

ORACLE RIVERSIDE Design and Access Statement

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Hammerson

object·space·place

**BARTON
WILLMORE**

Introduction

Reading's Town Centre is a thriving and popular destination containing a diverse range of streets and squares. Oracle Riverside comprises one of Reading's key town centre public spaces. Its waterside location and the adjacent popular retail and dining facilities offer the potential to create a truly great retail and leisure experience.

The purpose of this document is to set out the proposed improvements to the Riverside area of public realm at the Oracle Shopping Centre in Reading which seize this potential. At the heart of these proposals is the comprehensive upgrade of the public realm. Using high quality materials this upgrade will deliver a series of spaces which better respond to the needs of their users and enhances access to the riverside. These spaces will also allow a wider range of events and activities to be staged in the public realm creating a dynamic and popular destination in the heart of the town centre.

Associated with the public realm proposals is the creation of a new high quality retail pavilion which will be carefully linked to the enhanced public realm. In combination these proposals will ensure that the riverside location plays a key role in ensuring the ongoing ability of Reading town centre to compete as a retail destination.

READING CONTEXT

Reading's Core Spaces

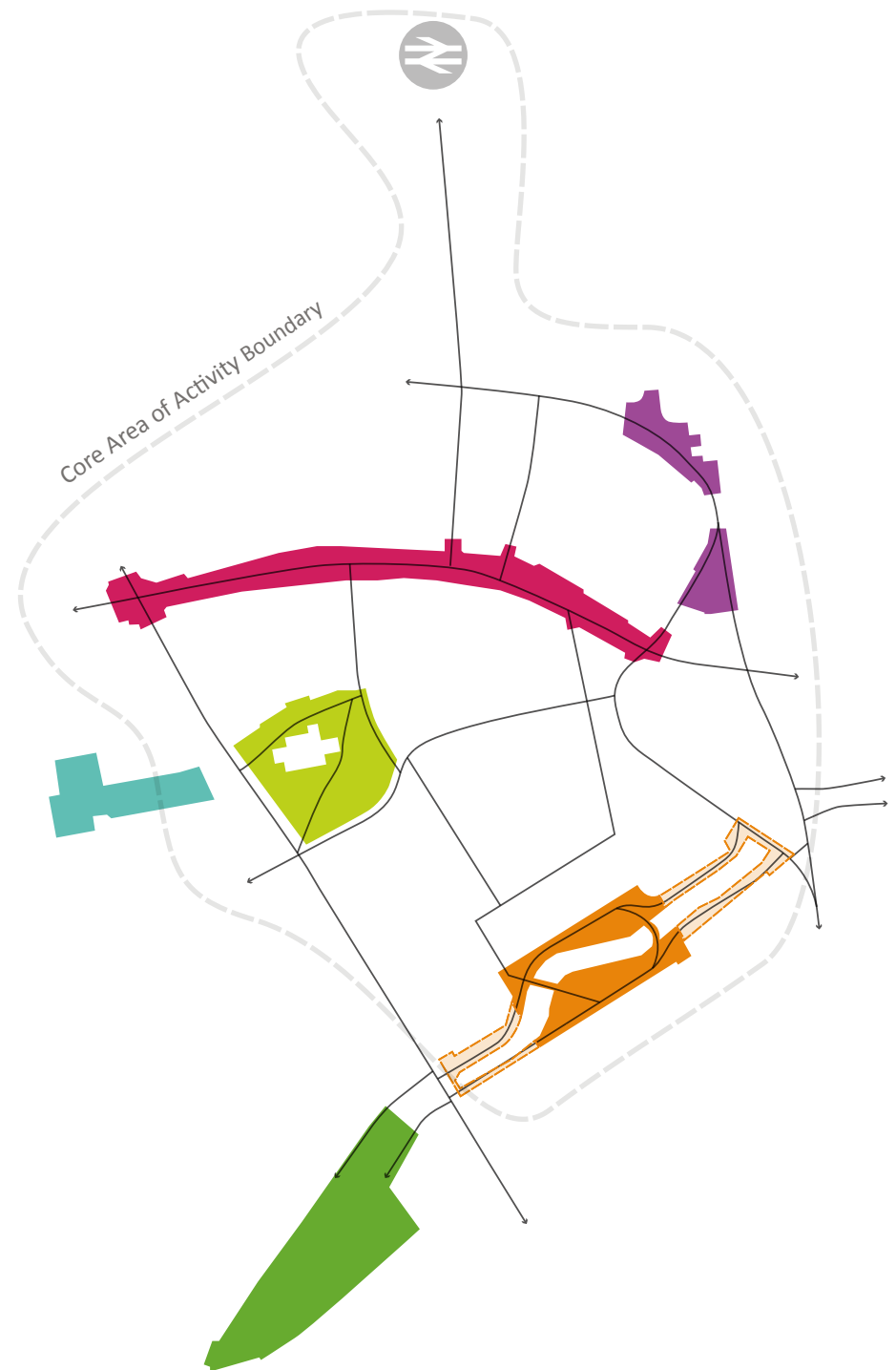
Reading's Public Open Spaces

The Oracle Riverside is one part of a network of spaces varying in character and function which, as a collective, provide Reading with a diverse mix of internal, external, narrow, wide, hard and soft spaces and routes, creating a rich urban experience for the people frequenting it to embrace.

The diagram adjacent illustrates the key open spaces and how their dominant functions differ, similar to rooms in a house.

The Oracle Riverside could be considered the dining room of Reading as it hosts a high number of food establishments within a small area. This is the only central public space in Reading which addresses a waterway, a valuable asset to Reading's urban environment with great potential.

Our aspiration is to expand and improve the activity and urban experience along the River Kennet adjacent to the Oracle through creating an extended, high quality waterside public realm that further enhances its role as a southern anchor to the town whilst ensuring changes complement and support Reading's streetscape as a whole.



BROAD STREET



Reading's High Street

KEY ACTIVITY: Shopping
HOSTS: Kiosks/Street activities
ACTIVE TIME OF DAY: 8am - 7pm
TIME OF YEAR: All year

ST MARY'S' CHURCHYARD



Reading's Terrace

KEY ACTIVITY: Sit/Lunch/Wait for a bus
ACTIVE TIME OF DAY: All day in the space with busy edges at night from cafés/bars/restaurants
TIME OF YEAR: When good weather

HOSIER STREET



Reading's Pantry

KEY ACTIVITY: Regular markets
HOSTS: Regular markets
ACTIVE TIME OF DAY: 9am - 5pm
TIME OF YEAR: All year

THE ORACLE RIVERSIDE



Reading's Dining Room

KEY ACTIVITY: Sit/Lunch/Dine/Play
HOSTS: Kiosks/Leisure events/Markets
ACTIVE TIME OF DAY: 10am - 11pm
TIME OF YEAR: All year

COUNTY LOCK



Reading's Back Garden

KEY ACTIVITY: Relaxing by the waterside
ACTIVE TIME OF DAY: 11am - 7pm
TIME OF YEAR: When good weather

MARKET PLACE & TOWN HALL

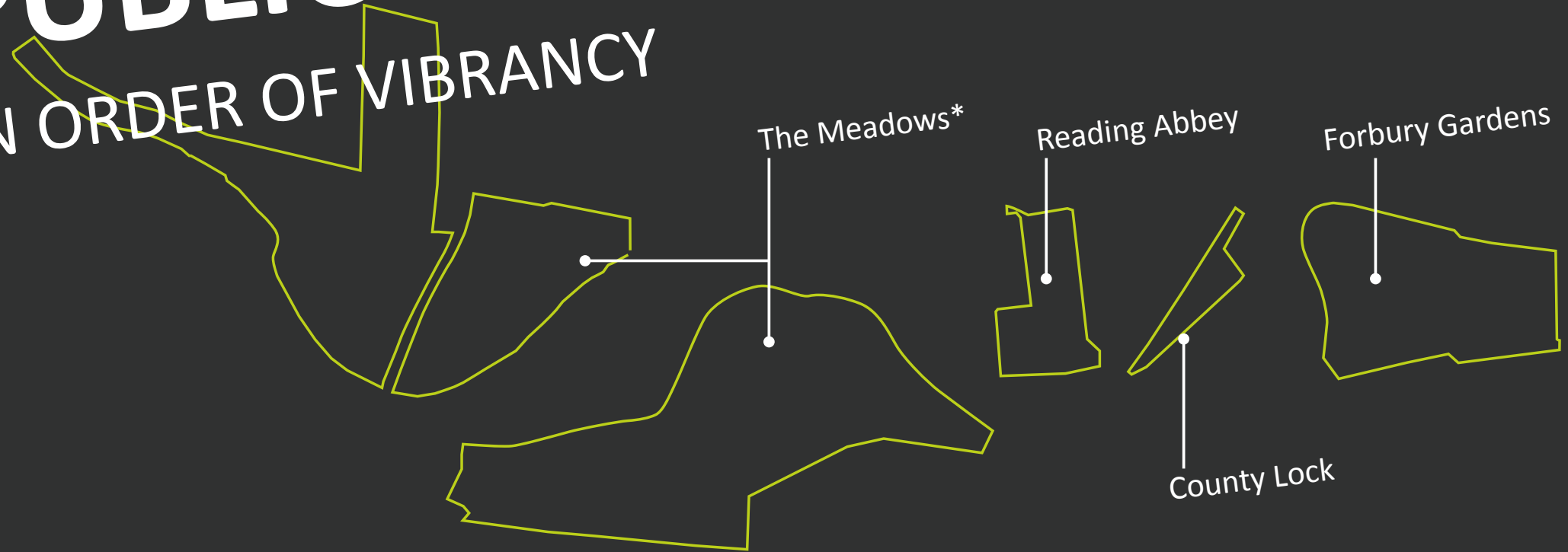


Reading's Entrance Hallway

KEY ACTIVITY: Atrium space to Town Hall and St Lawrences' Church
HOSTS: Occasional markets
ACTIVE TIME OF DAY: 9am - 7pm
TIME OF YEAR: All year

