

Plot 4200 ARC Oxford

TVIA Appendix C – Proposed Development Figures

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1389-G510

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1389-G510 – TVIA APPENDIX C – PROPOSED DEVELOPMENT FIGURES

Revision	Issue	Date	Author	Checked by
-	DRAFT	15.11.2023	HW	MR
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P1	For Planning	02.02.2024	HW	LP

Figure 01: Landscape Proposals

The landscape strategy seeks to maximise available external space to provide amenity, ecological, well-being and water management benefits to the scheme. The proposals deliver a multi-layered landscape with a range of distinct character areas. The landscape for each area supports the use and function of the related interior space.

1. Central green plaza at building entrance outwardly facing campus and prioritising pedestrians & cyclists
2. Seating spaces within a planted setting promote access to nature
3. Rain gardens form part of an integrated SuDS strategy
4. Vehicular access roads located to outer plot edges creating a simple loop road for access and deliveries
5. Plot frontage trees retained together with new tree planting ensuring continuity of parkland character along John Smith Drive
6. Planted plaza at rear entrance with well-defined pedestrian & cycle connections into building
7. All existing trees to site boundaries retained
8. Parking arrangement to site peripheries retained to protect root protection areas
9. Existing large pine trees retained and integrated into the new car park layout
10. Range of new tree species to create a resilient landscape in the face of the climate emergency
11. Biodiversity green roof combined with solar PVs
12. Enhanced existing footpath ensures well defined connection to wider campus amenities and local area
13. New gated path connection leads to western plot area
14. New plaza provides a gateway to the campus
15. Drop-off bay
16. Gas store



17. Enclosed cycle store
18. Generator
19. HV switch room
20. Main building

NTS



Figure O2: Landscape Proposals in Context



Figure 03: Tree Removal



- Site Boundary
- Campus Boundary
- Existing tree to be retained
- Existing tree to be removed
- Off-site surveyed trees

Figure 04: Tree Planting

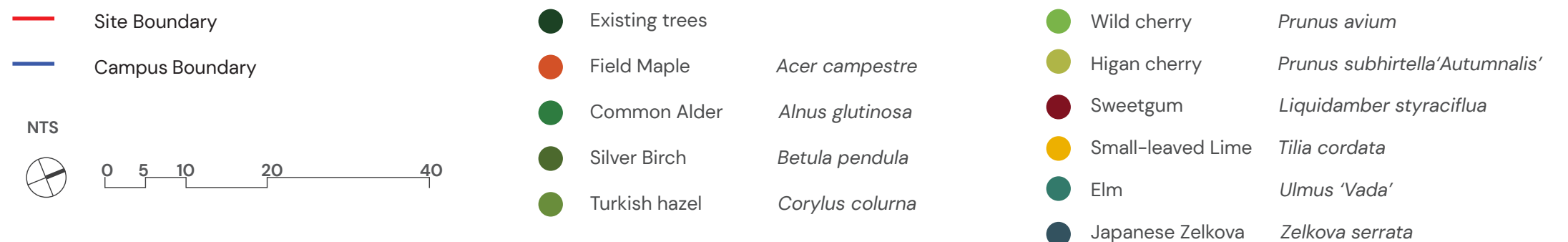


Figure 05: Tree Canopy Assessment Proposed

Expected baseline tree canopy cover within application site at :	Canopy cover without development		Canopy cover with development		Difference
	Area m ²	% of site	Area m ²	% of site	% of site
Total site area : 12,916m ²					
At planting	2,631m ²	20.4%	2,409m ²	18.7%	-1.7%
10 years	3,548m ²	27.5%	3,461m ²	26.8%	-0.7%
20 years	4,547m ²	35.2%	4,544m ²	35.2%	-0.0%
25 Years	5,078m ²	39.3%	5,095m ²	39.4%	+0.1%
30 years	5,622m ²	43.5%	5,648m ²	43.7%	+0.2%

