

## 2.2 OVERVIEW

### 2.2.2 SITE PLAN

One Station Hill is located to the east of the wider application site, with Reading Station to the north and Thames Tower further to the east. Plot C, which forms part of the outline planning application is immediately adjacent to One Station Hill. Together they will form a new gateway into Reading.

The building has an exceptionally prominent position, opening out onto Station Hill Square to the north, and as such will form a landmark building for Reading. A transparent and welcoming ground floor has been conceived as an extension of the green pedestrian thoroughfare running from the station through to the current town centre, bringing life from the new public realm into the building, and vice versa.

A generous three storey portico clearly articulates the principal building entrance of One Station Hill which faces the station. The western ground floor faces the plaza and is activated by F&B/retail/leisure units.

Whilst inviting in, the building is also designed to draw pedestrians from Station Hill Square into Station Hill Plaza.



- ① Main Entrance from Station Square | Portico
- ② Lower Ground entrance from Garrard St.
- ③ Foyer
- ④ Flexible retail / F&B
- ⑤ Co-Working hub/reception
- ⑥ Lift Lobby

Illustrative site plan

## 2.2 OVERVIEW



Illustrative CGI: Station Hill Plaza with Reading Station in the background, One Station Hill at right

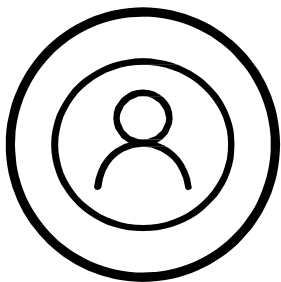
2.2.3 DRIVERS FOR CHANGE

The 2019 Gensler Workplace Survey, highlights the importance of amenities in the workplace. Most prominently, spaces that are directly connected to innovation and collaboration, as well as quiet places to perform focused or individual work, have greatest value. The design of One Station Hill places emphasis on 5 key drivers:

- The building user, the quality of their experience and well-being
- Spaces that promote creativity and productivity
- A building that embraces contemporary technology
- Long term, true sustainability, a resilient design
- Adds economic value

One Station Hill has been designed with users in mind. The building will therefore include, a wide range of amenities and features.

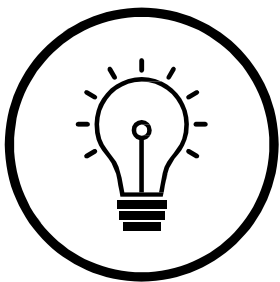
- The design also embraces other key qualities;
- Experience that inspires and makes an impact
  - A strong Identity
  - Flexibility, future-proofing adaptability
  - Accessibility, letting users in and keeping users safe
  - Connectivity, promoting innovation strengthening community



**FOCUS ON PEOPLE,  
EXPERIENCE  
& WELLBEING**



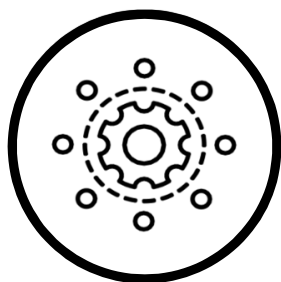
Source: 330 N Green Street, Chicago



**DRIVE FOR  
CREATIVITY &  
PRODUCTIVITY**



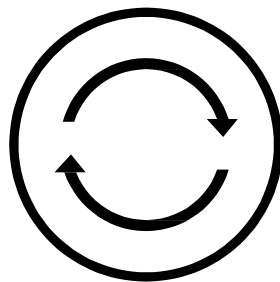
Source: Hyundai Card



**TECHNOLOGY AS  
AN ENABLER**



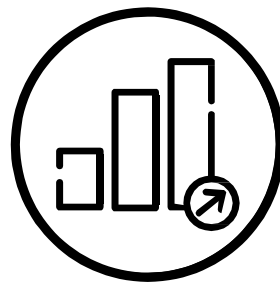
Source: Verizon Global HQ



**LONG TERM / TRUE  
SUSTAINABILITY**



1 Hotel Brooklyn Bridge Park



**ECONOMIC VALUE  
& RETURN ON  
INVESTMENT**



Source: Gensler, Los Angeles

**EXPERIENCE  
SHOULD INSPIRE + MAKE AN  
IMPACT**



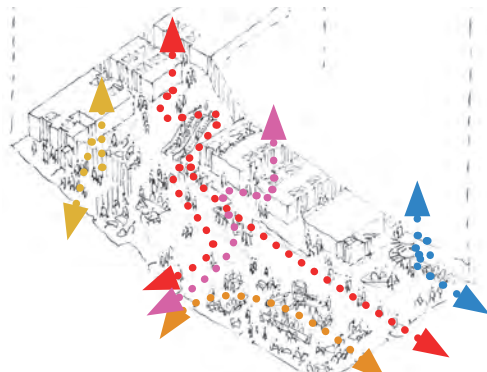
**IDENTITY  
IS PROXIMITY +  
AMENITIES**



**FLEXIBILITY  
IS FUTURE-PROOFING +  
ADAPTABILITY**



**ACCESSIBILITY  
LETS USERS IN +  
KEEPS USERS SAFE**



**CONNECTIVITY  
PROMOTES INNOVATION +  
STRENGTHENS COMMUNITY**





2.3

## MASSING DEVELOPMENT

# 2.3 MASSING DEVELOPMENT

## 2.3.1 STRATEGY 1

A key massing strategy is to orientate the building to the surrounding context of Reading Station, Thames Tower and Garrard Street.

