement Diagram - Establishing Links with Adjacent Developments and Key Surrounding Buildings & Infrastructure

4.0 Movement

4.3 Cycle parking Diagrams



Cycle parking positions coordinated with routes, street furniture and planting to avoid clutter



Cycle parking integrated within the landscape design

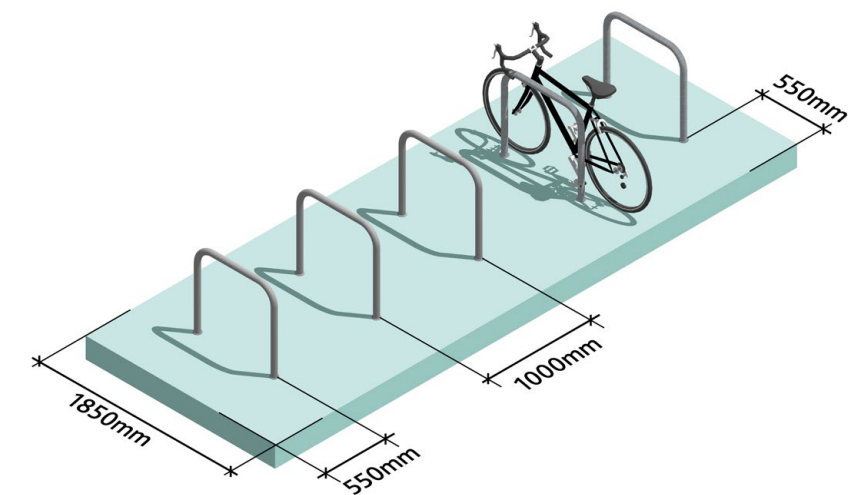


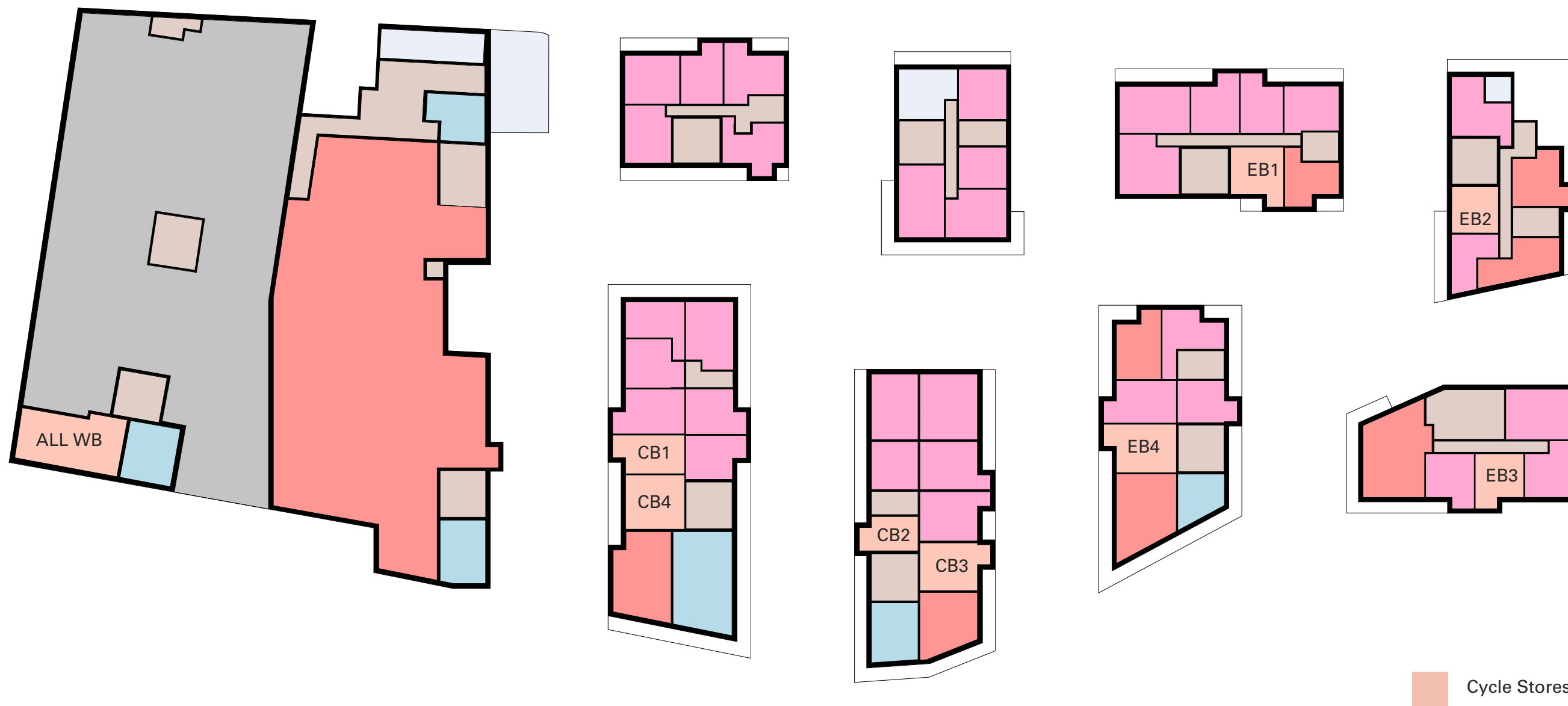
Fig. 48 - Illustrative example of recommended minimum spacing for Standard cycle parking arrangement.



Cycle parking integrated within landscape



Poorly planned cycle parking strategy results in clutter and discourages use



Illustrative Scheme - Residential Cycle Parking Locations

5

Public realm & Nature

Introduction

This chapter of the design codes provides Design Guidelines & Mandatory Rules on the range of public realm and nature elements that should be provided in the QM OPA and how these should be designed.

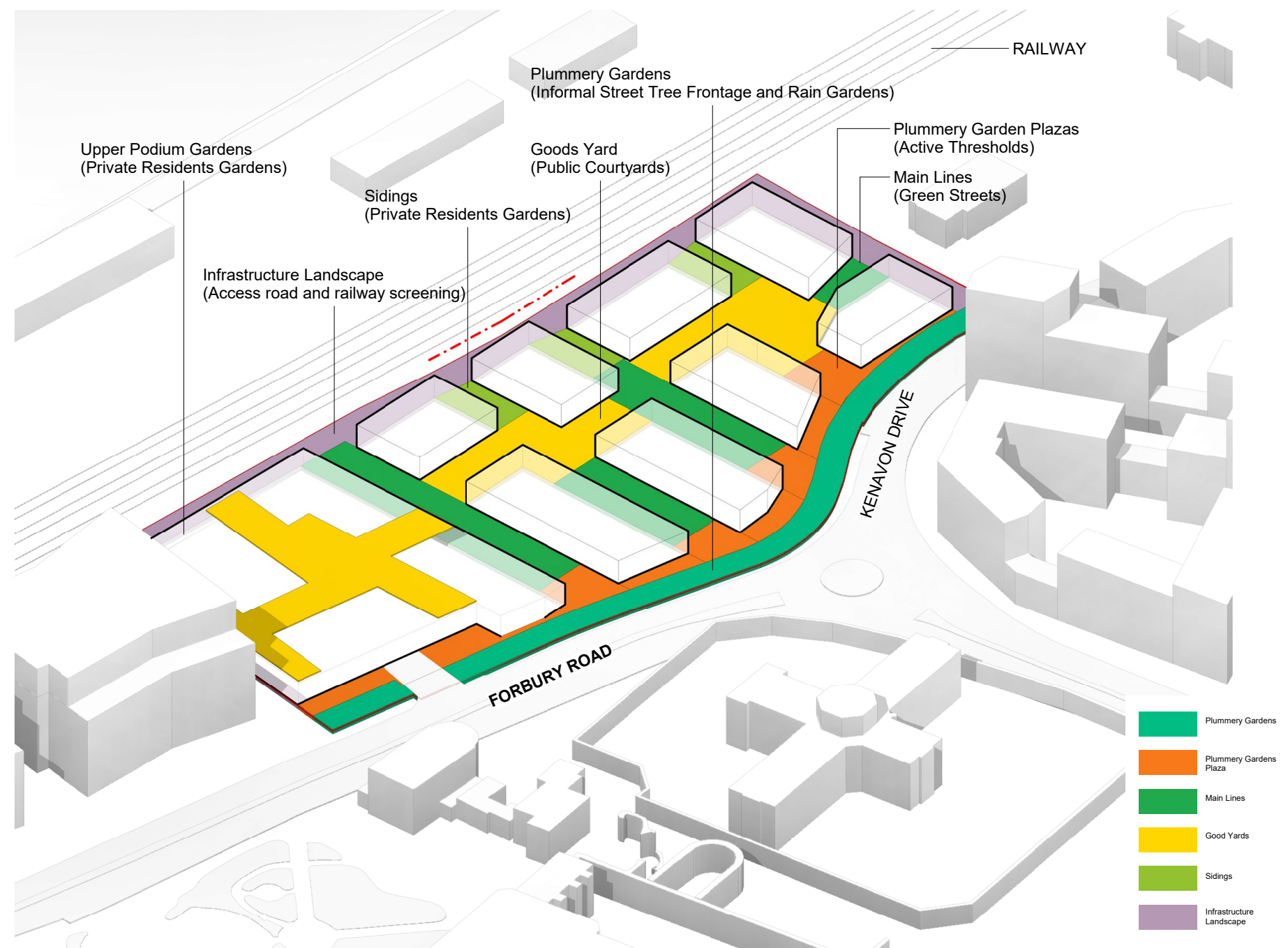
5.0 Public Realm & Nature

Having established the location of the aforementioned new routes through the site, the proposal sets up these routes within streets and lanes of different scales and character that connect key public realm 'nodes' and a variety of new public realm outdoor amenity spaces to enhance ecological value of the site.

