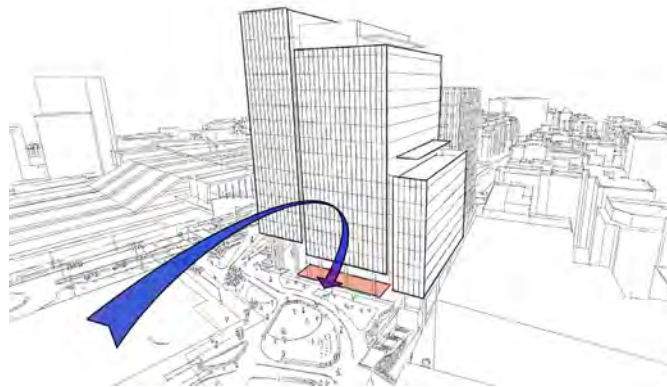


2.5.5 CURTILAGE FACADE

Canopy

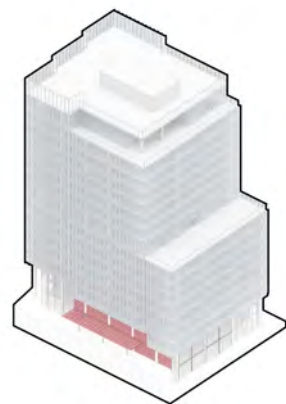
To mitigate predominantly westerly down-winds on the western facade, affecting conditions at Plaza level, a permeable/solid canopy has been included at Ground floor soffit level. The canopy will be a dark grey ppc metal frame with louvres, slats, grating and or perforations acting to defuse down-drafts.



Set-back Glazed Façades

Set-back façades, including retail façades at Ground, and elements of first and second floor façades will be glazed curtain walls, set on either a 1.5m or 3m module. The façades will include pivoted doors, zones for retail signage and provisions for display windows. The areas of solidity for will be for tenant ventilation, signage, graphics and solar gains mitigation.

These façades will seek to apply high transparency glazing in order to maximise inward views.



Exterior
Fair-faced concrete column

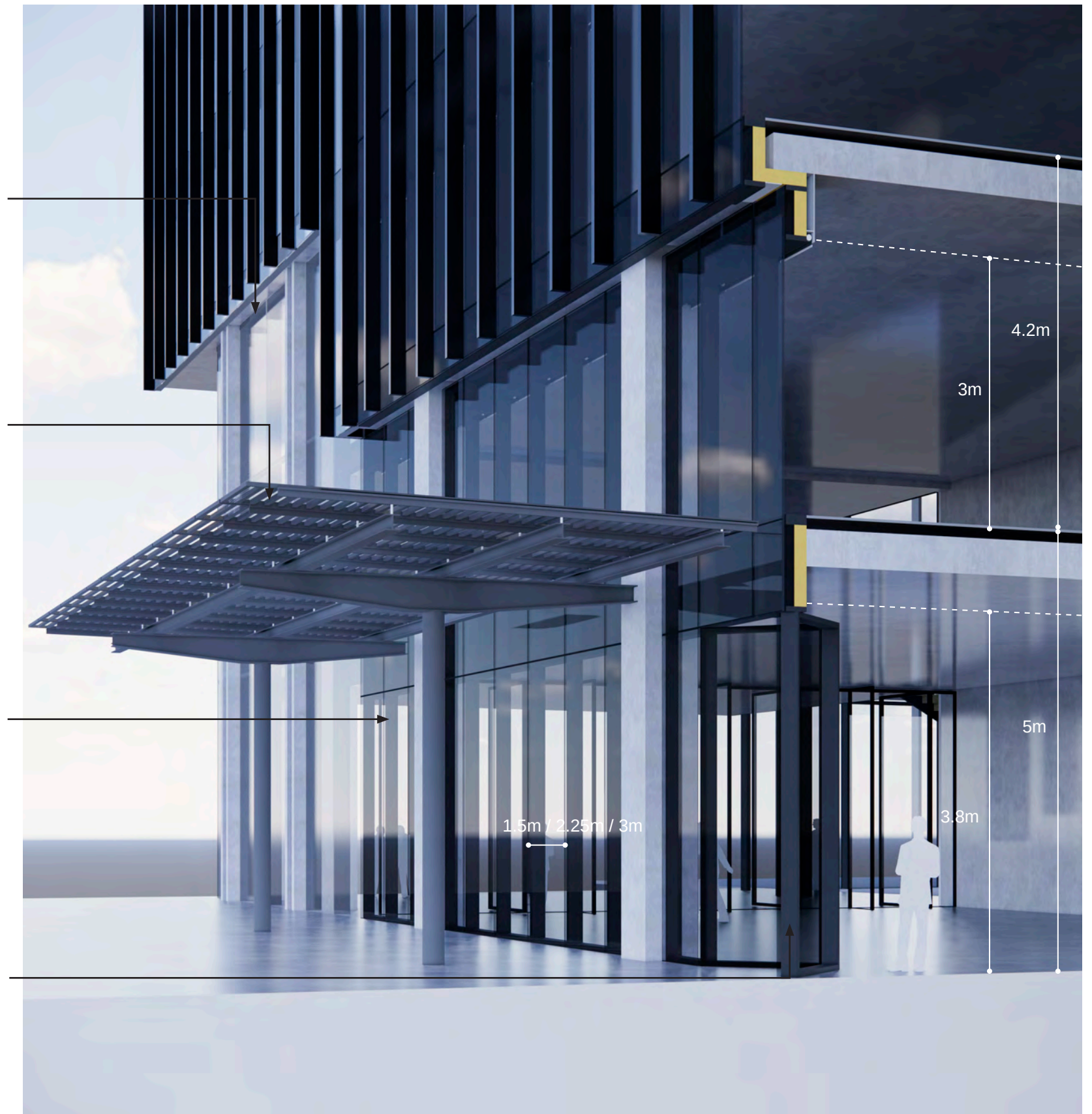
Dark grey ppc metal canopy, with wind diffusing horizontal fin, grating or perforations.