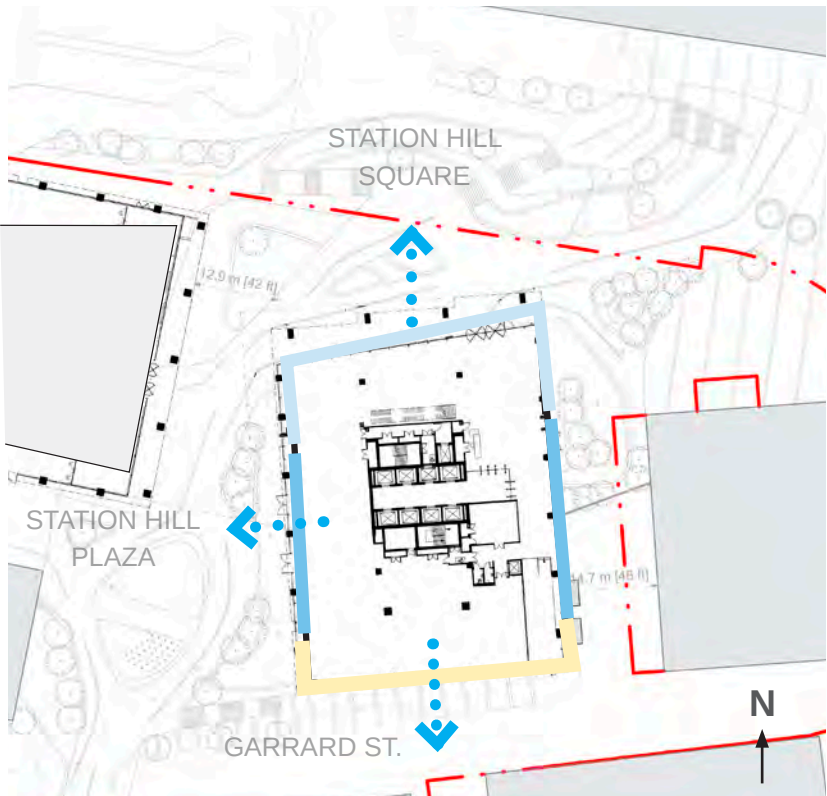
The building mass is split into 3 parts;

The northern massing which faces the station, is lifted from the ground to articulate an impressive entrance. This portion of the building is the tallest component as it faces a wide open square and railway station offering greatest scale and visibility.

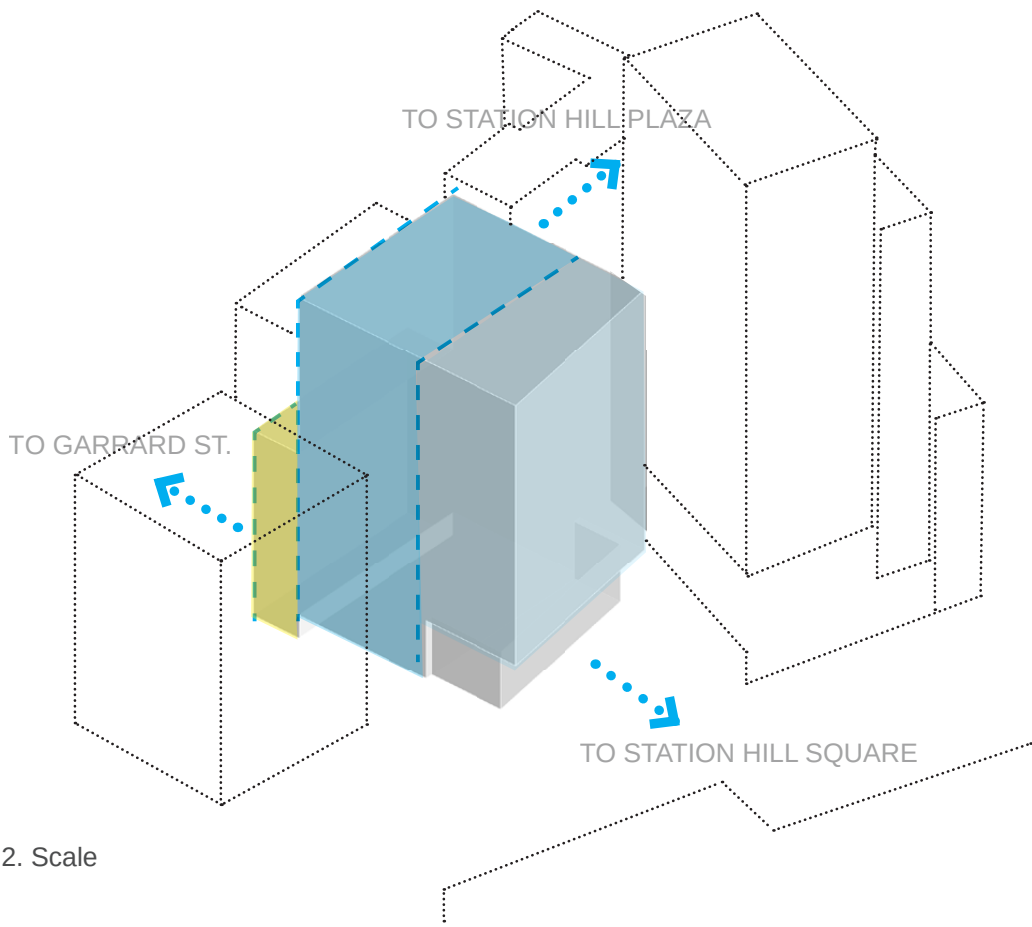
The middle massing addresses the new plaza.

The southern massing drops down into Garrard Street. Its scale is reduced to nominally align the development to the existing and evolving townscape context to the south.

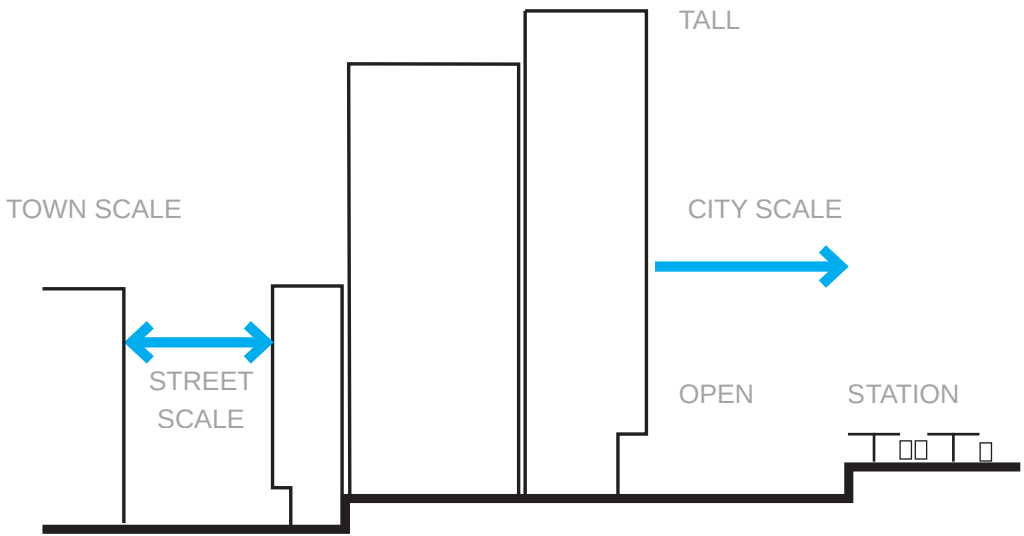
The building mass is thereby broken down to express a cluster of 3 smaller main components with vertical emphasis making the volume more slender.



