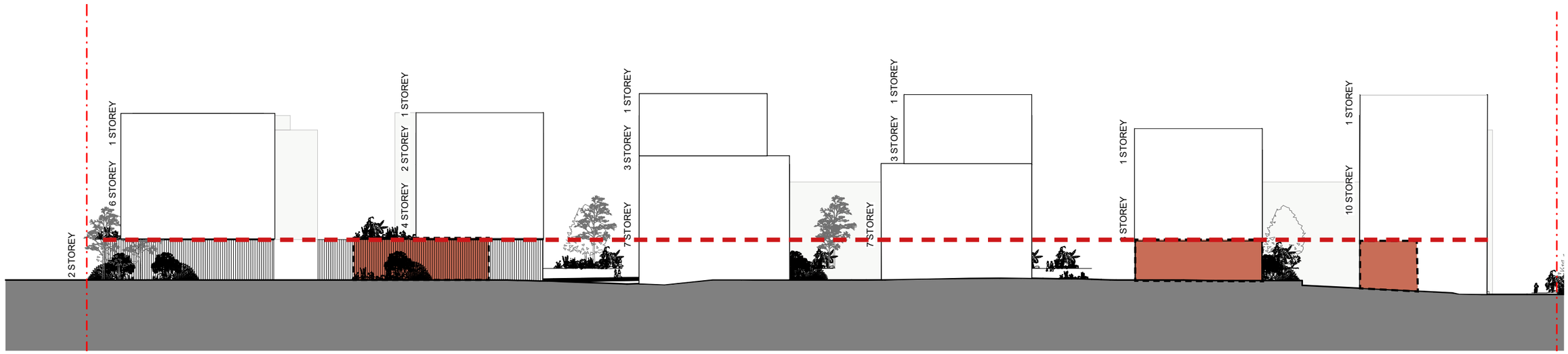


Active Frontage zones onto Plummery Gardens

Active Frontage

6.0 Built form

6.9 Plot Design Codes

Building Plots

The proposed development has been split into 12 building plots:

DZ1
West Block 1 (WB1)
West Block 2 (WB2)
West Block 3 (WB3)
West Block 4 (WB4)

DZ2
Central Block 1 (CB1)
Central Block 2 (CB2)
Central Block 3 (CB3)
Central Block 4 (CB4)

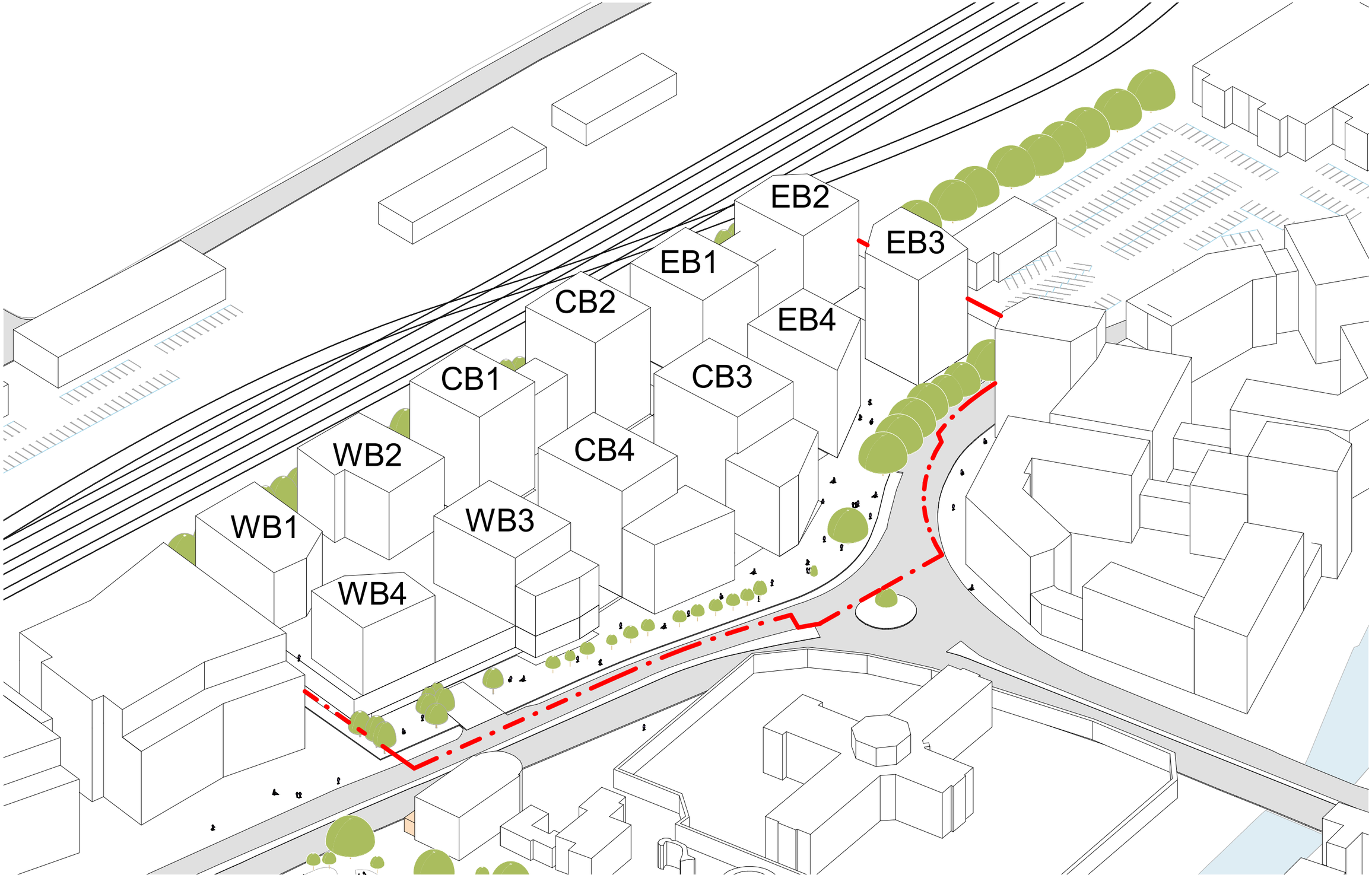
DZ3
East Block 1 (EB1)
East Block 2 (EB2)
East Block 3 (EB3)
East Block 4 (EB4)

