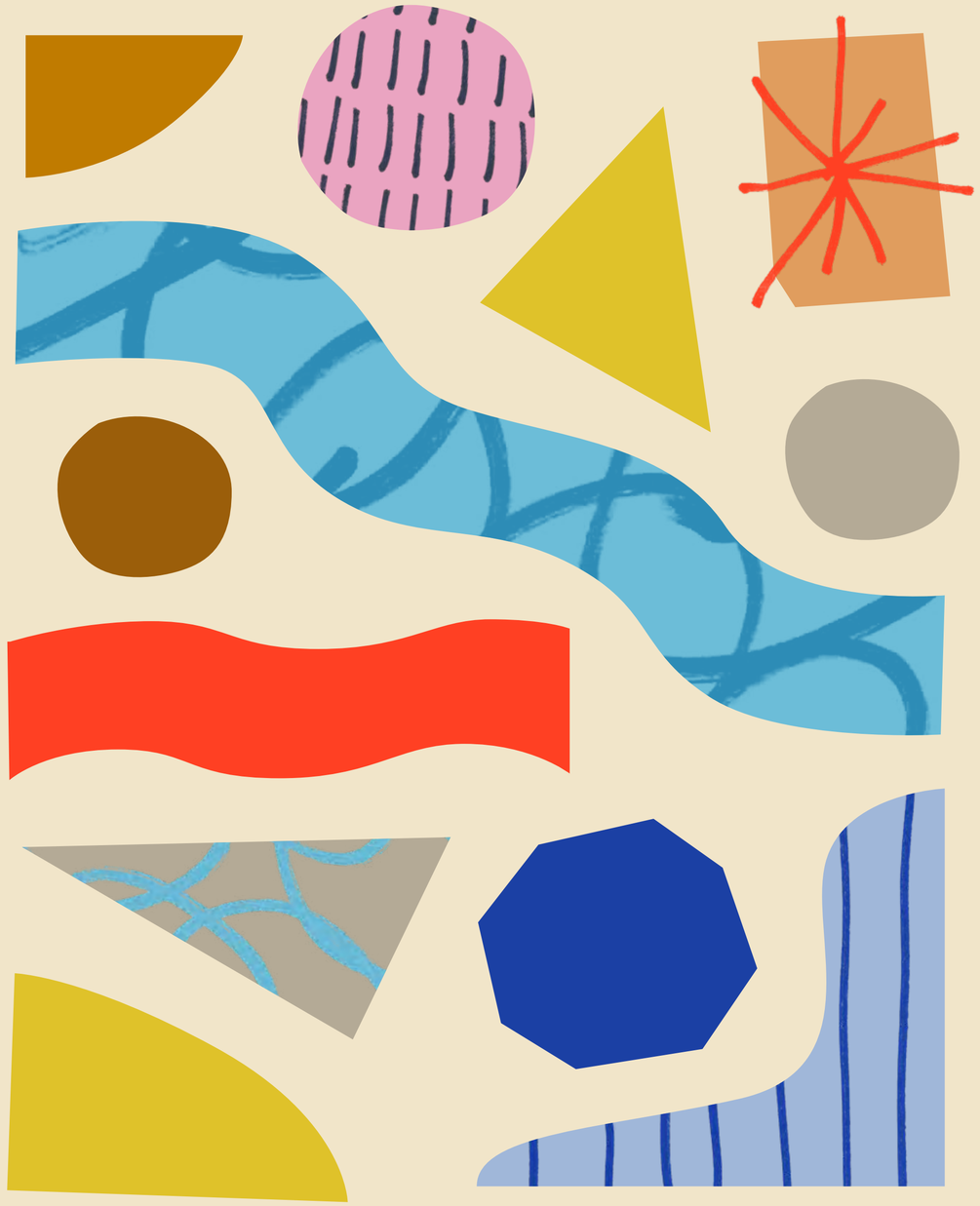
Yield Hall Place

The Oracle

Design + Access Statement

Placemaking & Architectural Strategy
February 2024

CRTKL



CRTKL

Hammerson

Contents

1.0	Introduction	03
2.0	Vision for The Oracle	07
3.0	Context Analysis	16
4.0	Concept	33
5.0	Final Proposals	45
6.0	Landscape Proposals (see separate document)	75
7.0	The Vision Summary	76

Document Reference

050-210025_20230919_The_Oracle_DAS_Addendum_R1

Revision History

Revision	Date	By	Checked	Note
01	Sep 19	TP	PA	Planning Issue 02

1. INTRODUCTION

1.1 Executive Summary

The proposals set out in this Design and Access Statement are part of the transformative vision to evolve the purpose and sustainability of The Oracle. Delivering a mixed-use leisure, retail and residential (BtR) scheme, the proposals will help secure the long term vitality and viability of the The Oracle, re-imagining the southern approach into the town centre.

This report forms one half of a dual submission relating to two plots either side of the River Kennet known as Yield Hall Place 1 and Yield Hall Place 2. It is provided in support of a full planning application to Reading Borough Council together with application drawings and supporting information for each site.

This report summarises the design process undertaken when developing proposals for the sites. It records the development of the buildings' design, from concept through to technical appraisal.

The project design team on behalf of The Oracle Limited Partnership have pleasure in providing the enclosed design narrative for consideration and review by Reading Borough Council, in support of design proposals for The Oracle.

The design team has developed a comprehensive and highly considered design proposal that take advantage of the many opportunities afforded by this riverside destination, delivering a landmark scheme for the future residents of and visitors to Reading.



AERIAL VIEW FROM SOUTH

1.2 Introduction

This Design and Access Statement supports two planning applications for the re-purposing and redevelopment of two sites at the eastern end of The Oracle. When delivered they will provide a mixed-use development comprising residential and town centre uses. The proposals focus around two main sites:

Yield Hall Place 1:
- Former Debenhams department store at the eastern end of the Oracle shopping centre building and northern side of the River Kennet.

Yield Hall Place 2:
- Vue cinema building on the southern side of the River Kennet and to the east of the Oracle Riverside multi storey car park.

Two detailed planning applications are concurrently submitted; one application for Yield Hall Place 1 and the other for Yield Hall Place 2. This DAS is submitted for both applications and considers the proposals as a single scheme for the purpose of the design narrative and assessment of accessibility.

The drawings submitted with both planning application identify the full extent of the proposed developments that are covered by this Design and Access Statement.

Alongside the development proposals a major investment in local public realm enhancements is proposed including at:
- Junction with London Street and Inner Distributor Road
- Yield Hall Place from junction of London Street to Minister Street
- Oracle Riverside

The buildings respond to the different scales of their immediate neighbours and the ambition of the project, with an architectural strategy that creates a human scaled development while also creating a significant grouping of taller buildings recognisable on the Reading skyline. Creating a significant new neighbourhood, well connected to the town, helps to achieve The Oracle Limited Partnership's, (a joint venture between Hammerson and ADIA) vision for the future of The Oracle and Reading.

The development will deliver a mixed used town centre scheme with over 3,700m2 of commercial and hospitality space, that includes the potential for a cinema, restaurants/bars, and co-working spaces; 436 new homes, reconfigured retail and leisure space within retained parts of the former Debenhams store, enhancing, modernising and future proofing the retail offer of The Oracle

Active ground floor spaces will bring a variety of uses and new life to The Oracle. Alongside an enhanced landscape strategy, the changes will significantly improve the quality of the public realm and assist in integrating The Oracle with its surrounding uses, providing a positive outward facing gateway to the town centre from the south.

The development will ensure continued investment into The Oracle, allowing it to evolve and thrive to meet the needs of residents and visitors.

1.3 The Oracle

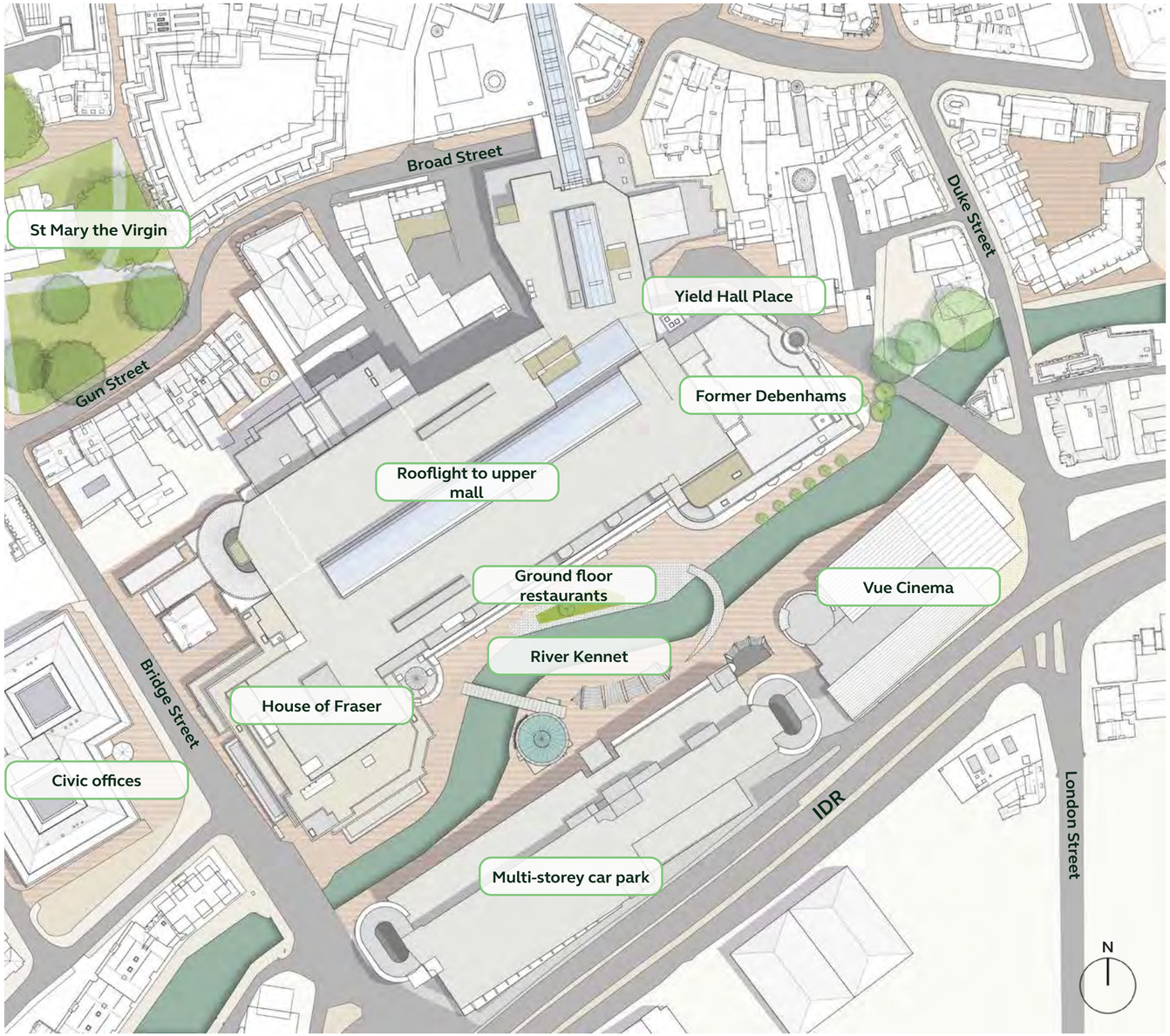
Developed in 1999 The Oracle transformed Reading's town centre by providing retail space that suited retailer requirement at the time.

Today, the Oracle comprises of a 2 level covered shopping centre anchored at either end by two department stores, over 80 retail units and 20 restaurants and a cinema.

The Oracle sits at the heart of Reading town centre and has its main entrance on Broad Street, the town's historic main shopping thoroughfare. However, the Vue Cinema turns its back towards the south of Reading with the Inner Distributor Road (IDR) acting as a both a physical and visual barrier to movement. From the south, views of the public realm along the riverside at The Oracle are limited.

It needs to evolve to meet new customers' changing expectations with appropriate space for retail, social and living uses. Further, the public realm is of its time and is in need of investment to bring it up to date, to meet customer demands a modern, managed, and curated leisure environment.

We aspire to improve the connectivity that The Oracle has with its surroundings. Today it is both introverted and open and this gives the centre a unique identity. The proposals use this identity and the centre's relationship with its immediate context to enhance key urban design and architectural decisions in the scheme, in terms of the site organisation, the buildings' massing, geometry, scale and architectural expression.



EXISTING ROOF PLAN

2. Vision for The Oracle

The Residents



CYCLE FACILITIES
URBAN COOL
INDIE RETAIL
SOCIAL SPACES



WELLNESS & CALM
QUIETER ZONES
SAFE STREETS
LOVELY COFFEE



HEALTH & FITNESS
DOG WALKING
OUTSIDE WORKSPACE
GREENER RIVERSIDE

The Oracle Users

The Shoppers



OUTDOOR FOOD HALL
MORE ENTERTAINMENT
MORE WILDLIFE
FAMILY FRIENDLY EVENINGS



MORE REFINED DINING
HIGH END QUALITY
BEAUTIFUL PLANTING
FOOD, LIFESTYLE & CRAFT MARKETS



FREE ACTIVITIES
KIDS PLAY SPACE
WELCOMING FOR ALL
BABY CHANGING

The Others



ACCESSIBILITY
EASY JOURNEYS
WATERSIDE ACCESS



24/7 ACCESS
LOCAL SERVICES
GOOD WAYFINDING



THE BEST CO-WORKING
MEETING SPACES
NETWORKING



NIGHTIME SAFETY
TAXI PICK UP
WORKER AMENITY



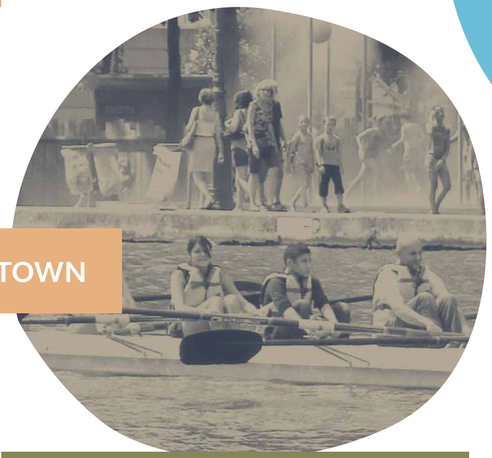
INDY RETAIL STRATEGY

HUMAN CENTRIC

Citizen Friendly

INTERCONNECTED CULTURAL ACTIVITY

A DRAW FOR THE TOWN



PLACES TO STROLL, SIT, MEET AND PAUSE

NEW EXPERIENCES FOR PEOPLE

Guiding Principles

A GREEN OASIS

DIRECT ACCESS TO NATURE

Encouraging New Connections

SAFE

OPENING UP FOOTFALL

The River is the Hero!



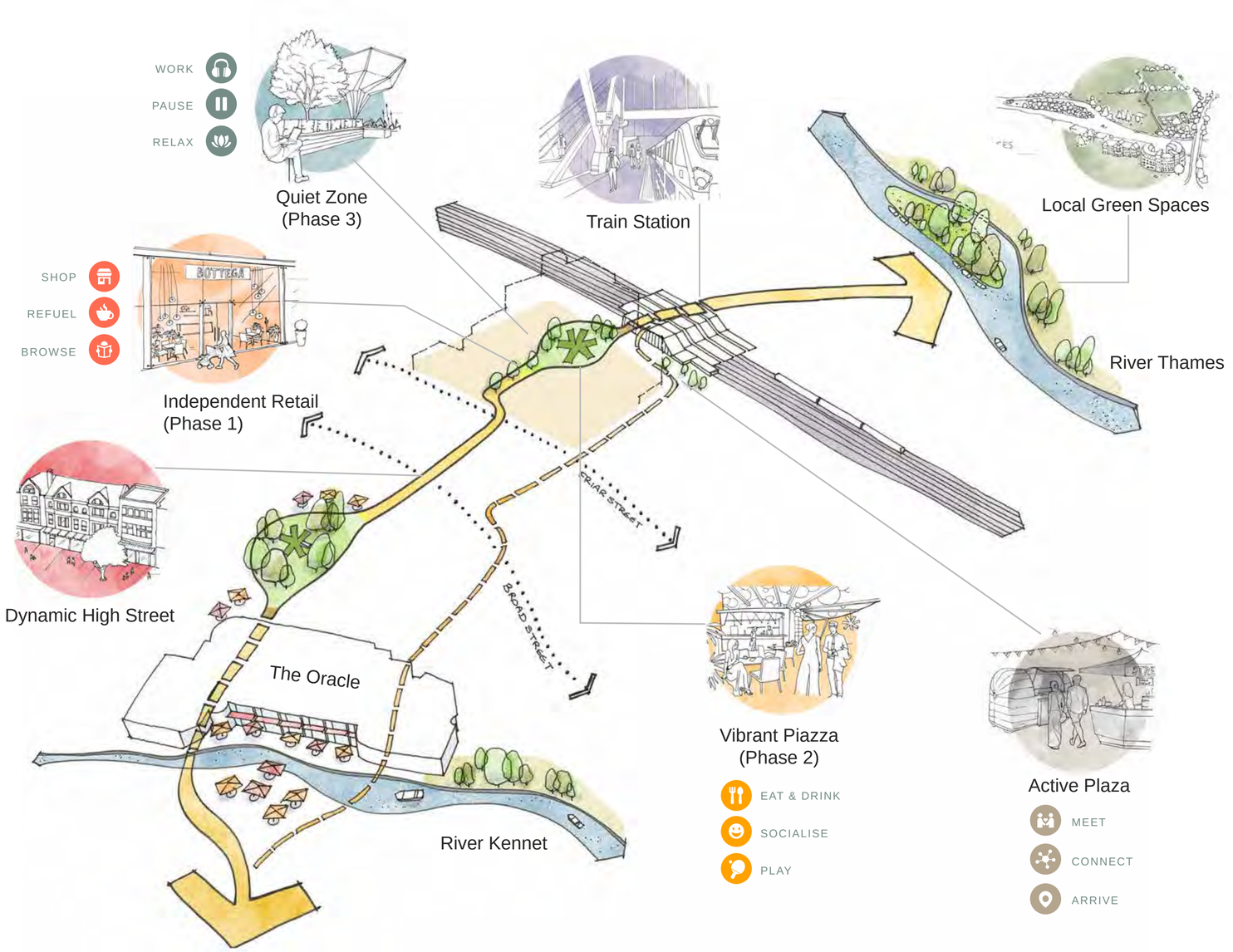
INSPIRED BY THE WATER

2.1 Experiencing Reading

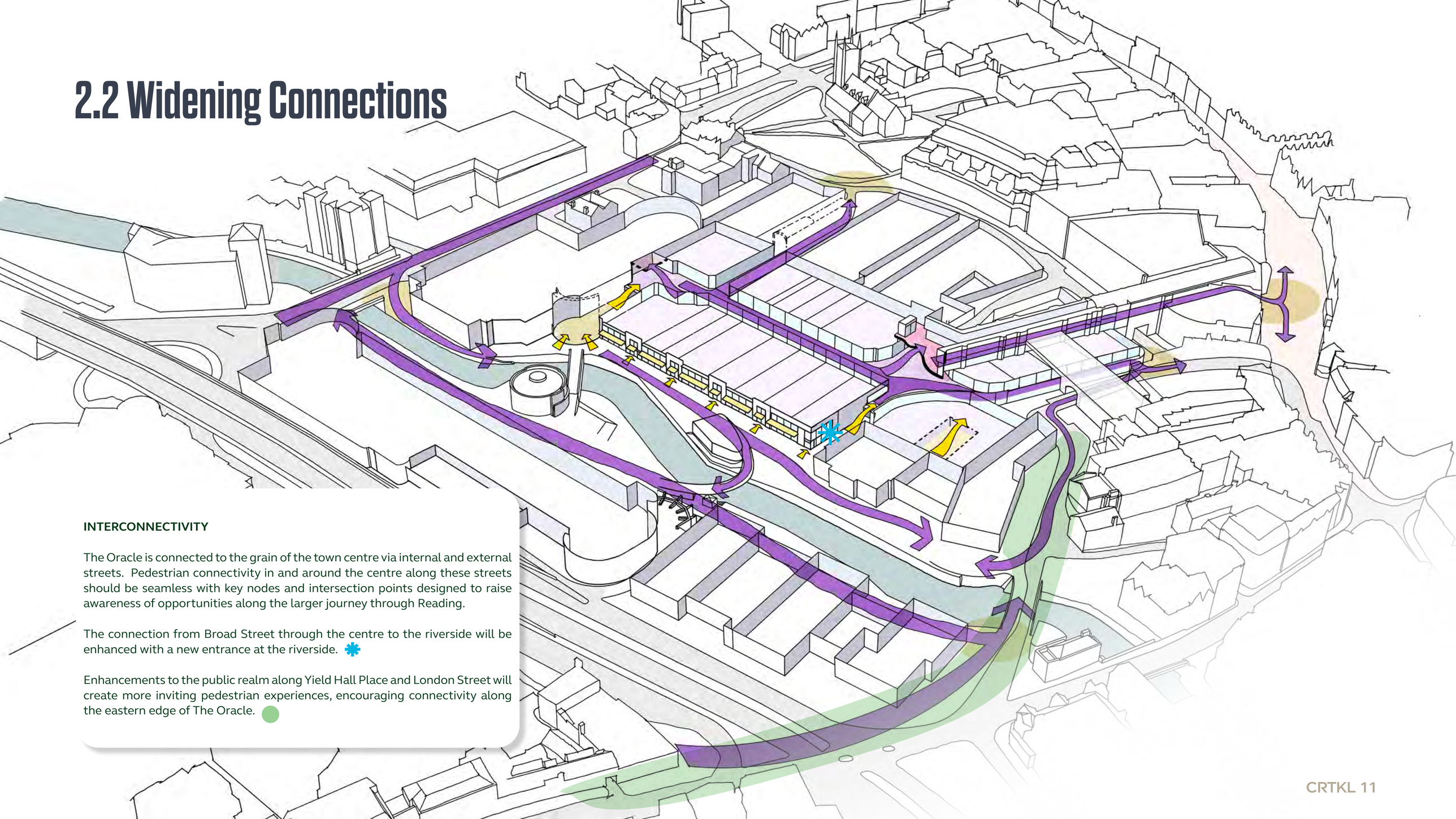
The Oracle redevelopment is one of many projects which improve the public realm experienced along key pedestrian journeys through Reading.

Reading Station and The Oracle, with it's multi level car park servicing the retail and entertainment offer, form two key access point for residents and visitors to the town. Improving the journey between these two points and all places in between benefits both Reading and The Oracle.

The redevelopment described in this Design and Access statement will form an exciting new part of this story of a connected town.



