

5. DEVELOPMENT PARAMETERS

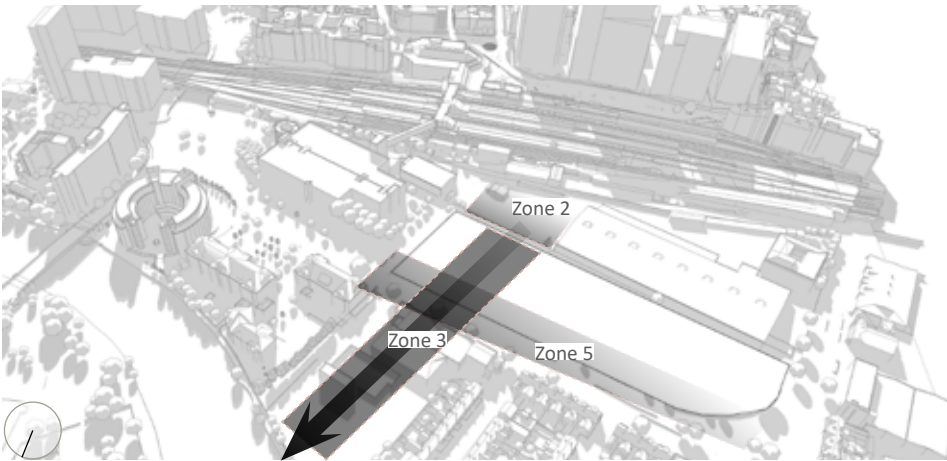
5.1 GUIDING PRINCIPLES

PUBLIC REALM

Designated zones 3 and 5 are included within the site’s demise.

Zone 3: Kennet-Thames Spine
Zone 5: Vastern Road

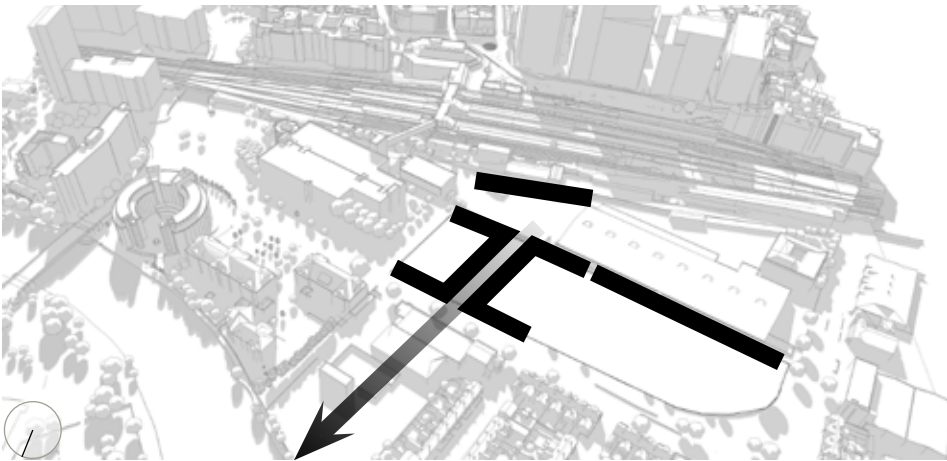
The southern boundary fronting the northern exit of Reading Station faces zone 2, the Station Square.



