



Illustrative View - Key Vista View from Huntley Wharf

6.0 Built form

6.3 Separation Distances

To provide privacy for residents, minimum separation distances must be adhered to, in accordance with the submitted parameter plans and adjacent diagram.

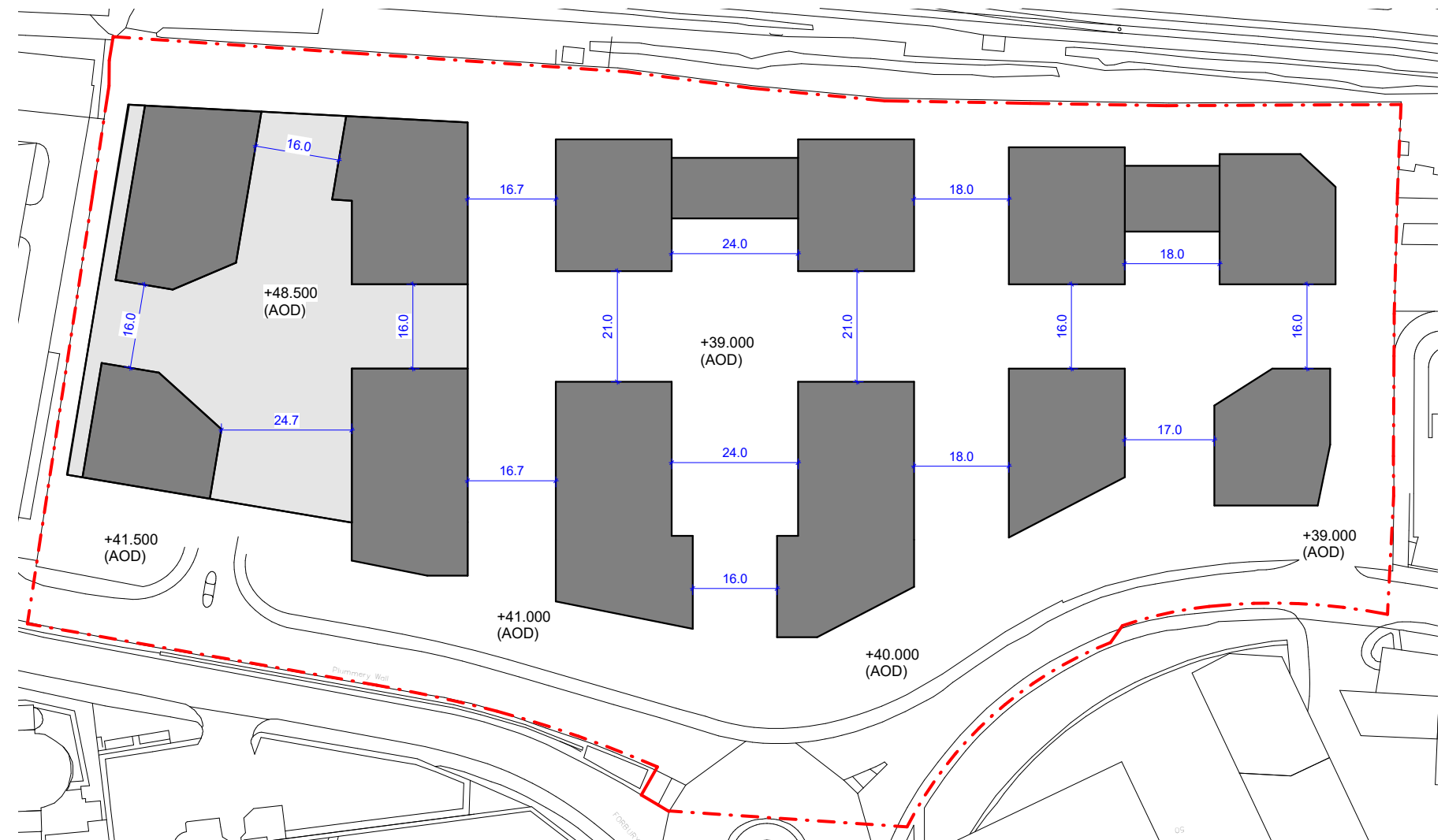
Separations distances between blocks range between 16m and 21m with a minimum of 16m separations distances between sheer faces of residential blocks must be observed.

