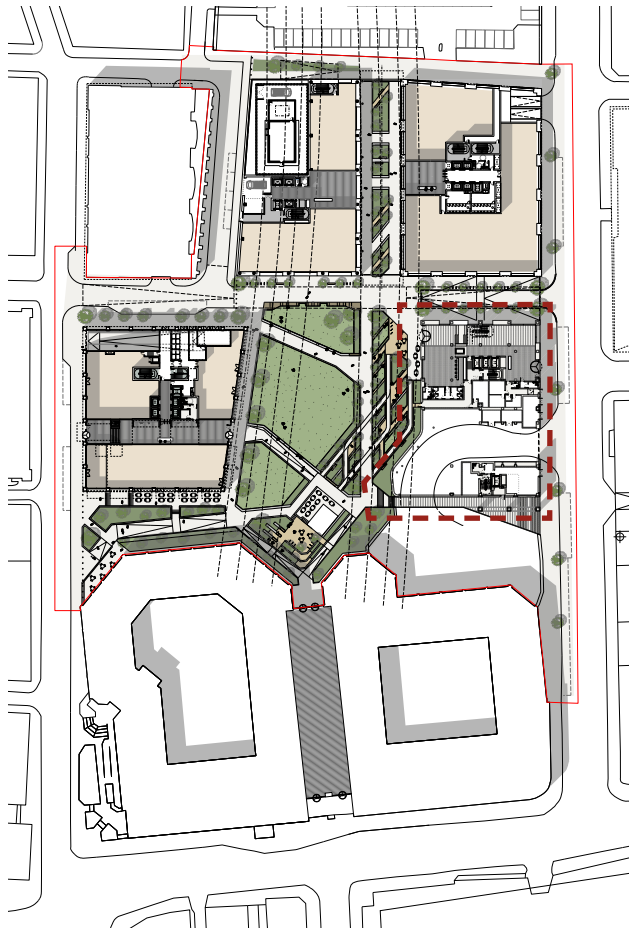


3 PLOT B BUILDING



Illustrative Key Plan

Plot B illustrative plot layout and size:
Planning application boundary:



KEY:

Application Boundary	
Parallel to existing context:	
Active Hotel frontage	
Inactive frontage:	
Potential building entrance:	
Minimum offset to proposed context:	

