View of Riverside to Yield Hall Place 2

4.7 Typical Residential Floors

The apartments are designed for tenants who want to be part of a build-to-rent community. The open plan arrangement gives each home a sense of spaciousness, lightness and visibility. The kitchens and living rooms are open plan with full height windows bringing light into and, views out of the apartment. All the apartments are well designed with good space and storage. A range of unit types will suit different tenant needs, from those on upper floors with great views, to courtyard facing homes or those with terraces. Many homes have balconies.

Units are organised around generous corridors with access to a single lift core in each block, a layout strategy that is particular to build-to-rent housing. The consolidation of the lift cores ensures that residents have easy access to the main amenity and concierge hubs, ensuring that residents get to know the staff and build relationships with other tenants.

With the exception of the eastern block on Yield Hall Place 2, all building cores with have two lifts and two stairs to provide additional means of escape. At under 18m, the eastern core at Yield Hall Place 2 will have a single lift and stair within the core. . The lift provision is designed to meet CIBSE guidelines.

4.8 Organised Floor Plans

Residential units are stacked vertically either side of a continuous corridor that leads to the lift cores which are positioned in relation to the height of the individual buildings. The stacking arrangement ensures that service risers, structural columns and the like are arranged so that units can be efficiently and elegantly planned and the elevations organised to reflect those qualities.

Circulation is organised to foster community, operational efficiency and ease of management. Residential corridors lead to the cores that relate to entry level concierge, lobbies and amenity and are laid out and designed to create:

- Points of focus at ends and along the route
- Clear routes from front door of unit to core
- Privacy - minimising door to door visibility

4.10 Unit Mix

Yield Hall Place 1

Studios	1 home	0.5%
I bed	129 homes	64%
2 bed	70 homes	35%
3 bed	2 homes	1%
Total units	202 homes	

Combined Scheme

Studios	**23 homes**	**5%**
I bed	**246 homes**	**55%**
2 bed	**168 homes**	**37%**
3 bed	**12 homes**	**3%**
Total units	**449 homes**	

