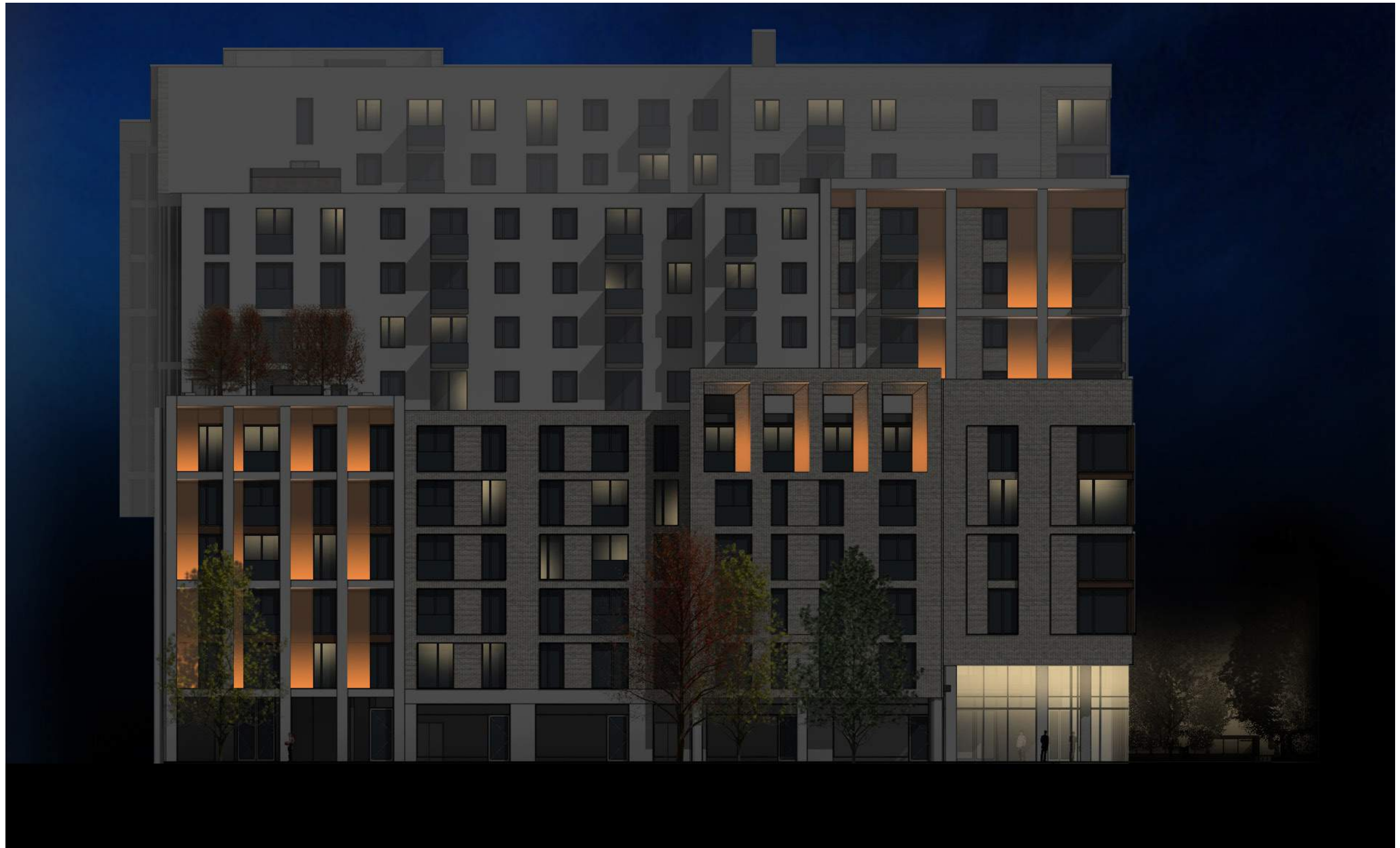


7.14 FAÇADES



7.LIGHTING DESIGN CONCEPT



7.LIGHTING DESIGN CONCEPT

7.15 SUMMARY

The foregoing outlines the conceptual lighting approach for the Station Hill development, Reading.

