

NASH COURT
DESIGN & ACCESS STATEMENT, DECEMBER 2020

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DESIGN & ACCESS STATEMENT

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4240 & 4300 NASH COURT

This Design and Access statement has been prepared to accompany a full planning application to identify opportunities and ideas to both improve and maximise the potential of 4240 and 4300 Nash Court, Oxford.

This document sets out minor external cosmetic interventions to create an impressive sense of arrival to the buildings.

The external refurbishment interventions to the property are below:

- New metal surround to front entrance
- New double glazed windows
- New sitewide signage & wayfinding improvements



Figure 1. 4300 Nash Court Street View

CONTEXT & LOCATION

The site is located within Oxford Business Park, west of the Eastern By-Pass Road. South of Cowley neighbourhood. Oxford Business Park contains a mix of building types and sizes which accommodate various blue-chip companies.

The Nash Court development within the park is a series of x7 smaller two storey buildings. More domestic in scale and of pitched roof form. They form a close knit hub and have an important sense of community.

The larger commercial buildings of mixed design which surrounds this site makes the development feel more enclosed and private. Residential houses are beyond the park boundary to the East of the Business Park.

This application features x2 of the x7 buildings within this development; Buildings 4300 which is the larger central building and 4240 which is of other building type that is repeated elsewhere on the site.

KEY

- 1 Eastern By-Pass Road
- 2 The Longwall Bus Stop
- 3 4300 Nash Court
- 4 4240 Nash Court
- 5 Nash Court

