

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.0.1 The public spaces which have been conceived as part of the development at South Wokingham should be designed so that they are used and adopted by the public and form the beating heart of the neighbourhood communities. They should not be treated as leftover space once the buildings have been designed and should have their own defined character.

9.0.2 The most successful urban spaces have a high degree of enclosure created by a large proportion of linked buildings (terraced) or buildings which are relatively close to each other.

9.0.3 This section outlines the ambitions for the six different squares which have been considered as part of the development and the landmark buildings which have been set within them.

9.0.4 Landmark buildings, illustrated in red on figure 136 below, are specific buildings which should be treated differently from the surrounding organic growth zone so as to provide distinction and are located at key focal points and junctions. At this point the locations of the squares and landmark buildings are illustrative for the purpose of the application.



Figure 136: Illustrative locations for landmark buildings

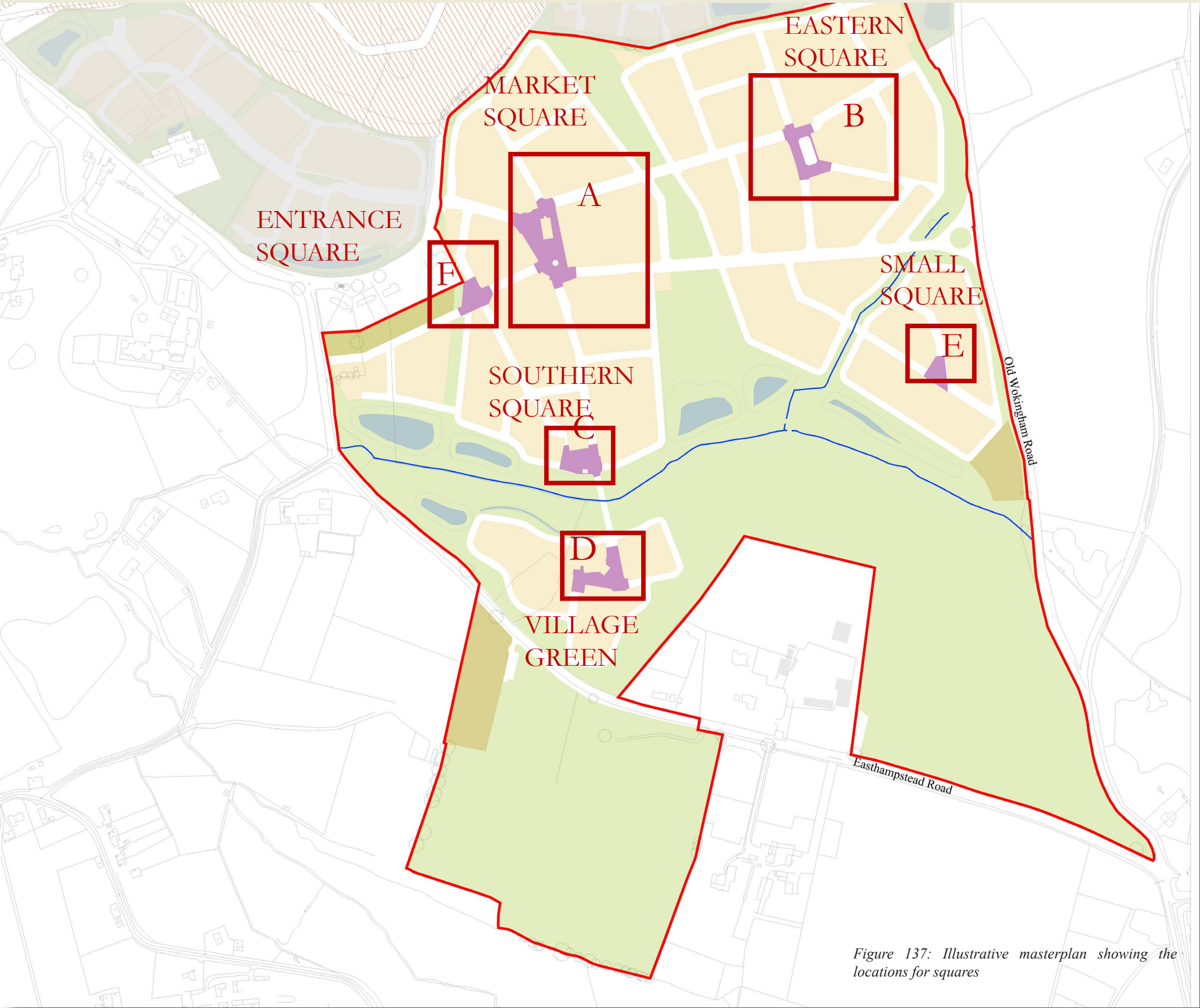


Figure 137: Illustrative masterplan showing the locations for squares

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.1 MARKET SQUARE



Figure 138: Key plan

KEY:

- Paved Surface
- Cobbled Rumble Strip with metal studs for pedestrian crossing
- Paving to Square
- Tarmac surface to carriageway with Conservation kerb
- 1.8m high brick wall
- Bollards
- 100% built up street frontage with boundary, to reflect character zone criteria
- Buildings with shop front at ground floor level

1. Railings
2. Street lamp
3. Bicycle stand
4. Visitor parking
5. Bins & Recycling
6. Tree Grille
7. Tree Guard
8. Bench



Figure 139: Illustrative aerial view of the market square

9.1.1 In the heart of the development is the Market Square which is conceived as a community space that can provide a variety of different uses with the following key characteristics:

- Farmers' markets
- Community space for social functions
- Meeting point and hub for bus route
- Location for multipurpose building
- Area for buildings with shop front at ground floor level
- Location for landmark buildings
- Pedestrian friendly through use of shared surface for bicycles and safe access for emergency vehicles

- LANDMARK BUILDINGS
- LM1 Community centre
 - LM2 Southern landmark
 - LM3 Northern landmark
 - LM4 Northwest landmark
 - LM5 Fountain
 - LM6 Collegiate building

