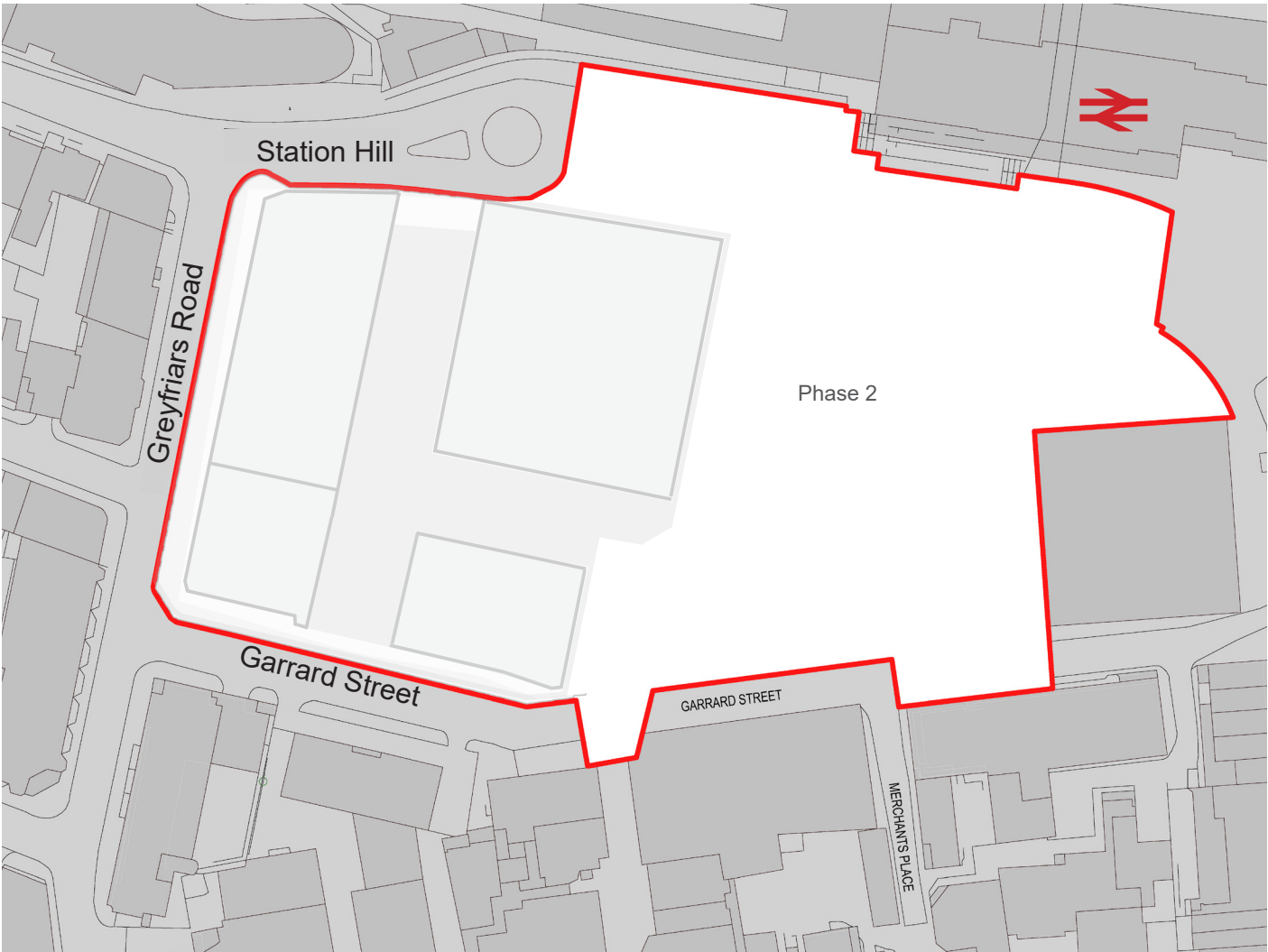


2.0 MASTERPLAN

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.

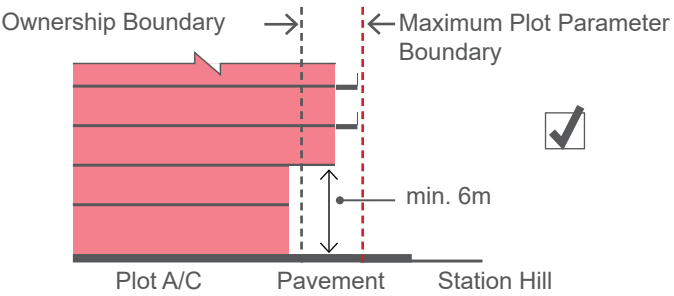
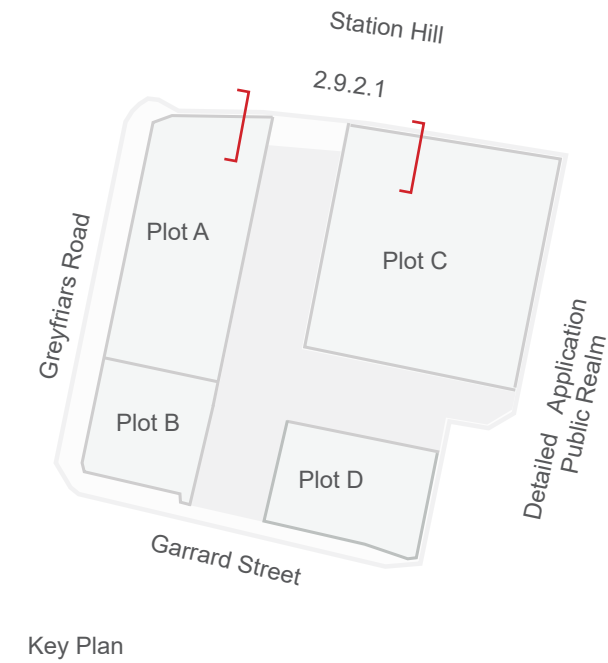


Fig. 2.9.2.1 - Diagrammatic Section at Station Hill and Plot A/C Boundary

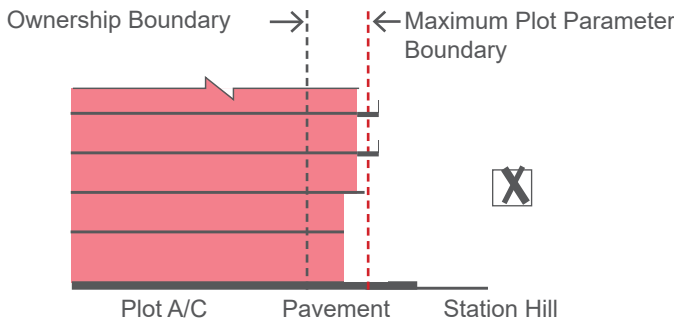


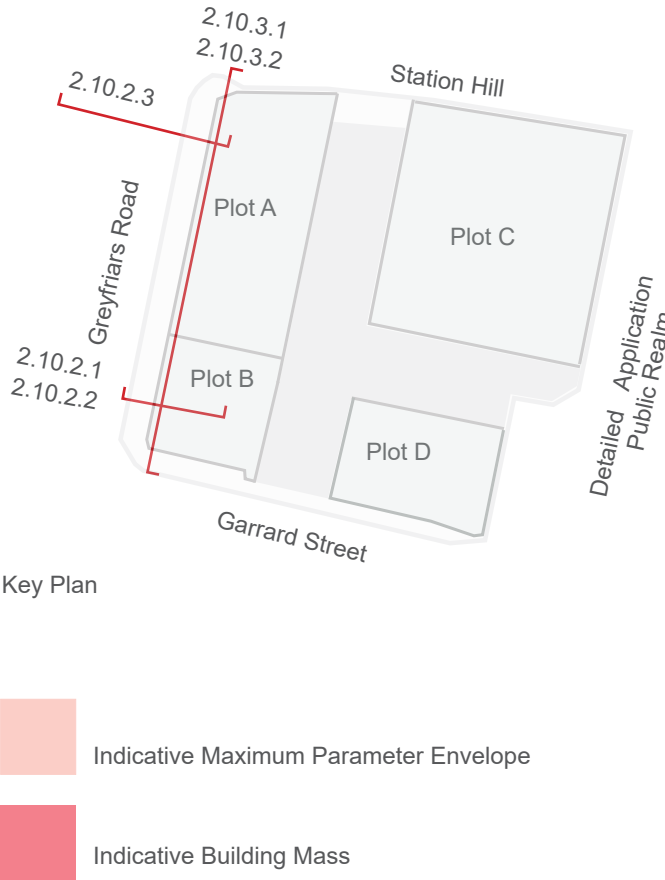
Fig. 2.9.2.2 - Diagrammatic Section at Station Hill and Plot A/C Boundary

2.10 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 Maximum Plot Parameter. Balconies, canopies, brise soleil and wind mitigating devices may extend beyond the Maximum Plot Parameter. The street level space between the Maximum Plot Parameter boundary and edge of street shall be for paving, street trees and public furniture (Figs. 2.10.2.1, 2.10.2.2, 2.10.2.3).