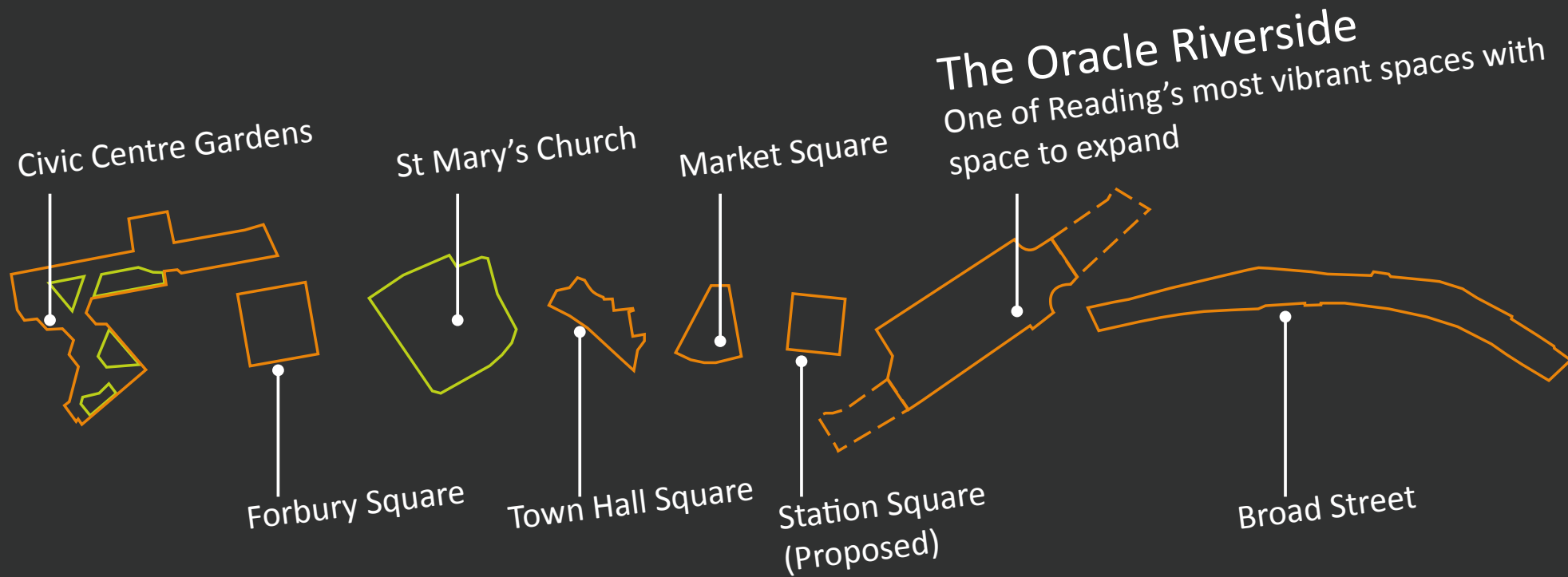
Reading's PUBLIC SPACES

IN ORDER OF VIBRANCY



TRANQUIL

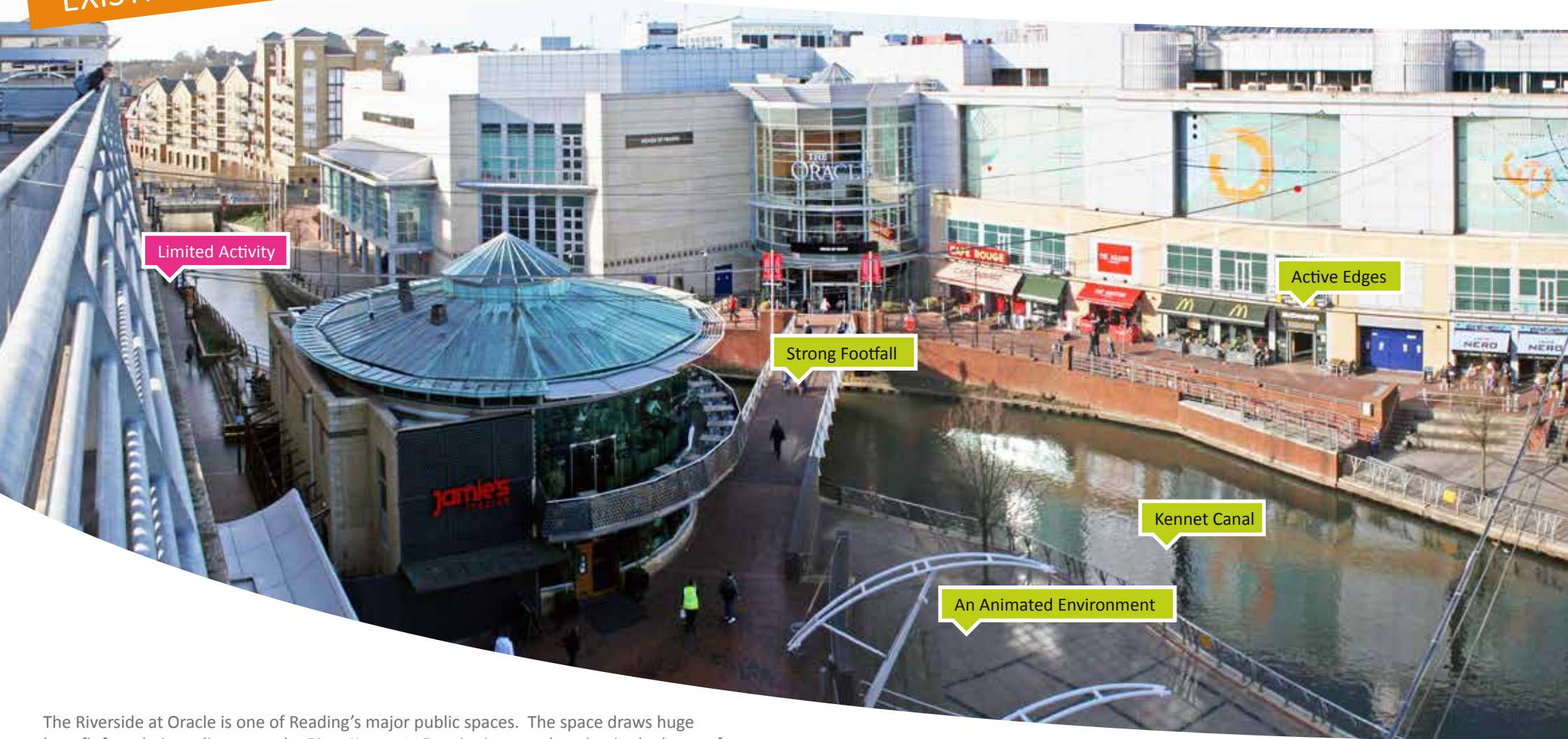
Oracle Riverside is an important destination in Reading's array of public spaces. The space is one of the town's most vibrant places and has the capacity to grow beyond its current extents.



- Green Spaces
- Hard Spaces

*Spaces comparative in scale except The Meadows which are 50% smaller

ORACLE RIVERSIDE EXISTING CONDITION



The Riverside at Oracle is one of Reading's major public spaces. The space draws huge benefit from being adjacent to the River Kennett. Despite its great location in the heart of the town the public realm is now perceived as somewhat dated and is in need of updating. The panoramic photograph above indicates some of the positive and negative features of the existing public realm.



Dated Building Facade

Limited Activity

Cluttered Busy Environment

Good Bridge Connections

Flexible Space

Limited Soft Landscaping

Tired Materials

Sterile Waterway



Current
Assets



Current
Limitations

ACTIVITY PRECEDENTS



Timber tables/benches in HafenCity - Hamburg



People relaxing on reclining timber benches



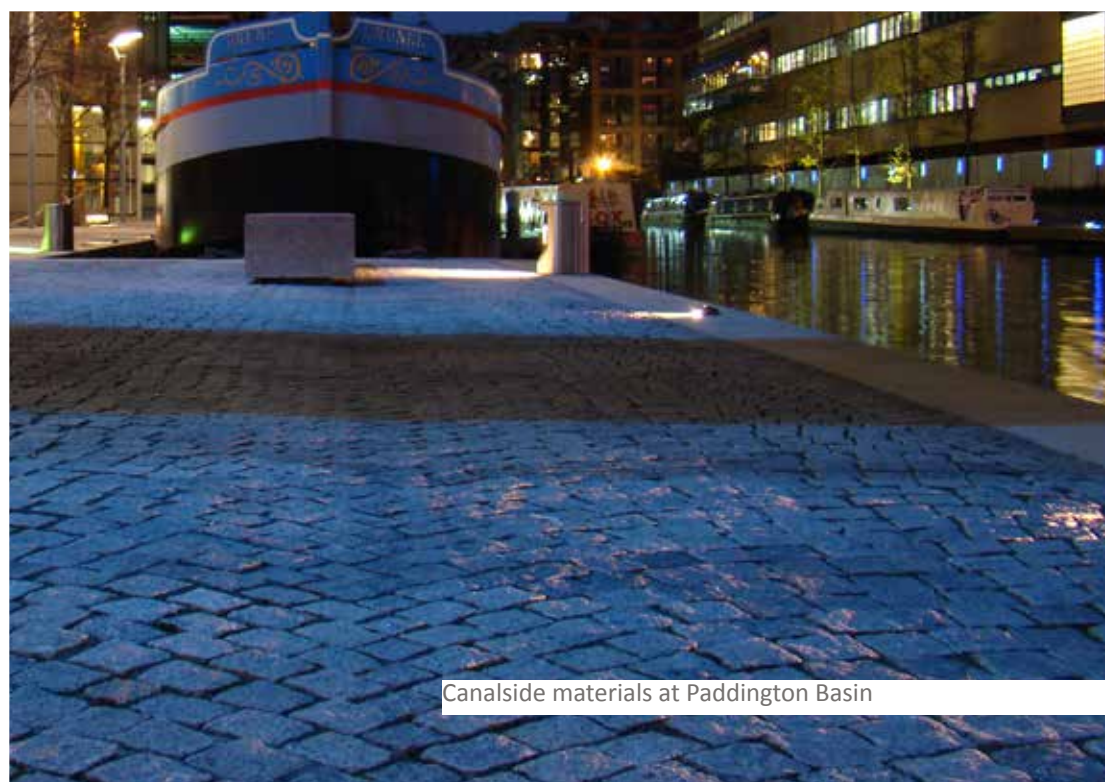
Outdoor Cinema at Bankside Mix - Southbank, London



Dining culture



Temporary sculptures at Southbank, London



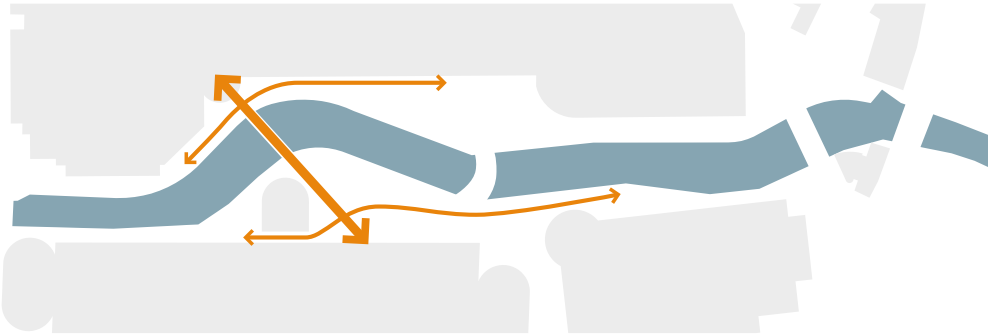
Canalside materials at Paddington Basin



Artificial grass installed each summer at Granary Square, Kings Cross

KEY MOVES

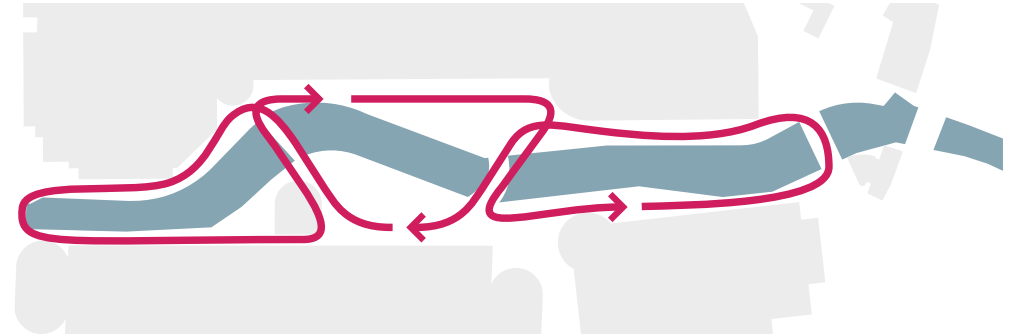
MOVE 1 - ENCOURAGE MOVEMENT



EXISTING

Pedestrian movement is heavily focussed on one pedestrian bridge. Movement along the riverside tails off rapidly as you move away from the existing pedestrian bridge. The riverside is a place to cross, an inconvenience and not an asset.

At the heart of the proposed upgrade to Oracle Riverside are a series of key design moves which strengthen its quality of place and reinforce the aspiration to create a vibrant and thriving destination in the heart of the town.



POTENTIAL

Pedestrian movement is greatly enhanced along the entire riverside. In a 'tale of four bridges' Oracle Riverside becomes a lively and animated space with high footfall enhancing value.

MOVE 3 - ACTIVATE FRONTAGES



EXISTING

The existing pattern of active frontage is fragmented. This creates difficulty in maintaining pedestrian footfall.



POTENTIAL

By remodelling existing buildings, introducing some new structures and creating new places a more continuous active frontage is created, driving footfall and creating value.

