Location Plan

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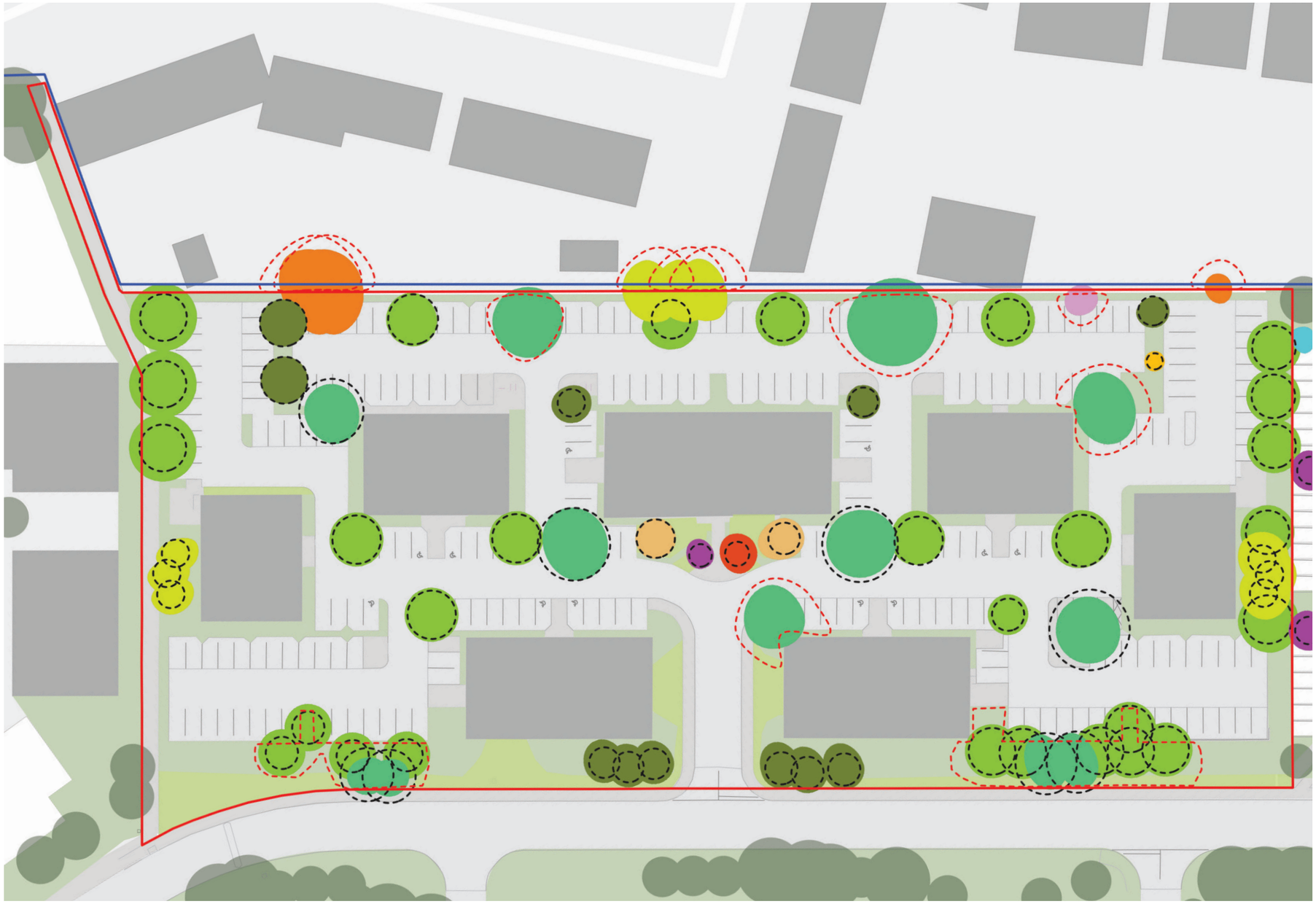


Site Boundary
Campus Boundary
Small-leaved lime: *Tilia cordata*
Whitebeam: *Sorbus aria*
Corsican pine: *Pinus nigra*
Sycamore: *Acer psuedoplatanus*
Laurestine: *Viburnum tinus*
Pear: *Pyrus* sp.
Pin oak: *Quercus palustris*
Cherry: *Prunus* sp.
Dogwood: *Cornus* sp.
Himalayan birch: *Betula Jacquemontii*
Hornbeam: *Carpinus betulus*
Extent of root protection area
Modified root protection area due to site constraints

NTS
0 5 10 20 40

Oxford City Council Technical Advice Note (TAN) 9 requires a detailed tree canopy assessment to take place. The adjacent diagram shows the baseline tree canopy cover within the application site area. This was calculated as being 2,631m², or 20.4% of the total site area. The projected canopy cover for the site over 10, 20, 25 and 30 years was then calculated, taking into account tree growth, tree age and tree life expectancy following advice from the project arboriculturalist, with assumed diameter spread of the existing trees of 1.5m after 10 years.