2.10.3 Buildings along Greyfriars Road shall include at least one step within plot A with a minimum 9m vertical variation to form a gradual drop and breaking down the mass vertically towards lower context to the south (Fig. 2.10.3.1, 2.10.3.2).



2.10.4 Balconies, canopies, brise soleil and wind mitigation elements may extend beyond the Plot Parameter line but may not extend beyond the plot ownership line (Fig. 2.10.2.1).

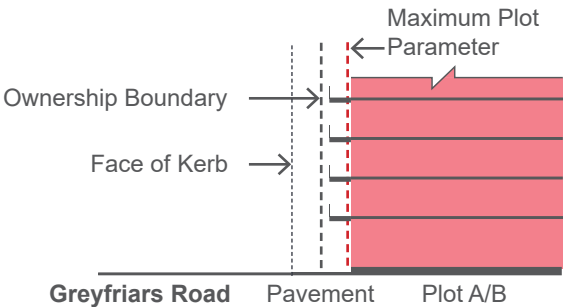


Fig. 2.10.2.1 - Diagrammatic Section at Plots A and B boundary with Greyfriars Road.

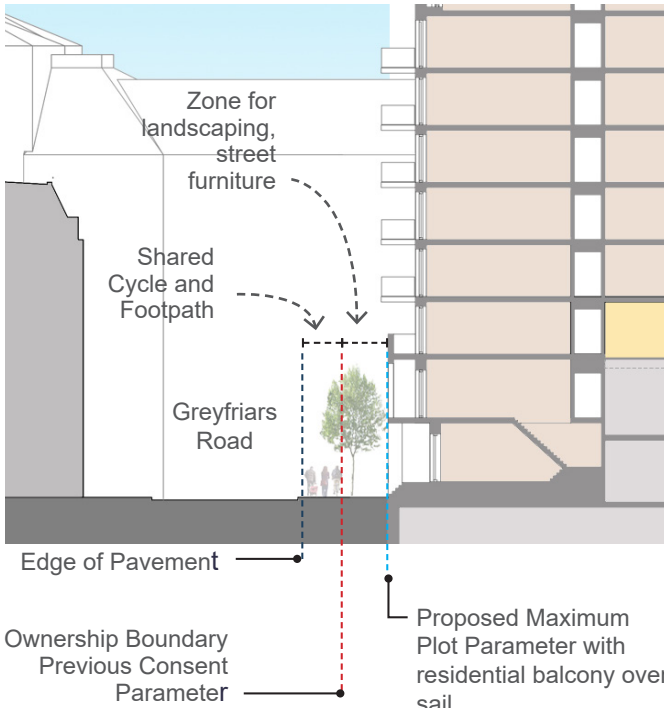


Fig. 2.10.2.3 - Diagrammatic Section at Plots A and B boundary with Greyfriars Road.

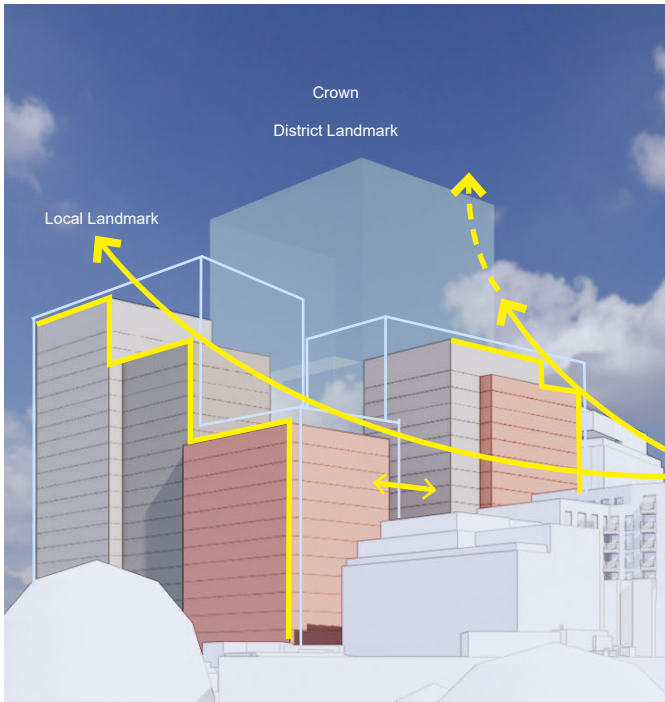


Fig. 2.10.3.2 - Gradual building step

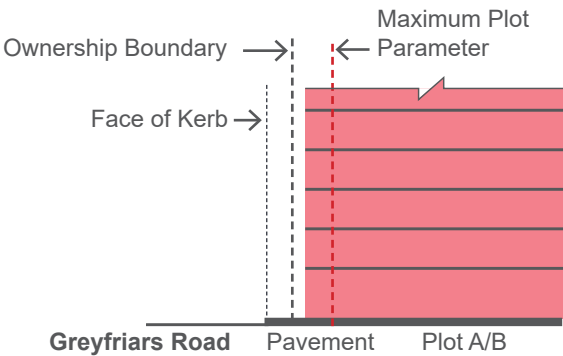


Fig. 2.10.2.2 - Diagrammatic Section at Plots A and B boundary with Greyfriars Road.

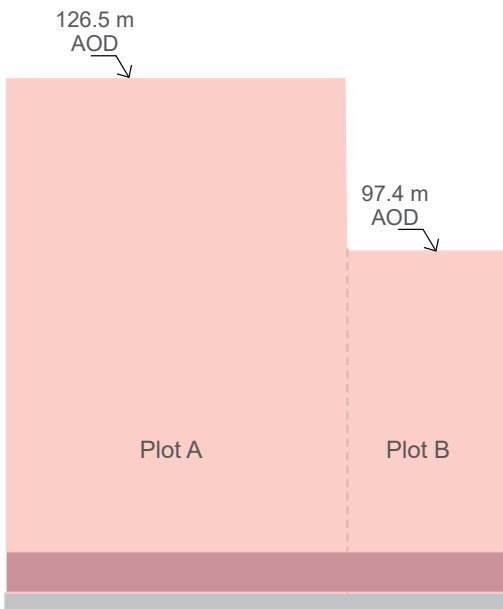


Fig. 2.10.3.1 - Stepped parameters along Greyfriars Road

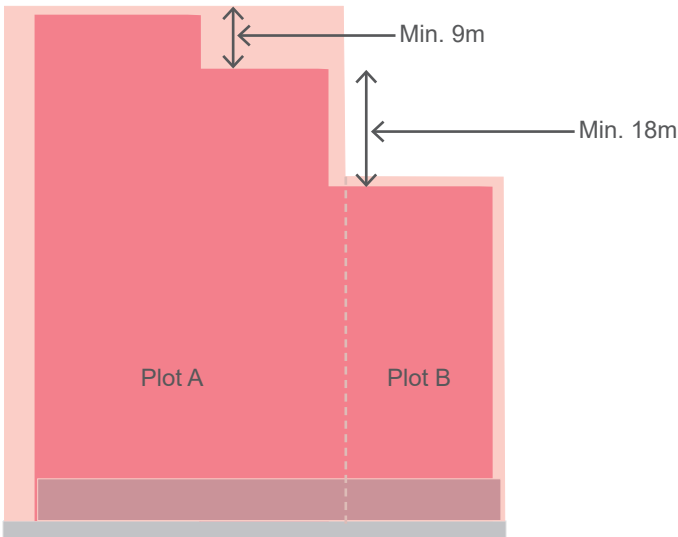


Fig. 2.10.3.3 - Intermediate building step to lower scale context to south.