MOVE 2 - ADDITIONAL ANCHORS



EXISTING

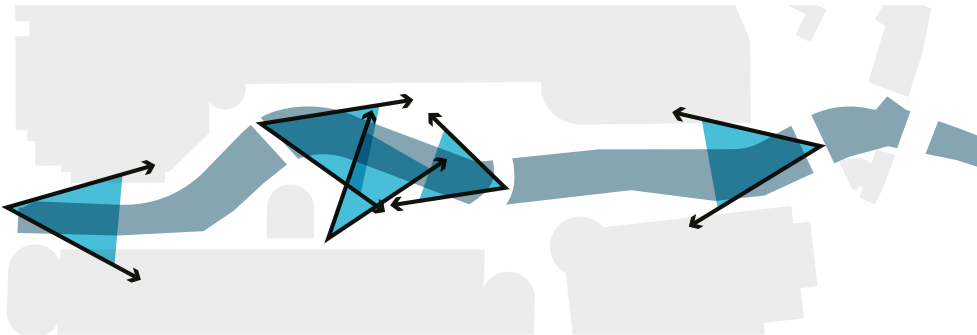
The existing key building entrances drive the pattern of movement. Car park entrance links quickly to main Oracle entrance.



POTENTIAL

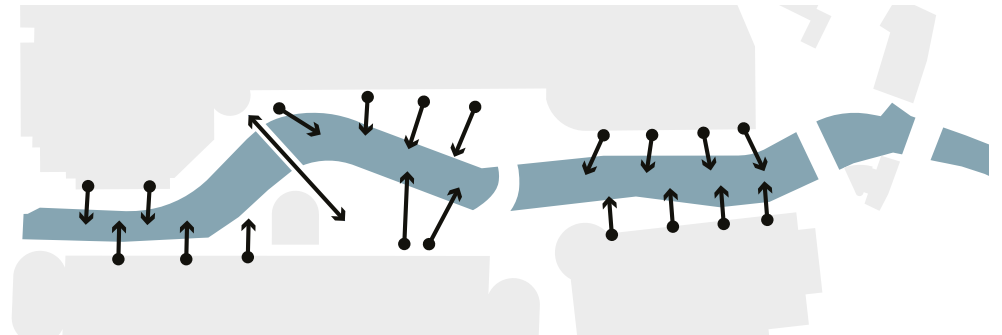
A new series of three (or maybe more) anchors helps establish a more even pattern of pedestrian flow. New gateway buildings, new entrances to the shopping centre and new destination spaces all play a part in this.

MOVE 4 - RETAIN/IMPROVE KEY VIEWS AND RELATIONSHIP WITH RIVER



KEY STRATEGIC VIEWS

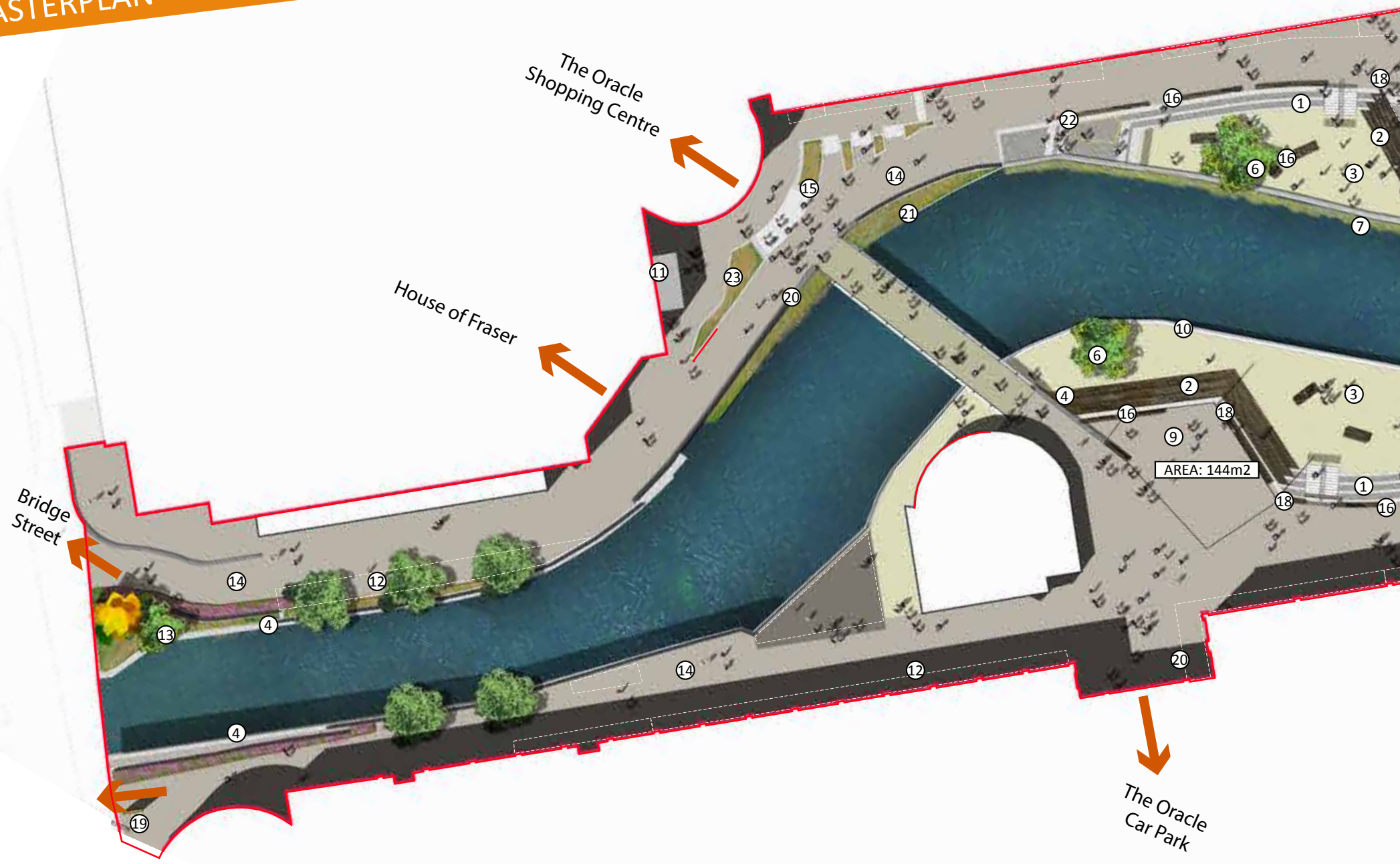
Key strategic views along the waterway to be retained/enhanced.

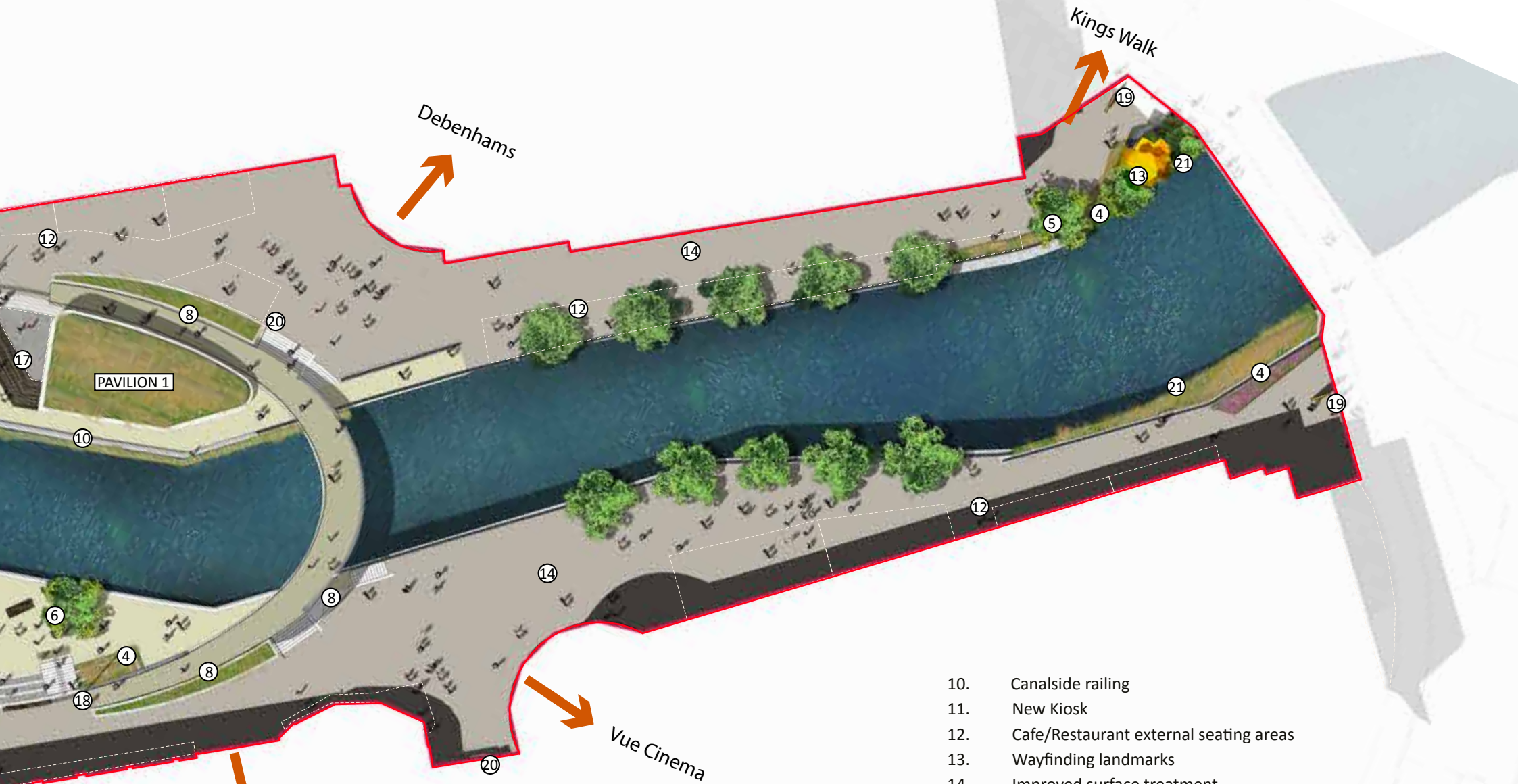


RIVERSIDE DINING EXPERIENCE

The majority of dining outlets have a strong relationship to the waterway, changes should enhance this experience through the removal of barriers/clutter.

ORACLE RIVERSIDE MASTERPLAN





1. Re-clad seating steps
2. New timber terrace with flood void retained below
3. Resin bound gravel surfacing
4. New planters
5. Proposed new trees, 4m canopy clearance
6. Existing trees retained
7. New floating reed beds in waterway
8. New planters on bridge steps softening bridge approaches
9. Exhibition Area, 144m2

10. Canalside railing
11. New Kiosk
12. Cafe/Restaurant external seating areas
13. Wayfinding landmarks
14. Improved surface treatment
15. Improved Oracle entranceway - Reclad steps and planters
16. New timber benches
17. New glass balustrade
18. New lamp columns
19. Wayfinding signage subject to future application
20. New digital displays subject to separate advertising consent
21. Enhanced riverside planting
22. Public art location
23. Redesigned planter

ORACLE RIVERSIDE



The bringing together of the new public realm, furniture and riverside planting create a lively and high quality destination setting a new bench mark for quality within Reading.



- | | | | | | |
|----|--|----|--------------------------|----|------------------------|
| 1. | Light stone, flamed finish | 4. | Timber terraces | 7. | Timber benches |
| 2. | 'Speckled' stone, flamed surface finish, cropped edges | 5. | Stainless steel handrail | 8. | Riverside railing |
| 3. | Resin bound gravel surfacing | 6. | Glass balustrade | 9. | Retained existing tree |

PUBLIC REALM MATERIALS

The proposed materials at Oracle Riverside have been selected to provide a quality finish in keeping with the waterside character. Consideration has been given to material colour, texture and quality and that collectively materials complement each other to create a well balance public space.