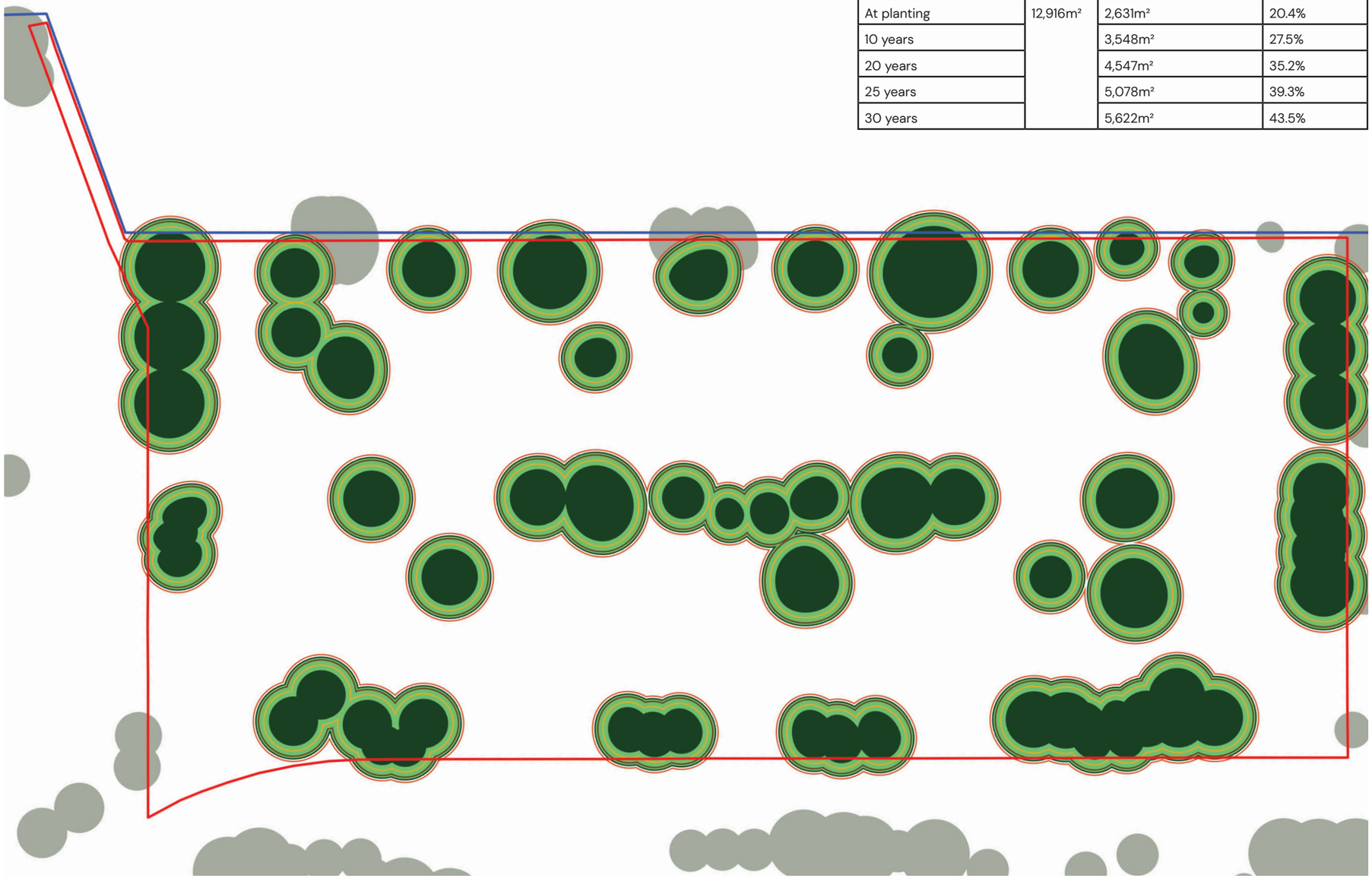
Notes on tree canopy cover

The table refers to tree canopies as shown in Aspect Trees' 'Tree Survey' dated May 2023.
Only trees with a diameter greater than 7.5cm within the site red line have been considered
Trees included within the canopy measurement are those where the trunk sits on or is within the boundary
Canopy of included trees is measured to the full extent, even if this extrudes beyond the boundary
Where there are overlapping canopies, this will just be measured as one canopy

