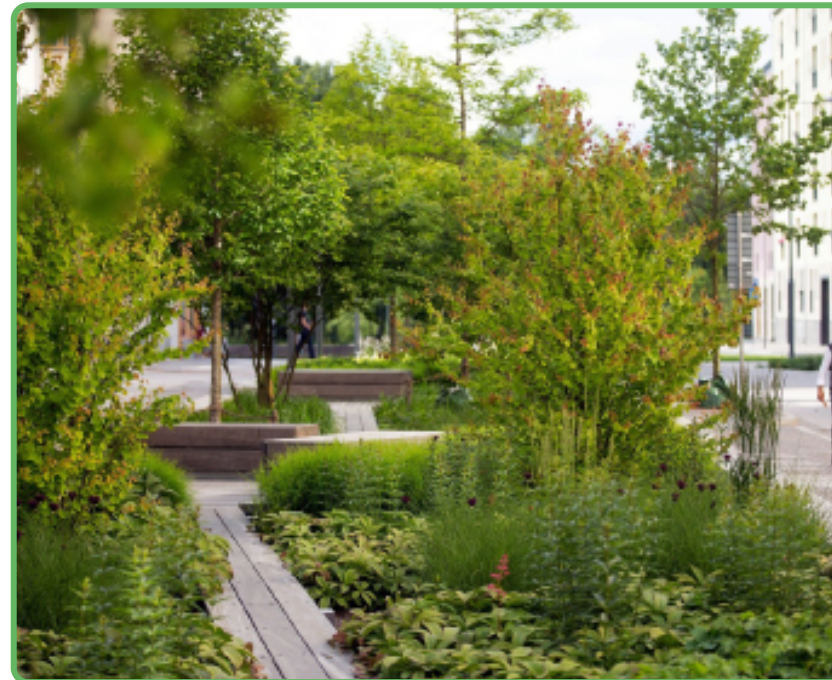


5.9 Surface Water Drainage SUDS



5.10 Public Realm and Daylight to Ground Requirements

The landscape and public realm strategy seeks to define a clear and robust framework of streets and spaces that provide a balance of sunny, shaded, active and passive, public and private spaces for visitors and residents to Kings Meadow View.

Primary Public Space

Plummary Gardens/Linear Park

Plummary Gardens will form a linear park along the southern frontage of the development linking the Railway Station and Forbury Gardens to the west and Huntley Wharf and future development plots to the east.

Size:

Circa 250m long (development Frontage) and 10m-20m wide including pavement on the north side of Forbury Road

Use and Function:

Shared cycle and pedestrian route

Linear Public Space providing a new frontage and address for the development

Components:

Water Rill re-imagines the Plummary Ditch to form a thread through the public realm

Garden Rooms providing sunny dwell spaces

Water Management integrated into rain gardens along the south edge

Large scale street trees extend along the frontage connecting tree canopy to the west

Thresholds to residential building entrances

Retain existing TPO Trees

Access to car parking

Maintenance and Fire Access

Plummary Gardens BRE Sunlight Test

21st March : To achieve 2 hours or greater of sunlight to ground for minimum of 80% - 100% of the overall area.

21st June : To achieve 2 hours or greater of sunlight to ground for a minimum of 80% - 100% of the overall area.

Eastern Square

The Eastern Square will provide the primary new public space within the development providing opportunities for events, markets, and festivals. The square will open directly to Plummary Gardens/Linear Park to the south with onward links to Huntley Wharf to promote interaction with the new communities either side of Kenavon Drive.

A future link east will be provided to future development to promote full interpretation of this scheme and the emerging scheme to the east.

Size:

Circa 30m long and 30m wide

Use and Function:

Shared cycle and pedestrian route

Door Step Play

Visitor Cycle Parking

Informal seating spaces

Maintenance and Fire Access

Components:

Shared cycle and pedestrian route

Water Feature

Flexible hard space for events

Garden Rooms providing sunny dwell spaces

Water Management integrated green blue roofs

Space for pop events

Large scale street trees extend along the frontage connecting tree canopy to the east

Thresholds to residential building entrances and ground floor apartments and external café space

Eastern Square BRE Sunlight Test:

21st March : To achieve 2 hours and greater of sunlight to ground for a minimum of 40% of the overall area.

