

2.4 BUILDING PLANS | LOWER GROUND FLOOR

2.4.7 LOWER GROUND

The proposed building straddles the newly elevated ground level and existing grade, creating a semi-exposed lower ground level fronting Garrard Street and a service yard adjacent to Thames Tower. This floor offers an optimal location for accommodating an office entrance, bicycle entrance, associated facilities, such as a bike hub and gym, car park entrance, cycle parking and changing rooms, as well as plant rooms and refuse store. Garrard Street frontage is fully activated by a gym (or other amenity), entrances and lobbies, and cycle hub.

- Secondary building entrance with staircase and lift connecting to Ground.
- Dedicated cyclist entrance arriving from Garrard Street, leading to cycle facilities.
- Cycle facilities include 31 showers, hair dryers, 204 lockers, WCs, ironing cupboard and drying room.
- Fitness suite with natural light and full height glazed facade overlooking Garrard Street.
- Servicing is located to the east of the building between Thames Tower in a shared service area.

- ① Foyer | Garrard Street entrance
- ② Flexible Units -
Class A1, A2, A3, A4, A5, D1, D2 or B1
- ③ Cycle Parking
- ④ Changing rooms
- ⑤ Toilets
- ⑥ Showers
- ⑦ Car Park Lift lobby
- ⑧ MEP / Plant
- ⑨ Primary Escape Routes
- ⑩ Service Yard

AREAS
GIA 1,687 sqm



Cycle Parking, Indicative Image Only



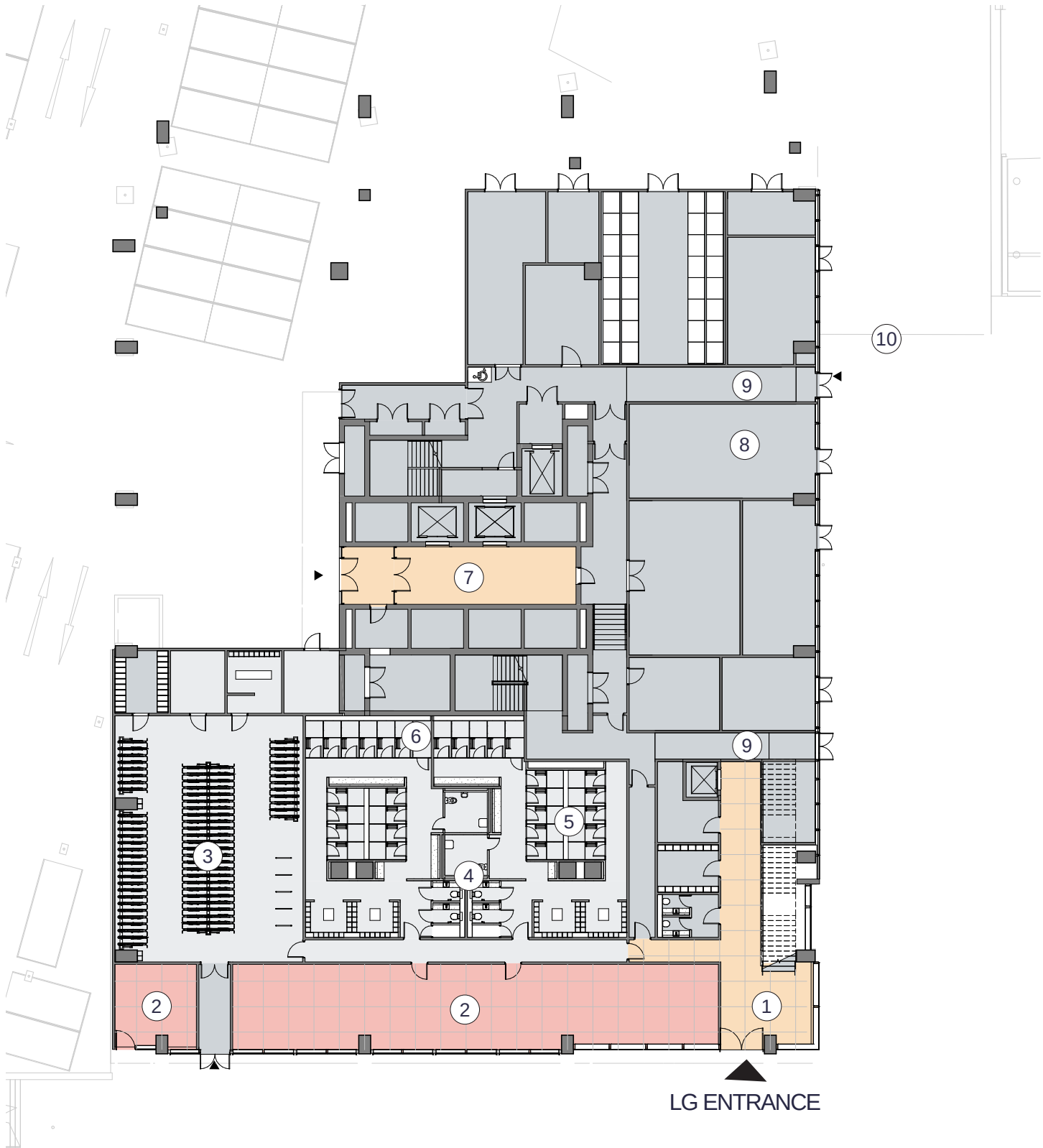
Cycle Parking (Source: Strawinskylaan Bicycle Parking, Amsterdam)

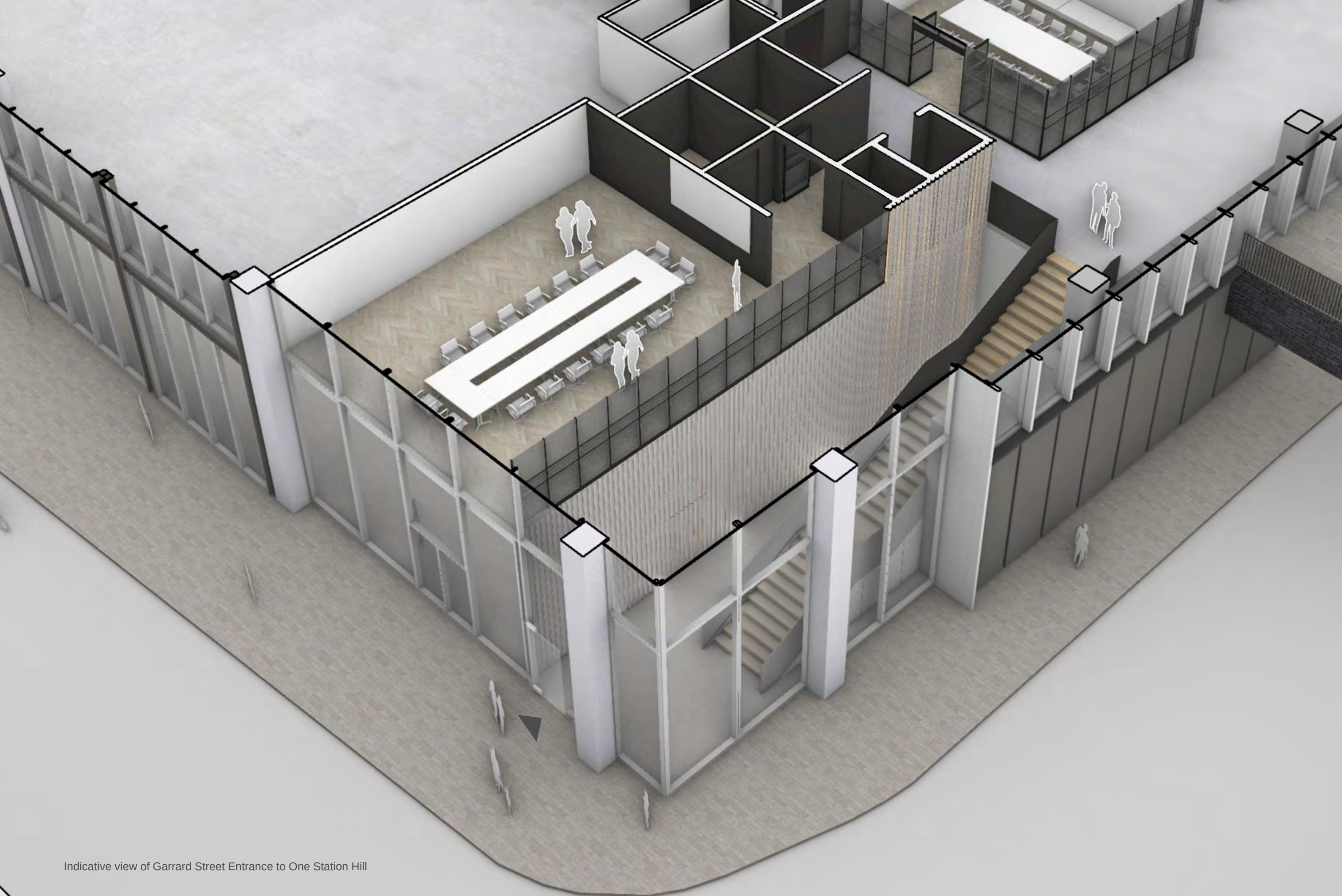


Indicative Image Only



Changing rooms, indicative image only, (Source: BXR, London)