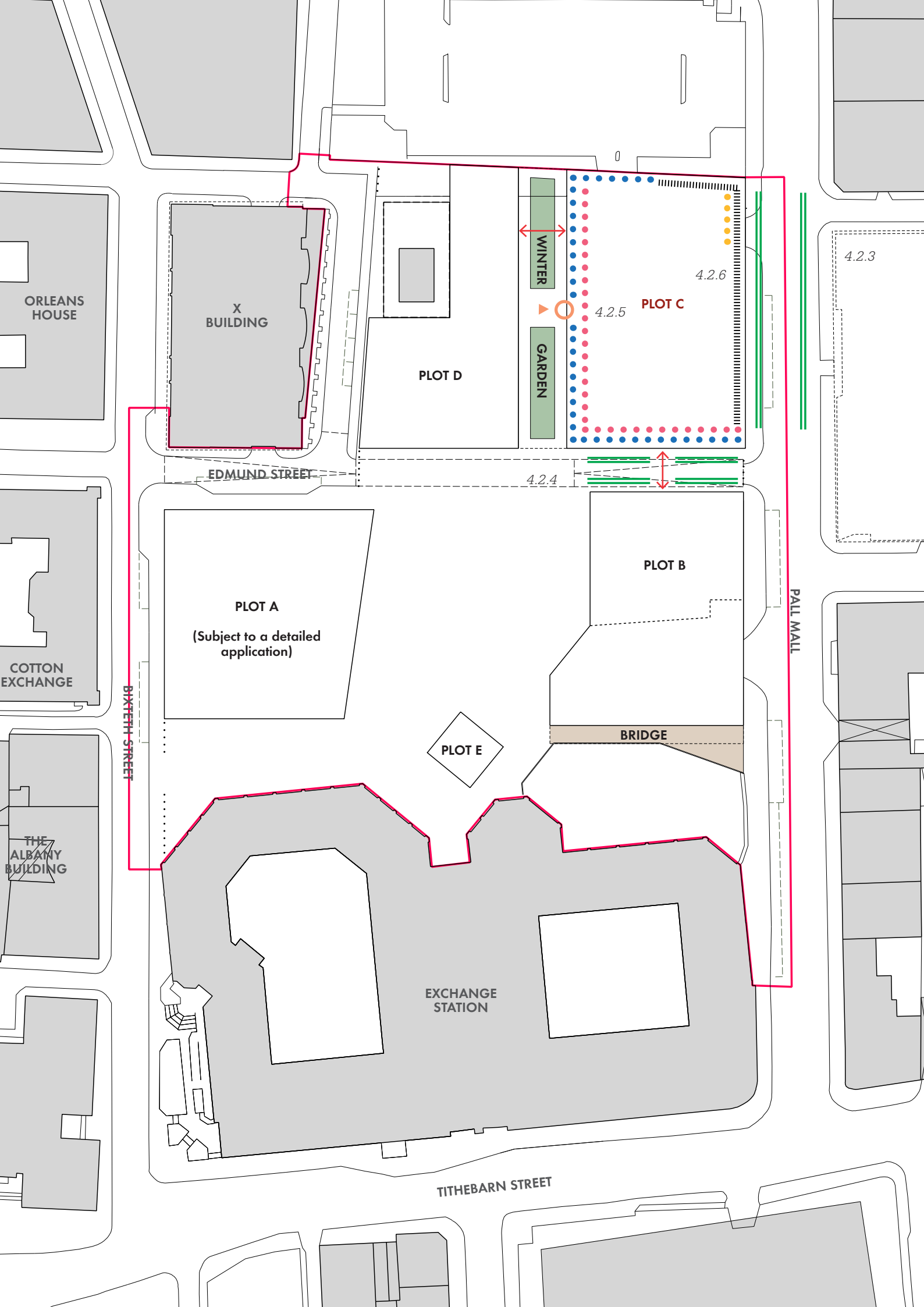
3.1 DESCRIPTION

Plot B Building is a commercial building consisting of C1 hotel use on the ground and all the upper floors. It is located with one edge forming the back of pavement on Pall Mall, a return elevation on Edmund Street, and an elevation facing into the newly formed public gardens. At the southern end of the plot a pedestrian and cycle bridge is indicated crossing over the existing basement service yard to Exchange Station that links Pall Mall to The Gardens.

