

## PROPOSED FRONT FACADE - THE CROWN

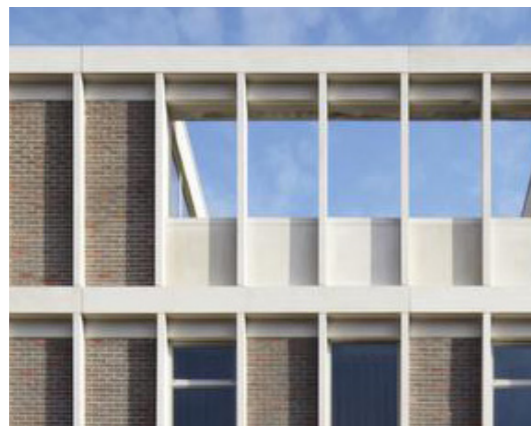
Here, an expressed structural frame continues beyond the building envelope to encapsulate an external roof terrace. The loggia reduces the perceived solidity of the scheme and complements the external covered area at ground floor.

Externally, the Crown helps to break up the roof-line massing, aids way-finding and enables the creation of social landscape to the front of the building. Internally, the Crown houses a central circulation and servicing core, a triple-height atrium, gym and a cafe.

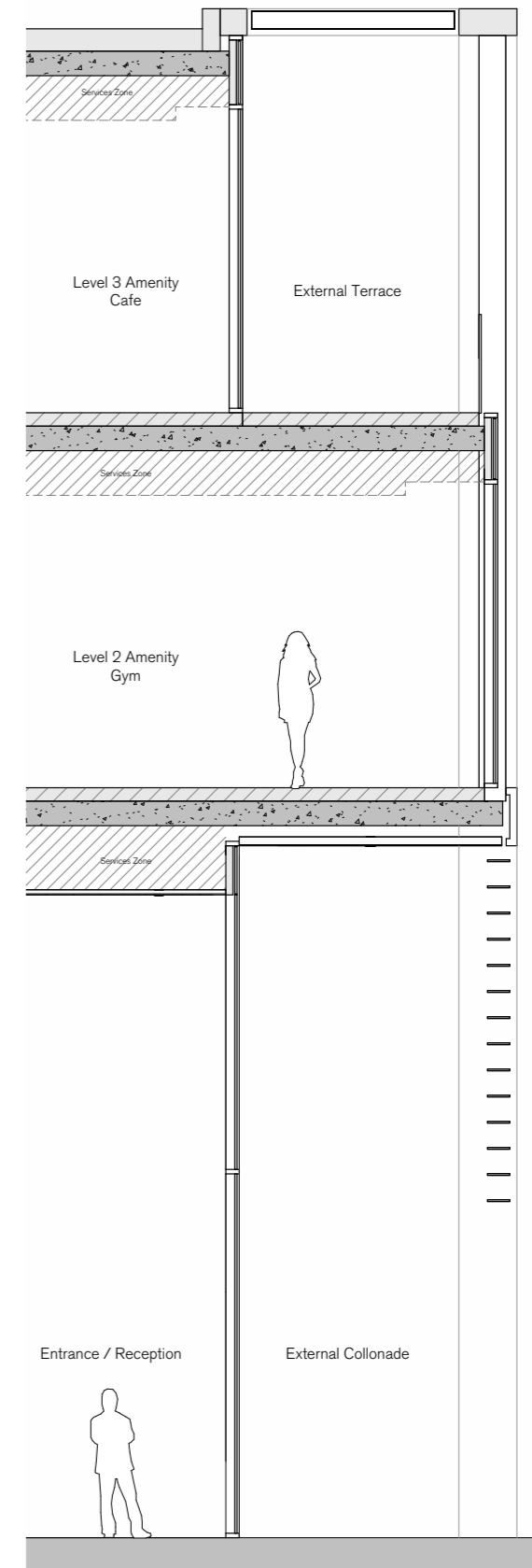
The Crown uses the same material palette as the wings. Warm tones from buff brick and reconstituted stone contrast purposefully with modern dark framed curtain walling glazing. Environmentally, louvres are utilised horizontally to shade the third floor terrace. Louvres are also stacked vertically at first floor to reduce solar gain into the double-height reception area.

### KEY

- 1 Buff Brick
- 2 Solar Shading Louvres
- 3 Clear Glazing
- 4 Glazed Spandrel Panel
- 5 Glazed Balustrade
- 6 Cafe Terrace
- 7 Expressed Structural Frame (Reconstituted Stone)
- 8 PV Panels



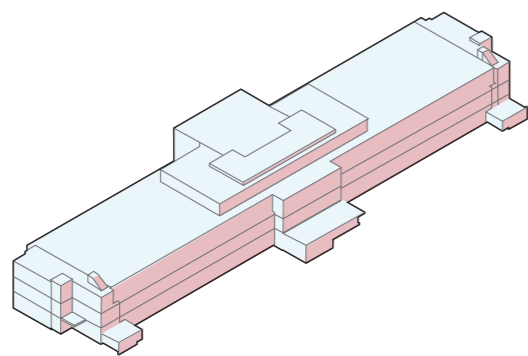
Precedent: Morris + Company, Rooftop Loggia / Terrace



