



Yield Hall Place, The Oracle, Reading

Environmental Impact Assessment Non-Technical Statement

On behalf of
The Oracle Limited Partnership

Project Ref: 332110757 | Rev: 01 | Date: March 2024

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Document Control Sheet

Project Name: Yield Hall Place, The Oracle, Reading
Project Ref: 332110757
Report Title: Non-Technical Statement
Date: March 2024

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For and on behalf of Stantec UK Limited				

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Contents

1	Introduction.....	1
1.1	Overview.....	1
1.2	Environmental Statement Availability	2
2	Environmental Impact Assessment Methodology	3
2.1	Overview.....	3
2.2	Screening	3
2.3	Scoping.....	3
2.4	EIA Methodology	3
	Baseline Conditions.....	3
	Determining Significance.....	3
2.5	Consultation Process.....	4
2.6	Cumulative Effects.....	4
3	Site and Development Description	8
3.1	Site Description and Context.....	8
3.2	The Development	8
4	Alternatives	11
4.1	Overview.....	11
4.2	The ‘Do Nothing’ Alternative and Alternative Locations and Uses.....	11
4.3	Alternative Designs.....	11
5	Construction Methodology and Phasing	12
5.1	Overview.....	12
5.2	Anticipated Programme and Phasing.....	12
5.3	Demolition and Construction Methodology	12
5.4	Environmental Management	13
6	Biodiversity	14
6.1	Overview.....	14
6.2	Baseline.....	14
6.3	Construction Effects	14
6.4	Operational Effects	14
6.5	Cumulative Effects.....	15
7	Water Resources and Flood Risk	16
7.1	Overview.....	16
7.2	Baseline.....	16
7.3	Construction Effects	16
7.4	Operational Effects	16
7.5	Cumulative Effects.....	17
8	Built Heritage, Townscape and Views.....	18
8.1	Overview.....	18
8.2	Baseline.....	18

8.3	Construction Effects	18
8.4	Operational Effects	19
8.5	Cumulative Effects.....	19
9	Summary and Residual Effects.....	20
9.1	Overview.....	20
9.2	Significant Residual Effects	20
	<i>Construction</i>	20
	<i>Operation</i>	20
	<i>Construction</i>	20
	<i>Operation</i>	20
9.3	Interactive Effects	20
9.4	Cumulative Effects.....	21

Figures

Figure 1.1 Yield Hall Place 1 Site Location Plan

Figure 1.2 Yield Hall Place 2 Site Location Plan

Figure 2.1 Cumulative Schemes Plan

Figure 3.1a Ground Floor General Arrangement – Former Debenhams Floor Space -The Yield Hall Place 1 Development

Figure 3.1b Ground Floor General Arrangement –The Yield Hall Place 1 Development

Figure 3.1c Second Floor General Arrangement – Former Debenhams Floor Space -The Yield Hall Place 1 Development

Figure 3.1d Third Floor General Arrangement – Former Debenhams Floor Space -The Yield Hall Place 1 Development

Figure 3.2a Ground Floor General Arrangement – The Yield Hall Place 2 Development

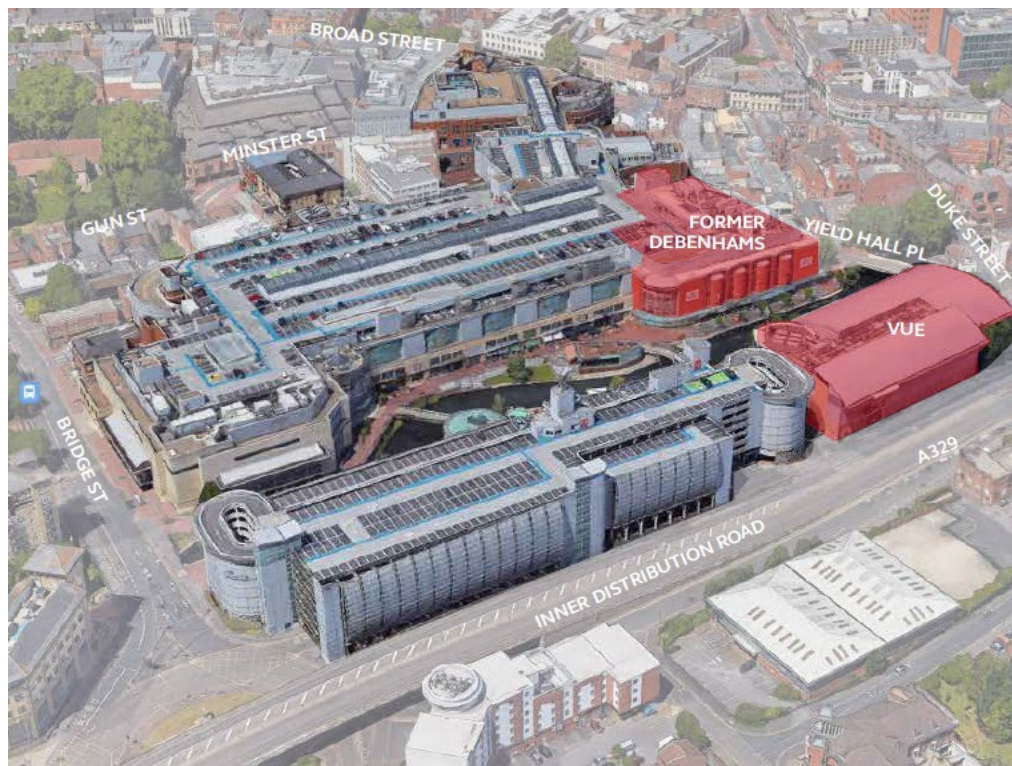
Figure 3.2b Mezzanine Floor General Arrangement – The Yield Hall Place 2 Development

1 Introduction

1.1 Overview

1.1.1 The Oracle Limited Partnership (the Applicant) is applying for full planning permission (through two planning applications) for the redevelopment of two parcels of land both located at the eastern end of the Oracle Shopping Centre in Reading town centre (the Site). The two planning applications comprise:

- A mixed use development comprising part demolition of the former Debenhams department store, and construction of a new building comprising primarily residential dwellings with some commercial uses (Yield Hall Place 1); and
- A mixed use development comprising demolition of existing buildings including the former Vue Cinema, and construction of a new building comprising a replacement cinema, residential dwellings, and commercial uses (Yield Hall Place 2).



Site Location Plan

1.1.2 The Site extends to 1.53 ha and is shown on Figure 1.1. A full description of the Site and the Development (taken to mean the Yield Hall Place 1 Development and the Yield Hall Place 2 Development, collectively) is provided in Chapter 3 'Site and Development Description' of this Non-Technical Statement (NTS).

1.1.3 An Environmental Statement (ES) has been prepared to support the planning application. An ES is the technical report setting out the findings of the Environmental impact Assessment (EIA) process undertaken during preparation of the planning application. EIA is required by national lawⁱ for development projects that could give rise to likely significant effects on the environment. This helps to ensure that the importance of the predicted significant environmental effects, and

the scope for reducing them, are properly understood before a decision on a planning application is made. The ES will inform the decision-maker (in this case Reading Borough Council (RBC)) of the likely significant environmental effects of the Development both during construction and operation, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment. This document is the Non-Technical Summary (NTS) of the ES.

1.2 Environmental Statement Availability

- 1.2.1 The planning application can be viewed, and comments made, via RBC's website (<https://www.reading.gov.uk/planning-and-building-control/planning-applications/search-planning-applications/>) or can be viewed by appointment at RBC's Planning Department during normal office hours at the following address:

Reading Borough Council
Civic Offices
Bridge Street
Reading RG1 2LU

Tel: 0118 937 3787
Email: planning.administration@reading.gov.uk

- 1.2.2 Copies of the ES can be purchased from the Environmental Planning Team at Stantec:

Environmental Planning Team
Stantec UK Limited
7 Soho Square
London, W1D 3QB

Tel: 020 7446 6888
Email: IEPenquiries@stantec.com

- 1.2.3 The ES may be purchased as a whole document or in separate volumes, the costs for which are as follows:

NTS - £10

Volume 1: ES Main Text and Figures - £250

Full copy (Volumes 1 and 2 with NTS) of the ES on a USB device - £20

2 Environmental Impact Assessment Methodology

2.1 Overview

- 2.1.1 The ES provided the local planning authority (in this case RBC) with sufficient information about the potential environmental effects of the Development before a decision is made about the planning application. Effects may arise during the construction and operational phases of the Developments. The ES has been prepared in accordance with national legislation (the EIA Regulations) and reference has also been made to currently available good practice guidance on EIA including Planning Practice Guidanceⁱⁱ.

2.2 Screening

- 2.2.1 Screening is the process thorough which it is decided whether or not a planning application requires EIA. The Applicant submitted a formal EIA Screening Opinion request in December 2022. On 30th June 2023, RBC adopted the opinion that the Developments comprise EIA development, associated with the potential for significant effects in terms of flooding, ecology, heritage and skyline/townscape.

2.3 Scoping

- 2.3.1 Scoping involves focusing the content of an ES on issues of significance. It is an important tool for identifying the likely significant effects of a proposed development through its design, construction and completed phases and ensures that appropriate mitigation options are considered where necessary. A formal scoping exercise was not undertaken with RBC as extensive information was provided within RBC's adopted EIA Screening Opinion, and from consultee comments submitted on the planning applications. Using this information, it was identified that the potential for significant effects associated with the Developments relate to the potential for impacts on flooding, ecology, heritage, and the skyline/townscape. The topics scoped into the ES therefore comprise:

- Biodiversity;
- Water Resources and Flood Risk; and
- Built Heritage, Townscape and Visual.

2.4 EIA Methodology

Baseline Conditions

- 2.4.1 The EIA Report includes a description of the current environmental conditions known as the baseline conditions, against which the likely significant environmental effects of the Development have been assessed. The EIA Report also looks at the future baseline and how, in the absence of the Development, the Site may change.

Determining Significance

- 2.4.2 The EIA Regulations state that an EIA Report should identify, describe and assess the likely significant effects of a development on the environment during the demolition/ construction and operational phases. The significance of each environmental effect identified is generally determined by two factors:

- The sensitivity, importance or value of the environment (such as people or wildlife); and
- The actual change taking place to the environment (i.e. the size or severity of change taking place).

2.4.3 Most environmental disciplines classify effects as negligible, adverse, or beneficial, where effects are minor, moderate or major. Some disciplines use bespoke criteria based on published guidance. The technical studies have been undertaken in accordance with current best practice. Specific guidance used is referenced within each of the respective EIA Report chapters. The majority of assessments involved consultations with statutory and non-statutory bodies, desk-based research, site inspections and surveys, impact prediction and mitigation. Table 2.1 shows how magnitude and sensitivity interact to derive effect significance.

