



OXFORD SCIENCE PARK
PLOT 23-26

S.73 AMENDMENT APPLICATION REPORT
DECEMBER 2023

PREPARED FOR OXFORD CITY COUNCIL
20034-SBR-ZZ-XX-RP-A-80002
REVISION 03

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Approved

Signature

Date

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Revision	Description	Issued by	Date	Checked
04	S.73 Amendment Application	LZ	11/12/2023	SH

This report has been prepared for the sole benefit, use and information of client for the purposes set out in the report or instructions commissioning it. This report, together with further reports accompanying this application relate to the present situation and may be subject to supplementary information as discussions progress with the local authority.

SBR project number 20034.

1.0

INTRODUCTION

1.0 INTRODUCTION

1.1 S.73 Amendment Application Introduction

This document has been prepared in support of an S.73 Amendment Application for Buildings 1, 2 and 3 on Plots 23-26 Oxford Science Park. The site is located on Grenoble Road, Oxford Science Park, Oxford, OX4 4GE.

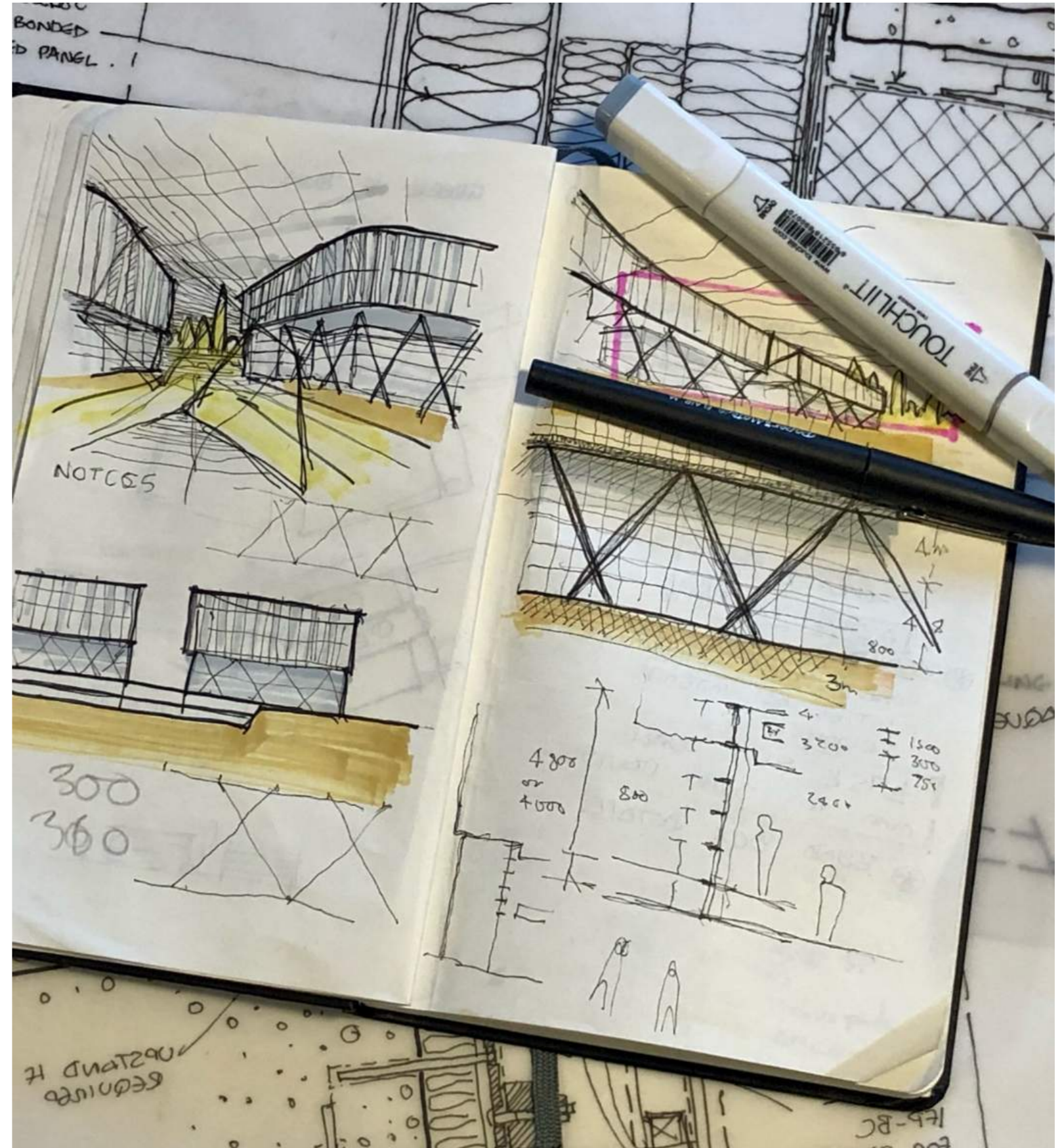
The original planning application was submitted for planning to Oxford City Council in September 2022, application Ref 22/02168/FUL.

The complete development comprises of 3 life science buildings with a total of 41,700 sqm GIA along with a multi-storey car park and 2 levels of undercroft parking. The detailed application is accessed from Heatley Road and includes hard and soft landscaping on the site and access and circulation routes through the site for pedestrians, cyclists, cars and servicing. The scheme received full support from the Local Planning Authority.

Following approval, extensive detailed analysis of the ground water levels has been undertaken on site. These water levels surveys have shown that the water table levels are higher than was understood at planning application stage.

This has identified the need for an application for an abstraction licence from the Environment Authority to allow for construction. Due to the time scales associated with the application for this licence, the decision was taken to amend the design from two undercroft levels to one.

Alongside the risk of future flooding, the construction of this level would be prohibitively complex and carbon intense.





2.0

PROPOSED

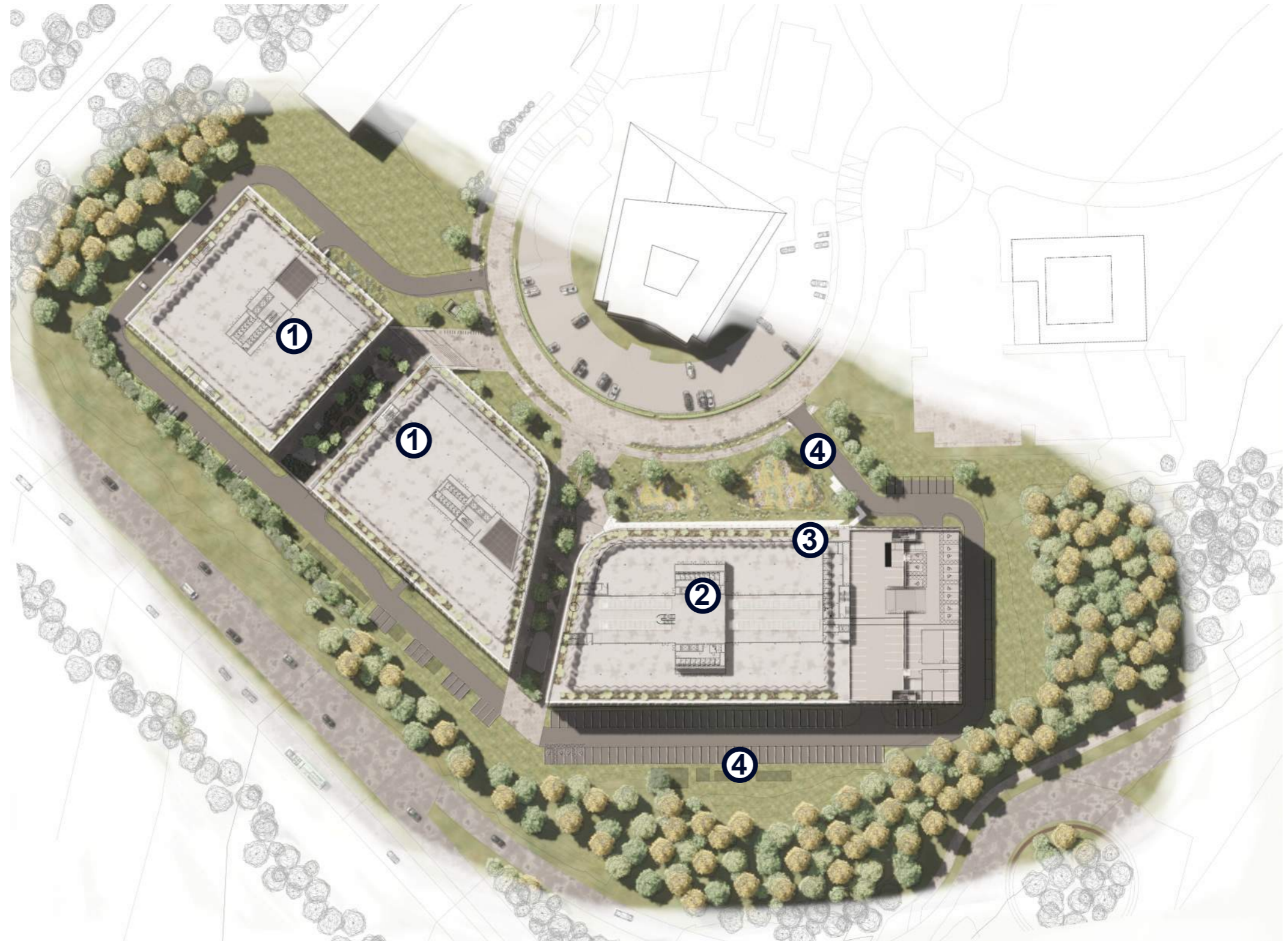


2.0 SCHEDULE OF CHANGES

2.1 Key Changes

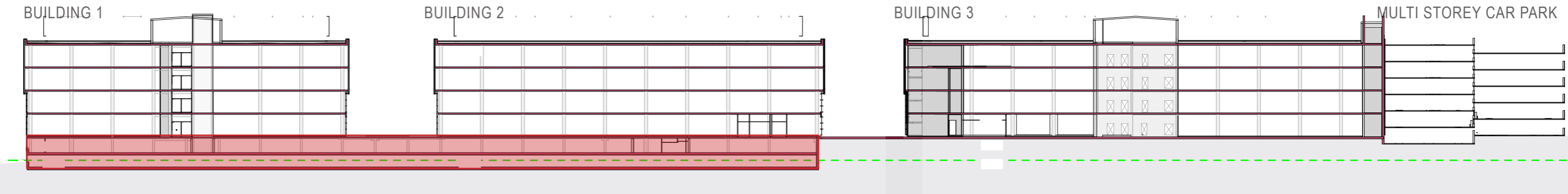
The key changes discussed in this document comprise of the following:

1. The planning was granted for approx. 41,700 sqm GIA mass split across 3 buildings. 2 levels of undercroft car park where proposed below Buildings 1 & 2 without anything below Building 3. The undercroft car parking at Level -2 of Buildings 1 & 2 has been removed due to the higher water table level which would increase the risk of flooding.
2. The level -1 of the undercroft has been extended to incorporate Building 3 resulting in 1 level of undercroft across the 3 buildings.
3. The Building 3 shower block at Ground level approved at planning stage has been moved to undercroft to keep consistency across the 3 buildings.
4. To be able to deliver above amendments, minor changes to landscape have been proposed.



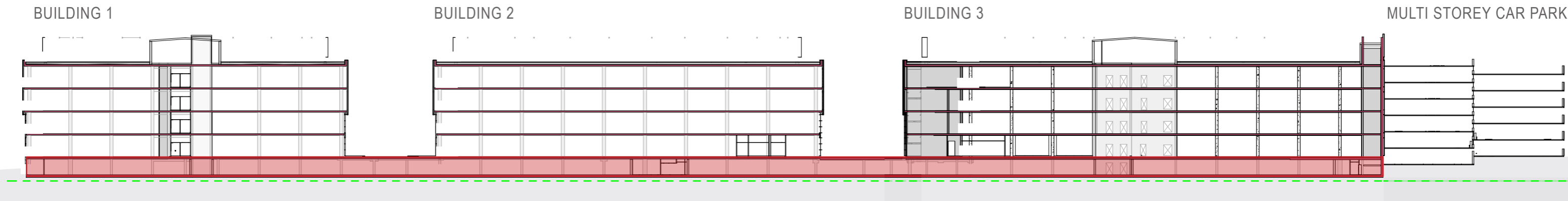
Plots 23-26 Oxford Science Park Masterplan - Planning Approved Plan

2 LEVELS AND 1 LEVEL UNDERCROFT COMPARISON WITH WATER TABLE



SECTION THROUGH APPROVED SCHEME

SHOWING 2 LEVEL UNDERCROFT AGAINST WATER TABLE LEVEL



SECTION THROUGH PROPOSED SCHEME

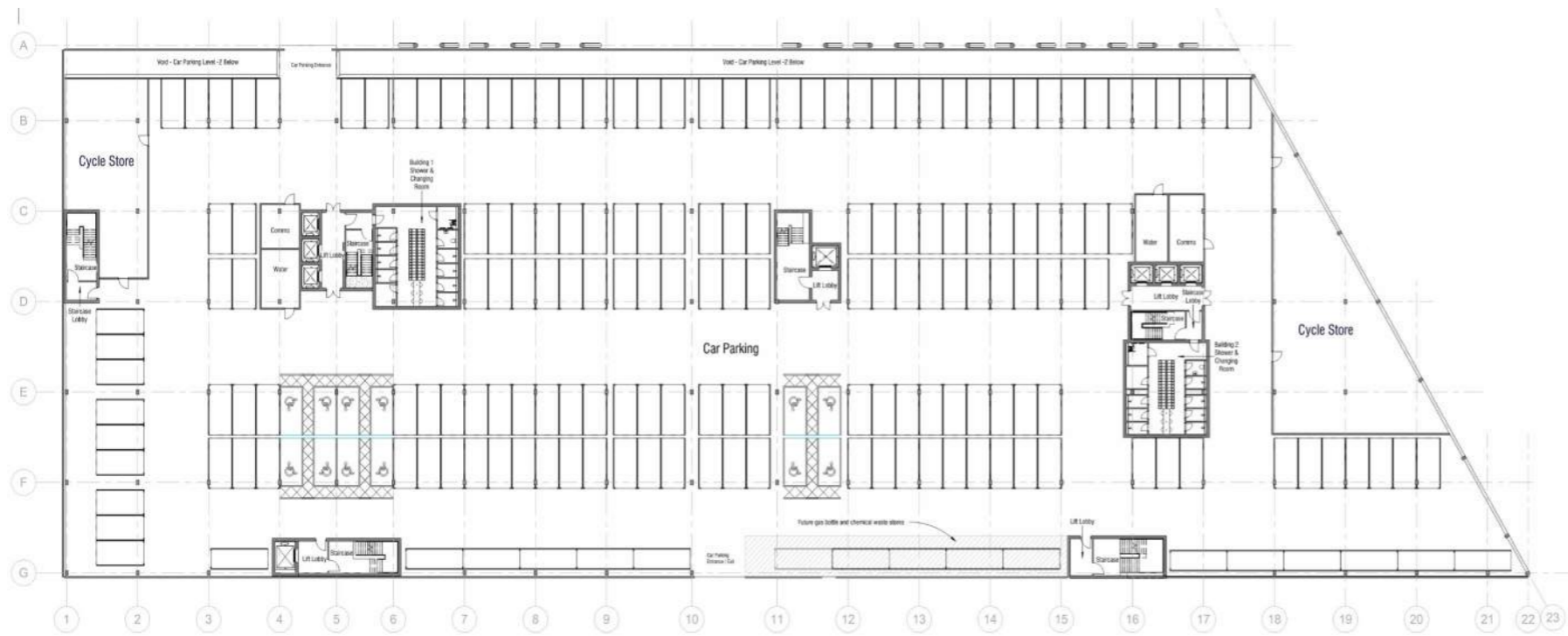
SHOWING 1 LEVEL UNDERCROFT AGAINST WATER TABLE LEVEL