Consideration has been given to local context, the use of light to promote the use of the space during the nocturnal hours, subtly and intuitively aiding wayfinding, engendering a sense of place and belonging, whilst promoting a feeling of safety and

security, and giving consideration to light trespass, light pollution, energy use, maintenance and ecological requirements.

The above will be further considered and developed with the client and design team as the project progresses.







8

DESIGN CODES REVIEW

8.DESIGN CODES REVIEW

The Design Codes were prepared in support of the Outline application and were intended to inform the reserved matters design process with rules which help to deliver a coherent, high quality and successful new urban quarter. There were also intended to provide a framework within which architectural diversity could be achieved and where the public realm is integrated and continuous with the surrounding area. They loosely defined the specific character of the proposed buildings and give guidance on layout, distribution of uses, depth of blocks, heights and material selection. In developing the reserved matters application due consideration has been given to the Codes and the following tables confirm how these have been positively addressed to deliver a successful scheme.

8.DESIGN CODES REVIEW

Plots E & F Station Hill: Design Code Review

Summary of Code	Yes/No	Comment
1.1 GENERAL COMPOSITION AND MATERIALS The design of the buildings must reflect their predominantly domestic use.	✓	
Buildings heights (north to south) must cascade from high to low. This should mediate the overall massing between the commercial buildings to the north and those facing onto Friar Street to the south.	✓	
Within courtyards a lighter coloured material must be used to reflect the available daylight.	✓	Render proposed within to reflect daylight to homes and into the courtyard
Window openings must be set back by a minimum of one brick deep from the façade of the external walls in.	✓	
Where provided, balconies must have a minimum clear depth of 1500mm between the building face and the back of the balcony enclosure.	✓	
The elevations of buildings on Plots E & F must share a common architectural language so that they complement one another. This could be achieved by the use of similar materials or design features.	✓	Similar design strategy applied to both buildings as set out in previous sections
The materials must be of good quality and must be selected from the following palette: • Facing brick • Reconstituted or natural stone • Anodised aluminium • Glass • Architectural metalwork • Self finish render • Integrated louvre panels	✓ ✓ ✗ ✓ ✓ ✓ ✓ ✓	Propose to use a light weight stone coloured material rather than the heavier reconstituted stone as more appropriate to the architectural strategy for the lantern Option to use a range of metal finishes being considered
1.2 DEFINITION OF BUILDING TOPS AND RELATIONSHIP BETWEEN PLOTS Relationship between building plots: The minimum distance between the principal façades on the residential levels of building E and F will be 18 metres. At ground floor level, the distance between the plots ranges from 8m to 15.4m.	✓	Distance between legs of main residential wings on E Block is 21m. The distances between the Plots E & F is 16m at the northern end and 14.5 at the southern end. The distances between Plots E and F are an improvement on those in the consented outline application.
Definition of building tops along Friars Walk: In addition to the general rule of the building heights within the overall scheme (north to south) cascading from high to low, the following rules for the residential building E must apply: • There has to be at least one storey up of the buildings in height in order to mediate between the lower scale buildings facing onto Friar Street and the office buildings to the north. • If there is a step down of the building height, it must be equal or less than two storeys than the base height. The subsequent step up of the building must then be at least two storeys higher than the original base height. • Every step up in building height towards the centre of the scheme must be higher than the previous step up in height.	✓ ✓ ✓	 The Plot E massing is different to the consented massing and this item cannot be applied to the new arrangement. The subsequent step up rule is applied
Friar Street Elevations: • Base composition The active ground floor should be defined by a series of regular articulated bays. The height of the bays should be no greater than the ground storey in height. The number of bays should complement the vertical divisions of the upper storeys • Middle division The vertical subdivision of the façade facing Friar Street should have a minimum of two expressions in order to reduce the monolithic effect of the length of the single façade. • Top articulation The western side of the elevation should step down by the equivalent of one storey.	✓ ✓ ✓ ✓ ✓	 The building is divided into a series of vertical components facing Friar Street, starting at the west end with the vertical lantern , and with the main run of facade broken into a series of verticals including the part of the building that landmarks Friars Walk at the east end.
Garrard Street Elevations: • Composition The rhythm expressed in the retail units on Friars Walk shall return along the frontage of Garrard Street for two bays. • Fold The façade on Garrard Street shall fold so that the building line follows that of the adjacent highway. • Articulation The top of the façade facing Garrard Street may be articulated by the introduction of variations in height along its frontage.	✓ ✓	Principle applied, though the width of the bays vary in relation to different vertical arrangement of the façades The elevation is stepped to the west and the lanterns parapets are set above adjacent parapet levels

