

STATION HILL NORTH READING

DESIGN CODE
SCENARIO 2
HYBRID PLANNING APPLICATION

OCTOBER 2025

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
1.0 Summary	2.1 Areas and Land Uses	3.1 Character and Use	4.1 Plot A - Land Uses and Areas
1.1 Introduction	2.2 Townscape Strategy	3.2 Character Area 1	4.2 Plot A - Massing
1.2 The Design Code	2.3 Maximum Plot Heights, Setbacks and Gaps	3.3 Character Area 2	4.3 Plot A - Setbacks
1.3 Purpose of the Design Code	2.4 Building Setbacks at Plaza Level and Plaza +1 - All Schemes	3.4 Character Area 3	4.4 Plot B - Land Uses and Areas
1.4 Masterplan Design Principles	2.5 Mixed Use Schemes - Distances Between Buildings - Plaza Level +2 and Above	3.5 Public Realm-Overarching Design Principles	4.5 Plot B - Massing
1.5 The Masterplan Components	2.6 All Commercial Schemes: Distances Between Buildings- Plaza Level +2 and Above	3.6 Hard Landscape	4.6 Plot B - Setbacks
1.6 Design Code Structure	2.7 Public Realm: Plaza Level	3.7 Soft Landscape	4.7 Plot C - Land Uses and Areas
1.7 Glossary of Terms	2.8 Streets	3.8 Ecology and Environment	4.8 Plot C - Massing
	2.9 Station Hill	3.9 Play and Recreation	4.9 Plot C - Setbacks
	2.10 Greyfriars Road		4.10 Plot D - Land Uses and Areas
	2.11 Garrard Street		4.11 Plot D - Massing
	2.12 Station Hill Plaza at One Station Hill and Plot G		4.12 Plot D - Setbacks
	2.13 Access, Circulation & Movement		
	2.14 Security		
	2.15 Basement		
	2.16 General Principles: Articulation		
	2.17 General Principles: Active Frontages: Materials & Elevational Treatment		
	2.18 General Principles: Entrances		
	2.19 General Principles: Balconies and Cantilevers		
	2.20 General Principles: Residential Uses		
	2.21 General Principles: Roofscape		
	2.22 General Principles: Balconies		
	2.23 General Principles: C1, C2 and C3 Use Class Buildings Elevational Treatment		
	2.24 General Principles: C1, C2 and C3 Use Class Buildings: Materials		
	2.25 General Principles: B1 Use Class Buildings : Elevational Treatment		
	2.26 General Principles: B1 Use Class Buildings : Materials		

1.0
INTRODUCTION

1.0 INTRODUCTION

1.0 SUMMARY

The outline planning consent includes two sets of the parameters plans. Whilst both scenarios are very similar, they allow the phase 3 masterplan to come forward in slightly different ways. Each set of parameter plans is supported by it own Design Code. This document sets out design guidance and rules that future development should be in accordance with as part of any future Reserved Matters Applications.

This document is the Design Code for the Scenario 2 Parameters Plans. The key differences between Scenario 1 and Scenario 2 are:

- Scenario 2 requires a gap between Plot B and Plot D. This creates a separate slender building for Plot D. A public connection is therefore needed from Station Plaza to Garrard Street. This is instead of providing a set back shoulder on Plot B and Plot D and creating a pedestrian route to Greyfriars Road (Scenario1)
- Scenario 2 Plot A and B is to be broken down vertically instead of horizontally. The Design Code sets out how there should be a step in mass down from North to South within Plot A and B. This is required in Scenario 2 design code instead of introducing a set back shoulder on the Greyfriars Road Elevation (Scenario 1)
- Scenario 2 allows for plant and lift overruns and can exceed the maximum plot parameter by 2.5m
- Scenario 2 amends the requirements for 'active frontages' slightly.

SCENARIO 1

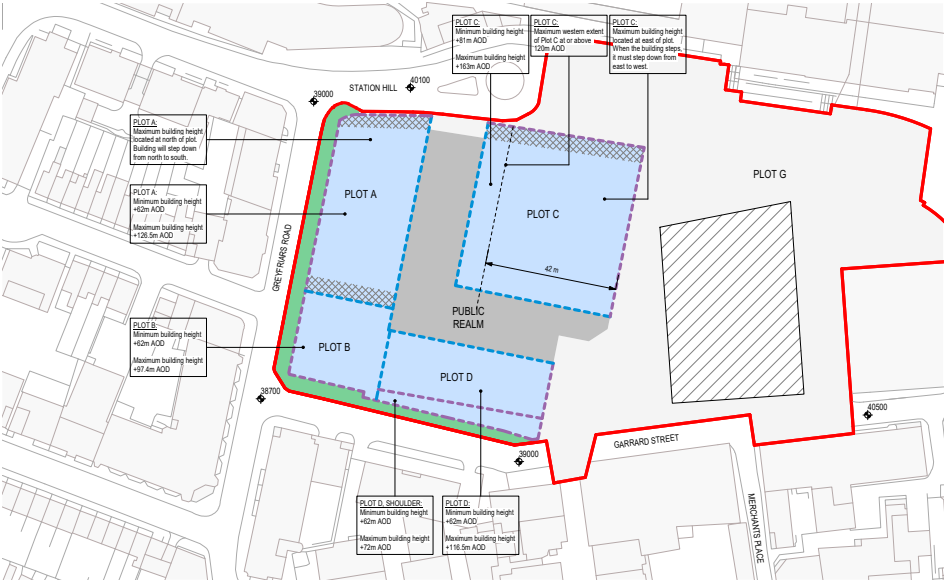


Fig. 1.0.1: Parameter Plans and max AODs (Scenario1)

Drawing List:

SHRN-CRL-SW-ZZ-PL-A-800-142	SHRN-CRL-S3-ZZ-PL-A-0720
SHRN-CRL-SW-ZZ-PL-A-800-143	SHRN-CRL-S3-ZZ-PL-A-0726
SHRN-CRL-SW-ZZ-PL-A-800-144	SHRN-CRL-SW-ZZ-PL-A-0254
SHRN-CRL-S3-ZZ-PL-A-0705	SHRN-CRL-SW-ZZ-PL-A-0256
SHRN-CRL-S3-ZZ-PL-A-0710	SHRN-CRL-SW-ZZ-PL-A-0258
SHRN-CRL-S3-ZZ-PL-A-0711	SHRN-CRL-SW-ZZ-PL-A-0260
SHRN-CRL-S3-ZZ-PL-A-0712	SHRN-CRL-SW-ZZ-PL-A-0263
SHRN-CRL-S3-ZZ-PL-A-0715	SHRN-CRL-SW-ZZ-PL-A-0264

SCENARIO 2

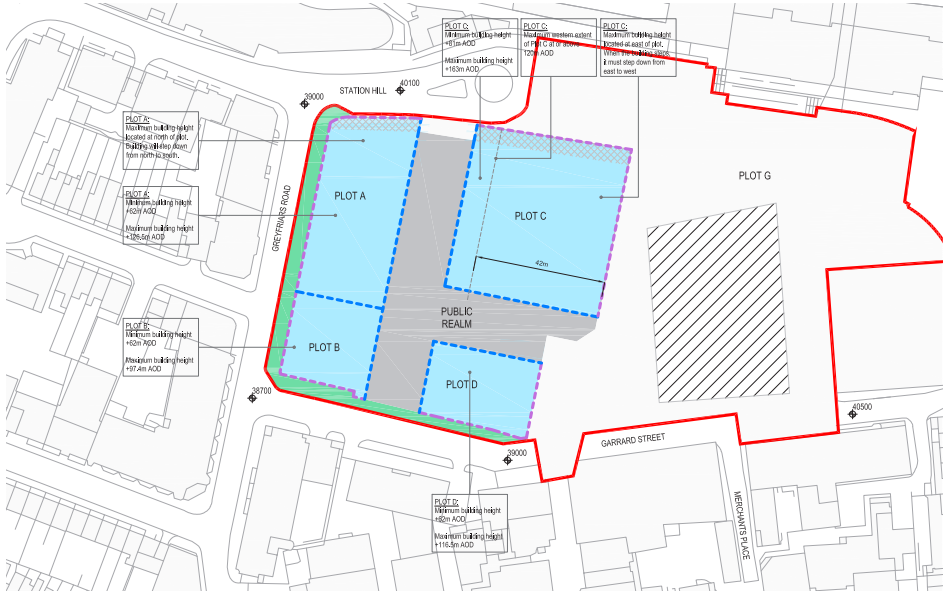


Fig. 1.0.2: Parameter Plans and max AODs (Scenario 2)

Drawing List:

