Reading Station Park

Design Code

14th July 2022

ColladoCollinsArchitects

TABLE OF CONTENTS

INTRODUCTION

Purpose of the Design Code 6
Structure and Use of the Design Code 7

OVERVIEW

Overview 10
Planning Approach 12
Flexibility 14
Sustainable Development 15

GUIDING PRINCIPLES

Layout Development 18
Separation Distances 22
Building Heights 26
Vehicular Access 27
Public realm Character Areas 28
Active Frontage 30

PLOT DESIGN CODES

Plot A 36
Plot B 38
Plot C 40
Plot D 42

MASTERPLAN DESIGN CODES

Building Edges 46
Land Use 50
Tall Buildings 52
Appearance 56
Sunlight & Daylight 60
Noise 66
Active Frontage 68
External Appearance 76
Ceiling Heights 92

PUBLIC REALM DESIGN CODES

Character Areas 96
Pocket Square and Podiums 100
Green Roofs 101
Street furniture and surface materials palette 102

Revisions made to the September 2021 document are shown as:
Added or amended text Shown in Red
Deleted text shown as ~~Strikethrough Red~~

Revisions made to the May 2022 document are shown as:
Added or amended text Shown in Orange
Deleted text shown as ~~Strikethrough Orange~~

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1. INTRODUCTION

1.1 PURPOSE OF THE DESIGN CODE

This Design Code has been prepared to ensure that the development at Reading Station Park is well designed and built to a high standard.

The outline planning application for Reading Station Park comprises a suite of formal and supporting documents. The Design Code complements the formal plans and supporting documents and serves to instruct and guide the future physical development of the site. The Design Code builds upon the design vision and objectives set out in the Design & Access Statement.

Specifically, the following **Design Documents** submitted with the outline planning application interact with each other at differing levels of fixity to control the further development and overall outcome of Reading Station Park at a detailed level. They also allow an appropriate level of design development to take place and for variation to be established.

Development Parameters (Plans and Schedule)

These give an absolute level of information, quantified and quantifiable to assess specific three dimensional and quantitative information. These establish the basic 'rules' of the proposed development and are submitted for planning approval.

Design Code (This Document)

This is a set of specific rules and requirements to guide the physical development of the site. It incorporates not only items that shall happen (mandatory) but also items that are desired or advised (discretionary).
The code is a set of illustrated design rules and requirements which instruct the physical development of the site and will be used to guide the preparation, and assess the acceptability, of future Reserved Matters applications.

Design & Access Statement

This sets out the illustrative design rationale for the proposals within the existing and future context of central Reading. The document establishes the aspiration and ambition of the scheme, the thinking behind those aspirations, and includes illustrative proposals that indicate one possible way in which development may come forward in accordance with the Development Parameters and Design Code.

The Reading Station Park development may be built-out over an extended period of time. The Design Documents will ensure that a high quality development takes place in a co-ordinated fashion whilst at the same time allowing for design variety and changes deemed necessary, either through regulatory change or changing market conditions.

1.2 STRUCTURE AND USE OF THE DESIGN CODE

The Design Code is divided into 3 principal sections:

GUIDING PRINCIPLES
This is the overall layout of the site in terms of the position of buildings, massing and routes through the site.

DESIGN CODES
These are the rules guiding the layout and appearance of the building(s) within each of the development plots

CHARACTER AREAS
These are the aspects, principally in the design of the landscape and public realm, that determine the visual impression people gain when using the spaces.

Within each section each code is marked as 'Mandatory', generally characterised by verbs such as 'will, 'shall' or 'must', or as 'Discretionary', using 'should', 'may' or 'can'.

Mandatory items are marked in green.

Discretionary items are marked in grey.

Requirements may then be without options if there is no choice as to how they are to be met, or with options if there is a choice.

The rules, codes and aspirations established in the Design Documents will be adhered to by the architects and designers involved in the detailed design and delivery of the development.

It is anticipated that the Design Code will be used by the local planning authority in assessing compliance of Reserved Matters applications with the outline application documents, leading to a streamlined and more certain planning process.

This document will not impose architectural styles or the particular taste of the design coding team without good reason, with the intention to support innovation, originality, and initiative.

The Code will avoid setting standards which exceed the provisions of other statutory regimes such as Building Regulations, apart from clear policies in the development plan documents to which the code relates and where there are locally specific reasons to do so.

2. OVERVIEW

2.1 OVERVIEW

Aviva Life & Pensions UK Limited own and manage the “Station Shopping Park”, the site of the Reading Station Park, which sits between the Reading’s Inner Distribution Road (Vastern Rd) and the northern entrance to the railway station. Reading Town Centre is located on the other side of the railway lines.

In its Central Area Action Plan and Station Area Framework, Reading Borough Council has identified land to the North of the station, which includes the Reading Station Park site, as having redevelopment potential that could deliver a high density mixed-use urban scheme to take advantage of the site’s proximity to the railway station (and Crossrail connections), the town centre facilities, and job opportunities.

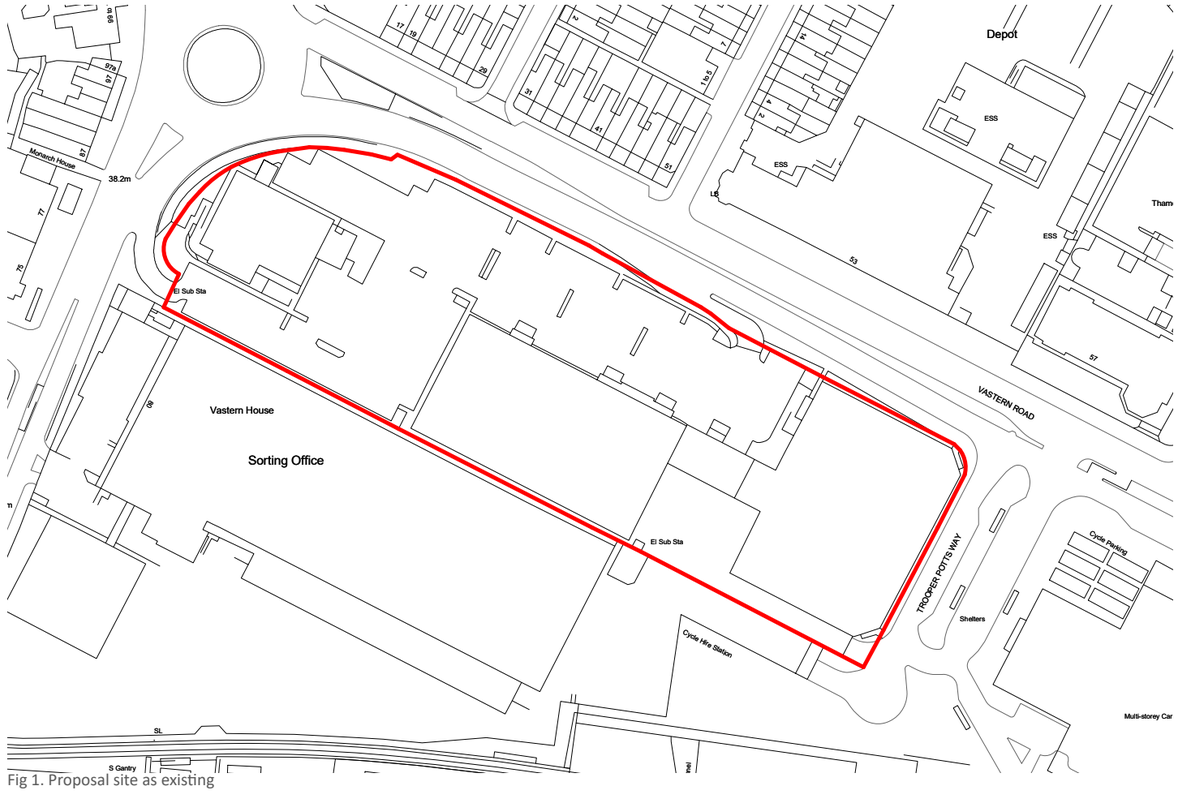


Fig 1. Proposal site as existing

2. OVERVIEW

2.2 PLANNING APPROACH

The applicant is unlikely to build out the redevelopment of the site but wishes to secure the principle of comprehensive development through the grant of an outline planning permission.

The expectation is that the site may then be sold off in total or in part to specialist developers to build out over time in accordance with future reserved matters approvals.

To ensure an overall vision for the site is created that is required to be followed, with consistency of design and layout, the applicant puts forward the “Development Parameters” that appropriately restricts what can come forward through reserved matters submissions. Whilst complying with this vision, flexibility is provided for subsequent developers to reflect what product the market may want and its detailed design. However, it is understood that this flexibility cannot be total and the LPA require a suitable Design Code to control the detailed design of subsequent reserved matters submissions. This detailed design coding is contained in this document.

It is expected that this Design Code will be required to be followed through the LPA placing a condition on the outline planning permission requiring reserved matters to be consistent with both the Development Parameters and the Design Code

Fig.2 Illustrative concept scheme. This image is for illustration purposes only.

2.2 FLEXIBILITY

Key to allowing the site to develop in the future is maintaining a flexible approach to development.

Flexibility to develop out individual plots and parts of the public realm as the scheme and the market develop is an important part of this. This Design Code will ensure a consistency of approach across the site.

It is acknowledged that flexibility cannot be complete and there are good reasons not to aim for a 'vacuum' within which to operate. In the London Docklands, Canary Wharf was an interesting alternative to the completely unfettered development opportunities set up in the docklands in the 1980's. The laissez faire attitude of the time proposed that by taking away all development controls, development would be encouraged. It was, but the quality of development and the spaces between developments was poor. At Canary Wharf, Olympia and York voluntarily reintroduced a plan that sought to control public realm and building massing in order to guarantee to their prospective tenants the environment they proposed would be successful. Thirty years later it has achieved that success, very much at odds with the areas around it that simply took advantage of the immediate opportunities offered by the removal of planning controls.

The Development Parameters for Reading Station Park have been prepared to allow for a predominantly mid-rise development punctuated by higher parts to be delivered in response to the RBC policy context and market conditions.

2.3 SUSTAINABLE DEVELOPMENT

SUSTAINABLE DEVELOPMENT

Sustainable energy (refer to Energy Strategy in the EIA).

The development will follow the energy hierarchy "Be Lean, Be Clean, Be Green" concept. *(Part L of the Building Regulations)*

- Try not to use energy in the first instance by reducing demand through passive design measures.
- Use low energy technologies and efficient building systems.
- Link to a district heating system where one exists and design in the capacity to link into any future proposed district heating system.

SUSTAINABLE CONSTRUCTION

- Where possible, consideration will be given to the use of locally sourced materials.
- Use low embodied energy construction elements.
- Monitor information on site with an Environmental Management Plan to include waste management, site practice, carbon emissions, and Corporate Social Responsibility as part of the construction process.

SUSTAINABLE COMMUNITY

- Include a variety of residential unit sizes of various tenures to build a mixed and sustainable community.
- Secure good quality, well structured public realm including play space.

SUSTAINABLE ECONOMICALLY

- The residential developments will offer high quality housing designed to best practice standards in accordance with the NDSS requirements.
- It will be well placed to offer a new mode of living in Reading, immediately adjacent to the railway station and with good connections both to the town centre and to the outdoor spaces around the river frontage. A car-free, pedestrian and cycling lifestyle is being encouraged.
- The commercial development will offer good quality, modern, flexible office space.

Developments proposed at reserved matters stage will have to meet all relevant sustainable design and construction requirements to achieve a BREEAM Excellent rating for all commercial areas of the development. For additional detail, an illustration of how this could be achieved can be found in the BREEAM predictive assessment.

3. GUIDING PRINCIPLES

3.1 LAYOUT DEVELOPMENT

The proposal will provide a total maximum floor space within the development as a whole of no more than 87,002 sqm* GEA.

The floorspace within Use Class C3 shall not exceed 79,257 sqm* GEA. The total maximum number of residential units shall not exceed 1,000*.

The mix of residential accommodation may range from studio apartments up to 3 bed apartments.

The floorspace within Use Class A1-A5 and D1-D2 shall not exceed 7,000* sqm GEA.

The floorspace within Use Class B1(a) shall not exceed 24,495 sqm GEA*.

As shown in Parameter PlanPP-100_P1 - Development Footprint, the developable footprint covers a wide area of the site, enabling a wide range of development from landscaping measures to buildings to take place on the site.

(* The reader should refer to the Development Parameters Schedule in the Planning Application Booklet for the most up to date figures.)

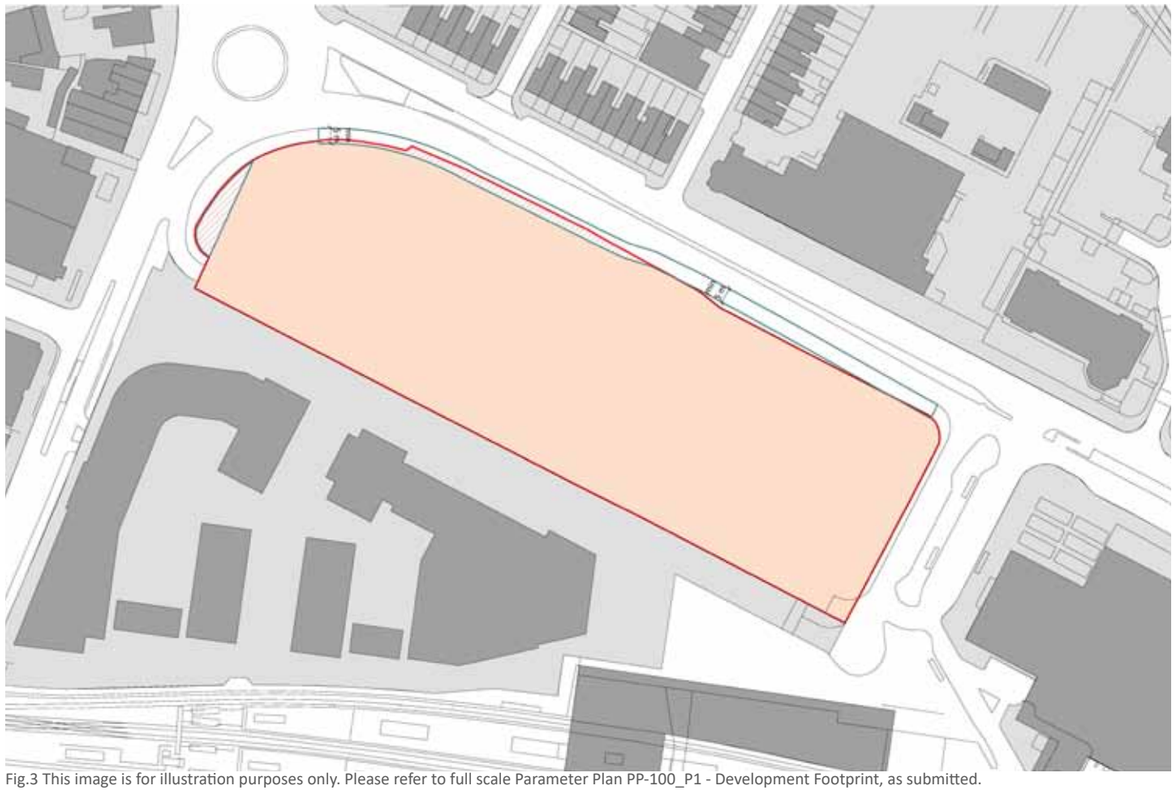


Fig.3 This image is for illustration purposes only. Please refer to full scale Parameter Plan PP-100_P1 - Development Footprint, as submitted.

3. GUIDING PRINCIPLES

3.1 LAYOUT DEVELOPMENT

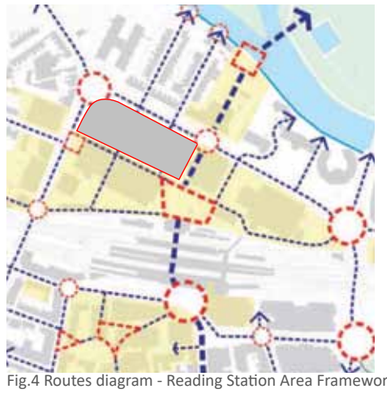


Fig.4 Routes diagram - Reading Station Area Framework

Existing vehicular and pedestrian routes have been taken into account to ensure continuity and additional connections within the local transport and pedestrian network.(Fig.5)

The layout design continues the south-east to north-west pedestrian connection, the Kennet-Thames Spine, which links the South of Reading to the North and onwards creating a pedestrian connection with Caversham.

A North-South pedestrian connection will link from Caversham to Reading Railway Station, creating a safe journey for commuters through the site.

Additional pedestrian and visual connections have been considered with regard to the streets opposite Vastern Road: De Montfort Road and Lynmouth Road.

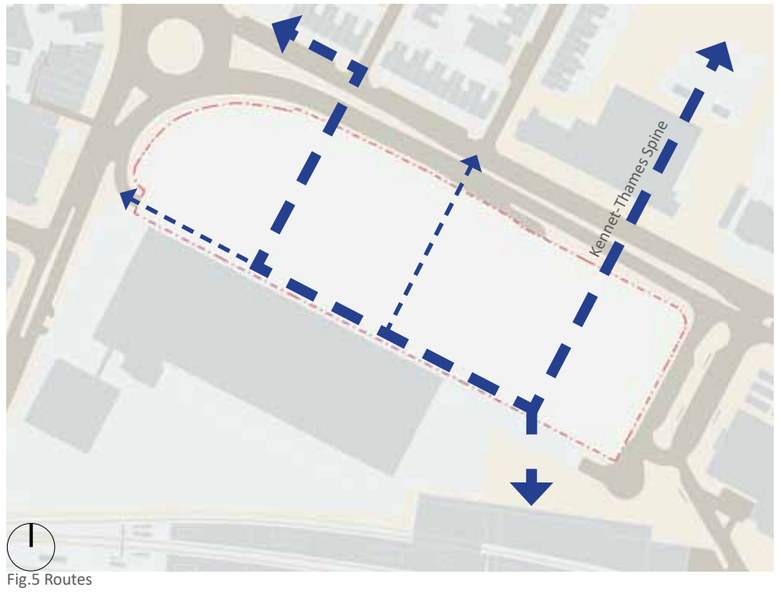


Fig.5 Routes

The proposed parameters support the re-development of Vastern Road, aiming to ensure future proposals will complete the frontage around the perimeter of the site, improve the public realm along Vastern Road and provide an attractive and sustainable environment.(Fig.6)

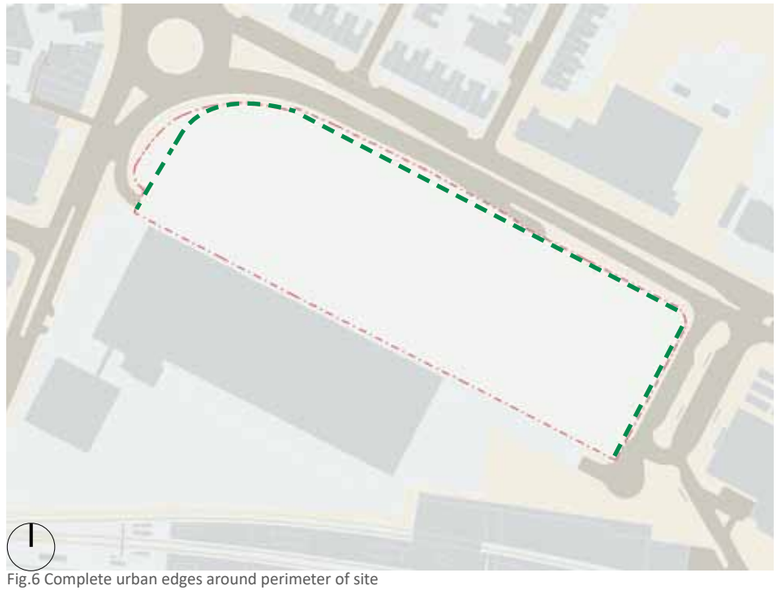


Fig.6 Complete urban edges around perimeter of site

Key locations within the Public Realm strategy have been considered at the junctions of the proposed routes to create high quality public space for visitors and residents.(Fig 7)

The addition of public squares enables the provision of commercial use with active frontage creating a destination.