PROPOSED FRONT ELEVATION IN CONTEXT



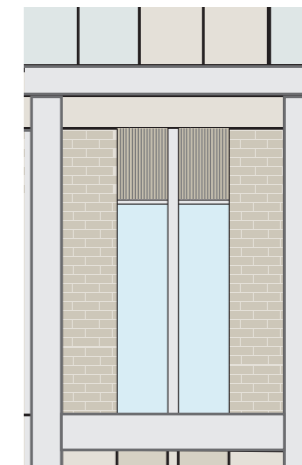
PROPOSED REAR FACADE - DESIGN EVOLUTION



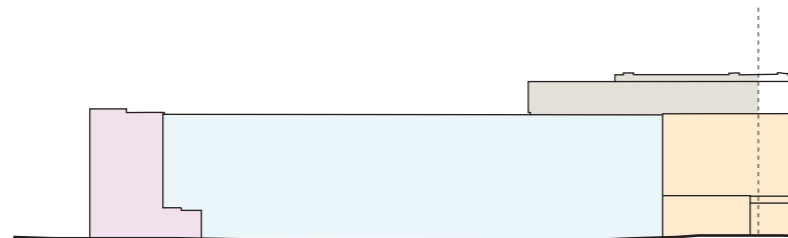
KEY AXONOMETRIC



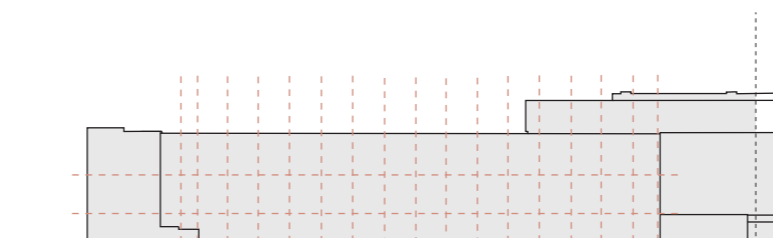
VERTICAL FIN PRECEDENT



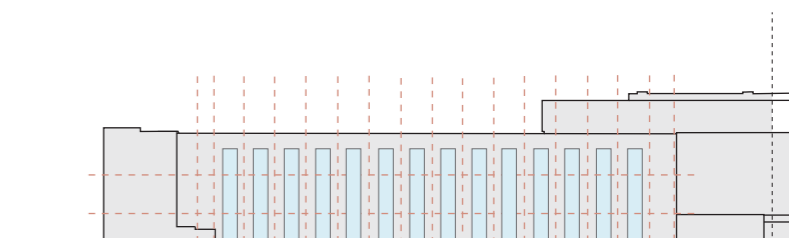
VERTICAL FIN PRECEDENT



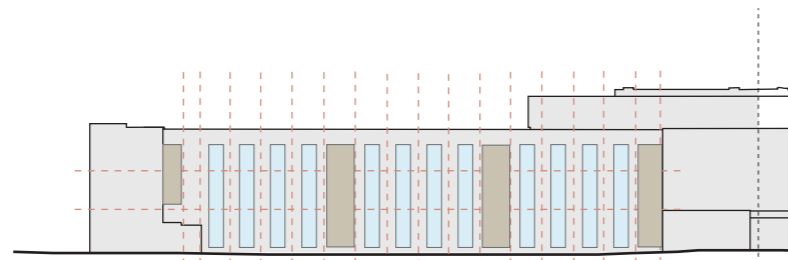
**KEY DECISION 01** - Function informs the design, services, labs, entrance, plant



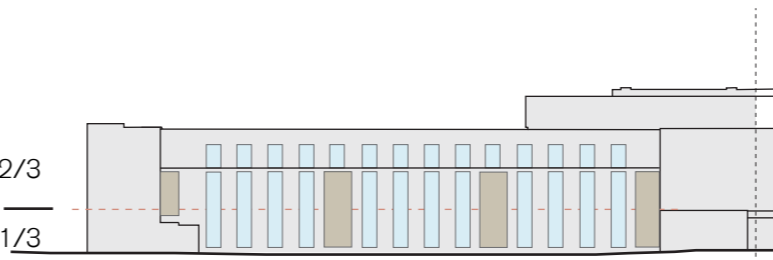
**KEY DECISION 02** - Lab grid added



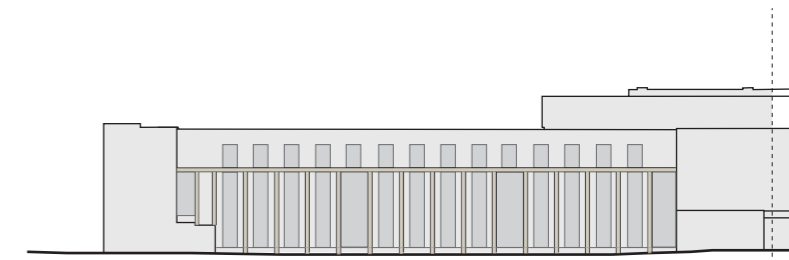
**KEY DECISION 03** - Add glazing to the grid



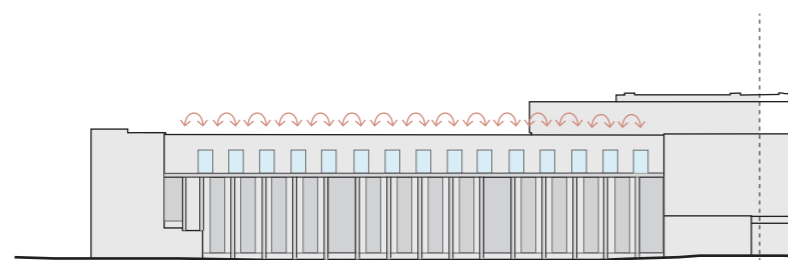
**KEY DECISION 04** - Facade broken down with solid piers



**KEY DECISION 05** - Facade broken down 1/3, 2/3



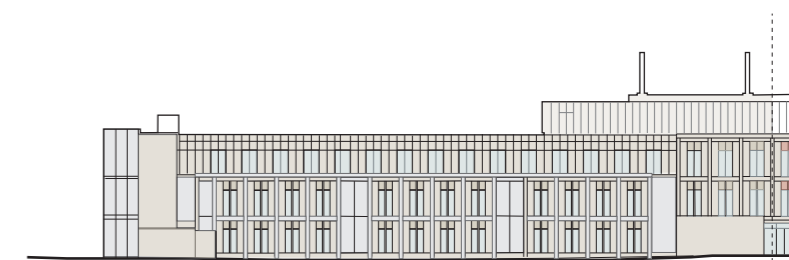
**KEY DECISION 06** - Vertical piers and horizontal band to emphasise the 1/3, 2/3 split added



**KEY DECISION 07** - Third floor windows staggered



**KEY DECISION 08** - Horizontal stone bands and vertical fins added to further articulate the facade and integrate the plant enclosure



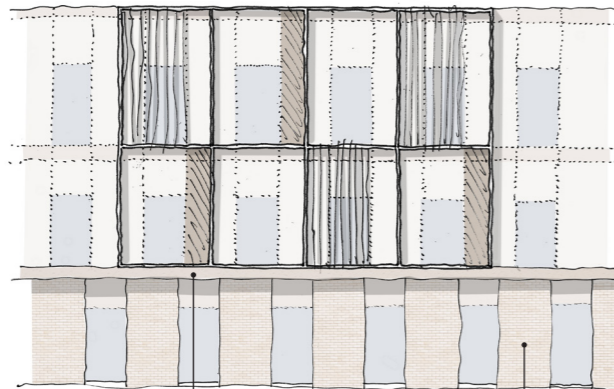
**EMERGING FACADE**

# PROPOSED REAR FACADE - BAY DESIGN DEVELOPMENT

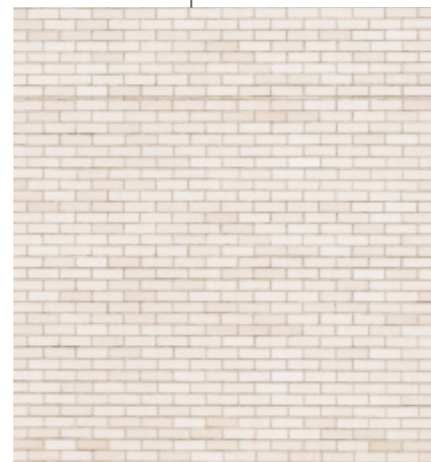
## OPTION 1

- Curtain walling spanning whole elevation.
- Simple framing coming off the curtain walling.
- No solid panels breaking the facade.
- No stone band framing the elevation.
- Glass spandrel panels top and bottom hiding structure.

Very transparent elevation with limited solid panels.