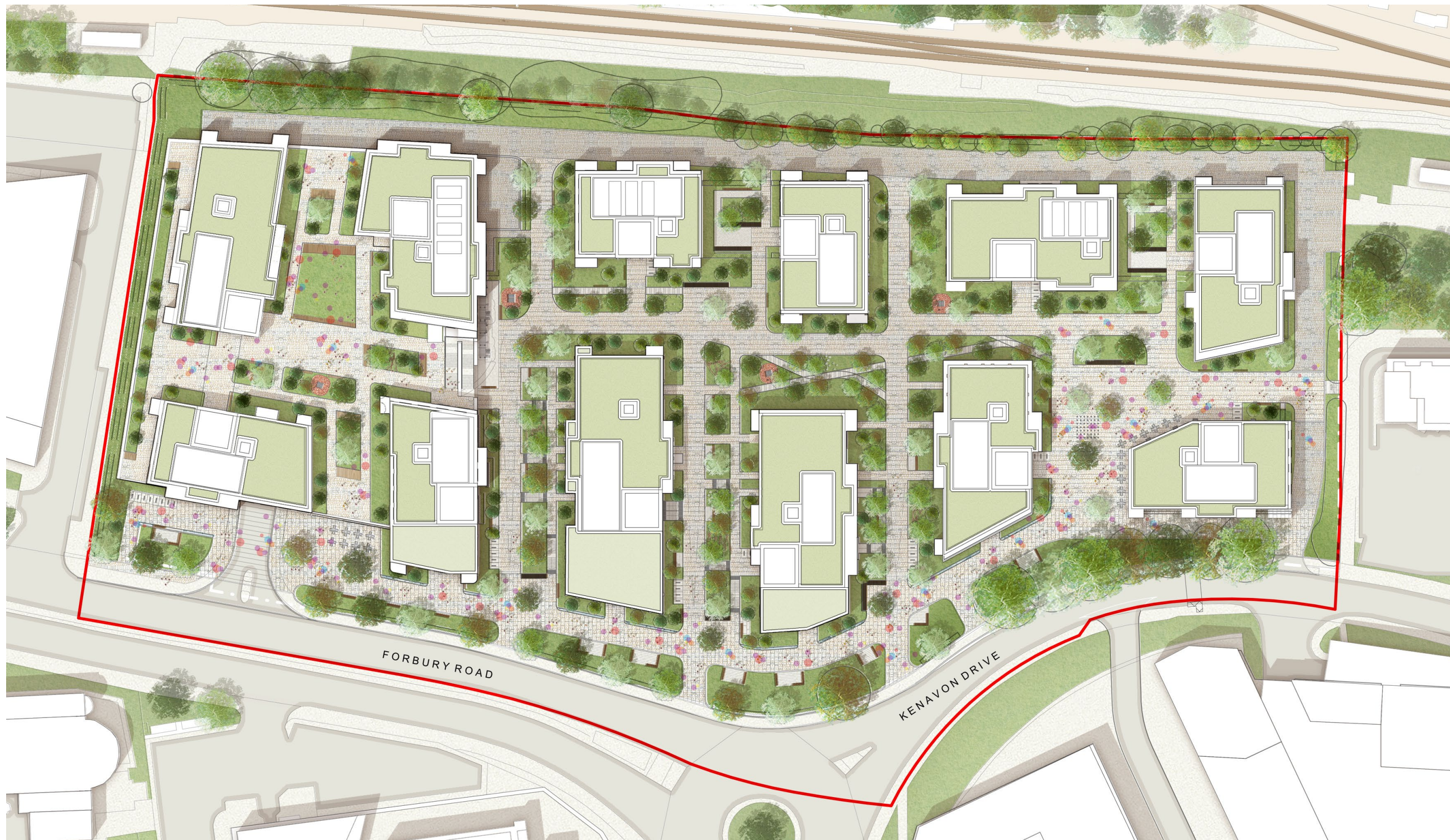
These new public realm spaces are essential to the delivery of a high quality, active and inclusive new destination spaces across the scheme.

Adjacent diagrams illustrates the different public realm typologies included in the KMV OPA and how these relate to each other.

Following sections will explain the key nature and public realm strategies that will apply to public realm as a whole as well as more detailed requirements specific to each open space for future reserved matters applications.



Illustrative Public Realm Hierarchy Diagram Axonometric



Illustrative Scheme Landscape Plan

Macgregor Smith

Squire & Partners | KINGS MEADOW VIEW | DESIGN CODES

5.0 Public Realm & Nature

5.1 Public Realm and Nature - Mandatory Fixes

The following mandatory sitewide rules must be adhered to across all aspects of the design for the Public Realm and Nature.

- *The public realm proposals must deliver a coordinated network of public realm spaces, street and tertiary routes in locations set out within these design codes, and as identified on the Mandatory Public Realm and Nature Plan.*
- *Public realm should incorporate biodiverse landscape features, visual natural amenity, contribution to hydrological functions as well as spaces for movement and access and play.*
- *Design of public open spaces within the residential character areas must maximise soft landscaping to contribute to the overall green infrastructure of the Site.*
- *SuDS features must be coordinated with future drainage and sustainability strategies at reserved matters stage and must be included across the site.*
- *Tree planting opportunities should be maximised in public realm across all areas.*
- *Future RMA applications must deliver key open spaces identified on the parameter plans and described in these Design Codes.*

- *The street furniture suite including seating, litter bins, bollards, and lighting must be coordinated to ensure a consistent design language across the site.*
- *The proposal for each area must follow the sitewide coordination codes and then the area specific codes described in this document.*
- *All public realm spaces including streets, footpaths and footways must be lit in accordance to statutory regulations.*
- *Proposed site levels in future RMAs must ensure that all areas of the site are accessible. Streets and Footways must be designed in accordance with national guidance documents including; The Approved Document to Part M of the Building Regulations, BS8300, and other relevant national/local standards and good practice guides.*
- *Proposals must create a clear hierarchy of streets and spaces that connect with Reading Town Centre, and adjacent developments such as Huntley Wharf to the south.*
- *Proposals must create a multifunction public realm that integrates latest thinking in green and blue infrastructure.*
- *Proposals must put pedestrian and cyclists first using shared space.*

- *Proposals must establish routes and loops for active and passive recreation*
- *Proposals must provide access for all enabling those with limited mobility free access to streets and spaces.*
- *Proposals must respond to the local vernacular of street materials and the wider landscape and townscape that form **Reading's Character***
- *Proposals must respond to the heritage of local sites and adjacent developments.*
- *Proposals must establish thresholds to building frontages to allow ownership and personalization of spaces.*
- *Proposals must maintain service access for National Rail and diverted below ground services (refer to Design and Access Statement for further details on the Sewer Diversion and its requirements)*
- *Proposals must maintain and enhance a continuous wildlife corridor to north boundary and provide new green links to adjacent or nearby wildlife corridors.*

5.1 Public Realm and Nature - Mandatory Fixes

Mandatory Fixes

- Soft boundary and service infrastructure
- Multifunctional public realm spaces
- SuDS
- Biodiverse and playable green streets
- Blue Roofs
- Exciting thresholds
- Active frontages



5.0 Public Realm & Nature

5.2 Public Realm Hierarchy

The development is to provide a hierarchy of public and semi private spaces as follows.

Plummery Gardens

A primary greenway / linear park incorporating the primary pedestrian and cycle route along the length of the southern site boundary - circa 250m long (development frontage) and 10m-20m wide including pavement on the north side of Forbury Road. This linear greenway will feed directly into the primary public space provided by the development - eastern square, with onward links provided to the east to connect to future development to the eastern connection back to Kenavon Drive.

Primary Eastern Square

A destination readily accessible from Plummery Gardens provides informal play elements, breakout space for A3 use and space for events.

This square is to provide a focus for community events with some commercial frontage and links which respond to the Huntley Wharf development to the south and future links to the East

Secondary Western Courtyard

A secondary space to provide a communal residents garden with space for play, seating and residents events.

Woodland Garden/ Pocket Park

A tertiary space to be provided in the heart of the residential area to provide seating and play opportunities.

Green Streets

Green links connecting the north and south boundaries of the site with onwards views to the north, and connections to the south. Green Streets to be vehicle free routes with generous planting, seating and informal play opportunities. Access for emergency vehicles only.

Green Lanes

A east west link to be provided to connect the two primary squares, with informal connections to the boundaries of the site, allowing onwards views. A generous route providing seating, planting and informal play opportunities, with access for emergency vehicles only.

5.2 Public Realm Hierarchy

Public Realm Hierarchy

-  Plummery Gardens / Linear Park (including walkway and rain gardens): 10m minimum width
-  Eastern Square / Primary Public Space: 1000m² minimum area
-  Western Courtyard / Community Gardens: 1500m² minimum area
-  Woodland Gardens / Pocket Park: 2000m² minimum area
-  Green Streets / Secondary Routes): 20m minimum width
-  Service Infrastructure (including roadway & hedge planting): 12m minimum width
-  Green Lanes / Tertiary Routes: 15m
-  Residents Gardens



5.0 Public Realm & Nature

5.3 Links and Connections

Links and Connections

A clear hierarchy of vehicle, cycle and pedestrian routes that connect with Reading Town Centre and adjacent assets, while providing a safe, legible and permeable environment where pedestrians take priority will be provided.

The key links will connect key destinations and landscape assets and provide separation between development parcels to create an attractive setting.

The links are to provide strategic north, south, and east, west links between key elements in the Public Realm plan, connecting and engaging the community with the wider landscape.

The links will incorporate habitat creation, with water attenuation and play elements wherever possible.

Street design requirements are to be read in conjunction with coding in Movement Chapter 4.

Refer to Chapter 6 Built Form and Chapter 7 Use for further detail on building alignment requirements and adjacent ground floor uses that interface with the street-scape.

The hierarchy of links to be provided as follows:

1. A clearly defined route along the southern boundary of the site - a minimum of 4.5m wide - for pedestrians and cyclists - separated from the road by a generous landscape zone - and connecting with onward links east, west and southwards.
2. A minimum of 3 no north, south secondary pedestrian, cycle and emergency vehicle routes from the southern primary route into the development, open to views to the north - minimum width 4.5m. These are to be designed as permeable and car free routes - with access for emergency vehicles and servicing only.
3. A tertiary and local connector route east to west across the centre of the site linking the secondary routes, and the two public spaces to create a well connected and permeable scheme.
4. A minimum of 2 primary vehicle access points into the development from the south.
5. Service access and car park access to be from the northern edge of the development. The Servicing Strategy must be fully coordinated early in the design process during RMAs for all street types and access and loading bay requirements must be incorporated within landscape design.
6. Onwards connections to future development on the site to the east from the primary green square/eastern square and connections south to Huntley Wharf through Plummery gardens/ linear park.

Function

The Links must create a safe pedestrian environment, free of vehicles, that promote active lifestyles and sustainable modes of transport. They must incorporate a mosaic of habitats to form an important contribution and connectivity to the wider habitat features across the site.

The Greenways may include attenuation features as part of the side-wide drainage strategy where shown.

Size/Scale

Minimum 15-20 m from building frontage to building frontage Min 4.5m vehicle route for emergency vehicles. Min pedestrian route if separate 2m.

Location

As shown on the public realm hierarchy plan

Features

The links should include educational features through a combination of signage and information boards to encourage interaction between residents and wildlife.

They should provide safe and clearly defined pedestrian route-ways between landscape assets. Generous provision of seating should be provided at regular intervals.

5.3 Links and Connections

A clear hierarchy of vehicle, cycle and pedestrian routes to be provided as follows:

1. A clearly defined route along the southern boundary of the site - a minimum of 4.5m wide - for pedestrians and cyclists - separated from the road by a generous landscape zone to Huntley Wharf 15m wide minimum - and connecting with onward links east west and southwards.
2. A minimum of 3 no secondary pedestrian, cycle and emergency vehicle routes from the southern primary route into the development - minimum width 4.5m.
3. A tertiary route east to west across the centre of the site linking the secondary routes, to link the two public spaces and to create a well connected and permeable scheme.
4. A minimum of 2 primary vehicle access points into the development from the south.
5. Service access and car park access to be from the northern edge of the development.



Wider Links & Connections

- Primary Pedestrian Walkway - min. 4.5m pedestrian / cycle / emergency vehicles
- Green Streets (pedestrian/cycle/emergency) - min. 4.5m pedestrian / cycle / emergency vehicles
- Service Infrastructure - min. 6m roadway, 2m footway
- Local Connector Pedestrians - min. 3m footway - private links through residents gardens
- Primary Vehicle Entrances - min. 2no. from Forbury Road and Kenavon Drive respectfully

5.0 Public Realm & Nature

5.4 Amenity Play and Activity Provision

Amenity, play and activity provision is seen as key to the success of the development in creating a vibrant and happy community.

A variety of amenity, play and activity areas are to be provided:

1. Amenity Spaces: minimum 4 no.

Clusters of seating and outdoor tables positioned to encourage social interaction within the two primary courtyards, the pocket park and green streets

Seating and outdoor tables to be provided so that there is variety in outlook, and micro-climate.

2. Eastern Square:

This to be located within the Eastern Square to provide a water feature, with generous overlooking seating.

3. Community Space and Woodland Garden: 1 no.

This to be located within the Western Courtyard to provide a minimum of 5 play features.

4. Doorstep Play: minimum 4 areas

Incidental play features to be provided within the Green Streets - minimum 2 areas, and semi private residential courtyards- minimum 2 areas

5. Activity Areas: minimum 2 no.

Activity areas to be provided to offer activity opportunities for older children and adults - could include table tennis or an outdoor gym.