WATER LEVELS SECTIONS

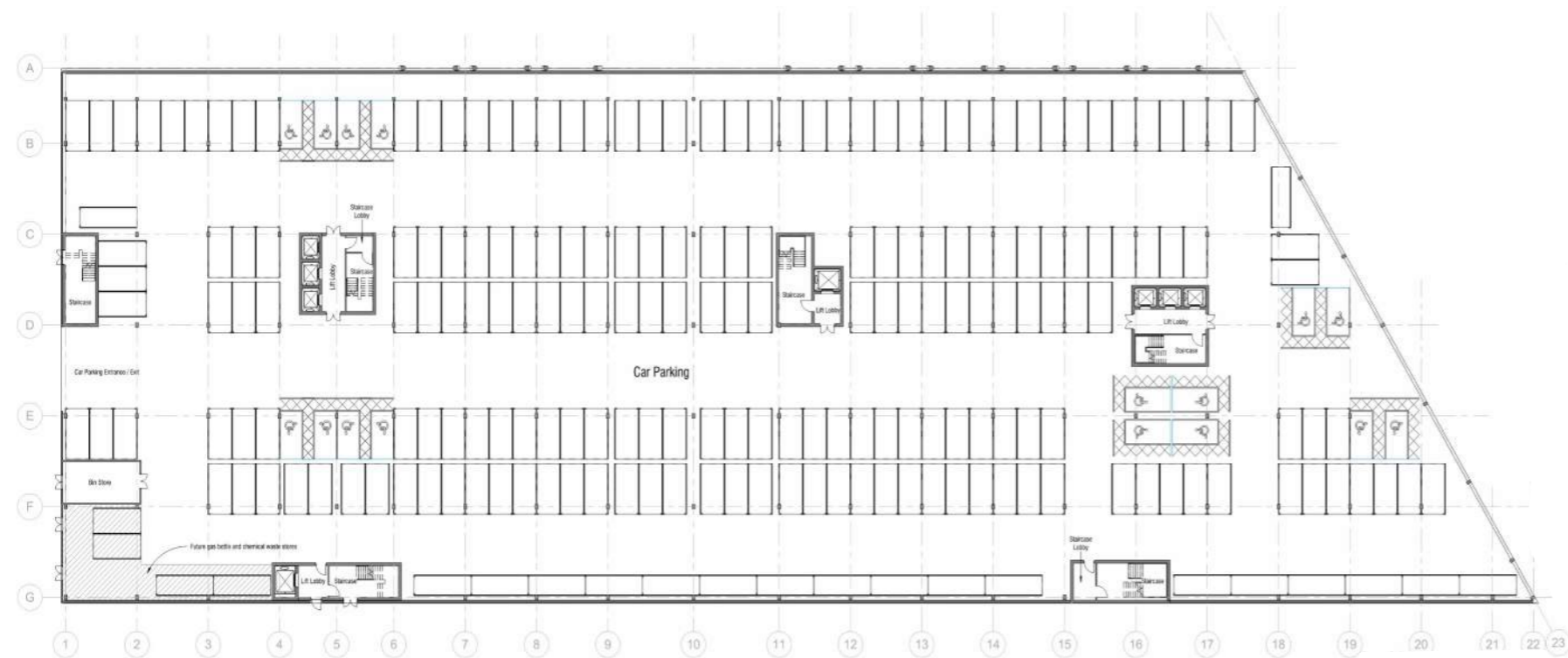
HIGH WATER LEVEL 58920 



BUILDING 1&2 APPROVED UNDERCROFT PLANS

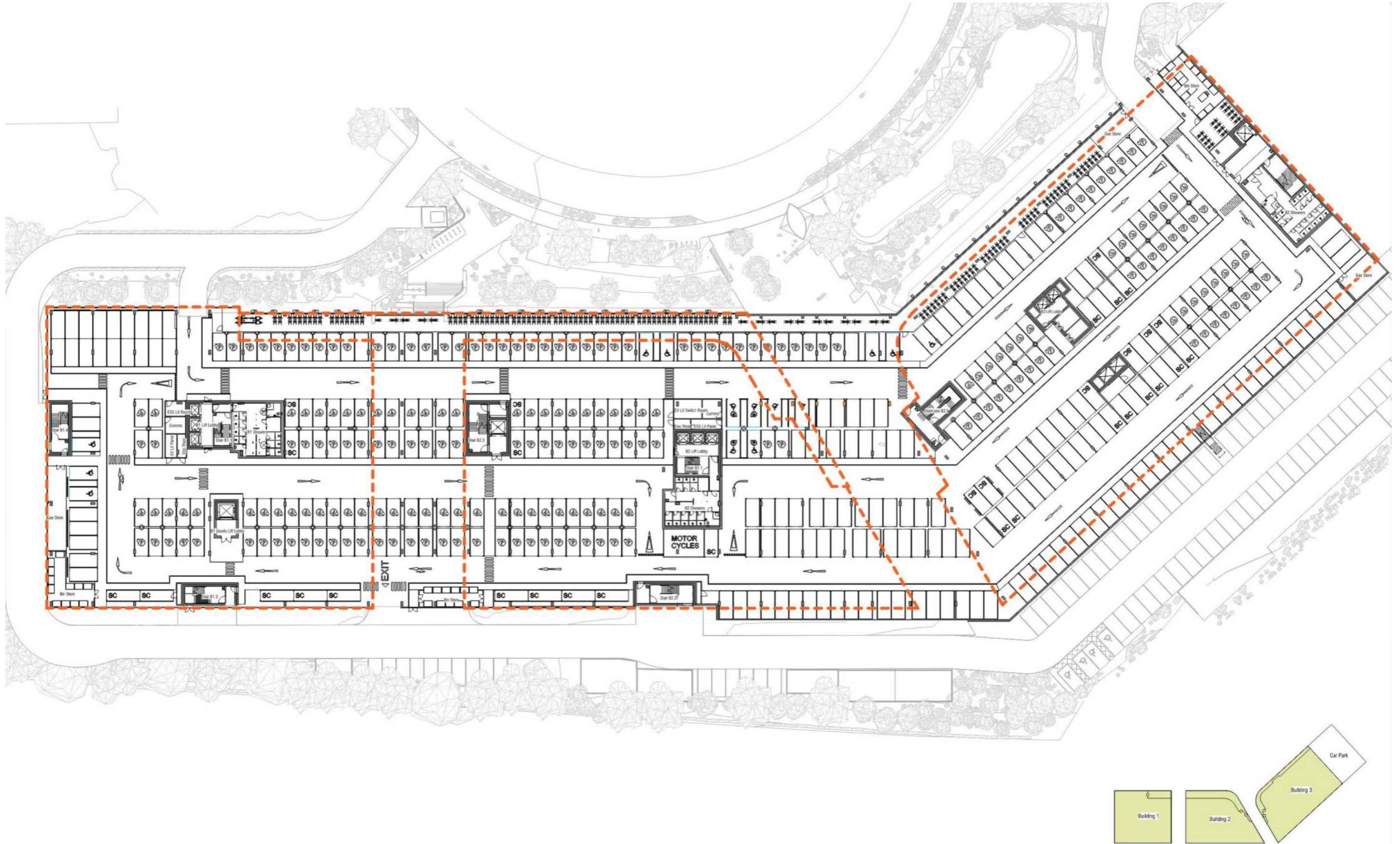


APPROVED BUILDING 1 & 2 LEVEL -1

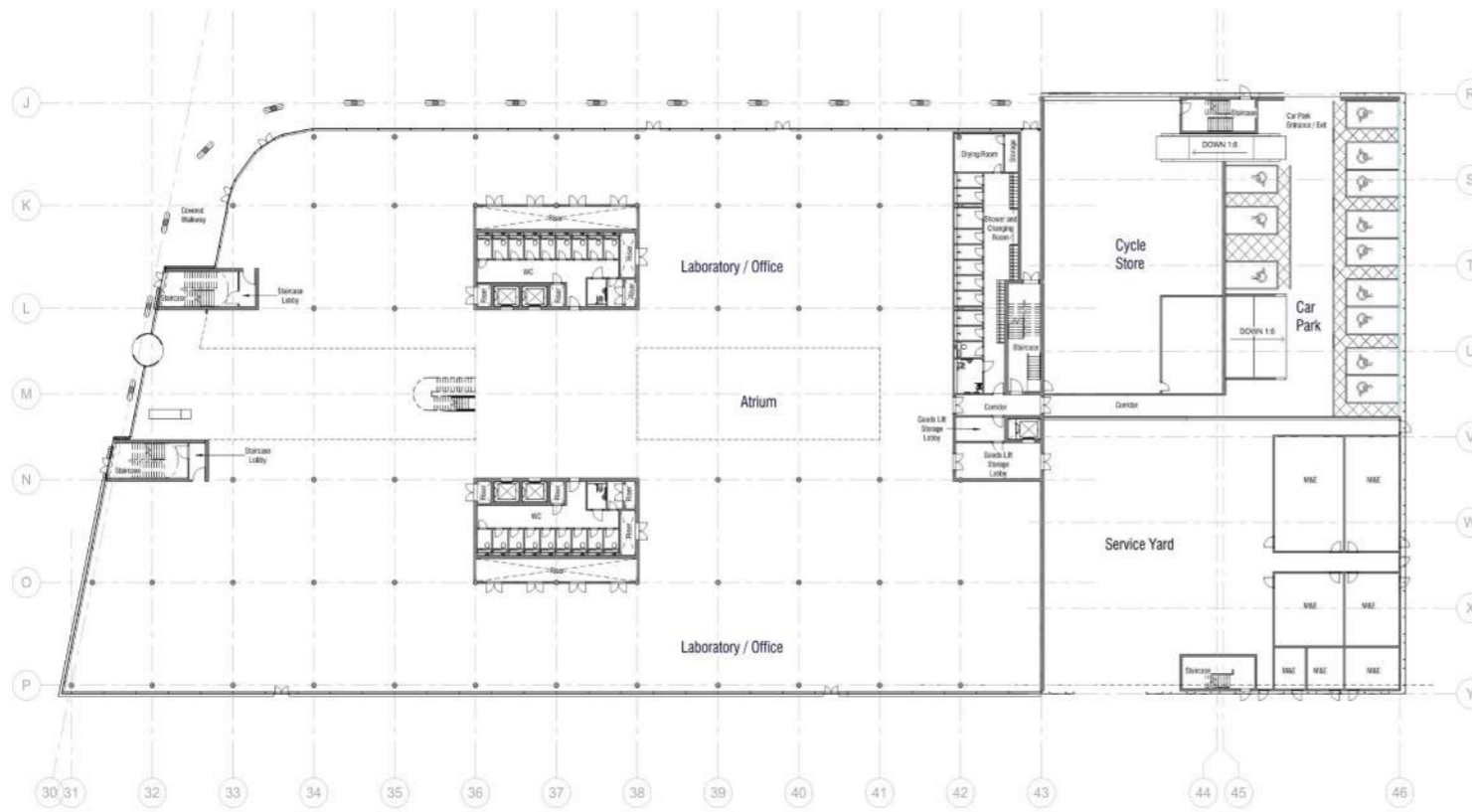


APPROVED BUILDING 1 & 2 LEVEL -2

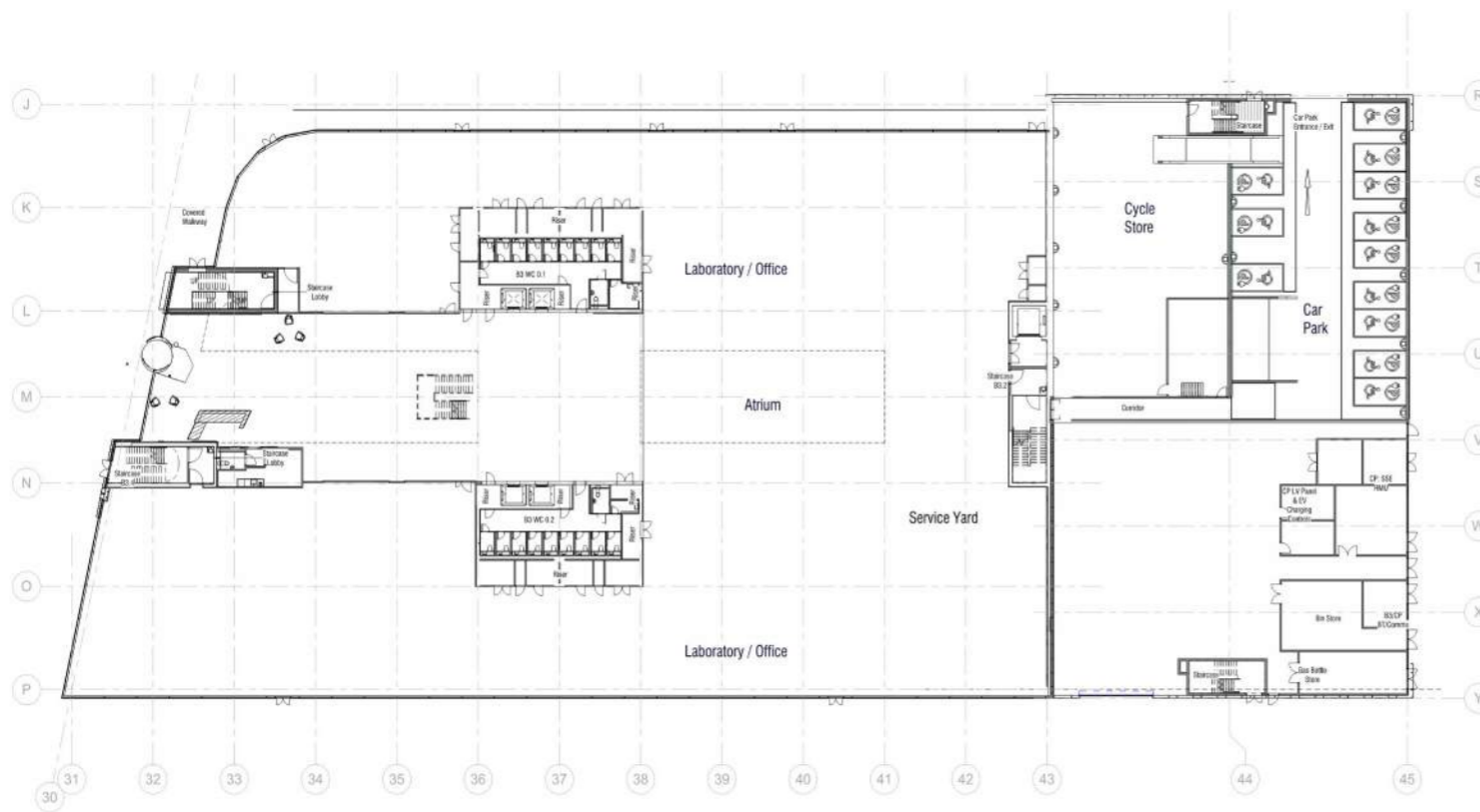
BUILDING 1, 2 & 3 PROPOSED UNDERCROFT PLAN