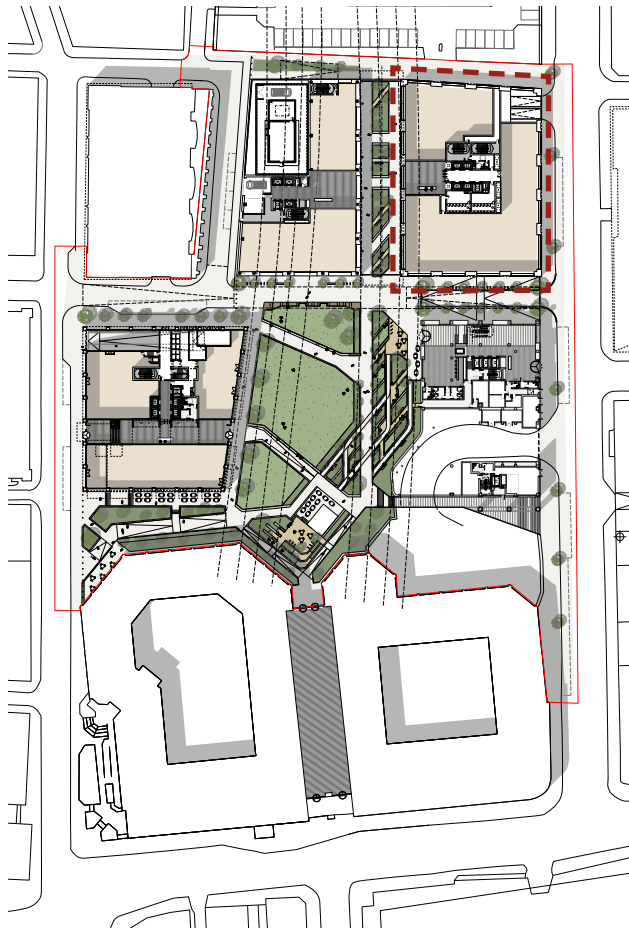
3.2 LAYOUT

- 3.2.1 Refer to the Parameter Plans for the maximum permissible horizontal deviations. The layout and size of the Plot B building is reflected in the illustrative proposal.
- 3.2.2 These deviations have been set up to enable the footprint to relate to the adjacent buildings and footpaths, and to stipulate the minimum sizes of open spaces and routes between the plots, while providing flexibility to allow development of the building's structural and façade construction.
- 3.2.3 The Eastern edge of the building should be parallel to Pall Mall.
- 3.2.4 The northern edge should be parallel to Edmund Street.
- 3.2.5 The main entrance to the hotel should be located on Pall Mall.
- 3.2.6 Inactive ground floor frontages should be kept to a minimum and be located on Pall Mall and the return southern frontage.
- 3.2.7 Consideration will need to be given to the southern frontage to ensure the facade is an integral part of the architecture.

Note: All building edges shown on the diagrams are for illustration only.



4 PLOT C BUILDING



Illustrative Key Plan

Plot C illustrative plot layout and size:
Planning application boundary:



KEY:

Parallel to existing context:	
Active retail frontage:	
Active office frontage:	
Cycle entrance & frontage:	
Inactive frontage:	
Potential building entrance:	
Minimum offset to proposed context:	