21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80% of the overall area.

Secondary Public Space

Western Courtyard

The Western Courtyard will provide a resident communal space

Size:

Circa 25m long and 40m wide

Use and Function:

Residents communal courtyard space for play and community events.

5.10 Public Realm and Daylight to Ground Requirements

Components:

- Garden Rooms providing sunny dwell spaces
- Garden Rooms providing shaded dwell spaces
- Door Step Play
- Water Management integrated into blue green roofs
- Thresholds to residential apartments
- Central Open Space
- Maintenance Access

Western Courtyard BRE Sunlight Test:

21st March : To achieve 2 hours and greater of sunlight to ground for a minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.

Green Streets

A series of green streets provide north south connections through the development linking residents to Plummary Gardens and the Woodland Gardens.

Size:

Length varies and circa 16-20m wide

Use and Function:

- Shared cycle and pedestrian route
- Door Step Play
- Visitor Cycle Parking
- Informal seating spaces
- Maintenance and Fire Access

Components:

- Garden Rooms providing sunny dwell spaces
- Garden Rooms providing shaded dwell spaces
- Water Management integrated into rain gardens along the south edge
- Street trees
- Thresholds to residential building entrances

Green Street BRE Sunlight Test:

21st March : To achieve 2 hours and greater of sunlight to ground for minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 60% of the overall area.

Tertiary Public Space/ Green Lanes

Woodland Gardens

The Woodland Gardens will form a secondary public space through the centre of the development provided doorstep play and more reflective spaces for residents this will be more shaded in contrast to Plummary Gardens.

Size:

Circa 60m long and 20m-30m wide

Use and Function:

- Shared cycle and pedestrian route
- Linear Public Space providing a connection through the middle of the development
- Maintenance and Fire Access

Components:

- Integrated children’s play
- Garden Rooms providing sunny dwell spaces
- Garden Rooms providing shaded dwell spaces
- Water Management integrated into green blue roofs
- Street trees extend through the gardens connecting tree canopy to the east
- Thresholds to residential building entrances

Woodland Gardens BRE Sunlight Test:

21st March : To achieve 1-1.5 hours or greater of sunlight to ground for minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.

5.11 Secure by Design

The delivery of a successful, vibrant and well-used public realm relies heavily on providing a safe and secure environment across the whole site for all user types throughout the day.

The landscape proposals as part of any future reserved matters application must be subject to a Secured by Design Homes (2019) review

Landscape proposals should ensure all key public open spaces are well overlooked and are provided with passive/ natural surveillance from the surrounding setting.

All key public open spaces must be designed in a way that ensures both the public space and its public function is clearly identifiable.

All public realm spaces including streets, footpaths and footways must be well lit in accordance to statutory regulations.

Design of public open spaces should ensure inviting and attractive social environments throughout the day that promotes increased footfall.

Design should seek to maximise activity through placement of seating, play and socialising areas within these key public open spaces to contribute to natural surveillance as a crime and anti-social behaviour deterrent.

Boundaries between public/ communal and private areas should be well defined.

Defensible edges should be incorporated at ground level as part of landscape proposals both in terms of providing amenity to dwellings facing on to public open spaces and to provide clear distinction between private and public open space.

Design around public footpaths and footways should avoid creating visually obstructed spaces and inactive / dead-end areas which may contribute to antisocial behaviour. Planting design and placement should be considerate against these requirements and not obstruct visibility.

Appropriate Hostile Vehicle Mitigation measures to be provided in accordance with latest Government Guidance and The National Protective Security Authority.

5.12 External Lighting

The lighting strategy has been developed to ensure safe levels of lighting to all main vehicular and pedestrian routes.