1. Orientating the site



2. Scale



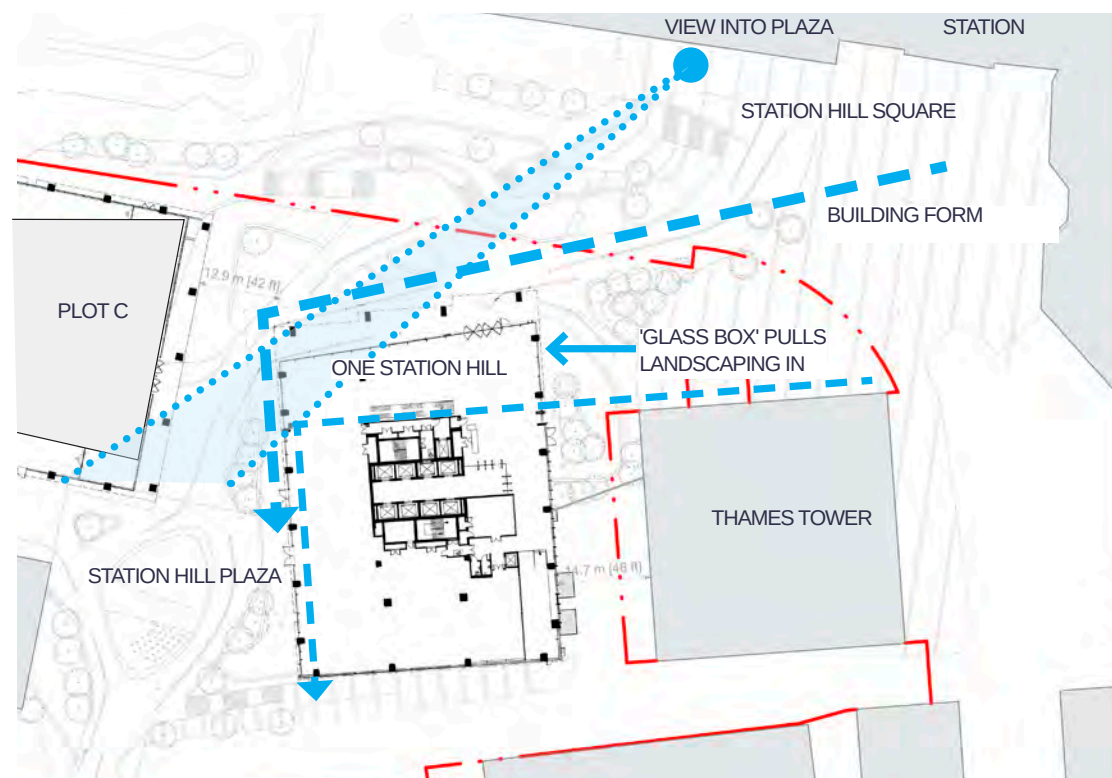
3. Dividing building mass to relate to adjacent context

## 2.3 MASSING DEVELOPMENT

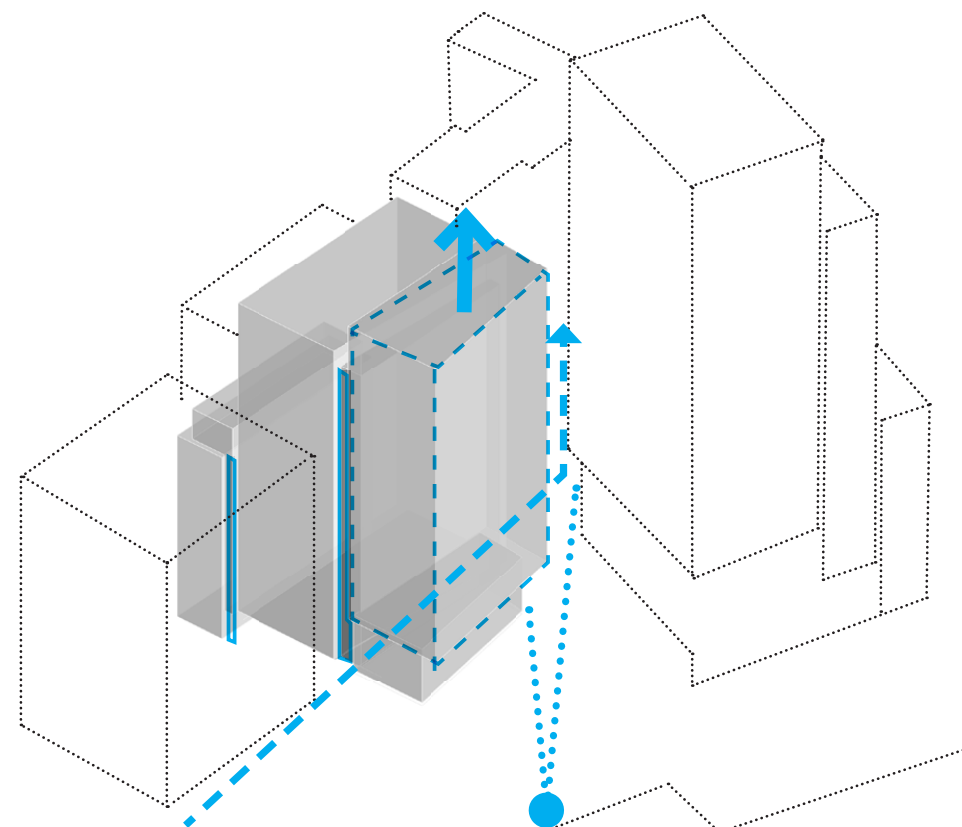
### 2.3.2 STRATEGY 2

The masterplan seeks to promote a route from the station into the development and the Reading town centre beyond. The form of the proposed building, and the composition with Plot C, creates open views from the station entrance and articulates desire lines into the new plaza, thus creating a gateway. The northern facade is slightly rotated to express the desired direction.