8.DESIGN CODES REVIEW

Plots E & F Station Hill: Design Code Review

Summary of Code	Yes/No	Comment
1.3 GROUND FLOOR USES RESIDENTIAL ASPECT AND AMENITY SPACE Active ground floor usage The use of active frontages must be incorporated within the scheme.	✓	
Residential aspect Apartments with windows only facing north must be avoided.	✗	The number of units with single aspect north facing units has been minimised. Avoiding north facing units in an inner urban situation with predominant east-west defining streets is not tenable without impacting on the quality of the public realm and the viability of the development. Those single aspect units will make a valuable contribution to creating a better Garrard Street and attractive courtyards. These units have been designed with large attractive windows and will have good quality daylight. This is addressed in the Daylight/Sunlight reports.
Bin and bicycle storage Secure bin and bicycle storage must be provided within the plot.	✓	
Materials consistency Use of several materials on any one elevation is to be discouraged. Each elevation must be finished in a principal facing material, with other materials used to enhance the proposed design aesthetic.	✓	
Residential amenity space Each apartment should have access to a private balcony and/or shared private amenity space.	✓	
Roof garden terraces Shared garden terraces must be contained behind metalwork balustrades and/or glass screens. Adequate storage for equipment to maintain the garden terraces must be provided. A water point for the irrigation of planting must be provided.	✓	
The proportions between the width of the courtyard and the heights of the buildings that surround it are linked. This is important to maintain adequate residential privacy and to ensure there is suitable light penetration to the flats and the courtyard.	✗	These code do not apply to the reconfigured arrangement which enhances the quality of daylight reaching the individual apartments
The minimum dimension for the courtyard taken between the façades possible if the heights of the buildings that surround it follow the maximum AOD height set out in the Parameter Plans.	✗	These codes do not apply to the reconfigured arrangement which enhances the quality of daylight reaching the individual apartments
Figure 13 shows the minimum dimension for the courtyard taken between the principal faces of the façades possible if the heights of the buildings that surround it follow the minimum AOD height set out in the Parameter Plans.	✗	This code does not apply to the reconfigured arrangement which enhances privacy and amenity to the individual apartments
If the building heights are generally six floors or lower, a minimum of 23 metres separation will be required between buildings. If the building heights are generally eight floors or over, a minimum of 25 metres separation will be required between buildings.	✗	This code does not apply to the reconfigured arrangement which enhances privacy and amenity to the individual apartments
A route between the courtyard and Friars Walk, Friar Street and Garrard Street must be incorporated into the design. The route must be open to the public during daylight hours but may be closed overnight. The route will be no less than 2.5 metres wide.	✗	This code does not apply to the reconfigured arrangement which enhances the definition of private and public realm and addresses secure-by-design criteria on this matter. The new Friars Walk is of greater width and includes significant public open space, is level and is an improvement on the approved outline consent.
The layout of the courtyard and management of the space (e.g. through opening times) will be controlled to ensure that the commercial uses do not conflict with the living environment of residents.	✓	The propose configuration eliminates opportunity for conflict
The parapets of the buildings surrounding it should be set at a level to allow adequate light penetration to the base of the courtyards.	✓	The propose configuration enhances daylight reaching the courtyard and Friars Walk
Surface materials forming the thresholds between the courtyard and the surrounding public realm shall be well-considered and designed with appropriate high-quality materials.	✗	Not applicable