BUILDING 3 APPROVED VS PROPOSED GROUND FLOOR PLAN



APPROVED BUILDING 3 GROUND FLOOR PLAN



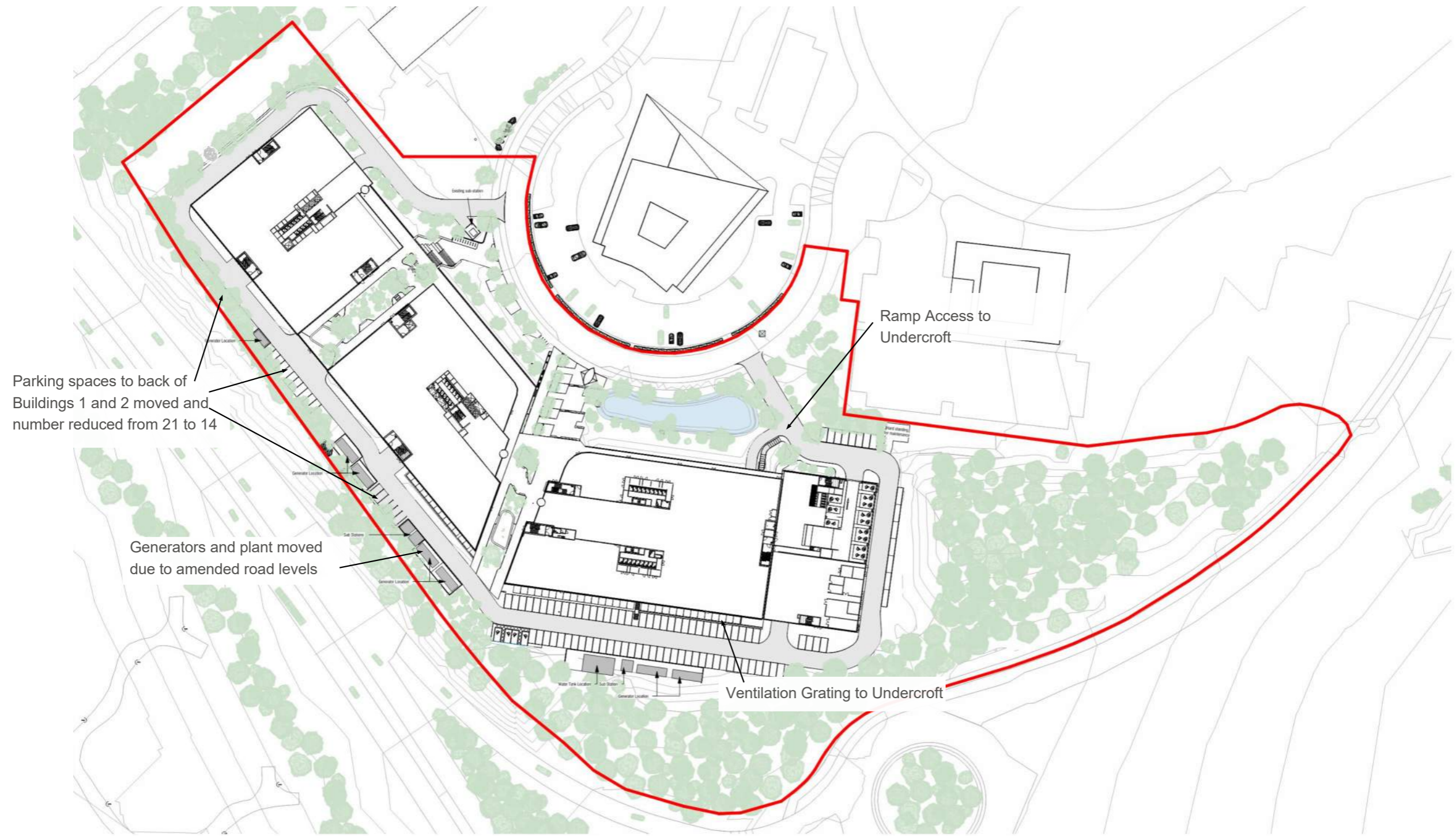
PROPOSED BUILDING 3 GROUND FLOOR PLAN

APPROVED SITE MASTERPLAN



— Red Line Boundary Planning Application

PROPOSED SITE MASTERPLAN



— Red Line Boundary Planning Application

APPROVED VS PROPOSED CYCLE STORE NUMBERS

APPROVED CYCLE STORE NUMBERS

UNDERCROFT

Total cycle parking spaces proposed : 312 indoors + 14 outdoors

NOTE: ALL CYCLING SPACES IN SHEFFIELD HOOPS

MSCP

Total cycle parking spaces proposed : 211 indoors

OVERALL TOTAL PROPOSED: 523 indoor + 14 outdoor = 537 cycle parking spaces



APPROVED VS PROPOSED CYCLE STORE NUMBERS

PROPOSED CYCLE STORE NUMBERS

UNDERCROFT

Total cycle parking spaces proposed : 312

MSCP

Total cycle parking spaces proposed : 211

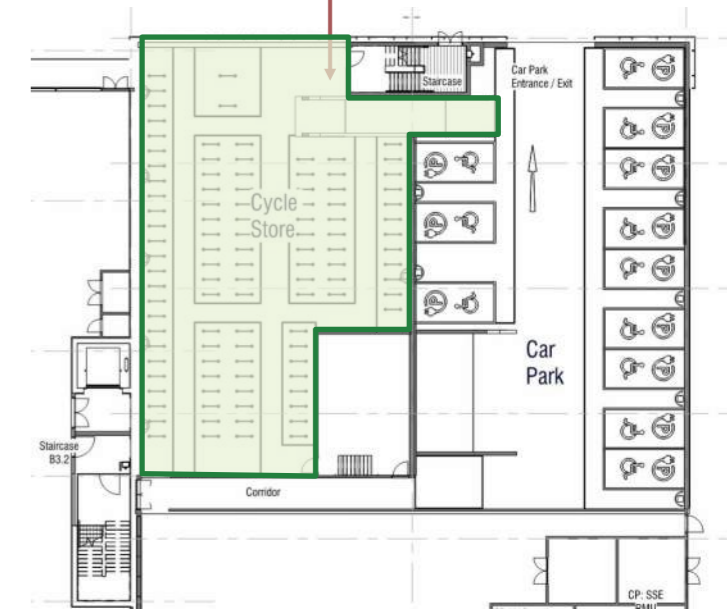
ON GRADE

Total cycle parking spaces proposed : 14

OVERALL TOTAL PROPOSED: 523 indoor + 14 outdoor = 537 cycle parking spaces

NOTE: ALL CYCLING SPACES IN SHEFFIELD HOOPS

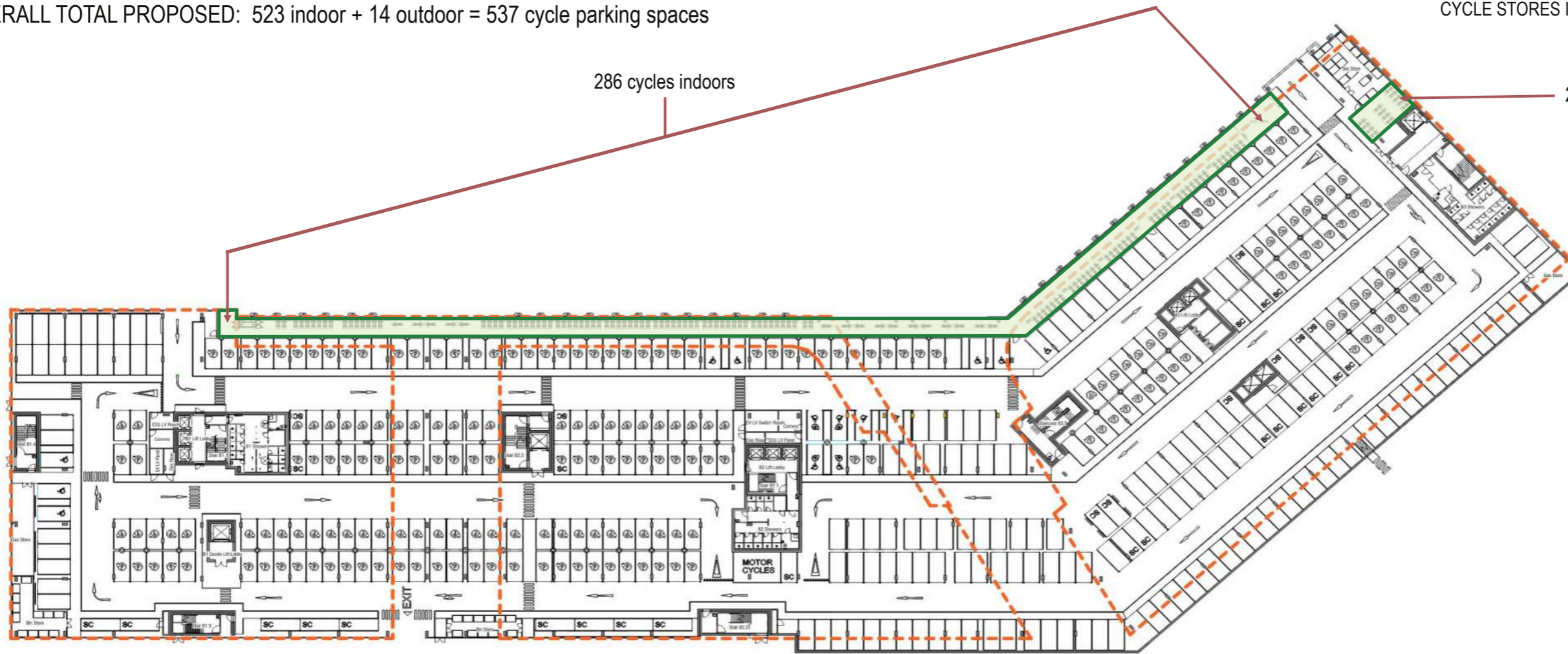
211 cycles indoors



CYCLE STORES IN MULTI-DECK

286 cycles indoors

26 cycles indoors



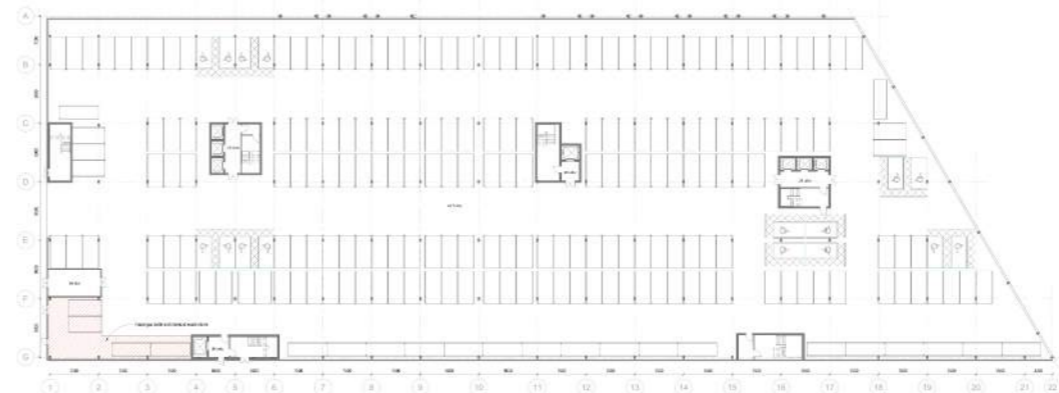
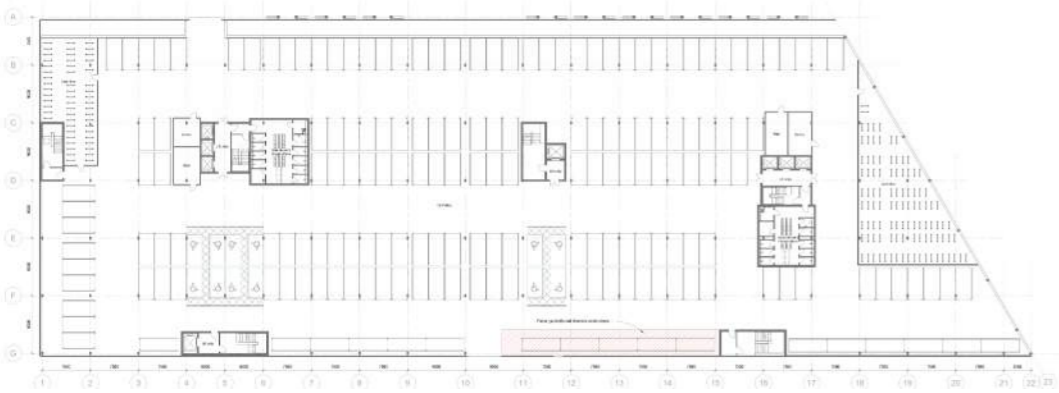
CYCLE STORES IN BELOW PODIUM DECK (Level -1)

APPROVED VS PROPOSED CAR PARKING NUMBERS

APPROVED CAR PARKING SCHEDULE

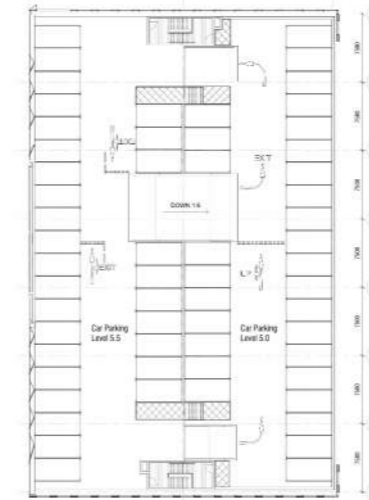
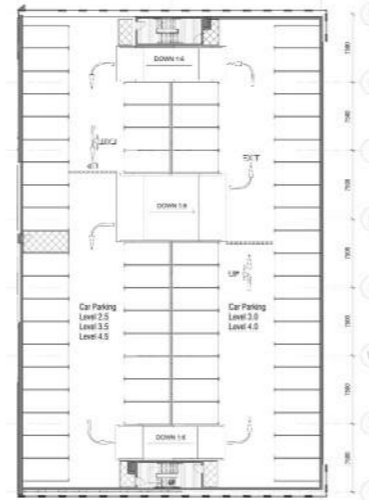
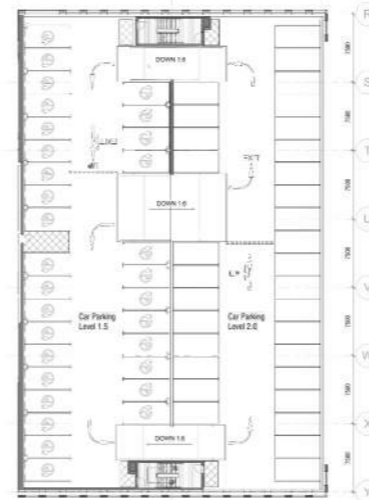
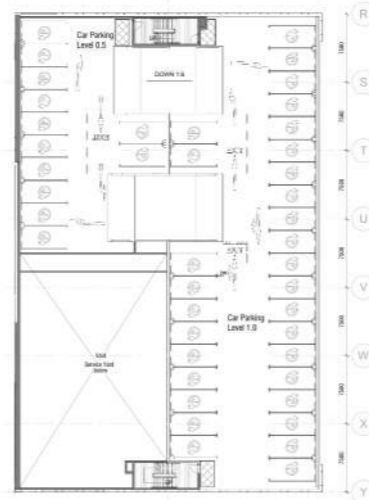
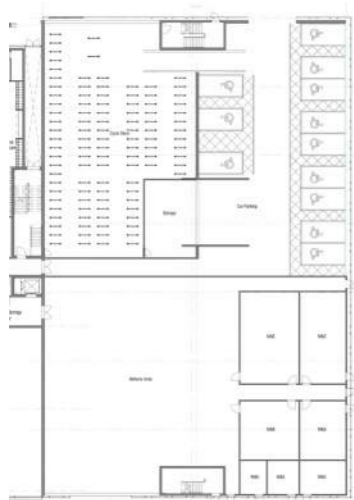
PARKING	TOTAL	ACCESIBLE
Under Croft Parking	427	28
External Parking	125	6
Multi Storey Deck	340	10
TOTAL	892	44

APPROVED CAR PARKING DRAWINGS



BUILDING 1&2_ LEVEL -1 BELOW PODIUM DECK

BUILDING 1&2_ LEVEL -2 BELOW PODIUM DECK



BUILDING 3_ LEVEL 0

BUILDING 3_ LEVEL 0.5 & 1

BUILDING 3_ LEVEL 1.5 & 2

BUILDING 3_ Typical Floor

BUILDING 3_ LEVEL 5 & 5.5

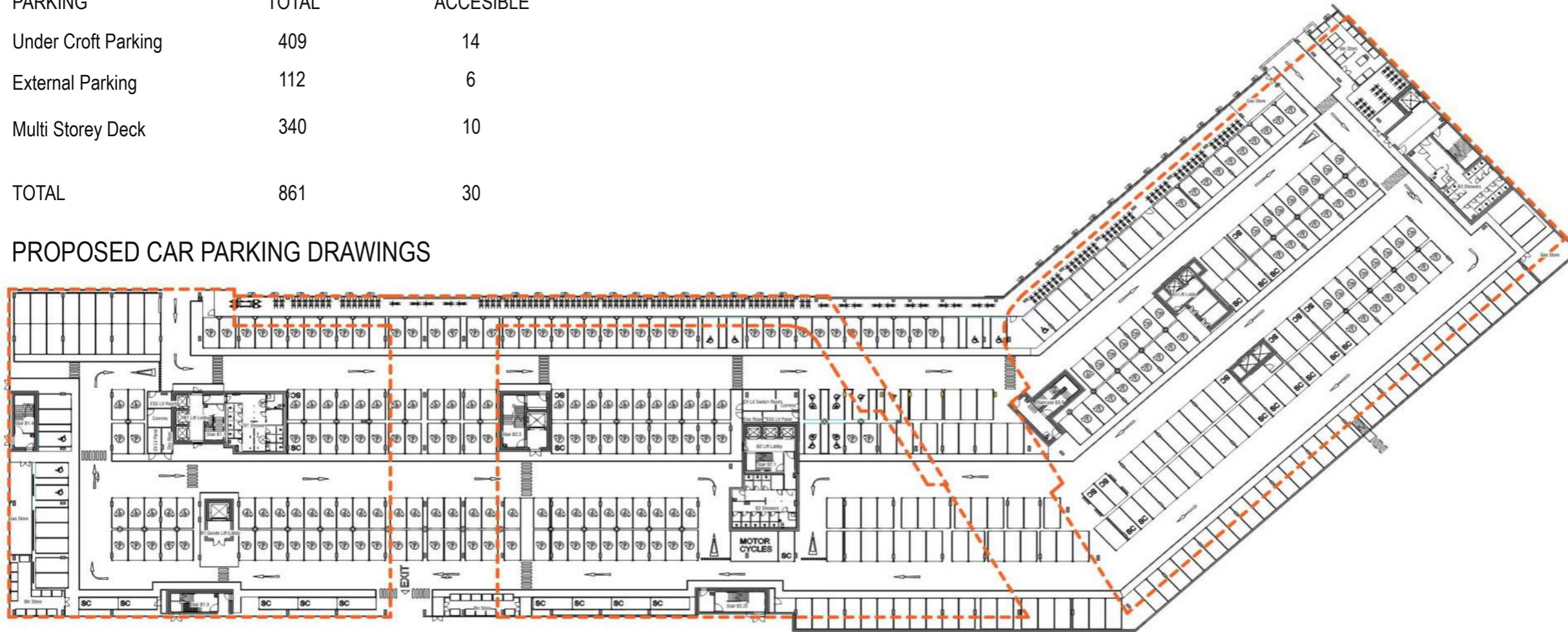
- Level 2.5
- Level 3.0
- Level 3.5
- Level 4.0
- Level 4.5

