Kings Meadow View Outline Planning Application

Design Codes

September 2026

Document History

Rev	Date	Purpose of Issue	Author	Reviewer	
P01	20/05/23	Issued for Planning	NCo	SS	
P02	10/10/25	Issued for Planning	RKB	MPo	
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P04	07/09/26	Issued for Planning	RKB	MPo	*Note : P04 Updates made in response to statutory consultee comments are shown in blue text.

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1

Introduction

Project Summary

The Kings Meadow View Outline Planning Application (KMV OPA) is being brought forward by Abrdn Property Income Trust Limited (the Applicant).

Located on the site of the existing Forbury Retail Park site in Reading, the development sits at a pivotal part of the regeneration area to the east of the train station.

This Design Codes document has been prepared by Squire and Partners and is submitted in support of the KMV OPA.

Outline Planning Application Structure 1.1

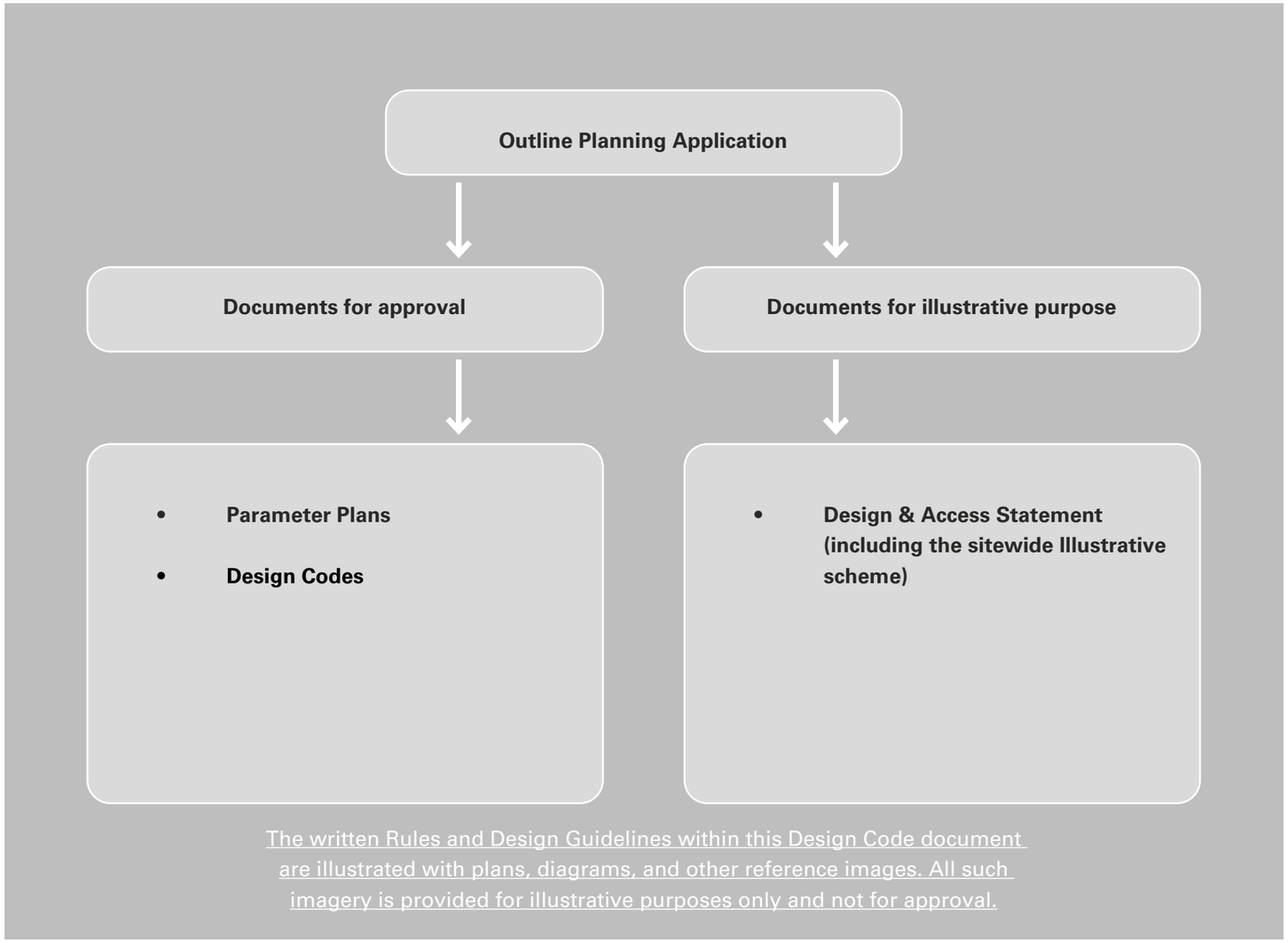


Diagram explaining structure of planning application documents

Context of wider planning application documents

The Design Code forms part of suite of documents that have been submitted as part of this outline planning application and as such should be read in conjunction with the Design and Access Statement that provides explanatory text outlining the underlying principles for the development or proposals.

The chart opposite outlines the documents that control design and future quantum of development, and how they sit within the structure of the planning application submission and approval process.

1.2 Elements & Terminology

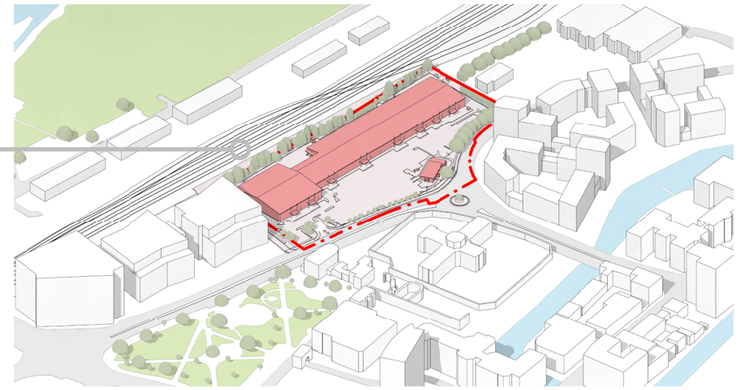
Range and hierarchy of KMV OPA elements

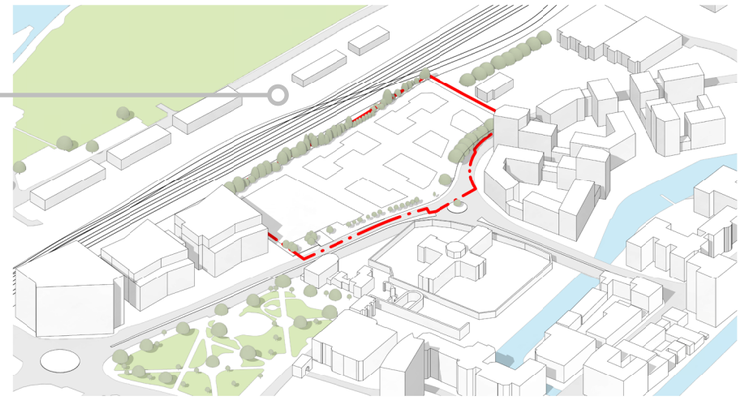
The information opposite describes and illustrates the variety, hierarchy and purpose of the elements of the Kings Meadow View Outline Planning Application (KMV OPA).

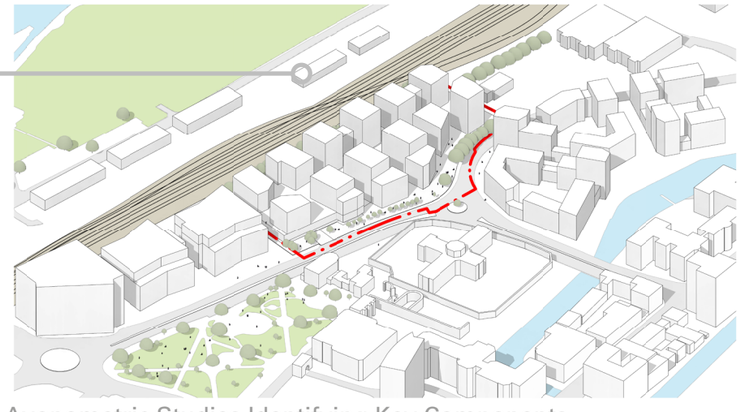
Kings Meadow View outline planning application site boundary
The KMV OPA covers the site occupied by the existing Forbury Retail Park and adjacent areas of highway and pavements.

Existing site ownership boundary
The ownership boundary covers the sites occupied by the existing Forbury Retail Park. The main terrace of retail warehouses and the KFC restaurant will be demolished to make way for the redevelopment that would be allowed by the KMV OPA and subsequent RMAs.

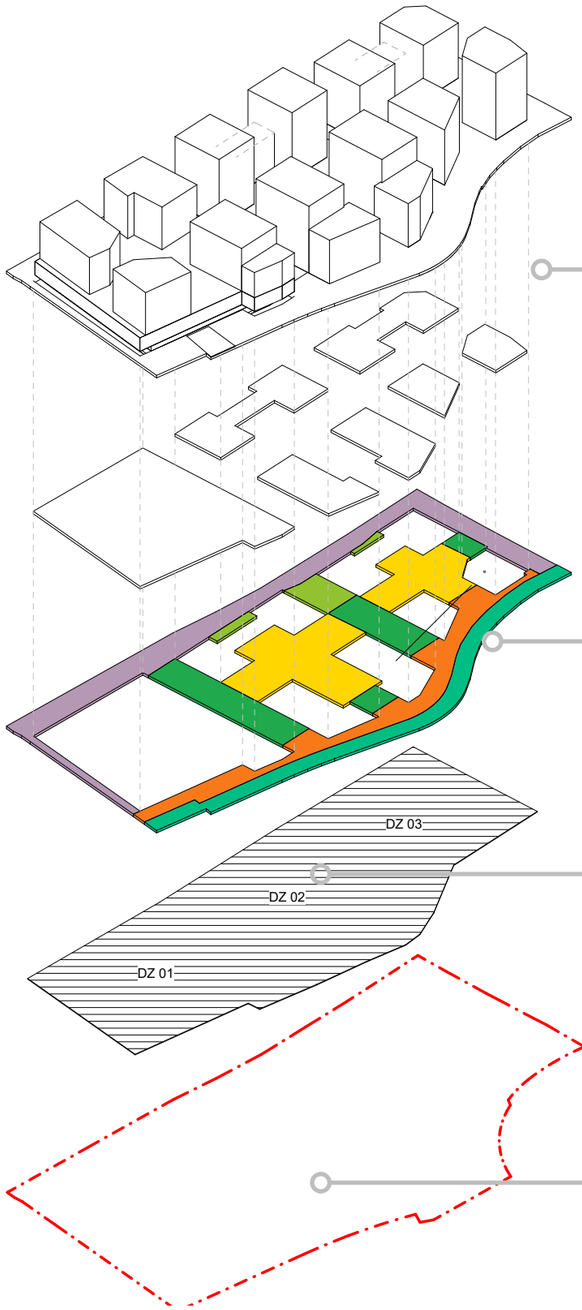
KMV OPA Illustrative Scheme
The KMV OPA Illustrative Scheme that is provided within the DAS provides an indication of how the KMV OPA might be designed within future reserved matters applications (RMAs), however the KMV OPA Design Code and Parameter Plans offer scope for variation from the Illustrative Scheme proposal which serves as one example of how the scheme could be evolved.







Axonometric Studies Identifying Key Components



Building blocks & elements
The KMV OPA does not apply for consent for specific massing forms and detailed elements, but the Design Code suggests how the parameters could be developed within future RMAs to generate building blocks and elements and Design Codes will control fundamental matters only.

Street Spaces & Movement Parameter Plans
The individual Street Spaces & Movement Parameter Plans are submitted for approval and identify the principal routes that must be provided within the KMV OPA. Access to the Site is submitted as part of this appication for approval.

Parameter Plans (for individual Development Zones)
The individual Development Zone Parameter Plans are submitted for approval and set out the Mandatory rules for the maximum extents of built form that any future Reserved Matters Application (RMA) must conform with. These parameter plans are provided for every development zone within the KMV OPA.

Site Boundary

Exploded Axonometric Study Identifying Key Components

1.3 Purpose & How to use the Design Codes

1.3.1 Mandatory Rules & Design Guidelines and structure of Design Codes

Mandatory Rules

This Design Code document provides a series of Mandatory Rules which set out design requirements that shape the application of the Parameter Plans and, as such, are intended to be for design approval as part of the KMV OPA. They must be adhered to in the submission of future reserved matters applications ("RMAs").

Design Guidelines

In addition, this document also sets out for illustrative purposes Design Guidelines, which provide an approach that will influence aspects of design in future reserved matters applications, but these may be deviated from if there is an appropriate justification and explanation to adopting a different design approach in a future application. Consequently, Design Guidelines are provided for illustrative purposes only and are not for approval.

Examples of Mandatory Rules & Design Guidelines

Mandatory Rules will be denoted within this document through the use of a mandatory code and the sentence or paragraph will be contained within a box:

'The applicant must .....'

Design Guidelines will be denoted within this document through the use of a guideline code and the word 'should' contained within a sentence:

The applicant should endeavour to .....'

The written Mandatory Rules and Design Guidelines within this document are illustrated with plans, diagrams, and other reference images. All such imagery is provided for illustrative purposes only and not for approval.

Structure of Design Codes

The code follows the ‘National Model Design Code – June 2021’ as published by the Ministry of Housing, Communities & Local Government (MHCLG) and uses the main headings of that document as following:

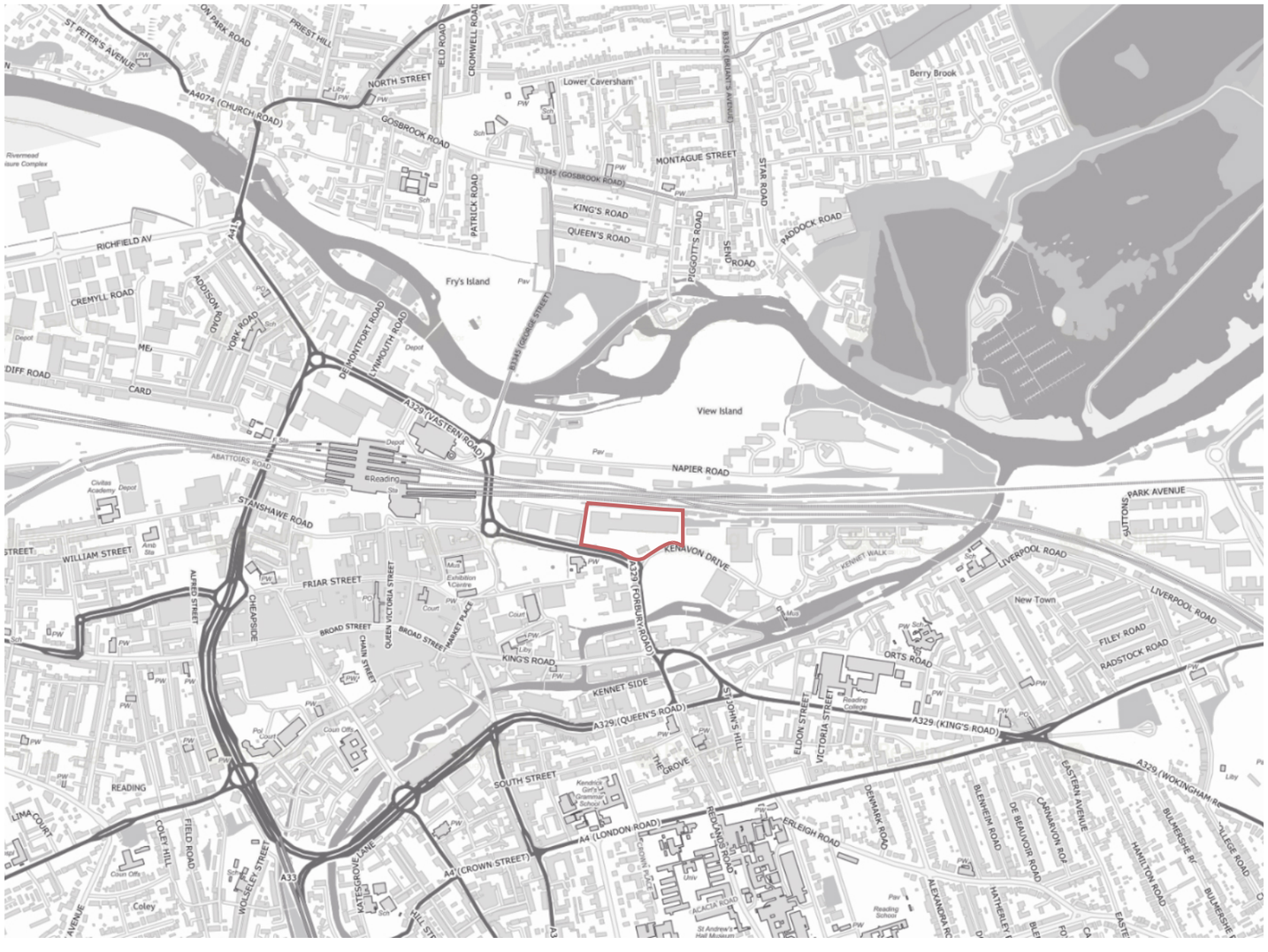
2. Context

3. Identity

4. Movement

5. Public realm & nature

6. Built form



Existing Site Location Plan

1.3 Purpose & how to use the Design Codes

1.3.2 Illustrative Scheme & Development Zones

KMV OPA Illustrative Scheme

The KMV OPA Illustrative Scheme that is described within the Design & Access Statement that accompanies this planning application has been evolved to respond to townscape, heritage, environmental (including sunlight / daylight, overshadowing and wind) and socio-economic considerations forming underlying principles for the rules and Design Guidelines within the following chapters of this Design Code document.

A Schedule of Floorspace within the Development Specification Document sets out a site wide maximum limit for each of the land uses proposed in the KMV OPA. The maximum parameters of all plots, and the maximum amounts of floorspace set out for each plot, could not all be built out in full due to the site wide limitation of floor area, for which approval is sought.

The document is comprised of a series of individual plots, each of which is subject to maximum parameters identified on associated Parameter Plans. The Design Codes have been established to support the vision of the Illustrative Scheme which the KMV OPA Illustrative Scheme describes.

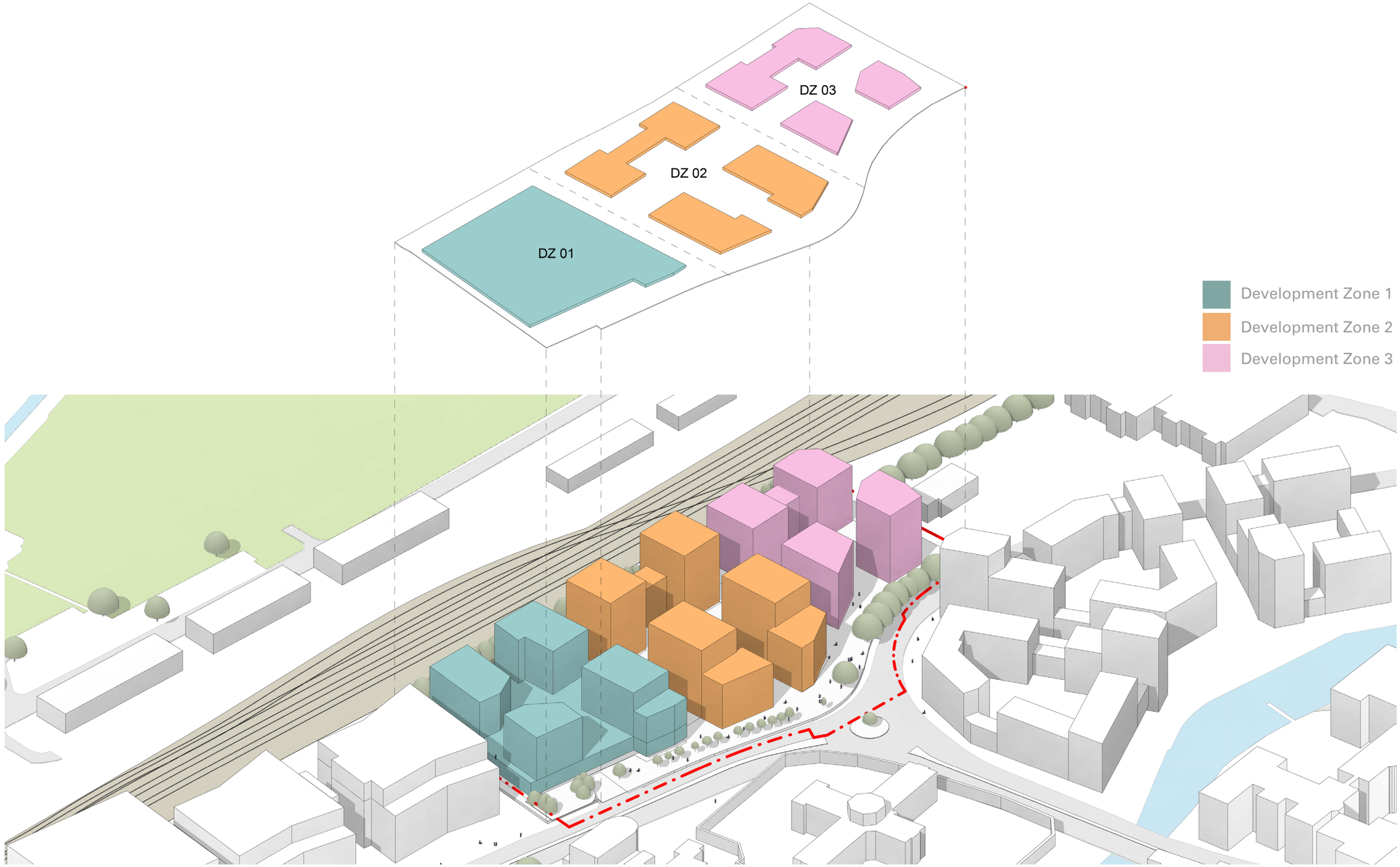
The Design and Access Statement shows one way in which the development floorspace could be built out in accordance with the Parameter Plans and the Design Codes, but that is not submitted for approval.

Community Engagement

The design team have engaged with the community on the plans and aspirations for the KMV OPA. The consultation and stakeholder feedback on key masterplanning principles such as provision of public realm spaces has also shaped this Design Code document as required by the NPPF. More detail on consultation and Stakeholder engagement is set out in the Statement of Community Involvement document accompanying the KMV OPA.

Development Zones

The KMV OPA site has been divided into several development zones (DZs) as identified on the adjacent diagram. These plots are anticipated to contain both building elements and public realm elements. The boundaries of these Development Zones have been considered in terms of phasing implications to facilitate commencement of construction at different times from one another and to enable delivery of appropriate areas of public realm at the same time as relevant buildings and/or groups of buildings.



KMV OPA development zones

2

Context

Project Summary

The Kings Meadow View Outline Planning Application (KMV OPA) is being brought forward by Abrdn Property Income Trust Limited (the Applicant).

Located on the site of the existing Forbury Retail Park site in Reading, the development sits at a pivotal town centre location within Reading, east of the train station.

This Design Codes document has been prepared by Squire and Partners and is submitted in support of the KMV OPA.