Yield Hall Place 2

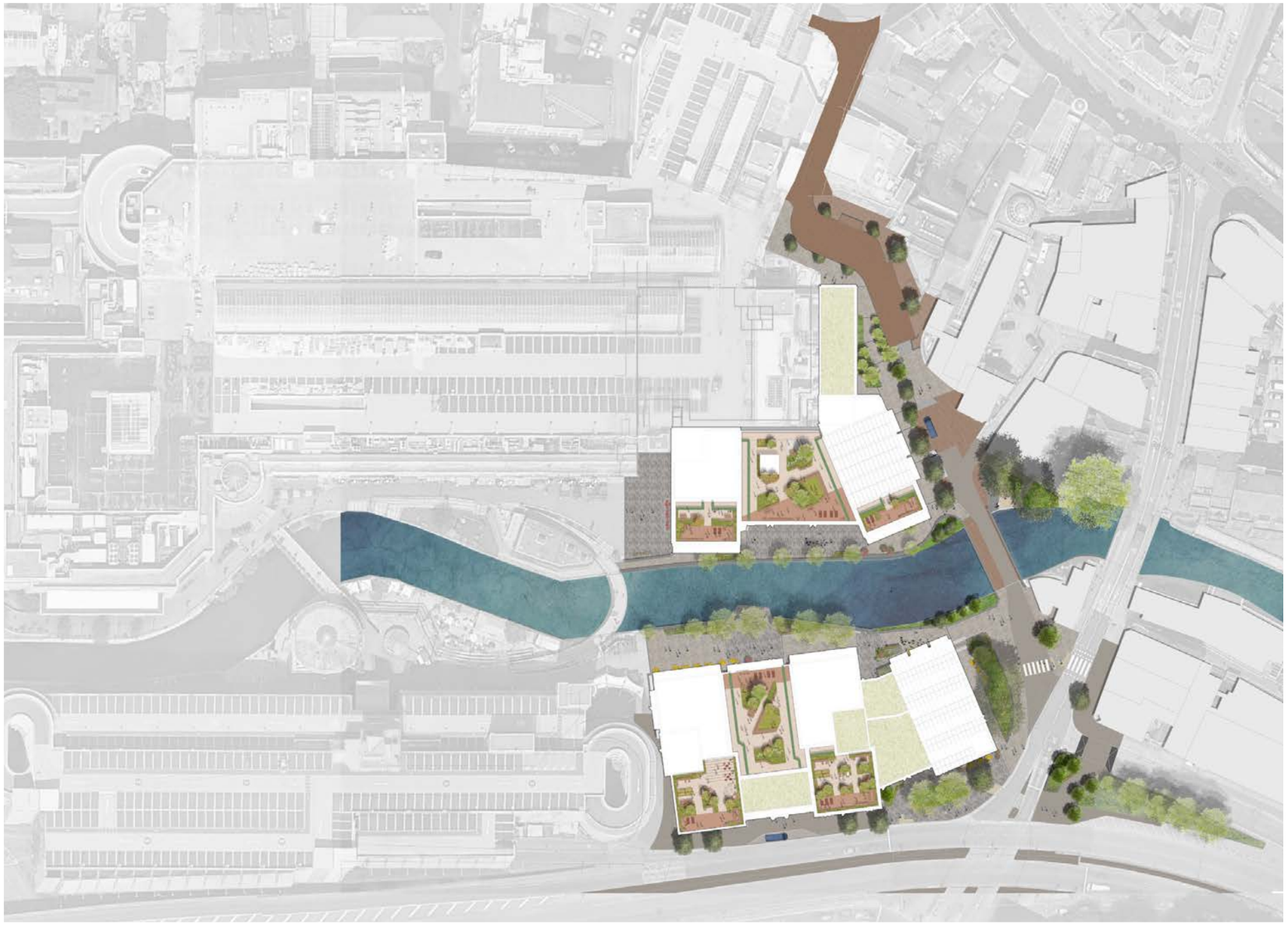
Studios	22 homes	9%
I bed	117 homes	47%
2 bed	98 homes	40%
3 bed	10 homes	4%
Total units	247 homes	

4.9 Residential Amenity Provision

The provision of amenity is a critical factor in attracting and retaining residents in a build-to-rent development. Tenants have the expectation that the amenity will facilitate opportunities for socialising. Tenants look to rent the building and not just the individual home. As such The Oracle development will have:

- A balanced provision of amenity space; internal, external and shared
- Lounges, landscaped courtyards and terraces
- Access to the open spaces, cafés, bars and entertainment venues across The Oracle estate as well as in Reading town centre

The development will provide a combined area of 1,727m2 of dedicated, resident only amenity space on Yield Hall Place 1 for 202 homes, which is equivalent to 7.5m2 per unit, and 1,637m2 on Yield Hall Place 2 for 247 homes, which is equivalent to 6.6m2 per unit. This generously exceeds the balcony space requirements of 1.2m2 common to most developments. This provision complies with Achieving Well Designed Homes Residential Space Standards, Amenities and Facilities (2019) with 'functional on-site communal space and provision of balconies or other available external space which might mitigate the amenity impacts' of living in larger developments.



4.10 External Amenity

Podium and rooftop terraced amenity is provided on each block. These are accessed from corridors or, a resident only amenity lounge on Yield Hall Place 2. This will provide views over the landscape beyond Reading to the south. The terrace and courtyard on Yield Hall Place 1 will overlook the riverside environment as will the courtyard on Yield Hall Place 2. The landscape strategy for these spaces is set out in the landscape architect's design statement.