Table 2.1: Methodology for Assessing Significance

Magnitude	Sensitivity		
	High	Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor Adverse/Beneficial - Negligible
Negligible	Negligible	Negligible	Negligible

2.4.4 Environmental effects have been evaluated with reference to definitive standards and legislation, where available. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on available knowledge and professional judgement. Where uncertainty exists, this has been noted and considered in the applicable assessment chapter.

2.4.5 For the purposes of this ES, the two planning applications comprising the Yield Hall 1 Development and the Yield Hall 2 Development have been assessed together as one development (the Development). In order to ensure the significant effects of both planning applications have been considered individually and together, along with consideration against cumulative effects the assessments have considered each of these components.

2.5 Consultation Process

2.5.1 The Statement of Community Involvementⁱⁱⁱ, submitted as part of the planning application package, sets out the full background to the consultation undertaken. The Applicant has proactively sought to inform and engage the with statutory and local stakeholders, RBC, as well

2.6 Cumulative Effects

2.6.1 An EIA must assess the potentially significant effects of a development that may arise cumulatively (when combined with) other major development with planning permission or under construction in the local area. The EIA Regulations state that '*existing and/or approved*' developments should be considered. The following schemes have been identified that could have the potential to lead to likely significant cumulative effects on the environment, including schemes which have been granted planning permission, as well as those which are considered to be reasonably foreseeable developments. The locations of the schemes considered cumulatively are shown on Figure 2.1 and listed in Table 2.2.

Table 2.2: Existing or Approved Cumulative Schemes

Planning Reference and Site Address	Description of Development	Approx. Distance from the Site
191841 House Of Fraser, The Oracle Bridge Street Reading RG1 2AS	Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x flexible retail/restaurant/bar unit (Class A1/A3/A4), 1x flexible retail/restaurant unit (Class A1/A3) and 1x assembly and leisure unit (Class D2) at Riverside level; 1x retail unit (Class A1) and 1x assembly and leisure unit (Class D2) at lower ground level; 1x retail unit (Class A1) at upper ground level, together with alterations to the Riverside frontage and associated plant, car parking and external alterations at car park levels.	100m north
181849 Former Car Park East Street Reading RG1 4QH	Erection of a part 4 part 5 storey building (plus basement) to provide 135 units of purpose built student accommodation and associated facilities (Sui Generis), landscaping and access	260m south-east
221232 1-15 Queen Victoria Street & 145-148 Friar Street Reading	Demolition of No. 146 Friar St and structures to rear and partial demolition of No. 145 Friar St and various external works to other existing buildings, as part of redevelopment to provide: reconfigured basement and ground floor uses (Class E(a) or (b)) on Friar St and Queen Victoria St frontages and proposed apart-hotel (Class C1) at part-basement, part-ground and on all upper floors; part-two, part-three storey rear extension to No's 5-15 (odd) Queen Victoria St; replacement basement and five storey building at No. 145 Friar St and two-storey roof extension to No. 146 Friar St; proposed public courtyard accessed via Queen Victoria St walkway; roof level plant; and various other associated works.	330m to the north
221235 138-144 Friar Street Reading RG1 1EX	Demolition of No's 138-141 & 142-143 Friar St, partial demolition of No. 144 Friar St and erection of ground, mezzanine and 1st to 6th floor (7 storey) hotel building with 163 bedspaces (Class C1), with ancillary ground floor lounge, bar and restaurant and associated works.	350m to the north-west
182054 20 Hosier Street Reading RG1 7JL	Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant with ancillary Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works	350m west
201533 Plot F Station Hill Reading RG1 1DX	Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, and 52) for Plot within the development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201536/VAR. The proposals comprise the construction of a ground plus 12 storey building comprising 184 Build to Rent residential units, 762 sqm (GEA) of flexible retail, leisure and business floorspace (Use Class E, Sui Generis, F.1 and F.2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.	370m to the north-west
201537 Plot E Friar Street & Garrard Street Reading RG1 1DX	Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 30, 34 and 62(ii)) for Plot E within development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201532/VAR. The proposals comprise the construction of a 12 storey building, plus basement storey, comprising 415 Build to Rent residential units, 722 sqm (GEA) of flexible commercial and leisure (Use Class E (a),(b) (c),(d),(e), (f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food	370m to the north-west
182137	Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall(Site E to provide 42 units, Site B to provide up to 134 Units and Site A to	410m to the east

Planning Reference and Site Address	Description of Development	Approx. Distance from the Site
Broad Street Mall Broad Street Reading RG1 7QG	provide up to 148 units) and provision of a podium level amenity area, Construction of a 16 storey building on South Court comprising ground and first floor retail(Use Class A1/A2/A3) and residential overupper floors (Use Class C3, Site C to provide up to 98 units), Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens Walk, all necessary enabling and alteration works required	
192032 Station Hill North Reading RG1 1NB	Hybrid application comprising (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, nonresidential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St and(ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building Plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment	417m north west
201536 Station Hill Reading	Outline application (pursuant to Section 73 of the Town & Country Planning Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class E (g)(i) and (g) (ii)), a range of town centre uses including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), leisure and community (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved)	500m north
170326 Amended by: 221160 220512 211701 191974 191275 Land between Weldale Street and Chatham Street Reading RG1 7BW	Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground & 4 storeys to lower ground & 11 storeys in height, providing 427 (233x1, 182x2 & 12x3-bed) residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description).	700m north-west
170509 Kenavon Drive Reading RG1 3HS	Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3- bed) residential units (Class C3), 5 commercial units (1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1- A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works. This application is accompanied by an Environmental Statement. (amended description)	750m to the north-east
200188 55 Vastern Road Reading RG1 8BU	Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road	800m to the north
190627	Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing	1.25km north-east

Planning Reference and Site Address	Description of Development	Approx. Distance from the Site
Gas Holder Alexander Turner Close Reading RG1 3EA	130residential units (Class C3) with associated access, car parking, landscaping and open space.	

3 Site and Development Description

3.1 Site Description and Context

- 3.1.1 The Site (shown on Figure 1.1) lies within the town centre of Reading. The Site comprises a vacant department store, an operational cinema and some restaurant units in large scale modern buildings and urban blocks. The main railway station serving Reading town centre is located less than 500m to the north (approximately an eight-minute walk) of the Site.
- 3.1.2 The Site is bound to the north by King Street and the north-west / west by existing commercial uses associated with the Oracle Shopping Centre. To the north-east, the Site is bound by food, beverage, commercial and retail units situated along Yield Hall Place. The A329 and London Street bound the south and south-west of the Site.
- 3.1.3 The surrounding area predominantly comprises retail / commercial uses (The Oracle Shopping Centre itself to the west) and residential dwellings (to the south and east) within the town of Reading.
- 3.1.4 The Site is located in Flood Zone 1, which is defined as the area at lowest risk from fluvial flooding (1 in 1000 chance of flooding in any given year). The Site is in proximity to Flood Zone 3 due to the adjacency of the River Kennet. The Site is shown to be at very low risk of flooding from surface water.

3.2 The Development

- 3.2.1 The Applicant has applied for two applications with full details:

“Yield Hall Place 1 (Former Debenhams):

Mixed use development comprising part demolition of former department store and erection of new building comprising up to 218no. build to rent residential dwellings (Class C3) and 1,209 sqm commercial uses within Uses Class E and / or bar (Sui Generis Use). Reconfiguration and change of use of up to 5,866 sqm remaining department store floorspace (Class E) to uses with within Use Class E and / or bar (Sui Generis Use) and / or experiential leisure use (Sui Generis Use). Associated public realm, infrastructure works and external alterations to shopping centre, including creation of new shopping centre entrance.

Yield Hall Place 2 (Vue Cinema):

*Mixed use development comprising demolition of existing buildings and erection of new building comprising up to 218no. build-to-rent residential dwellings (Class C3) and up to 3,046 sqm commercial floorspace comprising cinema (Sui Generis) and ground floor commercial uses within Use Class E and /or Bar (Sui Generis Use). Associated public realm and infrastructure works.”*The Yield Hall Place 1 Development will provide 218 built to rent residential apartments.

- 3.2.2 In summary, the Development will provide the following:

- 436 new build-to-rent units (including affordable homes);
- Mix of 1,2,3 bed apartments and wheelchair accessible dwellings;
- Repurposing of existing retail space to accommodate new leisure uses and retail floorspace;

- Reprovision and upgrading of existing Vue cinema;
- Provision of new commercial floorspace at riverside level, including restaurants and /or bars, co-working space;
- New shopping centre entrance at riverside level; and
- Enhanced public realm throughout the site, Kennet and Avon Canal riverside corridor, Yield Hall Place, and A329 Inner Distribution Road.

Landscape/ Public Realm

- 3.2.3 The landscape proposals are divided into amenity roof terraces, a green roof and street level landscaping. The Yield Hall Place 1 Development, and the Yield Hall Place 2 Development, will provide resident only amenity space, comprising landscaped amenity courtyards/terraces.
- 3.2.4 The Development will provide a new pocket park alongside the riverfront for general public access as well as a series of new public spaces which will incorporate suitable planting, incidental play provision and seating. The soft landscape improvements proposed include provision for tree retention and planting of 48 new trees (43 net additional), including along the street frontage and within areas of public realm.

Non-Residential Space

- 3.2.5 Within the Yield Hall Place 1 Development, subsequent to part demolition, the former Debenhams floorspace will be reconfigured to provide leisure floorspace, as shown on Figure 3.1a. New commercial floorspace at ground level will also provide restaurant / bar space and co-working/business space.
- 3.2.6 As demonstrated on Figure 3.2, the Yield Hall Place 2 Development will re-provide the Cinema as well as providing commercial floorspace at ground level.

Building Heights

- 3.2.7 The maximum height of the Yield Hall Place 1 Development will be 19-storeys / 106.05m Above Ordnance Datum (AOD)^{iv}. The maximum height of the Yield Hall Place 2 Development will be 14-storeys / 96.45m AOD.

Access

- 3.2.8 No car parking is proposed on the Site as the residential units are proposed to be car-free. The Development has been designed to reduce the reliance on the private car; however, it is proposed to convert two spaces within the existing Oracle multi-storey car parks to car club spaces.
- 3.2.9 It is proposed to provide 160 secure cycle storage spaces at the Yield Hall Place 1 Development, and 176 secure cycle storage spaces at the Yield Hall Place 2 Development.