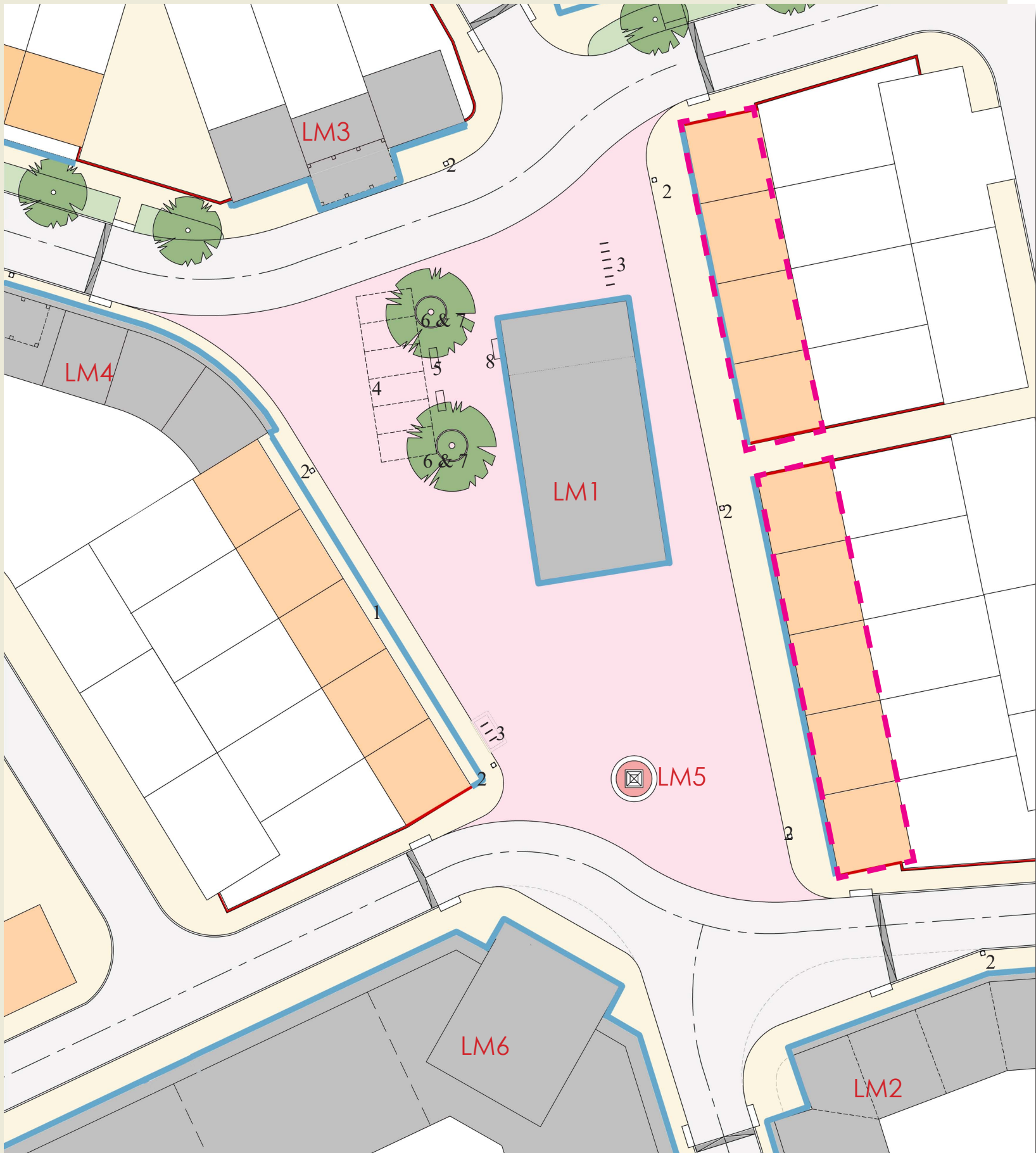


Figure 140: Plan of the market square (not to scale)



Figure 141: Illustrative perspective view of the market square

9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.2 COMMUNITY CENTRE- LM1

9.2.1 The Market Square Community Building is conceived as a free standing building which could incorporate an arcaded undercroft within the pedestrianised Market Square.

9.2.2 Part of the ground floor could be enclosed to provide access externally and internal access to the first-floor level leading to a community hall and facilities.

9.2.3 The undercroft could be open on three arcaded sides and could provide shelter for community markets and other events. The ground floor ceiling height should be similar to a ground floor of a house.

9.2.4 This building is to look like a traditional market building as illustrated in the example photographs in figures 143 and 144 below. It should stand out as different from the surrounding buildings but must be traditional in character.