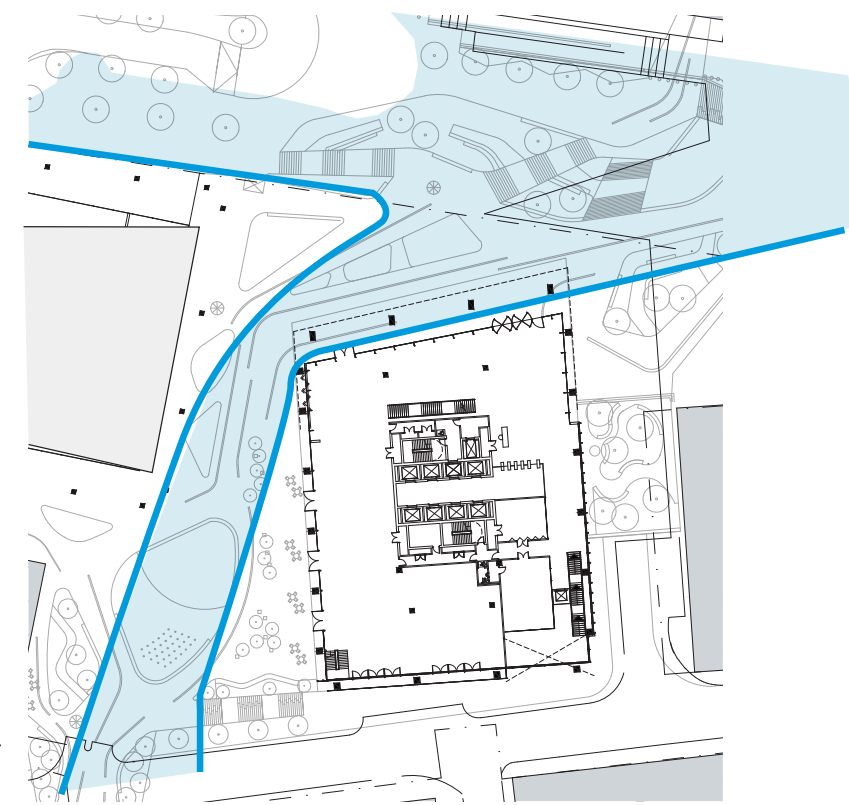
The building mass projects in front of Thames Tower's northern facade line to maximise the use of available site. However, the 'solid' mass of the first three floors is set back to align, creating a three storey glass enclosure and portico with a very high degree of transparency, lightness and permeability within the set-back. This results in a second desire line into the new plaza along the face of Thames Tower, through a 'glass box' leading into the square.