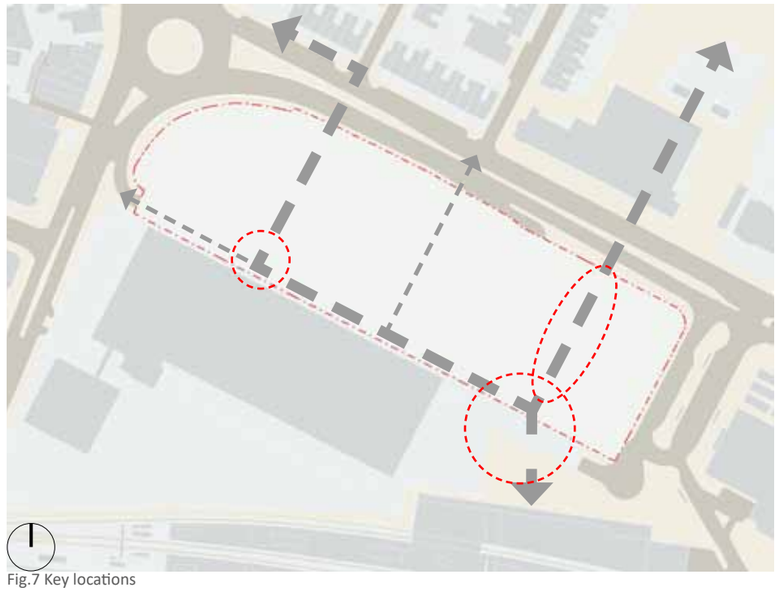


Fig.7 Key locations

The resulting development plots respond to routes, sunlight/daylight and privacy requirements between similar or different uses, subordinated to the proposed visual and physical connections.(Fig 8)

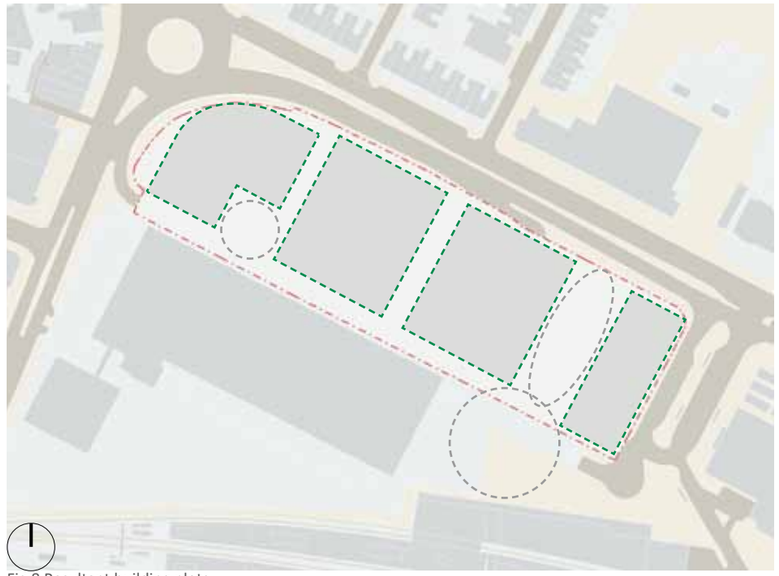


Fig.8 Resultant building plots

3.2 SEPARATION DISTANCES

In creating the Development Parameters consideration has been given to the need to provide both routes through the application site that link to the wider street network, and to control the height and massing of building blocks to ensure acceptable sunlight and daylight conditions for existing and proposed development.(Fig.10)

Care has been taken to set the Development Parameters Blocks (Plots A, B, C, and D) and to control the minimum required separation distances and alignment between these blocks.

Minimum separation distances are required both to define the street widths and to protect residential amenity and privacy. (Fig.9)

- 20m is considered to be an appropriate minimum separation distance to define the North-South routes to ensure privacy for residents.
- The North-South route between blocks C and D which forms part of the route of the Kennet-Thames Spine linking the Town Centre to the river is considered an important pedestrian thoroughfare and in this location the minimum permitted separation distances is increased at low levels for both residential and non-residential accommodation to 23m.

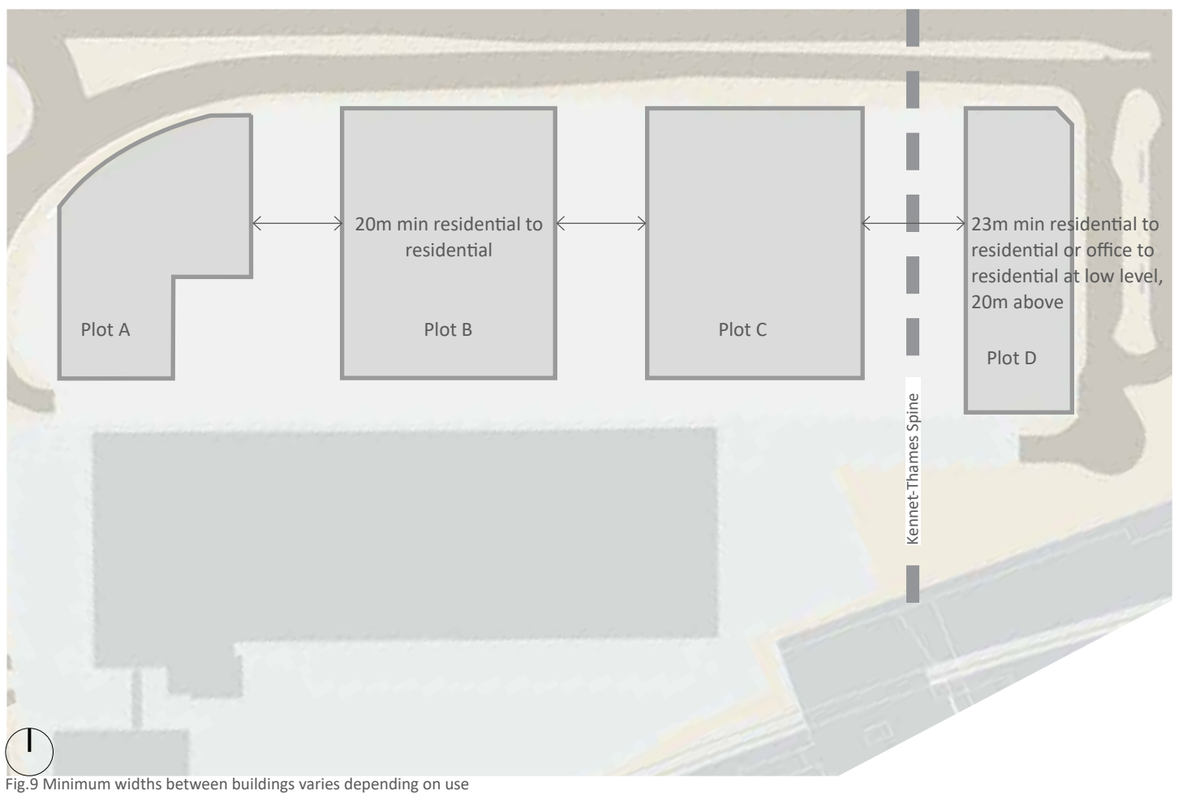


Fig.9 Minimum widths between buildings varies depending on use

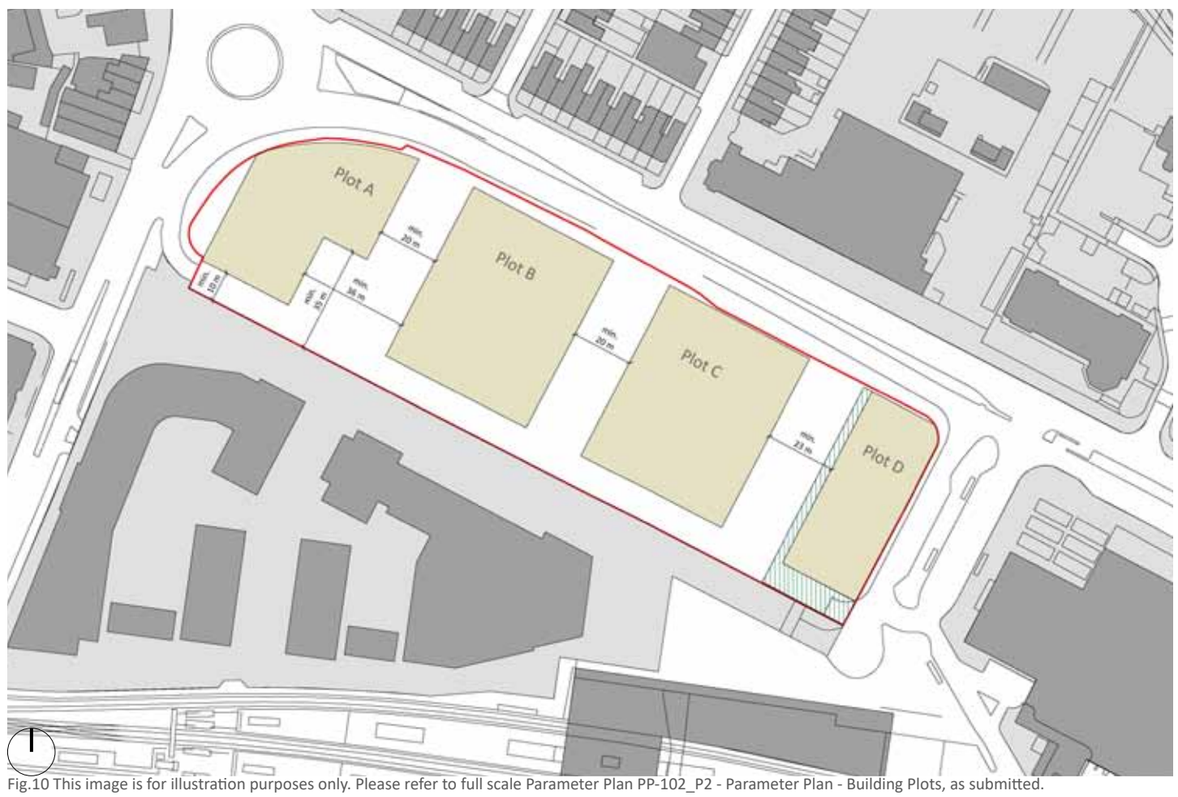


Fig.10 This image is for illustration purposes only. Please refer to full scale Parameter Plan PP-102_P2 - Parameter Plan - Building Plots, as submitted.

3.2 SEPARATION DISTANCES

Residential to Residential

Facade to Facade

In order to ensure privacy for residents, minimum separation distances will be required.

A minimum of 20m separation is required between windows of facing habitable rooms.

Residential to Office (Between Plots C&D)

Facade to Facade

A minimum of 20m separation is required between the face of habitable rooms and facing non-residential uses.

Residential to Residential

Balcony to balcony

Maximum balcony protrusion permitted is 2m, therefore the minimum separation distance from balcony to balcony is 16m.

Residential to Residential

Balcony to window

Maximum balcony protrusion permitted is 2m, therefore the minimum separation distance from balcony to window is 18m.

Residential to Non-Residential

Balcony to window

Maximum balcony protrusion permitted is 2m, therefore the minimum separation distance from balcony to window is 18m.

3.2.1 Where any of these separation distances cannot be achieved within the building plots, justification will be required and design measures will need to be incorporated to ensure the privacy of residents is maintained. These design measures should not detract from the overall design. For the avoidance of doubt the dimensions between the plots as noted are mandatory.

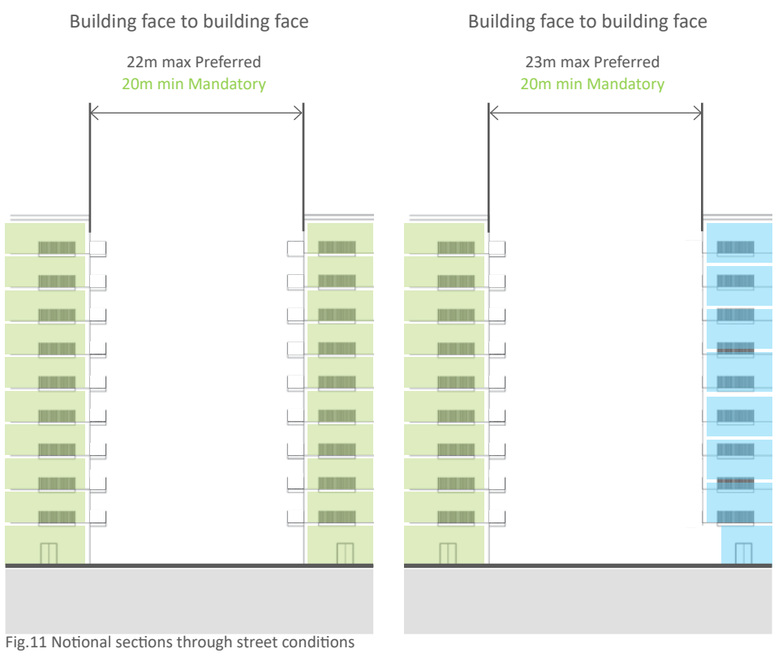


Fig.11 Notional sections through street conditions

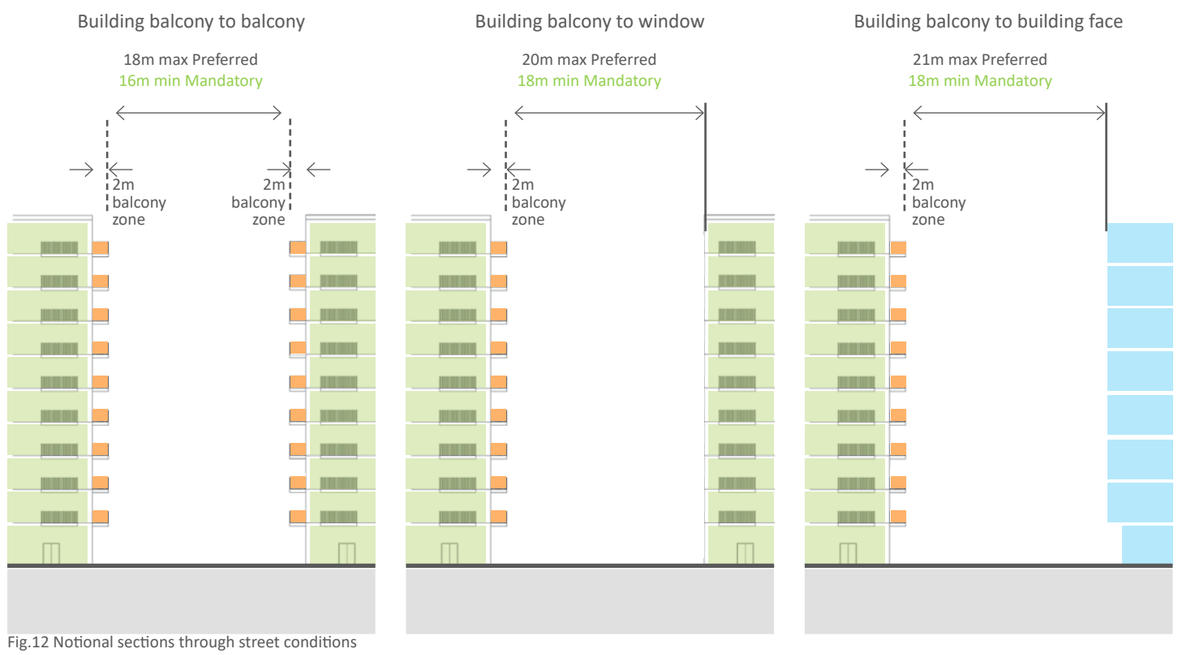


Fig.12 Notional sections through street conditions

3. GUIDING PRINCIPLES

3.3 BUILDING HEIGHTS

The Reading Station Area Framework recommends that future developments create a gradient of height that reaches a maximum closest to the station.

- Development adjacent to the railway station is expected to create a Local Landmark, marking the station as a focal point within Reading.

~~Development overall height on plot A should be lowest, rising up to maximum height on Plot D. This rationale applies to the lower parts of the development as well as to the taller parts.~~

- Development of plots adjacent to Vastern Road shall not, in isolation or in combination with other plots, result in materially worse daylight/ sunlight impacts on existing properties and those permitted under planning permission 200188/FUL on the northern side of Vastern Road than those shown in the Daylight/Sunlight Assessment prepared by CHP Surveyors Ltd (dated 10th June 2022)

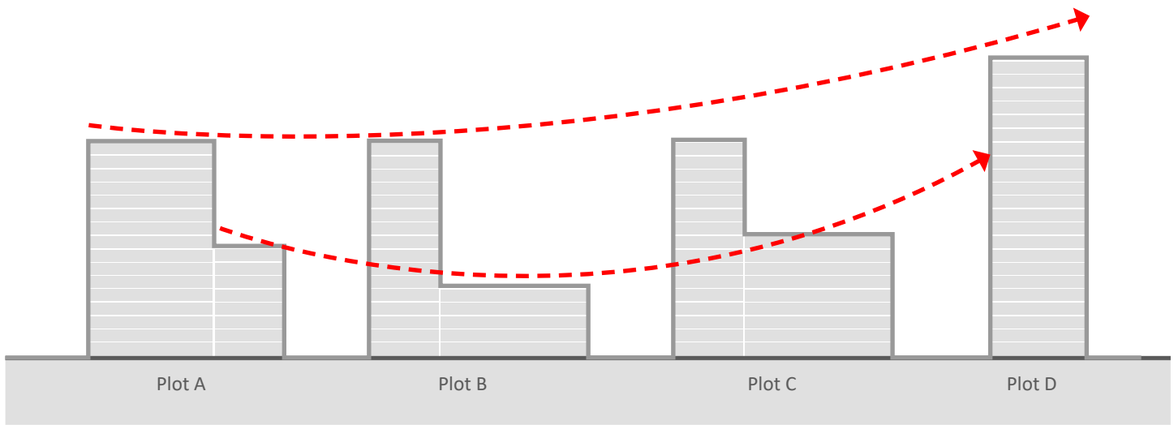


Fig.13 Diagram. Building heights gradient (amended)

3.4 VEHICULAR ACCESS

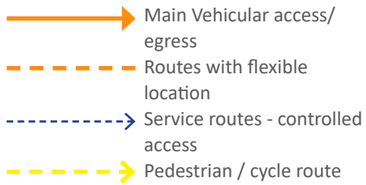
Vehicular access

- The site should be accessed through a single point on Caversham Road.
- The location of the access point should be co-ordinated with the Transport Consultant.

- Making use of the existing access location should be considered first.

Vehicular egress

- The vehicular egress should be provided onto Vastern Road within the designated area marked on PP-101_P2 - Parameter Plan - Site Access & Egress.
- Location of the egress must be co-ordinated with the Transport Consultant.



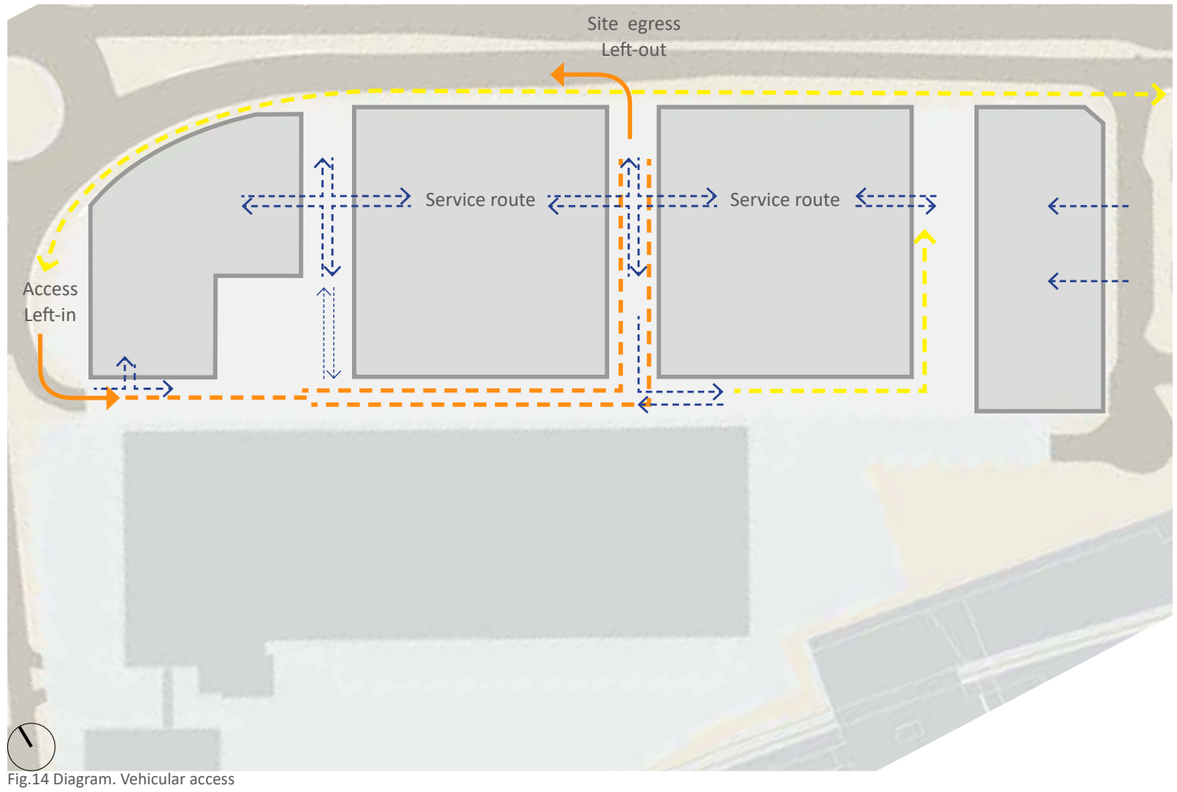


Fig.14 Diagram. Vehicular access

3.5 PUBLIC REALM CHARACTER AREAS

The gaps between the proposed buildings are of utmost importance as they will largely define the feel of the spaces that people will pass through and use on a day-to-day basis.

Character Zones should be established to help to define types of spaces by use and by location within the development.

Landscape design codes are detailed in the final chapters of this document.

