

STATION HILL NORTH READING

DESIGN CODE
HYBRID PLANNING APPLICATION

MAY 2020

SH READING MASTER LLP

Lincoln | mgt
A Joint Venture in Millennial Cities

DESIGN CODE CONTENTS

1.0 INTRODUCTION	2.0 THE MASTERPLAN	3.0 THE PUBLIC REALM & LANDSCAPE	4.0 THE PLOTS
1.1 Introduction	2.1 Townscape Strategy	3.1 Character and Use	4.1 Plot A - Land Uses and Areas
1.2 The Design Code	2.2 Massing and Heights	3.2 Character Area 1	4.2 Plot A - Massing
1.3 Purpose of the Design Code	2.3 Areas and Land Uses	3.3 Character Area 2	4.3 Plot A - Setbacks
1.4 Masterplan Design Principles	2.4 All Schemes: Building Setbacks at Plaza Level and Plaza + 1	3.4 Character Area 3	4.4 Plot A - Articulation
1.5 The Masterplan Components	2.5 Mixed Use Schemes: Building Setbacks at Plaza Level + 2 and Above	3.5 Public Realm-Overarching Design Principles	4.5 Plot B - Land Uses and Areas
1.6 Design Code Structure	2.6 All Commercial Schemes: Building Setbacks at Plaza Level + 2 and Above	3.6 Hard Landscape	4.6 Plot B - Massing
1.7 Glossary of Terms	2.7 Public Realm: Plaza Level	3.7 Soft Landscape	4.7 Plot B - Setbacks
	2.8 Streets	3.8 Ecology and Environment	4.8 Plot B - Articulation
	2.9 Station Hill	3.9 Play and Recreation	4.9 Plot C - Land Uses and Areas
	2.10 Greyfriars Road		4.10 Plot C - Massing
	2.11 Garrard Street		4.11 Plot C - Setbacks
	2.12 Station Hill Plaza at One Station Hill and Plot G		4.12 Plot C - Articulation
	2.13 Access, Circulation & Movement		4.13 Plot D - Land Uses and Areas
	2.14 Security		4.14 Plot D - Massing
	2.15 Basement		4.15 Plot D - Setbacks
			4.16 Plot D - Articulation
			4.17 General Principles - Entrances
			4.18 General Principles - Setbacks and Cantilevers
			4.19 General Principles - Residential Uses
			4.20 General Principles - Roofscape
			4.21 General Principles - Balconies
			4.22 General Principles - C1, C2 and C3 Use Classes
			4.23 General Principles - B1 Use Class
			4.24 General Principles - Retail Uses

1.0
INTRODUCTION

1.0 INTRODUCTION

1.1 INTRODUCTION

- 1.1.1 The Design Code has been prepared on behalf of the applicant, SH Reading Master LLP in support of a hybrid planning application submitted to Reading Borough Council (RBC) for the redevelopment of Station Hill North.
- 1.1.2 The hybrid application consists of a detailed element (Phase 2) and an outline element (Phase 3). (Fig. 1.1.2)
- 1.1.3 Phase 2 contains One Station Hill (office building) and the surrounding podium and public realm.
- 1.1.4 Phase 3 consists of Plots A, B, C, D, public realm, podium, basement and landscaping.
- 1.1.5 The outline component will be controlled by a set of Parameter Plans (Fig. 1.1.5, Fig.1.1.6), a Design Code and conditions attached to the planning permission whilst maintaining the flexibility to bring forward different types of development that will respond to market conditions.
- 1.1.6 Reserved matters applications will be submitted to Reading Borough Council for Phase 3 following the approval of the Outline Planning Permission. These applications will include the detailed design of the proposals that reflect and respond to the controls set out within the approved documentation and associated conditions/obligations. The reserved matters applications will be subject to review and assessment by Reading Borough Council to ensure that it meet the requirements of the planning permission, controls and the Reading Borough Council Development Plan.

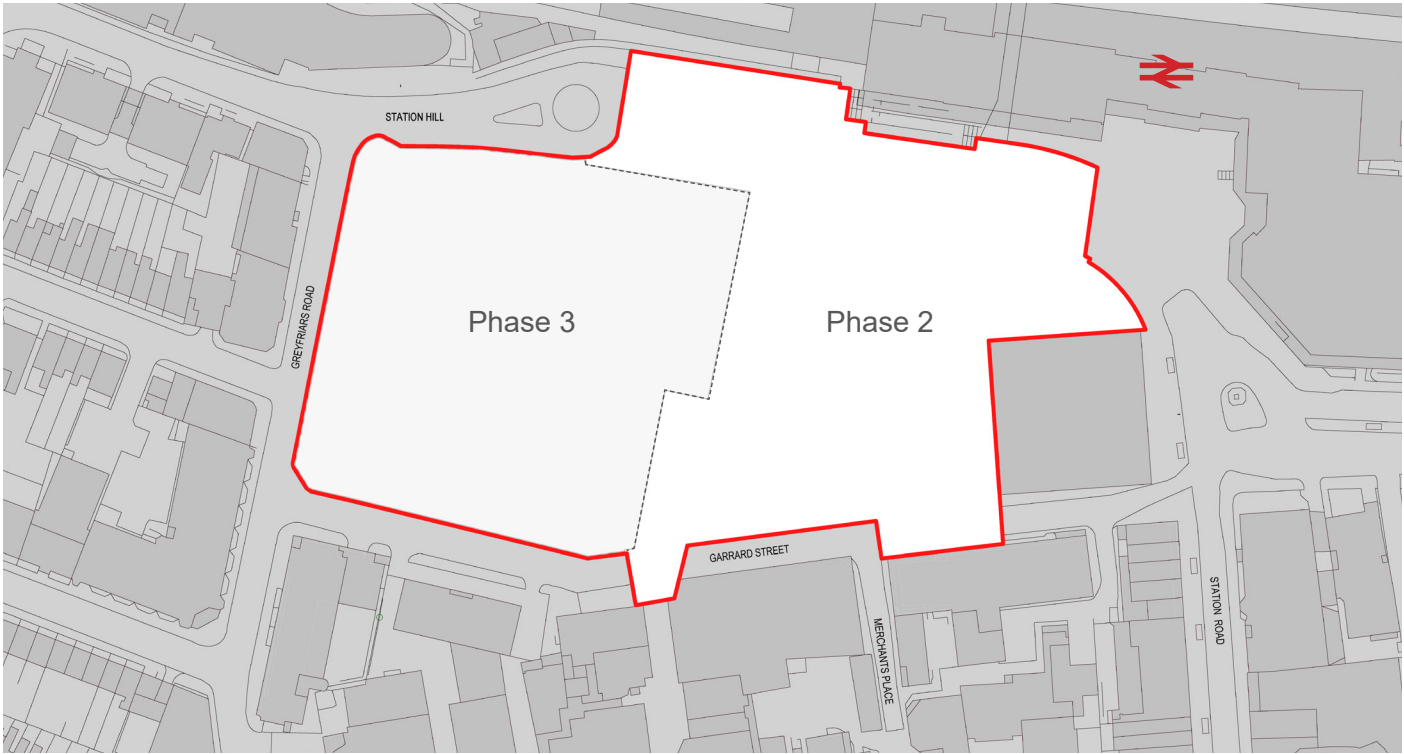


Fig. 1.1.2 - Station Hill North Phases

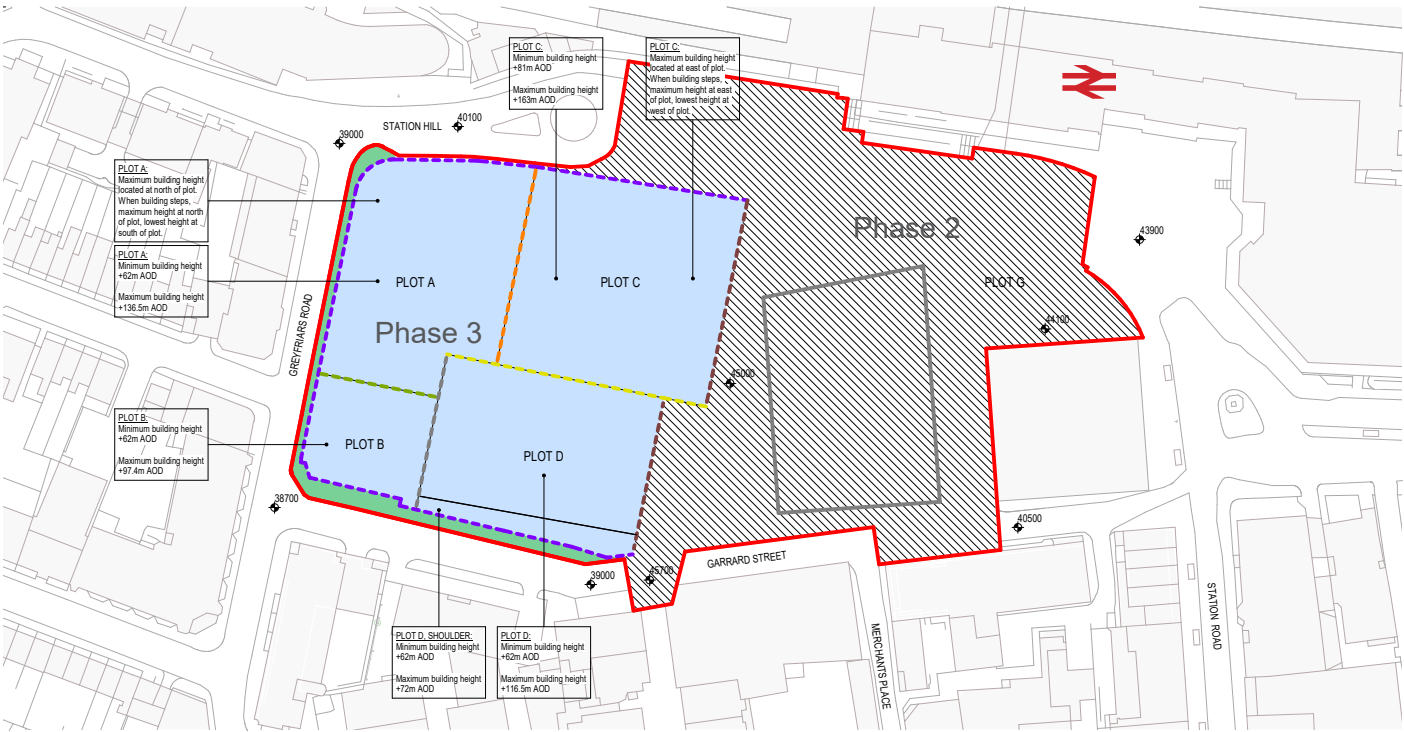


Fig. 1.1.5 - Station Hill North Plots



Fig. 1.1.6 - Phase 3 Maximum Plot Parameter Massing

1.0 INTRODUCTION

1.2 THE DESIGN CODE

- 1.2.1 A Design Code is a delivery tool which provides detailed design guidance that aligns to and records the principles of a specific development vision for a site. It is often used to define key design features when a masterplan is being submitted for outline planning approval only.
- 1.2.2 The Design Code aims to deliver better quality places by providing clear guidance as to what constitutes acceptable design quality for the site, thereby providing a high level of certainty before the detailed proposals are available.
- 1.2.3 It typically consists of written and graphically illustrated rules that establish with precision the two and three dimensional design elements that will impact the use, layout, scale, access and function or operation of a particular development or area and how these relate to one another without establishing the final detailed proposal.

1.3 PURPOSE OF THE DESIGN CODE

- 1.3.1 The role of this Design Code is to record specific design features that are core to the delivery of the project vision. The site wide parameters and design code presented in this document will form part of the information for which planning approval is sought. This document defines the parameters within which any detail design will be presented as part of a reserved matters application. It presents clear guidance on issues key to the delivery of the overall vision.
- 1.3.2 The Station Hill North Design Code will provide a point of reference for the preparation and assessment of any future reserved matters applications. This document aims to ensure that detailed proposals are well designed with respect to site wide responsibilities, and the masterplan intended relationship to neighbours and context.
- 1.3.3 The Design Code for Phase 3 provides greater detail tailored to certain elements of the proposed development. Together the parameter plans, development principles and the Design Code allow sufficient flexibility for a detailed scheme to be developed whilst offering comfort that key sensitivities have been properly considered, and a high quality of design will be delivered.

1.4 MASTERPLAN DESIGN PRINCIPLES

- 1.4.1 The site masterplan has evolved from a very clear set of principles that aim to:
 - Deliver a mixed use, phased development of city scaled blocks, streets and spaces connected into the surrounding areas and beyond;
 - Bring character and identity to the development;
 - Create new routes into and through the site that bring appropriate scale to the development plots;
 - Weave into the surrounding context with a series of independent urban blocks;
 - Position massing and height where appropriate as they relate to the Reading townscape;
 - Promote a rich mix of uses to create a vibrant new destination within the town.
- 1.4.2 The masterplan scheme/s that have come forward from these principles have informed the parameter plans and the Design Code.

1.0 INTRODUCTION

1.5 THE MASTERPLAN COMPONENTS

1.5.1 The parameter envelope is broken into four individual plots of varying heights.

1.5.2 The composition of spaces between buildings, the location of active frontages and the landscaping treatment within the applied parameter envelope is critical to ensuring that the development succeeds as an overall masterplan. Future buildings, the public realm and landscaping need to be of a high quality and must work together to deliver the vision for Station Hill.

1.5.3 Each masterplan component in Phase 3 will need to respond to Phase 1 and Phase 2, its neighbours, adjacent areas of open space, respective uses and the surrounding public realm.

1.5.4 The key masterplan components of Phase 3 have been grouped together as follows:

- a. Plots
- b. Buildings: Buildings A, B, C & D that sit within their respective plots
- c. Open Spaces: Character Areas 1,2 & 3
- d. Basement
- e. Streets: Station Hill, Greyfriars Road and Garrard Street

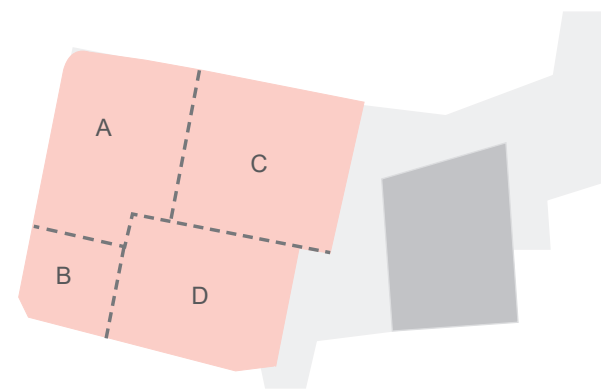


Fig. 1.5.4 a - North Site Plots

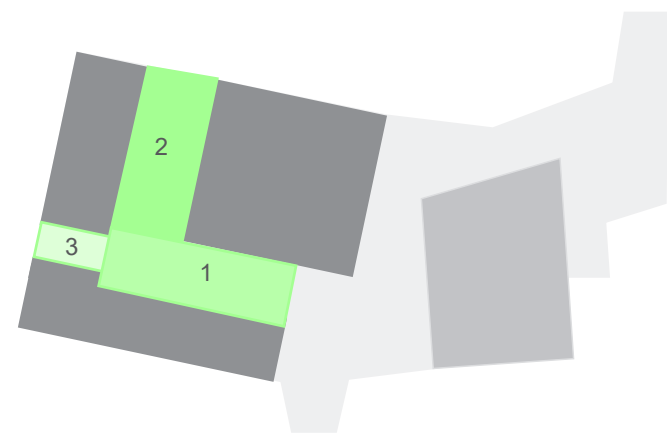


Fig. 1.5.4 c - Indicative Phase 3 Connections and Open Spaces

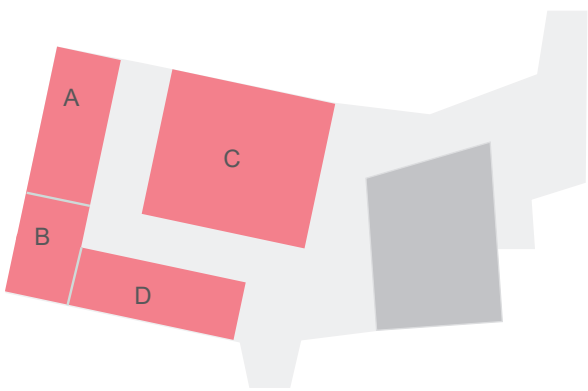


Fig. 1.5.4 b - Indicative Phase 3 Buildings

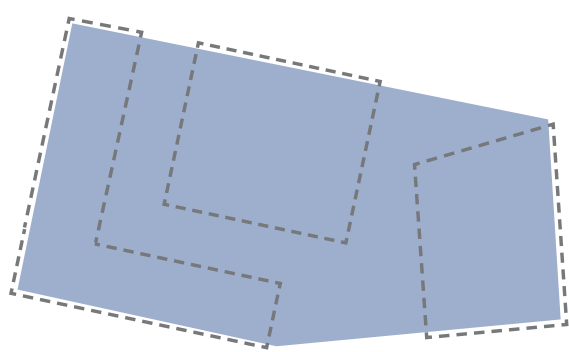


Fig. 1.5.4 d - Indicative Phase 3 Basement

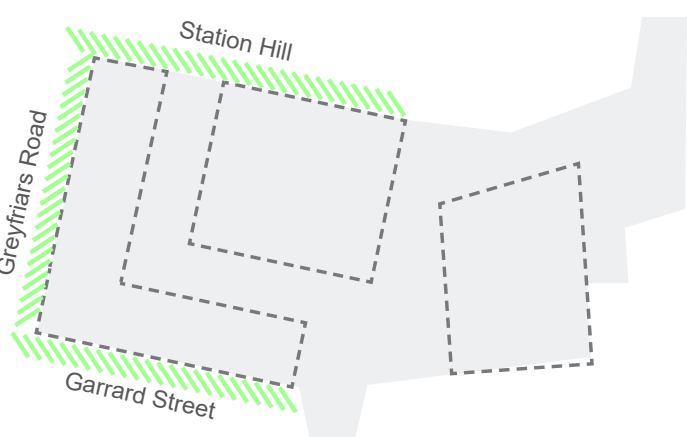


Fig. 1.5.4 e - Streets

1.6 DESIGN CODE STRUCTURE

1.6.1 The Design Code was structured to respond to the masterplan components. It is divided into three key sections:

1.6.2 The Masterplan: This section will focus on the overall masterplan strategies and principles that include:

- Townscape
- Building heights & massing
- Area and land uses
- Setbacks & distances between buildings;
- Basement
- Spaces & streets
- Access & circulation
- Security

1.6.3 The Public Realm & Landscape: This section will focus on the public realm, open space and landscape design. The section will cover:

- Character areas
- Soft landscaping
- Hard landscaping
- Play & recreation
- Ecology & environment

1.6.4 The Plots: This section will define the principles for each of the buildings within its designated plot. It will also ensure that a level of consistency is maintained, thereby safeguarding the overall vision. Each Plot code will cover:

- Uses & areas;
- Massing
- Setbacks
- Articulation

1.6.5 It will also cover overall common principles that include:

- Setbacks & balconies
- Roofscape
- Materials

1.0 INTRODUCTION

1.7 GLOSSARY OF TERMS

Activated Facade

Refers to façades of buildings with C2 or C3 uses which have windows to internal, private spaces.

Active Frontage

Refers to street frontages where there is an active visual engagement between those in the street and those on the ground and upper floors. Active frontage includes retail space, office lobbies, community space, leisure, residential lobbies and amenity space.

All Commercial Scheme

A Scheme that does not include C2 and C3 use classes.

Amenity

The features of an area, street or building that provide facilities and services that contribute to physical or material comfort.

Building or Plot Line

The actual or apparent line created by a building's front wall along a street.

Basement

Accommodation below street level, existing or new construction.

Character Area

An area within the Masterplan that displays specific characteristics of use, scale, activity and sense of place.

Facade

The principal wall of a building that is usually facing the street and visible from the public realm.

Land Use

The purpose for which the land has been or is being or may be developed.

Mixed Use Scheme

A Scheme including C2 and C3 use classes in combination with other use classes.

Non-activated Facade

Refers to façades of buildings with C2 or C3 uses which do not have windows to internal, private spaces. Windows or openings to internal communal areas may be part of a non-activated facade.

Open Space

The term open space covers all land use that is undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers a range of types of open space within the urban area, both in public or private ownership and whether access is unrestricted, limited or restricted.

Permeability

The extent to which the urban structure permits, restricts, movement of people or vehicles through an area, and the capacity of the area network to carry people or vehicles.

Phase 2

The detail component of the Station Hill North Application.

Phase 3

The outline component of the Station Hill North Application.

Plaza Level

This refers to the level of the elevated public realm that sits on top of the podium structure.

Podium

The building structure that sits between the street and the plaza levels.

Public Realm

The space between buildings accessible to the public and include streets, squares, parks and open spaces.

Scale

The size of a building in relation to its surroundings, or the size of parts or details of the building.

Townscape

The visual appearance of a town and or urban area. Usually refers to the resulting compilation of buildings especially when viewed from a distance.

Wayfinding

The act of finding one's way around an area. This refers to the experience of orientation and choosing a path within the built environment.