Indicative view of Garrard Street Entrance to One Station Hill

2.4 BUILDING PLANS | (CO-WORKING) OFFICE FLOORS

2.4.8 LEVEL 1

- (Co-working) Offices across levels 1 and 2.
- Connecting feature stairs.
- Lifestyle and experience-led spaces.
- Four low rise and two high rise lifts stopping at level 1.
- Column free floorplate.
- Traditional female/male WCs.



Indicative image only



Indicative image only



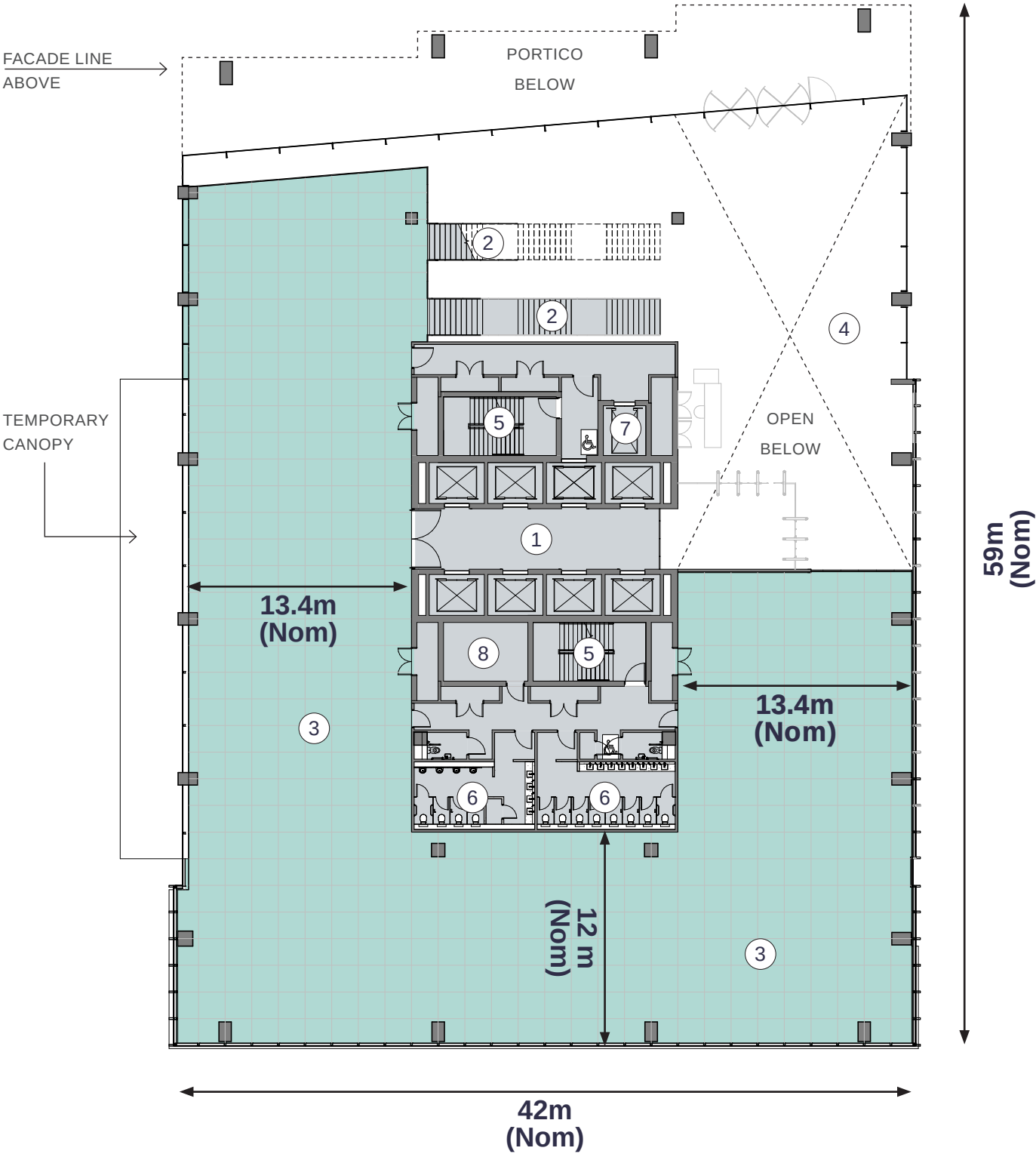
Indicative image only



Gensler Office, Oakland.

- ① Lift lobby
- ② (Co-working) Office stairs
- ③ (Co-working) Office
- ④ Foyer below
- ⑤ Escape stairs
- ⑥ Toilets
- ⑦ Goods lift
- ⑧ Landlords services

AREAS
GIA 1,619 sqm



2.4 BUILDING PLANS | (CO-WORKING) OFFICE FLOORS

2.4.9 LEVEL 2

- (Co-working) Offices across levels 1 and 2.
- Connecting feature stairs.
- Lifestyle and experience-led spaces.
- Four low rise and two high rise lifts stopping at level 2.
- Column free floorplate.
- Traditional female/male WCs