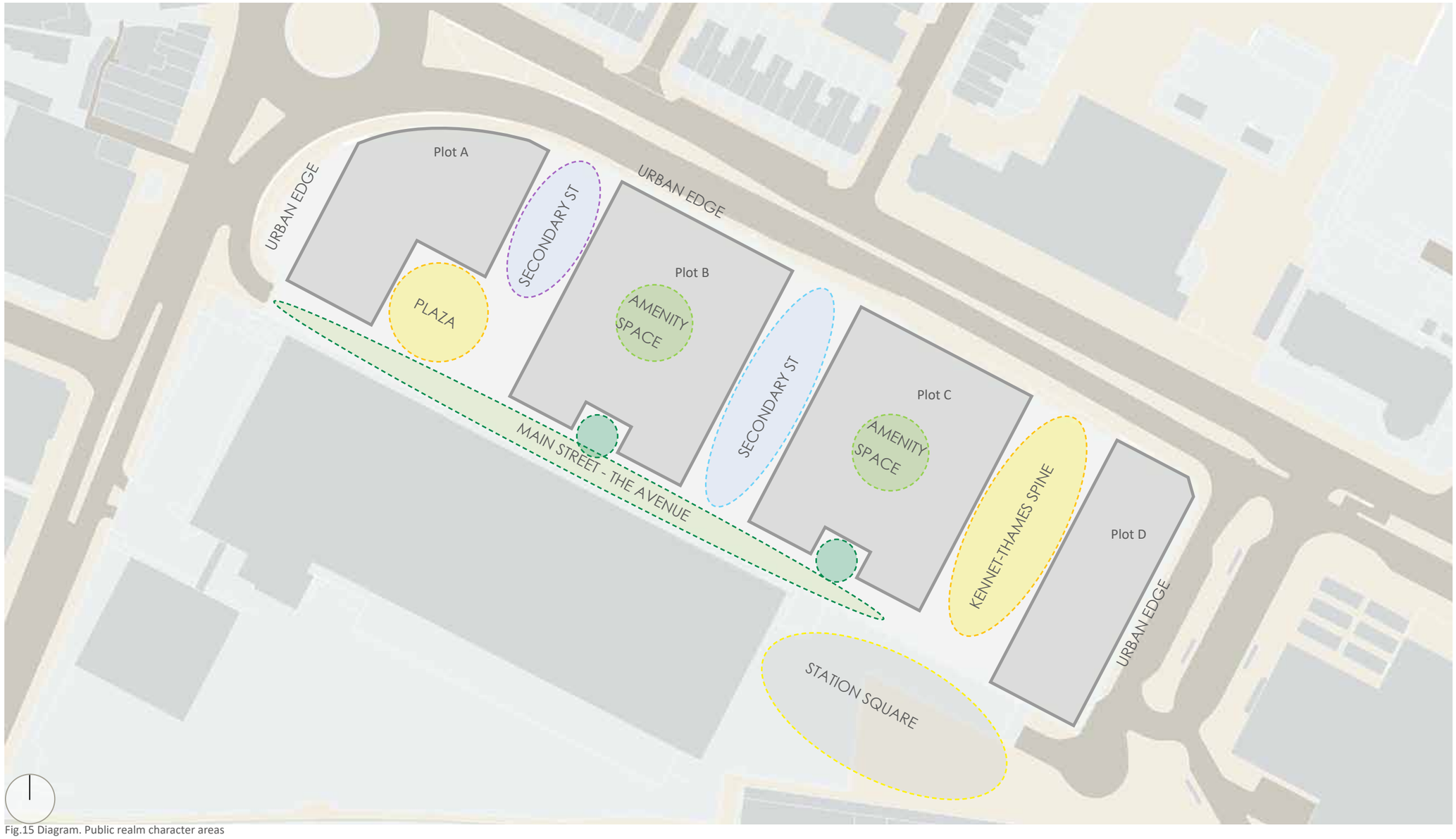


Fig.15 Diagram. Public realm character areas

3. GUIDING PRINCIPLES

3.5 ACTIVE FRONTAGE

Primary Frontage

It is important that building facades adjacent to the primary pedestrian routes have a frontage that is primarily active.

Primary frontage areas should have at least 85% of the frontage as active, primarily retail/commercial/office uses. Non-active frontage should be limited to escape routes

Secondary Frontage

Secondary frontage should contain at least 70% active frontage. It is unlikely that this frontage will be retail frontage and more likely to be office/workspace or other commercial. Non-active frontages should be limited to escape routes, cycle and refuse store accesses.

Minor Frontage

Minor frontage should contain the service entrances, access to bin and cycle stores, plant areas etc but should still have at least 25% active frontage as a degree of passive surveillance will be necessary to keep the spaces overlooked and safer.

Fig.16 Diagram. Active frontage hierarchy

4. PLOT DESIGN CODES

Following the guiding principles described in the previous chapter, the proposal site has been divided into four building plots: A, B, C, and D. These plots refer back to the four plots described in Reading Station Area Framework: N3, N4, N5, N6.

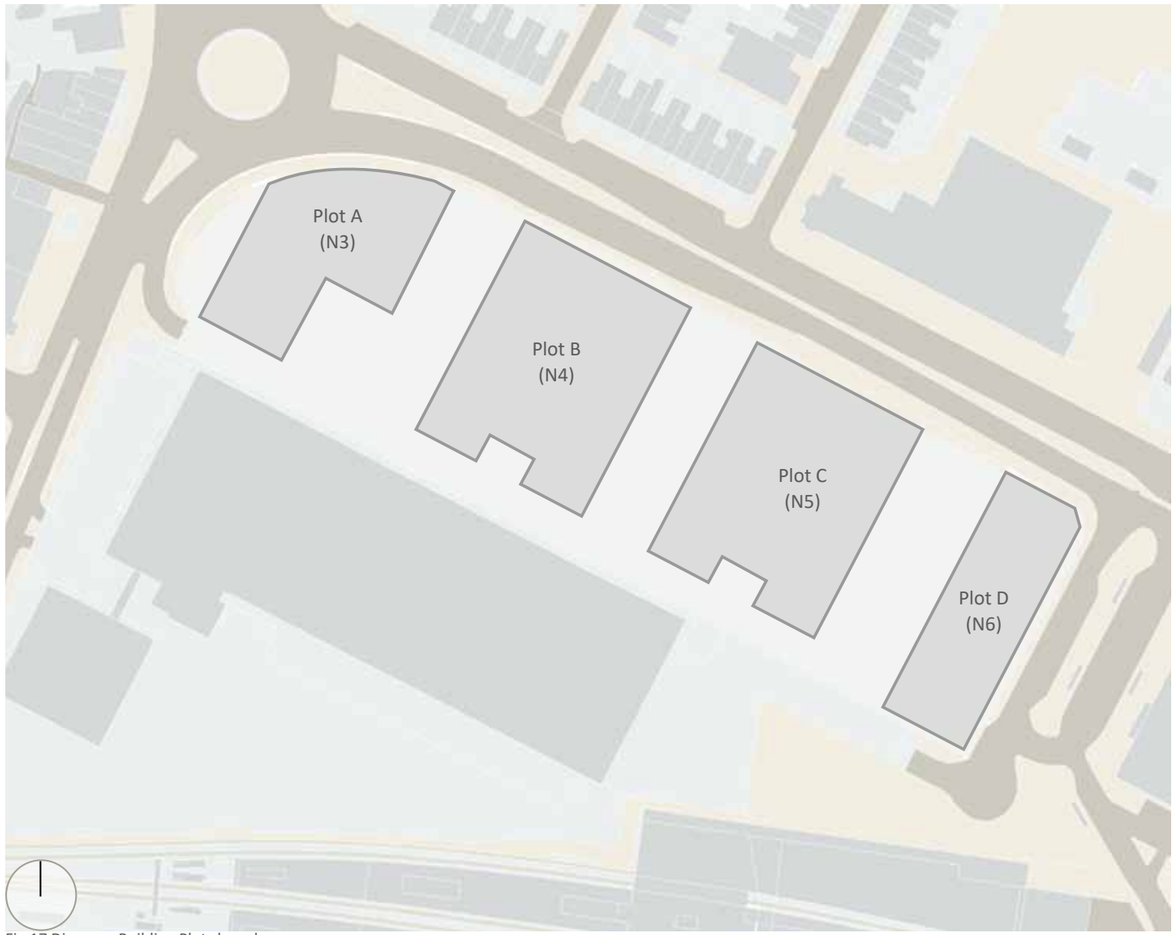


Fig.17 Diagram. Building Plots key plan

4. PLOT DESIGN CODES

4.1 PLOT A

Plot Layout & Geometry

Mandatory

- Buildings should be a solid block addressing street facades on all sides.
- External public space should be located in the southern corner.
- The south-western facade must be parallel to the facades of Plots B & C to provide a 'street' frontage to The Avenue.

Discretionary

- A landscaped buffer zone should be left to the West of the plot fronting Caversham Road;
- Part of the block could be a taller landmark building on the south-eastern facade facing The Avenue.

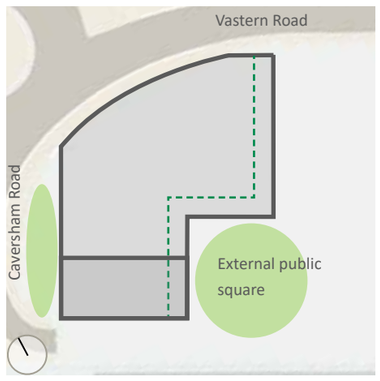
Access / Entrances / Servicing

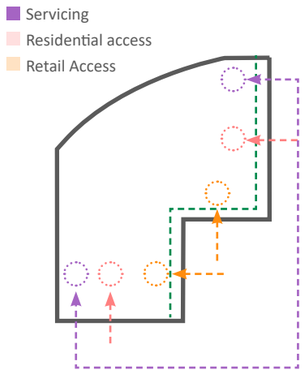
Mandatory

- All uses should have direct access at Ground floor from the external public space on the south-east corner of plot A, The Avenue or a service road on the East side.
- Secondary entrances should be provided from The Avenue or the secondary access route on the East boundary;
- Entrances to different uses should be clearly differentiated through design.
- A high percentage of the uses facing the external public space should provide active frontage.
- Servicing routes should be provided from the secondary access route.
- Vehicular access should be restricted to the perimeter of the external public square.

Discretionary

- A colonnade could be provided along the south-eastern/eastern boundary to improve pedestrian experience.





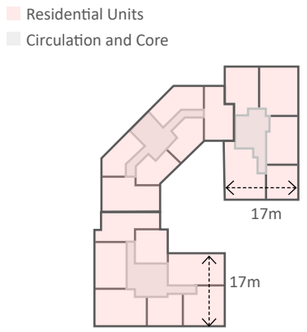
Layout Residential-led Scheme

Mandatory

- The scheme should be designed to address the corner of Caversham Road and Vastern Road junction.
- Distance between dwelling fronts should not be smaller than 18m. Dual aspect units could be considered to overcome situations where the distance falls below 18m.
- The building widths should not exceed the optimum widths required for double stacked dwellings (considered currently to be 17m). Wall build-up and accessibility requirements will have an impact on this dimension at detailed design stage.

Discretionary

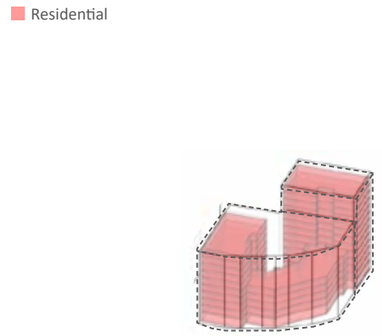
- Provision of two cores instead of three could be considered subject to fire escape distances, fire strategy, servicing and type of residential product provided.
- A podium could be provided from Ground to First Floor.
- A Private Rent Scheme (PRS) may be considered.



Height

Mandatory

- The proposal should not exceed the height and location marked on PP-103_P3 - Parameter Plan - Plot Heights;
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and /or screening.
- Taller buildings should be placed along The Avenue and Vastern Road.
- Development of plots adjacent to Vastern Road shall not, in isolation or in combination with other plots, result in materially worse daylight/sunlight impacts on existing properties and those permitted under planning permission 200188/FUL on the northern side of Vastern Road than those shown in the Daylight/Sunlight Assessment prepared by CHP Surveyors Ltd (dated 10th June 2022)



4. PLOT DESIGN CODES

4.2 PLOT B

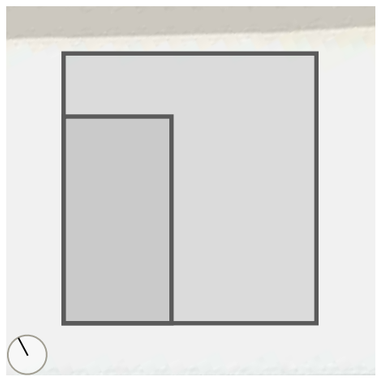
Plot Layout & Geometry

Mandatory

- The layout should be a perimeter block.
- Buildings should be a solid block addressing the street fronts on all sides.
- Inner courtyards should serve as external communal amenity.
- The south-western facade must be parallel to the facades of Plots A & C to provide a 'street' frontage onto The Avenue.

Discretionary

- Part of the block could be a taller landmark building on the south-western facade facing The Avenue.



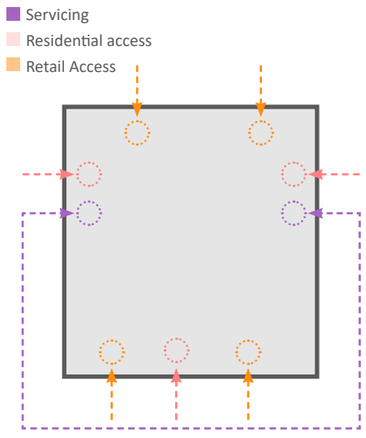
Access / Entrances / Servicing

Mandatory

- The Main Access should be from the south-west boundary facing The Avenue.
- The main access should be set back from the main roads and designed to provide a sense of arrival.
- Servicing and secondary access should be placed closer to Vastern Road on the east and west boundaries and away from building corners.
- Restricted vehicular access for servicing purposes should be allowed to cross the plot east to west.

Discretionary

- A podium could be provided over the inner courtyard. The podium could provide a service yard on ground floor and a podium garden above.
- The podium garden should be accessible from all cores.



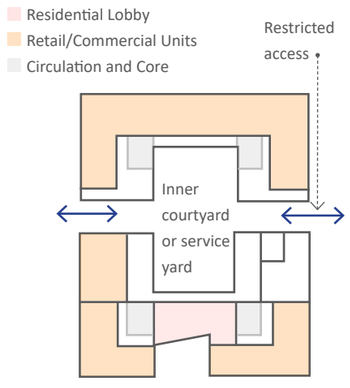
Layout Residential Scheme. Ground

Mandatory

- Maximum active frontage should be provided on Ground Floor.
- The south-west frontage facing The Avenue and the west frontage facing the external public square from Plot A should be considered prime location for commercial uses.

Discretionary

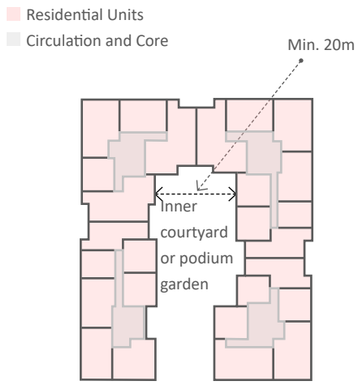
- The frontage facing Vastern Road should be considered for workshop space, affordable office space, secondary retail, or gym facilities.



Layout Residential Scheme. Upper

Mandatory

- The perimeter block should be divided into individual buildings, separated by party walls.
- Each individual building should have its own core.
- One core should not serve more than 9 flats/level. This number can be exceeded where a secondary core or means of escape is provided and the vertical circulation is designed in accordance with the capacity required by the proposed density.
- Distance between internal facades should not be less than 20m.(See 3.2.1)
- The building widths should not exceed the optimum widths required for double stacking dwellings (considered currently to be 17m). Wall build-up and accessibility requirements will have an impact on this dimension at detailed design stage.
- Layouts should be designed to maximise the provision of dual aspect units.
- Layouts should be designed to minimise north facing units.

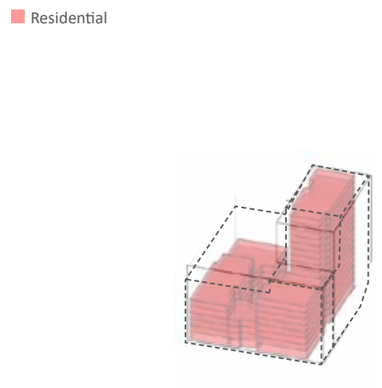


Height

Mandatory

- The proposal should not exceed the height and location marked on PP-103_ P3 - Parameter Plan - Plot Heights;
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and /or screening.

- Development of plots adjacent to Vastern Road shall not, in isolation or in combination with other plots, result in materially worse daylight/ sunlight impacts on existing properties and those permitted under planning permission 200188/FUL on the northern side of Vastern Road than those shown in the Daylight/Sunlight Assessment prepared by CHP Surveyors Ltd (dated 10th June 2022)



4. PLOT DESIGN CODES

4.3 PLOT C

Plot Layout & Geometry

Mandatory

- The layout should be a perimeter block.
- Buildings should be a solid block addressing the street fronts on all sides.
- Inner courtyards should serve as external communal amenity.
- The south-western facade must be parallel to the facades of Plots A & B to provide a 'street' frontage onto The Avenue.

Discretionary

- Part of the block could be a taller landmark building on the south-western facade facing The Avenue.

Access / Entrances / Servicing

Mandatory

- The Main Access should be from the south-west boundary facing The Avenue.
- The main access should be set back from the main roads and designed to provide a sense of arrival.
- Servicing and secondary access should be placed closer to Vastern Road on the east and west boundaries and away from building corners.
- Restricted vehicular access for servicing purposes should be allowed within the plot through the west boundary.

Discretionary

- A podium could be provided over the inner courtyard. The podium could provide a service yard on ground floor and a podium garden above.
- The podium garden should be accessible from all cores.

Layout Residential Scheme. Ground

Mandatory

- Maximum active frontage should be provided on Ground Floor.
- The south-west front facing The Avenue and the East front facing the continuation of the Kennet-Thames Spine between plots C and D should be considered prime locations for commercial uses.

Discretionary

- The frontage facing Vastern Road should be considered for workshop space, affordable office space, secondary retail, or gym facilities.

Layout Residential Scheme. Upper

Mandatory

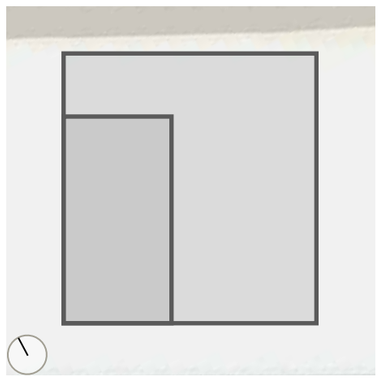
- The perimeter block should be divided into individual buildings, separated by party walls.
- Each individual building should have its own core.
- One core should not serve more than 9 flats/level. This number can be exceeded where a secondary core or means of escape is provided and the vertical circulation is designed in accordance with the capacity required by the proposed density.
- Distance between internal facades should not be less than 20m.(See 3.2.1)
- The building widths should not exceed the optimum widths required for double stacking dwellings (considered currently to be 17m). Wall build-up and accessibility requirements will have an impact on this dimension at detailed design stage.
- Layouts should be designed to maximise the provision of dual aspect units.
- Layouts should be designed to minimise north facing units.

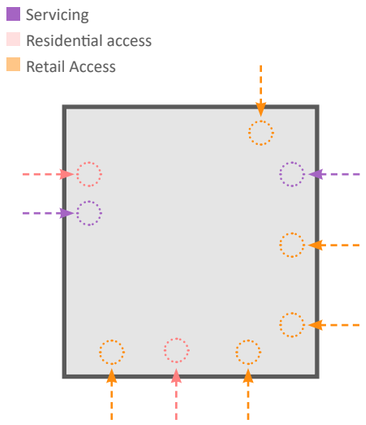
Height

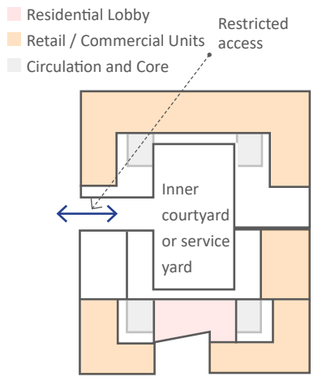
Mandatory

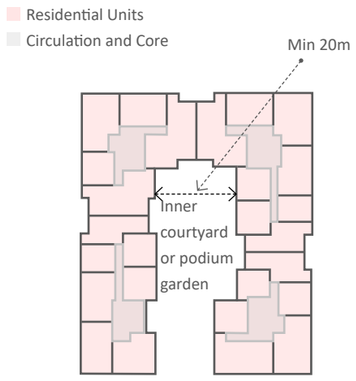
- The proposal should not exceed the height and location marked on PP-103_P3 - Parameter Plan - Plot Heights;
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and /or screening.