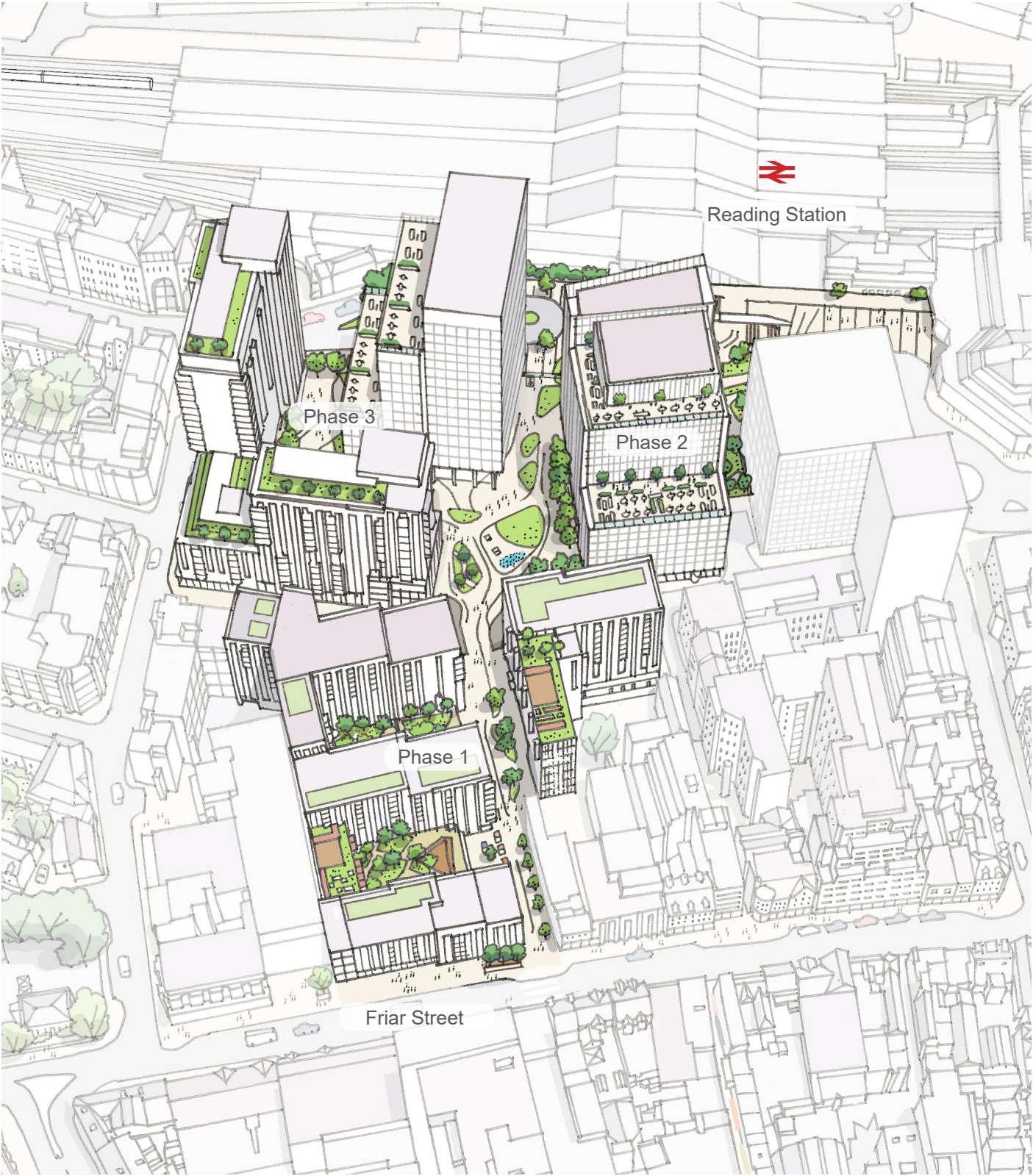


Fig. 1.7 - Indicative Illustrative Scheme

2.0
THE MASTERPLAN

2.0 MASTERPLAN

2.1 TOWNSCAPE STRATEGY

- 2.1.1 Plots A,B,C & D will work with neighbouring buildings within the tall building cluster as defined by the 'Reading Station Area Framework' to realise the tall building strategy for the Station Area.
- 2.1.2 The tallest building will be located to the northeast of the site nearest to the station (Plot C) with building heights descending to the south (Garrard Street and Station Hill South) and west toward Greyfriars Road. (Fig. 2.1.1)

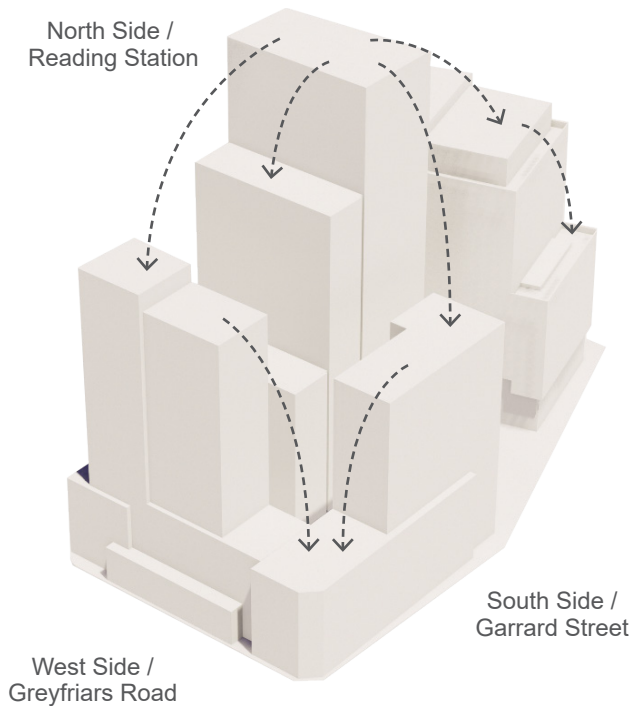


Fig. 2.1.1 - Tall Building Cluster Stepping From The Northeast To The Southwest Corner Of The Site

2.2 MASSING & HEIGHTS

- 2.2.1 The Maximum Plot Parameter envelope defines the height limitations for each plot within the outline application. (Fig. 2.2.1)
- 2.2.2 The height of Plot C must be, as a minimum, 8 meters taller than One Station Hill, which will be delivered in Phase 2 as part of the detailed planning application. (Fig. 2.2.2)
- 2.2.3 In addition, Plot C building must be, as a minimum, 12 meters taller than the buildings on Plots A, B and D. (Figs. 2.2.3, 2.2.4)

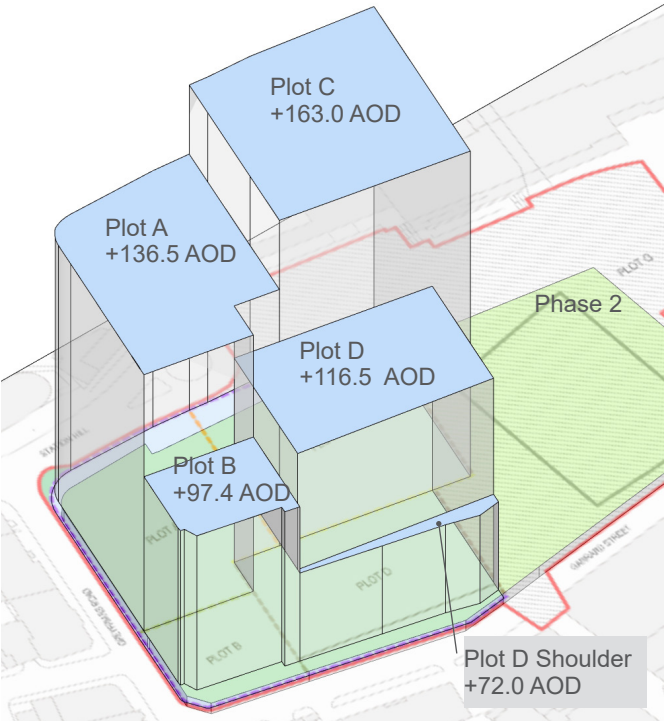


Fig. 2.2.1 - Maximum Plot Parameter plot envelope

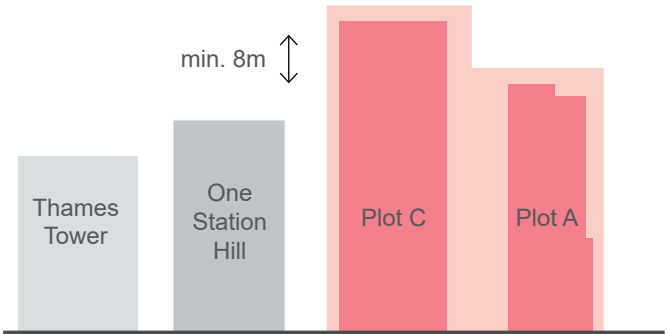


Fig. 2.2.2: Buildings Defined As Separate Masses

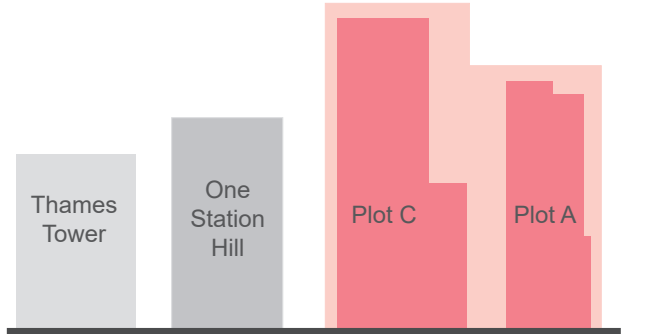


Fig. 2.2.6: Buildings Defined As Separate Masses

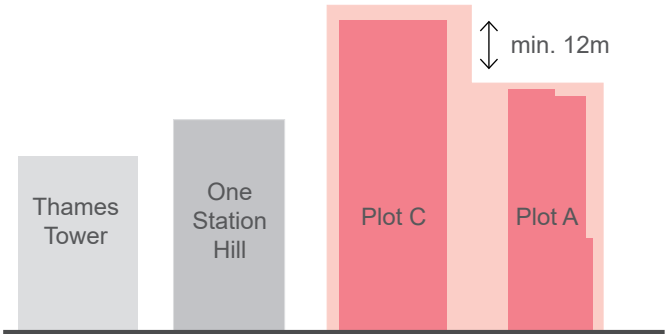


Fig. 2.2.3: Buildings Defined As Separate Masses Stepping From East To West

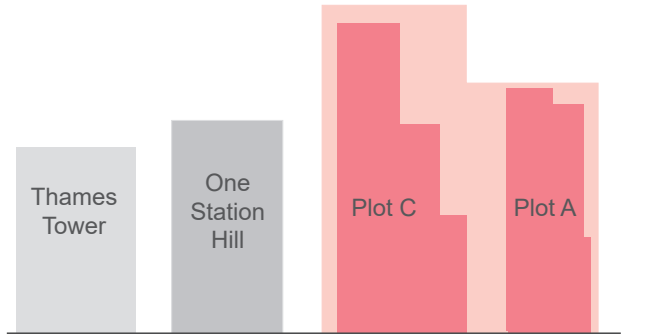


Fig. 2.2.7: Tallest Building At East Of Plot C

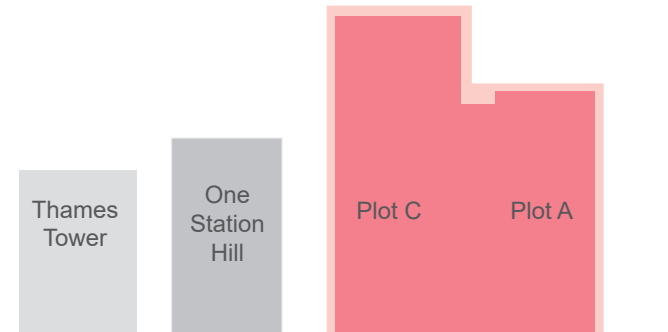


Fig. 2.2.4: Buildings Fill The Maximum Plot Parameter

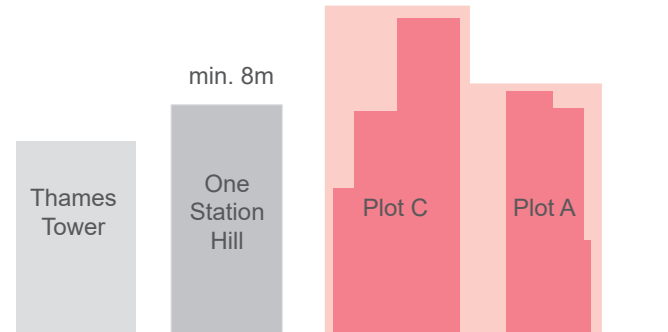


Fig. 2.2.8: Plot C Stepping Up To The West

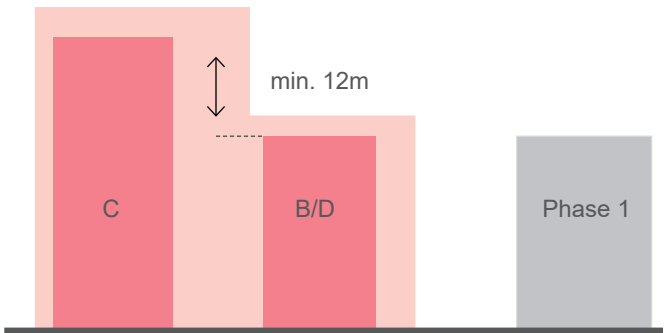
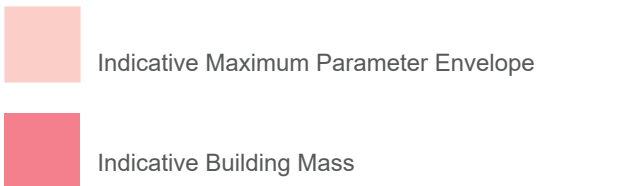


Fig. 2.2.5: Buildings Defined As Separate Masses Stepping From North To South



2.0 MASTERPLAN

2.3 AREAS & LAND USES

2.3.1 Phase 3 can come forward with a range of uses that include, Office (B1), Residential (C3), Residential Institutions (C2), Hotel (C1), Flexible Retail & Leisure (A1-A5 & D2).

2.3.2 The maximum and minimum areas per use that will be delivered in Phase 3 are summarised below:

Office (B1)	
Maximum	85,600 sqm GIA - 86,500sqm GEA
Minimum	25,000 sqm GIA - 28,000sqm GEA

Residential (C3)	
Maximum	63,500 sqm GIA - 65,000sqm GEA
Minimum	0

Residential Institutions (C2)	
Maximum	23,500 sqm GIA - 26,000sqm GEA
Minimum	0

Hotel (C1)	
Maximum	23,500 sqm GIA - 26,000 sqm GEA
Minimum	0

Flexible Retail & Leisure (A1- A5 & D2)	
Maximum	3,500 sqm GIA - 4,500 sqm GEA
Minimum	450 sqm GIA - 500 sqm GEA

Podium & Basement	
Maximum	22,500 sqm GIA - 23,000 sqm GEA
Minimum	13,000 sqm GIA - 14,000 sqm GEA

2.3.3 To illustrate the quantum of proposed development on the Phase 3 site, the Design and Access Statement contains three options with different land uses and quantum of land use. The quantum of development represented in the outline options and illustrative massing are shown in figures 2.3.4 (Option 1), 2.3.5 (Option 2) and 2.3.6 (Option 3). A sufficient level of information has been provided to enable RBC to assess the Proposed Development. Three illustrative development options have been developed

which have different quantum of development, massing and comprise a range of different land uses. These are summarised below:

2.3.4 Option 1: This option provides a balanced offer of commercial office space and residential offer. The commercial office allows for a range of floorplate sizes to come forward.

2.3.5 Option 2: This option reflects an increased demand for residential space with a corresponding reduction in commercial office space.

2.3.6 Option 3: This option reflects an increase in the mix of uses across the site with a hotel function included along with residential and commercial office space.

These have been prepared to aid RBC in the assessment of the application to provide an indication of how development, within the control of the Parameter Plans, Design Code and Development Specification, could come forward on the Site. It should however be noted that these are illustrative examples only and do not prejudice alternative forms of development coming forward provided that they accord with the controls set out within the application.

Phase 3 – Plots A, B, C & D (Outline Scheme) Option 1		
Land use	GIA (sq m)	GEA (sq m)
Office (B1)	42,000	46,000
Residential (Class C3)	45,000	50,000
Flexible Retail, Office and Leisure (A1-A5, B1, D1 & D2)	2,500	3,000
Podium & Basement	22,500	23,000
Total	112,000	122,000

Phase 3 – Plots A, B, C & D (Outline Scheme) Option 2		
Land use	GIA (sq m)	GEA (sq m)
Office (B1)	39,000	41,000
Residential (Class C3)	49,100	51,630
Flexible Retail, Office and Leisure (A1-A5, B1, D1 & D2)	2,500	3,000
Podium & Basement	22,500	23,000
Total	113,100	118,630

Phase 3 – Plots A, B, C & D (Outline Scheme) Option 3		
Land use	GIA (sq m)	GEA (sq m)
Office (B1)	46,000	50,000
Residential (Class C3)	23,500	26,000
Hotel (C1)	23,500	26,000
Flexible Retail, Office and Leisure (A1-A5, B1, D1 & D2)	2,500	3,000
Podium & Basement	22,500	23,000
Total	118,000	128,000

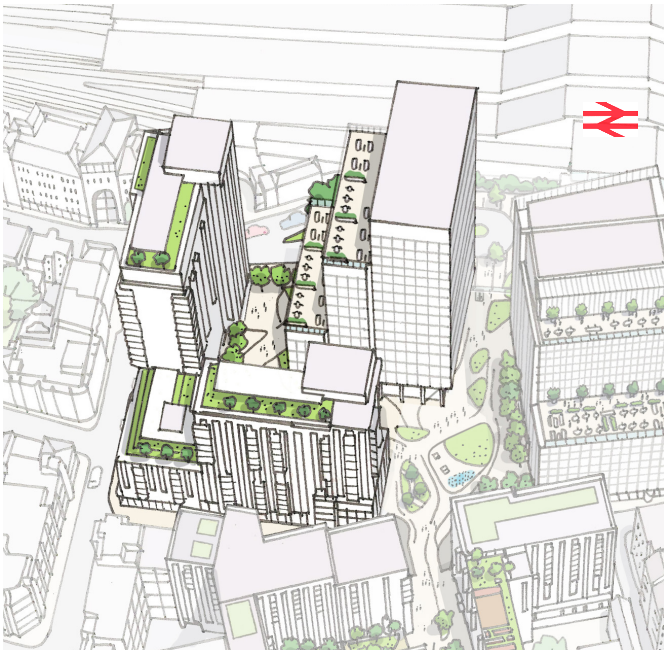


Fig. 2.3.4: Phase 3 Option 1: Indicative Areas and Massing

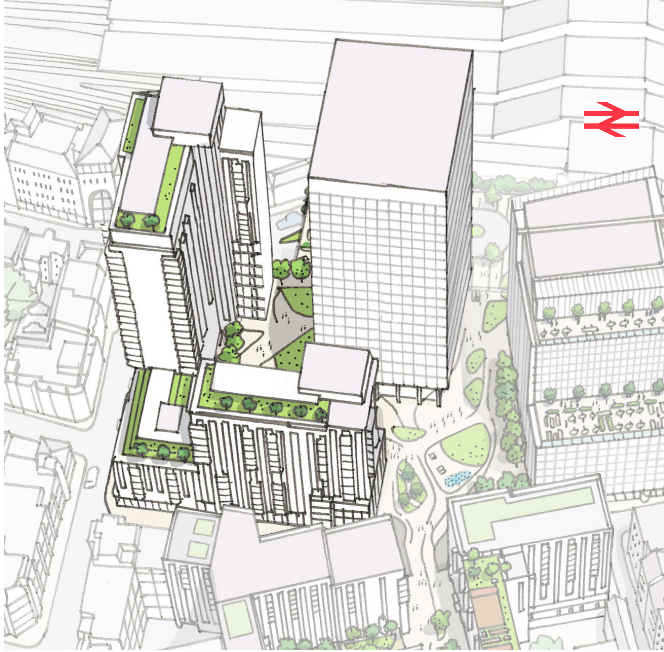


Fig. 2.3.5: Phase 3 Option 2: Indicative Areas and Massing

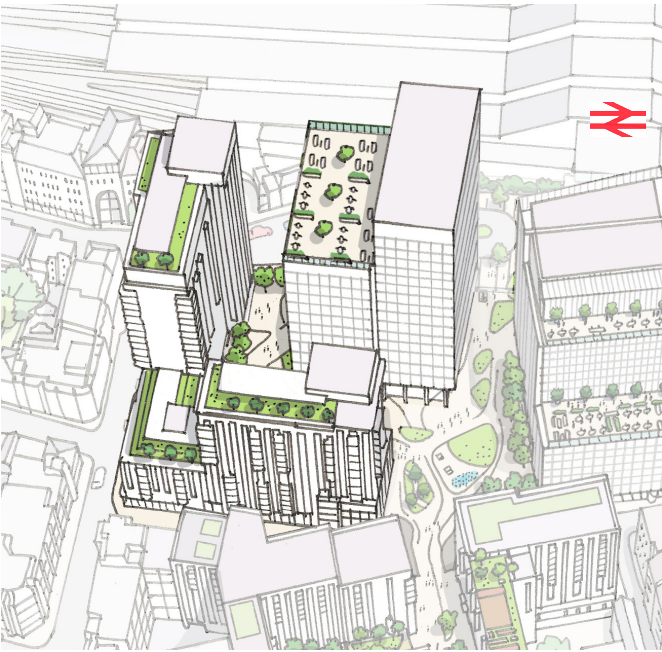


Fig. 2.3.6: Phase 3 Option 3: Indicative Areas and Massing

2.0 MASTERPLAN

2.4 ALL SCHEMES - BUILDING SETBACKS AT PLAZA LEVEL AND PLAZA +1

2.4.1 The relationship between buildings in Phase 3 determines the character of the surrounding streets, core public realm and the extent of connectivity between these spaces.

2.4.2 Connectivity to Station Hill, Greyfriars Road and Station Hill Plaza to the core public realm must be maintained.

2.4.3 Distances between buildings at the core public realm are governed by the Parameter Plans and this Design Code. The building use class and facade articulation must be considered to ensure quality public realm and the privacy of building occupants (Figs. 2.4.3.1, 2.4.3.2).

2.4.4 The Parameter Plan: 'Public Realm and Access - Plaza and Plaza + 1 Levels' requires a minimum distance between buildings of 18 meters at the core public realm regardless of the ultimate use of buildings on the Plots (Fig. 2.4.4).

2.4.5 Provided connectivity from the core public realm to Greyfriars Road is maintained, and a common use class occurs between buildings on Plot B and adjacent Plots A or D, buildings on Plot A or D may connect to Plot B without interruption as one building (Fig. 2.4.2). The maximum height of this connection is limited by the Maximum Plot Parameter of Plot B.

2.4.6 The distances between buildings as shown in Design Code and Parameter Plans are minimum distances and need to be tested at point of Reserved Matters stage. The ultimate height of buildings in a Mixed Use scheme may require greater distances than those described in response to daylighting and micro-climate will control the ultimate building setbacks, which may exceed the defined minimums.