## 1. Opening 'gateway'



2. Views and desire lines into the new square

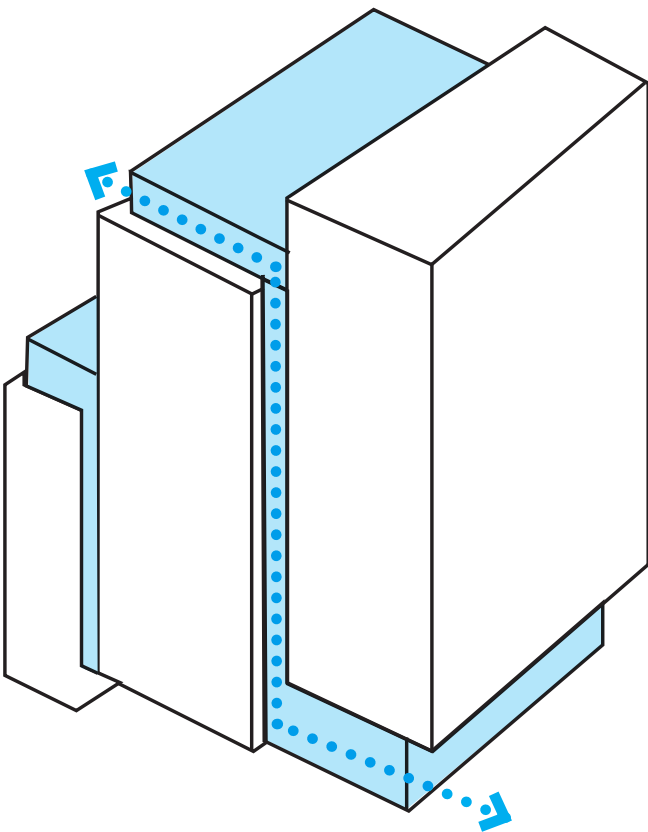


### 3. Pedestrian flow

2.3 MASSING DEVELOPMENT

2.3.3 STRATEGY 3

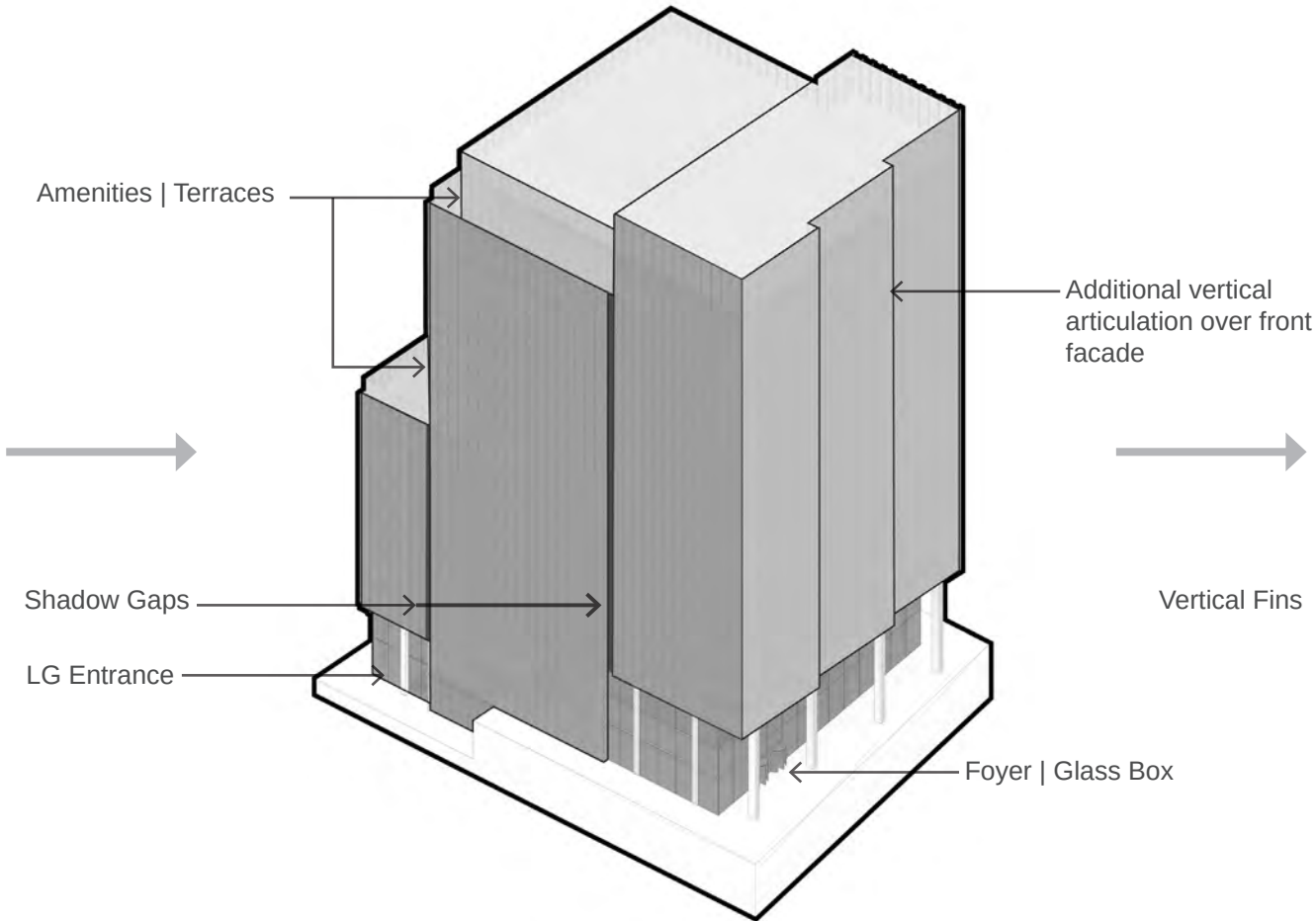
The three expressed massing volumes are divided by vertical breaks that articulate movement between the building's key spaces. Lines visually connect the main entrance (glass box) to the top floor amenity and terrace, giving the design a strong vertical emphasis, as well as distinct top and base.



1. Massing | Vertical Movement

2.3.4 STRATEGY 4

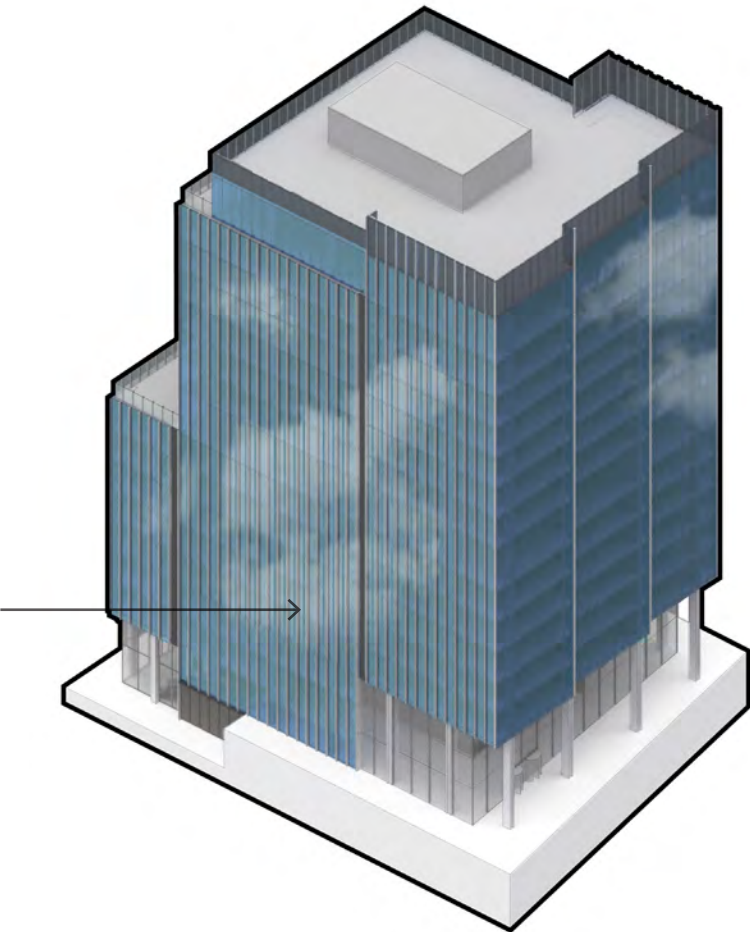
The angled northern facade is stepped to break up this surface into three parts. This move further emphasises the vertical expression.



2. Massing | Over North Side

2.3.5 STRATEGY 5

East and west façades will include vertical fins for solar glare control onto the nearby train lines. Likewise, this measure further emphasises a vertical expression in the building's mass.



3. Vertical Fins

#### Building features

- Two Lower Ground Floors
- Ground + 15 Grade A Office levels
- Retail and F&B
- Two hundred and four cycle spaces
- Thirty one showers
- Eight passenger lifts, one goods lift
- Open and activated ground floor reception with dynamic feature stair
- Top floor amenity space with terrace and city view
- A target of BREEAM Excellent
- A target of WELL and WIRED Platinum