APPROVED VS PROPOSED CAR PARKING NUMBERS

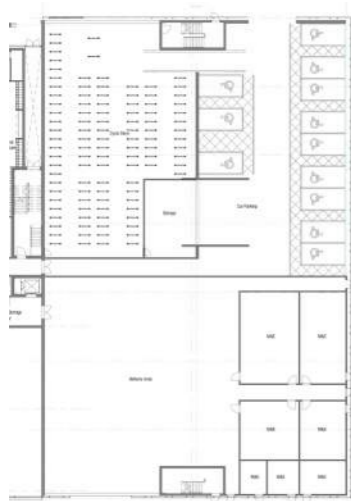
PROPOSED CAR PARKING SCHEDULE

PARKING	TOTAL	ACCESIBLE
Under Croft Parking	409	14
External Parking	112	6
Multi Storey Deck	340	10
TOTAL	861	30

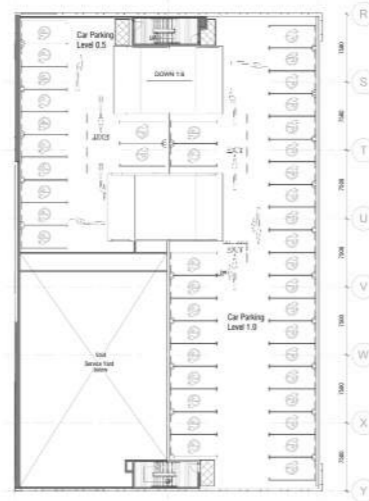
PROPOSED CAR PARKING DRAWINGS



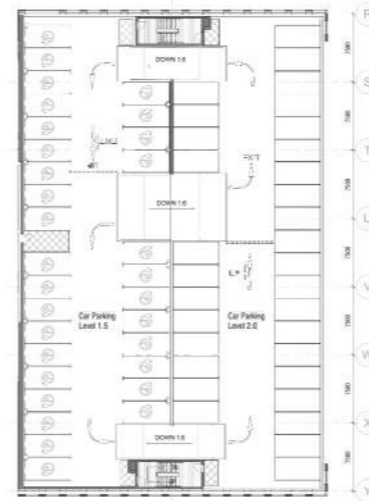
BUILDING 1&2_ LEVEL -1 BELOW PODIUM DECK



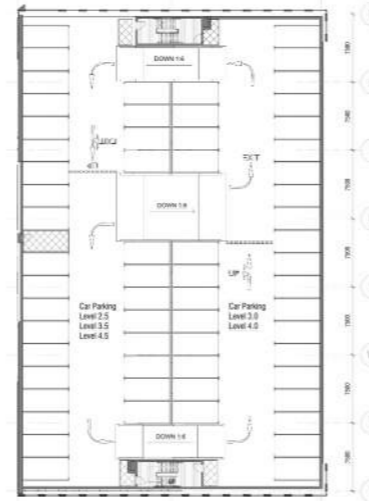
BUILDING 3_ LEVEL 0



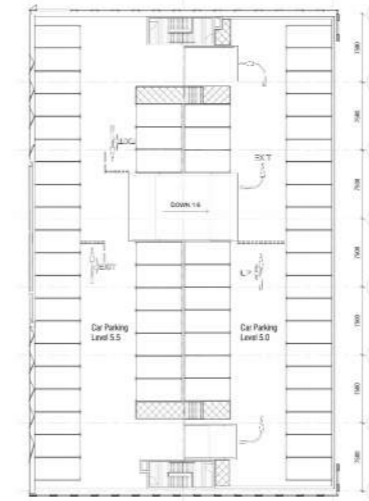
BUILDING 3_ LEVEL 0.5 & 1



BUILDING 3_ LEVEL 1.5 & 2



BUILDING 3_ Typical Floor



BUILDING 3_ LEVEL 5 & 5.5

- Level 2.5
- Level 3.0
- Level 3.5
- Level 4.0
- Level 4.5



BUILDING 1, 2 & 3 APPROVED SITE SECTIONS VS PROPOSED SITE SECTIONS



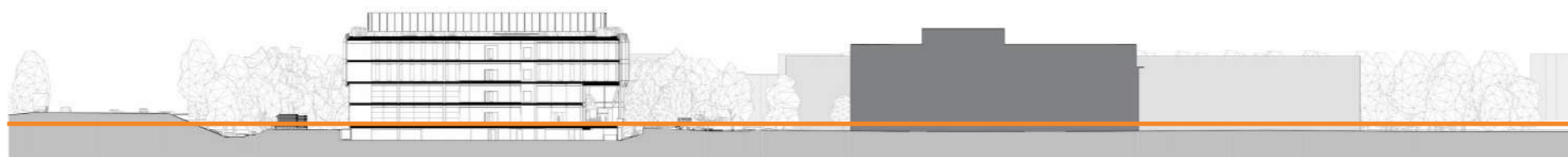
APPROVED BUILDING 1, 2 & 3 SECTION AA



PROPOSED BUILDING 1, 2 & 3 SECTION AA

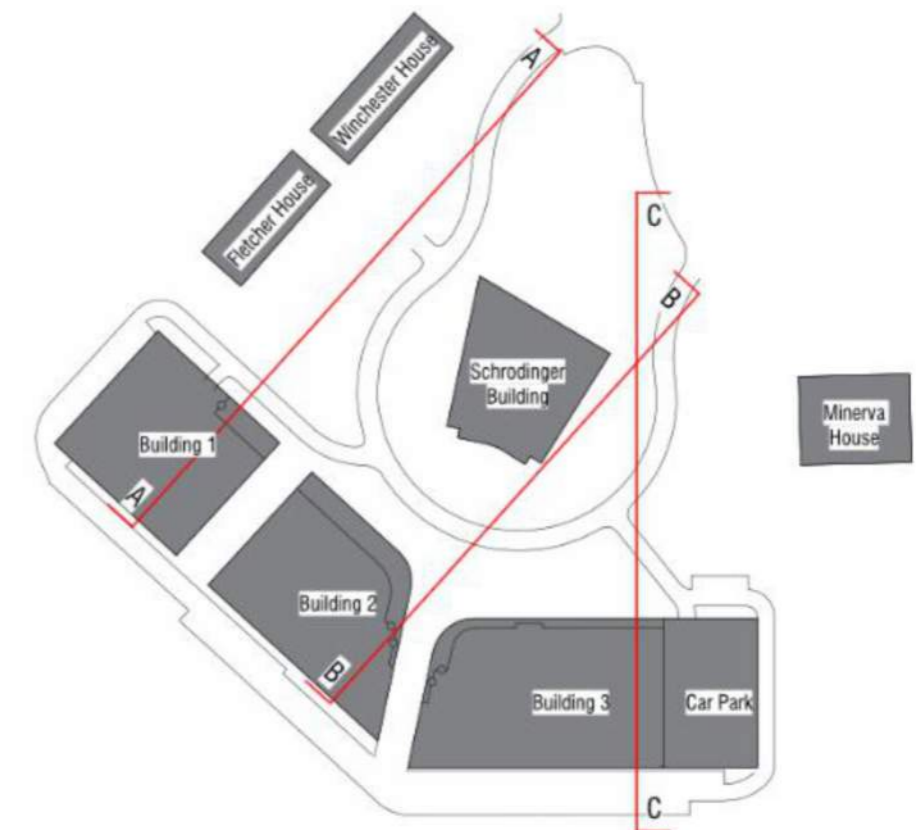


APPROVED BUILDING 1, 2 & 3 SECTION BB



PROPOSED BUILDING 1, 2 & 3 SECTION BB

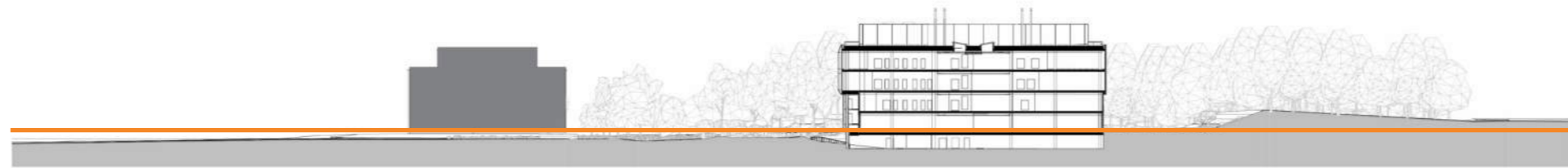
— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



BUILDING 1, 2 & 3 APPROVED SITE SECTIONS VS PROPOSED SITE SECTIONS

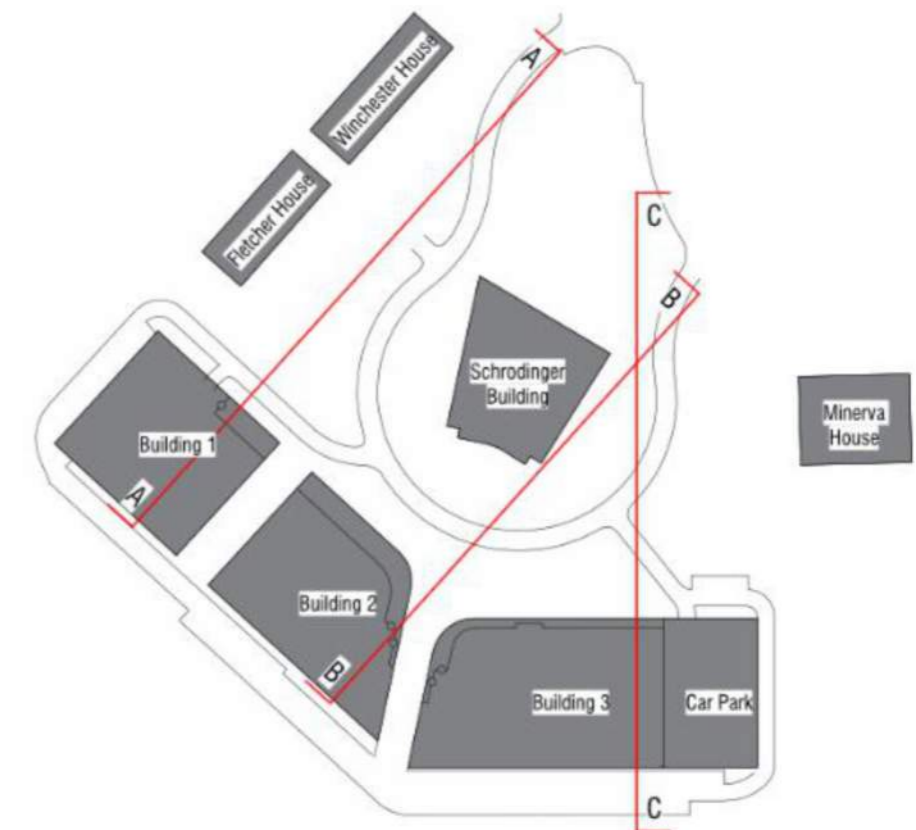


APPROVED BUILDING 1, 2 & 3 SECTION CC



PROPOSED BUILDING 1, 2 & 3 SECTION CC

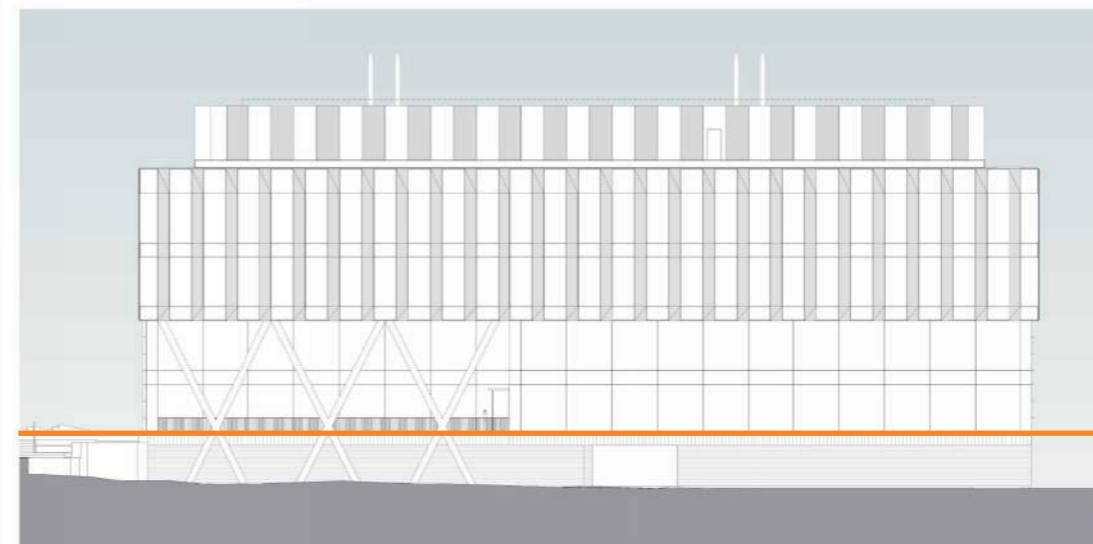
— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



BUILDING 1 APPROVED ELEVATIONS VS PROPOSED ELEVATIONS



APPROVED BUILDING 1 NORTH EAST ELEVATION



PROPOSED BUILDING 1 NORTH EAST ELEVATION

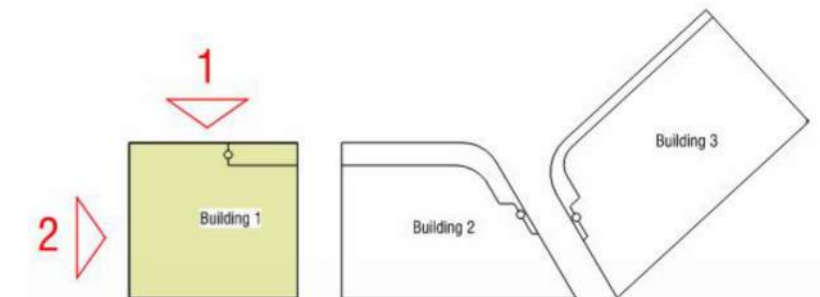


APPROVED BUILDING 1 NORTH WEST ELEVATION



PROPOSED BUILDING 1 NORTH WEST ELEVATION

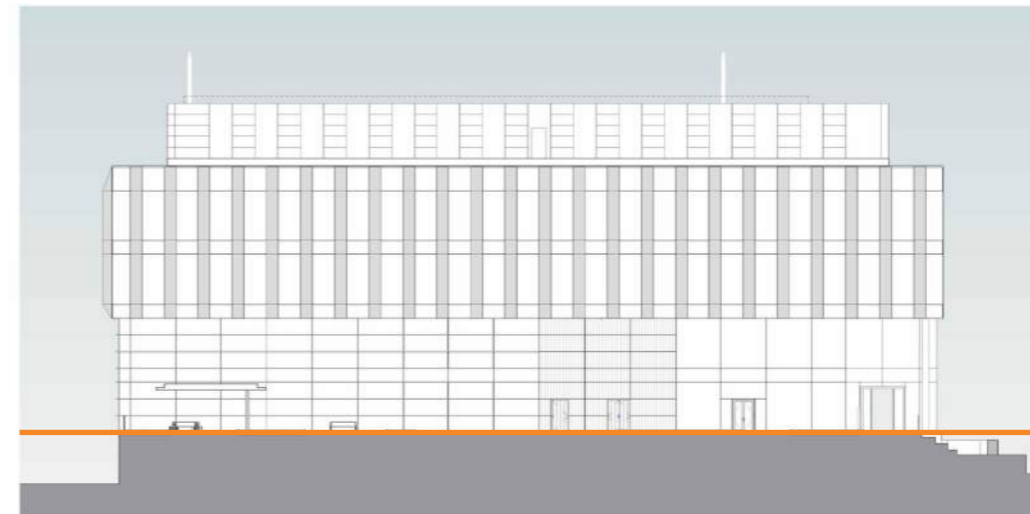
— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