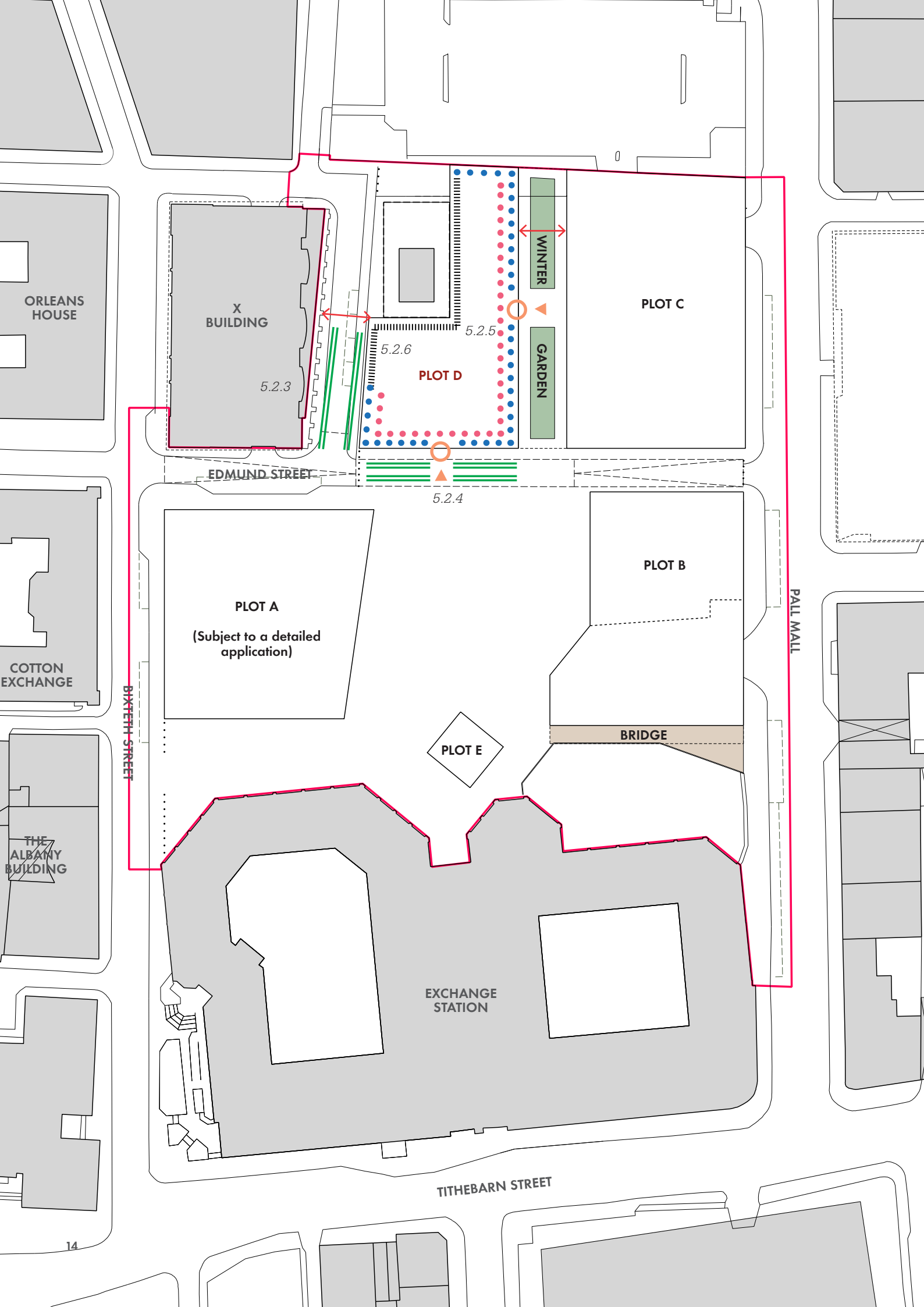
4.1 DESCRIPTION

Plot C Building is a commercial building consisting of B1 office use on the ground and all the upper floors. Part of the ground floor may also be used for A1, A2 and A3 retail uses. It is located with one edge forming the back of pavement on Pall Mall, a return elevation on Edmund Street, and an elevation facing the Plot D building across an open-ended Winter Garden structure.

4.2 LAYOUT

- 4.2.1 Refer to the Parameter Plans for the maximum permissible horizontal deviations. The layout and size of Plot C is reflected in the illustrative proposal.
- 4.2.2 These deviations have been set up to enable the footprint to relate to the adjacent buildings and footpaths, to stipulate the minimum sizes of open spaces and routes between the plots, while providing flexibility to allow development of the building's structural and façade construction.
- 4.2.3 The Eastern edge of the building should be parallel to Pall Mall.
- 4.2.4 The southern edge should be parallel to Edmund Street.
- 4.2.5 The main entrance to the offices should be located facing the Winter Garden.
- 4.2.6 Inactive ground floor frontages should be kept to a minimum and be located on Pall Mall frontage.

Note: All building edges shown on the diagrams are for illustration only.



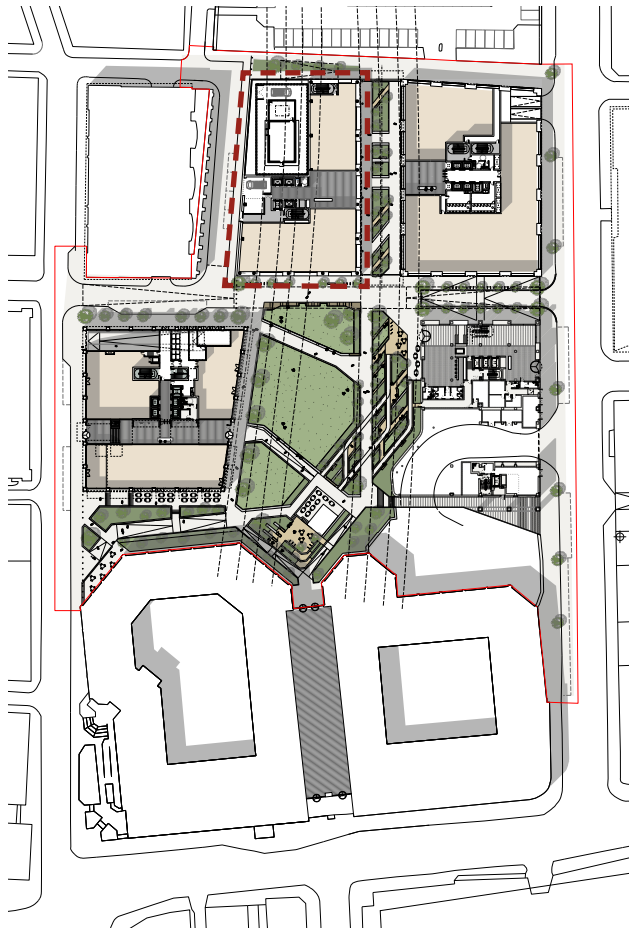
5 PLOT D BUILDING

5.1 DESCRIPTION

Plot D Building is a commercial building consisting of B1 office use on the ground and all the upper floors. Part of the ground floor may also be used for A1, A2 and A3 uses. It is located with one edge forming the back of pavement on Lumber Street, a return elevation on Edmund Street, and an elevation facing the Plot C building across an open-ended Winter Garden structure.