2.0 Context

2.1 Context Overview

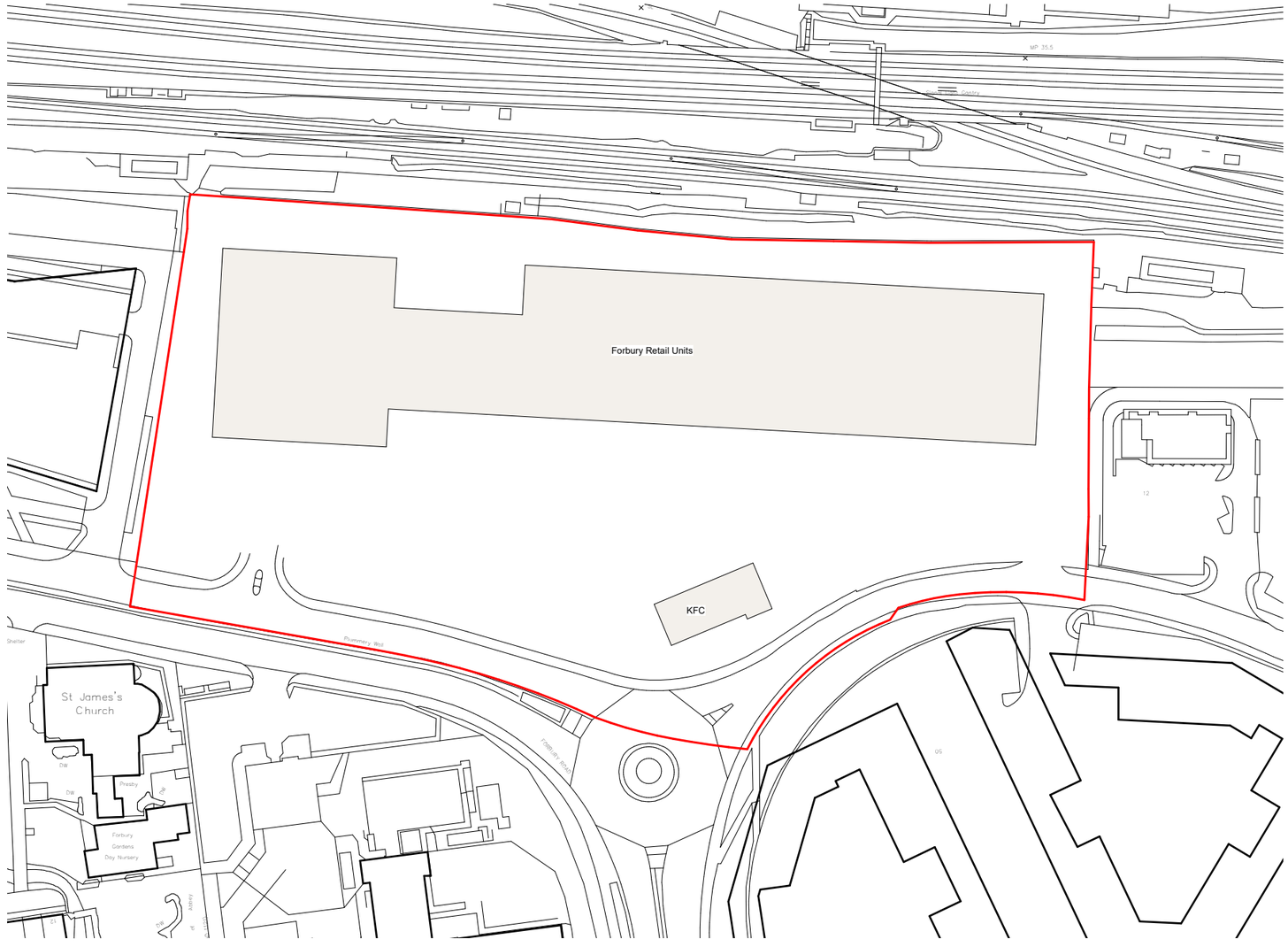
The Kings Meadow View Outline Planning Application (KMV OPA) site is a located centrally within Reading, between Forbury Road and major rail infrastructure, adjacent to Reading Railway Station.

Kings Meadow View sits at a key junction between new commercial properties, residential developments and listed buildings. The KMV OPA will form a key connection between the old and the new as well as providing links to the existing green infrastructure surrounding the site.

The town itself has a rich and varied history, but the current retail park that occupies the site does little to enhance the character of the existing town centre and provides a significant opportunity to redevelop a key site within Reading, a short walk from the town centre.

The KMV OPA site consists of Forbury Retail Park, including the KFC drive through and its associated car parking areas and service yards with large amount of hard landscaping and limited green space.

The area is currently an obstacle to the natural desire lines to connect with adjacent developments and existing infrastructure.



Existing Site Plan

2.2 Areas

The total number of residential units will not exceed 700 Units. Residential accommodation may range between studio apartments to 3 bed apartments. Please see the illustrative scheme within the Design and Access Statement for further details.

Floorspace within Class E will be no greater than 3,000 sqm GEA.

This floorspace excludes the basement parking area.

Development footprints are as outlined within the parameter plans and must be followed and read in conjunction with the submitted parameter plans.

Footprints and open space areas enable a wide range of development from buildings to landscape measures to take place within the site.



Existing Aerial View

2.0 Overview

2.3 Development Layout Principles

Through analysis of existing vehicular connections and routes, the existing site currently offers very little permeability due to differences in site levels between Forbury Road and Kenavon Drive and the surface level parking in front of the terrace, as well as offering no ecological value due to sheer amount of hard landscaping currently occupied by car parking which is needed for the retail park.

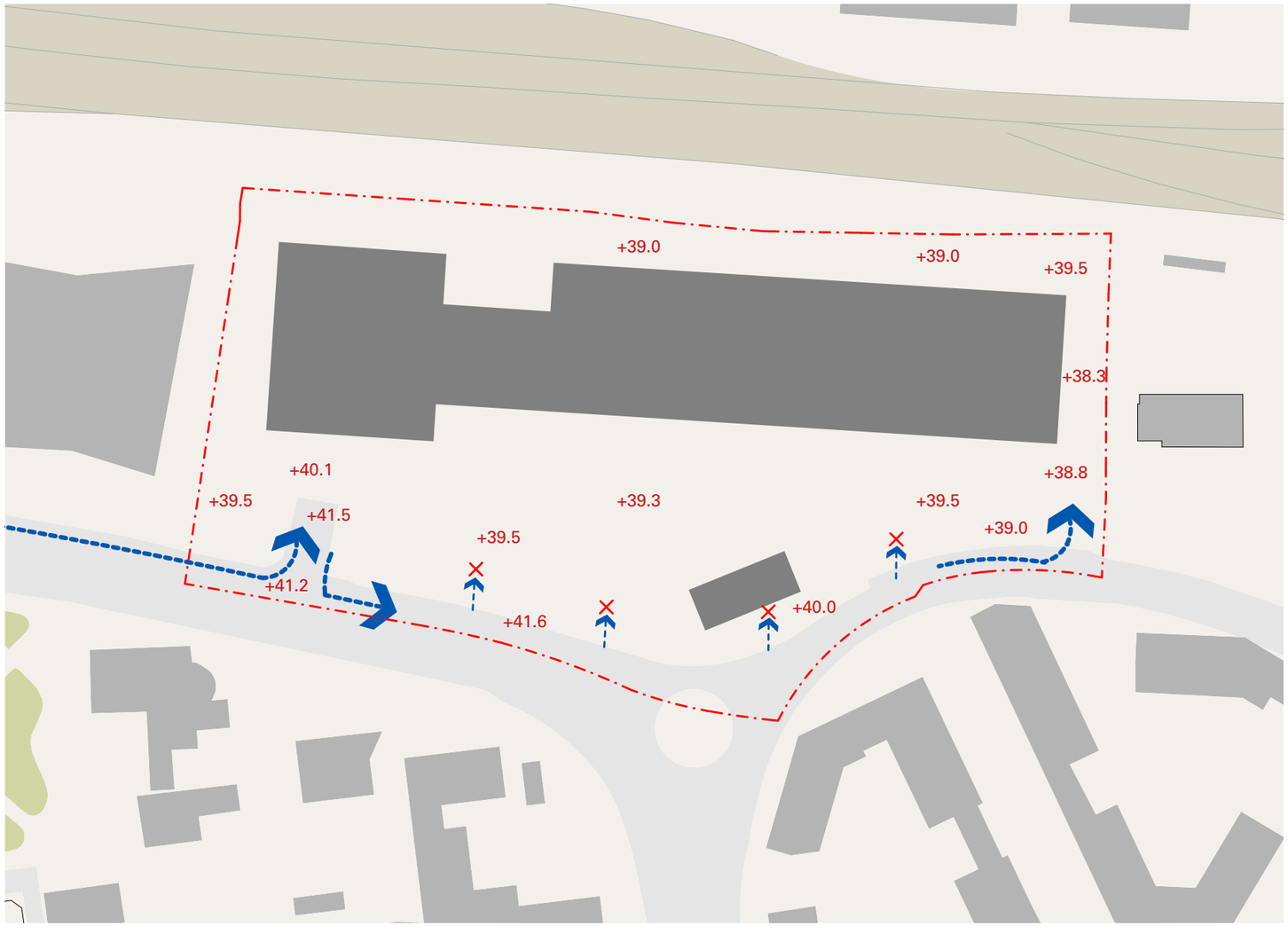
Through further analysis of adjacent developments, additional pedestrian and visual connections have been considered with a view of being able to stitch the proposals into the wider development infrastructure within Reading.

Drawing from these site lines and proposed routes across the site, resulting development zones and building plots are formed around key locations for proposed public realm activity and green streets; stitching together with adjacent green networks and important existing infrastructure.

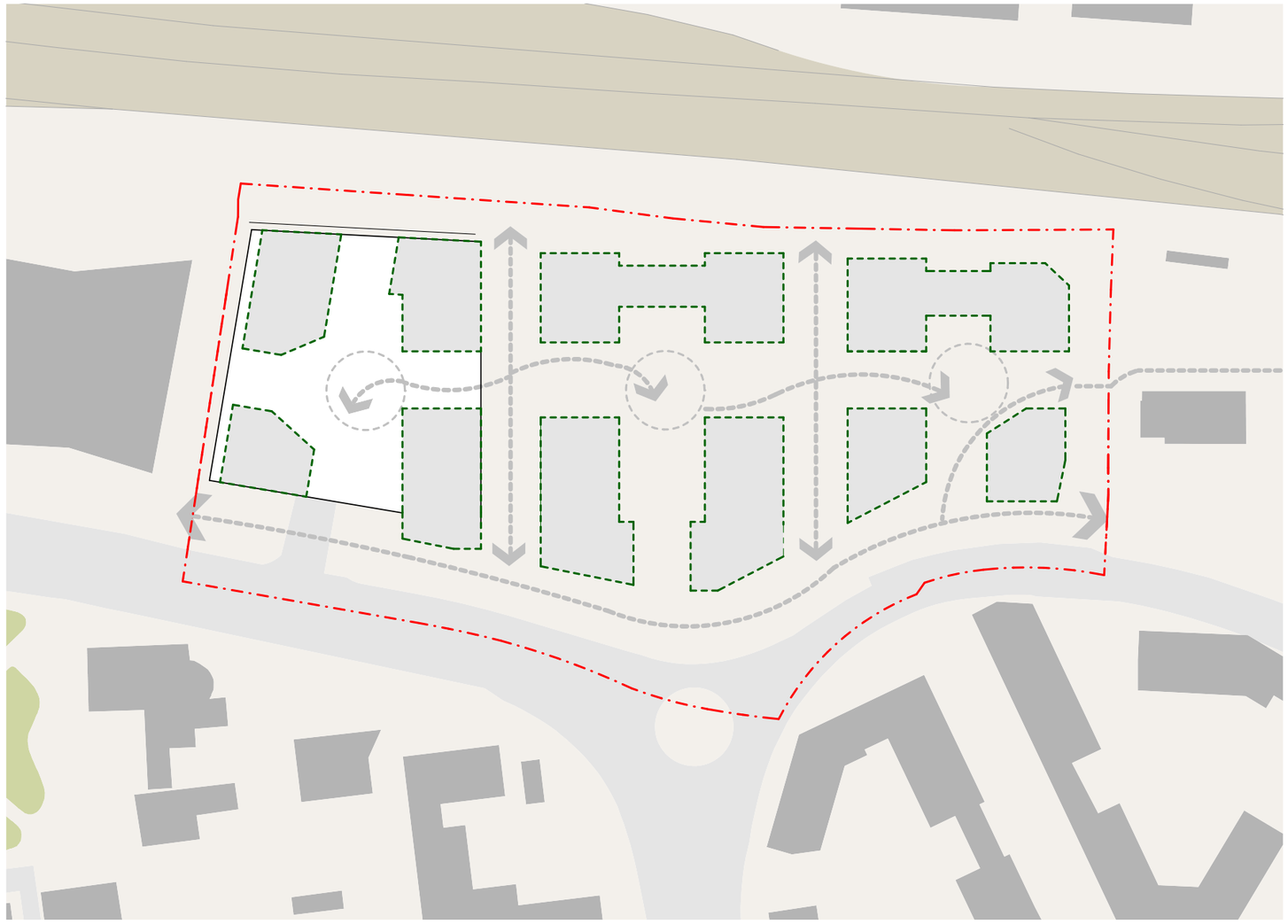
The development parameters outlined within this document have been prepared to allow for a development to be delivered in response to RBC policy and market conditions.

The parameters will appropriately restrict what can come forward through a reserved matters application (RMA), ensuring a level of design quality whilst also providing flexibility for future development.

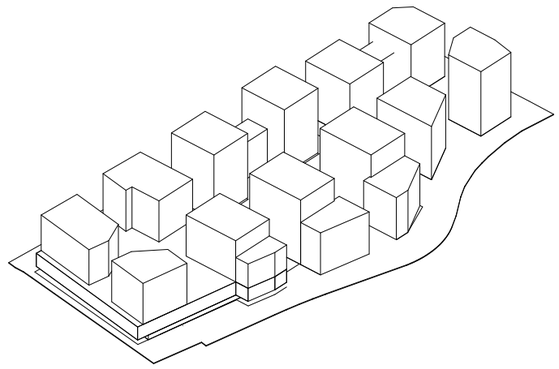
For further information on design Intent of the proposals, please refer to the Design and Access Statement that accompanies the submission.



Existing Site Plan - Illustrating Lack of Permeability



Diagrammattic Study - Refined site massing and key public realm spaces



Axonometric Development Study - Refining of Development Plots

3

Identity

Introduction

This chapter of the design codes provides Design Guidelines & Mandatory Rules for the design of proposed routes within the KMV OPA.

3.0 Identity

3.1 Scheme Identity

The KMV OPA aims at enhancing, responding to, and stitching into the historic, cultural and physical context of Reading to create a new residential development with a distinct sense of place.

Underlying principles for the vision of the development include the following:

Provide a smartly sustainable residential development that encourages sustainable modes of transport and incorporates sustainable features.

Adopt a flexible and resilient approach so that future RMAs can adapt to future needs & demand.

***T**he masterplan proposes 3 distinct development zones with differing character areas that must be provided to respond to the specific site context and create varied identity within the development, as identified within the Parameter Plans.*

***T**hese distinct character areas are supported by and must be read in conjunction with Design Codes relating to Public Realm (Chapter 5), and Built Form (Chapter 6)*

The residential neighbourhood must be designed in all instances to provide safe, engaging areas of public realm and ground floor level uses to animate the ground floor plane.

The range of uses must be interspersed, complementary to upper floor uses and benefit the new residents as well as existing neighbouring communities.

Upper-level balconies must be provided to all residential buildings to further enhance the animation of the masterplan within the parameters set by the Parameter Plans.

Ground floor level uses must be provided as required by the Parameter Plans to activate the streetscape along Kenavon Drive and Forbury Road.
The demolition of the existing buildings on site offers the opportunity to review the current East-West route and provide a more permeable public realm and aid in activating the pedestrian route, which feeds into the wider redevelopment strategy of Reading.

A Wayfinding and Signage Strategy must be developed at early stages of RMAs to develop a comprehensive approach.

Legibility must be implemented through methods including provision of new markers, wayfinding and by opening up views of townscape features



Existing Site Plan Analysis

4

Movement

Introduction

This chapter of the design codes provides Design Guidelines & Mandatory Rules for the design of proposed routes within the KMV OPA.

4.0 Movement

4.1 Street hierarchy, junctions and crossings

The proposed hierarchy of streets, junctions and crossings have been guided by the existing surrounding routes and natural desire lines through the largely impenetrable existing site.

The design codes for movement and access have been formulated to ensure a legible, safe, permeable, and vibrant development.

The delivery of a successful scheme relies on these well-connected routes with different roles and characters which will be essential in creating legible and cohesive spaces.

Streets, routes and crossings must be designed to strengthen connections to adjacent key locations such as the train station, church, prison and neighbouring development Huntley Wharf and to future areas of development to the east on the remainder of the retail park.

Streets, routes and crossings must create a clear hierarchy of streets and spaces that connect with Reading Town Centre.

***S**treets, routes and crossings must respond to the local vernacular and character to inform planting and material palette.*

Streets, routes and crossings to maintain and enhance a continuous wildlife corridor to north boundary and create new links.

All pedestrian movement routes must be delivered in locations set out within the Parameter Plans to ensure permeability throughout the development. Illustrative hierarchy of pedestrian routes within the KMV OPA site as shown in the adjacent diagram.

Streets, routes and crossings must be designed to be safe, with high levels of surveillance and designed to reduce the fear of crime.

Secondary and Tertiary Movement routes, which play a key role in enhancing permeability across the site should be designed as welcoming, lively and diverse spaces as part of the public realm proposal.

Proposed cycle stores and cycle routes to be designed in compliance with either LTN 1/20 and/or Gear Change standards to ensure safe connections onto the surrounding network.

Street Hierarchies across the centre of the site and to the periphery are defined within Section 5 Public Realm

- *Primary: 4.5m cycle routes across the primary thoroughfare to Kenavon Drive and Forubury Road*
- *Secondary: Vehicular access, both for residential parking into the basement and for servicing vehicular access*
- *Tertiary: Pedestrian circulation across the site*

Design of all streets, routes and footways must consider DfT's 'Inclusive Mobility A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure' (2021) and must be in accordance with national guidance documents including The Approved Document to Part M of the Building Regulations, BS8300 and other relevant national/ local standards as a minimum.

Microclimate and Movement Analysis Studies must be carried out prior to the RM stage to inform design of Primary, Secondary and Tertiary routes and their relationship with key public realm spaces.

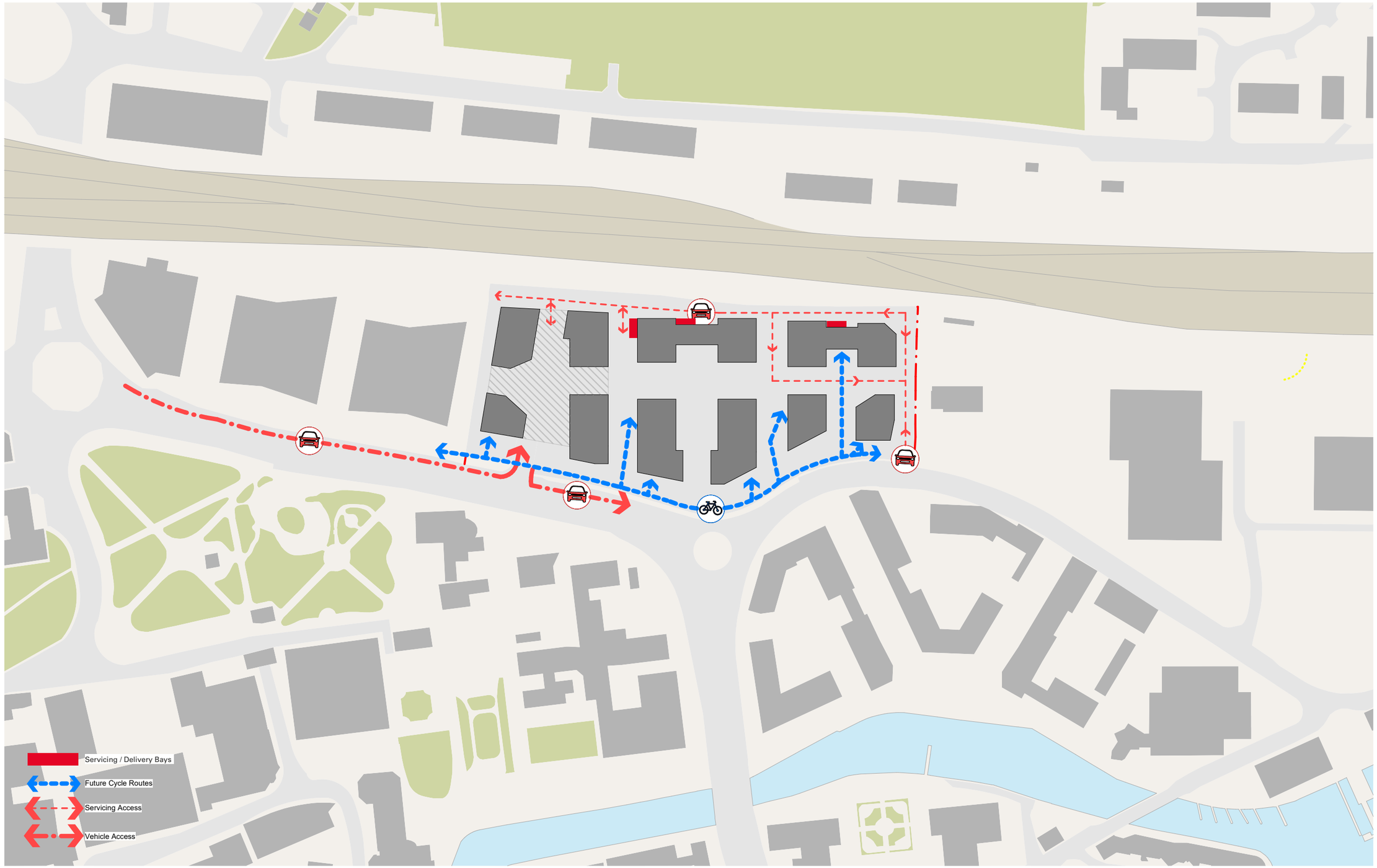
Design code guidance and requirements for streets will depend on their Character Areas as set out in Public Realm Section 5

Design code guidance and requirements for streets will depend on their Character Areas as set out in Public Realm Section 5

More specific requirements and guidance on street characters and design components is provided in Public Realm Section 5

For further information on responding to building lines and key views, please refer to Built Form Section 6.

Servicing and waste collection will utilise allocated zones within the hardscaping, allowing service vehicles to pull into dedicated delivery and/or servicing bays, ensuring no obstruction to traffic or pedestrian movement



Sitewide Proposed Vehicle and Cycle Movement Diagram

4.0 Movement

4.2 Type and direction of route (walking, cycling and vehicles)

The type and direction of routes has been carefully refined to ensure all user requirements are satisfied. The adjacent Illustrative sitewide plan, along with KMV OPA Parameter Plans, describe key movement and access routes within the site. Following requirements and guidelines are identified to create a successful movement network as part of KMV OPA:

Clear width for pedestrian footways and footpaths must be a minimum of 2m, unless specified otherwise.

Elements such as street furniture, planting, signage, and lighting must be arranged to minimise clutter and ensure minimum clear footway widths are maintained. Refer to Public Realm Section 5 Street Types for further information on minimum requirements.

Vehicle access must be designed to maintain service and emergency access to all parts of the development.

Cycle parking must be provided throughout the development in secure and convenient areas in compliance with RBC Transport and Highway Guidance.

Cycle parking requirements must be determined early in the RMA design process and must be provided within the built development either/or integrated adjacent within key public realm spaces and near building entrances to promote sustainable modes of transportation.

Emphasis on pedestrian priority crossings must be established through changes in surface material, level crossing points for pedestrians (i.e., dropped kerbs / raised tables), safe and inviting public realm design, and suitable traffic calming measures to reduce vehicle speeds.

Footpaths and cycle ways to be designed in such a way that they are co-located and integrated into the sitewide strategy, and not segregated or isolated.