Assumed growth rates

Assumed diameter spread increase of 1.5m Ø every 10 years for all existing trees
Assumed canopy spread of 4m for the proposed trees at planting
Assumed diameter spread increase of 1.5m Ø every 10 years for the proposed trees
The percentage given is an approximate percentage of the canopy as a proportion of the plot area
Percentages are rounded up to one decimal place

Expected baseline tree canopy cover within application site at:	Site area	Canopy cover without development	
		Area m²	% of site
At planting	12,916m²	2,631m²	20.4%
10 years		3,548m²	27.5%
20 years		4,547m²	35.2%
25 years		5,078m²	39.3%
30 years		5,622m²	43.5%



Existing Trees
10 Year Offset
20 Year Offset
25 Year Offset
30 Year Offset

NTS
0 5 10 20 40

The application site was subject to an extended Phase 1 habitat survey in June 2023, updated in October 2023 by Ecology Solutions; a desk-based study was also undertaken to inform this assessment. A number of surveys (bats, badgers) were also completed in October 2023.

The habitats on site comprise seven two-storey buildings with associated hardstanding surfaces. Existing amenity shrub planting forms narrow borders adjacent the buildings and at the site boundaries with species subject to regular management. The amenity planting also includes individual and grouped amenity trees. Regularly maintained modified grassland forms lawned verges associated with John Smith Drive. These habitats consist of common and widespread species with a low distinctiveness and nature conservation interest. Both the lawns and shrub planting have a low species diversity and include non-native ornamental species.

A survey of all the site's buildings and trees was undertaken in October 2023 to assess their potential to support roosting bats. The site is absent of any roosting opportunities for locally present bats and currently provides negligible opportunities for foraging and dispersal with artificial lighting prevalent across the site.

No evidence of Badger or Hedgehog was recorded during the site survey work. The site is considered to support negligible breeding and foraging opportunities for reptile species and is not considered to support breeding opportunities for any locally present Great Crested Newt populations with negligible opportunities for amphibians during their terrestrial phase. It is not considered likely that the site provides suitable habitat for other protected species. The existing shrub and tree planted areas do, however, offer some suitability for invertebrate species, and also for foraging mammal species, and nesting and foraging opportunities for birds.

Refer to the submitted Ecological Assessment Report prepared by Ecology Solutions for more detailed information on existing ecology and proposed ecology strategy.