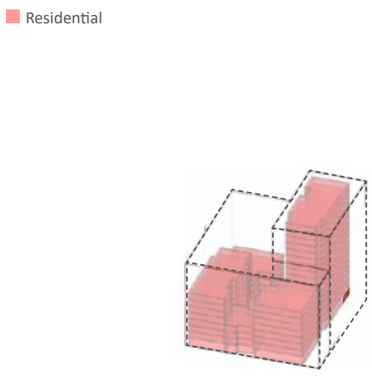
- Development of plots adjacent to Vastern Road shall not, in isolation or in combination with other plots, result in materially worse daylight/sunlight impacts on existing properties and those permitted under planning permission 200188/FUL on the northern side of Vastern Road than those shown in the Daylight/Sunlight Assessment prepared by CHP Surveyors Ltd (dated 10th June 2022)











4. PLOT DESIGN CODES

4.4 PLOT D

Plot Layout & Geometry

Mandatory

- Buildings should be a solid block addressing street fronts on all sides.
- The layout should be linear with the main frontage on the Kennet-Thames Spine Connection between plots C and D.
- Where residential development is provided, restricted access external communal amenity should be located at podium level.

Access / Entrances / Servicing

Mandatory

- Servicing should be accommodated from Trooper Potts Way on the east boundary of Plot D.
- Retail servicing and collection should be located in proximity to adjoining uses (office or residential) to minimise the impact of servicing on Public Realm.
- The main access for residential and/ or office uses should be placed on the west boundary, which faces the Kennet-Thames Spine connection.

Layout Office-led scheme

Mandatory

- Ground floor uses should maximise active frontage.
- One main core should be provided to centralise vertical circulation.
- Secondary cores and means of escape should accompany the main core in line with servicing and/or fire strategy requirements.

Layout Residential-led scheme. Ground

Mandatory

- Ground Floor fronts should provide maximum active frontage.
- The frontage facing The Avenue and the Kennet-Thames Spine connection should be considered prime locations for retail units/ commercial uses.

Discretionary

- Required communal amenity could be provided at podium level as podium gardens.
- The podium garden should be accessible from all cores.

Layout Residential-led scheme. Upper

Mandatory

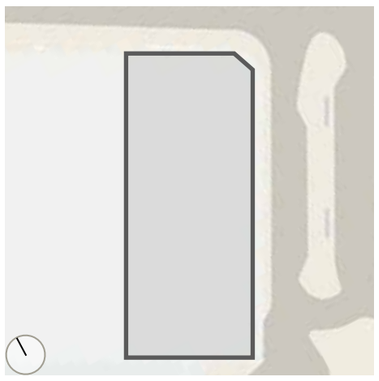
- The layout should be linear. The proposed mass should be tower shaped.
- Buildings should be designed with a minimum distance of 20m between primary frontages.
- Dwellings should be placed around a central core.
- The typical floor layout should not provide more than 9 units per core.
- Layouts should be designed to maximise the provision of dual aspect units.
- Layouts should be designed to minimise north facing units.

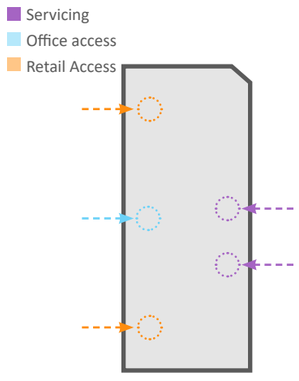
Height

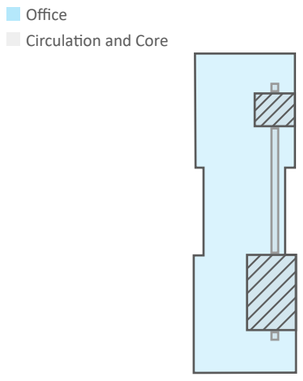
Mandatory

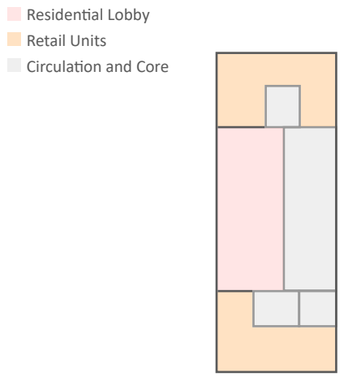
- The proposal should not exceed the height and location marked on PP-103_ P3 - Parameter Plan - Plot Heights;
- All rooftop servicing and cleaning equipment and building maintenance units should be concealed behind facade parapets and /or screening.

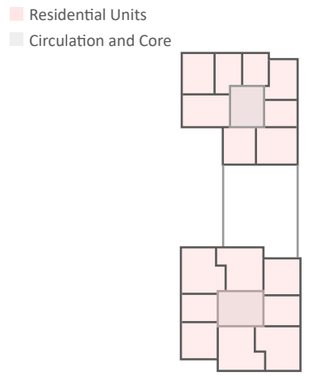
- Development of plots adjacent to Vastern Road shall not, in isolation or in combination with other plots, result in materially worse daylight/ sunlight impacts on existing properties and those permitted under planning permission 200188/FUL on the northern side of Vastern Road than those shown in the Daylight/Sunlight Assessment prepared by CHP Surveyors Ltd (dated 10th June 2022)

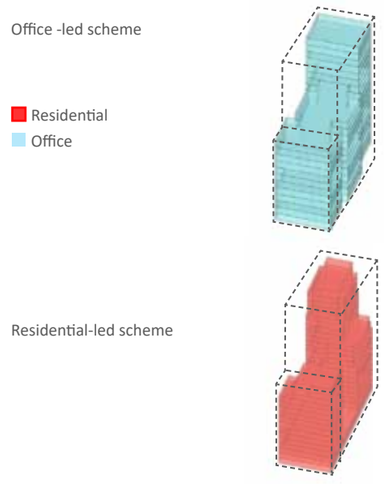












5. SITE-WIDE DESIGN CODES

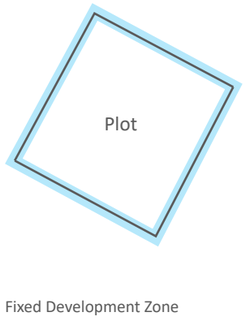
5.1 BUILDING EDGES

5.1.1

FLEXIBLE DEVELOPMENT ZONE BOUNDARIES

Information for the use of the Building Plots Parameter Plan.

- Building Plots are not flexible and cannot shift perpendicularly from the shown location on PP-102_P2 - Parameter Plan - Building Plots

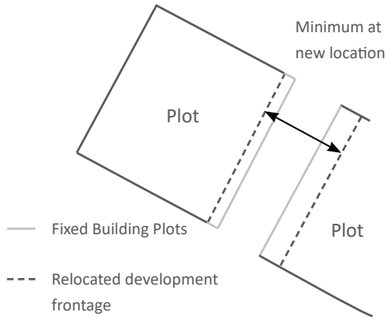


5.1.2

PUBLIC REALM MINIMUM WIDTHS

Guidance intended to safeguard the pedestrian movement network.

- The minimum dimensions of the Public Realm must be maintained.
- Where buildings within the Building Plots are relocated, the boundaries of adjacent development must move in parallel to preserve the minimum requested by use (see Development Schedule, Table 2).

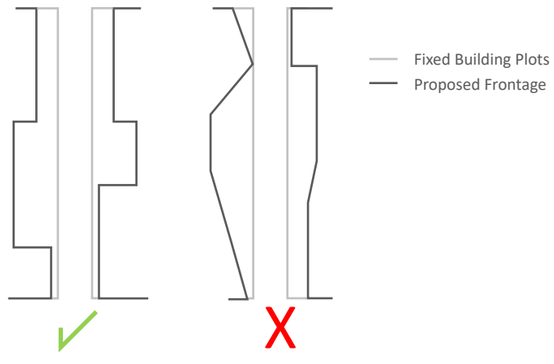


5.1.3

PARALLEL DEVELOPMENT ZONE BOUNDARIES

Guidance intended to safeguard the pedestrian movement network.

- Flexible Development Zone Boundaries drawn parallel on the Development Zone Parameter must remain generally parallel when they are moved.
- Changes may apply where justified by a ground floor access strategy.

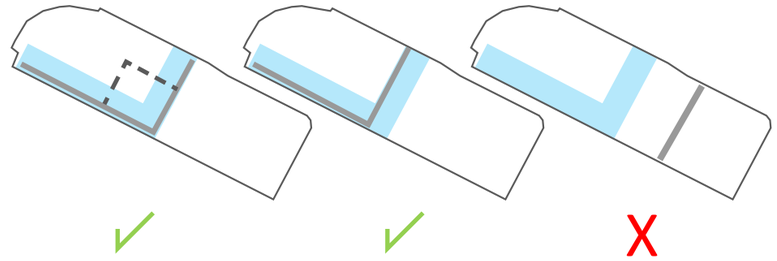


5.1.4

LIMITS OF DEVIATION FOR MAIN ACCESS ROUTE WITHIN DEVELOPMENT FOOTPRINT PARAMETER PLAN

Information for the use of PP-101_P2 - Parameter Plan - Site Access & Egress.

- The main vehicular route could deviate anywhere within the blue hatched Zone, which is determined by PP-102_P2 - Parameter Plan - Building Plots and access points shown on PP-101_P2 - Parameter Plan - Site Access & Egress. After the main route has been provided, additional public routes could be introduced.



5.1.5

COMPLEMENTARY BUILDING LINES

This guidance is intended for protecting the local character and building arrangement.

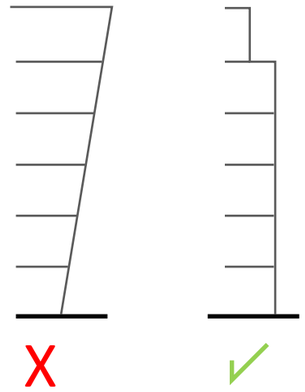
- Building lines should establish complementary relationships with adjacent Building Lines both in their plan shape and alignment.

5.1.6

AVOID NON-VERTICAL BUILDING LINES

This guidance is intended for protecting the local character and building arrangement.

- In cross section building lines should be straight and vertical. They should not be canted, curved, or faceted.
- Exclusions apply to tall buildings where this measure is justified through design and microclimate assessments.



5. SITE-WIDE DESIGN CODES

5.1 BUILDING EDGES

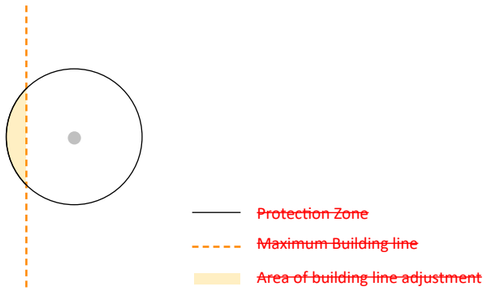
~~5.1.7~~

~~TREE PROTECTION ZONE~~

~~*Coordinate with Arborocultural Impact Assessment.*~~

- ~~Building lines must adjust locally to avoid Protection Zones of existing trees designated for preservation. Ancillary structures must also avoid conflicting relationships with preserved trees.~~

See 6.1.4 in Public Realm Codes

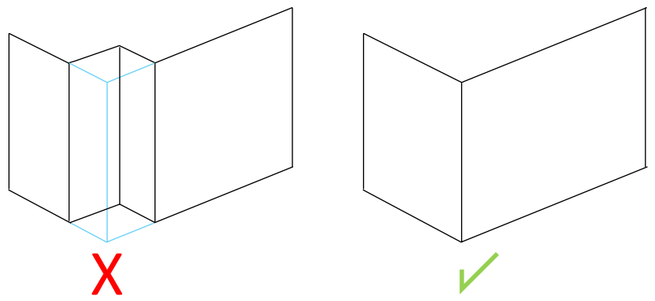


5.1.8

NO DISRUPTION ON CORNERS FACING PUBLIC REALM

Spatial definition and reinforcement of a sense of enclosure.

- Building facades facing Public Realm should not set back at building corners.
- Exclusions apply along the Kennet-Thames Spine area if this is justified through design and considerations of the relationship with the Public Realm.

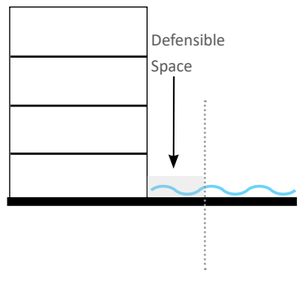


5.1.9

DEFENSIVE ZONE

Supporting Public Realm quality.

- Any private outdoor amenity proposed within this curtilage area should have a clear delimitation through boundary treatments.
- Curtilage Zones adjacent to residential dwellings could be designed as Defensible Space or residential outdoor amenity.

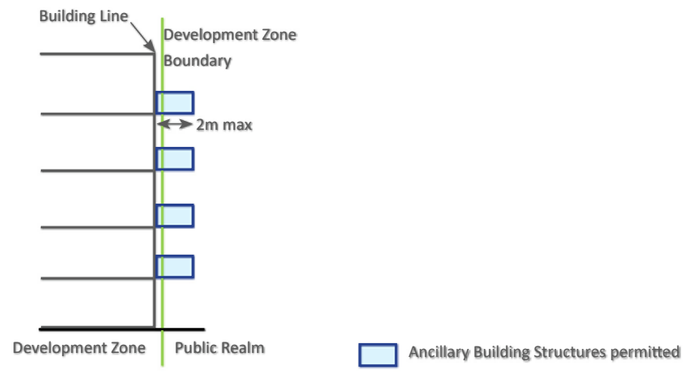


5.1.10

ANCILLARY DEVELOPMENT STRUCTURES

The following guidance is intended to define and limit permissible oversailing of the Public Realm.

- Ancillary Building Structures are permitted to project beyond the Maximum Building Line by 2m.
- Ancillary Building Structures should be located within the Maximum Building Line in all locations.

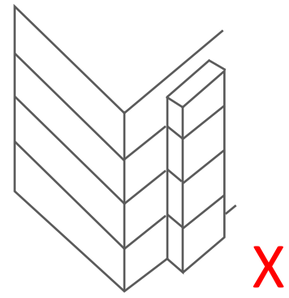


5.1.11

ANCILLARY DEVELOPMENT STRUCTURES SUBORDINATE TO BUILDING LINES

The following guidance is intended to ensure that the public realm is enclosed by the predominant face of buildings.

- Ancillary Building Structures should not obscure the building line created by the predominant face of the building.

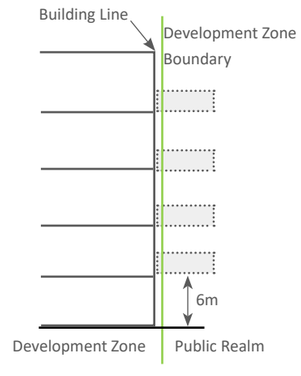


5.1.12

BALCONY MINIMUM HEIGHTS

The following guidance is intended to avoid headroom conflict at ground level.

- Projecting balconies should be above ground level by a minimum height of 6m, measured from ground floor level to the underside of soffit.



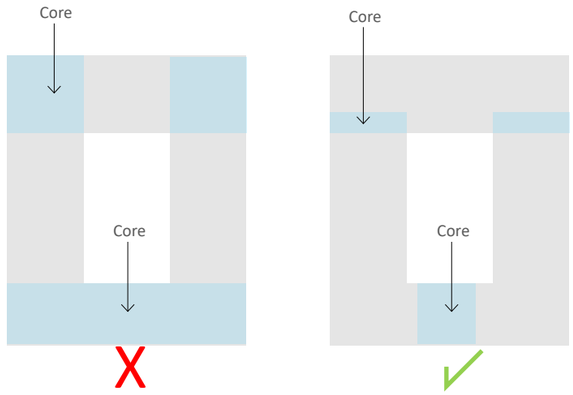
5. SITE-WIDE DESIGN CODES

5.2 LAND USE

5.2.1
LOBBY ACCESS

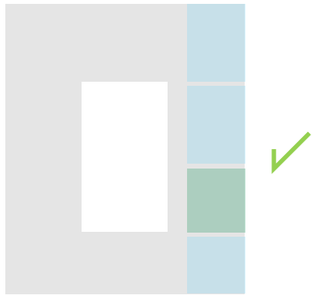
To create animated frontages.

- Ground floor means of access for upper floors should be proportionate to their use.



5.2.2
MIXED USE FRONTAGES

- Frontages on ground floor could display a variety of uses, or only one use - though the former is encouraged to support the quality of the Public Realm.



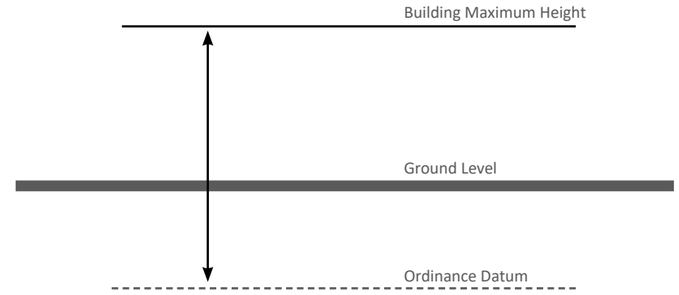
5.2.3
FLOOD RISK MITIGATION - RESIDENTIAL USE PLACED ON GROUND FLOOR

- Placement of dwelling units on ground floor should be avoided.
- Where placing dwellings on the ground floor, the layout and disposition of bedrooms horizontally and vertically should be coordinated with the Flood Risk Consultant.

5.3 MAXIMUM HEIGHTS

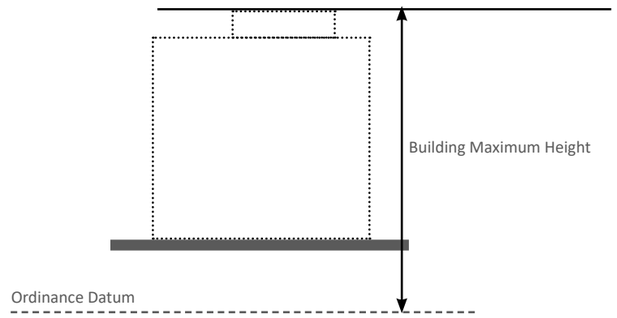
5.3.1
HEIGHT MEASUREMENT SYSTEM

- Building Heights are set Above Ordinance Datum (AOD).



5.3.2
MAXIMUM HEIGHT

- For the avoidance of any doubt, building maximum heights as marked on the Parameter Plans are to be measured to the top of any plant or permanent ancillary structure provided on the rooftop.

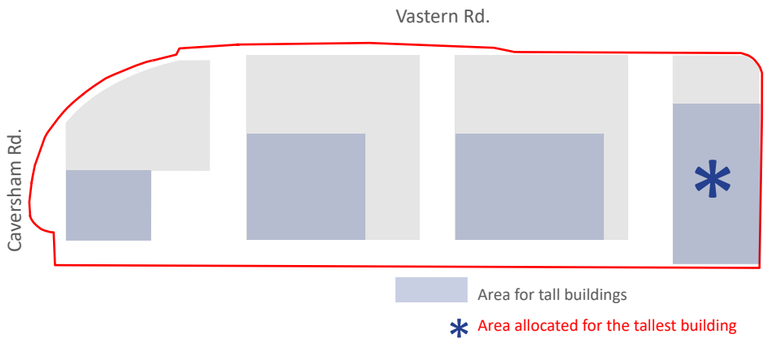


5. SITE-WIDE DESIGN CODES

5.4 TALL BUILDINGS

Tall buildings are considered a contribution to Reading's townscape. They will enable the accommodation of the desired density on this well connected site.

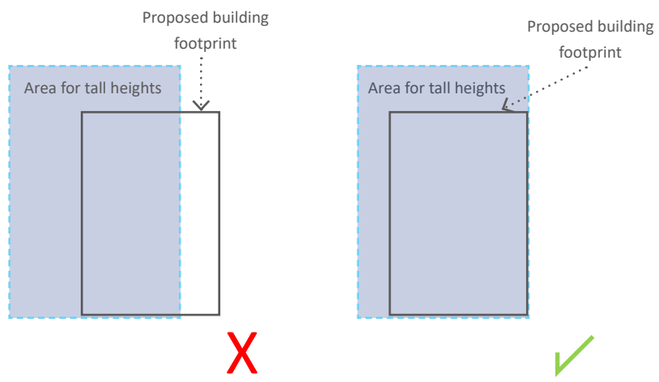
Tall elements will enable the provision of a coherent rhythm in the overall design of the masterplan and improve visibility and orientation.



5.4.1

TALL BUILDING LOCATIONS

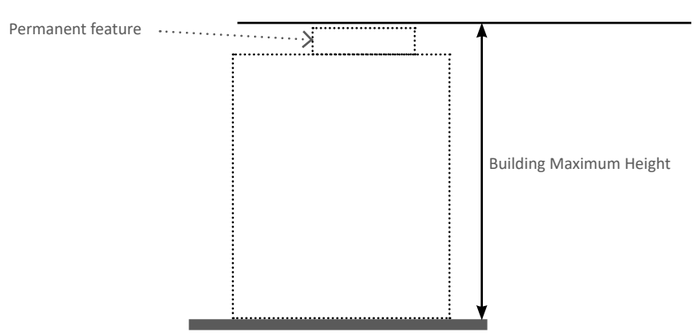
- Tall buildings must fit within the areas described in the Development Parameter Plans and Schedule as suitable.



