

WIDER SURROUNDING LAND USE

Plot 4200 lies within ARC Oxford, which as an employment site, comprises of commercial uses. ARC Oxford is located to the west of the A4142 (Eastern-Bypass), with further commercial and retail use beyond - including the BMW plant. Residential development is located beyond the ARC Oxford site to the north, west and south. At the western edge of the ARC Oxford site, Plot 4200 shares a border with residential properties on Phipps Road, Frederick Road and Bailey Road.

There are no designated or non-designated heritage assets within ARC Oxford. The Temple Cowley Conservation Area lies to the north-west of ARC Oxford, approximately 450m from the Site but screened by intervening development. The Conservation Area includes the Grade II listed Nuffield Press as well as St Luke's Church, identified by the Council as a non-designated heritage asset. Oxford Stadium Conservation Area lies to the south-east of ARC Oxford, approximately 700m from the Site but again screened by intervening development. Hockmore Cottages (a non-designated heritage asset) is located approximately 250m to the south-west.



Figure 16. Diagram to show the site and its surrounding context by land use

WIDER CONNECTIVITY - ROUTES AND LINKAGES

ARC Oxford is well connected locally with a bus stop on Barns Road (2min walk from Plot 4200) linking it with the City Centre and rail stations.

There are also numerous cycle routes in the area giving access to both Oxford and the surrounding areas.

The adjacent A4142 provides great access to both the A34 & M40

These links will only improve with the reopening of the Cowley Branch Line and other improvements (including the Eastern ARC bus route).



Figure 17. Image to illustrate existing and future transport, pedestrian connectivity routes across Oxford Business Park and the wider region.

KEY

- Application site
- Pedestrian cycle link
- Local cycle routes
- Local bus stops
- Primary vehicle routes

- Future Railway line
- Underpass to future ARC Oxford Rail Station

WIDER URBAN CONTEXT

Residential Grain

- Postwar terraces, high density housing grid
- Vehicular, cycle and pedestrian access with moderate parking provisions
- Dated grain but typical consideration for community.

Business Park

- 90's out of town business park model
- Predominately vehicular access with cycle and pedestrian routes. Maximum parking provisions provided.
- Consideration for adjacent communities overlooked
- Lack of sense of place
- Nine to five community

Retail Grain

- Large tin envelopes characterised with saw-tooth roof profile
- Vast open surface parking areas
- Established bicycle network

Industrial Grain

- Large tin envelopes characterised with saw-tooth roof profile
- Vast open surface parking areas
- Established bicycle network



Figure 18. Diagram to show the site and its surrounding urban context and grain

3.0 SITE CONTEXT

EXISTING SITE

- The existing buildings forming Nash Court (plot 4200) were constructed in the late 1990s as part of the original Oxford Business Park.
- The buildings location is in close proximity to the Campus' entrance roundabout, which makes it easily accessible via vehicle from John Smith Drive.
- The site includes seven buildings of similar style and form. When reviewing the block sizes we estimated the existing buildings had a total approximate area Gross Internal Area (GIA) of 43,425 sq ft (4,034.4 sq m)
- Overall the buildings are dated and are not fit for re-purposing as Life Science & R&D buildings to meet the specific requirements of a specialist tenant in this sector.
- The site includes 243 existing car parking spaces, which are all located at ground level and surrounding the perimeter of all plots.
- The existing landscaped strip to the front of the site (known as the 'structural landscaping zone'), between the footpath and existing building and car park, must be retained as it is part of the park wide route for infrastructure and services and thus protected by covenants.
- The rear of the site is bound by residential properties to the west, with a solid boundary composed of a 1.5m level change, retained by a brick retaining wall topped with a 3m tall timber fence.
- An existing footpath giving pedestrian and cycle access to Frederick Road is located along the southern side of the site, enclosed and protected by metal fencing with a gate at the Fredrick Drive end that is locked at night.



Figure 19. Existing site plan

EXISTING BUILDINGS

Nash Court was completed in 1996, with all 7 office buildings comprising of 2 storeys of lettable commercial office floorspace. The buildings are all detached and follow the same design, only varying in size. Roof heights (eaves and ridge) are all approximately similar.

The existing buildings feature buff brick façades with light reconstituted stone detailing. Expressed horizontal mortar joints have also been carefully set out within the brickwork. The eaves detail consists of grey boarding with grey concrete roof tiles above.

The front façade to all buildings is dominated by brick piers and elements of horizontal stone banding. The ground floor entrances project slightly but do not provide clear inviting entrances to visitors.

The windows on the ground floor are broken with transoms and are open-able windows.

The internal layouts are also dated with the main entrance doors leading straight into corridors with WC directly off and no communal areas or reception for visitors.

The landscaping to the front of the buildings feels restricted with dated hedging and planting. The brickwork path leading to the front door feels narrow with no seating and outdated lighting.



- 1 Plant enclosure
- 2 View from roadside walkway
- 3 Junctions between plots on site
- 4 Back of site - overspilling greenery
- 5 Spiral escape stairs, back of house

Photos from S&P site visit 12/07/23

Figure 20. Photos of the existing site

EXISTING BUILDINGS ASSESSMENT

SITE LAYOUT

The seven existing buildings do not provide sufficient flexibility for modern Life Science and R&D companies, and with much of the floor space of each building taken up with circulation and ancillary accommodation, they are very spatially inefficient.