2.2 Widening Connections



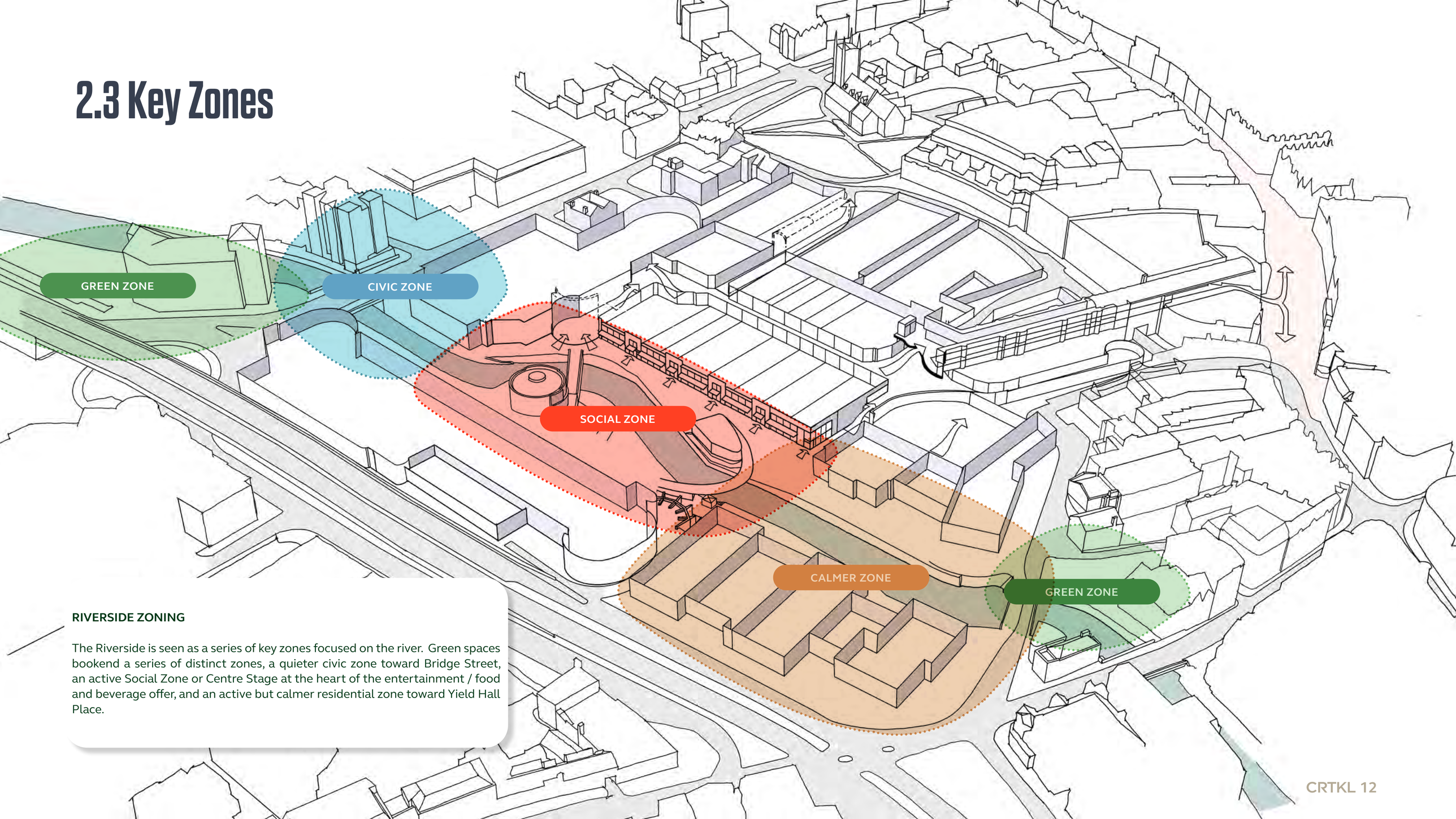
INTERCONNECTIVITY

The Oracle is connected to the grain of the town centre via internal and external streets. Pedestrian connectivity in and around the centre along these streets should be seamless with key nodes and intersection points designed to raise awareness of opportunities along the larger journey through Reading.

The connection from Broad Street through the centre to the riverside will be enhanced with a new entrance at the riverside. ✱

Enhancements to the public realm along Yield Hall Place and London Street will create more inviting pedestrian experiences, encouraging connectivity along the eastern edge of The Oracle. ●

2.3 Key Zones



RIVERSIDE ZONING

The Riverside is seen as a series of key zones focused on the river. Green spaces bookend a series of distinct zones, a quieter civic zone toward Bridge Street, an active Social Zone or Centre Stage at the heart of the entertainment / food and beverage offer, and an active but calmer residential zone toward Yield Hall Place.

2.4 Mapping Experiences



COMMUNITY ASSET

PLAY / BOND / EXPLORE

TRANSITION ZONE



WELLNESS

TRAIN / WALK / RUN



URBAN COOL

SHOP / SOCIALISE



WORK

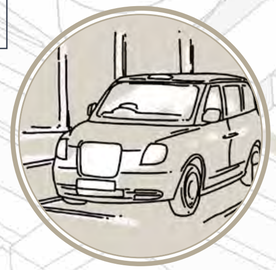
WORK / MEET / CHAT

TRANSITION ZONE



REVITALISED F&B

MEET / EAT / DRINK



SAFER SPACES

WALK / WAIT / REST



GREENER RIVERSIDE

RELAX / REST / PAUSE

EXPERIENCE NODES

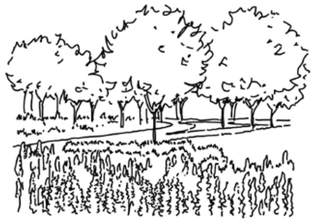
Understanding key experience nodes and where different uses might overlap and blend provides the basis for a strategic approach to placemaking for the riverside.

2.5 The Experience



WELLNESS

Health and wellness play a pivotal role in how we propose to revise the Riverside. It contributes significantly to the overall well-being and vitality of the community that uses it.



GREENER RIVERSIDE

Greenery and natural elements have a proven positive impact on mental well-being, helping to mitigate the pressures of urban living. In order to create a real public destination of note, the Riverside celebrates it's most important asset and enriches and supports the flora and fauna that co-habit our neighbourhood.



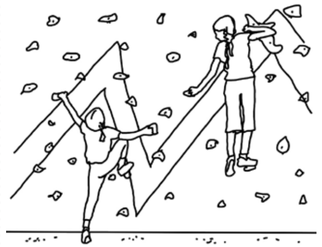
URBAN COOL

The re-visioning of the Riverside offers a stand out opportunity to relaunch the area as a new destination for the town centre. Weekenders will automatically head for the area knowing that it's well curated events and range of retailers offer delight and variety.



REVITALISED F&B

The revised Oracle offering will serve as a refreshing and bold alternative to the heavily branded and standardised food and drink experiences currently found on the river. This revitalised food hall concept embraces diversity, community, and innovation, offering a dynamic and inclusive culinary space for locals and visitors alike.



COMMUNITY ASSET

The re-visioning of the Riverside maintains and enhances the flagship destination for Reading town centre. It actively engages with the local community and encourages a wide range of visitors, regardless of their intention to shop. We have acknowledged our guardianship of a unique stretch of the town's river frontage and how The Oracle can continue to act as a barometer for Reading's success into the next decade and beyond.



WORK

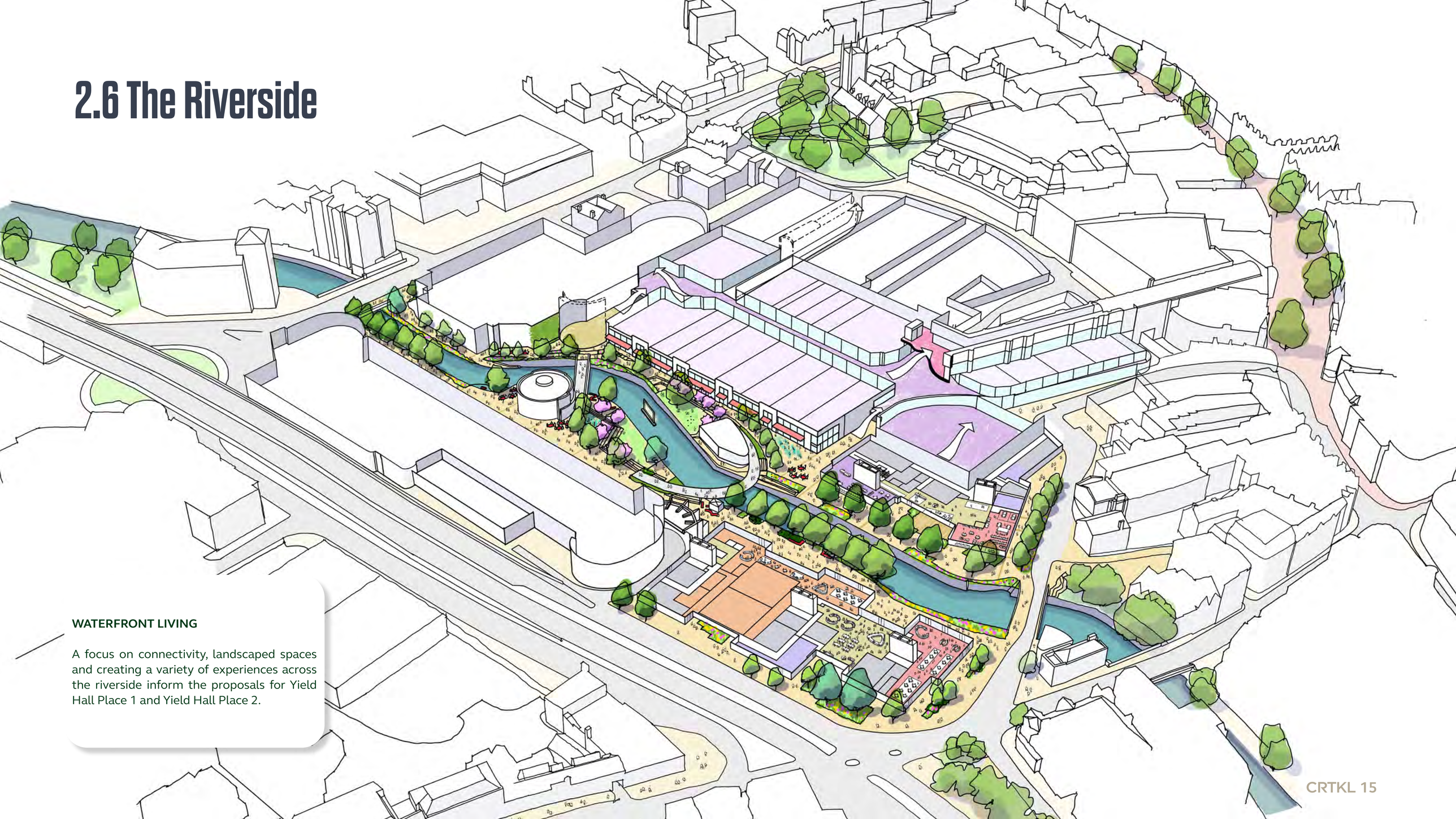
The Oracle riverside redevelopment recognises the evolving nature of work and the increasing demand for flexible workspaces in its plans. To meet these needs, a co-working facility is to be integrated into the development, providing a collaborative and productive environment for professionals and entrepreneurs and a thriving hub for new business and start-up culture in one of the UK's leading tech locations. The public realm design also offers opportunities for people working from home to utilise the space comfortably and efficiently.



SAFER SPACES

Safety should always be a paramount concern, particularly for those using or passing through the estate after dark. The public realm should be carefully designed to create a safe and secure environment that instils confidence and peace of mind for those working or socialising during night time hours.

2.6 The Riverside



WATERFRONT LIVING

A focus on connectivity, landscaped spaces and creating a variety of experiences across the riverside inform the proposals for Yield Hall Place 1 and Yield Hall Place 2.

3. Context Analysis

3.1 Context Introduction

The Oracle has a unique role within Reading – a UK top-20 shopping destination and a centre for the local community, integrated within the town centre environment and its infrastructure. The ambition for the proposed developments is to continue to evolve and support The Oracle's role as a multi-use, inclusive, heart of town asset.











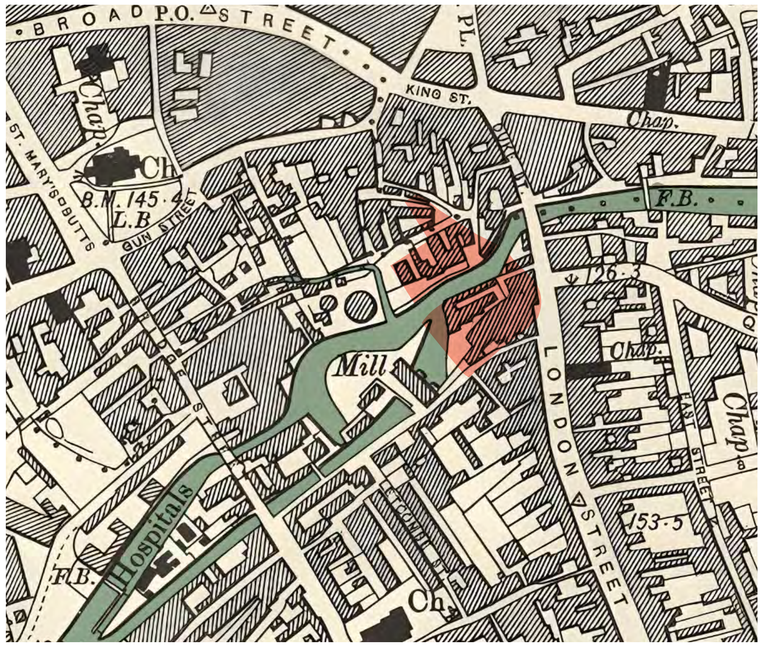




3.2 Site History

The sites are located on what was once commercial and industrial lands either side of the Kennet. Over the centuries they have been part of, or immediately adjacent to larger complexes that included The Oracle Workhouse, Simonds Brewery, mills, a pumping station, a timber yard, tram, and bus stations and, more recently the shopping centre with a Riverside food and beverage and leisure offer, and car parking.

The maps illustrate the historic built form and pattern of streets and, shows how development was related to their underlying topography and status as islands in the fast-flowing Kennet.















3.3 Historic Buildings and Conservation Areas

Within the Market Place/ London Street Conservation Area is a group of historic buildings that retain the former finer grain and lower scale at either end of the High Bridge crossing. These include the statutory listed buildings No.s 2&4 London Street (London Street Brasserie), Coroners Court and the bridge itself.

Along the river, 20th century development was of a larger and taller scale. The George Hotel is a statutory listed building located nearby to the north of former Debenhams site, and it forms a group with the adjoining listed buildings to its rear and Yield Hall Lane.

To the south of the site is the statutory listed building Church of St Giles on Southampton Street. It is a recognised landmark in longer and local views looking north and south along Southampton Street and Bridge Street.

St Marys Butts/ Castle Street Conservation Area is located to the west of the site and includes the listed St Marys Church. Its role as a local landmark and key views to it are considered to contribute to the character and appearance of the area.



1. CORONERS COURT



2. HIGH BRIDGE



3. 2&4 LONDON STREET



4. THE GEORGE HOTEL



5. ST MARYS CHURCH



6. LONDON STREET



3.4 Fitting into the River Character

The riverside walkways along the Kennet & Avon Canal provide pleasant routes to access the centre of the town from east and west.















3.5 The Oracle

The Oracle, associated multi-storey car park, the Vue cinema and the civic centre to the west all have a larger grain and scale of built form than those areas to east and north and to the south of the IDR. There is a significant shift in urban character across the estate which the proposal for the new development will enhance.



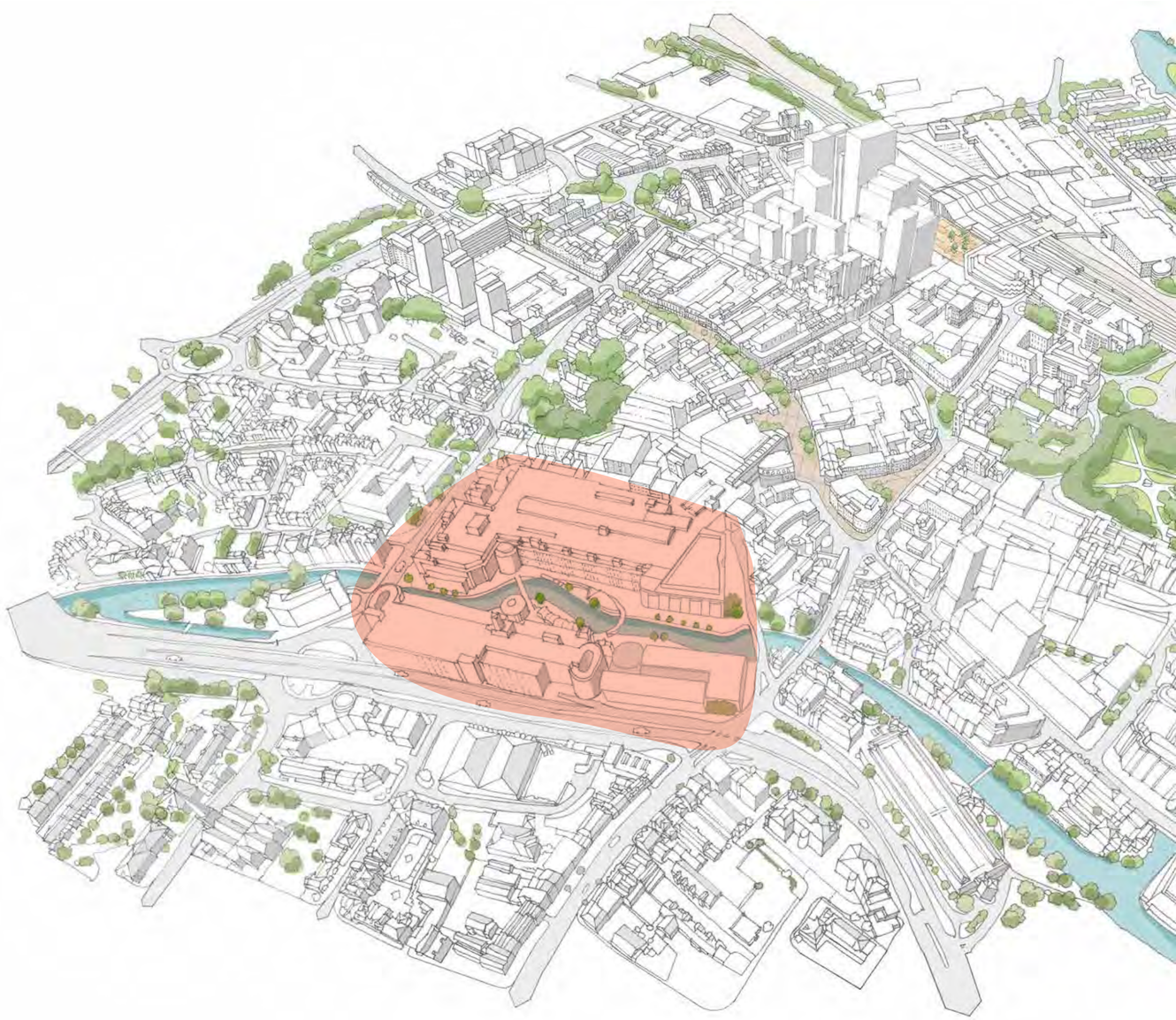












3.6 Neighbourhood Character

The urban form of central Reading is dominated by a generously dimensioned east-west streets that intersect with the north-south London Street/ Duke Street/ Market Square/ Blagrave Street axis. Given the strength of commercial development in the town over the last two centuries these streets are faced by compact urban blocks and flat fronted elevations, sometimes richly detailed and full of architectural interest.

The streets north of the River Kennet are commercial in character with a variety of shop fronts of variable quality. Those to the south have a more residential and domestic feel. The streets are generally pleasant to walk, albeit some of the crossings could do with improvement to reduce conflict between vehicles and pedestrians.



LONDON STREET



BRIDGE STREET



IDR



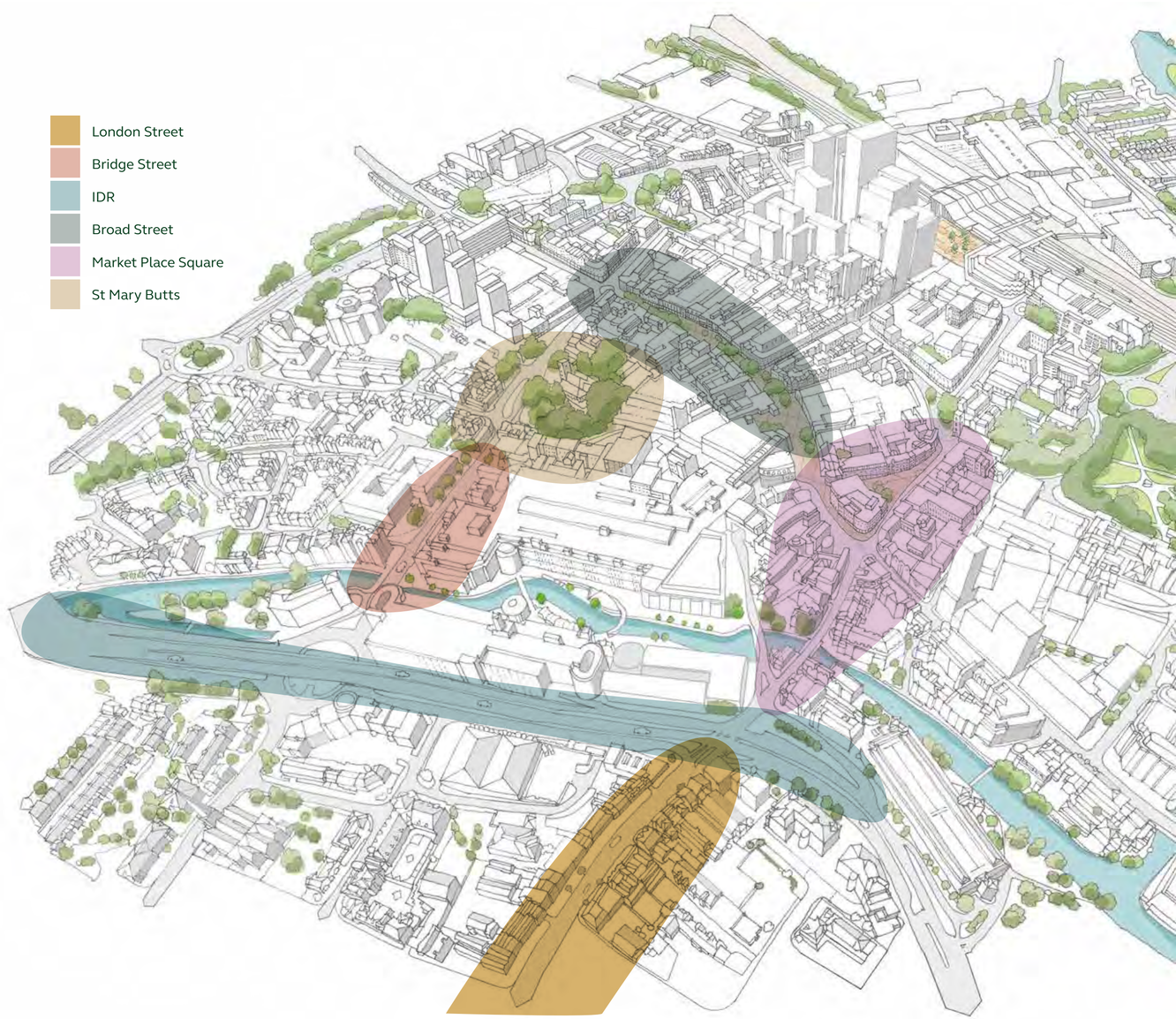
BROAD STREET



MARKET PLACE SQUARE



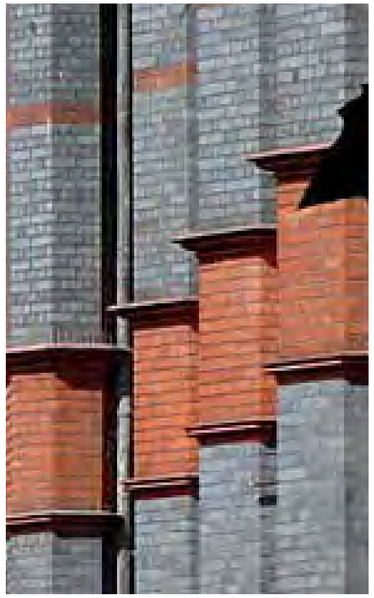
ST MARY BUTTS



3.7 Context Materials

Reading has a long history of using brick (red, beige and grey), stone dressings and decorative terracotta trims and edges.