Principles:

- *Lighting levels must be to an adoptable standard, to be agreed with the WSCC.*
- *The lighting scheme, must be designed to British Standard BS5489-1-2013 or BS EN13201-1-2015, and all other relevant and current industry standards and guidelines.*
- *The lighting scheme must create an uncluttered landscape with a sensitive approach to the landscape character of the site whilst utilising best practice for lighting design.*
- *Lighting must promote safe and efficient movement around the site during night time conditions.*
- *Lighting must optimise energy use through energy efficient luminaries (LED light sources), dimmed and timed systems, recyclable products, re-use of components at the end of their life and renewable energy as a power source where possible.*
- *Column and bollards should be at minimum heights, and maximum spacing to fulfil their function.*
- *Lighting fixtures should be selected to complement the street furniture palettes in design and to be provided in black finishes.*
- *Lighting will be coordinated with tree planting and biodiversity enhancements to avoid conflict and avoid negative impacts on wildlife.*

5.13 Access for All

The design and layout of all public space, especially the pedestrian and cycle routes, courtyards and greenways in residential areas needs to ensure that those that are less mobile are able to easily move around the development. This follows Sport England’s Active Design principles promoting design solutions which create safe and accessible environments for all members of the community.

Measures should include:

- *Ensure footpaths are level for ease of movement, especially those with wheelchairs or buggies.*
- *Provide tactile paving for the sensory impaired at junctions/crossing points*
- *Position street furniture so that it does not impede movement.*
- *Where cycle and pedestrian footways are share, ensure that there is adequate space without being hindered by street furniture or play features.*
- *Provide distinctive features within the public realm to promote wayfinding and ease of movement which will assist all in understanding how to move around the development. This can be particularly important for the elderly and those suffering from illness such as dementia.*

Graded routes (1 in 21+) should be provided wherever possible and ramps avoided in negotiating changes in level.

Varying level changes between Forbury Road / Kenavon Drive and the proposed green streets must be dealt with through soft landscaped areas, ramps and staircases as outlined within Section 4 Movement.

5.0 Public Realm

5.2.1 Public Realm Character Areas

The primary and secondary public realm spaces and key links are to be developed with distinctive characteristics to provide varied destinations within the scheme, using scale, planting, materiality and design references to distinguish between the spaces.

A number of themes could be referenced to create the distinctive zones.

Public realm character areas are defined in alignment with the sitewide strategy and named as follows:

- Plummary Gardens/Linear Park
- Eastern Square / Primary Public Space
- Western Courtyard / Secondary Public Space
- Woodland Central Garden / Secondary Public Space
- Green Streets/ Secondary Streets
- Green Lanes/ Tertiary Streets
- Residential Terraces

Refer to Chapter 6 Built Form and Chapter 7 Use for further detail on design requirements on Development Zones, architectural character and adjacent ground floor uses that interface with the streetscape.

The character areas must be read in coordination with the submitted Parameter Plans and other sections of the Design Codes.

The proposal for each area must follow the sitewide coordination codes and then the area specific codes described below.

Public realm design in each Character Area should provide consistency with adjacent open spaces in regards to surface finishes, street furniture, planting styles and typologies.

5.2.1 Public Realm Character Areas

Character Areas

- 1. Plummary Gardens - Linear Walkway and Rain Gardens
- 2. Plummary Garden Plazas - Active Thresholds
- 3. Green Streets / Secondary Streets
- 4. Woodland Gardens Links
- 5. Eastern Square - Public Space
- 6. [Woodland Garden](#) - Public Garden
- 7. Western Courtyard
- 8. Biodiversity / [Green](#) / [Blue](#) Roofs - with PV
- 9. Infrastructure Landscape - access road and railway screening



5.2.3 Plummery Gardens

Plummery Gardens / Linear Park

Plummery Gardens will form a strategic linear park and primary public space along the southern frontage of the development linking the Railway Station and Forbury Gardens to the west and Huntley Wharf, and future development plots to the east.

This strategic linear park will feed directly into the primary public space - eastern square - which itself acts as a key focal point to future links to the east and Huntley Wharf to the south.

Location Plan:



Location:

A linear park forming the length of the southern boundary.