BUILDING STRUCTURE

The existing buildings, designed as small commercial office that do not provide suitable space for the life science which requires:

- Larger floor plates providing both spacial and energy efficiencies.
- Greater floor to floor heights, to provide acceptable floor to ceiling heights and zones above to accommodate specialist laboratory services.

The fabric of the existing buildings is also now very thermally inefficient compared with modern standards and would be difficult to improve.

Laboratories tend to utilise a 3.3m layout grid which is proven to work with the majority of fitouts, The existing windows are both the wrong height and do not work with this grid increasing further their spatial inefficiency

The structure of the existing floor would not meet both the loading and vibration requirements for Life Science and R&D buildings, where heavy machinery and or vibration sensitive equipment is often used.

The construction, layout and shape of the pitched roof makes it unsuitable for the specialist services required for Life Science and R&D buildings.

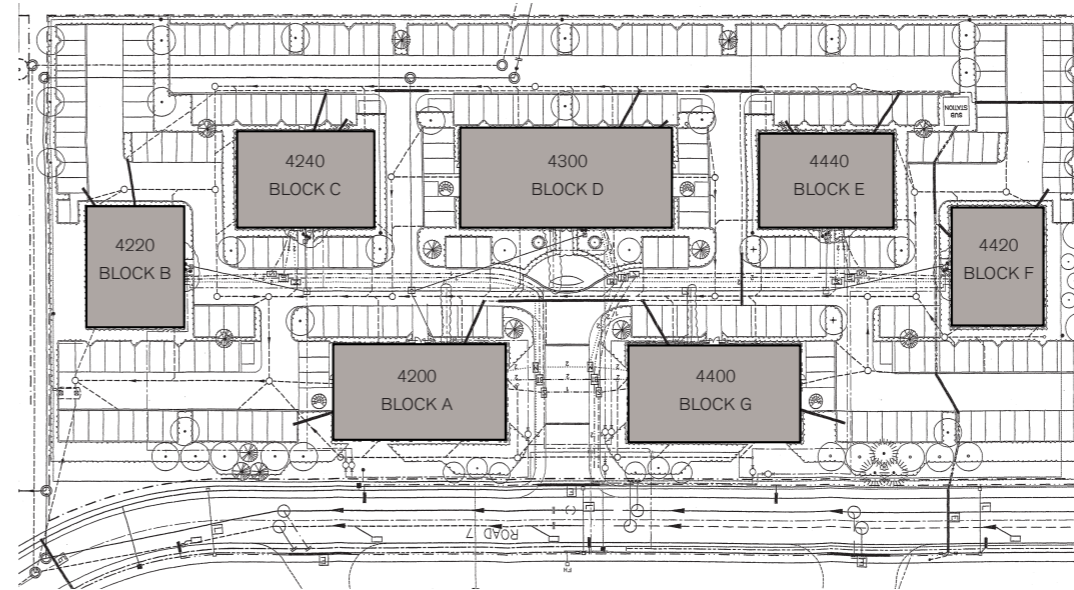


Figure 22. Diagrams to illustrate the existing site

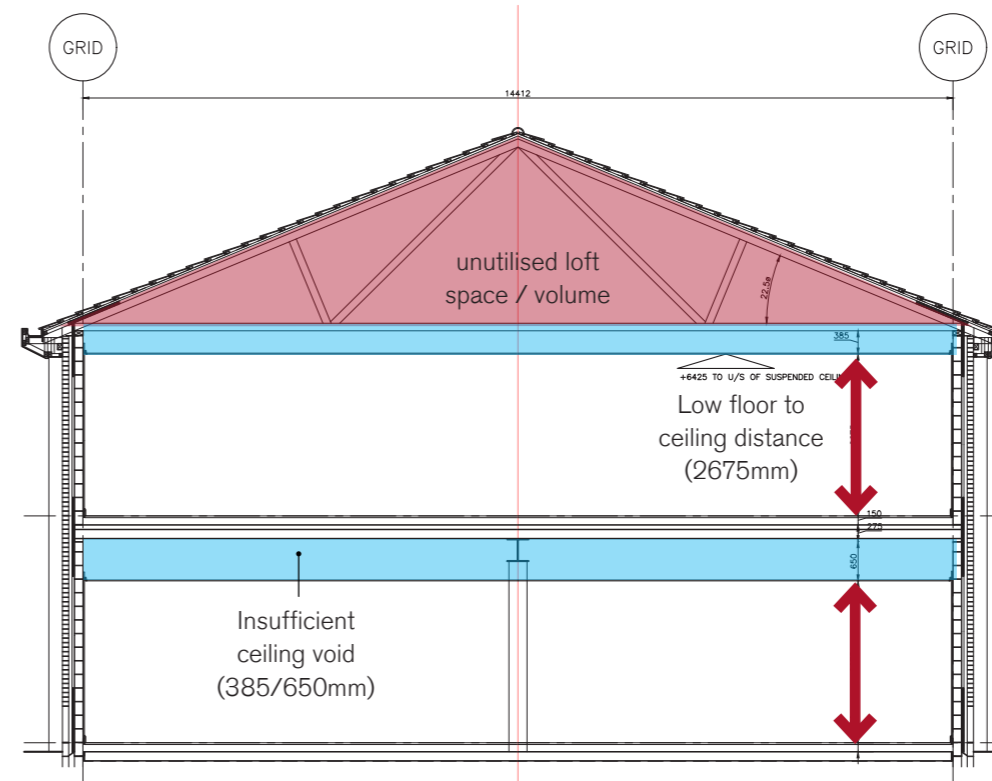


Figure 21. Sectional diagram cutting through a typical existing block