Plots E & F Station Hill: Design Code Review

Summary of Code	Yes/No	Comment
2.1 FRIARS WALK AND GARRARD STREET RETAIL FRONTAGES AT GROUND FLOOR - There must be a high degree of transparency between the public realm and the building interior. - Shop fronts and entrances to shops must be arranged to achieve a regular rhythm. - There must be a limited number of shopfront designs throughout the development. Variations in design based on a common formula should help to unify the retail component as a whole while distinguishing between key spaces and routes. - The glazing to shopfronts must be full height without any stall risers - The services opening zone must be in a consistent location above the shopfront glazing of each retail unit - Coordinated shop signage must be applied within the designated zone. - Shop signage must be located behind the glazing but not attached to it. - Projecting signs should be of a consistent size and located in the same position to each of the other retail units.	✓ ✓ ✓ ✓ ✓ TBA TBA TBA	To be approved To be approved To be approved To be approved
2.2 FRIAR STREET RETAIL AT GROUND FLOOR Retail units along Friar Street must be carefully considered to integrate with the existing traditional street scene. The following design guidance must be met : - Shop fronts and entrances to shops must be arranged to achieve a regular rhythm. - The glazing to shopfronts must be full height with stall risers accepted, not exceeding 300mm high. - The services opening zone must be in a consistent location above the shopfront glazing of each retail unit, inside the 1500mm designated zone. - Coordinated shop signage must be applied within the 1500mm designated zone - Shop signage must be located behind the glazing but not attached to it. - Projecting signs should be of a consistent size and located onto the cladding system, in the same position to each	✓ ✓ ✓ TBA TBA TBA	To be approved To be approved To be approved

8.DESIGN CODES REVIEW

Plots E & F Station Hill: Design Code Review

Summary of Code	Yes/No	Comment
3 FRIARS WALK AND COURTYARD DESIGN CODES Friars walk will provide a key link between the Station Hill development and the town centre. Key design principles for the space include: • Framing long views into the central space through careful positioning of trees and street furniture. • A non-cluttered approach should be used to address the footfall through Friars Walk and also maintain a open usable space in a relatively narrow corridor. • Provide inclusive/compliant access which addresses the significant level changes between the northern and southern ends. • Ensure level access into building frontages. All selected tree species should be tolerant to conditions that are present within Friars Walk e.g. shade. Friars Walk must be compliant with the approved Public Realm Design Codes for Station Hill 3 (SH3) masterplan as follows. General strategy Critical to the success of the project is the quality and consistency of the landscape and public realm. It is important, not only in terms of the overall design and materiality, but also the relationship between the public realm and architecture of both proposed and existing buildings, especially at key threshold points which lead into the new development and the surrounding area. The key objectives of the public realm are to: • Establish a clear identity for the development that reflects the site’s important town centre location. • Improve pedestrian permeability across the site, including enhancing connectivity from the primary shopping area to the south and the railway station to the north. Site wide principles Overarching requirements include: • The public realm layout and details must give priority to pedestrians over other users in the following order of descending importance: Pedestrians, including those with mobility, visual and other impairments; cyclists service and maintenance vehicles and finally private motor vehicles. • New streets and spaces must be designed to minimise clutter. • All street furniture elements within the streetscape must be co-ordinated in design, style and appearance. • Pedestrians must be able to move freely through the street and open space on a continuous surface. • The public realm must be provided with appropriate levels of lighting to allow safe and easy access and movement at day and night. • Signage elements must be used to aid wayfinding and orientation and, where appropriate, co-ordinate with any wider town centre scheme. • Elements of street furniture or public art may be included to assist wayfinding. • All public realm areas will be designed to deter anti-social behaviour.	✓ ✗ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	As illustrated in the DAS, the new Friars Walk has been set out to create clear views north and south through the development and to frame views of historic buildings on the south side of Friar Street as well as development to the north. Level changes along Frairs Walk are eliminated with Friars Walk being set level with Friar Street. Steps and a passenger lift are introduced at the junction with Garrard Street. The development will be significantly more accessible than the consented outline application. The design of Friars Walk allows for a potential link bridge to be constructed between the Plot E & F and the northern part of the masterplan in the future.
3.2 CHARACTER ZONES Friars Walk must include the following elements: • Benches • Attractive and good street trees with a maximum height of 8 metres and recessed tree pit pavings. • The width of the street must be a minimum of 8m. If the Courtyard scheme is brought forward, it must include the following elements: • Benches • Seating spaces for retail units • Attractive and good trees in planters	✓ ✓ ✓ ✓ ✓ ✓	Attractive trees are proposed though the heights will vary so they are sustainable and appropriate to the spaces in which they are set. See the Landscape Section of Design & Access Statement