BUILDING 1 APPROVED ELEVATIONS VS PROPOSED ELEVATIONS



APPROVED BUILDING 1 SOUTH EAST ELEVATION



PROPOSED BUILDING 1 SOUTH EAST ELEVATION

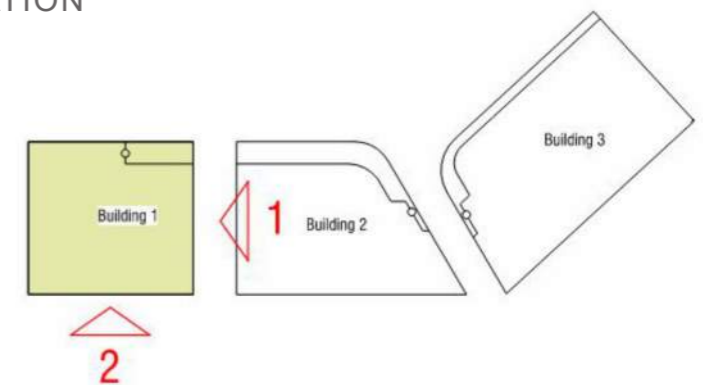


APPROVED BUILDING 1 SOUTH WEST ELEVATION



PROPOSED BUILDING 1 SOUTH WEST ELEVATION

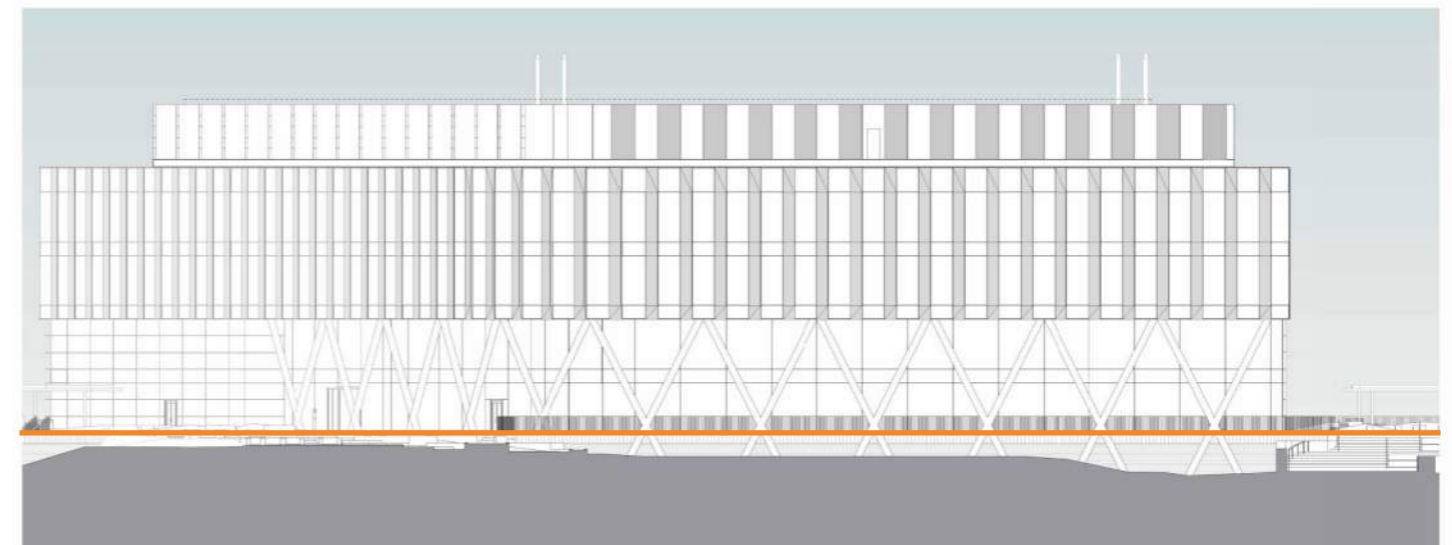
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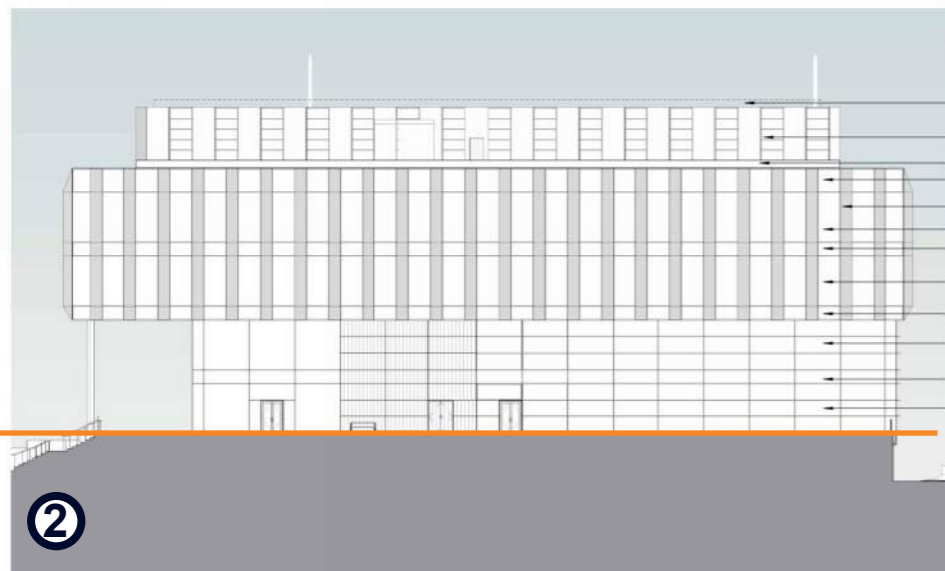
BUILDING 2 APPROVED ELEVATIONS VS PROPOSED ELEVATIONS



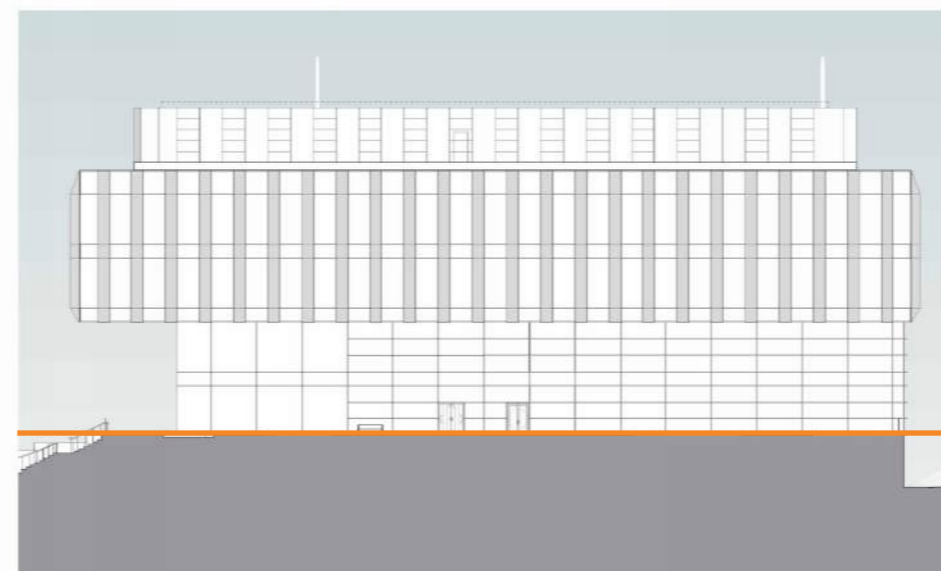
APPROVED BUILDING 2 NORTH EAST ELEVATION



PROPOSED BUILDING 2 NORTH EAST ELEVATION

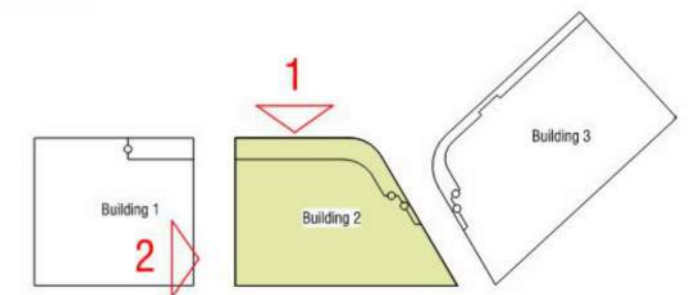


APPROVED BUILDING 2 NORTH WEST ELEVATION



PROPOSED BUILDING 2 NORTH WEST ELEVATION

— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



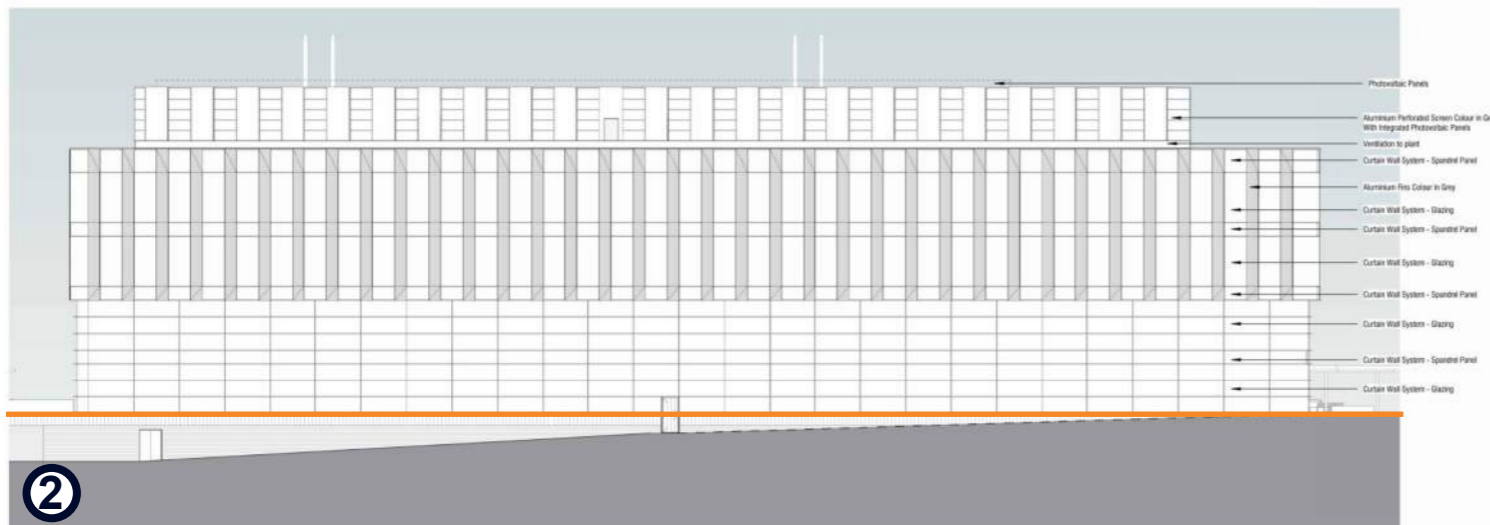
BUILDING 2 APPROVED ELEVATIONS VS PROPOSED ELEVATIONS



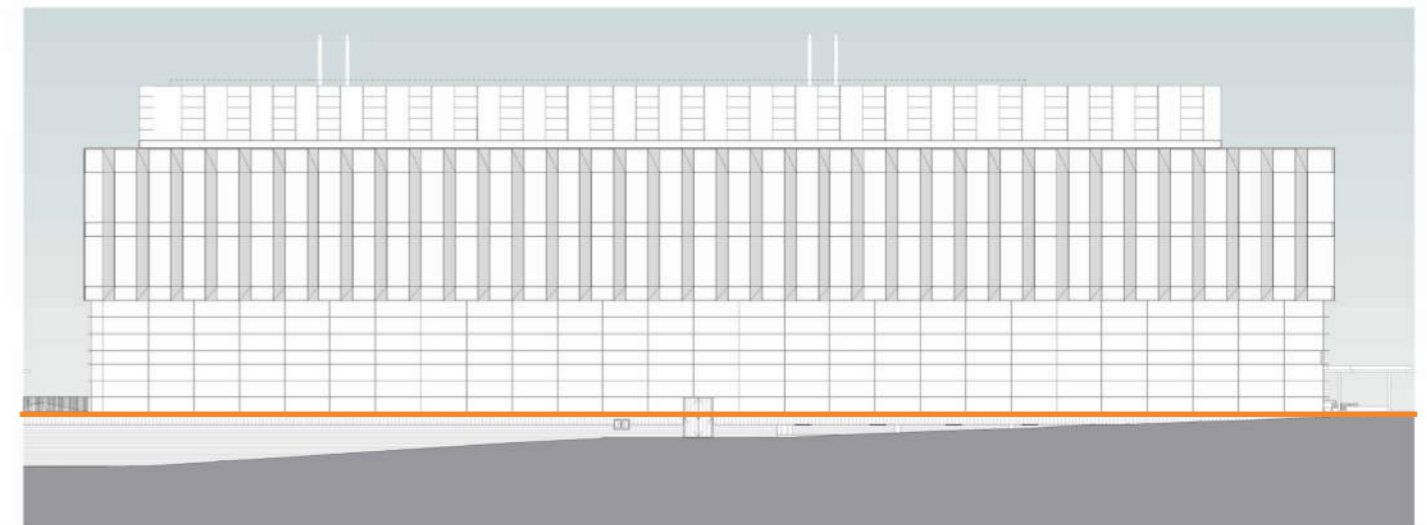
APPROVED BUILDING 2 SOUTH EAST ELEVATION



PROPOSED BUILDING 2 SOUTH EAST ELEVATION

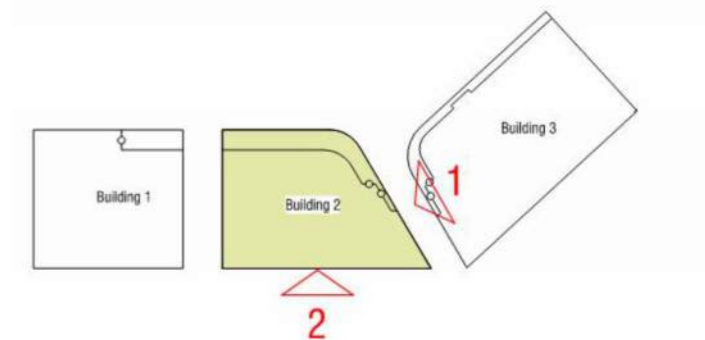


APPROVED BUILDING 2 SOUTH WEST ELEVATION



PROPOSED BUILDING 2 SOUTH WEST ELEVATION

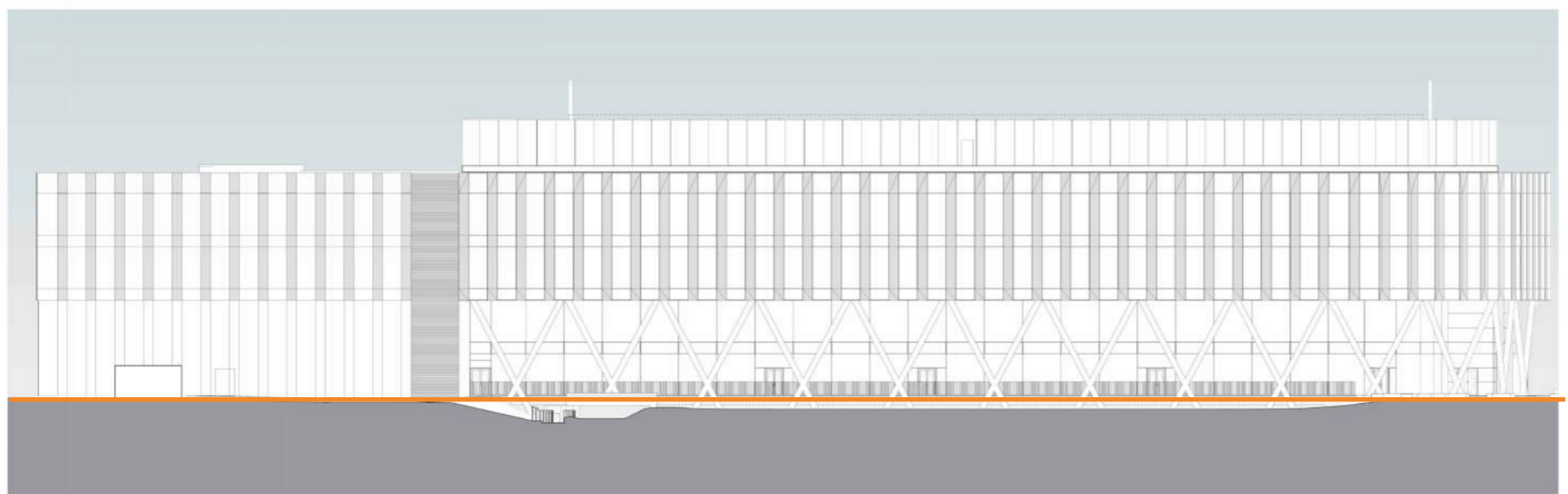
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BUILDING 3 APPROVED ELEVATIONS VS PROPOSED ELEVATIONS