A minimum of 16m separation between faces of habitable rooms and facing non residential uses must be observed.

Maximum balcony & masonry bay protrusion permitted is 2m, in accordance with the maximum development zone illustrated on the submitted parameter plans.

Where any separation distances cannot be achieved – justification and design measures must be incorporated to ensure privacy for residents is maintained.

The maximum deviation plan submitted as part of this submission shows the outline of potential balcony / bay zones. These have been designed at a minimum distance of 16m. *The design of the balconies should be staggered in such a way that enough space is allowed for the unobstructed growth of designated tree canopies to be planted in those zones between buildings.*



Illustrative Diagram of key separation distances between developments within the Illustrative Scheme

6.4 Building Heights

Plot heights have been carefully considered to ensure the material impact of schemes coming forward through the RMA process is negated. The codes respond to the specific characteristics of the site in particular the level of the existing car parking sitting below Forbury Road from street level and measured as requested by RBC.

Maximum development plot heights vary across the scheme to ensure a variety in building height from East to West across the site. Proposals must consider that height variety is maintained across the site within each development zone.

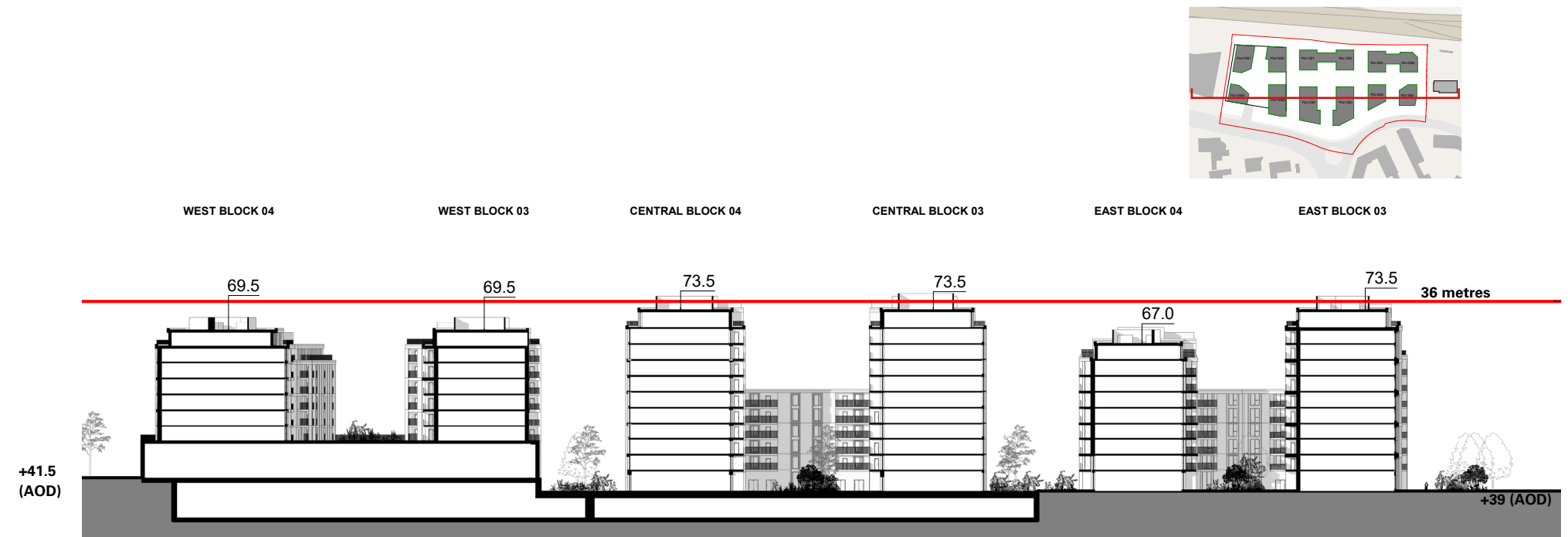
To safeguard variation in height and building articulation, height differentials have been established within appropriate development zone to take into account immediate context and wider townscape views.

A tapering in height to the south perimeter buildings (CB3 & CB4) is advised to ensure subtle refinement to the plots fronting onto Plummary Gardens.