Hard Materials

Steps
Light stone material, flamed finish



Surface Material
'Speckled' stone material, flamed surface finish with cropped edges



Waterside surface material
Resin bound gravel, grey/buff in colour



Timber Terraces
Wooden timber slats approx 60mmx60mmxVaries in size



Street Furniture

Hand Rails for Steps
Type: Stainless steel tube



Glass balustrades with stainless steel rail



Removable Timber Benches
Bench made from two timber blocks bolted together

SOFT LANDSCAPE

Planting and Biodiversity

The proposed planting at Oracle Riverside will play a key role in softening the public realm helping to deliver a more humane public realm. Along with the proposed shrub planting, enhanced biodiversity will be delivered through a green roof on the proposed retail pavilion. In addition it is proposed to 're-naturalise' the northern riverside edge with the introduction of native species marginal planting. In combination these proposals will deliver significant ecological benefit when compared to the existing condition.

The proposed planting palette at Oracle Riverside will provide a lush green environment with elements of colour, predominantly blue/purple and white amongst a range of greens. The planting mix includes a number of evergreen species to ensure foliage throughout the year. Plants have been selected for their drought tolerance (the predominate condition) and hardiness.

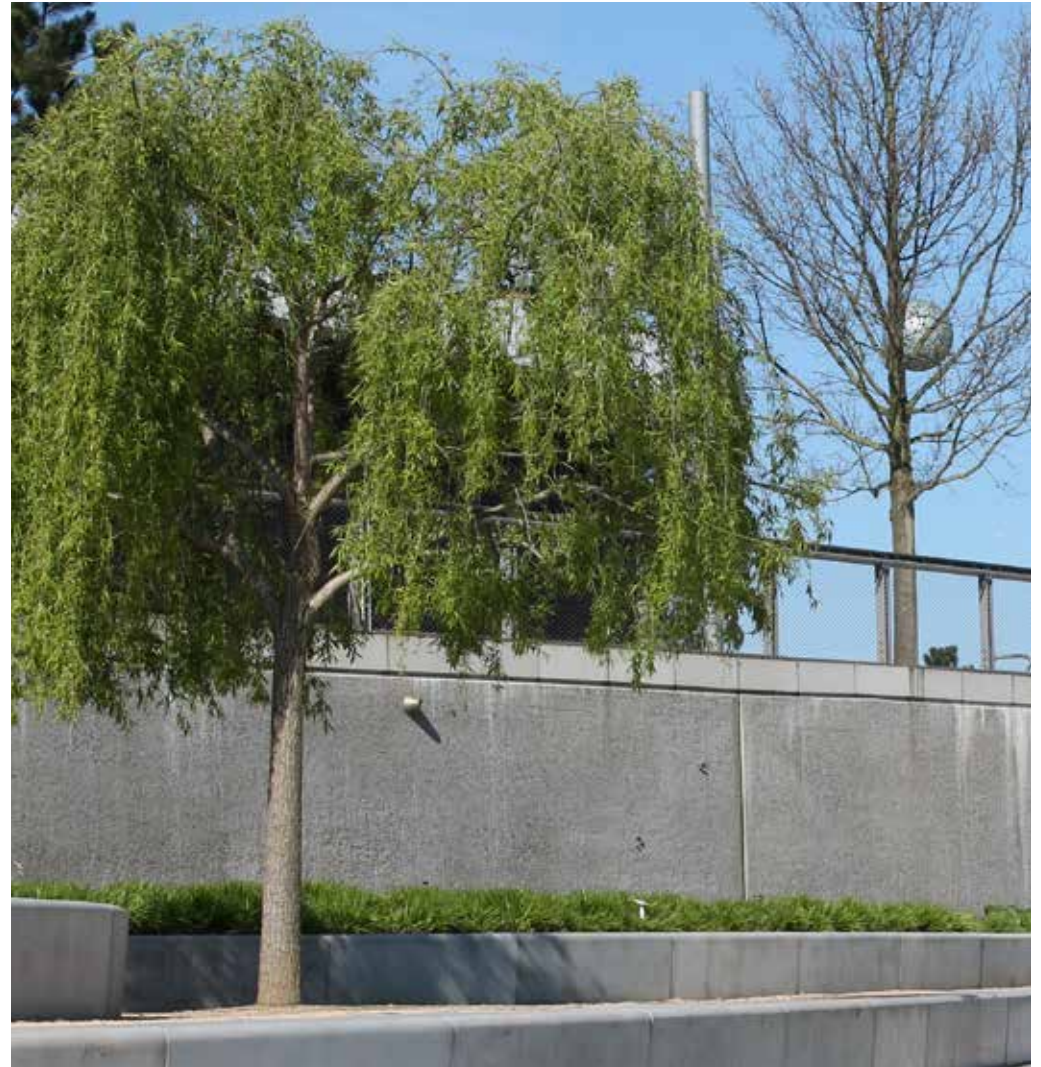
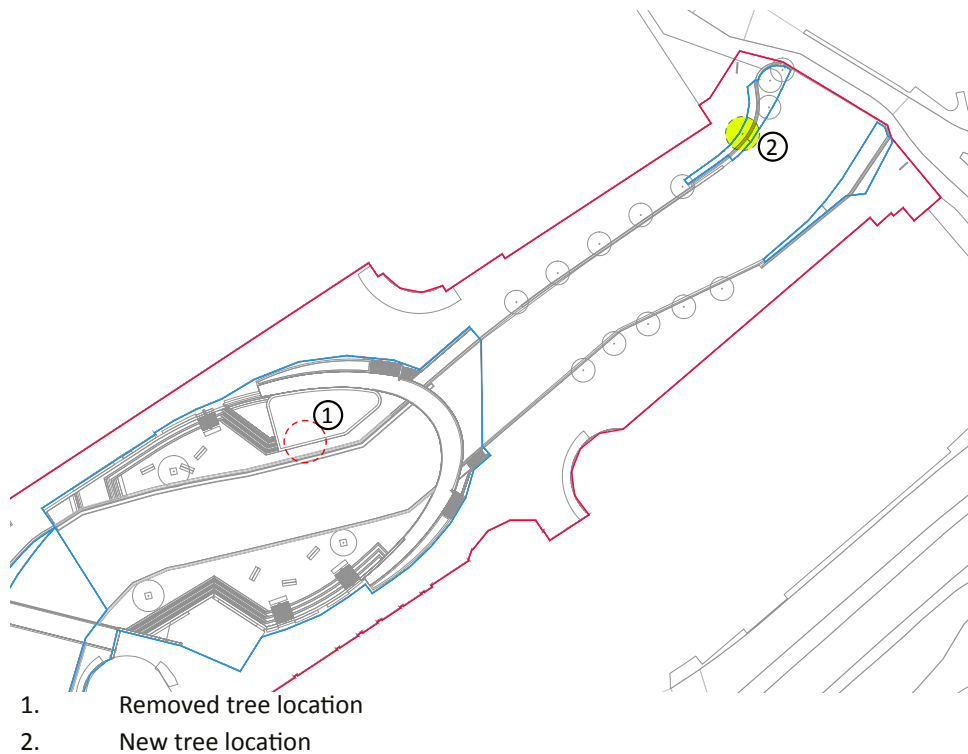
The design proposes flowing linear plant lines to reflect the river, block planted at high densities for immediate impact. The planting palette is insect friendly. It is also proposed that the shrubs are planted through a sedum blanket helping to retain moisture within the bed and suppress weeds.



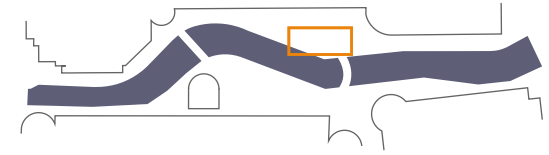
Look and feel of proposed planting

Tree Replacement

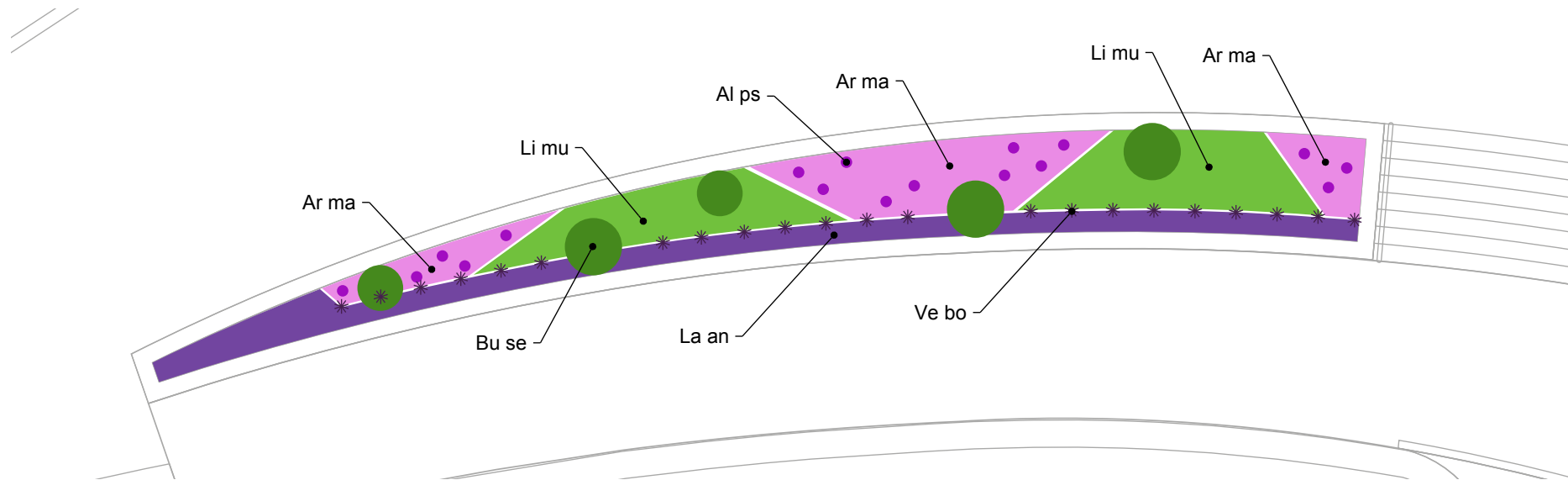
The proposals require the removal of one existing tree to allow the creation of the proposed retail pavilion. It is proposed to replace this existing tree with a new tree to the north of the new retail pavilion. It is proposed that this tree will be a willow reflecting both the existing trees on site and the riverside character of the site. The proposed location of this new tree has been carefully considered to avoid known existing service runs while also avoiding obscuring existing retail frontages.