ACTIVE FRONTAGES

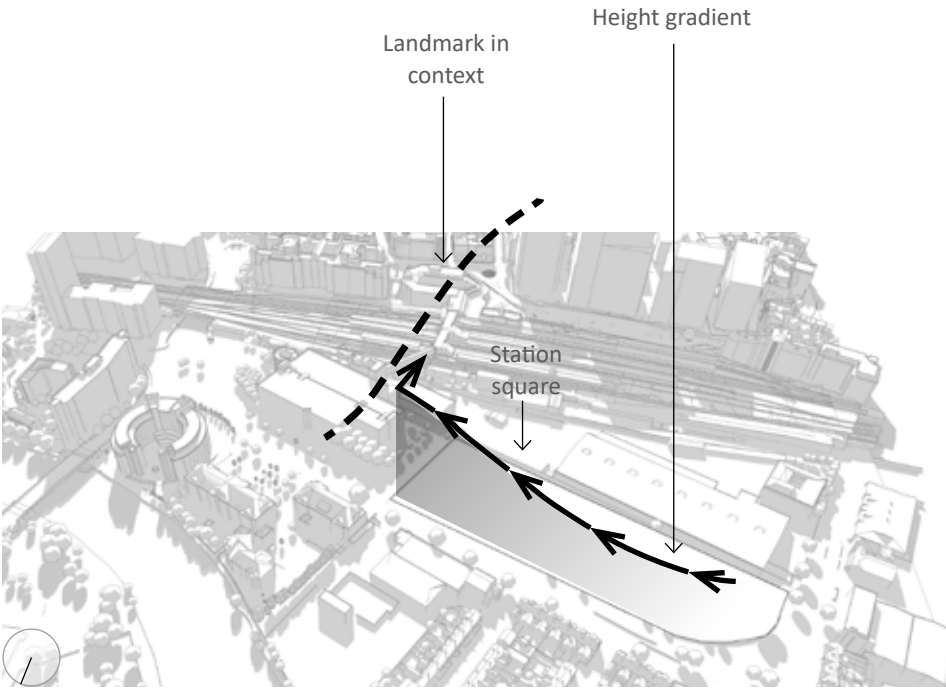
The RSAF states that the frontages facing the Kennet-Thames Spine should be active and be able to provide retail/social activities.

In addition, the planning guidance sees an active ground floor environment on each new major transport link or access proposed.



DENSITY AND HEIGHT

An RSAF recommendation is for future developments to create a gradient of height and density that would reach maximum mass around Station Square.

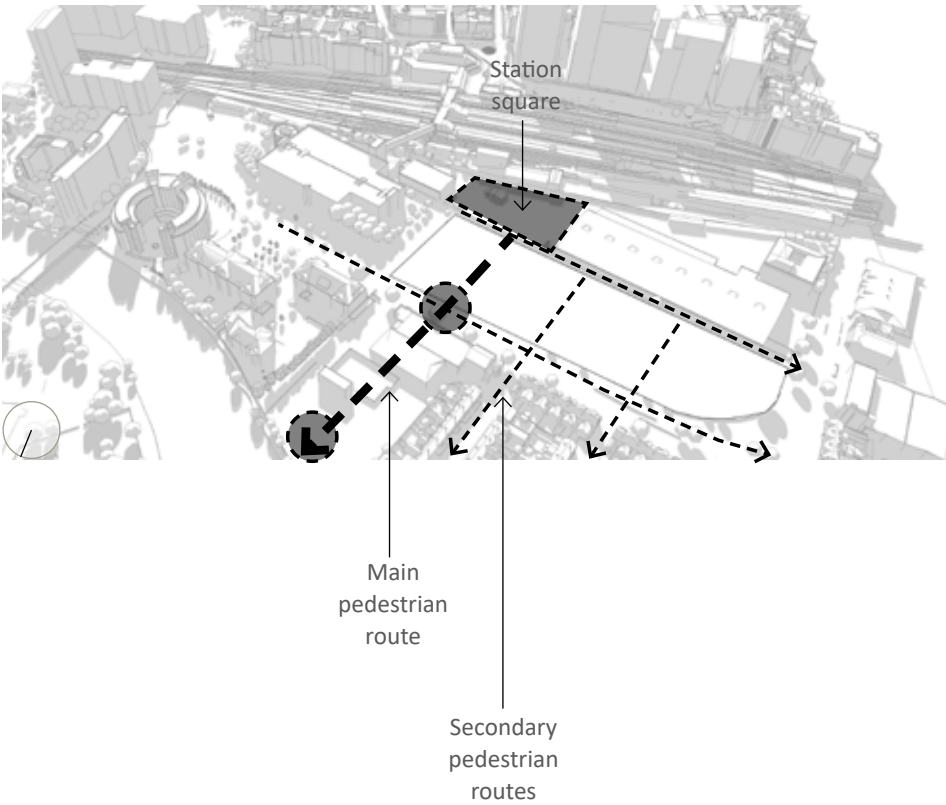


TRANSPORT

New major and minor vehicular and pedestrian links, are considered in the vision for the future development of the area. These are intended to improve infrastructure and connectivity.