There is colour, vibrancy and excitement within retail and leisure architecture, particularly at the lower levels facing the riverside.









3.8 Movement

The construction of the IDR in the 1970s disrupted the connection between the town centre and London Street, resulting in challenging pedestrian movement. The area's connectivity with neighbouring regions has remained unappealing. However, The Oracle's establishment in 1999 introduced new pathways and opened the riverfront, alleviating these issues. The mall's internalized connections and improvements to Yield Hall Place enhanced safety and attractiveness. Currently, The Oracle's vicinity features blank non-activated façades facing the IDR, London Street, and the Riverside, lacking permeability.

The upcoming redevelopment offers a chance to enhance permeability, strengthen ties with London Street, and enrich pedestrians' experience on existing routes. This endeavour seeks to seamlessly integrate The Oracle with the town centre, facilitating smoother transitions among its different sections. The redevelopment holds potential for a more cohesive and accessible town centre, encouraging harmonious movement between its various parts.



YIELD HALL PLACE



BRIDGE STREET



IDR



BROAD STREET



MINSTER STREET



MINSTER ENTRANCE

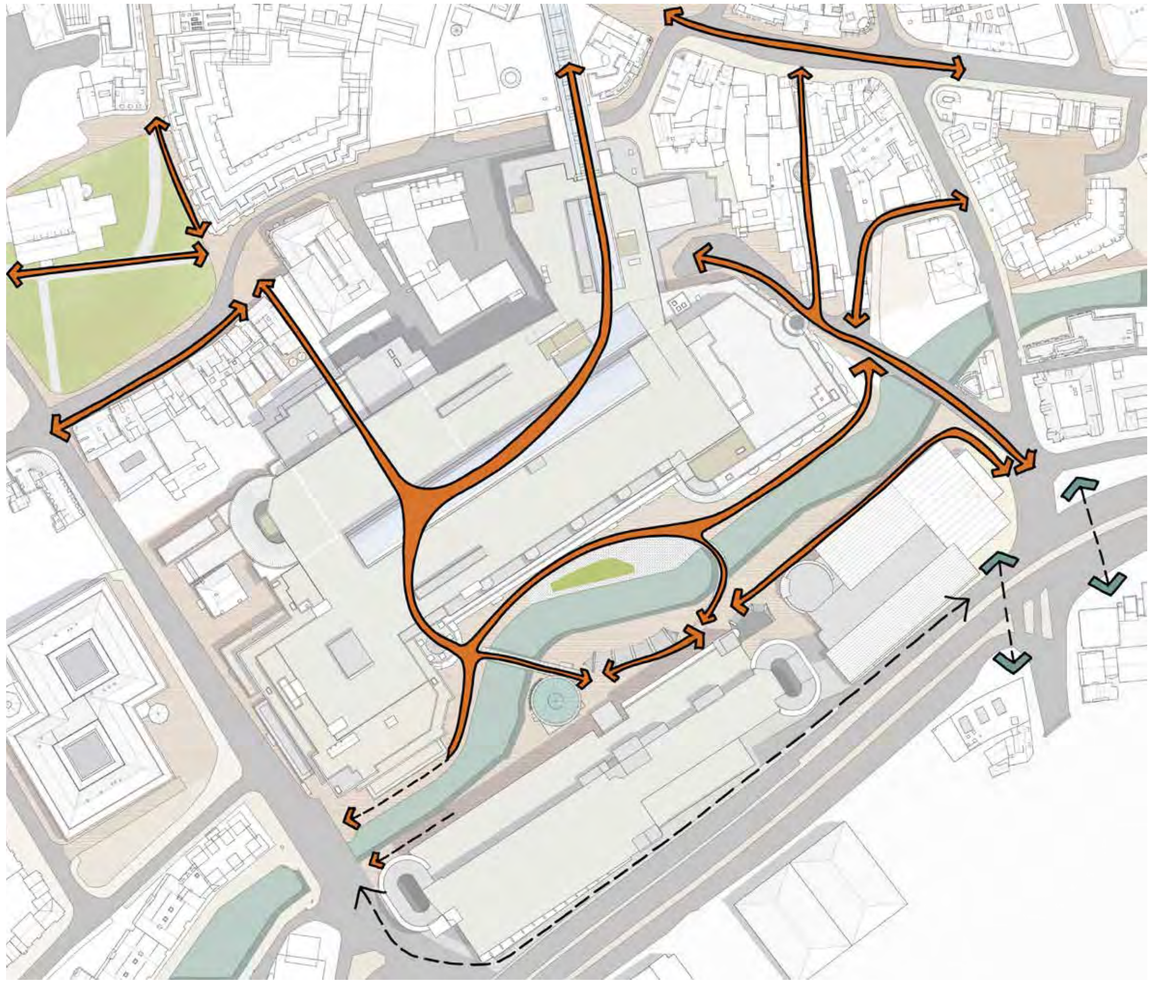


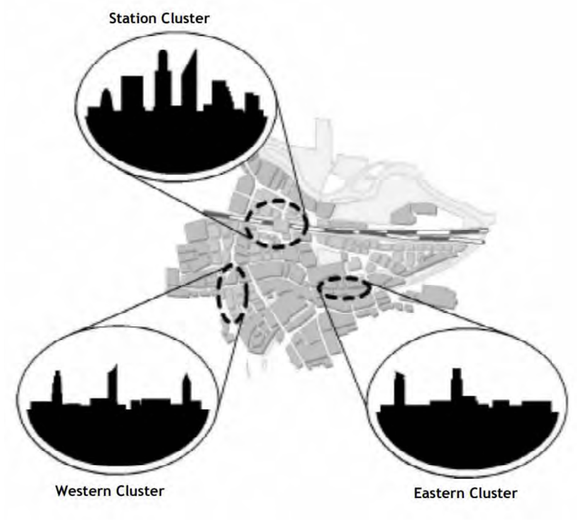
DIAGRAM 1 - EXISTING PERMEABILITY

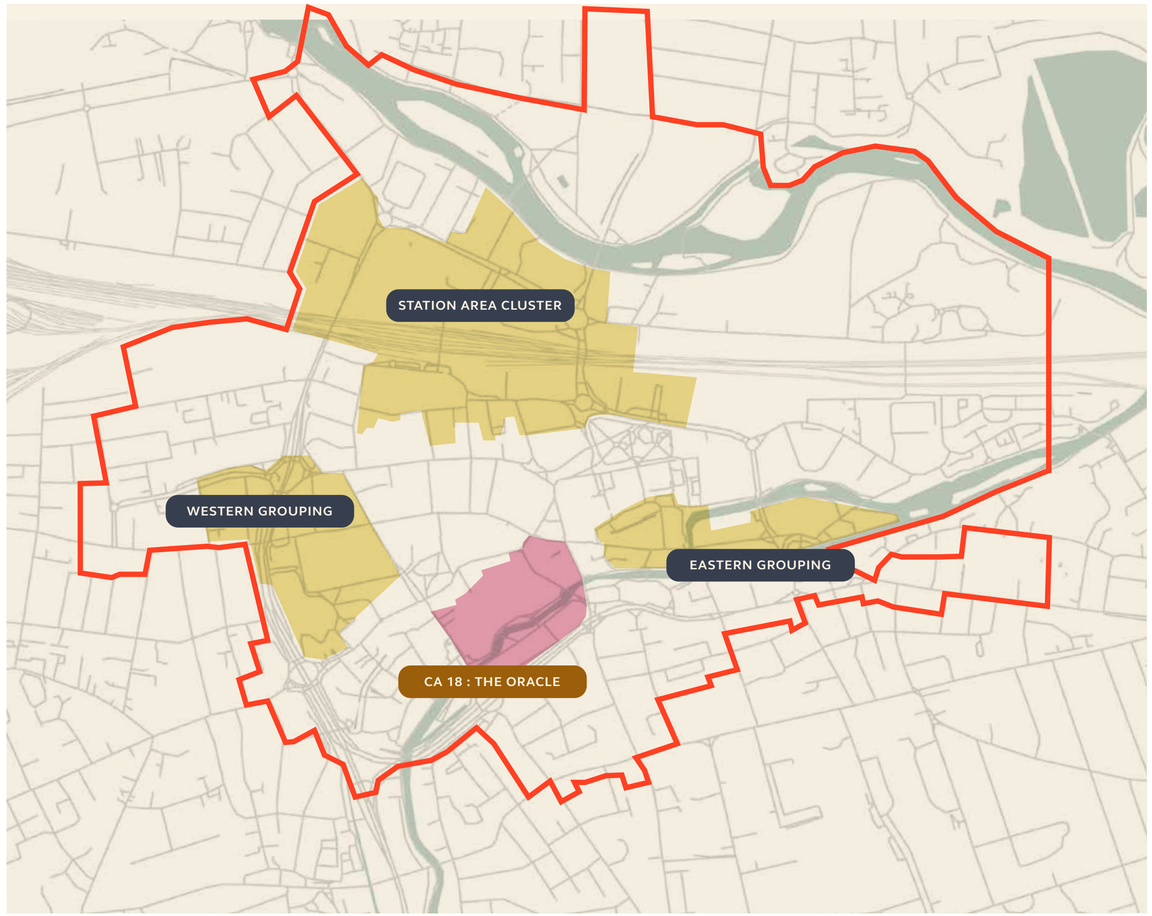
3.9 Tall Buildings

During the design development process, the Reading Tall Building Strategy 2008 was closely consulted to guide the project. In this context, a “tall” building is defined as having over 10 commercial storeys or equivalent height, a definition that emerged after RBC’s analysis of Reading’s urban layout. The CABE tall buildings guidance also refers to “contextually tall” structures, a notion considered when developing the scheme massing and deciding where on site it is best placed for its local context.

The criterion of ten storeys was established as a suitable height that could be considered “tall” across the central Reading area. In central Reading, most buildings range between 3 and 5 storeys, although taller clusters exist along Kings Road, and individual notably taller structures like Thames Tower, The Blade, King’s Point, Thames Quarter to name a few, also exist.

While considering placing tall buildings within Reading’s central area, it is crucial to be sensitive to the historic core. However, there is an opportunity to identify nearby locations that could enhance architectural focus, contributing to a clearer representation of the significance of the surviving medieval urban layout.





EXISTING GROUPINGS AS PER READING TALL BUILDING STRATEGY 2008 (RTBS)
THE SITE IS WITHIN CHARACTER AREA 18, DEFINED TO HAVE MODERATE SUITABILITY FOR TALL BUILDINGS, PG.34 OF THE RTBS

3.10 Townscape Assessment

The team's design strategy and analysis for the site's redevelopment is rooted in well-informed professional judgment, considering both quantitative and qualitative elements. This approach is influenced by industry best practices concerning design excellence, built heritage, townscape character, and visual aesthetics.

Utilising a comprehensive town context model encompassing the entire town centre area, the team visually amalgamates policy, conservation zones, tall building zones, and other pertinent factors. This enables a clear demonstration of the site's associations with various facets of its town context.

The methodology combines expert insight and strategic assessment, facilitating a holistic understanding of how the redevelopment aligns with the broader urban environment.



Conservation Area

1. St. Mary's Butts/Castle Street
2. Market Place/ London Street
3. Eldon Square
4. Castle Hill/Russell Street/Oxford Road

Tall Building Zones

SAC - Station Area Cluster
WG - Western Grouping
EG - Eastern Grouping

3.11 Townscape Assessment

The distinctive character of Reading's townscape skyline and centre is defined, in part, by the presence of historic landmark buildings or features that act as nodes of activity or focal points for wayfinding and add visual interest. As the town has evolved into the modern period, new development has introduced elements that also attained landmark status, aid townscape legibility, and contribute further to its distinctiveness and identity.

Historic Landmarks

1. Reading Town Hall
2. Church of St Laurence
3. Church of St Giles
4. Church of St Mary Butts
5. Greyfriars Church
6. Church of the Holy Trinity
7. Reading Gaol
8. Reading General Station
9. Reading Bridge
10. High Bridge
11. Forbury Gardens
12. The Abbey

Contemporary Landmarks

1. The Oracle
2. The Blade
3. Verto
4. Station Hill tower
5. Thames Quarter
6. Thames Tower
7. The Pinnacle
8. Reading Bridge House
9. Clearwater Court
10. No1-No3 Forbury Place
11. Fountain House
12. The Hexagon
13. Hewitt Building



3.12 Townscape Assessment

Looking to the future, the Local Plan (Policy CR10) establishes that tall buildings have an important part to play in achieving the regeneration and growth of Reading as the core town for the Thames Valley. They can have a symbolic role in marking the centre as a regionally significant hub of activity, and a practical role in accommodating the level of development in a highly accessible location. Accordingly, our analysis also looks towards the likely evolution of the town centre, and which is already illustrated by the number of existing tall buildings built within recent years in the centre as well as other development schemes either at planning application, approved or now under construction.

Planning, Approved & Built Tall Buildings

1. King's Point / Verto
2. Chatham Place
3. Thames Tower
4. The Blade
5. Forbury Place 2 and 3
6. Forbury Place 1
7. Thames Quarter
8. 29-35 Station Rd
9. 138-144 Friar Street
10. 35-39 Friar Street
11. Clarendon House
12. Eaton Court
13. Station Hill, Plot E Friar Street & Garrard Street
14. Station Hill, Plot F Station Hill
15. 55 Vastern Road
16. Station Hill North (Phase 2 and outline Phase 3)
17. Royal Mail Depot
18. Broad Street Mall, Broad Street
19. 20 Hosier Street, Reading
20. Huntley Wharf, Kenavon Drive



3.13 Opportunity for Height

An “at a glance” and diagrammatic Reading skyline figure illustrating the differences between the proposed tall building zones and their visual impact terms of massing, architectural form and buildings heights.

The top skyline figure sets all tall buildings along their respective AOD levels whilst the bottom figure lays them all along a single ground plane to measure absolute height in relation to a +36m datum referenced in RBC’s Tall Building Strategy. On both accounts, the visible height curve along the skyline illustrates how the proposed scheme’s massing distribution and height can not only be harmoniously seated between the Station Area Cluster and the Eastern Grouping, but it also is similar in gradual height as seen on Clarendon House > King’s Point > The Blade.


1. KINGS POINT

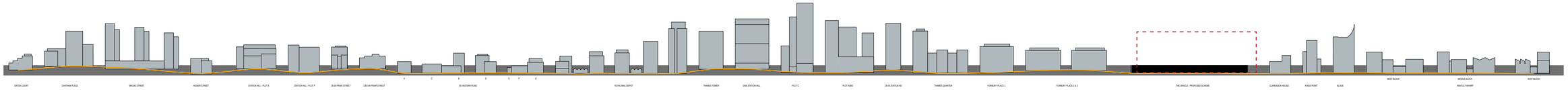

2. THAMES QUARTER


2. STATION HILL

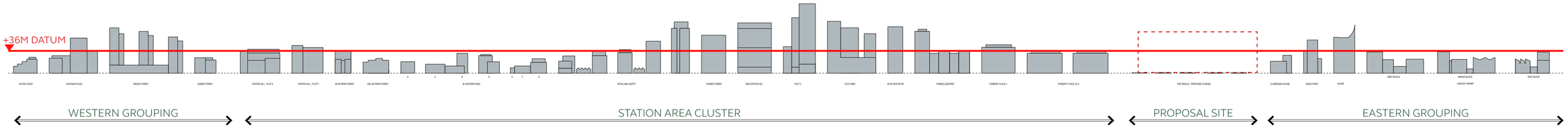

3. THE BLADE


5. BROAD STREET MALL


6. MINSTER QUARTER



WEST TO EAST : TALL BUILDINGS SET TO RESPECTIVE GROUND FLOOR AOD LEVEL ACROSS READING



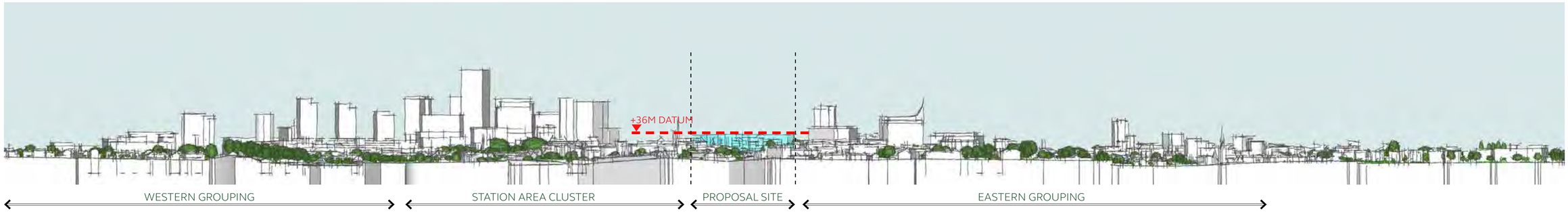
WEST TO EAST : TALL BUILDINGS HEIGHTS SET FROM STREET LEVEL AND INTERSECTED BY 36 METER PLANE AS INFORMED BY THE TALL BUILDING STRATEGY FOR WHAT DEFINES A “TALL BUILDING” IN READING

3.14 Townscape Skyline

Existing views of Reading's skyline were critical in locating and analysing the potential impact the scheme could have in the context of visual, character, cumulative quality it could add to the town.



01 - TOWNSCAPE SKYLINE LOOKING NORTH



02 - TOWNSCAPE SKYLINE LOOKING EAST



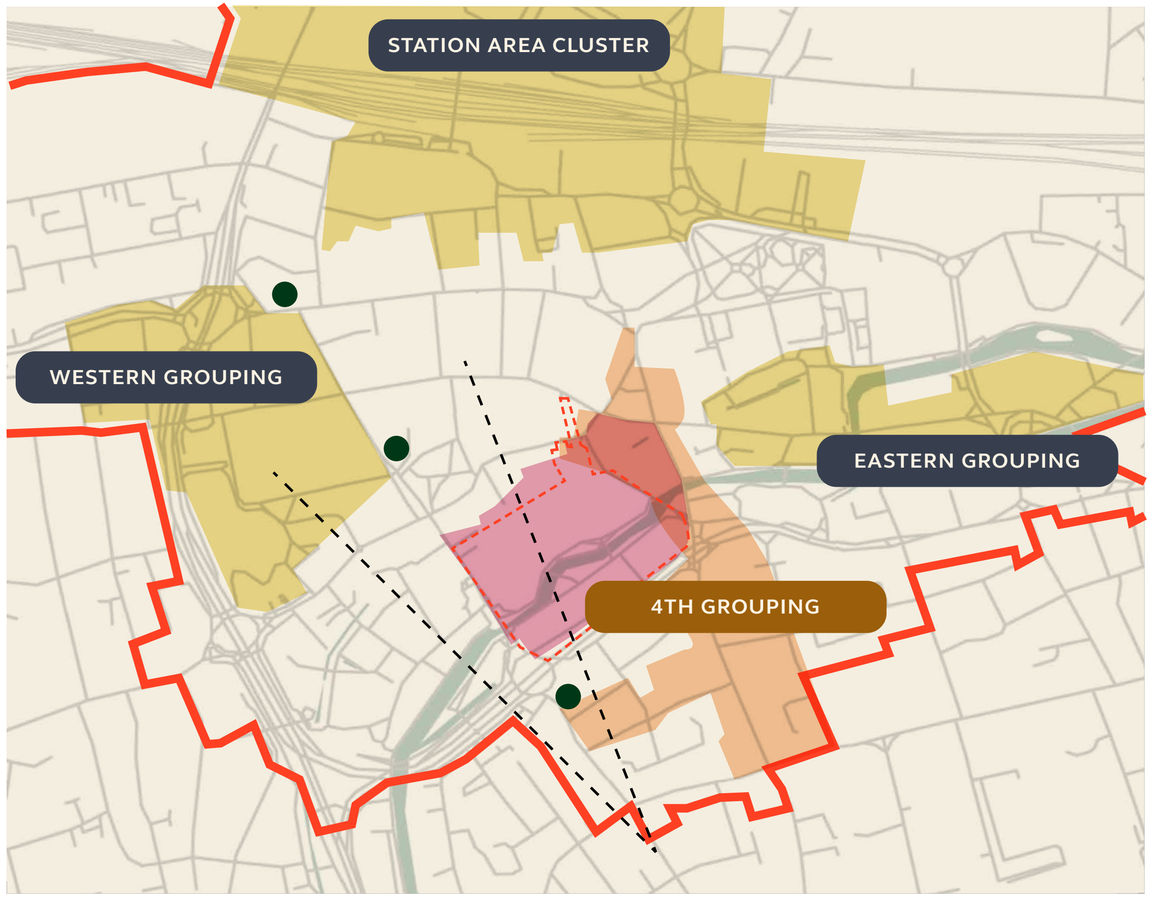
3.15 Considered Height

The Site itself does not fall within the defined approximate extent of any of the significant views in the Local Plan 2019. However, View 2 is orientated northwards on Southampton St from Whitley St towards the sequence of landmark heritage assets of St Giles Church, St Mary's Church and Greyfriars Church within the town centre.

This view corridor is along Bridge Street and West Street, both north of the river and therefore includes the western edge of The Oracle complex and its character area. A proposed tall building near the corridor could risk that the extent, distinctive qualities, or characteristics, of this aligned view and those landmarks within it could be undermined. To ensure the view sensitivity remains low, View 2 played a key role in the massing assessment of the proposed development massing on site to reduce its visibility in the significant view.



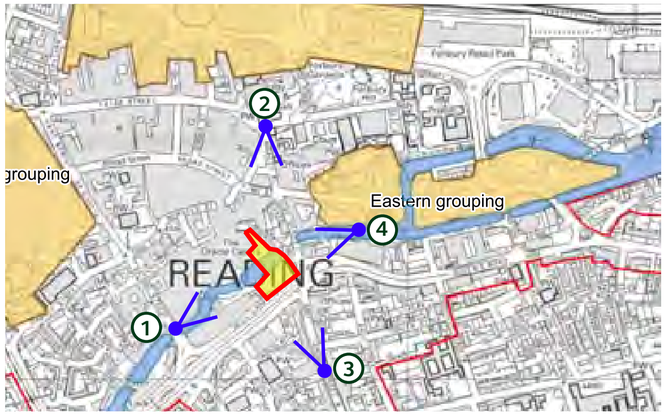
VIEW CORRIDOR FROM SOUTHAMPTON STREET SHOWING THREE SPIRES AND SITE VOLUME IN BLUE



3.16 Test Massing from Key Views

Representative views from the HTVIA, capturing key N/S/E/W viewpoints, were established as a baseline for assessing the visual impact of the Proposed Development. The four selected below were identified as important ones to consider from the discussions with RBC officers during pre-application stages. These views served as analytical tools during design development to assess the proposal's massing distribution in relation to the cityscape orientations.

As a baseline from which to compared potential height impacts, the site's perimeter footprint was extruded to the defined "tall building" height of 36m. Identified below through the blue translucent mass.





Massing View from Bridge Street

Located on Bridge Street bridge, approximately 200m to the west of the Site. The experience of views and visual amenity is likely to be of low importance to road users and pedestrians.

Low Sensitivity



Massing View from Market Place

Located on Market Place, on the pavement by St Laurence Church, approximately 250m north of the Site. The experience of views and visual amenity is likely to be of moderate importance to road users and pedestrians.