Energy, Sustainability and Climate Change

- 3.2.10 An Energy and Sustainability Statement has been submitted in support of the planning applications. An energy hierarchy will be used with the Development to reduce carbon dioxide

(CO₂) emissions as far as possible. This is intended to be achieved through the employment of highly efficient building fabric components to reduce energy demand.

4 Alternatives

4.1 Overview

4.1.1 Under the EIA Regulations, an ES is required to provide a description of the reasonable alternatives studied by the Applicant. The main alternatives to a development typically comprise:

- The 'Do Nothing' alternative, where the Development is not progressed;
- Consideration of Alternative Locations or Uses; and
- Consideration of Alternative Designs.

4.2 The 'Do Nothing' Alternative and Alternative Locations and Uses

4.2.1 The 'Do Nothing' alternative means leaving the Site in its current use as a vacant department store, cinema complex and associated restaurant and bar units. The beneficial and adverse effects outlined in this ES would not occur. The Applicant did not consider any alternative locations or uses.

4.3 Alternative Designs

4.3.1 The Applicant has engaged in a comprehensive process of pre-application engagement with RBC officers; a process that has also included a presentation to and discussion with RBC's Urban Place Lab advisory group, and Design South East (acting as the Design Review Panel).

5 Construction Methodology and Phasing

5.1 Overview

- 5.1.1 Planning for construction is broad at this stage and may be subject to modification. The assessment of construction phase environmental effects is based on reasonable assumptions and experience. A detailed Demolition/Construction Environmental Management Plan (D/CEMP)^v will be secured and implemented before construction works begin.

5.2 Anticipated Programme and Phasing

- 5.2.1 Subject to gaining planning permission, demolition, and construction of the Development will be phased. Demolition, and the construction of the Yield Hall Place 1 Development and the Yield Hall Place 2 Development is anticipated to commence in May 2025 and January 2027, respectively. The construction of the Yield Hall Place 1 Development and the Yield Hall Place 2 Development is anticipated to be complete 24 months from the start of construction.

5.3 Demolition and Construction Methodology

- 5.3.1 Subsequent to the demolition of the existing aspects on the Site necessary to facilitate the Developments, construction will include the following activities:
- Site access road construction;
 - Site Preparation and Enabling Works;
 - Excavation and sub-structure works;
 - Infrastructure and drainage works, including Sustainable Drainage Systems (SuDS)^{vi};
 - Construction of superstructures;
 - Fit out; and
 - Landscaping and amenity space.
- 5.3.2 The primary construction materials to be used will include internal and external concrete, steel frame and cladding, timber, brick and tarmac. Where possible, materials and resources used during the construction of the Development will be sourced from the local area. All timber and wood-based products would be sustainably sourced and procured from known and legal sources. Recycled aggregate will be given preference over virgin aggregate, a finite resource, wherever such material can meet the required specification for use. The Applicant recognises the opportunity to reduce the use of natural resources through responsible procurement and implementation of modern construction methods. Adopting sustainable construction methods reduces the environmental impact of the Developments.
- 5.3.3 The waste hierarchy^{vii} will be adopted in the construction of the Development of appropriate mitigation measures to reduce the amount of waste sent to landfill and promote recycling. The off-site re-use, recycling or recovery of construction waste would be maximised where possible. Opportunities to reduce waste through careful management and procurement will be set out in the Site Waste Management Plan (SWMP)^{viii} as part of the D/CEMP and secured through planning conditions. Waste would only be sent to landfill as a last resort if there is no alternative disposal route.

5.4 Environmental Management

- 5.4.1 The demolition and construction phases would be carried out in accordance with a detailed Demolition and Construction Environmental Management Plan (D/CEMP), which would be agreed with RBC and relevant statutory bodies. The D/CEMP will be secured by an appropriately worded planning condition.
- 5.4.2 Working hours on the Site will be agreed with RBC through the D/CEMP. However, it is likely that the standard hours of work will be adhered to. These are:
- Monday to Friday 08:00 to 18:00;
 - Saturday 09:00 to 13:00, and
 - No work on the site on Sunday's and Bank Holidays.
- 5.4.3 All noisy works outside these hours will be subject to prior agreement of, and/or reasonable notice to RBC, as appropriate.
- 5.4.4 Night-time working will be restricted to infrequent circumstances, and will be undertaken following prior arrangement with RBC. By arrangement, there may be some out of hours construction deliveries made to the Site.

6 Biodiversity

6.1 Overview

- 6.1.1 The ES has assessed the likely significant effects of the Development with respect to Biodiversity.

6.2 Baseline

- 6.2.1 There are no internationally designated sites within 10 km, and no nationally designated sites within 2 km of the Site. Eight Local Wildlife Sites (LWS) and two proposed LWS are located within 2km of the Site.
- 6.2.2 The Development comprises the following habitats: bare ground, buildings, dense scrub, hardstanding, ornamental planting and scattered trees. The River Kennet flows between the two areas of the Site.
- 6.2.3 Protected / priority species identified and assessed in this chapter include bats, birds, invertebrates and otters.

6.3 Construction Effects

- 6.3.1 The construction phase of the Development has been identified as having a negligible or no impact on nearby LWS due to the intervening distance. Potential construction phase effects on habitats and flora are considered to be minor adverse for dense scrub and scattered trees, moderate adverse for the River Kennet and negligible for bare ground, buildings, hardstanding, and ornamental planting. For species identified as using the Site, a minor adverse effect is predicted for bats, with a negligible or no impact on birds, invertebrates and otters.
- 6.3.2 Mitigation measures include a CEMP which will contain pollution prevention measures. The pollution measures will provide guidelines on how air, dust and run off will be prevented, including mitigating any effects on the River Kennet. A sensitive lighting scheme during construction will limit effects on bats and all vegetation clearance will take place outside the bird nesting season, where possible.
- 6.3.3 Following the implementation of the mitigation measures, there are expected to be no effects or negligible residual effects.

6.4 Operational Effects

- 6.4.1 The operational phase has been identified as having a negligible effect on the LWS. There is no likely significant effect on bare ground, buildings, hardstanding, ornamental planting and scattered trees, with potential for a minor adverse effect on dense scrub due if not managed appropriately, and minor adverse effect predicted for created habitats if they do not reach target conditions. For species, a minor adverse effect is predicted for bats and birds, with a negligible or no impact on invertebrates and otters. Effect of overshadowing of the River Kennet were considered and a negligible effect identified given no significant change in overshadowing.
- 6.4.2 Mitigation measures will include implementation of a Landscape and Ecological Management Plan (LEMP) which will contain details of management for existing and proposed habitats, including avoiding damage to the dense scrub and suitable plant management techniques for the proposed planting. To mitigate effects on birds and bats, a sensitive lighting scheme will be

implemented, with the addition of bat boxes and proposed tree planting that would benefit breeding birds. The LEMP will include timescales for tree pruning to avoid the breeding season and autumn period when berries are available as a food source for birds.

- 6.4.3 Following the implementation of the mitigation measures, there are no or negligible residual effects.

6.5 Cumulative Effects

- 6.5.1 No significant cumulative effects have been identified.

7 Water Resources and Flood Risk

7.1 Overview

- 7.1.1 The ES has assessed the likely significant effects of the Development with respect to Water Resources and Flood Risk.

7.2 Baseline

- 7.2.1 The River Kennet flows north-east through the centre of Reading and bisects the Site, eventually joining the River Thames which is located approximately 1km to the east of the Site at Kennetmouth. The Holy Brook is located approximately 100m to the north of the Site and flows eastwards to join the River Kennet shortly downstream of the Site.
- 7.2.2 The Site is not located within a Groundwater Source Protection Zone^{ix}.
- 7.2.3 The Site lies within Flood Zone 1 (less than 1% chance of flooding in any given year) and the majority of the Site has a very low to low risk of surface water flooding, with the exception of small areas at low to high surface water flood risk around the existing building perimeter in the south of the Site.

7.3 Construction Effects

- 7.3.1 The assessment has identified a potential for slight, minor and moderate adverse effects during the construction phase on flooding and water quality. No significant residual effects upon surface water bodies, groundwater, flood risk or drainage are anticipated, due to the implementation of mitigation measures to be included in the D/CEMP. Measures to be included in the D/CEMP comprise:
- No storing of construction plant or materials adjacent to watercourses;
 - The management of drainage from any earthworks, stockpiles and construction compounds;
 - Stockpiles will be designed and positioned to minimise erosion, pollution of watercourses, or increase flooding;
 - Construction vehicle wheel-washing (if required); and
 - Temporary bunding and settlement ponds to allow for isolation and on-site treatment of any sediment-laden or contaminated water prior to discharge to receiving watercourses.

7.4 Operational Effects

- 7.4.1 Potential operational phase effects are neutral for flooding of the River Kennet and Holy Brook given that the Development is within Flood Zone 1, and moderate adverse for surface water flooding and water quality.
- 7.4.2 No significant residual effects are anticipated during the operational phase, following the implementation of the proposed drainage strategy. As described in Chapter 3 of the ES and section 3 of this NTS, the use of sustainable drainage systems will slow down the surface water flows, reducing the risk of flooding, and improve water quality before discharge.

7.5 Cumulative Effects

- 7.5.1 In accordance with national policy, the committed developments identified in Table 2.1 will be required to incorporate measures to ensure that additional development does not have an adverse impact on flood risk or drainage, both on and off the Site. On this basis, these schemes will not increase flood risk to external receptors and therefore other developments.
- 7.5.2 It is considered that due to the nature of the developments assessed, and their distance from the Site, the likely cumulative effects resulting from them are negligible and therefore not significant.

8 Built Heritage, Townscape and Views

8.1 Overview

- 8.1.1 The ES has assessed the likely significant effects of the Development with respect to Built Heritage, Townscape and Views.
- 8.1.2 A separate night-time assessment was not undertaken as it was considered that effects after dark would not be significantly greater in magnitude than those described for the construction phase or completed development. However, in general terms, the Developments would be visible after dark because of internal lighting and external lighting surrounding the public realm. The lighting would be seen in the context of other lighting in the surrounding urban area and would not stand out.

8.2 Baseline

- 8.2.1 The Site does not include any listed buildings, and it does not contain any buildings or structures that have been identified to be of heritage interest at the local level (i.e., local listing or non-designated heritage assets). The south-east of the Site falls within the Market Place / London Street Conservation Area. No buildings or spaces within the Site have been identified in the relevant Conservation Area appraisal¹ (2007) as making any positive contribution to the significance or setting of this Conservation Area.
- 8.2.2 A number of listed buildings in proximity to the Site have been identified as having the potential to be affected by the Development on the Site.