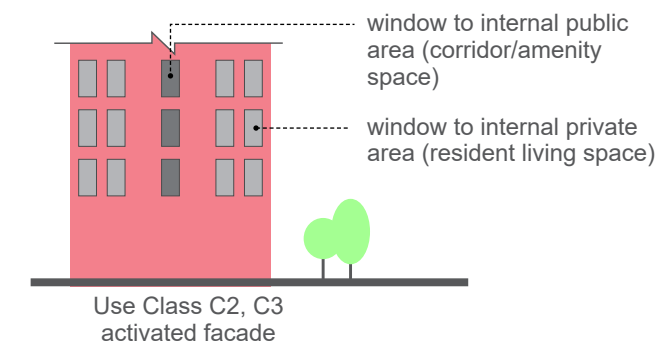
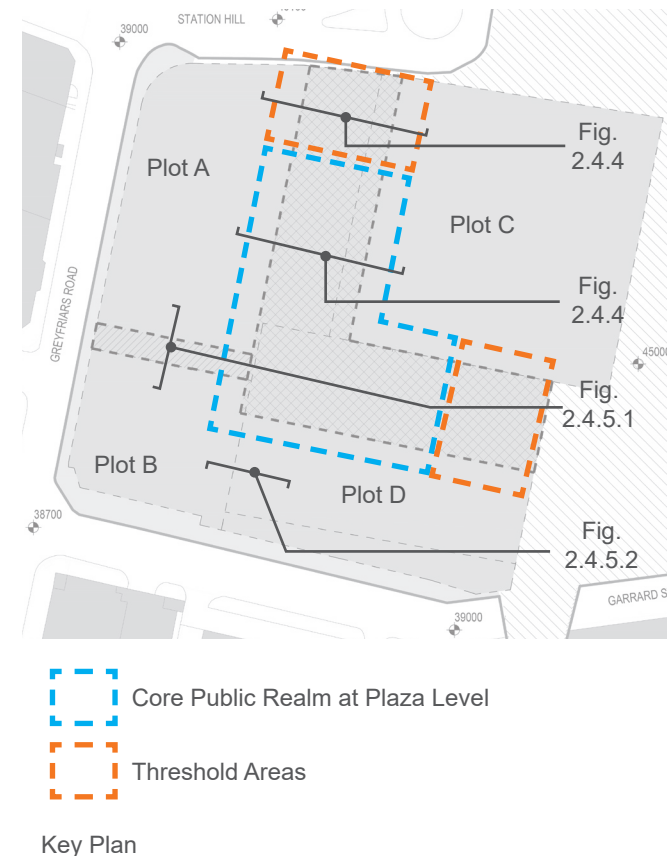


Fig. 2.4.3.1

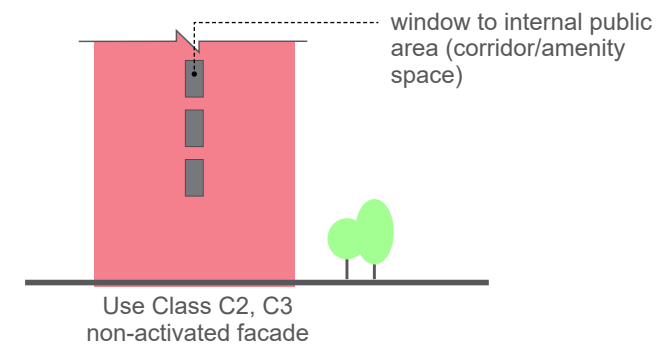


Fig. 2.4.3.2

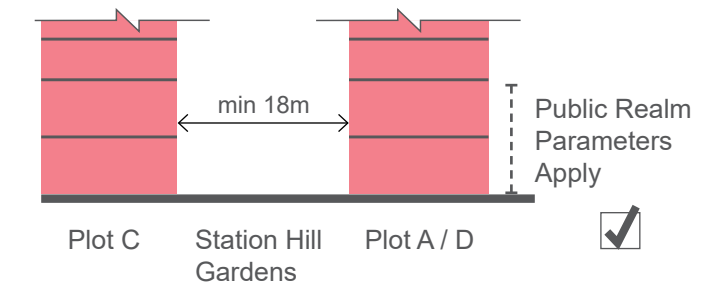


Fig 2.4.4: Diagrammatic Section at Mixed Use Scheme Public Realm - 18meter Width at core public realm and thresholds

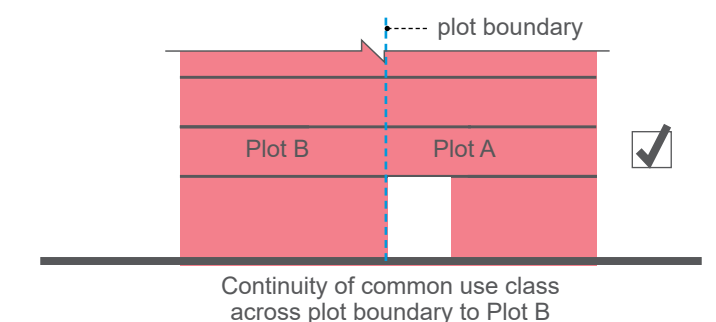


Fig. 2.4.5.1: Diagrammatic Section - Allowance For Internal Connectivity Between Buildings Of Common Use Across Plot B Boundary

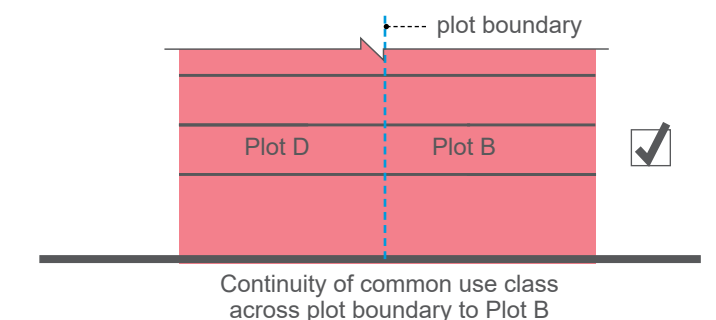


Fig. 2.4.5.2: Diagrammatic Section - Allowance For Internal Connectivity Between Buildings Of Common Use Across Plot B Boundary

2.0 MASTERPLAN

2.5 MIXED USE SCHEMES - DISTANCES BETWEEN BUILDINGS - PLAZA LEVEL +2 AND ABOVE

2.5.1 The relationship between buildings in Phase 3 determines the character of the surrounding streets, core public realm and the extent of connectivity between these spaces.

2.5.2 Distances between buildings are governed by the Parameter Plans and this Design Code. The building use class and facade articulation must be considered to ensure quality public realm and the privacy of building occupants.

2.5.3 The Parameter Plan: 'Minimum Distance Between Buildings Plaza + 2 Level and Above for Mixed Use Schemes' requires a minimum distance between buildings of 18 meters above the core public realm (Fig 2.5.3).

2.5.4 The Parameter Plan: 'Minimum Distance Between Buildings Plaza + 2 Level and Above for Mixed Use Schemes' requires a minimum distance between buildings of 12 meters at thresholds to the area above the core public realm (Fig. 2.5.4).

2.5.5 In Mixed Use Schemes activated façades will be a minimum of 18 meters from the facade of a building on an adjacent Plot.

2.4.6 Provided connectivity from the core public realm to Greyfriars Road is maintained, and a common use class occurs between buildings on Plot B and adjacent Plots A or D, buildings on Plot A or D may connect to Plot B without interruption as one building (Fig. 2.4.2). The maximum height of this connection is limited by the Maximum Plot Parameter of Plot B.

2.5.7 The distances between buildings as shown in Design Code and Parameter Plans are minimum distances and need to be tested at point of Reserved Matters stage. The ultimate height of buildings in a Mixed Use scheme may require greater distances than those described in response to daylighting and micro-climate will control the ultimate building setbacks, which may exceed the defined minimums.

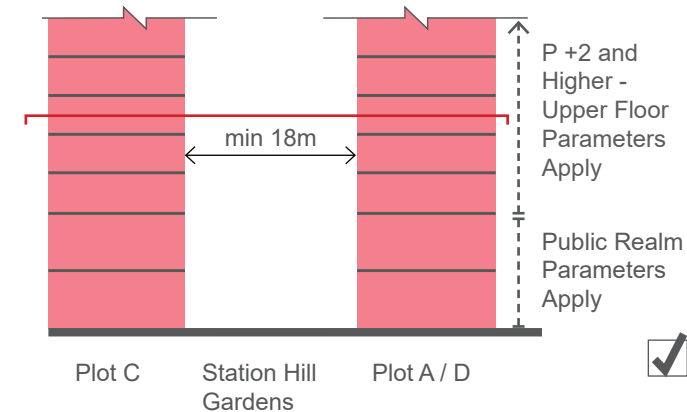
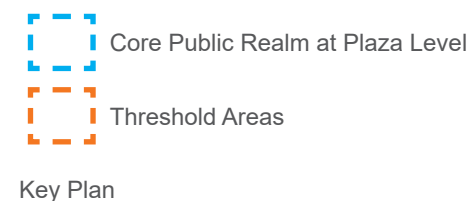


Fig. 2.5.3: Diagrammatic Section - Distance between buildings at core public realm - Mixed Use Schemes.

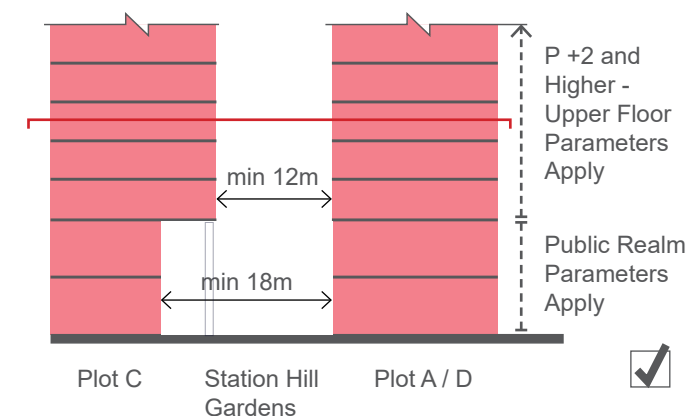


Fig. 2.5.4: Diagrammatic Section - Distance between buildings at thresholds to core public realm - Mixed Use Schemes.

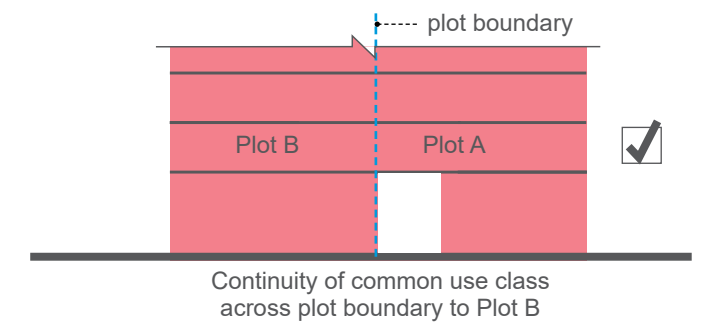


Fig. 2.5.6.1: Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

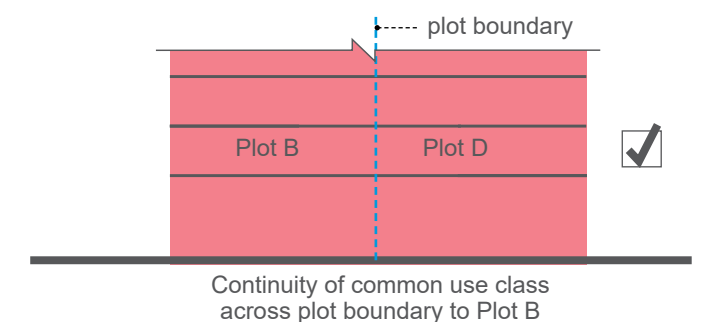


Fig. 2.5.6.2: Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

2.0 MASTERPLAN

2.6 ALL COMMERCIAL SCHEMES - DISTANCES BETWEEN BUILDINGS - PLAZA LEVEL +2 AND ABOVE

- 2.6.1 The relationship between buildings in Phase 3 determines the character of the surrounding streets, core public realm and the extent of connectivity between these spaces.
- 2.6.2 Distances between buildings at the core public realm are governed by the Parameter Plans and this Design Code. The building use class and facade articulation must be considered to ensure quality public realm and the privacy of building occupants.
- 2.6.3 The Parameter Plan: 'Minimum Distance Between Buildings Plaza + 2 Level and Above for All Commercial Schemes' requires a minimum distance between buildings of 12 meters above the core public realm area (Fig 2.6.3.1, 2.6.3.2).
- 2.6.4 Parameter Plan: 'Minimum Distance Between Buildings Plaza + 2 Level and Above for All Commercial Schemes' requires a minimum distance between buildings of 9 meters above threshold areas (Fig 2.6.4).
- 2.6.5 Provided connectivity from the core public realm to Greyfriars Road is maintained, where buildings on Plots A and D are of the same use class the buildings as Plot B, buildings may connect to Plot B without interruption as one building (Fig. 2.6.2). The maximum height of this connection is limited by the Maximum Plot Parameter of Plot B.
- 2.6.6 The distances between buildings as shown in Design Code and Parameter Plans are minimum distances and need to be tested at point of Reserved Matters stage. The ultimate height of buildings in a Mixed Use scheme may require greater distances than those described in response to daylighting and micro-climate will control the ultimate building setbacks, which may exceed the defined minimums.

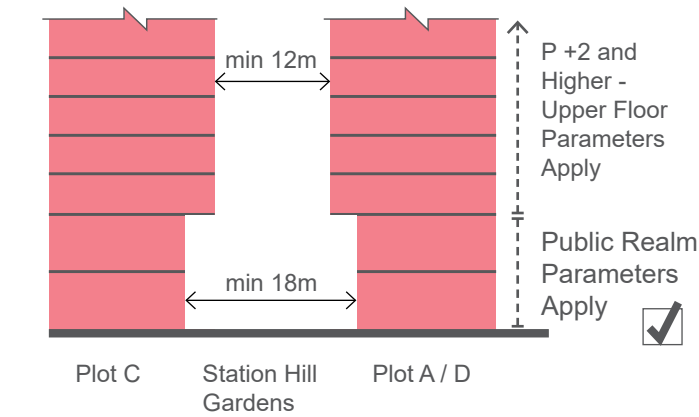
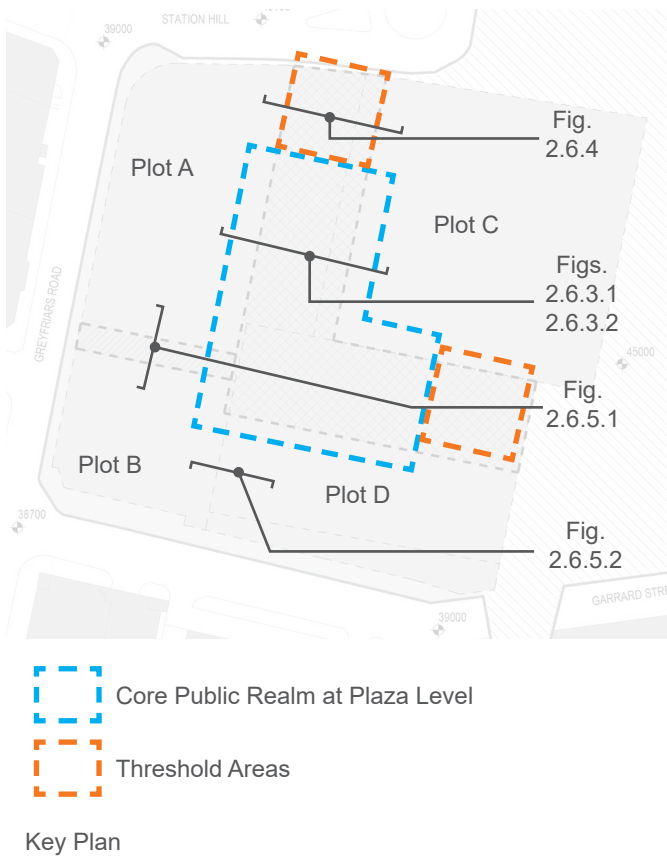


Fig. 2.6.3.1: Diagrammatic Section- Distance between buildings at core public realm - All Commercial Schemes

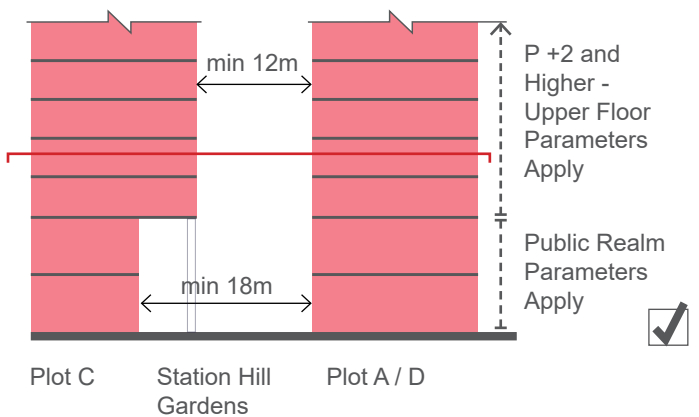


Fig. 2.6.3.2 Diagrammatic Section - Distance between buildings at thresholds - All Commercial Schemes

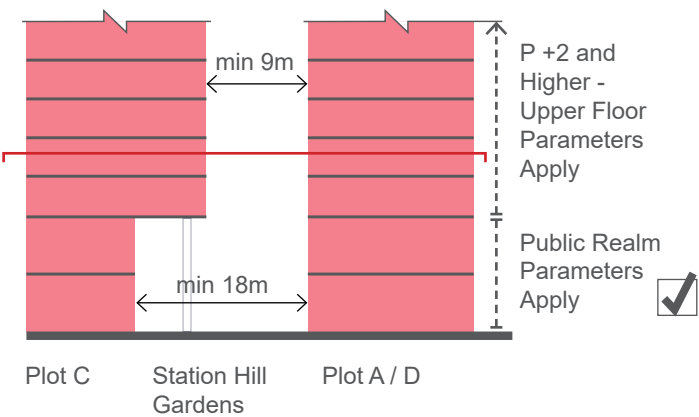


Fig. 2.6.4 Diagrammatic Section - Distance between buildings at thresholds - All Commercial Schemes

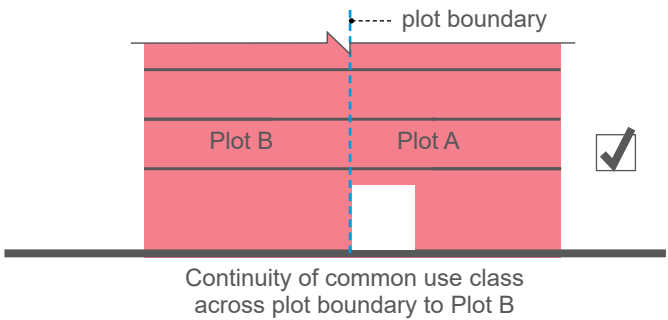


Fig. 2.6.5.1: Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

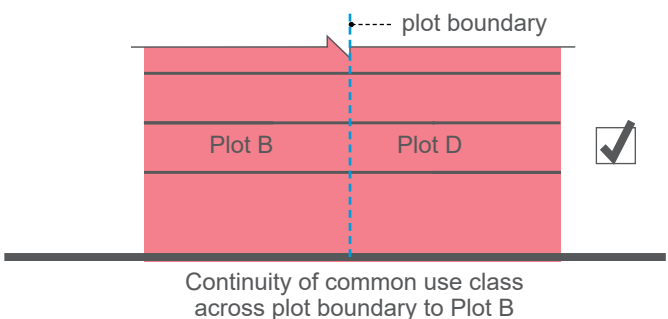


Fig. 2.6.5.2: Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

2.0 MASTERPLAN

2.7 PUBLIC REALM - PLAZA LEVEL

- 2.7.1 In a mixed use scheme the public realm within Phase 3 will consist of a core public realm with adjacent thresholds and passageways which connect the core space to adjacent streets and public realm.
- 2.7.2 The core public realm will be a minimum of 18 meters between building façades. The Parameter Plans allow for a 5 meter deviation which would allow the Public Realm to move between the plots dependant upon the ultimate scheme delivered (Figs. 2.7.2.1, 2.7.2.2, 2.7.2.3, 2.7.2.4, 2.7.2.5).
- 2.7.3 The passageway connection from Station Hill Gardens level to Greyfriars Road will be a minimum of 5 meters wide. Plots A and B can over-sail the connection provided the over-sail provides 3 meters clear height at the passageway.
- 2.7.4 The minimum dimensions noted in this Design Code are provided to ensure adequate space is provided for amenity and connectivity through the site in a mixed use scheme. The final dimensions of the space in a mixed use scheme will not decrease but may increase due to requirements related to site population and micro-climate. The location of the core public realm may deviate depending on the design brought forward (figures 2.7.4).
- 2.7.5 The establishment of minimum dimensional requirements described here are based on design work supported in the accompanying Design and Access Statement. All illustrative options (mixed use schemes) meet or exceed these baseline standards.

Core Public Realm: 18 meter width

Passageway: 5 meter width

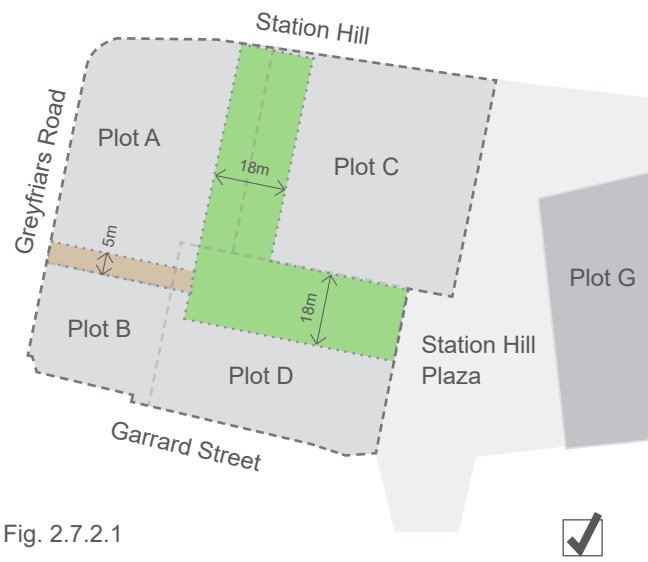


Fig. 2.7.2.1

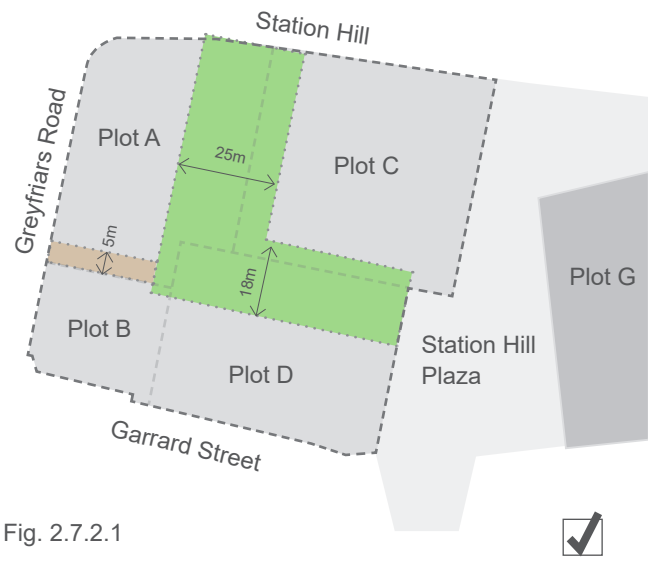


Fig. 2.7.2.1



Fig. 2.7.2.2



Fig. 2.7.2.3: Illustrative Plan from the Design and Access Statement establishing minimum dimension and area standards.