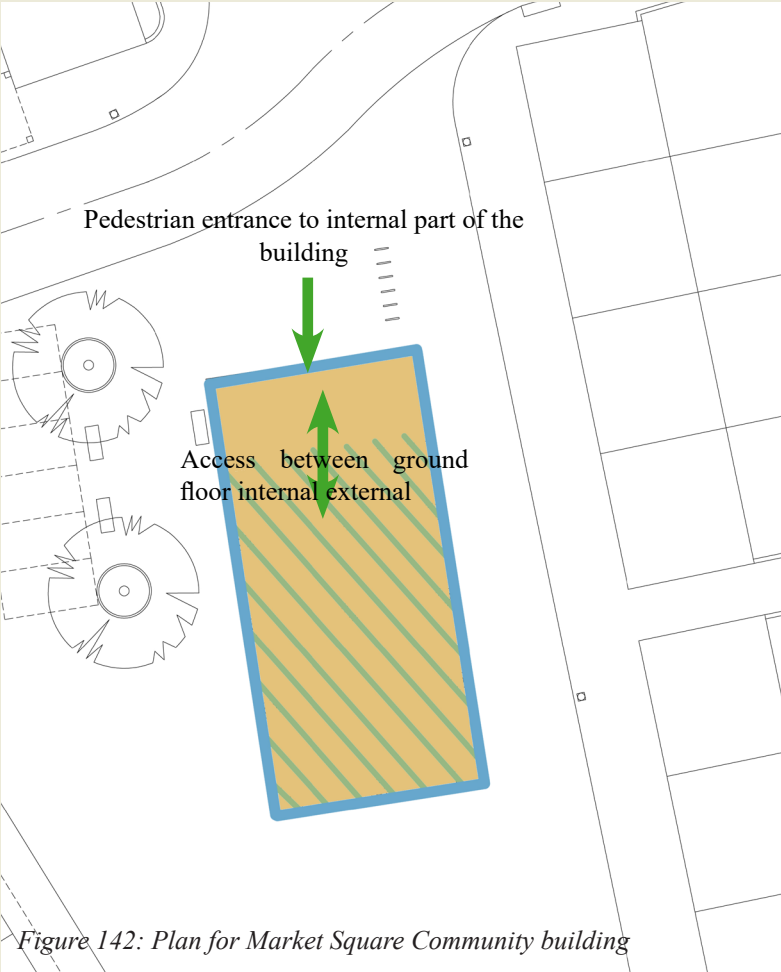


Figure 142: Plan for Market Square Community building

Zone for Building 2 storeys
Zone for Building minimum 3 storeys

Zone for covered space at ground floor level
100% built up street frontage with boundary as defined in organic growth zone characteristics

FIGURES 143 & 144 COMMUNITY CENTRE PRECEDENT PHOTOGRAPHS



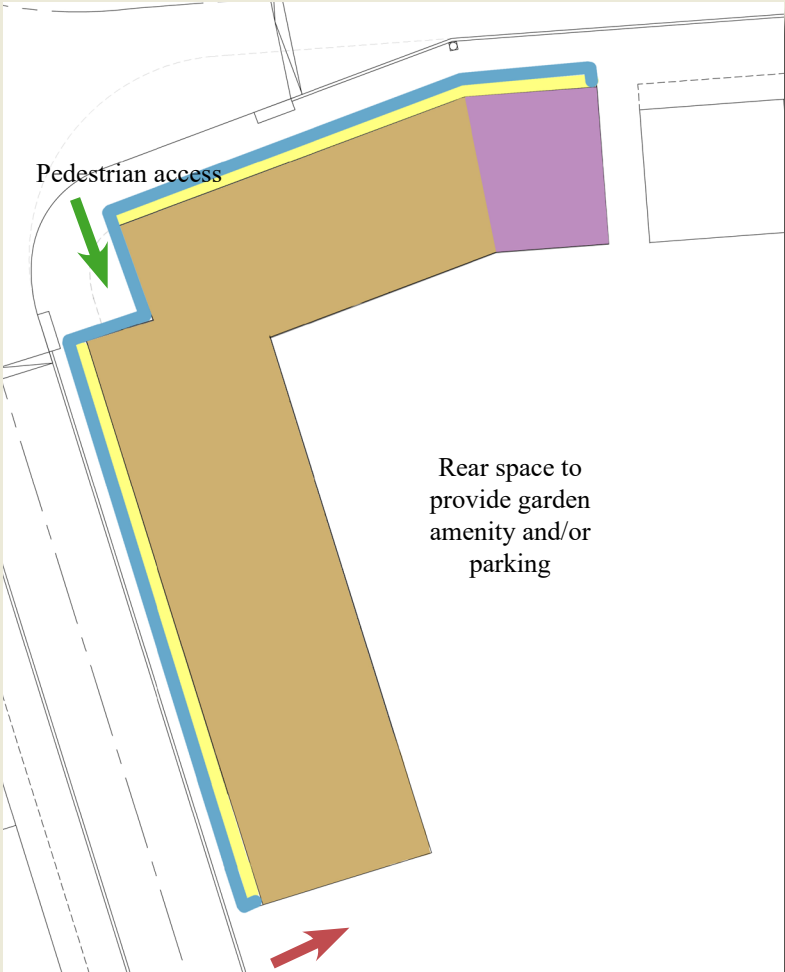
9.3 SOUTHERN LANDMARK- LM2

9.3.1 The South Eastern corner of the market square is to form an anchor landmark which should be 3 storeys in height forming an enclosed courtyard to the rear for parking.