SHP3-GEN-ZZ-ZZ-D-A-000254
SHP3-GEN-ZZ-ZZ-D-A-000705
SHP3-GEN-ZZ-ZZ-D-A-000710
SHP3-GEN-ZZ-ZZ-D-A-000711
SHP3-GEN-ZZ-ZZ-D-A-000712
SHP3-GEN-ZZ-ZZ-D-A-000715
SHP3-GEN-ZZ-ZZ-D-A-000720
SHP3-GEN-ZZ-ZZ-D-A-000726

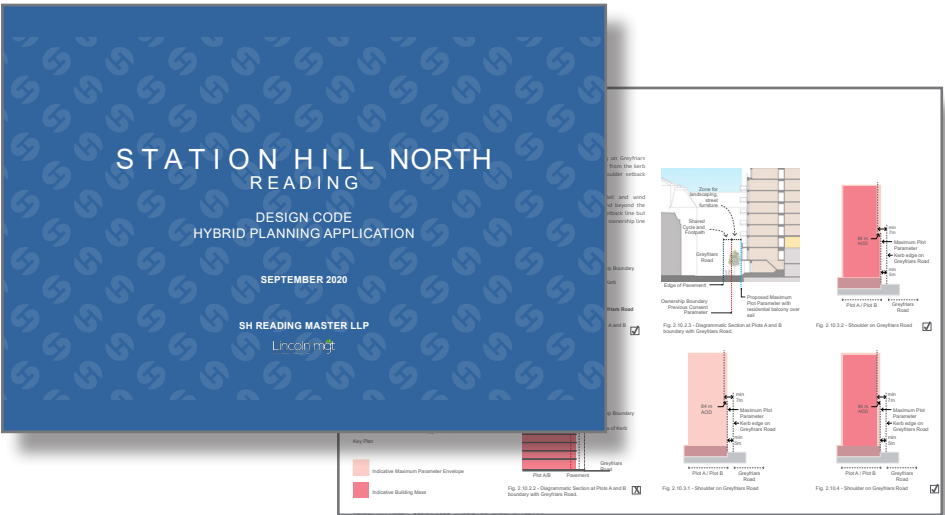


Fig. 1.0.3: Design Code (Scenario 1)

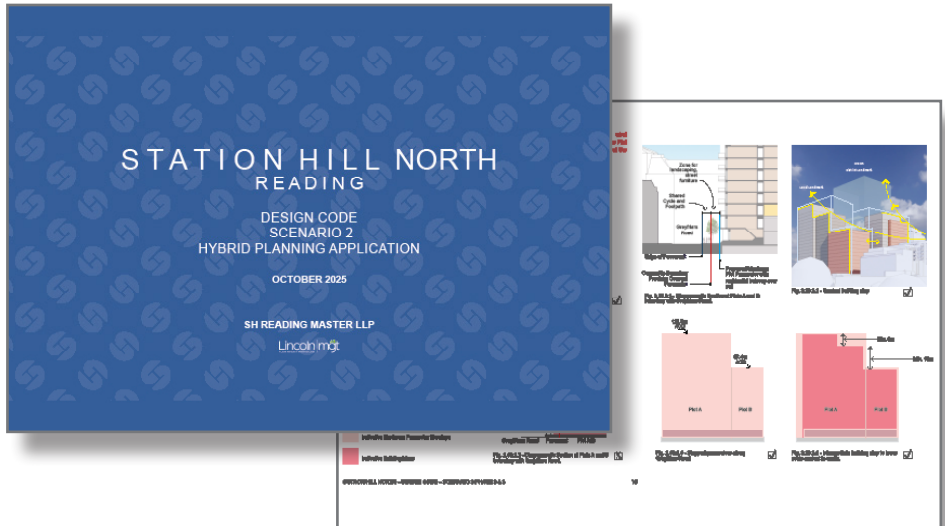


Fig. 1.0.4: Design Code (Scenario 2)

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. 1.1.1)
- 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. 1.1.2, Fig.1.1.3), 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 they meet the requirements of the planning permission, controls and the Reading Borough Council Development Plan.