5.2 LAYOUT

- 5.2.1 Refer to the Parameter Plans for the maximum permissible horizontal deviations. The layout and size of Plot D is reflected in the illustrative proposal.
- 5.2.2 These deviations have been set up to enable the footprint to relate to the adjacent buildings and footpaths, to stipulate the minimum sizes of open spaces and routes between the plots, while providing flexibility to allow development of the building's structural and façade construction.
- 5.2.3 The Western edge of the building should be parallel to Lumber Street.
- 5.2.4 The southern edge should be parallel to Edmund Street.
- 5.2.5 The main entrance to the offices should be located facing the Winter Garden.
- 5.2.6 Inactive ground floor frontages should be kept to a minimum and be located on Lumber Street frontage.



Illustrative Key Plan

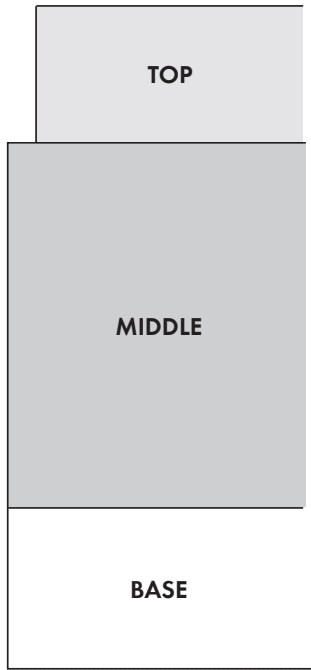
Plot D illustrative plot layout and size:
Planning application boundary:



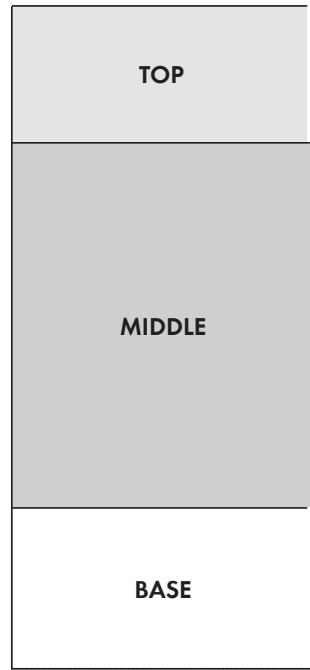
KEY:

Application Boundary	
Parallel to existing context:	
Active retail frontage:	
Active office frontage:	
Inactive frontage:	
Potential building entrance:	
Minimum offset to proposed context:	

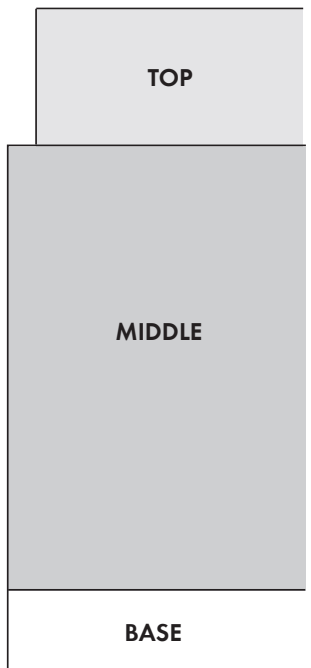
Note: All building edges shown on the diagrams are for illustration only.



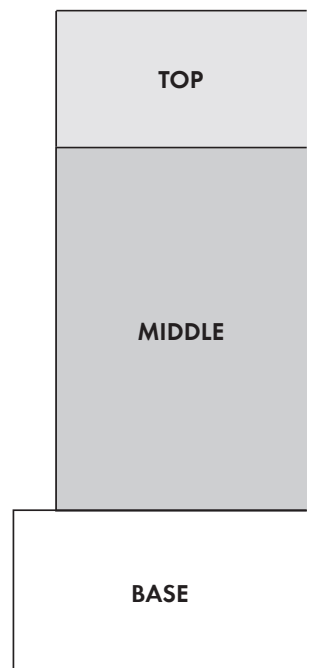
6.2.2



6.2.2



6.2.2



6.2.2



6 GENERAL DESIGN RULES

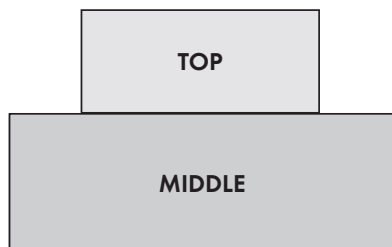
6.1 DESCRIPTION

The general design rules set out in the following chapter are applicable to Plots A, B, C & D.