8.3 Construction Effects

Built Heritage

- 8.3.1 During the demolition and construction phase, the Development will demolish several buildings within the Site, a small part of which is included within the Market Place / London Street Conservation Area, in addition to temporary construction works. The demolition and construction phase is likely to cause an adverse effect on the heritage significance of the conservation area during this period. However, with the embedded and additional mitigation in place, the effects on the Conservation Area and all other identified heritage assets during this phase is not likely to be significant.

Townscape and Visual

- 8.3.2 During the demolition and construction stage, the Development is likely to cause an adverse effect on the townscape character of the Site itself and also the surrounding Townscape Character Area* (TCA) 18 – The Oracle during this initial phase. However, such effects are unlikely to be significant for TCA18. The Development would have a range of potentially beneficial and also adverse effects on other TCAs, which is assessed to be neutral overall.

¹ A document that sets out recommendations for conservation and enhancement of a conservation area.

8.4 Operational Effects

Built Heritage

- 8.4.1 The operational phase of the Development would affect the significance of the Market Place / London Street Conservation Area through works on that part of the Site within this designated area, such as the construction of new buildings (including tall buildings), public realm improvements, and delivery of a mix of town centre uses. There will also be effects on the significance of other heritage assets such as listed buildings within the surrounding area through the large scale and or taller elements of the Development, as well as through a new mix and greater intensity of uses. The Development would have a range of beneficial, neutral and adverse effects on the heritage significance (and setting) of the relevant built heritage assets. The scale of effects of the Development during the operation phase on the significance of these heritage asset receptors would range from Slight Adverse to Neutral. These would not be significant effects. No further mitigation measures are proposed on top of the embedded design of the Development which includes consideration of scale and massing, design quality and contextual response.

Townscape and Visual

- 8.4.2 Townscape and visual receptors considered in the assessment once the Development is complete and operational phase include road users of main and local roads, users of the River Kennet and associated waterways, users of public open space and existing local residents. The assessment of visual effects identifies that there would be changes to local views arising from the Development. Overall, the Development on Site would continue to contribute to the wider revitalisation of Reading town centre and present enhancements to the public realm and architectural quality of built form, which would be either Beneficial or overall Neutral effects on the relevant visual receptors. Significant beneficial effects have been identified for TCA18- The Oracle, road users on main and local roads and user of the River Kennet and associated waterways. The remaining residual effects are not significant.

8.5 Cumulative Effects

- 8.5.1 The cumulative built heritage, townscape and visual effects are the same as the above effects identified.

9 Summary and Residual Effects

9.1 Overview

- 9.1.1 An ES including this Non-Technical Summary has been prepared to support two planning applications which seeks full permission for residential-led mixed-use development at Yield Hall Place 1 and Yield Hall Place 2, located at the Oracle Shopping Centre in Reading.
- 9.1.2 Mitigation measures have been incorporated into the construction and operational phases of proposed development in order to avoid, reduce or offset significant environmental effects. The measures incorporated into the proposed development are as set out in Chapter 3 of this ES and include:
- Landscape proposals including residential amenity space, a green roof and public realm improvements which include tree planting;
 - A drainage strategy which incorporates sustainable drainage measures;
 - Consideration of scale and massing, design quality and contextual response; and
 - Incorporation of sustainability principles.

9.2 Significant Residual Effects

- 9.2.1 The Development will result in the following significant adverse effects:

Construction

- None identified.

Operation

- None identified.

- 9.2.2 The Development will result in the following significant beneficial effects:

Construction

- None identified.

Operation

- A significant moderate to minor beneficial effect on TCA18- The Oracle (a townscape character receptor)
- Significant moderate to minor neutral to beneficial effects on road users on main roads, other local roads and users of the River Kennet and other associated waterways (visual receptors)

9.3 Interactive Effects

- 9.3.1 The ES considers the interrelationship between the significant effects outlined above. During the construction and operational phases of the Development, it is considered that interactions could potentially occur between the local population and Site users, heritage, townscape and views, water resources and biodiversity. It is considered that interactive effects during

construction are minor and not significant, and any significant adverse effects would be temporary in duration and are likely to be associated only with the peak periods of construction activity. It is considered that the interactive effects during operation of the Development on the surrounding area will be minor and not significant.

9.4 Cumulative Effects

- 9.4.1 Each of the technical assessments considers the likely significant cumulative effects of the Development with the cumulative schemes set out in Chapter 2.

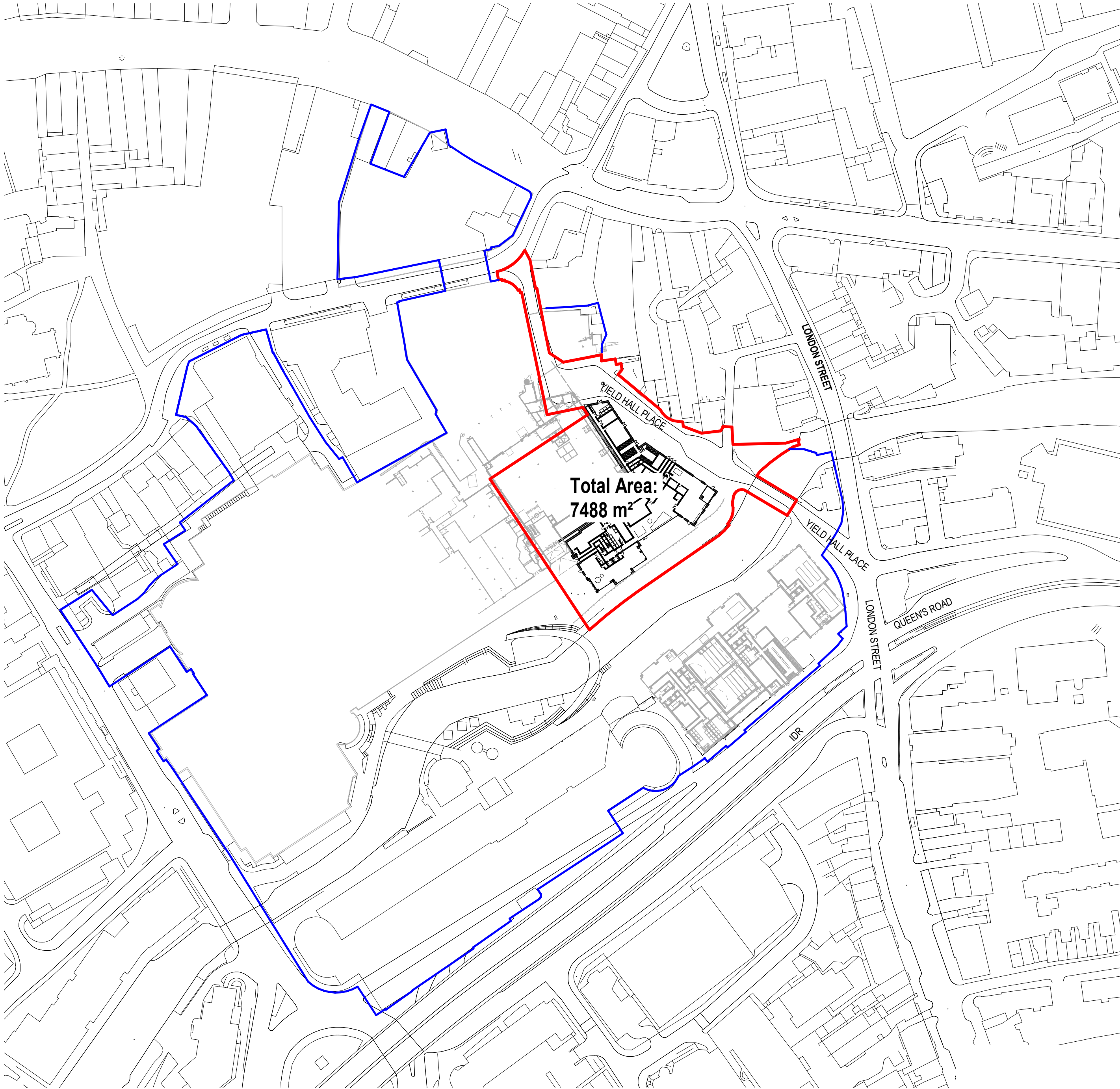
Construction

- None identified.

Operation

- A significant moderate to minor beneficial effect on TCA18- The Oracle (a townscape character receptor)
- Significant moderate to minor neutral to beneficial effects on road users on main roads, other local roads and users of the River Kennet and other associated waterways (visual receptors)

Figure 1.1 Yield Hall Place 1 Site Location Plan



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P13	24-02-21	PLANNNG SUBMISSION	US	MD
P12	23-09-18	PLANNNG SUBMISSION	US	TP
P11	23-08-17	ISSUED FOR PLANNING	AB	PA
P10	22-12-13	PLANNING SUBMISSION	US	MD

REV	DATE	DESCRIPTION	DRN	CHK
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KEY PLAN