Balconies

Many homes are provided with balconies and other have level access to external courtyards. Two types of balconies are proposed: individual projecting and continuous projecting. Individual projecting balconies overlook the courtyard with the continuous balconies overlooking the river. The lower level balconies over looking the river on Yield Hall Place 1 will have perimeter troughs for planting, that will add to the attractiveness of the retail and leisure environment.

4.11 Residential Design

All the homes in the development are designed to attract and retain customers over the long term. As such, they are well planned, are in accordance with NDSS space standards, are bright, airy and have good amenity.

The proposal is for homes with:

- High quality, spacious accommodation
- Great storage
- Bright and well-lit living space
- Generous windows
- Efficient and elegant plans

Spaces, such as bedrooms, bathrooms and living rooms, have been designed to meet the requirements of the Nationally Described Space Standards and address the critical dimensions set out in its guidance. As the scheme will take a fire engineered approach to suppressing the spread of fire and managing the means of escape, all homes will have fire detection, alarms and sprinklers.

By taking this approach internal corridors and lobbies, generally used to prevent fire spread, will be eliminated and the circulation and living areas will be consolidated increasing living space. As a result of taking this approach, the design of each home is highly evolved with each unit plan being efficient and high quality.

All bedrooms have a dedicated bathroom and most have walk through wardrobes.

Living space is generous, regular in shape and with clean lines allowing every inch of space to be used and furniture to be accommodated without compromising access to electrical points, intruding on circulation or impacting on the feeling of space within the apartments. Windows are full height and ceilings set at 2.4m, ensuring that each home has good quality daylight.

The average apartment sizes on Yield Hall Place 1 are:

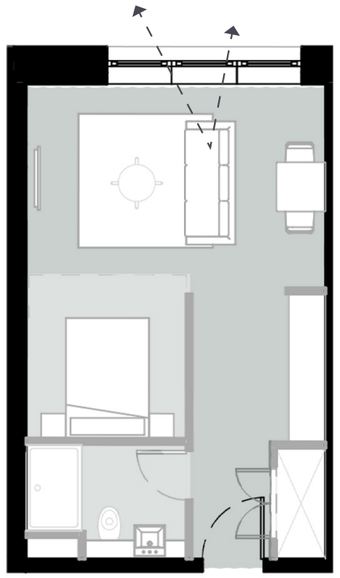
Studio	38.25m2
1 bed	45.56m2
2 bed	67.28m2
3 bed	97.24m2

The average apartment sizes on Yield Hall Place 2 are:

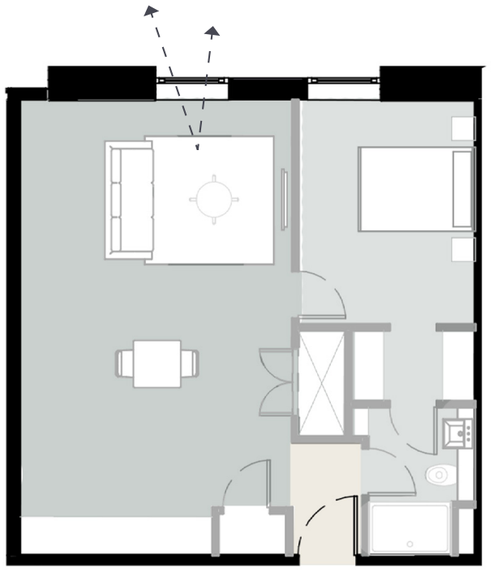
Studio	38.92m2
1 bed	46.61m2
2 bed	67.18m2
3 bed	80.44m2

100% of apartments are in line with NDSS space standards, and categorized in line with NDSS guidance, with a good range and mix of 1B1P, 1B2P, 2B3P, 2B4P and 3 bedroom homes