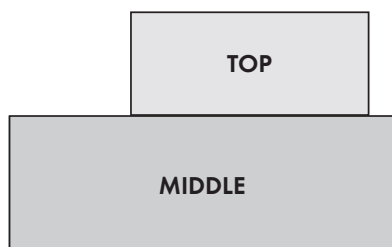
6.2 SCALE

- 6.2.1 Refer to the Parameter Plans for maximum permissible vertical deviations of each plot.
- 6.2.2 The façade massing should be composed of three parts: a base, a middle block forming the principle façade, and a top.
- 6.2.3 Heights of any roof terrace balustrades should account for the depth of thermal insulation and roof construction but do not limit the design solution.

Note: the maximum heights are based on a typical storey height of [xxxm]



6.2.3

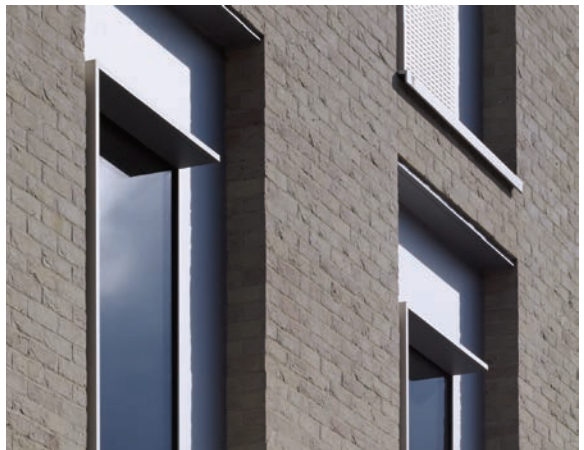
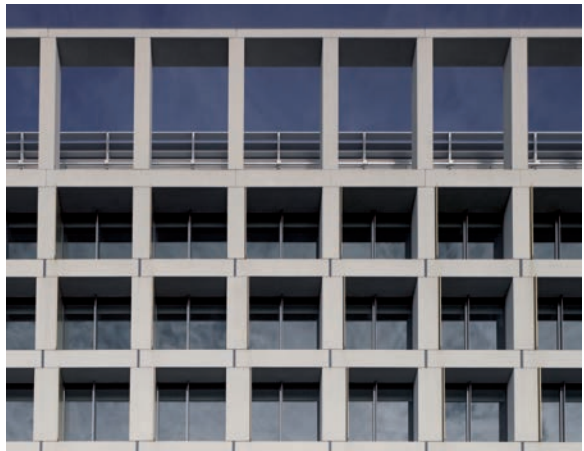


6.2.3



6.2.3





6.3 APPEARANCE

Principles

- 6.3.1 All external materials should be of the highest quality in terms of durability, robustness, alignment, spacing, junctions and workmanship.
- 6.3.2 Mock-ups of all relevant typical elevations should be considered carefully to ensure the quality of the overall appearance of the building from the outset.
- 6.3.3 The façade design should be simple and elegant.
- 6.3.4 The façade design should achieve visual interest through refined detailing and choice of materials rather than extravagant formal gestures.
- 6.3.5 The façades should be designed to avoid drainage of rainwater onto the walkways below and avoid staining of the façade elements due to poor drainage.
- 6.3.6 The image of the building should reflect the emerging character of the Central Business District of the City.
- 6.3.7 Façade treatment to the base middle and top of the building should be differentiated to underscore the massing treatment.
- 6.3.8 Entrances to loading bays and service areas should be of high-quality material, finish and design with an architectural language common to the rest of the building.

Materials

- 6.3.9 The durability and robustness of the materials used, their adjacencies to each other, and detailing shall be carefully considered to ensure the quality of the overall appearance of the building from the outset.
- 6.3.10 The following list of materials could be considered:
 - Brickwork
 - Precast concrete
 - Terracotta
 - Anodised aluminium
 - Polyester powder coated aluminium
 - Glass

Fenestration

- 6.3.11 Regular fenestration patterns are encouraged