There is also a podium level located below plots:

WB1, WB2, WB3 and WB4

Additionally there is a basement level which sits below all DZ1 & DZ2 which will house car parking and servicing

Building plots key diagram



Building plots key axonometric

6.0 Built form

6.9 Plot Design Codes

6.9.1 Basement

Internal Layout at Basement Level

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

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

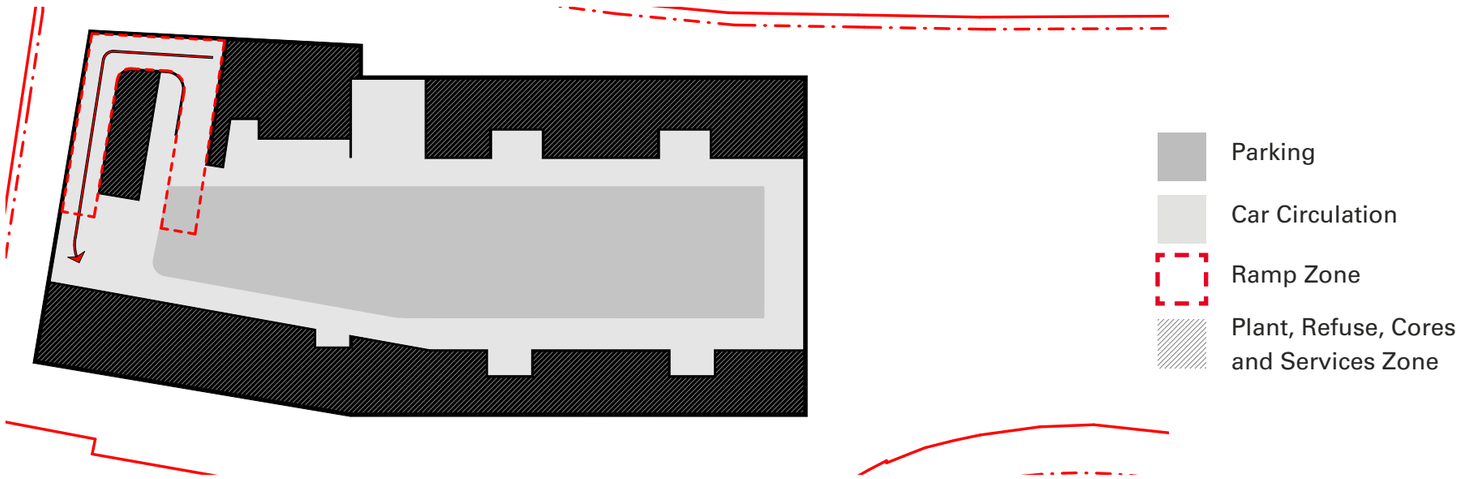
Plant/ services provision should be located towards the perimeter edges of the basement as outlined within the Parameter Plans.