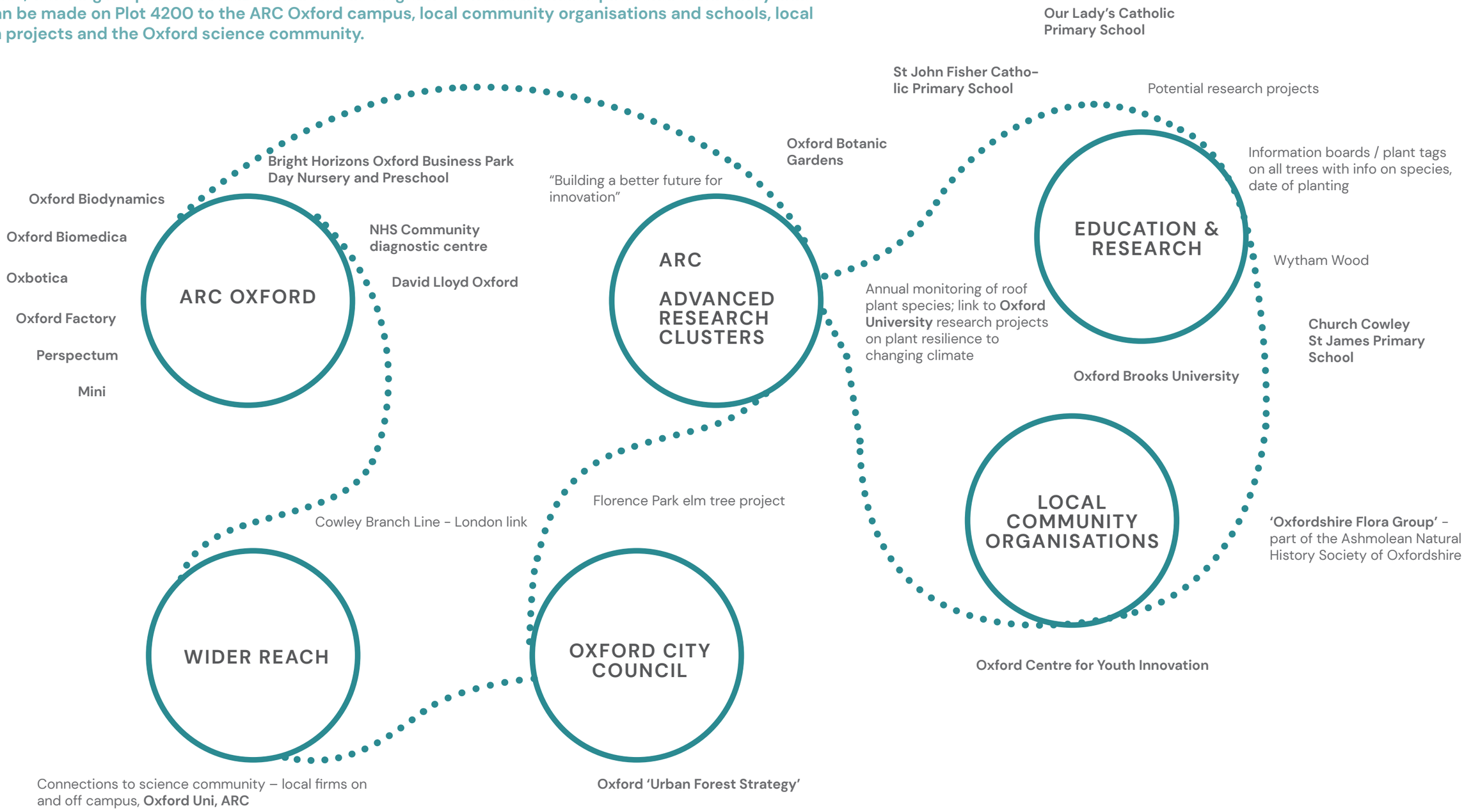
4.0 | LANDSCAPE CONCEPT

4.0 | LANDSCAPE CONCEPT
4.1 | LANDSCAPE VISION

The vision for Plot 4200 sees the landscape designed around the core values of climate, character and community with the intent to create a joyful, attractive and aspirational work environment. The proposals deliver a multi-layered landscape for the plot with a range of distinct character areas which aim to maximise available external space and compliment the architecture.

The core principles of sustainability underpin the landscape masterplan to ensure the proposals are adaptable to climate change through the provision of new planting, rain gardens, SuDs and biodiverse roofs. The introduction of meaningful greening, retention of existing trees together with creation of new habitats and tree planting also provides enhanced biodiversity and tree cover. The proposals for the landscape masterplan draw inspiration from the landscape typologies of Oxford, and the architectural and industrial heritage of the site articulated through its green spaces, planting and structural interventions to create a unique sense of place. Integration of new and enhanced routes for pedestrians and cyclists includes the enhancement of the existing southern footpath leasing from Boswell Road, improving permeability into and across ARC Oxford.

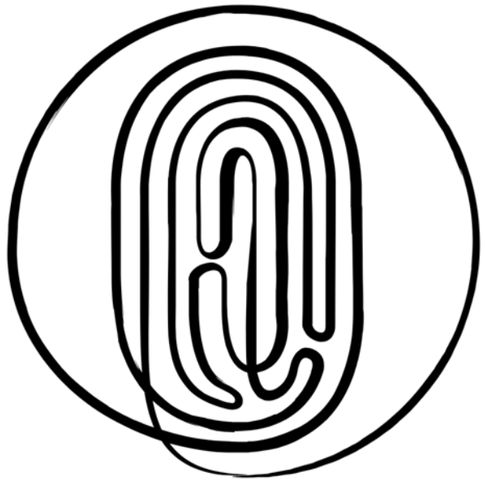
ARC Oxford is a science and innovation cluster which is home to a community of lab and office organisations and co-working spaces, set in a green, energising campus environment. ARC's approach is to support science and innovation businesses to thrive, managing open innovation clusters with connections to the wider community of universities, teaching hospitals and R&D facilities. This diagram shows additional aspirational community links which can be made on Plot 4200 to the ARC Oxford campus, local community organisations and schools, local research projects and the Oxford science community.