Glazing | High transparency
(Stick System)



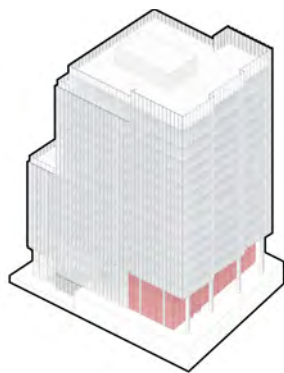
Framing | Panels | Doors
Dark grey Interior and exterior



2.5 FACADE & MATERIALITY | ENTRANCE FACADE

2.5.6 LOBBY FACADE

- An approximate 12m high glazed wall will maximise views in and out of the triple height hub. This north facing glazing will be highly transparent. Panel sizes will be large format supported by a fine dark grey painted metal frame of mullions and transoms.
- The facade will accommodate two dark grey metal framed glazed revolving doors, as well as a dark grey metal framed glazed pivoted pass door.
- The facade can include an element of branded signage and/or building numbers and or name, to be developed in the coming stages.
- The portico soffit and columns will be fair-faced concrete.
- The soffit can include surface mounted or recessed light fixtures illuminating the public realm below.



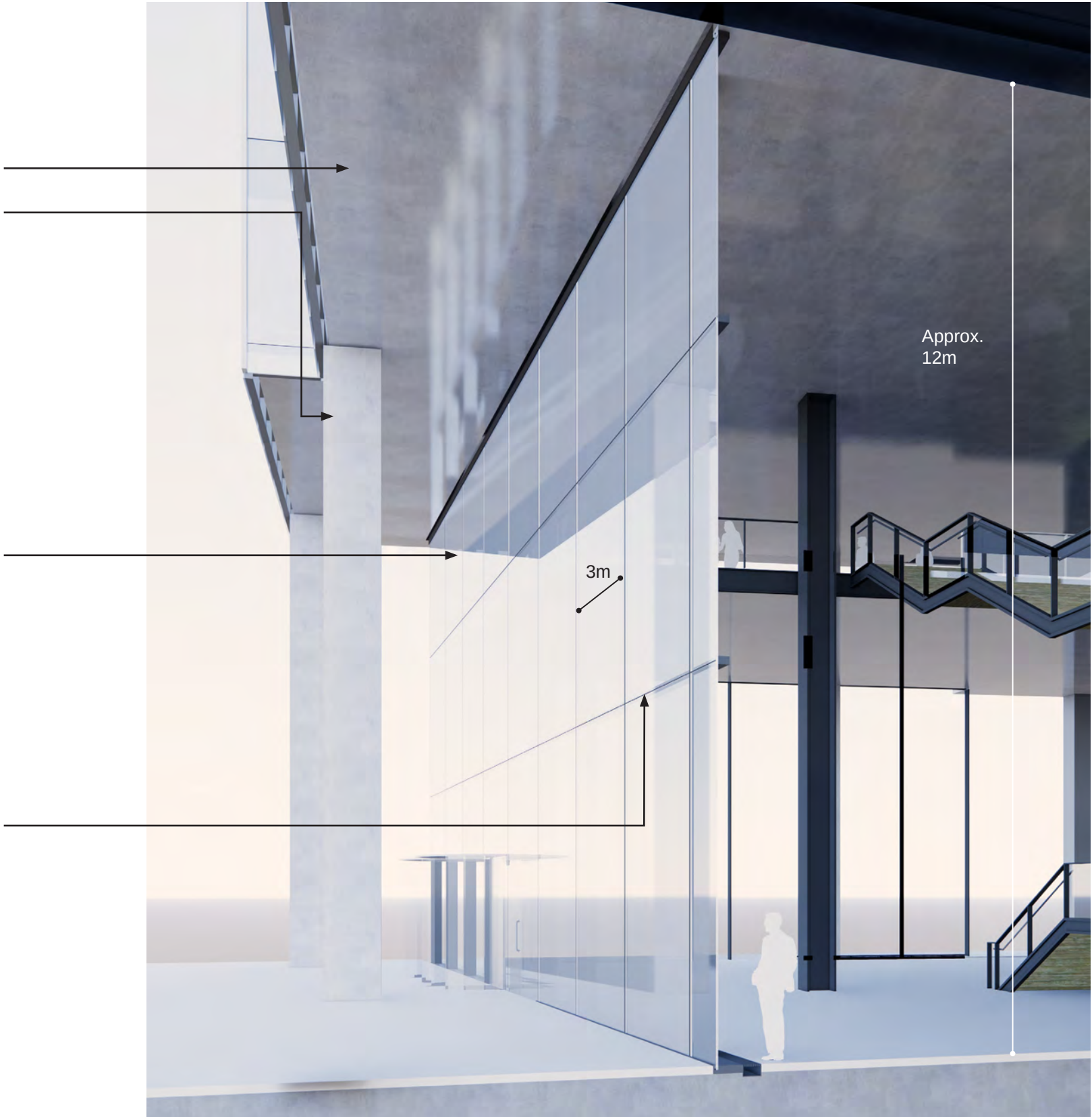
Soffit and columns
Fair-faced concrete
Can include element of
surface mounted / rebated
lighting.