9.3.2 The landmark should be designed as a series of buildings each with a street frontage no wider than 8m.

9.3.3 A health centre is recommended to be located as the non-residential use at ground floor and can be extended into the upper floors if necessary. Retail or other business uses are also intended for the ground floor level. The upper floors could contain residential or business use.

9.3.4 Vehicle access into the site should be from the western side of the plot. The corner is the preferred location for an entrance to a health centre.



Up to 600mm projection
Vehicular Access

Figure 145 (above left): Plan for Southern Landmark building

FIGURES 146 & 147 SOUTHERN LANDMARK PRECEDENT PHOTOGRAPHS



9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.4 NORTHERN LANDMARK- LM3

9.4.1 The Northern Landmark building is to work as an eye catching building when viewed from street across the square, possibly with a gable facing the square in the centre and with feature on the roof, such as a roof lantern.

9.4.2 It is envisaged that the facade is to incorporate an arcade, facing the square and located in the centre to provide shelter from the elements and to accommodate a bus stop (in line with Highways' requirements).

9.4.3 These buildings could incorporate residential units with non residential at ground floor.

9.4.4 Servicing for ground floor uses to be provided from the rear or the side street to the east.

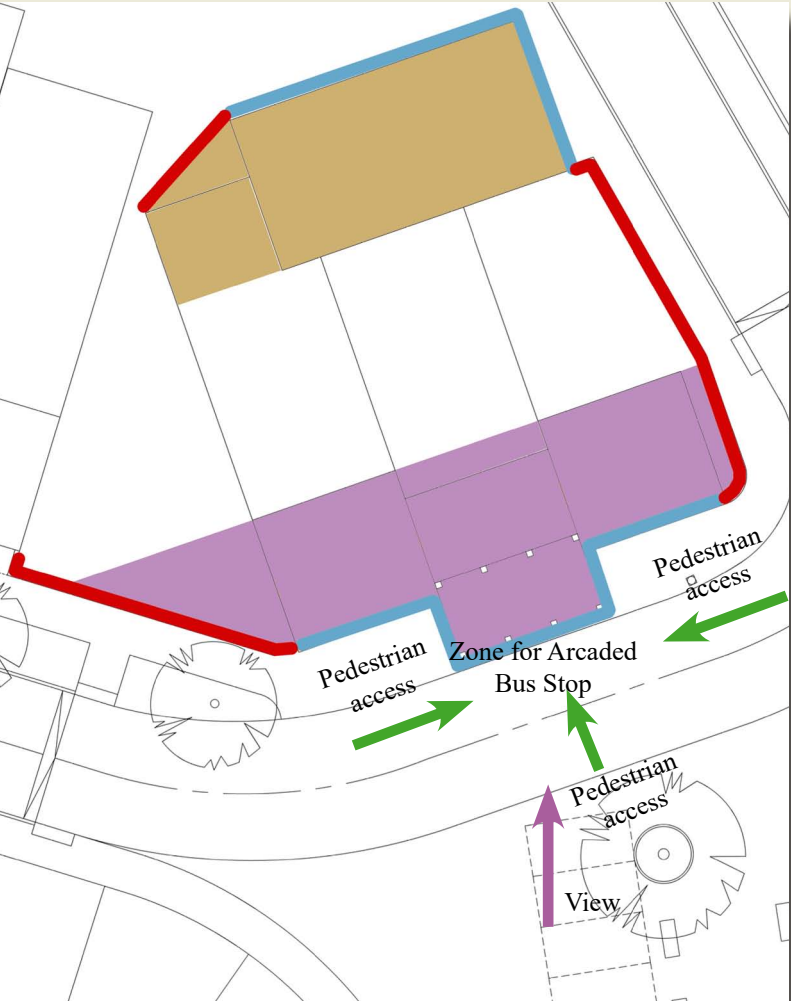


Figure 148 (right): Plan for Northern Landmark building

- Zone for Building 2 storeys
- Up to 600mm projection
- Zone for Building minimum 3 storeys
- 100% built up street frontage with boundary as defined in organic growth zone characteristics