2.0 MASTERPLAN

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).

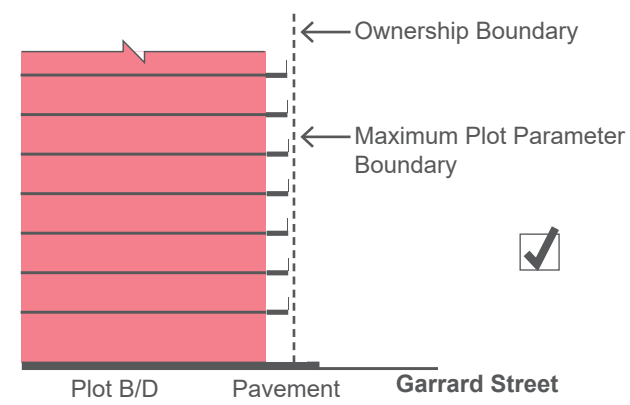


Fig. 2.11.2.1 - Diagrammatic Section at Plot D boundary with Garrard Street

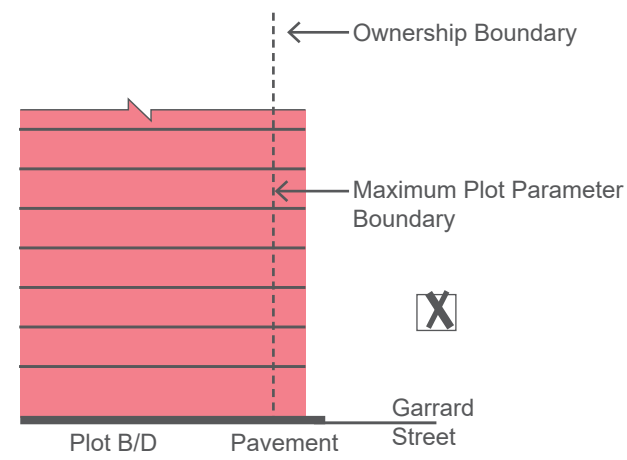
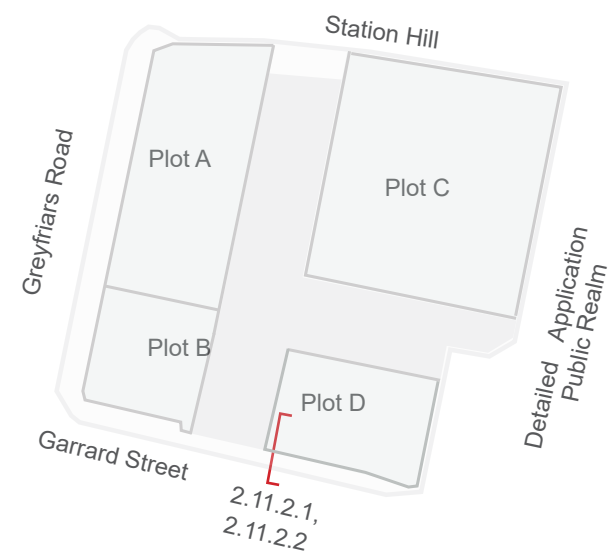


Fig. 2.11.2.2 - Diagrammatic Section at Plot D boundary with Garrard Street



Key Plan

2.0 MASTERPLAN

2.12 STATION HILL PLAZA AT ONE STATION HILL (PLOT G) AND PLOT C

- 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).

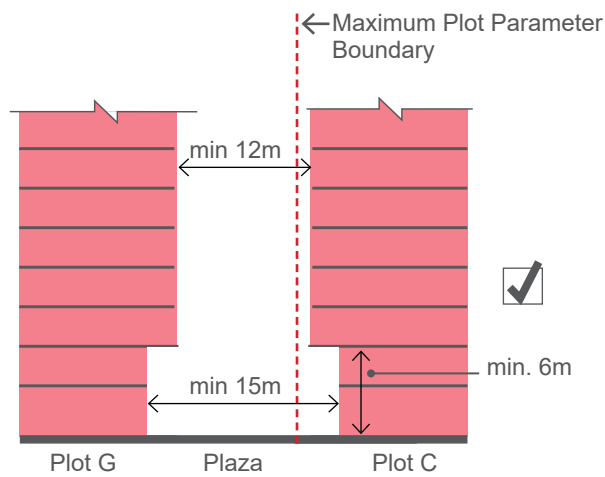


Fig. 2.12.2.1 - Diagrammatic Section at Phase 2/3 Interface - Plot G to C Boundary

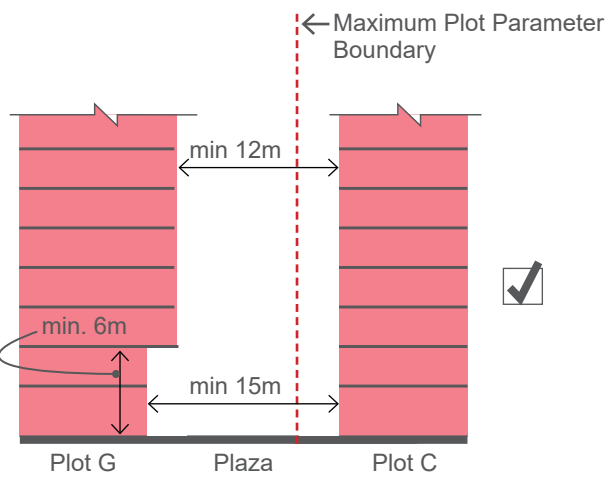
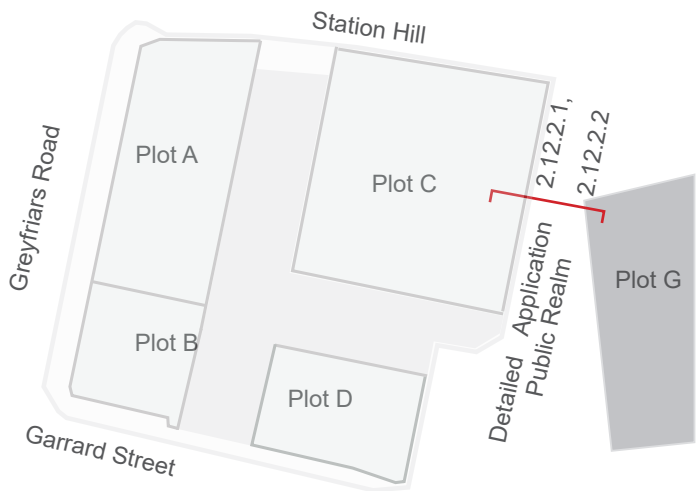


Fig. 2.12.2.2 - Diagrammatic Section at Phase 2/3 Interface - Plot G to C Boundary

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 Garrard Street and from Station Hill Plaza in Phase 2.
- 2.13.2 The difference in level between Garrard Street 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.