Function:

Shared cycle and pedestrian route

Linear Public Space providing a new frontage and address for the development

Size:

Circa 250m long (development Frontage) and 10m-20m wide including pavement on the north side of Forbury Road

Features:

Water Rill re-imagines the Plummery Ditch to form a thread through the public realm

Garden Rooms providing sunny dwell spaces

Water Management integrated into rain gardens along the south edge

Large scale street trees extend along the frontage

connecting tree canopy to the west

Thresholds to residential building entrances

Retention of existing TPO Trees

Access to car parking

Maintenance and Fire Access

Sunlight Requirements:

21st March : To achieve 2 hours or greater of sunlight to ground for minimum of 80% - 100% of the overall area.

21st June : To achieve 2 hours or greater of sunlight to ground for a minimum of 80% - 100% of the overall area.

Tree Planting:

Large growing heritage trees to respond to existing and emerging streetscape and tree planting.

Planting:

Rain gardens

Grasses and herbaceous planting providing soft pastel colours

Materials:

Pennant stone slabs

Street furniture:

FSC certified timber including large elements to reflect railway heritage.

5.2.3 Plummary Gardens

Eastern Square / Primary Public Space

-  Existing TPO Trees to be Retained
-  High quality surface finish to public realm
fully accessible gradients
-  Primary route.
Cycle/pedestrian/emergency + maintenance route
width 4.5m
-  Secondary Pedestrian Links
pedestrian route 2m min
-  New Tree Planting
-  Rain Gardens : Min Width/Depth 6m
-  Residential planting threshold: Min width 2m
-  Residential Access
-  Active Frontage
-  Seating Areas
-  Primary Vehicular Access Points



5.2.4 Eastern Square

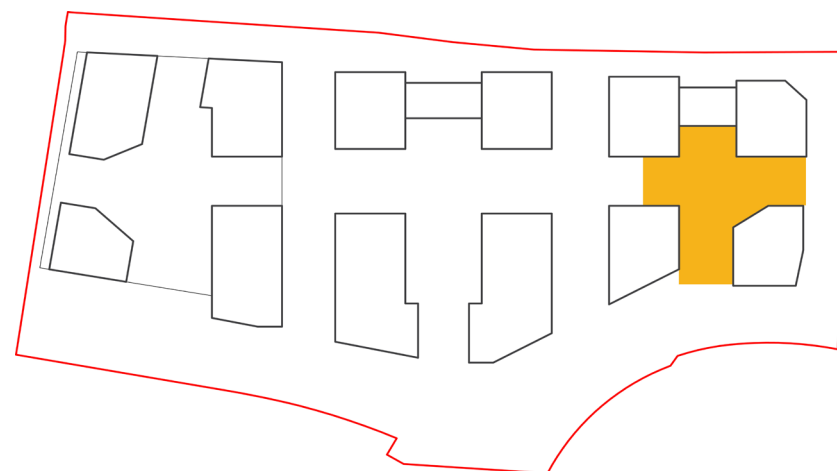
Eastern Square

The Eastern Square will provide a new public space enabling a pedestrian and cycle connection to the Tunnel link to Kings Meadow.

It will provide a focal point/destination square for the community, with a central space for events, informal play, a water feature, active frontages, and a cafe breakout space.

This key public space provides a key focal point at the intersection of several key routes; south to Huntley Wharf, east to future development, west to the western courtyard, and north to residents gardens.

Location Plan:



Location:

Located in the heart of the eastern sector with a direct link to Plummary Gardens and onwards future link to east.

Function:

*Shared cycle and pedestrian route
Door Step Play
Visitor Cycle Parking
Informal seating spaces
Maintenance and Fire Access
Destination square*

Size:

*Circa 30m long and 30m wide
Minimum area 900sqm*

Features:

*Shared cycle and pedestrian route
Water Feature
Flexible hard space for events
Garden Rooms providing sunny dwell spaces
Water Management integrated planting
Space for pop events
Large scale street trees extend along the frontage connecting tree canopy to the east
Thresholds to residential building entrances and ground floor apartments and external café space*

Sunlight Requirements 21st March: *To achieve 2 hours and greater of sunlight to ground for a minimum of 40% of the overall area.*

21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80% of the overall area.