High transparency double
glazing



Interior
Dark grey mullion



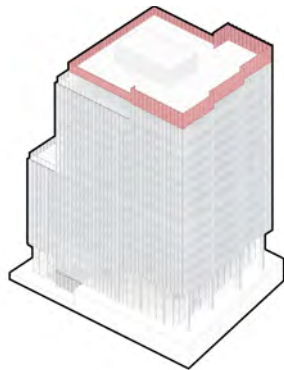


Northwest view looking South west

2.5 FACADE & MATERIALITY | PLANTROOM SCREEN

2.5.7 THE PLANTROOM SCREEN

- Double glazed curtain wall façades on northern side of the building, will continue upwards beyond the level of the roof to conceal the plant space. These glazed panels will be opacified. The building top on the north projection will therefore appear to be a continuation of the office floors below, similar to the spandrel panels.
- Plant screens around the southern plant enclosure will be dark grey painted perforated/solid metal panels.
- The top floor facade projection and screens are required to conceal exposed plant from nearby viewpoints.



Perforated/solid Metal Screen



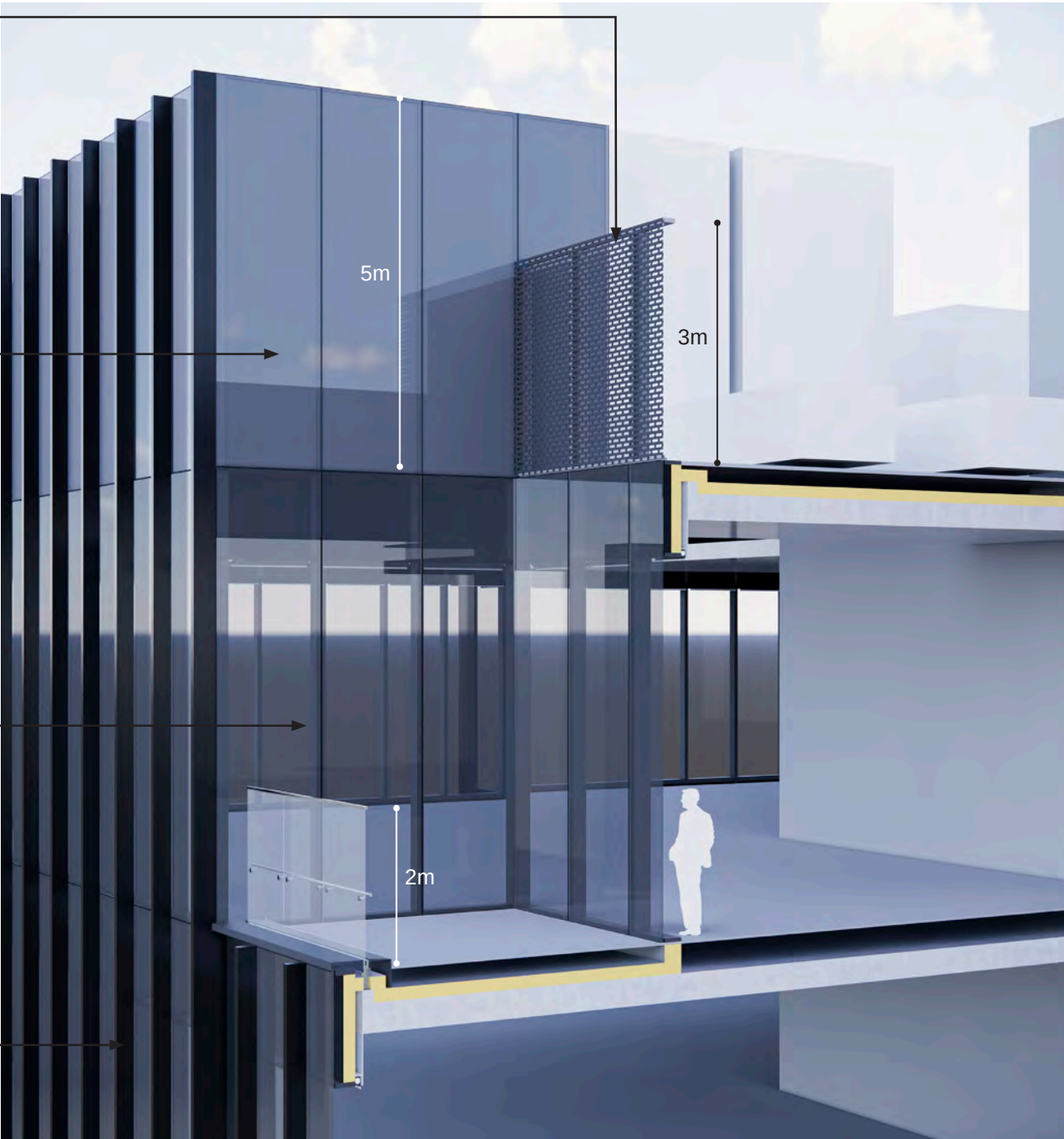
Glass Shadowbox Projection Screen



High transparency double glazing



Exterior
Silver, light grey or dark grey
metal fins





2.5 FACADE & MATERIALITY | COMPOSITION

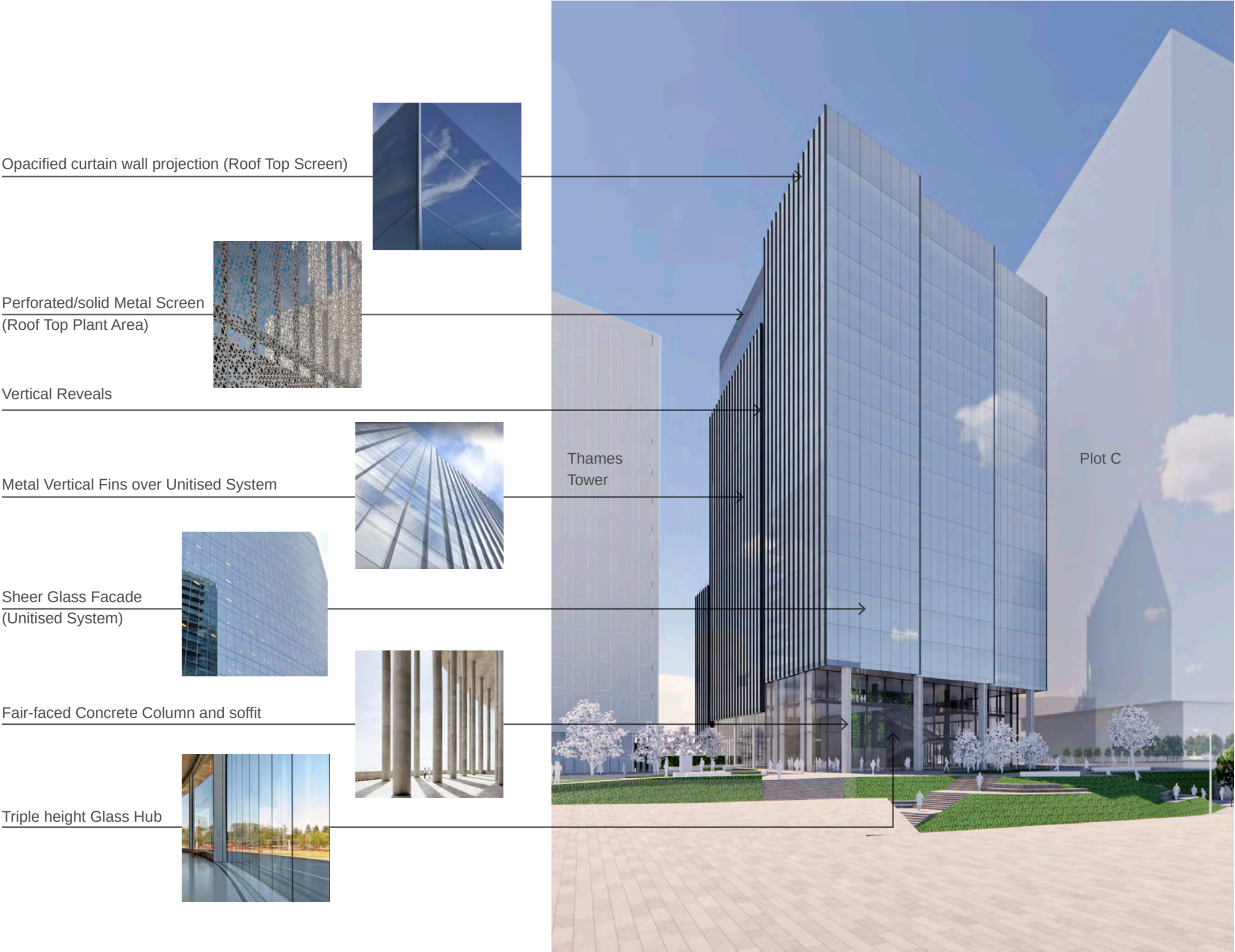
2.5.8 MATERIALITY | NORTH EASTERLY VIEW

The north eastern view is characterised by the expression of three building volumes ascending towards Station Hill Square, appearing to reach the highest point on the corner facing the primary approach into the development.