STONE EFFECT

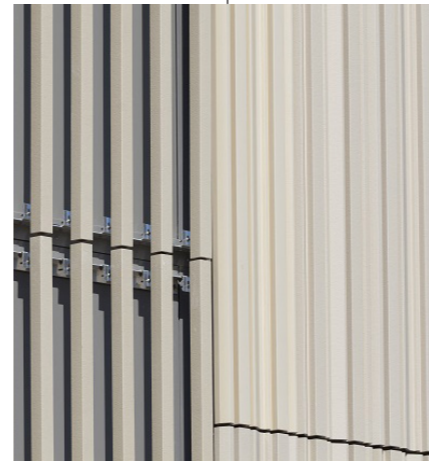
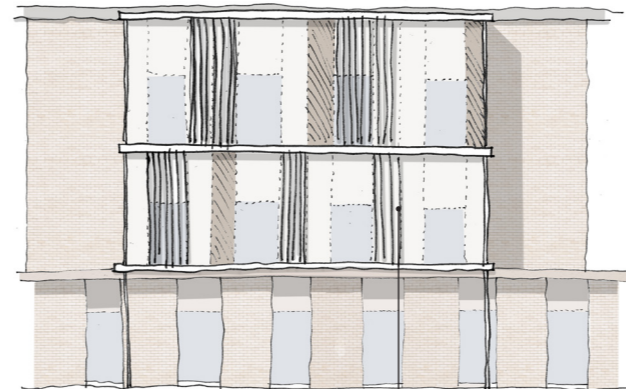


BUFF BRICK

## OPTION 2

- Introduction of stone projecting framing to frame the floor slabs.
- Introduction of solid brick panels to break the continuous glass facade.
- Projecting bays (not practical / complicated and also brings glass closer to resi) - *discarded*.
- Use of solid panels to obscure the facade.

Introduction of elements to break down the elevation and reduce transparency.

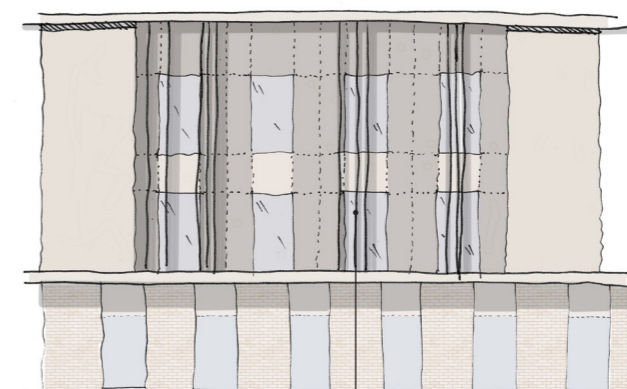


SHADING DEVICES

## OPTION 3

- Exploring how the solid panels are broken down.
- Stone band is more projecting.
- Exploring fins that run up/down the building to give verticality to the elevation.

Further exploration on facade treatment, using depth and shading devices to provide visual interest and break the pattern to a smaller scale.



VERTICAL FINES

## PROPOSED REAR FACADE - WING ELEVATION

The western elevation has been carefully considered to address its context. The rear facade faces the residential boundary. How both the mass and scale of the rear facade evolved to address this has been explained above but it forms a key part of the facade's design and how its articulation developed. The eight key design elements that explain its evolution reflect a thorough design process to create a well-suited proposal.

Although there are a number of design steps, the facade remains clear and understandable. The diagrams adjacent aim to explain the proposed rear facade in more detail.

The facade has been broken down into thirds, with the base comprising of two thirds and the lower one third. This is in contrast to the front facade where this allocation has been reversed. The reasoning for reversing this step is in order that the top third can be stepped back and provide further relief from the residential boundary.

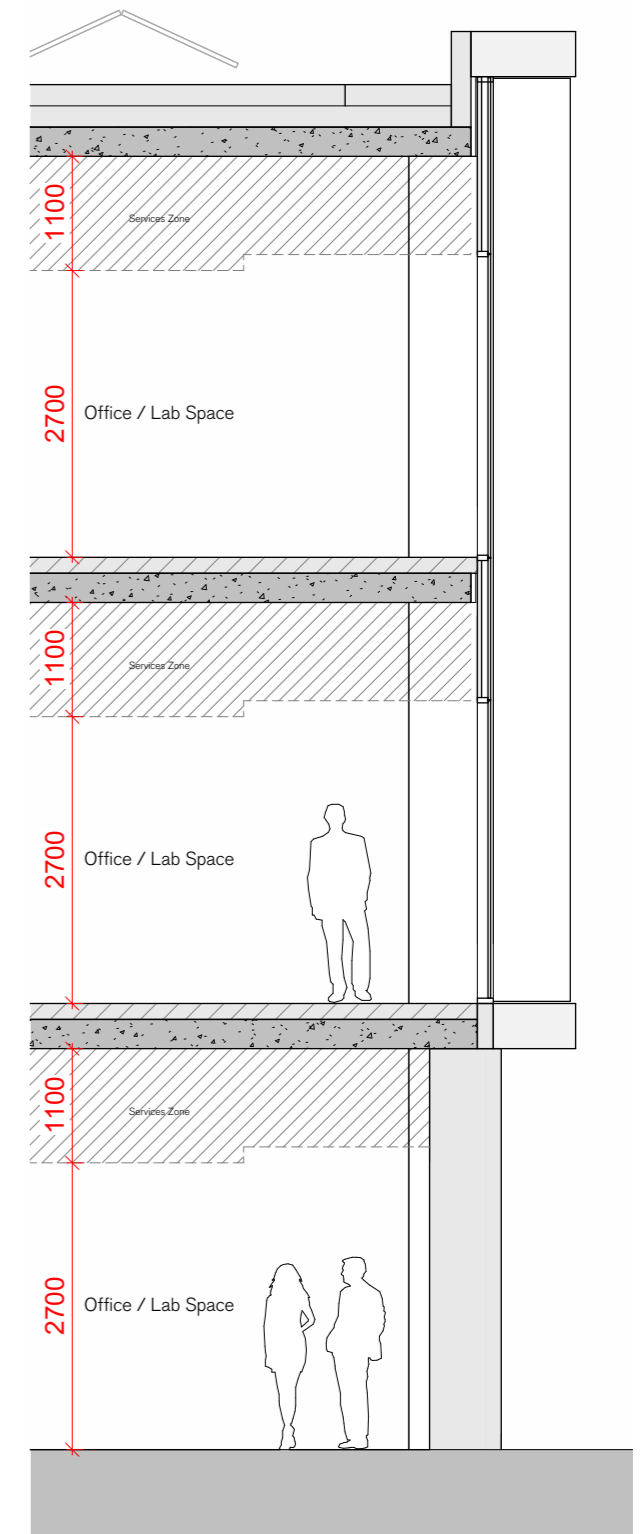
Vertical fins have been used to emphasise the vertical axis, provide solar shading and a continuous rhythm. Similar to the front facade, the solid to glazing ratio is optimised to provide maximum flexibility and natural daylight whilst preventing excessive solar gain. This forges with the front facade design in an altogether varied aesthetic. This can be further broken down with each vertical being expressed slightly differently on each level; at ground floor the window mullions, at second floor reconstituted stone and at third floor, metal fins. This variance further breaks the facade down into sections.