FIGURES 149 & 150 NORTHERN LANDMARK PRECEDENT PHOTOGRAPHS



9.5 NORTH WEST LANDMARK- LM4

9.5.1 The northwestern landmark on the corner of the main Market Square may incorporate non residential at ground floor level. This landmark could be designed as a series of buildings, each will have a frontage with width no more than 8m and incorporating different eaves, pitches and ridge heights.

9.5.2 The buildings to the west of the Community Centre building are the preferred location for shops or cafes. The upper level could be apartments, maisonettes or office/business suites. Parking can be provided in the courtyard at the rear.

9.5.3 The north west building is to accommodate a bus stop (in line with Highways requirements).

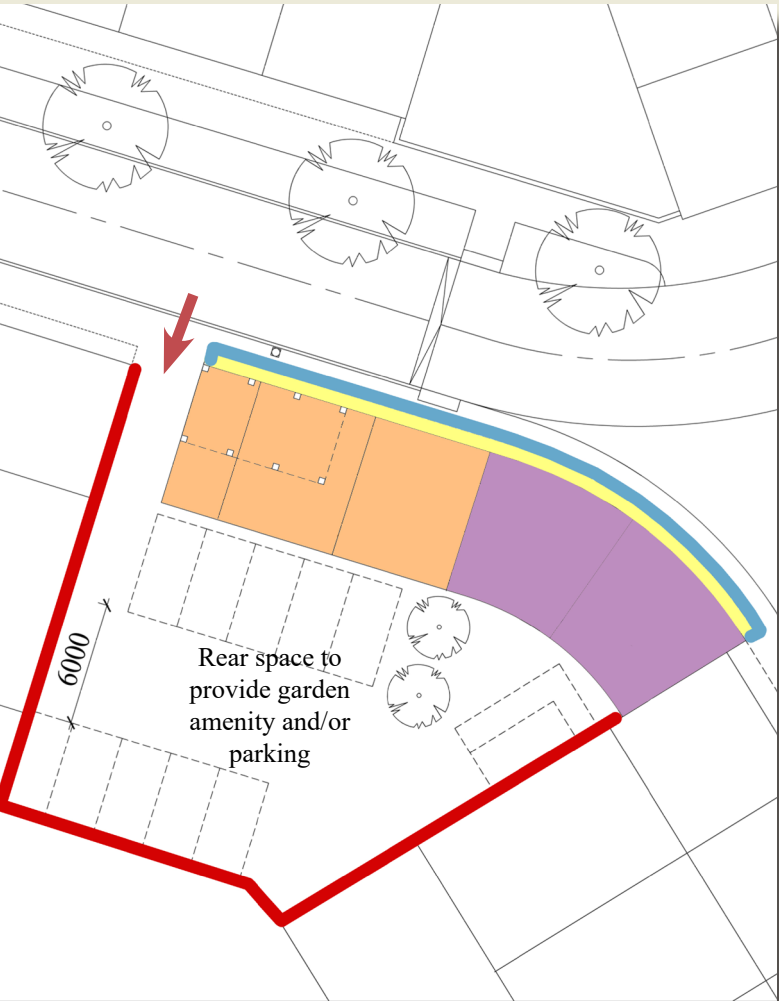


Figure 151 (left): Plan for North West Landmark building

- Boundary line to be 100% built up with 1.8 metre high brick wall where no building is proposed
- Vehicular Access

FIGURES 152 & 153 NORTH WEST LANDMARK PRECEDENT PHOTOGRAPHS



9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.6 FOUNTAIN- LM5

9.6.1 The feature water fountain at the Southern end of the main Market Square is to form a focal point in within the square and the centre of the carriageway of the two roads coming into the main square from the east and south, this is so that it terminates the vista.