Indicative image only



Indicative image only



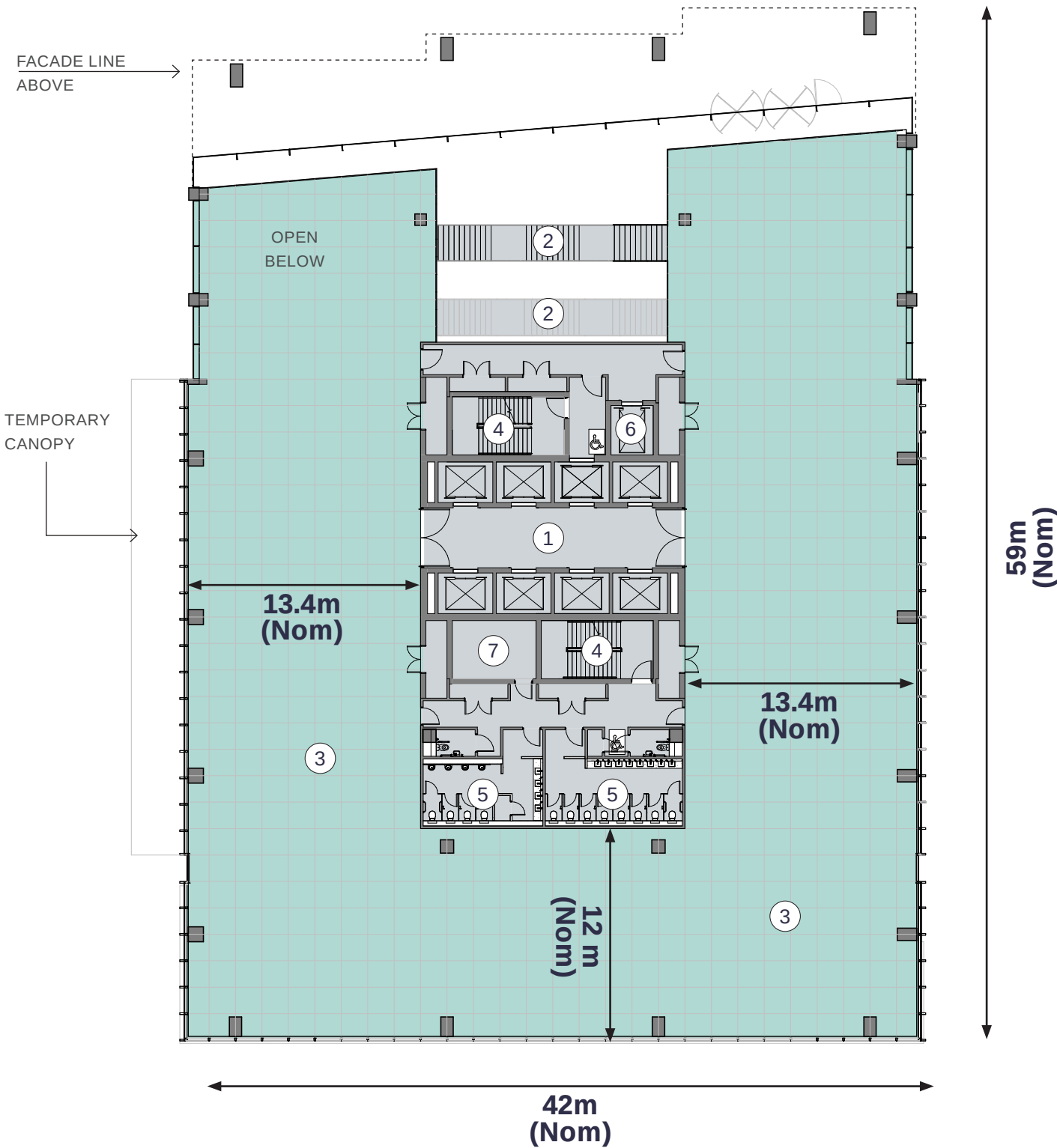
Indicative image only



Indicative image only

- ① Lift lobby
- ② (Co-working) Office stairs
- ③ (Co-working) Office
- ④ Escape stairs
- ⑤ Toilets
- ⑥ Goods lift
- ⑦ Landlords services

AREAS
GIA 1,965 sqm



2.4 BUILDING PLANS | LEVEL 3-7 OFFICE FLOORS

2.4.10 LEVEL 3 - 7 OFFICE FLOORS

- Highly flexible, deep-plan offices in centre core configuration.
- Nominally, 13.4m floorplate depths.
- Four low rise and two high rise lifts stopping at levels 3-7.
- 9m and 12m column grid.
- 1.5m planning grid.



Source: Bench Accounting Office, Vancouver



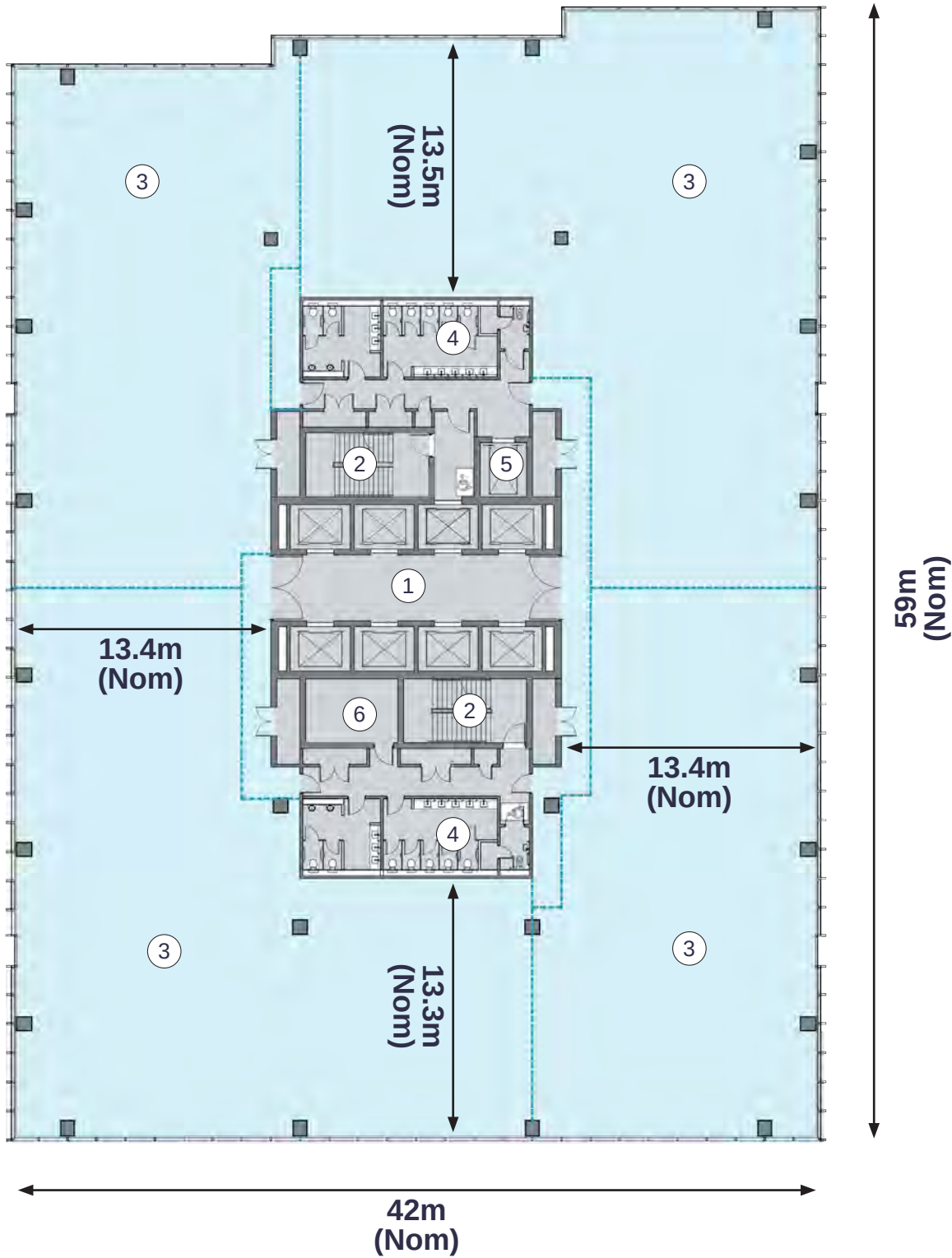
Source: The Shard, London



Source: White Chapel Building, London

- ① Lift lobby
- ② Escape stairs
- ③ Office Space
- ④ Toilets
- ⑤ Goods Lift
- ⑥ Landlords services