The eastern elevation facing Thames Tower will be contrasted against the northern facade by the application of vertical fins, defining the form of One Station Hill.

Gentle steps articulating movement towards the gateway formed alongside Plot C, are subtly emphasised by the demarcation of corners with fine contrasting fins.

The building is 'lifted' to reveal a highly transparent welcoming hub, the stepped public realm notionally extending inside the hub, while creating a strong continuation of the outside in.



2.5.9 MATERIALITY | SOUTH WESTERLY VIEW

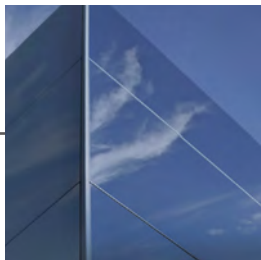
The south western view is characterised by the expression of three building volumes descending towards Station Hill Plaza. Reducing the scale to the south creates two generous set-back terraces celebrating a rich, warm daylight orientation.

Inversely, the ascending building volumes direct movement from the Plaza into Station Square.

The western elevation facing Plot C will be contrasted against the southern facade by the application of vertical fins, defining the form of One Station Hill.

The building is 'lifted' to reveal a highly transparent welcoming hub, including retail/F&B/other uses, creating a strong continuation of the outside in.

Opacified curtain wall projection (Roof Top Screen)