Design philosophy to include to include for inclusive street design across all streets :

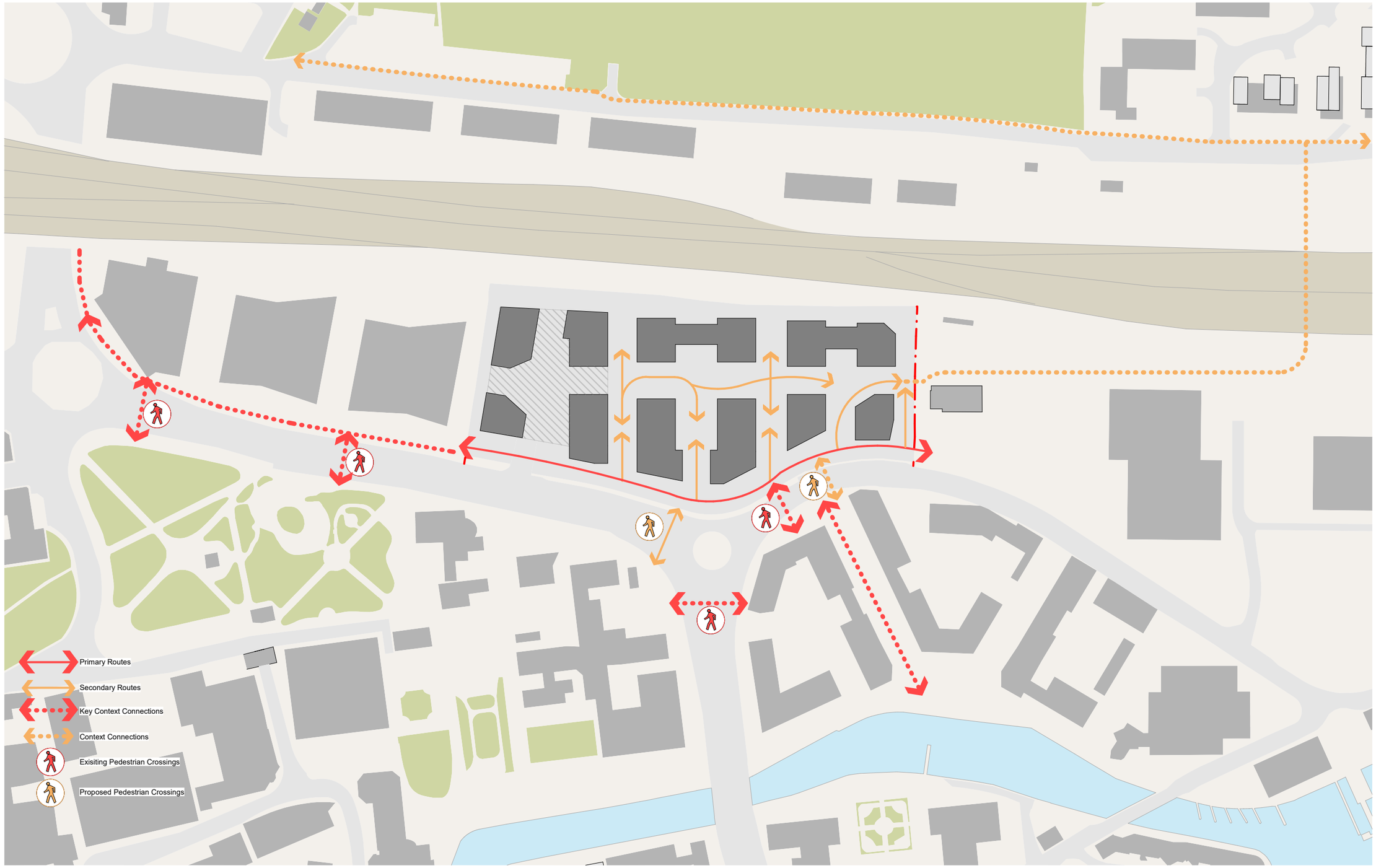
- *Ramp Gradients 1:21 maximum*
- *No switchback ramps*
- *Accessible access to all buildings required*
- *Level thresholds throughout scheme*
- *No revolving doors to be introduced*
- *Seating:*
  - *every 50m*
  - *to have perch rests circa. 800mm*
  - *space for wheelchairs*
  - *tactile at crossing / top of steps*
  - *visually distinct surface material colours for different uses*







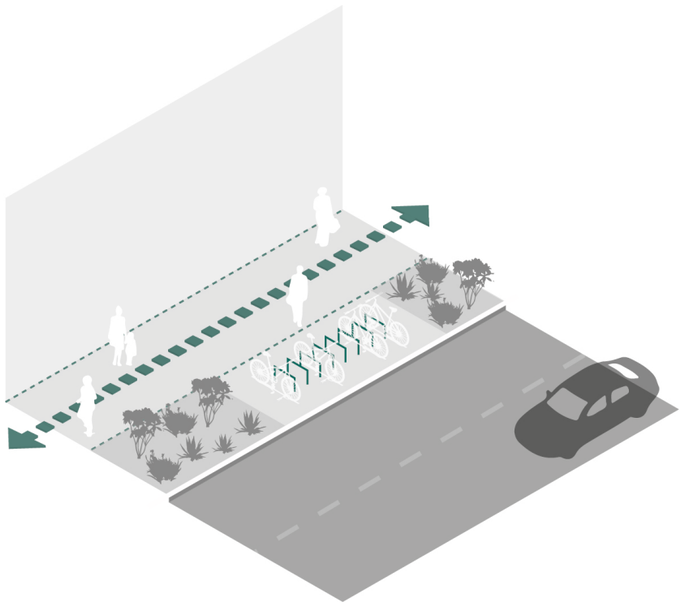
Illustrative examples of pedestrian priority crossing detailing.- Raised Crossing (Copenhagen Crossing), Tactile roadway surfaces, Surfacing change and build-out at crossing.



Illustrative Pedestrian Movement Diagram - Establishing Links with Adjacent Developments and Key Surrounding Buildings & Infrastructure

4.0 Movement

4.3 Cycle parking Diagrams



Cycle parking positions coordinated with routes, street furniture and planting to avoid clutter

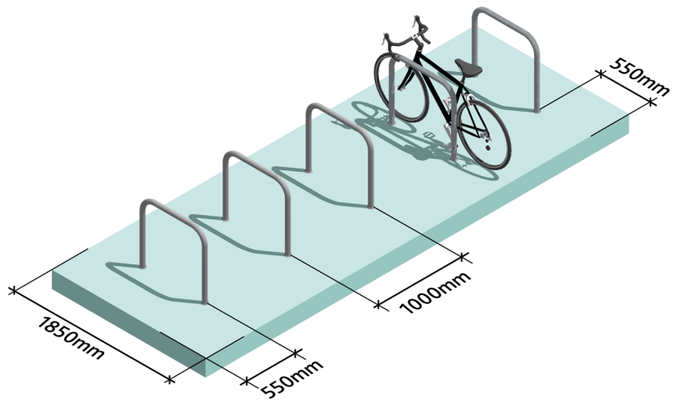


Fig. 48 - Illustrative example of recommended minimum spacing for Standard cycle parking arrangement.



Cycle parking integrated within landscape



Poorly planned cycle parking strategy results in clutter and discourages use

Parking and Car Circulation

Plant

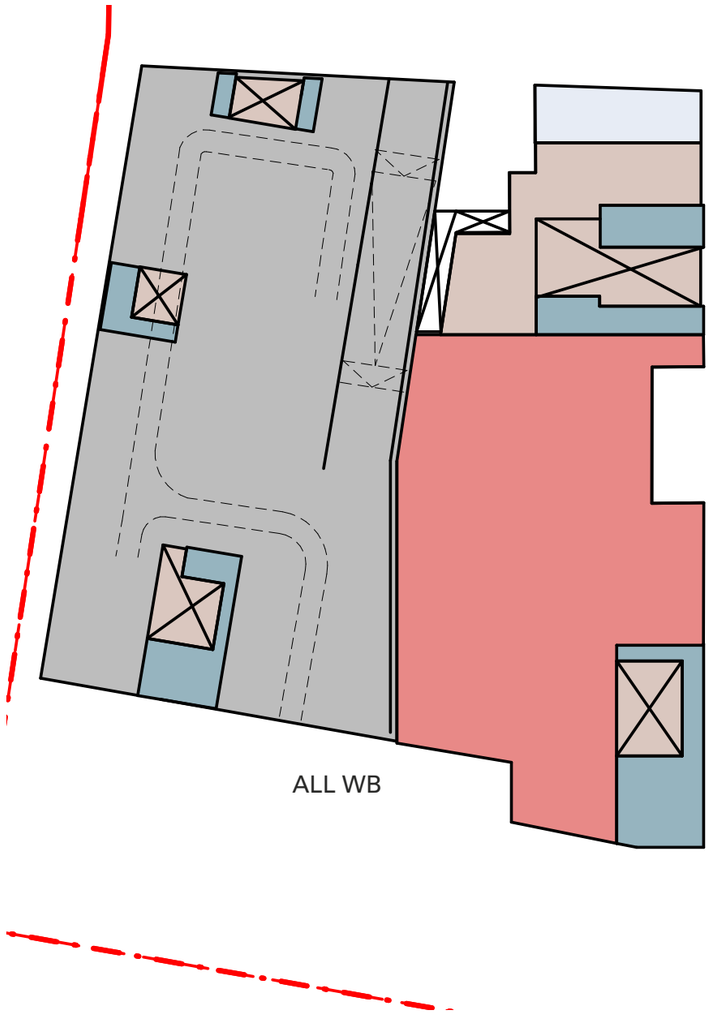
Residential Lobbies

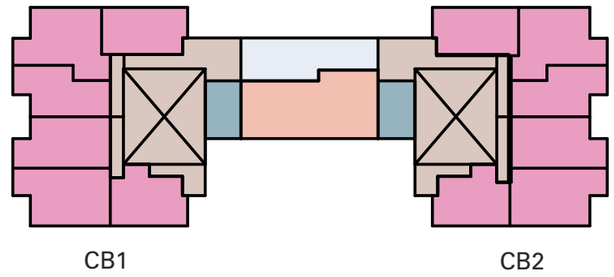
Commercial Units

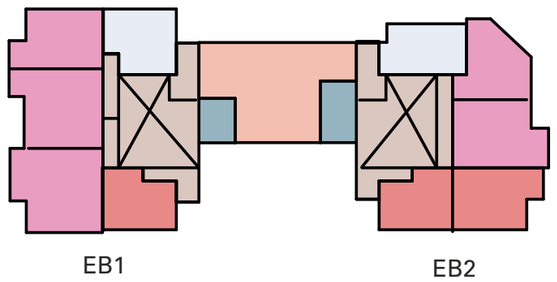
Cycle Stores

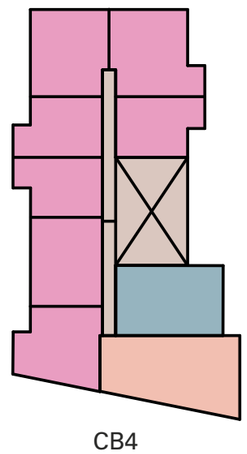
Circulation and Core

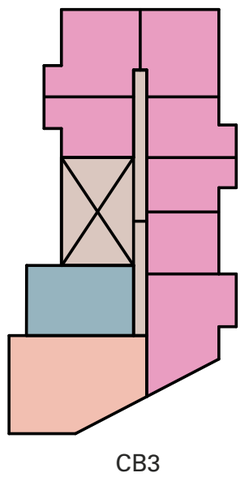
Residential Units

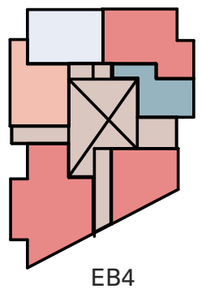


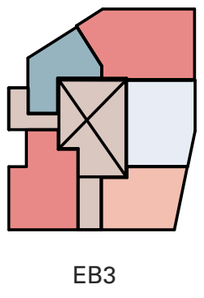












Illustrative Scheme - Residential Cycle Parking Locations

5

Public realm & Nature

Introduction

This chapter of the design codes provides Design Guidelines & Mandatory Rules for the Public Realm and Nature elements that should be provided in the QM OPA.

5.0 Public Realm & Nature

5.1 Public Realm and Nature - Mandatory Fixes

The following mandatory sitewide rules must be adhered to across all aspects of the design for the Public Realm and Nature.

- *The public realm proposals must deliver a coordinated network of public realm spaces, street and tertiary routes in locations set out within these design codes, and as identified on the Mandatory Public Realm and Nature Plan.*
- *Public realm should incorporate biodiverse landscape features, visual natural amenity, contribution to hydrological functions as well as spaces for movement and access and play.*
- *Design of public open spaces within the residential character areas must maximise soft landscaping to contribute to the overall green infrastructure of the Site.*
- *SuDS features must be coordinated with future drainage and sustainability strategies and must be landscape-led at reserved matters stage and must be included across the site.*
- *Tree planting opportunities should be maximised in public realm across all areas, including the use of large canopy trees where space allows.*
- *Tree planting must align with aims of the Reading Borough Council adopted Tree Strategy (2021)*
- *Tree planting will be coordinated with service routes, hard surfacing and other structures to ensure sufficient soil volume for the species to achieve its maximum potential*
- *Lighting must be coordinated with tree planting and designed to minimise detrimental impact on wildlife.*
- *Future RMA applications must deliver key open spaces identified on the parameter plans and described in these Design Codes.*
- *The street furniture suite including seating, litter bins, bollards, and lighting must be coordinated to ensure a consistent design language across the site.*
- *The proposal for each area must follow the sitewide coordination codes and then the area specific codes described in this document.*
- *All public realm spaces including streets, footpaths and footways must be lit in accordance to statutory regulations.*
- *Proposed site levels in future RMAs must ensure that all areas of the site are accessible. Streets and Footways must be designed in accordance with national guidance documents including; The Approved Document to Part M of the Building Regulations, BS8300, and other relevant national/local standards and good practice guides.*
- *Proposals must create a clear hierarchy of streets and spaces that connect with Reading Town Centre, and adjacent developments such as Huntley Wharf to the south.*
- *Proposals must create a multifunction public realm that integrates latest thinking in green and blue infrastructure.*
- *Proposals must put pedestrian and cyclists first using shared space.*
- *Proposals must establish routes and loops for active and passive recreation*
- *Proposals must provide access for all enabling those with limited mobility free access to streets and spaces.*
- *Proposals must respond to the local vernacular of street materials and the wider landscape and townscape that form **Reading's Character***
- *Proposals must respond to the heritage of local sites and adjacent developments.*
- *Proposals must establish thresholds to building frontages to allow ownership and personalization of spaces.*
- *Proposals must maintain service access for National Rail and diverted below ground services (refer to Design and Access Statement for further details on the Sewer Diversion and its requirements)*
- *Proposals must maintain and enhance a continuous wildlife corridor to north boundary and provide new green links to adjacent or nearby wildlife corridors.*
- *Base Landscape soil depths at ground and over structure must achive a minimum 1000mm depth consisting of growing medium.*
- *Biuodiversity / Blue / Green Roofs will deliver a minimum of 200mm of growing medium.*
- *Loading allowance for landscape over structure will be 20 kN/ m2 and allow for a 1000mm depth soil profile without the need for upstand planters.*
- *The public realm including planting, landscaping and lighting must be coordinated to ensure high levels of natural and formal surveillance with no areas of conflict.*

5.1 Public Realm and Nature - Mandatory Fixes

Mandatory Fixes

- Soft boundary and service infrastructure
- Multifunctional public realm spaces
- Linear Park with Rain Gardens
- Biodiverse and playable green streets
- Green and Blue Roofs
- Exciting thresholds
- Defensible spaces
- Terraces



5.2 Public Realm Hierarchy

The development is to provide a hierarchy of public and semi private spaces as follows.

Plummery Gardens
A primary greenway / linear park incorporating the primary pedestrian and cycle route along the length of the southern site boundary - circa 250m long (development frontage) and 10m-20m wide including pavement on the north side of Forbury Road. This linear greenway will feed directly into the primary public space provided by the development - eastern square, with onward links provided to the east to connect to future development to the eastern connection back to Kenavon Drive.

Primary Eastern Square
A destination readily accessible from Plummery Gardens provides informal play elements, breakout space for A3 use and space for events.
This square is to provide a focus for community events with some commercial frontage and links which respond to the Huntley Wharf development to the south and future links to the East

Secondary Western Courtyard
A secondary space to provide a communal residents garden with space for play, seating and residents events.

Secondary Central Garden
A secondary space to be provided in the heart of the residential area to provide seating and play opportunities.

Green Streets
Green links connecting the north and south boundaries of the site with onwards views to the north, and connections to the south. Green Streets to be vehicle free routes with generous planting, seating and informal play opportunities. Access for emergency vehicles only.

Green Lanes
A east west link to be provided to connect the two squares, with informal connections to the boundaries of the site, allowing onwards views. A generous route providing seating, planting and informal play opportunities, with access for emergency vehicles only.

5.2 Public Realm Hierarchy

Public Realm Hierarchy

Plummery Gardens / Linear Park (including walkway and rain gardens): 10m minimum width up to 15m excluding the 2m wide pavement to the Forbury Road

Eastern Square / Primary Public Space: 1500m² minimum area

Western Courtyard / Community Gardens: 1500m² minimum area

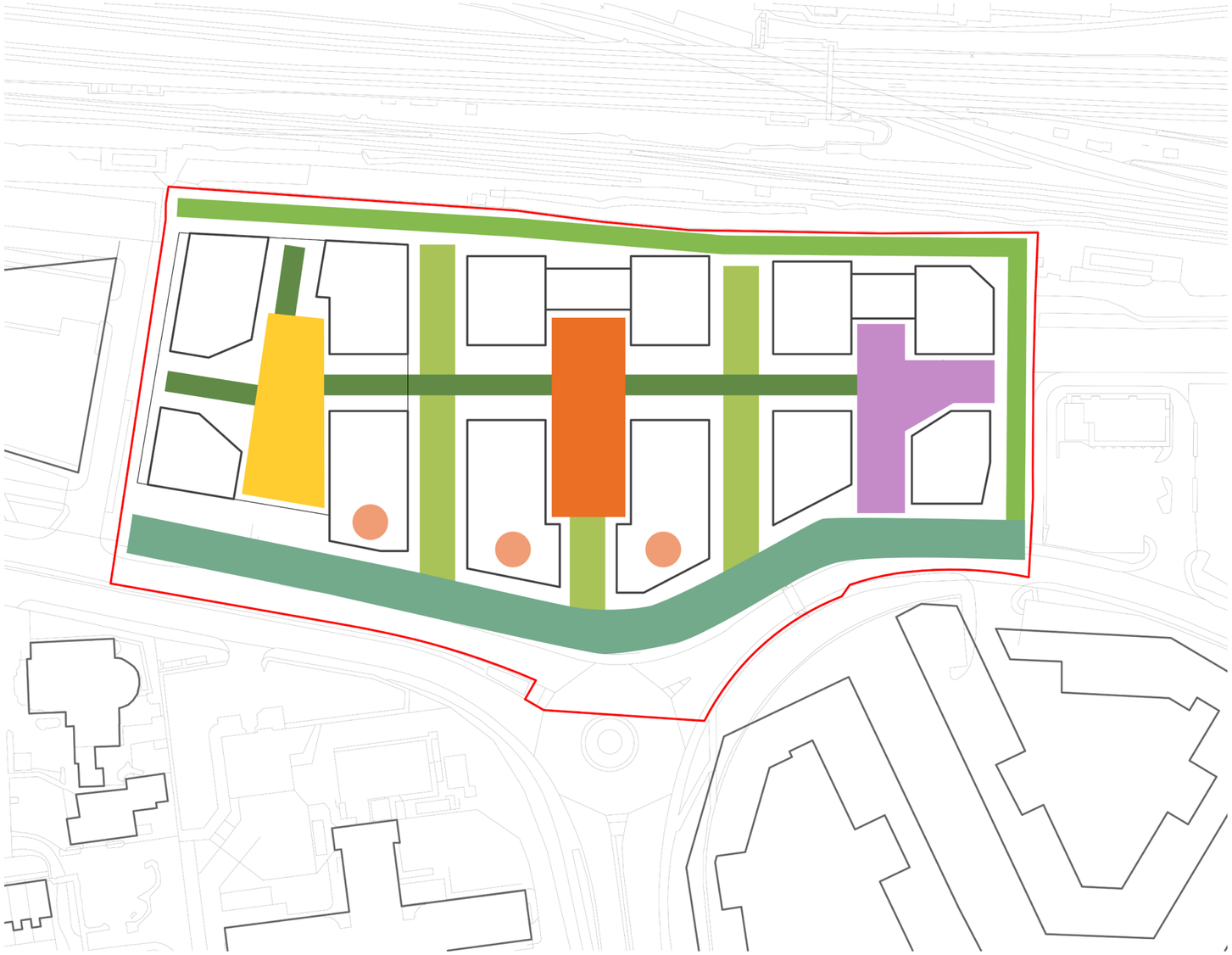
Central Woodland Gardens : 2000m² minimum area

Green Streets / Secondary Routes): 20m minimum width

Service Infrastructure (including roadway & hedge planting): 12m minimum width

Green Lanes / Tertiary Routes: 15m

Residents Roof Terraces



5.3 Links and Connections

Links and Connections

A clear hierarchy of vehicle, cycle and pedestrian routes that connect with Reading Town Centre and adjacent assets, while providing a safe, legible and permeable environment where pedestrians take priority will be provided.

The key links will connect key destinations and landscape assets and provide separation between development parcels to create an attractive setting.

The links are to provide strategic north, south, and east, west links between key elements in the Public Realm plan, connecting and engaging the community with the wider landscape.

The links will incorporate habitat creation, with water attenuation and play elements wherever possible.

Street design requirements are to be read in conjunction with coding in Movement Chapter 4.

Refer to Chapter 6 Built Form and Chapter 7 Use for further detail on building alignment requirements and adjacent ground floor uses that interface with the street-scape.

The hierarchy of links to be provided as follows:

1. A clearly defined route along the southern boundary of the site - a minimum of 4.5m wide - for pedestrians and cyclists - separated from the road by a generous landscape zone - and connecting with onward links east, west and southwards.

2. A minimum of 2 no north, south secondary pedestrian, cycle and emergency vehicle routes from the southern primary route into the development, open to views to the north - minimum width 4.5m.

3. A tertiary and local connector route east to west across the centre of the site linking the secondary routes, and the two public spaces to create a well connected and permeable scheme.

4. A minimum of 2 primary vehicle access points into the development from the south.

5. Service, car park access and car club spaces to be from the northern edge of the development. The Servicing Strategy must be fully coordinated early in the design process during RMAs for all street types and access and loading bay requirements must be incorporated within landscape design.

6. Onwards connections to future development on the site to the east from the primary green square/eastern square and connections south to Huntley Wharf through Plummery gardens/ linear park.

Function
The Links must create a safe pedestrian environment, predominantly free of vehicles, that promote active lifestyles and sustainable modes of transport. They must incorporate a mosaic of habitats to form an important contribution and connectivity to the wider habitat features across the site.

The Links and Connections may include attenuation features as part of the side-wide drainage strategy where shown.

Size/Scale
Minimum 15-20 m from building frontage to building frontage Min 4.5m vehicle route for emergency vehicles. Min pedestrian route if separate 2m.

Location
As shown on the public realm hierarchy plan

Features
The links should include educational features through a combination of signage and information boards to encourage interaction between residents and wildlife.

They should provide safe and clearly defined pedestrian route-ways between landscape assets. Generous provision of seating should be provided at regular intervals.

5.3 Links and Connections

A clear hierarchy of vehicle, cycle and pedestrian routes to be provided as follows:

1. A clearly defined route along the southern boundary of the site - a minimum of 4.5m wide - for pedestrians and cyclists - separated from the road by a generous landscape zone to Huntley Wharf 15m wide minimum - and connecting with onward links east west and southwards.

2. A minimum of 2 no secondary pedestrian, cycle and emergency vehicle routes from the southern primary route into the development - minimum width 4.5m.

3. A tertiary route east to west across the centre of the site linking the secondary routes, to link the two public spaces and to create a well connected and permeable scheme.