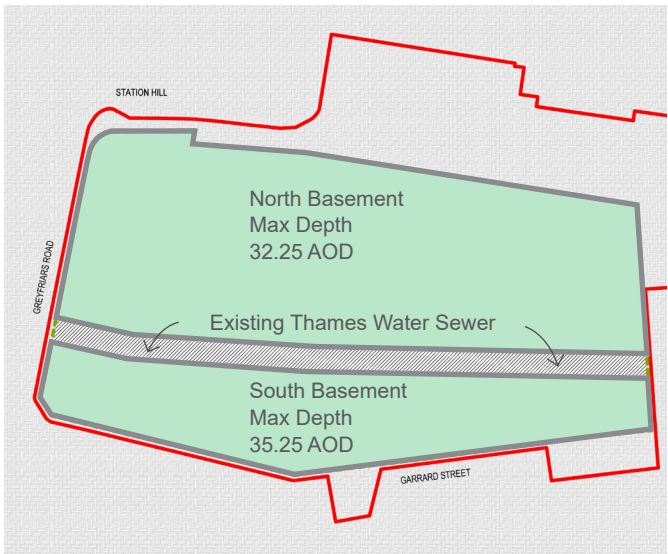
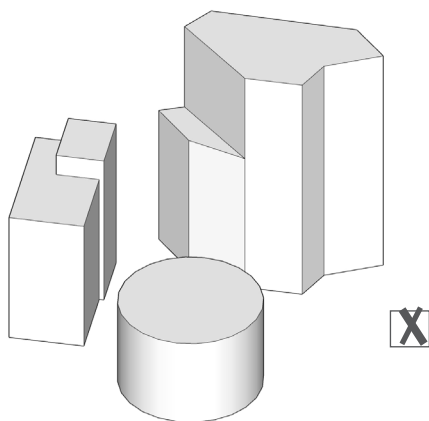
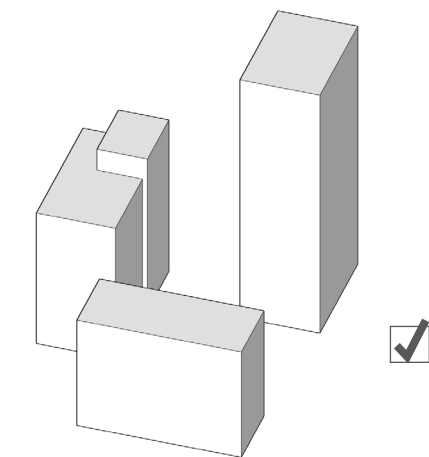


Fig. 2.15.1

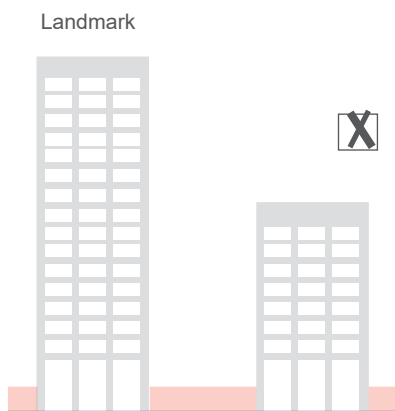
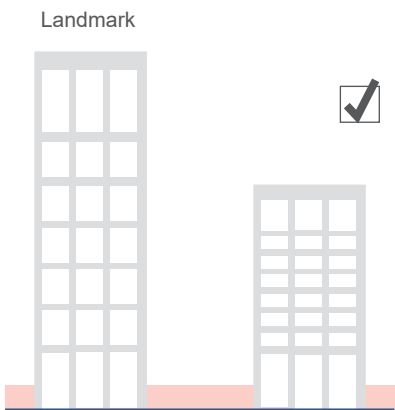
2.0 MASTERPLAN

2.16 GENERAL PRINCIPLES: ARTICULATION

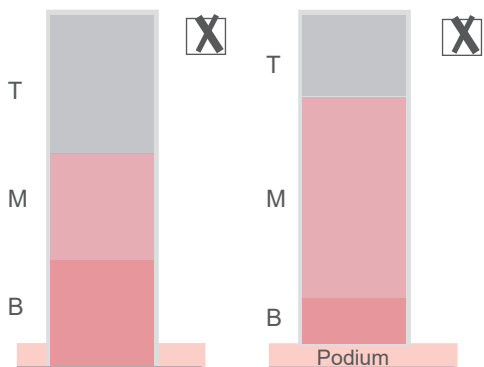
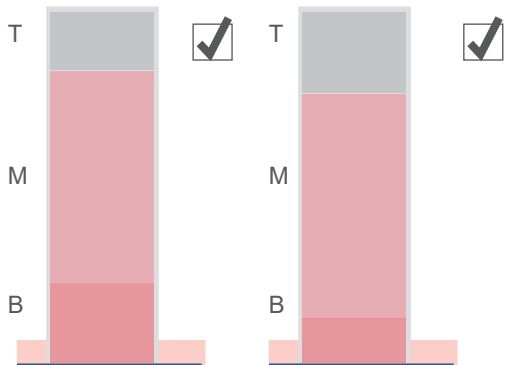
2.16.1 The buildings will have a unified approach to massing and articulation. The design of each building will relate to adjacent blocks and use an architectural language complimentary of the whole.



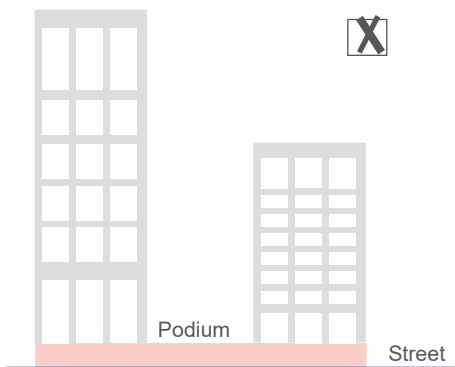
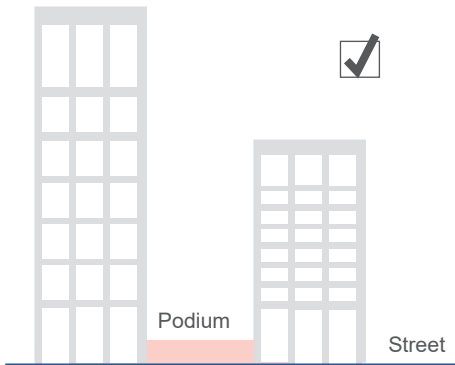
2.16.2 Building will share the same approach to architectural facade principles. The basic principles of this shared approach must be developed such that building hierarchy and relationships are reinforced. The treatment of District and Local Landmark buildings must be consistent with their position and the broader site context.



2.16.3 The architectural treatment of the building should distinguish between the base, middle and top of the building. This allows each part of the building to be designed to properly perform its function. The base treatments, designed to be experienced from close up, will encouraging activation and openness, the middle and top emphasizing verticality for taller buildings, with building tops incorporating amenity areas serving to crown the building. The middle of the building must be greater than 1/3 of the height of the building



2.16.4 For buildings with façades facing a surrounding street, the façades must come to street level and cover the podium beyond.



2.0 MASTERPLAN

2.17 GENERAL PRINCIPLES - ACTIVE FRONTAGES: MATERIALS & ELEVATIONAL TREATMENT

- 2.17.1 The treatment of façades at street and Plaza levels will contribute to activation of the public realm through 'Active Frontages'
- 2.17.2 At a minimum, 75% of façades facing plot boundaries designated as 'Active Frontage' in the Parameter Plans shall comprise either shop-fronts, office lobby or amenity areas, residential (C2/C3) lobby and amenity areas, hotel (C1) lobby and amenity areas or community space and be predominantly glazed.
- 2.17.3 Façades not designated as 'Active Frontage' will predominantly include residential frontages, entrances to the podium, access to cycle stores and service areas. Façades not designated 'Active Frontage' will continue the overall building articulation and facade treatment to avoid blank façades.
- 2.17.4 Active Frontage designs will respond to the Plot it sits within and the articulation of the facade of which it is a part.
- 2.17.5 Shop fronts that form part of an Active Frontage will be subject to Tenant Design Guidelines for signage and external displays.
- 2.17.6 Active Frontages will maximise openness and the connection from inside to outside. Flexible façades with open-able glazed areas will be preferred.
- 2.17.7 Canopies and other forms of protection will be used at seating areas.