Play Spaces should be developed to encourage the following:

- Emotional well-being
- Physical well-being
- Social Development
- Citizenship
- Appreciation and Enjoyment of Nature

All amenity, play and activity areas must be accessible via multi-user routes, promoting active and safe journeys from home to play space.

Play space must be well lit as appropriate to location and usage.

Play spaces should be enclosed by mounds and planting or low walls and sensitively integrated into areas of adjacent public realm.

Play spaces should be designed to provide a combination of activities including:

- Walking
- Sliding
- Socialising and eating
- Jumping
- Swinging
- Construction and making
- Balancing
- Running
- Role play and make believe
- Experience of nature

5.4 Amenity Play and Activity Provision

The characteristics and quality standards expected for the amenity, play and activity spaces is as follows.

In developing further detail designs for RMA submissions, reference should be made to Reading Borough Council's latest guidance. Guidance from ROSPA, FIT and Play England must be referenced.

1. Overarching Quality Standards

Located within a green street or lane, or community courtyard and close enough to pedestrian routes or dwellings to enable informal surveillance, whilst allowing for the necessary buffer zones.

- *Accessible by foot without the need to cross busy roads and located in closed proximity to a bus stop (route permitting).*
- *Linked directly to pedestrian hard surfaced paths and with secure parking provided for bicycles*
- *Accessible to people with disabilities over as much of the site as is reasonably possible. This is to include provision of a hard surfaced path throughout the area, of minimum width 1.5m and maximum gradient 1 in 20.*
- *Attractive and stimulating environment for both active and passive play; designed for aesthetic cohesion to a unified these and suited to local context.*
- *Play equipment designed and installed in accordance with EN1176 and EN1177. Equipment selected and positioned so as to avoid the possibility of views into neighbouring properties.*

- *Impact absorbing surfaces beneath and around the play items to comply with EN1176 and EN1177. All surfaces in the play area effectively drained to enable all year round use.*
- *Seating with back, for parents or carers, generally made from hardwood timber with deep ground fixings.*
- *Creatively designed and suitably located seating also provided for children in order to encourage social play.*
- *Ancillary features such as seating, picnic tables and little bins must be provided.*
- *Signage to name the site and welcome the user, also to indicated constraints on use and provide contact details of the managing agent. It is essential that dogs are discouraged, at least through the signage, but sometimes also through planting*
- *Dog fouling bins on the perimeter of the green space or park in which the play area is located.*
- *Suitable trees and shrubs strategically placed to provide areas of shade and play opportunities without obstructing informal surveillance to provide appropriate screening/sound barrier effect between play area and neighbouring properties.*
- *All plants selected are tough and resistant to damage with low maintenance requirements and not poisonous, thorny or otherwise hazardous (berries should be avoided even if they aren't poisonous). Plants also selected for seasonal colour, scent and to attract butterflies.*
- *Slopes are encouraged, but no slope should exceed a gradient of 1 in 3 if mowing is required. Steeper feature mounds can be considered if maintenance is by strimmer or the mound is made of artificial material.*

- *Best positioned beside a well used pedestrian route.*
- *Practice guidance from Rospa, FIT and Play England must be adhered to.*
- *All timber used must be FSC Certified.*
- *Away from exposure to prevailing winds.*

Doorstop Play Areas

These must meet the generic requirements detailed above plus also possess the following specific characteristics and features:

- *The main activity zone (min. 100sqm) blends into a landscaped buffer zone to form a minimum overall size of 400sqm.*
- *A landscape buffer zone of minimum 10m between activity zone and nearest dwelling - 20m where facing habitable rooms within 5minutes walking distance of home (300m)*
- *Designed by a landscape architect or specialist consultant to provide for both physical activity and general relaxation/socialising in an attractive landscape setting. Suitable for use by younger and older children alike.*
- *Include informal play features for balancing (eg stepping logs, rocks) and agility (e.g. nets, boulders)*
- *All features should be designed to be well drained, slip resistant and durable.*
- *A minimum of 5 play experiences for children up to 6 years of age as a minimum.*

5.0 Public Realm & Nature

5.4 Amenity Play and Activity Provision

Activity Areas

- The NEAPs must meet the generic requirements detailed above plus also possess the following specific characteristics and features
- Activity zones (1000m² ha each) surrounded by a buffer zone extending at least 30m from its edge to the boundary of the nearest dwelling. This buffer zone can include small access roads, pavements etc. The two zones together are at least 0.4 ha in size
- Designed in partnership between a landscape architect and a play equipment company to provide high amenity value.
- Separate zones for younger and older children, possibly within the same activity area, or by means of two distinct activity areas in close proximity at the same location.
- A clearly recognisable boundary to the activity area (or to each separate activity area if separated). This created through planting, ground formations etc. zone, then the activity area must be enclosed by a sturdy fence.
- Provide a minimum of 2 activities designed for older children and adults - such as table tennis or boule.
- Provide two large little bins suitably located on the perimeter of the activity zone, close to access points.
- Provision for cycle parking positioned in beside a number of well used pedestrian routes.



5.5 Biodiversity

Biodiversity

The scheme aims to be a positive asset to the wider RBC GI of green spaces / tree cover.

The development proposals should enhance biodiversity and contribute to urban greening. The landscape proposals should be developed to provide meaningful and multi-functional green infrastructure which benefits both the site and the wider local area in conjunction with an ecology consultant. The proposed development should include a number of avoidance, mitigation and biodiversity enhancement measures which will be detailed within a Ecological Assessment Report.

Measures include:

- Increased number of proposed trees and canopy cover
- Creation of large areas of new areas of species-rich wild-flower meadows and succulents at roof level;
- Creation of intensive green roofs over podium including a rich mix of species including pollinator friendly species;
- Climbing species trained on strained wire systems to create living walls;
- Installation of bird and bat boxes, and log piles for invertebrate species; and
- Improved lighting sensitivity designed to take into account bats (subject to ongoing bat surveys).

The above measures have been considered to improve existing habitats and create new habitats to result in positive gains for biodiversity and meeting of the 10% BNG target under the Environment Act 2021.

Principles

Ecological enhancements should:

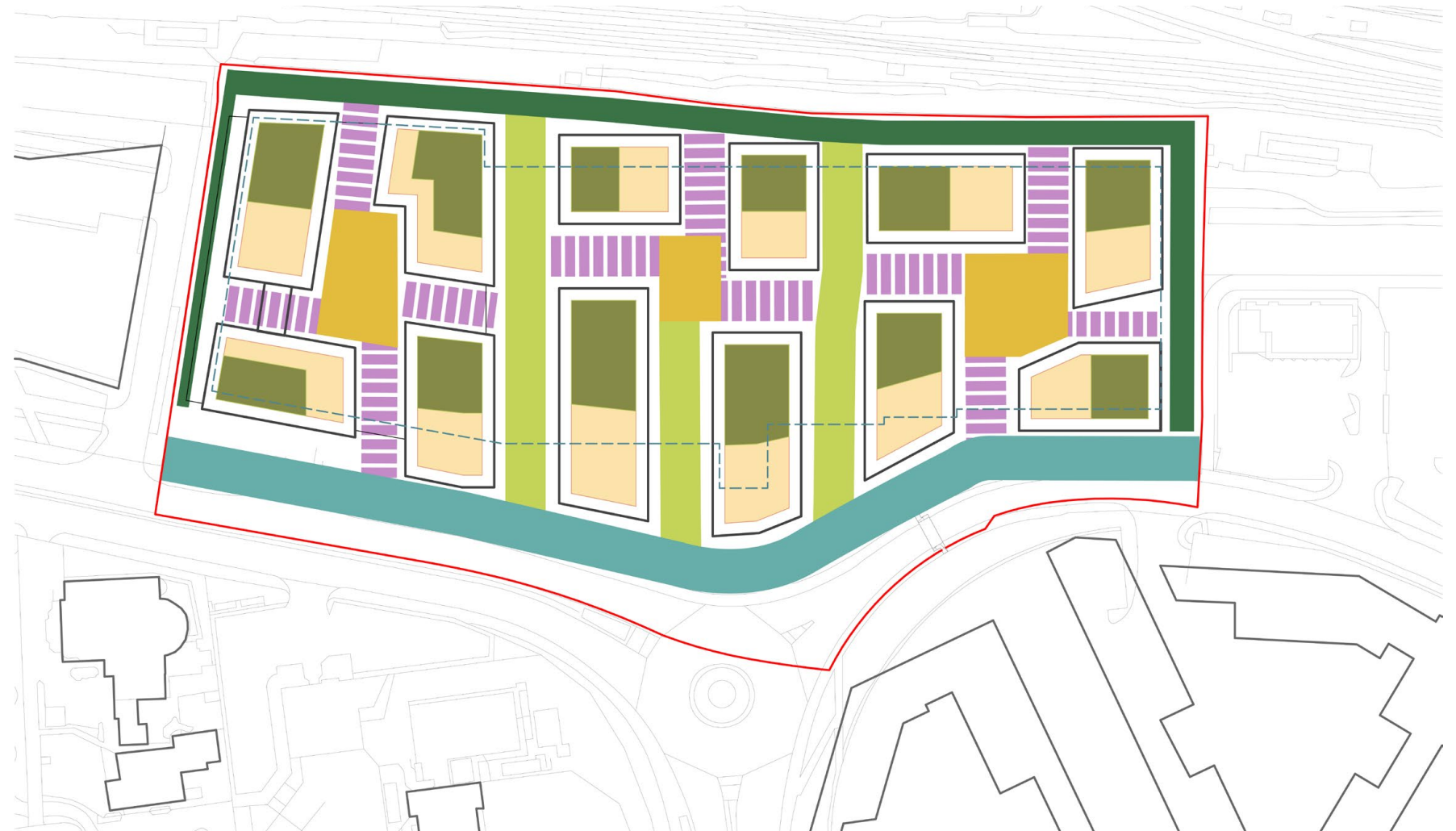
- *Protect retained habitats and species.*
- *Create new opportunities for local wildlife on the site*
- *Where possible retain existing trees along the eastern, and northern boundaries.*
- *Use predominantly native tree species in proposed planting to boundaries*
- *Provide a network of tree avenues and new planting to create ecological corridors and connectivity through the site for the benefit of foraging birds, commuting bats, and other wildlife.*
- *Plant fruit and flower bearing trees to provide a valuable food resource for bees and other wildlife*
- *Create small log piles to provide habitat for invertebrates within the existing tree line using any dead wood from tree removal and ongoing maintenance.*
- *Pollinator and nectar rich planting must be incorporated into the landscape design proposals*
- *Bat boxes must be located on southern and eastern aspects where they will experience partial shade. They must be set 3-10m from the ground and be away from prevailing winds and rain. They must be positioned with free flight paths and away from high level lighting such as lamp posts.*
- *Include biodiverse roofs to 50% of roofscapes subject to accompanying P.V and ASHPs as required by the energy strategy*
- *Provide interpretation to habitats and trails to engage community with nature*

5.0 Public Realm & Nature

5.5 Biodiversity

Green Infrastructure

-  Plummy Rain Gardens + Mix of Street trees + retention of TPO trees: 30% Landscape / 70% Hard
-  Courtyard/ Square Amenity Spaces: 30% Landscape / 70% Hard
-  Green Street: 50% Landscape / 50% Hard
-  Biodiversity Roofs: 50% Landscape / 50% Hard
-  Threshold Spaces: 60% Landscape / 40% Hard
-  Infrastructure: Native hedge and tree planting to supplement existing



5.6 Tree Planting

The tree planting for the development will be an important component which should to respond the Reading Borough Council Tree Strategy published in March 2021.