Fig. 2.7.2.4: Illustrative View (V1) from the Design and Access Statement illustrating minimum dimension and area standards.



Fig. 2.7.2.5: Illustrative Section (2.5.4.3: S1) from the Design and Access Statement illustrating minimum dimension and area standards of core public realm.

2.0 MASTERPLAN

2.8 STREETS

- 2.8.1 Station Hill North Phase 3 is bounded by Station Hill to the north, Greyfriars Road to the west and Garrard Street to the south.
- 2.8.2 Each street has a different character and level of activity and associated noise. Each facade will address this variation with a considered location of public and private areas, accessibility and connectivity to private and public amenity spaces.

2.9 STATION HILL

- 2.9.1 Station Hill will have with highest activity as it is part of the station hub with activity generated by the station entrance, taxi rank, bus stop and associated amenities.
- 2.9.2 The buildings along this street edge shall be proposed no further than the Ownership boundary. The street level space between the Maximum Plot Parameter boundary and Ownership boundary shall be for paving, street trees and public furniture (Figs. 2.9.2.1, 2.9.2.2).
- 2.9.3 At a level at least 6 meters above the adjacent pavement, the buildings along this street edge may extend beyond the Ownership boundary but must remain within the Maximum Plot Parameter boundary.

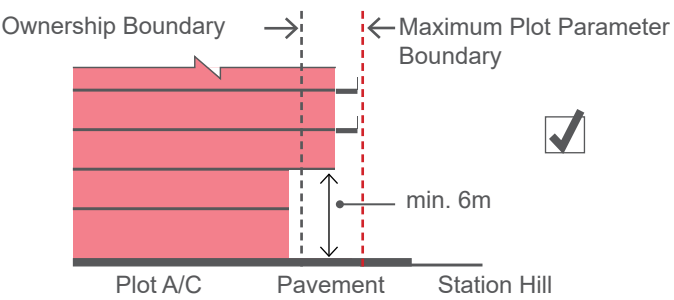
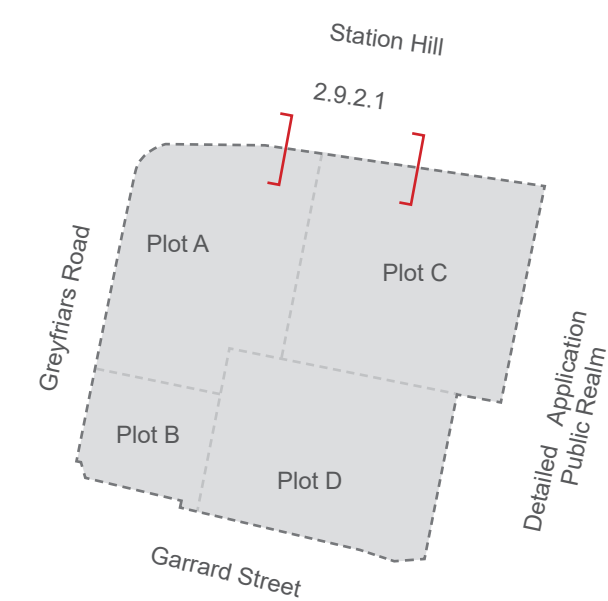


Fig. 2.9.2.1: Diagrammatic Section at Station Hill and Plot A/C Boundary

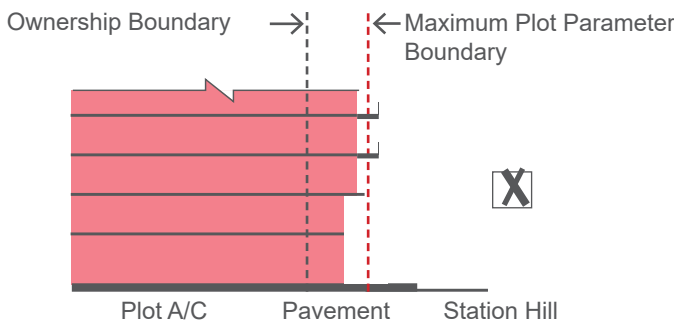


Fig. 2.9.2.2: Diagrammatic Section at Station Hill and Plot A/C Boundary

2.0 MASTERPLAN

2.10 GREYFRIARS ROAD

- 2.10.1 Greyfriars Road is secondary in activity level relative to Station Hill and will be activated by building entrances and internal activated spaces facing onto the street.
- 2.10.2 The buildings along this street edge shall be proposed no further than the Ownership boundary. The street level space between the Maximum Plot Parameter boundary and Ownership boundary shall be for paving, street trees and public furniture (Figs. 2.10.2.1, 2.10.2.2).
- 2.10.3 When there is a step in the height of the buildings on Plots A and B, the lowest step shall be along Greyfriars Road.

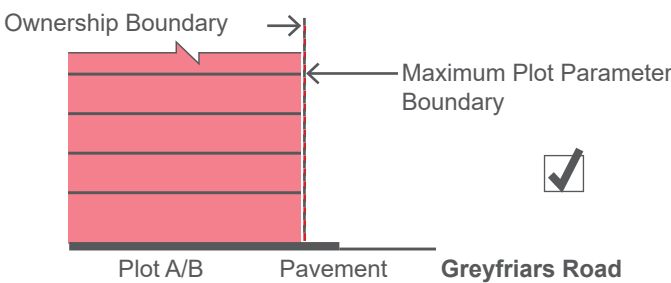


Fig. 2.10.2.1: Diagrammatic Section at Plots A and B boundary with Greyfriars Road.

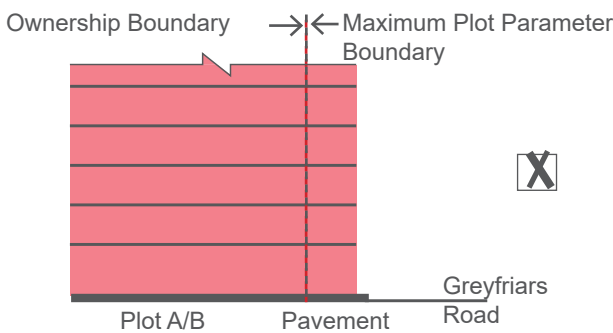
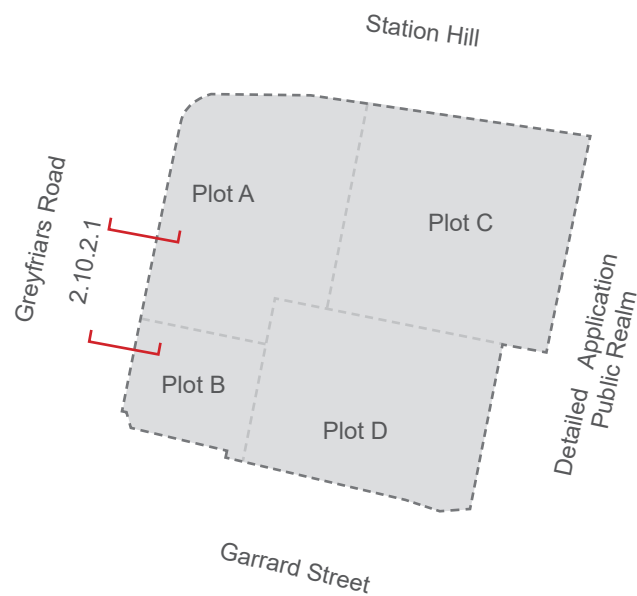


Fig. 2.10.2.2: Diagrammatic Section at Plots A and B boundary with Greyfriars Road.



2.11 GARRARD STREET

- 2.11.1 Garrard Street is a secondary street activated by building entrances and service access to the site.
- 2.11.2 The buildings along this street edge shall be proposed no further than the Ownership boundary. The street level space between the Maximum Plot Parameter boundary and Ownership boundary shall be for paving, street trees and public furniture (Figs. 2.11.2.1, 2.11.2.2).
- 2.11.3 The Maximum Plot Parameter volume sets back at 72 meters AOD, all buildings on Plot D will step back to align with this setback.

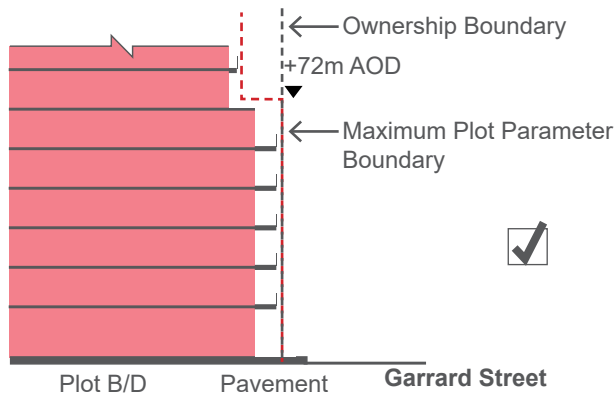


Fig. 2.11.2.1: Diagrammatic Section at Plot D boundary with Garrard Street

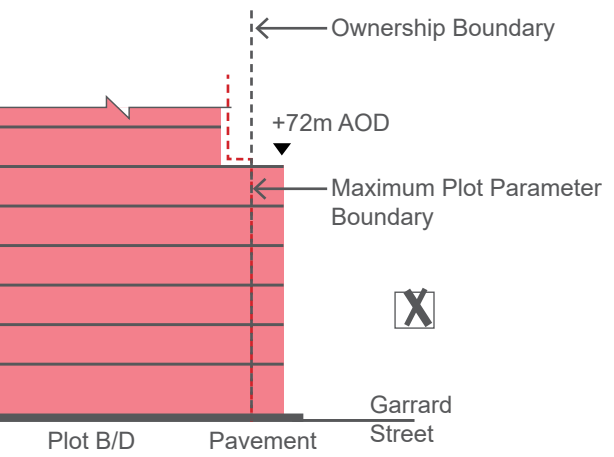
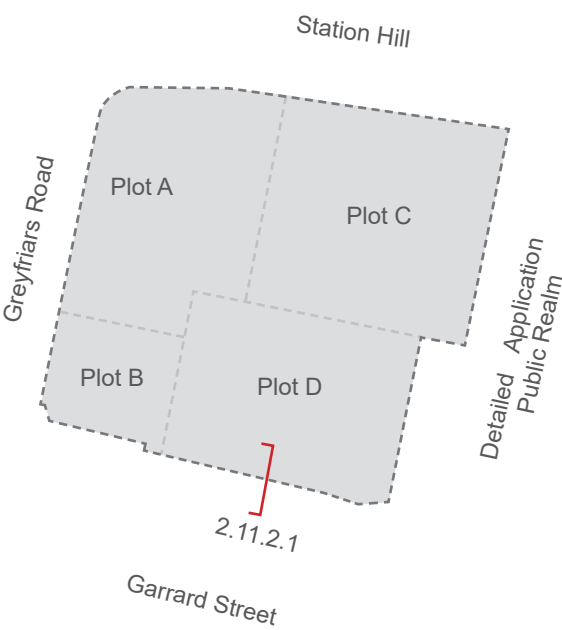


Fig. 2.11.2.2: Diagrammatic Section at Plot D boundary with Garrard Street



2.0 MASTERPLAN

2.12 STATION HILL PLAZA AT ONE STATION HILL AND PLOT G

- 2.12.1 Plot C and Plot G will have a minimum setback of 12 meters over the height of the buildings.
- 2.12.2 At Plaza Level this setback will be increased to 15 meters to ensure adequate access into Station Hill Plaza. The Plaza Level setback will occur for the lowest two levels of each Plot (Figs. 2.12.2.1, 2.12.2.2).

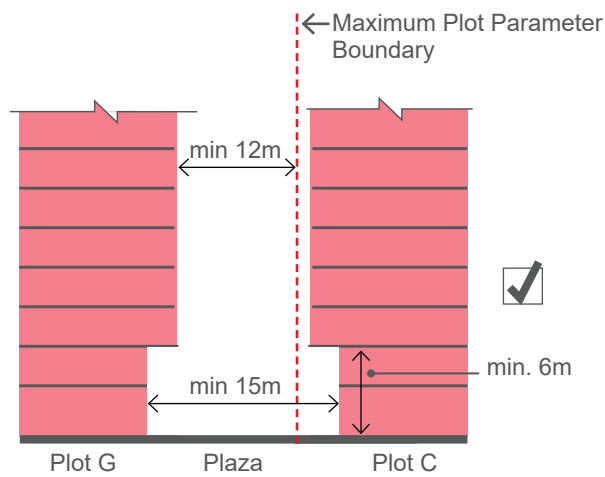


Fig. 2.12.2.1: Diagrammatic Section at Phase 2/3 Interface - Plot G to C Boundary

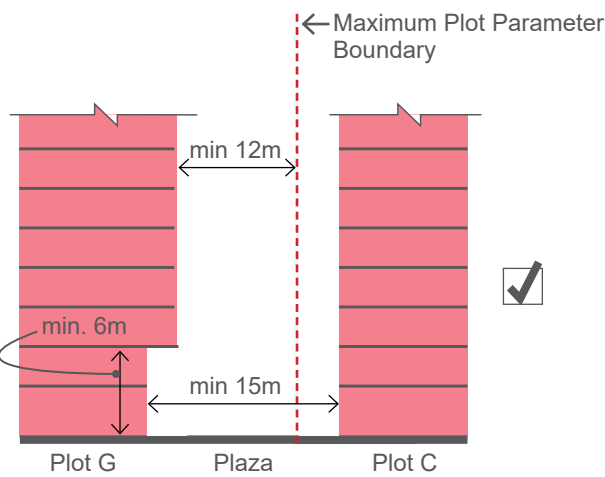
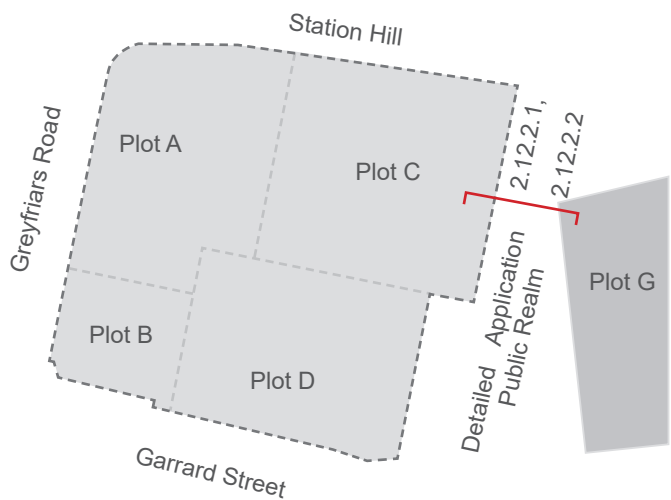


Fig. 2.12.2.2: Diagrammatic Section at Phase 2/3 Interface - Plot G to C Boundary

2.13 ACCESS, CIRCULATION & MOVEMENT

- 2.13.1 The public realm and open spaces in Phase 3 will be predominantly located on plaza level and will be accessible from Greyfriars Road and from Station Hill Plaza in Phase 2.
- 2.13.2 The difference in level between Greyfriars Road and Station Hill Gardens level at the connection point is approximately 6.5 meters. A public lift must be provided to mitigate the difference. The proposed steps will also incorporate a cycle track.
- 2.13.3 The primary access points will be from Station Hill Plaza and the surrounding buildings on each plot. The threshold between the spaces will be designed to be step free.
- 2.13.4 The design of the public realm at plaza and street level shall facilitate connectivity into and within the site. The width of the public realm will vary but primary access points and pedestrian flow will be maintained.
- 2.13.5 Clear cycle routes will be incorporated on Station Hill, Greyfriars Road, and Garrard Street with a combination of shared and segregated cycle routes.
- 2.13.6 The public realm at plaza level will be accessible to pedestrians and cyclists.



2.14 SECURITY

- 2.14.1 Active frontages will be maximised wherever possible at street and plaza levels. Active frontages will ensure that passive security is enhanced. Inactive frontages will therefore be minimised wherever possible particularly when facing public areas
- 2.14.2 Landscape features, such as trees and planting, and building projections, such as canopies, will be strategically located to prevent CCTV site lines from being obscured.
- 2.14.3 A carefully considered lighting scheme must be put forward that ensures the public realm is appropriately lit at night.
- 2.14.4 Adequate CCTV coverage must be provide in all public areas (internal and external). This will be of good quality and connected to a site-wide surveillance system.
- 2.14.5 Wherever required Hostile Vehicle Mitigation (HVM) must be incorporated in a discrete way.
- 2.14.6 Appropriate blast mitigation will be provided wherever needed and recommended by the Security Consultants and RBC . This will also be dependent on the types of uses brought forward.

2.15 BASEMENT

- 2.15.1 The basement forms part of this outline application and extends across the north site underneath Phase 2 and Phase 3. (Fig. 2.15.1)
- 2.15.2 The existing Thames Water sewer is retained forming a construction exclusion zone running east to west across the basement level.
- 2.15.3 The basement will incorporate parking, servicing, plant and back of house uses.
- 2.15.4 The parameter plans indicate the maximum permissible basement extent.
- 2.15.5 The maximum depth of excavation is defined in the parameter plans. The depth indicated excludes lift pits. (Fig 2.15.1)
- 2.15.6 The basement may be designed to accommodate car stackers.

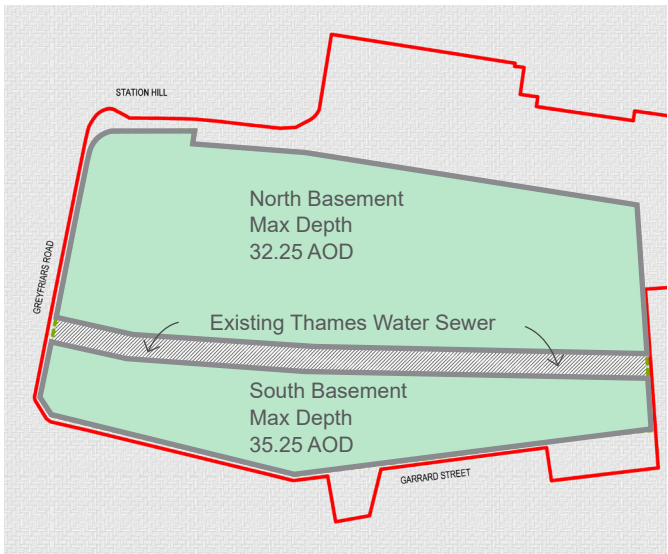


Fig. 2.15.1

3.0

THE PUBLIC REALM & LANDSCAPE

3.0 PUBLIC REALM & LANDSCAPE

3.1 CHARACTER & USE

- 3.1.1 The Public Realm and open space in Phase 3 is referred to as Station Hill Gardens. The area can be broken down to three character areas.
- 3.1.2 The subsequent sub-sections describe key spaces and streets and focus on the character and use for each. They set out guidance describing approach to access, pedestrian movement, animation and urban integration. The intention is to protect the described masterplan principles in relation to the spaces between defined plots and to protect the masterplan design intent as the individual plots come forward.
- 3.1.3 The open space components are the character areas that form the overarching structure for the landscape proposals on the streets, plaza and roof terraces.
- 3.1.4 The masterplan shall accommodate a range of open space components, including a series of gardens, amenity spaces and areas specifically designed for children and young people.
- 3.1.5 These will provide spaces that will serve the development and wider neighbourhood.
- 3.1.6 The spaces will form a layered, connected sequence of streets and spaces throughout the development that connect to the local area

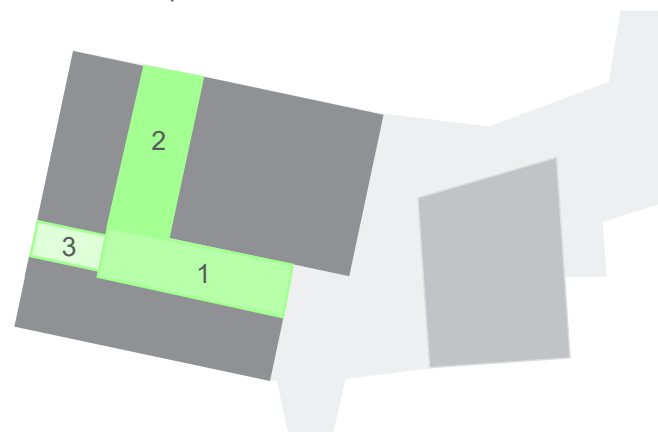


Fig. 3.1.1 - Character Areas

- 3.1.7. The various components shall provide the development with its own particular identity; responding to their context, specific location and function and use brought forward.

3.2 CHARACTER AREA 1

- 3.2.1 Area 1 is flanked by Plot C to the North and Plot D to the South.
- 3.2.2 This space will act as a transition space between the activity on Station Hill Plaza and the quieter spaces of Area 2.
- 3.2.3 Area 2 will also form part of the east/west route that links Station Plaza with Greyfriars Road. A clear pedestrian path will be incorporated in the final design.
- 3.2.4 The design language of the spaces will follow that of the detailed application to ensure that the spaces seamlessly flow between the phases.
- 3.2.5 Seating areas will be incorporated into the design. Incidental play will also be integrated.
- 3.2.6 The final layout and programme of the space will be dependent on the uses brought forward in Plot D & C.
- 3.2.7 Frontages flanking the space will be activated with retail and amenities with seating areas that spill out onto the space.