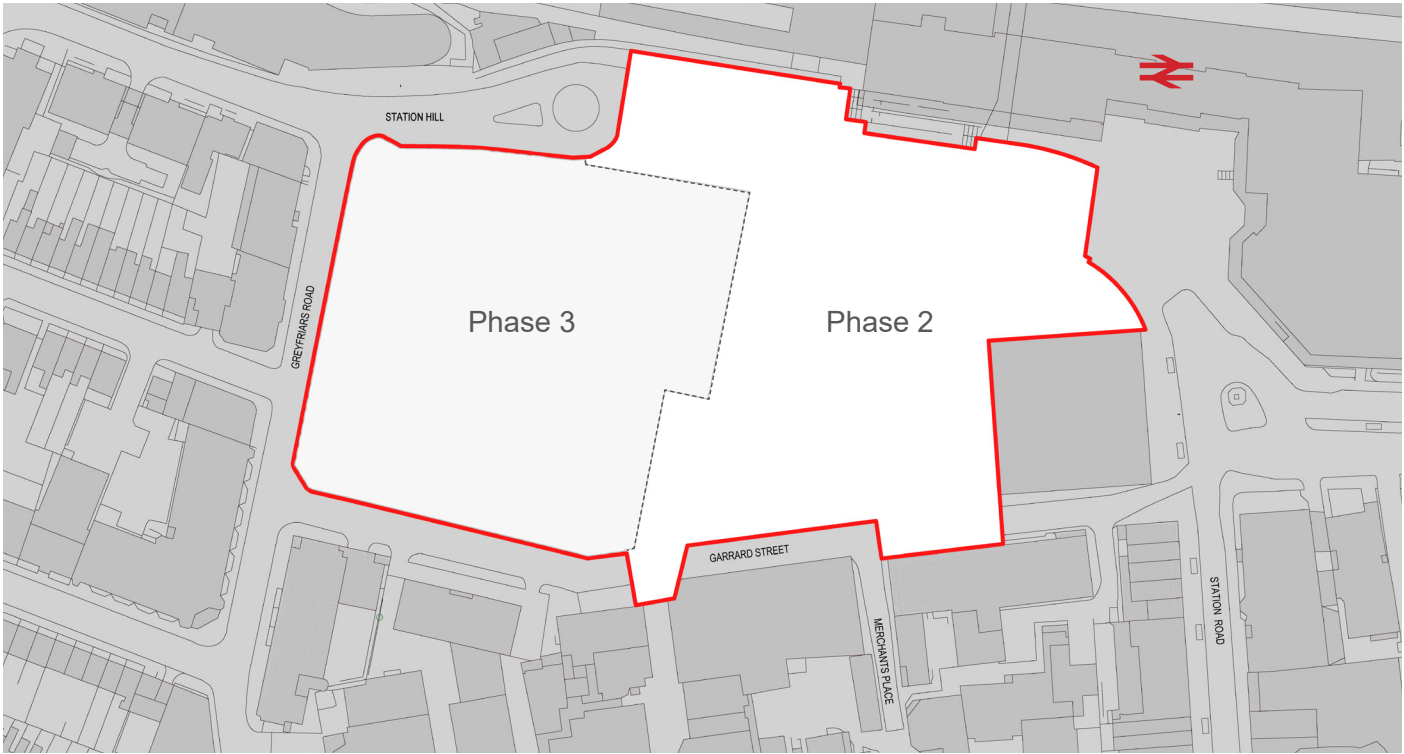


Fig. 1.1.1: Station Hill North Phases

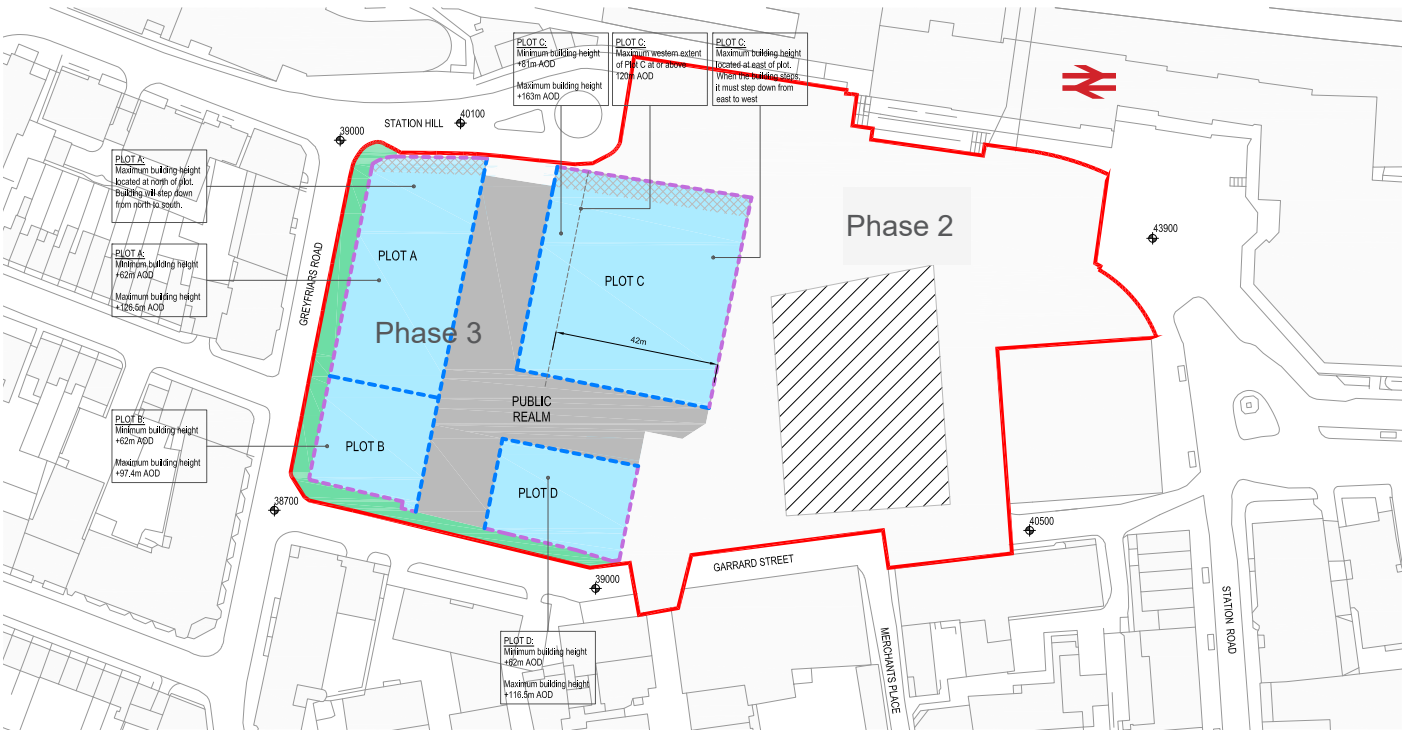


Fig. 1.1.2 Station Hill North Plots

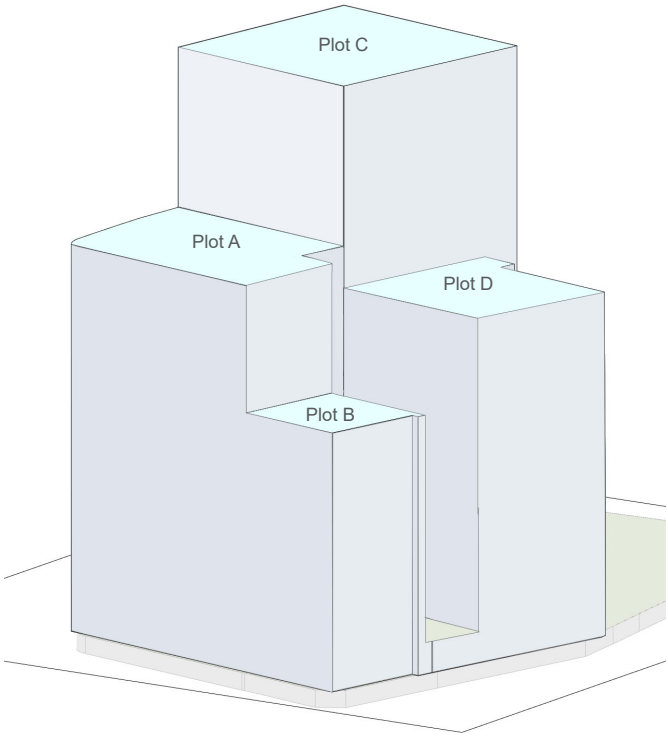


Fig. 1.1.3: Phase 3 Maximum Plot Parameter Massing

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 the masterplan and its 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

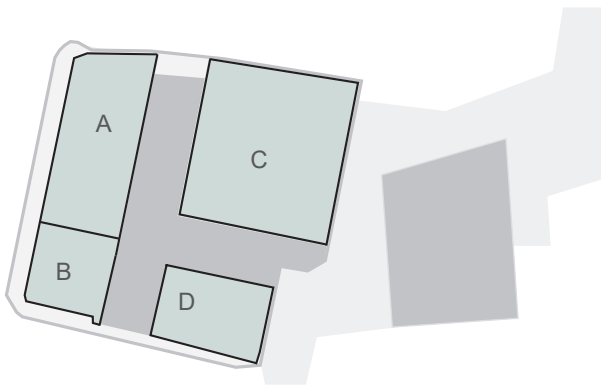


Fig. 1.5.4 a: North Site Plots

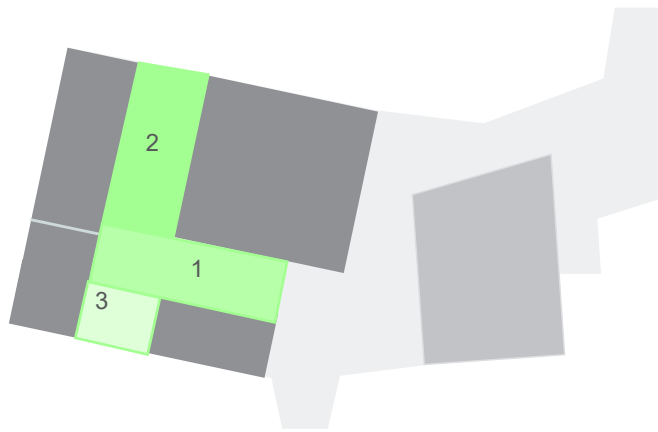


Fig. 1.5.4 c: Indicative Phase 3 Connections and Open Spaces

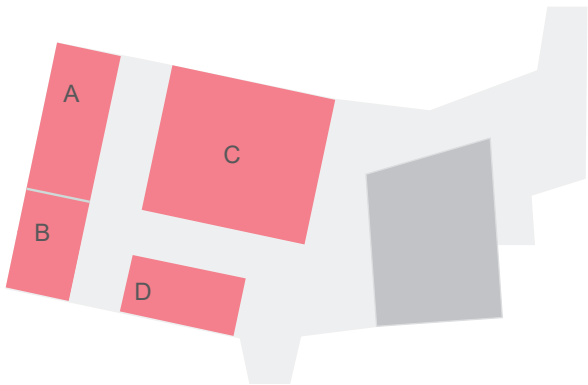


Fig. 1.5.4 b: Indicative Phase 3 Buildings

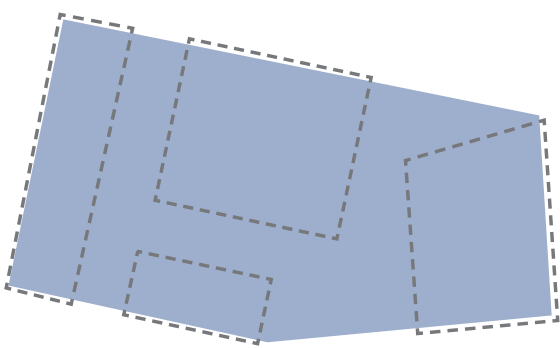


Fig. 1.5.4 d: Indicative Phase 3 Basement

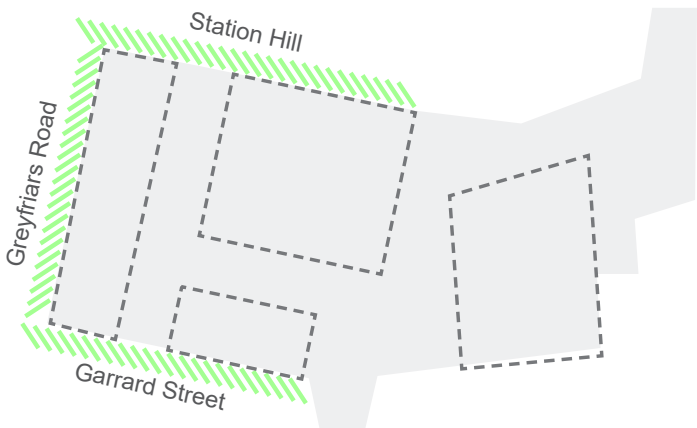


Fig. 1.5.4 e: Streets

1.6 DESIGN CODE STRUCTURE

- 1.6.1 The Design Code is 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.

Non Active Frontage
Refers to façades of buildings at street or Plaza level not designated as 'Active Frontage'. These façades will predominantly include residential frontages, entrances to the podium, access to cycle stores and service areas.

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 includes 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.