4. A minimum of 2 primary vehicle access points into the development from the south.

5. Service access and car park access to be from the northern edge of the development.



Wider Links & Connections

- Primary Pedestrian Walkway - min. 4.5m pedestrian / cycle / emergency + maintenance vehicles
- Green Streets (pedestrian/cycle/emergency) - min. 4.5m pedestrian / cycle / emergency + maintenance vehicles
- Service Infrastructure - min. 6m roadway, 2m footway
- Green Service Route - min. 6m roadway, pedestrian priority
- Local Connector Pedestrians - min. 2m footway - private links through residents gardens
- Primary Vehicle Entrances - min. 2no. from Forbury Road and Kenavon Drive respectfully

5.4 Amenity Play and Activity Provision

Amenity, play and activity provision is seen as key to the success of the development in creating a vibrant and happy community.

A variety of amenity, play and activity areas are to be provided:

1. Amenity Spaces: minimum 4 no.
Clusters of seating and outdoor tables positioned to encourage social interaction within the two primary courtyards, the pocket park and green streets

Seating and outdoor tables to be provided so that there is variety in outlook, and micro-climate.

2. Eastern Square:
This to be located within the Eastern Square to provide a water feature, with generous overlooking seating.

3. Community Space and Woodland Garden: 1 no.
This to be located within the Western Courtyard to provide a minimum of 5 play features.

4. Doorstep Play: minimum 4 areas
Incidental play features to be provided within the Green Streets - minimum 2 areas, and semi private residential courtyards- minimum 2 areas

5. Activity Areas: minimum 2 no.
Activity areas to be provided to offer activity opportunities for older children and adults - could include table tennis or an outdoor gym.

Play Spaces should be developed to encourage the following:

- Emotional well-being
- Physical well-being
- Social Development
- Citizenship
- Appreciation and Enjoyment of Nature

All amenity, play and activity areas must be accessible via multi-user routes, promoting active and safe journeys from home to play space.

Play space must be well lit as appropriate to location and usage.

Play spaces should be enclosed by mounds and planting or low walls and sensitively integrated into areas of adjacent public realm.

Play spaces should be designed to provide a combination of activities including:

- Walking
- Sliding
- Socialising and eating
- Jumping
- Swinging
- Construction and making
- Balancing
- Running
- Role play and make believe
- Experience of nature

5.4 Amenity Play and Activity Provision

The characteristics and quality standards expected for the amenity, play and activity spaces is as follows.

In developing further detail designs for RMA submissions, reference should be made to Reading Borough Council's latest guidance. Guidance from ROSPA, FIT and Play England must be referenced.

1. Overarching Quality Standards

Located within a green street or lane, or community courtyard and close enough to pedestrian routes or dwellings to enable informal surveillance, whilst allowing for the necessary buffer zones.

- *Accessible by foot without the need to cross busy roads and located in closed proximity to a bus stop (route permitting).*
- *Linked directly to pedestrian hard surfaced paths and with secure parking provided for bicycles*
- *Accessible to people with disabilities over as much of the site as is reasonably possible. This is to include provision of a hard surfaced path throughout the area, of minimum width 1.5m and maximum gradient 1 in 20.*
- *Attractive and stimulating environment for both active and passive play; designed for aesthetic cohesion to a unified these and suited to local context.*
- *Play equipment designed and installed in accordance with EN1176 and EN1177. Equipment selected and positioned so as to avoid the possibility of views into neighbouring properties.*
- *Impact absorbing surfaces beneath and around the play items to comply with EN1176 and EN1177. All surfaces in the play area effectively drained to enable all year round use.*
- *Seating with back, for parents or carers, generally made from hardwood timber with deep ground fixings.*
- *Creatively designed and suitably located seating also provided for children in order to encourage social play.*
- *Ancillary features such as seating, picnic tables and little bins must be provided.*
- *Signage to name the site and welcome the user, also to indicated constraints on use and provide contact details of the managing agent. It is essential that dogs are discouraged, at least through the signage, but sometimes also through planting*
- *Dog fouling bins on the perimeter of the green space or park in which the play area is located.*
- *Suitable trees and shrubs strategically placed to provide areas of shade and play opportunities without obstructing informal surveillance to provide appropriate screening/sound barrier effect between play area and neighbouring properties.*
- *All plants selected are tough and resistant to damage with low maintenance requirements and not poisonous, thorny or otherwise hazardous (berries should be avoided even if they aren't poisonous). Plants also selected for seasonal colour, scent and to attract butterflies.*
- *Slopes are encouraged, but no slope should exceed a gradient of 1 in 3 if mowing is required. Steeper feature mounds can be considered if maintenance is by strimmer or the mound is made of artificial material.*
- *Best positioned beside a well used pedestrian route.*
- *Practice guidance from Rospa, FIT and Play England must be adhered to.*
- *All timber used must be FSC Certified.*
- *Away from exposure to prevailing winds.*

Doorstop Play Areas

These must meet the generic requirements detailed above plus also possess the following specific characteristics and features:

- *The main activity zone (min. 100sqm) blends into a landscaped buffer zone to form a minimum overall size of 400sqm.*
- *A landscape buffer zone of minimum 10m between activity zone and nearest dwelling - 20m where facing habitable rooms within 5minutes walking distance of home (300m)*
- *Designed by a landscape architect or specialist consultant to provide for both physical activity and general relaxation/socialising in an attractive landscape setting. Suitable for use by younger and older children alike.*
- *Include informal play features for balancing (eg stepping logs, rocks) and agility (e.g. nets, boulders)*
- *All features should be designed to be well drained, slip resistant and durable.*
- *A minimum of 5 play experiences for children up to 6 years of age as a minimum.*

5.4 Amenity Play and Activity Provision

Activity Areas

- The NEAPs must meet the generic requirements detailed above plus also possess the following specific characteristics and features
- Activity zones (1000m² ha each) surrounded by a buffer zone extending at least 30m from its edge to the boundary of the nearest dwelling. This buffer zone can include small access roads, pavements etc. The two zones together are at least 0.4 ha in size
- Designed in partnership between a landscape architect and a play equipment company to provide high amenity value.
- Separate zones for younger and older children, possibly within the same activity area, or by means of two distinct activity areas in close proximity at the same location.
- A clearly recognisable boundary to the activity area (or to each separate activity area if separated). This created through planting, ground formations etc. zone, then the activity area must be enclosed by a sturdy fence.
- Provide a minimum of 2 activities designed for older children and adults - such as table tennis or boule.
- Provide two large little bins suitably located on the perimeter of the activity zone, close to access points.
- Provision for cycle parking positioned in beside a number of well used pedestrian routes.



Lawn

Play wall

Playful bleachers and loungers

Play huts

~~linear water play~~

Water feature play

Natural play features

Amenity spaces - seating / tables / BBQ

Community Play Area

Water Play

Doorstep Play

Activity Areas

5.5 Biodiversity

Biodiversity

The scheme aims to be a positive asset to the wider RBC GI of green spaces / tree cover.
The development proposals should enhance biodiversity and contribute to urban greening. The landscape proposals should be developed to provide meaningful and multi-functional green infrastructure which benefits both the site and the wider local area in conjunction with an ecology consultant. The proposed development should include a number of avoidance, mitigation and biodiversity enhancement measures which will be detailed within a Ecological Assessment Report.

Measures include:

- Increased number of proposed trees and canopy cover
- Creation of large areas of new areas of species-rich wild-flower meadows and succulents at roof level;
- Creation of intensive green roofs over podium including a rich mix of species including pollinator friendly species;
- Climbing species trained on strained wire systems to create living walls;
- Installation of bird and bat boxes, and log piles for invertebrate species; and
- Improved lighting sensitivity designed to take into account bats (subject to ongoing bat surveys).

The above measures have been considered to improve existing habitats and create new habitats to result in positive gains for biodiversity and meeting of the 10% BNG target under the Environment Act 2021.

Principles

Ecological enhancements should:

- *Protect retained habitats and species.*
- *Create new opportunities for local wildlife on the site*
- *Where possible retain existing trees along the eastern, and northern boundaries.*
- *Use predominantly native tree species in proposed planting to boundaries*
- *Provide a network of tree avenues and new planting to create ecological corridors and connectivity through the site for the benefit of foraging birds, commuting bats, and other wildlife.*
- *Plant fruit and flower bearing trees to provide a valuable food resource for bees and other wildlife*
- *Create small log piles to provide habitat for invertebrates within the existing tree line using any dead wood from tree removal and ongoing maintenance.*
- *Pollinator and nectar rich planting must be incorporated into the landscape design proposals*
- *Bat boxes must be located on southern and eastern aspects where they will experience partial shade. They must be set 3-10m from the ground and be away from prevailing winds and rain. They must be positioned with free flight paths and away from high level lighting such as lamp posts.*
- *Include biodiverse roofs to 50% of roofscapes subject to accompanying P.V and ASHPs as required by the energy strategy*
- *Provide interpretation to habitats and trails to engage community with nature*

5.5 Biodiversity

Green Infrastructure

- Plummery Rain Gardens + Mix of Street trees + retention of TPO trees: 30% Landscape / 70% Hard
- Courtyard & Terraces Amenity Spaces: 50% Landscape / 50% Hard
- Square Amenity Spaces: 30% Landscape / 70% Hard
- Green Street: 50% Landscape / 50% Hard
- Biodiversity Roofs: 50% Landscape / 50% Hard
- Threshold Spaces: 60% Landscape / 40% Hard
- Infrastructure: Native hedge and tree planting to supplement existing



5.6 Tree Planting

The tree planting for the development will be an important component which should to respond the Reading Borough Council Tree Strategy published in March 2021.

The RBC 2020 Tree Strategy has the following objectives:

1. Tree Stock – protect, retain, manage and plant trees to ensure an increased canopy cover of healthy trees resistant to pest and diseases and climate change and to reduce air pollution.
2. Climate adaptation – increase the diversity of the tree stock (family, genus and species) to provide resistance to climate change; plant large canopy species wherever feasible; maintain and keep trees healthy in order that they can achieve their full potential thus ensuring that Reading's Urban Forest is resilient to the impacts of climate change and provides the maximum role in mitigating its effects.
3. Tree planting – plant at least 3,000 'standard' trees by 2030 on Council land.
4. Canopy cover – increase overall canopy cover to 25% by 2030; ensure that all wards have at least 12% canopy cover by 2030; and target priority areas for tree planting based on canopy cover, air pollution, treed corridors, green links, areas of high landscape value and ensure RBC and planting on development sites considers these.
5. Protection of private trees – the Local Planning Authority will continue to use its powers under the Town & Country Planning Act 1990 to make Tree Preservation Orders and to retain and protect trees on development sites in line with good arboricultural practice.
6. RBC will engage with partners, public and landowners and work with key partner volunteer groups to raise awareness of the Tree Strategy aims and good arboricultural management practices.
7. Improve biodiversity across the Borough by; selecting trees that are either native or of wildlife value, particularly in semi-natural areas; by ensuring that tree planting does not compromise or adversely affect other habitats; by use of natural regeneration where practicable; and by protecting ancient woodlands and ancient/veteran trees.
8. Identify all areas suitable for street trees and other planting on Council land initial study to be completed by 2022, with continued updates.
9. Funding – continue to secure funding for tree planting through government and other funding streams and partners.
10. Biosecurity – continually review RBC purchasing and working practices to ensure RBC are working to good arboricultural practice to minimise the chance of introducing and/or spreading pests, diseases or invasive species within the Borough.
11. Trees & Development – tree retention, protection and planting within development sites will be in accordance with the aims of the Tree Strategy and Local Plan policies.
12. Monitor progress – record and report net tree gain on an annual basis and reassess canopy cover in 2030."

Existing Trees

- *The development should retain the existing trees (London Planes) protected by a Tree Preservation Order on the southern boundary, except for T22 and T24 as identified in the Tree Protection Plan 260615-1.1-KMVR-TPP-SH, which are to be removed for highway safety.*

- *The development should retain the existing trees on the northern boundary subject to constraints of easements and Network Rail requirements.*

- *All trees and vegetation to be retained must be protected in accordance with the an Arboricultural Method Statement to be approved as part of future reserved matters applications.*

- *Final design must ensure no impact on the long term health of retained trees and ensure surrounding features and structures do not create conflict such that their sustainable retention is impacted.*

Within the protected areas;

- *No vehicles are allowed to enter*
- *No stockpiling of materials, topsoil, subsoil, rubbish, debris, rocks or other extraneous material*
- *No storage of fuel, chemicals, or construction materials*

5.6 Tree Planting

Proposed Trees

- *The development should achieve the following minimum tree 5-10% overall tree canopy cover at completion of development 10-15% overall tree canopy cover at year 10 post completion 15-20 % overall tree canopy cover at year 20 post completion 25% overall tree canopy cover at year 25 post completion.*

- *The development should deliver robust and diverse mix of proposed trees.*

A diverse mix of tree planting as set out in the RBC Tree Strategy, March 2021

When designing tree pits, landscape proposals must ensure sufficient rootable soil volume and soil quality is provided for healthy and sustainable establishment of trees and must be suitable to species size. If necessary, structural soils or cellular systems may be used to achieve rooting volumes, particularly in areas of hard surfacing.

Mature canopy size of trees must be considered to determine spacing of trees and their set back from building façades.

Set back distances from façades and road edges will be subject to detailed tree specification at RMA stage and must be determined on a species-by-species basis.

Minimum planting sizes for different tree characters must be as follows:

Tree size	*Mature height*
Small trees	*Up to about 8 metres (25 ft)*
Medium trees	*About 8–15 metres*
Large trees	*Over 15 metres*

- *Large feature tree planting: min.6-7m height, 35-40cm, min. 2.2m clear stem.*
- *Medium size semi-mature tree planting: min. 5-6m height, 25-30cm, 2.2m clear stem.*
- *Small trees / multistem trees: 2-3m within soft landscaped areas.*

Tree rooting volumes must be:

- *Minimum 14m³ or greater for Small sized trees.*
- *Minimum 20m³ or greater for Medium sized trees.*
- *Minimum 25m³ or greater for Large sized feature trees.*

Plant species and stock selection must have regard to biosecurity measures to mitigate against disease risks.

Root barriers must be used to safeguard below ground services and building foundations where necessary.

Tree pit accessories such as aeration / irrigation pipes / watering bags and drainage inspection pipes must be provided for all street trees to support successful establishment and to facilitate monitoring.

Tree planting to comply with:
BS 5837:2012: Trees in Relation to Design, Demolition and Construction – Recommendations.

BS 8545:2014+A1:2026Trees: from nursery to independence in the landscape -Recommendations'

Podium loading will be 20 kN/m2 - 1000mm depth soil profile.

Base Landscape

The provision of robust base landscape materials are as follows:

Soils to comply with:

- *BS 3882:2015 Specification for topsoil*
- *BS 8601:2013 Specification for subsoil and requirements for use*
- *BS 8545:2014+A1:2026 Trees: from nursery to independence in the landscape -Recommendations*
- *BS 8616:2019: Specification for performance parameters and test methods for green roof substrates lightweight growing medium*
- *Podium loading will be circa 20 kN/m2 - 1000mm depth soil profile*
- *Biodiversity roof will be circa 4 kN/m2 - 200mm depth soil profile*

5.6 Tree Planting

Tree Planting

- TPO Trees retained
- Large scale trees / rain gardens
- Medium mature height tree
- Medium mature height trees to reflect pioneer woodland character landscape
- Small growing, medium to ornamental and semi-native trees. Spring flowering and autumn colouring



5.7 Planting

The planting strategy has been developed to ensure that the proposed development fits seamlessly into the host landscape, by enhancing and building upon existing site features, the landscape characteristics of the surrounding area and the existing plant species native to the area.

Wherever possible existing trees and hedges to the north and eastern boundaries have been retained and incorporated into proposed planting areas.

Planting should seek to provide:

- Instant impact in key locations through the use of larger growing trees and larger stock size at time of planting
- Seasonal interest
- Enhanced biodiversity opportunities across the site
- Edible and productive landscapes to engage the community with the living world.

The planting strategy proposes the following typologies:

- Existing vegetation to be retained
- Plummery Gardens - rain garden planting & avenue trees
- Eastern Square - herbaceous garden planting
- Western Square - herbaceous garden planting
- Woodland Garden - woodland
- Green Streets - pioneer planting
- Infrastructure boundary - native hedge tree planting

Existing Vegetation to be retained:
Retained vegetation will include TPO trees along Kenavon Drive and selected trees to north and west boundary.
All of the remaining existing vegetation will need to be removed in order to facilitate the proposed buildings.

Plummery Gardens:
Rain gardens including flowering perennials will provide a dynamic element with seasonally changing colour.

Western Courtyard:
Where the terrace benefits from greater sunlight, the planting design will echo species-rich meadows with a mix of grasses and perennials. And transition to shady understory in darker areas. A scattering of flowering perennials will provide a dynamic element with seasonally changing colour.

Central Garden:
The planting reflects a shady native woodland character with a mix of ferns and grasses forming a verdant evergreen understorey. A scattering of flowering perennials will provide a dynamic element with seasonally changing colour.

Green Streets:
The north south green streets will include a mixture of pioneer tree species, grasses and herbaceous perennials to reflect the character of regenerating railway sidings.

Eastern Courtyard:
At the upper level where the terrace benefits from greater sunlight, the planting design will echo species-rich meadows with a mix of grasses and perennials. The overall effect will be light and airy with a naturalistic aesthetic.

Infrastructure:
Native hedge planting to be provided to the northern and eastern boundaries, to reinforce existing trees and vegetation there these can be retained.

Biodiversity Roofs:
The biodiversity roofs will be designed to support a combination of both sedums and wildflower plugs. A diverse mix of wildflowers together with other ecological interventions, such as log piles and bird/bat boxes will provide an extensive area of valuable habitat which will support local wildlife and contribute towards sustainability criteria.

Sustainability Requirements:
Planting plans will be developed during early Stage 3 to enable Stantec's Project Ecologist to measure Biodiversity Net Gain and advise the team where the project stands in relation to BREEAM LE credits.

5.7 Planting

Principles

- *A variety of planting palettes should be provided to reinforce the hierarchy of community spaces within the development.*
- *Avenue tree planting to be provided to Forbury Road to reflect the historic avenue in this location.*
- *Existing hedgerows to north and east boundaries to be managed for wildlife benefit, and viable wildlife corridors.*
- *New hedges should be of predominantly native species to reinforce the existing network of hedgerows across the site.*
- *Tree and shrub species selection to areas adjacent to water attenuation areas/rain gardens should be tolerant of a variety of soil conditions - from dry to wet.*
- *Trees in strategic locations to provide 'instant impact' to the scheme from the outset.*
- *Trees along primary roads to be planted to ensure positive visual impact from the outset. Large growing trees, to be selected. Trees not to be planted as single trees, but as a minimum of 2 together.*
- *Tree planting will be coordinated with all potential conflicts, including lighting, services, bin & cycle stores and visibility splays.*
- *Trees along secondary roads to be planted to ensure positive visual impact from the outset. Medium growing trees, preferably native species, to be selected. Trees should be planted as 2 no trees together as a minimum.*
- *Tree planting to tertiary roads and plots should be provided to, planted in groups of no less than 2 wherever possible.*
- *Blackthorn and elder should form only a minor component of hedgerow mixes (5% or less of mix), as these species spread rapidly, and require extensive maintenance.*
- *Species selection to include native plants that provide biodiversity benefits including pollinators, fruit, nut and nectar bearing species.*
- *With reference to the supply of trees and plants - Suppliers must not knowingly purchase any plants from regions where the disease Xylella is known to exist.*
- *All plants for this project must be UK grown or spend a minimum of a full growing season in a British nursery to ensure plant health and non infection by foreign pests and diseases.*
- *Native shrub planting mixes should include species which will grow more than 1.5m in height, or which cannot be coppiced to maintain the lower height, to allow for intervisibility between spaces.*
- *Due to the seasonal nature of plant material, planting works must be undertaken at an appropriate time of year.*
- *Soils to comply with BS3882: 2015 soil specification for topsoil, and BS8601: 2013 Specification for subsoil and requirements for use.*

5.7 Planting

Soft Landscape

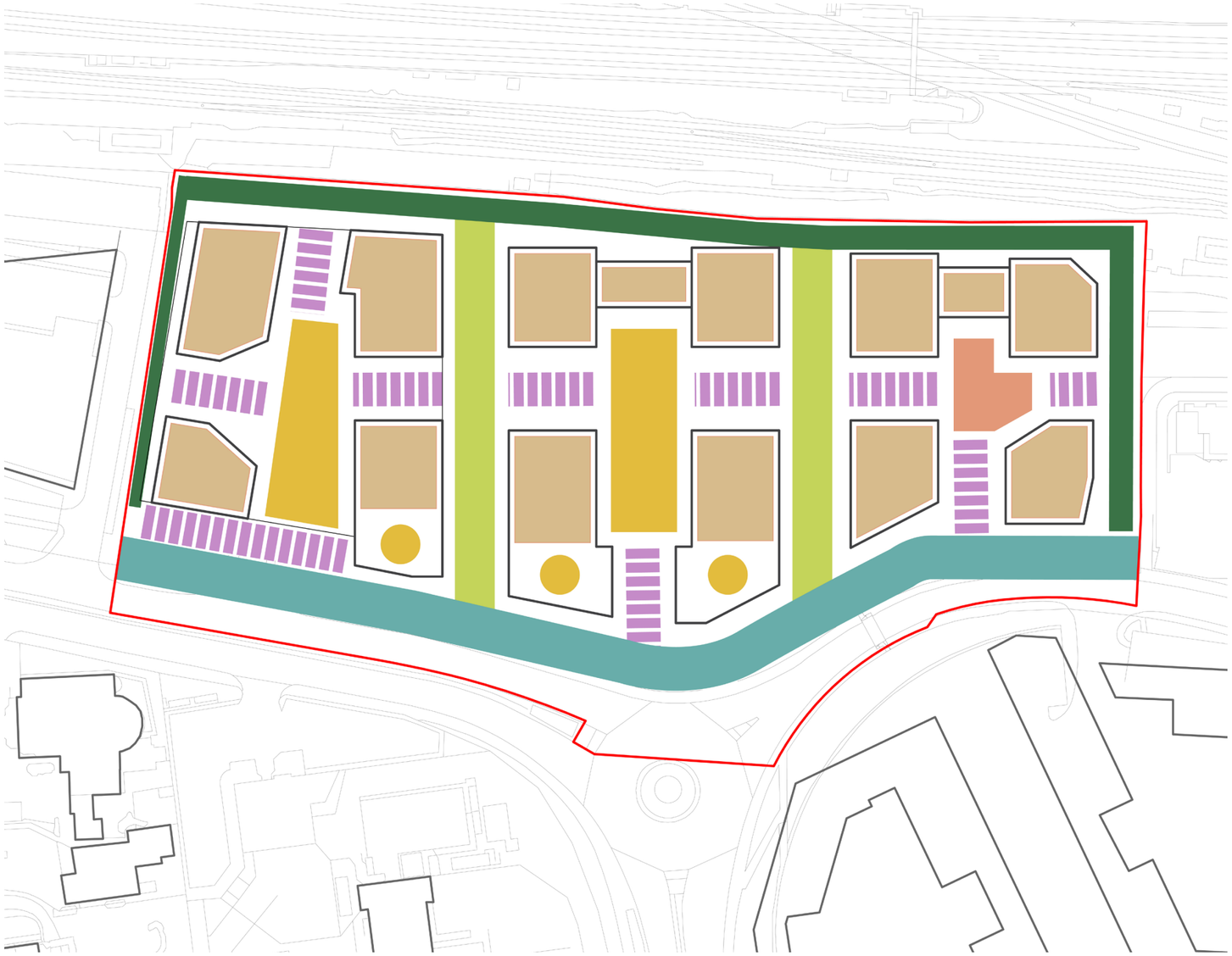
- Plummery Garden: Rain Gardens + Mix of Street trees + retention of TPO trees
- Green Street: Pioneer woodland/grasses character understory + Mix of tree species + productive landscape areas
- Squares, Yards & Terraces - herbaceous grasses with seasonal colour and variety
- Biodiversity Roof: Kings Meadow character
- Infrastructure: Native Hedge and wildflowers



5.7 Planting

Green Infrastructure

- Plummery Rain Gardens + Mix of Street trees + retention of TPO trees: 30% Landscape / 70% Hard
- Courtyard & Terraces Amenity Spaces: 50% Landscape / 50% Hard
- Square Amenity Spaces: 30% Landscape / 70% Hard
- Green Street: 50% Landscape / 50% Hard
- Biodiversity Roofs: 50% Landscape / 50% Hard
- Threshold Spaces: 60% Landscape / 40% Hard
- Infrastructure: Native hedge and tree planting to supplement existing



5.8 Materials

Materials

The furniture and materials should seeks to strengthen the sense of place by referencing the history of the site, the former railway sidings, and also the wider town centre to ensure continuity and legibility with the wider setting of Reading. A hierarchy of materials is proposed at this stage, but further selection and detail should be provided at RMA stage.

