

CONCLUSION

This Design and Access Statement details the approach taken for the proposed scheme; a new build, lab-enabled facility, following the demolition of the existing seven buildings at Nash Court, Oxford.

This DAS highlights how the existing buildings are inadequate for and incapable of providing the necessary facilities for a state-of-the-art office scheme. It therefore proposes a new building which has been designed in accordance with relevant planning policies and key design criteria - including context, design, sustainability, access and landscape.

This furthermore helps to strengthen Oxford's prowess as a knowledge hub, by creating the conditions for a 21st century science and innovation hub at ARC Oxford - as guided by ARC's Vision.

The proposals aim to improve connectivity through and around the site by enhancing the existing pathway linking to Boswell Road and Cowley and beyond. This will provide a more defined and much safer route for pedestrians and cyclists accessing the campus. Also in plan is to retain as many of the existing trees as possible, whilst enhancing the landscaping and bio-diversity with further trees and pockets of outdoor, communal social spaces. New access roads to the side of the plot take away the central focus of the car and provide a loop road around the site to the car park behind which both improves safety and aids deliveries and refuse collections. A more central green space will emerge, which outwardly faces the campus and provides a clear sense of arrival at the entrance to the building.

The building is functionally designed to attract the 'blue-chip' lab tenants and further enhance employment within this sector in Oxford, the plan, form, size and mass of the building has been designed around the 'lab grid' for ultimate flexibility and efficiency. Taking the form of a ground plus two storey building, various architectural devices and treatments have been incorporated to tailor the massing, appearance

and attractiveness of the new building in order to enhance the sense of arrival and respect its residential edge:

- The siting of the new building footprint is set back further away from residential development abutting the western boundary compared to the existing built footprint, with car parking areas and landscaping provided to the rear to maintain a significant buffer.
- A central entrance block, inclusive of a colonnaded double storey entrance that tops the building as a loggia, providing a partial crown. Only seen from within the Campus, this provides a clear sense of arrival, breaks up the linear wings and provides the opportunity for external building amenity.
- Upper roof levels feature a roof top terrace to the front building, as well as plant, which have been reduced in scale and located away from residential development.
- A secondary entrance to the rear is provided as a single storey and made subservient to the building main, limiting the impact of massing towards the residential edge.
- A bespoke front and rear façade strategy provides an appropriate elevational response to its context, utilising materials that draw inspiration from the textures, tones and heritage of historic Oxford. These provide for a high-quality, yet sympathetic finish that respects and enhances the character of the area whilst fostering passive design with high sustainability credentials.

We propose to use high-quality substrates of similar tone and structure to many other period buildings in Oxford, utilising stone-effect masonry and light-coloured brickwork. Glazed terracotta and metal panels will provide interest to the elevations, while clear glazing will be limited as defined by the lab grid and

functionality of the building.

The building will meet and exceed Oxford City's sustainable policies including achieving BREEAM 'Excellent' & in excess of 40% reduction in carbon emissions above current Building Regulations. The heating and cooling of the building will be provided by energy efficient Air Source Heat Pumps (ASHP's), with floor by floor Air Handling Units (AHU's), with heat recovery, providing ample fresh air changes in our post-Covid world. Solar photovoltaic panels will fully occupy all available space on the flat roof to help offset and supplement electrical energy consumption.

Overall, the site presents an exciting opportunity in a strategic location for much needed lab space within the Oxford life science neighbourhood, and strives to deliver spatially efficient floorplates via sustainable specification and construction.

Specific details of the proposed scheme are set out below.

Proposed Building size: circa 9,800sqm GIA – a single ground floor plus two storey lab-enabled building, plus an additional rooftop amenity space;

Amenities: Best in class amenities including,

breakout spaces and end of trip facilities (shower/changing etc.)

Car parking: 166 car parking spaces (incl DDA spaces which represent 5% of the total), predominantly located to the rear of the building. This equates to a 40% mode share on assumed building occupancy of 80%. This comprises 77 car spaces fewer than currently exists on the plot.

Cycle parking: Providing a mixture of bicycle storage for up to a total of 135 bikes (both staff and visitor).

Sustainable Development – to meet and exceed Oxford City's sustainable policies including achieving BREEAM 'Excellent' & in excess of a 40% reduction in carbon emissions above current Building Regulations.

New and improved landscaping, access, biodiversity enhancements and communal areas - including the adjacent footpath from Boswell Road.

Expected to create approximately 500 jobs during the operational phase on site and would generate £40 million GVA to the economy per annum.



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