5.4.2

MAXIMUM BUILDING HEIGHT

- Parapets, plant, lift overruns and any permanent features of tall buildings must be below the maximum heights provided in PP-103_P3 - Parameter Plan - Plot Heights.



5.4.3

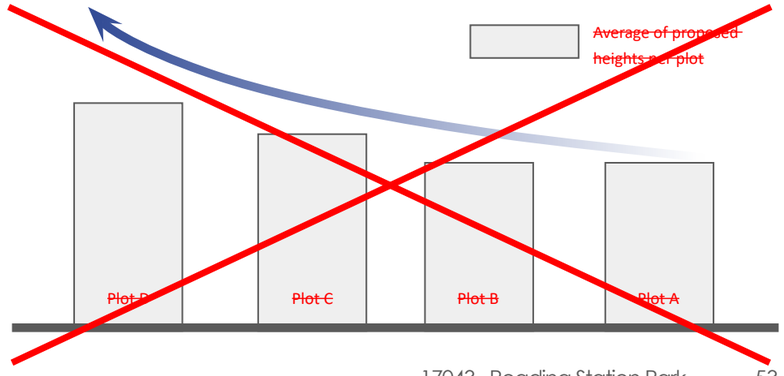
QUALITY

- Tall buildings must be designed and specified to a high level of quality due to their townscape contribution through visibility and scale.

5.4.4

~~LOCAL CLUSTER~~

- ~~The average of heights proposed per plot should decrease from East to West (from plot D to plot A) in keeping with the townscape requirements (as listed in local guidance) and contextual relationships.~~



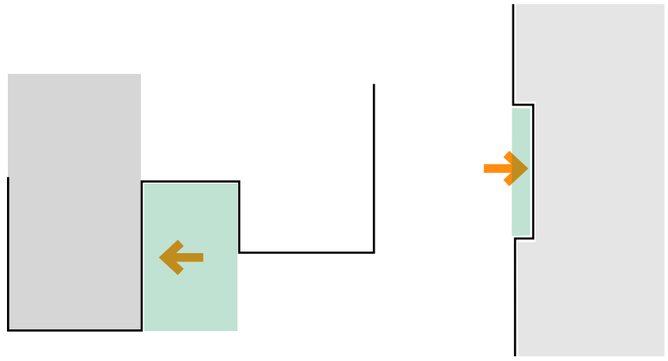
5.4 TALL BUILDINGS

5.4.5
TOP, MIDDLE, BASE

- The design strategy for buildings must define a top, middle and base.
- If sustained by design quality, a uniform approach should also be considered appropriate.

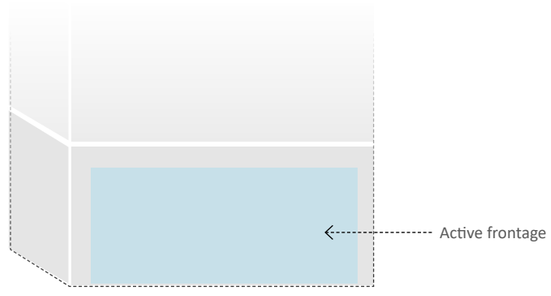
5.4.6
ACCESS POINTS

- Easy and safe access to tall buildings should be enabled through pocket spaces, which are set back from the main vehicular and pedestrian routes.



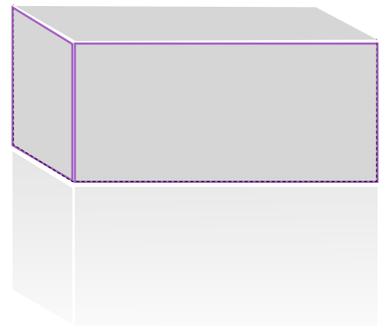
5.4.7
BASE FRONT ACTIVATION

- Ground floor uses must maximise the provision of active frontage.



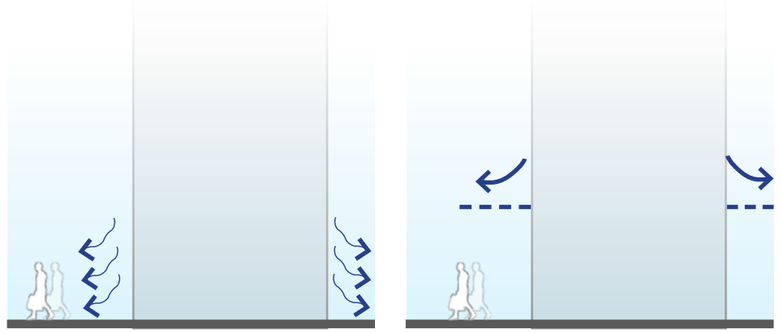
5.4.8
TALL BUILDING TOP

- Design of the top parts must provide clear articulation.
- Roof and parapet treatments and geometries must be designed to mask and/or integrate any ancillary structures such as plant, lift overruns, BMS systems and servicing elements.



5.4.9
MICROCLIMATE EFFECTS

- The design must consider the microclimate at street level and mitigate against downdraft and wind tunnelling effects.
- Possible mitigation measures may include measures such as shaping the overall form of the buildings to avoid excessive down-draughts or canopies on the facade at first or second floor levels.



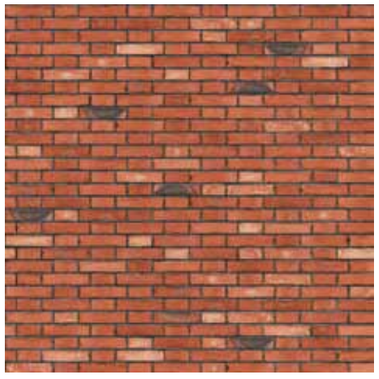
5.5 APPEARANCE

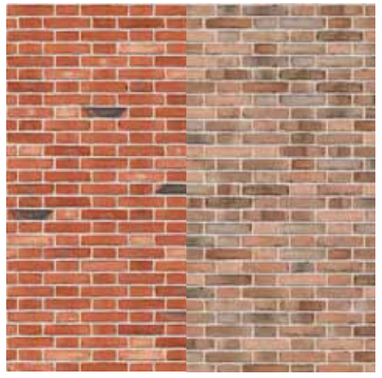
5.5.1
RESPONSIVE ARCHITECTURE

- Buildings on all plots should respond to the architecture of the adjacent plots and to the Public Realm.

5.5.2
MATERIALITY

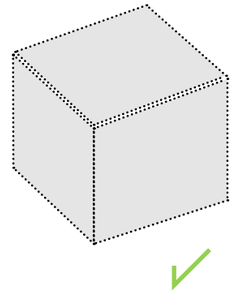
- Materials must possess enduring quality.
- Materials should be complementary to the wider and local contextual character of Reading. The main materials used for fronts should be brick, concrete, wood, glass and metal.
- Additional materials could be used in conjunction but in smaller percentages. The tones and colours should be complementary to Reading's vernacular character.

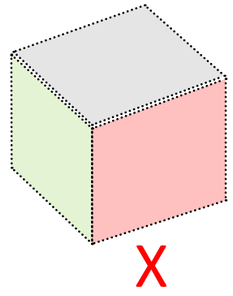




5.5.3
DESIGN COHERENCE

- Building designs should be responsive to surrounding context.
- Buildings should prove coherent on all fronts.





5.5.4
GROUND FLOOR FRONTAGE TREATMENT

Building Front activation is detailed in Chapter 5.4.

- Glazing used for retail frontages at ground floor must provide improved transparency and reduced reflections.

5.5.5
APPROACH TO SERVICES

- Services such as air conditioning units, satellite dishes, rainwater pipes, must be either concealed or integrated into the overall design.

5.5 APPEARANCE

5.5.7
INTEGRATED BUILDING ELEMENTS

- Curtilage structures should be integrated in the design of the building.

5.5.8
GRILLES AND LOUVRES

- Servicing vents, grilles and louvres must be integrated in the building design.

5.5.9
VEHICULAR ENTRANCES

- Vehicular entrances that are required for servicing or accessing parking must be integrated through design.
- Vehicular entrances must be located away from street corners.

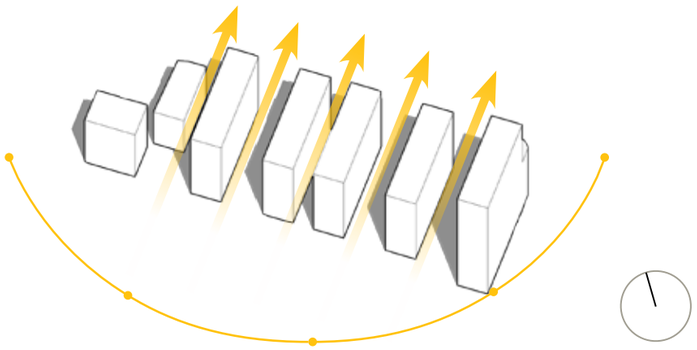
5. SITE-WIDE DESIGN CODES

5.6 SUNLIGHT & DAYLIGHT

5.6.1
ORIENTATION

The following guidance is included to ensure the quality of the Public Realm and of the future development.

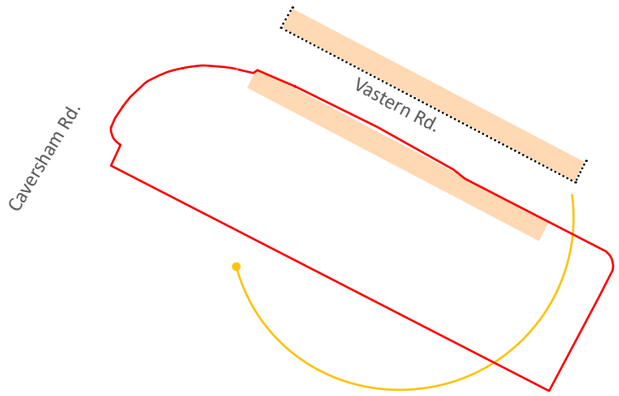
- General arrangement of residential buildings must take into account orientation to improve sunlight/ daylight provision for proposed dwellings.



5.6.2
IMPACT ON NEIGHBOURING PROPERTIES

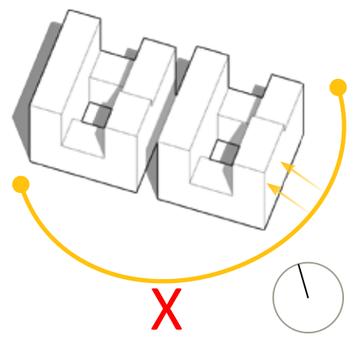
The following guidance is meant to ensure the proposal provides a contextual response through design.

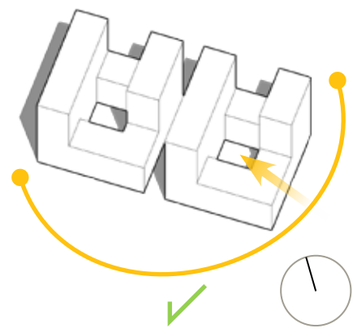
- General arrangement of buildings must not significantly affect daylight and sunlight levels enjoyed by neighbouring properties.
- Further to section 3.3 of this document, any impact on the existing properties on Vastern Road and those permitted under planning permission 200188/FUL which is materially worse than those shown in the Daylight/ Sunlight Assessment prepared by CHP Surveyors Ltd (dated 10th June 2022) shall be deemed significant



5.6.3
PERIMETER BLOCK COURTYARD

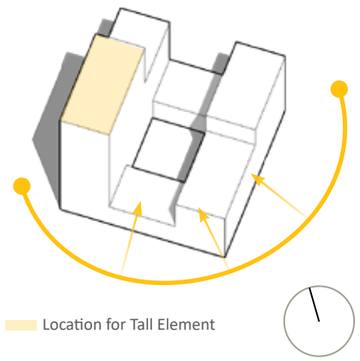
- For residential schemes, the southeast building corners within perimeter blocks must be lowered to a height adequate to enable the provision of the amount of sunlight required for amenity provision recommended by the relevant policy in place.
- Exclusions are accepted where external amenity is not provided in the internal courtyards.





5.6.4
TALLER ELEMENTS WITHIN PERIMETER BLOCKS

- Taller elements must be located on the south side within the outlined areas and corresponding to Development Parameters to ensure a minimum negative impact on courtyard amenities, adjacent properties, and proposed accommodation.



5.6 SUNLIGHT & DAYLIGHT

5.6.5
INNER COURTYARDS - AS RESIDENTIAL AMENITY

The following guidelines are meant for improving the quality of life and social cohesion of the proposed development through the design of adequate amenity spaces in terms of daylight-sunlight requirements.

Mandatory

- Outdoor spaces must be designed with consideration for their location, orientation, amount, use, and safety.
- The amount of amenity provided must be defined by the residential mix and proximity to other communal green areas or play spaces.
- Design of outdoor amenity spaces should aim to avoid permanent shadows and leftover spaces.
- Design of outdoor amenity spaces should provide safe spaces that are overlooked, have adequate lighting, ease of access, and clear routes.
- Daylight and Sunlight for Amenity Spaces should follow the BRE Report guidance: Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice (2011).
- These guidelines should be interpreted flexibly as natural lighting is only one of a suite of factors to consider in the site layout and massing design.

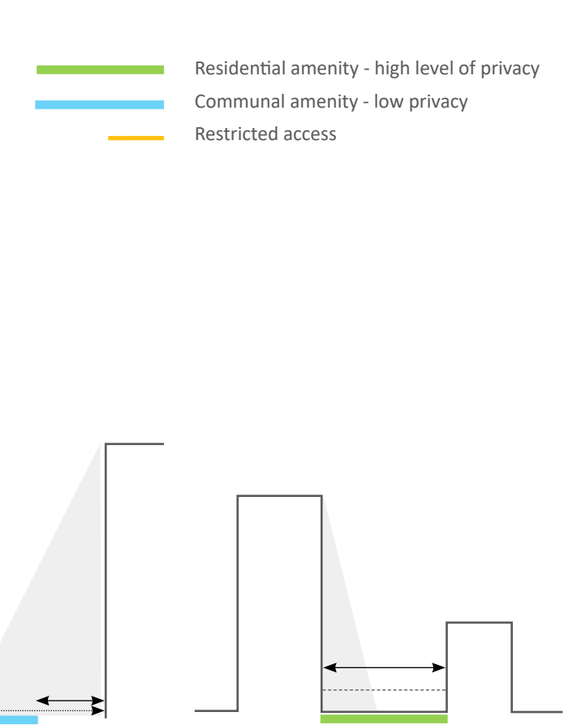
Discretionary

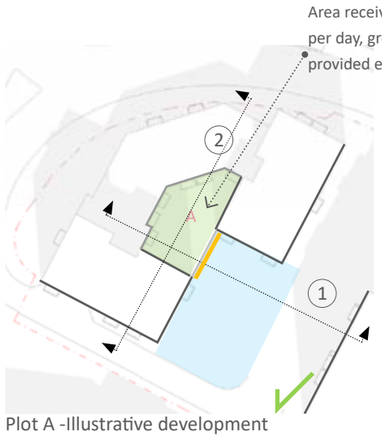
- The amenity spaces could provide variety in use and character. This could be achieved through the provision of play space, formal and informal gardens, allotments, roof terraces, and others. Further details are provided in the Public Realm Design Code section.

5.6.6
INNER COURTYARDS - SUNLIGHT

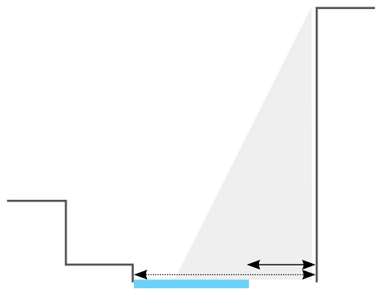
- Any outdoor residential amenity must be designed to achieve a minimum of two hours of direct sunlight over at least half of its area on the 21st of March.

EXAMPLES:





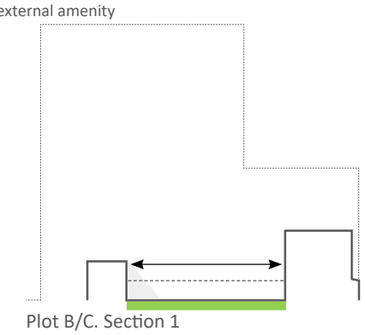
Plot A -Illustrative development



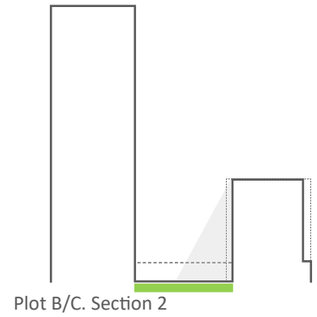
Plot A. Section 1

Plot A. Section 2

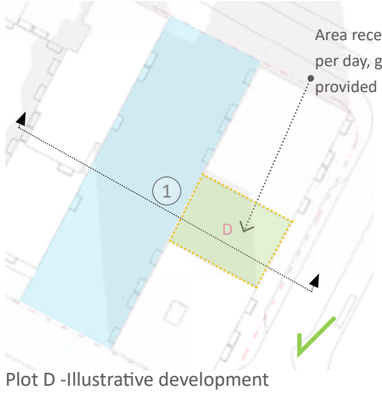
Plot B/C -Illustrative development



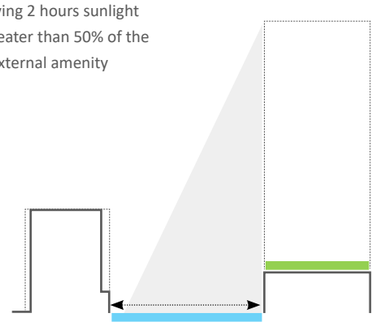
Plot B/C. Section 1



Plot B/C. Section 2



Plot D -Illustrative development



Plot D. Section1

5.6 SUNLIGHT & DAYLIGHT

5.6.7

ASPECT AND LAYOUT - RESIDENTIAL CONSIDERATIONS

For the minimum separation distances to adjacent existing or proposed buildings, refer to PP-102_P2 - Parameter Plan - Building Plots.

Mandatory

- The design must consider sun path orientation and the proximity to surrounding buildings and open spaces;.
- A daylight and sunlight report must be submitted with any proposal coming forwards at reserved matters stage. This report must analyse the implications of the proposed development on both neighbouring properties as well as on itself.
- Daylight assessments should prove achievement of standard recommendations described in BS8206 - Lighting for Buildings (2008).
- Daylight and Sunlight for Amenity Spaces should follow the BRE Report guidance: Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice (2011).
- Single aspect, North facing flats should be avoided through design in order to minimise the provision of dwellings which would not achieve a desirable amount of sunlight.

Discretionary

- The number of dual aspect dwellings could be maximised through design to achieve a high standard of quality in terms of sunlight provision.
- Private amenity should be provided to the majority of units. Concessions could be made for studios where full balconies could be replaced by juliette balconies. The typical area of private amenity to be provided per dwelling would amount to 5 sqm. This provision could be superseded by relevant local guidance.
- Where a unit is provided with one balcony, this should be accessible from the living room. Additional balconies could serve bedrooms.

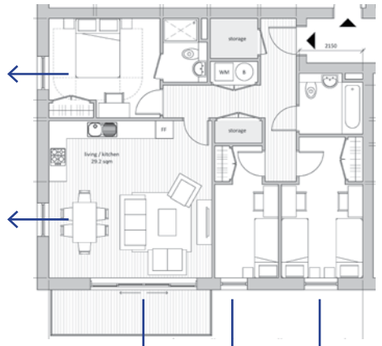
(Illustrative Plan Diagram - to the right)

Aspect and layout recommendations for Perimeter Blocks:

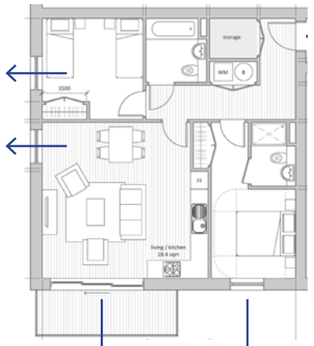
The illustration to the right demonstrates that a design developed within the rules specified in the Development Parameters Plans and Schedule could achieve over 40% dual aspect dwellings per typical floor.

North facing units could be entirely avoided through layout and design.

A desirable density could be achieved without exceeding a maximum of 9 dwellings per core.



Illustrative - 3B5P dual aspect dwelling



Illustrative - 2B4P dual aspect dwelling

Illustrative - 2B4P dual aspect dwelling

Illustrative Plan

5.7 NOISE

5.7.1

LOCATION, ORIENTATION, AND LAYOUT

To the west and northeast, the site is flanked by two main vehicular routes: Vastern Road and Caversham Road. These roads represent a significant source of noise pollution.

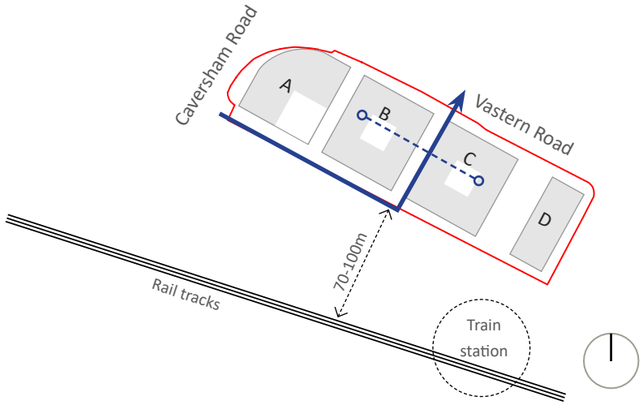
On the south-eastern boundary, the site is located in proximity to the railway tracks and Reading Train Station at circa 70-100 m from the noise pollution source.