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

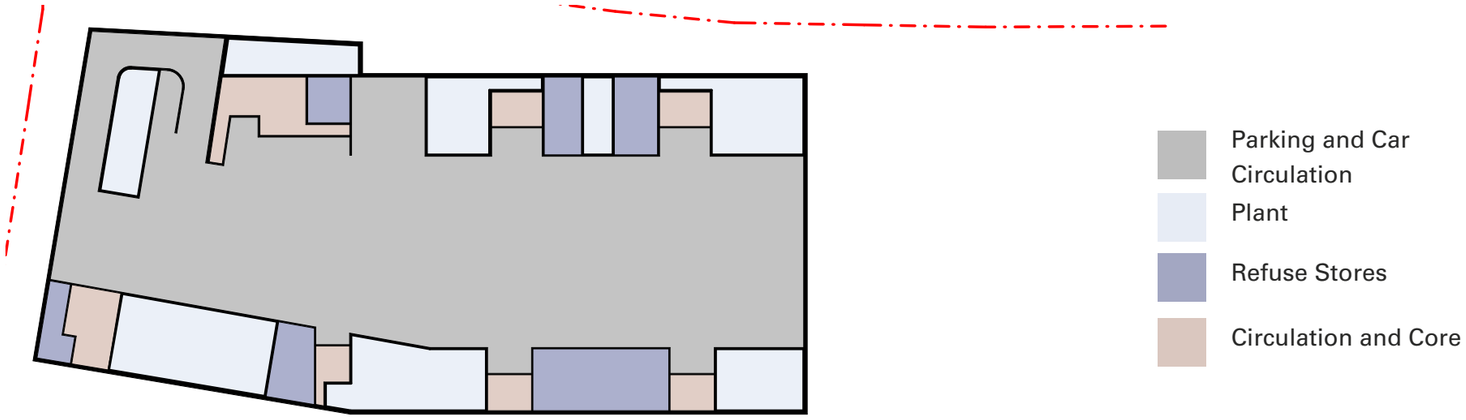
Basement level vehicle access must be accessible via the service access route and/or podium level parking areas as outlined within the submitted Parameter Plans.

Vertical circulation for upper level uses within buildings that sit above the basement must be connected to basement level accommodation.

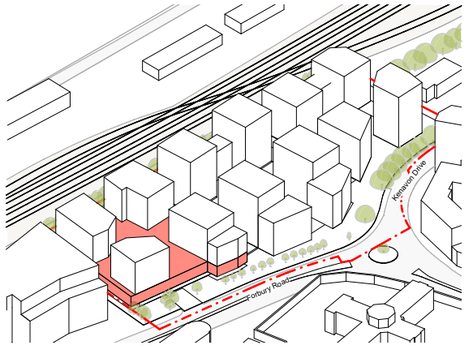
Basement level accommodation must not result in raised ground floor levels of buildings.