Street Tree Planting:

*Large scale trees
Seasonal interest*

Planting:

Rain Gardens with Grasses and herbaceous planting providing soft pastel colours reflecting the colours of iced biscuits and reference to Huntley Palmer biscuit heritage.

Materials:

*High quality pre-cast concrete blocks
Resin bound gravel to informal and incidental pathways*

Street furniture:

FSC certified timber including large elements to reflect railway heritage.

5.2.4 Eastern Square

Eastern Square / Primary Public Space Min 1000sqm

-  Existing TPO Trees to be Retained
-  New Tree Planting
-  Primary route.
Cycle/pedestrian/emergency + maintenance route
width 4.5m
-  Secondary Pedestrian Links 2m min
-  Vehicular and Service Route Pedestrian Priority
Min width 6m + 2m footway
-  Vehicular and Service Route
Min width 6m + 2m footway
-  Tree and Shrub Planting to form attractive backdrop
Min Width/Depth 6m
-  Residential planting threshold : Min width 2m
-  Residential Access
-  Water Play Feature
-  Seating Areas
-  Infrastructure Boundary Planting : Min width 4m
-  High quality surface finish to public realm
fully accessible gradients

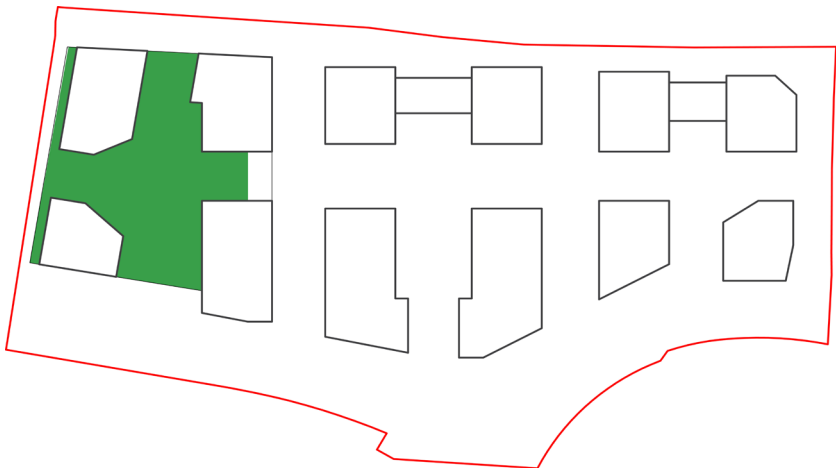


5.2.5 Western Courtyard

Western Courtyard

The Western Courtyard will provide a resident communal space, with seating, communal facilities, a lawn areas and doorstep play opportunities.

Location Plan:



Location:
Located in the heart of the western sector of the site.

Function:
Residents communal courtyard space for play and community events.

Size:
*Circa 25m long and 40m wide
Minimum area 1000 sq m*

Features:
*Garden Rooms providing sunny dwell spaces
Garden Rooms providing shaded dwell spaces
Door Step Play
Water Management integrated into blue green roofs
Thresholds to residential apartments
Central Open Space
Lawn for play and recreation
Maintenance Access*

Sunlight Requirements:
*21st March : To achieve 2 hours and greater of sunlight to ground for a minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.*

Street Tree Planting:
*Ornamental and seasonally interesting planting with emphasis on spring blossom and autumn colour
Medium height*

Planting:
Grasses and herbaceous planting providing soft pastel colours reflecting the colours of iced biscuits and reference to Huntley Palmer biscuit heritage.

Materials:
*Buff porcelain or natural stone paving
Metal upstand planters*

5.2.5 Western Courtyard

Western Courtyard / Community Garden Min Area 1000sqm



New Tree Planting



High quality surface finish to public realm
fully accessible gradients
Provides circulation to terrace min 2m wide routes



Tree and Shrub Planting to form attractive backdrop
Min Width/Depth 6m



Residential planting threshold: Min width 2m



Residential Access



Doorstep Play Space: Min Area 250sqm



Lawn



Seating Areas



Stepped access to Green Streets



5.2.6 Residents Terrace

Residents Terrace

The residents terrace is to provide an attractive green space offering seating opportunities, views and space for informal play in a green and natural setting.