2.4

## BUILDING PLANS

# 2.4 BUILDING PLANS | SECTION

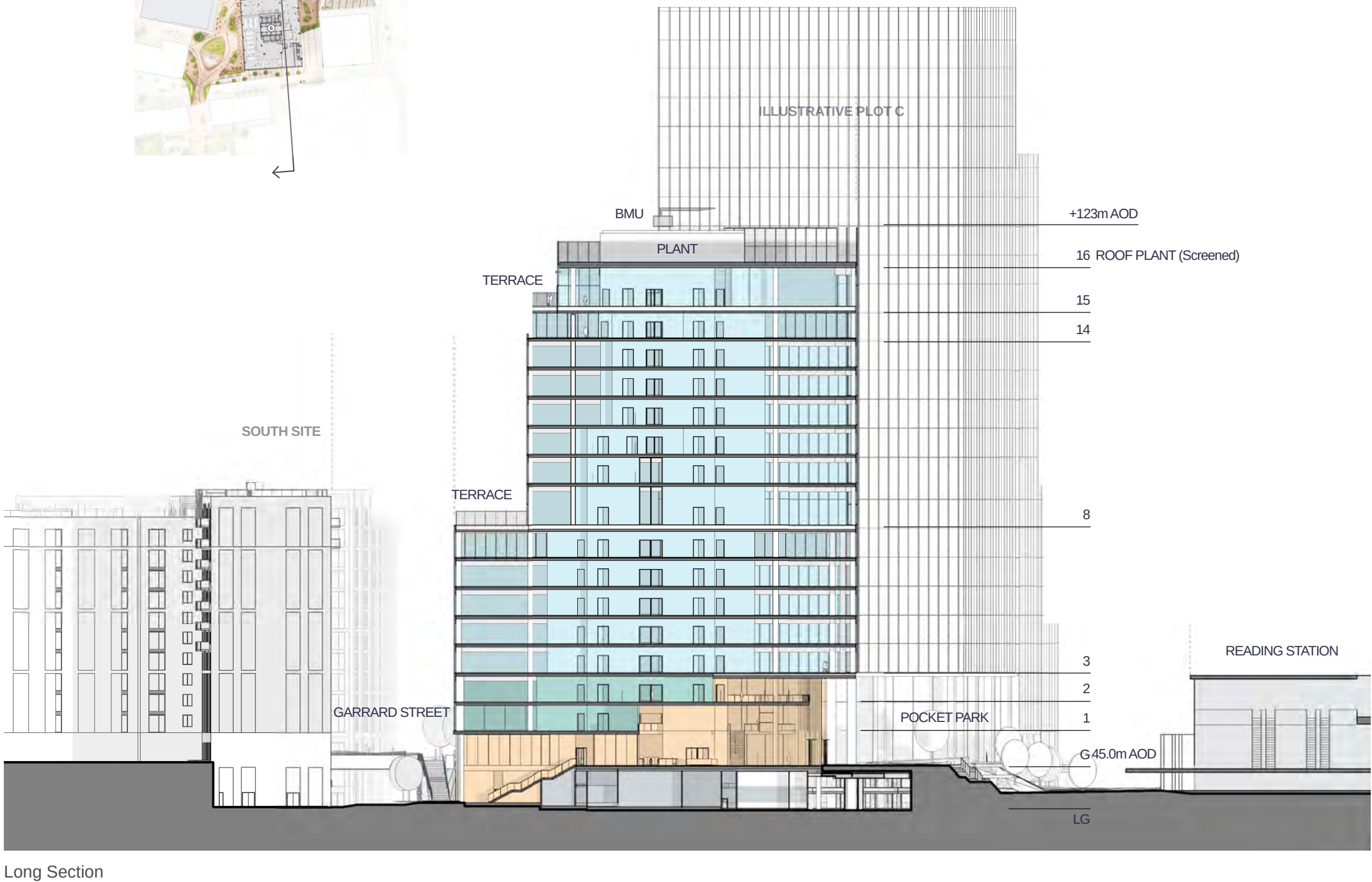
## 2.4.1 BUILDING LEVELS | OVERVIEW

The proposed building includes Ground over two, open floors connected through the atrium, 13 upper floors and a plant level on the roof.

- Ground floor is located over newly raised grade and parking podium, thereby extending the ground floor area over two levels. The Lower Ground, approximately aligned to Garrard Street, accommodates a small retail/F&B/leisure unit, building services, support functions and amenities.
- Ground is kept free for foyers and lounges, receptions, F&B, flexible retail, office, community, leisure and/ or other specified uses maximising activation at the dominant level.
- The first two floors are connected by an atrium to the Ground and Lower Ground, thereby benefiting from a high level of exposure potentially making these floors ideal for co-working offices or collaboration areas.
- Levels 3-7 are larger office floors.
- Level 8 to 14 are smaller office floors.
- Level 8 includes a generous tenant terrace
- Level 15 is office with tenant terrace, in addition to possible ancillary office space for functions or amenities, which includes a generous terrace.
- The top floor and roof will serve as a screened plant area and plant room.



- Amenity
- Office & Terrace
- Office
- (Co-Working) Office
- Entrance/ Lobby/Class A/D1/D2
- B.O.H.