CLIMATE

A RESILIENT LANDSCAPE IN THE FACE OF THE CLIMATE EMERGENCY

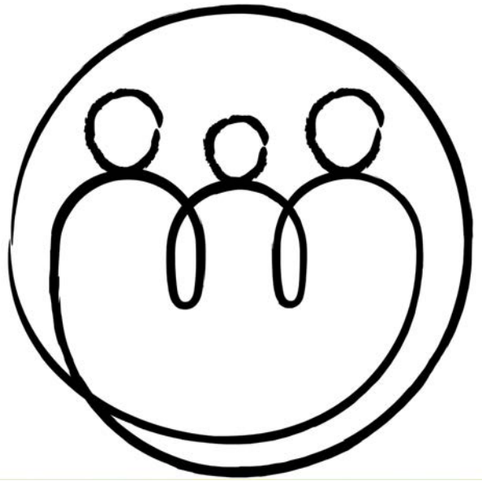
- Enriched biodiversity & habitat creation
- Enhanced water management
- Low carbon hard landscape
- Net gain in tree canopy cover
- Achieve biodiversity net gain



CHARACTER

AN EXCITING NEW PLACE OF WORK

- A coherent identity & clear relationship to the campus
- A multi-functional landscape
- References to local materials in floorscape
- Forming part of a campus urban arboretum



COMMUNITY

PART OF A GREEN, ENERGISING CAMPUS ENVIRONMENT

- Well connected route networks
- Flexible and accessible breakout spaces
- Outreach to local community groups
- Expand Oxford's 'Urban Forest'

The design and development of the landscape proposals have been informed by contextual analysis, the project brief and sustainable development principles.

Biodiversity and Tree Cover

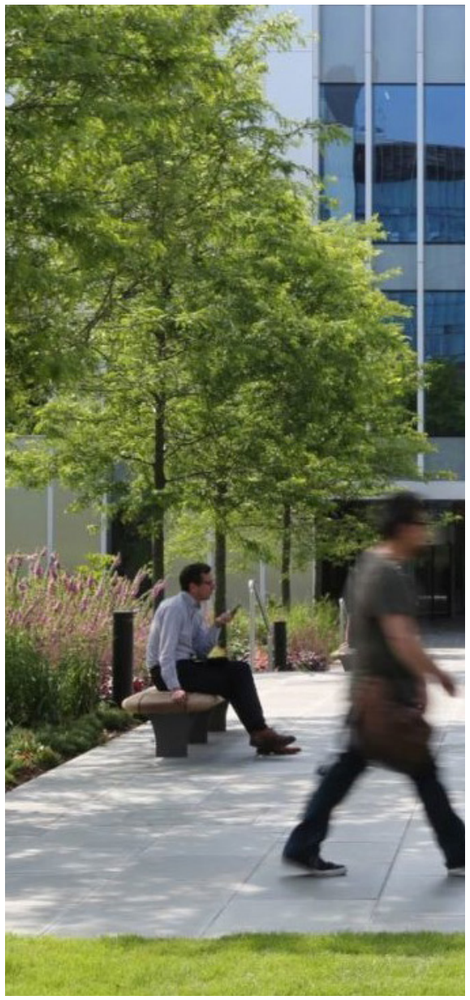
Strengthened soft landscape through the introduction of meaningful greening, new habitats and tree planting

Amenity and Breakout Space

A strong approach and arrival experience with outdoor spaces for amenity, well-being and work

Water Management

Sustainable solutions for water management within the paving, planting and roof landscapes



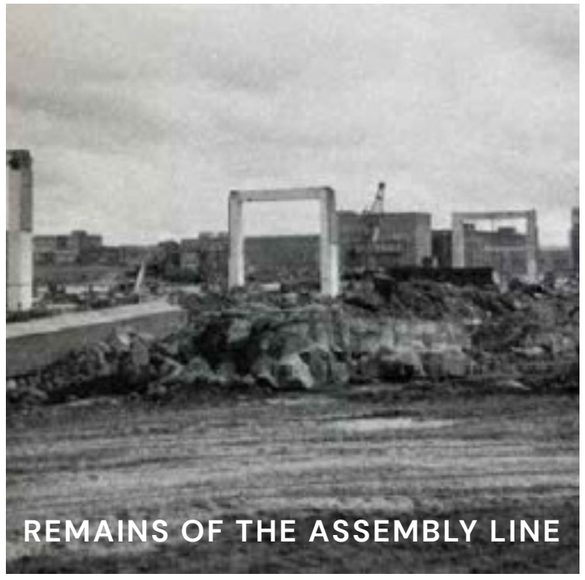
Enhance pedestrian and cycle connections