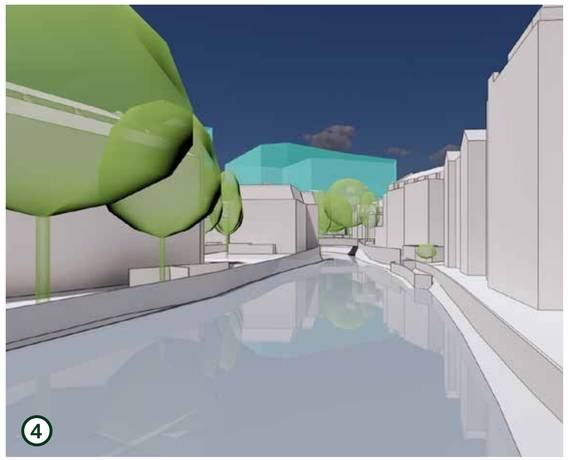
Medium Sensitivity



Massing View South from London Street

Located on London Street at the junction with South Street, approximately 230m south of the Site. The experience of views and visual amenity is likely to be of moderate importance to road users and pedestrians.

Medium Sensitivity



Massing View from Crane Wharf

Located on King's Reach Bridge linking Crane Wharf and Queen's Road, approximately 200m to the east of the Site. The experience of views and visual amenity is likely to be of moderate importance to users of the footbridge.

Low/Medium Sensitivity.

4. Concept



4.1 Concept - Building Form and Spaces

The new development at the Oracle will tie together threads of the past and present to create a new destination along the Kennet. The historical legacy of riverside industry, the clearly defined streets and character of London Street and the retail and entertainment offer of The Oracle all contribute to the proposed architecture and placemaking strategy and provide a guide for forms and spaces in the design, as highlighted below.



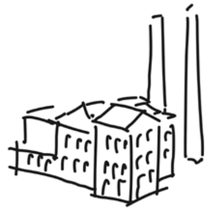
Legacy Riverside Industry



London Street



The Oracle



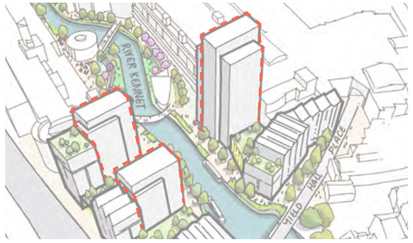
- solid, low rise buildings with punched openings, pitched rooftops
- strong vertical chimneys and stacks, solid



- clearly defined, active street edge
- base, middle and top with varied roofscape



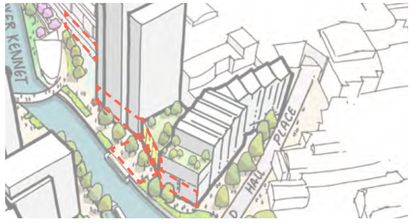
- destination riverside amenities, green space, river views
- active frontages, food and retail displays, entertainment



- translated into the design as simple facades with punched openings, tall, solid vertical elements of the towers



- translated into the design along Yield Hall Place with street defining buildings and more playful roofscapes



- translated into the design with new amenity spaces along the river-side and storefronts which extend the existing Oracle shops

4.2 Concept - Materiality

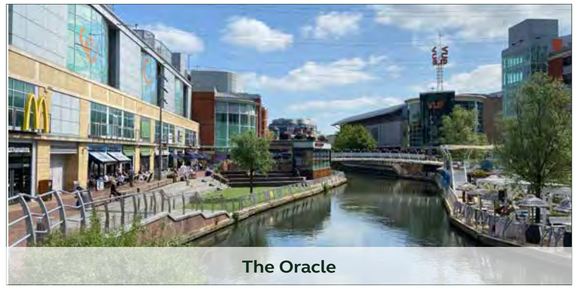
As with the building forms, the materiality relates to the Legacy use of the site and it's position between London Street and The Oracle riverside area.



Legacy Riverside Industry



London Street



The Oracle

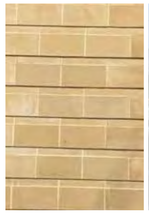


- metal roofs, varied red and brown brick facades of legacy industrial uses





- predominance of red brick along London Street facades







- brown and buff bricks, grey metal facade panels of the existing Oracle riverside



- translated into the materiality of the project with red brick facades and metal cladding along Yield Hall Place and the IDR



- translated into the materiality of the project with brown brick and metal facade panels adjacent to the Oracle riverside

4.3 Implementation of the Concept

1. Greening the River

Existing landscape and trees along the river will be maintained and additional spaces at ground and podium level introduced . A new pocket park along Yield Hall Place will further enhance and extend the greening of the riverside.







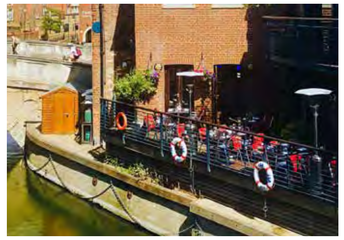


2. Architecture Led by Placemaking

Yield Hall Place will be a new but complementary offering for residents and visitors to The Oracle. Places to meet and relax will be created to increase the value of the riverside as a destination.









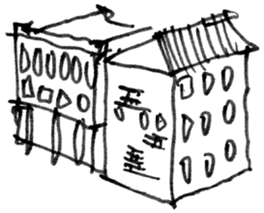
3. Massing to Street Edges

Following through on the concept outlined on previous pages, building massing bordering on Yield Hall Place and closest to London Street will be low rise and create a clear, active street edge.







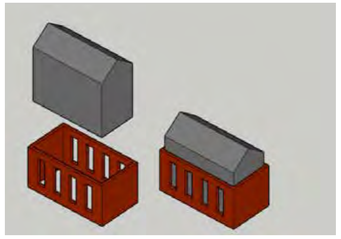


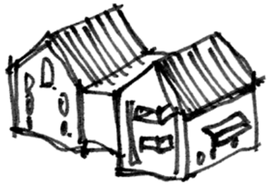
4. Riverside Architecture

The architecture for the low rise buildings will be derived from the massing and materiality of the site's industrial legacy. Clearly grounded buildings with regular façades and clear base, middle and top. The lowest of these buildings will feature varied roof lines, again relating to the diversity seen on London Street and in legacy industrial developments.









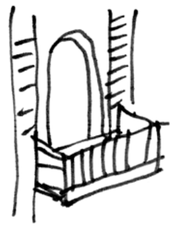
5. Low Scale Materiality

As with the massing and form of the lower scale buildings, the materiality will relate to the existing grain of London Street and the site's industrial heritage. Red brick with simple detailing and metal clad upper floors and pitched roofs will create a sympathetic transition along London Street.









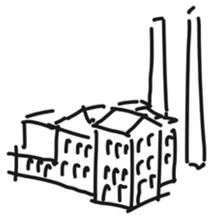
6. Central Tower

The tallest building in the scheme will be adjacent to The Oracle, away from the street edges surrounding the site to minimise the perceived scale and also to reduce any impact from overshadowing were the building located to the south.



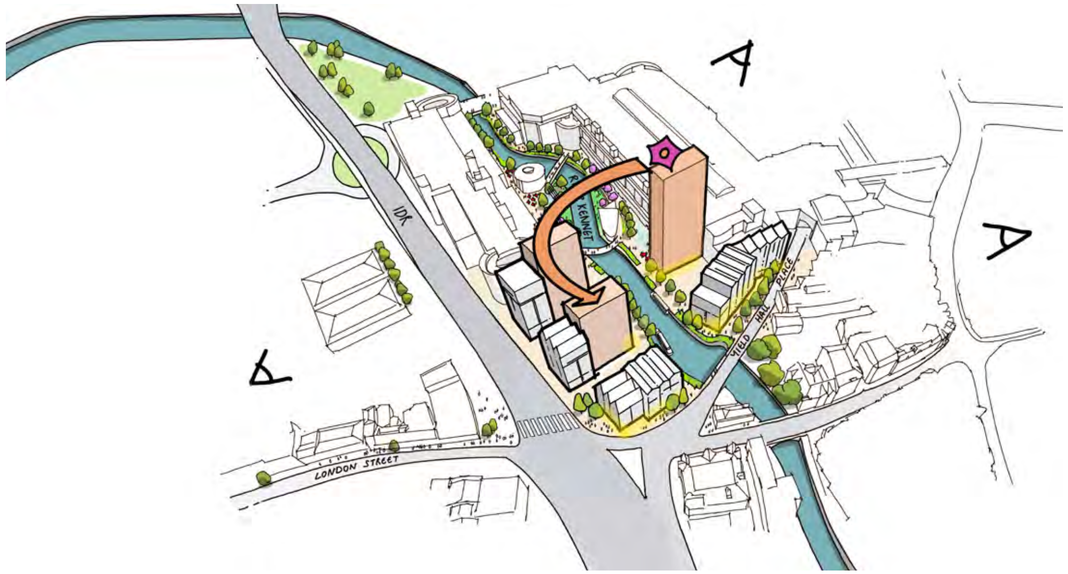






7. Cluster Stepping Down

The towers step down in scale from the tallest building to lowest from north to south forming a cluster of buildings at the centre of the site.









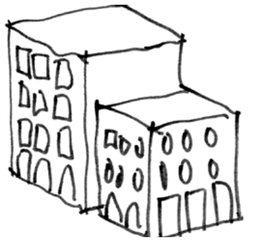
8. Shoulders to the Tower

The verticality of the towers will be emphasised through the use of steps and shoulders to the buildings. Variations in the use of material will emphasise verticality, unlike the grid of punched openings of the low rise buildings the tall towers will use solid vertical elements with glass and metal infill.



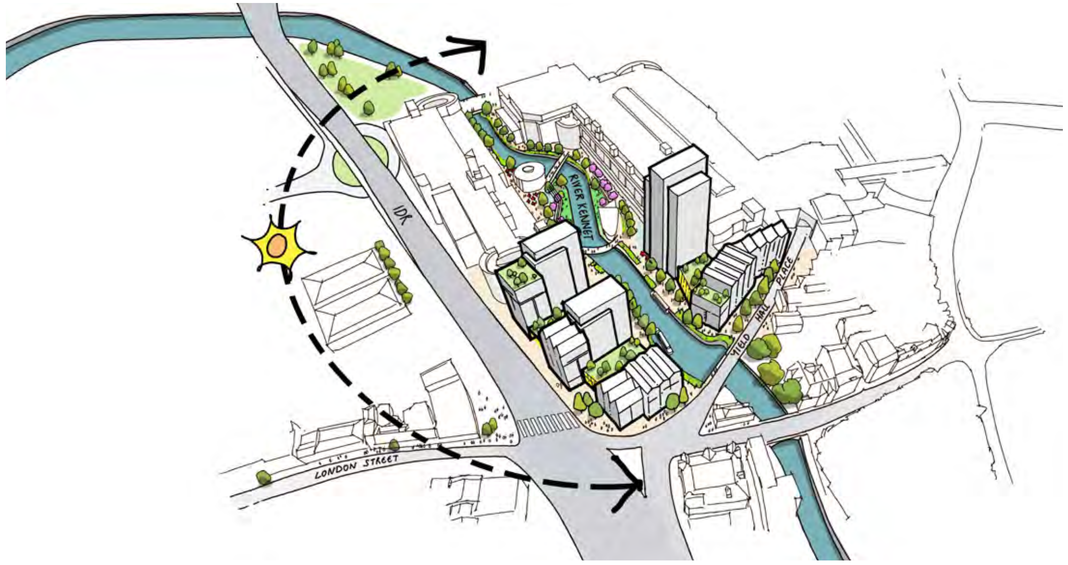






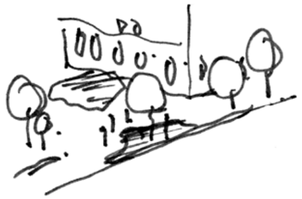
9. Podiums Between Buildings

Between the towers and perimeter low rise buildings will be a podium infill, designed to be clearly seen as filling gaps between grounded buildings and not a continuous retail podium. These podium areas will provide space for more greening and amenity space overlooking the river.









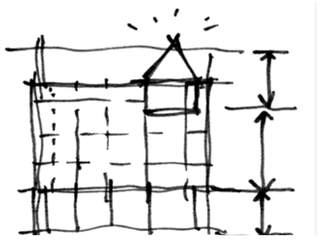
10. Building Crowns

The central cluster of towers will be crowned in similar manner, though with enough variation to achieve a recognisable hierarchy between the buildings. Seen from more distant views the relationship of the towers as part of a single destination should be clear.









4.4 Initial Proposals & RBC/UPL Design Comments

Following the Oracle planning submission in December 2022, Reading Borough Council's planning team reverted with advice that the application would benefit from further development and consultation/collaboration of Urban Place Lab's design feedback.

As a result, the design team gathered RBC's comments into a set of KPIs and went through a collaborative design assessment with UPL to deliver a revised scheme, suitable for the application to be taken to committee for determination.

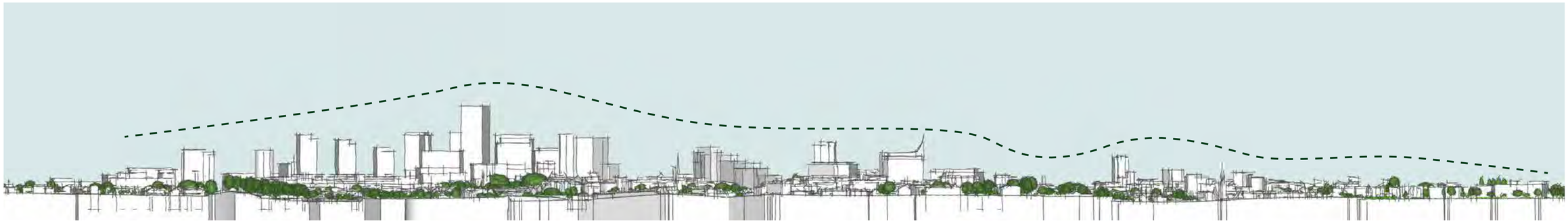


EXAMPLE OF UPL DIAGRAMMATIC DESIGN COMMENTS ON YHP1

The KPI's as an outcome of RBC's comments that address the concerns and deliver a revised scheme of **exceptional design quality should**....

1. Reduce the **box massing, bulky rectilinear forms** and readdress the **formulaic and repetitive façade**.
2. Deliver an **elegant** vertical design for taller elements.
3. Deliver a design with identifiable Reading **character & identity**.
4. Provide a **varied skyline** which does not coalesce on the skyline, with interesting roofscapes and crown.
5. Provide increased **landscaping within the public realm**.

SUMMARY OF RBC'S COMMENTS

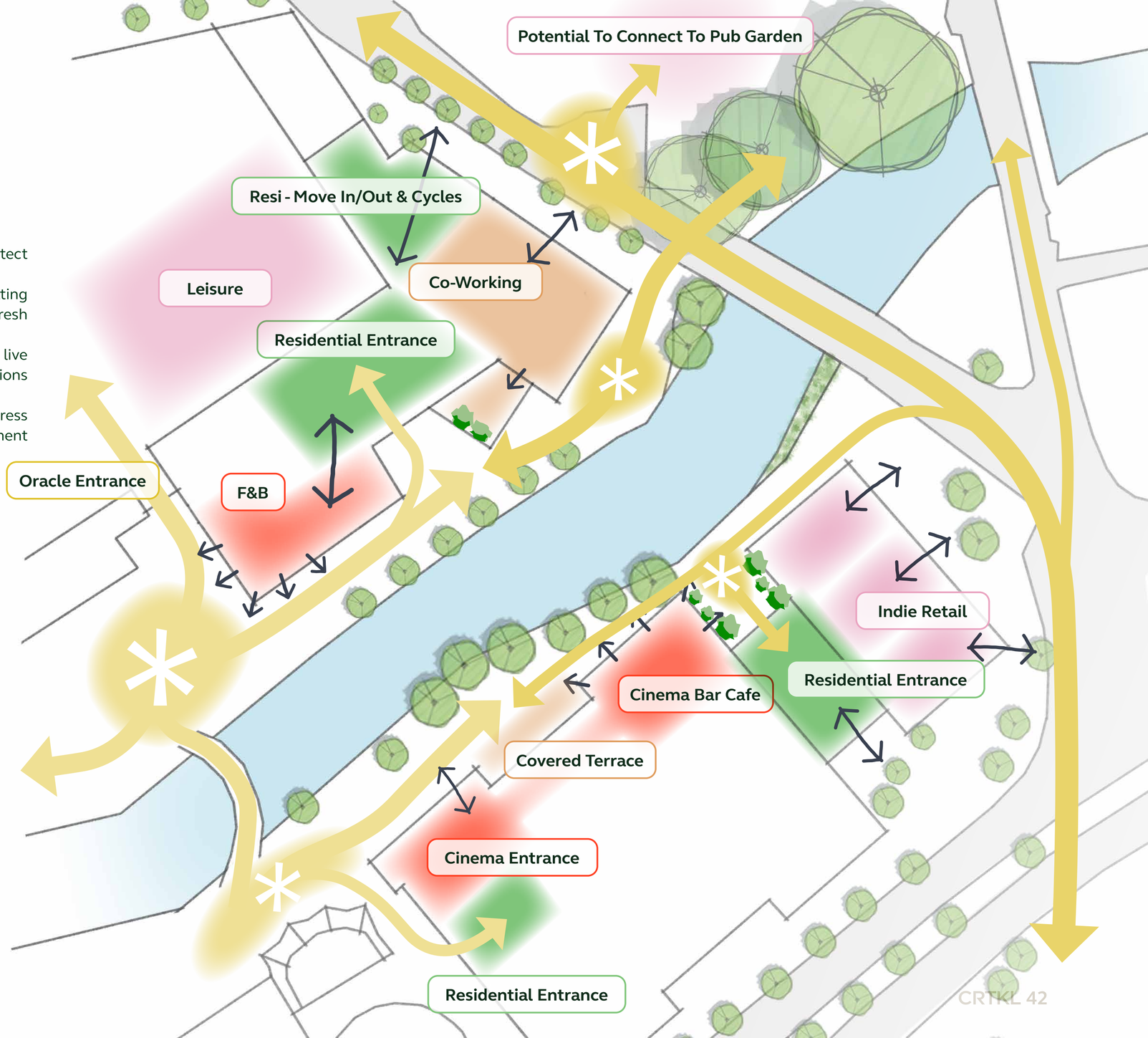


Initial Proposals and Workshop Process

The workshop process involved several stages:

1. The initial design underwent individual reviews and critiques by UPL and the architect team.
2. The architect team then assessed the design against RBC's feedback, incorporating insights from new architectural team members for a comprehensive analysis and fresh eyes.
3. Three collaborative workshops with RBC, UPL, client and architect teams involved live 3D modelling, interactive discussions revolved around feedback and exploring solutions collectively.
4. Post each workshop, the architect team integrated feedback, refining the scheme. Progress was shared with UPL for ongoing input, ensuring a dynamic and iterative development approach.





UPL/ RBC Workshops Feedback

Proving very insightful and successful, the workshops generated constructive communication between RBC/UPL and the applicant team to share design updates, have follow-up workshops and ensure the positive development of the scheme for revised submission.

A range of design points were made and noted as key indicators for a successful design, some of which are detailed below.

Setting out clear rules that promote a strategy for crown detailing and dominance. The southern blocks should delineate their top floors but not compete with the tower's crown.

Reduction of 2 floors over the southern blocks creates a gradual stepping up across the scheme from south to north. This also creates visible hierarchy and removes any competition for height against the tower.







Delivering a strong architectural language of clean interlocking and juxtaposed volumes throughout the scheme. Following set design principles and omitting any arbitrary change in material.

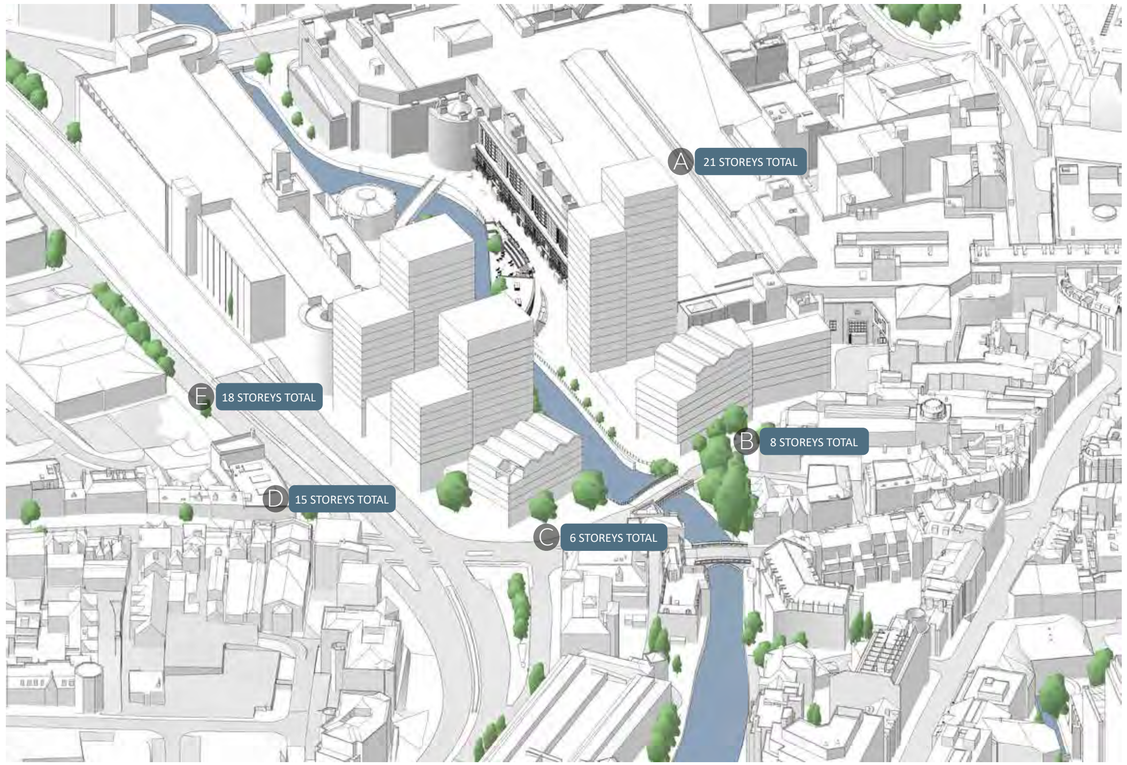
Omission of the overhang from the cantilever opens the riverfront public realm and enhances its wide pedestrian water front quality.

The effectiveness of grounding the towers, combined with a strong ground plane retail datum that sits alongside the existing mall shop fronts successfully integrates existing and proposed elevations.