Floorscape:
The floorspace materials should respond to the proposed and existing architecture with pennant stone slabs that reflect the primary frontage to Plummery Gardens/Linear Park and the Eastern Square and a finer grain to the streets. Granite kerbs and rills will be used along Plummery Garden, providing a high quality interface with the wider setting of Forbury Place, Forbury Gardens, Abbey, Prison and Huntley Wharf. Pennant grey tumbled pre cast concrete blocks will define the shared space for pedestrians, cyclists and cars and a more informal resin bonded gravel surfacing will mark the route of the woodland garden paths and the Western Courtyard. High quality pre-cast concrete kerbs will be used for internal roads with weathered steel edging providing a neat edging between planting, lawns and areas of brick paving.

Walls, Stairs and Structures:
The site should be accessible with options between stepped or graded access routes and entrances to buildings and amenity spaces and gardens.

Use of pennant stone on the stepped access points along key routes will help provide a high quality floorscape that respects the wider setting. Key thresholds and some private boundary treatments will be defined by brickwork walls to tie in with the language of the architecture, some of these will be detailed with railings, referencing the ironworks heritage of the locality. Subtle changes in level will be taken up with stepped stone seating and localised sections of timber decking will protect areas beneath existing trees, adding variety and interest to new amenity spaces.

Furniture:
The street furniture should be robust and aesthetic, the seating elements will comprise robust timber elements evoking the aesthetic of timber sleepers, with standard and platform scale benches and large scale timber feasting benches to encourage social interaction and community activity.

The inclusion of metalwork detailing to balustrades, tree grilles, threshold details and gates will reference the former railway heritage, adding interest and helping to promote a local sense of place.

Water Feature:
The development should deliver water into the public realm in the form of a rill to Plummery Gardens to re-imagine the former Plummery Ditch and a playable dry/wet water feature grid in the Eastern Square as part of the place making, play value and summer cooling.

Surface Materials Principles:

- *A hierarchy of materials is proposed to reflect the status of the various areas, with flags and setts used in the central areas and softer materials used in the residential fringe areas.*
- *Materials should be selected to reinforce a hierarchy of spaces, and routes,*
- *Use of simple, restrained and uncluttered palettes of materials, with key elements and materials in common.*
- *Subtle variations in surface materials, in terms of colour, mix, dimensions, laying pattern and finish, should be used to reflect different character areas and local vernacular.*
- *Consideration should be given to the materials supply, durability, longevity and ease of replacement or replication.*
- *Materials colours must be muted and of natural tones to complement rather than detract from the adjacent buildings and landscape setting.*
- *The landscape and public realm materials should be selected to have the highest regard to sustainable procurement.*
- *A range of appropriate adoptable materials should be used in order to reinforce the street hierarchy and create a safe, comfortable neighbourhood identity.*
- *The materials palette must also adapt to accommodate an evolving SuDS strategy, where permeable or pervious surface materials may be required to parking courts, or roadways, or surrounding tree pits, where the underlying geology allows.*

5.8 Materials

- *Materials should be related to each other - colour, texture and size and it should complement adjacent materiality.*
- *High quality p/c kerbs to be used to highways, and footways in built up areas*
- *Flush p/c kerbs to be laid flat to civic spaces as necessary to define changes in materials*
- *Raised tables - where used to slow traffic - should be either quality p/c block in colours to match adjacent pathways or buildings or imprinted safety surface to represent block paviours in colour similar to adjacent pathways.*

Primary Streets and Spaces

Floorscape:
Pennant Stone Slabs and Setts
Granite Kerbs

Walls and Edges:
Brickwork to match the buildings

Furniture:
Robust FSC European Hardwood, Siberian Larch, Douglas Fir

Secondary / Tertiary Streets and Spaces

Floorscape:
High quality precast concrete block
High quality precast concrete kerbs
Permeable resin bound aggregate

Walls and Edges:
Galvanised steel metal edges
Galvanised Steel / Weathered Steel Planters
Brickwork to match the buildings

Furniture:
Robust FSC European Hardwood, Siberian Larch, Douglas Fir

Surface finishes to comply with:
BS 7533-101:2021 Pavements constructed with clay, concrete or natural stone paving units

Natural stone material to comply with:
BS EN 1341:2012 Slabs of natural stone for external paving
BS EN 1342:2012 Setts of natural stone for external paving

Concrete surface material tO comply with:
BS EN 1338:2003 Concrete paving blocks
BS EN 1339:2003 Concrete paving flags
BS EN 1340:2003 Concrete kerb units

5.8 Materials

Street Furniture Principles:

- *Ensure that palettes of street furniture are developed which reflect the character of the site.*
- *Street furniture products should be selected to suggest a family of products, which have similar materiality and design references.*
- *Where products are selected from different suppliers, the emphasis should be on selection of products with similar design aesthetic and materiality.*
- *Street furniture elements should be of similar scale to each other. That is, the scale of litter bins, and other street furniture elements should reflect each other and the space they sit in.*
- *Street furniture products must be sourced from established suppliers with a consistent proven supply chain, to ensure a reliable procurement and replacement process.*
- *Street furniture products should be selected from sustainable sources, and accredited hardwood timber suppliers.*
- *Street furniture positions should be considered from the outset to ensure an uncluttered streetscape, with litter bins located close to seats, and away from pedestrian and cycle routes.*
- *Street furniture should be selected which has a contemporary rather than a pastiche aesthetic without being overtly urban. The following principles must apply across the development to the street furniture palette*
- *Street furniture kept to a minimum through good design to reduce street clutter.*

Seating, Benches & Picnic Sets should:

- *Be selected to reinforce the character of host public realm -*
- *Be provided at regular intervals of approximately every 100m to provide inclusive design for all ages and abilities. Seating should allow opportunities for integration of wheelchair users and shall include armrests and back support.*
- *Allow for ease of maintenance and be resistant to vandalism.*
- *Use concealed recessed ground fixings should be used.*
- ***Seating benches & picnic sets should be designed to prevent rough sleeping.***

Litter/Dog Bins should be:

- *Provided along streets, pedestrian routes and within public open spaces in association with seats, and picnic benches.*
- *Located near bus stops and key gateway thresholds.*
- *Robust, functional rat and fire proof.*
- *Dog bins must be located at the beginning and end of the greenways, one bin provided a the approach to significant open space areas Match the seating materiality relevant to the location.*

Cycle Stands should be:

- *Provided at, or close to the entrance to key spaces.*
- *Sheffield style in black cast iron or powder coated*
- *Installed using concealed recessed ground fixings*
- *Installed as a minimum in ranks of no less than 5 number at spacings of 1m minimum, on a hard surface appropriate to the location.*
- ***Cycle stands should be installed only in well-lit areas with high levels of surveillance.***

Tree Grilles & Tree Guards:

- *Trees in hard standing, should be planted with a Steel Tree Guard - Furnitubes ' Greenwich Radial Flat Bar Tree Guard' or similar approved 1800mm high.*
- *Trees over 16-18cm girth, in greenways, play areas, and all other open spaces areas should be staked in accordance with the landscape specification.*
- *Tree grilles should be provided to trees in hardstanding to match the tree guards.*

Bollards should:

- *Be selected to reinforce the character of host public realm and seating palette*
- *Be provided in a variety of sizes to suit location and use.*
- *Be provided in a variety of specifications to suit use - drop down to allow maintenance/vehicle access, with reflective strips adjacent to waterways or swales.*

Signage:

- *Should be of high quality design.*
- *Street nameplates to be attached to walls, railings, fencing, buildings as default.*
- *Signage should be designed to use a consistent style and typography, and reflect the materiality of the palette of street furniture for the location.*

5.8 Materials

Surface Materials Strategy

High quality EU sourced natural stone paving with permeable provision laid in staggered bond - random sizes

Infrastructure road: High quality concrete permeable block

High quality permeable block provision in various sizes

Terrace : High quality porcelain tiles on joist system

Vehicular thresholds

Play areas saftey surface

Gravel margin to biodiversity roofs



5.9 Surface Water Drainage SUDS

A site-wide approach to water management has been developed on a holistic basis, and seeks to maximise the opportunities and benefits from surface water management in line with the guiding principles established within the Ciria SuDS Manual (C753).

A Site Wide Drainage Strategy should be developed in more detail at the RMA stage.

The proposed system will be designed to manage a 1 in 100 year rainfall event with an appropriate allowance for increase in rainfall intensities to take account of the predicted effects of climate change, thereby managing the on-site risk.

The following Suds features are to be provided:

- *Rain gardens*
- *Permeable paving over natural ground*
- *Soft Landscape areas*
- *Biodiversity roof / green roof/ blue roof / attenuation tank below ground.*

A summary of the key points are set out below:
Surface water arising from a developed area should as far as practicable, be managed in a sustainable manner to reduce surface water flows arising from the site to below the level prior to the proposed development, reducing the flood risk on the site itself and elsewhere, taking climate change into account.

Where SuDS features are vegetated, planting must be selected to be tolerant of flood and drought within the SuDs.

Design of SuDS features should:

- *Ensure management of these can be carried out in a sustainable way and should explore opportunities to re-use harvested water.*
- *SuDS features should be designed to contribute to RMA drainage strategies and to habitat creation and include a proportion of native species.*
- *Permeable paving should be used in hard landscaped public realm areas where appropriate as part of detailed drainage strategy prepared for future RMAs.*

The SuDS strategy should:

- *Provide SUDs features that appear to be an integral and natural element within the landscape areas*
- *Provide multifunctional SuDS that are sensitively incorporated into the Green Infrastructure , providing sustainable quality amenity spaces, and attractive interface to housing .*
- *Provide SUDs features that are designed to avoid the need for safety fencing to water edges through the use of appropriate contouring (max 1in3 slopes), planting including emergent plants to waters edge, and dry/wet benches above and below permanent water level of min 1.5m width.*
- *Contribute to varied and enhanced biodiversity for the site*
- *Integrate engineering and landscape elements from the outset to minimise over engineered solutions to SUDs infrastructure*
- *Assessments will be undertaken at the Detailed Design stage to ensure attenuation features meet Rospa and all other safety criteria and guidance in terms of safety at inland water sites.*

Design proposals should make reference to best practice guidance and documents as follows:

- *The SuDS Manual - CIRIA -2015 CIRIA C753*
- *Health and safety principles for SuDS: Framework and checklists CIRIA RP992 The SuDS Manual Update*
- *National Planning Policy Framework (February 2017) and associated online guidance*
- *Water Framework Directive 2017*
- *Flood and Water Management Act (2010)*
- *National Standards for Sustainable Drainage 2015*
- *RoSPA Safety at inland water sites 2019*

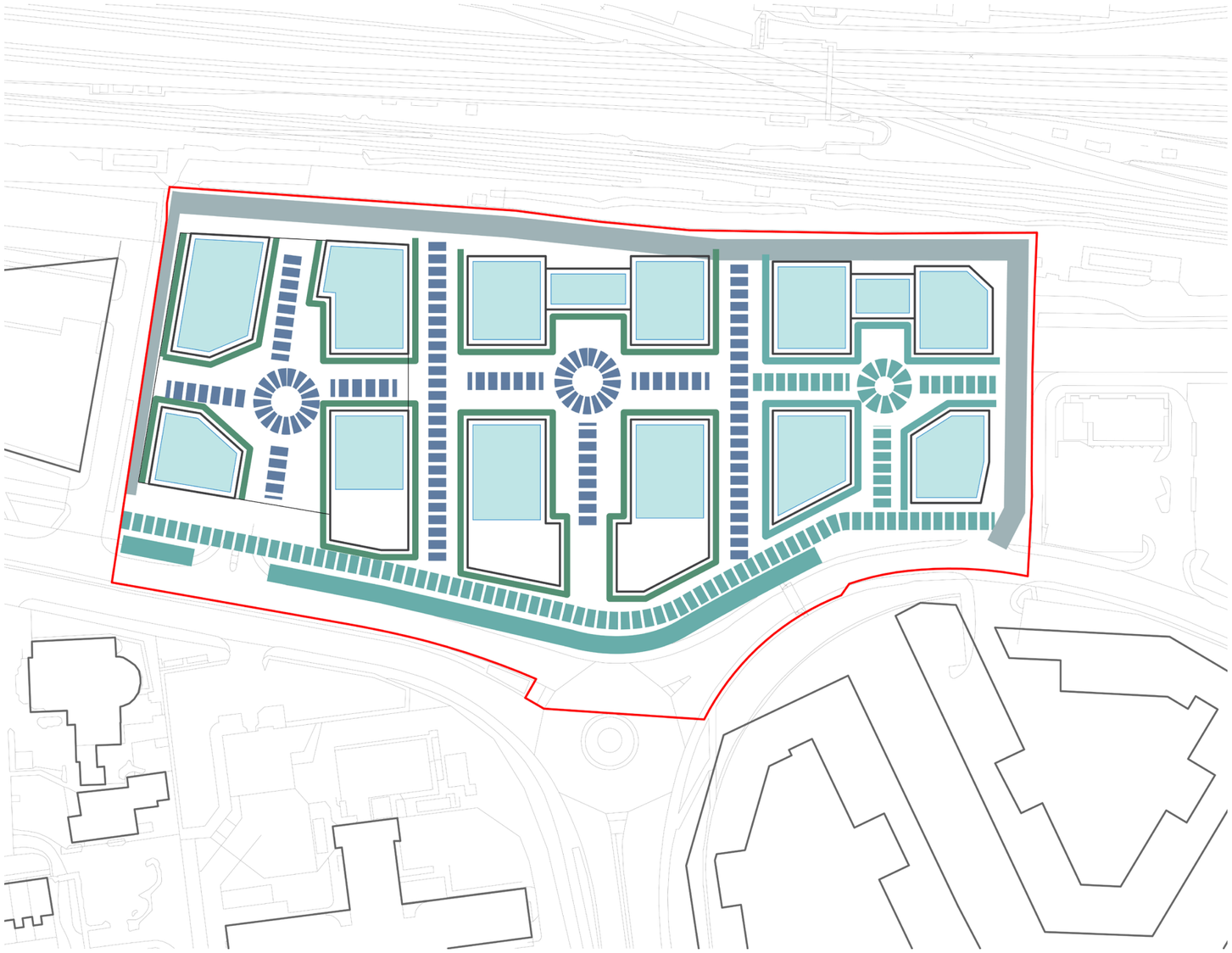
Particularly regarding biodiversity:

- *Sustainable drainage systems: Maximising the potential for people and wildlife (WWT and RSPB)*
- *Delivering biodiversity benefits through green infrastructure 3011 CIRIA C711.*

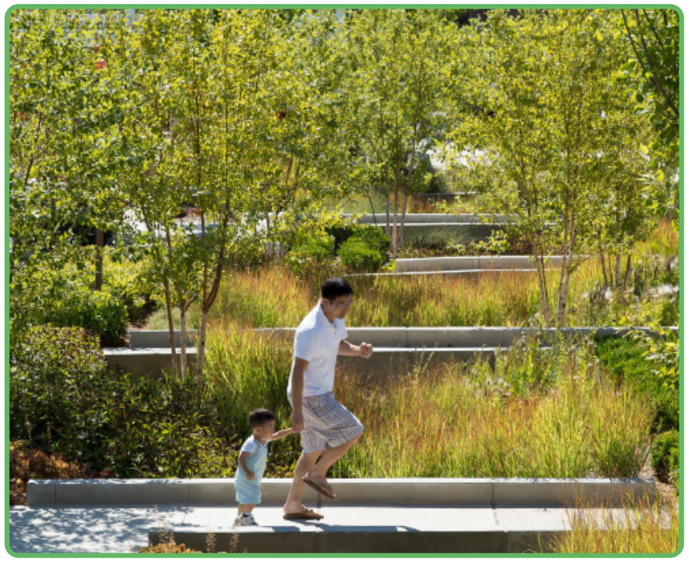
5.9 Surface Water Drainage SUDS

Water & Drainage

- Permeable Paving over natural ground
- Planting areas:
- Rain Gardens
- Permeable surfacing to links
- Permeable Infrastructure landscape
- Blue roofs



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

Plummery Gardens/Linear Park
Plummery 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 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
Retain existing TPO Trees
Access to car parking
Maintenance and Fire Access

Plummery 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 Plummery 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 Plummery 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 Plummery 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, alongside the wider detailed scheme as part of any future reserved matters application must be subject to a Secured by Design Homes (2025) 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:

- Plummery 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

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.

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.

5.2.1 Public Realm Character Areas

Character Areas

- 1. Plummery Gardens - Linear Walkway and Rain Gardens
- 2. Plummery 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 with 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 Plummery 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/emergancy + 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

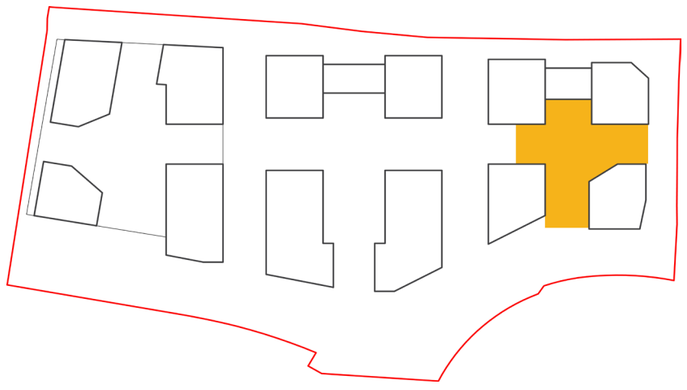
Eastern Square

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 Plummery 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/emergancy + 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



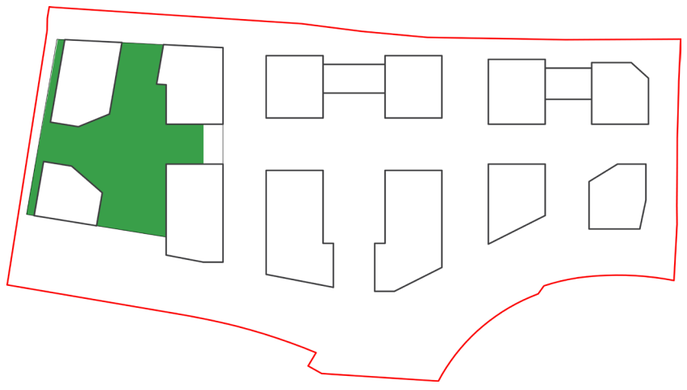
5.2.5 Western Courtyard

Western Courtyard

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

Edge conditions will be resolved through architectural balustrades, in compliance with all relevant Building Regulation requirements, including appropriate visibility, guarding heights and loading criteria. The final design will be developed in accordance with the details submitted as part of a future Reserved Matters application.

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



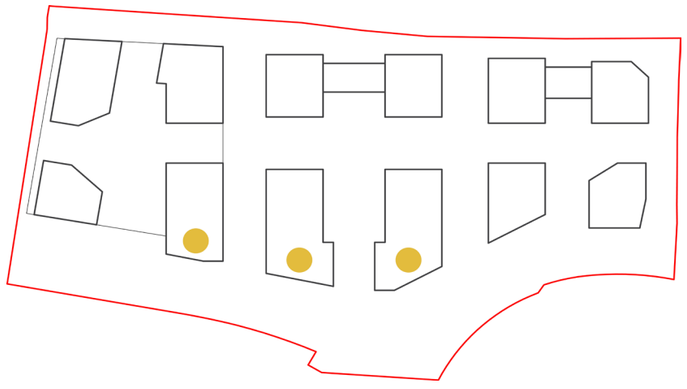
5.2.6 Residents Terrace

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.

Edge conditions will be resolved through architectural balustrades, in compliance with all relevant Building Regulation requirements, including appropriate visibility, guarding heights and loading criteria. The final design will be developed in accordance with the details submitted as part of a future Reserved Matters application.

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

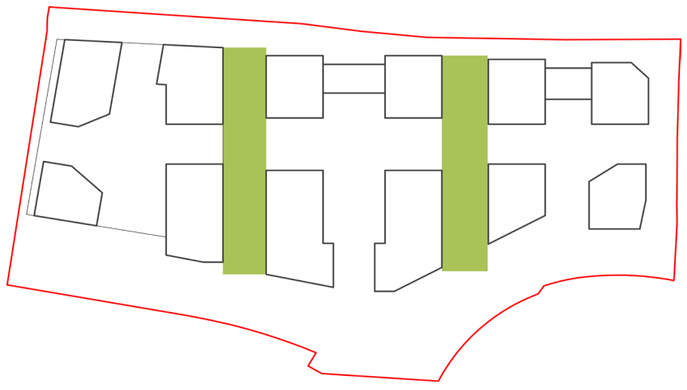


5.2.7 Green Streets

Green Streets

A series of green streets provide north south connections through the development linking residents to Plummery 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/emergancy + 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:
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.

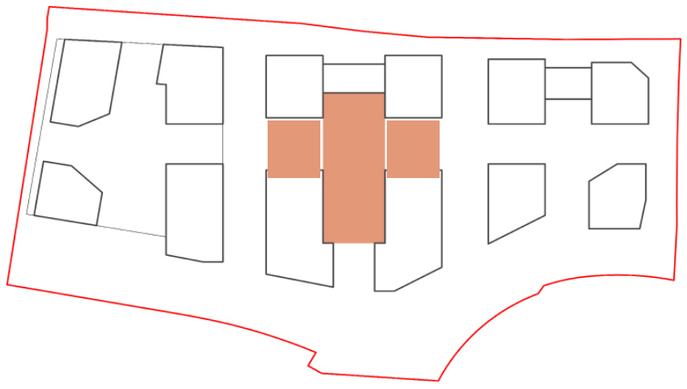
Street Tree Planting:
Woodland planting character to include woodland shade tolerant understory and medium height trees to large growing trees to intersections.

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.