Expected baseline tree canopy cover within application site at :	Canopy cover without development		Canopy cover with development		Difference
	Area m ²	% of site	Area m ²	% of site	% of site
Total site area : 12,916m ²					
Difference in canopy cover with and without development at 25 years	5,078m ²	39.3%	5,095m ²	39.4%	+0.1%
Conclusion - The proposed scheme provides a net increase of 0.1% after 25 years					



- Site Boundary
- Campus Boundary
- Existing retained trees - canopy at Year 0
- Proposed trees - canopy at Year 0
- Existing and proposed tree canopies at Year 25
- Existing trees removed to facilitate development

Figure 06: Planting and Ecology

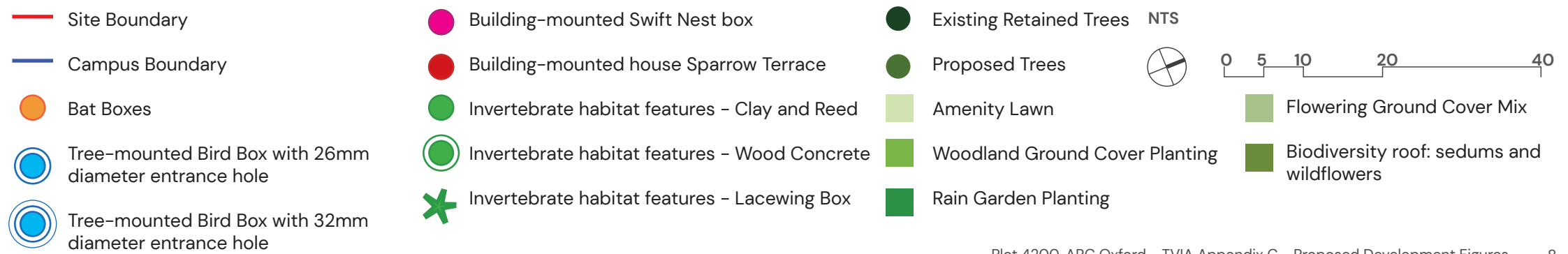
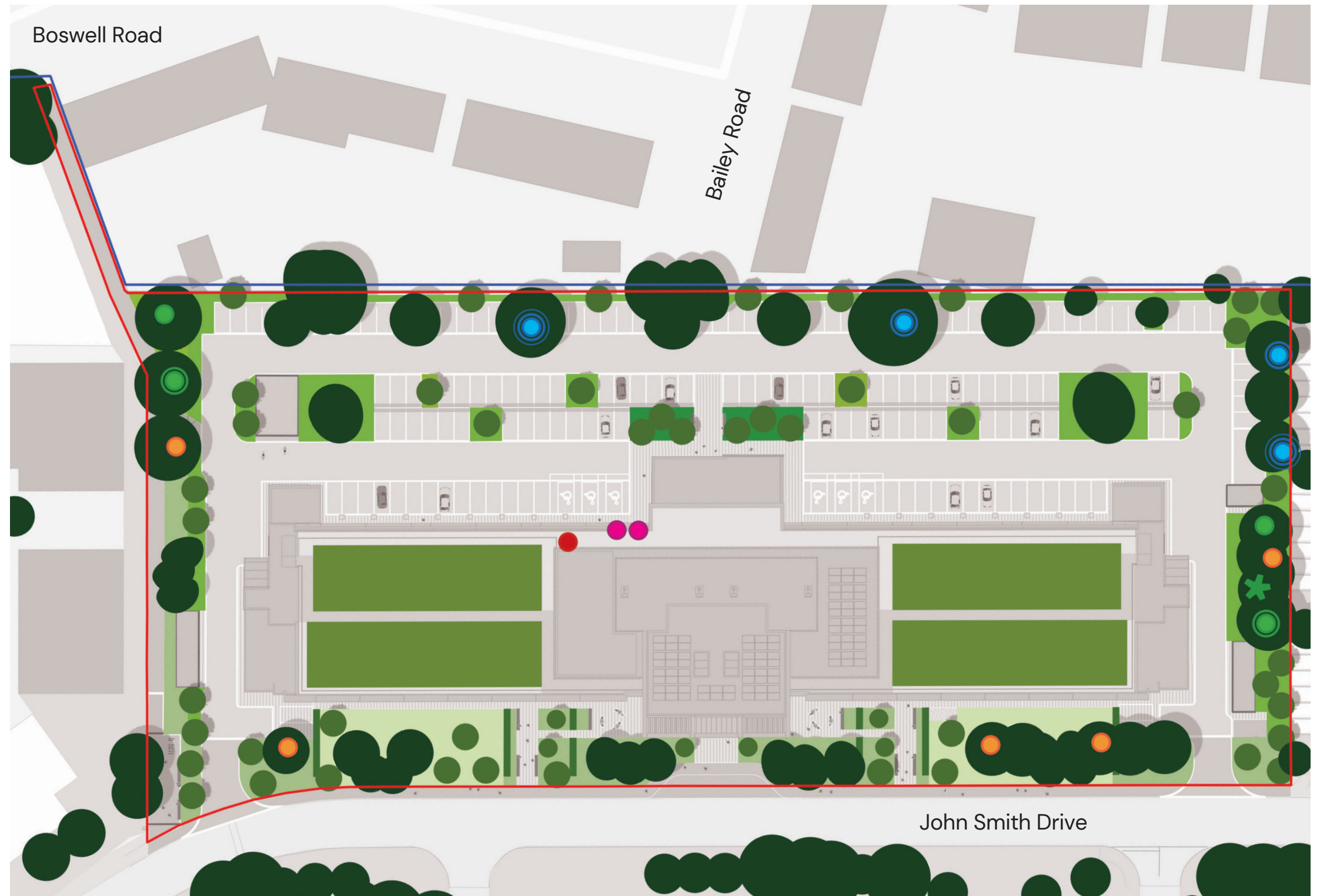