The vertical fins are paired with full-height, profiled glazed ceramic panels which provide a contrasting tone and texture to the adjacent stone and glass. This also provides a synergy with the plant enclosure at the top to fully integrate the facade as whole.



### KEY

- 1 Buff Brick
- 2 Clear Glazing
- 3 Reconstituted Stone Fin / Band
- 4 Profiled Glazed Terracotta
- 5 Glazed Spandrel Panel
- 6 PV Panels
- 7 Mansafe Railing



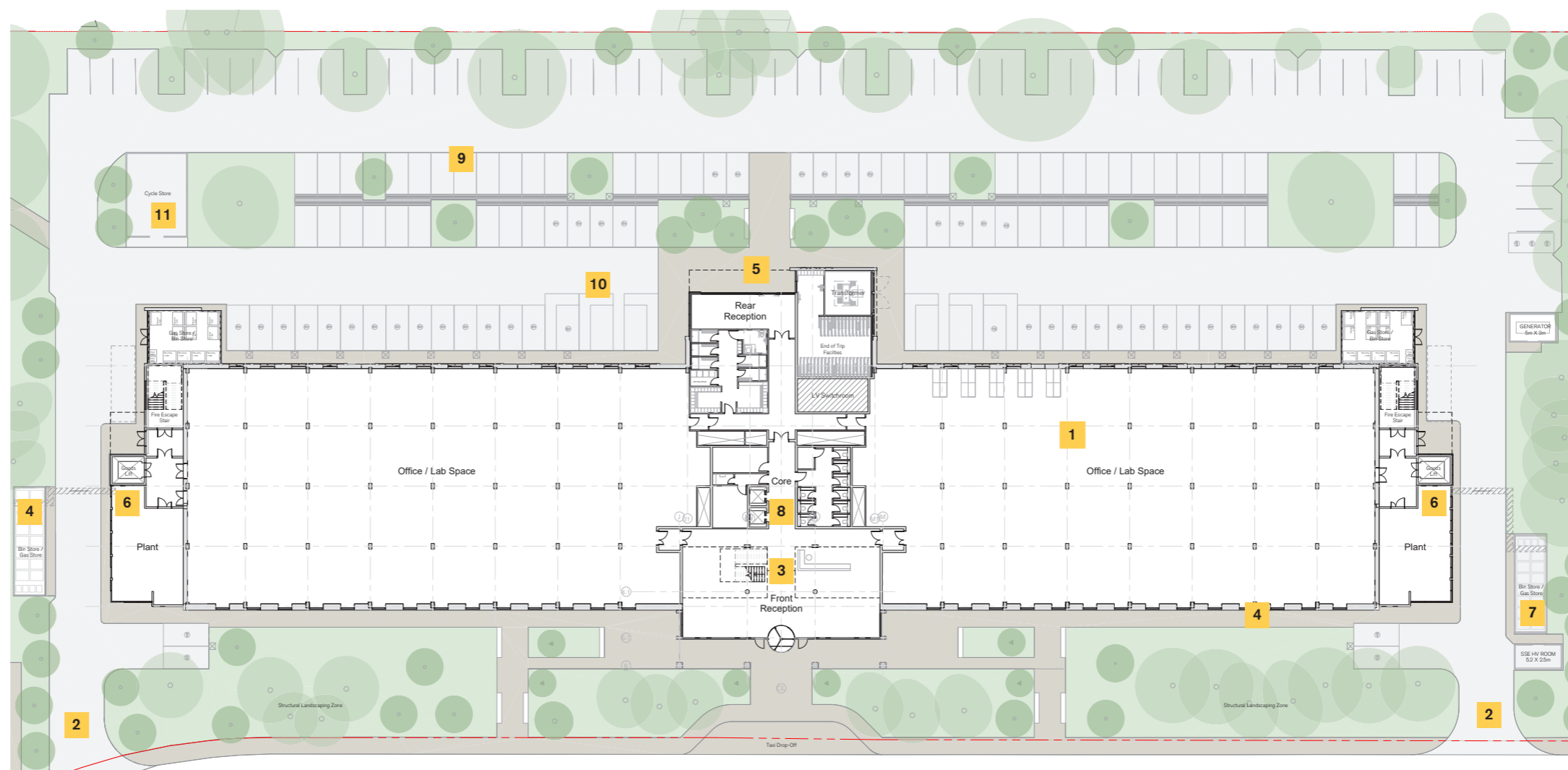
## PROPOSED REAR ELEVATION

The final iteration of the rear elevation studies resulted in a simpler elevation broken down with more solid panels when compared to the front elevation.

The elevation controls and underplays the glazed openings as to consider the sympathetic to the residential area to the west of the site.



## **6.0 DESIGN PROPOSAL**

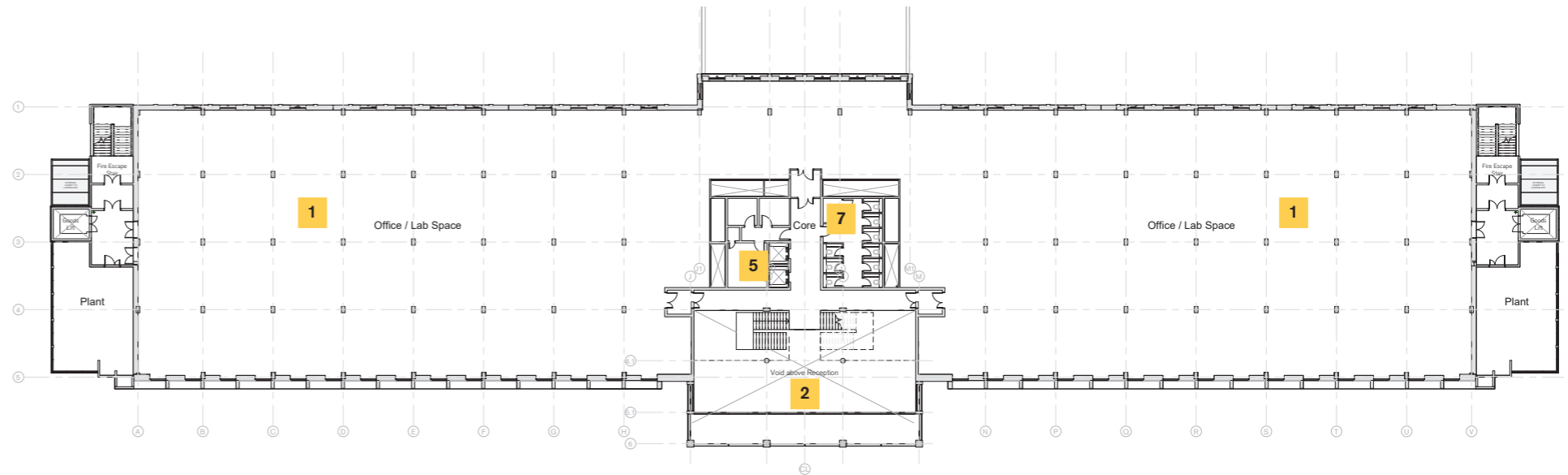


GROUND FLOOR KEY

- 1 Main Pedestrian Access
- 2 Vehicular access
- 3 Reception area
- 4 Bin Store
- 5 Secondary entrance
- 6 Loading Bay / Goods Lift
- 7 External plant compound
- 8 Circulation core
- 9 Parking
- 10 Parking DDA
- 11 Bike Store