AREAS
GIA 2,379 sqm



2.4 BUILDING PLANS | INDICATIVE OFFICE LAYOUT

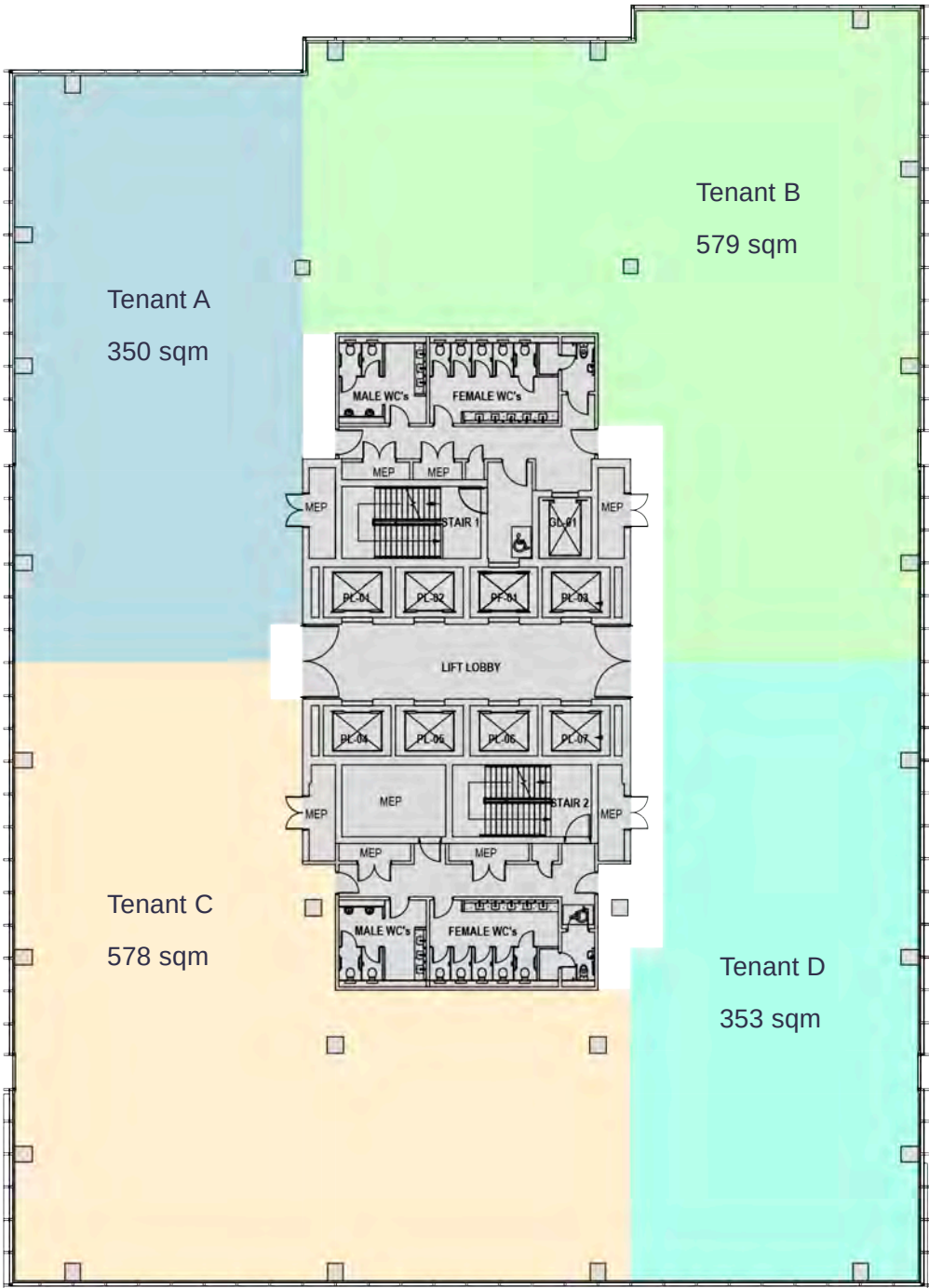
2.4.11 LEVEL 3 - 7 TEST FIT

The proposed office floorplates provide maximum flexibility, allowing opportunity for high quality workplace layouts. Clear 13.4m deep floors can be configured with prime workspace within the first 6-9m from the glazing, whilst allowing for an optimal amount of deep space for support spaces.

A highly efficient core layout provides flexibility to subdivide floors into four tenancies. Two sets of toilets at both ends of the core minimise travel distances and tenant flexibility.



1. Example single tenancy test fit



2. Example 4 tenant split

Example test fit and tenancy split

GIA: 2,379 sqm

- Offices: 4
- Assigned workstations: 196
- Touch down seats: 38
- Total seats: 238

2.4.12 LEVEL 8

- Premium office floor with terrace for tenant occupier.
- Served by four high rise and low rise lifts.
- Open plan flexible office space.



Source: 120 Fenchurch Street Roof, London



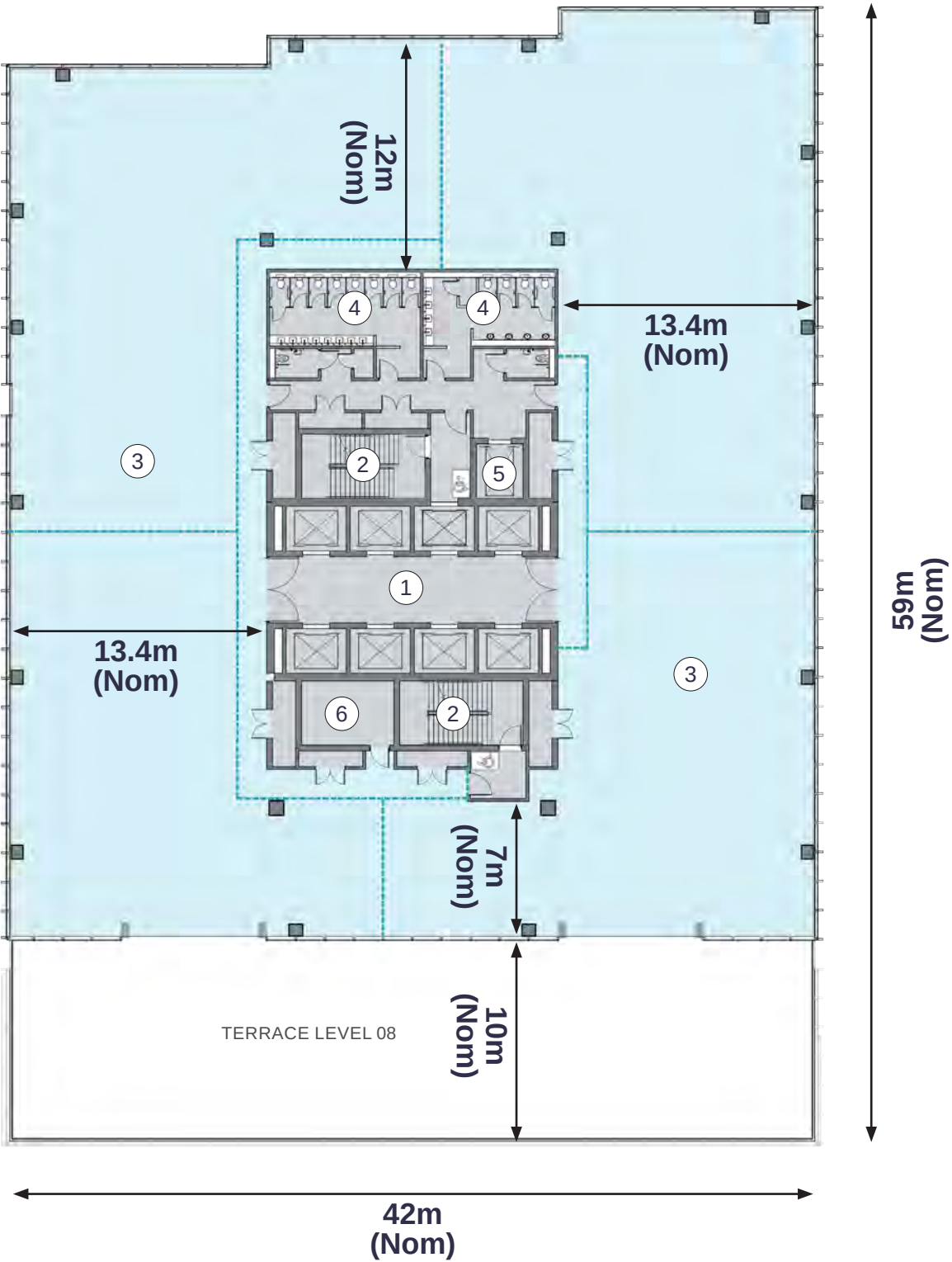
Indicative image only



Source: 330 North Green, Chicago

- ① Lift lobby
- ② Escape stairs
- ③ Office Space
- ④ Toilets
- ⑤ Goods Lift
- ⑥ Landlord services

AREAS
GIA 1,941 sqm



2.4 BUILDING PLANS | LEVELS 9-14

2.4.13 LEVEL 9 - 14

- Highly flexible deep-plan offices in centre-core configuration.
- Upper floors benefit from long distance views over Reading and The River Thames to the north.
- A smaller floorplate than the lower floors.
- Served by four high rise lifts.