Figure 07: Access and Circulation

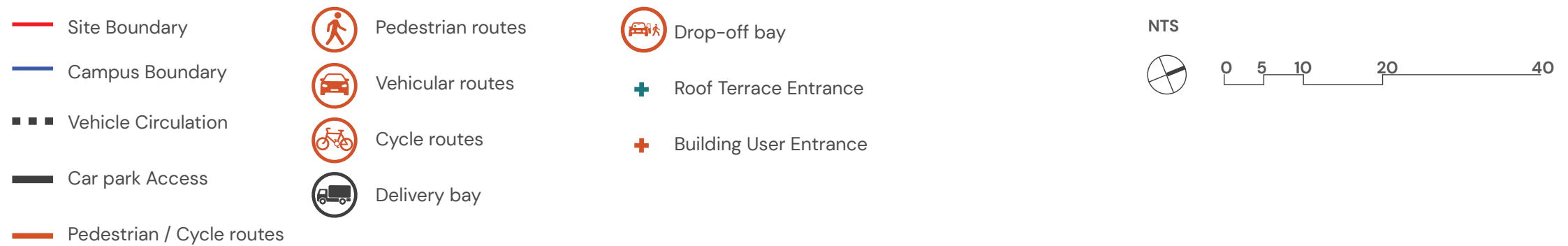