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SHEET IDENTIFICATION

TITLE

SITE-LOCATION PLAN_YIELD
HALL PLACE 1

STATUS

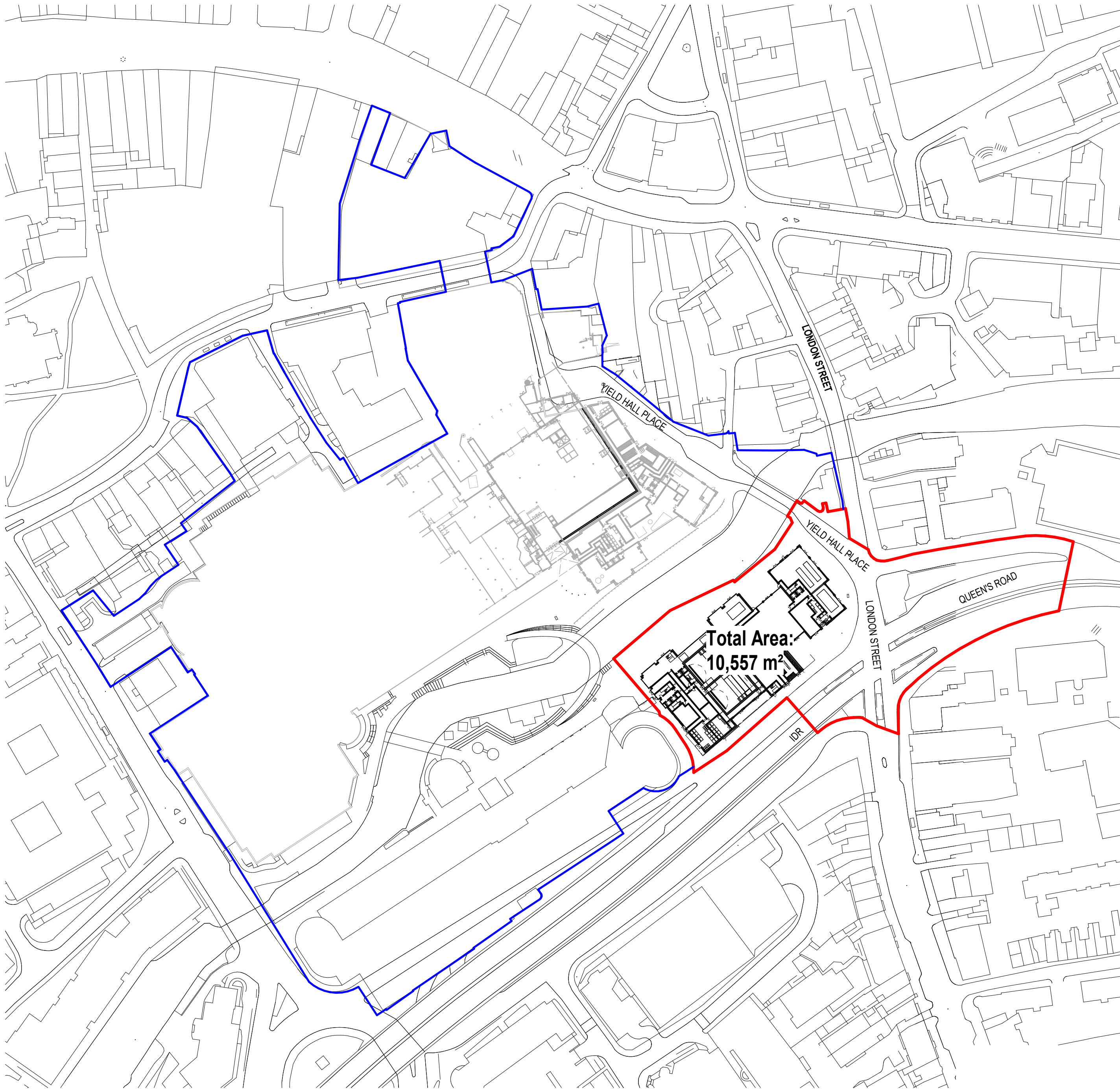
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REVISION	P14		

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	NUMBER
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TOR - CRL - A1 - ZZ - DR - AR - 0100006

Figure 1.2 Yield Hall Place 2 Site Location Plan



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P11	23-08-17	ISSUED FOR PLANNING	AB	PA	
P10	22-12-13	PLANNING SUBMISSION	US	MD	

REV	DATE	DESCRIPTION	DRN	CHK
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KEY PLAN



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TITLE

SITE-LOCATION PLAN_YIELD
HALL PLACE 2

STATUS

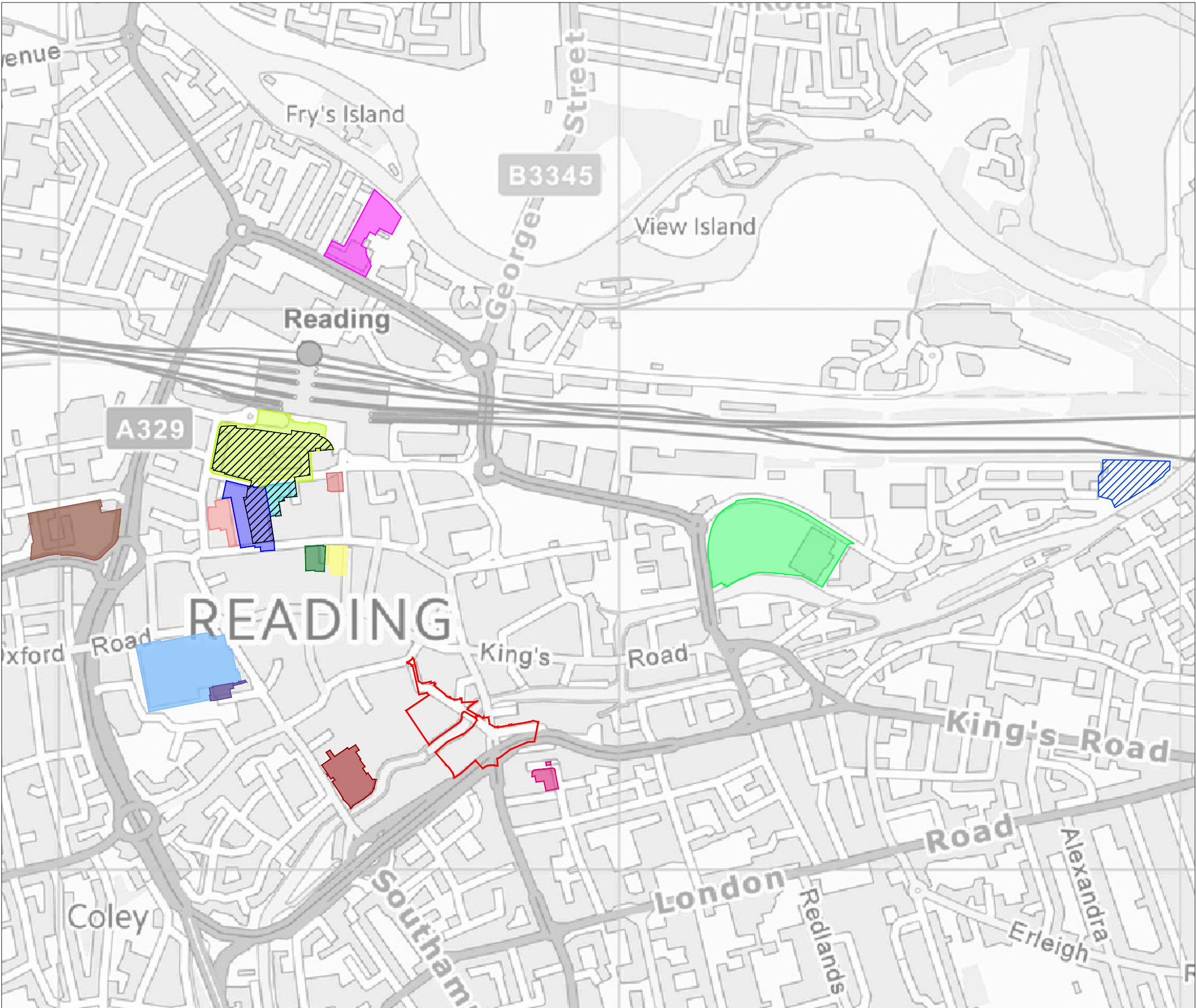
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SUITABILITY CODE	S1	CHECKED BY:	MD
REVISION	P14		

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TOR - CRL - A2 - ZZ - DR - AR - 0100007

Figure 2.1 Cumulative Schemes Plan



The scaling of this drawing cannot be assured			
Revision	Date	Drm	Ckd
-	-	-	-
Site boundary			
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Planning ref: 181849 Address: Former Car Park, East Street, Reading, RG1 4QH			
Planning ref: 221232 Address: 1-15 Queen Victoria Street & 145-148 Friar Street, Reading			
Planning ref: 221235 Address: 138-144 Friar Street, Reading, RG1 1EX			
Planning ref: 182054 Address: 20 Hosier Street, Reading, RG1 1DX			
Planning ref: 201533 Address: Plot F, Station Hill, Reading, RG1 1DX			
Planning ref: 201537 Address: Plot E, Friar Street & Garrard Street, Reading, RG1 1DX			
Planning ref: 181930 Address: 29 Station Road, Reading, RG1 1LG			
Planning ref: 162210 Address: 52-55 Friar Street & 12 Greyfriars Road, RG1 1DX			
Planning ref: 182137 Address: Broad Street Mall, Broad Street, Reading, RG1 7QG			
Planning ref: 192032 Address: Station Hill North, Reading, RG1 1NB			
Planning ref: 201536 Address: Station Hill, Reading			
Planning ref: 170326 Address: Land Between Weldale Street & Chatham Street, Reading, RG1 7BW			
Planning ref: 170509 Address: Kenavon Drive, Reading, RG1 3HS			
Planning ref: 200188 Address: 55 Vastern Road, Reading, RG1 8BU			
Planning ref: 190627 Address: Gas Holder, Alexander Turner Close, Reading, RG1 3EA			

Figure 2.1
Project
Yield Hall Place 1 & 2,
The Oracle, Reading
Drawing Title
Cumulative Schemes Plan

Date	Scale	Drawn by	Check by
22.08.23	1:5,000@A3	SM	RJP
Project No	Drawing No	Revision	
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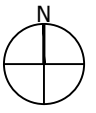
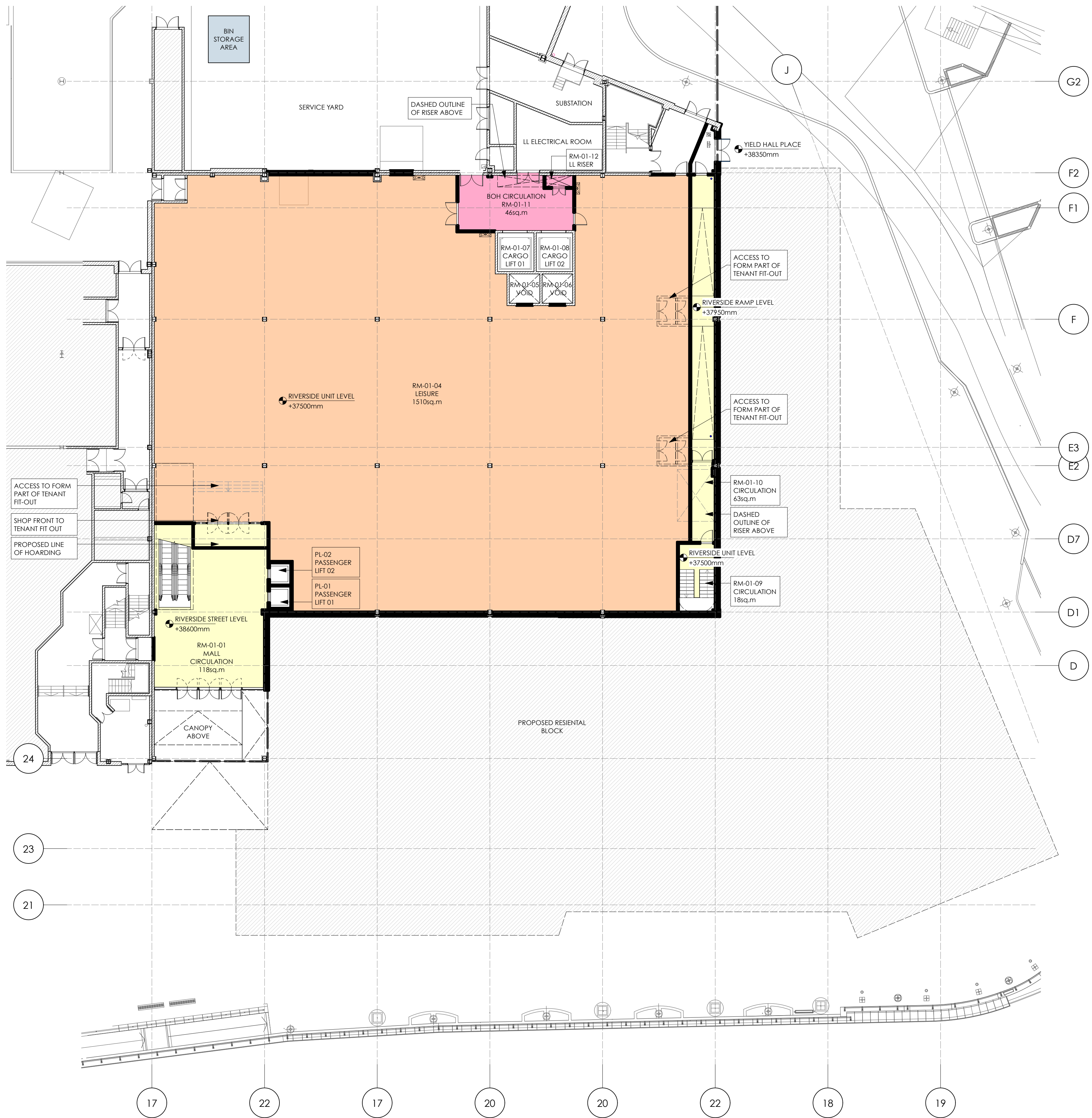
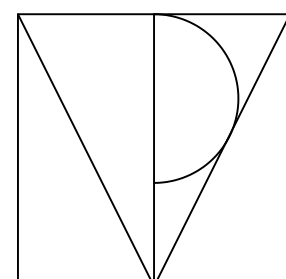
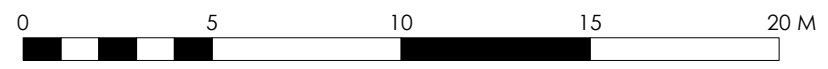