Source: Bench Accounting Office, Vancouver



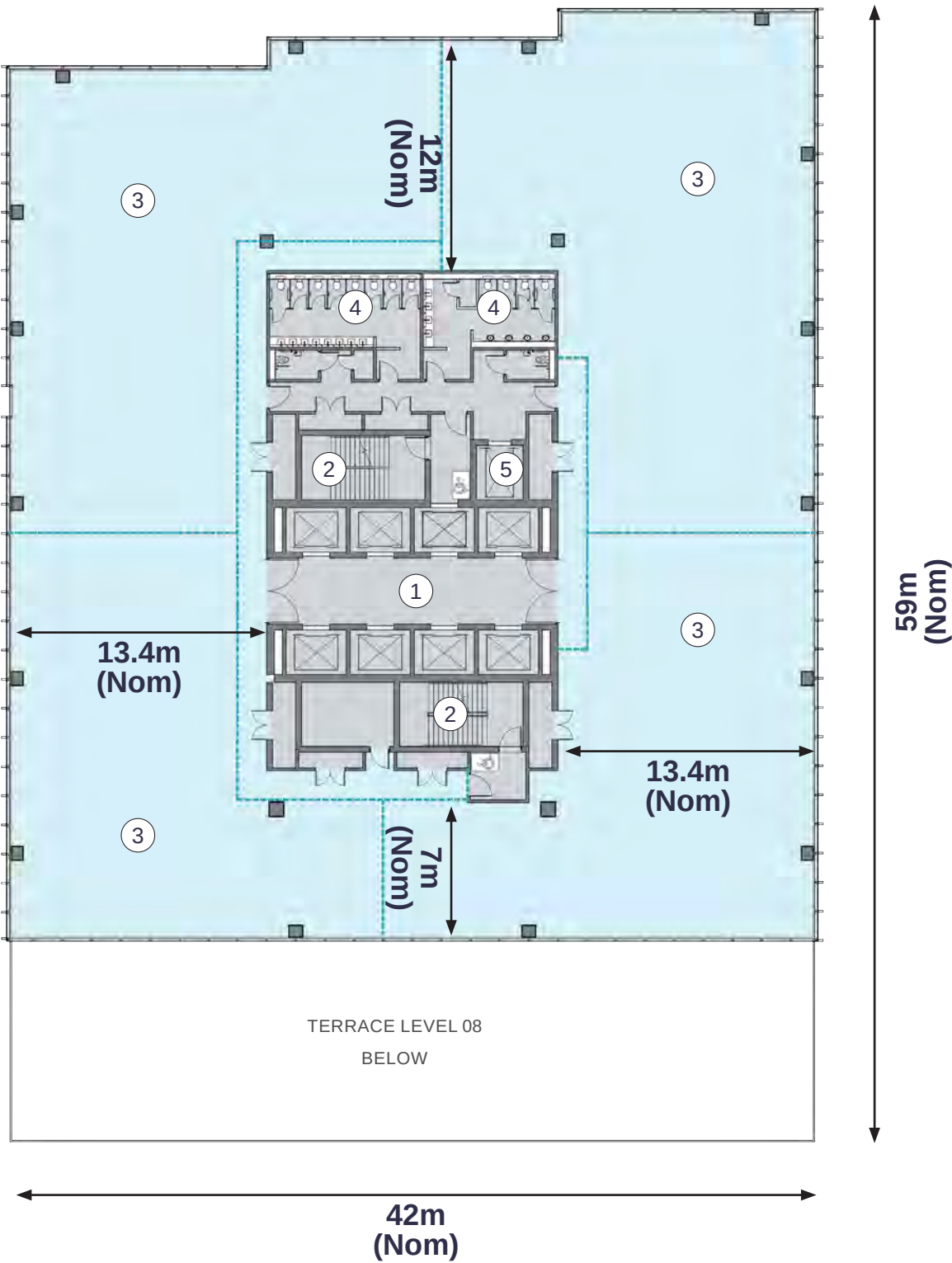
Source: The Shard, London



Source: Whitechapel Building, London

- ① Lift lobby
- ② Escape stairs
- ③ Office Space
- ④ Toilets
- ⑤ Goods Lift

AREAS
GIA 1,941 sqm



2.4 BUILDING PLANS | LEVEL 15 AMENITY FLOOR

2.4.14 LEVEL 15

- B1 Office/Amenity level with terrace for tenant and/or amenity use.
- Part or all of this floor could also be offices.
- Spaces could include tenant lounge, quiet area, breakout space and flexible event space.
- A lifestyle and experience-led space.
- Four high rise lifts stop at the top level.
- Column free floorplate with no corner columns.



Indicative image only



Indicative image only



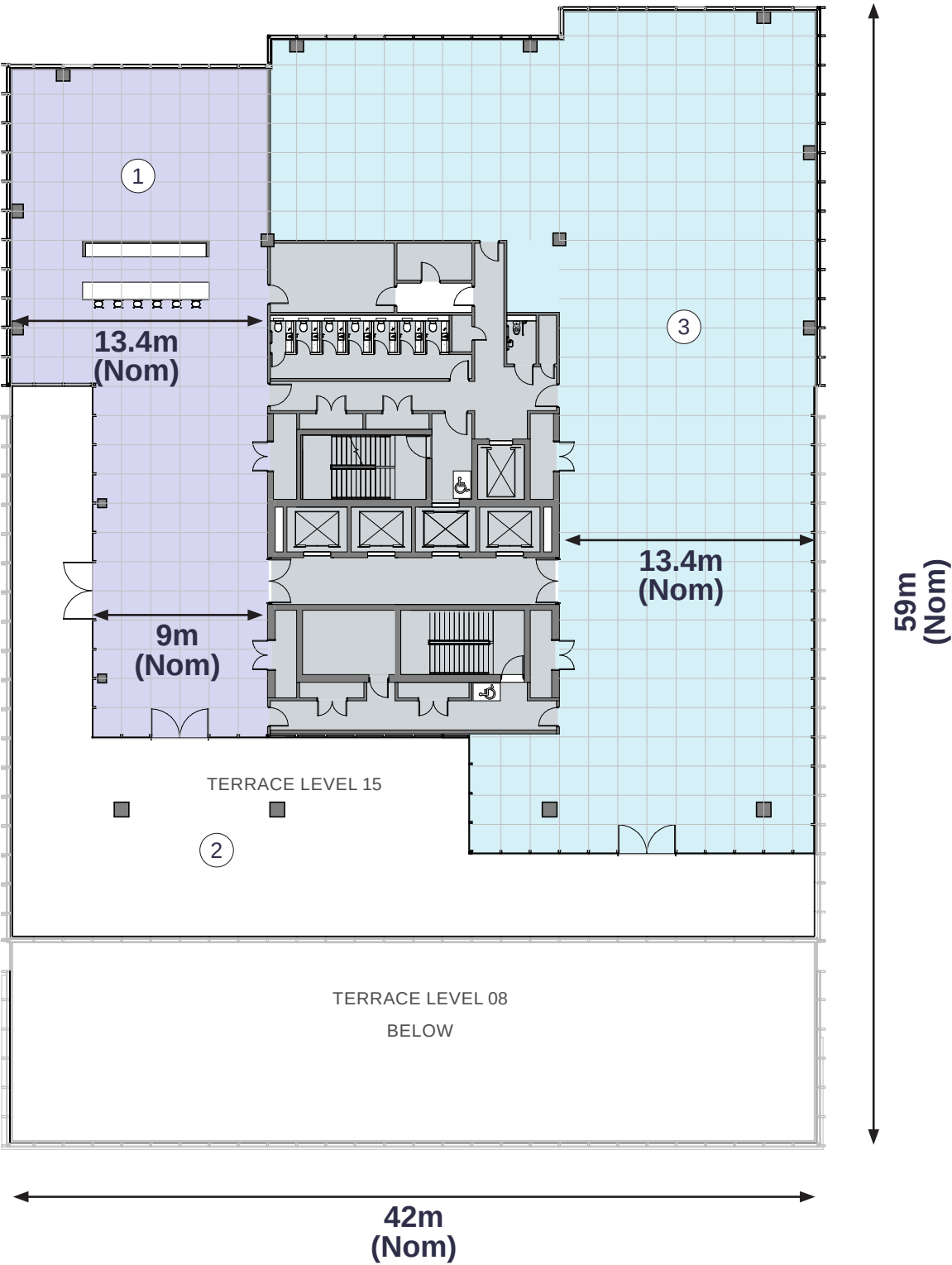
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Indicative image only

- ① B1 Office/Amenity
- ② Terrace
- ③ B1 Office

AREAS
GIA 1,520 sqm



2.2 BUILDING PLANS | AMENITY TERRACE

2.4.15 LEVEL 15 TERRACE

Level 15 could include an amenity or further office space, including a significant terrace with tremendous views over Reading and the city surroundings.

The facility will extend out over a terrace and include a planter/element of greenery, as well as loose furnishings.