Basement Diagram - Parameter Plan



Basement Diagram - Illustrative Diagram



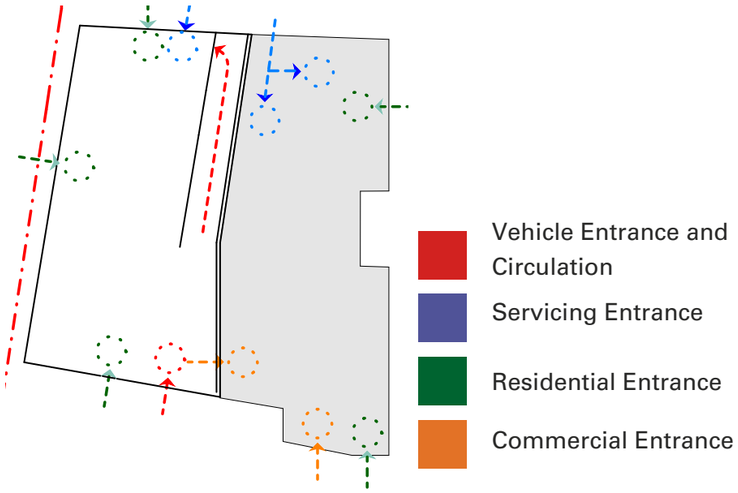
6.9.2 Podium

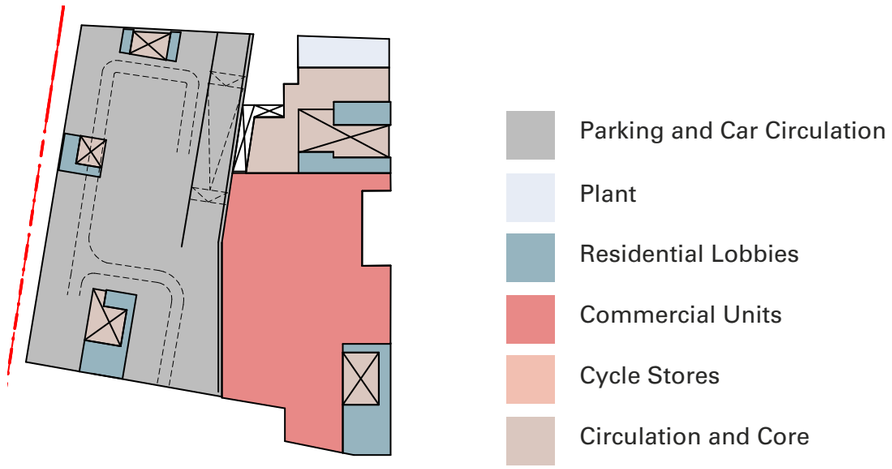
Access / Entrances / Servicing

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

Internal Layout at Podium Level

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

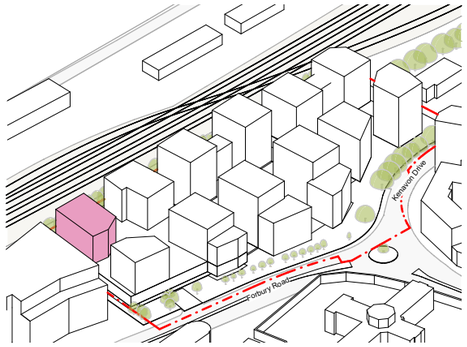




Podium Diagrams

6.0 Built form

6.9 Plot Design Codes



6.9.3 Plot WB1

Plot Layout and Geometry

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

Access / Entrances / Servicing

- The main entrance should be provided at the south boundary from the podium level.
- Secondary entrances / escapes should be placed on the north and west side of the building at ground floor level within the podium and must have direct access to outside for fire escape purposes.
- Servicing should be accessed from the north

Internal Layout

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

Solar glare / acoustic measures

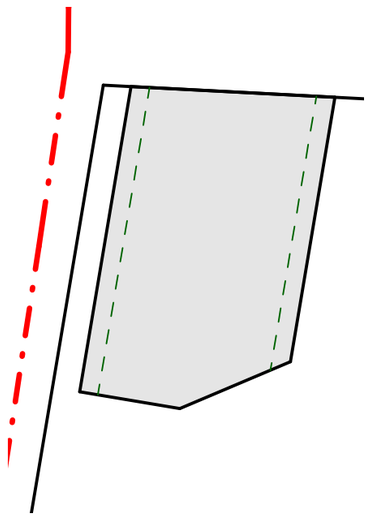
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