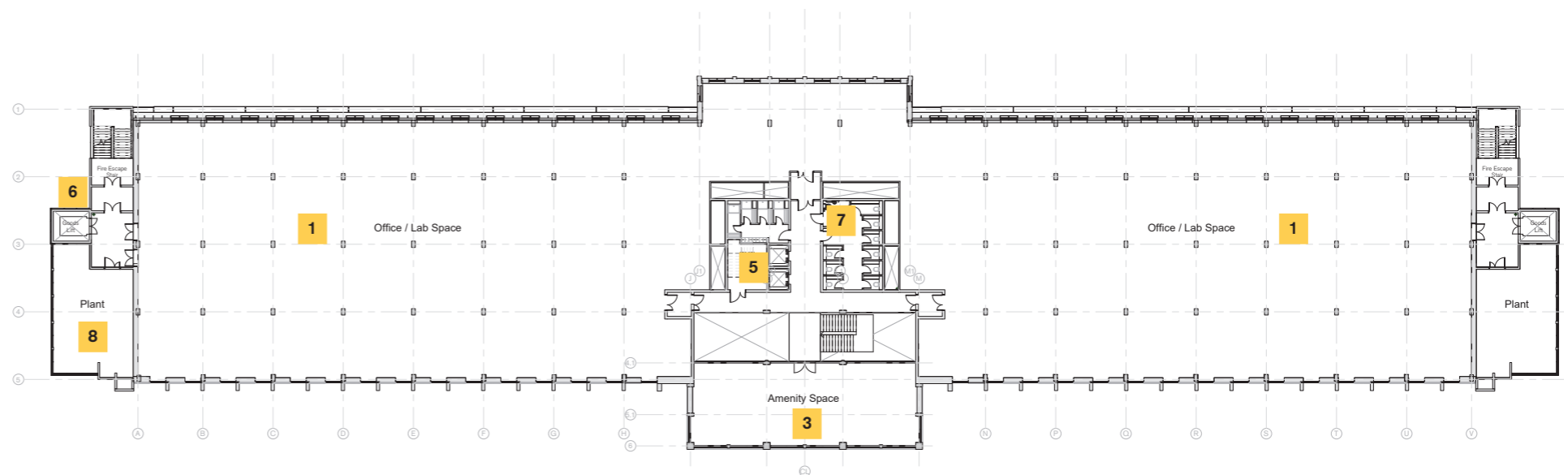
# PROPOSED UPPER FLOOR PLAN



PROPOSED FIRST FLOOR

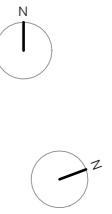
## FLOOR KEY

- 1** Office / Lab space
- 2** Reception area
- 3** Gym
- 5** Passenger Lifts
- 6** Goods Lift
- 7** Toilets
- 8** Plant



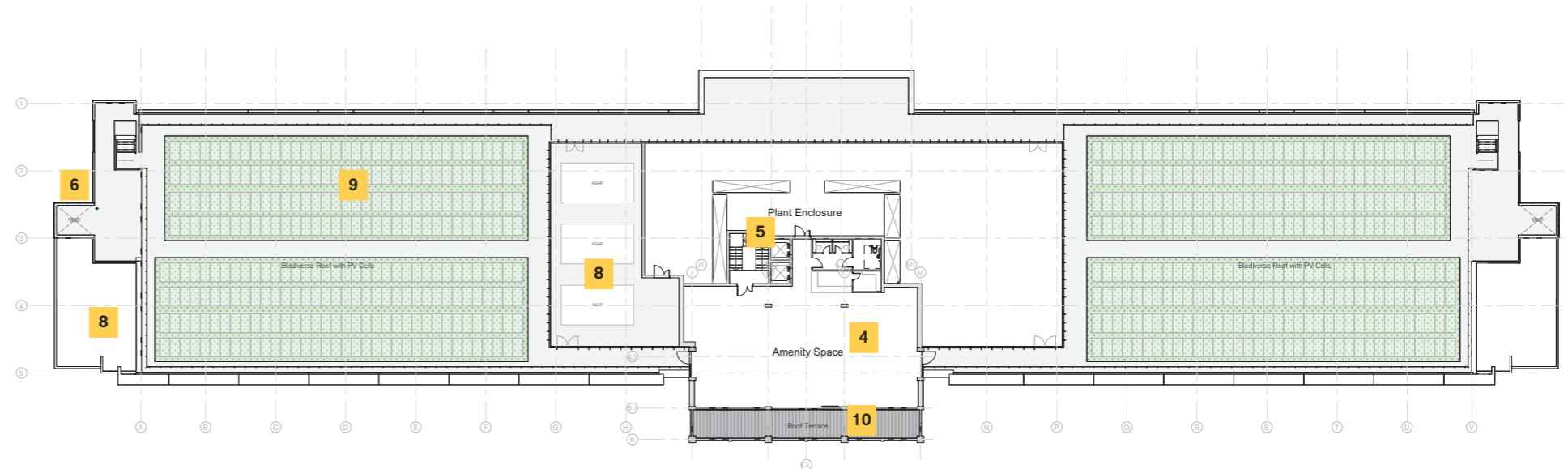
PROPOSED SECOND FLOOR

# PROPOSED ROOF PLAN



## FLOOR KEY

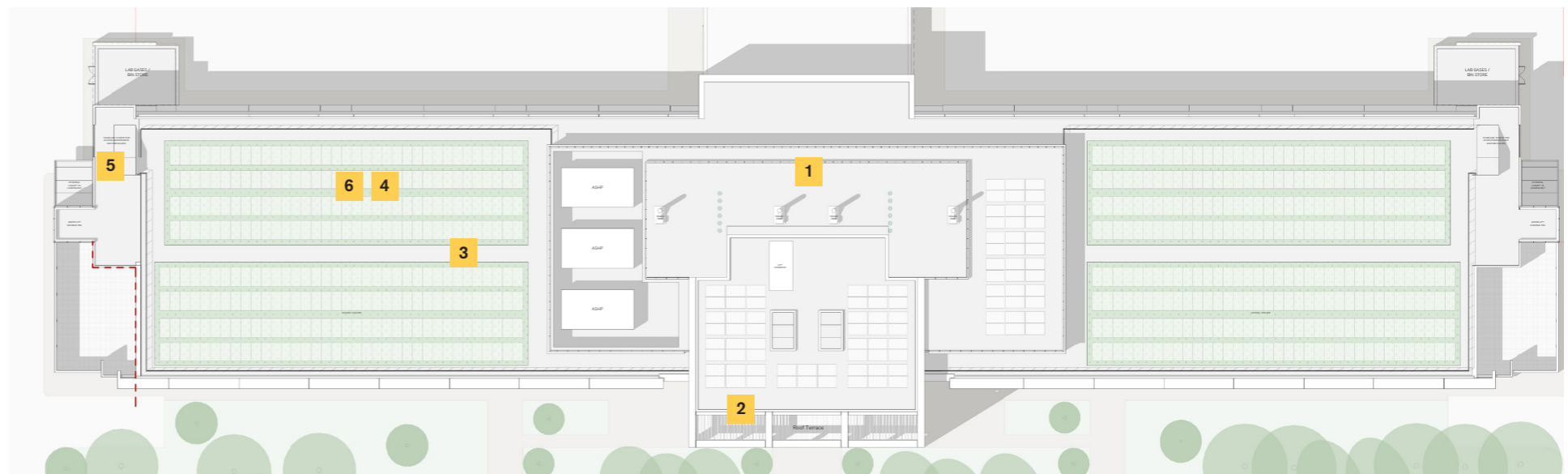
- 4** Cafe
- 5** Passenger Lifts
- 6** Goods Lift
- 8** Plant
- 9** Biodiversity / PV panels
- 10** Terrace