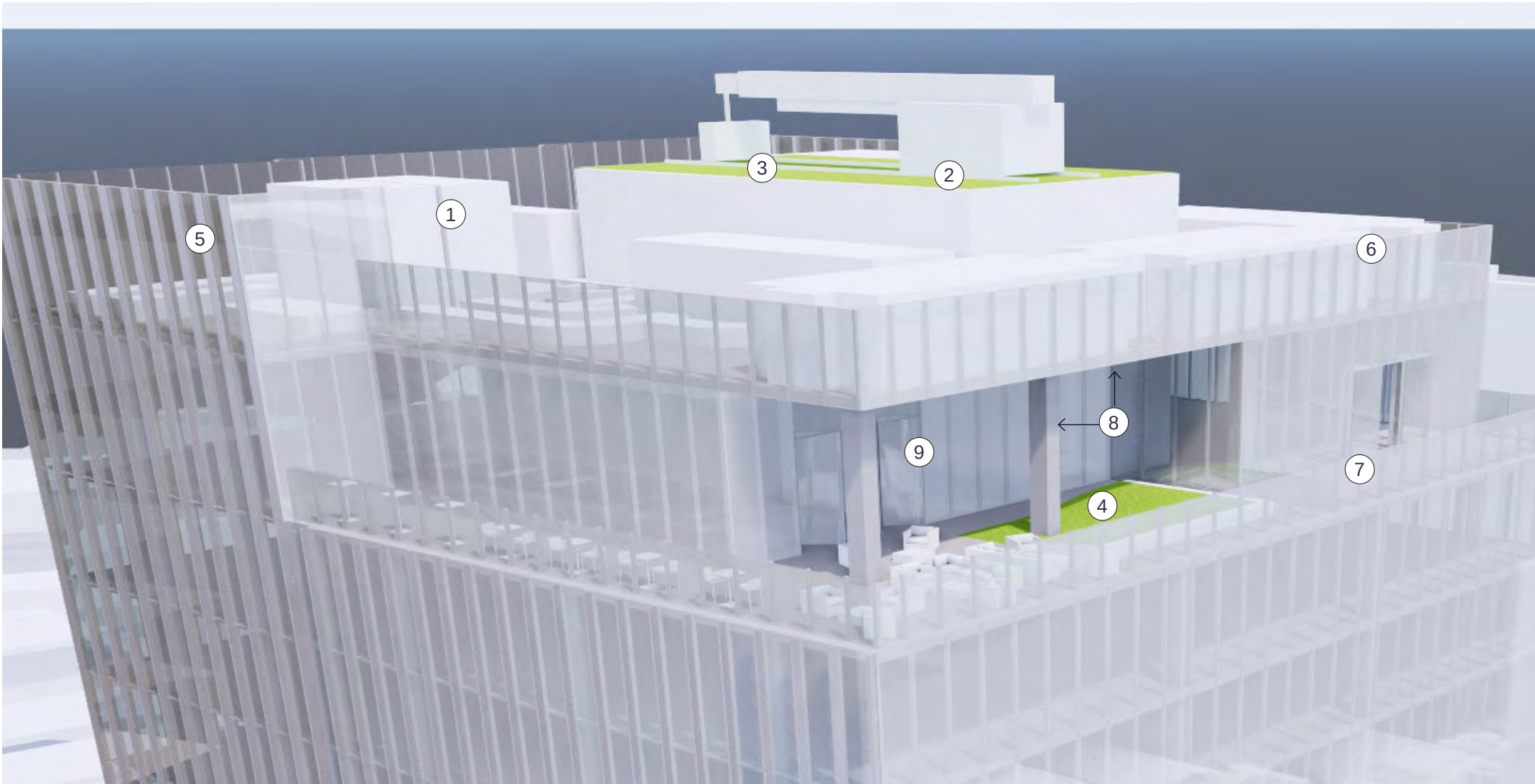
A set-back 1.5m-2m glazed screen will secure the terrace and provide shelter from the wind.

The extent of the amenity floor glazed enclosure will be set back from an overhead projecting plantroom enclosure providing a natural canopy for shelter from the southern sun and rain.



15th floor terrace experience (Indicative loose furniture for illustrative purposes)

- ① Plant Area
- ② Plant enclosure with BMU and track over roof. The BMU unit will remain exposed
- ③ Green Roof
- ④ Terrace Below
- ⑤ Facade projecting over roof line to enclose plant - Opacified glass and metal fins
- ⑥ Metal Plantroom screen – Painted metal panels, solid / perforated / corrugated
- ⑦ 1.5-2m Glazed Screen and painted metal posts
- ⑧ Fair-faced concrete columns and canopy soffit
- ⑨ Dark grey Metal framed glazed curtain walls, with terrace doors

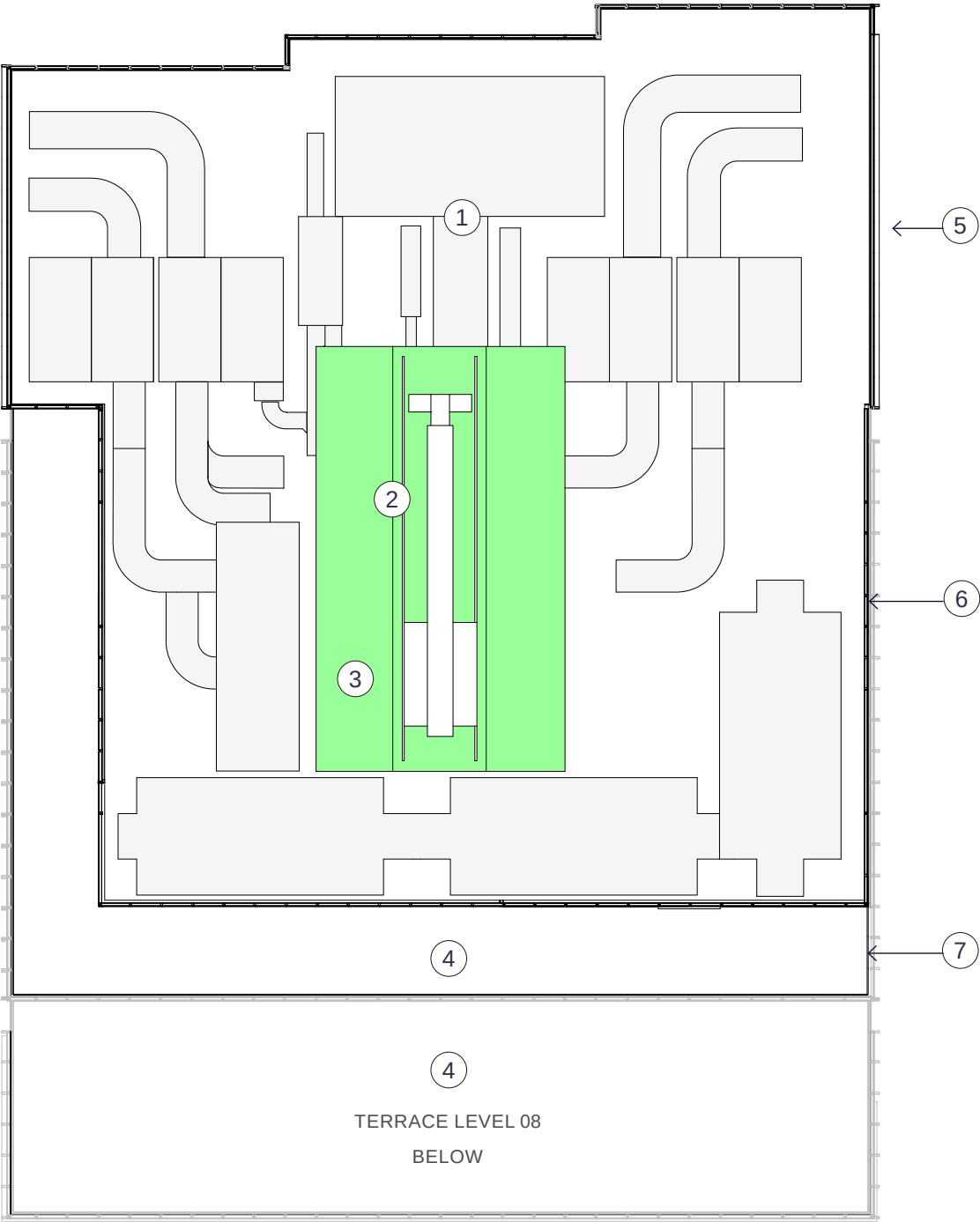


15th floor terrace

2.4.16 ROOF LEVEL

Building services are located over the level 16 roof. Plant will be screened by the building facade projecting beyond the roof line.

A small enclosure on level 16 will accommodate plant requiring and enclosed space. The roof of this structure will serve to support a BMU crane for building maintenance access, and include an area of greenery as outlined in section 3.9.17.