2.0
THE MASTERPLAN

2.0 MASTERPLAN

2.1 AREAS & LAND USES

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

2.1.2 The maximum and minimum areas per use that will be delivered in Phase 3 are summarised as follows:

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

2.1.3 There is no illustrative scheme for the proposed design set forth in this Design Code which represents 'Scenario 2' as defined under the S96a.

2.0 MASTERPLAN

2.2 TOWNSCAPE STRATEGY

2.2.1 The Dome: Plots A,B,C & D will work with neighbouring buildings within the tall building cluster as defined by the 'Reading Station Area Framework' with Station Hill North creating the peak of the 'dome' of Reading. This dome rises from the low rise development south of the Thames, over the emerging context north of Reading Station, peaks over Station Hill North, and descends back to the low rise development south of Friar Street (Fig. 2.2.1).

2.2.2 Landmark Buildings: The Reading Station Area Framework identifies zones within the development with the potential to be District and Local Landmarks (Fig 2.2.2). In light of this policy the tallest building in the Outline Application will be located to the northeast of the site nearest to the station (Plot C) designated as a potential District Landmark. The building heights descend to the adjacent Plot A and the secondary Local Landmark building. The plots continue to step downward to the lowest buildings on the corner of Garrard Street and Greyfriars Road, nearest the sensitive area of terraces on Stanshawe Road:

2.2.3 Heights: This hierarchy of building heights from northeast to southwest across the site is enforced by the Parameter Plans and the Maximum Plot Parameter heights. In the building hierarchy Plot C will have the tallest building at Station Hill, and be the 'crown' in the 'dome' over Reading, Plot A to the north-west of the site will be the second tallest serving as a Local Landmark. The maximum permissible heights step down from Plot C to Plot D and Plot B, with Plot B having the lowest permissible plot height (Fig. 2.2.3).

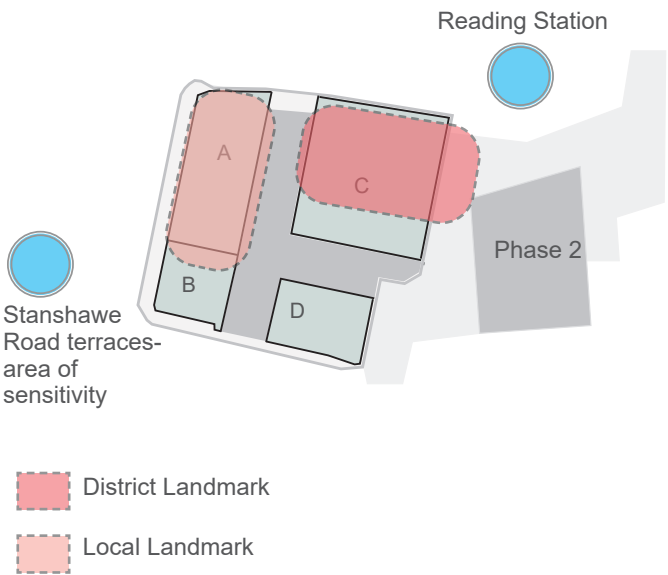


Fig. 2.2.2 - Hierarchy of building, Potential locations for District and Local Landmarks.

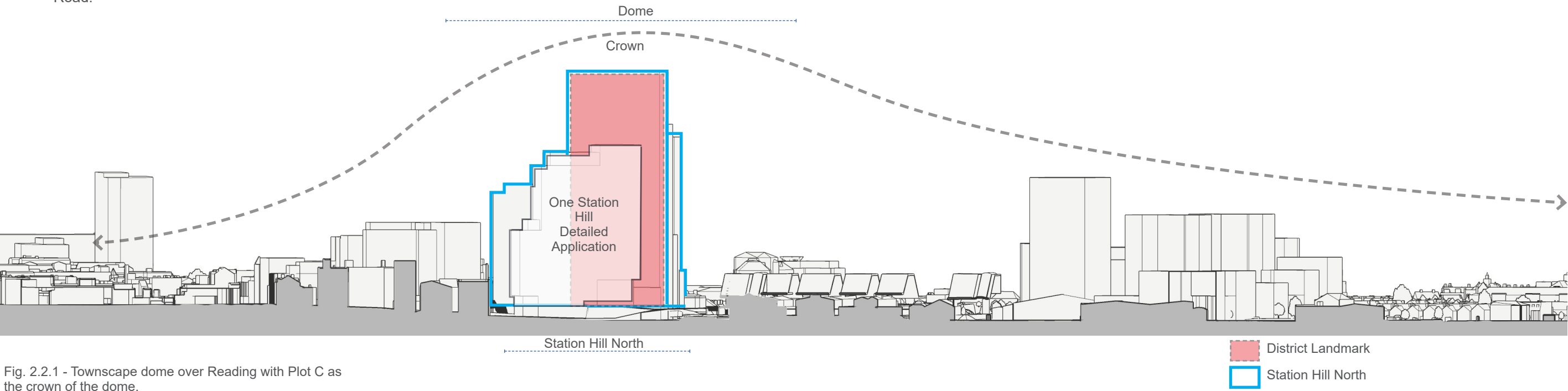


Fig. 2.2.1 - Townscape dome over Reading with Plot C as the crown of the dome.

2.0 MASTERPLAN

2.3 MAXIMUM PLOT HEIGHTS, SETBACKS AND GAPS

- 2.3.1 The Maximum Plot Parameter envelope defines the height limitations for each plot within the outline application (Fig. 2.3.1).
- 2.3.2 The height of Plot C must be at a minimum 8 meters taller than One Station Hill, which has been delivered in Phase 2 as part of the detailed planning application (Fig. 2.3.2).
- 2.3.3 In addition, Plot C building must be at a minimum 12 meters taller than the buildings on Plots A, B and D (Figs. 2.3.2).

2.3.4 Buildings Gaps / Silhouette: In order for tall buildings to be clearly discerned as individual buildings, it is important to maintain adequate gaps between buildings. The tallest building, on Plot C, will have gaps which extend from the top of the building to podium and street levels. Buildings on Plots A, C and D will decrease in scale from A to B to and a gap introduced between B and D to further reinforce the relationship between buildings. This setback will relate to building composition and massing of the scheme which comes forward. Gaps between will allow buildings to be read as individual elements within a larger composition of buildings, providing relief for public realm within the site (Figs.: 2.3.3-2.3.6).