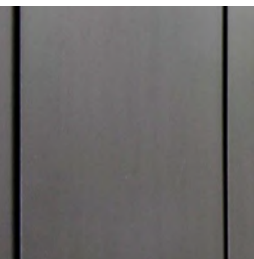
Unitised Curtain Wall



Metal Vertical Fins



Vertical reveal



Porous canopy



Retail Facade



2.6

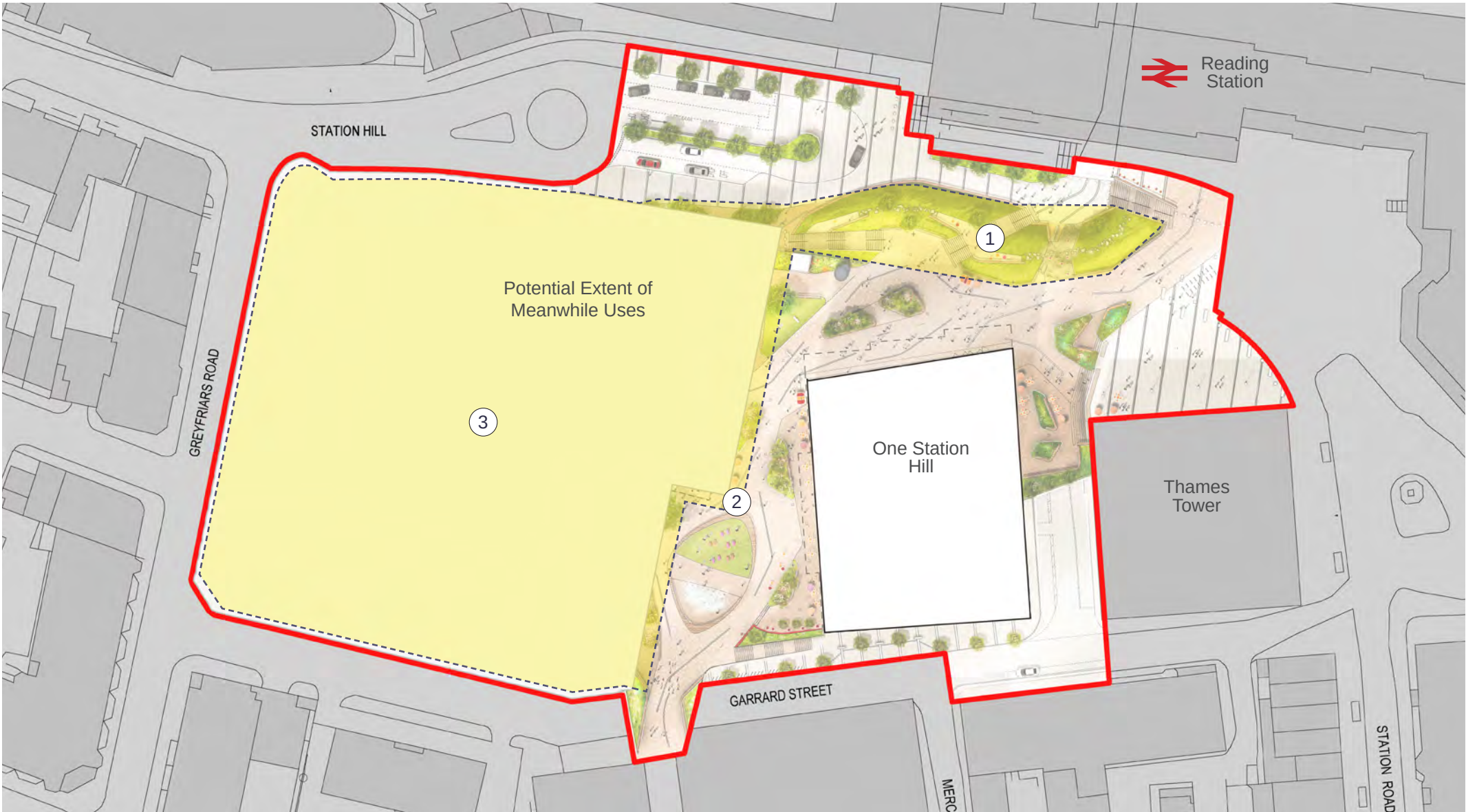
MEANWHILE USES

2.6 MEANWHILE USES

2.6.1 MEANWHILE USES

A key objective of the Station Hill redevelopment is the activation of the site to create engaging public realm. It is envisaged that meanwhile uses may be used to help activate the development during the construction and interim development phases. These meanwhile uses will be focused along the periphery of Phase 2 development areas as well as potentially within the Phase 3 development site. Areas designated for meanwhile use will be flexible to allow for a variety of functions such as pop-up food or beverage kiosks, temporary social or community space, seasonal events and attractions. Temporary surface parking may also be provided in some meanwhile use areas. The meanwhile uses will be subject to future discussion with Reading Borough Council and will require the necessary approvals. It is anticipated that the meanwhile uses will occur as described below:

- ① Phase 2: During the development of Phase 2 and One Station Hill the northern edge of the podium may be activated with meanwhile uses such as food and beverage kiosks or public art installations until the completion of the Pocket Park.
- ② The western edge of the Phase 2 podium may be activated with food and beverage related meanwhile uses until the completion of Phase 3.
- ③ In addition to food and beverage kiosks and public art installations, Phase 3 has the potential for larger scale meanwhile uses such as seasonal events, sporting activities and surface parking.



Illustrative Site Plan - Phasing and Meanwhile Uses

-  Potential Extent of Phase 2 Meanwhile Uses
-  Potential Extent of Phase 3 Meanwhile Uses

2.6 MEANWHILE USES

Meanwhile uses related to the development of Phase 2 will occur between the station and One Station Hill to increase activation to this space prior to the completion of the Pocket Park. With the completion of the Pocket Park the focus of meanwhile uses will shift to Station Hill Square and the Phase 3 site, as described on the following page.



Example of temporary food truck



Example of temporary beverage truck



Meanwhile use location plan



Illustrative example - Temporary podium edge with pop up beach



Example of temporary food units

2.6 MEANWHILE USES

Meanwhile uses associated with Phase 3 will activate the western edge of Station Hill Plaza and also make use of the larger Phase 3 site.

Meanwhile uses associated with Station Hill Plaza will be food and beverage related with smaller scale temporary installations or events.