Mandatory

- The proposed design should demonstrate 'Good Acoustic Design Process' and observe internal ' Noise Level Guidelines'. An 'Acoustic Design Statement' should be provided as part of the detailed design process.
- Through layout design and material specification the proposal should seek to minimise the amount of units that could be sensitive to noise and privacy.
- The number of single aspect units facing one of the two major traffic routes should be minimal. Where this cannot be avoided through layout design, material specification should seek to overcome the negative aspects of noise pollution.
- Material specification in line with noise attenuation requirements should be made in accordance with Approved Documents E and F of the Building regulations.
- Envelope elements and buildups should be designed and specified to respond to airborne noise.
- Where restrictions apply to opening windows, mechanical ventilation solutions must be applied in accordance to requirements specified in Approved Document F of the building regulations.
- The proposed development should achieve the recommended internal target levels (as described in ProPG: Planning & Noise) - values refer only to structure borne and airborne sources - or whichever values are set by regulations that supersede the current.

The following guidelines for noise levels should be considered alongside any other relevant documentation:

- BS 8233:2014 Guidance on sound insulation and noise reduction for buildings (British Standards Institute 2014).
- Guidelines for Environmental Noise Impact Assessment (Institute of Environmental Management and Assessment, 2014.
- ProPG: Planning & Noise – Professional Practice Guidance on Planning & Noise- New Residential Development (Association of Noise Consultants, Institute of Acoustics and Chartered Institute of Environmental Health, May 2017).
- Approved documents E, F of the Building regulations.
- Noise Policy Statement for England (NPSE) 2010.



5.7.2

AMENITY

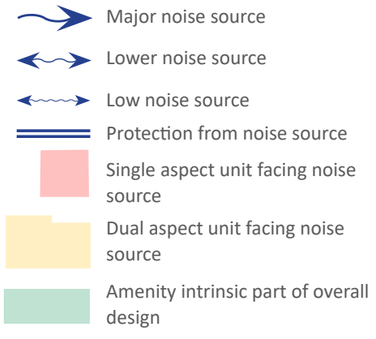
Mandatory

- The design of the external communal amenity should aim to prevent any contribution to unacceptable levels of noise pollution.
- Proposed external amenity spaces should be prevented from being put at unacceptable levels of noise pollution.
- The acoustic environment of external amenity areas should not have a noise level above the range stated as acceptable by relevant policy standards.
- An 'External Amenity Area Noise Assessment' should be undertaken during design Stage 2, at reserved matters stage.

(Illustrative Plan Diagram -above)

The illustration shows a layout option where the number of single aspect units facing Vastern Road is minimised.

A perimeter block layout enables protection of the inner courtyards from the noise pollution of Vastern Road.



5.8 ACTIVE FRONTAGE

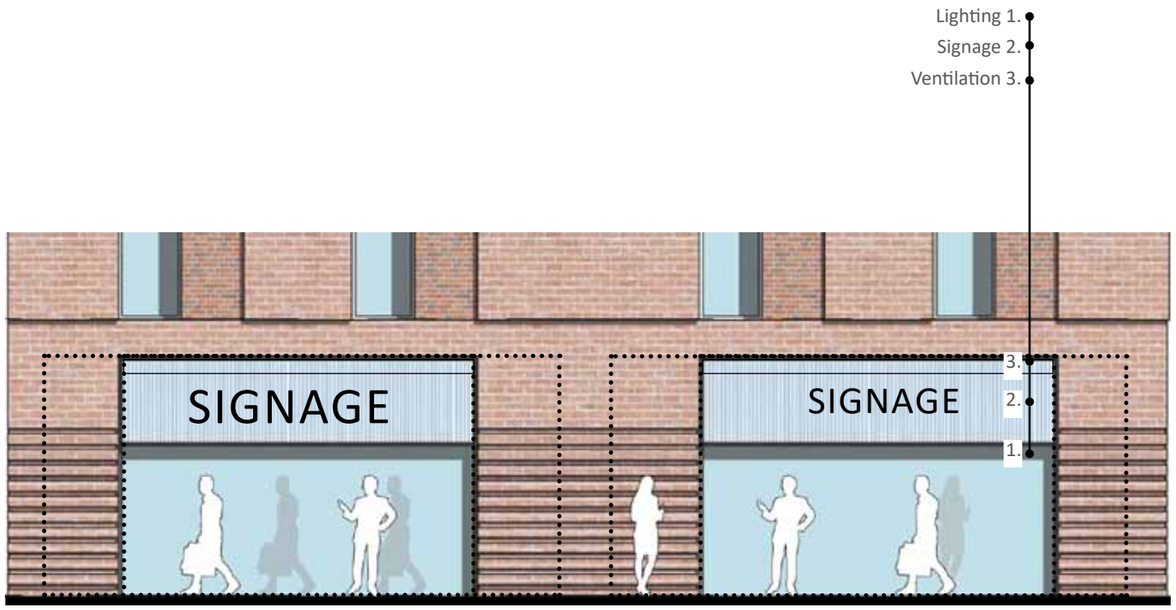
5.8.1
RETAIL FRONTAGE

Mandatory

- A high degree of transparency between the public realm and the building interior should be achieved.
- Signage should be applied only within designated areas above the glazing.
- Glazing should be floor to ceiling structurally bonded curtain walling or jointed glazing with power coated/ anodised aluminium/steel spandrels between glazing panels.

Discretionary

- Variations in shop frontage design could be considered if co-ordinated with the overall design through unifying common elements.



Precedent Images

5.8 ACTIVE FRONTAGE

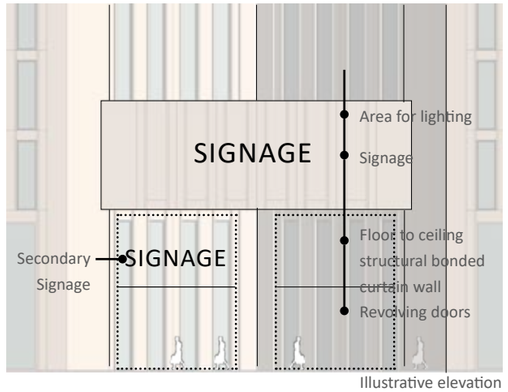
5.8.2
OFFICE ENTRANCES

Mandatory

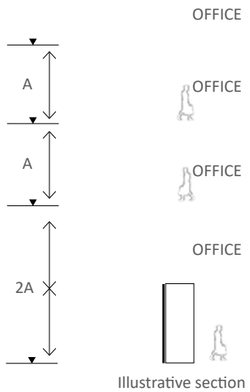
- Frontage on ground floor should be mainly glazed to encourage a connection between Public Realm and office lobby.
- Glazing should be floor to ceiling structurally bonded curtain walling or jointed glazing with power coated/ anodised aluminium/steel spandrels between glazing panels.
- Access should be made through revolving doors.

Discretionary

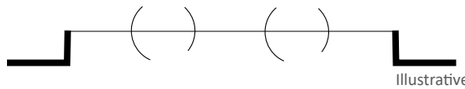
- Where access through revolving doors is not desired, or in the case of secondary entrances, a buffer lobby could be provided.



Illustrative elevation



Illustrative section


Illustrative plan


Precedent Images

5.8 ACTIVE FRONTAGE

5.8.3 RESIDENTIAL ENTRANCES

In a perimeter block layout, the main residential access should provide a secure restrictive buffer to accessing the communal amenity in the inner courtyards and through this to each of the cores.

The 'super lobby' should centralise the provision of storage and access for residential deliveries, concierge and other ancillary residential services for the entire block.

Secondary entrances should be provided for each core for refuse collection and bike storage access and for alternative residential access.

Mandatory

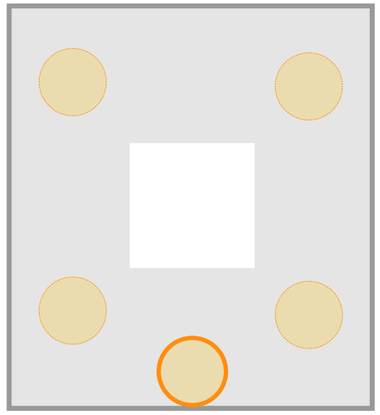
- Key materials should be used for all residential access points to help unify the design and provide higher visibility for residents.
- Glazing should be floor to ceiling structurally bonded curtain walling or jointed glazing with power coated/ anodised aluminium/steel spandrels between glazing panels.
- Secure letter boxes should be provided within enclosed lobby space.
- The super lobby should have a fully glazed front to allow a visual connection to the inner courtyard amenity spaces.
- If a podium garden is considered as part of the design, the super lobby should ~~be~~ provide~~d~~ a double height space to facilitate access to each core through the podium garden.

Discretionary

- The Super Lobby could be double height which would improve its visibility.

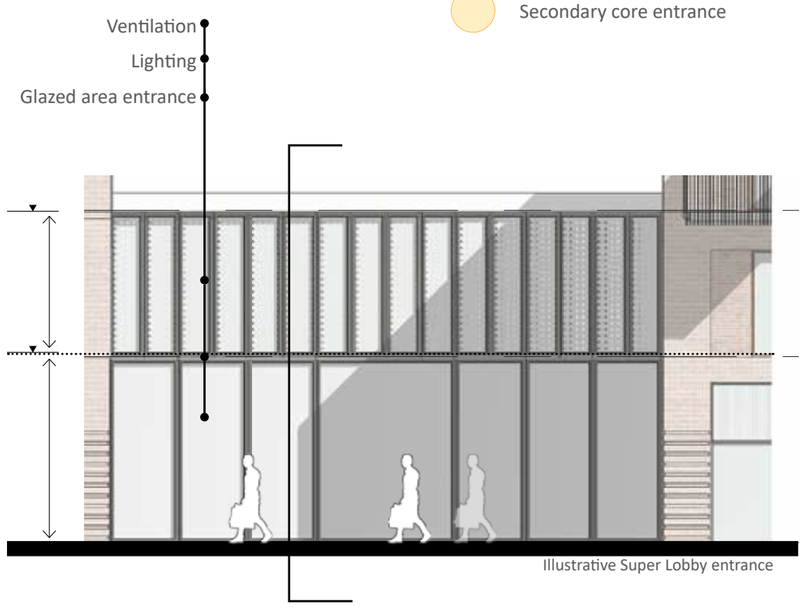
Illustrative Perimeter Block Layout-

Ground Floor access distribution

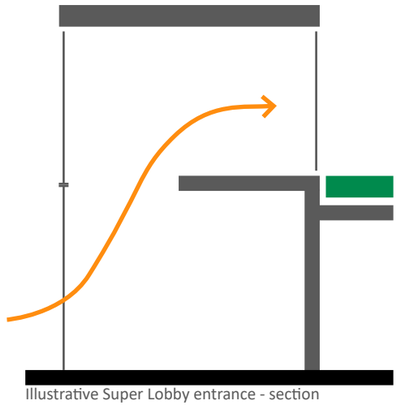


Super Lobby entrance

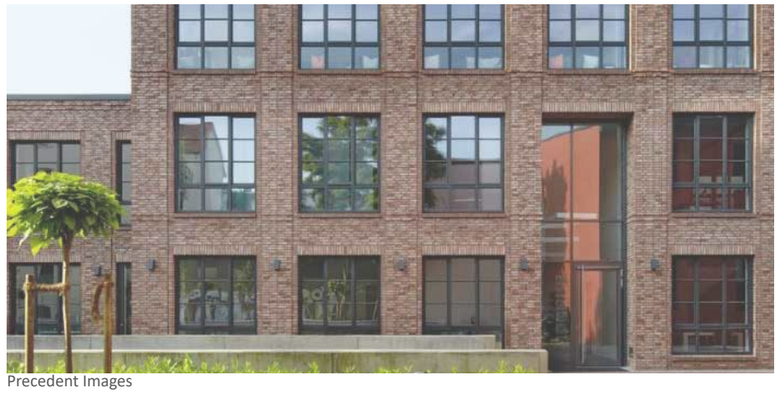
Secondary core entrance



Illustrative Super Lobby entrance



Illustrative Super Lobby entrance - section



Precedent Images

5.8 ACTIVE FRONTAGE

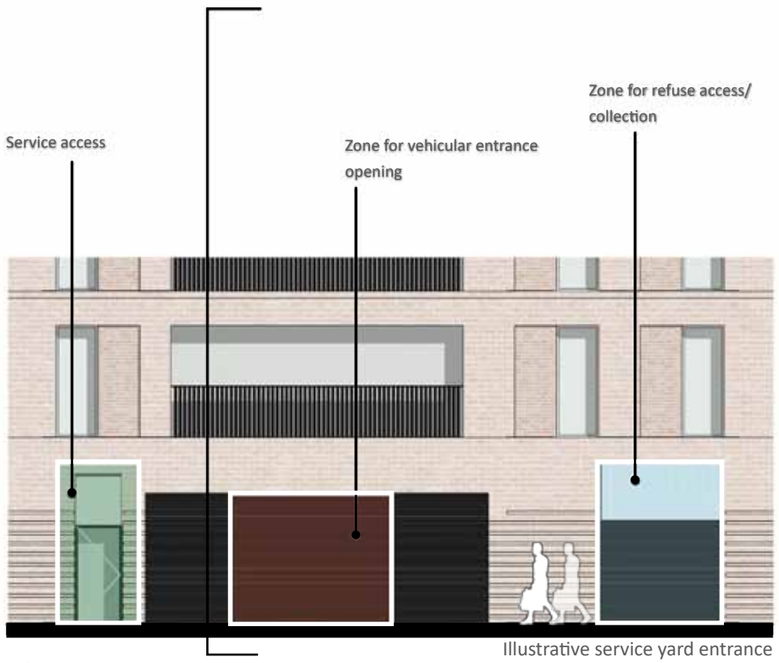
5.8.4
SERVICE ENTRANCES

Mandatory

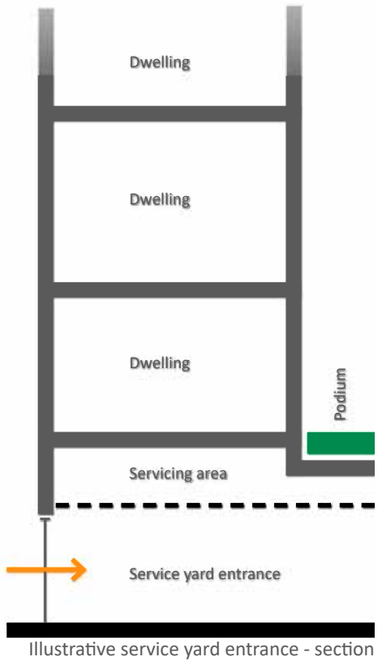
- Unless justified by site restrictions, service entrances should be accessed from secondary access routes.
- Key materials should be used for all residential access points to help unify the design and provide high visibility for residents.
- Vehicular entrances that serve as part of the residential servicing strategy should be integrated in the overall facade design.
- Vehicular access openings should be kept to a minimum width.

Discretionary

- Servicing of ground floor retail units or offices should be made from service yards or secondary vehicular accesses.
- Signage should be provided to refuse and bike entrances to enhance the spaces' visibility.
- Brick patterns could be used to mask ventilation openings.



Illustrative service yard entrance



Illustrative service yard entrance - section

Precedent Images

5.9 EXTERNAL APPEARANCE

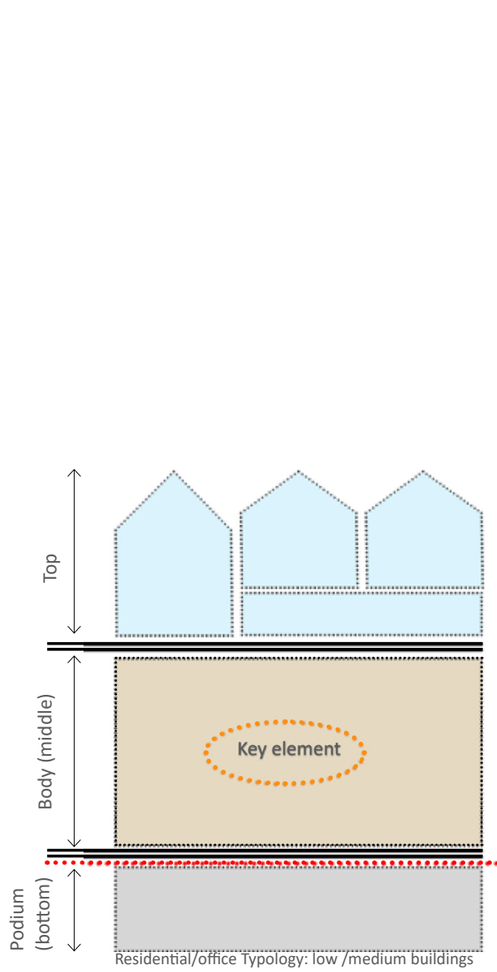
5.9.1
ELEVATIONAL PRINCIPLES

Mandatory

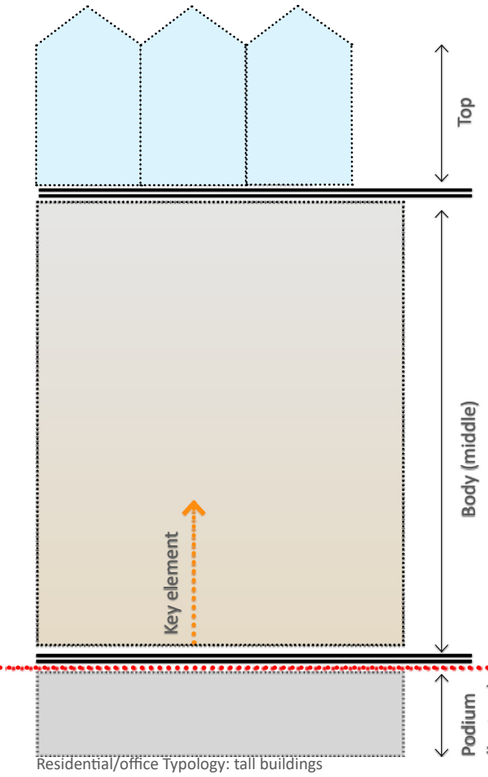
- The design of the buildings should be coherent and familial throughout the scheme. All buildings (corresponding to plots A, B, C and D) should share key elements such as materials, colour, proportion, or graphic elements that provide a uniform appearance.
- Envelope design should be developed in tandem with visual perception, building services strategy, acoustic requirements and structural design.
- Building envelopes should be designed to accommodate project-specific static and dynamic loads.
- Wind pressures should be calculated in accordance with the guidelines set in BS EN 1991 Part 1-4.
- Wind tunnel testing should be developed at detailed design stage.
- Tall building facades should be designed with a vertical aesthetic.
- Ground floor ceiling heights should be higher than typical floor-to-ceiling height.

Discretionary

- Each plot could have a local tall building that would improve the orientation and visibility of the scheme for residents and visitors alike.



Residential/office Typology: low /medium buildings



Residential/office Typology: tall buildings

Office Typology: tall buildings


Precedent Images

5.9 EXTERNAL APPEARANCE

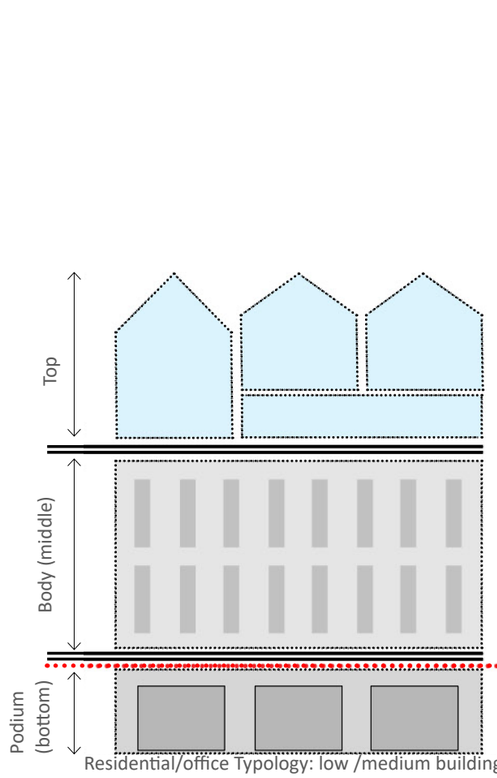
5.9.2
ELEVATIONAL PROPORTION

Mandatory

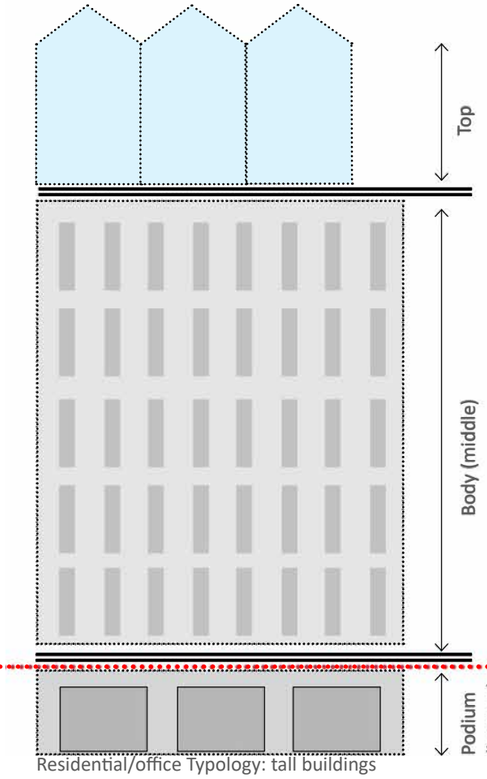
- Buildings should be designed with a clear delimitation of the three registers: podium (or bottom), body (middle) and top.
- The proportions of the openings should be co-ordinated with use requirements and visual clarity considerations.
- Tall elements should be designed to read as part of the family of buildings while being distinctive in response to scale and verticality.
- Higher percentages of glazed areas should be provided for commercial uses.