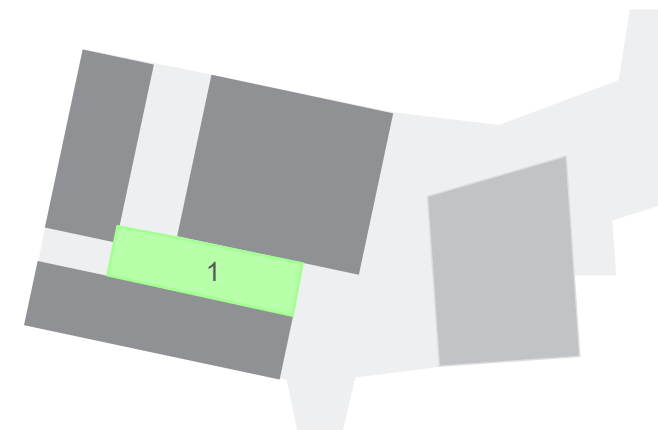


Fig. 3.2.1 - Character Area 1

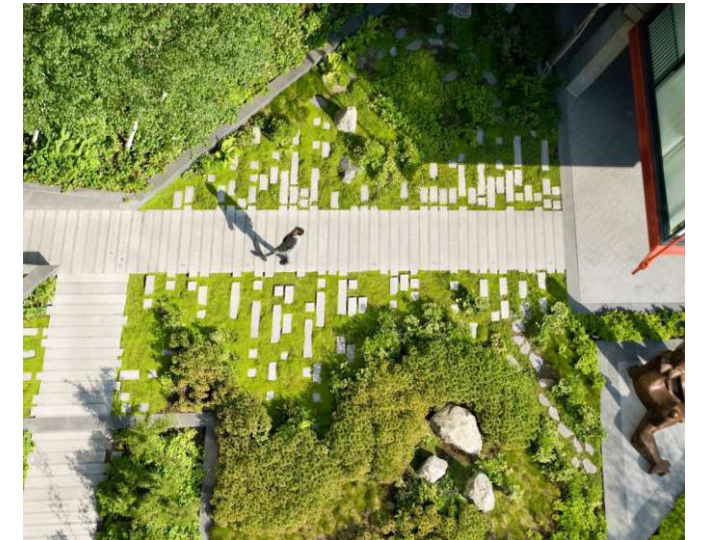


Fig. 3.2.3 - Clear Routes



Fig. 3.2.7 - Restaurant And Cafe Seating

3.0 PUBLIC REALM & LANDSCAPE

3.3 CHARACTER AREA 2

- 3.3.1 Character area 2 will be located between Plots A and C.
- 3.3.2 It will be accessible via Character Area 1 and the adjacent plots.
- 3.3.3 The design and layout will be largely dependent on the location and types of uses brought forward.
- 3.3.4 This space will be quieter and more intimate than Character Area 1.
- 3.3.5 The space may be designated as a private open space with amenities that relate to the residential and or / office uses brought forward.
- 3.3.6 Uses such as children play areas, cafe spill out zones and a mixture of soft and hard landscaping will be considered.



Fig. 3.3.5 - Illustrative View - Character Area 2

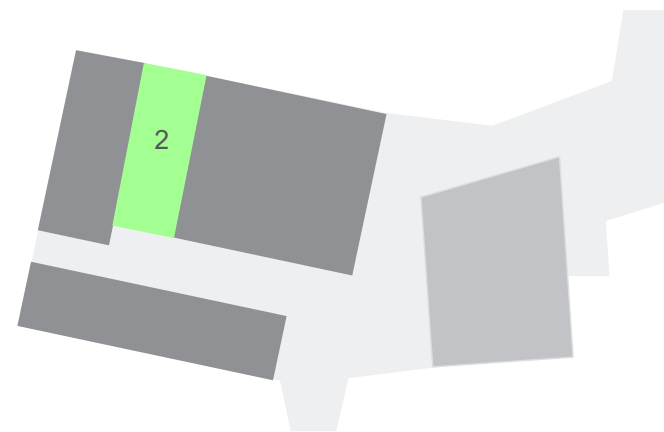


Fig. 3.3.1 - Character Area 2



Fig. 3.3.6 - Play Areas

3.4 CHARACTER AREA 3

- 3.4.1 Character Area is a transition point that links Greyfriars Road with the elevated plaza. It consists of stairs and a lift.
- 3.4.2 The steps will be well illuminated and will be broken down with seating and planters.
- 3.4.3 The lift will be visible from the street and the plaza and will be well integrated into the public realm.

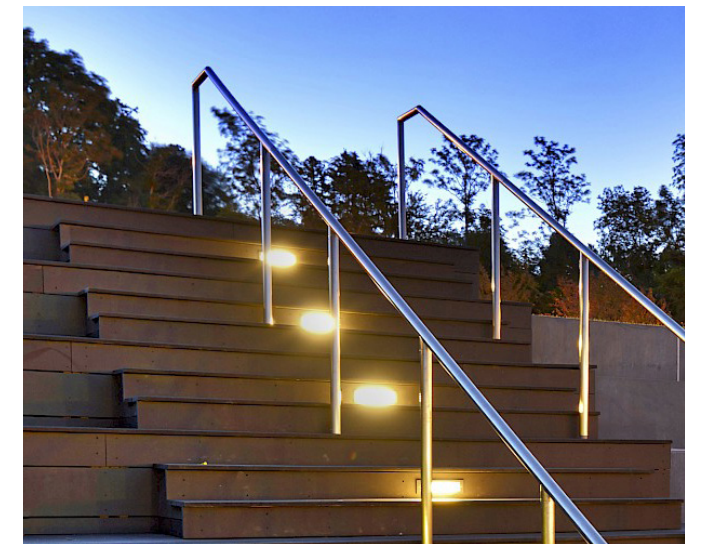


Fig. 3.4.2 - Steps



Fig. 3.4.1 - Character Area 3



Fig. 3.4.3 - Lift

3.0 PUBLIC REALM & LANDSCAPE

3.5 PUBLIC REALM - OVERARCHING DESIGN PRINCIPLES

3.5.1 Landscape details and the material palette brought forward will be similar and or complimentary to those brought forward in Phase 2.

3.5.2 Public Spaces will be designed to be safe, secure and deterrent to antisocial behaviour.

3.5.3 Signage and way-finding will be carefully integrated across all phases of the development.

3.5.4 Public art will be carefully considered. An art strategy will be setup to support the commissioning, procurement and delivery of art that is relevant to Station Hill, builds and strengthens its identity and sense of place.

3.5.5 Lighting design will be carefully integrated into the landscape components. It will support evening activation and create a safe, welcoming environment for the residents and visitors.

3.5.6 Public Realm fittings and fixtures will be consistent with Station Hill's public realm strategy , offering a cohesive approach to the scheme.

3.5.7 Public Realm will respond to the uses brought forward.

3.5.8 Restaurants and amenities will, when appropriate, have adjacent outdoor seating and gathering spaces.



Fig. 3.5.6 - Integrated Seating

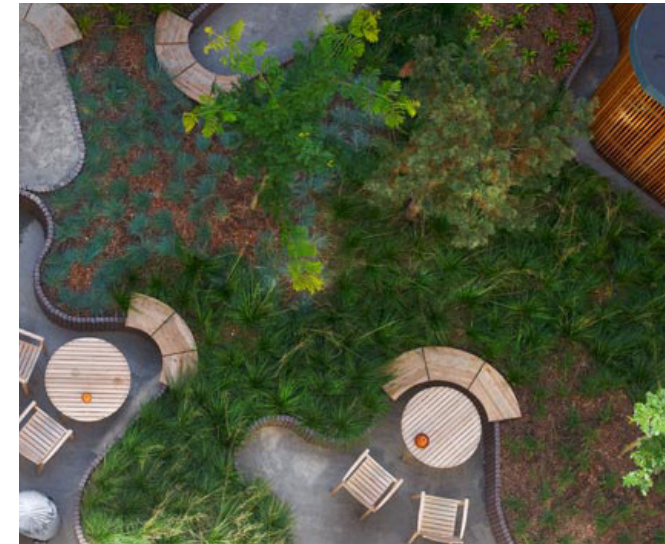


Fig. 3.5.6 - Integrated Seating



Fig. 3.5.8 - Retail Spill Out Space



Fig. 3.5.6 - Integrated Seating

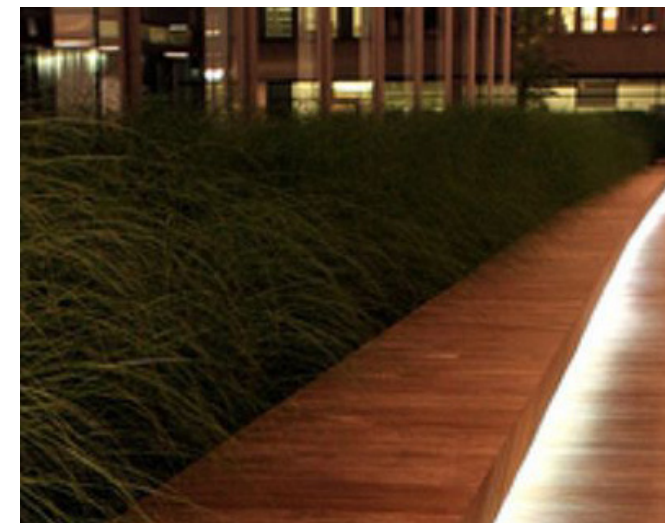


Fig. 3.5.5 - Integrated Lighting



Fig. 3.5.8 - Blurring Of Indoor/Outdoor Spaces

3.0 PUBLIC REALM & LANDSCAPE

3.6 HARD LANDSCAPE

3.6.1 The hard landscape forms a key part of the proposals. The principles that underpin the hard and landscape shall be simple and robust in appearance and accessible for all users.

3.6.2 The material palette for the hard landscaping on plaza level will follow the palette of materials used on Phases 1 & 2. This will provide continuity and coherence throughout the public realm.

3.6.3 The landscape design will draw from a range of durable materials that include:

- Reconstituted stone paving
- In situ concrete
- Natural stone paving

3.6.4 Reconstituted stone paving is among materials proposed to be used on Garrard Street, Greyfriars Road and Station Hill.

3.6.5 Edge details and materials will also tie into the strategy in Phases 1 & 2. Depending on the use and location the edge detail and material will vary:

- Raised metal edge
- Raised concrete edge



Fig. 3.6.3 - Reconstituted Stone Paving



Fig. 3.6.3 - Reconstituted Stone Paving



Fig. 3.6.3 - Natural Stone Paving



Fig. 3.6.3 - In Situ Concrete Finish



Fig. 3.6.5 - Raised Metal Edge To Planting



Fig. 3.6.5 - Raised Concrete Edge

3.0 PUBLIC REALM & LANDSCAPE

3.7 SOFT LANDSCAPE

3.7.1 Soft landscape generally consists of trees and planting. The strategy for soft landscape is to deliver a diversity of planting and green spaces across the site that will provide visual amenity, create character and enhance wildlife and improve biodiversity.

3.7.2 A multi-layered planting strategy that includes trees and general planting such as ground cover, grasses, climbers and lawn is fundamental to the success of the public realm.

3.7.3 Final location and species selection will be made and assessed against a number of criteria that must include:

- The area's character and use.
- Natural light levels.
- Height and spread of the tree.
- Seasonal variation and flowering
- The likely growing conditions available
- Pest and disease resistance.



Fig. 3.7.2 - Feature Trees



Fig. 3.7.2 - Ground Cover



Fig. 3.7.2 - Grasses



Fig. 3.7.2 - Feature Trees



Fig. 3.7.2 - Climbers

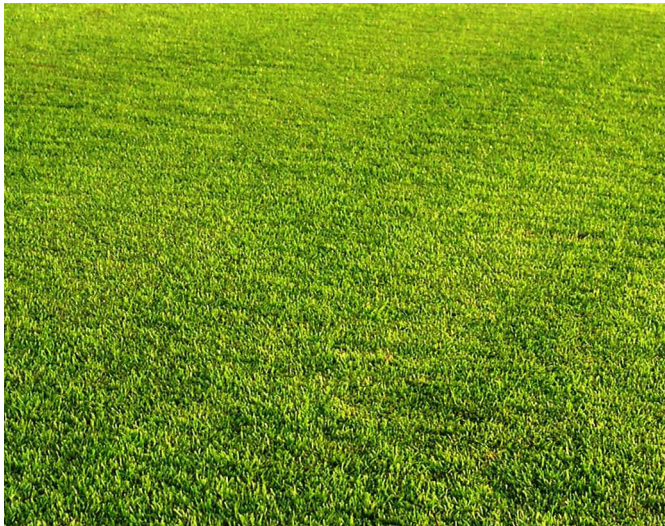


Fig. 3.7.2 - Lawn

3.0 PUBLIC REALM & LANDSCAPE

3.8 ECOLOGY & ENVIRONMENT

3.8.1 The proposals brought forward will encourage a healthy diverse wildlife ecosystem.

3.8.2 The landscape proposals shall create the following range of habitats which have educational and amenity value:

- Wildflower rich grassland
- Woodland and woodland scrub
- Areas of continuous ground vegetation
- Varied vegetation and habitat features;
- Habitat integration

3.8.3 Biodiverse roofs shall form a significant amount of new habitats at roof level. The roofs shall include substrate of varying depths seeded or turfed with locally appropriate green roof wildflower mix.

3.8.4 Bird nesting, bat boxes and hibernacula features shall be installed on site.

3.8.5 Green walls and other vertical greening opportunities will be incorporated wherever feasibly possible as alternatives to blank walls. These can provide important habitats for the wildlife.



Fig. 3.8.1 - Insect Hotel



Fig. 3.8.1 - Insect Hotel



Fig. 3.8.4 - Bat Hotel



Fig. 3.8.4 - Species That Encourage Pollinators

3.0 PUBLIC REALM & LANDSCAPE

3.9 PLAY & RECREATION

- 3.9.1 Play components shall be integrated, imaginative and responsive to the context and uses brought forward.
- 3.9.2 Play shall be provided through incidental and dedicated playable space.
- 3.9.3 Play shall include elements such as walls, seats and natural play such as log piles, stepping logs and mounds.
- 3.9.4 Provision for education and knowledge based play shall be provided
- 3.9.5 Play shall be accessible for all abilities.



Fig. 3.9.2 - Incidental Play



Fig. 3.9.3 - Lawn



Fig. 3.9.3 - Scrambling Edges



Fig. 3.9.3 - Wayfinding, Art Sculpture & Play



Fig. 3.9.3 - Play To Bench Edges



Fig. 3.9.3 - Play To Bench Edges



4.0 THE PLOTS

4.0 PLOTS

4.1 PLOT A - LAND USES & AREAS

- 4.1.1 Plot A will be predominantly Residential (C3) and/or Residential Institutions (C2) and/or Hotel (C1), and or Office (B1) on the upper levels.
- 4.1.2 In addition to the uses above (C1,C2,C3 & B1) the Street and Plaza Levels could also consist of Flexible Retail & Leisure uses (A1, A2, A3, A4, A5, D1 & D2).
- 4.1.3 Basement and Podium uses will be predominantly parking, back of house, and servicing.

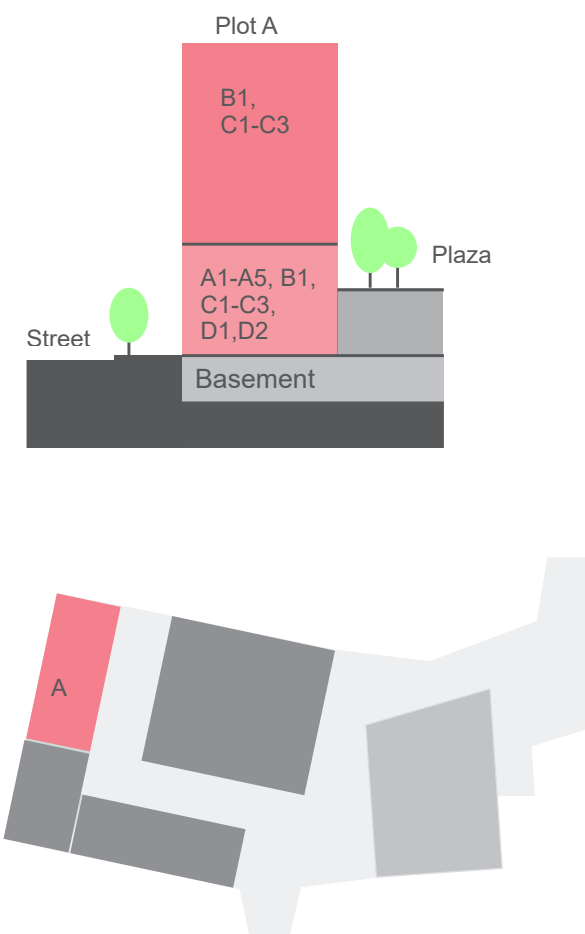


Fig. 4.1.1 / 4.1.2

4.2 PLOT A - MASSING

- 4.2.1 Plot A must comply with the parameter plans and sit within the Maximum Plot Parameter envelope. This includes all parapets, lift overruns, and plant zone
- 4.2.2 Plot A has a maximum permissible height of +136.5 AOD. All cantilevers such as balconies and canopies must sit entirely within the parameter envelope.
- 4.2.3 Regardless of the maximum permissible height, the building on Plot A will reinforce the Townscape Strategy and be a minimum of 12 meters lower than Plot C.
- 4.2.4 Plot A must be grounded, with the podium expressed as the space between the buildings.
- 4.2.5 Plot A will have a shoulder height step back along Greyfriars Road as a transition to the lower scale buildings west of the site.

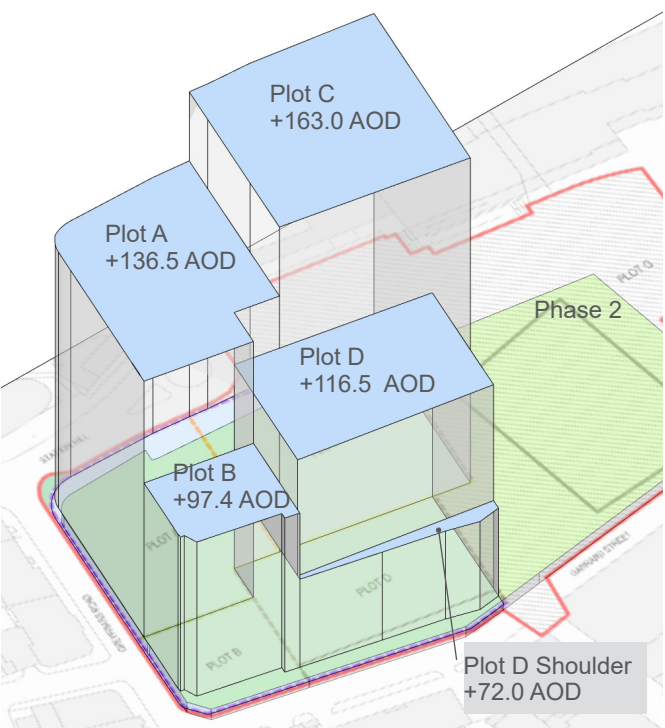


Fig. 4.2.1 - Outline Scheme - Above Ground Maximum Parameters

4.0 PLOTS

4.3 PLOT A - SETBACKS

- 4.3.1 At Plaza level and Plaza Level + 1 of all schemes, Plot A building façades will be a minimum of 18 meters from the facing façades of buildings on Plot C.(Fig. 4.3.1)
- 4.3.2 In a mixed use scheme, at levels Plaza + 2 and above, Plot A building façades above the core public realm, and all activated façades, will be a minimum of 18 meters from the facing façades of buildings on Plot C.(Fig. 4.3.2)
- 4.3.3 In a mixed use scheme, at levels Plaza + 2 and above, non-activated Plot A building façades at threshold areas will be a minimum of 12 meters from the facing façades of buildings on Plot C.(Fig. 4.3.3).
- 4.3.4 In an all commercial scheme, at levels Plaza + 2 and above, Plot A building façades above core public realm will be a minimum of 12 meters from the facing façades of buildings on Plot C.(Fig. 4.3.4)
- 4.3.5 In an all commercial scheme, at levels Plaza + 2 and above, Plot A building façades at threshold areas as defined in the Parameter Plans will be a minimum of 9 meters from the facing façades of buildings on Plot C.(Fig. 4.3.5)
- 4.3.6 Provided connectivity from the core public realm to Greyfriars Road is maintained, where buildings on Plots A and B are of the same use class the buildings may connect without interruption as one building (Fig. 4.3.6). The maximum height of this connection is limited by the Maximum Plot Parameter of Plot B.
- 4.3.7 A passageway connecting Greyfriars Road to Station Hill Gardens (Plaza Level) will be provided through Plot A

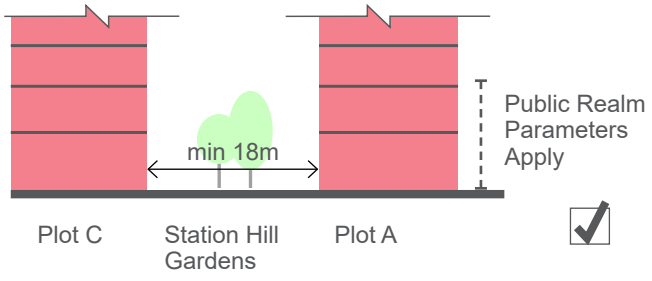
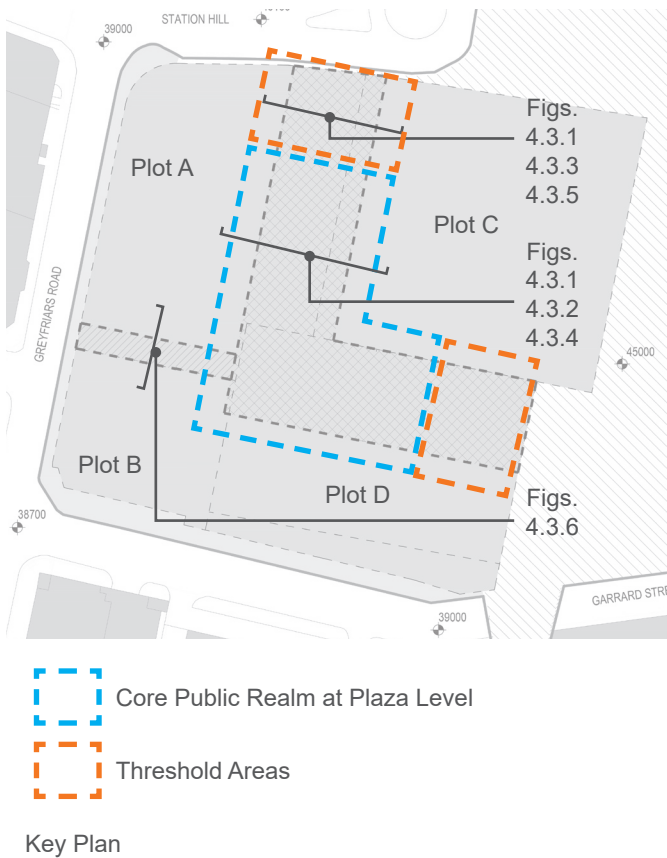


Fig 4.3.1:Diagrammatic Section at Mixed Use Scheme Public Realm - 18meter Width

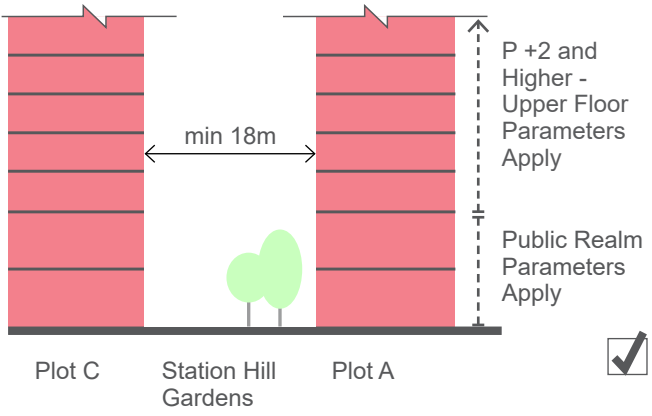


Fig. 4.3.2: Diagrammatic Section - Distance between buildings at core public realm - Mixed Use Schemes.