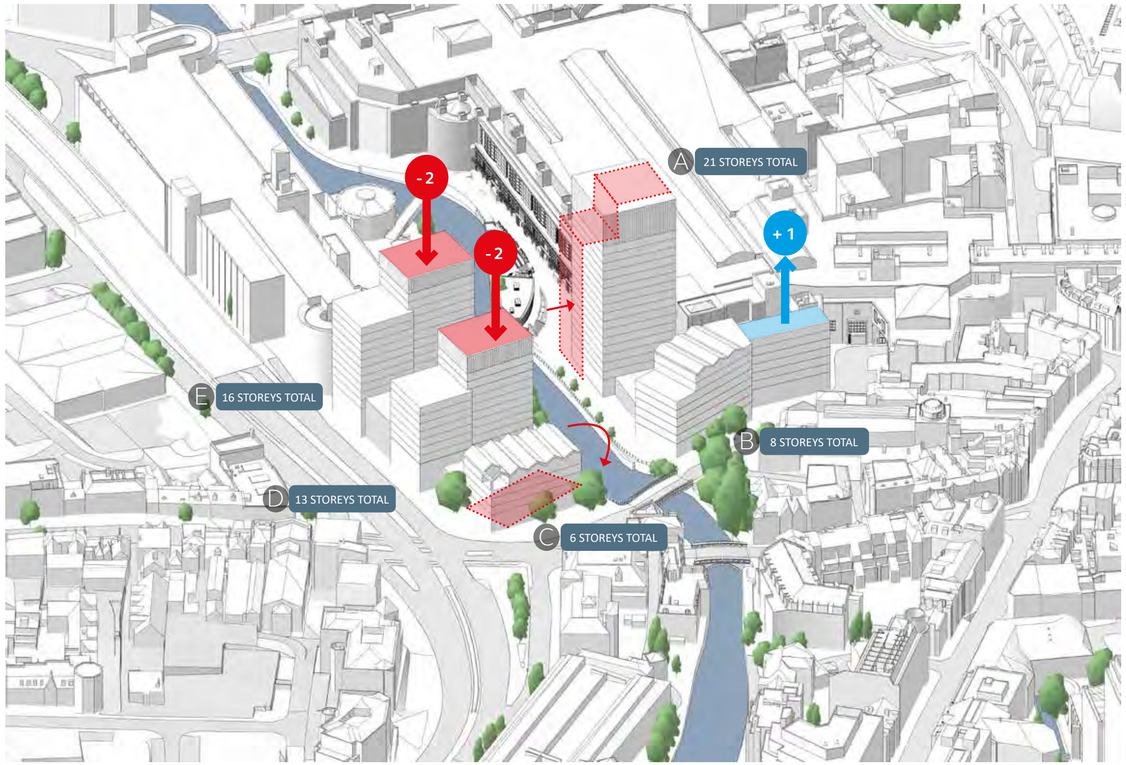
UPL/ RBC Workshops Summary

Following the final UPL/RBC workshop and compilation of feedback comments, a consolidated massing was set. Subsequently, all parties informally reached a consensus on a frozen massing. This agreed-upon outcome was considered an accurate representation of the collaboration process and that of an enhanced overall scheme.

SUBMITTED SCHEME



REVISED SCHEME



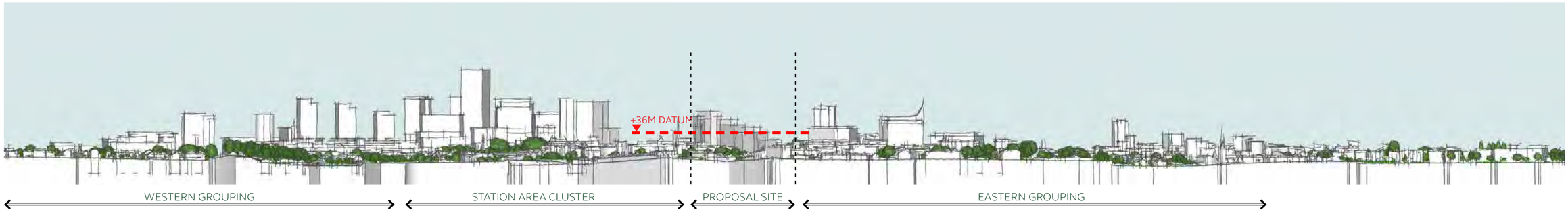
5. Final Proposals

5.1 Townscape Skyline

Key to the successful revised massing was a thorough townscape analysis framework against which to evaluate the massing iterations. The sections set up throughout the initial study were re-visited regularly throughout the development of options and evaluated in context from local to far ranging skyline profiles.
The new massing in context showed that its presence on the existing skyline could in fact be positive and offer a new marker for The Oracle character area. Intentionally, only three taller elements of the scheme are above the 36meter datum to form their own grouping.



01 - TOWNSCAPE SKYLINE LOOKING NORTH



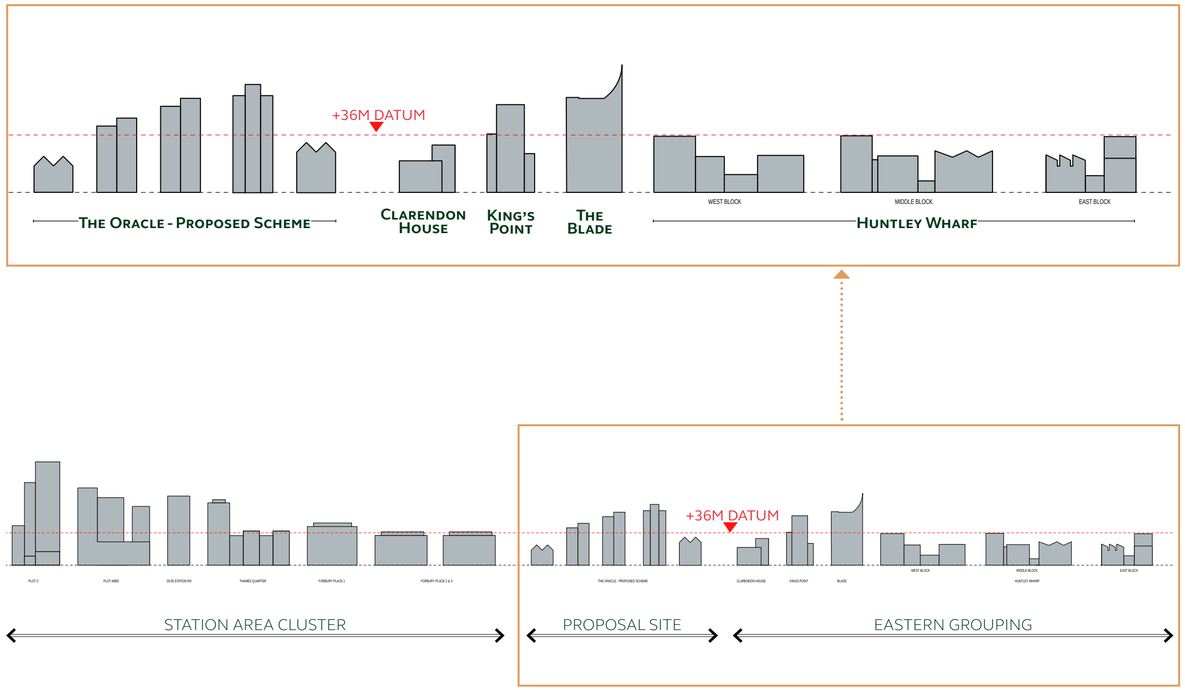
02 - TOWNSCAPE SKYLINE LOOKING EAST

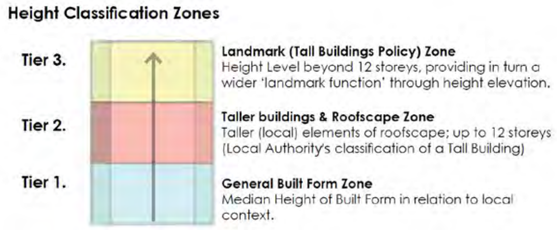


5.2 Test Massing from Key Views

As a collection of volumes, the suggested grouping of the proposal together with the Eastern Grouping remain subservient to the Station Area Cluster, where the town's maximum heights sit in a harmonious core of tall buildings.

The proposal's height distribution sits well within the hierarchy of the Eastern Grouping where The Blade remains prominent, and the three taller blocks of The Oracle stand around similar heights to that of King's Point, some blocks lower and the tower's crown only just above it.



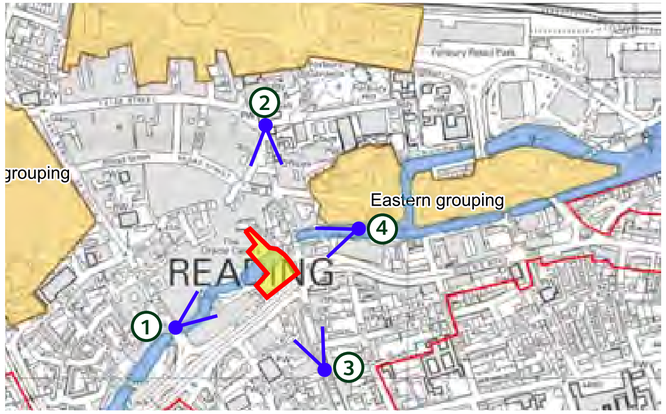


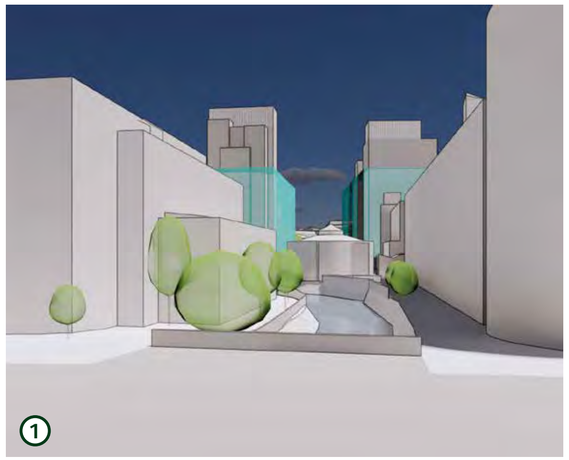


INDICATIVE PERSPECTIVE VIEW LOOKING TOWARDS THE WESTERN GROUPING

Test Massing from Key Views

The baseline views illustrate the scheme's integration within the local town views as shown below. Whilst acknowledging there is new volume and height in the area, the verticality of the massing articulation and the hierarchy of stepping down to median town building heights come together positively from all 4 view points.





Massing View from Bridge Street

Looking eastwards there will be a bookending of The Oracle and a framing of the Kennet that draws the eye to activity along the riverside.

Low Sensitivity



Massing View from Market Place

Market Place will see a gradual stepping of the proposal to meet the existing roofscape, all while providing sky factor between each building drawing on a vertical geometry.

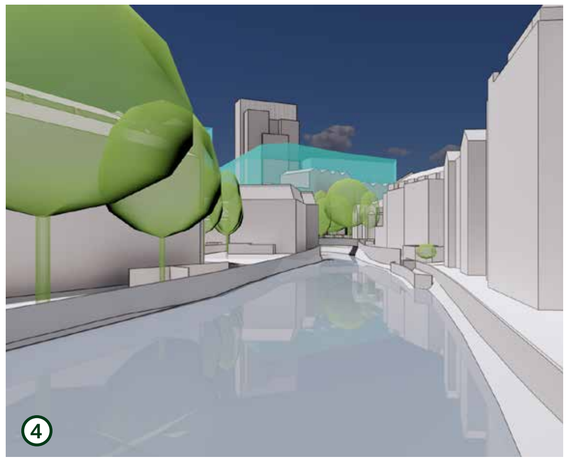
Medium Sensitivity



Massing View South from London Street

Careful attention was given to ensure views from London Street did not have a coalescing of buildings. Instead upper levels set back and buildings stagger on plan to deliver variety and character facing the conservation area.

Medium Sensitivity



Massing View from Crane Wharf

Looking west, Crane Wharf's scenic bridge views will benefit from an identifier that signposts the existing retail attraction from visitors and locals arriving from the river or east part of town.

Low/Medium Sensitivity.


BUS

5.3 Architecture

Low Rise towards London Street

The low rise buildings adjacent to Yield Hall Place for a transition from London Street to the hear of The Oracle riverside amenity space. The architecture follows from the materiality of the legacy industrial forms and the red brick of London Street. These buildings follow the street edge and provide activation at ground floor to the street with shopfronts and access points.



ILLUSTRATIVE VIEW OF THE EAST FACING ELEVATION ONTO YIELD HALL PLACE



SOUTH CORNER OF YIELD HALL PLACE LOOKING AT RETAIL ACTIVATION

Central Tall Building Group

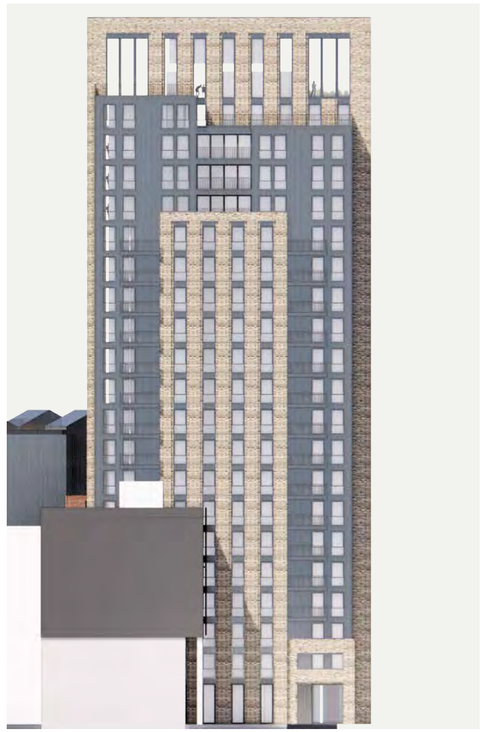
The central towers form an identifiable grouping of buildings with a related crown treatment to the buildings. Clear verticality is achieved though unbroken brick piers and stepped shoulders with metal cladding to contrast with brick. The brown brick is sympathetic to the brown brick and block of the oracle while the metal cladding provides a connection the lower rise buildings at the perimeter. The tall buildings are grounded with the base defined by brick cladding which creates a consistent datum level with the adjacent restaurant store fronts.



ILLUSTRATIVE VIEW OF THE WEST FACING ELEVATION ONTO THE ORACLE



CLASS E CORNER OF BLOCK A ADJACENT TO THE ORACLE MALL ENTRANCE



BLOCK A WESTERN ELEVATION

IDR Frontage to London Street

The perimeter mid-rise buildings facing the IDR share materiality and window treatment with the lower Yield Hall Place buildings. The building tops are defined through a change in scale of the openings in the brickwork rather than the pitched roof characteristic of the lower rise buildings. The towers step from north to south and from west to east, keeping the tallest buildings away from London Street.



ILLUSTRATIVE VIEW OF YIELD HALL PLACE 2 SOUTHERN ELEVATION AS SEEN FROM THE IDR



YIELD HALL PLACE 2 SOUTHERN ELEVATION AS SEEN FROM LONDON STREET



CLOSE UP BAY STUDY OF LOWER BLOCK ELEVATIONS

Podium and Infill Buildings

Ground level infill and podium buildings will set back from the edge of the blocks to create landscaped amenity spaces alongside and overlooking the river. Resident entrances and cafe seating will activate these spaces and help create a unique identity for these buildings along the river-walk. On the southern side, set backs allow for spill out seating serving the cinema and associated F&B uses, further activating the riverside walk.



YIELD HALL PLACE 1 RESIDENTIAL ENTRANCE ALONGSIDE THE CO-WORKING OUTDOOR TERRACE



YIELD HALL PLACE 2 RIVERSIDE LANDSCAPE WITH AN IMPROVED PEDESTRIAN EXPERIENCE



CLOSE UP BAY STUDY OF BLOCK ELEVATIONS

5.4 Materials

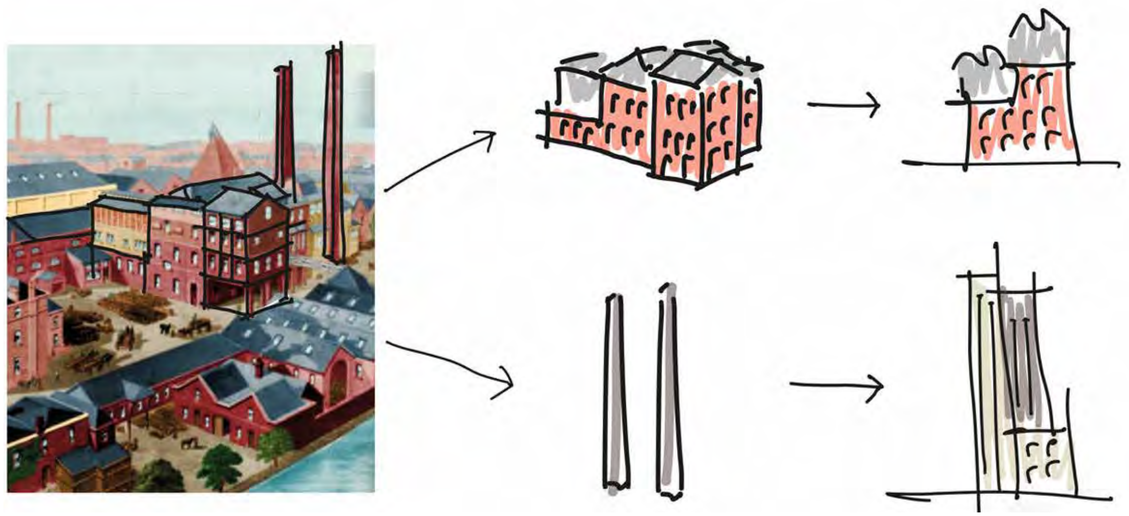
The building’s material palette pays homage to Reading’s historic vernacular with the use of red bricks, reminiscent of the city’s traditional materials and colours.

To infuse a contemporary touch, buff bricks are introduced as accents, seamlessly blending with the architectural language of The Oracle.

A unifying element in the form of graphite metal is employed throughout the architectural palette, creating cohesion in the design. This metal is used for elevation cladding, adding a modern flair while maintaining a harmonious look.

The pitched roof covering also features the same graphite metal, offering a sleek and consistent appearance to the building’s upper levels.

Balcony railings, too, adopt the graphite metal, contributing to a sense of unity and visual appeal across the entire collection of buildings. The material palette strikes a balance between tradition and modernity, creating a unique and visually pleasing architectural composition.



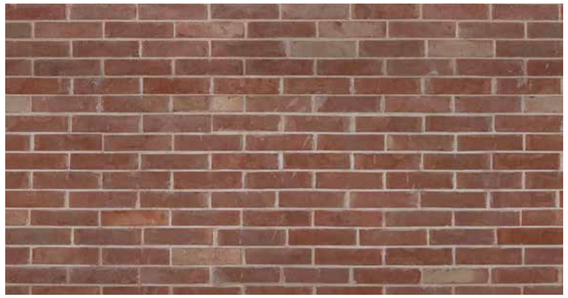


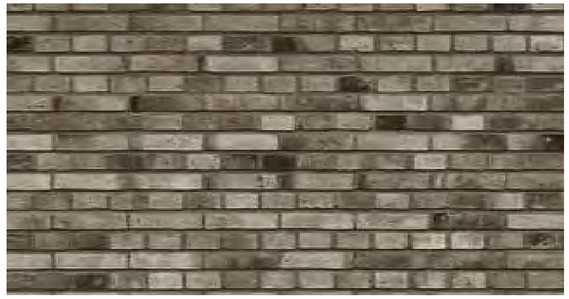
READING’S HERITAGE CONTRASTING RED AND GREY BRICKS REINTERPRET INTO A CONTEMPORARY MATERIAL PALETTE



LIGHT, WARM AND MUTED NATURAL PALETTES ALLOW THE RIVER AND LANDSCAPE’S VIBRANCY TO SHINE THROUGH









5.5 Bay Studies

The architectural strategy for the taller building incorporates a deconstructive approach to the massing, utilizing step-like shifts in roof levels and alternating materials at each plane transition. This design technique results in an engaging visual experience from all 360-degree perspectives, ensuring the building's dynamic presence.

Vertical window groupings are a prominent feature, intentionally emphasizing verticality and elegance. These elongated lines draw the eye upward, boosting the building's visual appeal.

In contrast, the lower blocks are designed with a more granular window articulation. Here, individual setback brickwork is employed to frame openings, aligning with the existing character of terraced houses along London Street. This strategy blends the new construction seamlessly with the surrounding urban context, preserving the neighbourhood's architectural integrity while introducing modern elements.



YIELD HALL PLACE 1 BAY STUDY OF THE TOWER BLOCK'S CROWN



YIELD HALL PLACE 1 BAY STUDY OF THE TOWER BLOCK'S MAIN FACADE



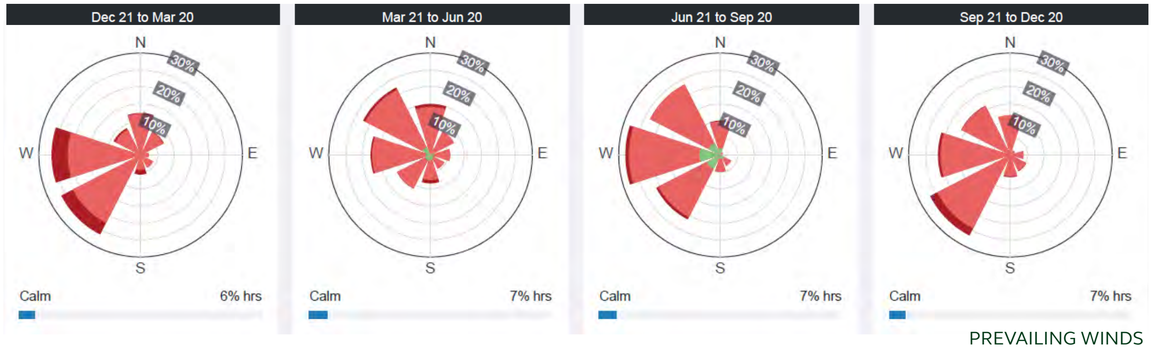
YIELD HALL PLACE 2 BAY STUDY OF THE CORNER BLOCKS

5.6 Balcony Strategy

A thorough analysis guided the placement of balconies, considering factors such as daylight, sunlight, prevailing winds, facade orientation, and overall thermal comfort to ensure optimal balcony utilization.

Due to prevailing westerly winds, balcony provisions were limited, primarily incorporated in the taller block, where panoramic horizon views enhance tenant experience and value.

The balcony strategy incorporates a mix of design elements, including projecting, inset, and private terraces. This diversity not only adds architectural richness to the building's facade but also accommodates various unit typologies, offering a range of living experiences for residents.



PREVAILING WINDS



PRECEDENT OF DESIGN INTENT FOR THE BALCONIES



CLOSE UP OF THE BALCONY TYPOLOGY



BALCONY STRATEGY HIGHLIGHTING THE VARIED EXTERNAL PROVISION

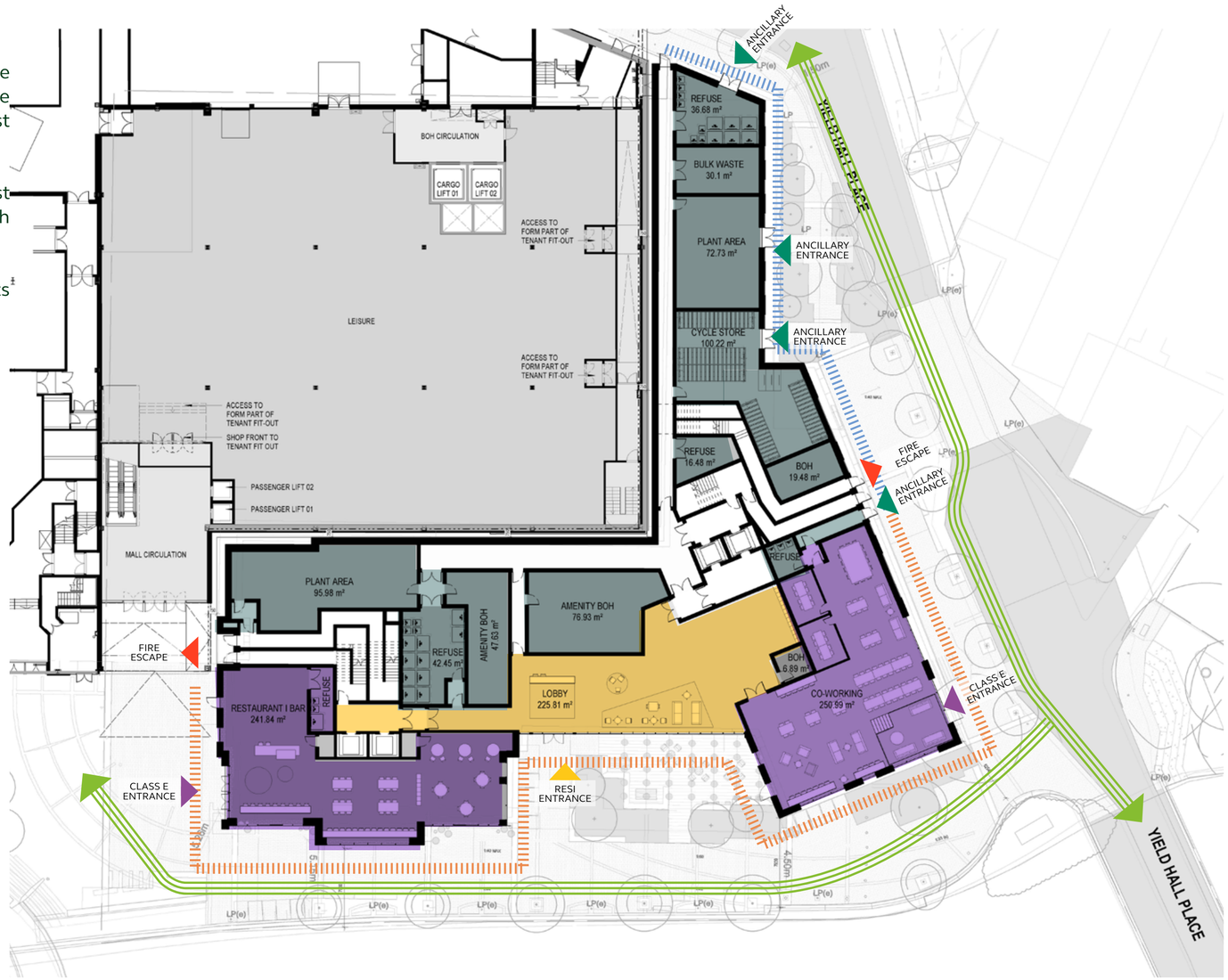
5.7 YHP1 - Ground Floor Plan

The ground floor is laid out in order of function and user type. The outer most spaces relate in use and character of a public nature with Class E spaces flanking the east and west, while the middle section is for private residential use. This allows for a strong unified residential access point whilst also encourages Oracle users to use the full Riverside walk through to Yield Hall Place.