Location Plan:



Location:
Residents Terrace are located along the southern boundary

Function:
Residents amenity space for quiet recreation and informal play.

Size:
Minimum 175 sq m

Features:
*Seating
Door Step Play
Planting
Pavilion*

Sunlight Requirements:
*21st March : To achieve 1-1.5 hours or greater of sunlight to ground for minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.*

Street Tree Planting:
*Ornamental and seasonally interesting species with emphasis on spring blossom and autumn colour
Small / Medium height*

Planting:
Grasses and herbaceous planting providing soft pastel colours reflecting the colours of iced biscuits and reference to Huntley Palmer biscuit heritage.

Materials:
*Buff porcelain or natural stone paving
Metal upstand planters*

Street Furniture:
FSC certified timber including large elements to reflect railway heritage.

5.2.6 Residents Terrace

Residential Terrace

Minimum area: 175m2

-  Tree and shrub planting to provide attractive backdrop
-  Seating (various aspects)
-  Residential access

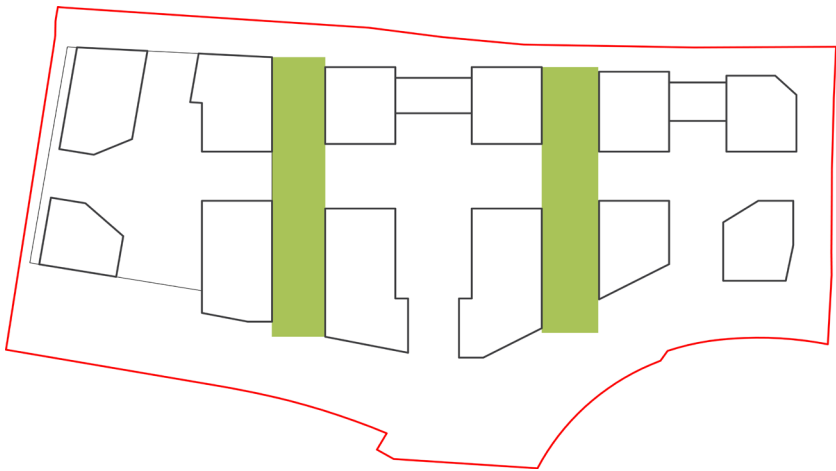


5.2.7 Green Streets

Green Streets

A series of green streets provide north south connections through the development linking residents to Plummary Gardens, the Woodland Gardens, and the northern boundary beyond.

Location Plan:



Location:

Green streets connect the north and south edges of the site.

Function:

Shared cycle and pedestrian route
Door Step Play
Visitor Cycle Parking
Informal seating spaces
Maintenance and Fire Access

Size

Length varies and circa 16-20m wide

Features:

Garden Rooms providing sunny dwell spaces
Garden Rooms providing shaded dwell spaces
Water Management integrated into rain gardens
Street tree species
Thresholds to building entrances

Green Street Sunlight Requirements:

21st March : To achieve 2 hours and greater of sunlight to ground for minimum of 40% of the overall area.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 60% of the overall area.

Street Tree Planting:

Pioneer planting character to reflect the railway heritage of the site, including larger growing trees in to provide shade and structure to these key streets.

Planting:

Pioneer planting character to reflect the railway heritage of the site, including a mix of grasses and herbaceous plant species.

Materials:

High quality pre-cast concrete blocks
Resin bound gravel to informal and incidental pathways

Street furniture:

FSC certified timber including large elements to reflect railway heritage.