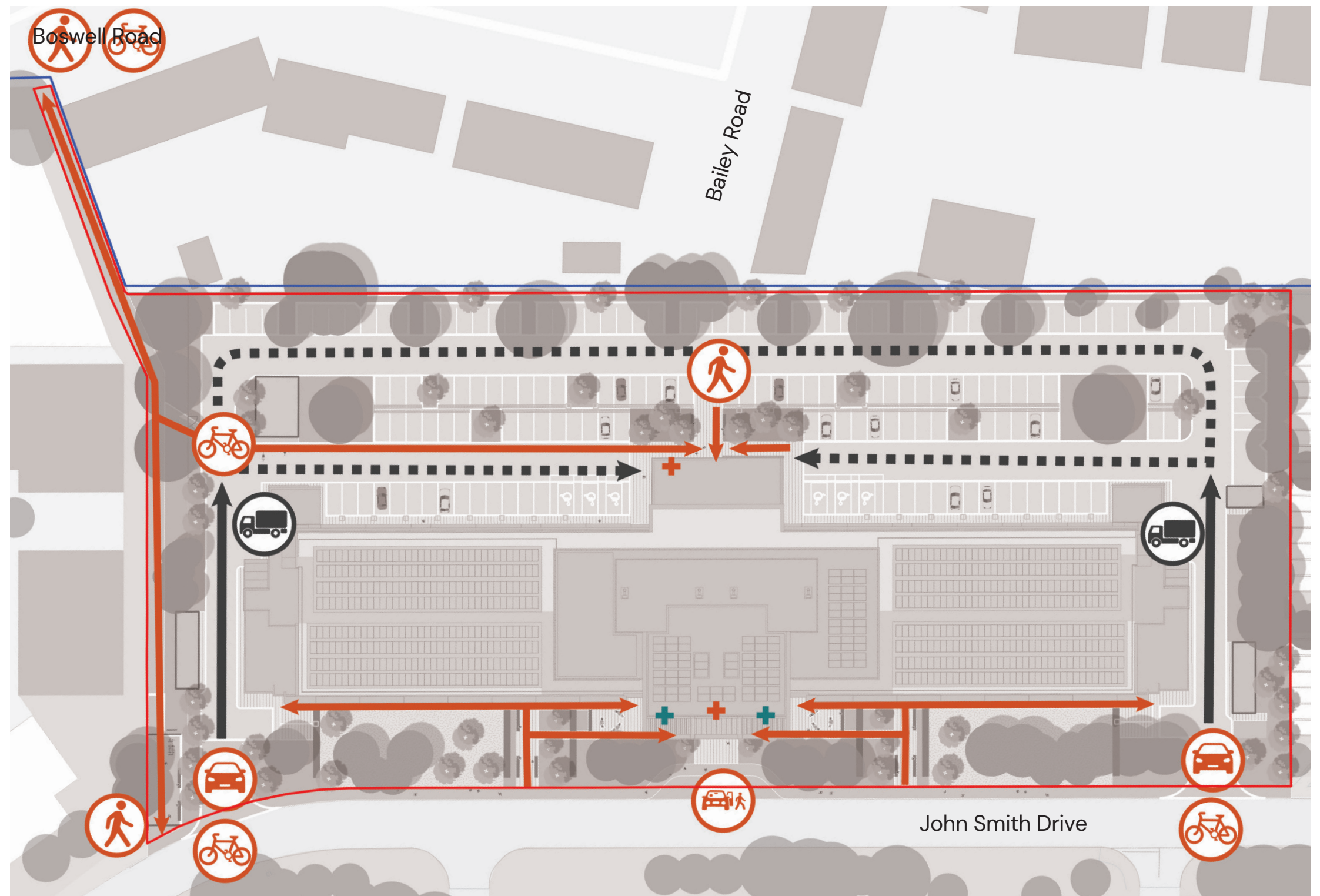
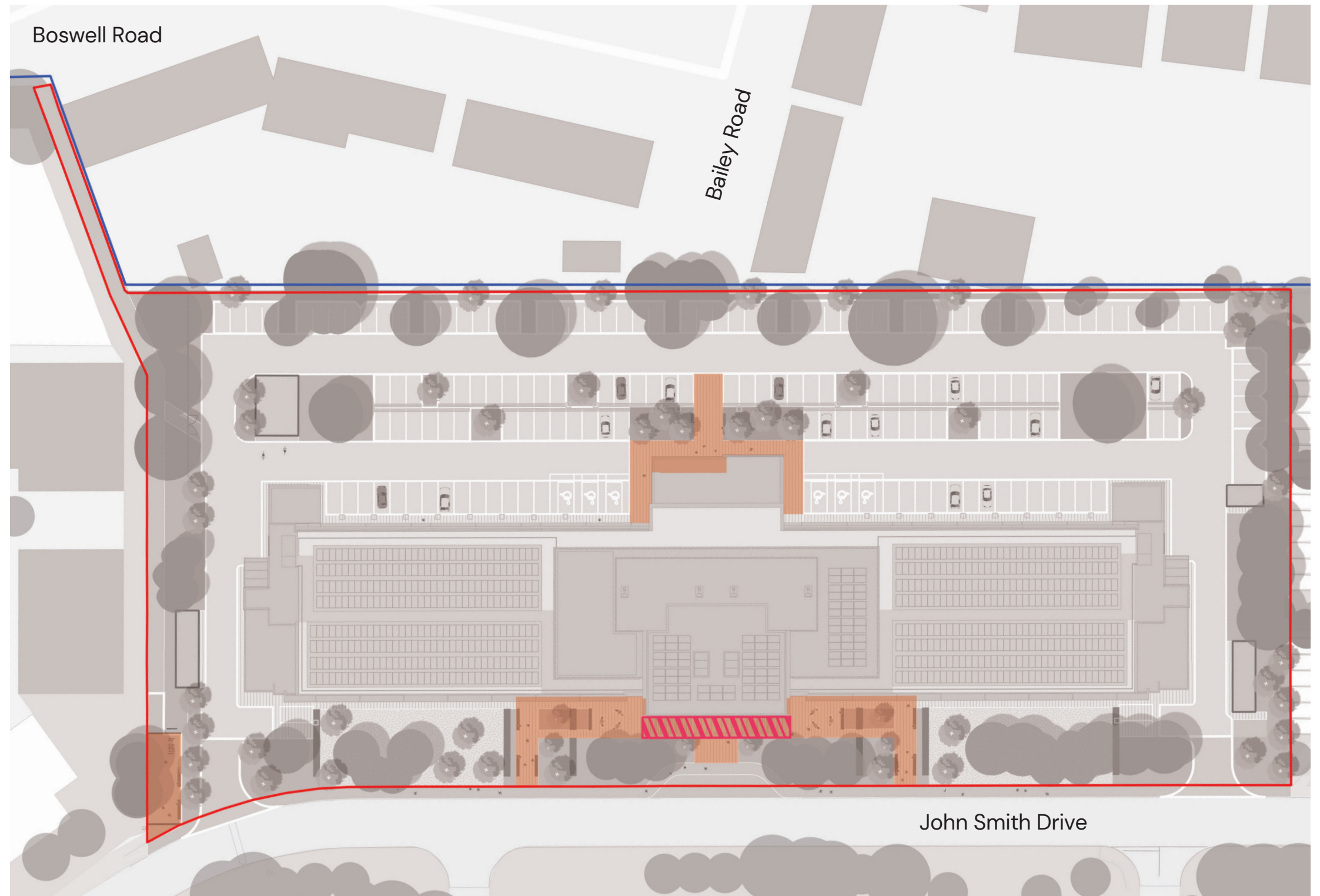