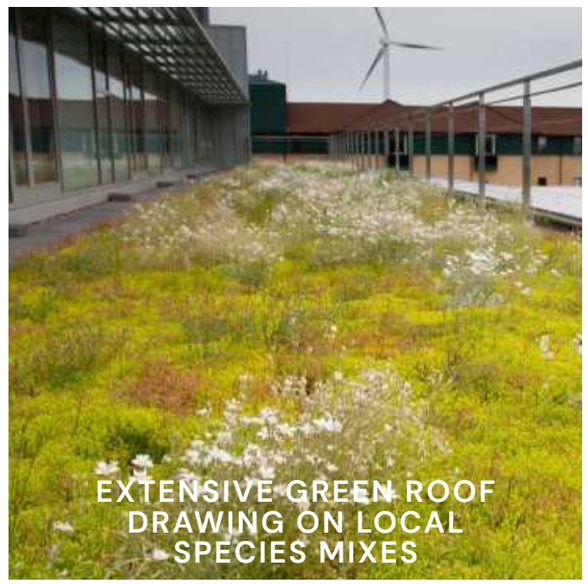
New and enhanced routes for pedestrians and cyclists, with an enhanced southern footpath improving permeability into ARC Oxford

Celebrate landscape and historical context

Integration of references to Cowley's unique industrial heritage, Oxford's material palettes and local landscapes

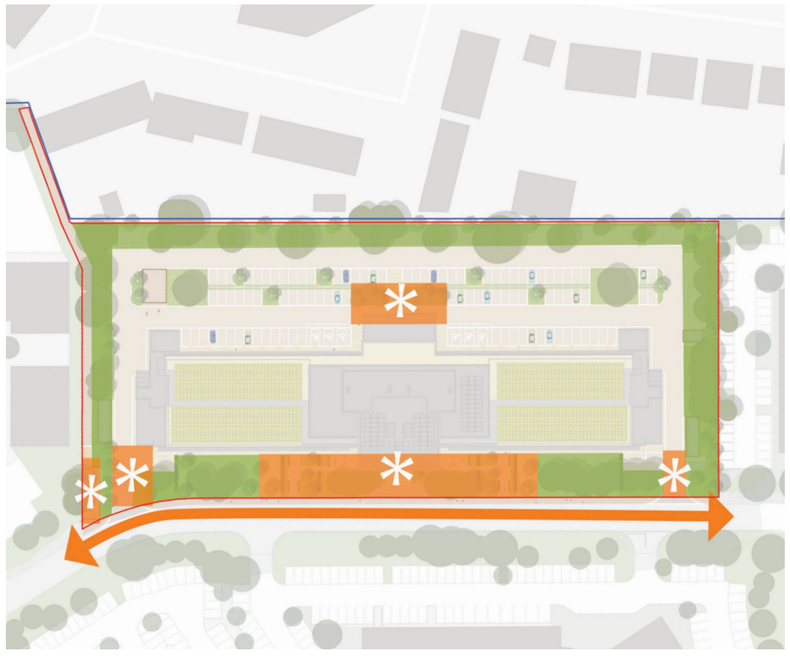
The scheme seeks to integrate references to local landscape features, industrial heritage of the site and Oxford's streetscapes.





In collaboration with Spratley and Partners architects, Macgregor Smith developed the initial project brief to encompass a series of key aims, with the overall objective to deliver a high quality, multi-functional landscape strategy. The landscape scheme seeks to compliment the architecture by providing an exciting place to work, with design that is best-in-class in sustainable and ecological design.

01 Place-making



Make a place – an exciting new place of work with a coherent identity

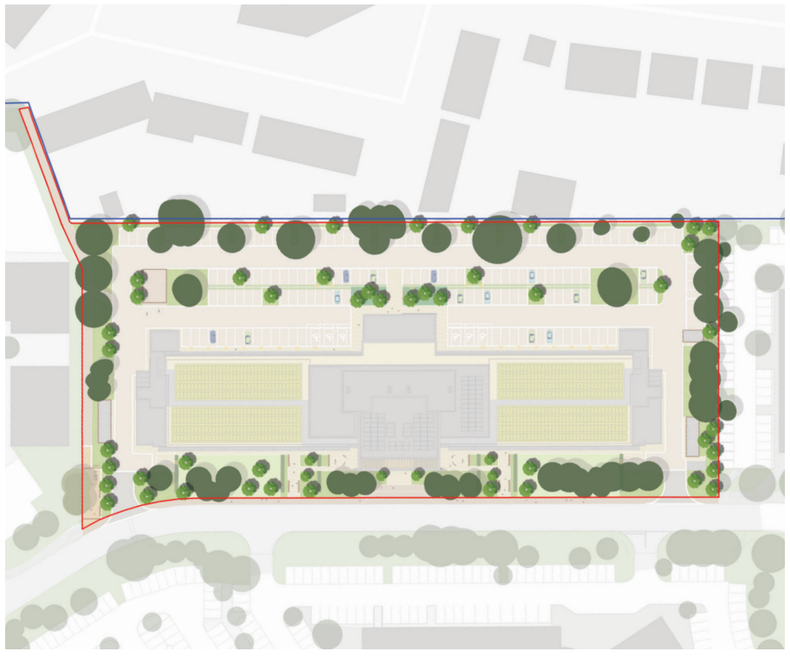
Visual connection and continuity of adjacent campus landscape