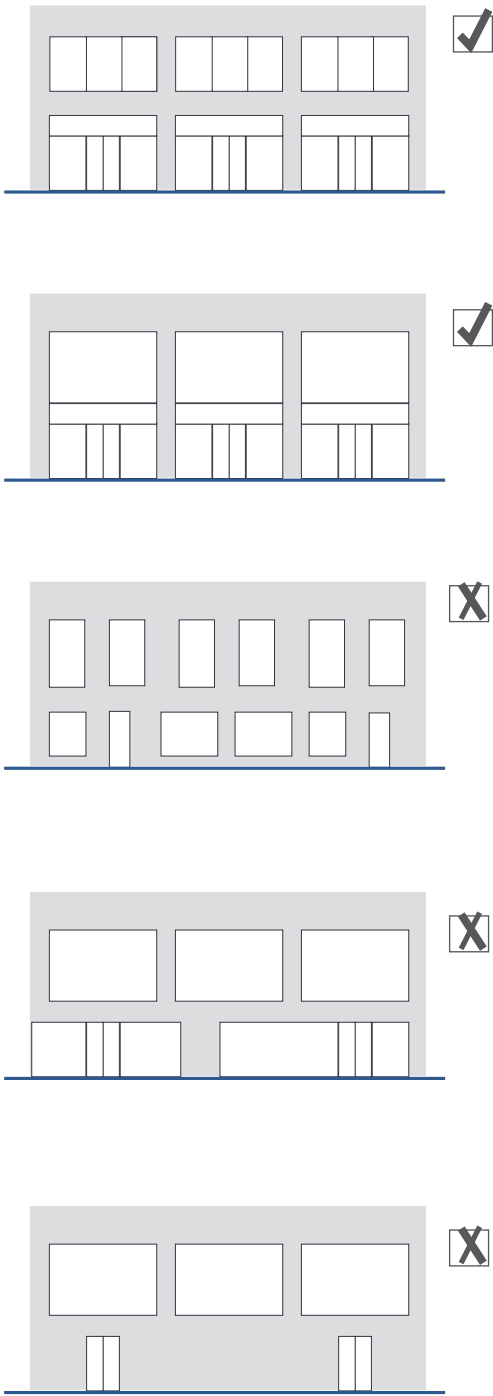


Fig. 2.17.4- Active Frontages respond to the articulation of the larger building and facade of which it forms a part.



Fig. 2.17.6 - High Visibility To Interiors



Fig. 2.17.6 - Flexible Shop fronts



Fig. 2.17.7- Canopies For Protection

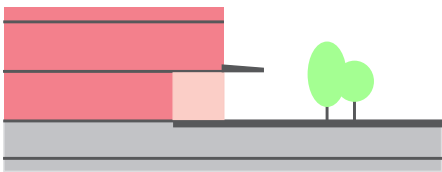


Fig. 2.17.5 -Integrated Signage

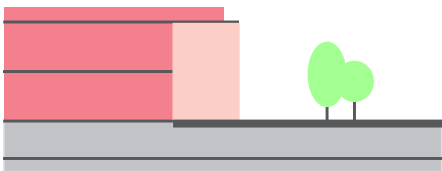
2.0 MASTERPLAN

2.18 GENERAL PRINCIPLES - ENTRANCES

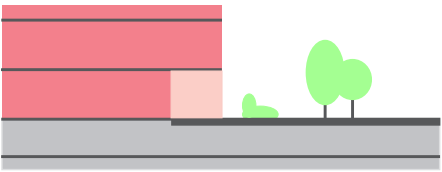
- 2.18.1 Entrances and lobbies will be located on plaza and street levels to encourage access to streets and internal amenities for building users.
- 2.18.2 Canopies and setbacks to entrances will offer local protection from wind and rain for building users.
- 2.18.3 Residential entrances at plaza level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



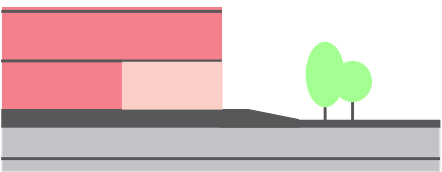
Lobby : Canopy



Lobby : Change In Facade And/Or Mass



Lobby Separation : Use Of Planting



Lobby Separation : Change In Height

Fig. 2.18 - Lobby Definition Examples



Fig. 2.18.2 - Weather protection at entrances



Fig. 2.18.2 - Weather protection at entrances

2.19 GENERAL PRINCIPLES - BALCONIES AND CANTILEVERS

- 2.19.1 Balconies and cantilevers are limited by the Maximum Plot Parameter (Fig 2.19.1,2.19.2) with the exception of Greyfriars Road the public realm podium (Station Hill Gardens), where balconies may extend beyond the Maximum Plot Parameter.
- 2.19.2 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. 2.19.1

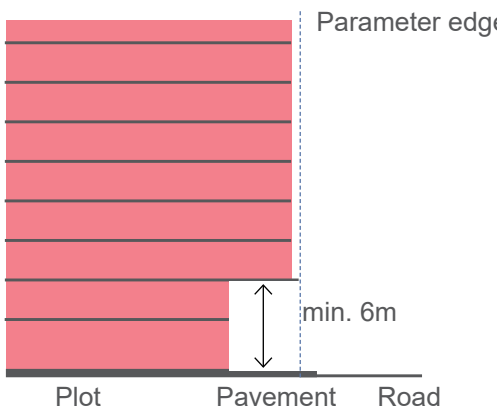


Fig. 2.19.2.

2.0 MASTERPLAN

2.20 GENERAL PRINCIPLES - RESIDENTIAL USES

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

2.21 GENERAL PRINCIPLES - ROOFSCAPE

- 2.21.1 The Maximum Plot Parameter Plans identify the maximum plot building height. Rooftop plant, stair access and lift overruns are permitted to extend beyond this maximum height, but limited to 2.5m above the max parameter and must be set in 2.5m from the building edge.
- 2.21.2 A holistic and functional strategy for the roof access and servicing strategy will be developed to allow for appropriate building maintenance.
- 2.21.3 Roof terraces will be accessible wherever possible.
- 2.21.4 Green and brown roof systems will be provided wherever possible.
- 2.21.5 Plant areas will be screened from view restricted to carefully designed, designated zones on the roof.
- 2.21.6 Ensure the quality and the visual appearance of the materials proposed on terraces and roofs.

2.22 GENERAL PRINCIPLES - BALCONIES

- 2.22.1 Balconies are required, these can be protruding or recessed.
- 2.22.2 Glazed openings must be set out and designed to allow for depth and articulation

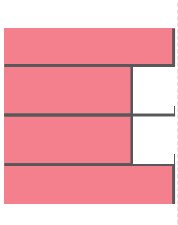


Fig. 2.22.1.1 - Balconies : Recessed

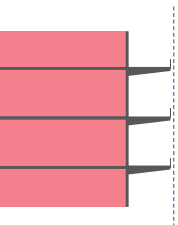


Fig. 2.22.1.2 - Balconies : Projecting



Fig. 2.22.1.3 - Protruding Balcony



Fig. 2.22.1.4 - Recessed Balcony

2.0 MASTERPLAN

2.23 GENERAL PRINCIPLES - C1, C2 AND C3 USE CLASS BUILDINGS: ELEVATIONAL TREATMENT

2.23.1 The elevations of C use class buildings must share a common architectural language to achieve a coherent whole project. This will be achieved by the use of similar materials and by employing a similar rhythm and articulation on the facade.

2.23.2 The facade design must fulfil the general articulation principles applicable to all use types.

2.23.3 District and Local landmark façades will emphasise the verticality of the building while creating a base, middle and top distinction. Verticality in facade articulation will be achieved through vertical groupings of windows and/or the vertical expression of structural piers.

2.23.4 Lobbies and amenity spaces at the base of buildings will be treated as Active Frontages.

2.23.5 When residential units are at street level, the façades must be articulated as a duplex or double height unit at minimum.

2.23.6 When possible building tops will highlight the presence of amenity space, access to which will be from the tallest part of the building.