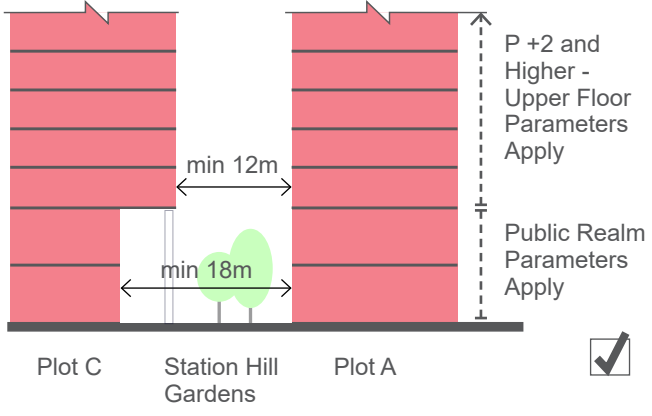


Fig. 4.3.3: Diagrammatic Section - Distance between buildings at thresholds to core public realm - Mixed Use Schemes.

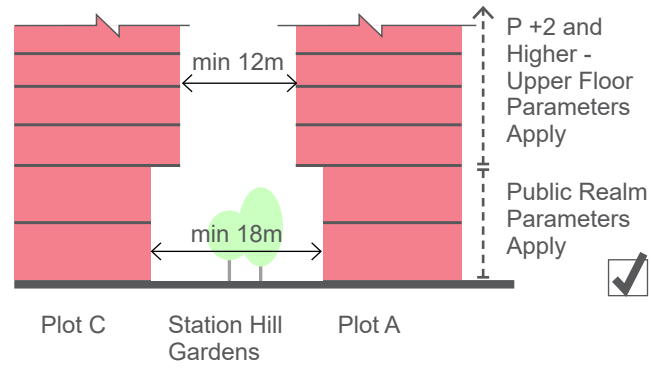


Fig. 4.3.4: Diagrammatic Section- Distance between buildings at core public realm - All-Commercial Schemes

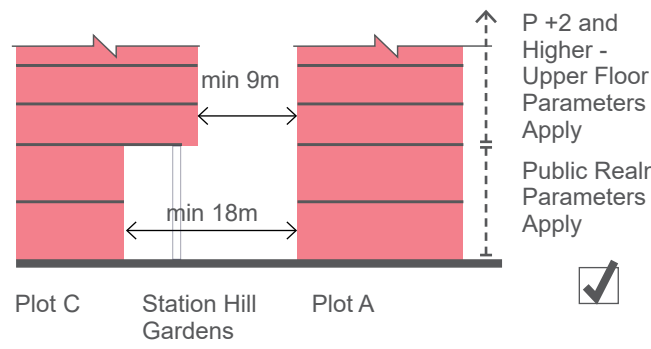


Fig. 4.3.5: Diagrammatic Section - Distance between buildings at thresholds - All-Commercial Schemes

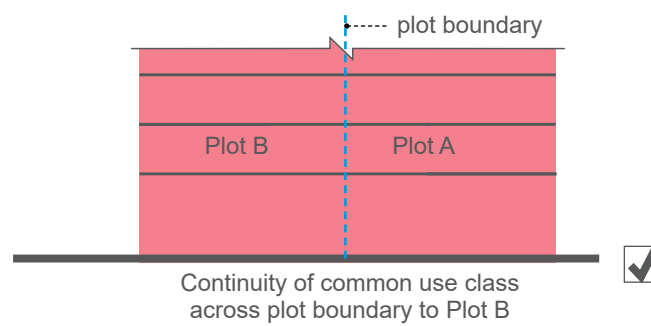


Fig. 4.3.6: Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

4.0 PLOTS

4.4 PLOT A - ARTICULATION

- 4.4.1 The articulation of the building on Plot A will be appropriate to and expressive of the use class brought forward on the plot.
- 4.4.2 The articulation of the building on Plot A will relate to other buildings on the north site with a similar use class. This will be achieved through shared material palette and a common approach to facade development and expression.
- 4.4.3 The articulation of Plot A will contribute to the activation of surrounding public and private spaces as well as offer a variety of opportunity for ultimate user of the building.
- 4.4.4 At Station Hill and Greyfriars Road level and Plaza level Plot A will include a high degree of activation which is evident and where appropriate offers a high level of transparency. The corner of Station Hill and Greyfriars Road will be activated with lobby or amenity space.
- 4.4.5 At building mid levels the building will be articulated to highlight any external amenity space provided. At the south of Plot A the building articulation will provide a shoulder which relates to the surrounding context.
- 4.4.6 The building top will reinforce the Townscape Strategy and when amenity space is included this will be clearly expressed as an important component of the scheme.
- 4.4.7 The tallest element of Plot A will be located to the north of the plot adjacent to Station Hill.

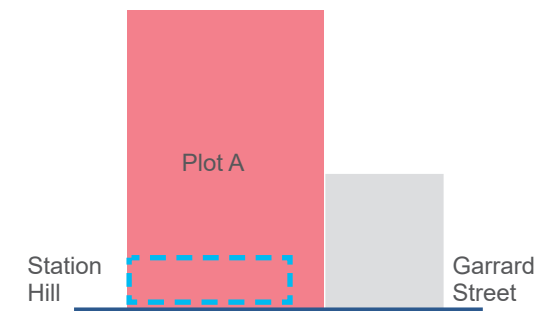


Fig. 4.4.1

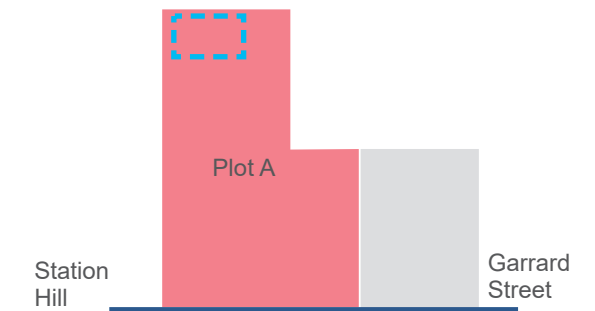


Fig. 4.4.4



Fig. 4.4.2

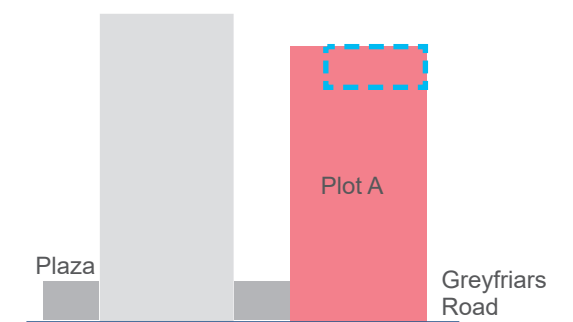


Fig. 4.4.5

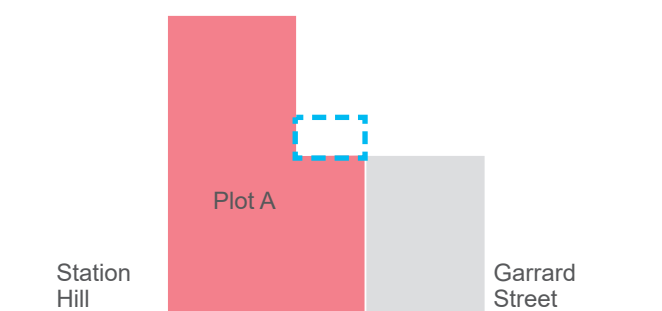


Fig. 4.4.3

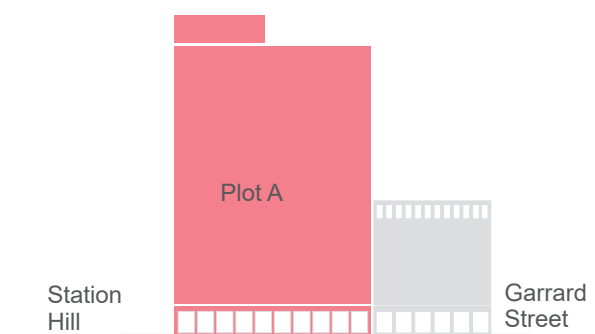


Fig. 4.4.6

 activation with public or private amenity, lobby, restaurant, retail,

4.0 PLOTS

4.5 PLOT B - LAND USES & AREAS

- 4.5.1 Plot B will be predominantly Residential (C3) and/or Residential Institutions (C2) and/or Hotel (C1), and or Office (B1) on the upper levels.
- 4.5.2 In addition to the uses above (C1,C2,C3 & B1) the Street and Plaza Levels could also consist of Flexible Retail & Leisure uses (A1, A2, A3, A4, A5, D1& D2).
- 4.5.3 Basement and Podium uses will be predominantly parking, back of house, and servicing.

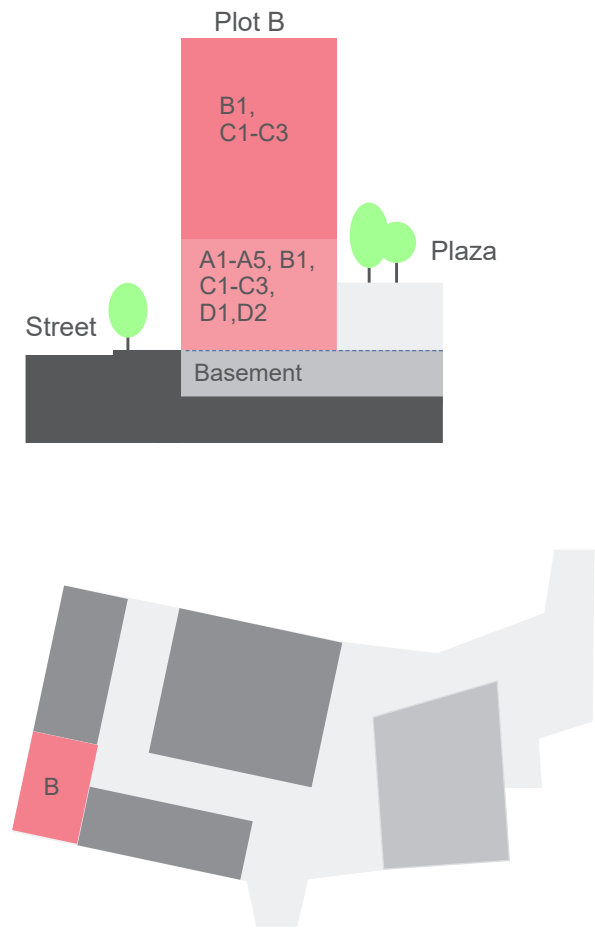


Fig. 4.5.1 / 4.5.2

4.6 PLOT B - MASSING

- 4.6.1 Plot B must comply with the parameter plans and sit within the Maximum Plot Parameter envelope. This includes all parapets, lift overruns, and plant zone
- 4.6.2 Plot B has a maximum permissible height of +97.4 meters AOD.
- 4.6.3 Plot B must be grounded with the podium expressed as the space between the buildings. All cantilevers such as balconies and canopies must sit entirely within the parameter envelope.
- 4.6.4 Plot A will have a shoulder height step back along Greyfriars Road as a transition to the lower scale buildings west of the site.

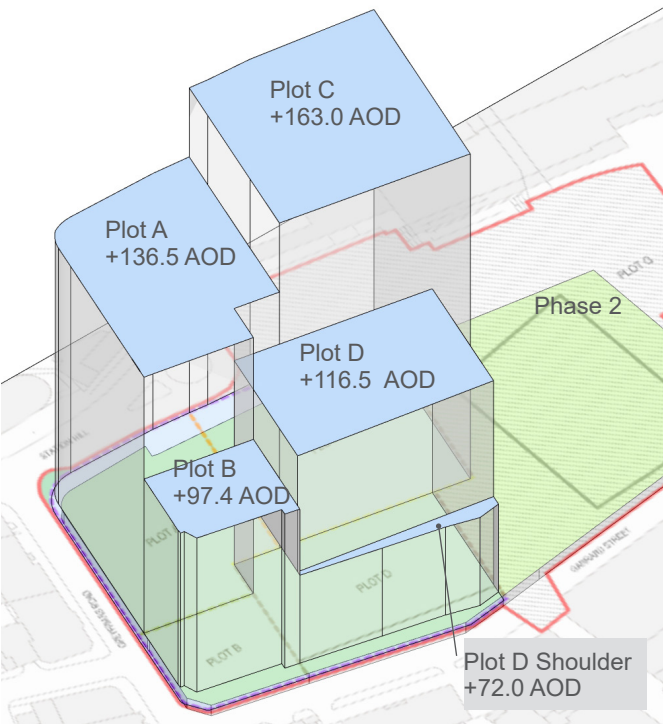


Fig. 4.6.1 - Outline Scheme - Above Ground Maximum Parameters

4.0 PLOTS

4.7 PLOT B - SETBACKS

- 4.7.1 Where a building on Plot B is of the same use class as the building on Plot A or D, the buildings may connect across the plot boundary without interruption as one building or have a party wall condition at the boundary (Figs. 4.7.1.1, 4.7.1.2).
- 4.7.2 Where a building on Plot B does not connect to a building on Plots A or D, the space between Plot B and Plots A or D will be considered a threshold condition with 12 meters minimum between facing building façades (Figs. 4.7.2.1, 4.7.2.2).
- 4.7.3 Activated façades on Plot B will be a minimum of 18 meters from facing façades on Plots A and D.

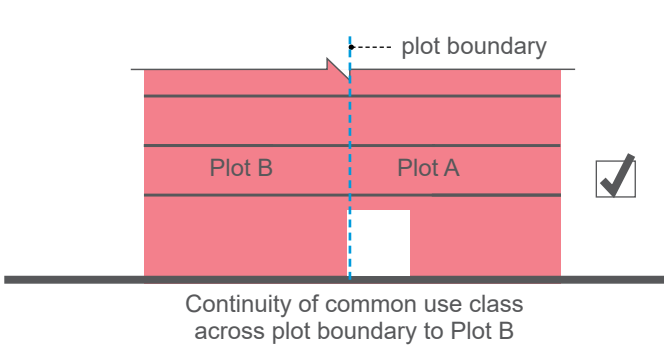
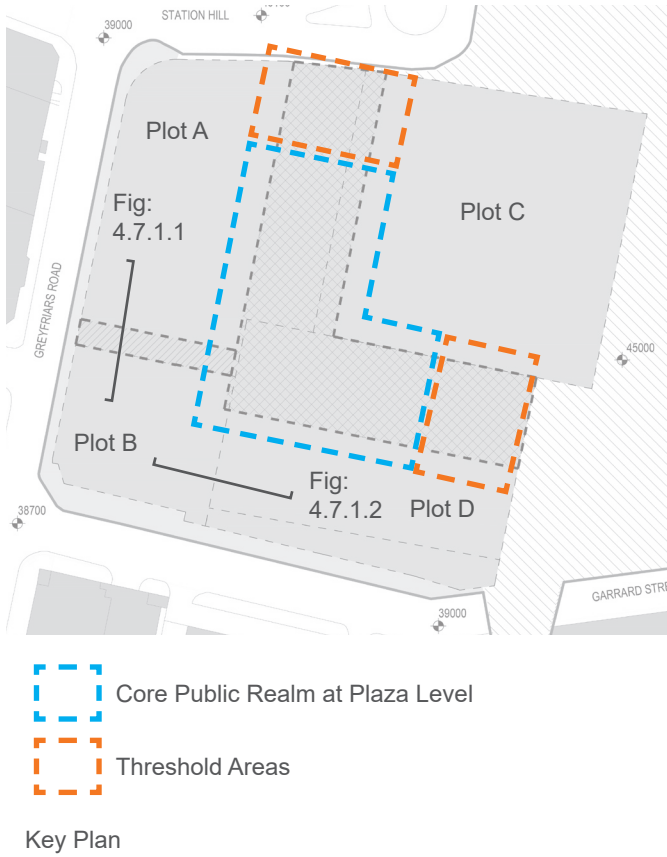


Fig. 4.7.1.1: Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

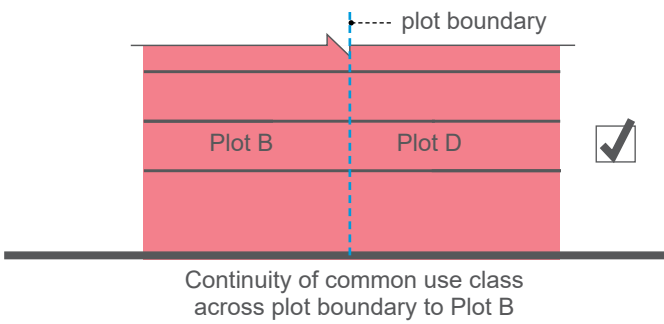


Fig. 4.7.1.2: Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

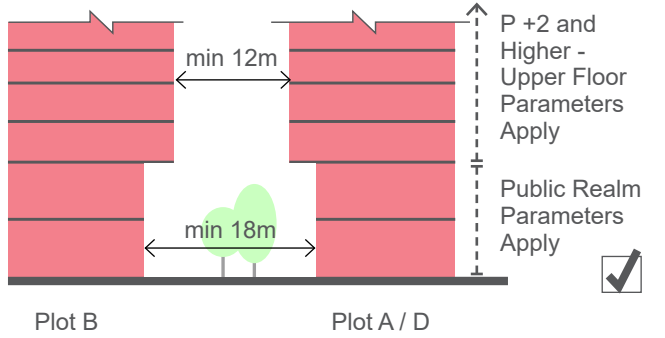


Fig. 4.7.2.1: Diagrammatic Section- Distance between buildings at core public realm - All-Commercial Schemes

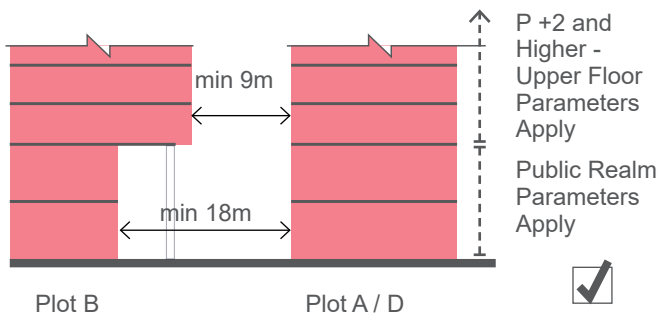


Fig. 4.7.2.2: Diagrammatic Section - Distance between buildings at thresholds - All-Commercial Schemes

4.0 PLOTS

4.8 PLOT B - ARTICULATION

- 4.8.1 The articulation of the building on Plot B will be appropriate to and expressive of the use class brought forward on the plot.
- 4.8.2 The articulation of the building on Plot B will relate to other buildings on the north site with a similar use class. This will be achieved though shared material palette and a common approach to facade development and expression.
- 4.8.3 The articulation of Plot B will contribute to the activation of surrounding public and private spaces as well as offer a variety of opportunity for ultimate user of the building.
- 4.8.4 The corner of Greyfriars Road and Garrard Street will have active façades at street level. The Plaza level of Plot B will include a high degree of activation which is evident and where appropriate offers a high level of transparency.
- 4.8.5 At building mid levels the building will be articulated to highlight any external amenity space provided. At the south of Plot B the building articulation will provide a shoulder which relates to the surrounding context.
- 4.8.6 The building top will reinforce the Townscape Strategy and when amenity space is included this will be clearly expressed as an important component of the scheme.

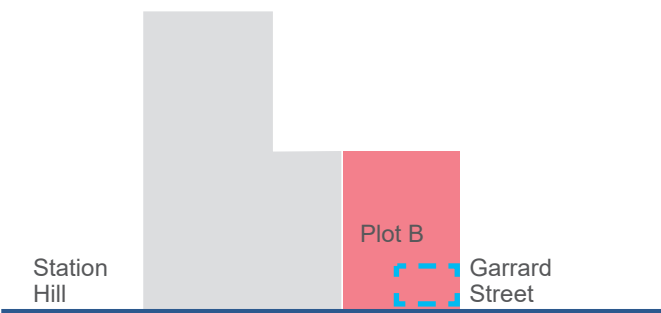


Fig. 4.8.1

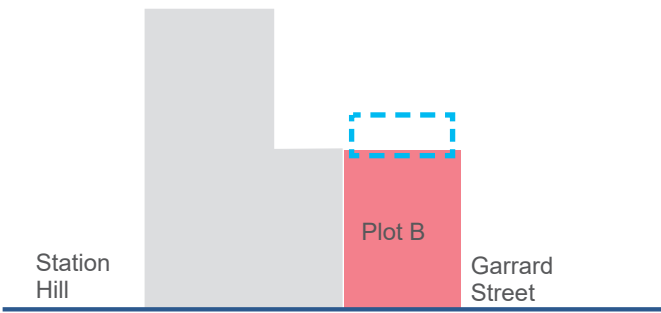


Fig. 4.8.3

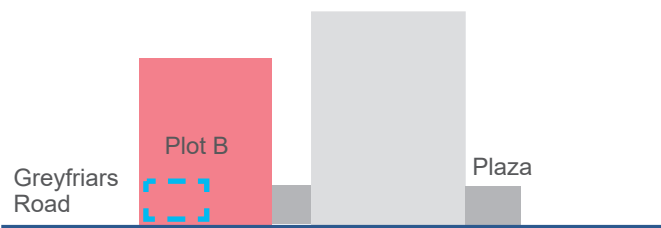


Fig. 4.8.2

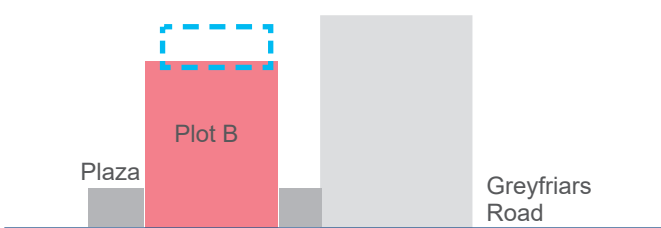


Fig. 4.8.4

 activation with public or private amenity, lobby,
 restaurant, retail, residential unit direct access

4.0 PLOTS

4.9 PLOT C - LAND USES & AREAS

- 4.9.1 Plot C will be predominantly Office (B1) on the upper levels.
- 4.9.2 In addition to the uses above the Street and Plaza Levels could also consist of Flexible Retail & Leisure uses (A1, A2, A3, A4, A5, D1 & D2).
- 4.9.3 Basement and Podium uses will be predominantly parking, back of house, and servicing.