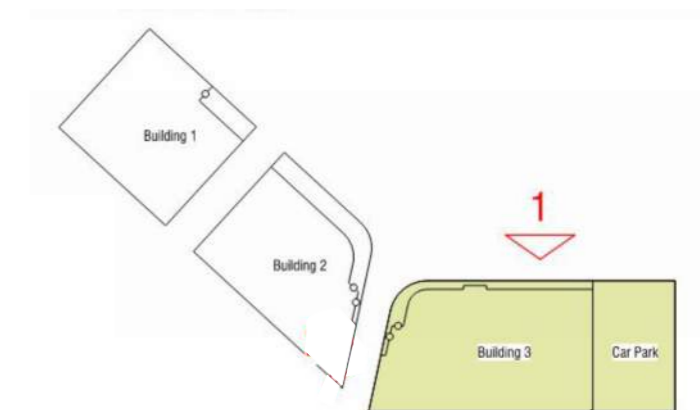


APPROVED BUILDING 3 NORTH EAST ELEVATION

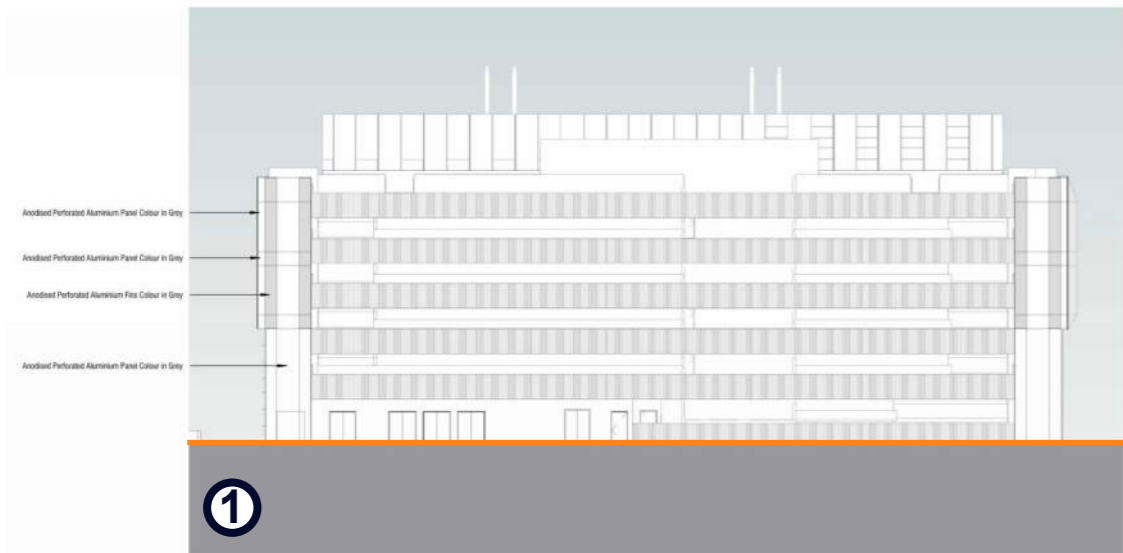


PROPOSED BUILDING 3 NORTH EAST ELEVATION

— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



BUILDING 3 APPROVED ELEVATIONS VS PROPOSED ELEVATIONS



APPROVED BUILDING 3 SOUTH EAST ELEVATION



PROPOSED BUILDING 3 SOUTH EAST ELEVATION

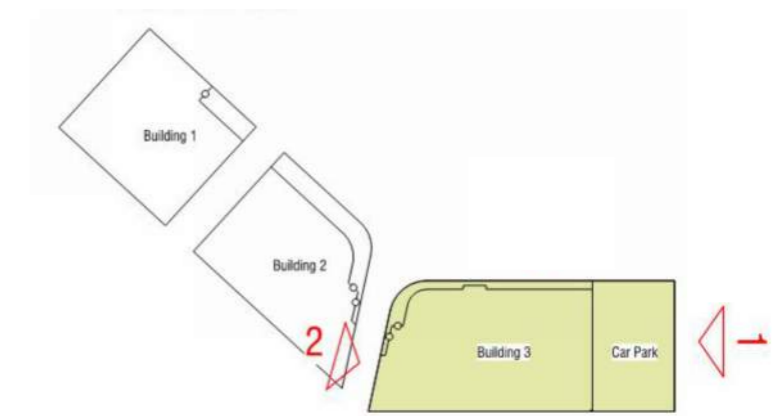


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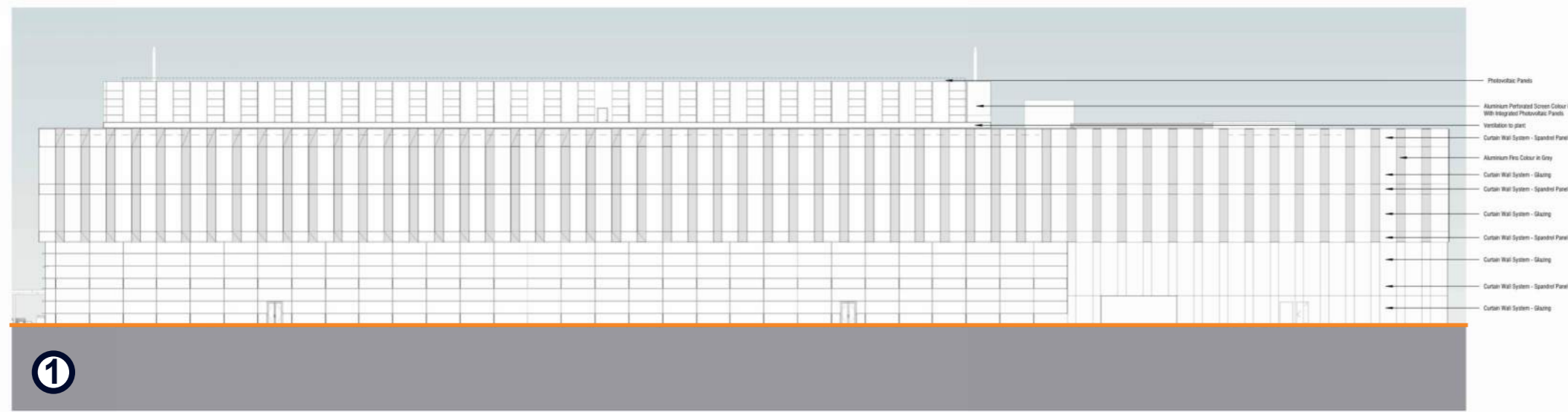


PROPOSED BUILDING 3 NORTH WEST ELEVATION

— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



BUILDING 3 APPROVED ELEVATIONS VS PROPOSED ELEVATIONS

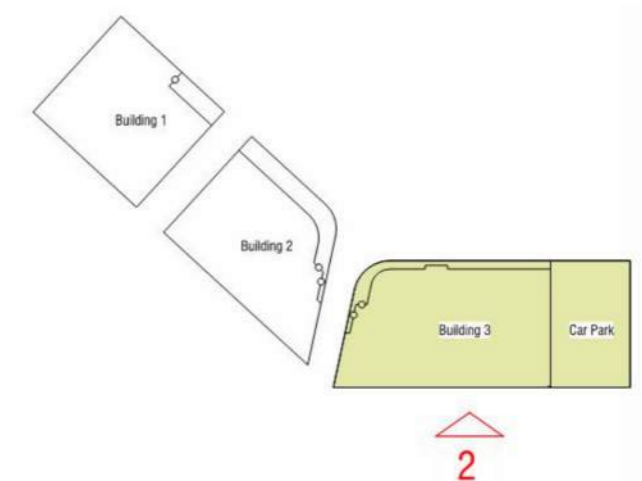


APPROVED BUILDING 3 SOUTH WEST ELEVATION



PROPOSED BUILDING 3 SOUTH WEST ELEVATION

— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



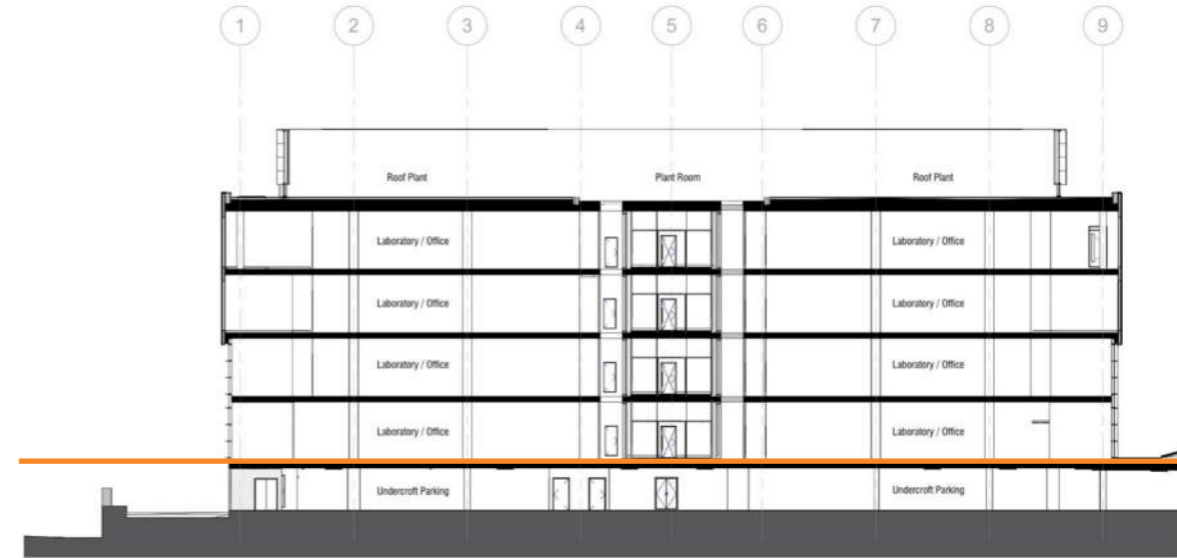


BUILDING 1 APPROVED SECTIONS VS PROPOSED SECTIONS



A

APPROVED BUILDING 1 SECTION AA



PROPOSED BUILDING 1 SECTION AA



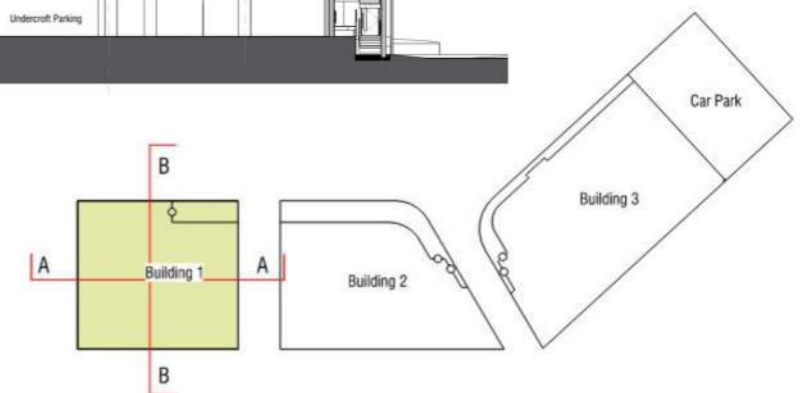
B

APPROVED BUILDING 1 SECTION BB

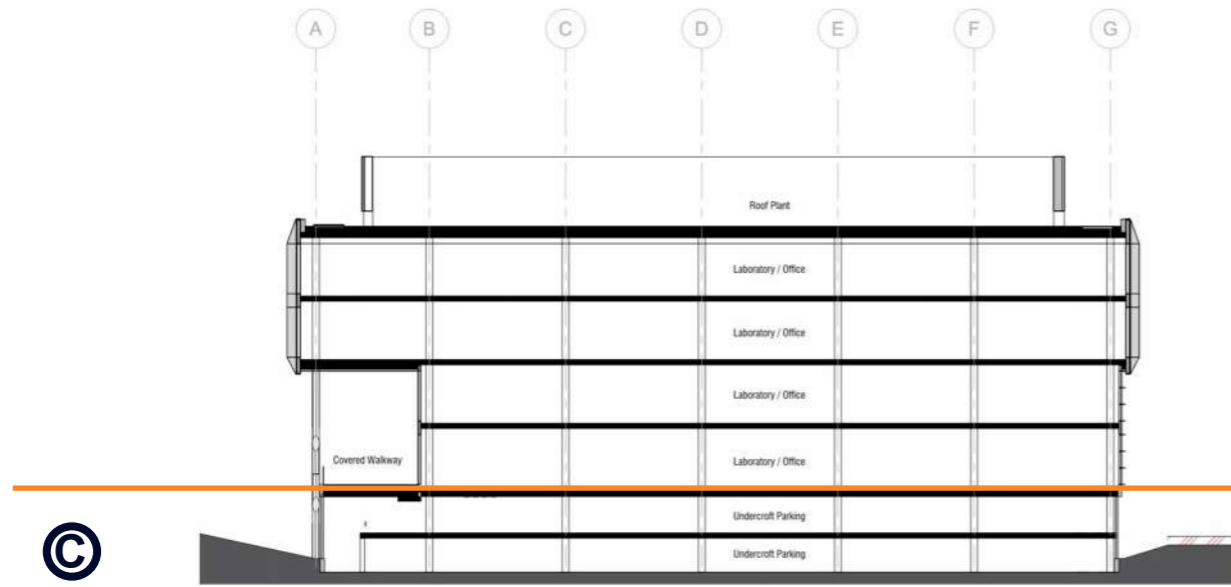


PROPOSED BUILDING 1 SECTION BB

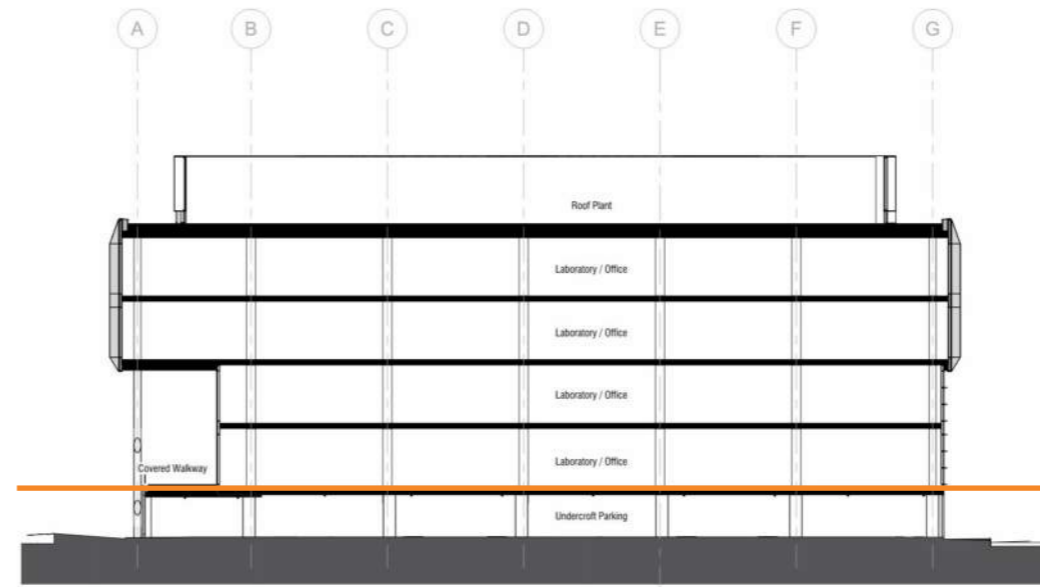
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BUILDING 1 APPROVED SECTIONS VS PROPOSED SECTIONS