An attractive landscape providing a green framework for the development

Distinct character areas including entrances, plazas and car park

Well defined connections to wider campus amenities and local area

02 Tree retentions



All boundary trees retained to ensure continuity of parkland character

Integrate two existing large pines within internal plot area

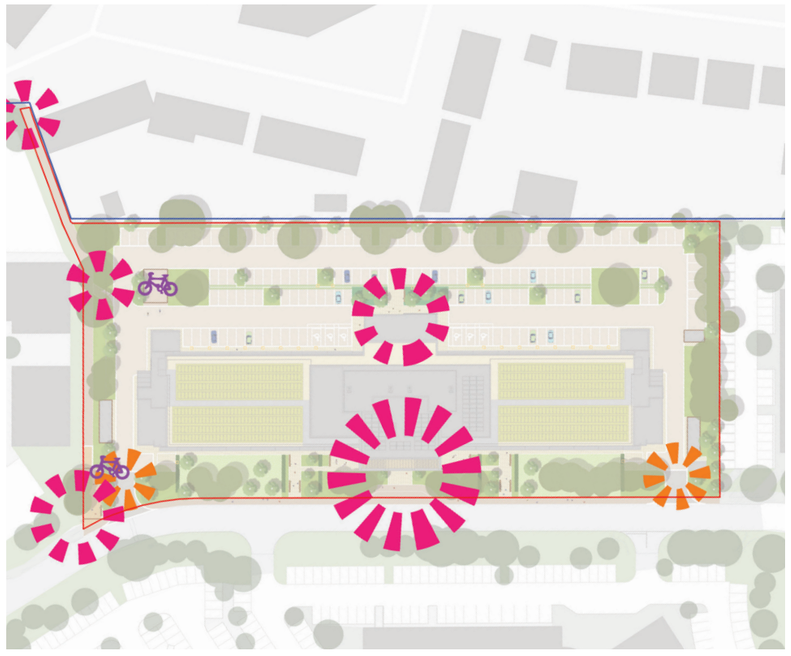
Retain boundary parking arrangement and protection of existing RPAs

Loss of 20 no. trees to internal site area

Planting of 53no. new semi mature trees providing a positive canopy gain

Careful placement of new trees to soften and screen views in and out

03 Arrival



Mark arrival with clear gateways

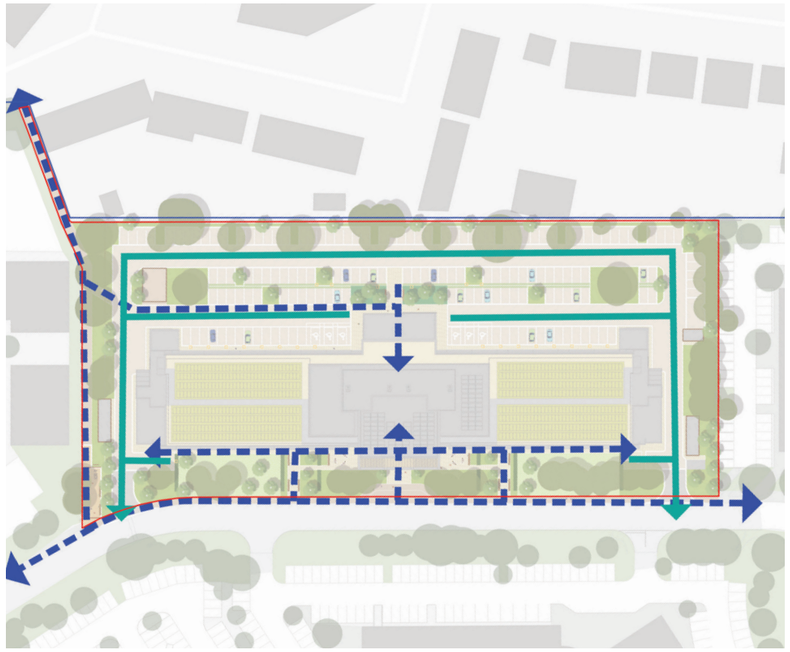
Pedestrians & cyclists prioritised with central green plaza at the building frontage

Vehicle access positioned at outer edges of plot frontage

Internal / covered cycle parking with un-covered visitor cycle stands in the southern plaza

New gateway plaza connecting enhanced public footpath to campus.