The RBC 2020 Tree Strategy has the following objectives:

1. Tree Stock – protect, retain, manage and plant trees to ensure an increased canopy cover of healthy trees resistant to pest and diseases and climate change and to reduce air pollution.
2. Climate adaptation – increase the diversity of the tree stock (family, genus and species) to provide resistance to climate change; plant large canopy species wherever feasible; maintain and keep trees healthy in order that they can achieve their full potential thus ensuring that Reading’s Urban Forest is resilient to the impacts of climate change and provides the maximum role in mitigating its effects.
3. Tree planting – plant at least 3,000 ‘standard’ trees by 2030 on Council land.
4. Canopy cover – increase overall canopy cover to 25% by 2030; ensure that all wards have at least 12% canopy cover by 2030; and target priority areas for tree planting based on canopy cover, air pollution, treed corridors, green links, areas of high landscape value and ensure RBC and planting on development sites considers these.
5. Protection of private trees – the Local Planning Authority will continue to use its powers under the Town & Country Planning Act 1990 to make Tree Preservation Orders and to retain and protect trees on development sites in line with good arboricultural practice.

6. RBC will engage with partners, public and landowners and work with key partner volunteer groups to raise awareness of the Tree Strategy aims and good arboricultural management practices.
7. Improve biodiversity across the Borough by; selecting trees that are either native or of wildlife value, particularly in semi-natural areas; by ensuring that tree planting does not compromise or adversely affect other habitats; by use of natural regeneration where practicable; and by protecting ancient woodlands and ancient/veteran trees.
8. Identify all areas suitable for street trees and other planting on Council land initial study to be completed by 2022, with continued updates.
9. Funding – continue to secure funding for tree planting through government and other funding streams and partners.
10. Biosecurity – continually review RBC purchasing and working practices to ensure RBC are working to good arboricultural practice to minimise the chance of introducing and/or spreading pests, diseases or invasive species within the Borough.
11. Trees & Development – tree retention, protection and planting within development sites will be in accordance with the aims of the Tree Strategy and Local Plan policies.
12. Monitor progress – record and report net tree gain on an annual basis and reassess canopy cover in 2030.”

Existing Trees

- *The development should retain the existing trees (London Planes) protected by a Tree Preservation Order on the southern boundary.*
- *The development should retain the existing trees on the northern boundary subject to constraints of easements and Network Rail requirements.*
- *Protect all vegetation to be retained during construction and operational phases in accordance with BS5837:2012. Upon commencement of works on site, protective fencing should be erected around the canopy spread of trees, woodland areas and hedges to be retained. Fencing to be retained for the duration of the project. Protective fencing to be of a sturdy nature using scaffolding poles or similar equivalent using cleft fencing in accordance with BS1722:Part 4i, Type CW120 or Heras security fencing. Any excavations, cultivations and grading beneath the canopy of the protected trees and vegetation shall be carried out by hand using hand tools.*

Within the protected areas;

- *No vehicles are allowed to enter*
- *No stockpiling of materials, topsoil, subsoil, rubbish, debris, rocks or other extraneous material*
- *No storage of fuel, chemicals, or construction materials*

5.0 Public Realm & Nature

5.6 Tree Planting

Proposed Trees

- The development should achieve the following minimum tree 5-10% overall tree canopy cover at completion of development 10-15% overall tree canopy cover at year 10 post completion 15-20 % overall tree canopy cover at year 20 post completion 25% overall tree canopy cover at year 25 post completion.
- The development should deliver robust and diverse mix of proposed trees. The following forms a guide on potential species and specification that should be achieved:

Large Scale Street Trees – Primary

Tilia cordata – Small Leaved Lime 40-45cm girth
Platanus x hispanica – London Plane 40-45cm
Gleditsia triancathos - Honey Locust
Quercus petraea – Sessile Oak
Quercus palustris – Pin Oak
Medium Scale Trees
Alnus glutinosa – Common Alder – 30-35cm girth
Alnus incana – Grey Alder – 30-35cm girth
Alnus x spaethii – Spaeth Alder– 30-35cm girth

Medium Scale Trees

Betula pendula – Silver Birch 30-35cm girth
Betula pubescens – Downy Birch – 30-35cm girth
Corylus corluna – Turkish Hazel – 30-35cm girth
Prunus avium – Wild Cherry – 30-35cm girth
Prunus padus – Bird Cherry – 30-35cm girth
Sorbus torminalis – Wild Service Tree – 30-35cm girth

Small Scale Trees

Amelanchier canadensis – Service Berry 3.5-4.0m multistemmed
Cornus mas – Cornelian Cherry Dogwood 3.5-4.0m multistemmed
Ilex aquifolium – Common Holly 3.5-4.0m
Crateagus x lavalleep – Lavalleep 3.5-4.0m multistemmed
Hamamelis x intermedia – Witch Hazel 3.5-4.0m multistemmed
Euonymous europeaus – Common Spindle 3.5-4.0m multistemmed

5.6 Tree Planting

A diverse mix of tree planting as set out in the RBC Tree Strategy, March 2021

When designing tree pits, landscape proposals must ensure sufficient rootable soil volume and soil quality is provided for healthy and sustainable establishment of trees and must be suitable to species size. If necessary, structural soils or cellular systems may be used to achieve rooting volumes, particularly in areas of hard surfacing.

Mature canopy size of trees must be considered to determine spacing of trees and their set back from building façades.

Set back distances from façades and road edges will be subject to detailed tree specification at RMA stage and must be determined on a species-by-species basis.

Minimum planting sizes for different tree characters must be as follows:

- Large feature tree planting: min.6-7m height, 35-40cm, min. 2.2m clear stem.*
- Medium size semi-mature tree planting: min. 5-6m height, 25-30cm, 2.2m clear stem.*
- Small trees / multistem trees: 2-3m within soft landscaped areas.*

Tree rooting volumes must be:

- Minimum 14m³ or greater for Small sized trees.*
- Minimum 20m³ or greater for Medium sized trees.*
- Minimum 25m³ or greater for Large sized feature trees.*

Plant species and stock selection must have regard to biosecurity measures to mitigate against disease risks.

Root barriers must be used to safeguard below ground services and building foundations where necessary.

Tree pit accessories such as aeration / irrigation pipes and drainage inspection pipes must be provided for all street trees to support successful establishment and to facilitate monitoring.

*Tree planting to comply with:
BS 5837:2012: Trees in Relation to Design, Demolition and Construction – Recommendations.
Podium loading will be 20 kN/m2 - 1000mm depth soil profile.*

Base Landscape

The provision of robust base landscape materials are as follows:

Soils to comply with:

- BS 3882:2015 Specification for topsoil*
- BS 8601:2013 Specification for subsoil and requirements for use*
- BS 8545:2014 BS 8545:2014 Trees: from nursery to independence in the landscape -Recommendations*
- BS 8616:2019: Specification for performance parameters and test methods for green roof substrates lightweight growing medium*

- Podium loading will be circa 20 kN/m2 - 1000mm depth soil profile*
- Biodiversity roof will be circa 4 kN/m2 - 200mm depth soil profile*

5.0 Public Realm & Nature

5.6 Tree Planting

Tree Planting

-  Small growing, medium to ornamental and semi-native trees. Spring flowering and autumn colouring
-  Medium mature height trees to reflect pioneer landscape
-  Woodland character
-  Large scale trees / rain gardens
-  TPO Trees retained



5.7 Planting

The planting strategy has been developed to ensure that the proposed development fits seamlessly into the host landscape, by enhancing and building upon existing site features, the landscape characteristics of the surrounding area and the existing plant species native to the area.

Wherever possible existing trees and hedges to the north and eastern boundaries have been retained and incorporated into proposed planting areas.

Planting should seek to provide:

- Instant impact in key locations through the use of larger growing trees and larger stock size at time of planting
- Seasonal interest
- Enhanced biodiversity opportunities across the site
- Edible and productive landscapes to engage the community with the living world.

The planting strategy proposes the following typologies:

- Existing vegetation to be retained
- Plummery Gardens
- Eastern Square - herbaceous garden planting
- Western Square - herbaceous garden planting
- Woodland Garden - woodland
- Green Streets - pioneer planting
- Infrastructure boundary - native hedge tree planting

Existing Vegetation to be retained:

Retained vegetation will include TPO trees along Kenavon Drive and selected trees to north and west boundary. All of the remaining existing vegetation will need to be removed in order to facilitate the proposed buildings.

Plummery Gardens:

Rain gardens including flowering perennials will provide a dynamic element with seasonally changing colour.

Western Courtyard:

Where the terrace benefits from greater sunlight, the planting design will echo species-rich meadows with a mix of grasses and perennials. And transition to shady understory in darker areas. A scattering of flowering perennials will provide a dynamic element with seasonally changing colour.

Woodland Garden:

The planting reflects a shady native woodland character with a mix of ferns and grasses forming a verdant evergreen understorey. A scattering of flowering perennials will provide a dynamic element with seasonally changing colour.

Green Streets:

The north south green streets will include a mixture of pioneer tree species, grasses and herbaceous perennials to reflect the character of regenerating railway sidings.

Eastern Courtyard:

At the upper level where the terrace benefits from greater sunlight, the planting design will echo species-rich meadows with a mix of grasses and perennials. The overall effect will be light and airy with a naturalistic aesthetic.

Infrastructure:

Native hedge planting to be provided to the northern and eastern boundaries, to reinforce existing trees and vegetation there these can be retained.

Biodiversity Roofs:

The biodiversity roofs will be designed to support a combination of both sedums and wildflower plugs. A diverse mix of wildflowers together with other ecological interventions, such as log piles and bird/bat boxes will provide an extensive area of valuable habitat which will support local wildlife and contribute towards sustainability criteria.

Sustainability Requirements:

Planting plans will be developed during early Stage 3 to enable Stantec's Project Ecologist to measure Biodiversity Net Gain and advise the team where the project stands in relation to BREEAM LE credits.