PROPOSED THIRD FLOOR

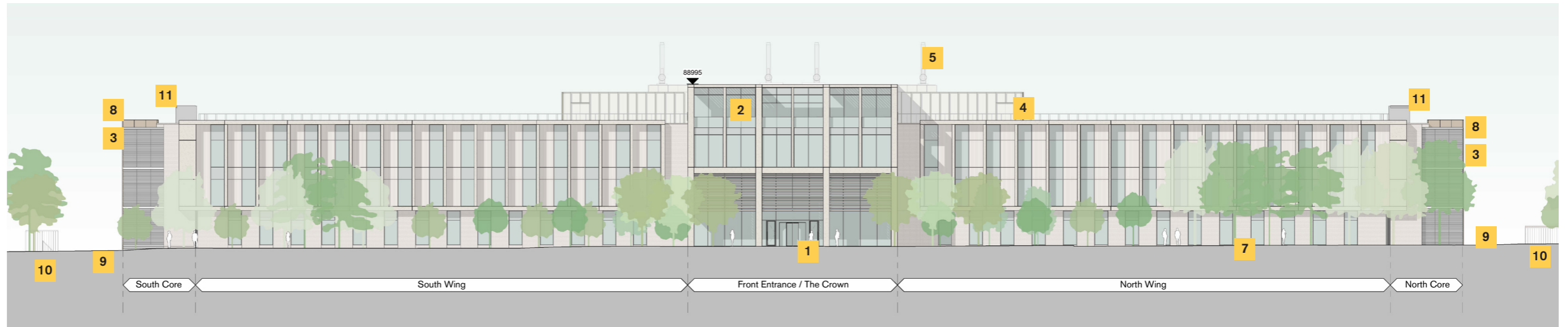
## ROOF PLAN KEY

- 1** Covered external plant
- 2** Roof Terrace
- 3** Access
- 4** Green roof
- 5** Staircase to roof
- 6** PV panels