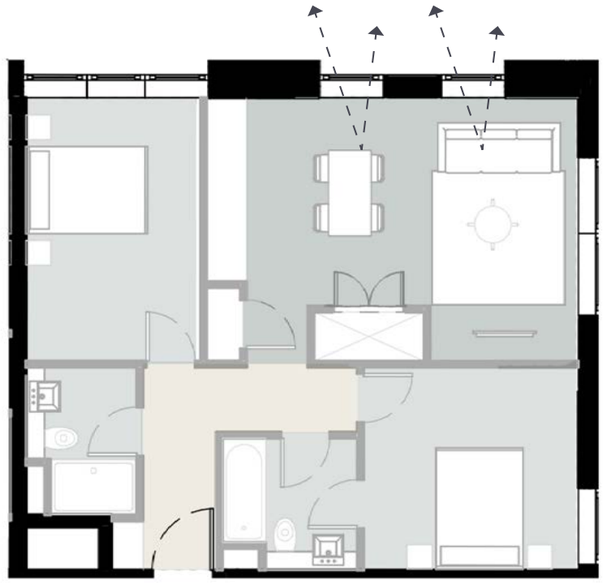
4.12 Unit Typologies



Studio



1 bed



2 bed

The Almere, Packaged Living

4.13 Security

The high-level aim of the security design for the proposals is to provide appropriate and proportionate security risk mitigation measures that allow visitors, shoppers, residents, and all users to not only be, but feel, safe and secure. The overall strategy is to ensure that the new development is integrated with the security strategy for the wider estate though improved connectivity and permeability, the extension of the active frontages to both sites; the creation of further activity along the river front and, the landscape and placemaking improvement to Yield Hall Place and the use of good quality lighting and CCTV. In addition, the new residential and working populations will provide increased activity and natural surveillance along the Riverside, Yield Hall Place, London Street, and the IDR. These measures, which flow from the variety of new uses and their arrangement on site will impact positively on the adjacent public realm and wider neighbourhood.

Within the development a risk assessment has been undertaken in order to determine the security requirements across the development. This approach provides a robust, auditable methodology to identify the security risks posed to the site and subsequent treatment measures. This was completed at masterplan level, then the defined strategies applied to each site.

This Design & Access Statement has been structured around key headings taken from best practice for the incorporation of security design into projects, such as Crime Prevention Through Environmental Design (CPTED). It outlines those elements that have been derived from the security as well as architectural design.

A layered approach to security will be adopted creating a series of security zones. This will be enforced through a mixture of electronic access control, mechanical access control (key locks) or through clear delineation of areas. Another key principle within the zoning approach that has been included is that of 'secure lobbies and the requirements within these for a degree of permissible access from users such as postal services. The zones that have been identified as applicable across the development are:

- Public: Accessible to everyone at all times with no ability to impose control measures.
- Semi-public: Space that is easily accessible to the general public. Typically, restricted outside of normal hours.
- Semi-private – Owner/tenant: Predominantly for the use of a limited, authorised population. Usually employs an electronic or procedural access control measure.
- Semi-private – Ops: Predominantly for the use of a limited, authorised population. Usually employs an electronic or procedural access control measure.
- Private: Private areas with limited access to authorised individuals and guests. Guests usually escorted.
- Restricted: Contain critical or sensitive assets or reserved for a very exclusive user group. Visitors may be allowed but would always be escorted.

Pedestrian access will be from the public realm between the plots. Where entrance points exist, secure lobbies are being created. There is no vehicular access to either building though service bays, drop offs and emergency vehicle access is provided.

A number of emergency exit points exist at the base of stair cores. These are for emergency egress only.

Retail units have dedicated off-street access and there is no interconnectivity between residential and these spaces. Externally accessible plant areas provide no access into the residential areas.

Structure and Spatial Arrangements

The security zoning has been applied to the current architectural designs and this will provide the basis for design development. Where security zones abut an adjacent zone greater than one factor higher (e.g., public abuts semi-private) then this provides an additional focus for security measures.

