

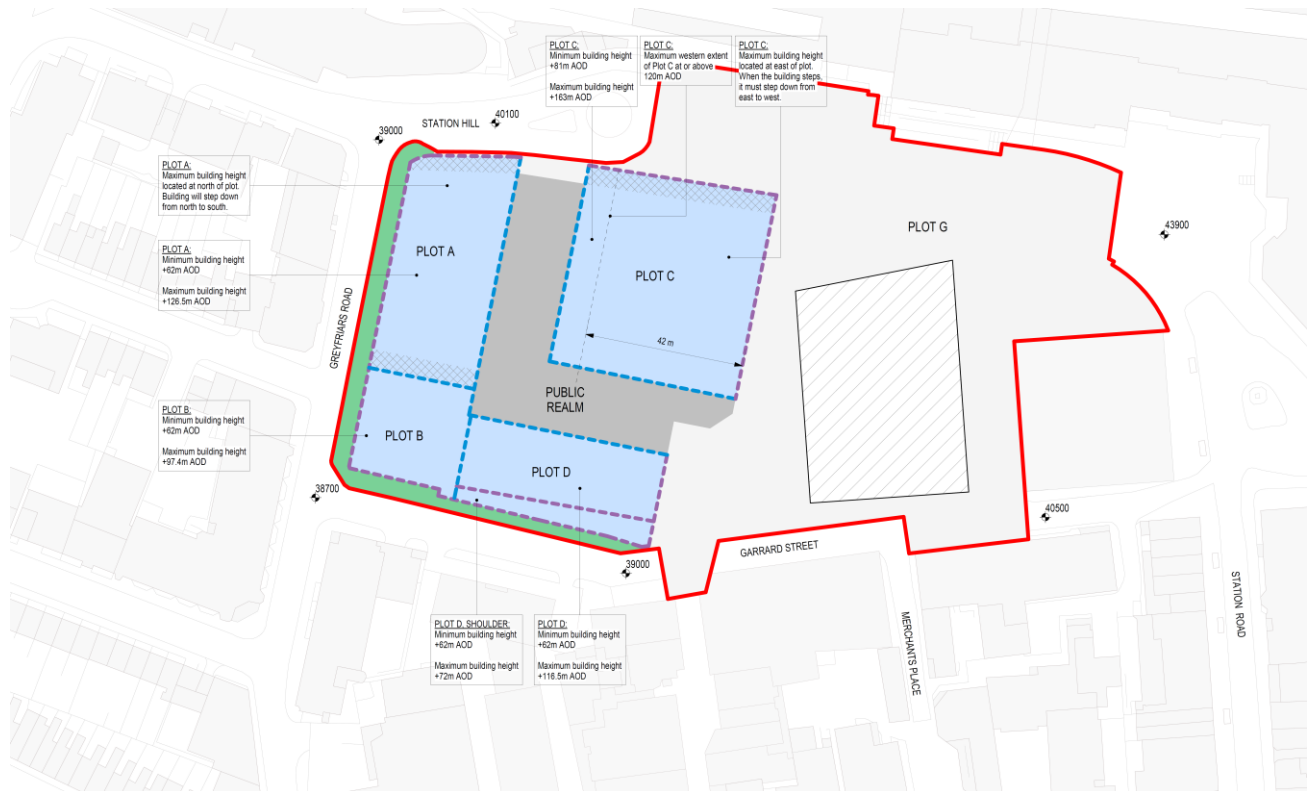
192032/HYB - Station Hill North Site - Note on Building Heights

The Permission takes the form of a ‘Hybrid’ application with the site divided into two phases for the North Site. Full Planning Permission is granted for “Phase 2” at the eastern part of the site with Outline permission granted (with all Matters reserved) for “Phase 3” at the western part of the site.

Phase 2

Phase 2 comprises an office building (“Plot G”) rising to 17 storeys above podium/Station Square level, or 18 storeys above Garrard St level (122m AOD at the tallest point of the rooftop plant enclosure rising to 125m AOD to top of building maintenance unit). Lower ground floor and mezzanine storeys extend downwards from podium level to meet Garrard Street level. The building rises to its full height across much of its footprint before stepping down to 16 storeys (110.2mAOD) for a short section at a point approximately 14 metres from the Garrard Street façade and then again to 9 storeys (81.9m AOD) at a point approximately 7 metres from the Garrard Street facade.

Phase 3



Extract from Parameter Plan drawing SHRN-CRL-S3-ZZ-PL-A-0705-P03

The heights of buildings within the plots are set with minimum and maximum heights above sea level. Plot C is the tallest approved at a height of up to 163m AOD (minimum 81m AOD). Street level at the South West Interchange/taxi rank on Station Hill is approximately 40m AOD giving a maximum height above adjacent street level of 123mAOD. Assuming a minimum storey height of around 4 metres this gives a 30 storey building (N.B. storey heights may be greater, especially at ground floor level). The maximum heights step down anti-clockwise from this point with Plot A rising to a maximum of 126.5 m (AOD) with Plot B at the corner of Greyfriars Rd and Garrard Street (potentially joined to the building on Plot A) set at a maximum 97.4m AOD, before stepping up again to a maximum of 116.5 on Plot D fronting Garrard Street (77.5m tall relative to Garrard Street).

Please note that further controls exist in respect of the massing of buildings within the approved Design Codes, Parameter Plans and Conditions attached to the permission.