The following recommendations are important for the area’s development:

- 1. Continuity of the secondary streets that link to the river walk;
- 2. Provision of the main Kennet-Thames spine as a major pedestrian access.



5. PARAMETERS DEVELOPMENT

5.2 PARAMETER PLANS

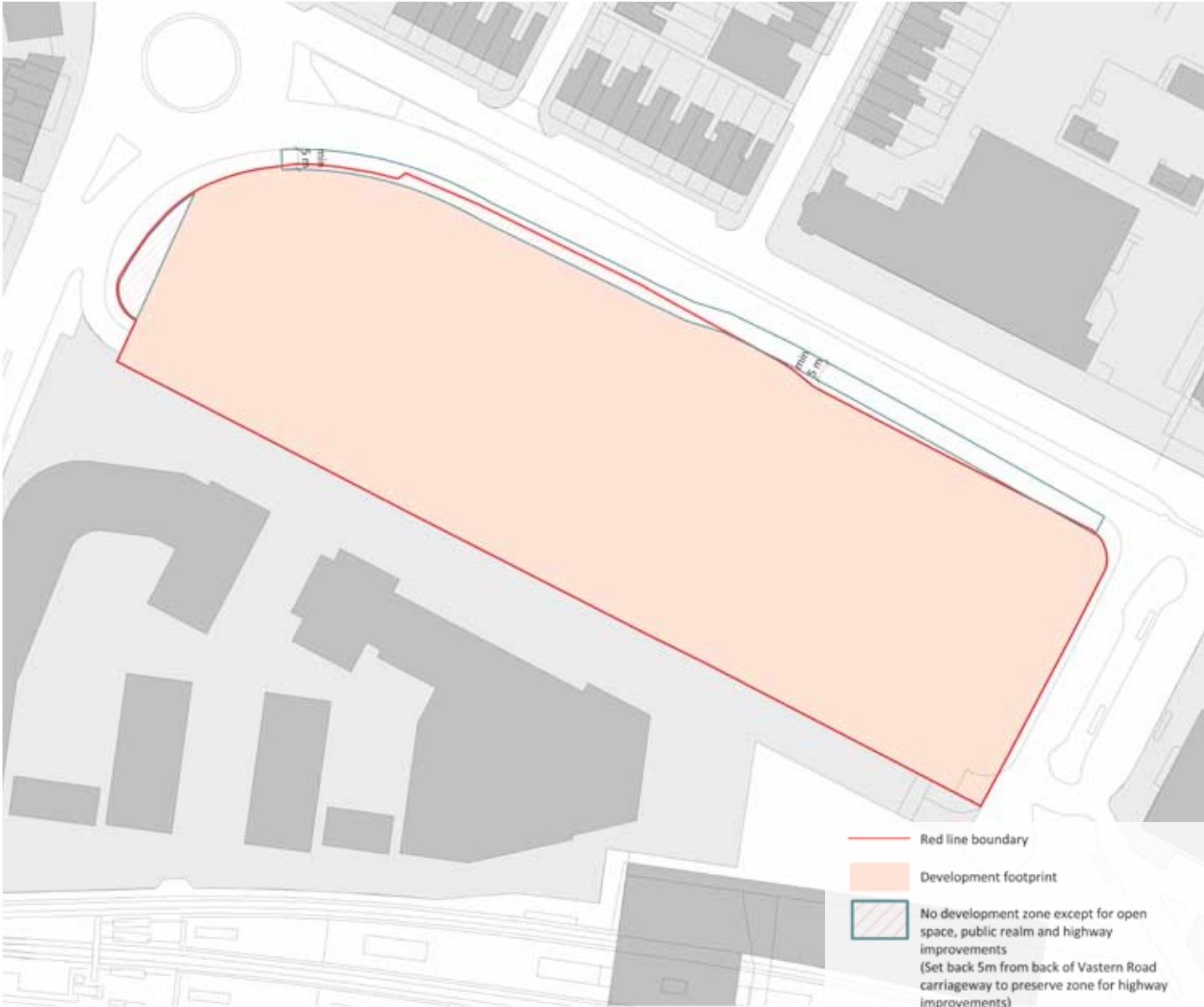
DEVELOPMENT FOOTPRINT

Within the relevant designated area of the Development Footprint Plan, landscape works, transport, and built elements can be located.