5.0 Public Realm & Nature

5.7 Planting

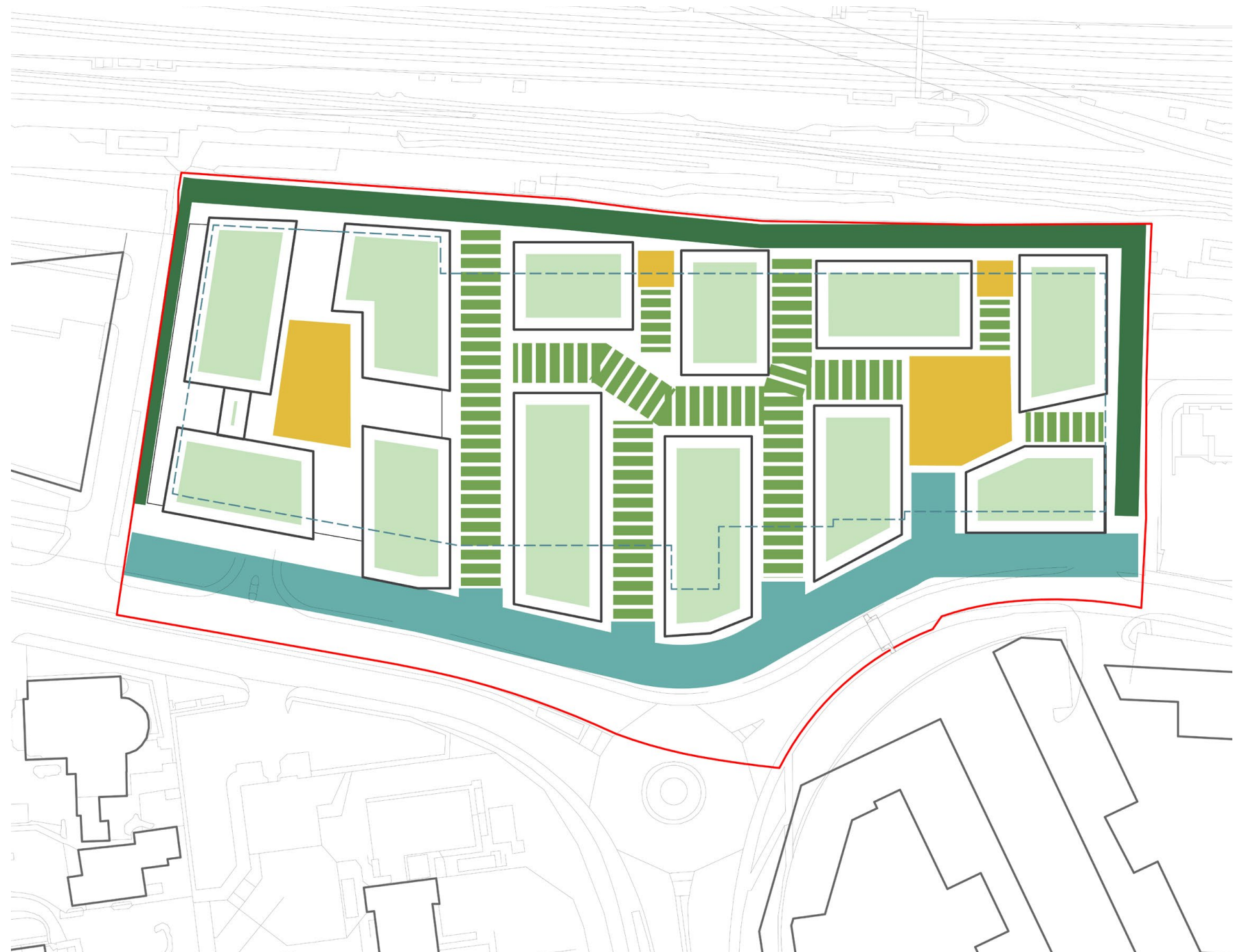
Principles

- A variety of planting palettes should be provided to reinforce the hierarchy of community spaces within the development.
- Avenue tree planting to be provided to Forbury Road to reflect the historic avenue in this location.
- Existing hedgerows to north and east boundaries to be managed for wildlife benefit, and viable wildlife corridors.
- New hedges should be of predominantly native species to reinforce the existing network of hedgerows across the site.
- Tree and shrub species selection to areas adjacent to water attenuation areas/rain gardens should be tolerant of a variety of soil conditions - from dry to wet.
- Trees in strategic locations to provide 'instant impact' to the scheme from the outset.
- Trees along primary roads to be planted to ensure positive visual impact from the outset. Large growing trees, to be selected. Trees not to be planted as single trees, but as a minimum of 2 together, allowing for visibility splays and cross routing of services.
- Trees along secondary roads to be planted to ensure positive visual impact from the outset. Medium growing trees, preferably native species, to be selected. Trees should be planted as 2 no trees together as a minimum.
- Tree planting to tertiary roads and plots should be provided to, planted in groups of no less than 2 wherever possible.
- Tree selection to accord with NHBC guidelines in respect of tree species selection, ground conditions, proximity to new buildings, visibility splays and driveways.
- Blackthorn and elder should form only a minor component of hedgerow mixes (5% or less of mix), as these species spread rapidly, and require extensive maintenance.
- Species selection to include native plants that provide biodiversity benefits including pollinators, fruit, nut and nectar bearing species.
- With reference to the supply of trees and plants - Suppliers must not knowingly purchase any plants from regions where the disease Xylella is known to exist.
- All plants for this project must be UK grown or spend a minimum of a full growing season in a British nursery to ensure plant health and non infection by foreign pests and diseases.
- Native shrub planting mixes should include species which will grow more than 1.5m in height, or which cannot be coppiced to maintain the lower height, to allow for intervisibility between spaces.
- Due to the seasonal nature of plant material, planting works must be undertaken at an appropriate time of year.
- Soils to comply with BS3882: 2015 soil specification for topsoil, and BS8601: 2013 Specification for subsoil and requirements for use.

5.7 Planting

Soft Landscape

-  Plummery Garden: Rain Gardens + Mix of Street trees + retention of TPO trees
-  Green Street: Pioneer woodland/grasses character understory + Mix of tree species + productive landscape areas
-  Eastern Square community and residents gardens - herbaceous grasses with seasonal colour and variety
-  Biodiversity Roof: Kings Meadow character
-  Infrastructure: Native Hedge and wildflowers

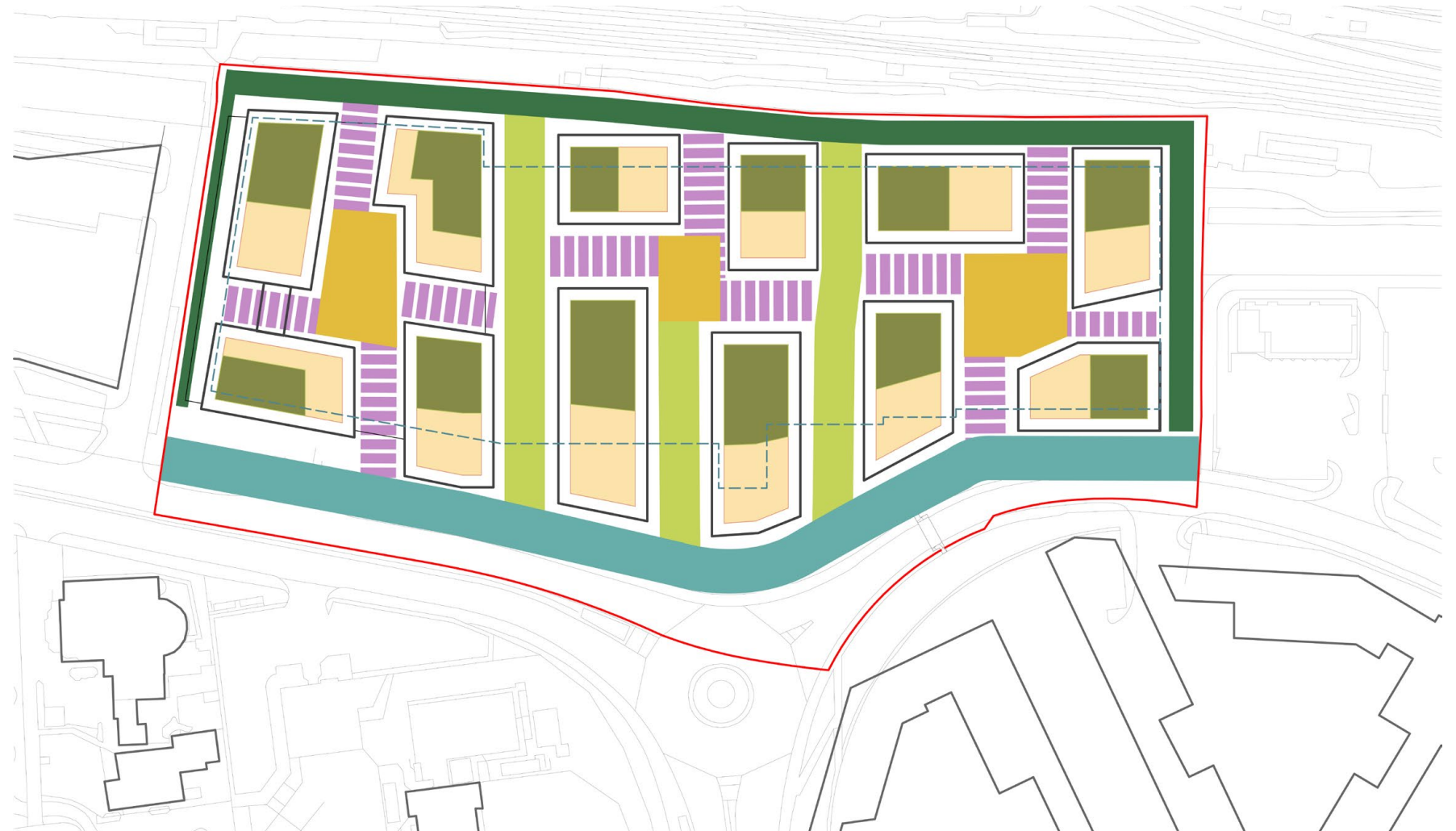


5.0 Public Realm & Nature

5.7 Planting

Green Infrastructure

-  Plummy Rain Gardens + Mix of Street trees + retention of TPO trees: 30% Landscape / 70% Hard
-  Courtyard/ Square Amenity Spaces: 30% Landscape / 70% Hard
-  Green Street: 50% Landscape / 50% Hard
-  Biodiversity Roofs: 50% Landscape / 50% Hard
-  Threshold Spaces: 60% Landscape / 40% Hard
-  Infrastructure: Native hedge and tree planting to supplement existing



5.8 Materials

Materials

The furniture and materials should seek to strengthen the sense of place by referencing the history of the site, the former railway sidings, and also the wider town centre to ensure continuity and legibility with the wider setting of Reading. A hierarchy of materials is proposed at this stage, but further selection and detail should be provided at RMA stage.

Floorscape:

The floorspace materials should respond to the proposed and existing architecture with pennant stone slabs that reflect the primary frontage to Plummery Gardens/Linear Park and the Eastern Square and a finer grain to the streets. Granite kerbs and rills will be used along Plummery Garden, providing a high quality interface with the wider setting of Forbury Place, Forbury Gardens, Abbey, Prison and Huntley Wharf. Pennant grey tumbled pre cast concrete blocks will define the shared space for pedestrians, cyclists and cars and a more informal resin bonded gravel surfacing will mark the route of the woodland garden paths and the Western Courtyard. High quality pre-cast concrete kerbs will be used for internal roads with weathered steel edging providing a neat edging between planting, lawns and areas of brick paving.

Walls, Stairs and Structures:

The site should be accessible with options between stepped or graded access routes and entrances to buildings and amenity spaces and gardens.

Use of pennant stone on the stepped access points along key routes will help provide a high quality floorscape that respects the wider setting. Key thresholds and some private boundary treatments will be defined by brickwork walls to tie in with the language of the architecture, some of these will be detailed with railings, referencing the ironworks heritage of the locality. Subtle changes in level will be taken up with stepped stone seating and localised sections of timber decking will protect areas beneath existing trees, adding variety and interest to new amenity spaces.

Furniture:

The street furniture should be robust and aesthetic, the seating elements will comprise robust timber elements evoking the aesthetic of timber sleepers, with standard and platform scale benches and large scale timber feasting benches to encourage social interaction and community activity.

The inclusion of metalwork detailing to balustrades, tree grilles, threshold details and gates will reference the former railway heritage, adding interest and helping to promote a local sense of place.

Water Feature:

The development should deliver water into the public realm in the form of a rill to Plummery Gardens to re-imagine the former Plummery Ditch and a playable dry/wet water feature grid in the Eastern Square as part of the place making, play value and summer cooling.