SOFT LANDSCAPE



Planting Plan - Northern Curved Bridge Steps



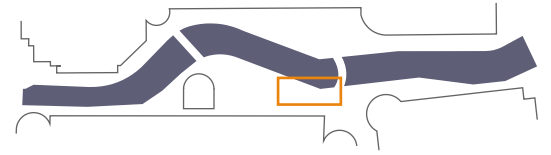
PLANT SCHEDULE

TREE PLANTING

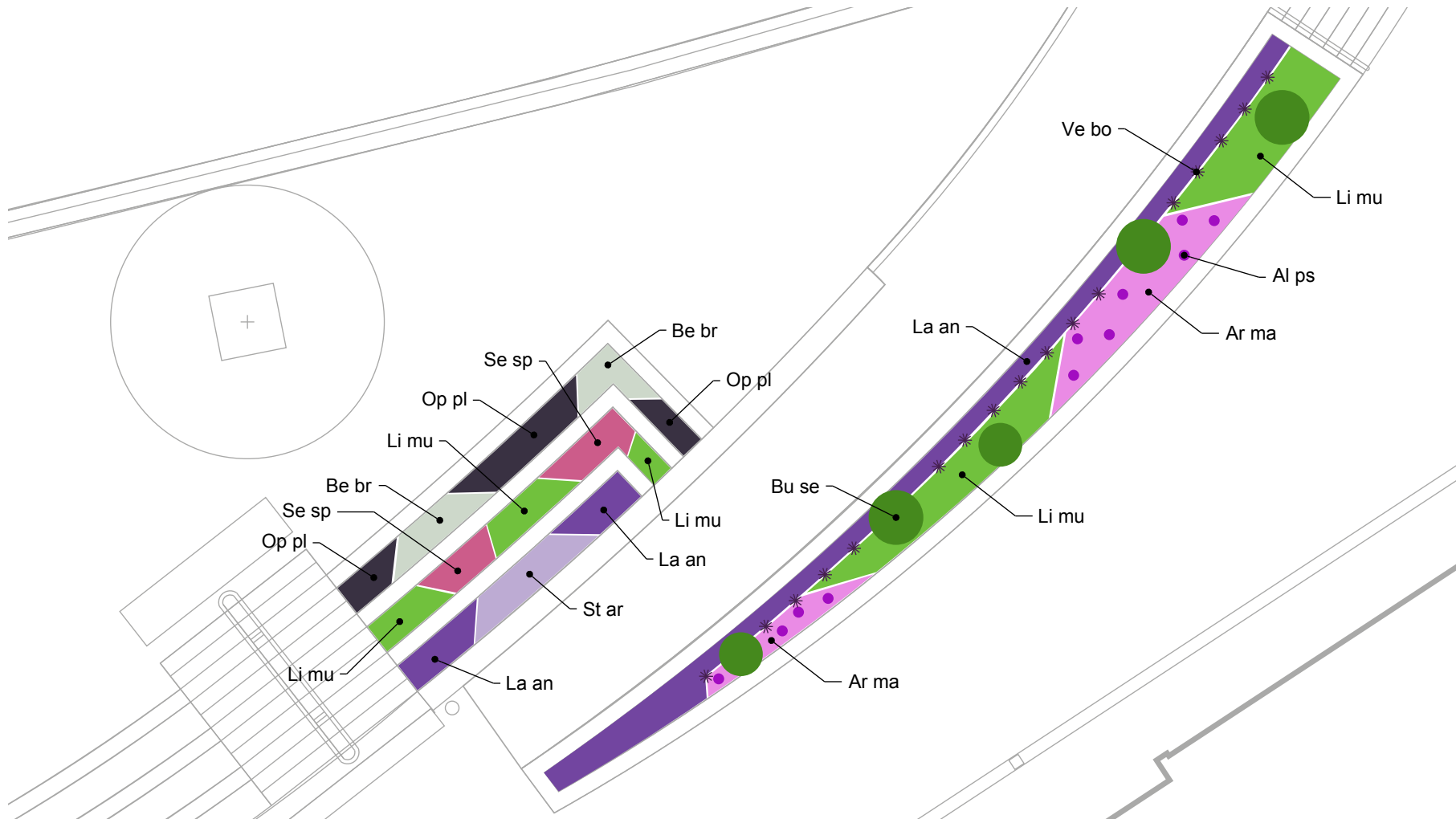
ABBV	SPECIES	COMMON NAME	GIRTH(cm)/NOTES	HEIGHT	NO's
Sa al	Salix alba 'Belders'	White Willow	25-30cm girth, RB, UG, 4xtr. Clear stem 2.4m min	5.5-6m	1

SPECIMEN SHRUB & GROUND COVER PLANTING

ABBV	SPECIES	COMMON NAME	POT SIZE	DENSITY	NO's
Al ur	Allium hollandicum	Purple Sensation	3L	9 per sqm	10
As sc	Armeria maritima	Thrift	3L	9 per sqm	
Be br	Bergenia bressingham white	Elephants Ears	3L	9 per sqm	
Bu se	Buxus sempervirens	Common Box	10L	n/a	
La an	Lavandula angustifolia	Lavender	5L	5 per sqm	
Li mu	Liriope muscari	Lily Turf	3L	9 per sqm	
Op pl	Ophiopogon planiscapus	Black mondo	3L	9 per sqm	
Se sp	Sedum spectabile	Ice Plant	3L	9 per sqm	
St ar	Stachys byzantina	Silver Carpet	3L	9 per sqm	
Ve bo	Verbena bonariensis	Verbena	3L	9 per sqm	



Planting Plan - Southern Curved Bridge Steps and Terrace



SOFT LANDSCAPE

Planting Palette



Pennisetum alopecuroides
Hameln



Anemanthele lessoniana



Festuca-amethystina



Black mondo grass



Lavender hedge



Box balls and alliums



Agapanthus



Allium Purple Sensation



Armeria maritima



Armeria maritima Splendens



Perovskia Blue Spire



Bergenia 'Bressingham white'



Verbena_bonariensis



Alchemilla-mollis



Euphorbia characias wulfenii



santolina chamaecyparissus agm
cotton lavender



Sedum spectabile



Pinus Mugo



Liriope muscari



Polystichum Aculeatum



Salvia officinalis Purpurascens



Hebe Silver Dollar



Stachys



Vitex agnus castus (multi stem
small tree)

LANDSCAPE

Planting Notes

1. Plant material to conform to the National Plant Specification. All plant stock to originate from within the UK. Plant handling and planting operations to be in accordance with HTA 'Handling and Establishing Landscape Plants', Parts I- III.
2. Topsoil for tree and shrub planting to be fertile with maximum 35% clay content and 5% minimum organic content, pH 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (20mm+ particle size), maximum size of stones 20mm in any direction. Imported topsoil to be to BS 3882:2007 Multi-Purpose Grade, from an approved source and to accord with the above specification.

Trees:

3. Semi Mature trees to be planted in pits 1200 x 1200 x 750mm depth backfilled with topsoil mixed with 160 litres of peat free organic tree planting compost and 150g 'Sierrablen Flora' slow release fertiliser.
4. All standard trees are to be fitted with 'Greenleaf' "Root-rain Urban" irrigation pipe and inlet, or similar approved, size as appropriate.
5. No trees are to be planted within 3m of sewers or services (or other easement recommended by the relevant statutory undertaker) without the use of tree root barriers, e.g. 'Greenleaf' Reroot 600 /100 placed between the tree and services. Contractor to ascertain the location of all sewers and services prior to tree planting.

Amenity Planting Beds:

7. Planting beds generally to have a minimum depth of 450mm topsoil over 150mm broken up ground with all stones over 20mm removed. Soil conditioner: Sanitized and stabilised compost to BSI PAS 100. Apply 50mm depth even coverage and incorporate into topsoil during cultivation operations, to a minimum depth of 150mm. Compost to be Compost Association certified, or from an approved supplier conforming to this specification. If no local supplies are available an alternative organic peat free compost may be specified, subject to the Landscape Architect's approval.
8. Shrubs to be planted in pits 150mm wider and deeper than root spread backfilled with excavated topsoil/compost, mixed with 'Sierrablen Flora' slow release fertiliser, quantity in accordance with manufacturer's recommendations.

Times Of Year Planting:

9. Deciduous trees and shrubs: Late October to late March. Conifers and evergreens: September/ October or April/ May. Herbaceous plants (including marginal): September/ October or March/ April. Container grown trees/plants: At any time if ground and weather conditions are favourable.
 - Watering and weed control: Provide as necessary.
- Dried bulbs, corms and tubers: September/October. Colchicum (crocus): July/ August. Green bulbs: After flowering in spring. Aquatic plants: May/ June or September/ October.

Landscape Management and Maintenance

The management and on-going maintenance of the hard and soft landscape elements within the Oracle Riverside will need to reflect the aspirations of a high quality public realm and landscape for this quarter of Reading. The maintenance regime will ensure the successful establishment of the planting and long term care of the hard landscape to maintain the desired aesthetics and functionality. This will mean regular inspections and maintenance visits to ensure the area is free from litter and in a safe condition, to maintain street furniture elements in a good state of repair, keep the planting lush, vigorous and successful and in the manner intended in the detailed design, and to make good any defects particularly during the defects period.

For general planting works maintenance operations during the defects period (years 1-2 after planting/construction) will include:

- Weeding to reduce competition from unwanted species and ensure healthy strong growth and establishment;
 - Watering;
 - Checking irrigation, aeration and other systems;
 - Checking plants are firmly bedded in and in good condition;
 - Pruning;
 - Replacement, in the next planting season, where planting has failed or suffered from pest damage or vandalism;
 - Litter removal;
 - Checking hard surfaces, signage and site furniture for defects and repairing as necessary in line with the original specification;
 - After periods of water inundation, a detailed inspection of all hard and soft landscape affected to ensure no damage has occurred, debris/litter removal and jet wash cleaning of all hard surfaces to remove any silt.
- Operations will generally be carried out weekly, monthly, quarterly, twice yearly, or annually.

During the establishment period (years 3-5) maintenance operations will continue to ensure the successful establishment of the new planting works and keep the site in a good state of repair. Operations will include:

- Weeding to maintain planting beds in a weed free condition for the third year.
- After this planting should be sufficiently established to keep weeds to a minimum however periodic checks will take place to ensure that inappropriate weeds are removed;
- Pruning and inspection of trees;
 - Litter removal and maintenance of all hard landscape features will continue to ensure they are maintained in a good state of repair;
 - After periods of water inundation, a detailed inspection of all hard and soft landscape affected to ensure no damage has occurred, debris/litter removal and jet wash cleaning of all hard surfaces to remove any silt.
- Operations will generally be carried out weekly, monthly, quarterly, twice yearly, or annually. Post-establishment (year 6 onwards) an ongoing programme of management and maintenance will be carried out with the aim of ensuring the site is safe for users and ensuring the continued successful development and retention of landscape features.

ORACLE RIVERSIDE ACCESS

- Existing Pedestrian Step Access Retained
- Existing Pedestrian Ramp Access Retained
- Proposed Pedestrian Step Access
- Proposed Pedestrian Ramp Access into Pavilion
- Pedestrian seat/step access to riverside

Retaining strong connections to the riverside are key to the public realm design. The removal of barriers, both physical and visual, between the waterside and the higher restaurant levels will improve movement between the spaces and encourage visitors to enjoy this riverside location.

Existing ramped accesses to the lower waterside levels are kept (under the curved bridge on the northern side and around Jamie's restaurant on the south). DDA compliant stepped access with handrails and tactile paving have been introduced on both northern and southern sides.

The proposed pavilion has ramped access on its northern façade and DDA compliant stepped access to its terrace which is at the same level as the Pavilion finished floor level.

PHASING

Phasing

The proposed planning application covers all of the public realm associated with the riverside area of the Oracle between Bridge Street and Yield Hall Place. It is envisaged that the proposals will be delivered in two phases which are illustrated on the adjacent plan.

Phase 1

Improvements to the amphitheatre areas on the north and south bank of the river.
Enhancements to the 'gateway' entrances to the riverside from Bridge Street and Yield Hall Place on both the north and south banks of the river to include new planting, street furniture and public art.