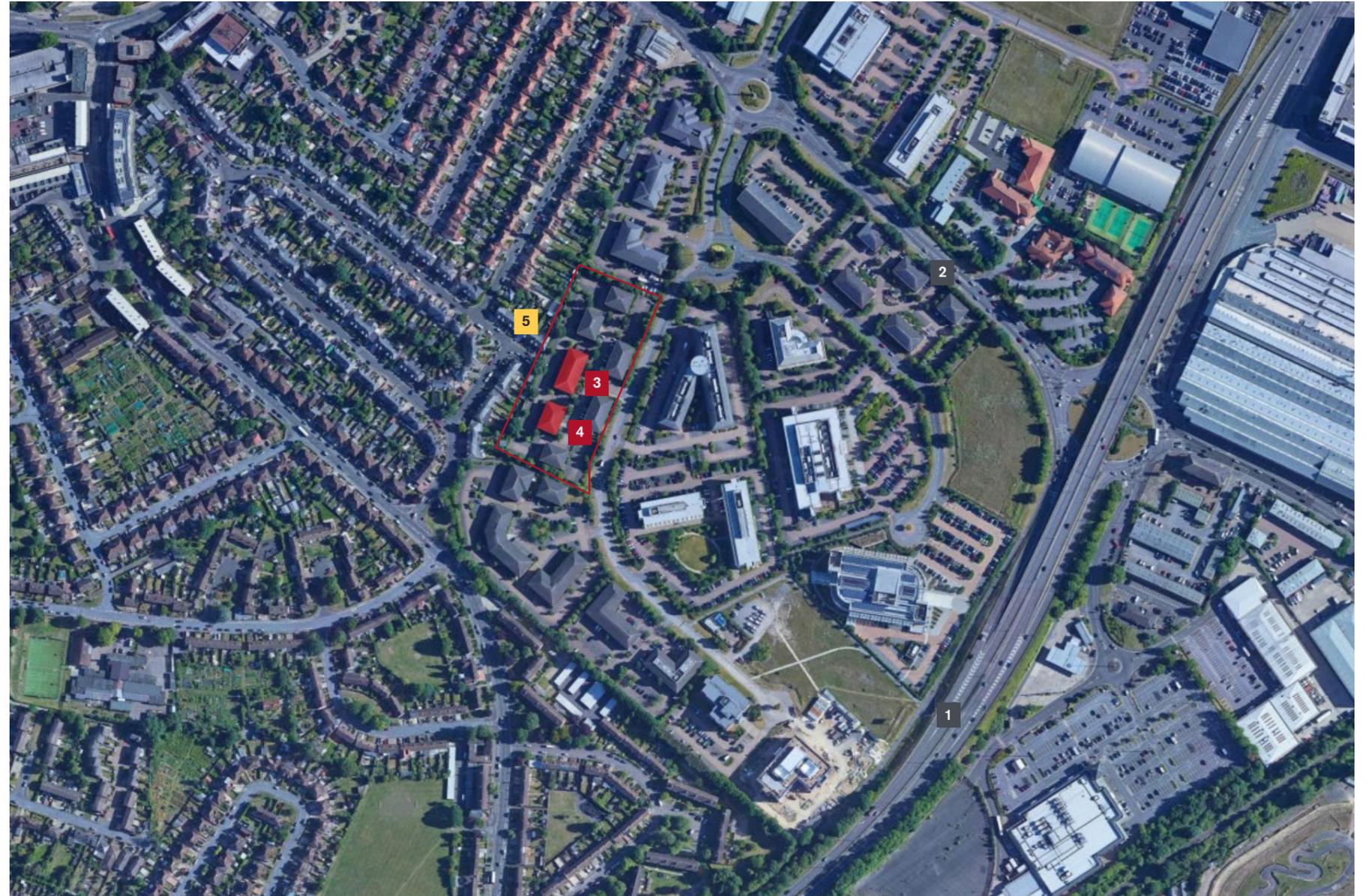


Figure 3. Satellite view of the site and its surrounding context

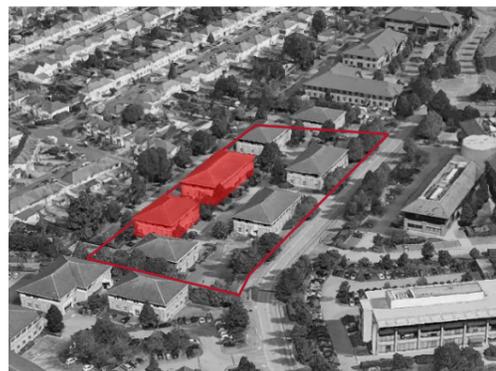


Figure 2. The Buildings are situated within Nash Court - Oxford Business Park

EXISTING BUILDINGS

Nash Court was completed in 1996, with all seven buildings featuring buff brick façades with light reconstituted stone detailing. Expressed horizontal mortar joints have also been carefully set out within the brickwork. The eaves detail consists of grey boarding with grey roof tiles above.

Both existing office buildings, 4300 and 4240, comprise of 2 storeys of lettable commercial office floorspace, equating to 9,203 sq.ft net. and 5,866 sq.ft net. respectively.

The buildings are all detached within Nash Court and follow the same design intent, only varying in size. Roof heights (eaves and ridge) are approx all similar.

The front façade to all buildings is dominated by brick piers and elements of horizontal stone banding. The ground floor entrance projects slightly from the brickline but does not provide a clear inviting entrance to visitors. A clear sense of arrival needs modernising to entice new tenants to the buildings.

The windows on the ground floor are broken with transoms & operable windows to provide natural ventilation. Under current building regulations, modern commercial buildings are often provided with mechanical ventilation which requires windows to be fixed shut.

The internal layouts are also in need of modernising with the main entrance doors leading straight into corridors with WC access.

This isn't an attractive first impression of the buildings and there is no communal areas or reception for visitors.

The landscaping to the front of the buildings feels restricted with dated hedging and planting. The brickwork path leading to the front door feels narrow with no seating and outdated lighting.



Figure 4. Entrance lost against busy facade



Figure 5. 4300 Main Entrance



Figure 6. 4300 Facade and soft landscaping

DESIGN OVERVIEW 4240

The design intent to modernise the buildings and improve the sense of arrival is to propose a new entrance surround with enlarged glazed door-set/frontage. This small intervention to the front facade focuses the eye to this modern addition.

The current entrance struggles to distinguish itself from the rest of the busy facade, resulting in an unwelcoming arrival with little clear signage that fails to identify itself from the neighbouring buildings which are almost identical in appearance.

The new entrance surround has been designed so it projects beyond the existing brick piers to create a clear focal point in the centre of the building. The design also proposes a chamfer to draw people into the entrance, while making a visually striking three dimensional feature.

The outer material of the entrance is made up of metal panels with recessed fixings within joints. The enlarged glazing will appear more inviting with the sliding doors improving DDA accessibility.

New double glazed metal windows are to be installed within the existing structural openings to all elevations. These windows will be thermally efficient as per today's standards which will improve the thermal performance of the building. The lower section of the ground floor windows will feature a fixed metal spandrel panel to provide more flexibility to future tenants when installing their internal fit outs, the current cill heights are relatively low in relation to worktop furniture.

Existing brickwork and reconstituted stone is to be cleaned with existing soffit/fascia panels to be painted and made good.

KEY

- 1** New fixed glazing panels
- 2** New metal canopy - fixed back to existing structure
- 3** New glazed sliding door system
- 4** New double glazed windows throughout
- 5** Wider entrance path
- 6** Spandrel Panels



Figure 7. Visual of the proposed entrance canopy 4240 - Signage shown for indicative purposes

DESIGN OVERVIEW 4300

The proposed designs to Building 4300 are virtually the same as described to Building 4240. The entrance surround of similar appearance and materials but projects marginally further from the building line (as featured in the planning drawings) fitting with this building being the largest and central focus within the development and main access road. This provides a grander entrance and link to the new internal seating areas.

The landscaping to both entrances modernise the existing with enlarged walkways to entrances which improves access for DDA. Featuring concrete pavers replacing the existing dated brick pavers. New seating & soft landscaping is proposed. New site lighting will improve security and improve energy consumption with the fittings being low energy LED.

KEY

- 1** New fixed glazing panels
- 2** New metal canopy - fixed back to existing structure
- 3** New glazed sliding door system
- 4** New double glazed windows throughout
- 5** Wider entrance path & seating
- 6** Spandrel Panels



Figure 8. Visual of the proposed entrance canopy 4300 - Signage shown for indicative purposes

CONCLUSION

These minor architectural interventions put forward in this document demonstrate the need for this building to have an identity & defined entrance. The new windows help simplify the fenestration to provide more natural daylight & improve the thermal performance of the building.



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