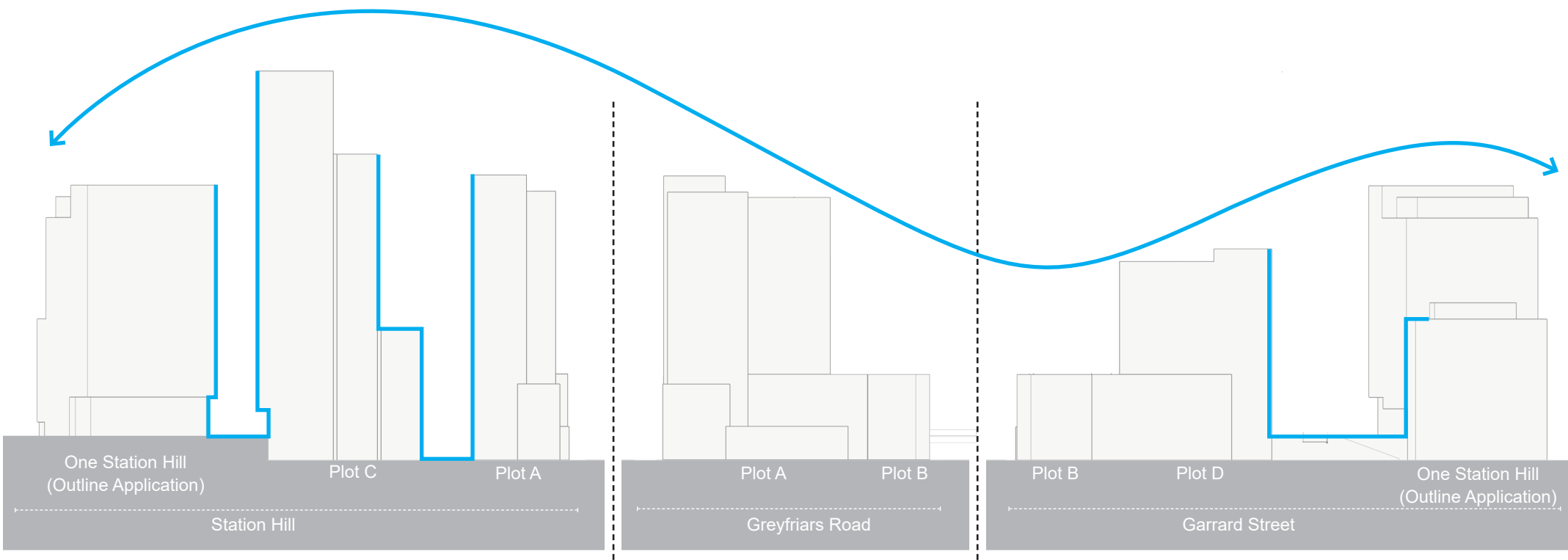


Fig. 2.3.1 - Stepping and gaps between buildings

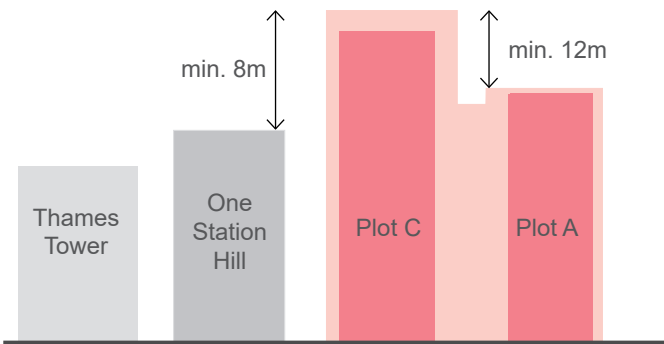


Fig. 2.3.2 - Buildings defined as separate masses

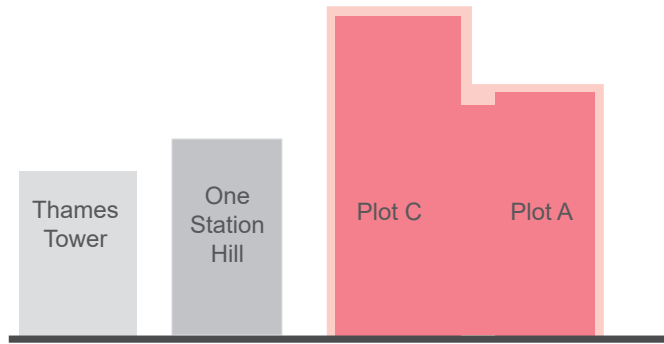


Fig. 2.3.3 - Buildings fill the Maximum Plot Parameter

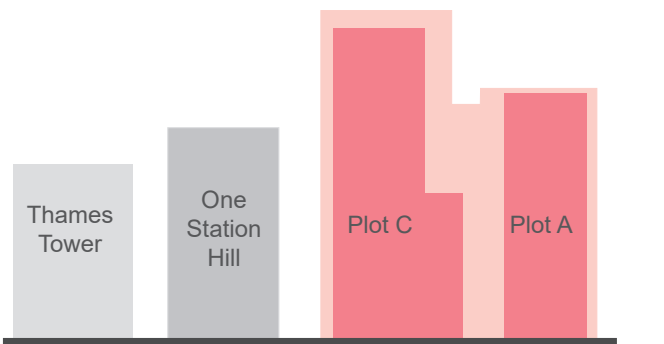


Fig. 2.3.4 - Buildings defined as separate masses

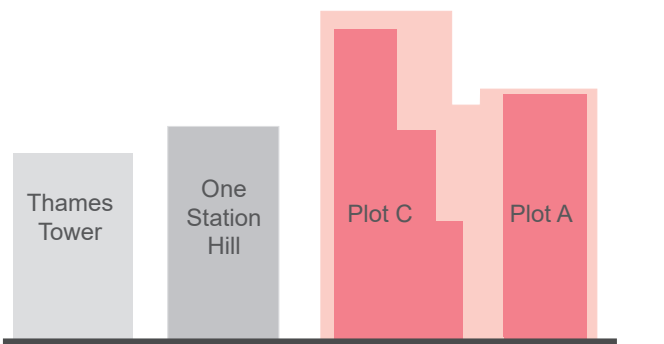


Fig. 2.3.5 - Tallest building at east of Plot C

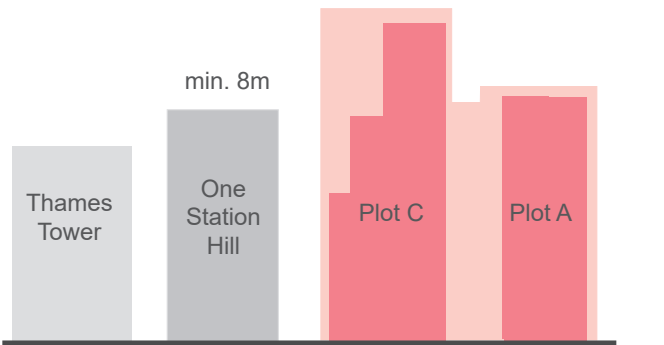
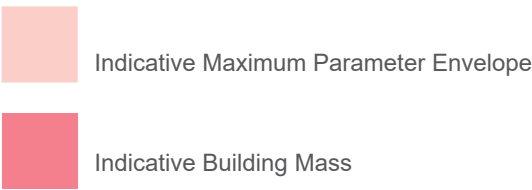


Fig. 2.3.6 - Plot C Stepping Up To The West



2.0 MASTERPLAN

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

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 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 Public access is to be provided from the core public realm to Garrard Street via a gap between plot B and D. As a common use class occurs between buildings on Plot B and adjacent Plot A, buildings on Plot A or B may connect without interruption as one building (Fig. 2.4.5.1, 2.4.5.2)

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 and may exceed the defined minimums.

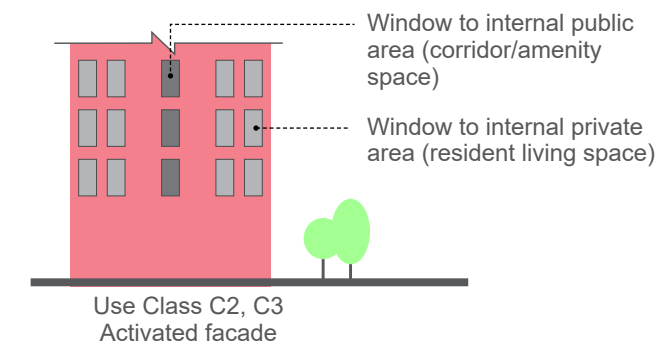
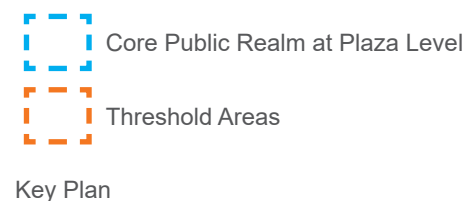
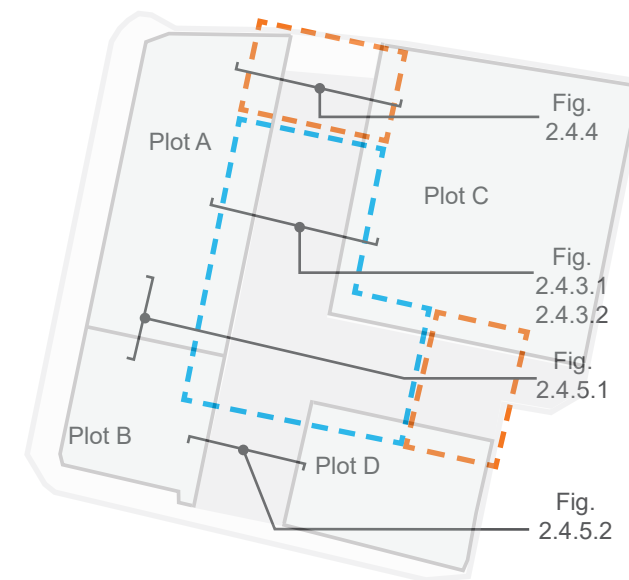


Fig. 2.4.3.1 - Activated Facade

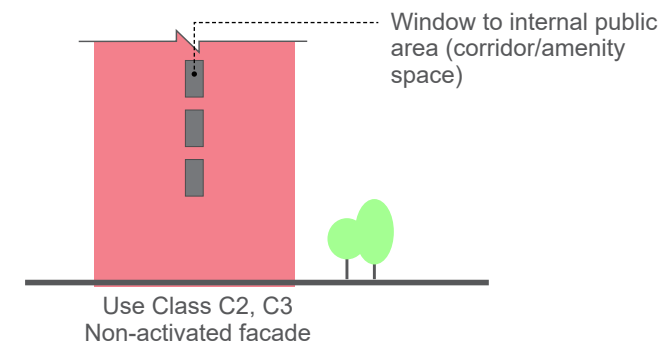


Fig. 2.4.3.2 - Non-Activated facade

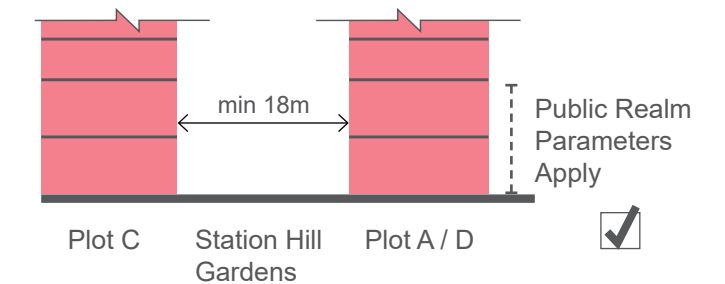


Fig 2.4.4 - Diagrammatic section at mixed use scheme public realm - 18meter width at core public realm and thresholds