A 5 metre clear zone is specified, to allow for future development of the pavement, to allow for designated pedestrian and cycling routes to come forward within this area.

Development will take place within the Development Footprint zone shown on Parameter Plan PP-100_P1 - Development Footprint, but also in accordance with the other Development Parameters as set out in the Parameter Plans and the Schedule.

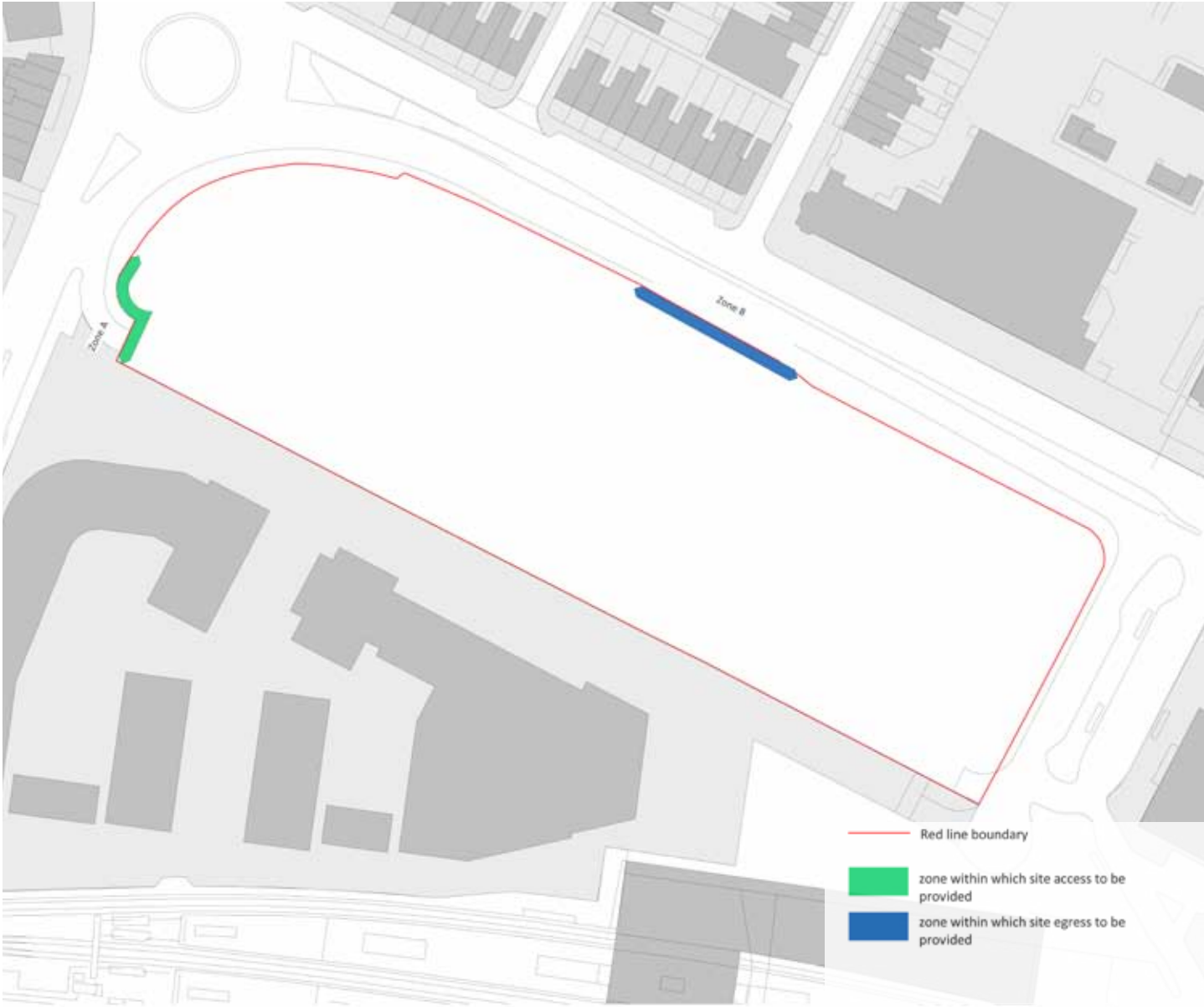
The plan restricts development along the boundary with Vastern Road.