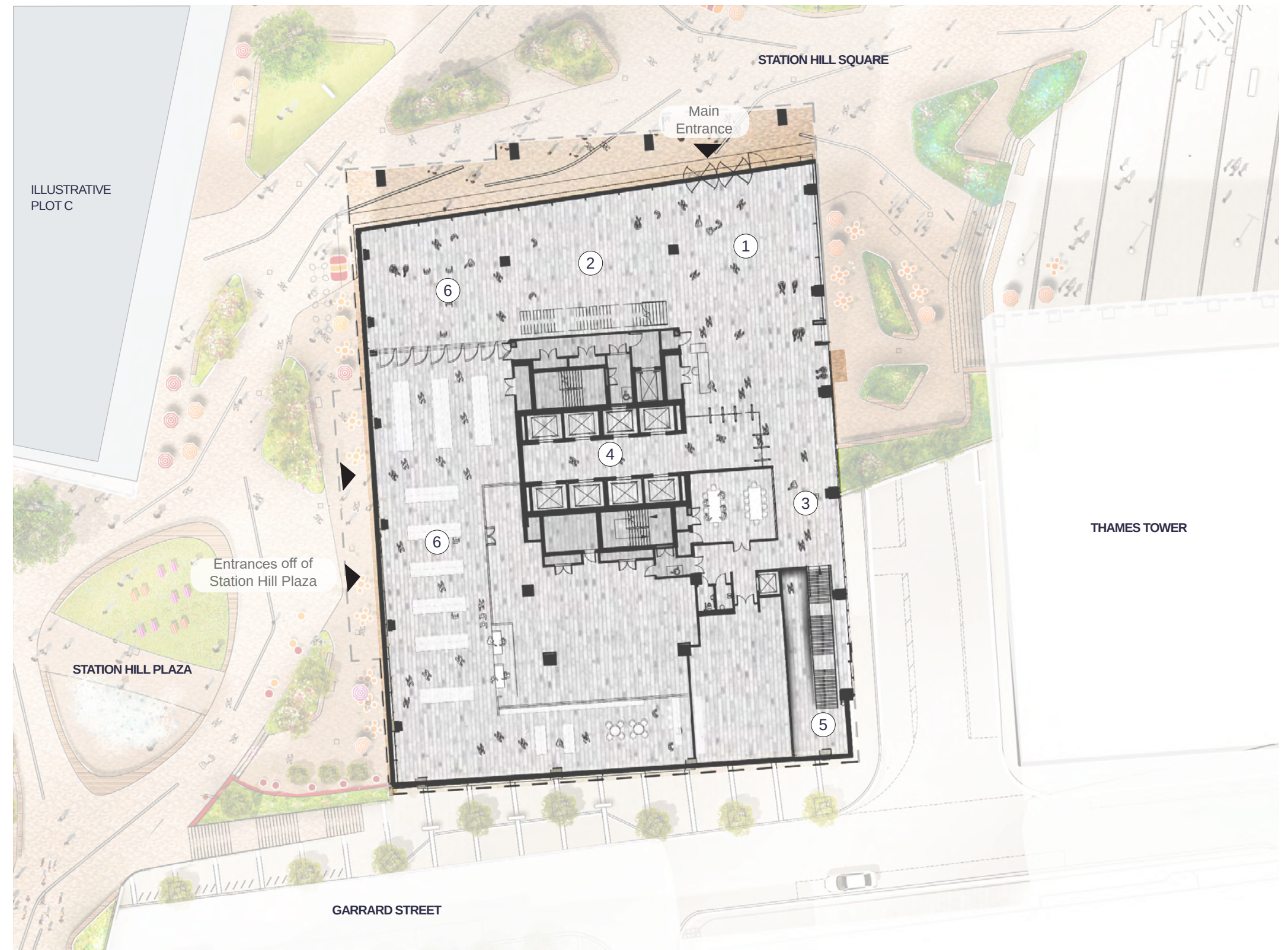
## 2.4 BUILDING PLANS | GROUND FLOOR

### 2.4.2 GROUND FLOOR PLAN IN CONTEXT

Ground floor is at Plaza level, slightly above the station entrance level.

- A portico and glazed volume consisting of a combination of triple, double and single height floors are connected by open staircases, clearly expressing the highly activated principal building entrance.
- Entrance area will not only contain the main office reception, but also potentially a co-working style reception and lounge along with a Class A, D1/D2 or B1 uses.
- Activated uses will continue within the western and southern sides of the Ground Floor. These uses could be integrated with the office lobby as a single symbiotic space, or divided into a number of units.
- The western retail frontage will be highly permeable, seeking to draw the public into the uses within.
- The eastern side of the Ground Floor, facing Thames Tower, could include a conferencing facility. A feature stair and accessible lift connect to a secondary entrance on Garrard Street.

- ① Foyer
- ② Stairs to +1 and +2 (Co-working) Offices
- ③ Ancillary B1 office functions
- ④ Lift lobby
- ⑤ Garrard Street entrance below
- ⑥ Activated Frontage (Class A1,A2,A3,A4,A5,D1,D2 or B1 Uses)



Contextual ground floor plan (Indicative internal Layout for illustrative purposes)

# 2.4 BUILDING PLANS | STAIRCASE CONNECTED FLOORS

## 2.4.3 LEVEL CHANGES

Office reception entrances are located on Ground Floor facing Station Hill Square and Garrard Street at lower ground level. These are connected by a single 3-dimensional open space extending to 1st and 2nd office floors.

A spacious and welcoming environment is achieved from the lower ground floor all the way through to the second floor (co-working) office spaces. The spaces are connected by feature staircases leading users through these floors. Tall and extensive glazing creates a daylight rich environment with long views across the space.

The 'hub' could be activated by a multitude of communal spaces, potentially including a cafe/restaurant, co-working hub, plenty of informal seating, and the flexibility of an events space. Additionally, the ground floor provides over 900m2 of flexible retail/F&B/other space to encourage engagement with the building during and outside of office hours. This could also serve the surrounding community, public and building users.



Source: Brooklyn Bridge Park, New York



Source: Whitechapel Building, London



Source: EY Center, Sydney



Section through main lobbies

2.4 BUILDING PLANS | GROUND FLOOR LOBBY



# 2.4 BUILDING PLANS | HUB

## 2.4.4 A LIVING ROOM FOR READING

The entrance hub will be a living room for Reading. A highly visible, highly inviting, symbiotic space with multiple public and building user functions.

The glass box enclosing the hub will be lined by a transparent skin to maximise views in and out of the hub space. In effect, the inside spilling outside to form the external identity of the building.

Interior designs will be developed at a later time, however initial intentions are to create a warm inviting space with an authentic palette of raw natural materials and colours, such as fair-faced concrete, terrazzo, tiles, timber, metals, carpets, furnishings, artwork and lighting.



Indicative Lobby materiality (For illustration purposes only)



Indicative image only



Indicative image only



Source: BoConcept



Indicative image only



# 2.4 BUILDING PLANS | CONNECTED LOWER FLOORS

A wide open staircase will rise through the triple height hub connecting the foyer to (co-working) offices, revealing vertical views between floors and the exterior, Reading Station and beyond.

Landings on levels 1 and 2 of the (co-working) office floors could be used as amenity and other shared functions for (co-working) office tenants serving to activate the hub.

Office floors within the hub space could include meeting facilities, collaborative workplace, coffee points, lounges, reception spaces, exhibition/display spaces, and any number of other activities.



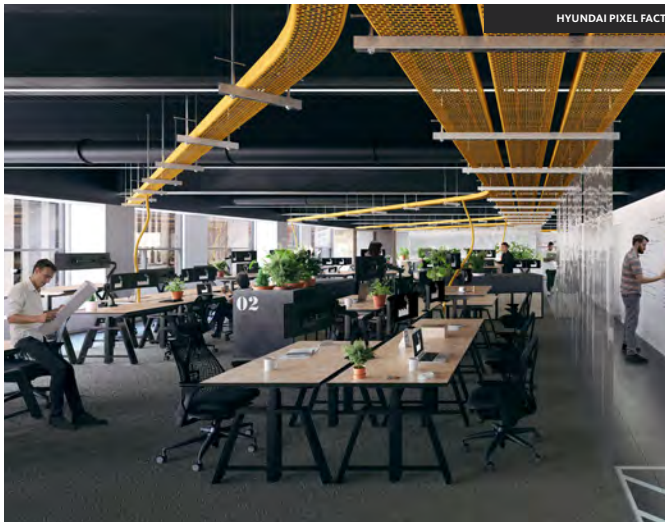
Indicative view looking down into level 1 (co-working) office space from level 2 (co-working) office space



Source: Hyatt, London



Source: Hyatt, London



Source: Pixel Factory, Seoul

# 2.4 BUILDING PLANS | ACCESS STRATEGY

## 2.4.5 ACCESS STRATEGY

The primary entrance into the One Station Hill building will be from the northern side facing Station Hill Square. This will ostensibly be a pedestrian entrance in close proximity to Reading Station, the bus station and taxi drop-off on Station Hill.