Surface Materials Principles:

- *A hierarchy of materials is proposed to reflect the status of the various areas, with flags and setts used in the central areas and softer materials used in the residential fringe areas.*
- *Materials should be selected to reinforce a hierarchy of spaces, and routes,*
- *Use of simple, restrained and uncluttered palettes of materials, with key elements and materials in common.*
- *Subtle variations in surface materials, in terms of colour, mix, dimensions, laying pattern and finish, should be used to reflect different character areas and local vernacular.*
- *Consideration should be given to the materials supply, durability, longevity and ease of replacement or replication.*
- *Materials colours must be muted and of natural tones to complement rather than detract from the adjacent buildings and landscape setting.*
- *The landscape and public realm materials should be selected to have the highest regard to sustainable procurement.*
- *A range of appropriate adoptable materials should be used in order to reinforce the street hierarchy and create a safe, comfortable neighbourhood identity.*
- *The materials palette must also adapt to accommodate an evolving SuDS strategy, where permeable or pervious surface materials may be required to parking courts, or roadways, where the underlying geology allows.*

5.0 Public Realm & Nature

5.8 Materials

- *Materials should be related to each other - colour, texture and size and it should complement adjacent materiality.*
- *High quality p/c kerbs to be used to highways, and footways in built up areas*
- *Flush p/c kerbs to be laid flat to civic spaces as necessary to define changes in materials*
- *Raised tables - where used to slow traffic - should be either quality p/c block in colours to match adjacent pathways or buildings or imprinted safety surface to represent block paviours in colour similar to adjacent pathways.*

Primary Streets and Spaces

Floorscape:

Pennant Stone Slabs and Setts

Granite Kerbs

Walls and Edges:

Brickwork to match the buildings

Furniture:

Robust FSC European Hardwood, Siberian Larch, Douglas Fir

Secondary / Tertiary Streets and Spaces

Floorscape:

High quality precast concrete block

High quality precast concrete kerbs

Permeable resin bound aggregate

Walls and Edges:

Galvanised steel metal edges

Galvanised Steel / Weathered Steel Planters

Brickwork to match the buildings

Furniture:

Robust FSC European Hardwood, Siberian Larch, Douglas Fir

Surface finishes to comply with:

BS 7533-101:2021 Pavements constructed with clay, concrete or natural stone paving units

Natural stone material to comply with:

BS EN 1341:2012 Slabs of natural stone for external paving

BS EN 1342:2012 Setts of natural stone for external paving

Concrete surface material to comply with:

BS EN 1338:2003 Concrete paving blocks

BS EN 1339:2003 Concrete paving flags

BS EN 1340:2003 Concrete kerb units

5.8 Materials

Street Furniture Principles:

- *Ensure that palettes of street furniture are developed which reflect the character of the site.*
- *Street furniture products should be selected to suggest a family of products, which have similar materiality and design references.*
- *Where products are selected from different suppliers, the emphasis should be on selection of products with similar design aesthetic and materiality.*
- *Street furniture elements should be of similar scale to each other. That is, the scale of litter bins, and other street furniture elements should reflect each other and the space they sit in.*
- *Street furniture products must be sourced from established suppliers with a consistent proven supply chain, to ensure a reliable procurement and replacement process.*
- *Street furniture products should be selected from sustainable sources, and accredited hardwood timber suppliers.*
- *Street furniture positions should be considered from the outset to ensure an uncluttered streetscape, with litter bins located close to seats, and away from pedestrian and cycle routes.*
- *Street furniture should be selected which has a contemporary rather than a pastiche aesthetic without being overtly urban. The following principles must apply across the development to the street furniture palette*
- *Street furniture kept to a minimum through good design to reduce street clutter.*

Seating, Benches & Picnic Sets should:

- *Be selected to reinforce the character of host public realm -*
- *Be provided at regular intervals of approximately every 100m to provide inclusive design for all ages and abilities. Seating should allow opportunities for integration of wheelchair users and shall include armrests and back support.*
- *Allow for ease of maintenance and be resistant to vandalism.*
- *Use concealed recessed ground fixings should be used.*

Litter/Dog Bins should be:

- *Provided along streets, pedestrian routes and within public open spaces in association with seats, and picnic benches.*
- *Located near bus stops and key gateway thresholds.*
- *Robust, functional and fireproof.*
- *Dog bins must be located at the beginning and end of the greenways, one bin provided at the approach to significant open space areas Match the seating materiality relevant to the location.*

Cycle Stands should be:

- *Provided at, or close to the entrance to key spaces.*
- *Sheffield style in black cast iron or powder coated*
- *Installed using concealed recessed ground fixings*
- *Installed as a minimum in ranks of no less than 5 number at spacings of 1m minimum, on a hard surface appropriate to the location.*

Tree Grilles & Tree Guards:

- *Trees in hard standing, should be planted with a Steel Tree Guard - Furnitubes 'Greenwich Radial Flat Bar Tree Guard' or similar approved 1800mm high.*
- *Trees over 16-18cm girth, in greenways, play areas, and all other open spaces areas should be staked in accordance with the landscape specification.*
- *Tree grilles should be provided to trees in hardstanding to match the tree guards.*

Bollards should:

- *Be selected to reinforce the character of host public realm and seating palette*
- *Be provided in a variety of sizes to suit location and use.*
- *Be provided in a variety of specifications to suit use - drop down to allow maintenance/vehicle access, with reflective strips adjacent to waterways or swales.*

Signage:

- *Should be of high quality design.*
- *Street nameplates to be attached to walls, railings, fencing, buildings as default.*
- *Signage should be designed to use a consistent style and typography, and reflect the materiality of the palette of street furniture for the location.*

5.0 Public Realm & Nature

5.8 Materials

Surface Materials Strategy

-  Infrastructure road: High quality concrete permeable block
-  High quality permeable block provision in various sizes
-  Vehicular thresholds
-  Play areas: Wet pour - colour buff
-  High quality EU sourced natural stone paving with permeable provision laid in staggered bond - random sizes
-  Gravel margin to biodiversity roofs



5.9 Surface Water Drainage SUDS

A site-wide approach to water management has been developed on a holistic basis, and seeks to maximise the opportunities and benefits from surface water management in line with the guiding principles established within the Ciria SuDS Manual (C753).

A Site Wide Drainage Strategy should be developed in more detail at the RMA stage.

The proposed system will be designed to manage a 1 in 100 year rainfall event with an appropriate allowance for increase in rainfall intensities to take account of the predicted effects of climate change, thereby managing the on-site risk.

The following Suds features are to be provided:

- Rain gardens
- Permeable paving over natural ground
- Soft Landscape areas
- Biodiversity roof / green roof/ blue roof / attenuation tank below ground.

*A summary of the key points are set out below:
Surface water arising from a developed area should as far as practicable, be managed in a sustainable manner to reduce surface water flows arising from the site to below the level prior to the proposed development, reducing the flood risk on the site itself and elsewhere, taking climate change into account.*

Where SuDS features are vegetated, planting must be selected to be tolerant of flood and drought within the SuDs.

Design of SuDS features should:

- Ensure management of these can be carried out in a sustainable way and should explore opportunities to re-use harvested water.
- SuDS features should be designed to contribute to RMA drainage strategies and to habitat creation and include a proportion of native species.
- Permeable paving should be used in hard landscaped public realm areas where appropriate as part of detailed drainage strategy prepared for future RMAs.

The SuDS strategy should:

- Provide SUDs features that appear to be an integral and natural element within the landscape areas
- Provide multifunctional SuDS that are sensitively incorporated into the Green Infrastructure , providing sustainable quality amenity spaces, and attractive interface to housing .
- Provide SUDs features that are designed to avoid the need for safety fencing to water edges through the use of appropriate contouring (max 1in3 slopes), planting including emergent plants to waters edge, and dry/wet benches above and below permanent water level of min 1.5m width.

- Contribute to varied and enhanced biodiversity for the site
- Integrate engineering and landscape elements from the outset to minimise over engineered solutions to SUDs infrastructure
- Assessments will be undertaken at the Detailed Design stage to ensure attenuation features meet Rospa and all other safety criteria and guidance in terms of safety at inland water sites.

Design proposals should make reference to best practice guidance and documents as follows:

- The SuDS Manual - CIRIA -2015 CIRIA C753
- Health and safety principles for SuDS: Framework and checklists CIRIA RP992 The SuDS Manual Update
- National Planning Policy Framework (February 2017) and associated online guidance
- Water Framework Directive 2017
- Flood and Water Management Act (2010)
- National Standards for Sustainable Drainage 2015
- RoSPA Safety at inland water sites 2019

Particularly regarding biodiversity:

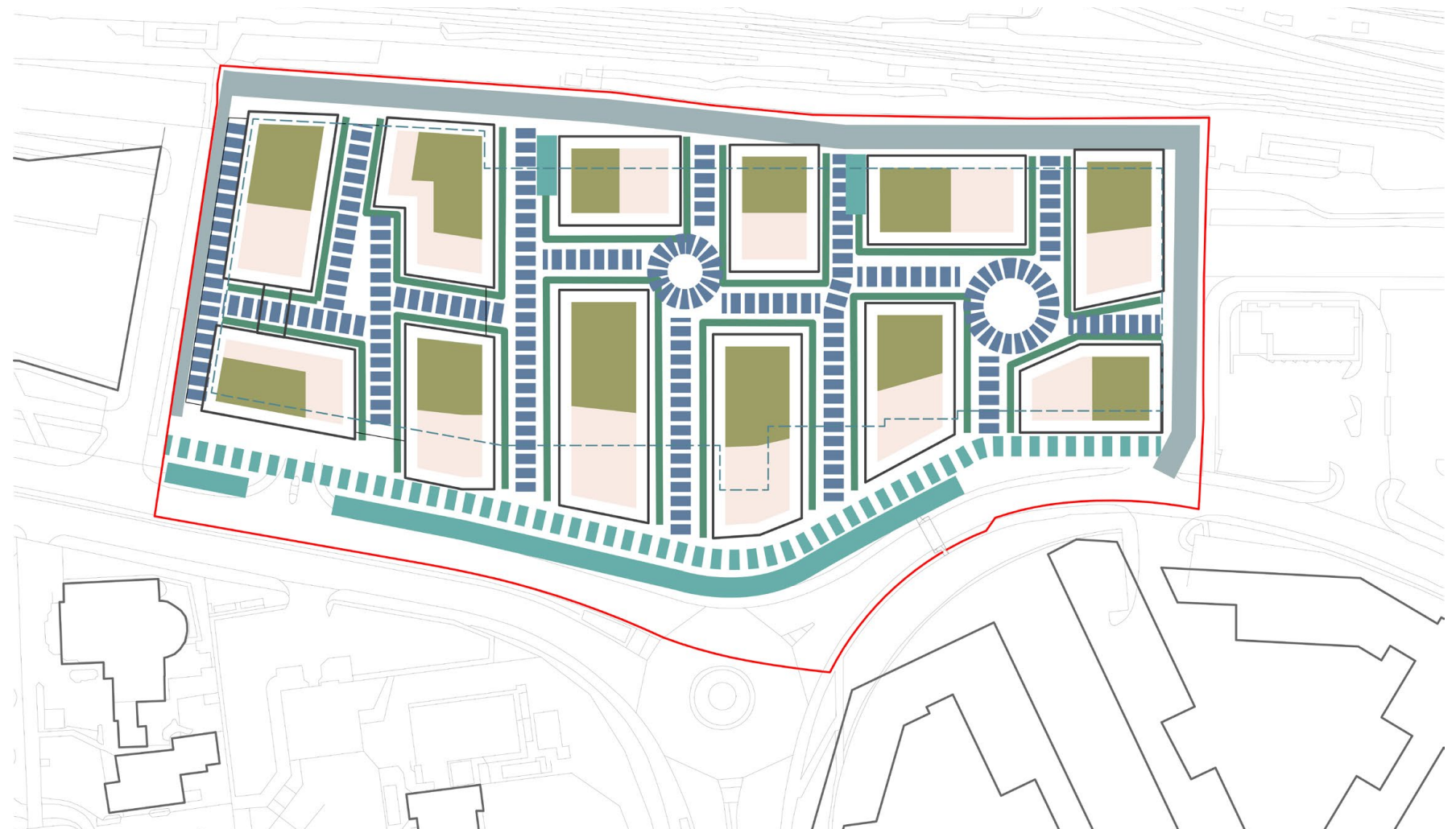
- Sustainable drainage systems: Maximising the potential for people and wildlife (WWT and RSPB)
- Delivering biodiversity benefits through green infrastructure 3011 CIRIA C711.