Figure 3.1a Ground Floor General Arrangement – Former Debenhams Floor Space -The Yield Hall Place 1 Development



1 LEVEL 01-RIVERSIDE-PROPOSED PLAN
Scale: 1:200

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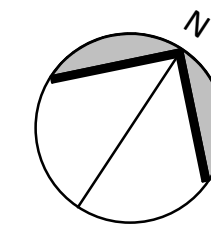
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Sheet Ref: D130 /

Figure 3.1b Ground Floor General Arrangement –The Yield Hall Place 1 Development



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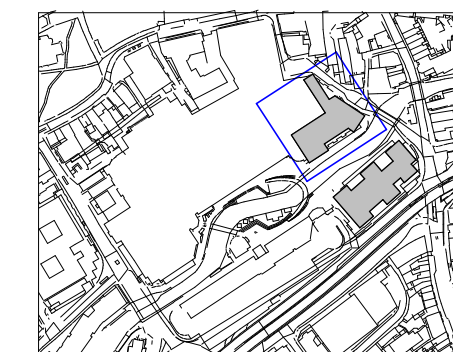
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P11	23-07-07	Issued for Information	AB	TP
P10	22-12-13	PLANNING SUBMISSION	US	MD

KEY PLAN



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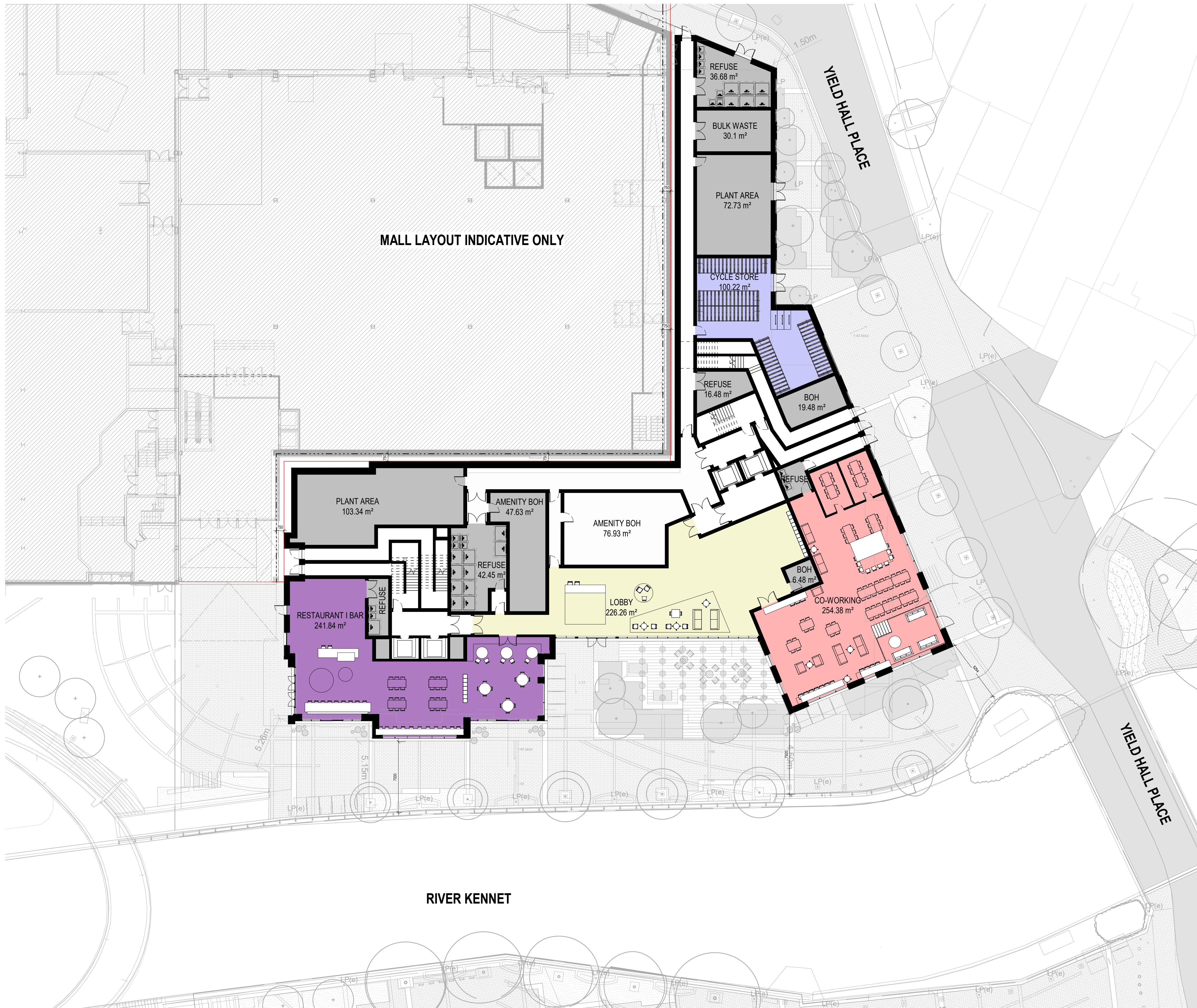
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PLAN - GF LEVEL**

STATUS

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PROJECT NUMBER 050-210025	SCALE @ A1: 1 : 200
SUITABILITY CODE S1	DATE DRAWN: 01/22/2024
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GA PLAN - YIELD HALL PLACE 1 - A-B - LEVEL 00 - GF

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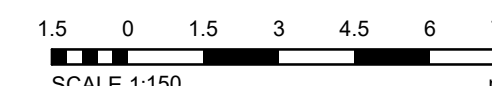
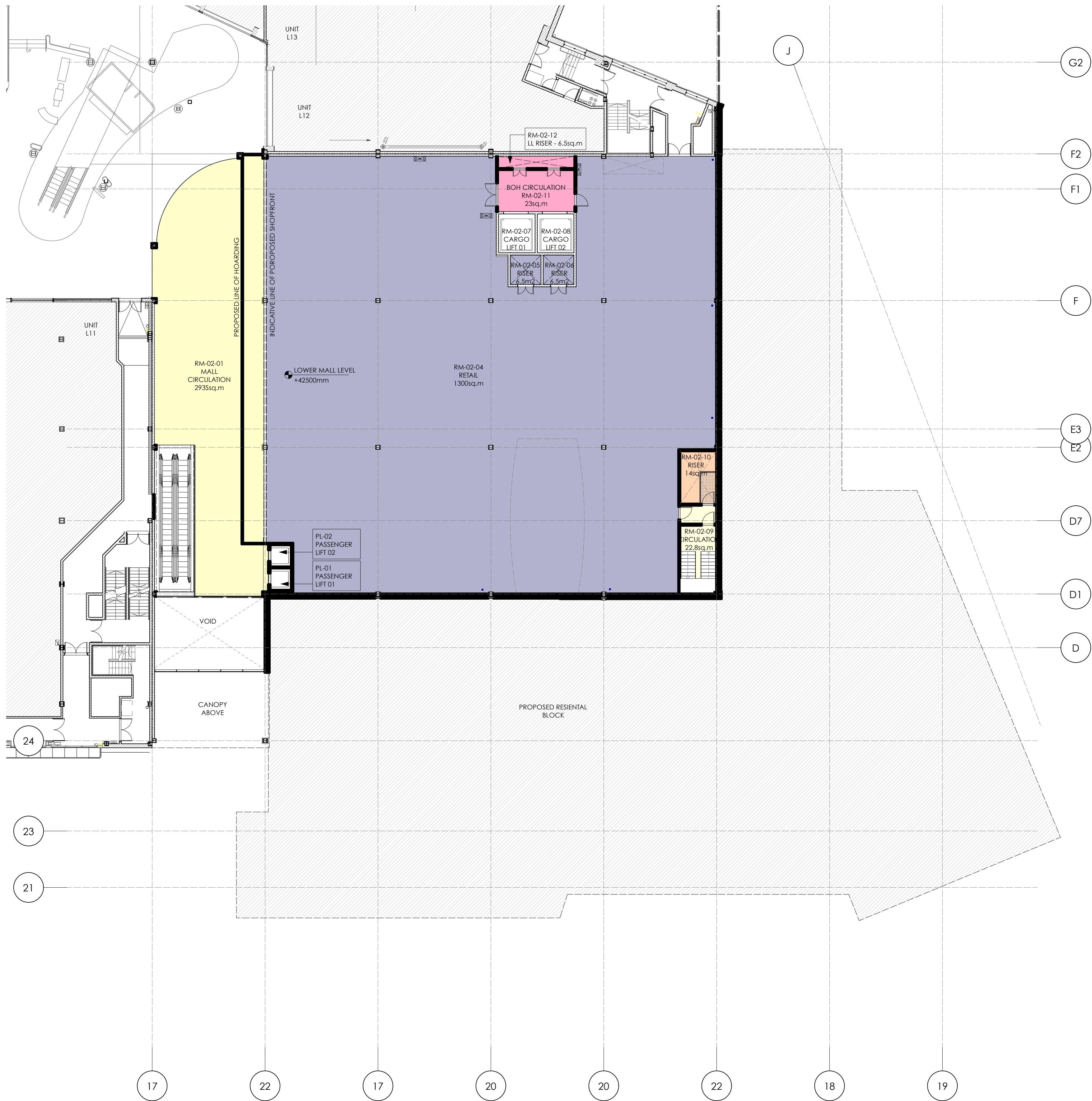
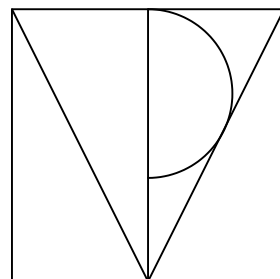
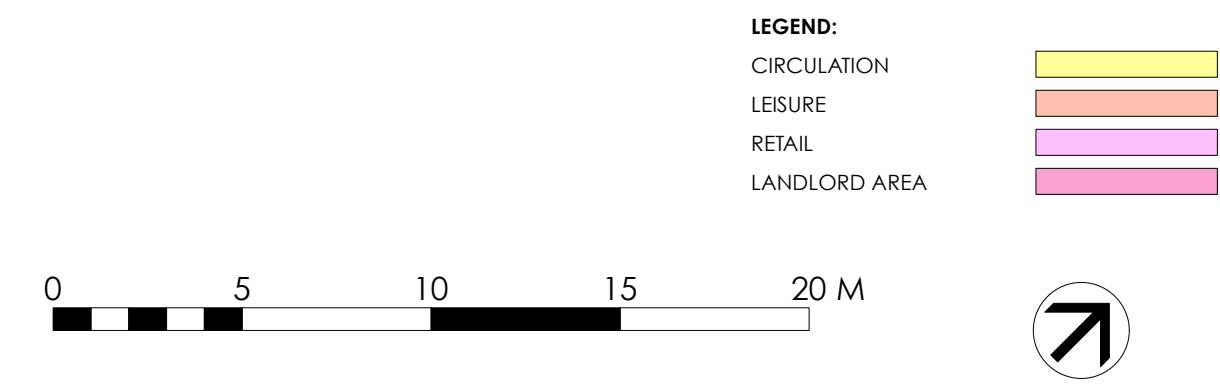