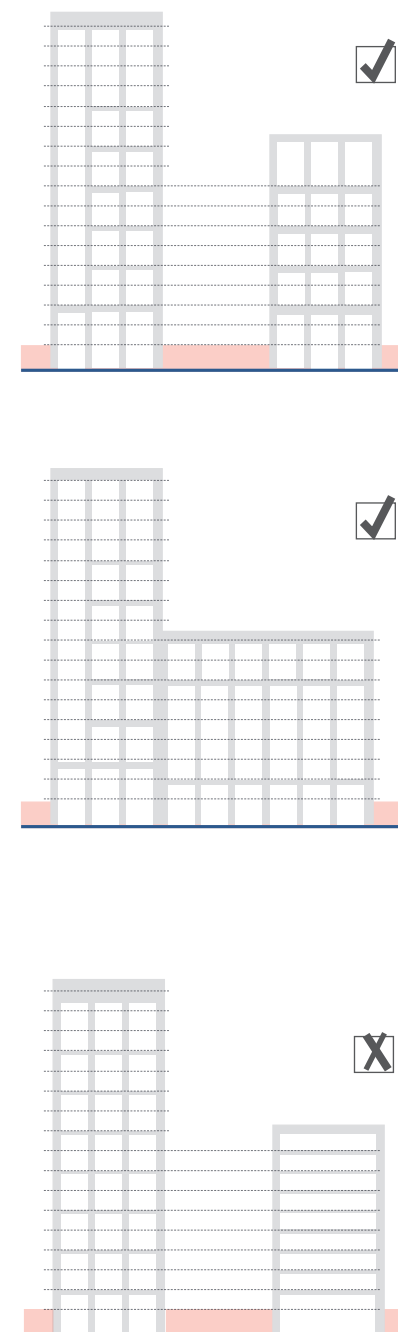


Fig. 2.23.1 - Buildings with shared architectural expression

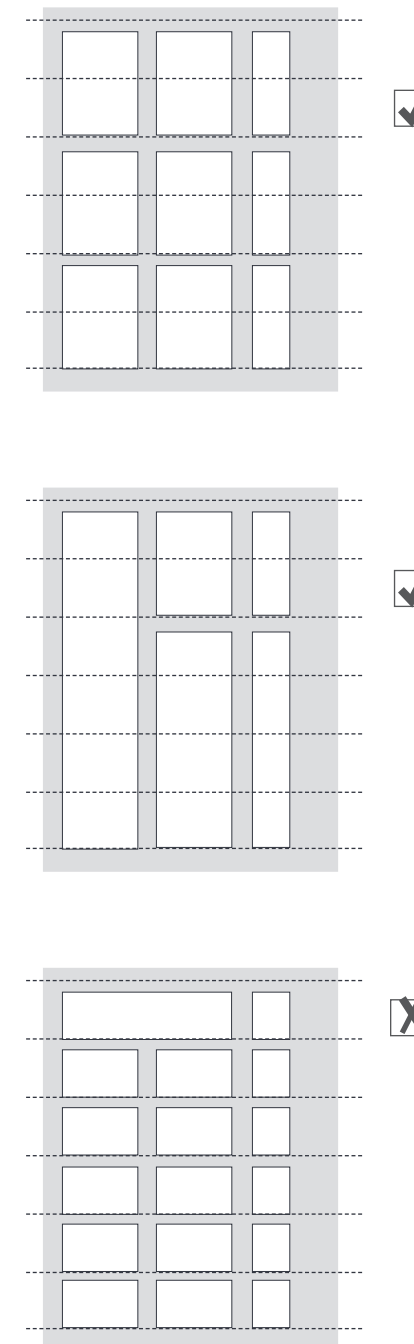


Fig. 2.23.3 - Vertical emphasis in landmark buildings through vertical window groupings and emphasis on vertical expression of structure



Fig. 2.23.5 - Double height articulation at street level, vertical emphasis through expression of structural piers above

2.0 MASTERPLAN

2.24 GENERAL PRINCIPLES - C1, C2 AND C3 USE CLASS BUILDINGS: MATERIALS

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

2.24.2 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

2.24.3 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

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

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

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

2.24.7 Facade treatment will prevent glare.



Fig. 2.24.3 - Brick Facade



Fig. 2.24.3 - Metal & Glass Panels



Fig. 2.24.3 - Terracotta & Reconstituted Stone Panels

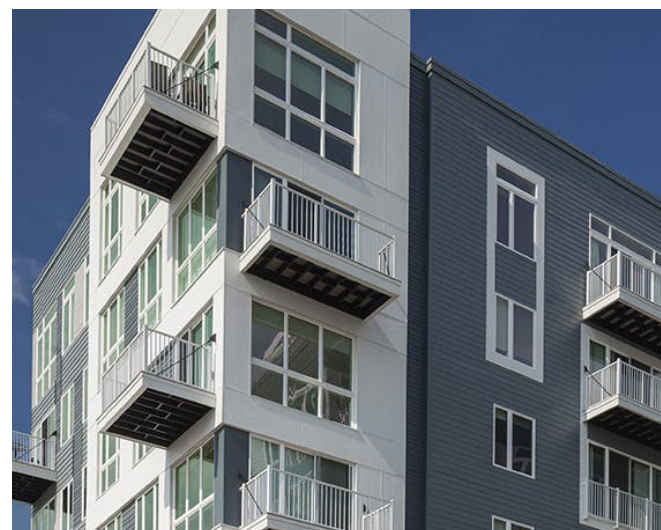


Fig. 2.24.3 - Render & Brickwork



Fig. 2.24.3 - Reconstituted Facade And Brickwork



Fig. 2.24.3 - Rainscreen Panels With Fake Patterns Are Not Acceptable

2.0 MASTERPLAN

2.25 GENERAL PRINCIPLES - B1 USE CLASS BUILDINGS: ELEVATIONAL TREATMENT

- 2.25.1 The elevations of B1 use class buildings must share a common architectural language to achieve a coherent, whole project. This will be achieved by the use of similar materials and by employing a similar rhythm and articulation on the facade.
- 2.25.2 The facade design must fulfil the general articulation principles applicable to all use types.
- 2.25.3 District and Local landmark façades will emphasise the verticality of the building while creating a clearly identifiable base. Verticality in facade articulation will be achieved through mullion design and proportion of glazing elements.
- 2.25.4 Lobbies and amenity spaces at the base of buildings will be treated as Active Frontages.
- 2.25.5 Street facing façades will extend down to street level.
- 2.25.6 When possible building tops will highlight the presence of amenity space, access to which will be from the tallest part of the building.