04 Movement and circulation



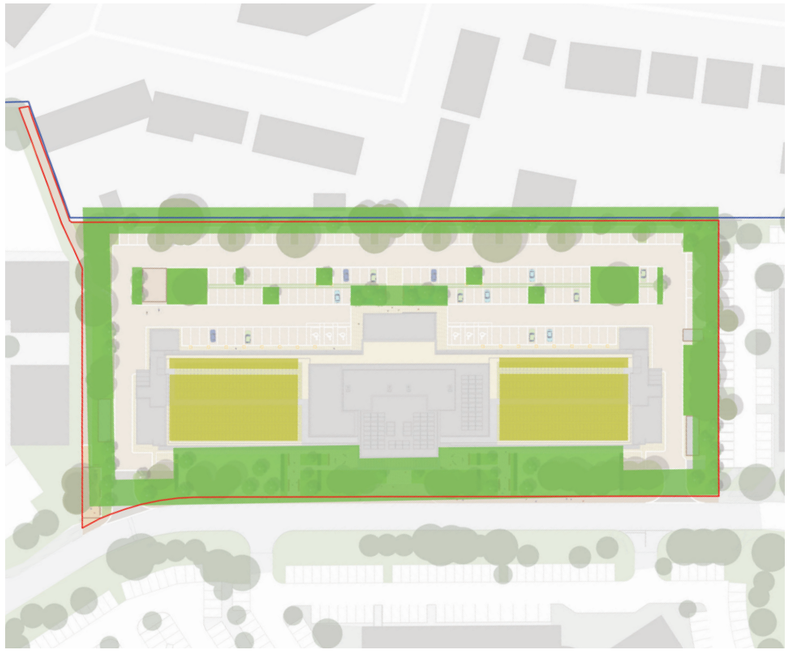
Clear, legible routes for movement into and across site

Easily navigated car park arrangement

Safe and secure connections for pedestrians and cyclists

Enhanced public footpath on southern boundary connects residential streets to campus

05 Meaningful greening & biodiversity enhancement



Plant selection to support local biodiversity & achieve a biodiversity net gain

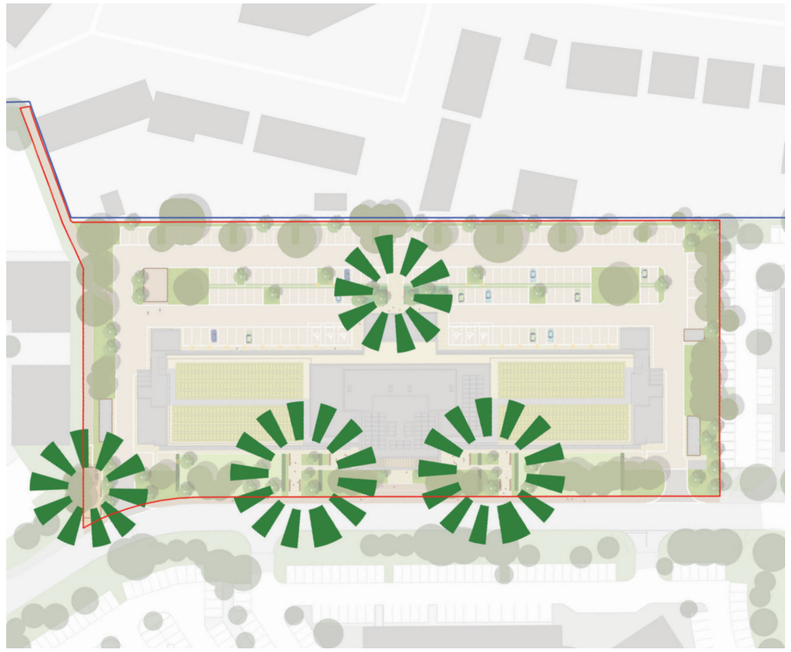
Enhance boundary planting to soften and screen views

Create a resilient landscape in the face of the Climate Emergency

Rain gardens as part of integrated SuDS strategy

Biodiversity green roof combined with solar PVs

06 Spaces and seating to encourage interaction



Promote well-being through access to nature

Break-out seating spaces within a planted setting

A landscape that is dynamic and colourful through the seasons