Location Plan:



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

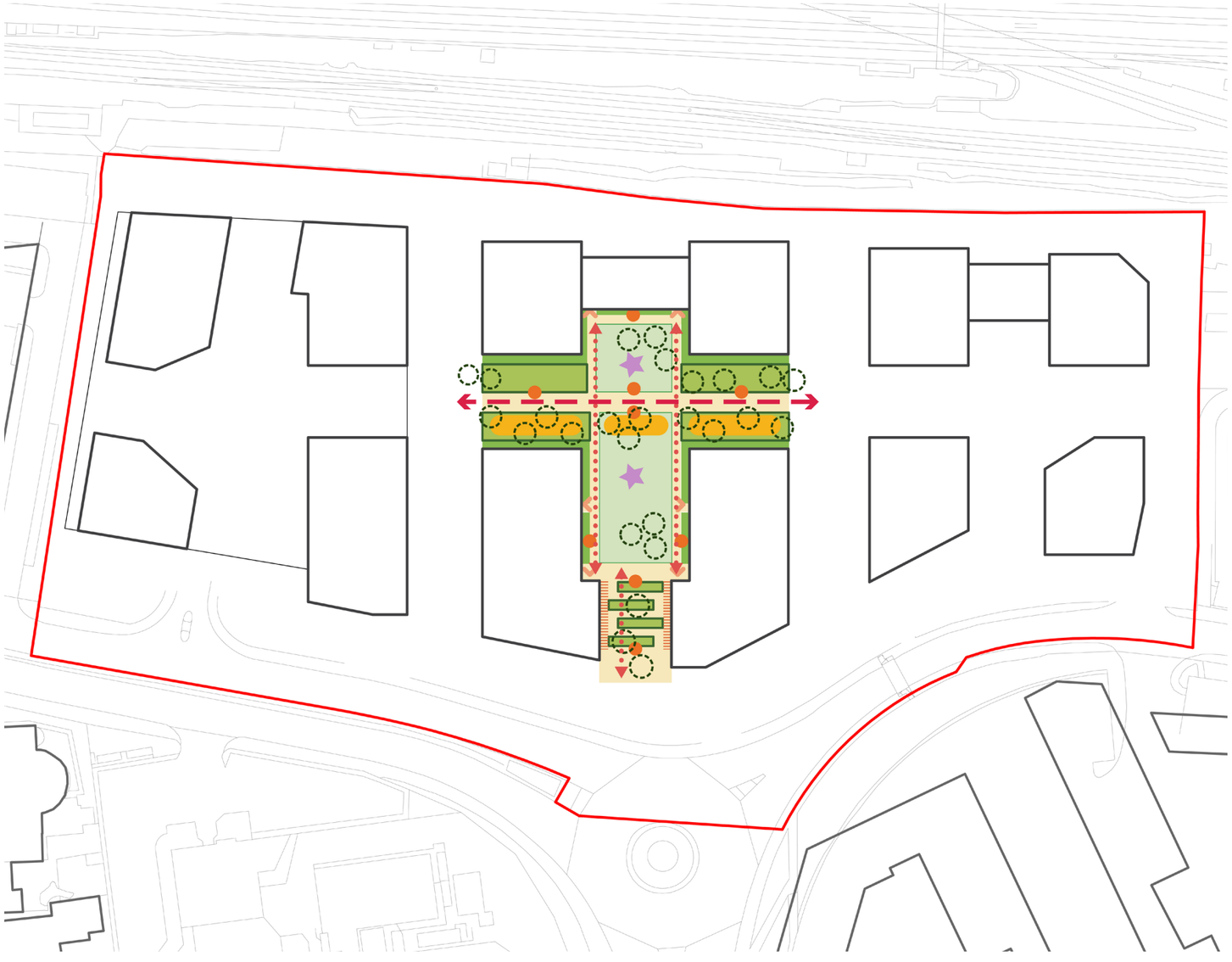
Seating areas

Residential access

Primary route.
Cycle/pedestrian/emergancy + 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:



5.2.9 Boundary Infrastructure

Boundary Infrastructure

New Native Tree and Hedge Planting
Min width 4m

Vehicular and Service Route
Min width 6m + 2m footway

Vehicular and Service Route Pedestrian Priority
Min width 6m + 2m footway

Primary route.
Cycle/pedestrian/emergancy + maintenance route
width 4.5m

Secondary Pedestrian Links
2m min



6

Built Form

Introduction

This chapter of the design codes provides Design Guidelines & Mandatory Rules for the design of the built form.

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.

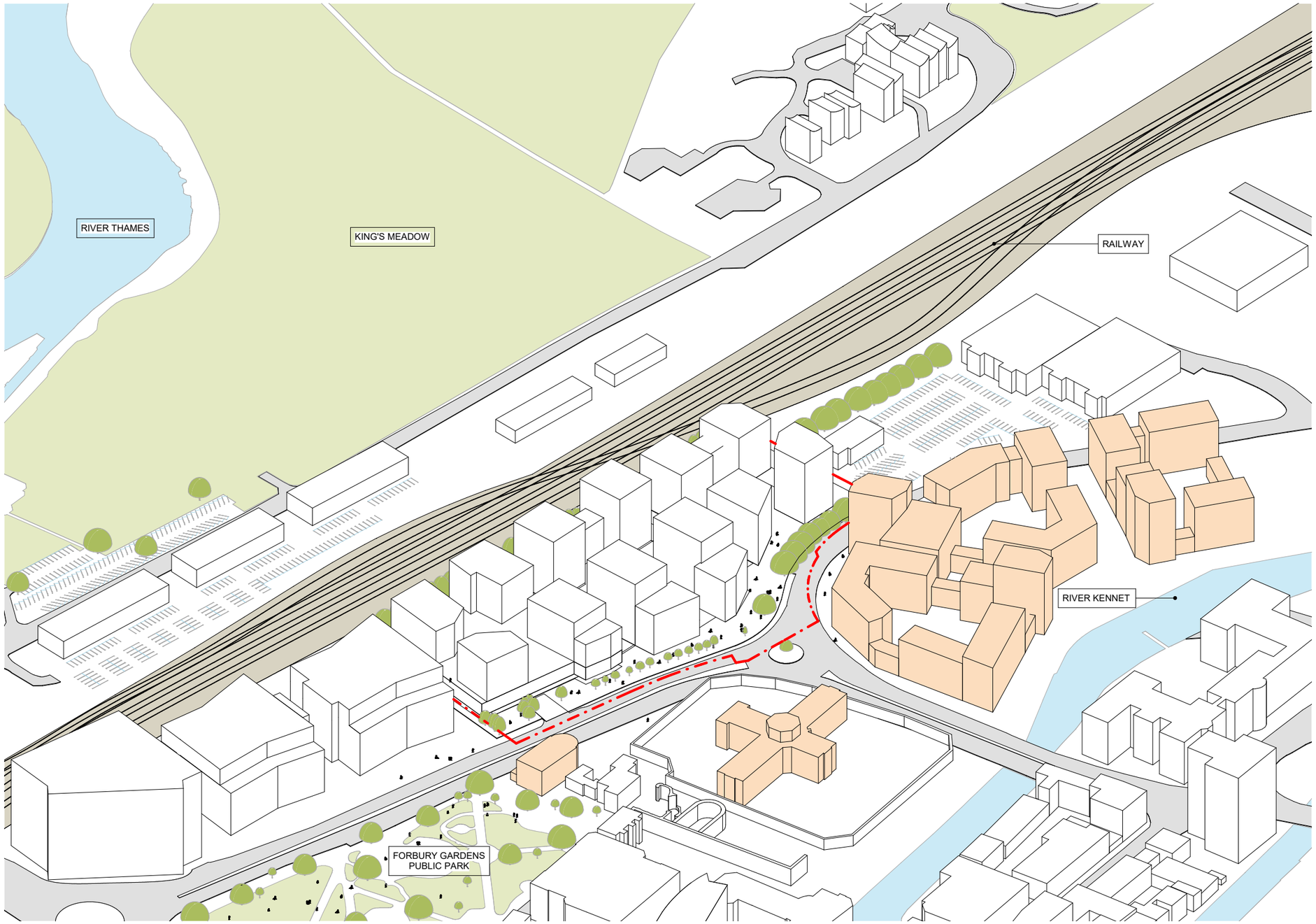
The proposed approach for the plots creates a new series of building typologies and public realm spaces that could be incorporated to respond to contemporary site-specific requirements, to optimise the residential density and provide a range of complementary ground floor uses that will serve both new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

All buildings must be designed in accordance to the principles of secure by design, in order to reduce the risk of crime and disorder occurring within residential blocks. All buildings must achieve effective compartmentation.

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, and all terraces provided with sufficient boundary treatment (hard/ or soft) for mitigation.

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



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.

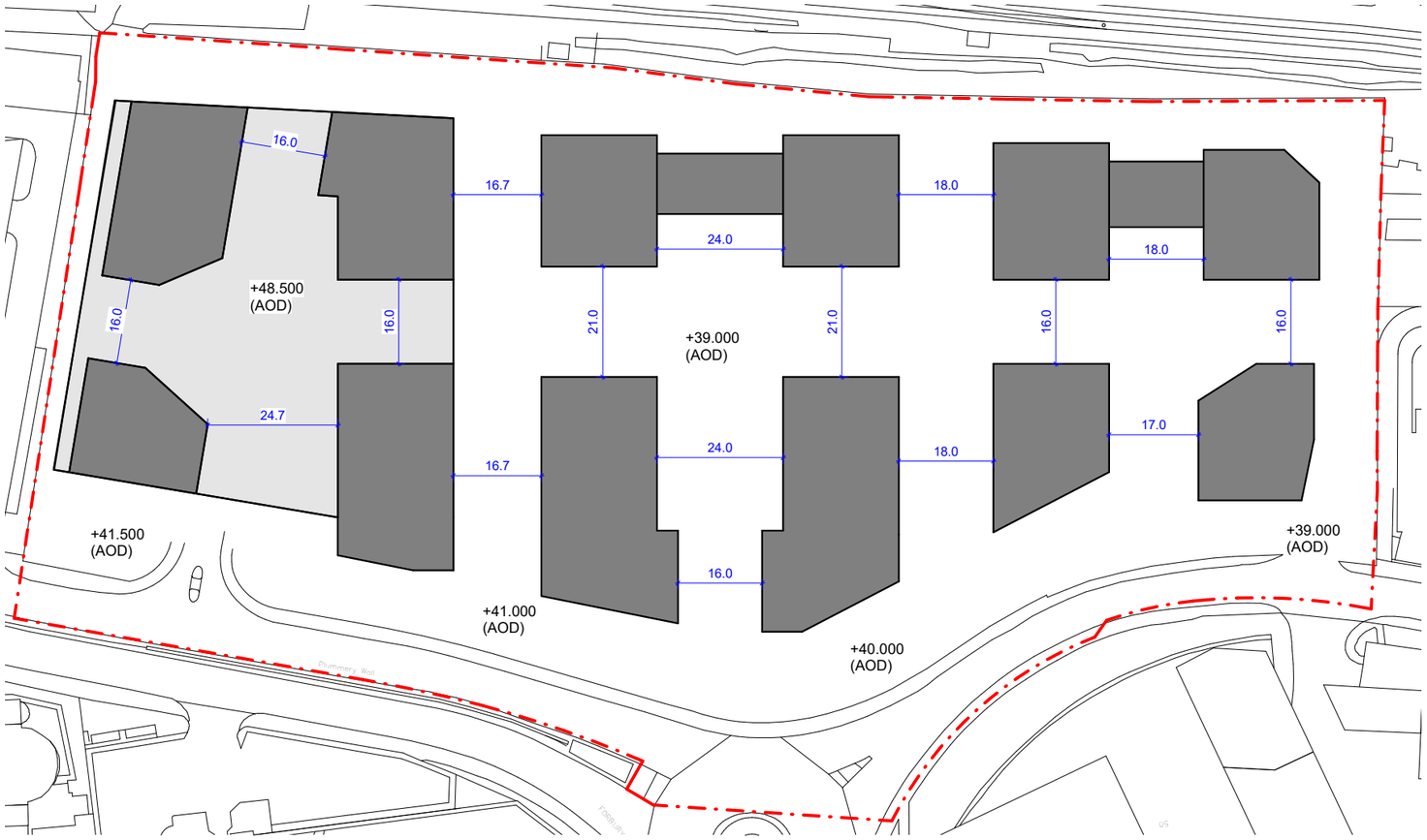
Separations distances between blocks range between 16m and 21m with a minimum of 16m separations distances between sheer faces of residential blocks must be observed.

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.

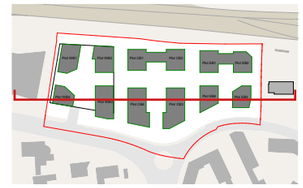
To safeguard variation in height and building articulation, height differentials have been established within appropriate development zone to take into account immediate context and wider townscape views.

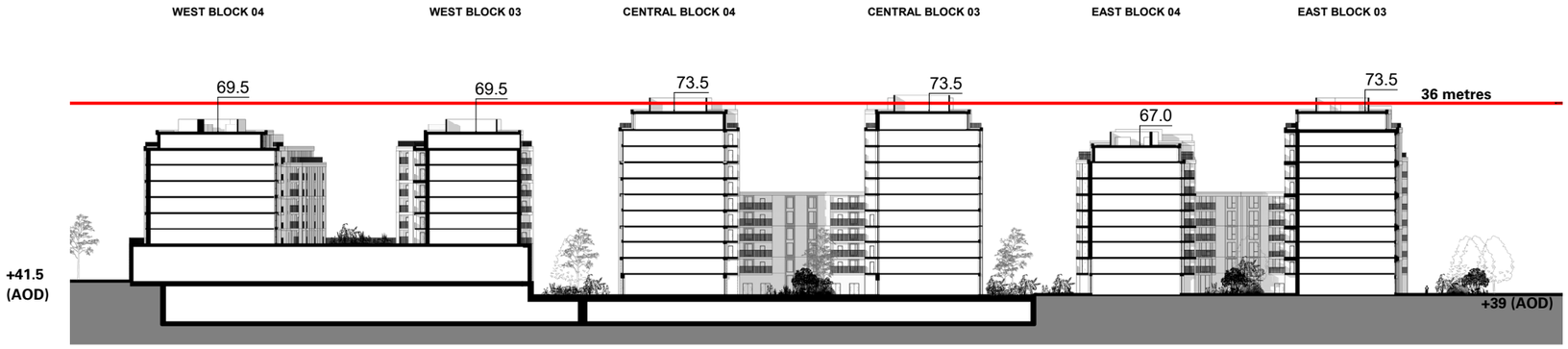
A tapering in height to the south perimeter buildings (CB3 & CB4) is advised to ensure subtle refinement to the plots fronting onto Plummery Gardens.

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

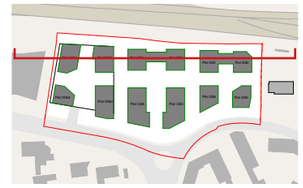
Maximum development plot heights have been drafted in accordance with Policy CR10 and any proposals brought forward through the RMA process must observe this.

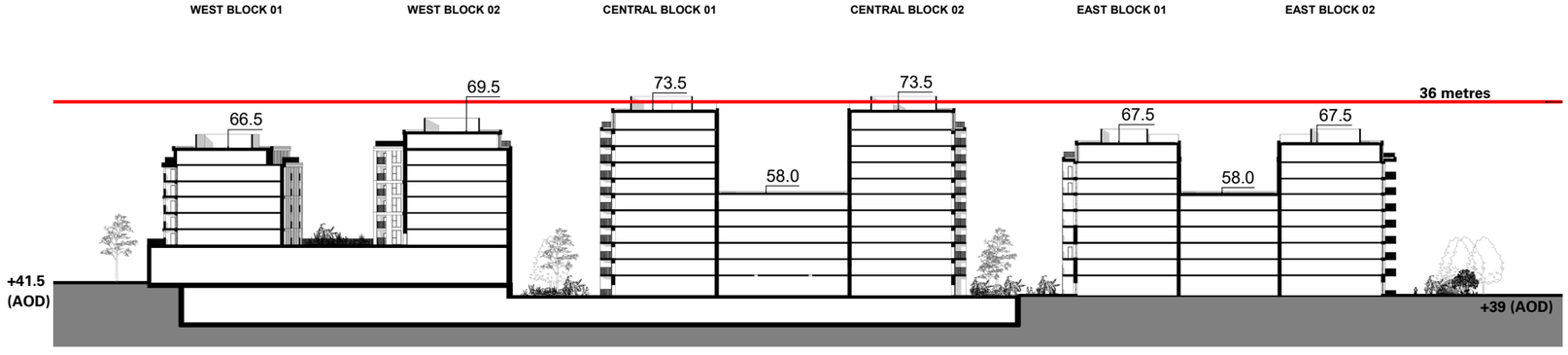
Maximum parameter heights have been provided as A.O.D spot levels and should be read in conjunction with one another to establish building heights.





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.

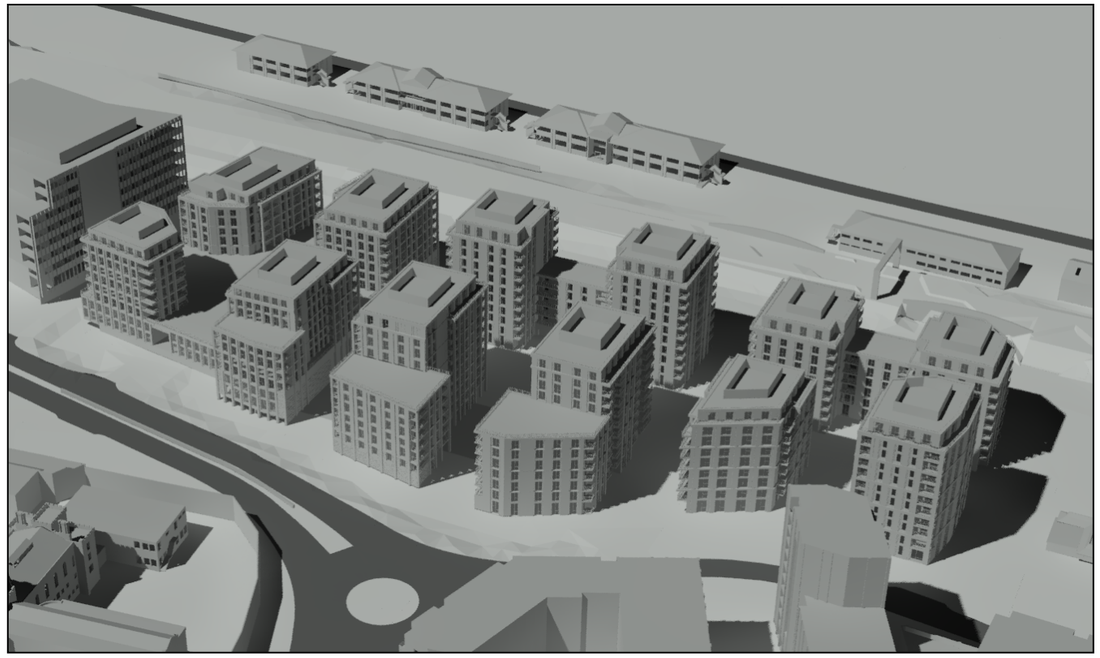
The detailed design of the facades would take note of the Solar Glare assessment undertaken as part of Chapter 11 of The Environmental Statement to help reduce any significant effects that may arise. This may include reduced reflective materials in specific locations and or the use of a low reflectivity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

6.6 Noise

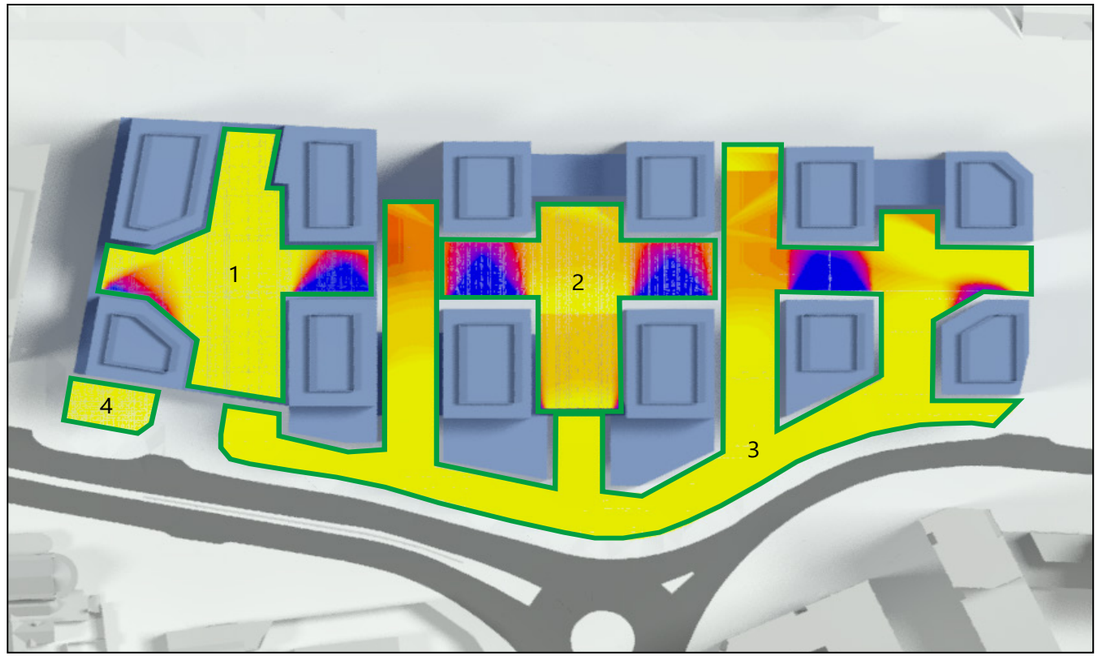
The site is flanked by varying vehicular infrastructure; to the North the main railway Great Western with lines to Waterloo and Guildford into and out of Reading Station, and to the South Forbury Road & Kenavon Drive which connects as part of the main arterial vehicular route through Reading. Any proposals 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.

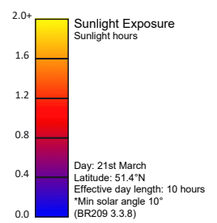
Any external amenity should aim to prevent any contribution to undesirable levels of noise pollution. External Amenity Noise Assessment must be undertaken during the RMA process.



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 devlopments.

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.

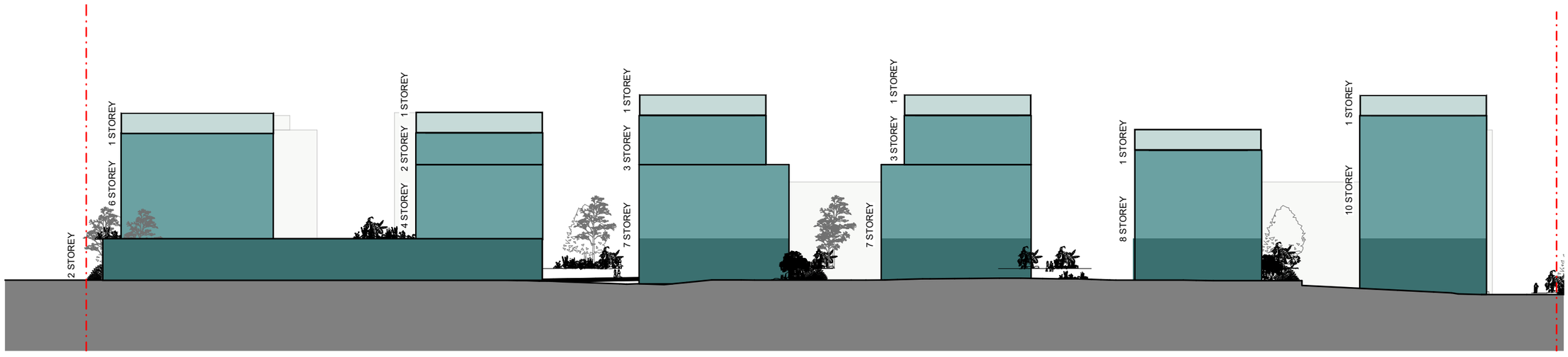
Unless proved otherwise through detailed design assessment, the overall average percentage of glazed to solid for residential use should be in the region of 40% glazed to 60% solid.

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.

Base
Middle
Top



Elevational Principles - Base / Middle / Top

6.0 Built form

6.7.3 External Appearance - Illustrative Studies





Illustrative Material Study - Variety of Masonry types across the scheme.







Illustrative CGI and Illustration Views

6.0 Built form

6.8 Active Frontage

6.8.1 Active Frontage Commercial

Commercial frontage must have a high degree of transparency between public realm and interior.

Signage zones to be appropriately designed above glazed elements only.

Glazing to be floor to ceiling curtain walling or jointed glazing with powder coated/ anodised aluminium/steel spandrels between glazed panels. Detailed design to form part of RMA stage.

Variation in shop front design to be considered when viewed in the context of proposals during RMA stage.

Building frontages that are adjacent to primary movement zones must provide active frontage.

Public Art areas to defined within RMA stage

6.8.2 Active Frontage Residential

Primary material palette should be utilised for all residential access to provide a coherent approach across the scheme.

Glazing to be floor to ceiling curtain walling or jointed glazing with powder coated/anodised aluminium/steel spandrels between glazed panels. Detailed design to form part of RMA stage.

Secure letter boxes to be provided within each lobby.

Ground floor residential units must have direct access from the street with their own front doors.