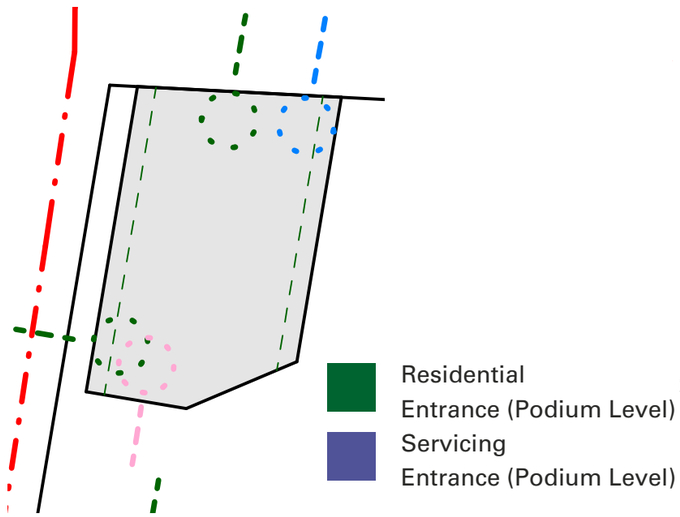
Height

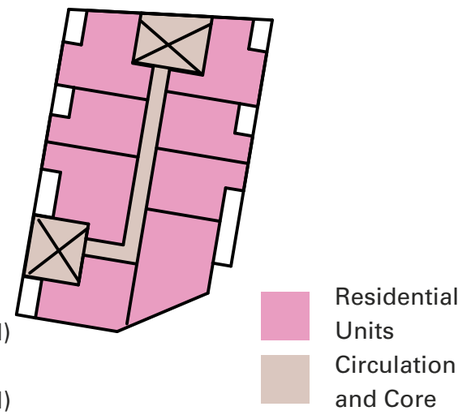
- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

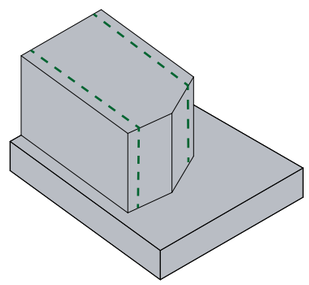
Balcony / bay zone

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

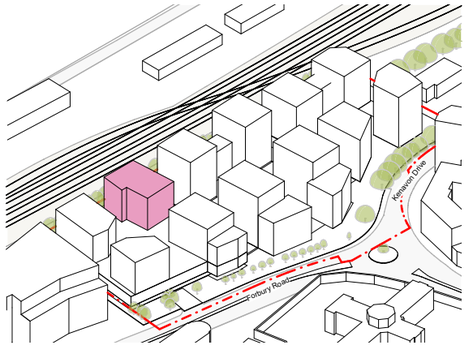








WB1 Diagrams



6.9.4 Plot WB2

Plot Layout and Geometry

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

Access / Entrances / Servicing

- The main entrance should be provided at the east boundary from the ground floor level (in the podium).
- Secondary access should be provided on the podium level to the west.
- The building should also be accessible via the core at basement.
- Servicing should be accessed from the east

Internal Layout

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

Solar glare / acoustic measures

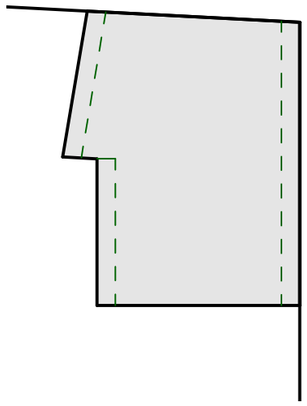
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

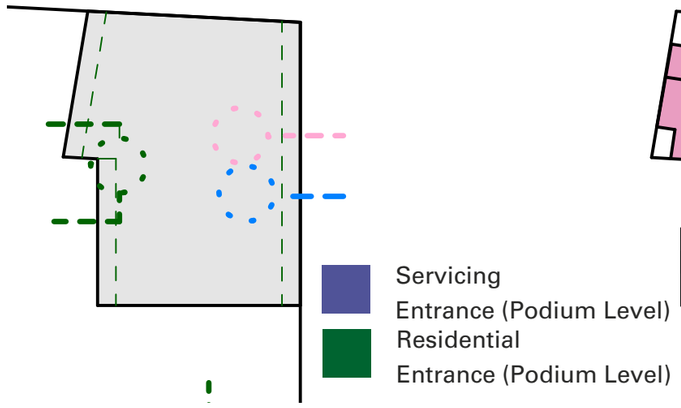
Height

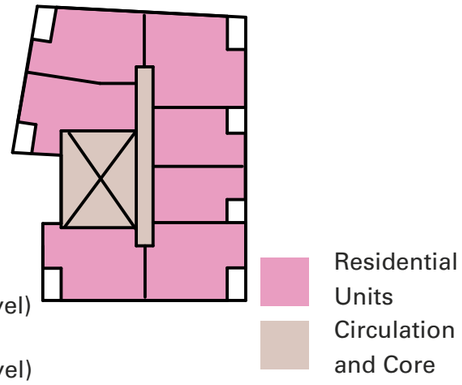
- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