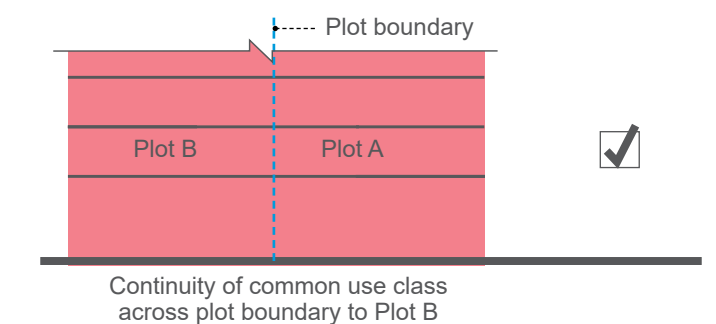


Fig. 2.4.5.1- Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

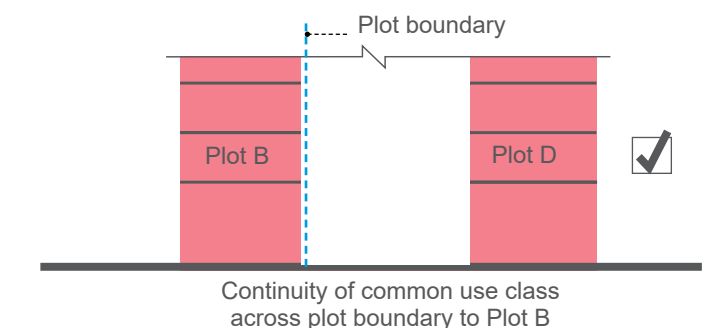


Fig. 2.4.5.2 - Diagrammatic Section - Allowance for a gap between building on Plot B and Plot D

2.0 MASTERPLAN

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

2.4.7 In order to provide flexibility for the scheme which ultimately comes forward, the Plot Parameters which define the core 18 meter wide public realm of Station Hill Gardens may deviate +/- 6 meters in any direction. 18 meters is a minimum width at Levels Plaza and Plaza + 1 and the Maximum Plot Parameters and this Design Code do not constrain the space from being wider than 18 meters.

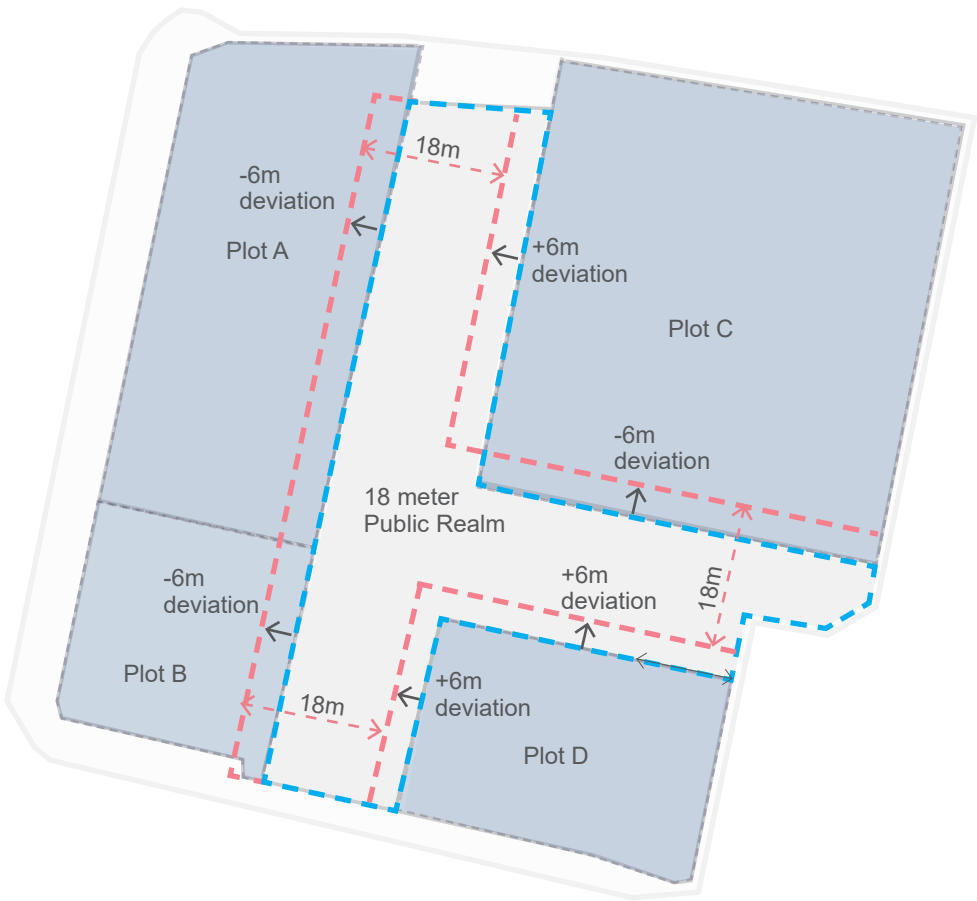


Figure 2.4.8 - Plot Parameter deviation

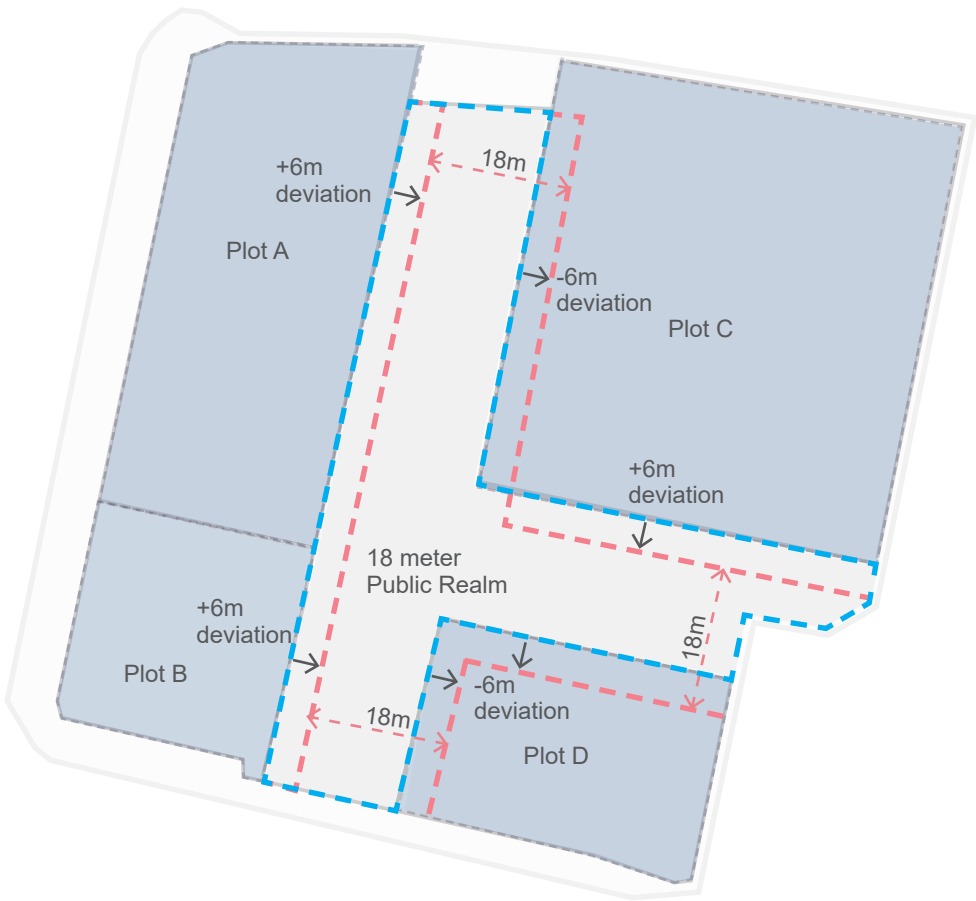
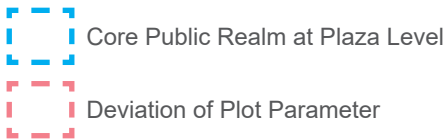
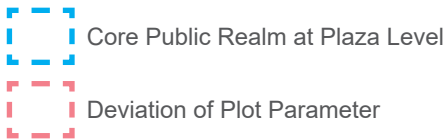


Figure 2.4.8 - Plot Parameter deviation



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.