Figure 3.1c Second Floor General Arrangement – Former Debenhams Floor Space -The Yield Hall Place 1 Development



1 LEVEL 02-LOWER MALL-PROPOSED PLAN
Scale: 1:200



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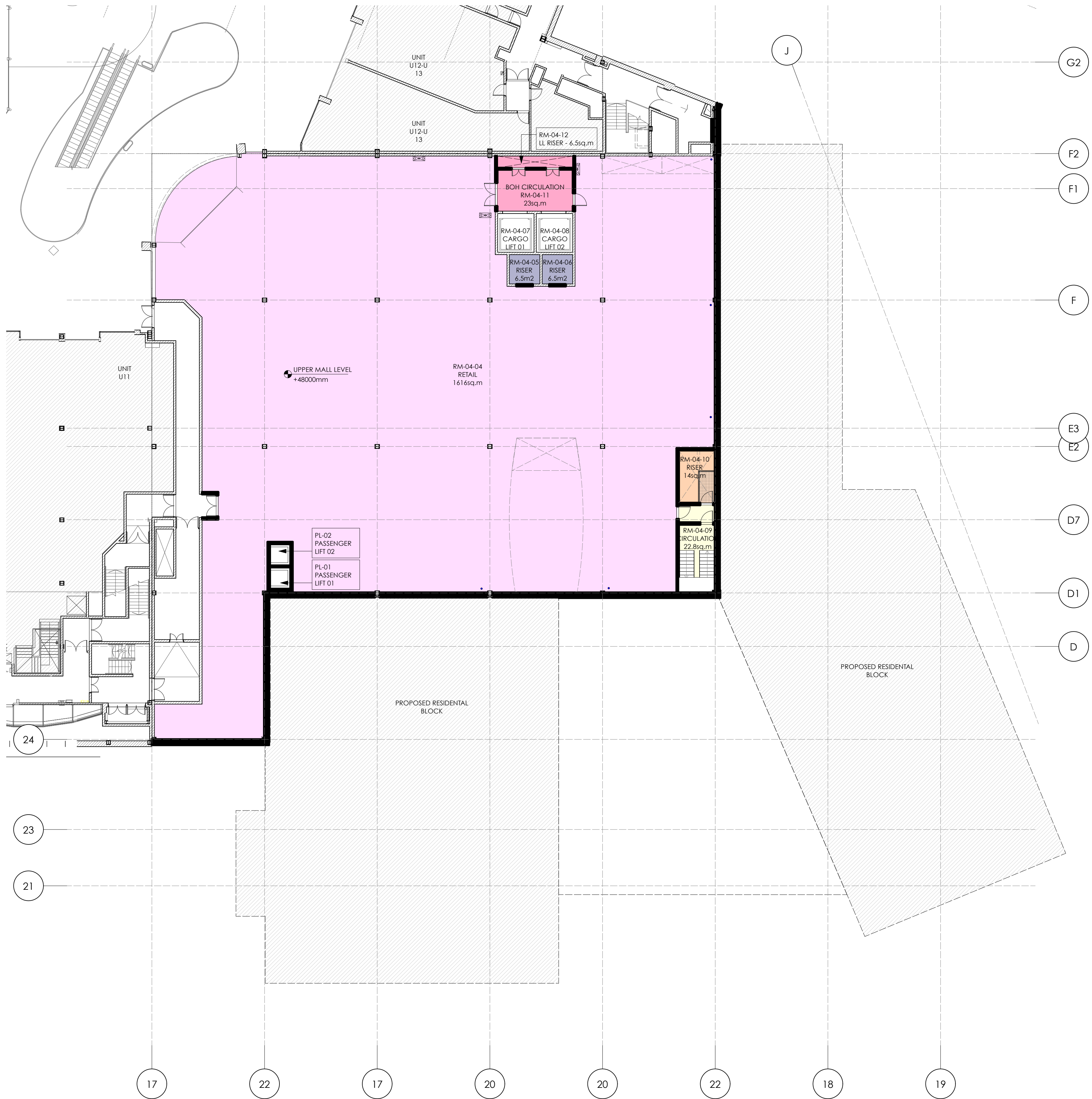
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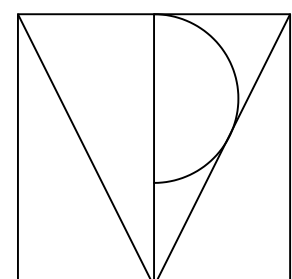
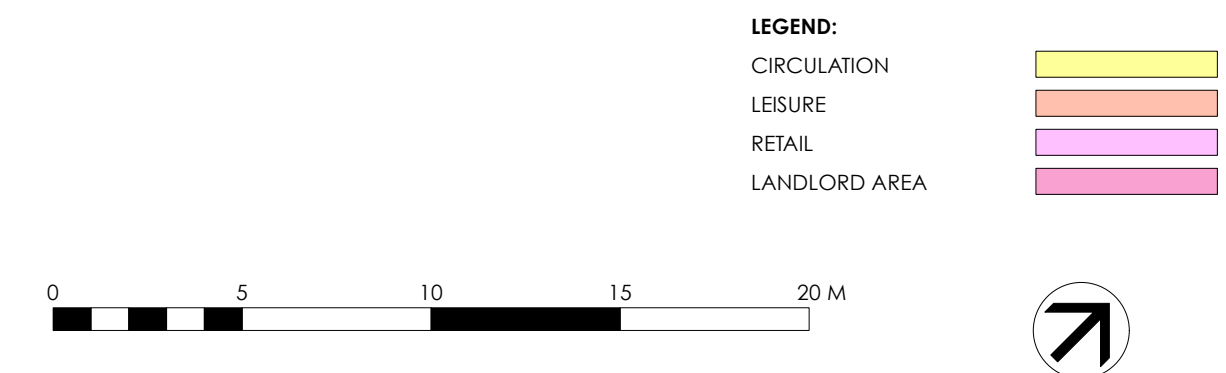
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Sheet Ref:	D131 /

Figure 3.1d Third Floor General Arrangement – Former Debenhams Floor Space -The Yield Hall Place 1 Development



1 LEVEL 04-UPPER MALL-PROPOSED PLAN
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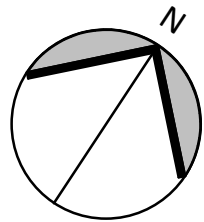
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Figure 3.2a Ground Floor General Arrangement – The Yield Hall Place 2 Development



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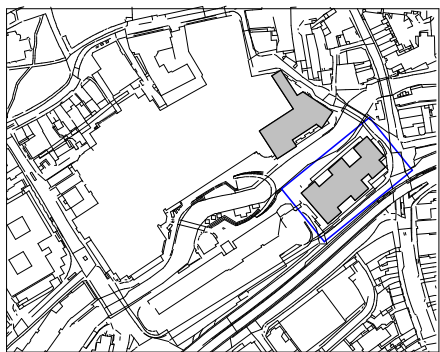
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P11	23-07-07	Issued for Information	AB	TP
P10	22-12-13	PLANNING SUBMISSION	US	MD

KEY PLAN



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CallisonRTKL Ltd.
Blackbull Yard,
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CONTACT - Michael Dillon
PHONE - 020 7304 3520