A secondary entrance is located on the south eastern corner of the building, directly on Garrard Street. This provides an entry point in close proximity to a vehicular drop-off. The Garrard Street entrance will also serve to activate this street.

Service entrances will be through a services road shared with Thames Tower, neatly integrating this critical function away from prime public space.

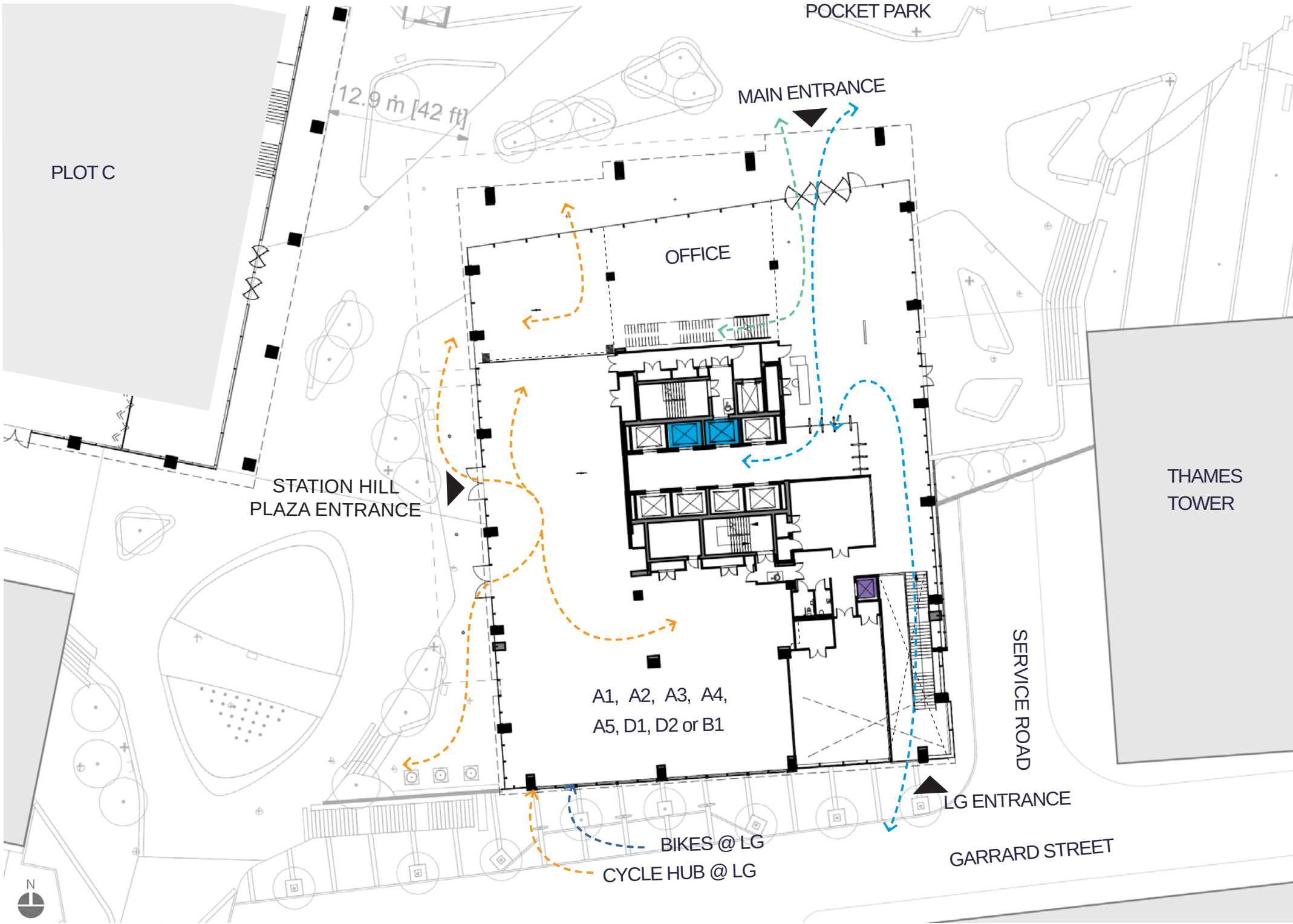
Class A1, A2, A3, A4, A5, D1, D2 or B1 uses facing the new plaza will be accessed directly through the square facing frontage, as well as potentially through the main building entrance hub.

Units on the Lower Ground will activate the Garrard Street frontage.

Bicycles will enter from Garrard Street, connecting into the Lower Ground lobby.

The car park can be directly accessed from the Lower Ground lift lobby for VIP office users.

- Public Access
- Office Users
- Co-working Users
- F&B/Retail Customers
- Lift to Lower Ground Level Parking and Offices
- Lift to Lower Ground Level Garrard St Entrance
- Other Lifts to Office Floors



# 2.4 BUILDING PLANS | GROUND PLAN

## 2.4.6 GROUND

- Three storey high portico on the north facade.
- The main office reception is to the northeast corner of the ground floor level, adjacent to Thames Tower.
- The Ground reception connects to the lower ground level entrance at Garrard Street.
- A platform lift operates from the lower ground level to the main reception on the ground floor.
- Eight high rise and low rise lifts from the ground floor level reception connect to the floor office levels.
- Shared meeting / conferencing facility / multi-function rooms and break-out space are located adjacent to passenger lifts.



Source: 25 Kent, New York



Source: Hotel Pullman, Sao Paulo



Source: Whitechapel Building, London

- ① Portico
- ② Flexible space - Class A1, A2, A3, A4, A5, D1, D2 or B1
- ③ Flexible Units - Class A1, A2, A3, A4, A5, D1, D2 or B1
- ④ Lift Lobby
- ⑤ Foyer
- ⑥ Stairs leading to (Co-working) office floors
- ⑦ Escape stairs (Ground is secondary means of escape to external space)
- ⑧ Landlord services

**AREAS**  
GIA 2,048 sqm