- ① Plant Area
- ② Plant enclosure with BMU and track over roof. The BMU unit will remain exposed
- ③ Green Roof
- ④ Terrace Below
- ⑤ Facade projecting over roof line to enclose plant - Opacified glass and metal fins.
- ⑥ Metal Plantroom screen – Painted metal panels, solid / perforated / corrugated.
- ⑦ 1.5-2m Glazed Screen and painted metal posts.

AREAS
GIA 235 sqm

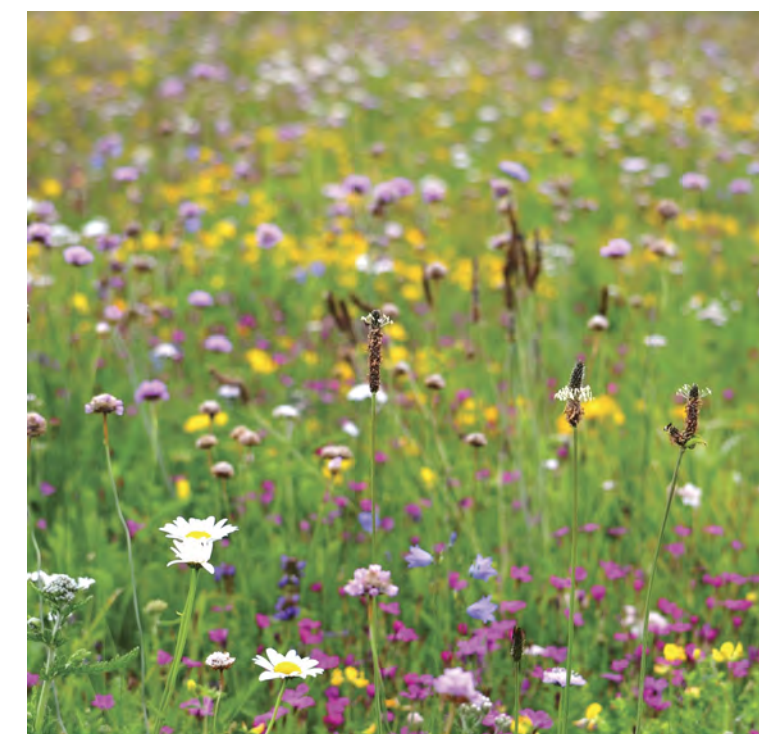
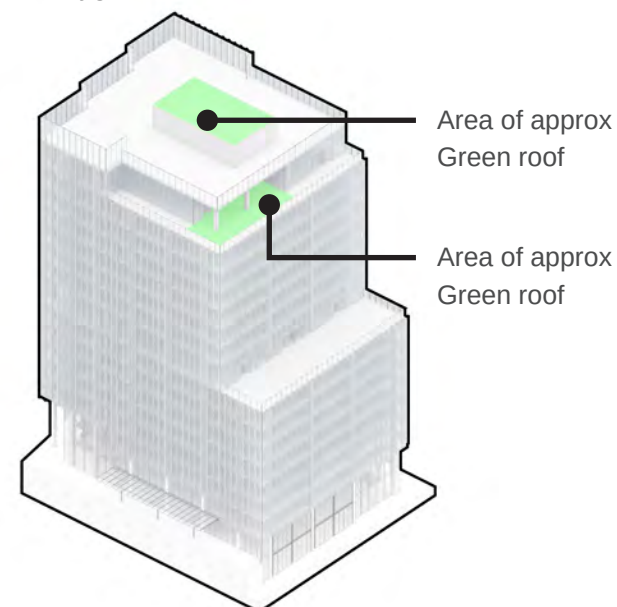
2.4 BUILDING PLANS | GREEN ROOF

2.4.17 GREEN ROOF

The roofs will accommodate sustainable building services and provide biodiverse benefits for both the building and the local context by creating habitats for local wildlife, in addition to being a visual amenity from views above.

Benefits of this type of Green Infrastructure:

- Encouraging wildlife in the urban environment.
- Creation of new habitat to enhance the site's ecological value with significant benefits for invertebrates and birds.
- Contributing to wider ecological networks.
- Retention of water in the substrate reduces and slows run off.
- Improve water quality through filtration.
- Improved building performance by.
- Increasing the life span of the roof.
- Protecting it from frost, high temp's, UV and mechanical damage.
- Reducing energy consumption by reducing the need for heating & cooling.
- Vegetation on the roof will remove carbon from the atmosphere as part of photosynthesis and releases oxygen.





Indicative green roof areas for illustrative purposes

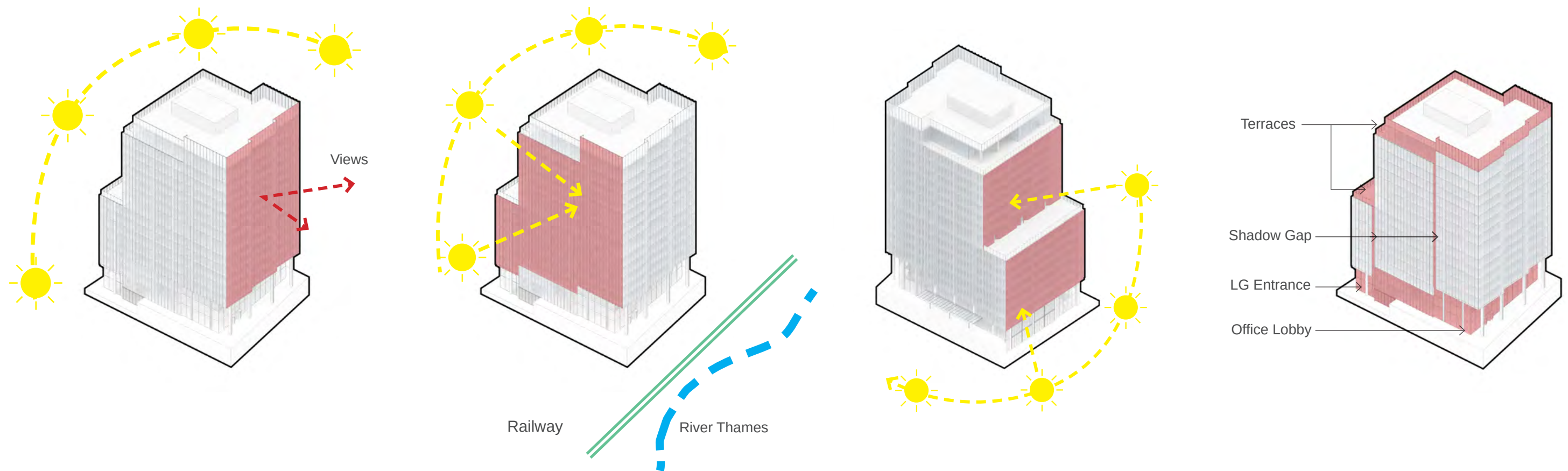
2.5

FACADE & MATERIALITY

2.5 FACADE & MATERIALITY

2.5.1 FACADE OVERVIEW

The proposed facade responds to the orientation and the massing concept outlined in section 3.8. One Station Hill's facade is highly glazed, celebrating transparency and simplicity, and maximising internal views to the exterior.



1. North facade

- Nominal 1.5m wide x 4.2m high full height glass curtain wall facade with back opacified glazed spandrels.
- Benefit from less solar impact on north facade.
- Long range views north toward River Thames.
- Highly visibility from Reading Station.
- The large facade surface is broken down into three stepped bays.

2. East and west facade

- Nominal 1.5m wide x 4.2m high full height glass curtain wall facade with back opacified glazed spandrels, and 250mm deep vertical metal fins at 1.5m centres.
- Vertical fins mitigate the challenge of potential solar glare risks to train tracks on eastern and western façades.
- Fins provide degree of solar shading.
- Vertical articulation of building mass.
- Contrast to north and south elevations to define building form.

3. South facade

- Nominal 1.5m wide x 4.2m high full height glass curtain wall facade with back opacified glazed spandrels.
- Maximum glass unit size to enhance views out over Reading.

4. Vertical breaks and Set-backs

- Opaque metal panels expressing building articulation, specifically a division of three express the volume, with fine corrugated/slatted vertical profile panels.
- The entrance hub glazing is set back to form a front entrance portico made of high transparent glass and fine framing, in contrast to the reflective high performance glass facade above.
- Stick-system curtain wall glazing are designed in other set-back locations, such as the LG, Ground first and second floor areas.
- The Level 15 amenity enclosure is set back and in contrast by the application of a darker materiality.