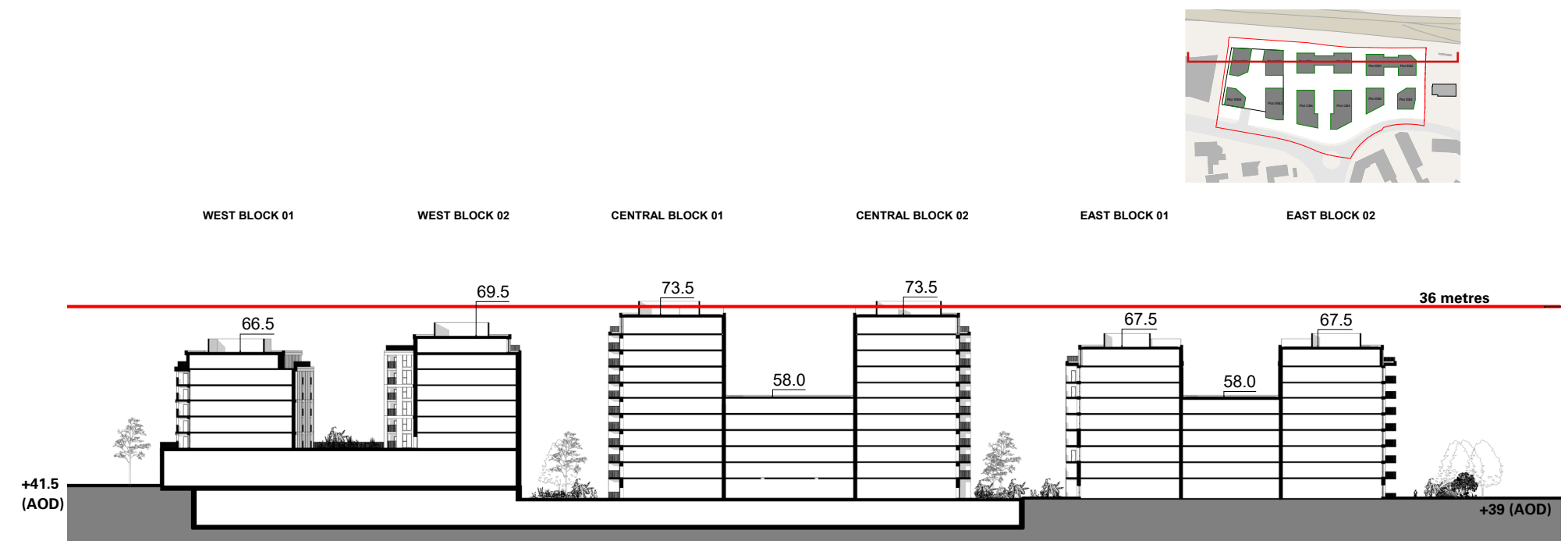
Maximum development heights consider the top parapet height of proposed buildings only –maximum heights do not include lift overrun or plant heights.

Maximum development plot heights have been drafted in accordance with Policy CR10 and any proposals brought forward through the RMA process must observe this.

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



Illustrative Sectional Diagram Indicating variation of building heights within the illustrative scheme



Illustrative Sectional Diagram Indicating variation of building heights within the illustrative scheme

6.0 Built form

6.5 Daylight and Sunlight

Orientation of the proposed plots has been considered and takes into account orientation to improve sunlight/daylight provision for proposed dwellings and within the public realm.

Future RMAs must be accompanied by detailed daylight, sunlight, glare and overlooking assessments. The development must not result in materially worse daylight / sunlight impacts to existing adjacent properties.

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

Single aspect north facing units should be avoided through detailed design process.

Private amenity must be provided to the majority of the units. Typical private amenity area per dwelling should amount to 5 sqm.

Private amenity should be access via the living room of each dwelling.

Assessment of the illustrative scheme has been carried out as part of the KMV OPA and is appended to this submission.