Shading devices for ground floor residential to be introduced, either through glazing manifestation, blind zones or architectural metal elements.

Defensive planting should be in place in front of residential ground floor windows where possible to provide an additional layer of security.

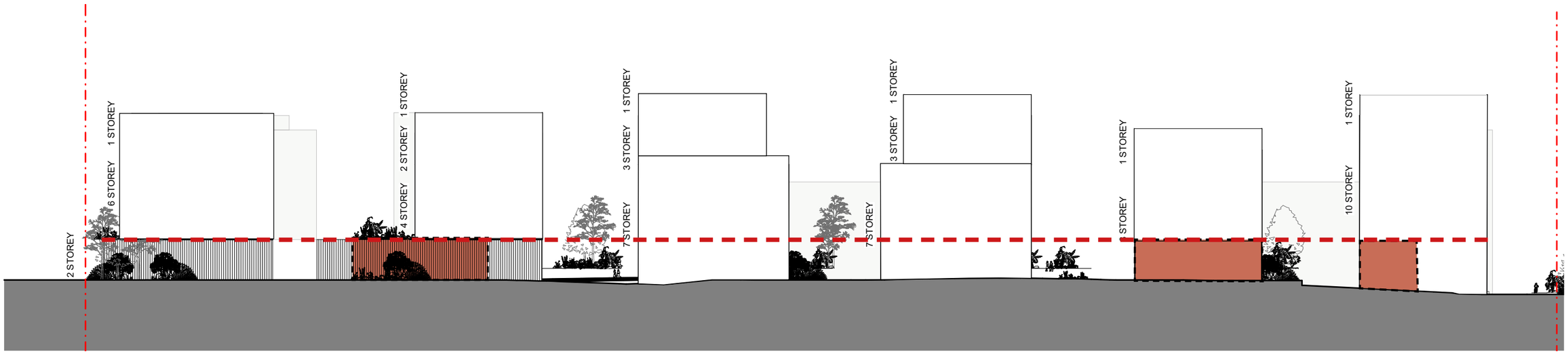
6.8.3 Active Frontage Servicing

Servicing entrances for all uses should be accessed by secondary routes and servicing routes as denoted on the Parameter Plans.

Vehicular access opening to be kept to a minimum width to prioritise cycle or pedestrian movement across the site.

Clear signage to be provided for all servicing activities.

Brick patterns and/or architectural metalwork panels to be introduced to mask ventilation openings for service requirements.



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)

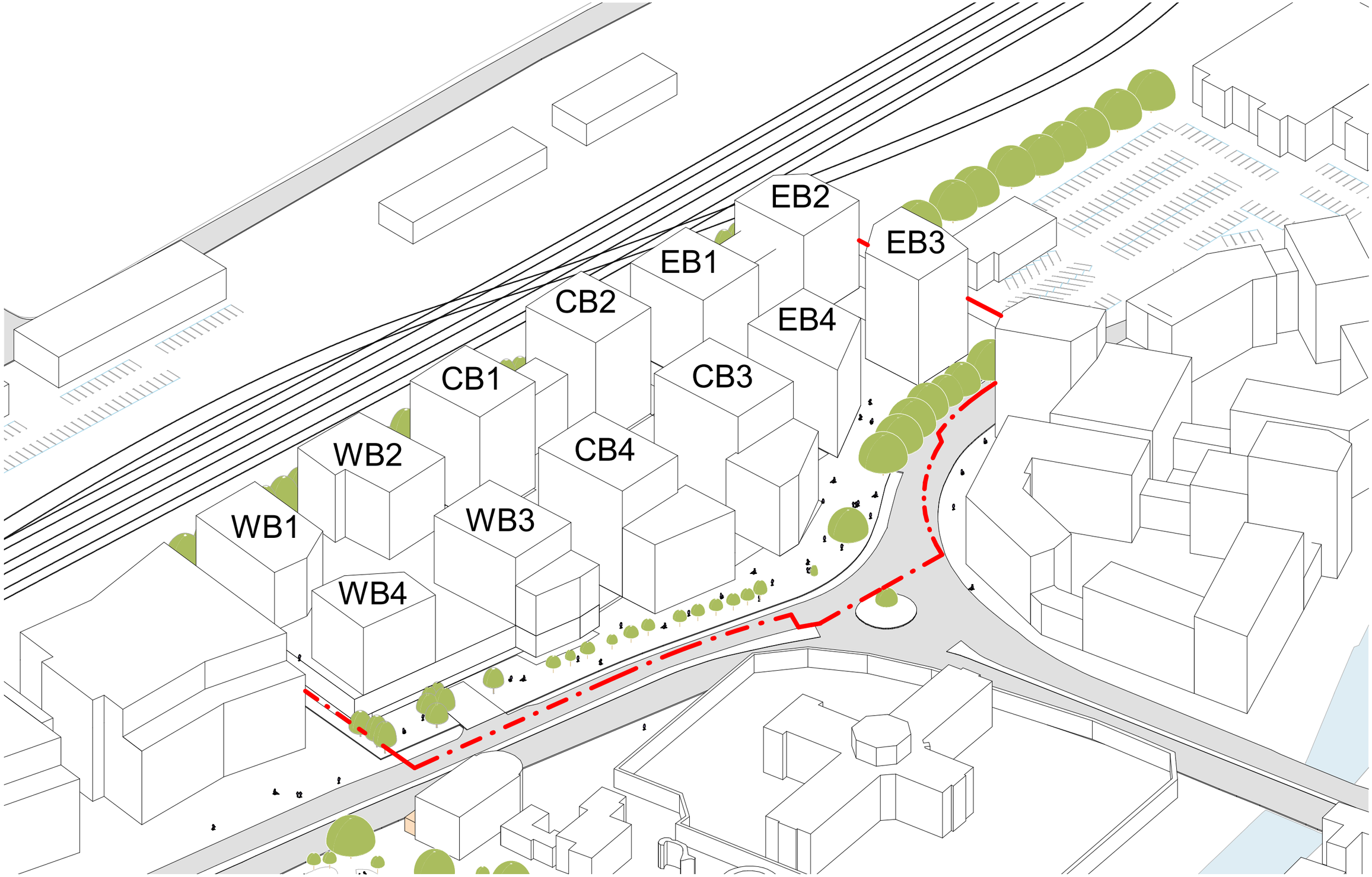
There is also a podium level located below plots:

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 axonometic

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.

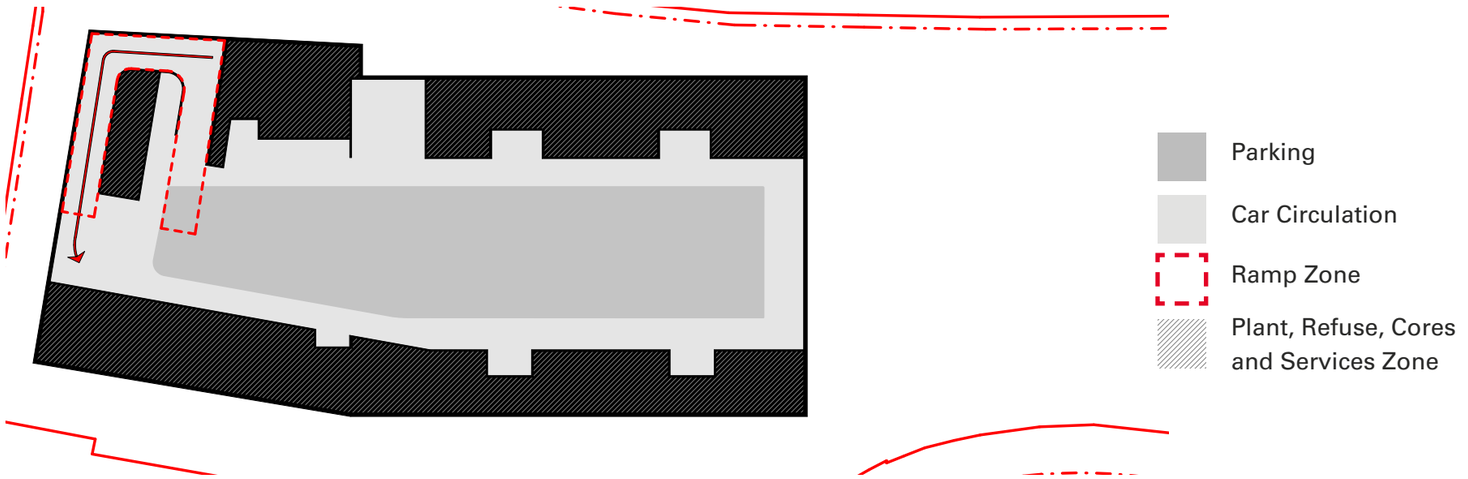
Residential car parking provision should be located towards the middle of the plot accessed via a ramp from the podium.

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.

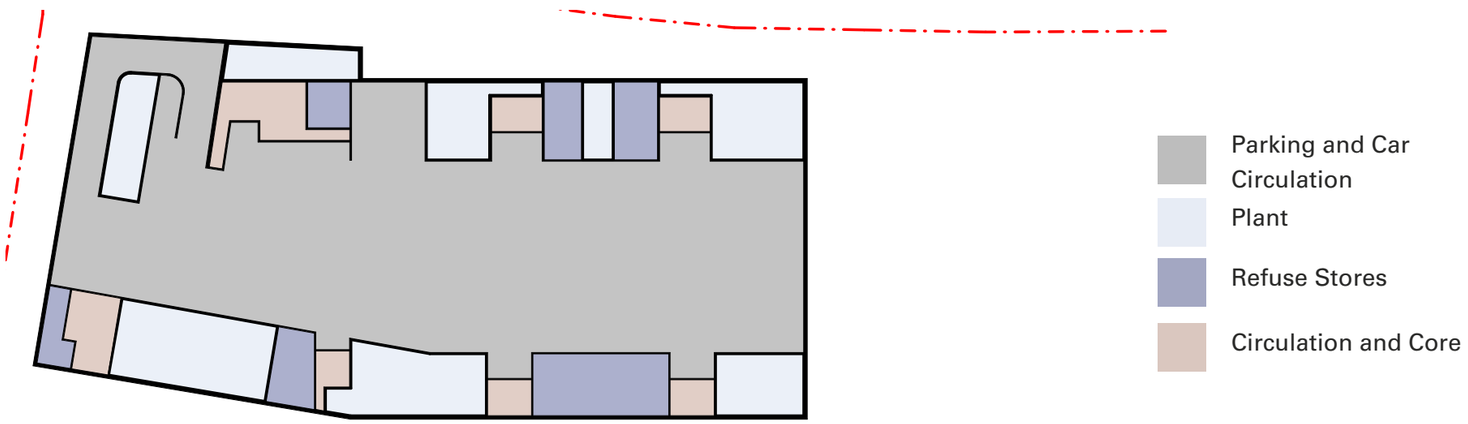
Vertical circulation for upper level uses within buildings that sit above the basement must be connected to basement level accommodation.

Improvement to the safety and security of the blocks to be ensured with the use of secure lobbies, secure cycle and bin stores, and secure postage provision.

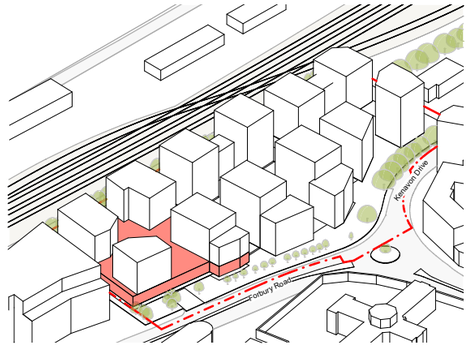
Basement level accommodation must not result in raised ground floor levels of buildings.



Basement Diagram - Parameter Plan



Basement Diagram - Illustrative Diagram



6.9.2 Podium

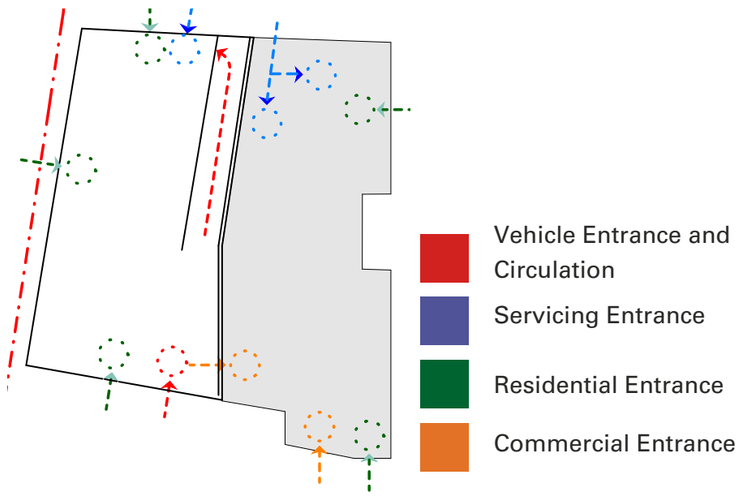
Access / Entrances / Servicing

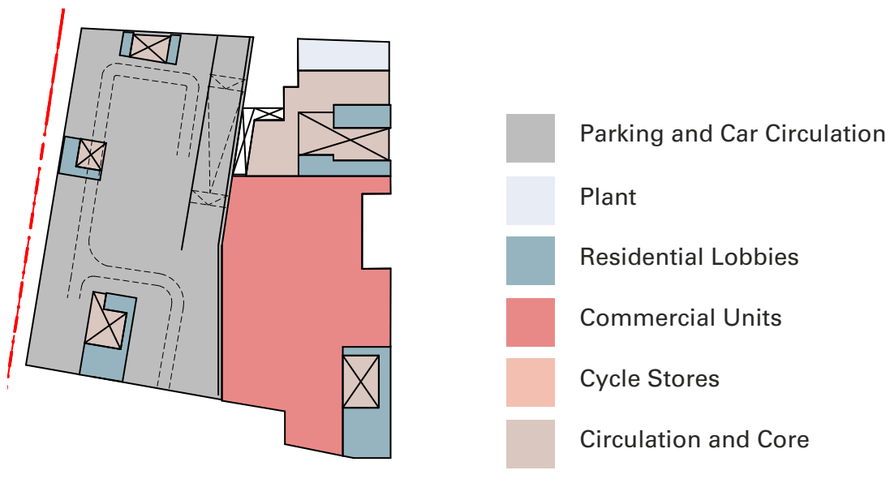
- The main entrances for the commercial floorspace shall be on the south and west boundaries from street level.
- The main entrances for the residential plots should be provided from the east and south from street level.
- Vehicles should access from the south of the site for parking purposes from Kenavon 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.

- Blocks that do *not* connect to the basement have refuse stores at ground floor level which will be collected along the servicing route via servicing bay as outlined in Section 4.1 of this document. Refuse stores in the basement will be brought together by a refuse management company and brought to ground level for collection along the servicing route.
- Similarly, delivery/post rooms will be included such that any delivery and servicing can occur exclusively off the dedicated servicing routes

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

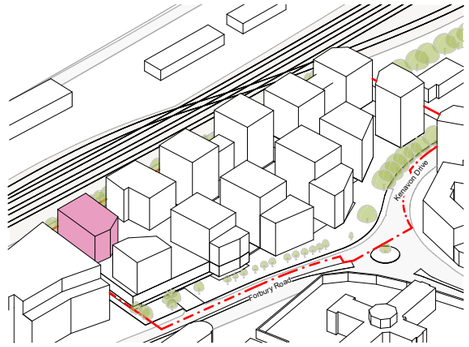




Podium Diagrams

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
- Secure lobbies, cycle store, bin stores and postage provision to improve safety and security.

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

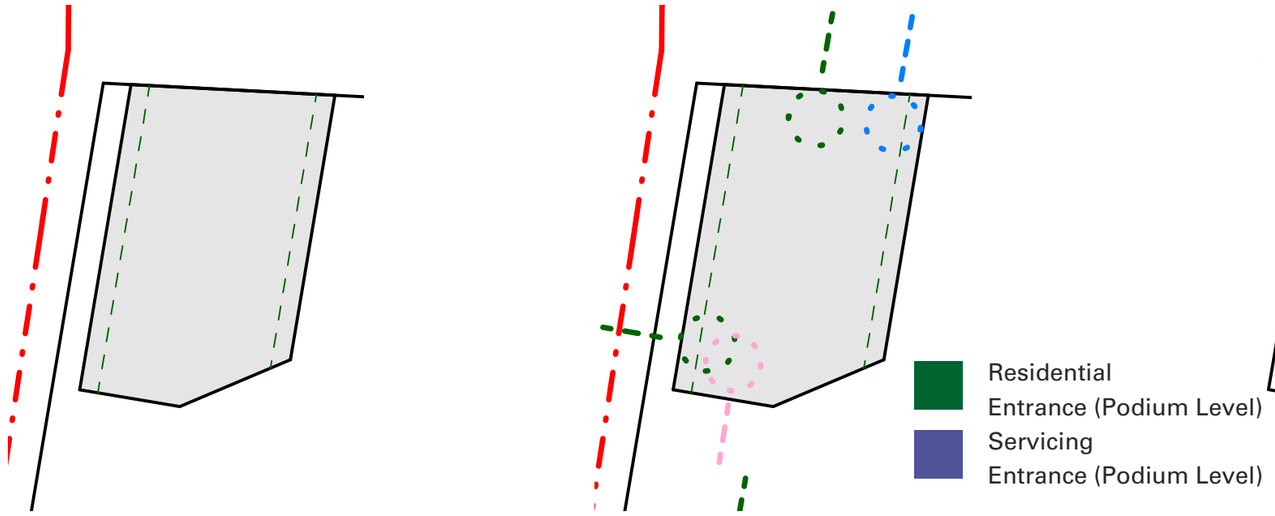
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

Height

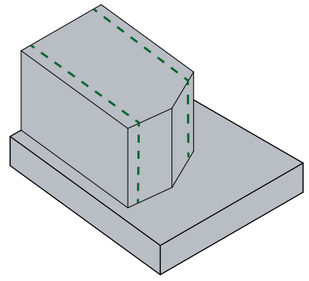
- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

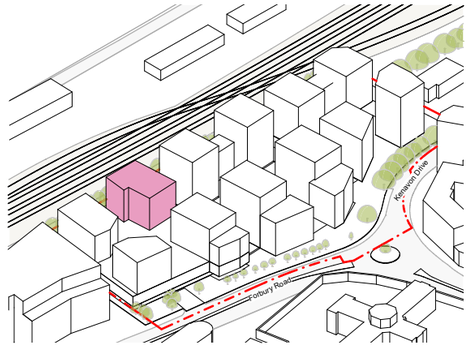
Balcony / bay zone

- 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

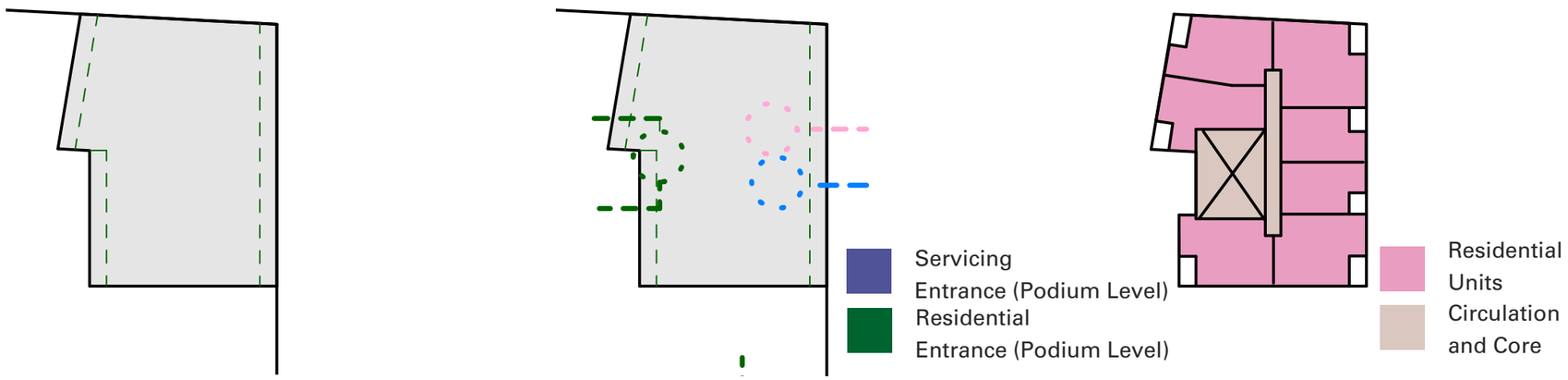
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

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

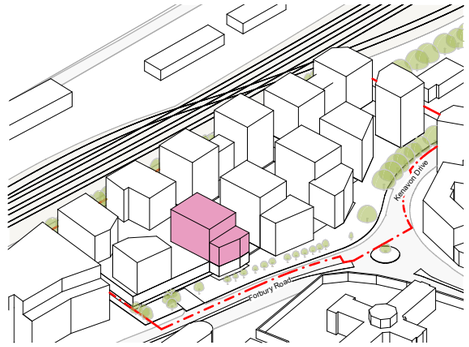
- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.



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

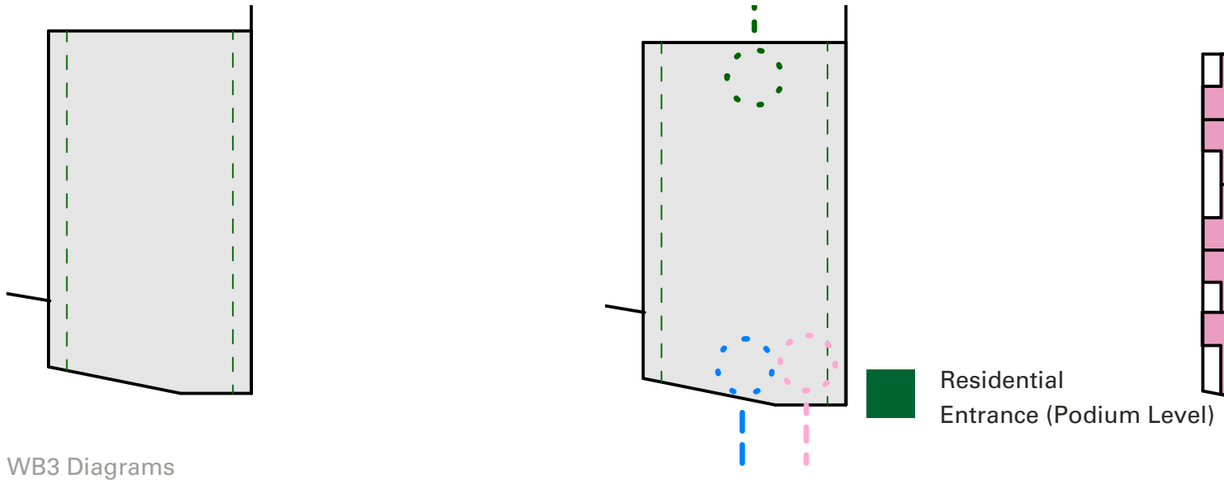
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

Height

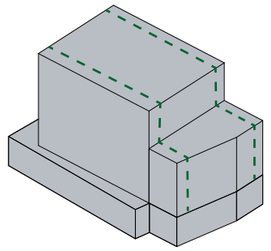
- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening
- Building to have a step down in height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

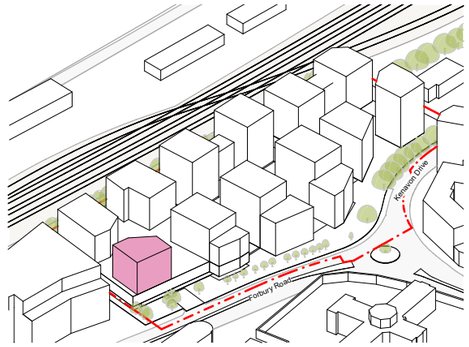
Balcony / bay zone

- 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

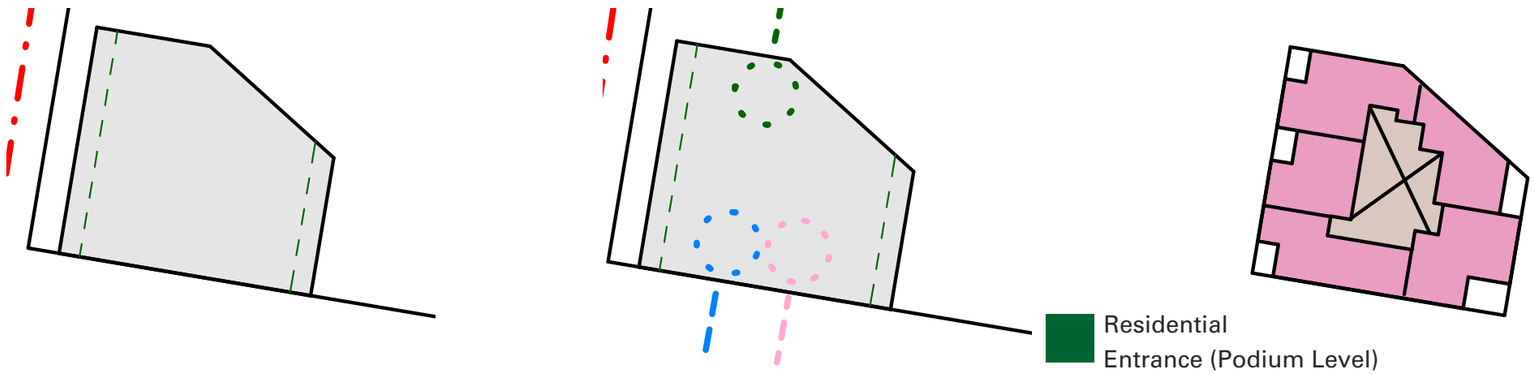
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

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

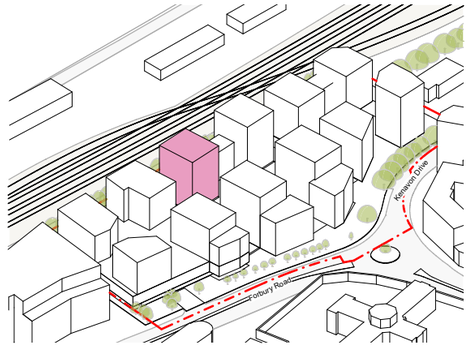
- The maximum deviation line forming the potential balcony / bay zone must ensure a minimum of 16m separation distance is maintained.