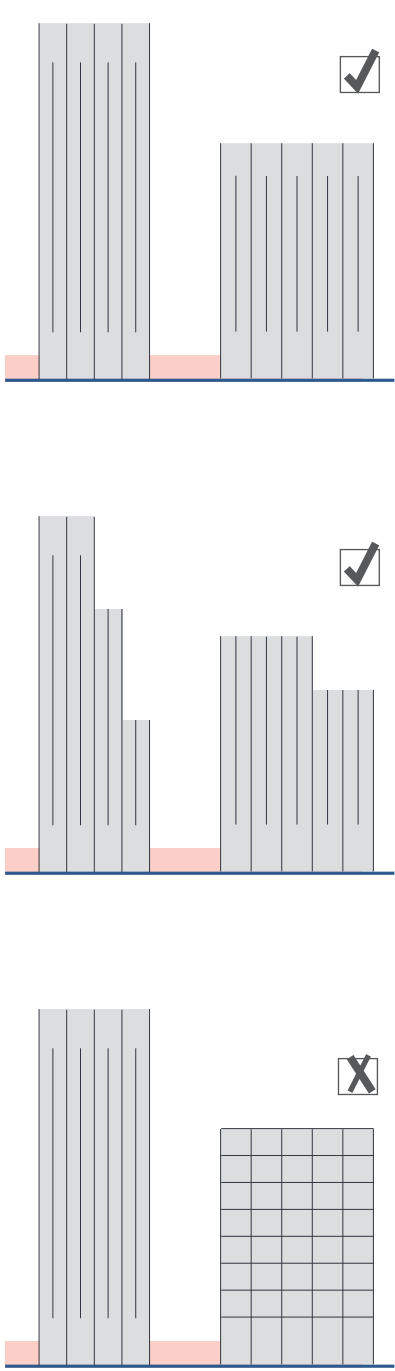


Fig. 2.25.1 - Coherent relationship amongst building façades

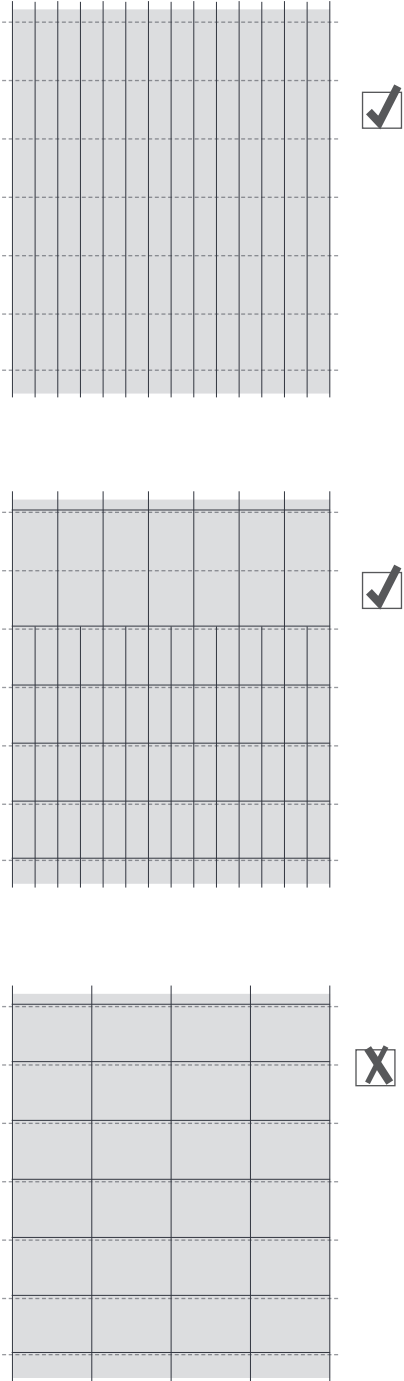


Fig. 2.25.3 - Façades emphasise verticality through mullion spacing



Fig. 2.25.5 - Façades extending to street level

2.0 MASTERPLAN

2.26 GENERAL PRINCIPLES - B1 USE CLASS BUILDINGS: MATERIALS

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

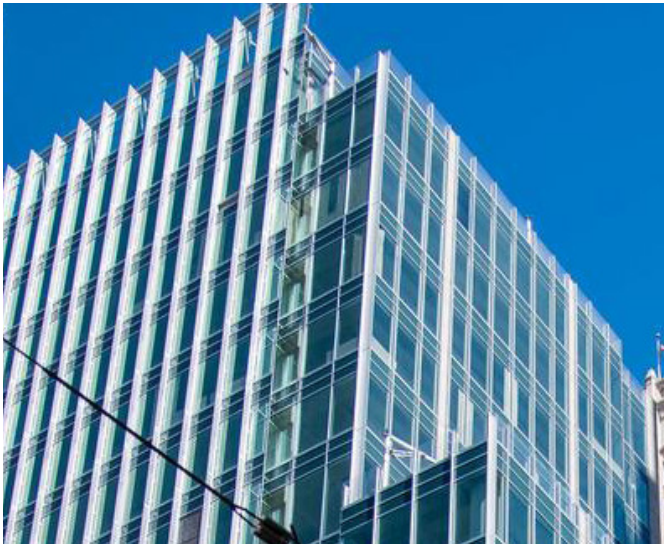


Fig. 2.26.1 - Glazed Facade Example



Fig. 2.26.1 - Glazed Facade Example

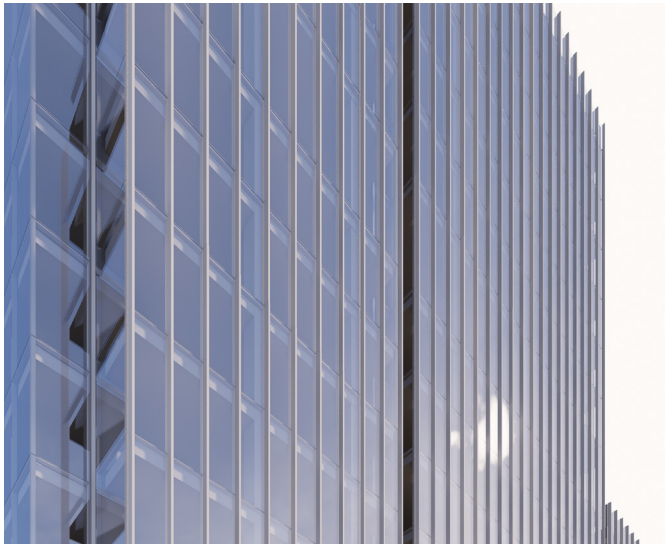


Fig. 2.26.1 - Glazed Facade Example



Fig. 2.26.1 - Glazed Lobby



Fig. 2.26.1 - Glazed Facade Example

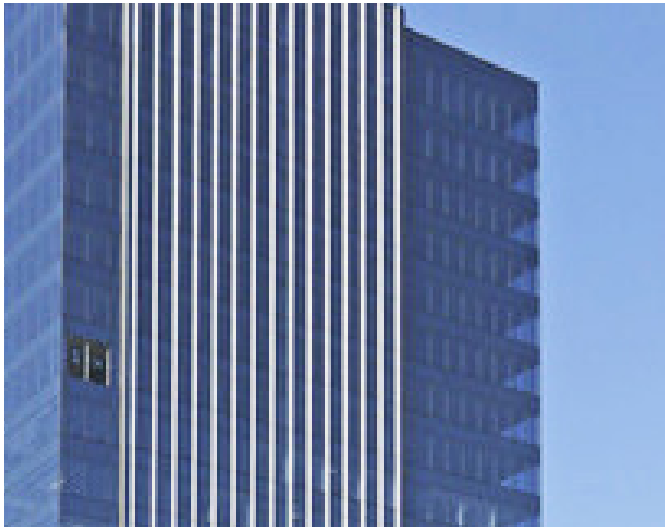


Fig. 2.26.1 - Glazed Facade Example

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
- 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.

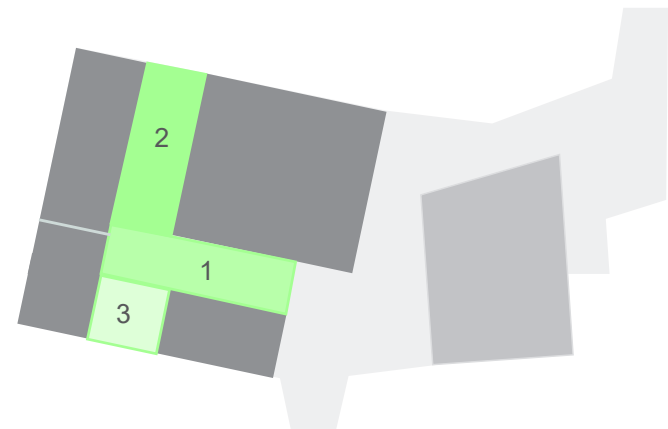


Fig. 3.1.1 - Character Areas

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 1 will also form part of the route that links Station Plaza with Garrard Street. 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.
- 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.