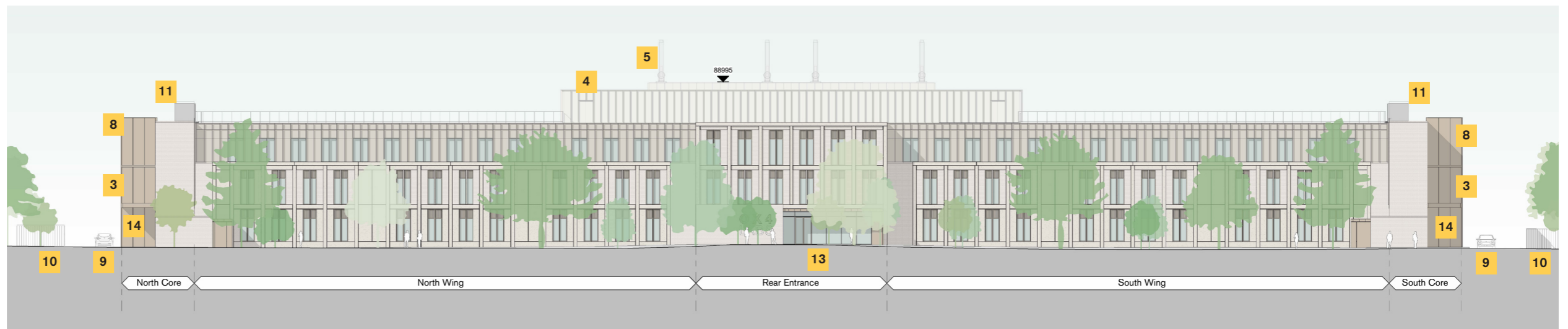


PROPOSED ROOF

# PROPOSED ELEVATIONS



PROPOSED EAST ELEVATION

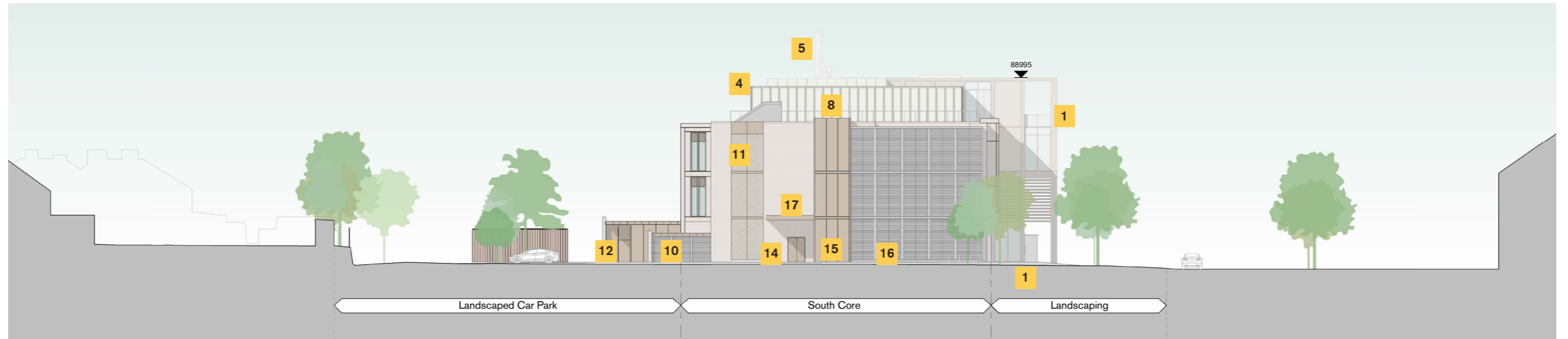


PROPOSED WEST ELEVATION

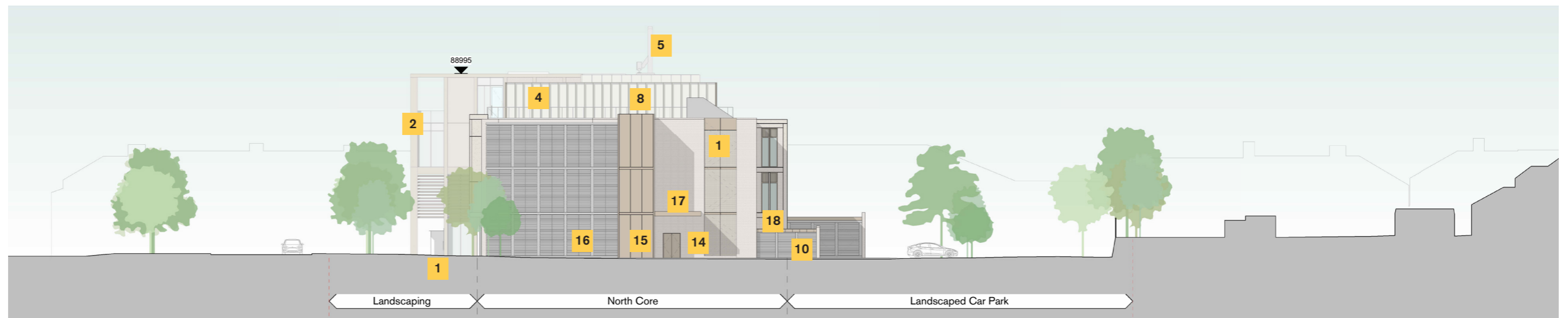
## KEY

- |                                          |                             |
|------------------------------------------|-----------------------------|
| <b>1</b> Reception entrance              | <b>10</b> Lab gas/bin store |
| <b>2</b> Roof terrace                    | <b>11</b> Fire escape stair |
| <b>3</b> Side core incl. good lift       | <b>12</b> Rear entrance     |
| <b>4</b> Roof plant enclosure            | <b>13</b> Side core         |
| <b>5</b> Flue extract (by future tenant) | <b>14</b> Loading bay       |
| <b>6</b> Ladder for roof access          |                             |
| <b>7</b> Cycle storage                   |                             |
| <b>8</b> Lift overrun                    |                             |
| <b>9</b> Access road                     |                             |

# PROPOSED ELEVATIONS



PROPOSED SOUTH ELEVATION

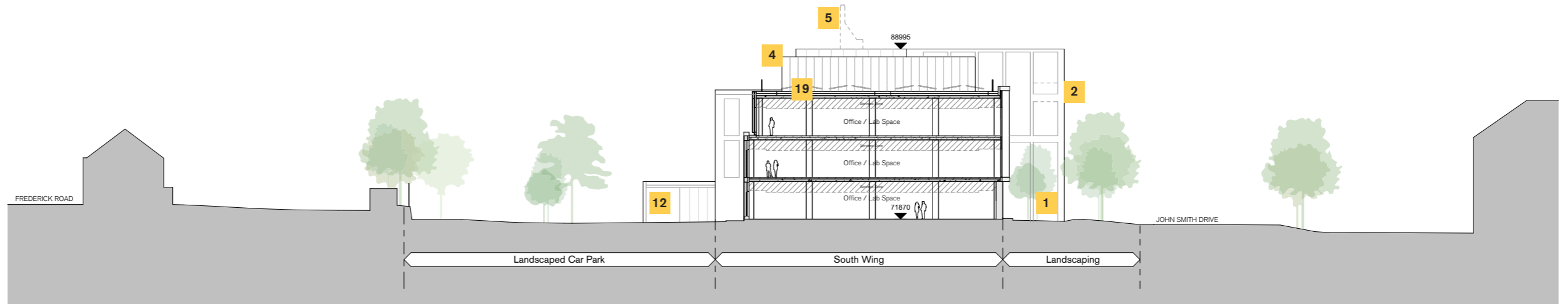


PROPOSED NORTH ELEVATION

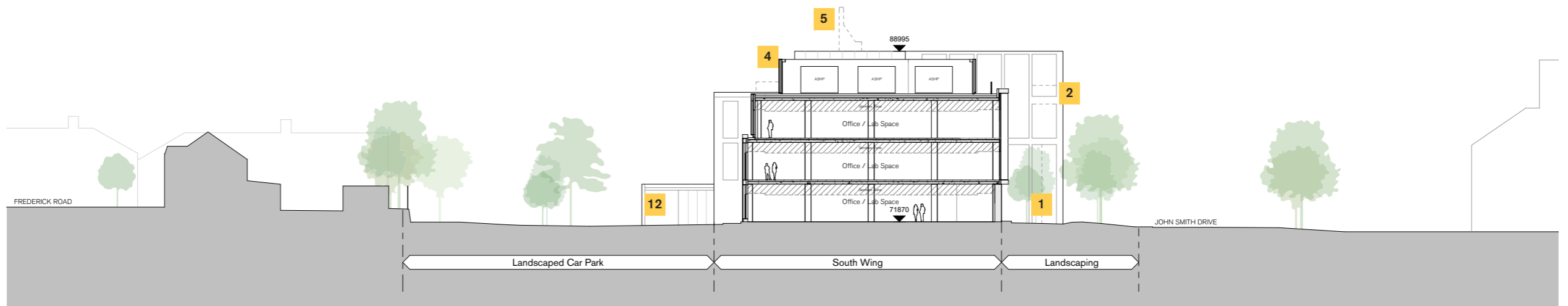
## KEY

- |                                          |                                           |
|------------------------------------------|-------------------------------------------|
| <b>1</b> Reception entrance              | <b>10</b> Lab gas/bin store               |
| <b>2</b> Roof terrace                    | <b>11</b> Fire escape stair               |
| <b>3</b> Side core incl. good lift       | <b>12</b> Rear entrance                   |
| <b>4</b> Roof plant enclosure            | <b>13</b> Side core                       |
| <b>5</b> Flue extract (by future tenant) | <b>14</b> Loading bay                     |
| <b>6</b> Ladder for roof access          | <b>15</b> Goods lift                      |
| <b>7</b> Cycle storage                   | <b>16</b> Louvred plant zone              |
| <b>8</b> Lift overrun                    | <b>17</b> Canopy to loading bay           |
| <b>9</b> Access road                     | <b>18</b> Electrical transformer location |

# PROPOSED SECTIONS



PROPOSED SECTION A-A



PROPOSED SECTION B-B

## KEY

- |                                          |                                           |                                          |
|------------------------------------------|-------------------------------------------|------------------------------------------|
| <b>1</b> Reception entrance              | <b>10</b> Lab gas/bin store               | <b>19</b> Biodiverse roof with PV panels |
| <b>2</b> Roof terrace                    | <b>11</b> Fire escape stair               |                                          |
| <b>3</b> Side core incl. good lift       | <b>12</b> Rear entrance                   |                                          |
| <b>4</b> Roof plant enclosure            | <b>13</b> Side core                       |                                          |
| <b>5</b> Flue extract (by future tenant) | <b>14</b> Loading bay                     |                                          |
| <b>6</b> Ladder for roof access          | <b>15</b> Goods lift                      |                                          |
| <b>7</b> Cycle storage                   | <b>16</b> Louvred plant zone              |                                          |
| <b>8</b> Lift overrun                    | <b>17</b> Canopy to loading bay           |                                          |
| <b>9</b> Access road                     | <b>18</b> Electrical transformer location |                                          |

**7.0**

**DESIGN DEVELOPMENT**

INTRODUCTION

The first meeting was held with Oxford City Council on the 10th October 2023. S&P presented an initial scheme involving the demolition of all buildings to be replaced with a single laboratory-office building. This included design development from initial parameters discussed with Oxford City Council in other pre-application discussions.