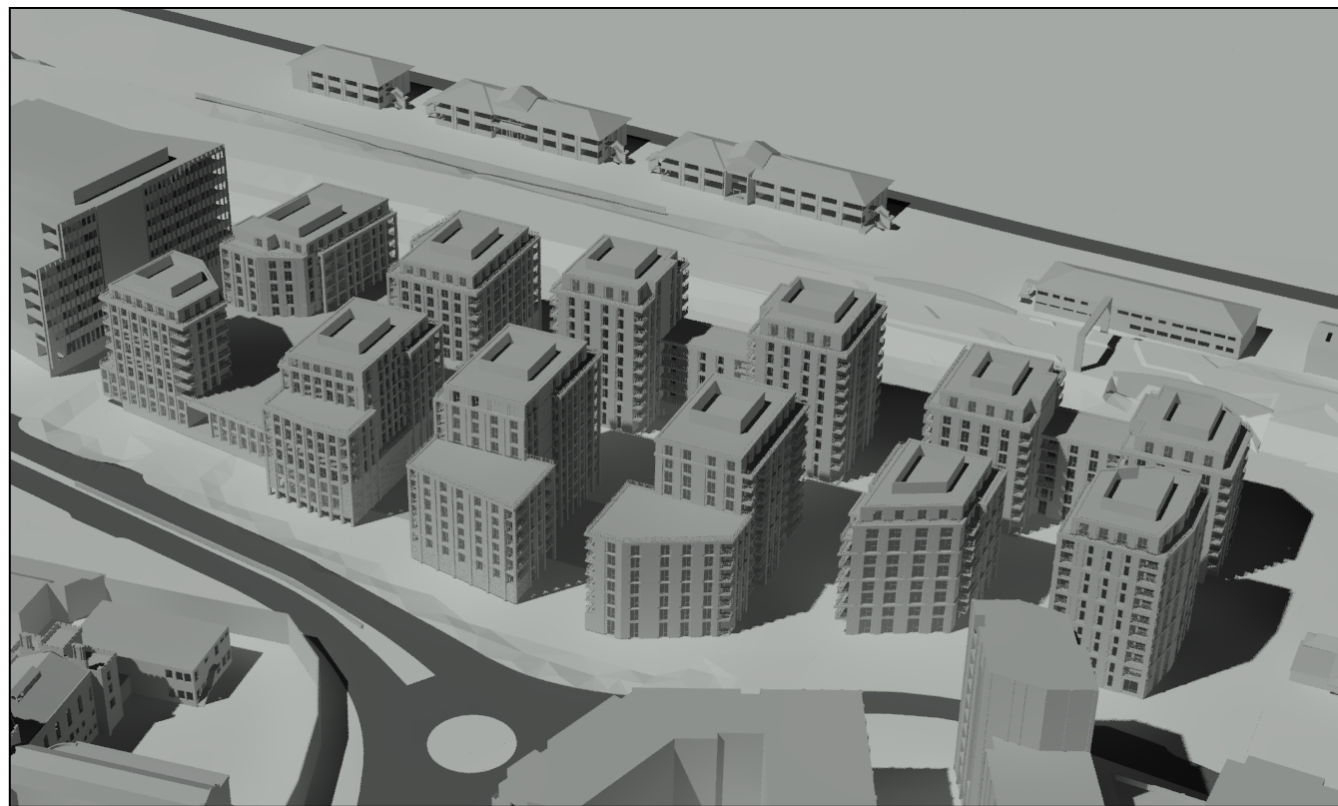
The detailed design of the facades would take note of the Solar Glare assessment undertaken as part of Chapter 11 of The Environmental Statement to help reduce any significant effects that may arise. This may include reduced reflective materials in specific locations and or the use of a low reflectivity glass

6.6 Noise

The site is flanked by varying vehicular infrastructure; to the North the main railway Great Western with lines to Waterloo and Guildford into and out of Reading Station, and to the South Forbury Road & Kenavon Drive which connects as part of the main arterial vehicular route through Reading. Any proposals developed as part of the RMA process must take into account site specific acoustic considerations within the design.

The proposals must demonstrate good acoustic design and an Acoustic Design Statement must be submitted as part of any applications progressed within the RMA process. Layout design and material specifications must be considered to reduce the number of units that could be sensitive to noise and privacy issues.

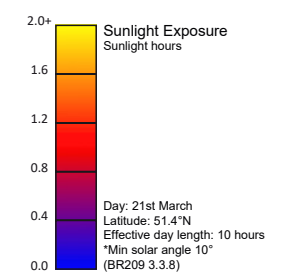
Any external amenity should aim to prevent any contribution to undesirable levels of noise pollution. External Amenity Noise Assessment must be undertaken during the RMA process.



Proposed Illustrative Scheme - Sunlight Exposure



Proposed Aerial View of Illustrative Scheme



6.0 Built form

6.7 External Appearance

The following codes and guidelines covers topics of materiality and appearance of all plots in order to ensure continuity and consistency within the proposals.