The retail pavilion

The new retail kiosk and associated public realm enhancements adjacent to the main rotunda entrance of the shopping centre

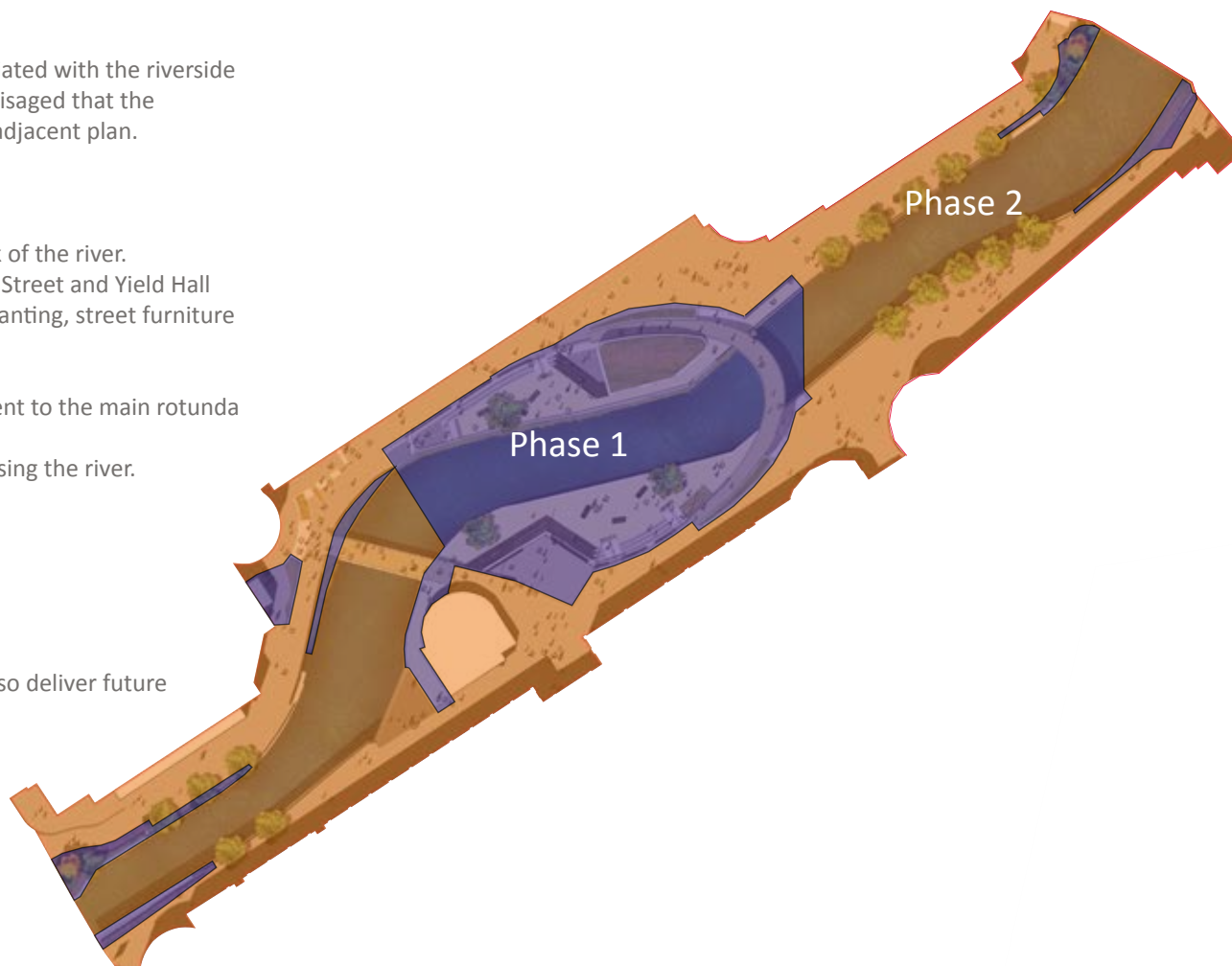
Enhancements and refurbishment to the main pedestrian bridges crossing the river.

Enhancements to the public realm lighting

Phase 2

The replacement of the existing public realm to the riverside walkways

It is envisaged that other ongoing programmes of enhancement will also deliver future applications for signage and wayfinding across the Oracle Estate.



THE PAVILION

Use

The proposed pavilion will be used as a restaurant (A3). The riverside area of the Oracle is already home to a variety of restaurants and cafés, and the proposed use is intended to compliment the existing mix. The established use of the riverside means the local area is well placed to support restaurants with good transport and pedestrian links.

The riverside area of the Oracle is intended to be a destination on the wider upgrades to the route of the river Kennet which extends in both directions from the site. The pavilion's connection to the river and its external terrace, which is integral to the renewed landscape, allows the opportunity to enhance this public space.

Layout and Location

The proposed pavilion is located on the North bank at the abutment of the Eastern Bridge. This area of the Riverside is considered to be a suitable location for the pavilion for the following reasons:

- Views across the river from the adjacent restaurants are already limited in this area by the brick wall at the abutment of the bridge and by the handrail structure of the bridge itself.
 - The existing wall and handrail form a physical barrier to the lower level and the river.
- Placing the pavilion here avoids creating additional barriers to the movement between levels.
- By placing the pavilion at the edge, looking onto the public space, there is an opportunity to add to the sense of activity here.
 - Placing the pavilion at the edge allows a large, continuous area of public space to remain intact.
 - Placing the pavilion against the existing bridge limits overshadowing of the areas of public space where people are most likely to dwell.
 - The proposed location offers a balance with Jamie's Italian, which is a larger pavilion type building. Other locations would result in too great a density in a single area of the riverside.



Area of North bank at Eastern bridge abutment

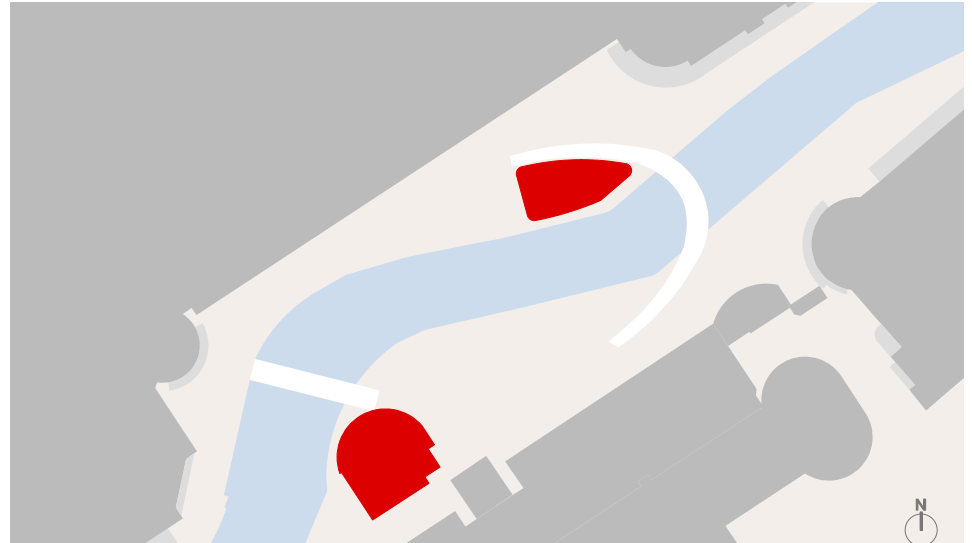


A dining space connected to the riverside



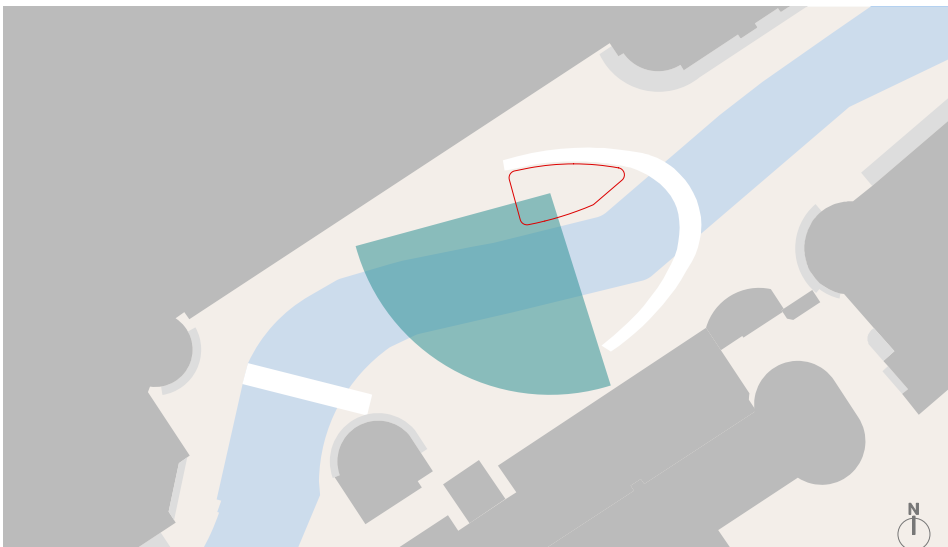
Existing barrier

The existing bridge and wall create a physical barrier to the lower level and the river. Placing the pavilion here avoids creating further barriers elsewhere, and activates this difficult to access area.



Balance

This location balances the new pavilion with the existing restaurant building.



River views

This location allows unobstructed panoramic views across the river. Similarly this location has a limited impact on existing sight lines across and down river.



Connection to terrace

Placed to one side, the pavilion brings activity directly onto the new terraces, without using up the most valuable areas of public space.

PAVILION DESIGN

Scale

The height of the pavilion has been designed to be as low as possible; balancing good interior space with the preservation of important sight lines across the river.

The scale of the existing shopping centre buildings and multi storey car park on either side of the river is robust and imposing. The pavilion has been designed to respond, not to this larger scale context, but to the scale of the adjacent shopfronts, new terraces and furniture forming the public space. Consequently the pavilion is arranged as a single storey building which tapers from a broad, open elevation facing the terrace to a gently rounded nose where it meets the pedestrian bridge.

When compared with the other pavilion building on the riverside, Jamie's Italian, the proposal is seen to be both smaller in foot print and in height. Furthermore, the simple detailing and materials of the proposed building are considered to favourably soften its impact.

Appearance

The design approach is to create a considered, high quality building, neither iconic or recessive. This means the focus of the riverside remains on the public space and the pavilion enhances this without dominating.

The form of the building is derived from the site, with gently curving walls sitting against the existing pedestrian bridge. A corner window at the South West projects views over the river.

An easily understood diagram of open areas addressing the river and more closed areas facing the bridge is translated into large sliding glazed panels, set within a facade of vertical opaque and translucent glass channels. The large physical openings in the facade offer an obvious and direct connection to the river, as well as presenting the theatre of the restaurant to viewers on the opposite bank.

There is a requirement to maintain the existing volume of floor water storage in the riverside basin. As mentioned above, this establishes a datum which the floor slab of the pavilion must sit above. Below this level the area must remain open. The design approach is to express this datum in a material change, allowing the predominantly glass pavilion to sit above a plinth of timber slats. The slats are sized and specified to match the timber of the adjoining terraces, reinforcing the idea that the building sits on top of a landscape piece and reducing its mass.

The simple form and material palette reduce visual clutter, allowing the focus to remain on the river and public space.

Pre application comments refer to the blank facade adjacent to the pedestrian bridge. Whilst this area is without fenestration, the glass channels forming the facade imbue it with visual interest and tactility. The vertical arrangement of the channels accentuates the curved form of the facade as it follows the bridge, gradually opening to views of the river. The specification of the glass channels is carefully selected to create a subtle, randomised pattern with sandblasted and cast glass sections offering an array of opacities and reflections.

A new planter is proposed in the area between this facade and the existing shopfronts. It is intended that the planting will filter and add to views of the facade. At night, the glass channels will be internally illuminated providing an another layer of visual interest.



Vertical timber cladding



Reglit glass channel wall



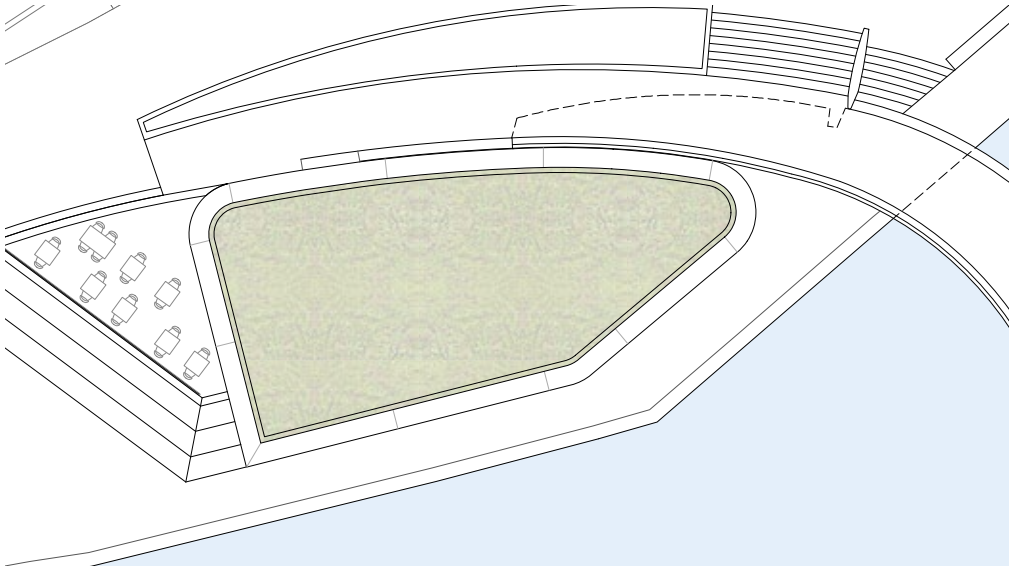
Internally illuminated Reglit

PAVILION DESIGN

Planting

The green roof finish of the pavilion will be sedum. An extensive blanket system such as Bauder Xero Flor XF300 is proposed. The vegetation will be a mix of hardy sedum species, grasses and moss providing a low maintenance and consistent appearance.