SHEET IDENTIFICATION

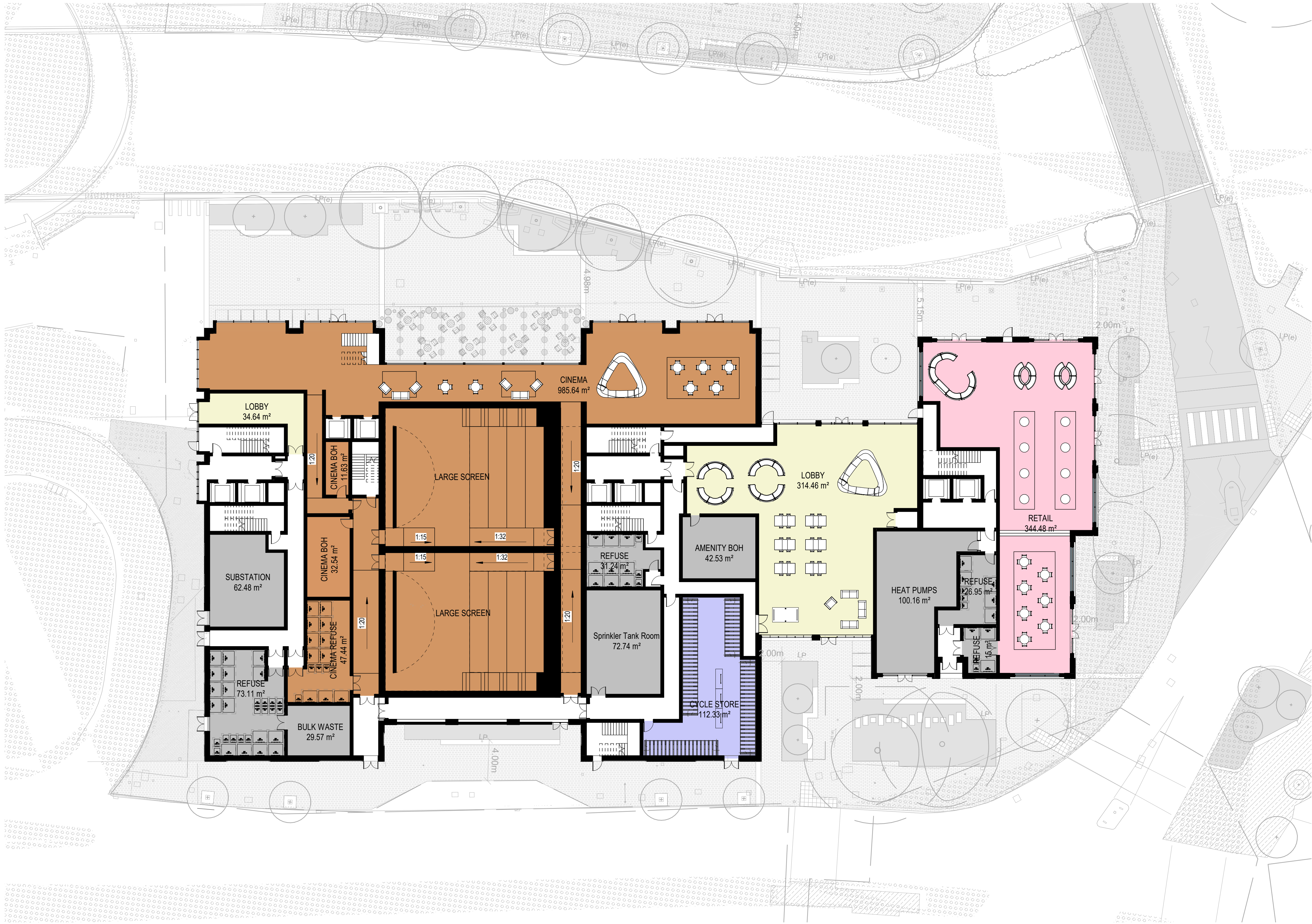
YIELD HALL PLACE 2 - PROPOSED PLAN - GF LEVEL

STATUS

PLANNING SUBMISSION

PROJECT NUMBER	050-210025	SCALE @ A1:	1 : 200
DATE DRAWN:	17/08/2023	DRAWN BY:	US
SUITABILITY CODE		CHECKED BY:	PA
REVISION	P13		

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	NUMBER
TOR - CRL	A2	- 00	- DR	AR	- 1202000	

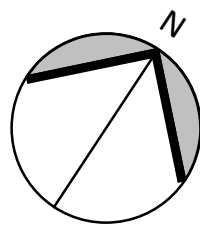


2 0 2 4 6 8 10
SCALE 1:200
m

1 GA PLAN - YIELD HALL PLACE 2 - C-D-E - LEVEL 00 - GF

SCALE: 1:200

Figure 3.2b Mezzanine Floor General Arrangement – The Yield Hall Place 2 Development



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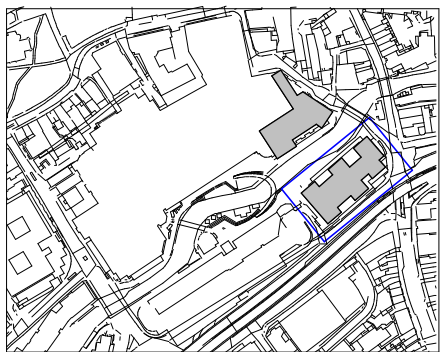
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KEY PLAN



PROJECT

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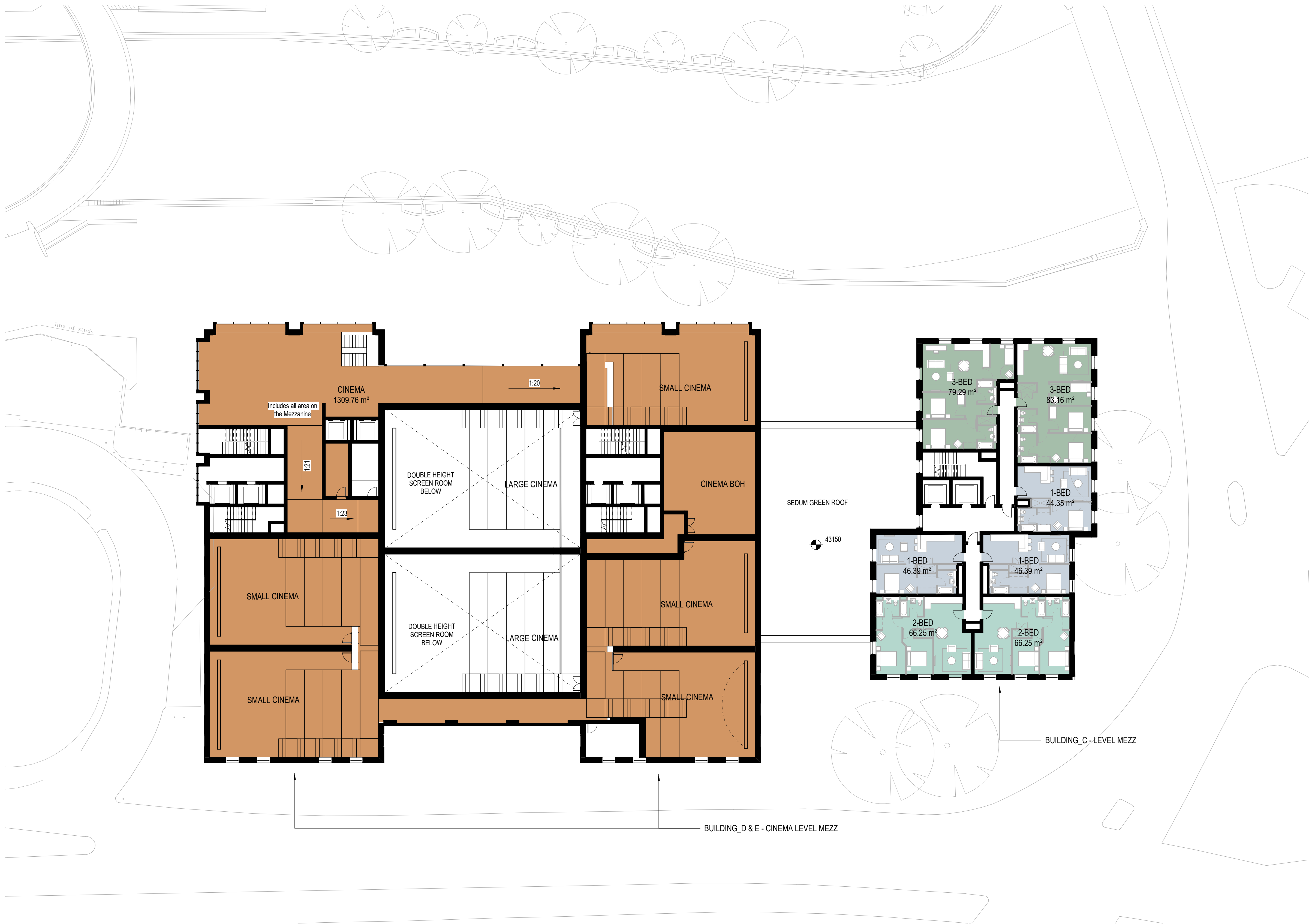
TITLE
**YIELD HALL PLACE 2 - PROPOSED
PLAN - MEZZ LEVEL**

STATUS

PLANNING SUBMISSION

PROJECT NUMBER
050-210025
SCALE @ A1: **1 : 200**
DATE DRAWN: **17/08/2023**
SUITABILITY CODE
DRAWN BY: **US**
REVISION
P13
CHECKED BY: **PA**

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER
TOR - CRL - A2 - ZZ - DR - AR - 1202001



1 GA PLAN - YIELD HALL PLACE 2 - C-D-E - LEVEL 00 - MEZZ

SCALE: 1 : 200

2 0 2 4 6 8 10
SCALE 1:200
m

REFERENCES

ⁱThe Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Available from: <https://www.legislation.gov.uk/ukxi/2017/571/contents/made>

ⁱⁱ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf [last accessed 26th July 2023].

ⁱⁱⁱ A Statement of Community Involvement sets out how and when the developer has consulted with and involved the local community and other stakeholders in the planning process.

^{iv} Above Ordnance Datum (AOD) is a term that refers to a height above the Ordnance Datum. The Ordnance Datum is usually based on average sea level at a particular place.

^v A Demolition / Construction Environmental Management Plan (D/CEMP) outlines how a demolition and construction project will avoid, minimise or mitigate effects on the environment and the surrounding area.

^{vi} Sustainable Drainage Systems (SuDS) are designed to both manage the flood and pollution risks resulting from urban rainwater runoff and to contribute wherever possible to environmental enhancement and place making.

^{vii} The “waste hierarchy” ranks waste management options according to what is best for the environment. It gives top priority to preventing waste in the first place. When waste is created, it gives priority to preparing it for re-use, then recycling, then recovery, and last of all disposal (e.g., landfill).

^{viii} A Site Waste Management Plan (SWMP) is created to enable managers on construction projects to plan and strategise how any waste arising from the Site will be managed and disposed of.

^{ix} Source Protection Zones are defined around large and public potable groundwater abstraction sites. The purpose of a Source Protection Zone is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may have an impact upon drinking water abstraction.

^x A number of Townscape Character Areas have been identified in this chapter which form the townscape receptors that the Development has been assessed against.