5.0 Public Realm & Nature

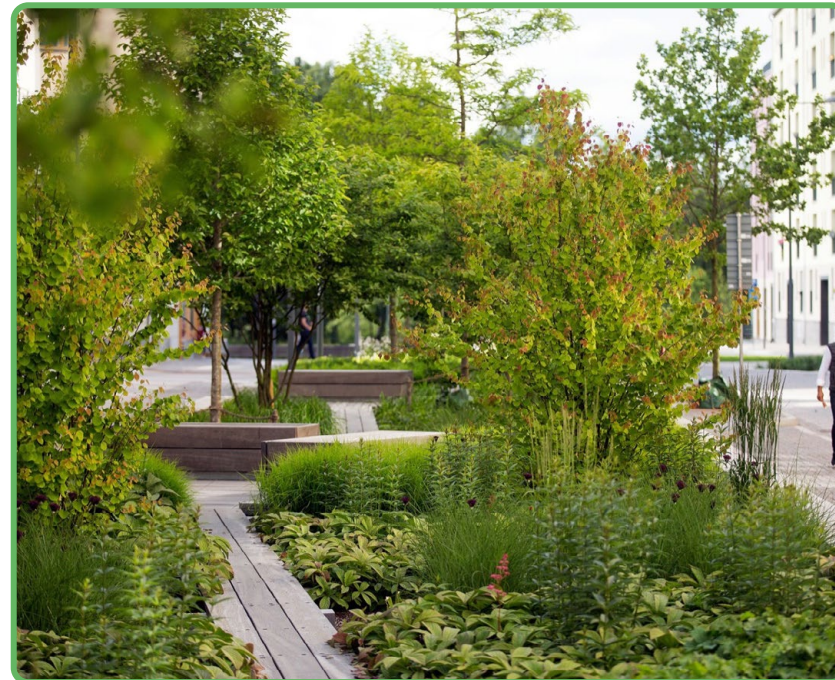
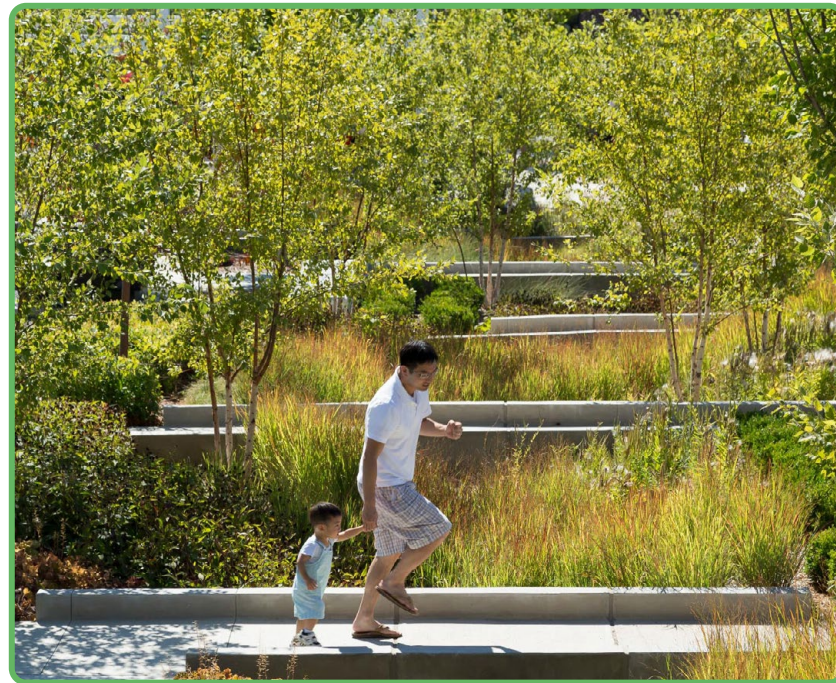
5.9 Surface Water Drainage SUDS

Water & Drainage

-  Permeable Paving over natural ground
-  Planting areas: soil depth - 1m
-  Rain Gardens
-  Permeable surfacing to links
-  Permeable Infrastructure landscape
-  Blue roofs



5.9 Surface Water Drainage SUDS



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5.0 Public Realm & Nature

5.10 Public Realm and Daylight to Ground Requirements

The landscape and public realm strategy seeks to define a clear and robust framework of streets and spaces that provide a balance of sunny, shaded, active and passive, public and private spaces for visitors and residents to Kings Meadow View.

Primary Public Space

Plummary Gardens/Linear Park

Plummary Gardens will form a linear park along the southern frontage of the development linking the Railway Station and Forbury Gardens to the west and Huntley Wharf and future development plots to the east.

Size:

Circa 250m long (development Frontage) and 10m-20m wide including pavement on the north side of Forbury Road

Use and Function:

Shared cycle and pedestrian route

Linear Public Space providing a new frontage and address for the development

Components:

Water Rill re-imagines the Plummary Ditch to form a thread through the public realm

Garden Rooms providing sunny dwell spaces

Water Management integrated into rain gardens along the south edge

Large scale street trees extend along the frontage connecting tree canopy to the west

Thresholds to residential building entrances

Retain existing TPO Trees

Access to car parking

Maintenance and Fire Access

Plummary Gardens BRE Sunlight Test

21st March : To achieve 2 hours or greater of sunlight to ground for minimum of 80% - 100% of the overall area.

21st June : To achieve 2 hours or greater of sunlight to ground for a minimum of 80% - 100% of the overall area.

Eastern Square

The Eastern Square will provide the primary new public space within the development providing opportunities for events, markets, and festivals. The square will open directly to Plummary Gardens/Linear Park to the south with onward links to Huntley Wharf to promote interaction with the new communities either side of Kenavon Drive.

A future link east will be provided to future development to promote full interpretation of this scheme and the emerging scheme to the east.

Size:

Circa 30m long and 30m wide

Use and Function:

Shared cycle and pedestrian route

Door Step Play

Visitor Cycle Parking

Informal seating spaces

Maintenance and Fire Access

Components:

Shared cycle and pedestrian route

Water Feature

Flexible hard space for events

Garden Rooms providing sunny dwell spaces

Water Management integrated green blue roofs

Space for pop events

Large scale street trees extend along the frontage connecting tree canopy to the east

Thresholds to residential building entrances and ground floor apartments and external café space

Eastern Square BRE Sunlight Test:

21st March : To achieve 2 hours and greater of sunlight to ground for a minimum of 40% of the overall area.

21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80% of the overall area.

Secondary Public Space

Western Courtyard

The Western Courtyard will provide a resident communal space

Size:

Circa 25m long and 40m wide

Use and Function:

Residents communal courtyard space for play and community events.

5.10 Public Realm and Daylight to Ground Requirements

Components:

Garden Rooms providing sunny dwell spaces
Garden Rooms providing shaded dwell spaces
Door Step Play
Water Management integrated into blue green roofs
Thresholds to residential apartments
Central Open Space
Maintenance Access

Western Courtyard BRE Sunlight Test:

21st March : To achieve 2 hours and greater of sunlight to ground for a minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.

Green Streets

A series of green streets provide north south connections through the development linking residents to Plummary Gardens and the Woodland Gardens.

Size:

Length varies and circa 16-20m wide

Use and Function:

Shared cycle and pedestrian route
Door Step Play
Visitor Cycle Parking
Informal seating spaces
Maintenance and Fire Access

Components:

Garden Rooms providing sunny dwell spaces
Garden Rooms providing shaded dwell spaces
Water Management integrated into rain gardens along the south edge
Street trees
Thresholds to residential building entrances

Green Street BRE Sunlight Test:

21st March : To achieve 2 hours and greater of sunlight to ground for minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 60% of the overall area.

Tertiary Public Space/ Green Lanes

Woodland Gardens

The Woodland Gardens will form a secondary public space through the centre of the development provided doorstep play and more reflective spaces for residents this will be more shaded in contrast to Plummary Gardens.

Size:

Circa 60m long and 20m-30m wide

Use and Function:

Shared cycle and pedestrian route
Linear Public Space providing a connection through the middle of the development
Maintenance and Fire Access

Components:

Integrated children’s play
Garden Rooms providing sunny dwell spaces
Garden Rooms providing shaded dwell spaces
Water Management integrated into green blue roofs
Street trees extend through the gardens connecting tree canopy to the east
Thresholds to residential building entrances

Woodland Gardens BRE Sunlight Test:

21st March : To achieve 1-1.5 hours or greater of sunlight to ground for minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.

5.0 Public Realm & Nature

5.11 Secure by Design

The delivery of a successful, vibrant and well-used public realm relies heavily on providing a safe and secure environment across the whole site for all user types throughout the day.

The landscape proposals as part of any future reserved matters application must be subject to a Secured by Design Homes (2019) review

Landscape proposals should ensure all key public open spaces are well overlooked and are provided with passive/ natural surveillance from the surrounding setting.

All key public open spaces must be designed in a way that ensures both the public space and its public function is clearly identifiable.

All public realm spaces including streets, footpaths and footways must be well lit in accordance to statutory regulations.

Design of public open spaces should ensure inviting and attractive social environments throughout the day that promotes increased footfall.

Design should seek to maximise activity through placement of seating, play and socialising areas within these key public open spaces to contribute to natural surveillance as a crime and anti-social behaviour deterrent.

Boundaries between public/ communal and private areas should be well defined.

Defensible edges should be incorporated at ground level as part of landscape proposals both in terms of providing amenity to dwellings facing on to public open spaces and to provide clear distinction between private and public open space.

Design around public footpaths and footways should avoid creating visually obstructed spaces and inactive / dead-end areas which may contribute to antisocial behaviour. Planting design and placement should be considerate against these requirements and not obstruct visibility.

Appropriate Hostile Vehicle Mitigation measures to be provided in accordance with latest Government Guidance and The National Protective Security Authority.

5.12 External Lighting

The lighting strategy has been developed to ensure safe levels of lighting to all main vehicular and pedestrian routes.

Principles:

- *Lighting levels must be to an adoptable standard, to be agreed with the WSCC.*
- *The lighting scheme, must be designed to British Standard BS5489-1-2013 or BS EN13201-1-2015, and all other relevant and current industry standards and guidelines.*
- *The lighting scheme must create an uncluttered landscape with a sensitive approach to the landscape character of the site whilst utilising best practice for lighting design.*
- *Lighting must promote safe and efficient movement around the site during night time conditions.*
- *Lighting must optimise energy use through energy efficient luminaries (LED light sources), dimmed and timed systems, recyclable products, re-use of components at the end of their life and renewable energy as a power source where possible.*
- *Column and bollards should be at minimum heights, and maximum spacing to fulfil their function.*
- *Lighting fixtures should be selected to complement the street furniture palettes in design and to be provided in black finishes.*

5.13 Access for All

The design and layout of all public space, especially the pedestrian and cycle routes, courtyards and greenways in residential areas needs to ensure that those that are less mobile are able to easily move around the development. This follows Sport England’s Active Design principles promoting design solutions which create safe and accessible environments for all members of the community.