Detail



The total area of sedum roof is 133 sqm (indicated by area shaded green)



Sedum roof planting



Detail of Sedum roof planting



Visualisation - View from lower level

PAVILION DESIGN



Visualisation - View from upper level



Visualisation - View from bridge

PAVILION ACCESS

Inclusive Access

The entire usable area of the pavilion is located on one level with no internal steps or level changes. Whilst it is necessary to raise the floor plate out of the flood basin, unstepped access is provided via the existing pedestrian bridge. This entrance is linked with the west elevation by a continuous run of full height glazing ensuring both entrances feel balanced, and avoiding the appearance of a front and back.

A folding sliding glazing system has been selected which allows the base track to be recessed into the floor allowing a level threshold between the interior and terrace.

Transport Links

The proposed pavilion benefits from the good existing transport links which already serve the Oracle.

Security and Crime Prevention

Security measures are already applied to the riverside area by the Oracle Shopping Centre. The proposed use of the pavilion is aligned with the existing use of the area and is not thought to create any additional security issues.

Areas around the building are easily observed from various parts of the riverside and the proposed building offers the opportunity to restrict the potential for anti-social behaviour in the area below the bridge by discreetly closing access as shown in drawing 97.200.

The opportunity for the public to jump from the bridge onto the roof of the pavilion has been closely considered and is not thought to be a potential problem. At its closest point, the parapet is around 2.3 metres above the handrail of the bridge and provides no obvious assistance.

Servicing

Consideration has been given to the servicing of the proposed pavilion, in particular, deliveries, waste management and maintenance.

The Oracle will provide the operator of the pavilion restaurant with a remote store within the existing shopping centre. Vehicle deliveries will be made to the existing centre loading bays, and transferred to the adjacent store via the existing back of house routes. Some preparation may take place in the remote store allowing smaller quantities to be transferred to the pavilion as required.

The Oracle has an existing waste management plan in place, and waste generated by the pavilion restaurant will fit within this. Waste will be stored within the pavilion building and removed at intervals to the centre compactor where it will be compacted and stored for collection.

The proposed pavilion has been designed using robust, easily cleaned and low maintenance materials. The untreated timber slats forming the plinth will weather gradually, maintaining a high quality finish and do not require continuous re applications of preservative or paint finishes. Similarly the fenestration has been selected for its robust powder coated aluminium frames, these are easily cleaned by the same staff who clean the windows and unlike timber frames will not require regular maintenance or painting.

The proposed cladding system of toughened glass channels, held at the head and base by aluminium extrusions, is also robust and easily maintained with window cleaning equipment.

EVENTS AT THE ORACLE

Events and Promotions - Indicative Examples

REGULAR BY DAY-PARTS

Morning	- Tai-Chi - Mummy mornings
Lunchtime	- Sunday brunch
Afternoon	- Tea dance
Evening	- Happy hour

M - Kids club
 T - Floating flower market
 W - Seniors activities
 T -
 F - Art showcase
 S - Farmers market
 S - Music afternoons

AD HOC

Film tie-ins
 Commercialisation
 Brand pop-ups
 Co-brand partnerships

BY MONTH/ SEASON

Jan	- Ice-rink - Chinese New Year
Feb	- Valentines Chocolates
Mar	- Kids crafts
Apr	- St George's Day
May	- Beer fest - Opera season
Jun	- Picnic by the river - Vue Bateau
Jul	- C(Oracle) Regatta
Aug	- Vauxhall car boot
Sep	- Reading festival - Water carnival
Oct	- Student lock-in
Nov	- Traditional fair
Dec	- Christmas market - Ice rink

In Spring - Chinese New Year Celebrations • Children's Easter Craft Fair • St George's Day
 • Music Performances • Oracle Fashion Show



In Summer - Sponsored Riverside Picnic • Wimbledon/Cinema Screenings • Music In The City • Sandcastle Festival/Beach • Community Water Carnival • Digital Innovation



In Autumn/Winter - Christmas Market • Ice Rink • Classic Fun-Fair Rides



Markets - Weekly Oracle Farmers' Market • Monthly Oracle Flower Market



Regular recurring Activities - "Happy Hour" Entertainment • Sunday Brunch
Street Performers • "Play Me I'm Yours" Free Access Pianos • Mummy Morning Cinema Club,
• Morning Tai-Chi • Afternoon Tea Dance



Commercialisation - Film Tie-ins, e.g. Harry Potter/Star Wars Winter 2016
• Car Launches • Pop-ups • Partnerships • Tenant Tie-ins • Digital Advertising (subject to separate advertising consent)



LIGHTING DESIGN PLAN

Ambient Lighting

It is important when lighting a public realm and retail space to create layers of light which provide the both the functional and aesthetic lighting.

Varying ambient lighting levels are required across the site and light fittings should be located to provide a soft graduation in levels between areas. Where appropriate the architecture should be utilised to conceal lighting equipment from sight within architectural details. It is equally important to ensure the lighting equipment is suited to the environment where it will be placed.

For the Riverside development we are challenged with the need to blend the surrounding retailers lighting, desire to highlight key pedestrian routes and pathways whilst creating a strong nighttime identity and atmosphere within the event spaces.

Aesthetic Lighting

A layer of aesthetic lighting is crucial in fulfilling the aspirations of this multi-use location. Aesthetic lighting can also be utilised to play an important role for the way finding strategy at night. It can be used and located to help direct pedestrians through a space as well as highlight key entrances or exits.

Texture, colour and movement should be explored as this can be used to create atmosphere, and change the night time character of a space within the development. Separate aesthetic lighting elements within the scheme can be designed to work together through movement, intensity and colour. Aesthetic luminaires can be programmed to create a subtle flowing effect, providing an abstract representation of the flow of water and people through the space.

Technical Lighting Requirements

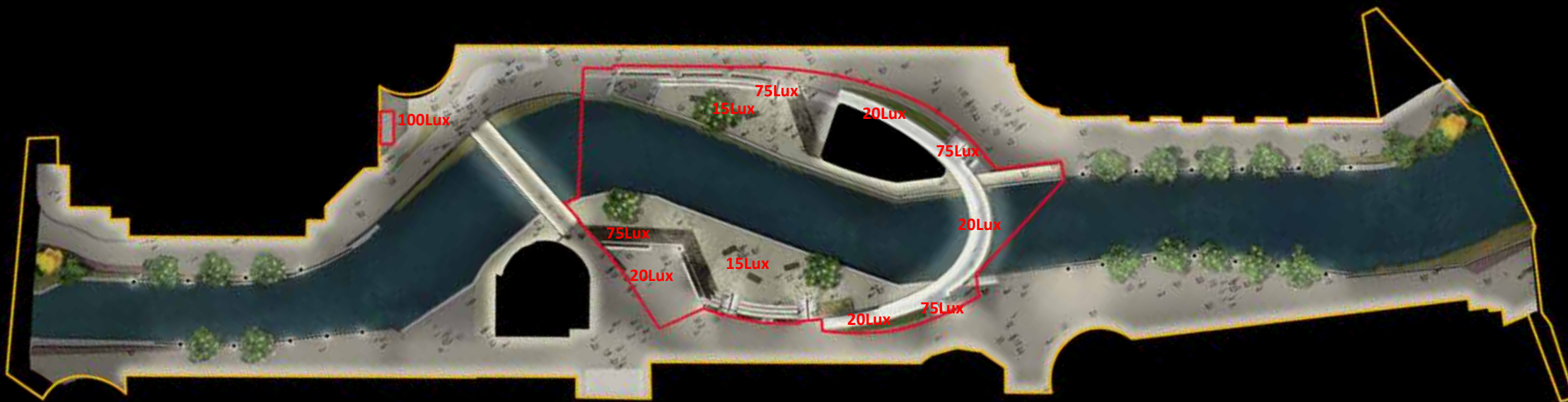
The following proposed lighting levels are initial guidelines based only on the following lighting standards:

BSEN 13201-2 (2003)

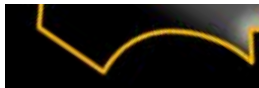
ILE Guidance for the reduction of Light Pollution (2005)

ILE The Outdoor Lighting Guide (2005)

SII Lighting Guide 6 - Outdoor Lighting Guide 6 (1992)