Plots E & F Station Hill: Design Code Review

Summary of Code	Yes/No	Comment
3.3 HARD LANDSCAPING AND PAVING MATERIAL Hard landscaping The design intent is to create a high-quality public realm through the use of a restrained palette of complementary materials implemented with a high level of workmanship. • The use of materials should be consistent throughout each area in response to function and local character. • Paving arrangements should be simple and avoid over complex designs with lots of differing unit sizes and colours. • Materials should be durable and require minimum maintenance. • Manholes & inspection covers should be concealed with recessed access covers & filled with the same material as the surrounding surface. • Paving joints should ‘run through’ uninterrupted where possible. • Road markings along Garrard Street should be kept to a minimum and be unobtrusive as possible. • All paving should be slip resistant and compliant with relevant British and European Standards. Paving material The material palette will be split into key character areas as defined by the SH3 illustrative masterplan. Potential paving types include (but are not limited to): • Silver grey granite (Flame finish) • Smokey grey granite (Flame finish) • Resin bonded gravel • Swiss Gniess stone	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	
3.4 TREES AND SOFT LANDSCAPING The soft landscaping must help to ensure that the public realm is coordinated, consistent, high-quality and designed with maintenance and management in mind. Soft landscaping works must include the following: • Tree planting • Shrubs • Hedge Biodiversity roof planting key objectives include: • Tree and shrub planting must enhance the design and definition of the public spaces and circulation routes. • Tree locations must be based on an overall grid network. • Tree species must be selected that are appropriate for an urban environment. • Shrub, hedge and ground covers where included must be selected for appropriateness to context, function, wildlife and biodiversity value, and with regard to natural surveillance. • The positioning of trees must have regard to the levels of sunlight and shading required in each of the character areas. • All trees and planting must be maintained as part of an overall estate management regime. • All trees must be monitored for a complete annual growing cycle to ensure that they have been successfully established. • All trees and plants shall be checked at the end of one year after planting and any dead or dying plants shall be replaced during the next planting season.	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	See Landscape Section in Design & Access Statement

Plots E & F Station Hill: Design Code Review

Summary of Code	Yes/No	Comment
3.5 STREET FURNITURE AND LIGHTING Street furniture Street furniture will be co-ordinated, designed and installed to a high standard. Street furniture can include the following: Seating, litter bins, re-cycling bins, cycle racks, signage and wayfinding features, information boards and lighting. Key principles include: • The use of materials must be consistent throughout each character zone. • All street furniture must be robust, durable and fit for purpose. • Signage should be incorporated into landscape elements such as paving, lighting columns and seating, where possible to reduce clutter. • Street furniture, tree surrounds, manhole covers and gullies should be, where possible, at right angles to the direction of paving units to avoid awkward cuts and junctions. Lighting Lighting will comply with relevant standards and be designed and installed to help create a safe, welcoming and stimulating environment. Important principles include: • Lighting elements should aid wayfinding and highlight key landscape features. • Feature lighting will be used to enhance the character and quality of public realm. • The street lighting must combine with other features to create safe and enjoyable public realm and help design out crime. • Lighting design must prevent glare and minimise light spill pollution. • Lighting design must minimise energy use through low energy equipment and automatic control systems.	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	