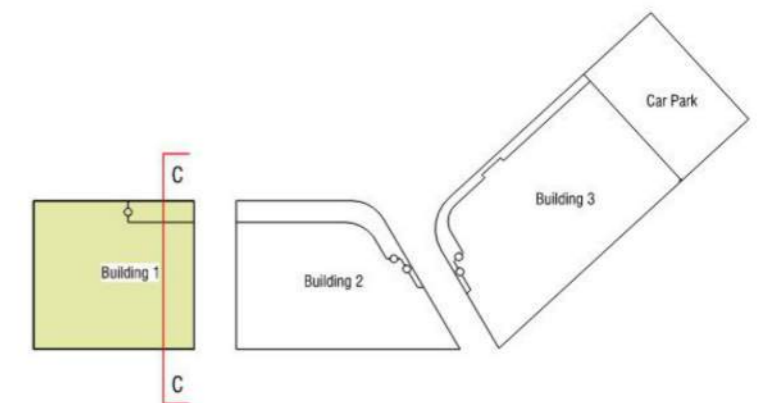


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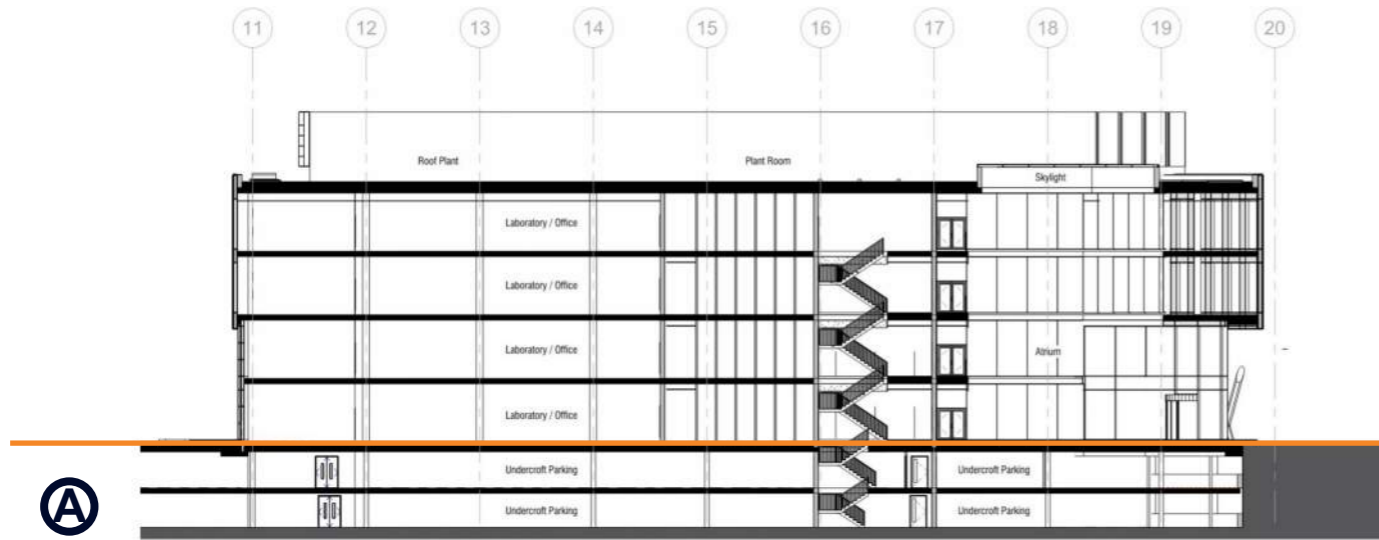


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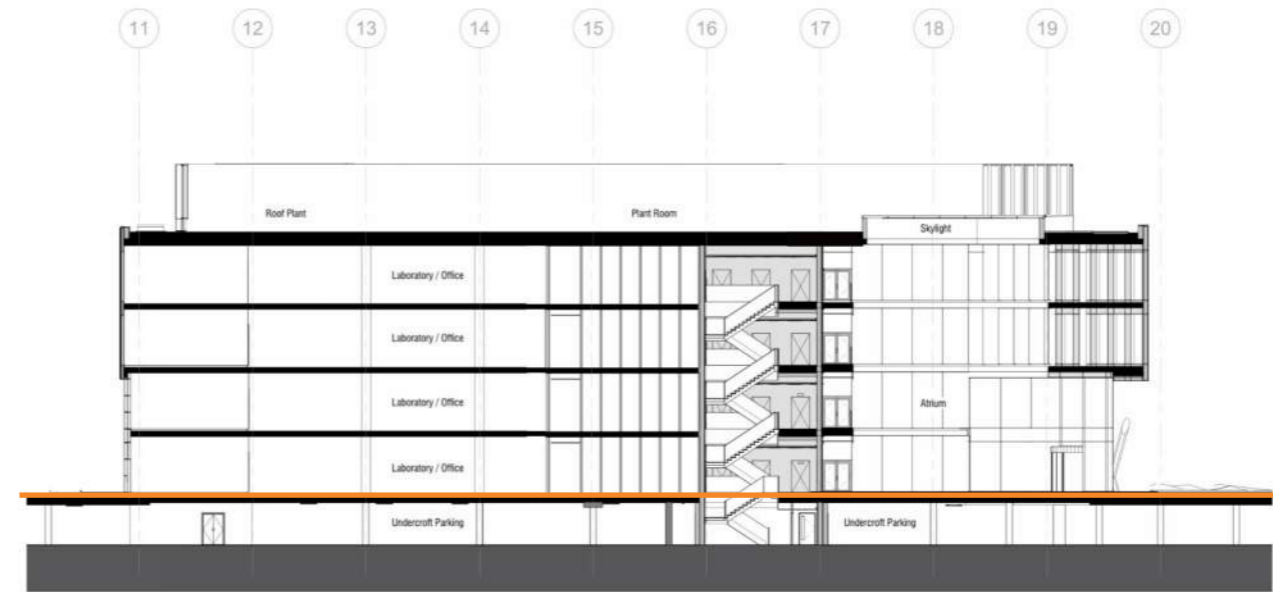
— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



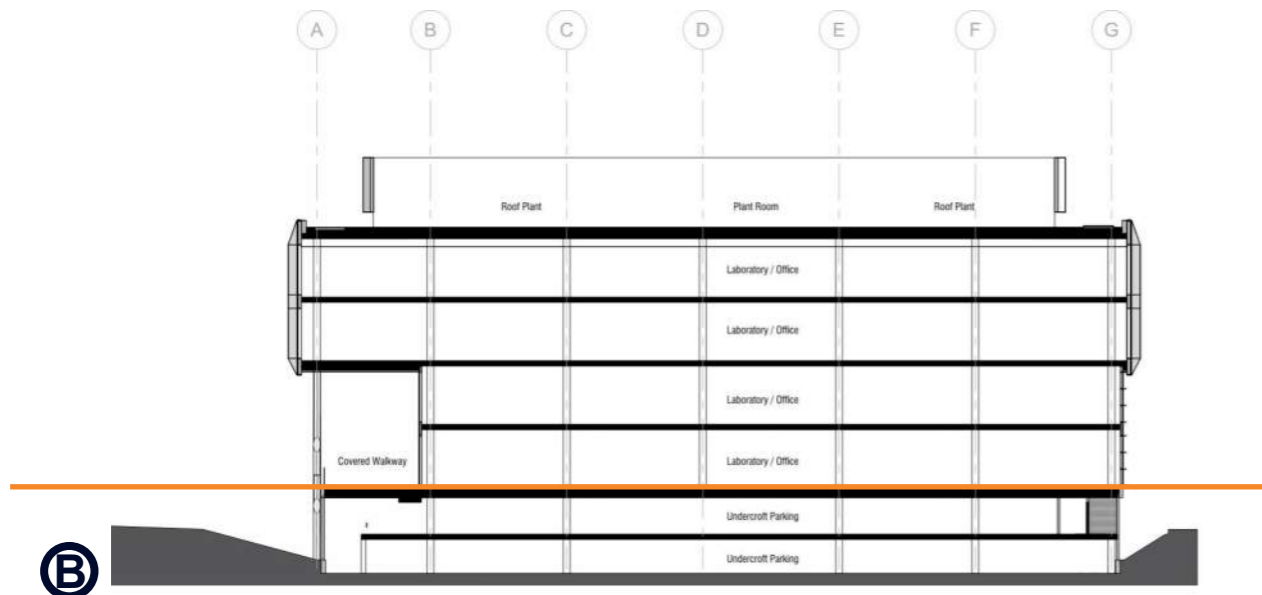
BUILDING 2 APPROVED SECTIONS VS PROPOSED SECTIONS



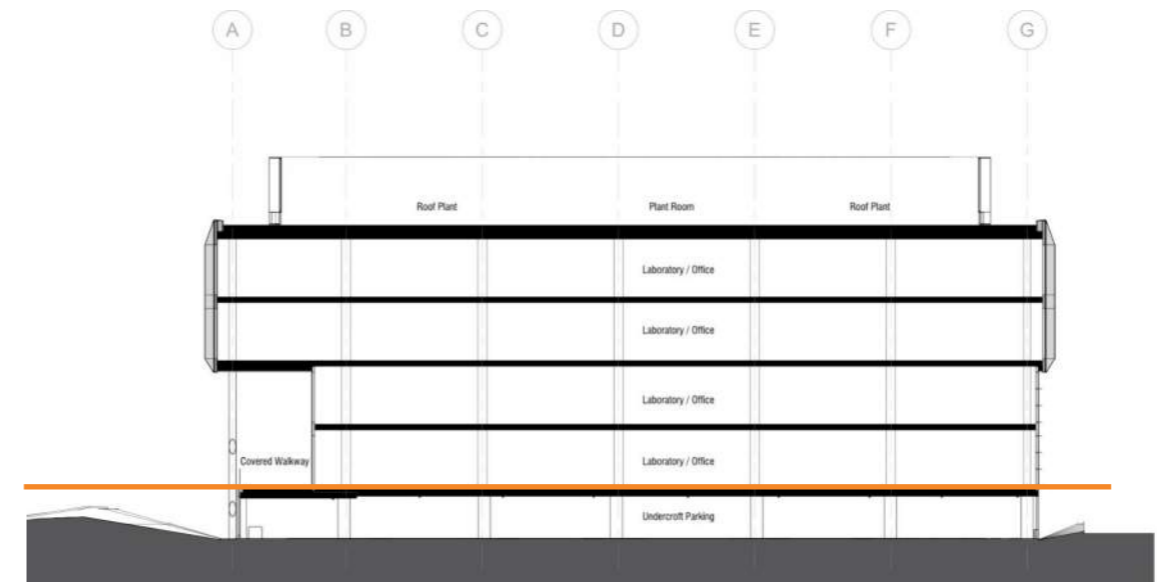
APPROVED BUILDING 2 SECTION AA



PROPOSED BUILDING 2 SECTION AA

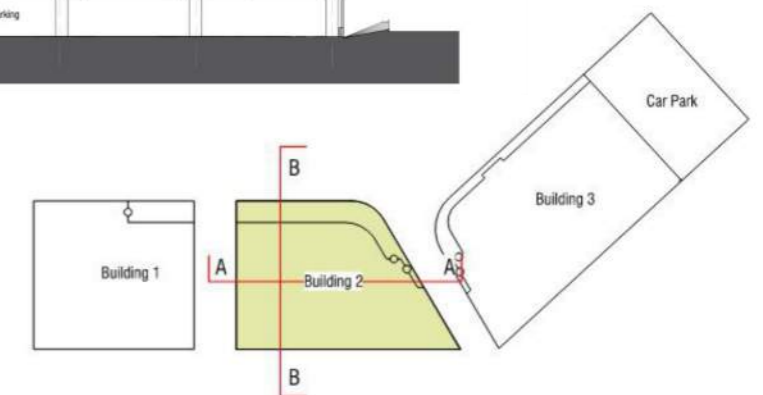


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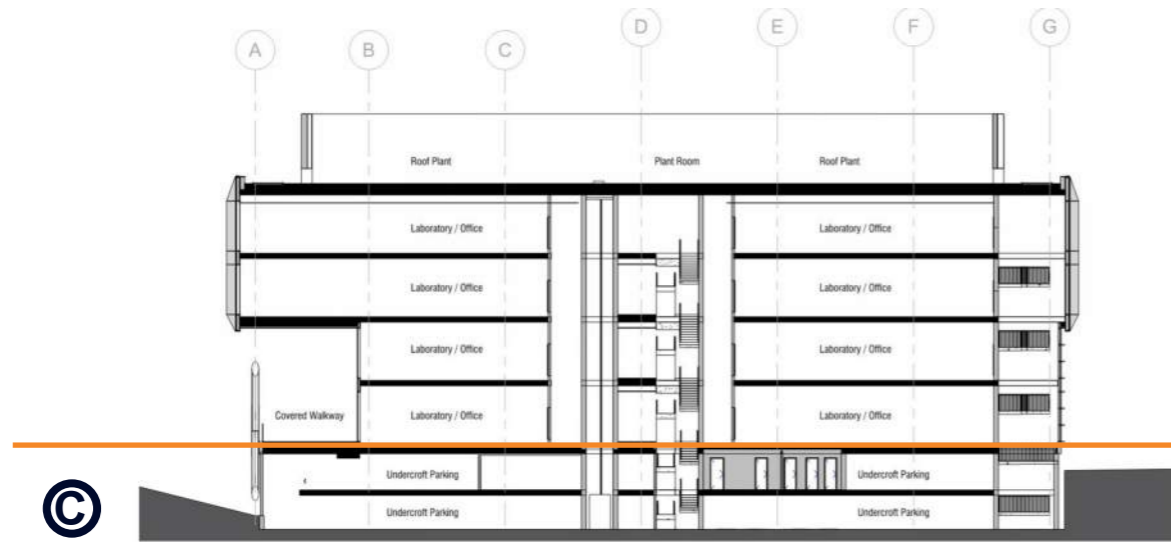


PROPOSED BUILDING 2 SECTION BB

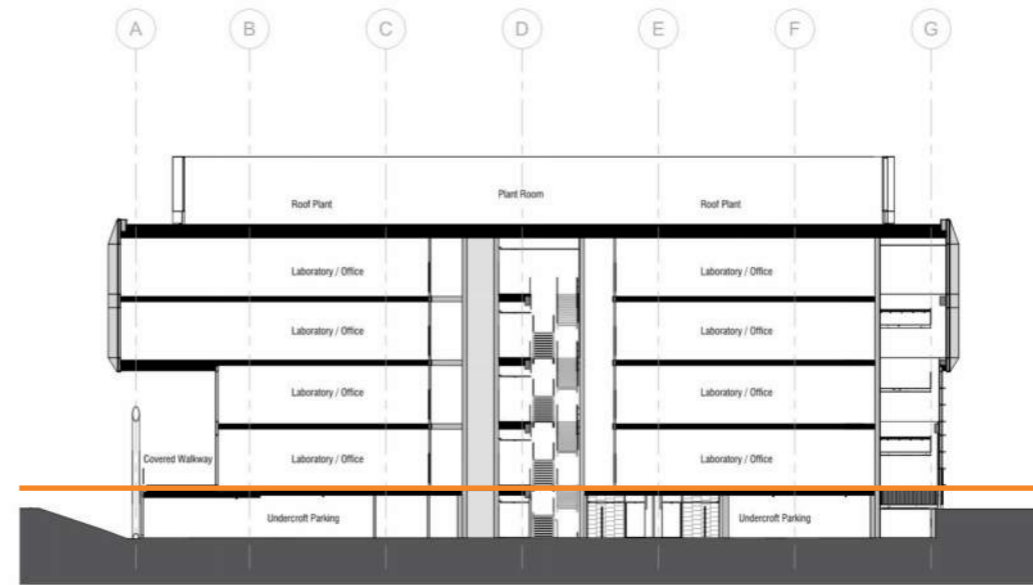
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BUILDING 2 APPROVED SECTIONS VS PROPOSED SECTIONS

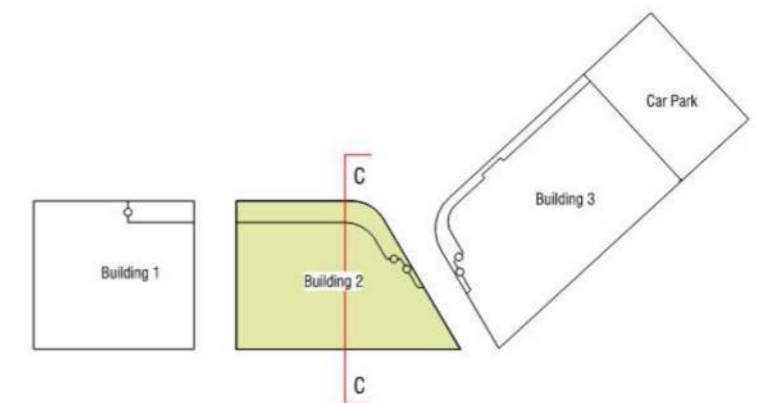


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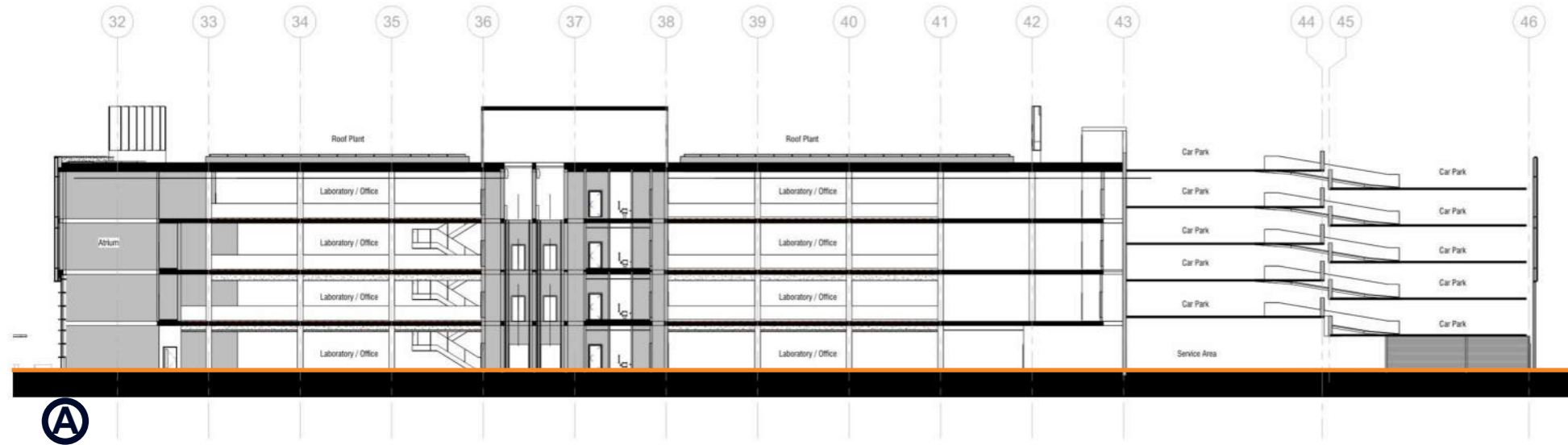