9.6.2 The low level basin should allow for pedestrians to use the stonework as a bench.

FIGURE 155: PERSPECTIVE VIEW OF THE FOUNTAIN

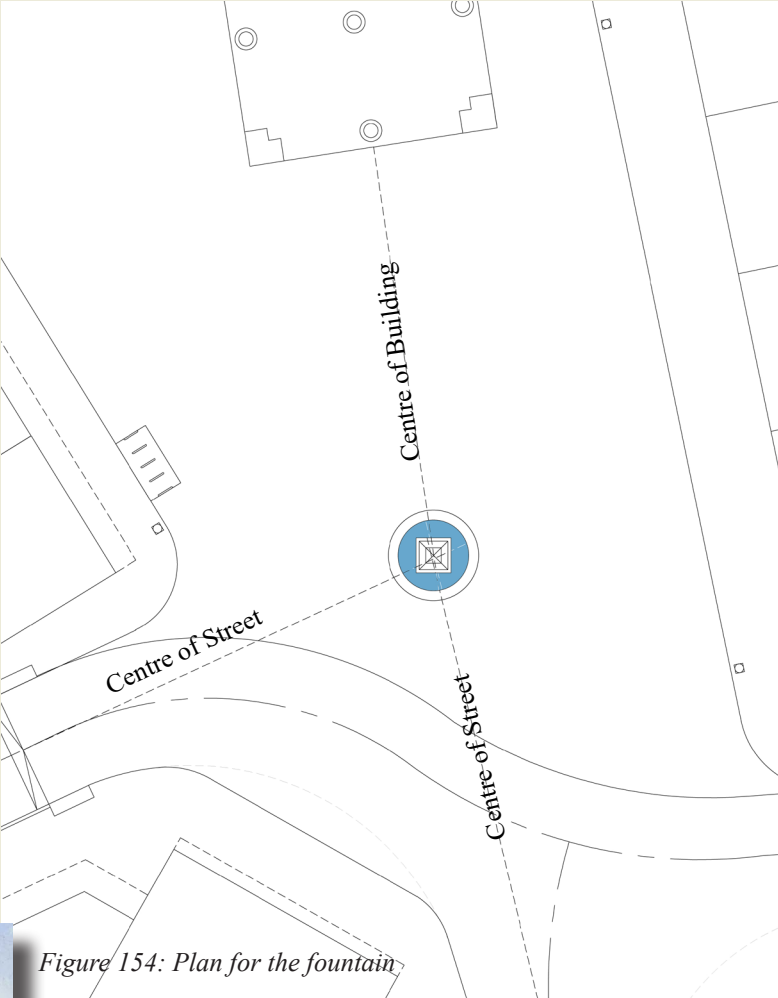


Figure 154: Plan for the fountain

- Zone for Building 2 storeys
- Zone for Building minimum 3 storeys
- 100% built up street frontage with boundary as defined in organic growth zone characteristics
- Boundary line to be 100% built up with 1.8 metre high brick wall where no building is proposed
- Communal gardens
- Vehicular Access

9.7 COLLEGIATE BUILDING- LM6

9.7.1 The block on South-South West side of the Market Square could be made up of a series of individual residential buildings that could be reminiscent of a college, Alms Houses, or buildings that would be located in Inns of Court. They could have their own entrances on the street or through an entrance into the rear courtyard.

9.7.2 Two key corners, Corner Feature A and Corner Feature B are prominent when viewed from the Market square and Avenue B.

9.7.3 These could be terraced houses or alternatively, this block may be an opportunity to provide sheltered accommodation close to the Market Square, with communal gardens at the rear. The plot could accommodate a mixture of both. The northeast and northwest plots should incorporate landmarks in the form of a higher gateway tower or turreted building.

9.7.4 Corner Feature A Could be a 3 storey high building with the building line at the back edge of pavement as indicated in figure 156. A special tall feature should be incorporated in the design such as a lantern on the roof or a turret/tower on the corner.

9.7.5 Corner Feature B The same criteria as Corner Feature A need to be conformed with, except that the special feature could be at first or second floor level such as a niche or applied sculpture or coat of arms instead of a roof feature or tower.