This image is for illustration purposes only. Please refer to full scale Parameter Plan PP-100_P1 - Development Footprint

SITE ACCESS AND EGRESS

The site access and egress are to be provided in the same broad location as existing. By retaining these locations the intension is to produce a limited disruption to the existing transport network.



This image is for illustration purposes only. Please refer to full scale Parameter Plan PP-101_P1 - Parameter Plan - Site Access & Egress

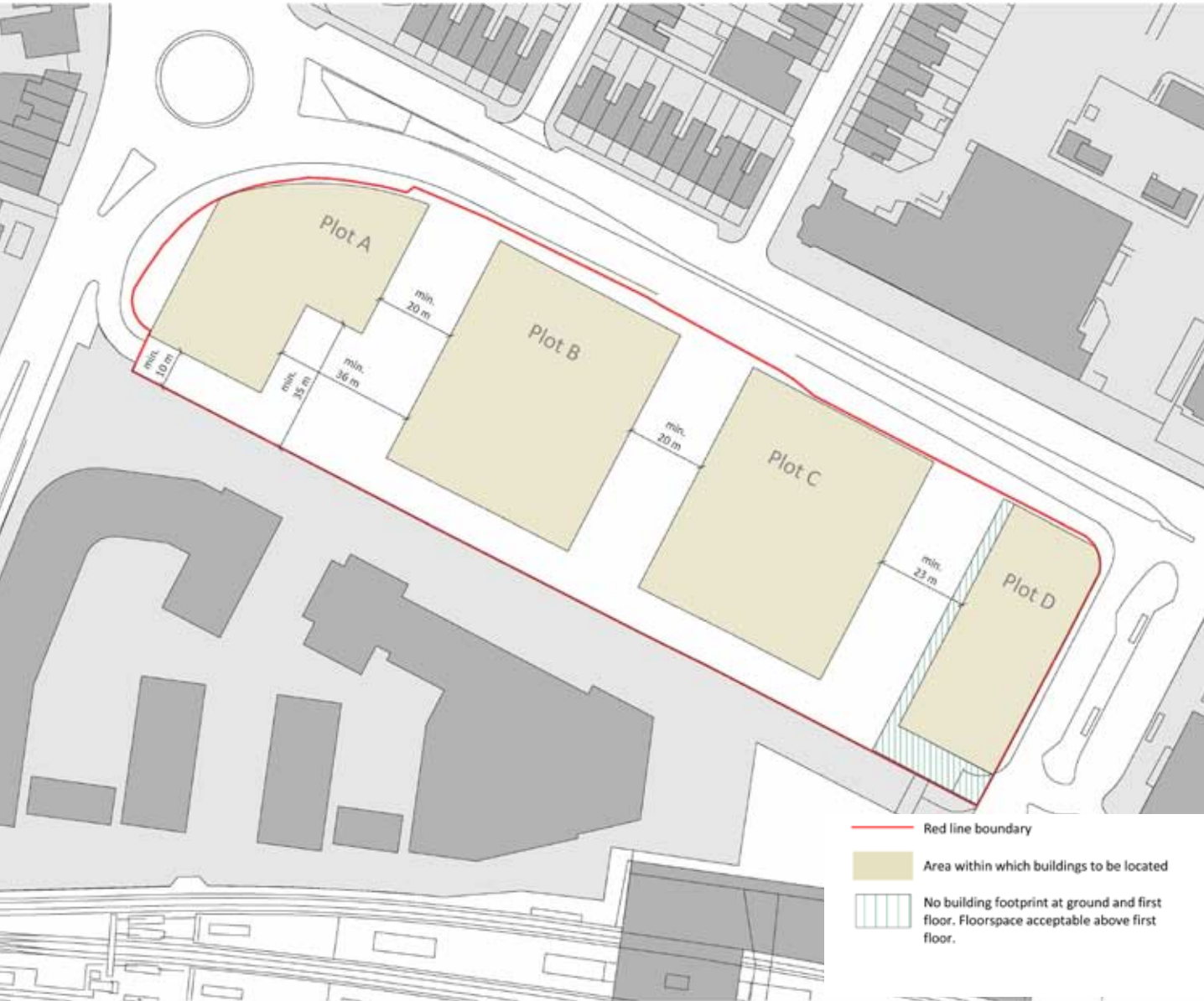
5. PARAMETERS DEVELOPMENT

5.2 PARAMETER PLANS

BUILDING PLOTS

Buildings shall only be provided in the areas identified on the Parameter Plan PP-102_P2 - Parameter Plan - Building Plots

The plan is accompanied by a relevant text description of minimum separation distances expected between same and different uses.



This image is for illustration purposes only. Please refer to full scale Parameter Plan PP-102_P2 - Parameter Plan - Building Plots

PLOT HEIGHTS

Development will take place in accordance with the maximum building heights set out on the Plan PP-103_P2 - Parameter Plan - Plot Heights.

Building maximum heights are measured from the ground floor slab to the apex of the roof and include all plant.

The maximum heights are represented as AOD values(Above Ordinance Datum).



