

SUBJECT
Oracle – Design Changes Summary

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DEPARTMENT
Architecture & Urbanism - Living

COPIES TO
Turley, RBC

TO
Planning Section, Reading Borough Council

OUR PROJECT REF
050-210025_The Oracle

PROJECT APPLICATION REFERENCES
REF: 221916 & REF: 221917

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The following statement aims to deliver a snapshot summary of the key design changes for the project *The Oracle* led by Arcadis (formerly known as CallisonRTKL) on behalf of The Oracle Limited Partnership. Below, the overarching changes that occurred from the initial application submitted in December 2022 to the resubmitted material in March 2024 are outlined, with further detailing provided in the Design and Access Statement submitted, planning document reference: 050210025_20230919_The_Oracle_DAS_Addendum_R1.

Key Design Changes

Building References

Yield Hall Place 1 (YHP1) : Blocks A, B.

Yield Hall Place 2 (YHP2) : Blocks C, D, E.



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SUBMITTED SCHEME	REVISED SCHEME
Heights Block A = 21 storeys Block B = 8, 6 storeys Block C = 6 storeys Block D = 15 storeys Block E = 18 storeys	Heights Block A = 21 storeys Block B = 8, 7 storeys Block C = 6 storeys Block D = 13 storeys Block E = 16 storeys
Massing As submitted.	Massing Block A's articulation is refined for a slender elongated tower, the riverside overhang is removed. Block B's articulation strategy is retained as well as the pitched roofs. The podium connecting the blocks A&B is set back at the centre to provide enhanced public realm and vertical massing definition by grounding the buildings. Block C's position is rotated on plan to be better settled on site and create space towards the river. The massing is stepped on plan to respond to its site footprint. The pitched roofs retained. Block D and E's articulation strategy is retained. The podium connecting blocks D&E is set back at the centre to provide enhanced public realm and vertical massing definition by grounding the buildings.
Architectural Strategy Red and buff brick elevations are organised across the whole scheme reading as a unified collective of buildings.	Architectural Strategy Further material definition developed to provide visual hierarchy within the scheme. Lower scale buildings relate to existing London Street grain through red brick, simple metal cladding detailing and pitched roofs. The three taller elements relate to The Oracle's contemporary palette with light brown brick and metal cladding, the latter unifying the scheme without being overbearing.
Layout - Ground Floor <u>YHP1</u> 's ground floor houses most of the servicing areas onto Yield Hall Place, with the main entrance to the Class E unit from the Riverside level. <u>YHP2</u> 's ground floor comprised a continuous podium facade line onto Riverside for blocks D & E.	Layout - Ground Floor <u>YHP1</u> 's ground floor is reorganised so that the Class E unit offers access from both Riverside and onto Yield Hall Place for enhanced street activation, together with direct resident access to cycle storage. The service areas are pushed further back towards the existing mall loading bay.

Block C was rotated to align with London St and had a two-storey link block, narrow onto Riverside and wider onto the DLR.	External seating area on Riverside within the podium setback activates the elevation and continues the rhythm of The Oracle F&B terraces, drawing footfall to the Eastern edge of the river. <u>YHP2's</u> ground floor facade line has an identifiable setback within the podium between blocks D and E providing external F&B seating. Block C is aligned to match the parallel positioning of the neighbouring blocks and offers a light and permeable single storey link block with entrances onto Riverside and the DLR. Landscaped activate frontage onto Riverside as well as the DLR.
Layout : Mezzanine Floor <u>YHP1's</u> mezzanine floor contained large double height voids and units facing onto Yield Hall Place. <u>YHP2's</u> Blocks C and D were connected through a 2 storey link block with resident amenity at mezzanine level.	Layout : Mezzanine Floor <u>YHP1's</u> mezzanine floor is repopulated with units and offers external terrace resident amenity above along the podium footprint. <u>YHP2's</u> link block between blocks C and D is lowered to a single storey.
Layout : Typical Floor <u>YHP1</u> layouts and unit configurations as detailed in the submitted general arrangement drawings. <u>YHP2's</u> layouts and unit configurations as detailed in the submitted general arrangement drawings.	Layout : Typical Floor <u>YHP1</u> unit configurations largely retained as detailed in the original submission and re-arranged to new tower footprint in Block A. <u>YHP2's</u> unit configurations largely retained as detailed in the original submission for blocks D and E and re-arranged to new staggered footprint in Block C.
Mix & Unit Count Higher density on YHP2 (247 units) compared to YHP1 (202 units) with a full scheme mix of : 1B = 60% 2B = 36% 3B = 3% TOTAL 449 UNITS	Mix & Unit Count Evenly distributed density across YHP1 (218 units) and YHP2 (218 units) with a full scheme mix offering enhanced provision of 3B units: 1B = 47.5% 2B = 47.5% 3B = 5% TOTAL 436 UNITS

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