5.2.7 Green Streets

Green Streets / Secondary Links

-  Primary route.
Cycle/pedestrian/emergency + maintenance route
width 4.5m
-  Vehicular and Service Route Pedestrian Priority
Min width 6m + 2m footway
-  High quality surface finish to public realm
fully accessible gradients
-  New Tree Planting
-  Tree and Shrub Planting to form attractive
backdrop: 6m minimum width / depth
-  Residential planting threshold: 2m minimum width
-  Residential Access
-  Doorstep Play Space: 250m² minimum area
-  Seating Areas
-  Infrastructure Boundary Planting: 4m minimum
width

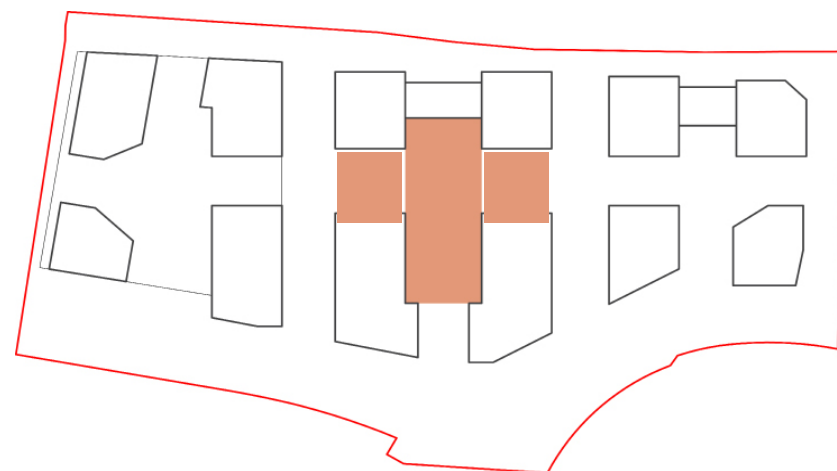


5.2.8 Woodland Garden and Links

Woodland Garden

The central courtyard will form a local connector route through the centre of the development, providing doorstep play and more reflective spaces for residents, set against a generous green backdrop with a woodland character.

Location Plan:



Location:

Linear route east-west through the centre of the development linking east and west public spaces, with generous breakout spaces for play, planting and seating.

Use and Function:

*Shared cycle and pedestrian route linking primary and secondary courtyards
Linear Public Space providing a connection through the middle of the development
Maintenance and Fire Access*

Size:

Circa 60m long and 20m-30m wide

Features:

*Integrated children's play
Garden Rooms providing sunny dwell spaces
Garden Rooms providing shaded dwell spaces
Water Management integrated into green blue roofs
Street trees extend through the gardens connecting tree canopy to the east
Thresholds to residential building entrances*

Sunlight Requirements:

*21st March : To achieve 1-1.5 hours or greater of sunlight to ground for minimum of 40% of the overall area.
The target is purposefully set lower to provide for areas of shade to adapt to climate change.
21st June : To achieve 2 hours and greater of sunlight to ground for a minimum of 80 % of the overall area.*

Street Tree Planting:

Woodland planting character to include woodland shade tolerant understory and medium height trees to large growing trees to intersections.

Planting:

*Pioneer planting character to reflect the railway heritage of the site, including a mix of grasses and herbaceous plant species.
Large Lawns with clover rich mix*

Materials:

*High quality pre-cast concrete blocks
Resin bound gravel to informal and incidental pathways*