2.5.6 Connectivity is to be provided from the core public realm to Garrard Street via a gap between plot B and D. Provided a common use class occurs between buildings on Plot B and adjacent Plot A, buildings on Plot A or B may connect without interruption as one building (Fig. 2.5.6.1, 2.5.6.2)

2.5.7 The distances between buildings as shown in the Design Code and Parameter Plans are minimum distances and need to be tested at point of Reserved Matters stage. The ultimate building configuration may require greater distances than the minimum to ensure the design is responsive to daylighting and micro-climate conditions.

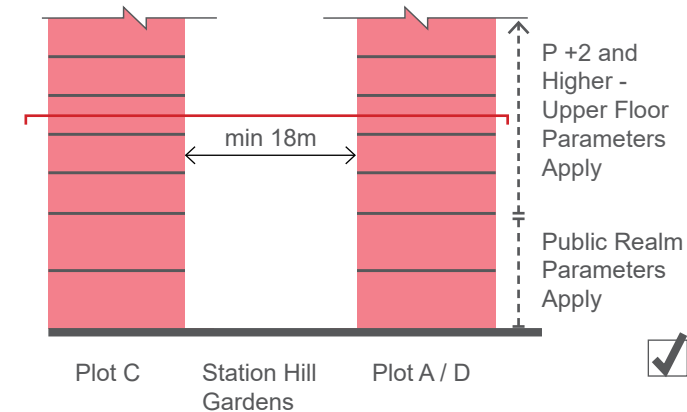
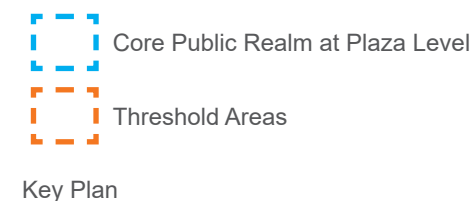
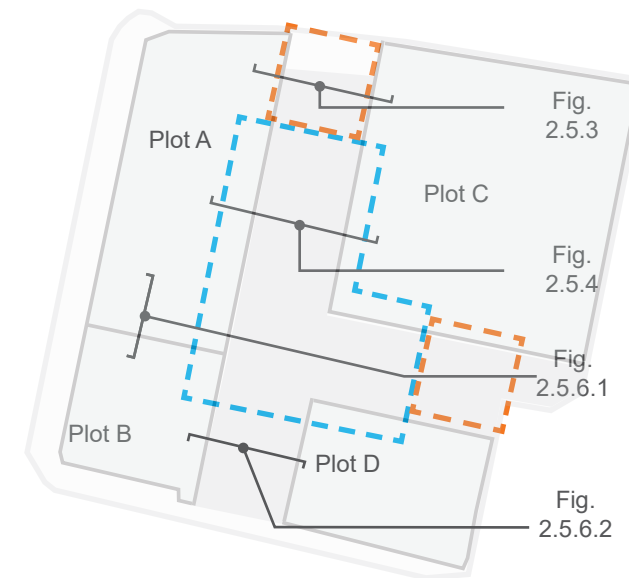


Fig. 2.5.3 - Diagrammatic Section - Distance between buildings at core public realm - Mixed Use Schemes.

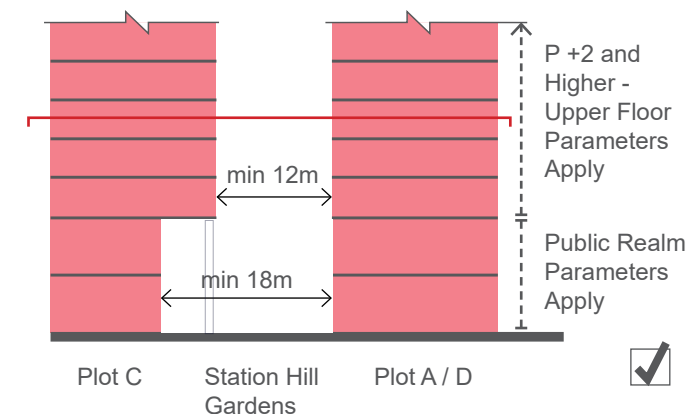


Fig. 2.5.4 - Diagrammatic Section - Distance between buildings at thresholds to core public realm - Mixed Use Schemes.

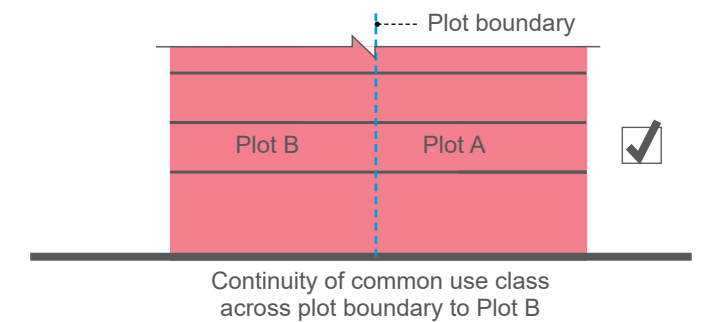


Fig. 2.5.6.1 - Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

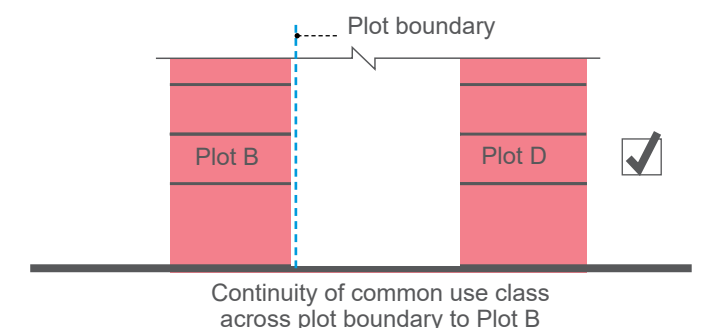


Fig. 2.5.6.2 - Diagrammatic Section - Allowance for a gap between building on Plot B and Plot D

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 Connectivity is to be provided from the core public realm to Garrard Street via a gap between plot B and D. Provided a common use class occurs between buildings on Plot B and adjacent Plot A, buildings on Plot A or B may connect without interruption as one building (Fig. 2.6.5.1, 2.6.5.2)

2.6.6 The distances between buildings as shown in the Design Code and Parameter Plans are minimum distances and need to be tested at point of Reserved Matters stage. The ultimate building configuration may require greater distances than the minimum to ensure the design is responsive to daylighting and micro-climate conditions.

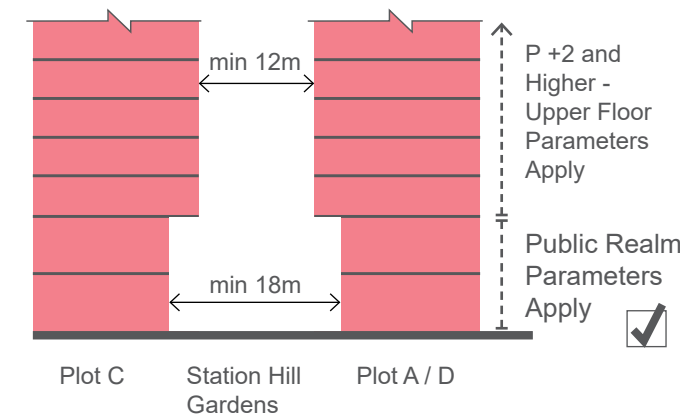
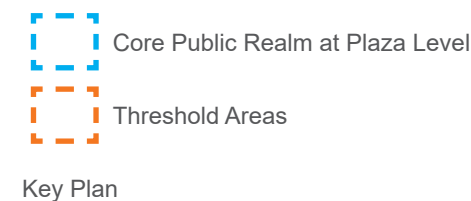
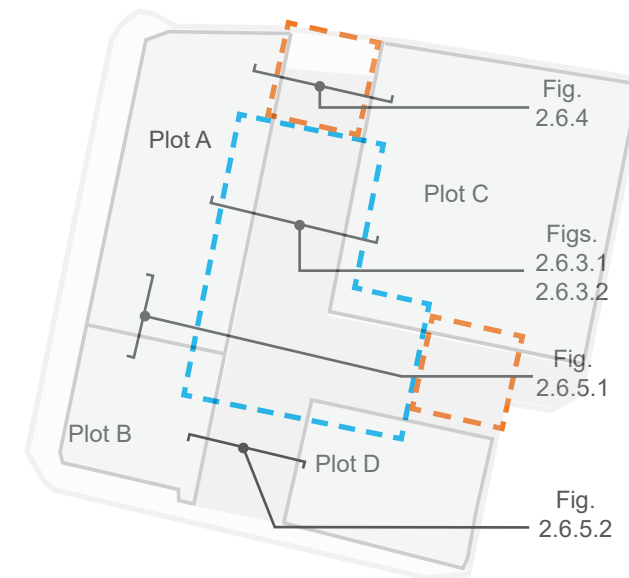