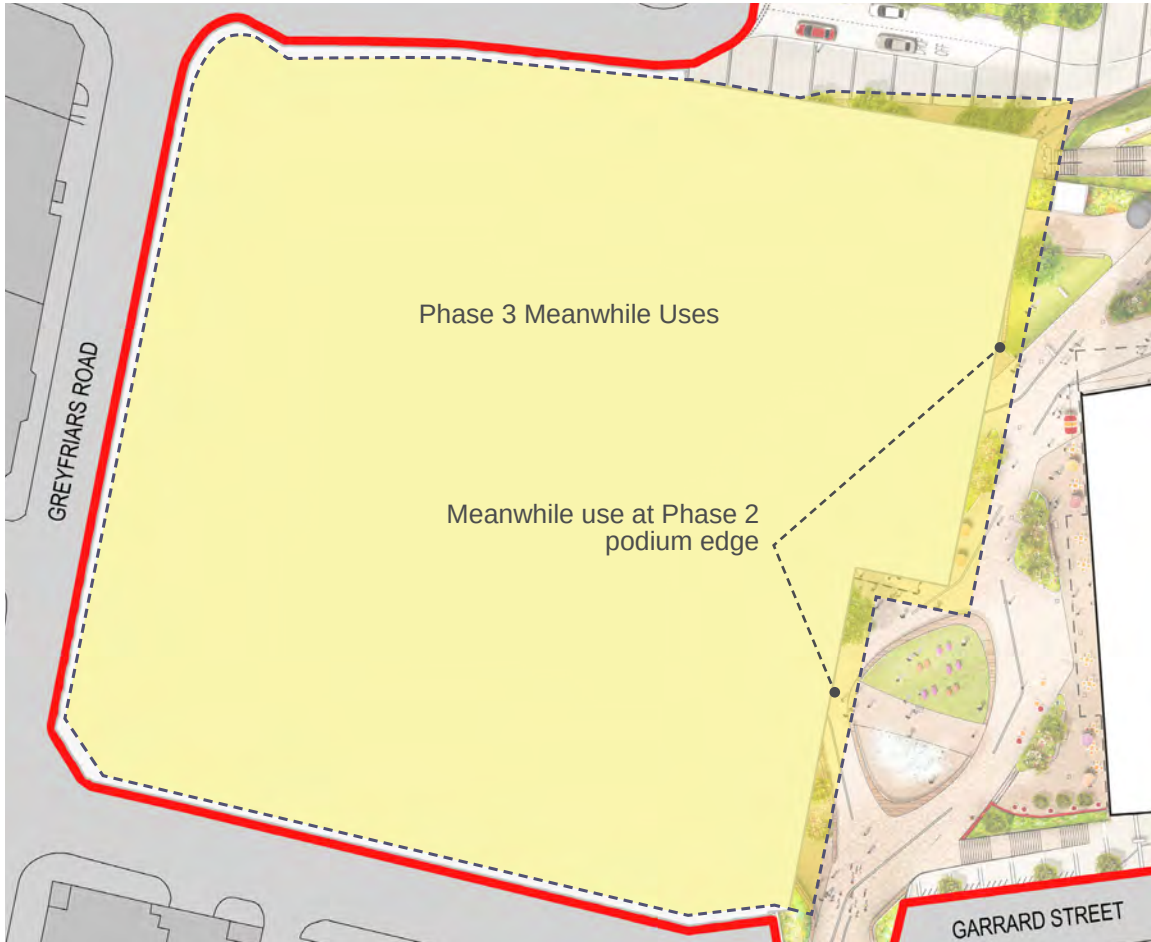
The Phase 3 site can accommodate larger scale meanwhile uses with larger scale events and social activities, as well as temporary surface parking.



Example of temporary events



Example of temporary food units



Meanwhile use location plan



Illustrative example - Station Hill One with activated Phase 3 podium edge



Illustrative example - activated Phase 3 podium edge at Station Hill Plaza

SECTION 3
OUTLINE SCHEME - PHASE 3

SECTION CONTENTS

SECTION 3 – OUTLINE SCHEME: PHASE 3

- 3.1 The Planning Application Approach
 - 3.1.1 Outline Application Phase 3
 - 3.1.2 Outline Schemes
- 3.2 Outline Scheme – Option 1
 - 3.2.1 Roof Plan
 - 3.2.2 Plaza Level (Level 00)
 - 3.2.3 Station Hill Street Level (Level -01)
 - 3.2.4 Garrard Street Level (Level -02)
 - 3.2.5 Basement Level (Level -03)
 - 3.2.6 Typical Upper Level
 - 3.2.7 Site Elevations
 - 3.2.8 Streetscape
 - 3.2.9 Public & Resident Amenity
 - 3.2.10 Plot C Overview
 - 3.2.11 The Building In Context
- 3.3 Outline Scheme – Option 2
 - 3.3.1 Overview
 - 3.3.2 Option 2 and Maximum Parameters
- 3.4 Outline Scheme – Option 3
 - 3.4.1 Overview
 - 3.4.2 Option 3 and Maximum Parameters
 - 3.4.3 Station Hill Plaza Hotel

3.1 THE PLANNING APPLICATION APPROACH

3.1.1 OUTLINE APPLICATION - PHASE 3

This hybrid planning application consists of detailed (Phase 2) and outline (Phase 3) elements.