Yield Hall Place's service yard lends itself to placing service and back of house areas near by for best vehicular access, whilst pulling activation from Riverside onto the lower end of the street through the Class E unit.

Vehicular access has been considered to ensure fire tender and any necessary service requirements can still pass through.

- PUBLIC
- RESIDENTIAL AMENITY
- PRIVATE RESIDENTIAL ANCILLARY
- ACTIVE FRONTAGE
- BACK OF HOUSE
- FIRE TENDER ACCESSIBLE ROUTE

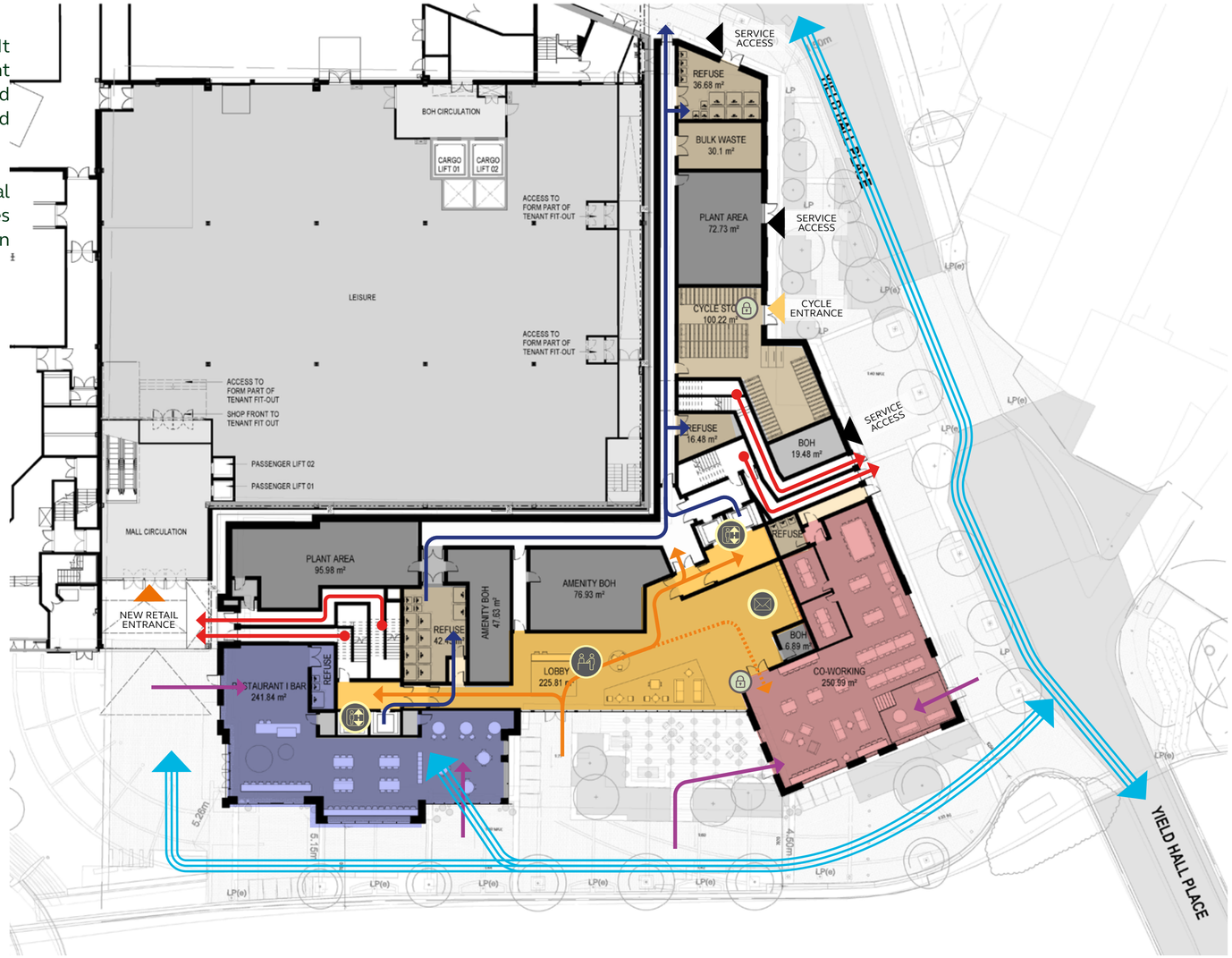


Using the Building

A new Oracle entrance is formed with an escalator and lifts that directly accesses the lower mall. It will be highly visible and lead to a leisure space at Riverside level. The sun trap immediately in front of the entrance will be overlooked by a new restaurant space. Further east at the corner of Yield Hall Place and the Riverside is a large space that can successfully accommodate a co-working sized at market demand.

Back of house plant and refuse is set against a landscaped Yield Hall Place. The main residential entrance is setback from the river at a midway point on the façade and its prominent location gives easy access to the lift cores to the homes and podium garden. A secondary access is provided on Yield Hall Place via the cycle store.

- RESIDENTIAL BOH
- RESIDENTIAL AMENITY
- RESIDENTIAL SERVICES
- F&B
- CLASS E
- SERVICE/DELIVERIES ACCESS ROUTE

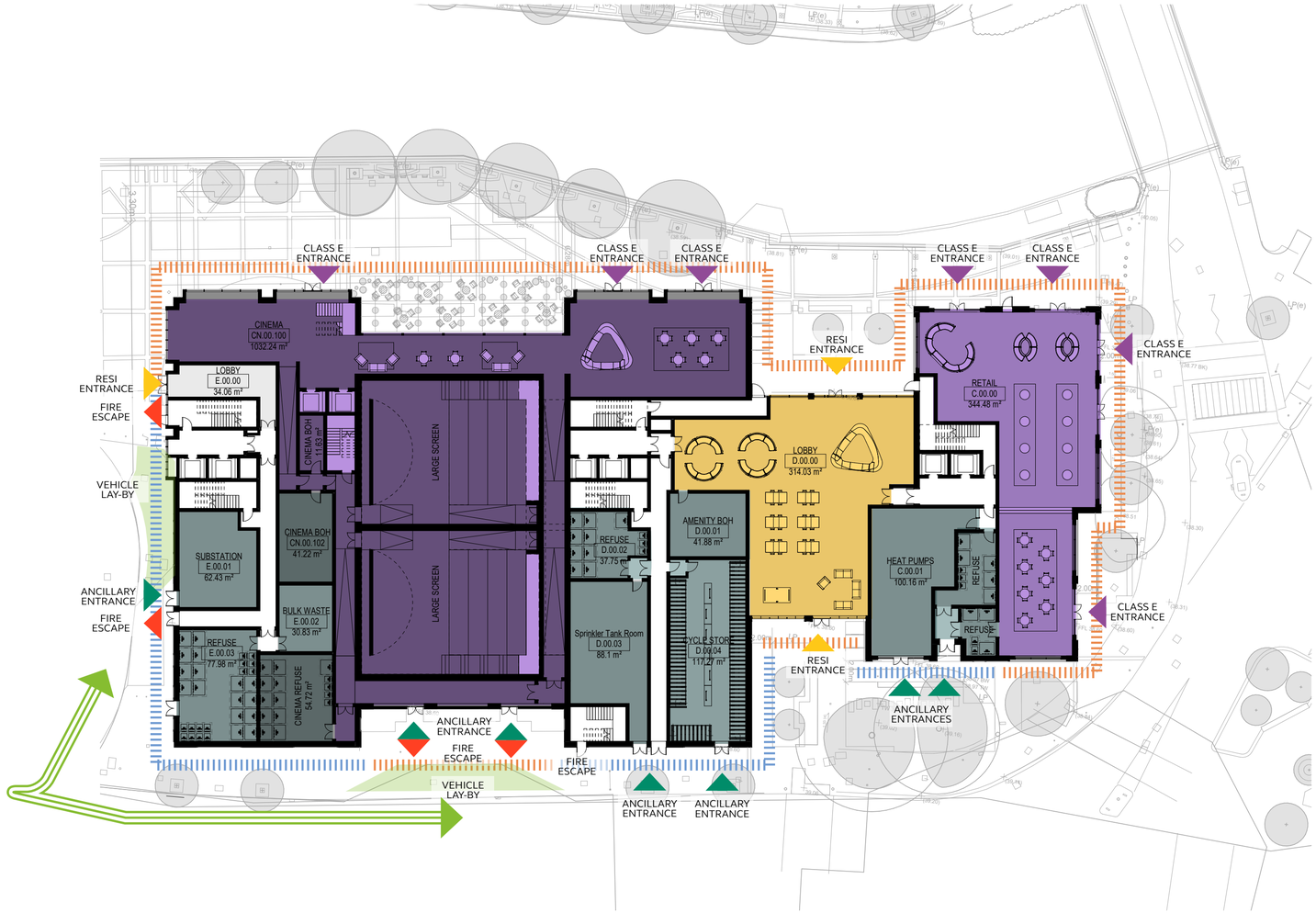


5.8 YHP2 - Ground Floor Plan

Primary public access to the cinema, retail and residential uses is via entrances along the riverside.

Service and secondary access points are from the IDR and western side of Block E.

- PUBLIC
- RESIDENTIAL AMENITY
- PRIVATE RESIDENTIAL ANCILLARY
- ACTIVE FRONTAGE
- BACK OF HOUSE
- FIRE TENDER ACCESSIBLE ROUTE

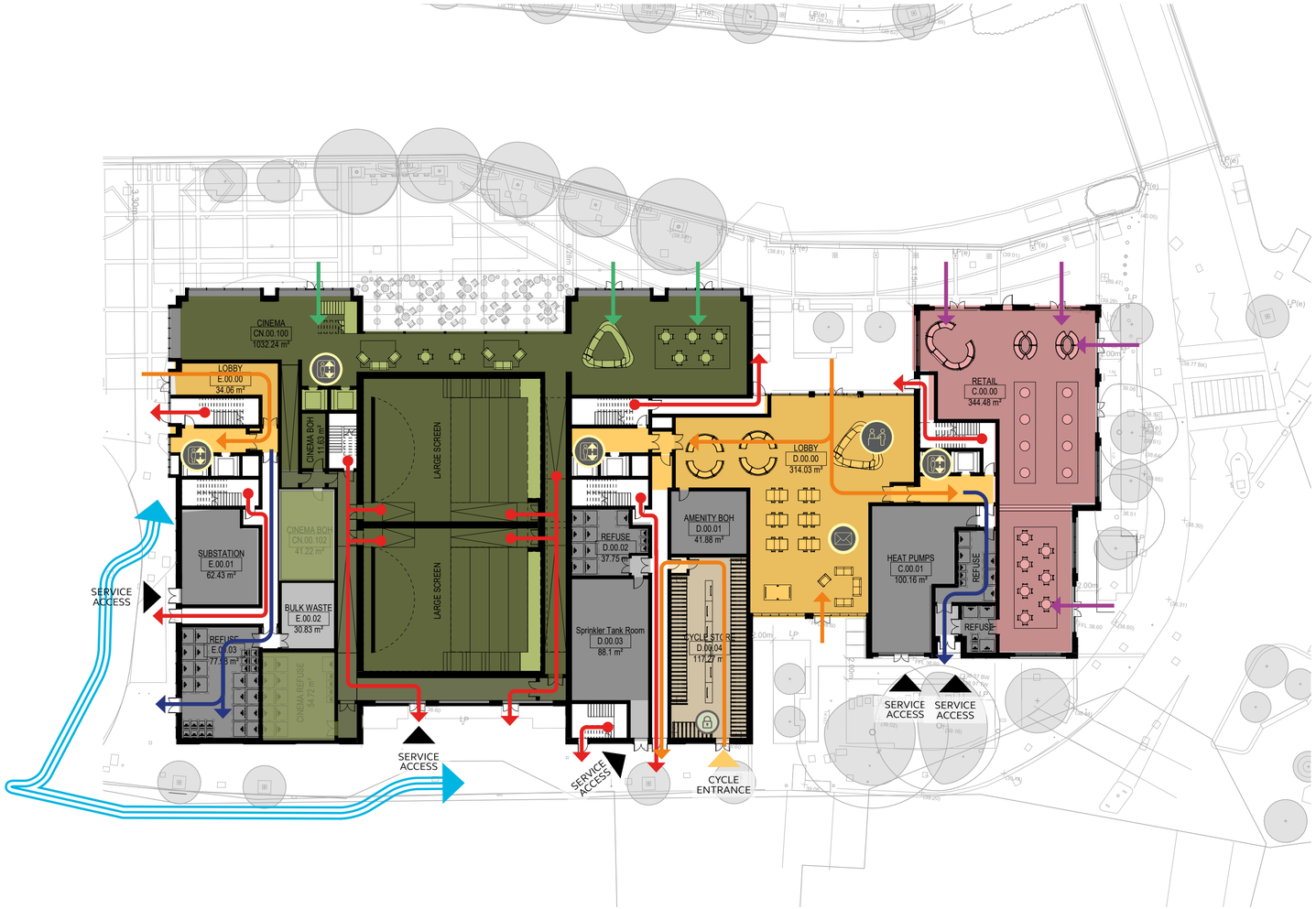


Using the Building

Resident egress points are connected to the tower escape stairs.

Refuse holding areas are located in close proximity to resident lifts, with access to primary refuse stores for collection.

- RESIDENTIAL BOH
- RESIDENTIAL AMENITY
- RESIDENTIAL SERVICES
- CLASS E
- CINEMA
- CINEMA SERVICES
- SERVICE/DELIVERIES ACCESS ROUTE



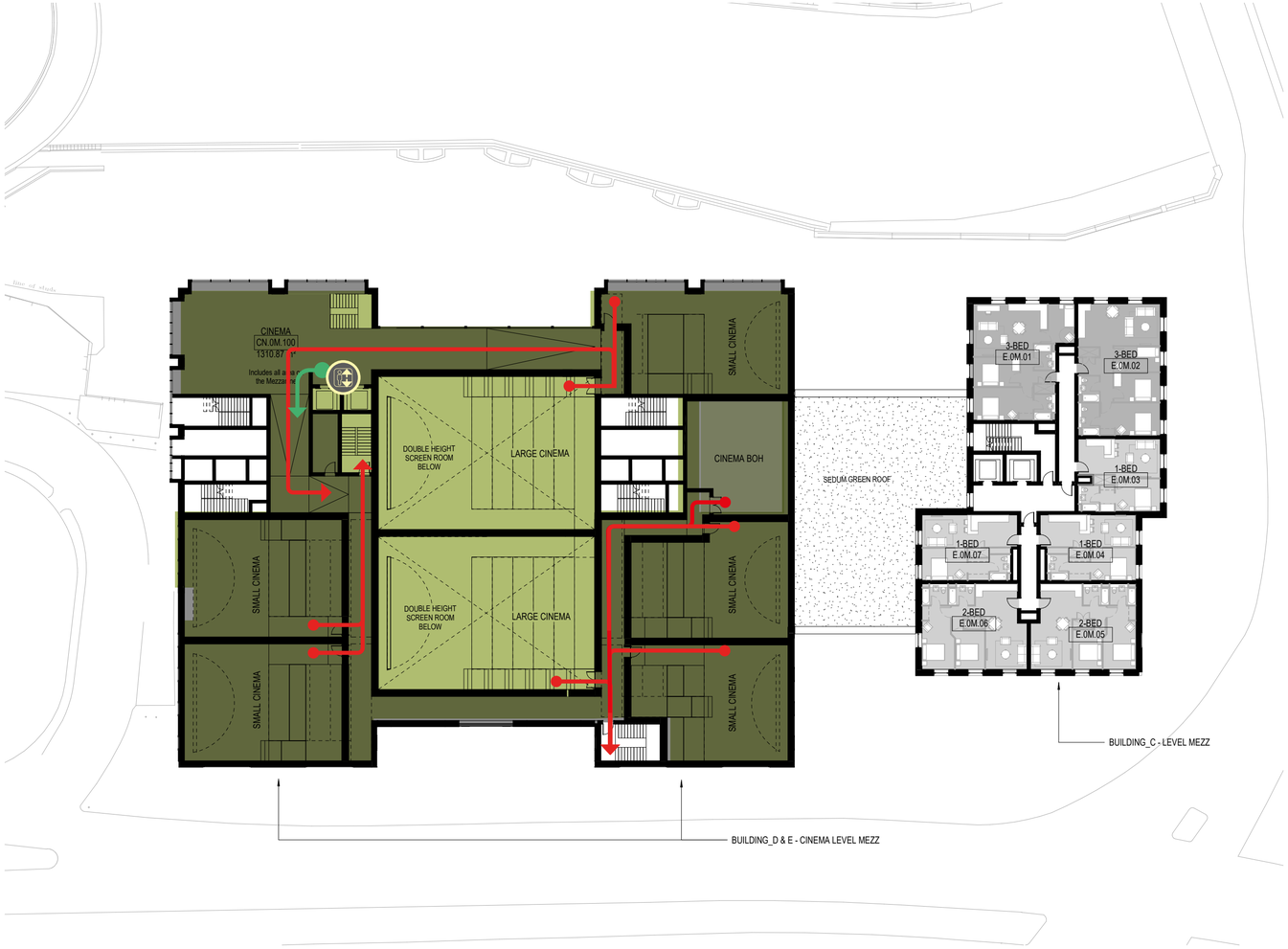
YHP2 - Mezzanine

Mezzanine Level

Smaller cinema theatres are located on a mezzanine floor, with primary access from the north of the scheme and escape stairs distributed to allow for multi directional escape paths.

CINEMA

CINEMA SERVICES



5.9 YHP1 - Upper Floors

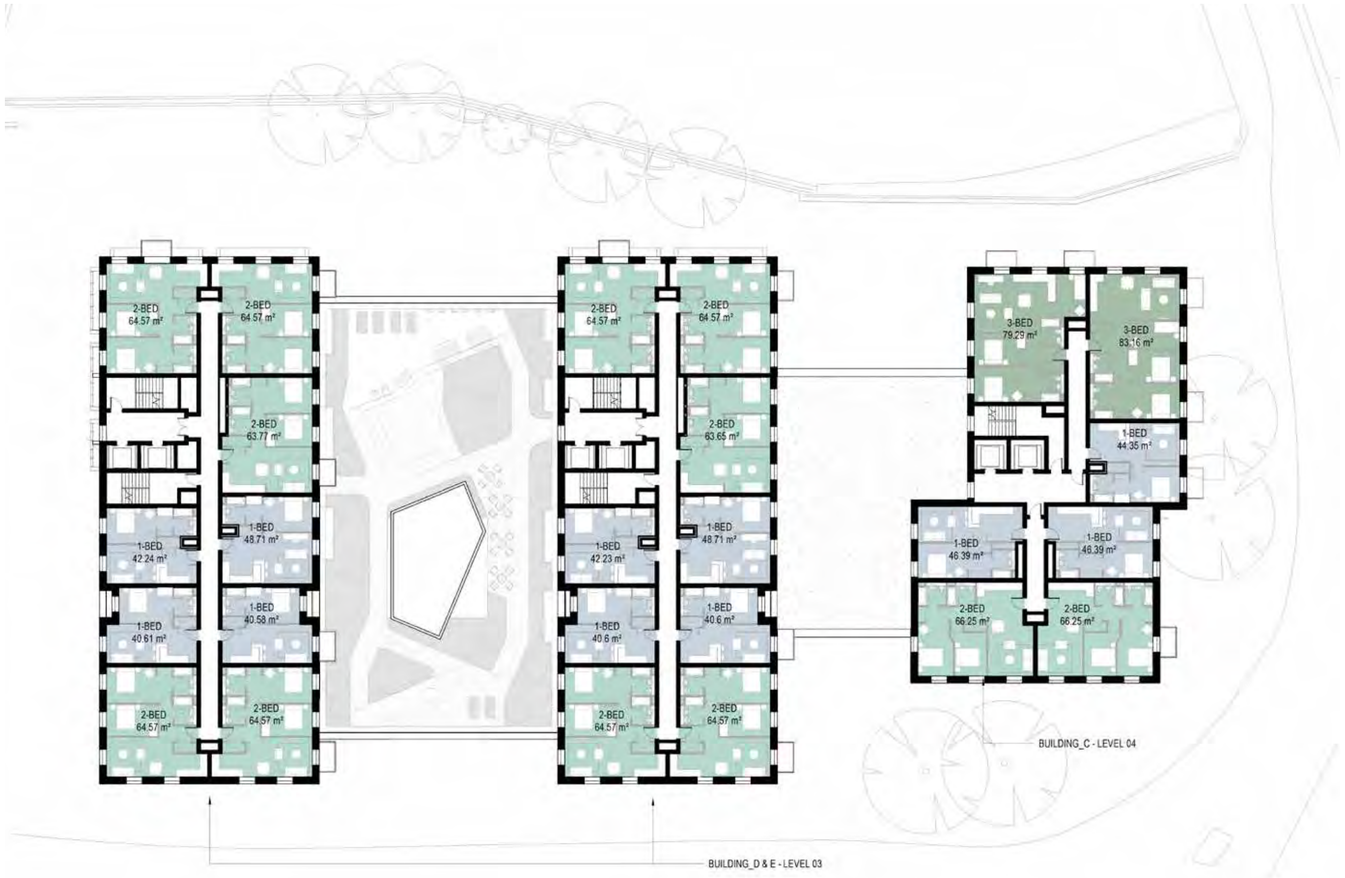
Typical upper resident floors indicated at right. Cores are designed to meet current best practice in terms of fire and life safety, with the anticipation that these will meet updated regulations.