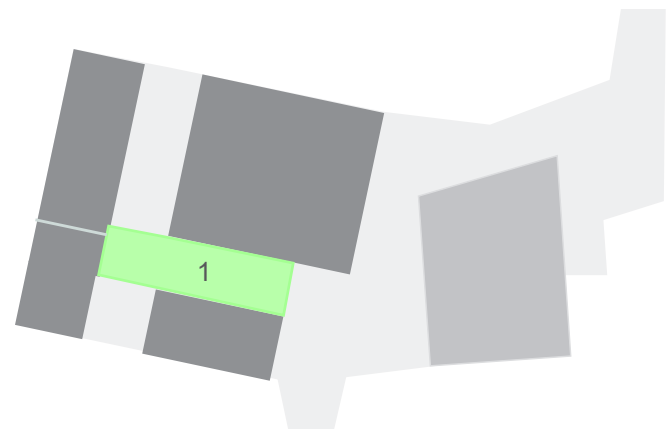


Fig. 3.2.1 - Character Area 1

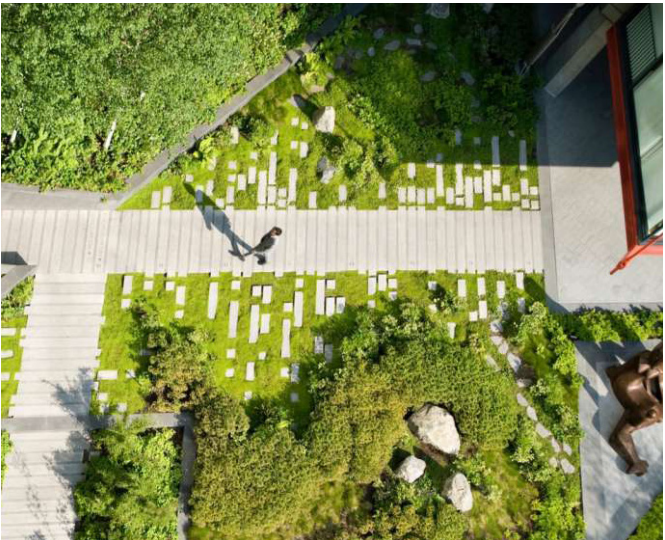


Fig. 3.2.3 - Clear Routes



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 Parts of Character Area 2 may be designated as private open space to serve adjacent office or residential uses. Designated private areas will be separated from public areas through the use of planters and elevated terraces with landscaped edge treatment.
- 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

3.4 CHARACTER AREA 3

- 3.4.1 Character Area 3 is a transition point that links Garrard Street 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.

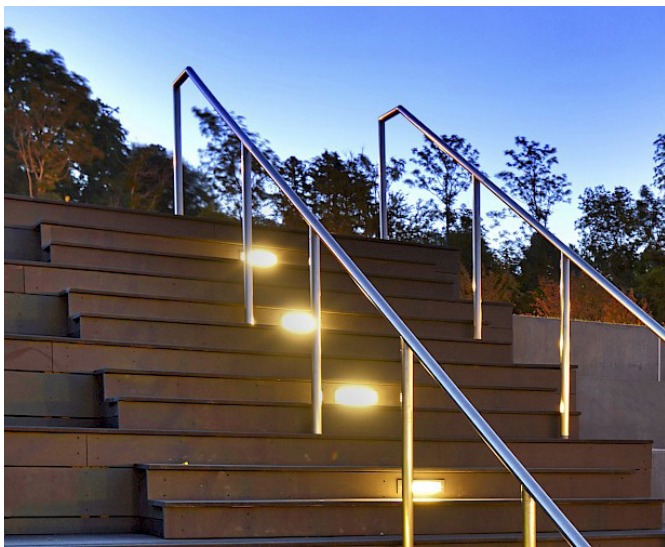


Fig. 3.4.2 - Steps

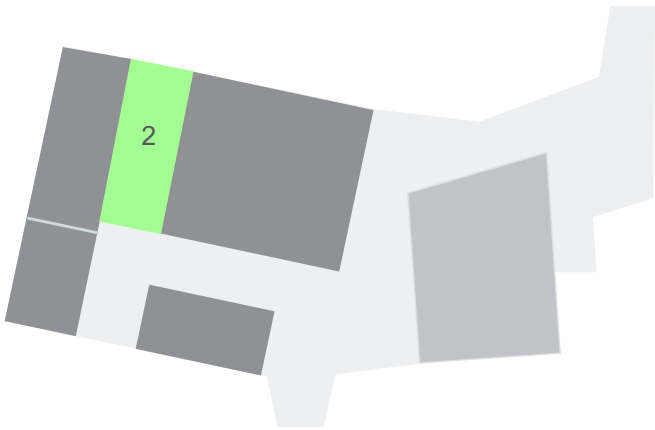


Fig. 3.3.1 - Character Area 2



Fig. 3.3.6 - Play Areas

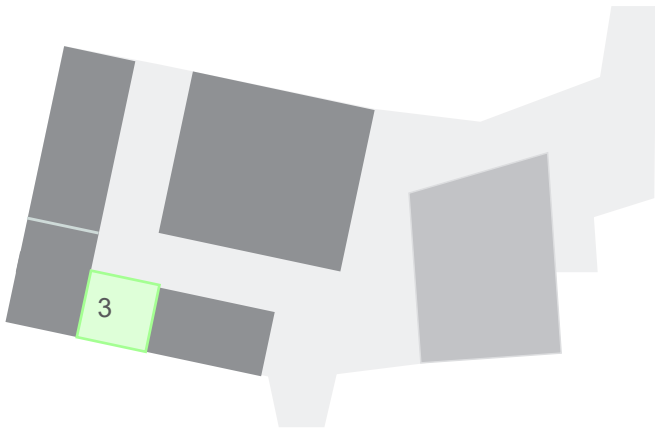


Fig. 3.4.1 - Character Area 3



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

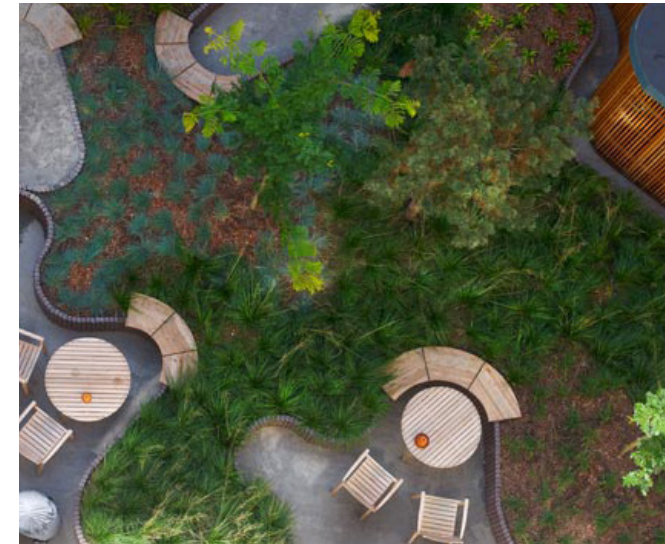


Fig. 3.5.6 - Integrated Seating



Fig. 3.5.8 - Retail Spill Out Space



Fig. 3.5.6 - Integrated Seating

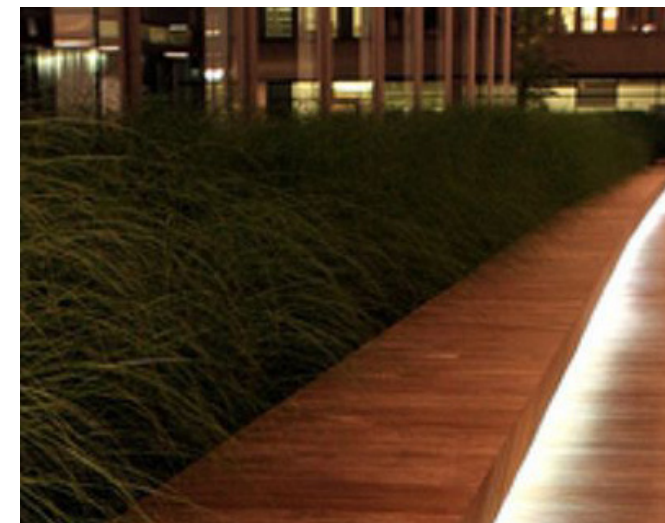


Fig. 3.5.5 - Integrated Lighting



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