PROPOSED BUILDING 2 SECTION CC

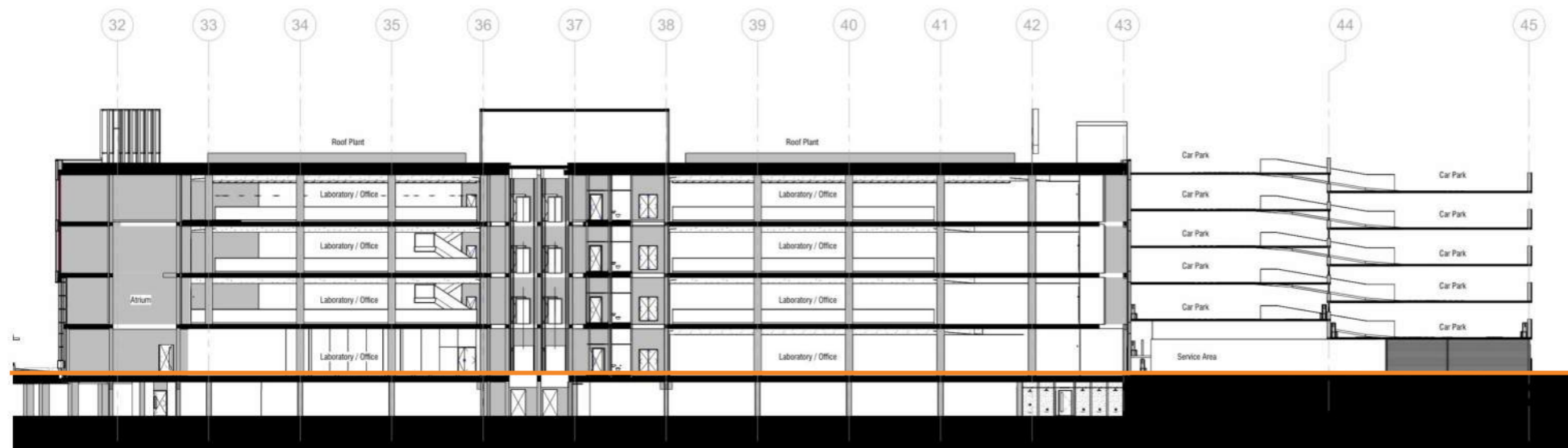
— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



BUILDING 3 APPROVED SECTIONS VS PROPOSED SECTIONS

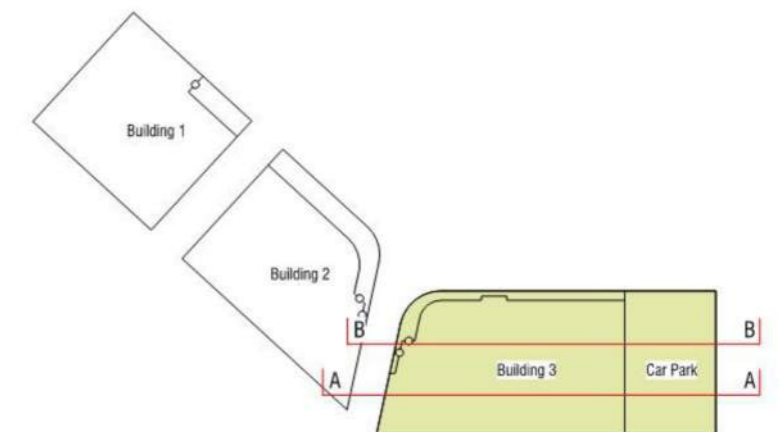


APPROVED BUILDING 3 SECTION AA

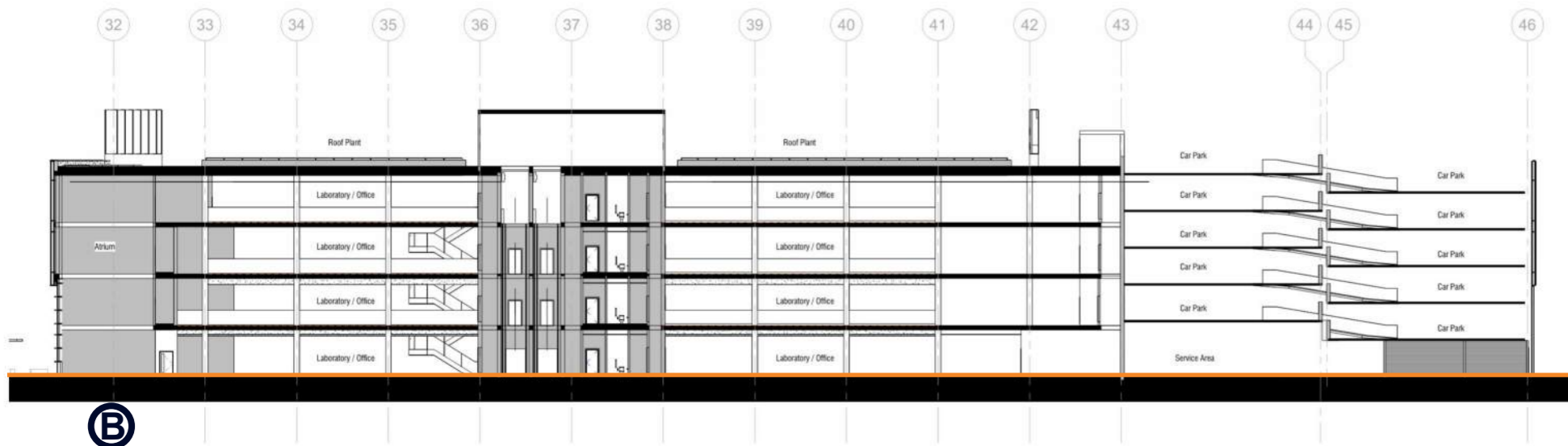


PROPOSED BUILDING 3 SECTION AA

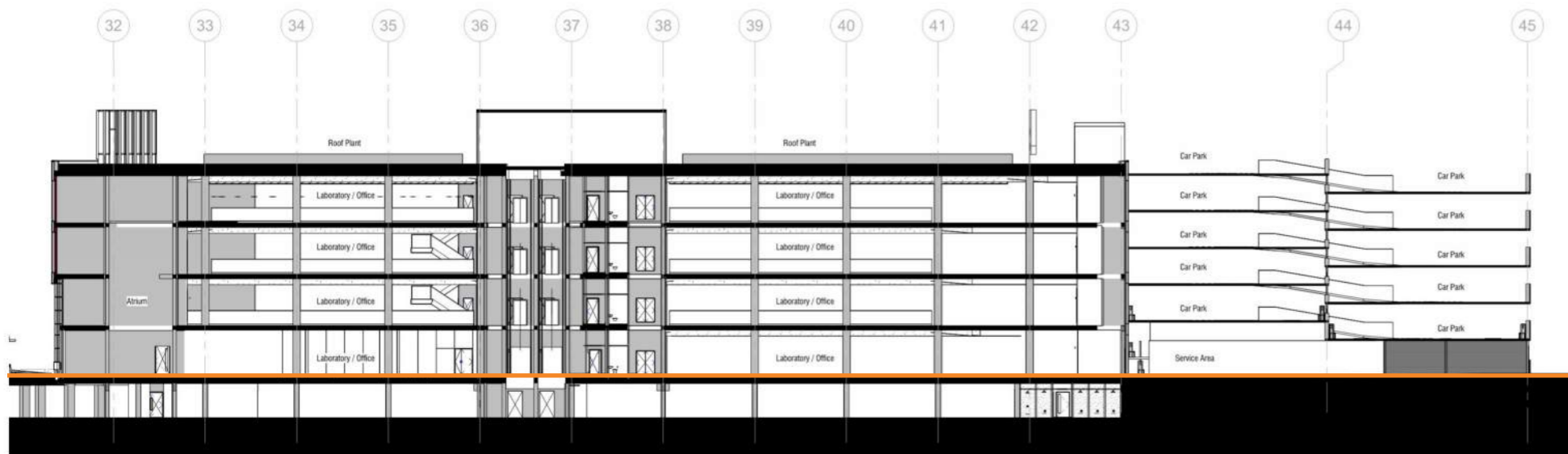
— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



BUILDING 3 APPROVED SECTIONS VS PROPOSED SECTIONS

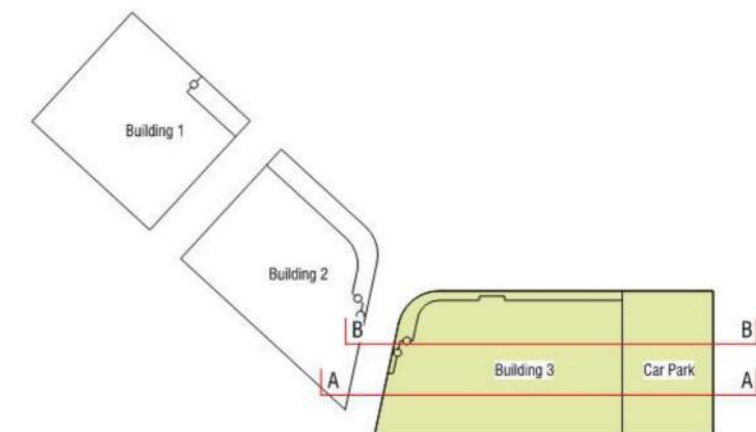


APPROVED BUILDING 3 SECTION BB

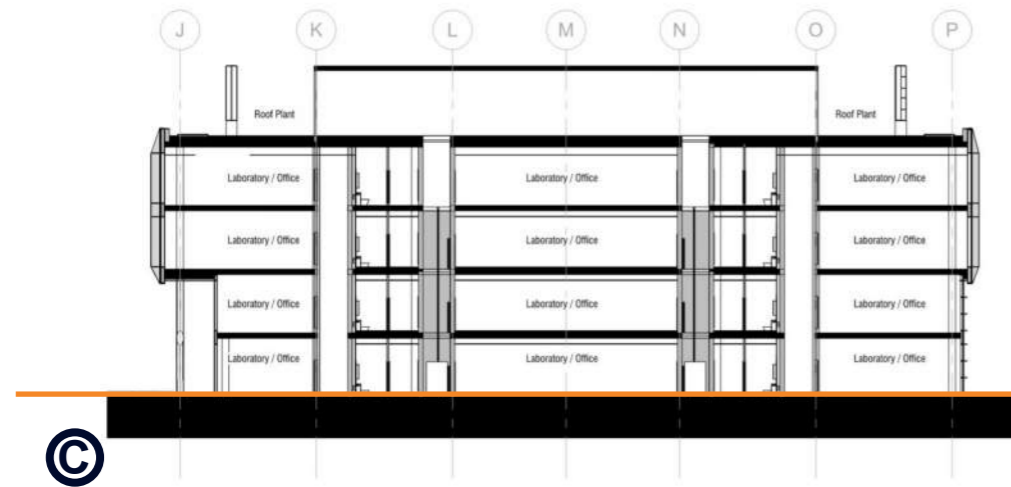


PROPOSED BUILDING 3 SECTION BB

— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL



BUILDING 3 APPROVED SECTIONS VS PROPOSED SECTIONS

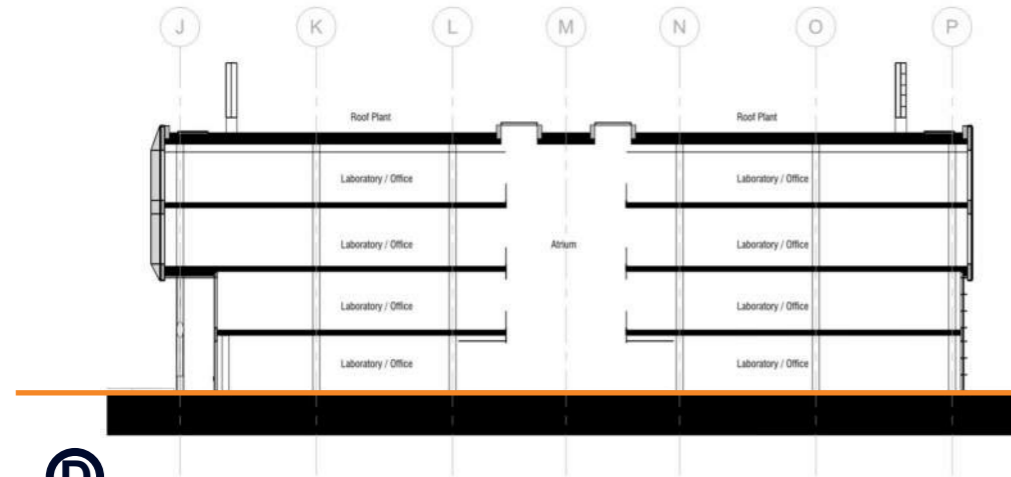


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APPROVED BUILDING 3 SECTION CC

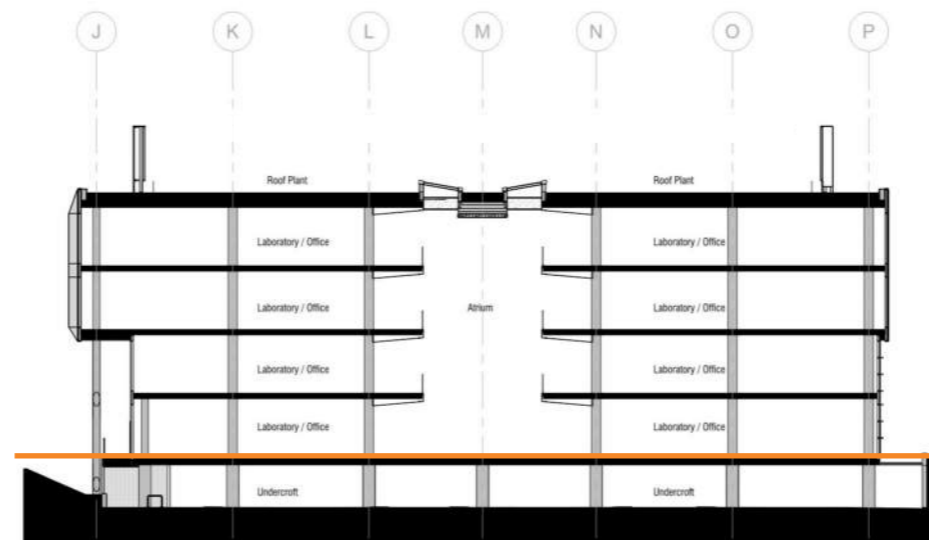


PROPOSED BUILDING 3 SECTION CC



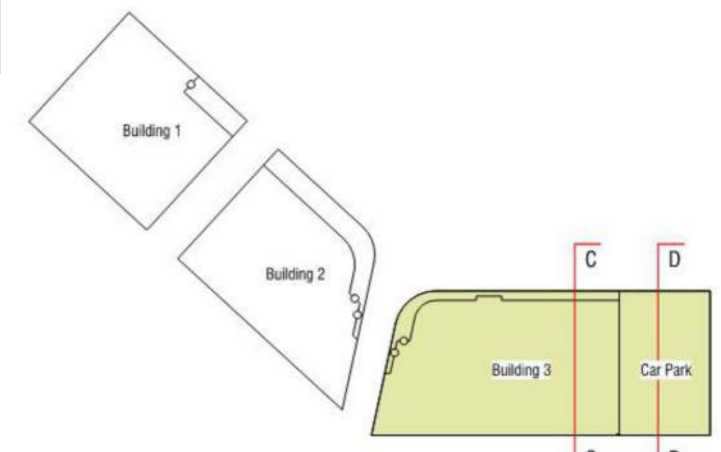
Ⓓ

APPROVED BUILDING 3 SECTION DD



PROPOSED BUILDING 3 SECTION DD

— GROUND FLOOR LEVEL - NO CHANGES TO BUILDING ELEVATIONS ABOVE THIS LEVEL





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