GA PLAN - YIELD HALL PLACE 1 - TYPICAL FLOOR

5.10 YHP2- Upper Floors

Typical upper resident floors indicated at right. Cores are designed to meet current best practice in terms of fire and life safety, with the anticipation that these will meet updated regulations.



GA PLAN - YIELD HALL PLACE 2 - TYPICAL FLOOR

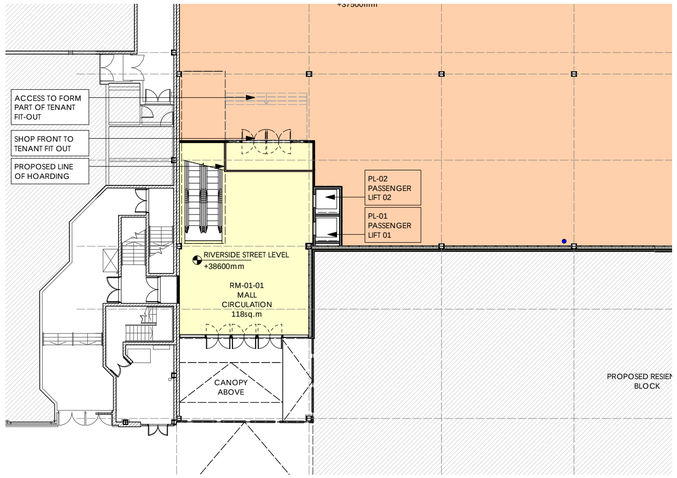
5.11 The Oracle Riverside Entrance

“Our proposal for the Riverside Mall is to create a modern shopping experience which sits harmoniously within the existing Oracle Centre.

A new entrance will be provided at Riverside Street level by passing under a new double height canopy entrance with access into this space via a large glazed screen and doors. Our approach to the design of the double height space within the Riverside is to maximise the impact and scale of the space.

It is proposed that glass rain-screen cladding panels are installed on the facade. The panels will give the building an industrial appearance which echoes some of the materials found amongst the more recent buildings at the Riverside. The reflective nature of the glass will also create a facade that changes with the daylight levels and sky throughout the day.”

Extract from TPM Studio’s The Oracle Shopping Centre, Debenhams, Reading - 1167-P920_THE ORACLE, DEBENHAMS_Concept Design



REVISED RIVERSIDE ENTRANCE AS PER TPM STUDIO’S DESIGN



NEW RIVERSIDE FACADE AS PER TPM STUDIO’S DESIGN



ORACLE RIVERSIDE ENTRANCE WITH YIELD HALL PLACE PHASE 1



ORACLE RIVERSIDE ENTRANCE AS PER TPM STUDIO’S DESIGN



NEW RIVERSIDE LIGHTING STRATEGY AS PER TPM STUDIO’S DESIGN

5.11 Shop Fronts

The shop front strategy prioritizes the visual impact it will have on both the building itself and the broader streetscape. It is conceived as a cohesive entity, ensuring that shop fronts and the building are perceived together, rather than distinct elements.

The strategy recognizes and respects the unique character and visual hierarchy of the existing mall river promenade. The design considers the existing context, harmonizing with the surroundings while adding its own distinct identity.

Clarity and legibility are essential, with a clear identity established for each shop front. Existing proportions are maintained to ensure that each floor and element is distinctly defined, contributing to a visually coherent facade.

To create a seamless and functional design, signs, lighting, and security measures are integrated into the overall concept, enhancing the building's aesthetic while ensuring safety and functionality.



RETAIL DESIGN INTENT PRECEDENT - COHESIVE UNIFIED SHOPFRONTS



RETAIL DESIGN INTENT PRECEDENT - AWNINGS AND DEDICATED OUTDOOR AREAS WITH POTTED PLANTING



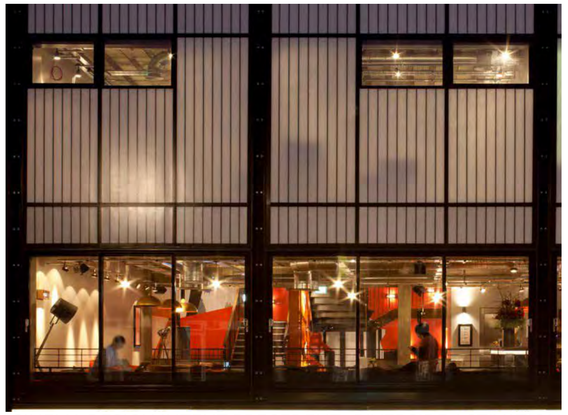
YIELD HALL PLACE 1 BAY STUDY OF THE TOWER BLOCK'S MAIN FACADE

5.12 The Cinema

The cinema offers a contemporary twist, featuring an active frontage that opens onto the picturesque riverfront, creating an inviting and engaging entrance.

Beyond just a cinema, it provides a space for patrons to linger before or after their movie experience. This includes a food and beverage offer within the cinema space for an in-house or independent tenant, complete with both indoor and outdoor terraced seating for a relaxed atmosphere.

The building's elevation is designed to be dynamic, hosting a cohesive retail look and feel but with buildings coming to ground forming pockets of placemaking with street furniture and shopfronts. This strategy enhances the overall aesthetic while fostering a sense of community and interaction within the space.



CINEMA DESIGN INTENT PRECEDENT - RIVERSIDE ACTIVATION WITH VISIBILITY INTO THE CINEMA FOYER



CINEMA DESIGN INTENT PRECEDENT - F&B INTEGRATED WITHIN CINEMA AREAS FOR LONGER CINEMA EXPERIENCES



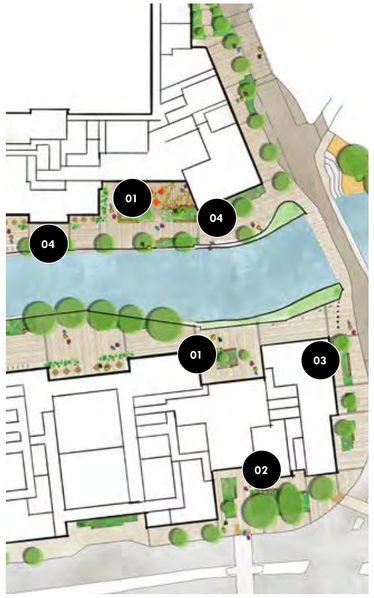
YIELD HALL PLACE 1 BAY STUDY OF THE TOWER BLOCK'S MAIN FACADE

5.13 Landscape Overview

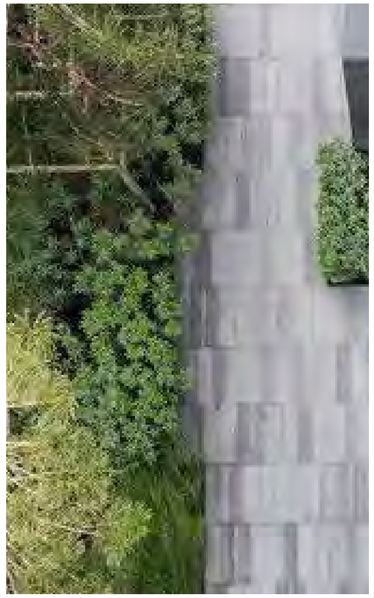
The landscape design incorporates simplicity and clean lines, inspired by the heritage of weaving looms. Planting enhances the site with vitality and tranquillity, softening the structures and establishing a framework for public activities. On the riverfront, planters around existing trees create pockets for seating, breaks in the planting offer closer river access, and varied bench arrangements accommodate both individuals and groups.

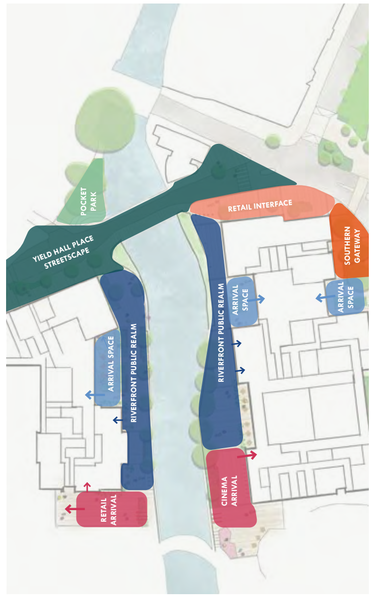
The updated design involves significant changes, including a larger lobby/public area at the entrance, repositioning the building towards the Southern Gateway, rotating the eastern edge (potentially involving tree removal), and eliminating a building overhang.

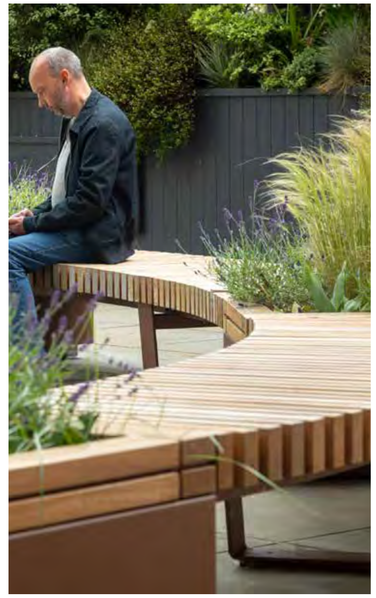
Refer to Section 6 for full Landscape Proposal.

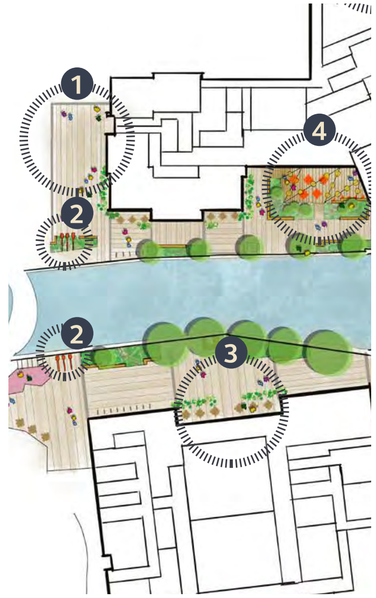












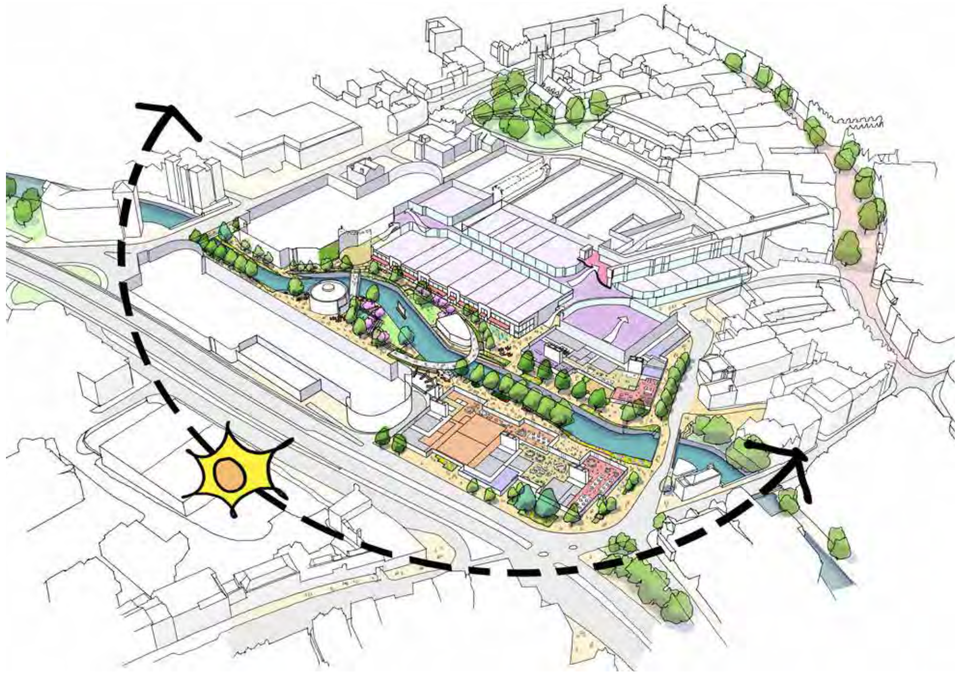
5.14 Microclimate

The design objective to deliver a highly sustainable development is met by taking a hierarchical approach to 1) form 2) fabric and 3) on-site energy generation.

1. Blocks are of simple form with good wall to floor ratio. They are orientated in a general north-south direction that maximises east-west daylight to all homes and to minimise glare and overheating.

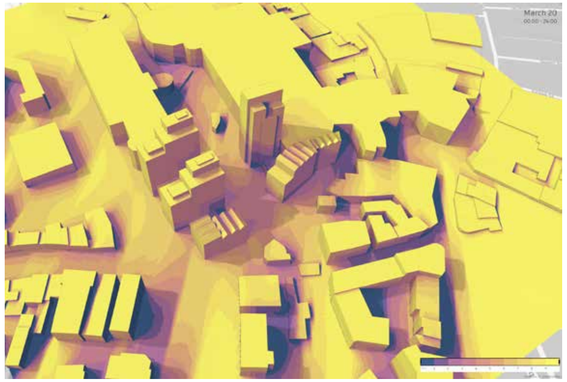
2. Façades have a good window to wall ratio and are 600mm + thick to allow for high levels of insulation. Green/blue roofs deliver increased insulation and support water attenuation and increased biodiversity.

3. On-site water source heat exchanger and PV's will be used for generation and the detail of this is set out the sustainability and MEP submittals.

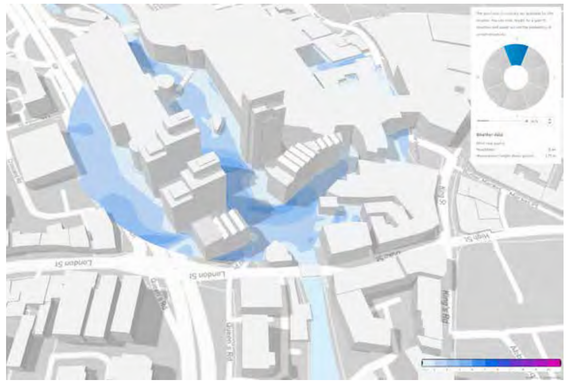




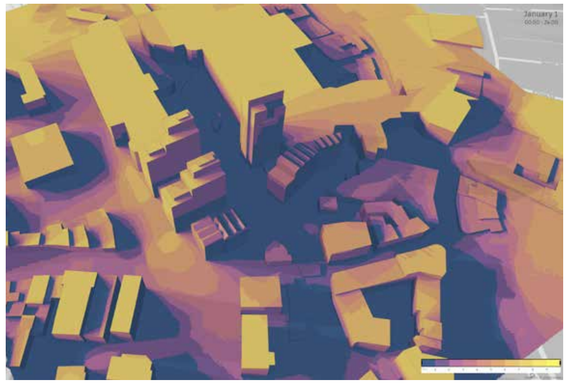
DAYLIGHT



SUN HOURS GAINED - MARCH 20



WIND COMFORT



SUN HOURS GAINED - JANUARY 1

5.15 Unit Layouts

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.

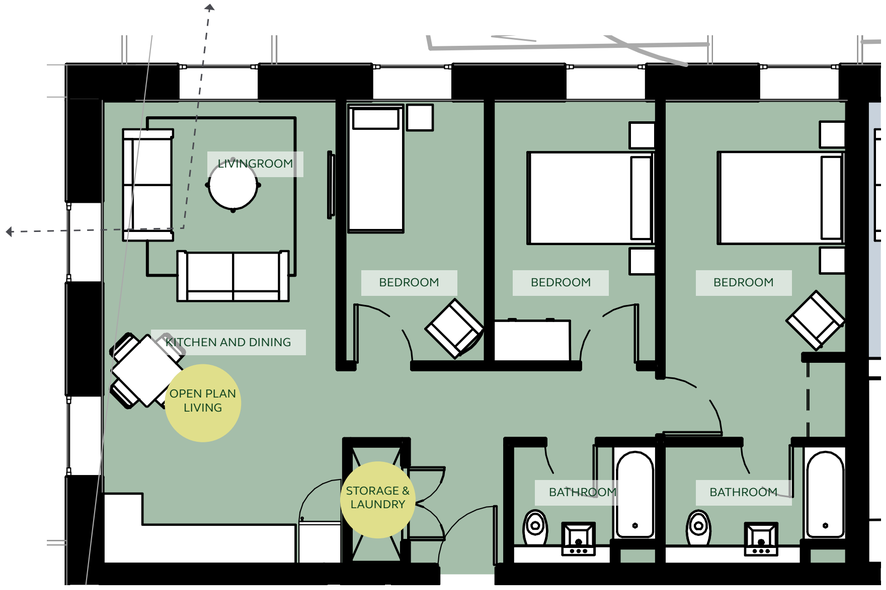
Spaces, such as bedrooms, bathrooms and living rooms, have been designed to meet the requirements of the Nationally Described Space Standards and address the critical dimensions set out in its guidance. As the scheme will take a fire engineered approach to suppressing the spread of fire and managing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

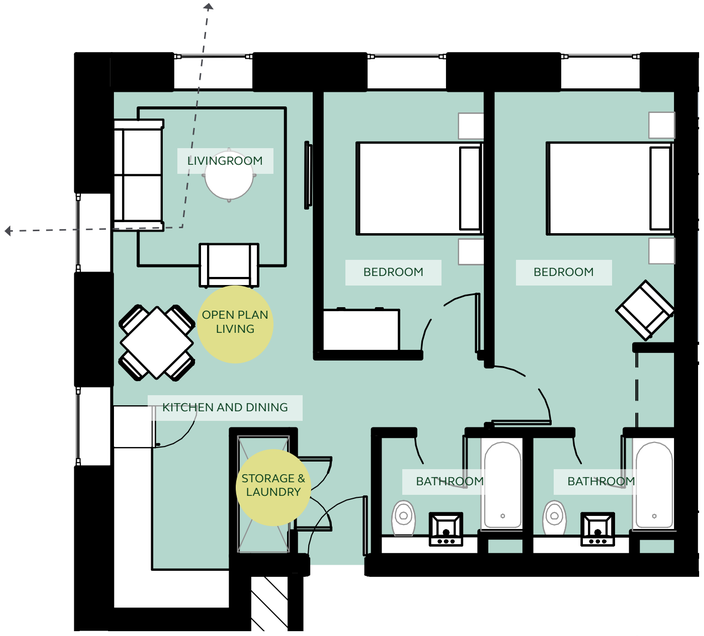
Windows are full height and ceilings set at 2.4m, ensuring that each home has good quality daylight.



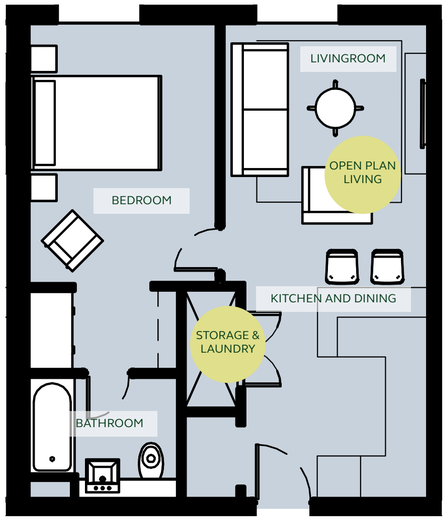
THE ALMERE, PACKAGED LIVING



3 BED 4



2 BED 4



1 BED 2

5.16 Unit Mix and Accessibility

Accessibility

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 Local Plan and best practice.

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 across all blocks will be wheelchair adaptable to meet the specific requirements of residents. Moreover, these are specifically located within closest fire escape routes.

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.

Unit Mix

Yield Hall Place 01				
	1B	2B	3B	
Total	111	96	11	218
Mix	51%	44%	5%	100%

Yield Hall Place 02				
	1B	2B	3B	
Total	96	111	11	218
Mix	44%	51%	5%	100%

Full Scheme Summary				
	1B	2B	3B	
Total	207	207	22	436
Mix	47.5%	47.5%	5%	100%

The unit sizes are:

1 Bed 1 Person	40.6m² - 49.97m²
1 Bed 2 Person	50.04m² - 58m²
2 bed 3 Person	63.50m² - 70m²
2 bed 4 Person	70m² - 79m²
3 bed 4 Person	74m² - 87.30m²

100% of apartments are in line with NDSS space standards, and categorized in line with NDSS guidance, with a mix of 1 bedroom, 2 bedroom and 3 bedroom homes that meet RBC policy.



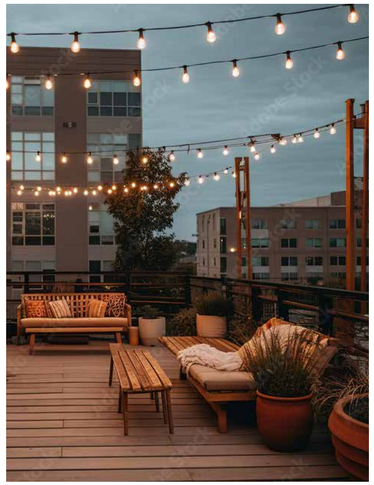
TYPICAL PLAN

INDICATIVE ADAPTABLE UNITS

5.17 External Terrace Amenity

Podiums

Podium landscaped terraces are accessible to Yield Hall Place residents and provide a second layer of outdoor amenity space along the riverside.





RESIDENTIAL LANDSCAPED TERRACE - YHP1 PODIUM BETWEEN A + B





RESIDENTIAL LANDSCAPED TERRACE - YHP2 PODIUM BETWEEN C + D



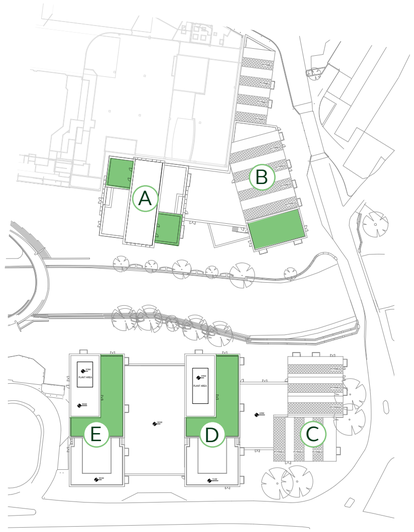
Terraces

Upper level amenity terraces provide townwide views and more intimate outdoor gathering spaces for residents.





RESIDENTIAL LANDSCAPED TERRACE - YHP1 TOWER ON BLOCK A







RESIDENTIAL LANDSCAPED TERRACE - YHP2 BLOCKS D + E ROOF

5.18 Maintenance

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

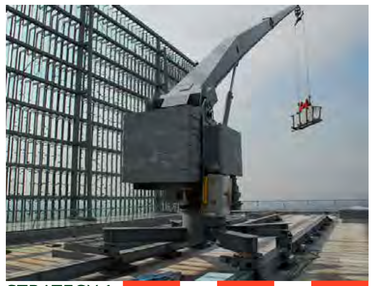
External Cleaning & Maintenance of Façades

- Regular cleaning of windows
- Planned cleaning and or repair of building facade components in line with recommendations of the manufacturers
- Re-glazing will generally be carried out from inside the building.

Due to the varying heights of the scheme, three strategies will be applied to best suit the building height, access and roof design (flat vs pitched).