Figure 08: Amenity Space



- Site Boundary
- Campus Boundary
- Amenity Space - Ground Level (640.3m²)
- Amenity Space - Roof Level (68.9m²)

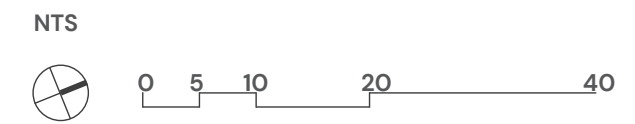


Figure 09: Design Narrative

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



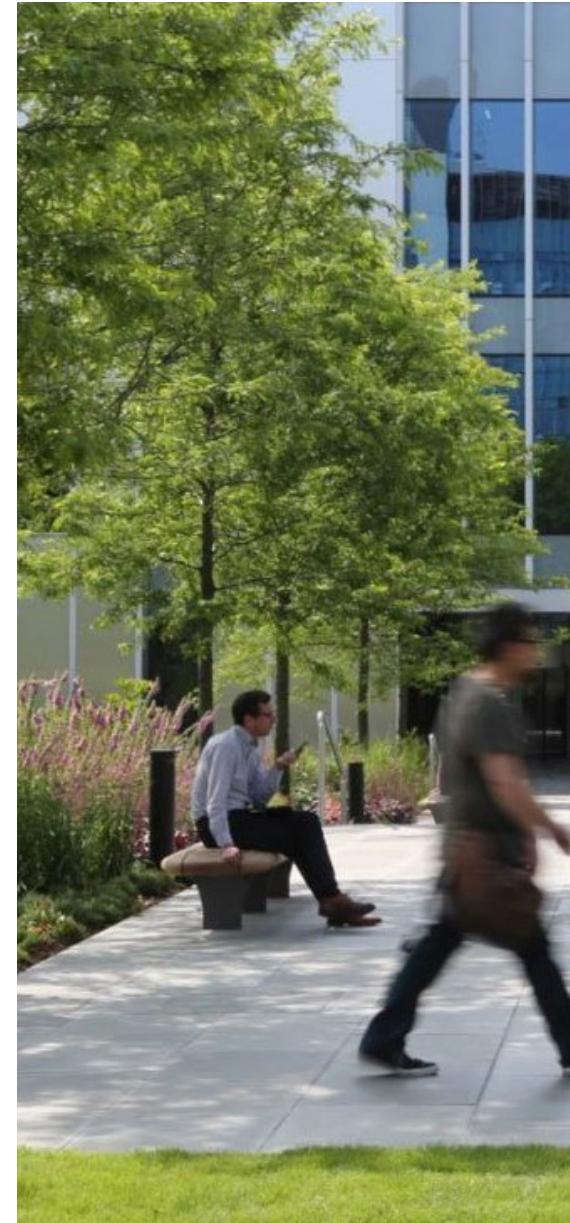
Amenity and Breakout Space

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



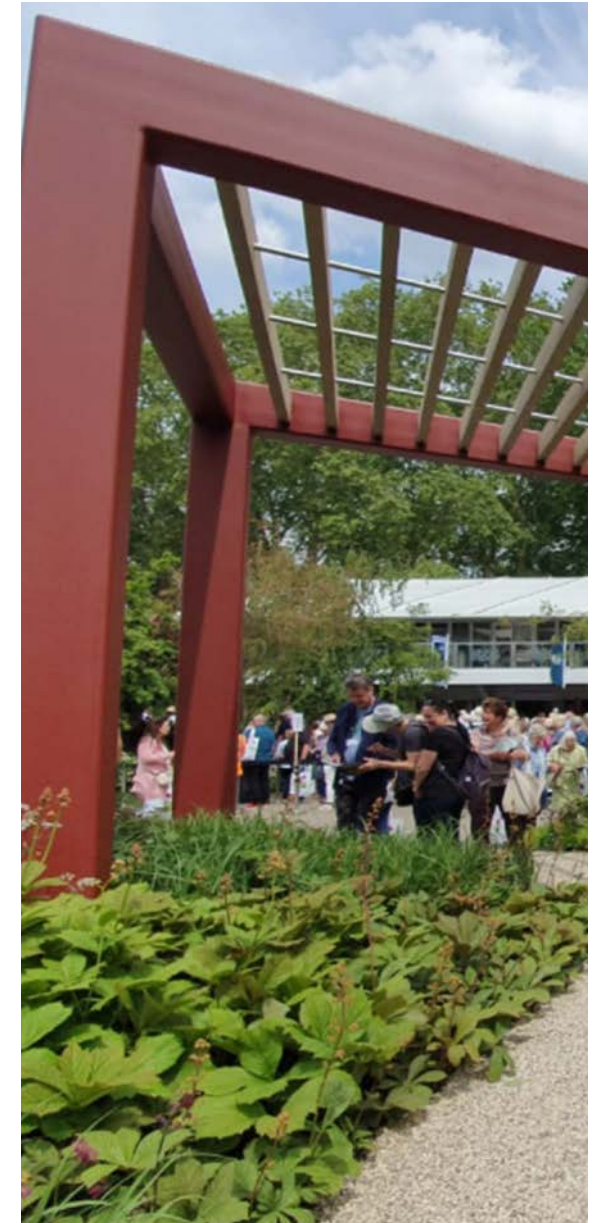
Water Management

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

Figure 10: Illustrative View – Site Frontage