Scope line for Phase 1

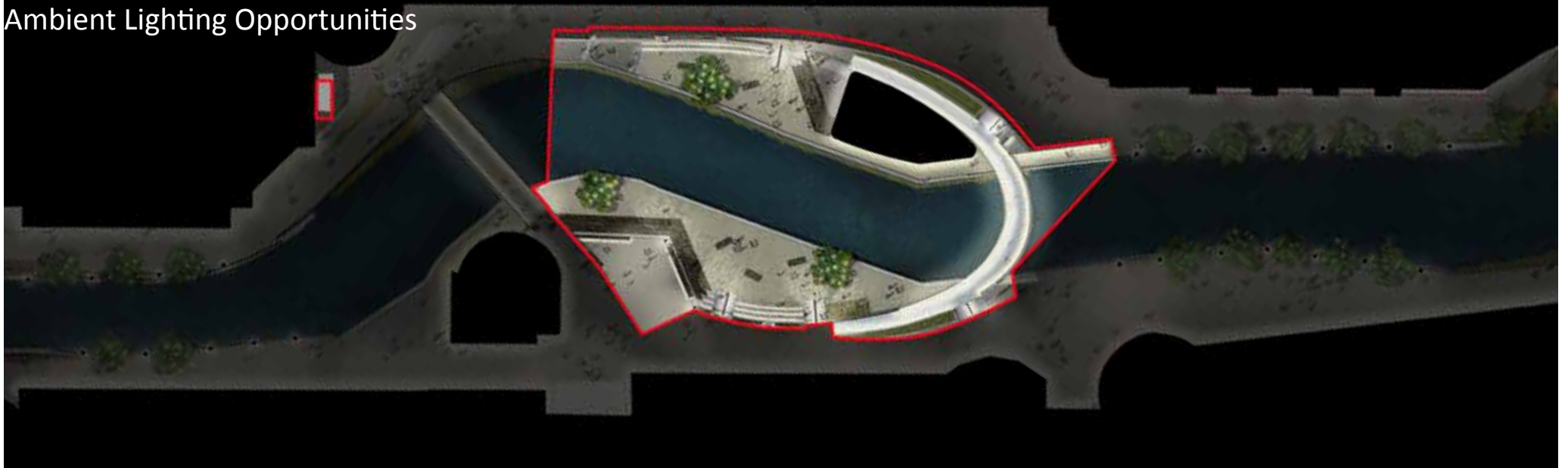


Scope line for Phase 2

****Lux** Proposed Light Levels as an average figure

LIGHTING DESIGN

Ambient Lighting Opportunities



Lighting Columns



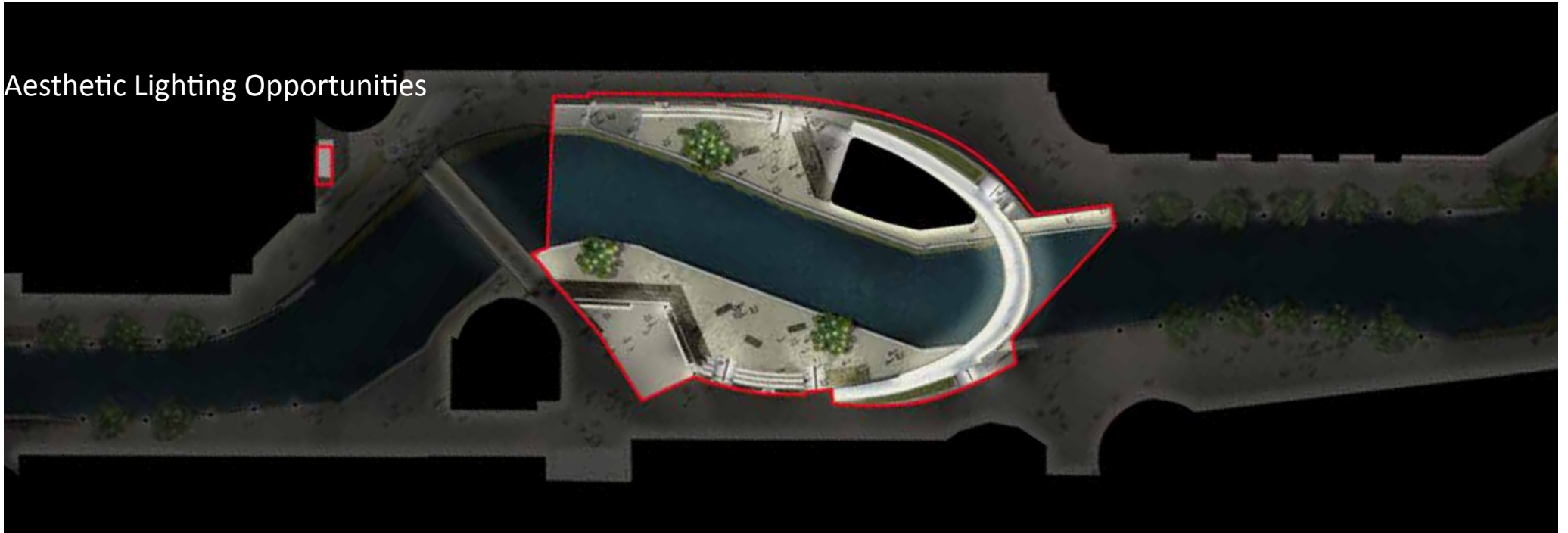
Under bench/step lighting



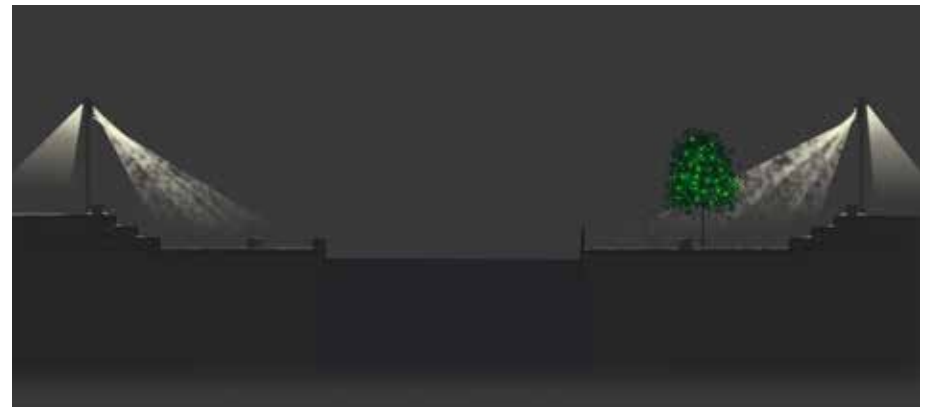
Imagery lighting on surface



Aesthetic Lighting Opportunities



Lighting mix at Kings Cross Square



Illustrative section across Riverside

LIGHTING DESIGN

Technical Requirements

Equipment locations need to be considered carefully. Initially the decision will depend on the location that creates the most pleasing lighting effect. But additionally the following must be borne in mind:

- The location must not be chosen just because there is a convenient place to position the fitting. Too often, lighting is compromised because there is a convenient canopy or shelf for mounting the fitting.
- The location must relate to the architecture so the fitting is sympathetically positioned.
- The location must have validity. Too frequently equipment positioned to light a feature does not work due to inappropriate combination of position and optical system.
- The location must be chosen with regard to access, maintenance, safety and cable routes.
- Where possible, the location should be concealed. It is worth seeking out smaller, compact equipment to achieve concealment, particularly when using close-offset fittings.
- The location should pay due regard to potential glare. Do not locate a fitting high up pointing down if the same job can be achieved using a fitting mounted low down pointing up.
- Fittings should be finished in a colour and or material which matches that of the building structure on which they are fixed.

Technical Guidelines

The choice of lighting equipment and light source is a critical part of the lighting design process. It is a primary goal to ensure the best possible lit environment is created using the lowest possible energy consumption and minimised light spill and light pollution.

Lighting Equipment

Physical Appearance – all lighting equipment will be selected to exhibit as small an appearance as possible.

Optical performance – light fittings will be fitted with appropriate optical control devices to minimised light spill.

Quality – the lighting equipment will be selected according to rated life and colour temperature.

Ease of Maintenance – It is important that the fitting can be maintained without unnecessary effort.

Light Sources

Colour Appearance - is important in creating overall effect.

Colour Rendering - to be good white light to provide a safe and secure environment.

Efficacy - to be provide where possible low running cost. All lamps will be latest technology, operated via energy efficient, high frequency control gear.

Operation and Maintenance

A co-ordinated approach to the operation of the above lighting is implemented to ensure the successful day-to-day appearance and functionality of the full lighting installation.

The maintenance of the lighting installation is of vital importance to the long term success of this strategy.

Lighting Standards and Guidelines

The proposed lighting needs to comply with the latest relevant lighting codes and standards. The list below highlights (the design is not restricted to) the current design standards and technical criteria.

BS5489 - BSEN13201-02

CIBSE Fact File 7: Environmental Considerations for Exterior Lighting (2003)

CIBSE LG6 :The Exterior Environment (1992)

CIE136: Guide to the lighting of Urban Areas (2000)

ILE TR24: A practical Guide to the Development of Public Lighting Policy for Local Authorities (1999)

ILE A Guide for Crime & Disorder Reduction through a Public Lighting Strategy (1999)

ILE/CIBSE Lighting The Environment – A Guide to Good Urban Design Safer Places - The Planning System and Crime Prevention, Office of the Deputy Prime Minister, 2004.

BS 5489-1-2003: Road and Public Amenity Lighting

ILE The Outdoor Lighting Guide (2005)

ILE Guidance for the reduction of Light Pollution (2005)

SII Lighting Guide 6 - Outdoor Lighting Guide 6 (1992)

IN CHANNEL PLANTING

In Channel Planting Proposal

The navigable River Kennet (Kennet and Avon Canal) passes through the centre of the Oracle Riverside and provides an opportunity to incorporate in-channel ecological enhancements in the form of marginal planting.

The proposed scheme is to enhance the Oracle Riverside public realm area. These improvements are to include riverside planting to provide an amenity benefit and enhance the water environment.

The following objectives and constraints have been highlighted as specific to the inclusion of inchannel marginal planting:

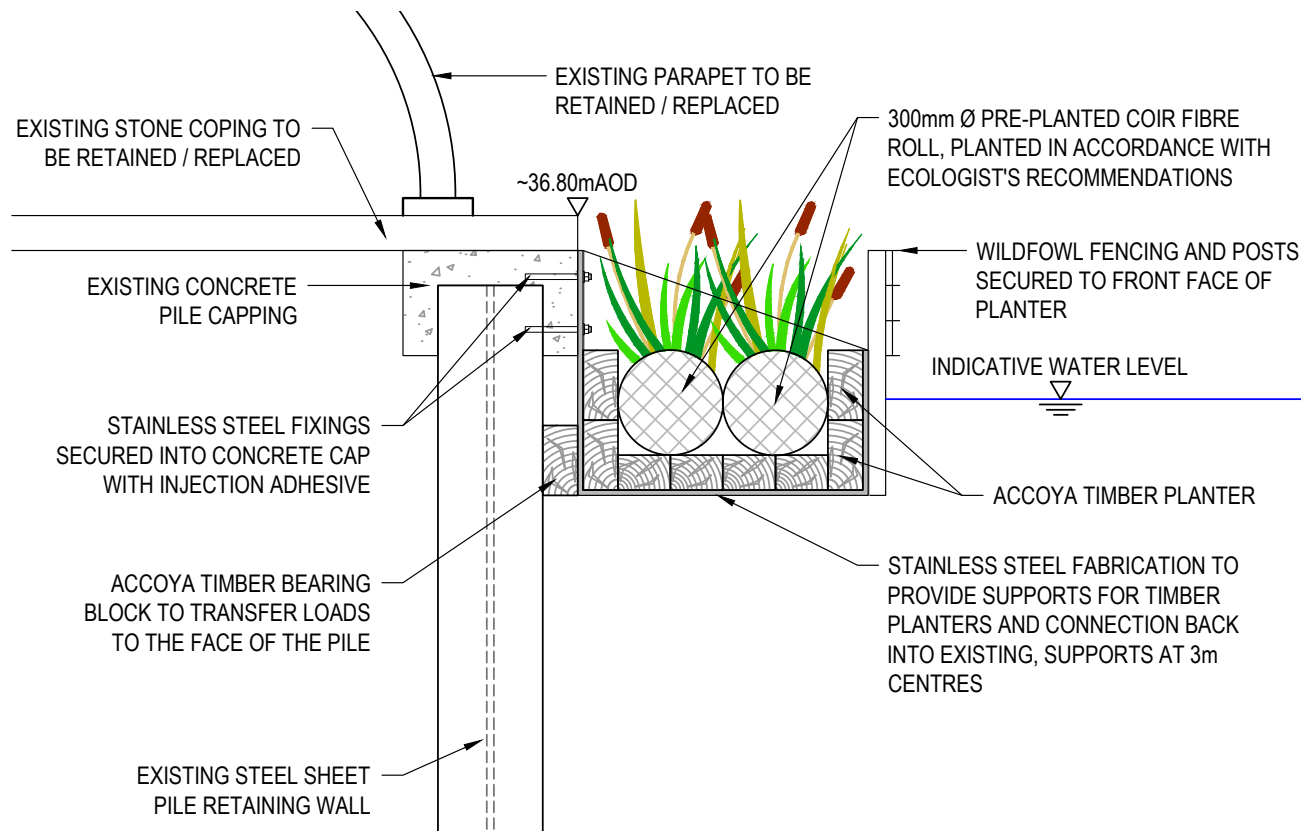
- Variable water level – Within this section of the navigable River Kennet the water level is controlled by the weir downstream at Blakes Lock but will vary (above the retained level) throughout the year. A topographic survey was completed by Nigel Ruxton Land Surveys in April 2015 and the water level was recorded as 36.31mAOD.
- Flood level – Flood levels provided by the Environment Agency (EA ref: WT18451) from their Kennet (Tyle Mill to Thames confluence) 2-dimensional hydraulic model (2007) are as follows:
 - 1 in 5 (20%) annual probability level = 37.48mAOD
 - 1 in 20 (5%) annual probability level = 37.73mAOD
 - 1 in 100 (1%) annual probability level = 37.96mAOD
 - 1 in 100 annual probability plus climate change level = 38.20mAOD
- Construction of existing wall – The existing bank line is formed from steel sheet piling which is capped with concrete. A rubbing timber is secured to the front face and a stone coping installed on the top. A steel parapet runs continuously along the top of the wall and is secured into the stone coping.
- Encroachment into the channel – The allowable encroachment into the channel would need to be discussed with the Canal and River Trust (CART) to determine the width required to ensure that the channel remains navigable is maintained.

- Wildfowl – The proposed detail would need to include adequate protection to planting from wildfowl.
- Durability – A design life of 25 years has been assumed (in terms of the proposed construction materials etc).
- Maintenance – The proposed solution must take into consideration any future maintenance requirements to achieve the required design life.
- River craft – As various forms of river craft use this stretch of channel, the solution must be designed to consider potential impacts and resistance to wash generated by passing vessels.
- Health and Safety – The proposed works will fall under the requirements of The Construction (Design and Management) Regulations 2015 (CDM).

In Channel Planting Proposal

A proposed design is suggested below which is designed to be cognisant of the constraints and considerations raised.

The below diagram details a solution which forms planters from timber which can house a coir fibre roll. These are connected into the existing wall using stainless steel connections.





Hammerson

object·space·place

BARTON
WILLMORE