Discretionary

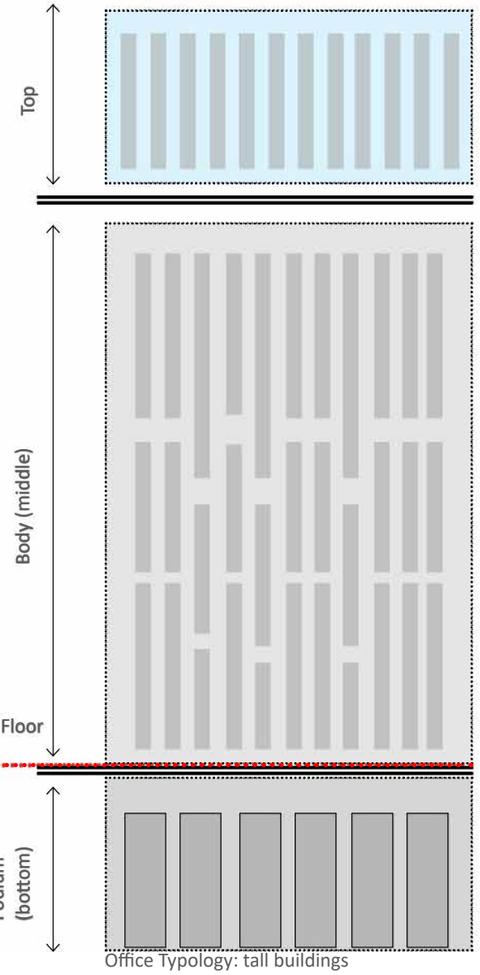
- Buildings with lower heights should be designed with pitched roofs in response to the local character of Reading.



Residential/office Typology: low /medium buildings



Residential/office Typology: tall buildings



Office Typology: tall buildings





Precedent Images

5.9 EXTERNAL APPEARANCE

5.9.3
WINDOW TO WALL PERCENTAGE

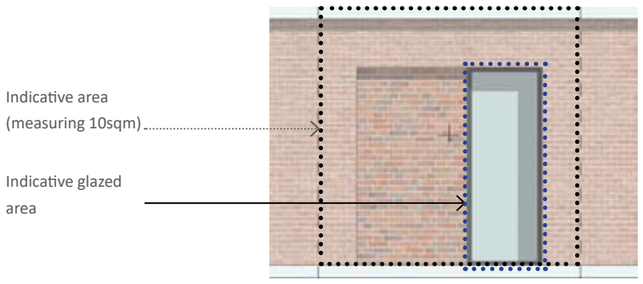
Mandatory

- 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 office use.
- 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.
- Unless proved otherwise through detailed design assessment, the overall average percentage of glazed to solid for office use should be in the region of 70% glazed to 30% solid.

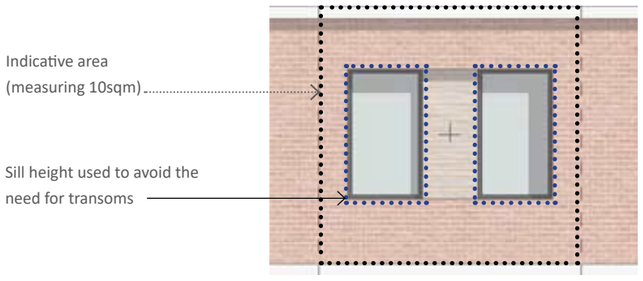
Discretionary

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

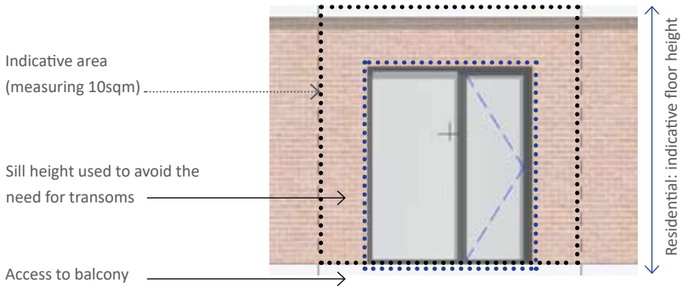
Illustrative Residential Openings
(40% glazing to 60% solid wall)



>20% glazed area

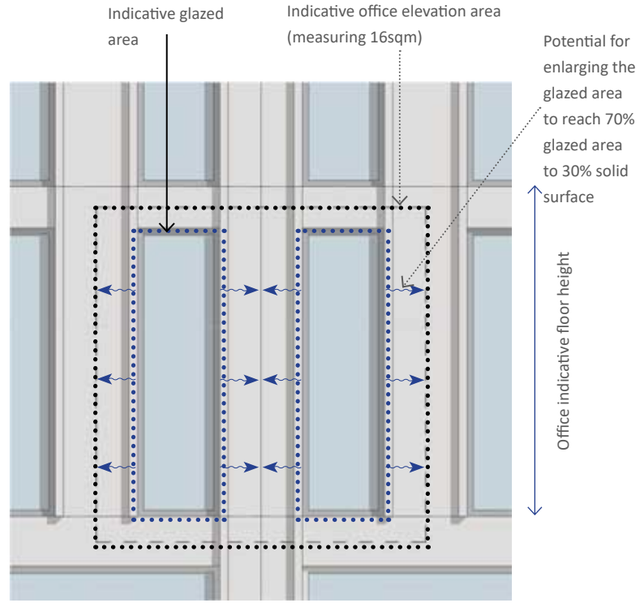


>30% glazed area



>50% glazed area

Illustrative Office Openings
(70% glazing to 30% solid wall)



>50% glazed area

5.9 EXTERNAL APPEARANCE

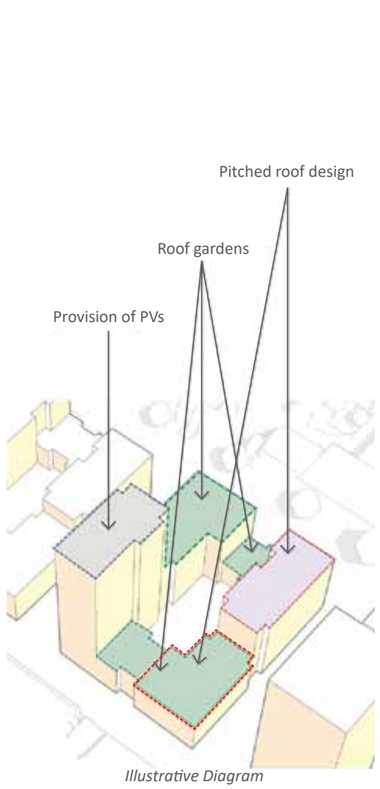
5.9.4
ROOF FORMS

Mandatory

- Roofs should keep in form and appearance with the building scale and local character.
- For buildings of lower height, pitched roofs should be provided as a contribution to Reading's character and aesthetics.
- Height of buildings with pitched roofs should be measured from the building's AOD ground floor level up to the top of the ridge.
- All building heights should be contained within the maximum values captured in PP-103_P3 - Parameter Plan - Plot Heights.
- Roofs should be considered for provision of additional measures to improve sustainability (PV, green roofs).

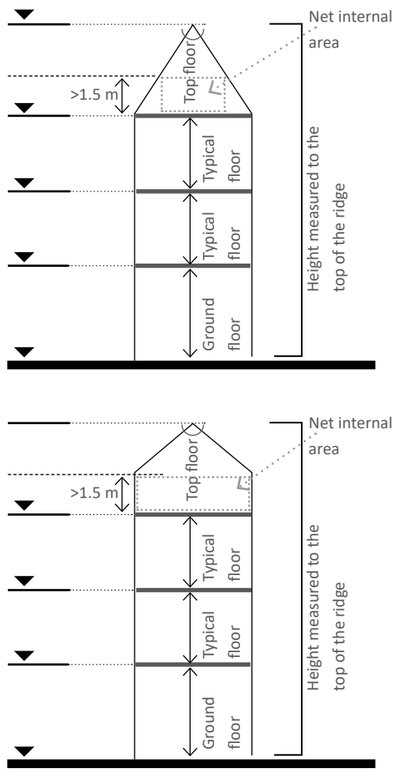
Discretionary

- Pavilion structures could be designed within the maximum acceptable heights to enable access to roof gardens.
- Roof gardens could be designed to provide part of the necessary communal amenity.

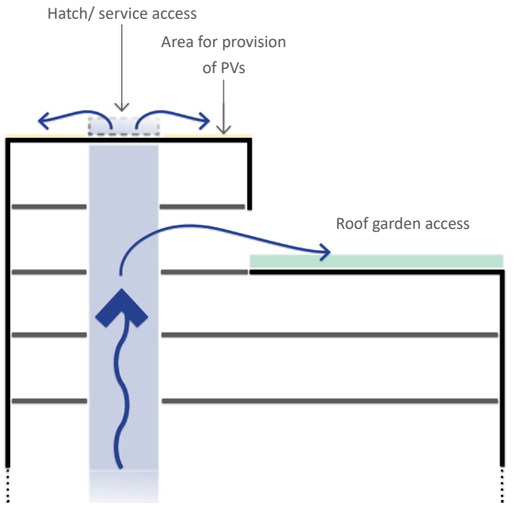


Illustrative Diagram

Illustrative Diagrams: Pitched roof design options



Illustrative Diagram: Flat roofs (service and amenity) access





Precedent Images



Precedent Images

5. SITE-WIDE DESIGN CODES

5.9 EXTERNAL APPEARANCE

5.9.5 MATERIALS

The following guidelines cover matters regarding materiality and appearance for all four plots in order to ensure continuity and consistency throughout the Masterplan area.

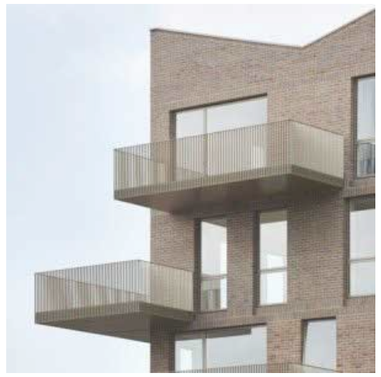
Materials and workmanship will have to comply with the Approved Document 7 of the Building Regulations, BS8000 and any other relevant regulations in place.

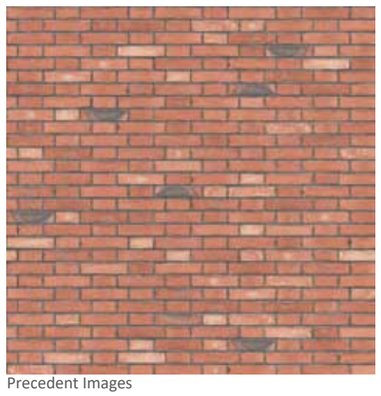
Mandatory

- The materials used for the facades of the proposed development should be consistent with the local character of Reading.
- The materials used for the facades of the development should respond to the requirements of every use in particular.
- Materials should be robust, of enduring quality, with a natural finish where applicable.
- The main materials for facades should be: brick, concrete, wood, glass, metal. Additional materials could be used in conjunction in smaller percentage.
- Key elements should be repeated throughout the schemes on all four plots to ensure a continuous design.

Discretionary

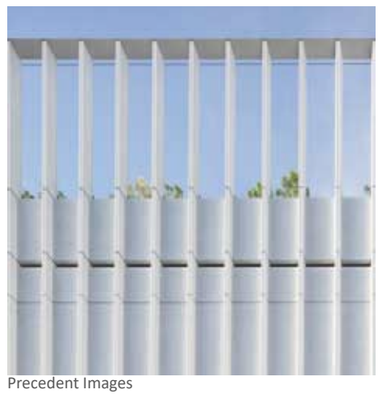
- A palette of tones could be applied throughout the development on various facade materials to improve the visual coherence of the masterplan as a whole.






Precedent Images



Precedent Images

5.9 EXTERNAL APPEARANCE

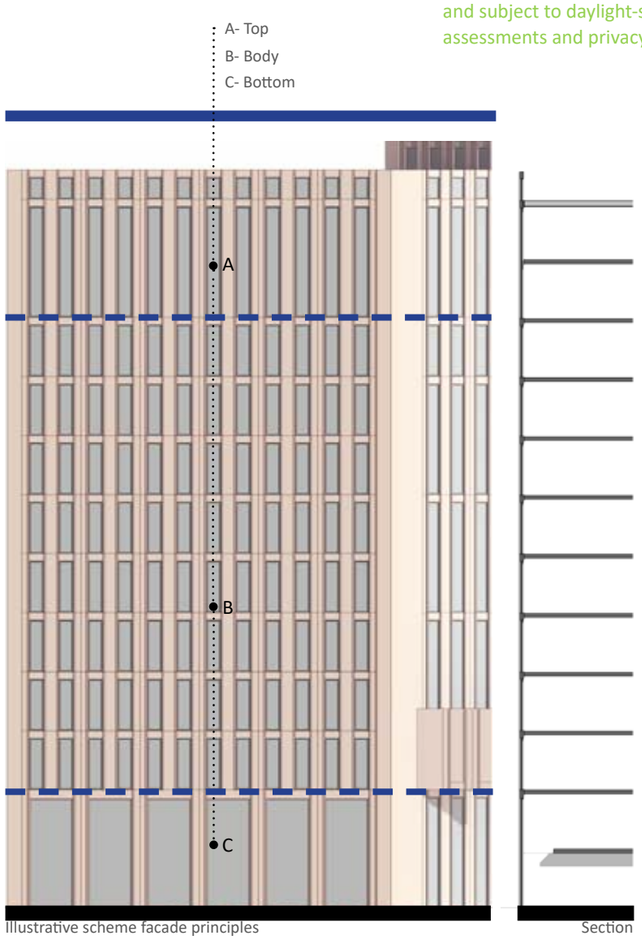
5.9.6
OFFICE TYPOLOGY

Office space could be provided on plot D within the Masterplan.

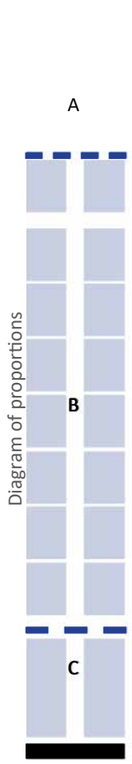
Provision of office use will require a higher floor to floor height than that required for residential use, a higher percentage of glazing and additional servicing requirements.

Mandatory

- A clear delineation between the top, body and bottom of the building should be provided throughout the design.
- The buildings' appearance should be fragmented through materiality alternations or volume substraction in order to avoid wall development and subject to daylight-sunlight assessments and privacy requirements.
- A limited palette of colours / types of finishes should be selected for the metal works.
- If masonry is proposed, local and good quality stone and brick should be selected where possible.
- All windows should be specified to comply with the thermal, acoustic, and solar control requirements of building regulations and any energy or other specialist assessment.
- All servicing and cleaning equipment on rooftops should be concealed.



Illustrative scheme facade principles



Section


Precedent Images

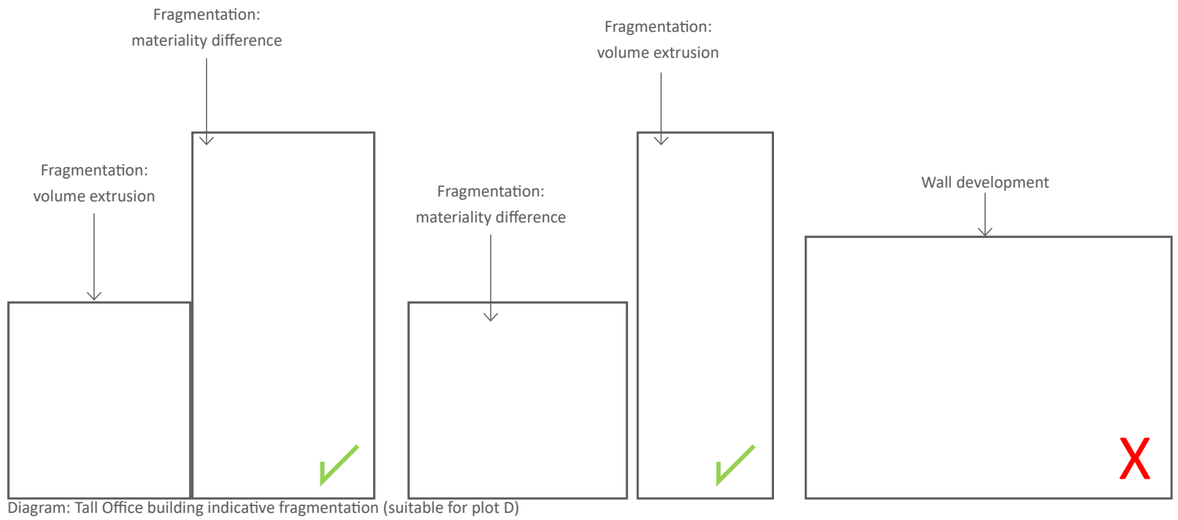


Diagram: Tall Office building indicative fragmentation (suitable for plot D)

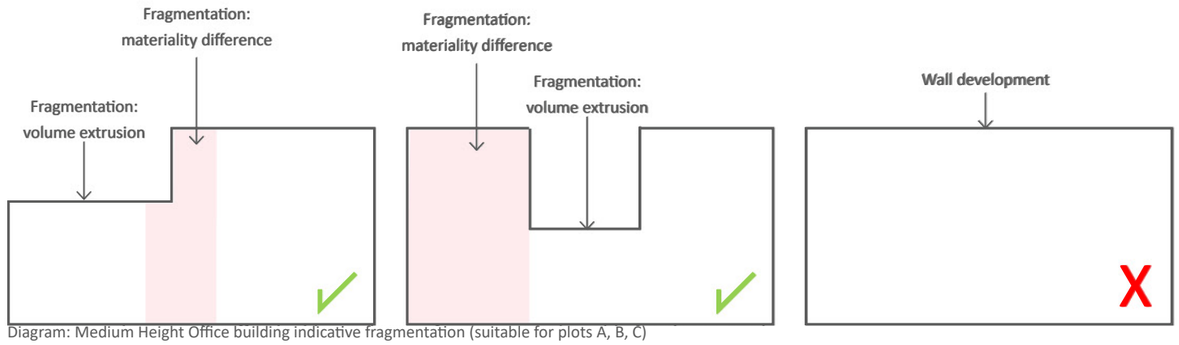


Diagram: Medium Height Office building indicative fragmentation (suitable for plots A, B, C)


Precedent Images

5. SITE-WIDE DESIGN CODES

5.9 EXTERNAL APPEARANCE

5.9.7

RESIDENTIAL TYPOLOGY

Residential buildings should be designed as perimeter blocks. A design reference in scale and appearance could be taken from mansion blocks.