Fig. 2.6.3.1 - Diagrammatic Section- Distance between buildings at core public realm - All Commercial Schemes

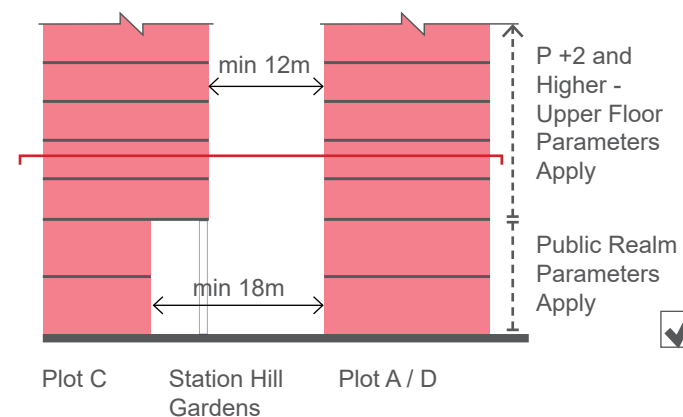


Fig. 2.6.3.2 - Diagrammatic Section - Distance between buildings at core public realm - All Commercial Schemes

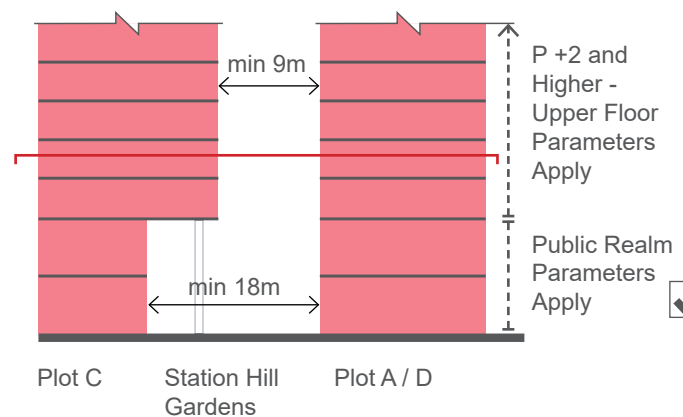


Fig. 2.6.4 - Diagrammatic Section - Distance between buildings at thresholds - All Commercial Schemes

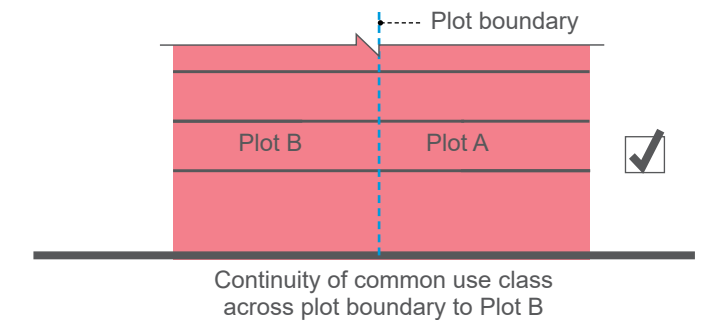


Fig. 2.6.5.1 - Diagrammatic Section - Allowance for internal connectivity between buildings of common use across Plot B boundary

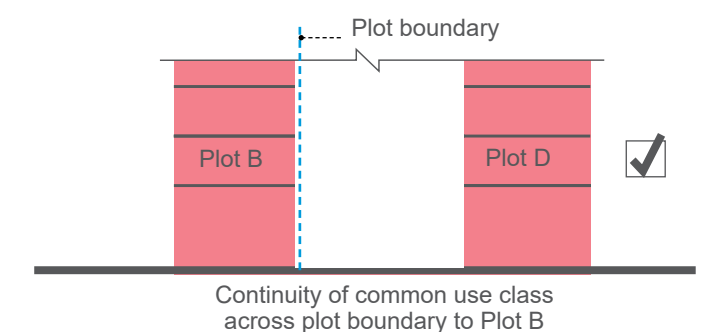


Fig. 2.6.5.2 - Diagrammatic Section - Allowance for a gap between building on Plot B and Plot D

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 +/-6 meter deviation to adjacent plot boundaries providing flexibility for the ultimate scheme delivered and ensuring the minimum public realm will be delivered (Figs. 2.7.2.1, 2.7.2.2, 2.7.2.3, 2.7.2.4, 2.7.2.5, 2.7.26).

2.7.3 The passageway connection from Station Hill Gardens level to Garrard Street will be a minimum of 18 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

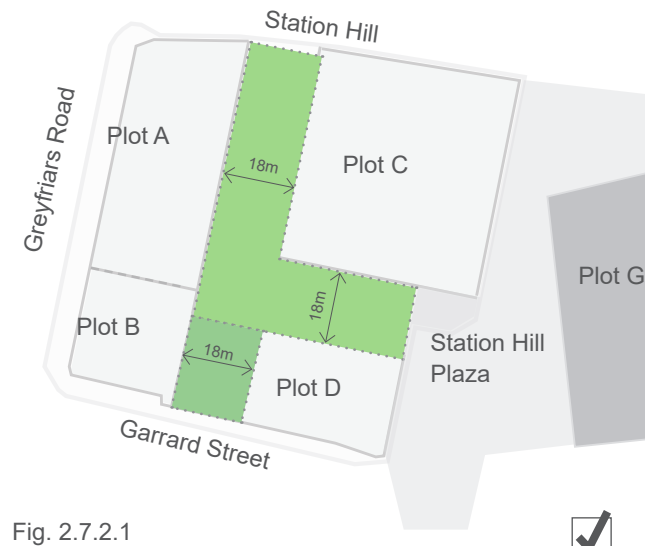


Fig. 2.7.2.1

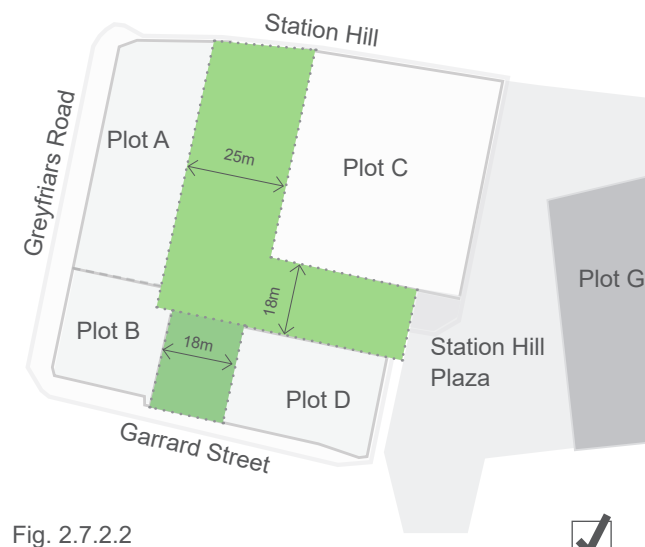


Fig. 2.7.2.2

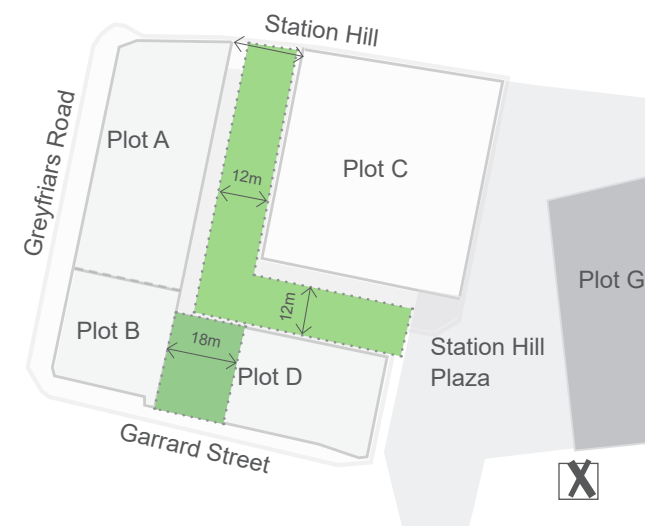


Fig. 2.7.2.3



Fig. 2.7.2.4 - Illustrative Plant establishing area standards.



Fig. 2.7.2.5 - Illustrative View (V1) illustrating area standards.



Fig. 2.7.2.6 - Illustrative Section (2.7.4.: S1) illustrating minimum dimension and area standards of core public realm.