View looking towards the North East from Station Hill Plaza

2.5 FACADE & MATERIALITY | NORTH

2.5.2 NORTH FACADE TYPICAL UNIT

- The north facade is proposed as a sheer curtain wall glazed facade comprising full height floor-to-floor modules nominally measuring 1.5m wide, 4.2m high.
- Glazed panels will be bonded to create a frameless flush appearance.
- Spandrels will be glazed shadow boxes, or equivalent, to create visual integration of vision panel with spandrel. Units will be double glazed unit.
- Internal metal framework will be dark grey.
- Corner elements will be metal fins to match the east and west facade fins. These will provide fine vertical definition to the north facade edges.



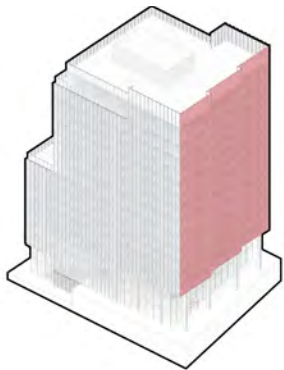
High performance glazing unit
Shadow-box spandrel



Exterior
Silver, light grey or dark grey
metal fins



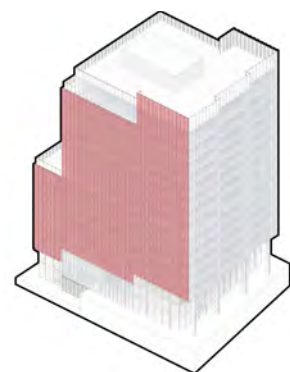
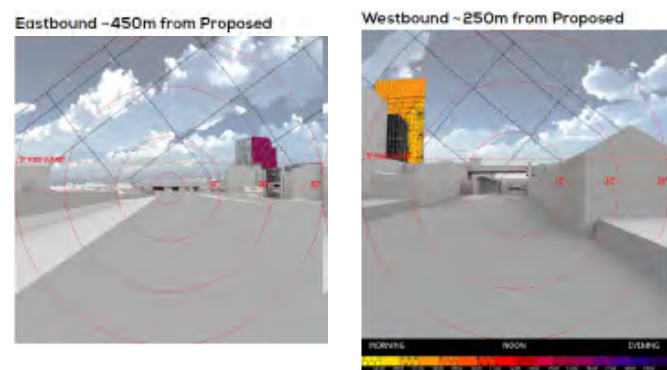
Interior
Dark grey framing



2.5 FACADE & MATERIALITY | EAST WEST

2.5.3 EAST AND WEST FACADE TYPICAL UNIT

- The east and west façades are proposed as sheer curtain wall glazed façades comprising full height floor-to-floor modules. Nominally measuring 1.5m wide, 4.2m high, with a vertical 250mm deep external metal fins at every 1.5m joint / planning grid.
- Glazed panels will be bonded to create a frameless flush appearance over horizontal (transom) joints. Vertical joint will be capped with continuous fins.
- Spandrels will be glazed shadow boxes, or similar, to create visual integration of vision panel with spandrel. Units will be double glazed unit.
- Internal metal framework will be dark grey.



High performance glazing unit

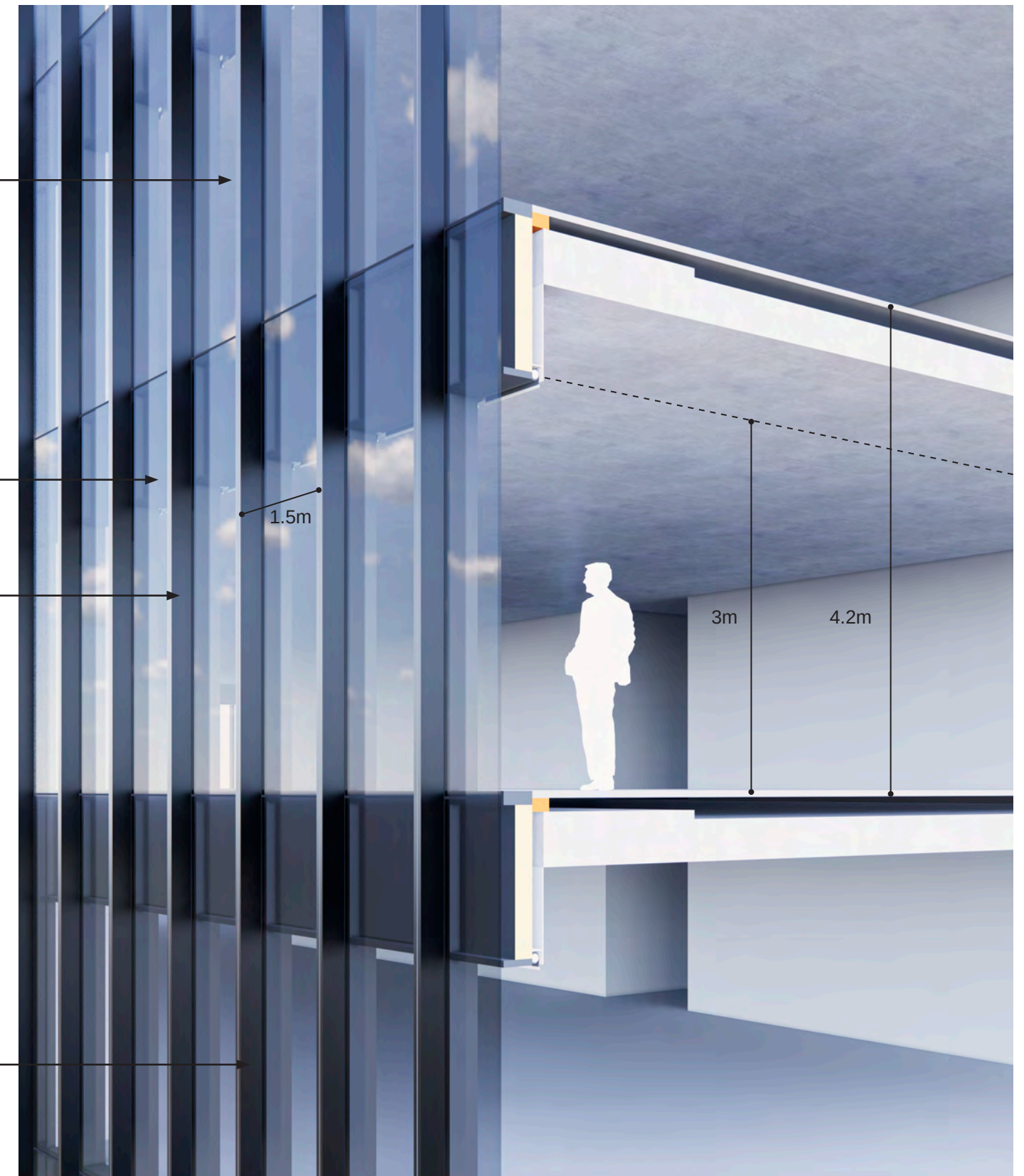
Shadow-box spandrel



Exterior
Silver, light grey or dark grey
metal fins



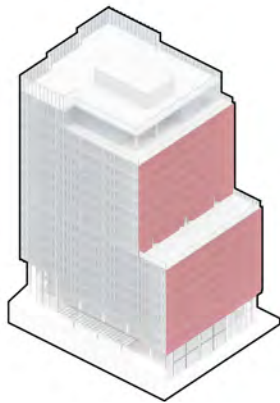
Interior
Dark grey framing



2.5 FACADE & MATERIALITY | SOUTH

2.5.4 SOUTH FACADE

- The south facade is proposed as a sheer curtain wall glazed facade comprising full height floor-to-floor modules nominally measuring 1.5m wide, 4.2m high.
- Glazed panels will be bonded to create a frameless flush appearance.
- Spandrels will be glazed shadow boxes, or equivalent, to create visual integration of vision panel with spandrel. Units will be double glazed unit.
- Internal metal framework will be dark grey.
- The facade system throughout includes 1.2m deep opaque spandrel panels, and high performance glazing, serving to reduce solar gains to within target levels as set in the energy statement and the defined sustainability targets.



High performance glazing unit



Interior
Dark grey framing