The following have been considered in relation to the spatial arrangements:

- Reduction in the number of secluded spaces
- Spaces have a clear and identifiable function/use
- Location of mailboxes in lobbies to reduce requirement to approach residential doors
- Location of entrance points for retail/commercial separate from residential
- Location and access of refuse stores – accessible from public spaces with secured through access to development.

Surveillance

Surveillance requirements will be achieved through a balance of natural and active surveillance. The optimisation of natural surveillance – where space is naturally overlooked by users, residents, and occupiers – has the increased benefit of reducing the need for active measures whilst remaining an excellent deterrent to crime within that space. This is particularly applicable with regards to the central public realm areas. It also provides benefit to the building curtilage/public areas.

Active surveillance will reinforce the natural surveillance as well as provide mitigation for those vulnerable areas identified that are less able to benefit from natural surveillance, such lift lobbies and bike store. It can also be used to enhance surveillance in those areas where natural surveillance is limited to certain times of the day (e.g. retail operating hours).

As part of the surveillance design there will also be integration and coordination with lighting design in order to support both active systems and natural surveillance.

Physical Protection

Physical protection of assets within the development will be as identified in accordance with SBD principles and Building Regulations Approved Document Q.

Any enhancements to public realm will integrate physical security requirements in the landscape design and will include crime prevention measures such as those designed to reduce the likelihood of anti-social behaviour such as rough sleeping. This will also provide control of vehicular access to the public realm between the plots.

Design of physical protection will be proportionate to the identified security risks and aligned to the principles of defence in depth.

Where retail facilities exist, security measures are being limited to physical security of access points only. For commercial areas, physical security of access points is also being included along with the provision of containment only for future installation of tenant systems.

Ownership and Activity

The development has been designed such that there are clear areas of ownership and intended activity of spaces. Areas such as the residents' terrace and amenity spaces provide a clear understanding of what space is to be used for.