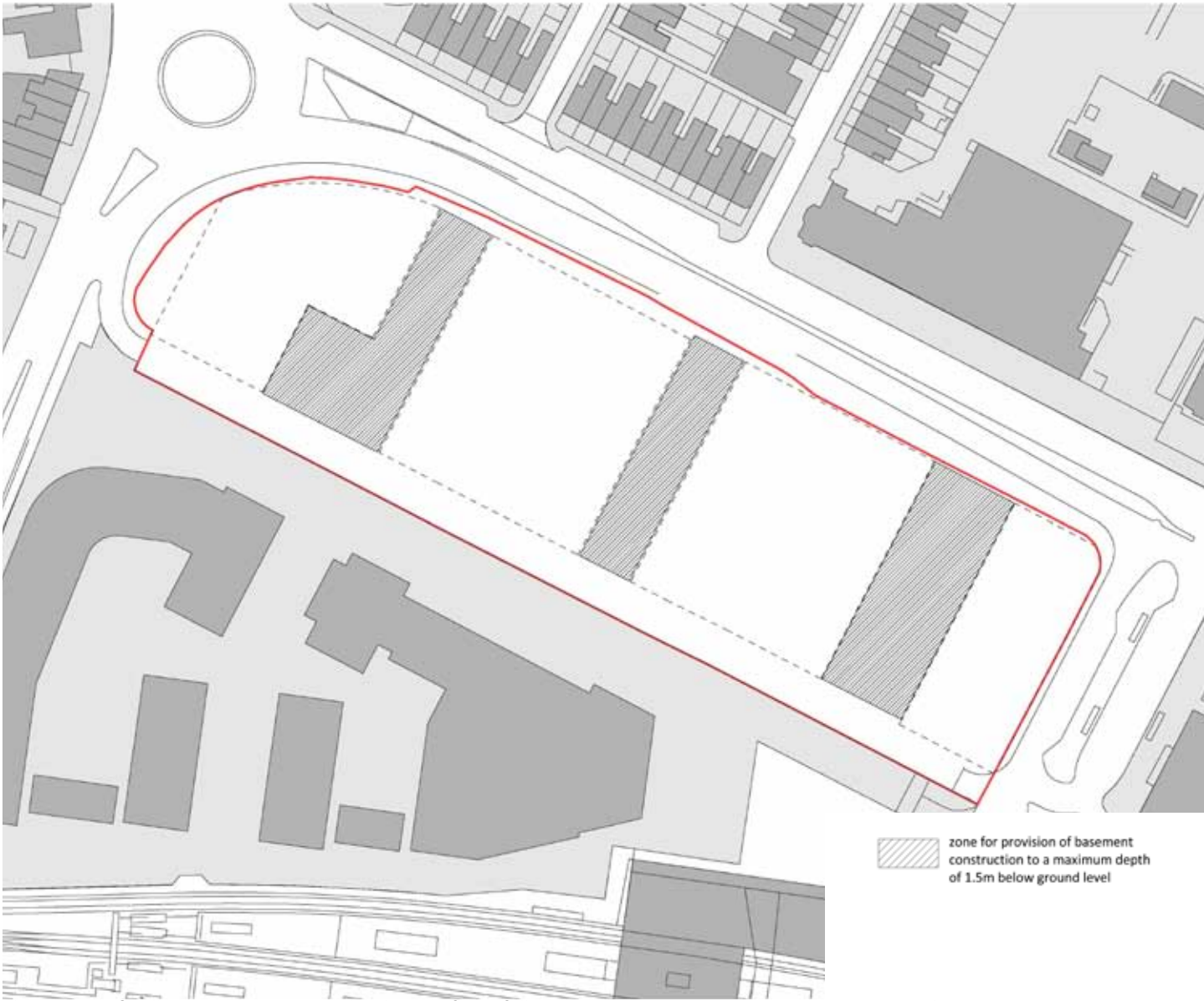
This image is for illustration purposes only. Please refer to full scale Parameter Plan PP-103_P2 - Parameter Plan - Plot Heights