Measures should include:

- *Ensure footpaths are level for ease of movement, especially those with wheelchairs or buggies.*
- *Provide tactile paving for the sensory impaired at junctions/crossing points*
- *Position street furniture so that it does not impede movement.*
- *Where cycle and pedestrian footways are share, ensure that there is adequate space without being hindered by street furniture or play features.*
- *Provide distinctive features within the public realm to promote wayfinding and ease of movement which will assist all in understanding how to move around the development. This can be particularly important for the elderly and those suffering from illness such as dementia.*

Graded routes (1 in 21+) should be provided wherever possible and ramps avoided in negotiating changes in level.

Varying level changes between Forbury Road / Kenavon Drive and the proposed green streets must be dealt with through soft landscaped areas, ramps and staircases as outlined within Section 4 Movement.

5.0 Public Realm

5.14 Public Realm Character Areas

The primary and secondary public realm spaces and key links are to be developed with distinctive characteristics to provide varied destinations within the scheme, using scale, planting, materiality and design references to distinguish between the spaces.

A number of themes could be referenced to create the distinctive zones.

Public realm character areas are defined in alignment with the sitewide strategy and named as follows:

- Plummary Gardens/Linear Park
- Eastern Square / Primary Public Space
- Western Courtyard / Secondary Public Space
- Woodland Garden
- Green Streets/ Secondary Streets
- Green Lanes/ Tertiary Streets
- Residential Courtyards

Refer to Chapter 6 Built Form and Chapter 7 Use for further detail on design requirements on Development Zones, architectural character and adjacent ground floor uses that interface with the streetscape.

The character areas must be read in coordination with the submitted Parameter Plans and other sections of the Design Codes.

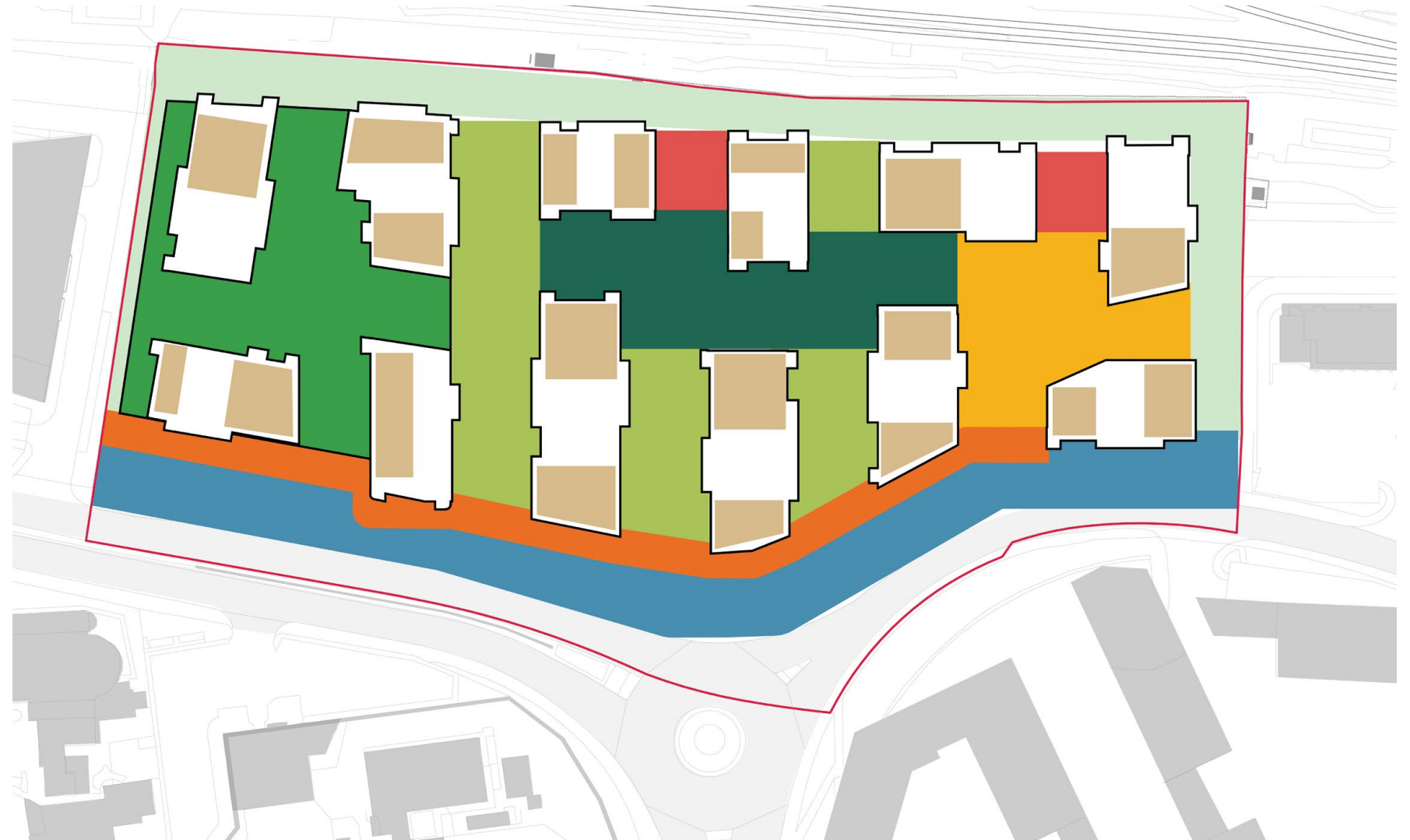
The proposal for each area must follow the sitewide coordination codes and then the area specific codes described below.

Public realm design in each Character Area should provide consistency with adjacent open spaces in regards to surface finishes, street furniture, planting styles and typologies.

5.14 Public Realm Character Areas

Character Areas

- 1. Plummery Gardens - Linear Walkway and Rain Gardens
- 2. Plummery Garden Plazas - Active Thresholds
- 3. Green Streets / Secondary Streets
- 4. Woodland Gardens
- 5. Primary Public Space / Eastern Square
- 6. Garden Yard - public gardens
- 7. Western Courtyard
- 8. Biodiversity Roofs - with PV
- 9. Infrastructure Landscape - access road and railway screening



5.0 Public Realm & Nature

5.14.1 Plummery Gardens

Plummery Gardens / Linear Park

Plummery Gardens will form a strategic linear park and primary public space along the southern frontage of the development linking the Railway Station and Forbury Gardens to the west and Huntley Wharf, and future development plots to the east.

This strategic linear park will feed directly into the primary public space - eastern square - which itself acts as a key focal point to future links to the east and Huntley Wharf to the south.

Location Plan:



Location:

A linear park forming the length of the southern boundary.

Function:

Shared cycle and pedestrian route

Linear Public Space providing a new frontage and address for the development

Size:

Circa 250m long (development Frontage) and 10m-20m wide including pavement on the north side of Forbury Road

Features:

Water Rill re-imagines the Plummery Ditch to form a thread through the public realm

Garden Rooms providing sunny dwell spaces

Water Management integrated into rain gardens along the south edge

Large scale street trees extend along the frontage connecting tree canopy to the west

Thresholds to residential building entrances

Retention of existing TPO Trees

Access to car parking

Maintenance and Fire Access

Sunlight Requirements:

21st March : To achieve 2 hours or greater of sunlight to ground for minimum of 80% - 100% of the overall area.

21st June : To achieve 2 hours or greater of sunlight to ground for a minimum of 80% - 100% of the overall area.

Street Tree Planting:

Large growing heritage trees to respond to existing and emerging streetscape and tree planting.

Planting:

Rain garden

Materials:

Pennant stone slabs

Street furniture:

FSC certified timber including large elements to reflect railway heritage.

5.14.1 Plummary Gardens

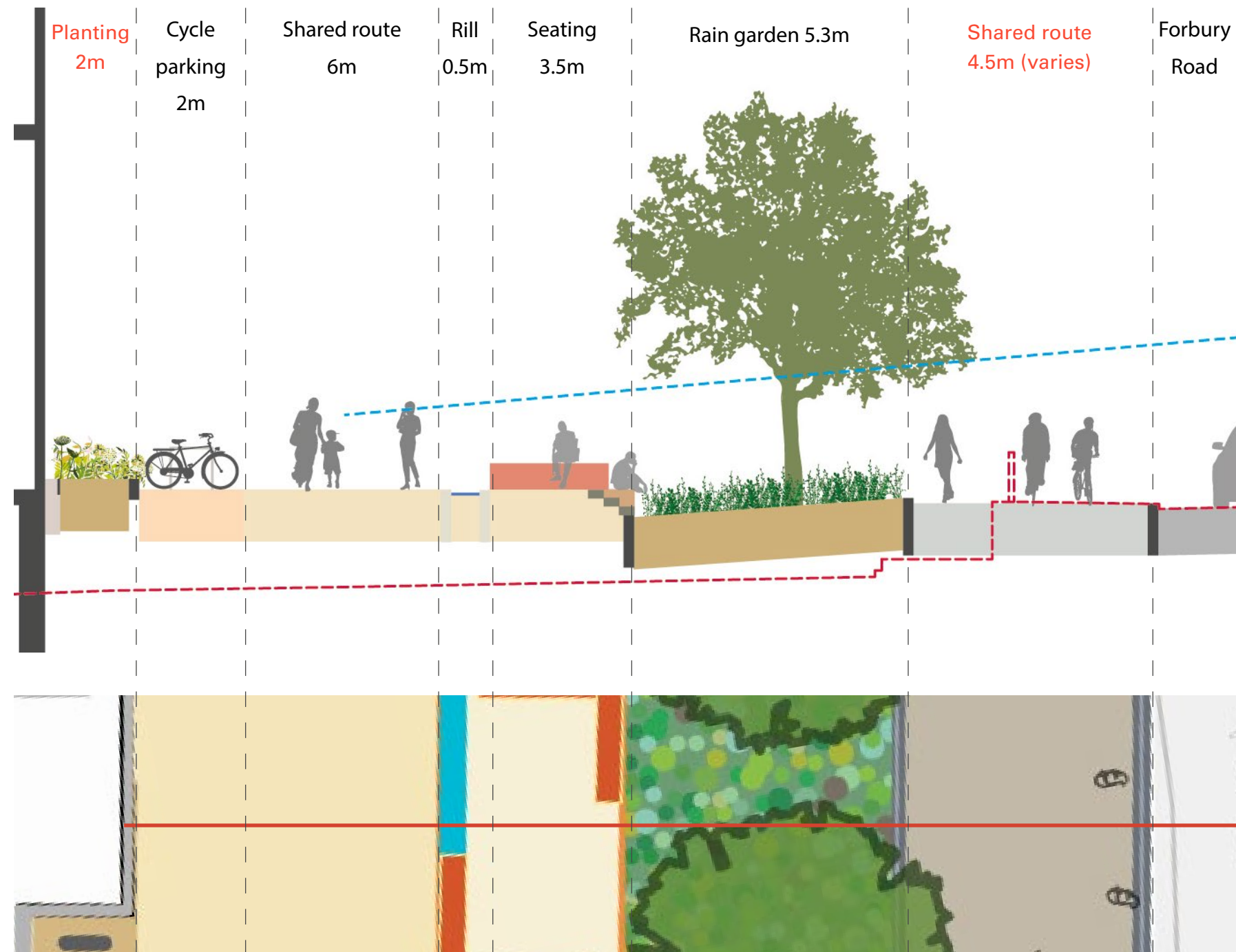
Eastern Square / Primary Public Space

-  Existing TPO Trees to be Retained
-  Plummary Gardens/Primary Pedestrian/Cycle Link
Overall Width 20m. Cycle/pedestrian/vehicular route width 4.5m
-  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
-  New Tree Planting
-  Rain Gardens : Min Width/Depth 6m
-  Residential planting threshold: Min width 2m
-  Residential Access
-  Active Frontage
-  Seating Areas
-  Primary Vehicular Access Points



5.0 Public Realm & Nature

5.14.1 Plummery Gardens



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