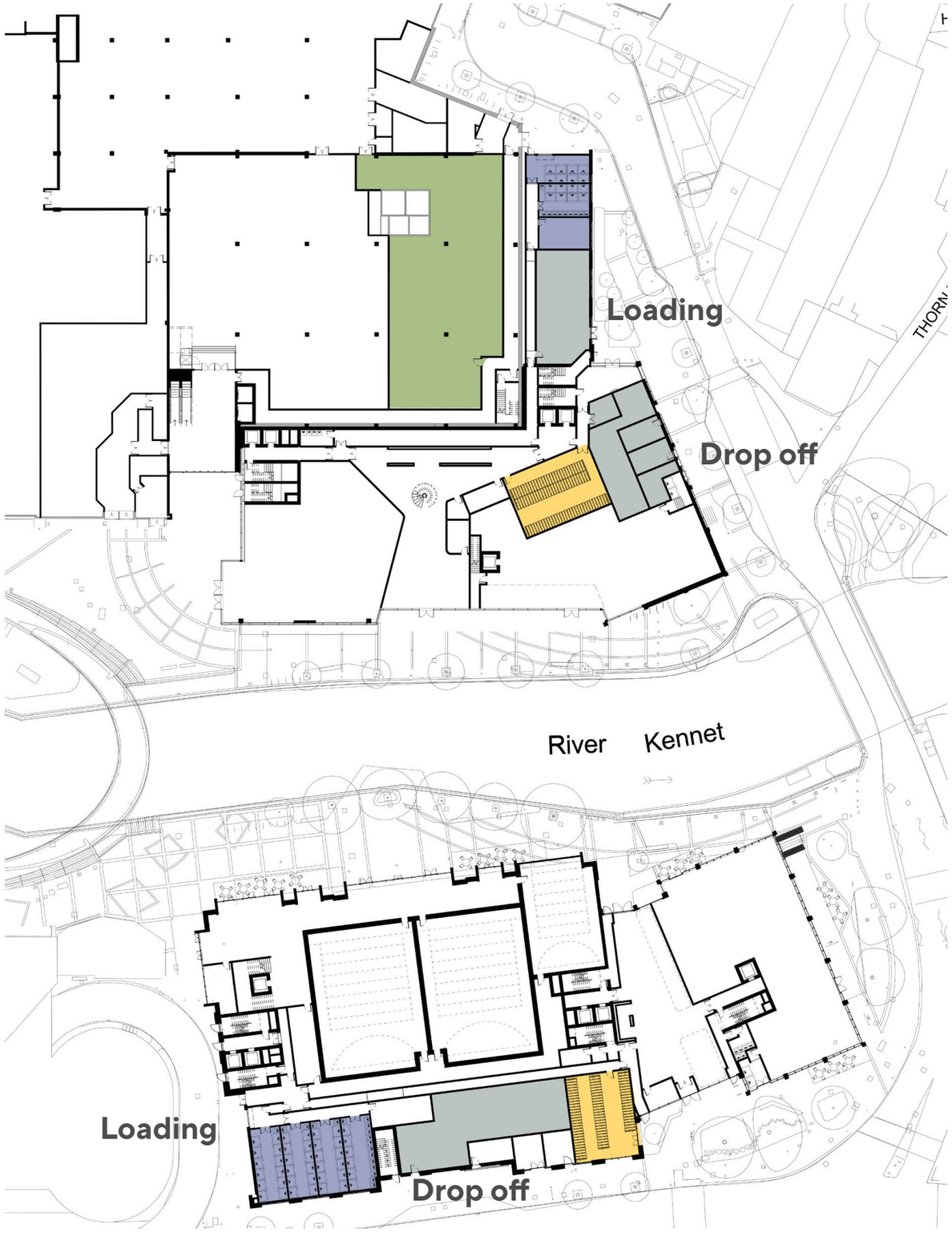
Adaptability

Safety and security of a development is enhanced where there is adaptability within the space to manage changes in security needs. The flexibility in access permissions afforded by the electronic access control system provides opportunity to enhance or reduce security posture dependent upon any future potential needs. For example, horizontal and vertical compartmentalisation can be addressed should that fit with the operational security stance.

Operational Management

The security design allows for both sites to be operationally managed on a day-to-day basis from either a central control room or locally in isolation. Servers and control PCs for the security systems will exist within designated spaces within server rooms to enable occasional management requirements such as new card issue or interrogation of video surveillance systems.

The management of postal deliveries has also been considered. To maintain residential security, the intent is that any deliveries will be made at reception areas on the ground floors. Larger deliveries will be made via the designated loading bays to the ground floor.



Refuse

Cycles

Plant

BOH (retail)

4.14 Back of House Facilities

Refuse

The development provides all residents with quick and efficient refuse handling for both recycling and standard refuse. Refuse rooms are ideally located at the ground floor adjacent to each residential core.

Due to the location of collection, the storage areas have been annotated as 'main' and 'satellite'. The building's management team will trolley the bins from the satellite to the main refuse area. Bins will then be taken to the refuse vehicle. Refuse vehicles will park in the parking areas on Yield Hall Place and to the service bay to the west end of Yield Hall Place 2.

A further description of this strategy is set out in Stantec's Transport & Waste Strategy document.

Cycle Storage

A cycle store is provided in each block, with additional space available through out The Oracle. The centre has extensive additional capacity that will meet requirements associated with the non-residential uses. This is addressed in detail in the transport submission. Residential cycle stores are directly accessed from the public realm, are on a single level within covered and secured areas. Once within the cycle stores residents have direct, secured and controlled access to the concierge and entrance areas. The store will be CCTV monitored.

Deliveries, post and parcels

A drop-off bay is provided close to each entrance/concierge. On Yield Hall Place 1, a drop off is close to a secondary entrance on Yield Hall Place. On Yield Hall Place 2 a bay is located on the IDR west of the entrance.

Managed by the concierge, the goods will be taken from the lift and to their destination, the post room or the parcel room. These rooms are set a close to the heart of the amenity and entrance area.