5. PARAMETERS DEVELOPMENT

5.2 PARAMETER PLANS

BASEMENT FOOTPRINT

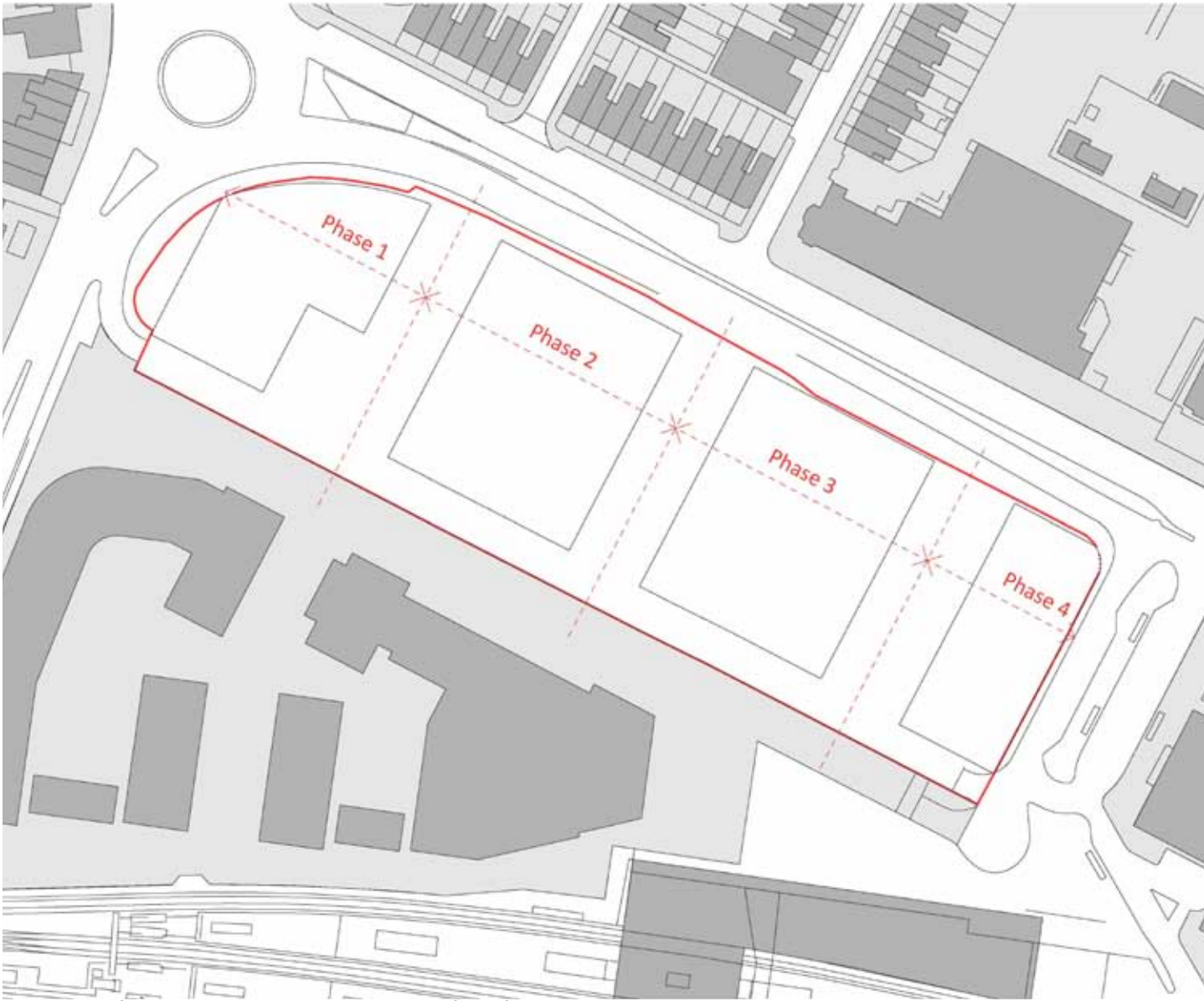
Mitigating measures to overcome flood risk through proposed parameters, PP-104_P2 - Parameter Plan - Basement Footprint sets out the areas considered suitable for the location of rainwater attenuation tank requirements.



This image is for illustration purposes only. Please refer to full scale Parameter Plan PP-104_P2 - Parameter Plan - Basement Footprint

PHASING

Proposed phasing of the development is illustrated on PP-105_P1 - Parameter Plan - Phasing overview, which illustrates the physical location of the different phases within the development within which the development of Plots A to D will be delivered



This image is for illustration purposes only. Please refer to full scale Parameter Plan PP-105_P1 - Parameter Plan - Phasing overview

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5.3 PARAMETER APPROACH

The following diagrams illustrate the use-driven design development for the mass of the four plots: A, B, C and D, based on the proposed Parameter Plans.

PARAMETER MASS

The massing exercise starts with the guidelines set out by the Development Parameters (Plans and Schedule) and Design Code.

INTEGRATING PERIMETER BLOCKS

In line with local and national planning guidance, the plots will be developed as perimeter blocks. For residential use the central courtyard serves as a private green space for residents. Its inclusion enables the achievement of the separation distances set out in the Development Parameters.

REDEFINING VIEWS AND HARMONIZING WITH THE NEIGHBOURING CONTEXT

The frontages facing Vastern Road and the Former Royal Mail site are further articulated to provide a contextual response to neighbouring developments.

Sunlight/daylight assessments will have to be provided at Reserved Matters stage to ensure that the effect of the proposed development on neighbouring properties is compliant with planning requirements.

OPTIMUM FORM AND SUNLIGHT

Further design development is required to satisfy additional requirements regarding sunlight/daylight provision to apartments and to outdoor amenity spaces.

The illustrative concept examines one of the possible designs coming forwards at reserved matters stage. The process followed for this scheme gives an indication of the process that will be used for any scheme coming forwards, not a final result.



Plot Heights - scheme development