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

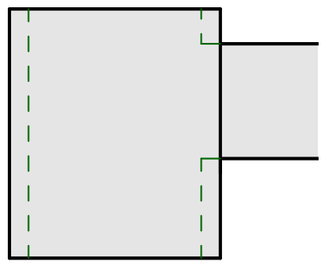
- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to street level

Solar glare / acoustic measures

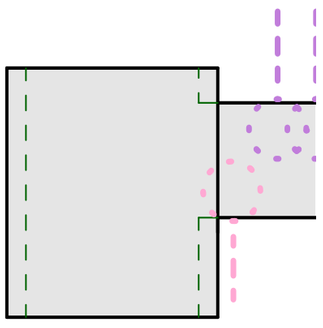
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.

Height

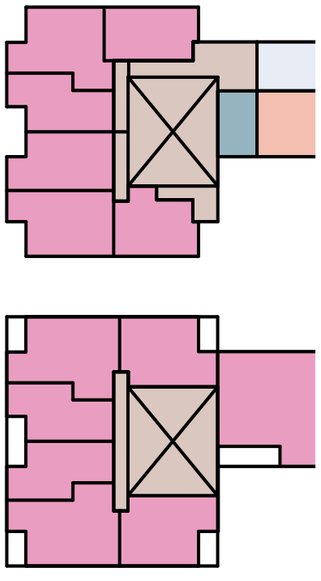
- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening



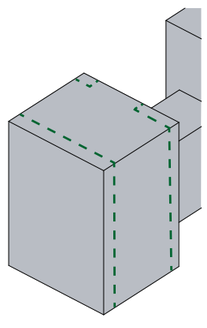
CB1 Diagrams

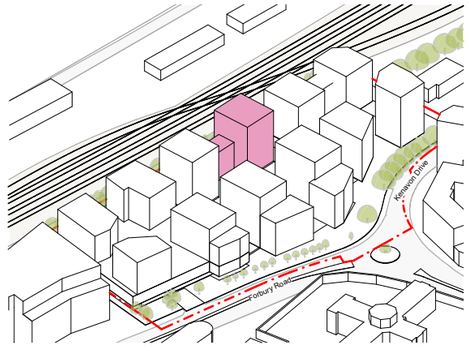


Residential Entrance
Servicing Entrance



Residential Lobbies
Cycle Stores
Plant
Residential Units
Circulation and Core





6.9.8 Plot CB2

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, including the substation, 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

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

Internal Layout

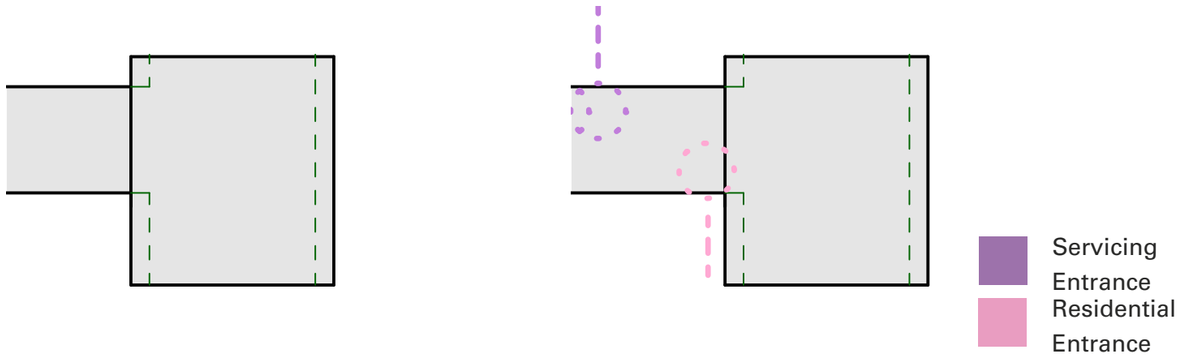
- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Provision for substations should be provided to the north boundary of the plot at ground floor level.
- Cycle store provision should be provided at ground floor level 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

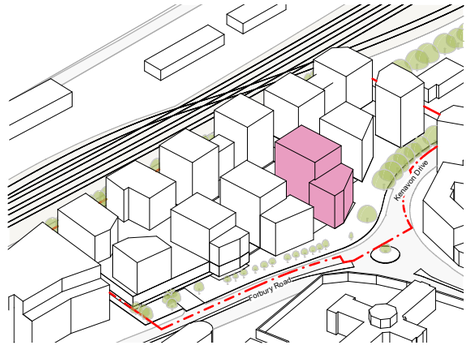
- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening



CB2 Diagrams

6.0 Built form

6.9 Plot Design Codes



6.9.9 Plot CB3

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 on the west at ground level to the residential courtyard between CB3 & CB4
- Secondary entrances into individual residences should be provided at ground floor level.
- Servicing should be accessed from basement level below the plot.
- 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.

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 ground level

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

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.

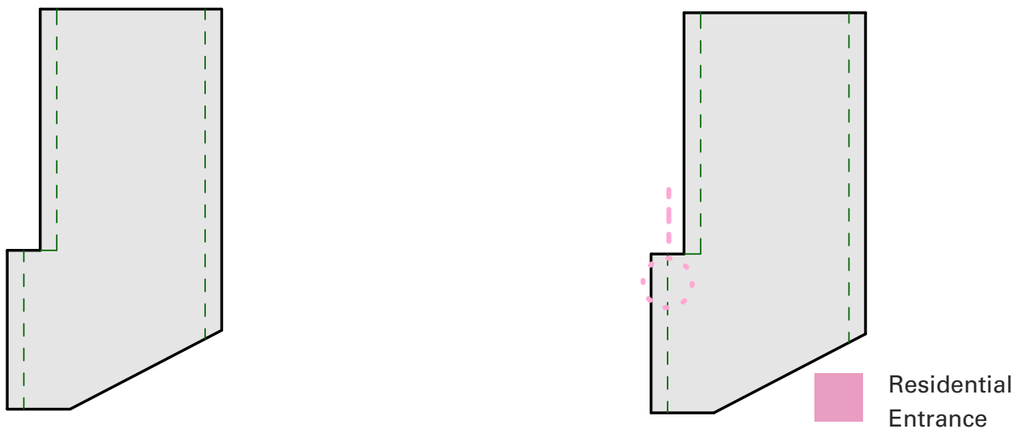
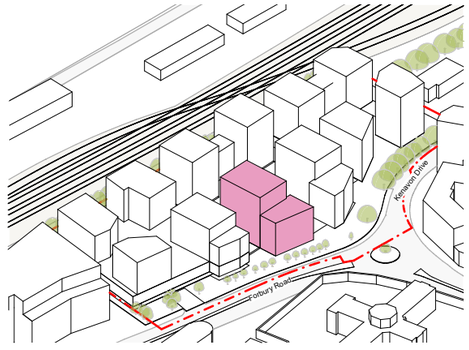


Fig. 121 - CB3 Diagrams



6.9.10 Plot CB4

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 on the east at ground level to the residential courtyard between CB3 & CB4
- Secondary entrances into individual residences should be provided at ground floor level.
- Servicing should be accessed from basement level below the plot.
- 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.

Internal Layout

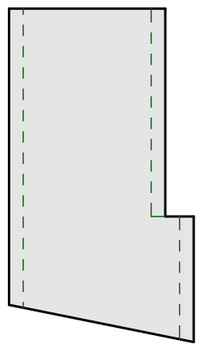
- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to ground level.

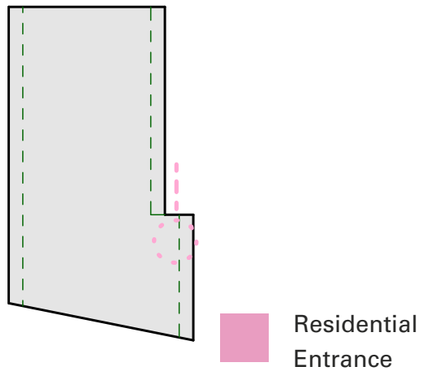
Height

- 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

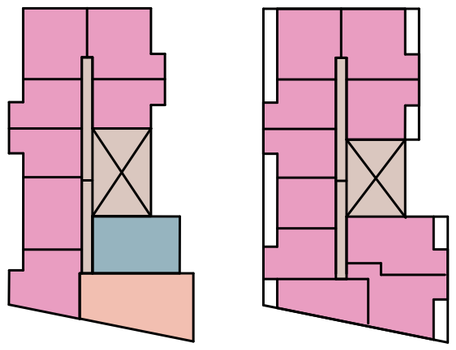
Solar glare / acoustic measures

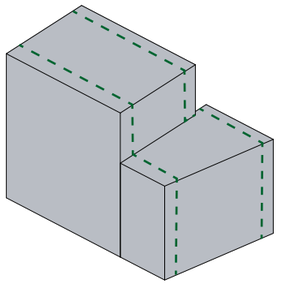
- Measures must be maintained to minimise solar glare through measures including managed solid to glazed ratio, specification of glazing and coatings, material choice, shading introduction and / or louvres where required.
- Noise reduction must be maintained as referenced in section 6.6.







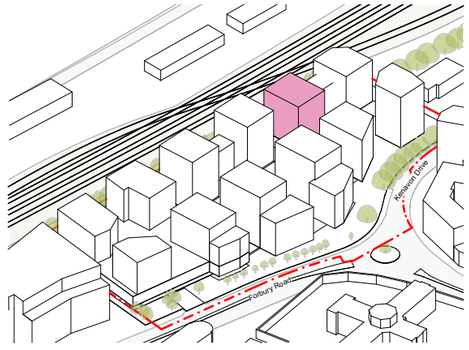




CB4 Diagrams

6.0 Built form

6.9 Plot Design Codes



6.9.11 Plot EB1

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 EB1 & EB2.
- The retail units should be accessed at street level
- Servicing should be accessed from the servicing route to the north.
- The retail unit should be accessed from the south or south-east.

Balcony / bay zone

- Areas provided for potential balcony / bays zones are shown on the parameter plans: Maximum Deviation Plan. Design need to ensure any potential bay or balcony is situated within these parameters.

Internal Layout

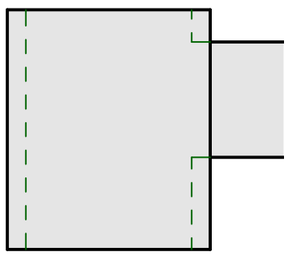
- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to street level to the south
- Refuse store to be provided at ground floor level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

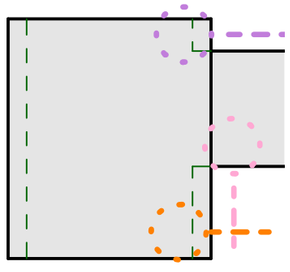
Height

- 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

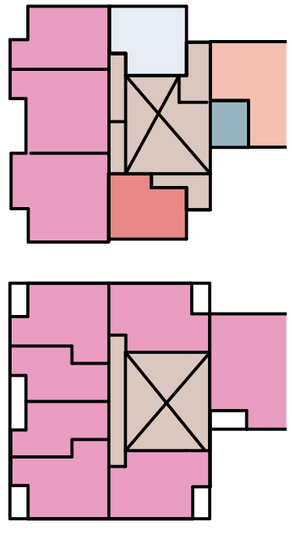
Solar glare / acoustic measures

- 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.





Servicing Entrance
Residential Entrance
Retail Entrance



Residential Lobbies
Retail Units
Cycle Stores
Residential Units
Circulation and Core

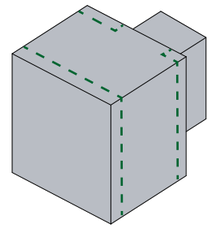
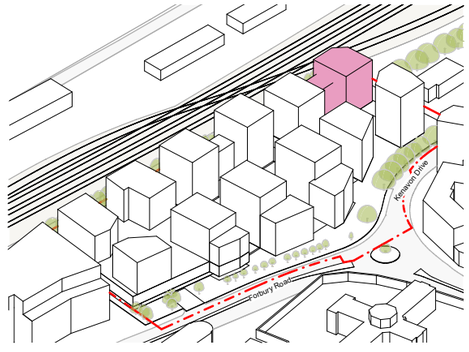


Fig. 121 - EB1 Diagrams



6.9.12 Plot EB2

Plot Layout and Geometry

- The layout should be a perimeter block.
- Buildings should be a solid block addressing the railway to the north, the retail park to the east 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 EB1 & EB2.
- The retail units should be accessed at street level
- Servicing, including the substation, should be accessed from the servicing route to the north.
- The retail units should be accessed from the south.

Balcony / bay zone

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

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 to the south.
- Refuse store to be provided at ground floor level to the north with direct access to street level.

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

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.

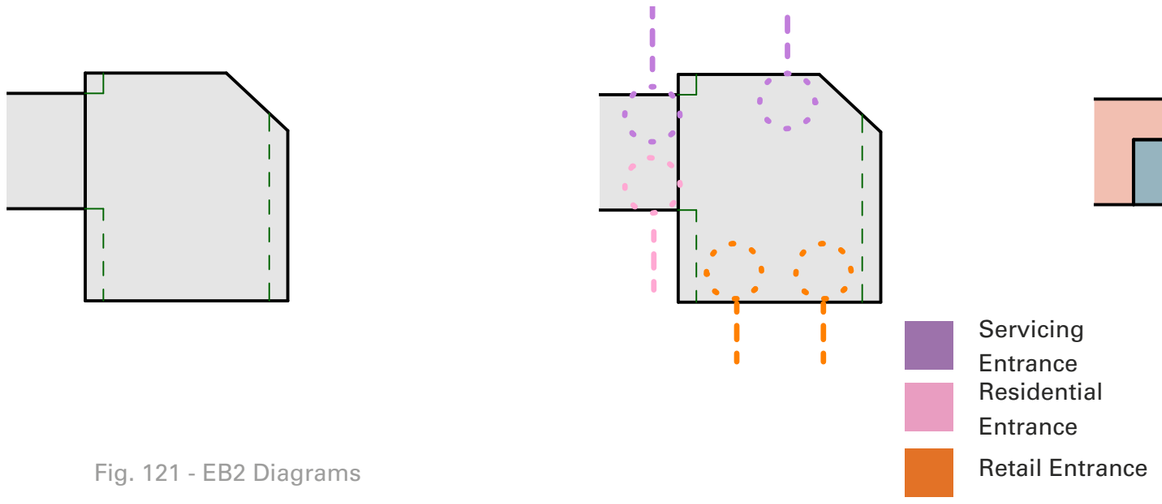
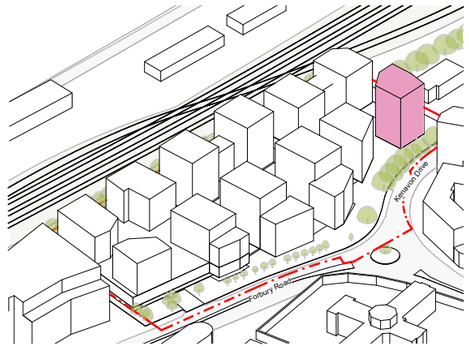


Fig. 121 - EB2 Diagrams

6.0 Built form

6.9 Plot Design Codes



6.9.13 Plot EB3

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 north or north-west at street level
- The retail units should be accessed at street level
- Servicing should be accessed from the east
- The retail units should be accessed at street level

Balcony / bay zone

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

Internal Layout

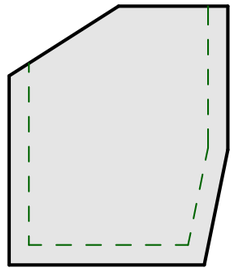
- Layouts should be designed to maximise the provision of dual aspect units
- Layouts should be designed to minimise north facing units
- Cycle store provision should be provided at ground floor level with direct access to street level
- Maximum active frontage should be provided on ground floor along the south boundary and within the development.

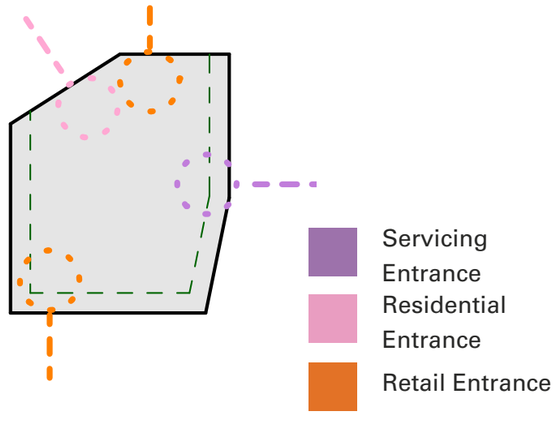
Height

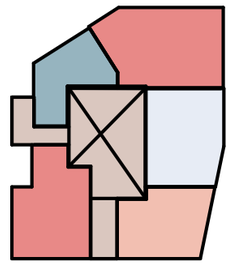
- The proposal should not exceed the height and location marked on parameter plan 13 - this does not include rooftop plant
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and/or screening

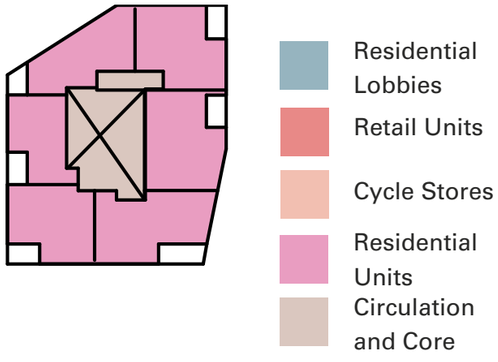
Solar glare / acoustic measures

- 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.









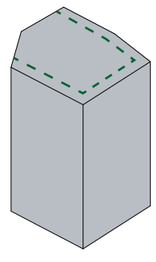
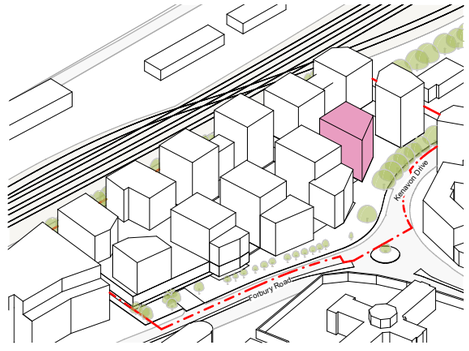


Fig. 121 - EB3 Diagrams



6.9.14 Plot EB4

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 east at street level
- Secondary entrances into individual residences should be provided at ground floor level.
- Servicing should be accessed from the north
- The retail units should be accessed at street level

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
- Maximum active frontage should be provided on ground floor along the south boundary and within the development.

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.

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.

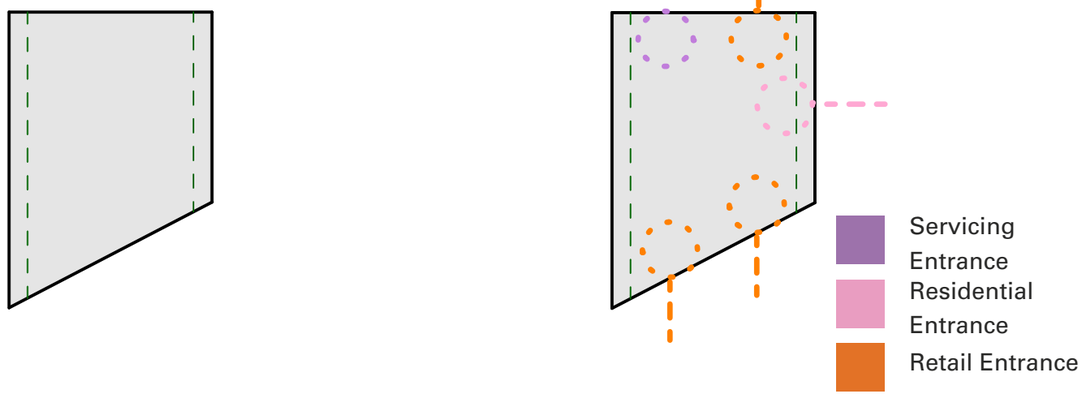


Fig. 121 - CB4 Diagrams

7.0 Drawing List

Drawing No	*Drawing Title*	*Size*	*Scale*
18111-SQP-ZZ-GF-DR-A-PL00001	Parameter Plan 01-Site Location	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00002	Parameter Plan 02-Demolition Plan	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00003	Parameter Plan 03-Existing Site Levels	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00004	Parameter Plan 04-Proposed Sewer - No build zone	A1	1:500
18111-SQP-ZZ-B1-DR-A-PL00005	Parameter Plan 05-Proposed Land Use - Basement	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00006	Parameter Plan 06-Proposed Land Use - Ground Level	A1	1:500
18111-SQP-ZZ-05-DR-A-PL00007	Parameter Plan 07-Proposed Land Use - Typical Floor of Upper Levels	A1	1:500
18111-SQP-ZZ-B1-DR-A-PL00008	Parameter Plan 08-Proposed Maximum Deviation Plan-Basement	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00009	Parameter Plan 09-Proposed Maximum Deviation Plan-Ground Level	A1	1:500
18111-SQP-ZZ-05-DR-A-PL00010	Parameter Plan 10-Proposed Maximum Deviation Plan-Typical Floor of Upper Levels	A1	1:500
18111-SQP-ZZ-B1-DR-A-PL00011	Parameter Plan 11-Proposed Site Levels Basement	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00012	Parameter Plan 12-Proposed Site Levels Ground Level	A1	1:500
18111-SQP-ZZ-05-DR-A-PL00013	Parameter Plan 13-Proposed Site Levels Maximum Building Heights	A1	1:500
18111-SQP-ZZ-GF-DR-A-PL00014	Parameter Plan 14-Proposed Servicing & Access-Ground Level	A1	1:500

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