The limits of the outline element are defined by parameters related to development above and below ground level.

The parameters allow for flexibility to bring forward different types of development that will respond to market conditions ensuring the scheme is deliverable throughout market changes through the coming years.

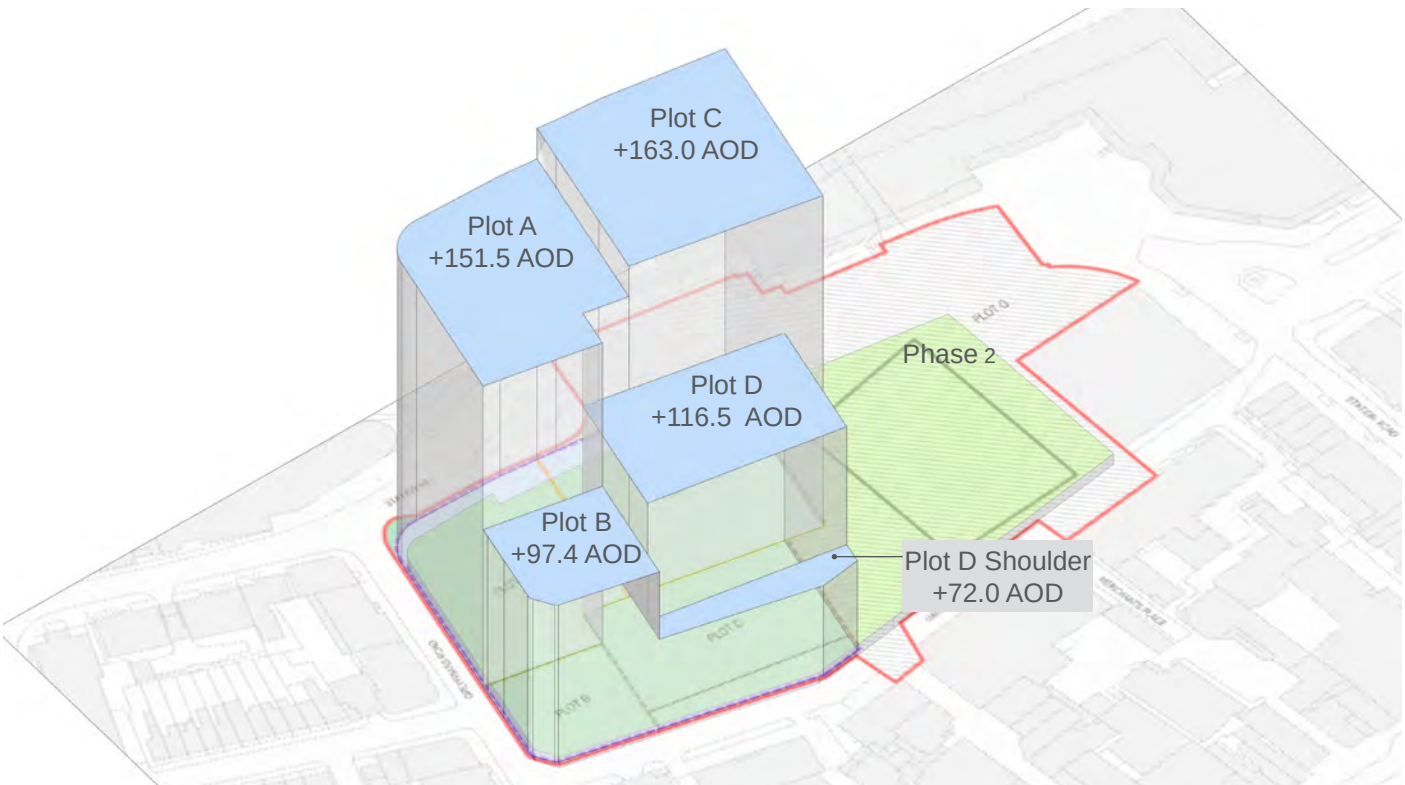
A design code has been prepared which provides more detail on the outline elements including:

- Townscape, heights and massing
- Public realm & landscape
- Masterplan principles
- Land uses & areas
- Distances between buildings
- Security
- Movement & access
- Activation
- Architectural character

The parameter plans, the design code, and conditions will ensure the quality of the scheme brought forward.



Outline Scheme - Above Ground - Refer to the Design Code for parameters relating to each outline plot.



Outline Scheme - Above Ground Maximum Parameters - Refer to the Design Code for more details relating to each outline plot



Outline Scheme - Basement extent