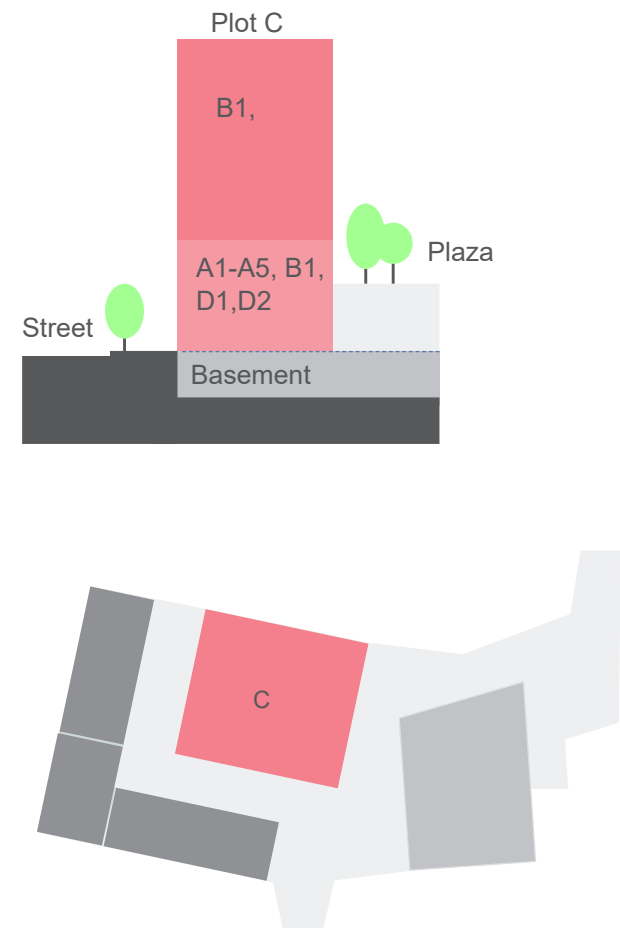


Figure - 4.9.1 / 4.9.2

4.10 PLOT C - MASSING

- 4.10.1 Plot C must comply with the parameter plans and sit within the Maximum Plot Parameter envelope. This includes all parapets, lift overruns, and plant zone
- 4.10.2 Plot C has a maximum permissible height of +163.0 meters AOD.
- 4.10.3 As per the Townscape Strategy Plot C will have the tallest building on the North Site.
- 4.10.4 The tallest part of any buildings on Plot C must be to the east of the plot.
- 4.10.5 If the building steps in height it must step down from east to west.
- 4.10.6 Plot C must be grounded with the podium expressed as the space between the buildings. All cantilevers such as balconies and canopies must sit entirely within the parameter envelope.

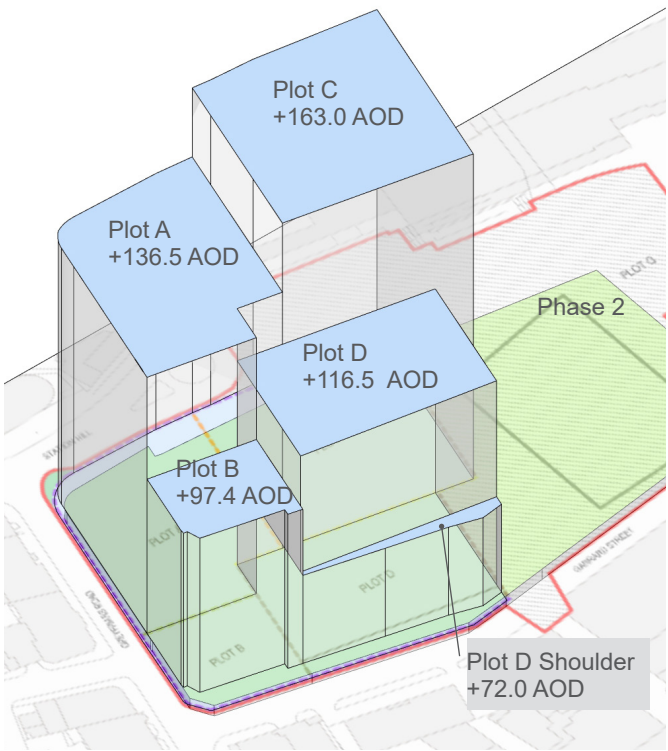


Fig. 4.10.1 - Outline Scheme - Above Ground Maximum Plot Parameters

4.0 PLOTS

4.11 PLOT C - SETBACKS

- 4.11.1 At Plaza level and Plaza Level + 1 of all schemes, Plot C building façades will be a minimum of 18 meters from the facing façades of buildings on Plots A and D.(Fig. 4.11.1)
- 4.11.2 In a mixed use scheme, at levels Plaza + 2 and above, Plot C building façades above the core public realm, and all activated façades, will be a minimum of 18 meters from the facing façades of buildings on Plots A and D.(Fig. 4.11.2)
- 4.11.3 In a mixed use scheme, at levels Plaza + 2 and above, non-activated Plot C building façades at threshold areas will be a minimum of 12 meters from the facing façades of buildings on Plots A and D.(Fig. 4.11.3).
- 4.11.4 In an all commercial scheme, at levels Plaza + 2 and above, Plot C building façades above core public realm will be a minimum of 12 meters from the facing façades of buildings on Plots A and D.(Fig. 4.11.4)
- 4.11.5 In an all commercial scheme, at levels Plaza + 2 and above, Plot C building façades at threshold areas as defined in the Parameter Plans will be a minimum of 9 meters from the facing façades of buildings on Plots A and C.(Fig. 4.11.5)

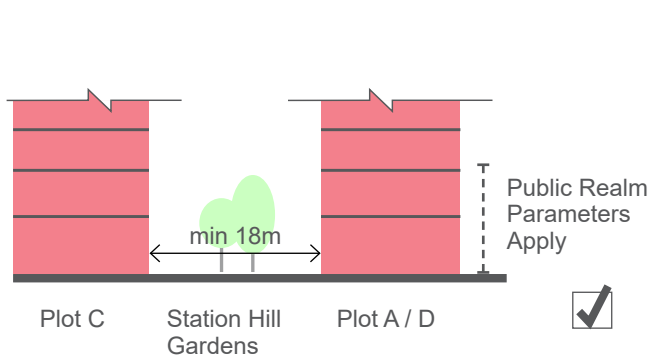
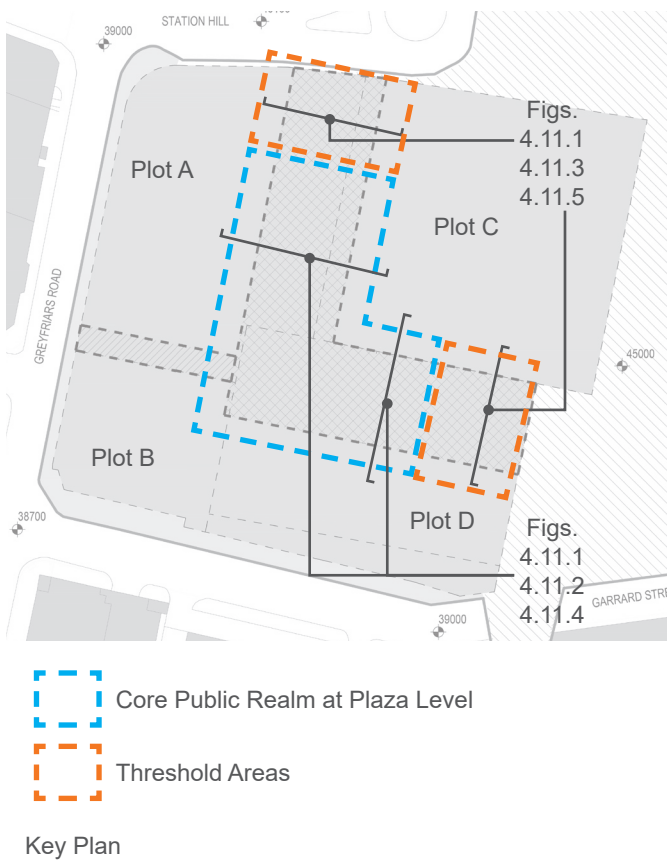


Fig 4.11.1:Diagrammatic Section at Mixed Use Scheme Public Realm - 18meter Width

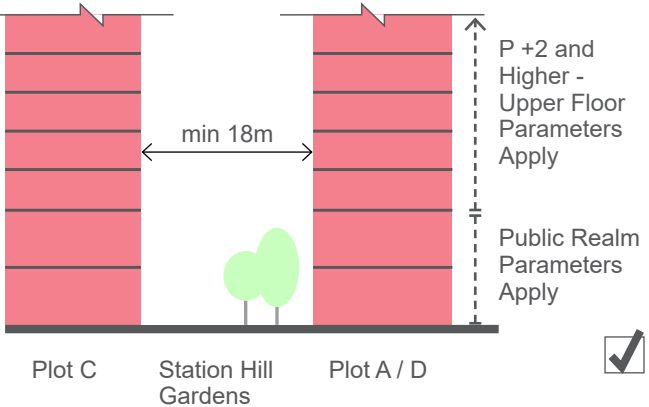


Fig. 4.11.2: Diagrammatic Section - Distance between buildings at core public realm - Mixed Use Schemes.

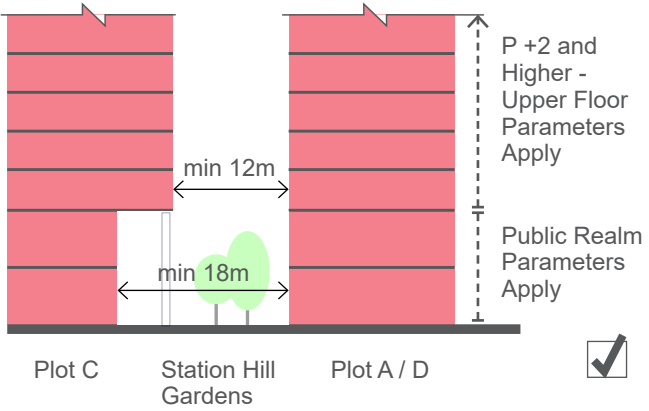


Fig. 4.11.3: Diagrammatic Section - Distance between buildings at thresholds to core public realm - Mixed Use Schemes.

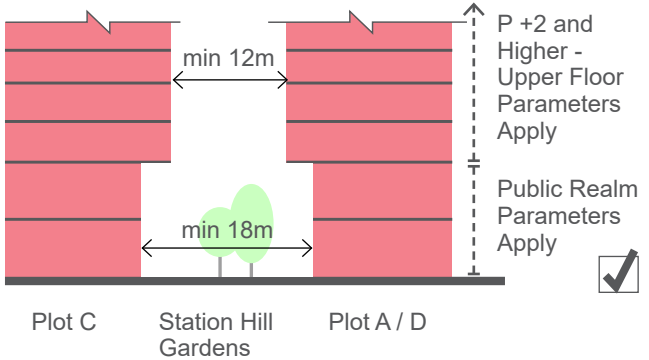


Fig. 4.11.4: Diagrammatic Section- Distance between buildings at core public realm - All-Commercial Schemes

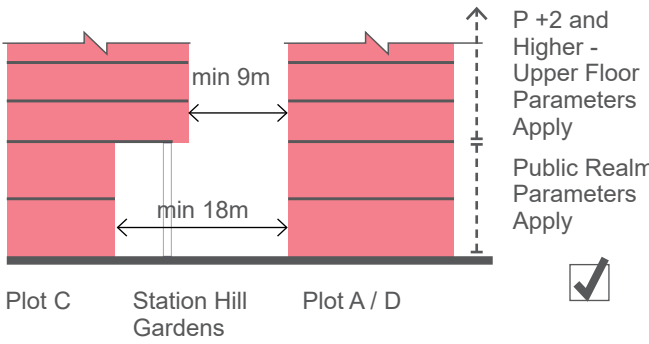


Fig. 4.11.5: Diagrammatic Section - Distance between buildings at thresholds - All-Commercial Schemes

4.0 PLOTS

4.12 PLOT C - ARTICULATION

- 4.12.1 The articulation of the building on Plot C will be appropriate to and expressive of use class B1.
- 4.12.2 The articulation of the building on Plot C will relate to other buildings on the north site with a B1 use class. This will be achieved though shared material palette and a common approach to facade development and expression.
- 4.12.3 The articulation of Plot C will contribute to the activation of surrounding public and private spaces as well as offer a variety of opportunity for ultimate user of the building.
- 4.12.4 The Station Hill and Plaza levels of Plot C will include a high degree of activation which is evident and where appropriate offers a high level of transparency.
- 4.12.5 At building mid levels the building will be articulated to highlight any external amenity space provided.
- 4.12.6 The building top will reinforce the Townscape Strategy and when amenity space is included this will be clearly expressed as an important component of the scheme.



Figure 4.12.4

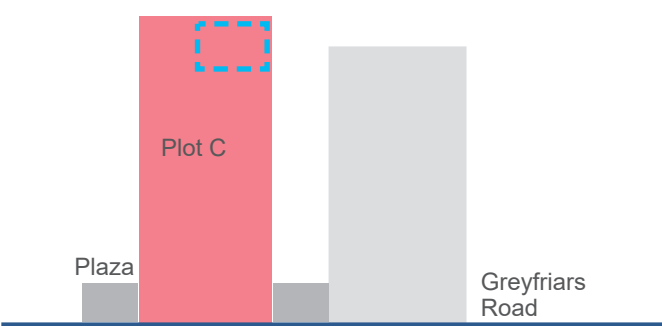


Figure 4.12.6

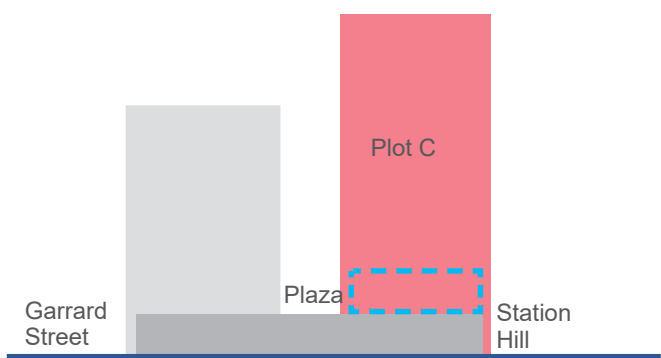


Figure 4.12.4

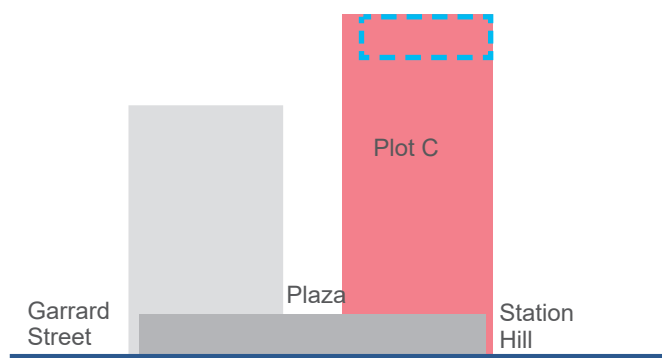


Figure 4.12.6

 activation with public or private amenity, lobby, restaurant, retail, residential unit direct access

4.0 PLOTS

4.13 PLOT D - LAND USES & AREAS

- 4.13.1 Plot D will be predominantly Residential (C3) and/or Residential Institutions (C2) and/or Hotel (C1), and or Office (B1) on the upper levels.
- 4.13.2 In addition to the uses above (C1,C2,C3 & B1) the Street and Plaza Levels could also consist of Flexible Retail & Leisure uses (A1, A2, A3, A4, A5, D1 & D2).
- 4.13.3 Basement and Podium uses will be predominantly parking, back of house, and servicing.

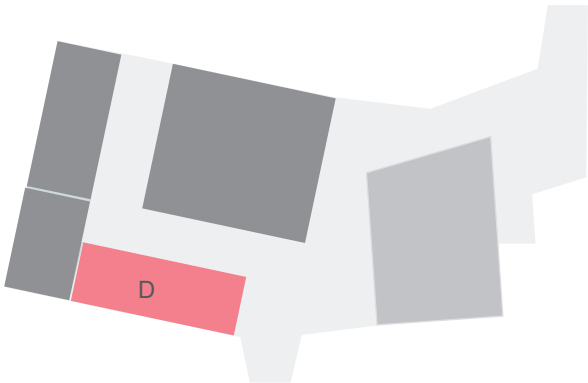
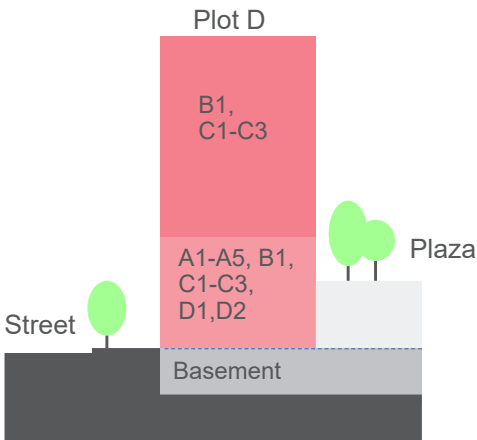


Fig. 4.13.1 / 4.13.2

4.14 PLOT D - MASSING

- 4.14.1 Plot D must comply with the parameter plans and sit within the Maximum Plot Parameter envelope. This includes all parapets, lift overruns, and plant zone
- 4.14.2 Plot D has a maximum permissible height of +116.5 meters AOD with a maximum of +72.0 AOD along Garrard Street.
- 4.14.3 Plot D must be grounded with the podium expressed as the space between the buildings. All cantilevers such as balconies and canopies must sit entirely within the parameter envelope.

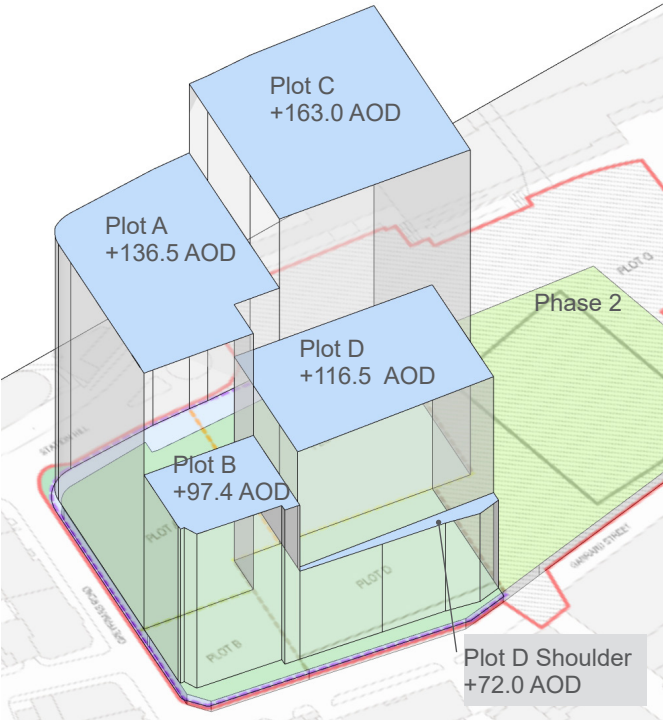


Fig. 4.14.1 - Outline Scheme - Above Ground Maximum Parameters

4.0 PLOTS

4.15 PLOT D - SETBACKS

- 4.15.1 At Plaza level and Plaza Level + 1 of all schemes, Plot A building façades will be a minimum of 18 meters from the facing façades of buildings on Plot C.(Fig. 4.15.1)
- 4.15.2 In a mixed use scheme, at levels Plaza + 2 and above, Plot D building façades above the core public realm, and all activated façades, will be a minimum of 18 meters from the facing façades of buildings on Plot C.(Fig. 4.15.2)
- 4.15.3 In a mixed use scheme, at levels Plaza + 2 and above, non-activated Plot D building façades at threshold areas will be a minimum of 12 meters from the facing façades of buildings on Plot C.(Fig. 4.15.3).
- 4.15.4 In an all commercial scheme, at levels Plaza + 2 and above, Plot D building façades above core public realm will be a minimum of 12 meters from the facing façades of buildings on Plot C.(Fig. 4.15.4)
- 4.15.5 In an all commercial scheme, at levels Plaza + 2 and above, Plot D building façades at threshold areas as defined in the Parameter Plans will be a minimum of 9 meters from the facing façades of buildings on Plot C.(Fig. 4.15.5)
- 4.15.6 Where buildings on Plots D and B are of the same use class the buildings may connect without interruption as one building (Fig. 4.15.6). The maximum height of this connection is limited by the Maximum Plot Parameter of Plot B.