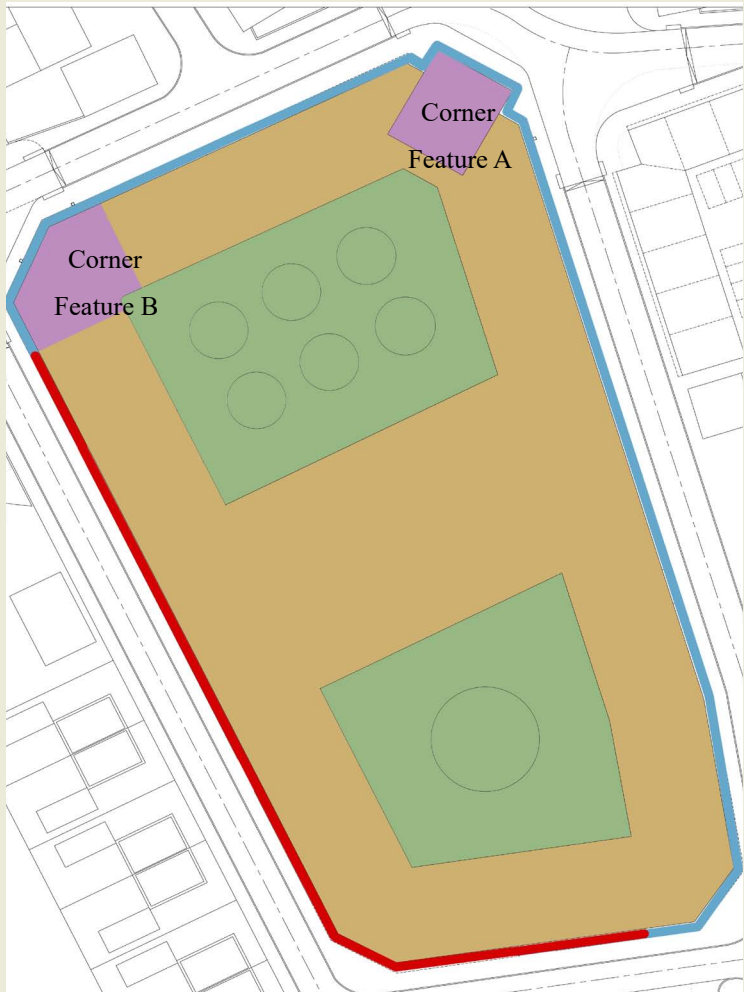


Figure 156: Plan for the Collegiate Building

FIGURE 157: COLLEGIATE BUILDING PRECEDENT PHOTOGRAPH



9.0 DESIGN OF PUBLIC SPACES AND LANDMARK BUILDINGS

9.8 EASTERN SQUARE



Figure 158: Key plan

KEY:

- Paved Surface
- Cobbled Rumble Strip with metal studs for pedestrian crossing
- Paving to Square
- Tarmac surface to carriageway with Conservation kerb
- 1.8m high brick wall
- Bollards
- 100% built up street frontage with boundary, to reflect character zone criteria
- Buildings with shop front at ground floor level

- Railings
- Street lamp
- Bicycle stand
- Visitor parking
- Bins & Recycling
- Tree Grille
- Tree Guard
- Bench
- Central Feature
- Grass
- Gates and Railings to Public Green

LANDMARK BUILDINGS

- LM7 Southern Corner Landmark Building

9.8.1 Towards the eastern side of the development is the more urban grassed square which could have the following characteristics:

- Square surrounded by three storey buildings providing a sense of enclosure with a more urban feel
- Public access to be provided to the communal garden
- Communal garden square laid largely to grass with trees incorporated to provide shade
- Railings to be incorporated around the square to provide security
- One side of the square is envisaged to be pedestrianised with a Landmark Building which could incorporate a shop front at ground floor level



Figure 159 (left): Illustrative aerial view of the Eastern Square

Figure 160 (right): Plan of the Eastern Square, not to scale