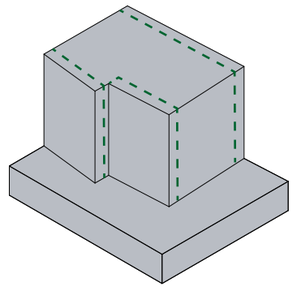
Balcony / bay zone

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





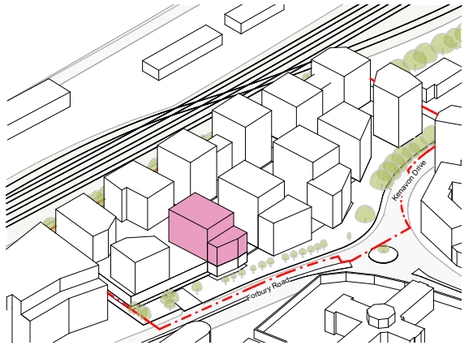




WB2 Diagrams

6.0 Built form

6.9 Plot Design Codes



6.9.5 Plot WB3

Plot Layout and Geometry

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

Access / Entrances / Servicing

- The main entrance should be provided at the south boundary at street level for both retail and residential use
- A secondary entrance should be placed on the north side of the building at podium level.
- The building should also be accessible via the core at basement level.
- Servicing should be accessed from the south

Internal Layout

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

Solar glare / acoustic measures

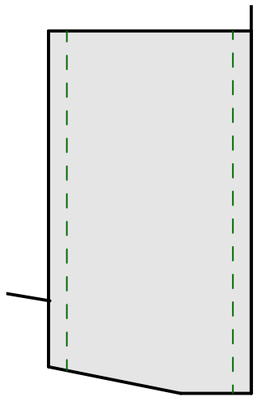
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

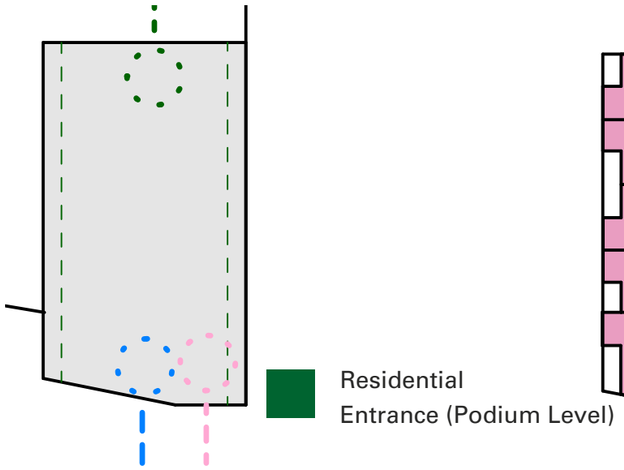
Height

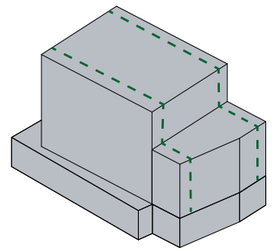
- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening
- Building to have a step down in height to the South; adjacent to Forbury Road

Balcony / bay zone

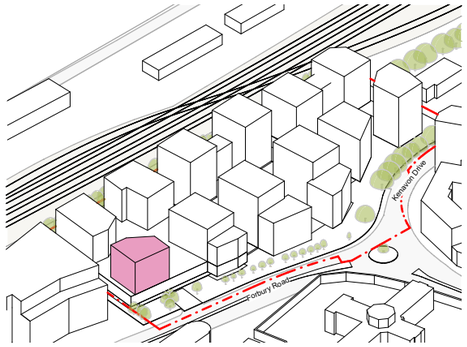
- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.







WB3 Diagrams



6.9.6 Plot WB4

Plot Layout and Geometry

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

Access / Entrances / Servicing

- The main entrance should be provided at the south boundary at street level.
- A secondary entrance should be accessed from the north on podium level.
- The building should also be accessible via the core at basement level.
- Servicing should be accessed from the south

Internal Layout

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

Solar glare / acoustic measures

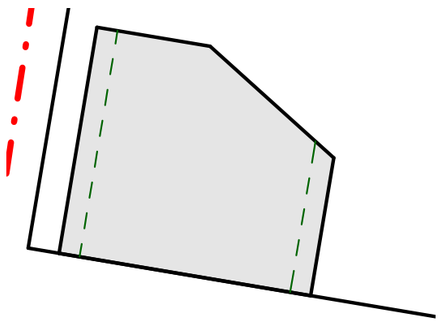
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