Oxford City Council have raised some points regarding the following topics:

IMPACT ON CONTEXT

Verified views from Bailey Rd, John Smith Drive and further afield (St Mary's) will be required to properly judge the application, similar to other schemes recently submitted.

The S&P scheme maximum height is under 18m, and this is limited to the centre of the building. 'Wings' of the scheme are two storeys above ground and are approx. 14m height. Plant enclosures are included at roof level.

A daylight / sunlight analysis study should also be submitted, as a separate document, as part of the planning application. This should include reference to light spill from the scheme toward adjacent residential properties at night-time. S&P's architectural strategy to reduce the 'perceived' overlooking is very important.

SITE-WIDE DEMOLITION STRATEGY

The existing buildings on the site will be broken down and kept on site for hardcore where possible to limit cart-away. Re-use of material for site levelling is a BREEAM requirement that the team intend to achieve. The Ground Floor FFL has been proposed to limit the amount of excavation across plot 4200 while keeping landscape and drainage strategies in mind.

DAYLIGHT & SUNLIGHT ASSESSMENT  
OVERSHADOWING & OVERLOOKING  
LIGHT POLLUTION

Key comments from Oxford City Council:

- IMPACT ON CONTEXT: Whilst the proposed built form is relatively modest, when compared to recently approved and proposed development throughout the Park, this application proposes a substantial building that **needs to be robustly assessed in relation to its design, relationship with the surrounding built form, impact on neighbouring amenity and local and long distance views etc..** Currently, this supporting justification is lacking. During our meeting, the **requirement for a daylight and sunlight assessment was questioned, I confirm again that this will need to form part of the application** – please refer to the full list of application documents set out within the PPA.
- The bulk and massing of the proposed building appear acceptable, subject to the supporting justification referred to at the first bullet point above. The design rationale, informed by the lab grid, is understood and the proposed footprint responds well to the plot dimensions although, **careful consideration needs to be given to potential overshadowing on neighbours and overlooking/ perceived overlooking.** *Slim windows/ fins could go some way to mitigate this.*

LANDSCAPE & VISUAL IMPACT ASSESSMENT  
VU.CITY  
ZONE OF THEORETICAL VISIBILITY

- IMPACT ON SKYLINE: As you are aware, any building with a height of 15m or more will potentially skyline and be visible in views from St Mary's Tower (as set out in the High Buildings TAN), therefore **the proposed height and massing needs to be tested as part of a Landscape and Visual Impact Assessment process.** We suggest the scheme is first scoped and tested using Vu.City winter views and a ZTV. Then it should be shown in key verified views, to be informed by the Vu.City & ZTV (Zones of Theoretical Visibility) exercise – this is likely to be the same as those used for the other forthcoming ARC schemes, and the scheme should also be shown in context with all the other proposed developments across the site and surrounding areas (including both consented schemes and those still at pre-app where known). A joint LVIA is considered acceptable providing there is sufficient narrative in relation to plot 4200.
- HEIGHT: Reference has been made, in the pre-application document, that the height of plot 4200 responds to the established height parameter for the outline application. Heights have not been discussed as part of the outline to date – *this will be considered on 31st October.*

AMENITIES & LINK TO THE VISION

The amenities offering at Plot 4200 Nash Court, such as cafe and gym space, is designed to complement the campus-wide site strategy. ARC believe that a balance between building-specific amenity and "destination" offerings for all users will be a successful strategy.

Key comments from Oxford City Council:

- We need to understand how this plot would relate to the wider vision to give assurances that the plots will not simply come forward as island sites but will connect and all play a part in achieving ARCs Park wide vision.
- As discussed, there is concern that the proposed building with its gym and café would undermine the vision with its 'nodes' and compete with existing facilities on the Park e.g. The Factory and David Lloyd gym.
- PARKING: The proposed cycle parking provision would exceed Local Plan requirements and it is understood that the car parking provision would equate to a 40% mode share and a reduction in the existing provision by 85 spaces. This is considered acceptable, in line with other nearby developments but will need to be assessed fully by the Highways Authority once the application is submitted.
- PEDESTRIAN ACCESS: Whilst regrettable, it is understood that a pedestrian connection from Bailey Road will not form part of this proposal. However, it is positive that the existing pedestrian and cycle access onto Boswell Road will be widened and made accessible 24/7 with the removal of the gate. The spur, connecting plot 4200 to the path, is also welcomed and it is understood that this would be a controlled access to align with the operating hours of the building.

LANDSCAPE

Key comments from Oxford City Council:

- LANDSCAPE: There are no tree species included within the arboricultural pack so feedback from our tree officer is limited. I understand from our discussions that the team consider they can achieve a 0.5% increase in tree canopy cover (after 25 years) under a development scenario, as compared to a no development scenario. There are limitations of green walls and roofs as compensation (this is also the case for BNG), and we draw your attention to the hierarchy of compensation benefit for lost tree canopy cover, which is set out in TAN9.
- There is concern that there may not be sufficient soil volumes for proposed new tree planting, and there is a need for designs to be proportionate to different tree typologies, whichever surfacing is employed in a particular area. This means taking into account species-specific growth potential and desired performance aims i.e. to support thriving trees, as opposed to just trees that are technically surviving but offering little in terms of amenity and ecosystem services. Chris' preferred surface designs would be based on this principal arboricultural consideration. It is considered that, subject to soil volumes being equal in each, the hierarchy of planting typologies suited to maximise desired growth and performance, would be (in descending order) planting beds, mounding (more information needed on this design), raised planters, and finally hard surfacing.

SUMMARY

OCC summarise their points on the architectural presentation/slides, with further commentary to be submitted after the pre-app meeting:

- The building set back from road and residences is acceptable to the council.
- Materials shown are acceptable at this stage.
- The scheme is small compared to other buildings on the ARC site, but still a 'major application' when considered individually.
- Long distance views are to be considered with respect to impact of central massing, including submission of tested verified views for full planning application.
- More context related to the integration of Nash Court with ARC's vision should be demonstrated in the final submission.

In conclusion, both Case Officers from Oxford City Council were accepting of the general principles and arrangement of the scheme – an efficiently designed single building on Plot 4200. The height was determined as acceptable, subject to verified view confirmation. Proposed enhancements to the existing footpath to Boswell Road were well received.

All the points raised by the planning officers have been addressed by the design team. Additional information can be found within this chapters, with a summary design team response in Section 5 of the Planning Statement.