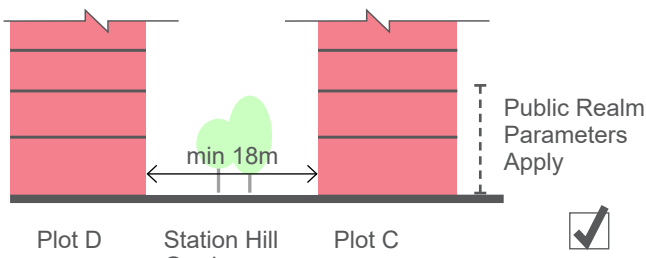
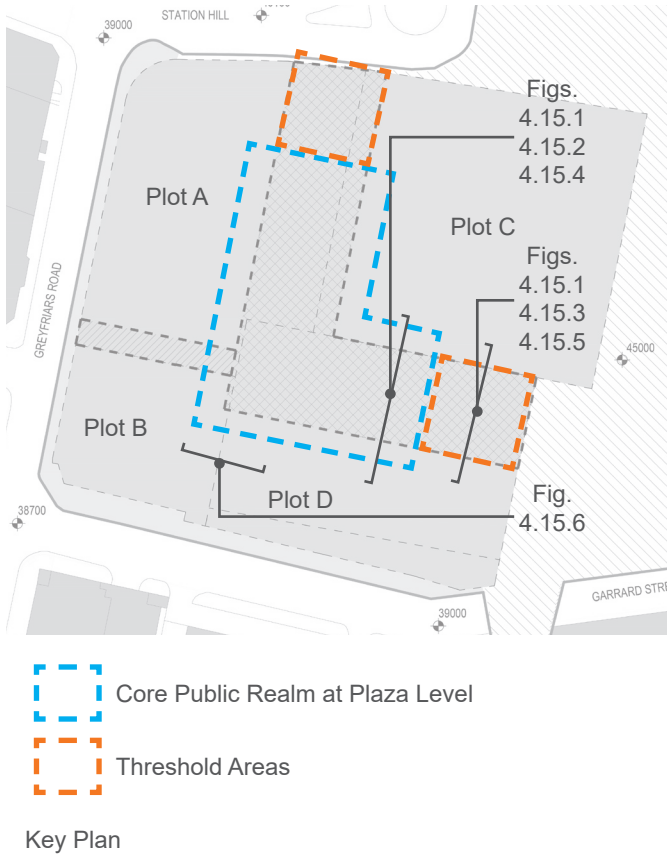


Fig 4.15.1:Diagrammatic Section at Mixed Use Scheme Public Realm - 18meter Width

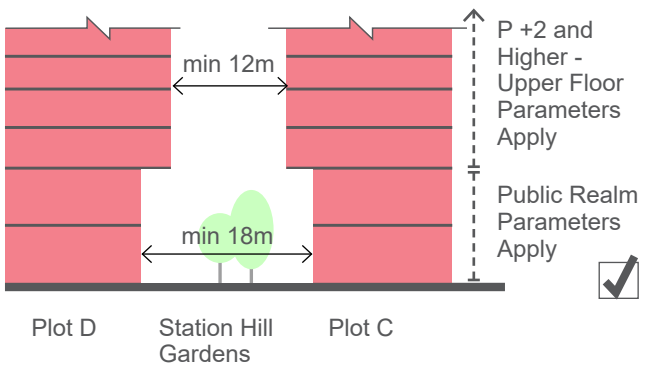


Fig. 4.15.4: Diagrammatic Section- Distance between buildings at core public realm - All-Commercial Schemes

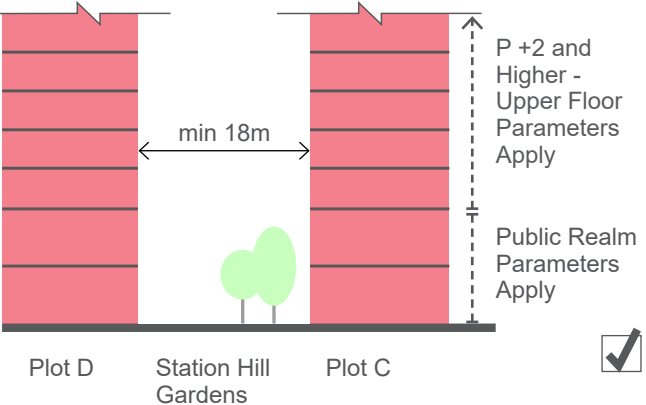


Fig. 4.15.2: Diagrammatic Section - Distance between buildings at core public realm - Mixed Use Schemes.

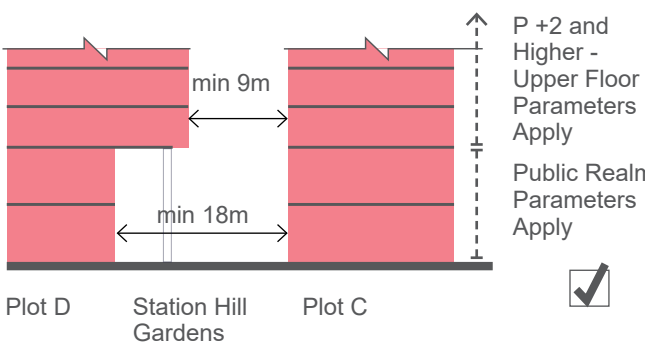


Fig. 4.15.5: Diagrammatic Section - Distance between buildings at thresholds - All-Commercial Schemes

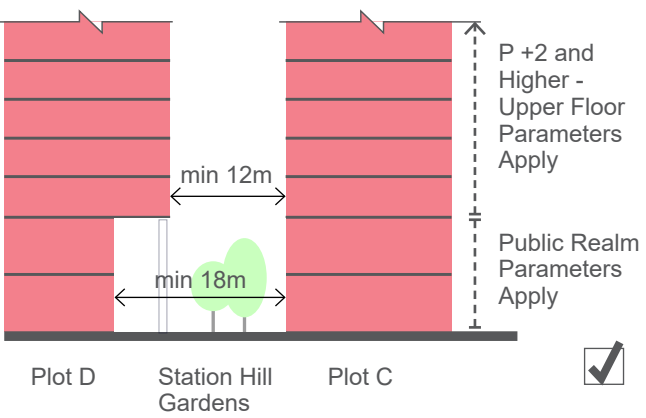


Fig. 4.15.3: Diagrammatic Section - Distance between buildings at thresholds to core public realm - Mixed Use Schemes.

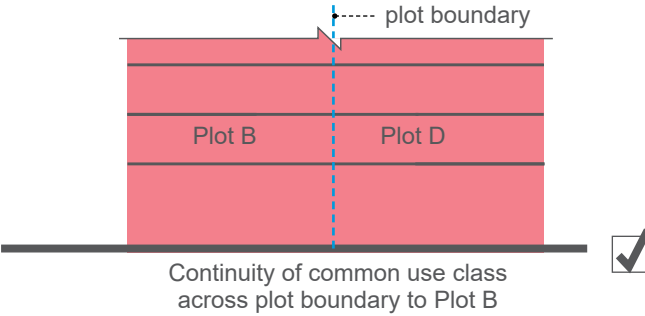


Fig. 4.15.6: Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

4.0 PLOTS

4.16 PLOT D - ARTICULATION

- 4.16.1 The articulation of the building on Plot D will be appropriate to and expressive of the use class brought forward on the plot.
- 4.16.2 The articulation of the building on Plot D will relate to other buildings on the north site with a similar use class. This will be achieved through shared material palette and a common approach to facade development and expression.
- 4.16.3 The articulation of Plot D will contribute to the activation of surrounding public and private spaces as well as offer a variety of opportunity for ultimate user of the building.
- 4.16.4 Garrard Street will have a combination of service related activities and activation. Plaza level of Plot D will include a high degree of activation which is evident and where appropriate offers a high level of transparency.
- 4.16.5 At building mid levels the building will be articulated to highlight any external amenity space provided.
- 4.16.6 The building top will reinforce the Townscape Strategy and when amenity space is included this will be clearly expressed as an important component of the scheme.
- 4.16.7 The tallest element of Plot D will be located to the west of the plot adjacent to Station Hill Plaza.

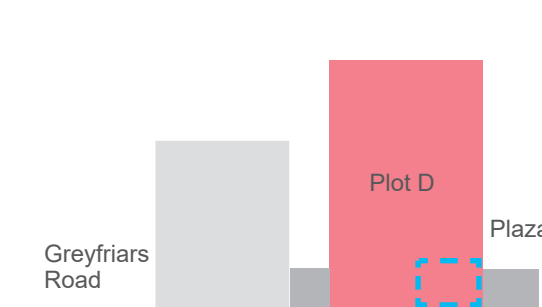


Fig. 4.16.1

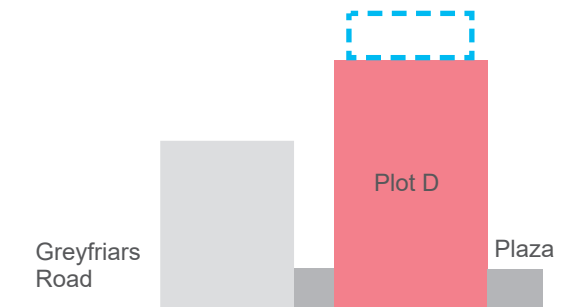


Fig. 4.16.4

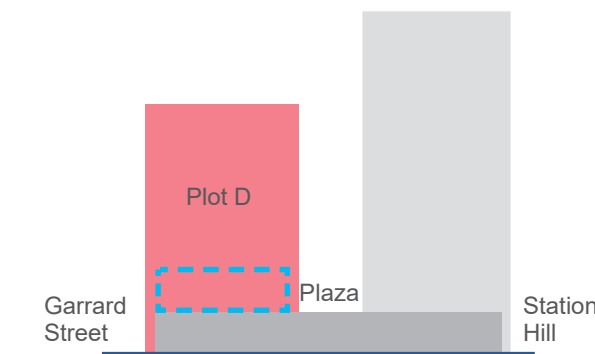


Fig. 4.16.2

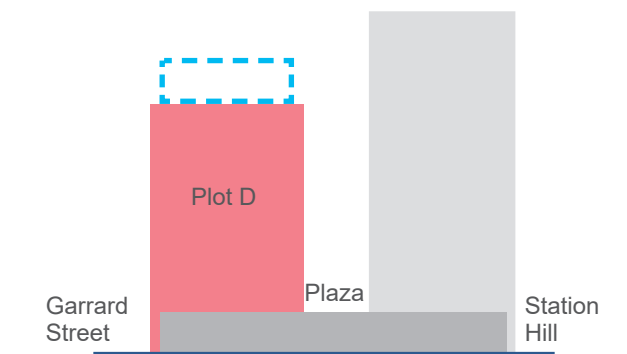


Fig. 4.16.5

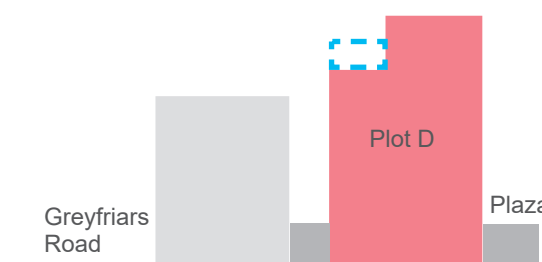


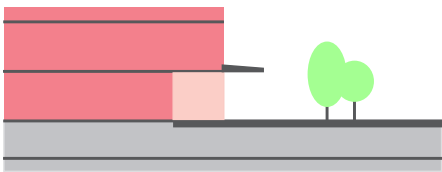
Fig. 4.16.3

 activation with public or private amenity, lobby, restaurant, retail, residential unit direct access

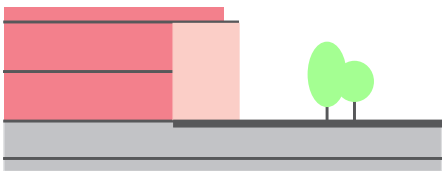
4.0 PLOTS

4.17 GENERAL PRINCIPLES - ENTRANCES

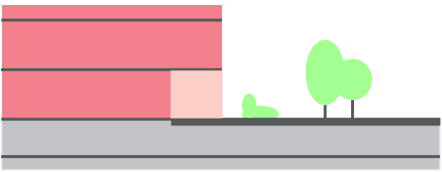
- 4.17.1 Entrances and lobbies will be located on plaza and street levels to encourage access to streets and internal amenities for building users.
- 4.17.2 Canopies and setbacks to entrances will offer local protection from wind and rain for building users.
- 4.17.3 Residential entrances at plaza level shall be articulated and defined in a way that differentiates them from commercial entrances.
- 4.17.4 Parking entrances at street level must be set at or above +38.5.
- 4.17.5 All building entrances will be set at or above +38.75m level.
- 4.17.6 Entrances into the podium parking will be clearly indicated.



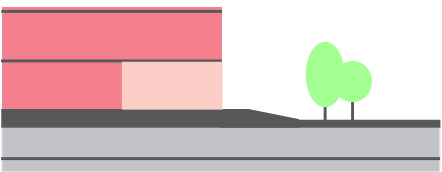
Lobby : Canopy



Lobby : Change In Facade And/Or Mass



Lobby Separation : Use Of Planting



Lobby Separation : Change In Height

Fig. 4.17.3 - Lobby Definition Examples



Fig. 4.17.3 - Change In Scale And Volume



Fig. 4.17.3 - Entrance Canopy

4.18 GENERAL PRINCIPLES - SETBACKS AND CANTILEVERS

- 4.18.1 The Plots may extend up to the pavement line as indicated in the parameter plans but only in the form of balconies and/or high level cantilevers.
- 4.18.2 Where Plot A or C protrude over the pavement, a minimum of 6m height clearance must be maintained from the pavement to the underside of the cantilevering soffit.



Fig. 4.18.1

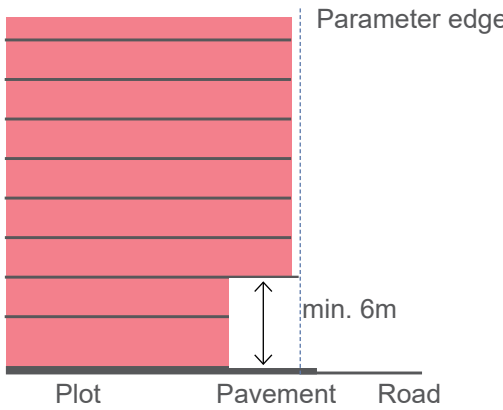


Fig. 4.18.2

4.0 PLOTS

4.19 GENERAL PRINCIPLES - RESIDENTIAL USES

- 4.19.1 Where feasible the residential buildings will include roof level amenities such as communal terrace gardens.
- 4.19.2 Each apartment will have access to a private balcony or shared private amenity space.

4.20 GENERAL PRINCIPLES - ROOFSCAPE

- 4.20.1 The parameter plans identify the maximum plot volume. Roofs and any rooftop plant will sit within the permissible volumes.
- 4.20.2 Develop a holistic functional strategy for the roof access and servicing strategy.
- 4.20.3 Create accessible roof terraces wherever possible.
- 4.20.4 Incorporate green and brown roof systems wherever possible.
- 4.20.5 Ensure that plant areas are restricted to carefully designed designated zones on the roof.
- 4.20.6 Ensure the quality and the visual appearance of the materials proposed on terraces and roofs.

4.21 GENERAL PRINCIPLES - BALCONIES

- 4.21.1 Balconies are required, these can be protruding or recessed.
- 4.21.2 Balconies cannot exceed the bounds set by the Maximum Plot Parameter
- 4.21.3 Glazed openings must be set out and designed to allow for depth and articulation

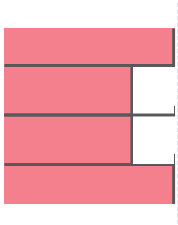


Fig. 4.21.1 - Balconies : Recessed

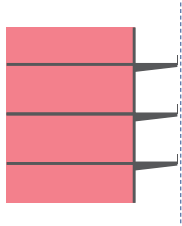


Fig. 4.21.1 - Balconies : Projecting



Fig. 4.21.1 - Protruding Balcony



Fig. 4.21.1 - Recessed Balcony

4.0 PLOTS

4.22 GENERAL PRINCIPLES - C1, C2 AND C3 USE CLASS BUILDINGS: MATERIALS & ELEVATIONAL TREATMENT

4.22.1 Selection of materials shall have regard to the overall composition of the scheme and seek to complement its existing and planned neighbours, as appropriate.

4.22.2 The elevations of C use class buildings must share a common architectural language so that they complement one another. This will be achieved by the use of similar materials on each or by employing a similar regular rhythm on the facade

4.22.3 Where a plot is predominantly residential class and/or hotel uses then the palette of materials will include:

- Rendered panels
- Terracotta
- Reconstituted or natural stone
- Concrete
- Metal Panels
- Brickwork

4.22.4 A limited palette of finishes must be selected for all architectural metalwork elements.

4.22.5 Architectural metalwork elements such as balustrades and handrails must be simply detailed and coordinated with all other metal elements comprising the building.

4.22.6 The design and materials selected for each building shall help to express the predominant use of that building.

4.22.7 Facade treatment will prevent glare.



Fig. 4.22.3 - Brick Facade



Fig. 4.22.3 - Metal & Glass Panels

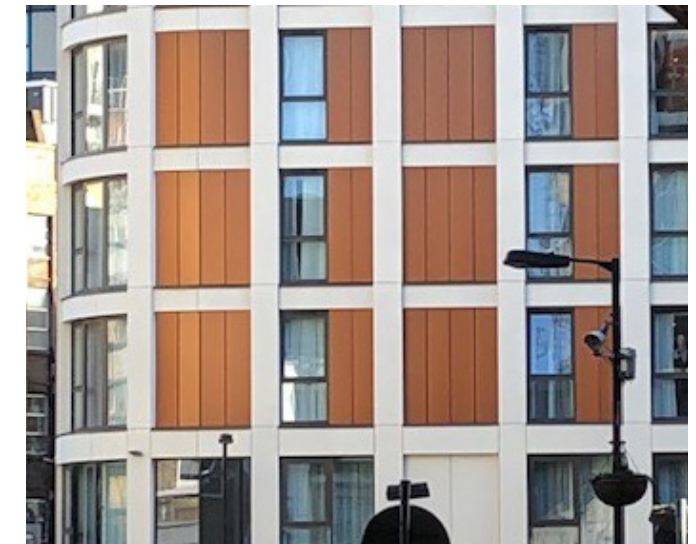


Fig. 4.22.3 - Terracotta & Reconstituted Stone Panels

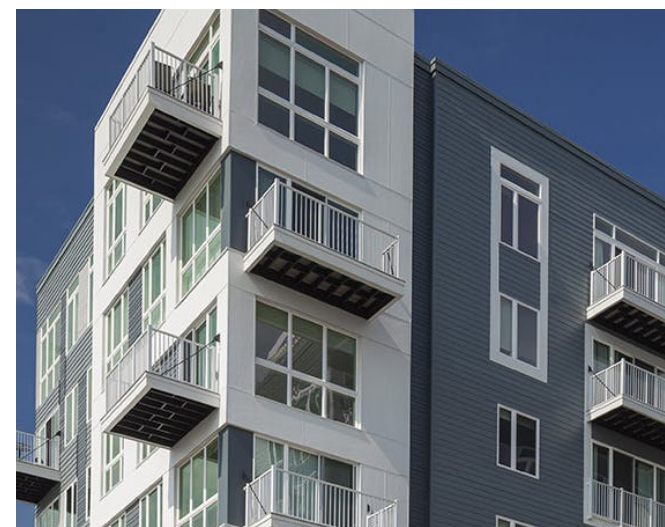


Fig. 4.22.3 - Render & Brickwork



Fig. 4.22.3 - Reconstituted Facade And Brickwork



Fig. 4.22.3 - Rainscreen Panels With Fake Patterns Are Not Acceptable

4.0 PLOTS

4.23 GENERAL PRINCIPLES - B1 USE CLASS BUILDINGS: MATERIALS & ELEVATIONAL TREATMENT

- 4.23.1 Plots with B1 use class use glass as the primary facade material.
- 4.23.2 A limited palette of finishes must be selected for all architectural metalwork elements.
- 4.23.3 Plots with a B1 use class shall exhibit a high quality, safe and sustainable quality of design.
- 4.23.4 Facade treatment will prevent glare.

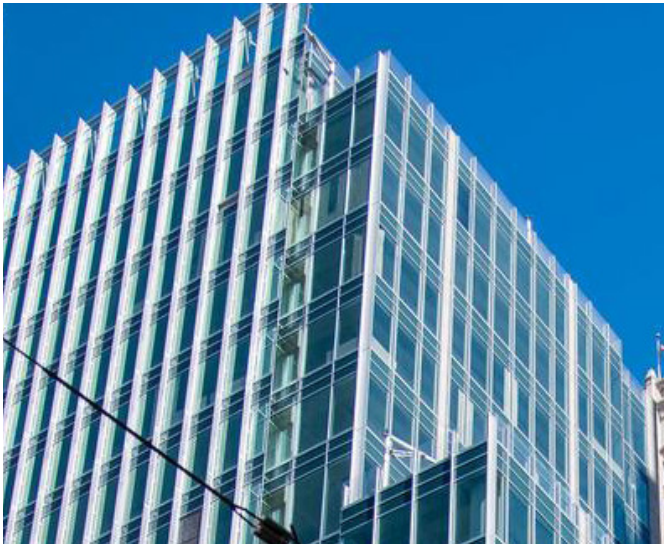


Fig. 4.23.1 - Glazed Facade Example



Fig. 4.23.1 - Glazed Facade Example

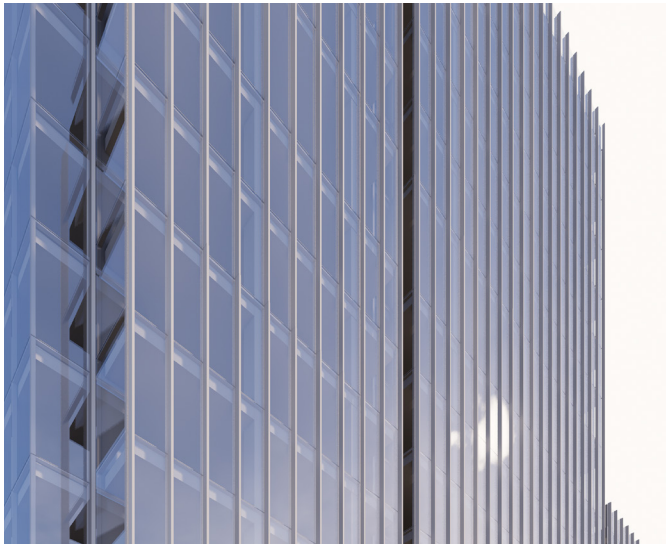


Fig. 4.23.1 - Glazed Facade Example



Fig. 4.23.1 - Glazed Lobby



Fig. 4.23.1 - Glazed Facade Example

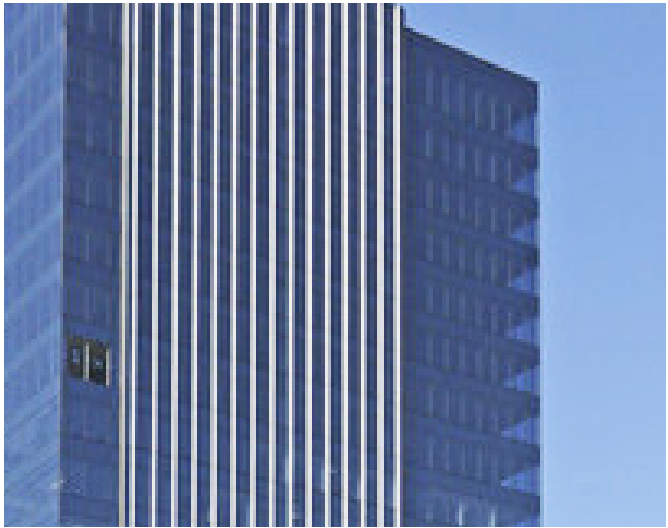


Fig. 4.23.1 - Glazed Facade Example

4.0 PLOTS

4.24 GENERAL PRINCIPLES - RETAIL USES: MATERIALS & ELEVATIONAL TREATMENT

- 4.24.1 Shopfronts will have glazing panels that offer a high degree of transparency between the public realm and the building interior.
- 4.24.2 Shopfront designs will respond to the Plot it sits within and its relationship with adjacent streets or plaza.
- 4.24.3 Shopfronts and tenant signage will be subject to Tenant Design Guidelines.
- 4.24.4 Shopfronts will maximise openness and the connection from inside to outside.
- 4.24.5 Canopies and other forms of protection will be used at seating areas.



Fig. 4.24.1 - High Visibility To Interiors



Fig. 4.24.4 - Flexible Shopfronts



Fig. 4.24.5 -Canopies For Protection



Fig. 4.24.4 -Integrated Signage