Move-in/ Move-out

For residents moving into the development, delivery vans will temporarily park in the loading bays and goods will be taken to the move in/move out storage areas. At the agreed time, the resident will take their belongings to the allocated lift which, for a specific time, will service only this move in/move out procedure. Each plot will have a preferred move-in and move-out lift. This method will repeat in reverse for residents moving out. The design of this movement will also ensure little disruption to the typical day-to-day resident movement.

4.15 Access for All

Accessibility for All

The applicant's brief asked the design team to address inclusive access in:

- Organising the building on the site
- Setting out the levels across the site
- Providing accessible entrances
- Relating the building to the local transport infrastructure including the train station, bus routes and car parking

The landscape and accommodation have been designed to meet the accessibility needs of all users and is designed in accordance with the Building Regulations Part M, BS 8300, the current NPFF, Reading's Core Strategy and best practice.

Designated disabled parking bays will be available within the adjacent car parks.

All public foot ways, ramps and access routes will be designed in accordance with the Building Regulations with all areas of external paving having a smooth, walkable surface. A level approach will be provided to the main entrances and the car parks to the stair and lift cores.

The main concierges and management hubs will have disabled access toilets and a concierge desk will be designed in accordance with Part M of the Building Regulations. The ground floor levels have been designed to be step-free and designated apartments will be wheelchair adaptable to meet the specific requirements of residents.

External doors will have a minimum clear opening of 1000mm.

Passenger lifts are sized for wheelchair users with minimum internal dimensions of 1600x1350mm. In addition to the passenger lifts, common stairs are provided which also comply with Part M.

Internal corridors are 1300mm or wider with a with a turning circle of 1800mm provided at junctions. All internal corridor doors have a minimum clear opening of 850mm.

The entrance doors to apartments will incorporate an accessible threshold and will have a minimum clear door opening width of 775mm.

An accessible w.c. will be provided within the entrance level of the apartments.

All electrical switches and socket outlets will be mounted within the prescribed height limits.

4.16 Technical Summary

Internal Cleaning & Maintenance

Residents will be responsible for cleaning their own flats. The operator will manage routine, reactive and planned maintenance as well as day-to-day cleaning of common parts.

Flats will be subject to a maintenance review on change of tenancies. Long term maintenance may include part or total replacement of finishes and fittings. The lifts are designed for the manhandling of goods.

Landscape to the terraces are designed to minimise the need for large scale gardening equipment or excessive organic debris removal. Most routine maintenance will be taken out in bags.

Roofs are accessible via doors from the main circulation core or via a ships ladder and hatch at the head of the main stairs. In the event that heavy equipment needs to be taken to this roof it will be hoisted or craned.

Internal faces of windows will be cleaned from inside flats or common parts and generally from internal floor level.

External Cleaning & Maintenance of Façades

There will be:

- Regular cleaning of windows
- Planned cleaning and or repair of building facade components in line with recommendations of the manufacturers

Due to the height of the proposed buildings cleaning from the roof level downwards by abseiling, using a man-handled weighted system is preferred.