6.7.1 Materiality

All facade materials must comply with all latest and relevant Building Regulations and Guidance and must be reviewed by suitably qualified persons during the RMA stage.

Materials for the facade must be consistent with the local vernacular of Reading - masonry construction as outlined within the material typologies below

Materials must possess enduring quality.

Materials must be complementary to the wider and local contextual character of Reading. The tones and colours of these materials should be complementary to Reading vernacular character.

Main materials of the facade must be of brick masonry, concrete, timber, glass and metal; all in keeping with the local vernacular of Reading - Other materials can be used in conjunction but limited in their scope when compared to the primary material palette - Variety of materials across the building types must be introduced to ensure material variety across the developments.

6.7.2 Elevational Principals

Design of all buildings across all development zones must be coherent and of a similar architectural style; sharing primary material elements, proportions, and graphical styles to ensure a visual coherence across the proposals.

All elevational elements must be developed in conjunction with building services strategies, acoustic requirements, and structural design.

All envelope conditions must be designed to accommodate context specific loading requirements.

Adjacent diagrams highlight the hierarchy of building composition must be adopted across all plots.

Clear delineation of buildings must be made up of 3 key distinctions; ground floor (base), Middle and top – each with their own architectural distinction as well as being stitched together a clear and coherent design language.

Tops of buildings must be articulated clearly through alternative materiality or architectural geometry.

Services, such as rainwater downpipes and MEP plant equipment, must be concealed or integrated into the design.

The envelope should be capable of reacting to seasonal climatic conditions.

A lower percentage of glazed to solid will be applied to residential use in comparison with commercial ground floor uses.

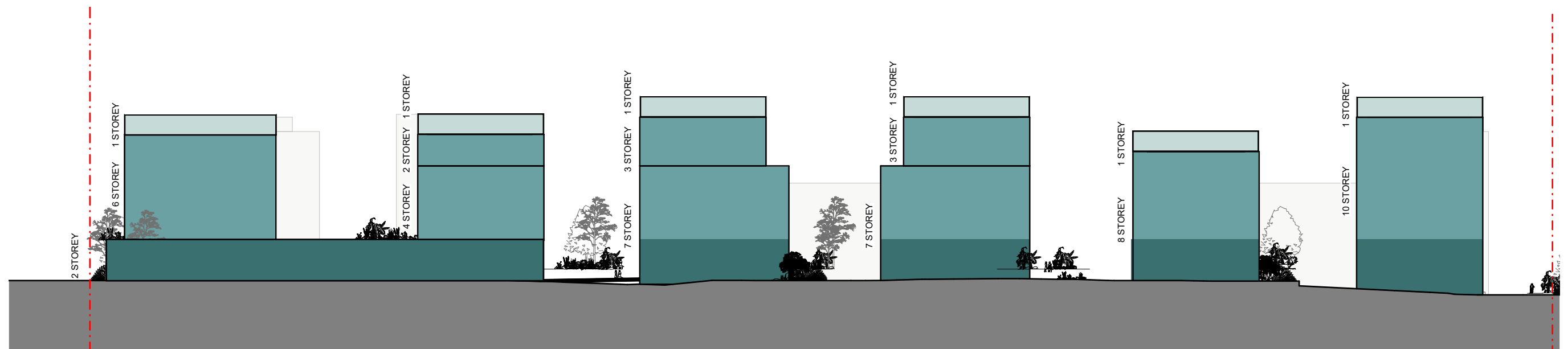
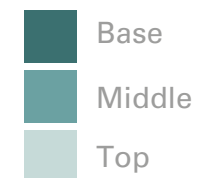
The amount of glazed area should be higher on lower floors than on the middle of the building for visual purposes.

Unless proved otherwise through detailed design assessment, the overall average percentage of glazed to solid for residential use should be in the region of 40% glazed to 60% solid.

Adjustable or fixed external shading shall be provided to lower the solar gain where appropriate.

Separation distances and building form. Alternatively, reducing the glazed areas by introducing solid surfaces could be considered a measure to reduce solar gain where appropriate.

A larger percentage of glazing to solid wall could be provided for living rooms and bedrooms where there is access to a balcony.



Elevational Principles - Base / Middle / Top