

EXISTING VIEWS AND KEY ASPECTS



Figure 23. Photos of key views of site

MAIN FRONTAGE

The plot is relatively well screened with small trees and foliage around the border of the site. There is little sense of arrival or definition of the plot within the business park to punctuate arrival to the site

The existing cluster of buildings is a generally uncommon pattern of building size and placement compared to the rest of the Campus.

BUILDINGS & EXTERNAL AREAS

The current layout is dispersive with 7 separate buildings and no common areas. All buildings have similar structure and layout, varying just in size. Each building comprises of an entrance hall, vertical circulation and open office space.

SENSE OF ARRIVAL

Access to the plot and its 7 buildings is currently only through the central road/entrance. This makes the entire site vehicular, as the open space between the units is dedicated entirely to parking and access roads, with sections of bushes and trees.

The existing main sense of arrival is the largest building 4300 which partly masks further parking and external stores behind the building

LANDSCAPING & PERIMETER

The external areas are under utilised with inaccessible landscaping and a large car park area. The site boundaries are characterised by soft landscaping and mature trees to enclose the car park areas and screen the site from the adjacent residential properties

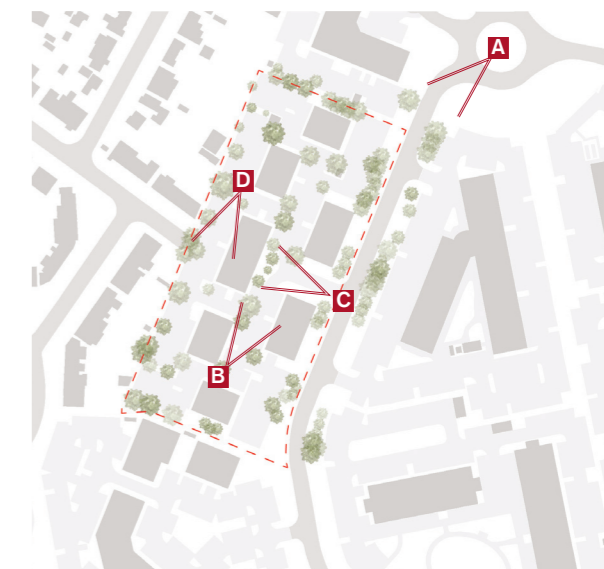


Figure 24. Diagram to show where the photos were taken from

EXISTING SITE SECTIONS

West Boundary (Back)



The boundary of Nash Court towards the residential area is characterized by a 2-3m high solid timber fence set on top of a 1.5m brick retaining wall (Highlighting the 1.5m step down from the residential gardens to the Site. This boundary line is impermeable, with numerous mature trees located in 'green fingers' in between the existing parking bays, This above features help screen the site from the residential properties.

East Boundary (Front)



The boundary along John Smith Drive is more permeable with no physical fence or boundary rather open landscape between the existing building and pedestrian path and road.



Figure 25. Section through the Nash Court looking northeast to analyse the site and its context

EXISTING SITE SECTIONS

North Boundary



The boundary between Plot 4200 and 4610 is again more permeable formed only by a line of mature trees and bushes.

South Boundary



The southern boundary is defined by a foot path that provides access to the residential area to the west and either bus or cycle access to Oxford centre beyond. It has a gate at the residential end that is locked at night. The boundary to the foot path has a 2m high weld mesh fence and is heavily screened by trees and bushes. This path also serves to divide Plot 4200 and the adjacent Plot 4150.

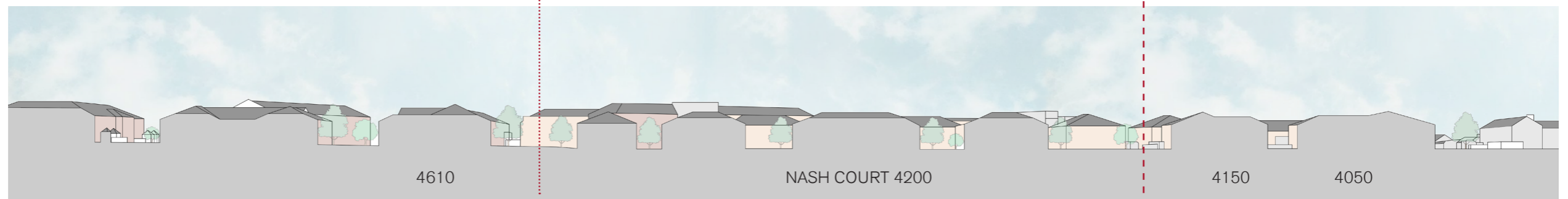


Figure 26. Section through the Nash Court looking east to analyse the site and its context