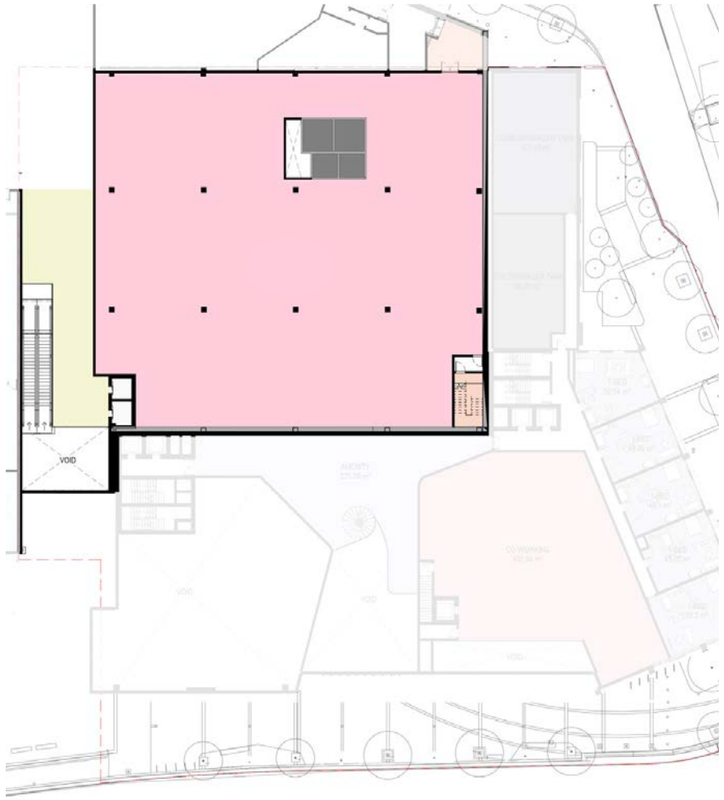
Windows design will minimise the need for complex opening or closing mechanisms.

Re-glazing will generally be carried out from inside the building.

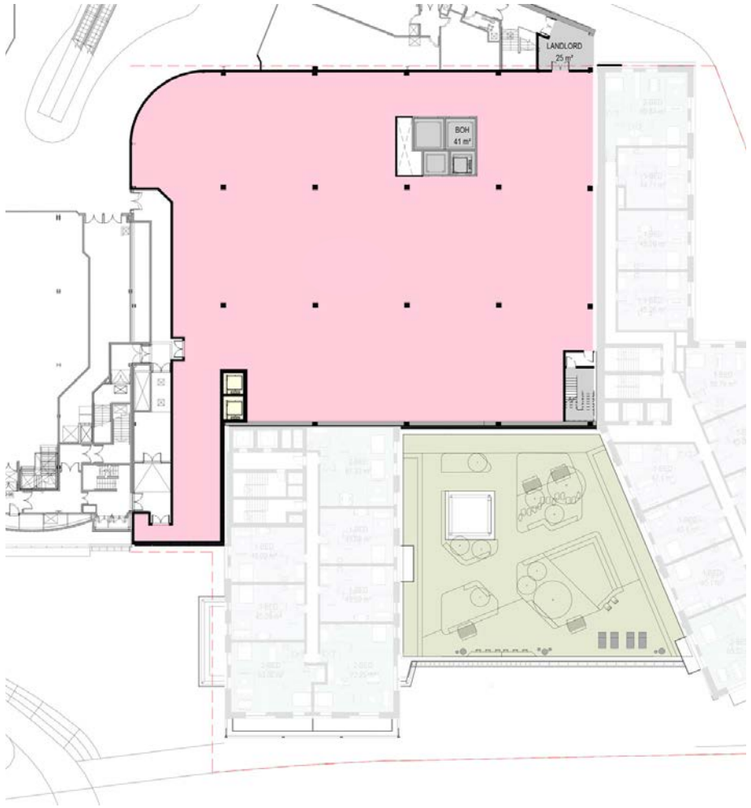
4.17 Retail Space

Retail space will be retained at lower and upper mall levels. This will be formed out of the retained parts of the former Debenhams department store but right sized to meet the needs of today's retail tenants. It may be let over two levels or as separate units on each level. The spaces will be fitted out by the tenant/s, who will also complete the façades to the mall in accordance with Hammerson's design guidelines. The unit/s will have direct access to a riverside level back of house space which opens directly onto the service area at this level.

The sketch view opposite is indicative of the possible elevation of a potential unit into the shopping mall.



Lower mall retail plan



Upper mall retail plan

Upper mall retail plan

Indicative view of reconfigured retail unit on lower mall

Indicative view pf reconfigured unit on upper mall