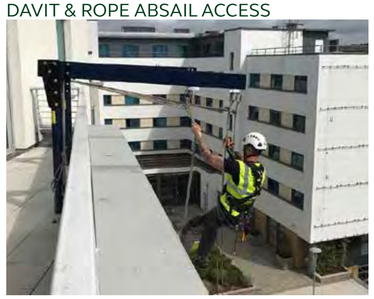
BMU SYSTEM ON ROOF OF BLOCK A





STRATEGY 1

DAVIT & ROPE ABSAIL ACCESS





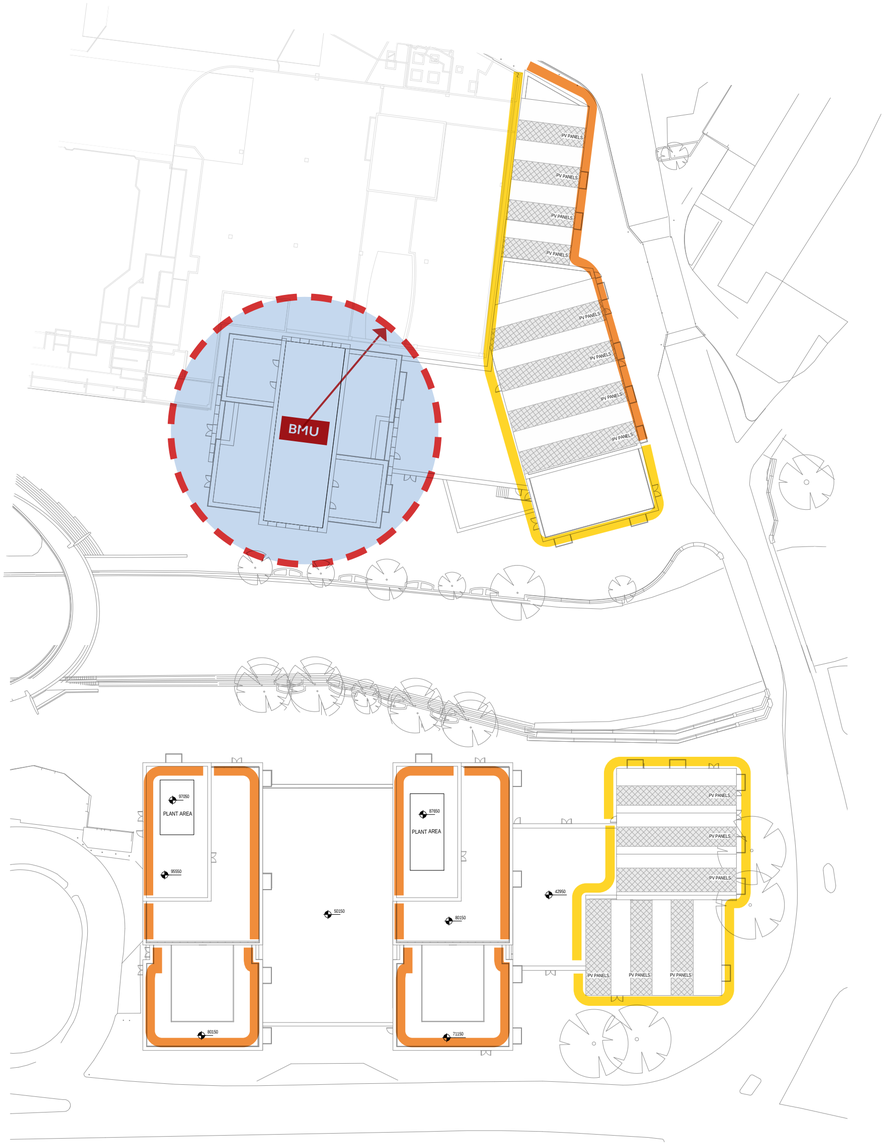
STRATEGY 2

POLE REACH & WASH (LESS THAN 18M)





STRATEGY 3



5.19 Phasing

The proposed works will be phased to ensure that disruption to The Oracle is minimised and that the general environment remains attractive throughout construction.

Phase 1A

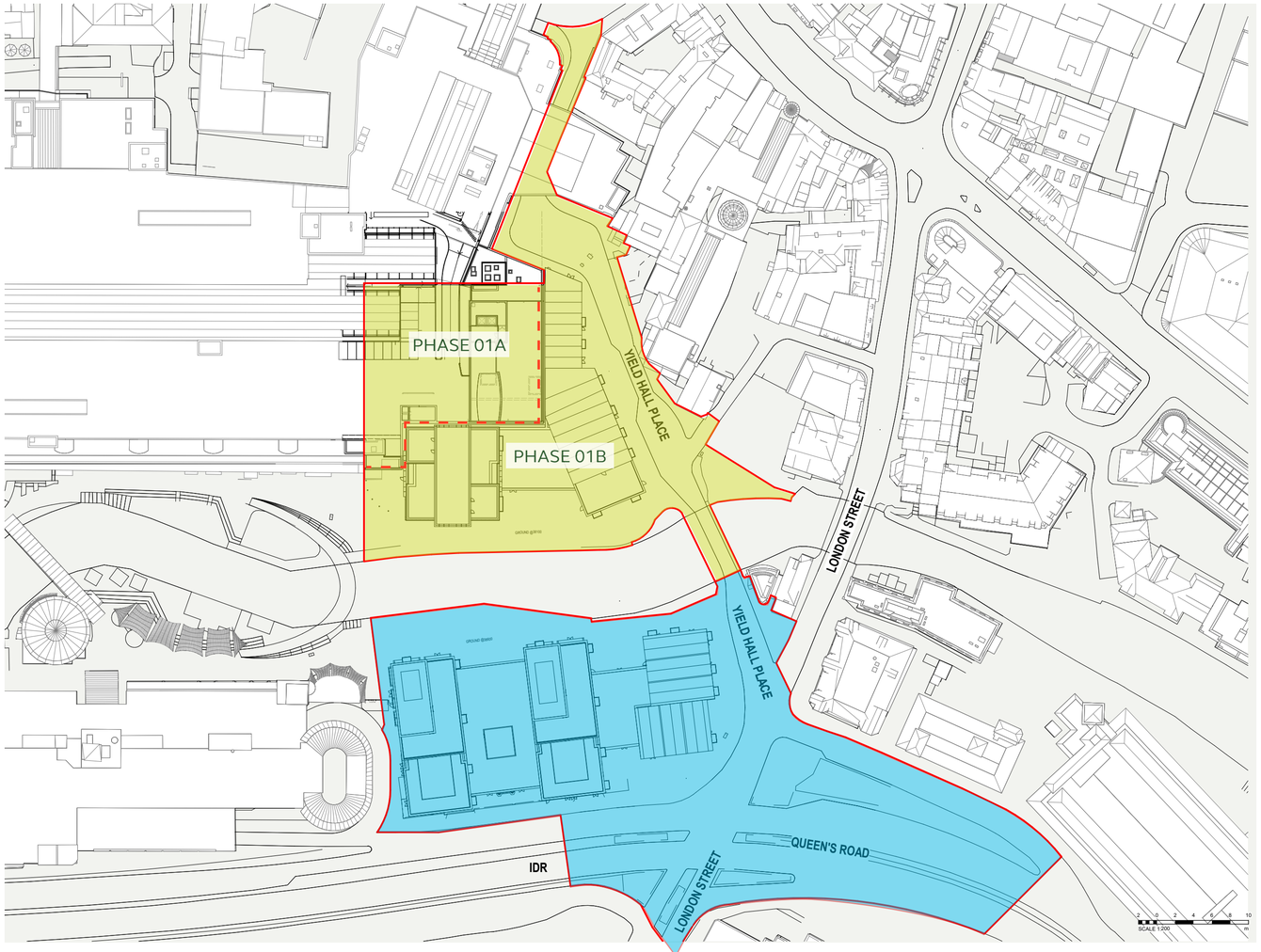
- Demolition of part of the existing Debenhams store up to the 'cut line' indicated on the drawings.
- Construction of external wall along the cut line.
- Reconfiguration of the, retained Debenhams floor areas to provide new retail space at lower and upper mall level, leisure space at riverside level.
- Landscape as shown on drawings.

Phase 1B

- Construction of the new homes, front and back of house facilities and co-working space on Yield Hall Place 1 site.
- Landscape as shown on the drawings.

Phase 2

- Demolition of the existing cinema, restaurant space and associated service areas on the Yield Hall Place 2 site.
- Construction of the new cinema, café/restaurant space, new homes, amenity, and back of house spaces.
- Landscape as shown on drawings.



PHASE 01

PHASE 02

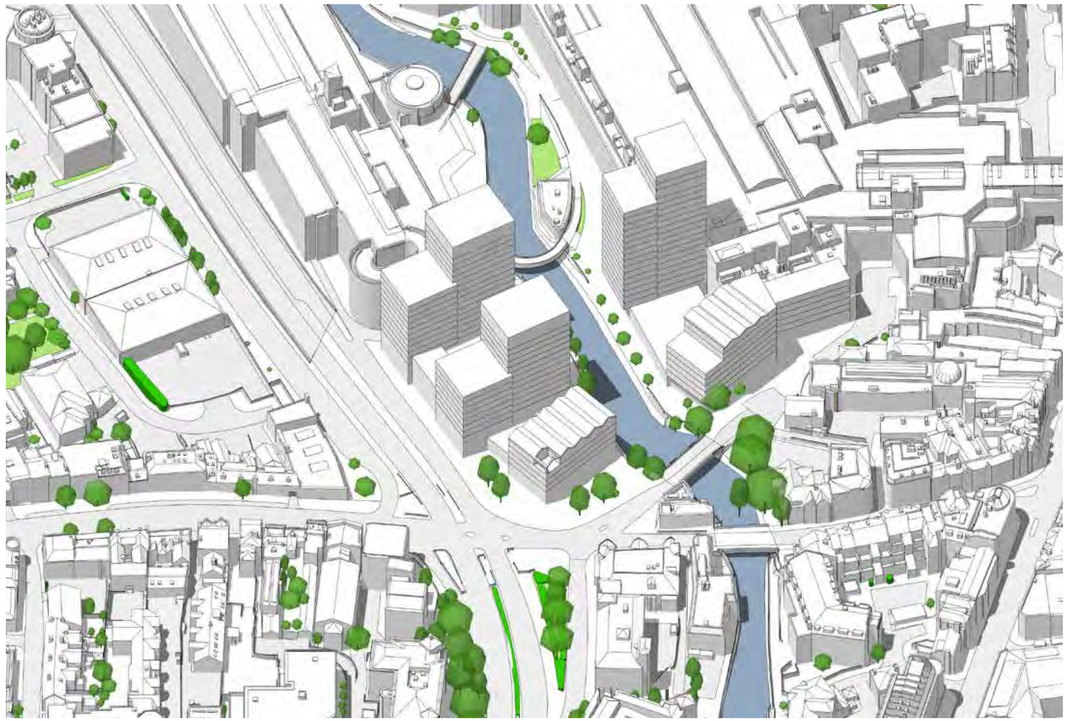
PHASING DRAWING WITH ILLUSTRATIVE BOUNDARY ONLY. FOR APPLICATION RED LINE REFER TO DRAWING : TOR-CRL-ZZ-ZZ-ZZ-DR-AR-1200050

6. Landscape Proposals

(see separate document)

7. A Vision Fulfilled Summary

Massing Submitted

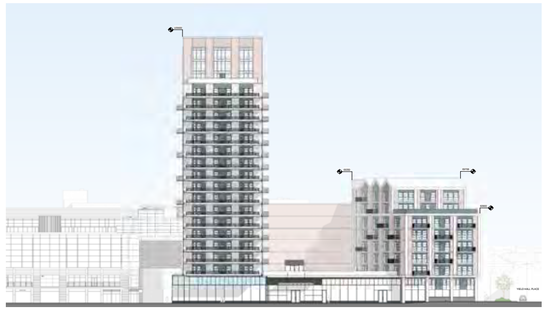


Massing Proposed



SUBMITTED MASSING IN TRANSLUCENT PURPLE OVERLAID OVER THE REVISED PROPOSED MASSING SHOWING THE SUBTLE YET EFFECTIVE CHANGES.

Elevations Submitted



YIELD HALL PLACE 1 - SOUTH ELEVATION



YIELD HALL PLACE 1 - EAST ELEVATION



YIELD HALL PLACE 2 - NORTH ELEVATION



YIELD HALL PLACE 2 - EAST ELEVATION

Elevations Proposed



YIELD HALL PLACE 1 - SOUTH ELEVATION



YIELD HALL PLACE 1 - EAST ELEVATION

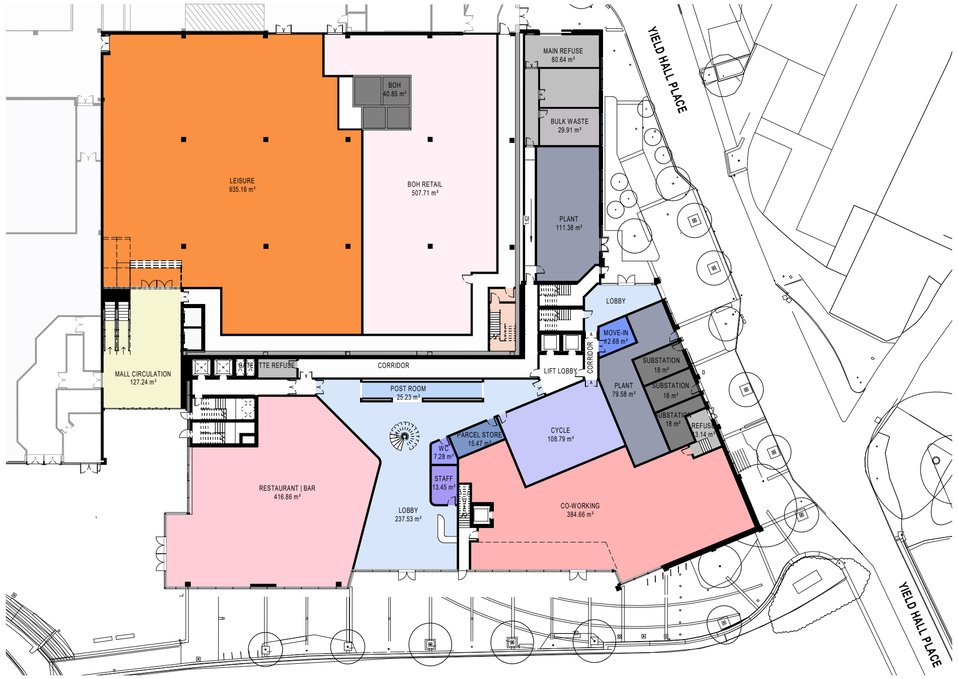


YIELD HALL PLACE 2 - NORTH ELEVATION

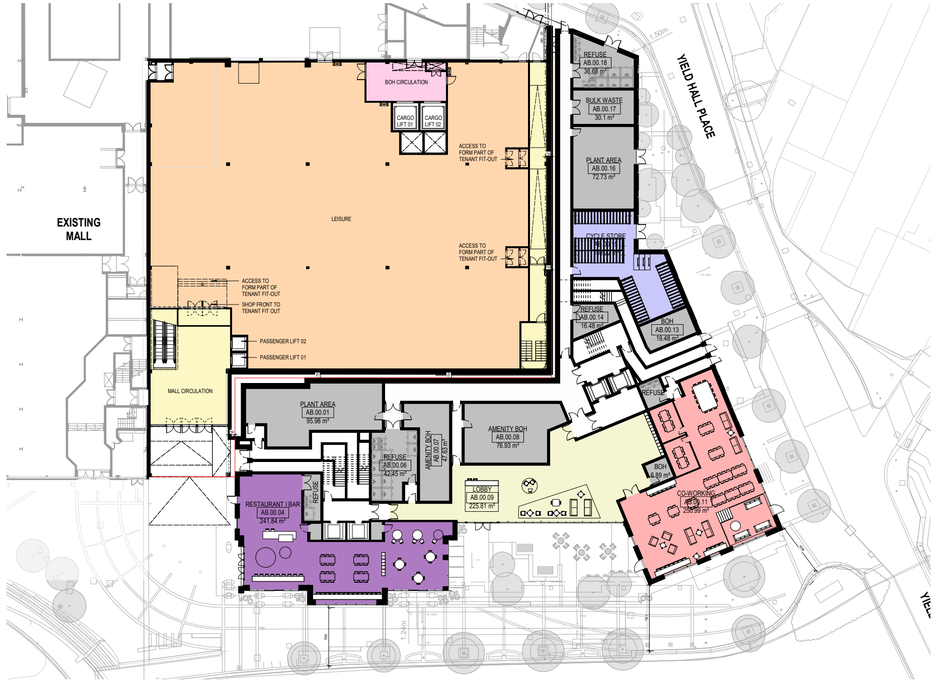


YIELD HALL PLACE 2 - EAST ELEVATION

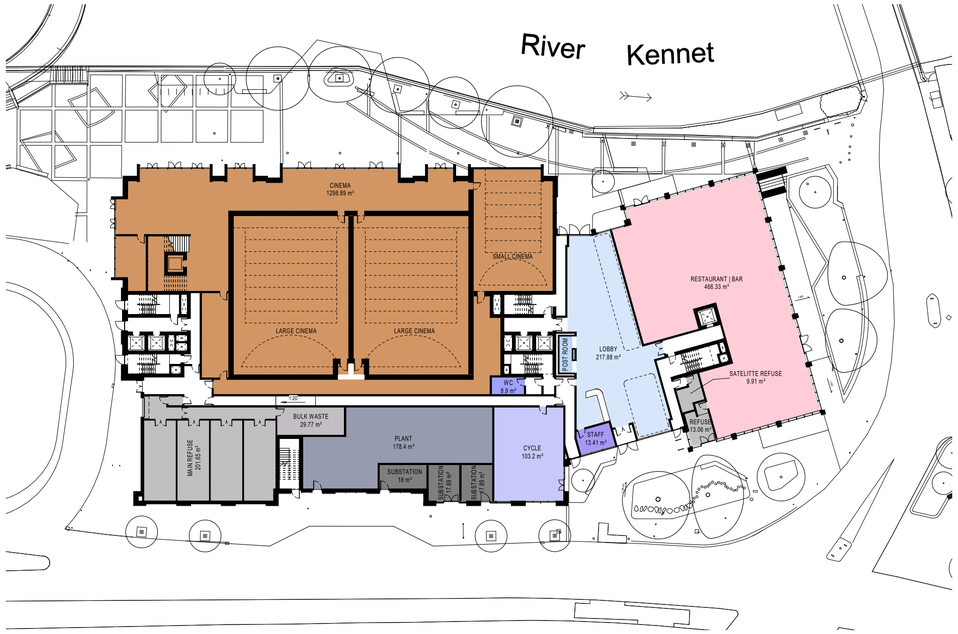
Ground Floor Submitted - Yield Hall Place 01



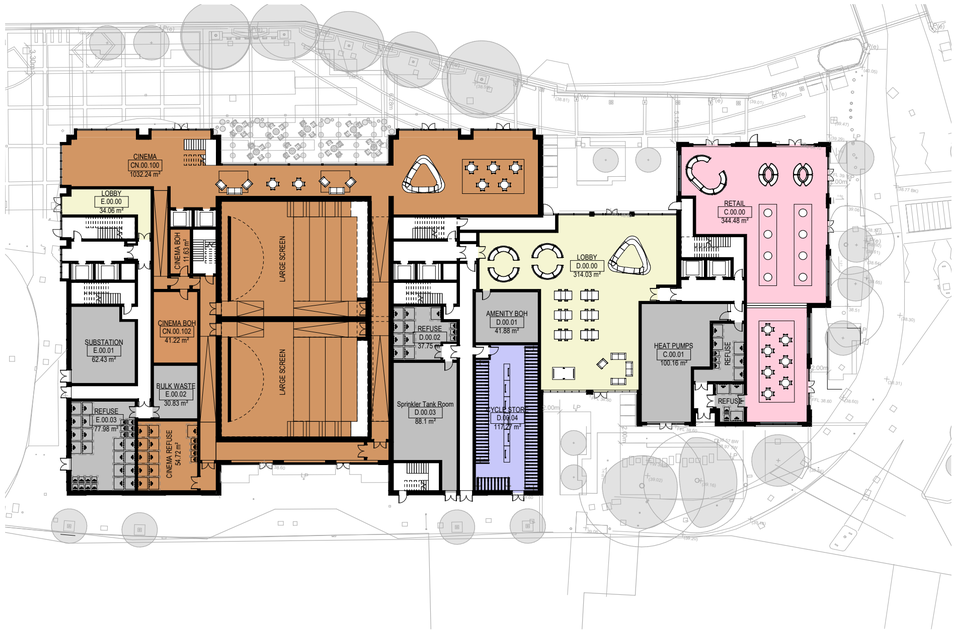
Ground Floor Proposed - Yield Hall Place 01



Ground Floor Submitted - Yield Hall Place 02



Ground Floor Proposed - Yield Hall Place 02



Upper Floors Submitted



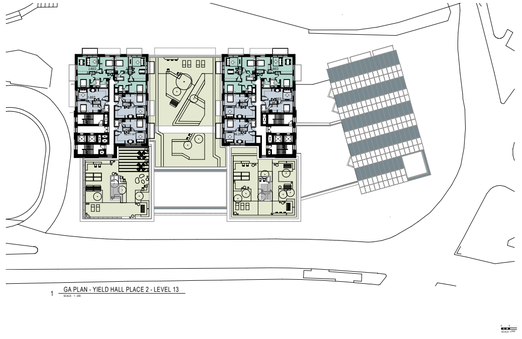
YIELD HALL PLACE 1 - TYPICAL LOWER LEVELS



YIELD HALL PLACE 1 - TYPICAL UPPER LEVELS



YIELD HALL PLACE 2 - TYPICAL LOWER LEVELS

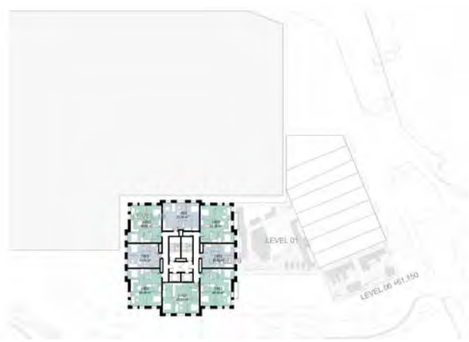


YIELD HALL PLACE 2 - TYPICAL UPPER LEVELS

Upper Floors Proposed



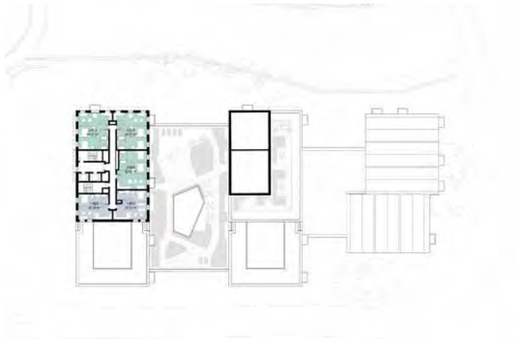
YIELD HALL PLACE 1 - TYPICAL LOWER LEVELS



YIELD HALL PLACE 1 - TYPICAL UPPER LEVELS



YIELD HALL PLACE 2 - TYPICAL LOWER LEVELS



YIELD HALL PLACE 2 - TYPICAL UPPER LEVELS

Mix Submitted

Yield Hall Place 01				
	1B	2B	3B	
Total	130	70	2	202
Mix	64%	35%	1%	100%

Yield Hall Place 02				
	1B	2B	3B	
Total	139	98	10	247
Mix	56%	40%	4%	100%

Full Scheme Summary				
	1B	2B	3B	
Total	269	168	12	449
Mix	60%	37%	3%	100%

Mix Proposed

Yield Hall Place 01				
	1B	2B	3B	
Total	111	96	11	218
Mix	51%	44%	5%	100%

Yield Hall Place 02				
	1B	2B	3B	
Total	96	111	11	218
Mix	44%	51%	5%	100%

Full Scheme Summary				
	1B	2B	3B	
Total	207	207	22	436
Mix	47.5%	47.5%	5%	100%

CGI’s Submitted







CGI’s Proposed







CRTKL

