6.0 Built form

6.1 Introduction

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

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

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

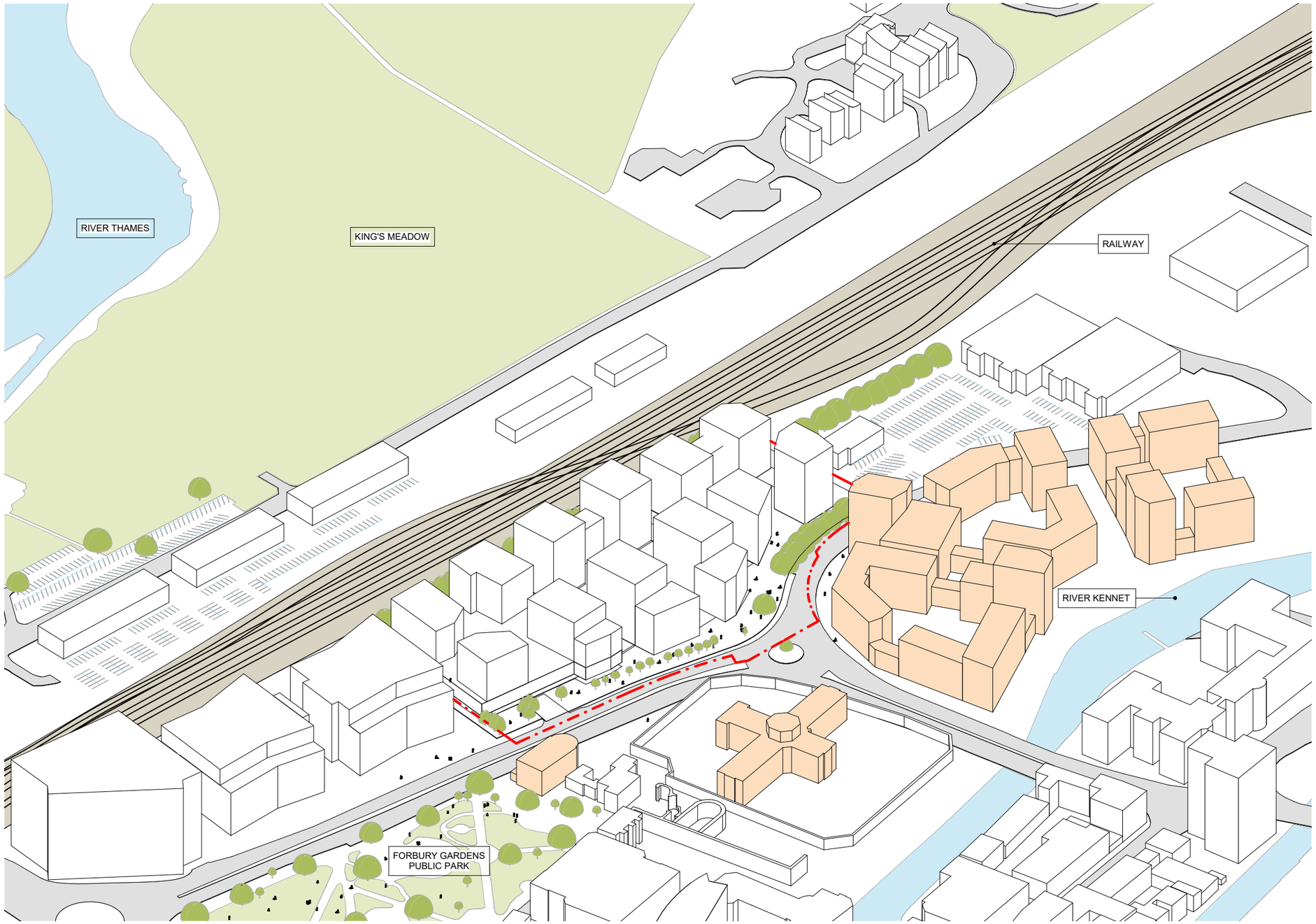
The urban grain and proposed plot footprints have been informed by the proposed routes and connections and respond to the wider context; the consequence of this is that the proposed blocks should link into this grain.

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

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

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

Illustrative Axonometric Study



Illustrative Axonometric Study

6.0 Built form

6.2 General Built Form Principles

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

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

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

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

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

Building footprints must be placed within the Parameter Plans accordingly to allow for a balcony zone inside or oversailing beyond the maximum extent footprint as identified by rules on the Parameter Plans.

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

Maximum development heights consider the top parapet height of proposed buildings only –maximum heights do not include lift overrun or plant heights.
The visual impact of lift overruns and rooftop plant must be minimised through use of perimeter or localized screening and well considered positioning.

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

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

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

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

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

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

Daylight Sunlight Considerations
General Arrangement of Buildings must not significantly impact daylight and sunlight levels experienced by neighbouring developments - Please refer to accompanying Daylight Sunlight report.
Daylight sunlight reports must be submitted within any proposals coming forward at RMA stage.
Dual aspect dwelling should be maximised where possible. Single aspect, north facing units should be avoided across the scheme.

Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.

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

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

Acoustic Considerations
Acoustic statement to be provided during detailed design process
Layout and design of buildings must seek to minimise the amount of units that could be sensitive to noise and privacy.
Material specification must be in accordance with within latest building regulations. Envelope elements to be designed to respond to noise and adjacent infrastructure.