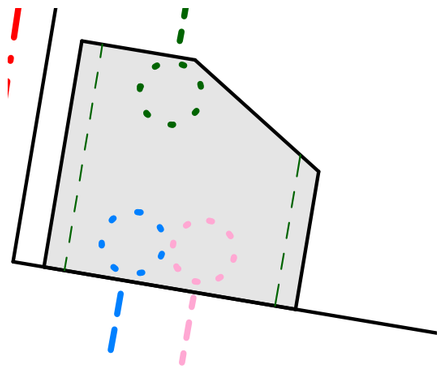
Height

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

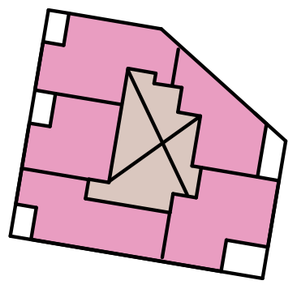
Balcony / bay zone

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



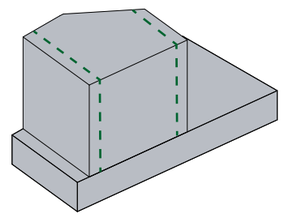


Residential Entrance (Podium Level)



Residential Units

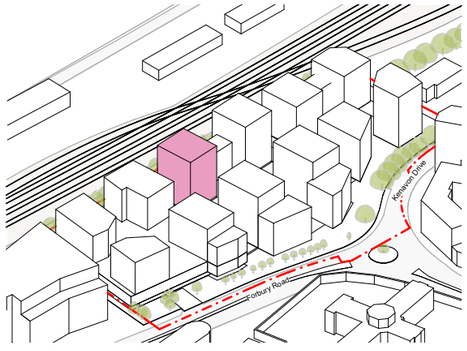
Circulation and Core



WB4 Diagrams

6.0 Built form

6.9 Plot Design Codes



6.9.7 Plot CB1

Plot Layout and Geometry

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

Access / Entrances / Servicing

- The main entrance should be provided to the south in the link between CB1 & CB2.
- Secondary entrances into individual residences should be provided at ground floor level.
- Servicing should be accessed from the servicing route and loading bay to the north.
- The building should also be accessible via the core at basement level.

Balcony / bay zone

- Areas provided for potential balcony / bays zones are shown on the parameter plans: Maximum Deviation Plan.
- When separation distances are at 16m, balconies must not face eachother.

Internal Layout

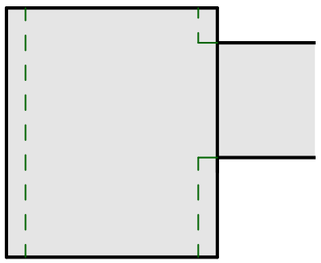
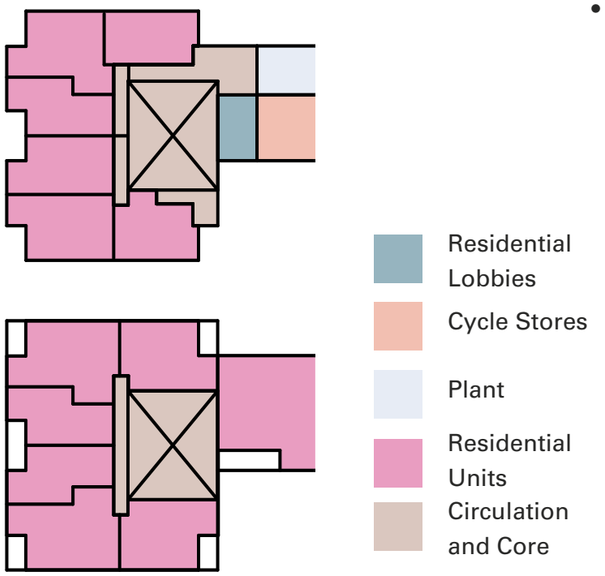
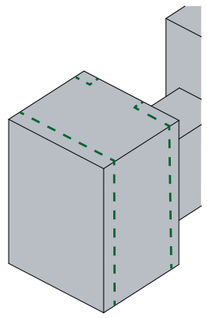
- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to street level

Solar glare / acoustic measures

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

Height

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



CB1 Diagrams