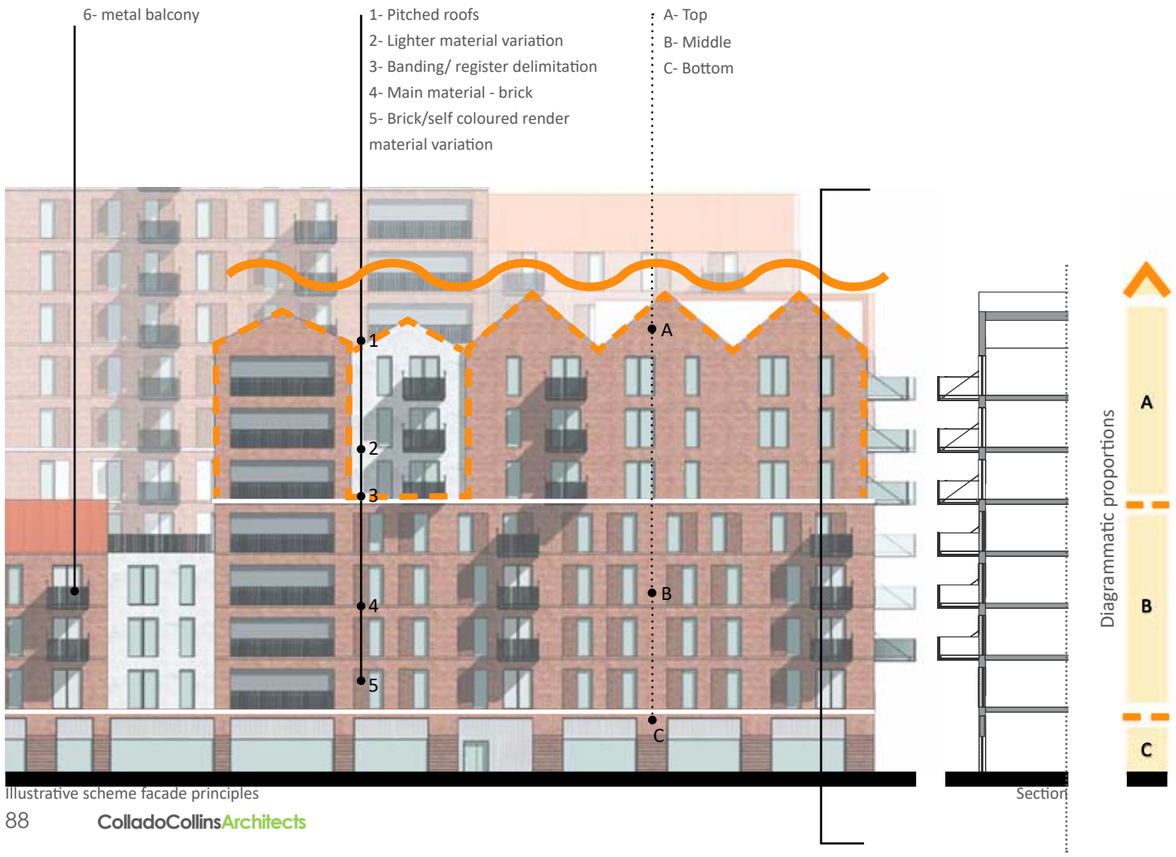
A landmark tower residential building is expected to be provided on the south-west corners of each perimeter block. This measure will improve visibility and orientation through the scheme.

Mandatory

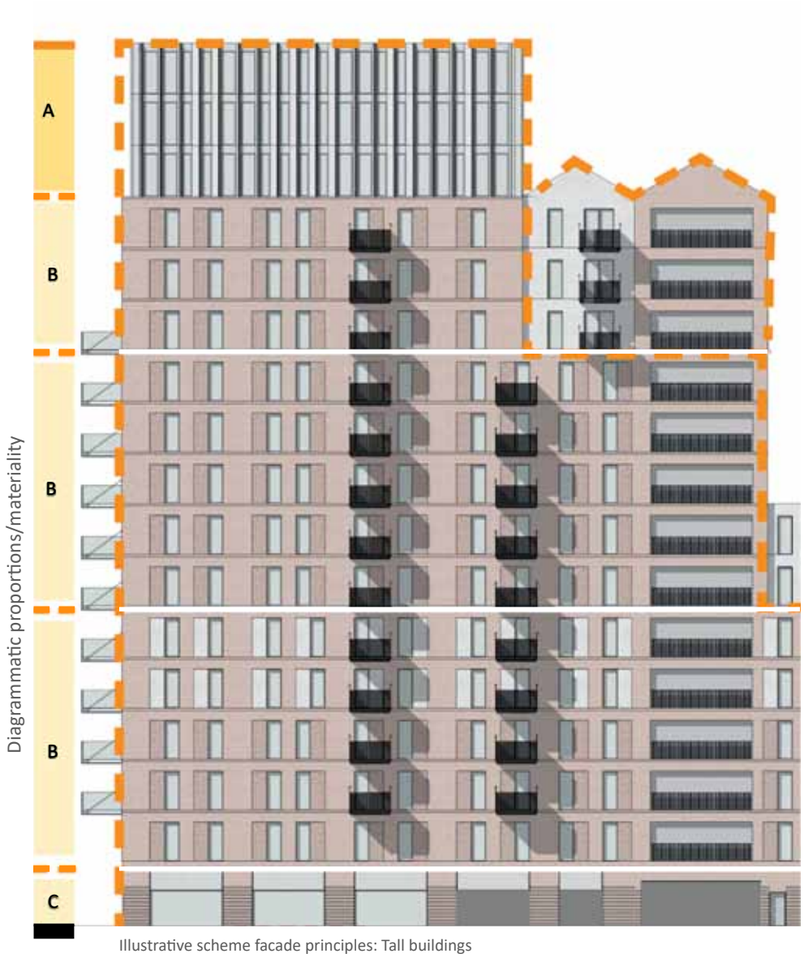
- Residential buildings should have a minimum floor to floor height of 3m, based on a minimum ceiling height of 2.5m.
- The ground floor height should be higher than the typical floor heights.
- The main facing material should be: brick, terracotta, natural stone or reconstituted stone cladding with deep reveals around openings.
- All apartments with more than one habitable room should have at least one private balcony. Subject to the restrictions in 5.1.12

Discretionary

- Varying brick colours and material changes can be used in a coherent way as part of the design.
- Balconies could be bolt-on, recessed or part-recessed/part-projecting.



Illustrative scheme facade principles



Illustrative scheme facade principles: Tall buildings

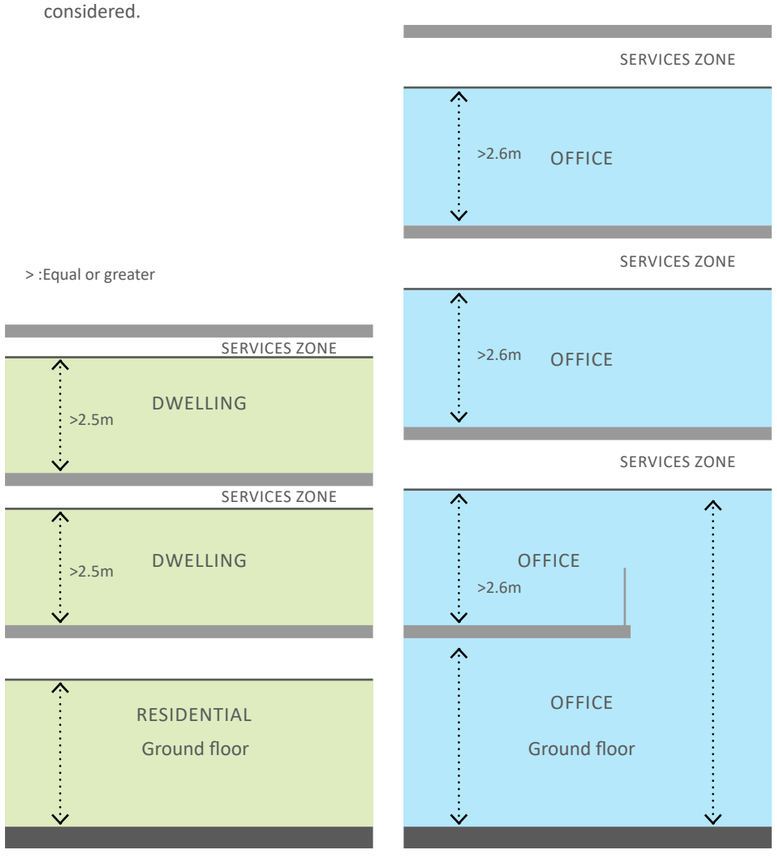
5.10 CEILING HEIGHTS

Mandatory

- Office buildings/commercial buildings should have a minimum floor to floor height of 3.6m. This is based on a 2.6m ceiling height, a 200mm slab and 800mm services zone.
- Residential buildings should have a minimum floor to floor height of 3.15m. This is based on a 2.5m ceiling height with a 200mm slab and 450mm services zone.
- Building ground floor heights should be a minimum of 4m floor to floor.
- Office building ground floor should provide areas with double height in proximity to entrances to emphasize the sense of arrival and improve visibility.

Discretionary

- Subject to demonstrating that the ceiling height can still be achieved, a lower floor to floor height could be considered.



6. PUBLIC REALM DESIGN CODES

6.1 CHARACTER AREAS

6.1.1 KENNET-THAMES LINK

The Kennet-Thames Spine provides a strategic north-south connection between the River Thames and the town centre, a requirement of the area framework.

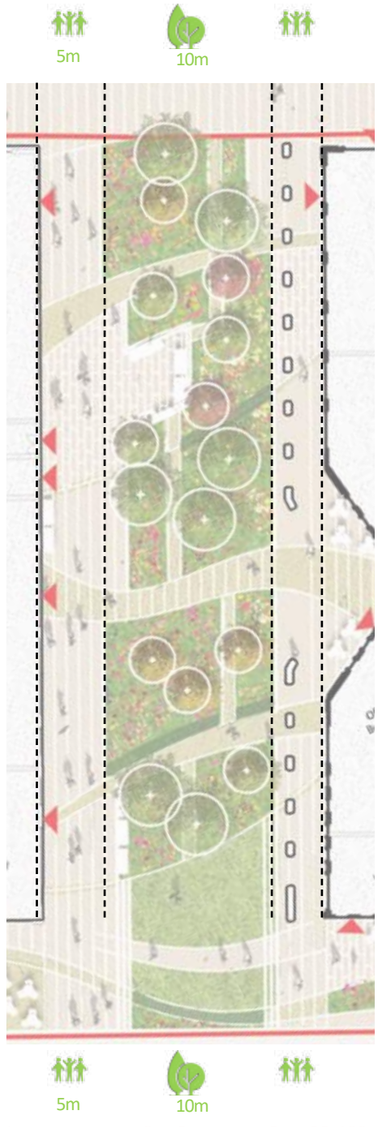
This green link will facilitate key pedestrian and cycle routes; while including retail spill out space and a linear park.

Mandatory

- A minimum 5m wide of hard surfacing running north to south to provide a wide and welcoming route with ample capacity for future pedestrian numbers passing through.
- Appropriate lighting will be located along the footway / cycleway.
- Trees will be planted within the landscape using a mix of tree species to provide insurance against future disease or failure.
- Materiality to be complementary to the proposed buildings as well as the local context of Reading.
- Play features integrated into the landscape for play along the way for 0-5 year olds

Discretionary

- A robust planting palette using species appropriate to their setting, with both amenity and wildlife value.
- Could provide a 10m wide ‘place’ zone to accommodate lawns, planting, trees and open space for people enjoying a pause.
- A range of seating options to be provided.
- Cycle parking could be provided.
- Appropriate buffer planting to be provided could be provided in places
- Potential to include SuDS features within the landscape.
- Maximise views where possible through the space along the route and to the Station.
- Shelter could be provided to pedestrians through the use of colonnades, awnings or canopies.



Illustrative only. See Parameter Plan PP-102 P2 for minimum distances between plots

6.1.2 THE AVENUE

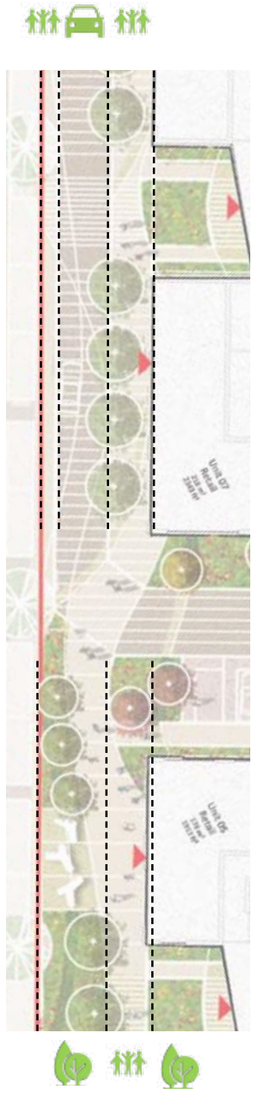
The Avenue forms the key east to west movement corridor for the site. Vehicles enter from Caversham Road to service the buildings and exit up on to Vastern Road through a secondary street. The eastern half of the Avenue is pedestrian only, enabling the creation of an area of public realm that complements the Station Square adjacent and connecting to the Kennet-Thames link.

Mandatory

- To signify the hierarchy of the street scene, large species trees must be included along the Avenue
- Appropriate street lighting will be located within the footway / landscape verge.
- The Avenue must accommodate emergency services and refuse vehicles along designated routes.
- The street design and layout will discourage through-traffic such as those wanting to access the station, by restricting vehicle movements in key locations and introducing traffic calming measures where required.
- The junction with Caversham Road must consider the possibility of retention of existing trees to create a green and inviting entrance to the development to encourage pedestrian and cycle through route
- Materiality to be complementary to the proposed buildings as well as the local context of the Station / River Major Opportunity Area as identified in the Local Plan (2019).
- Cycle parking must be provided in a prominent and convenient location

Discretionary

- The design of the eastern end of the Avenue needs to be considered as part of the Station Square layout to ensure the spaces are cohesive
- A robust planting palette using species appropriate to their setting, with both amenity and wildlife value.
- Carriageway could be lined with street trees.
- Carriageway could be surfaced with block paving with demarcated accessible parking bays.
- Potential to include spill-out space for ground floor retail units.
- Boundary vegetation to the west of Block A could be enhanced to create a landscape buffer between the development and Caversham Road.
- Rain gardens could potentially take rainwater run-off from the road



6.1.3 SECONDARY STREETS

The secondary streets provide vehicular access for drop-off, car parking and servicing.

Mandatory

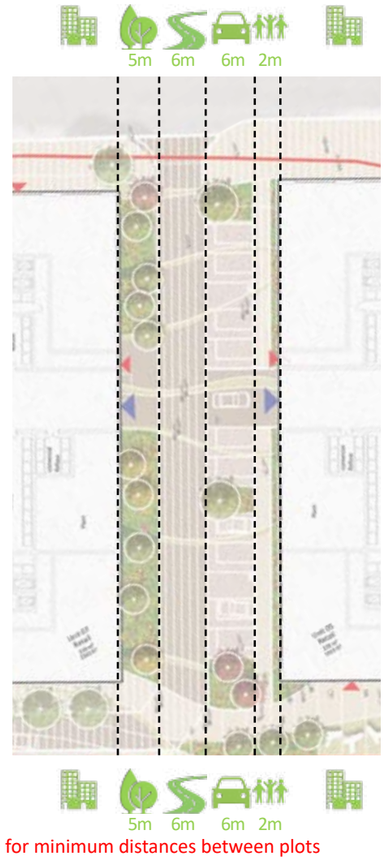
- The eastern street must incorporate a minimum 2m wide pedestrian route to encourage easy pedestrian movements.
- The streets will incorporate blue badge parking, with the hard surfacing broken up by tree and shrub planting.
- Only the eastern secondary street will provide a through route to Vastern Road.
- Appropriate road lighting will be located within the footway / planting beds.
- The streets must be designed to accommodate emergency services and maintenance/refuse vehicles where required.
- Highway drainage must accord with the approved drainage strategy.
- Materiality to be complementary to the proposed buildings as well as the local context of Reading.

Discretionary

- A robust planting palette using species appropriate to their setting, with both amenity and wildlife value.
- The western street could be designed as shared surfaces with pedestrian priority, using flush kerbs and decorative paving to ensure low vehicle speeds.
- The secondary streets might offer no private vehicle parking other than blue badge parking.
- Carriageway and parking bays could be surfaced with permeable block paving, drainage strategy and ground conditions permitting.
- The northern end of the western street could provide a pocket park, providing a green vista to views up the street.
- The potential for paving banding creating a unique identity and sense of place.

West Street

East Street



Illustrative only. See Parameter Plan PP-102 P2 for minimum distances between plots

6.1.4 URBAN EDGE

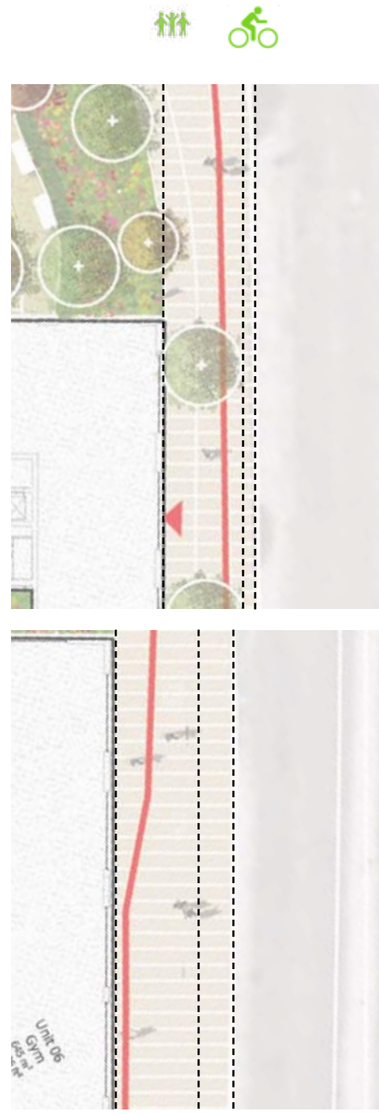
Design of the Vastern Road frontage will need to be carefully considered to form the setting of the development and visually help blend the proposed buildings with their surroundings. In places it will also provide separation between pedestrians and the busy road in the form of green buffers.

Mandatory

- The development will seek to retain existing trees along Caversham Road of high value where reasonably practicable taking into account the need to accommodate a vehicular access from Caversham Road and the permitted building lines.
- The urban edge must accommodate cycle use.
- Street tree planting must be considered where this is possible to provide
- Materiality must be complementary to the proposed buildings as well as the local context of Reading.
- Details and materials to meet adoptable standards where necessary.

Discretionary

- A robust planting palette using species appropriate to their setting, with both amenity and wildlife value.
- Mature tree specimens could be provided to mitigate any losses from site enabling development. Large species where possible.
- Rain gardens could take rainwater run off from hard surfacing.
- Areas of planting to provided where the width of the footway permits without hindering pedestrian and cycle movements



6. PUBLIC REALM DESIGN CODES

6.1.5 POCKET SQUARE & PODIUMS

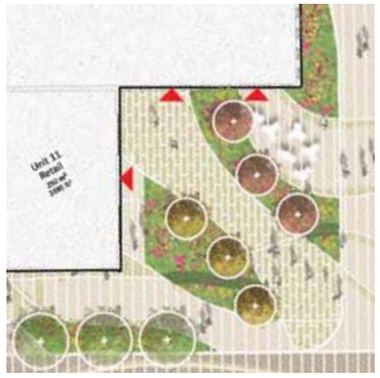
The ground level pocket squares provide breathing space off of the avenue for residents entering the residential buildings as well as a public square to the frontage of the commercial uses. These encourage the sense of 'place'.
The podium landscapes provide private active and passive amenity space for residents.

Mandatory

- The lobby courtyards at the entrance to the residential blocks to include soft landscaping elements.
- Appropriate low level lighting must be provided in accordance with the approved lighting strategy.
- A safe and welcoming environment to ensure children feel welcome to explore and socialise. Play features for 0-5 year olds integrated into the landscape.
- Materiality to be complementary to the proposed buildings as well as the local context of Reading.

Discretionary

- A robust planting palette using species appropriate to their setting, with both amenity and wildlife value.
- A range of seating options must be provided.
- Careful consideration to ensure hard and soft material selection on the podium minimise build-ups and loadings.
- Podium landscapes are to be carefully designed to ensure a robust and low maintenance scheme is delivered.
- Play features for 5-11 year olds could be provided
- Appropriate tree planting to add a sense of scale to the podium garden where possible
- Landscape features could be included that will encourage usage, lingering and interaction with the space



6.1.6 GREEN ROOFS

Discretionary

The Site will seek, where possible, to provide green roofs. Green roofs can help the sustainability of a building by absorbing rainwater, improving insulation for the building and providing important habitat for birds and invertebrates.

- To be designed in accordance with the architects waterproofing and insulation proposals.
- All up-stands, perimeters and outlets should be protected by an unvegetated barrier of hard surfacing to a minimum width of 500mm to reduce fire risk
- Saturated loading weight of any green roof must be approved by the appointed structural engineer.
- Maintenance access to be provided with a man-safe system as required.
- Substrate to contain maximum 20% organic matter to reduce fire risk
- Planting palette to be appropriate to the harsh conditions on a roof
- A wildflower roof, with a range of floral species, should be created to provide invertebrate habitats and improve biodiversity.
- Undulating substrate to be used to increase diversity of floral species and to create varied habitats.
- Larger stones included to create varied habitat and emulate brownfield sites
- Standing water as features to encourage biodiversity

6.1.7 STREET FURNITURE AND SURFACE MATERIALS PALETTE

A simple yet robust palette of surface materials and street furniture will be used that is attractive, functional and low maintenance.

Mandatory

- Surfacing materials must be robust, non-slip and appropriate to the public realm.
- All public realm surface materials and street furniture in areas to be adopted to be to adoptable standards
- All materials within each character area and each street must be complementary of nearby developments, to ensure continuity and legibility within the streetscape.
- Any street furniture, wayfinding or public art must be selectively located to avoid street clutter and ensure legible routes around the development.
- Products must be robust in construction yet complementary to the overall aesthetic of the development. Parts must be easily replaceable if damaged or worn.
- Cycle parking to be provided at key destination spaces, in an easy to find location, without blocking pedestrian routes.

Discretionary

- SUDS surface materials to be incorporated where possible to accommodate rainwater
- High quality materials could be used to enhance the public realm of Reading

Robust, attractive materials used within the urban realm

Cycle parking in a prominent location but out of the way of pedestrians

ColladoCollinsArchitects