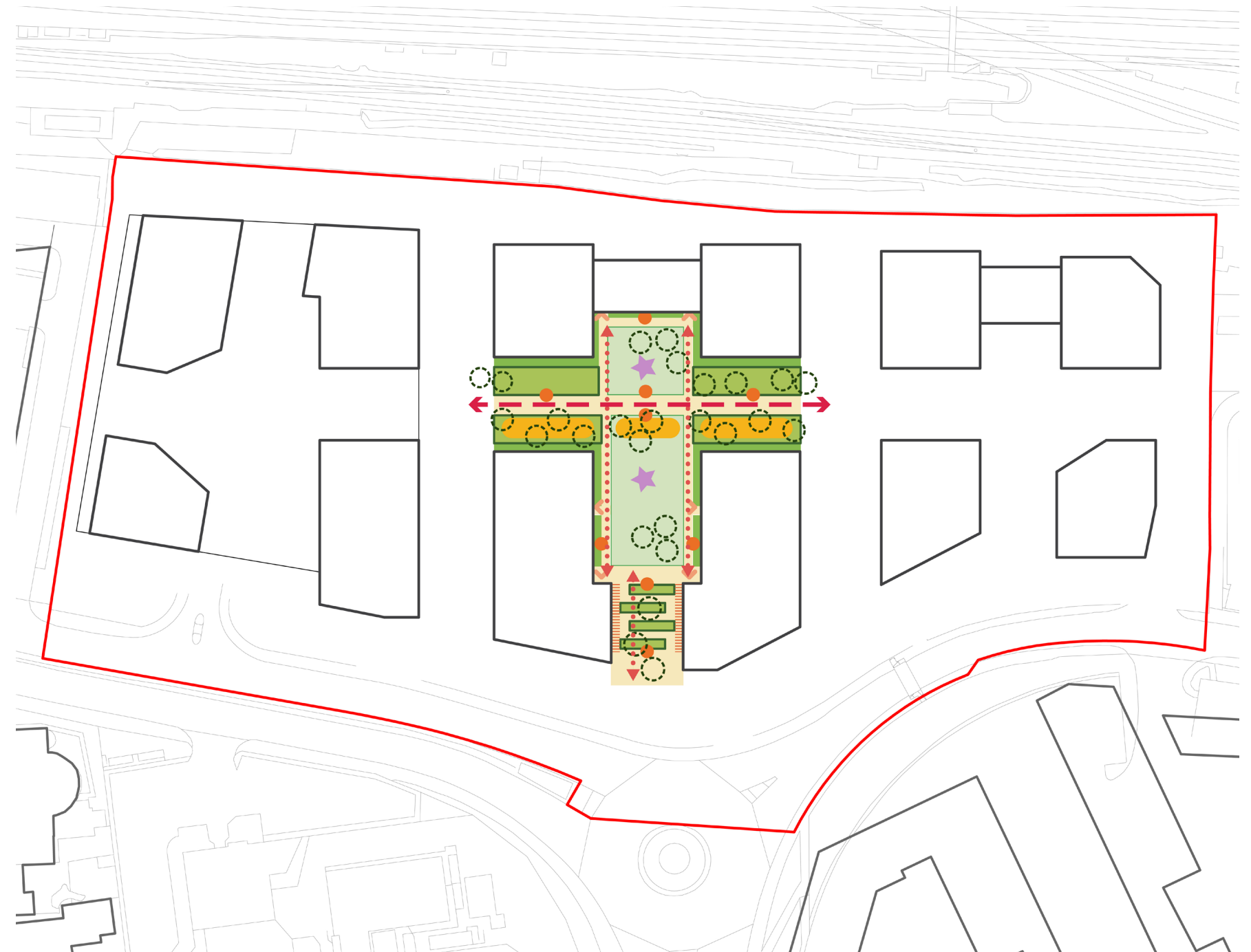
Street furniture:

FSC certified timber including large elements to reflect railway heritage.

5.2.8 Woodland Garden and Links

Green Streets / Secondary Links

-  New tree Planting
-  Tree and Shrub Planting to form attractive backdrop
Min Width/Depth 6m
-  Residential planting threshold
Min width 2m
-  Doorstep Play: 250m2 minimum size
-  Social Space: 80m2 minimum size
BBQ/Communal Seating
-  Seating areas
-  Residential access
-  Primary route.
Cycle/pedestrian/emergency + maintenance route
width 4.5m
-  Secondary Pedestrian Links
pedestrian route 2m min
-  High quality surface finish to public realm
fully accessible gradients



5.2.9 Boundary Infrastructure

Boundary Infrastructure

Existing trees and vegetation to the northern and eastern boundaries is to be retained as far as possible to maintain a wildlife corridor and a natural screen to railway lines and adjacent plots.

As necessary boundary planting to be supplemented with new native tree and hedge planting to form screen and reinforce wildlife corridor. To be under-planted with wildflower hedge mix to further enhance biodiversity.

Location:

Linear route along the north-east boundary linking public spaces and retained existing vegetation.

Use and Function:

*Shared cycle and pedestrian route linking primary and secondary courtyards
Maintenance and Fire Access*

Size:

Circa 300m long and 5m-10m wide

Features:

*Integrated children's play
Water Management integrated
Thresholds to residential building entrances
Street Trees [to strengthen the boundary](#)*

Location Plan:

