

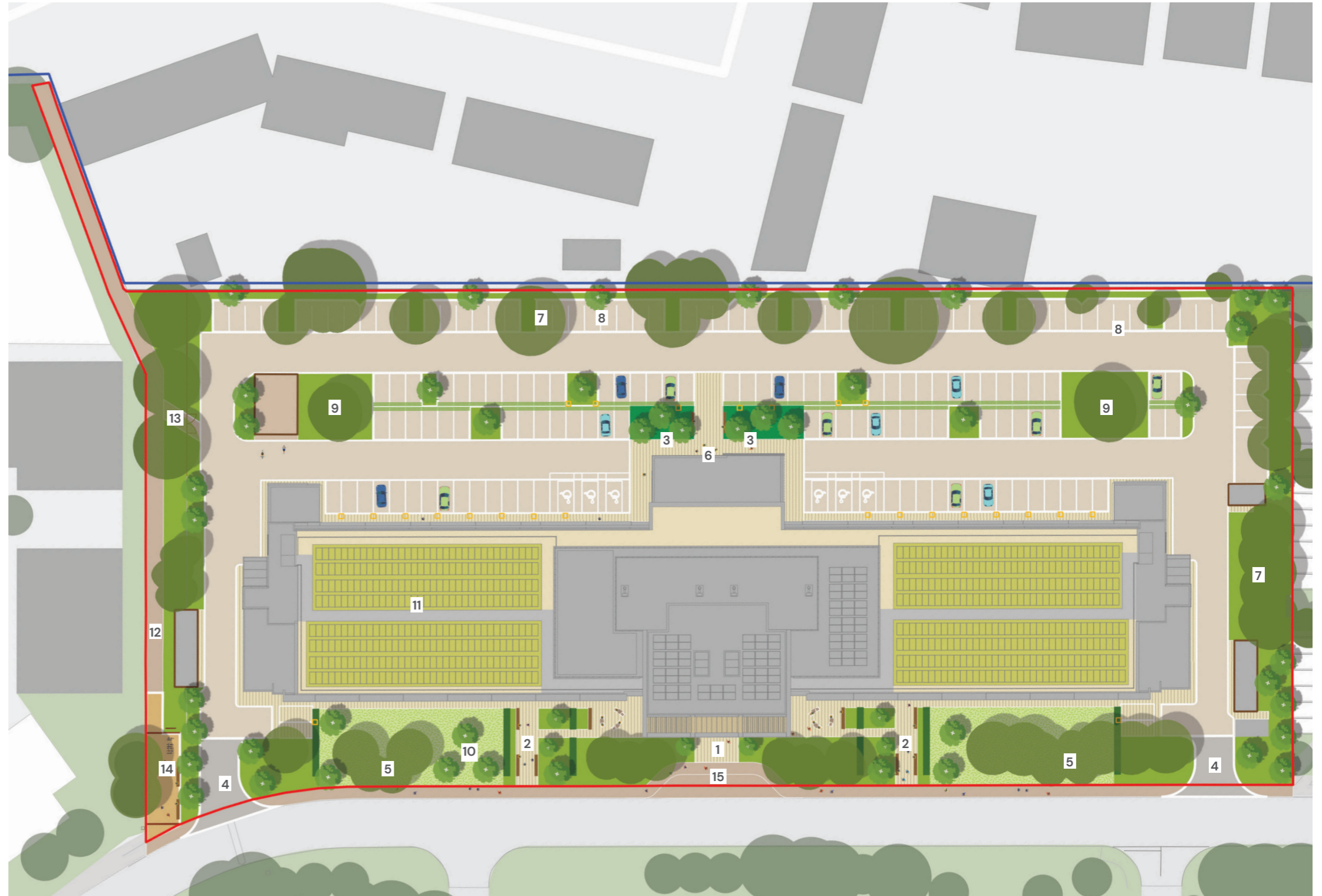
5.0 | LANDSCAPE MASTERPLAN

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5.1 | LANDSCAPE MASTERPLAN

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



5.0 | LANDSCAPE MASTERPLAN

5.2 | LANDSCAPE OVERVIEW

The proposed landscape scheme provides an attractive green framework for the development with distinct character areas. A central green plaza at the building frontage leads from John Smith Drive, outwardly facing the campus and creating a clear sense of arrival at the building entrance. It incorporates break-out seating spaces within a planted setting, prioritising pedestrians and cyclists. Two vehicular access roads are located to the outer plot edges leading from John Smith Drive leading to the main parking area at the rear of the site, creating a simple loop road for access and deliveries. A planted plaza marks the building's rear entrance ensuring a well-defined pedestrian / cycle focus in the car park area with clear access into the building.

All of the existing trees to the site boundaries are proposed for retention, ensuring a continuity of the parkland character, especially along John Smith Drive. The parking arrangement to all site boundaries will be retained to protect the root protection areas of existing trees. In addition, two of the existing large pine trees within the internal site area will be retained and integrated into the new layout as legacy trees. Overall, 20 no. existing trees will be lost as a result of the proposed development, with 53 no. new semi mature trees proposed, carefully positioned to soften and screen views in and out of the plot and to provide a positive canopy gain after 25 years. The tree strategy focuses on the introduction of a diverse range of tree species which will form part of a species-rich urban arboretum at ARC Oxford, ensuring a more resilient landscape able to cope better with changing climate conditions.

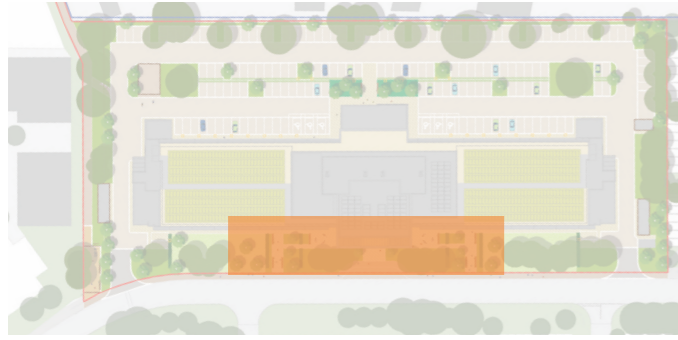
The planting scheme focuses on enhancing existing habitats and creating new habitats to support local biodiversity and achieve 70.35% biodiversity net gain on the plot. This includes boundary planting to soften and screen views, and to mark the plot and building entrances; rain gardens at the rear building entrance as part of an integrated SuDS strategy; new tree and groundcover planting in the rear car park; planted rooftop amenity space and biodiversity green roof combined with solar PVs; and a range of tree species which aim to create a resilient landscape in the face of the climate emergency.

The proposals also include enhancements to the existing footpath immediately south of the plot, ensuring well defined connections to the wider campus amenities and local area. Proposals include a new path leading into the western side of the plot, new boundary fencing, together with tree and groundcover planting. In addition, a new plaza at the end of the footpath will provide a gateway to the campus and a place to stop, sit and rest.

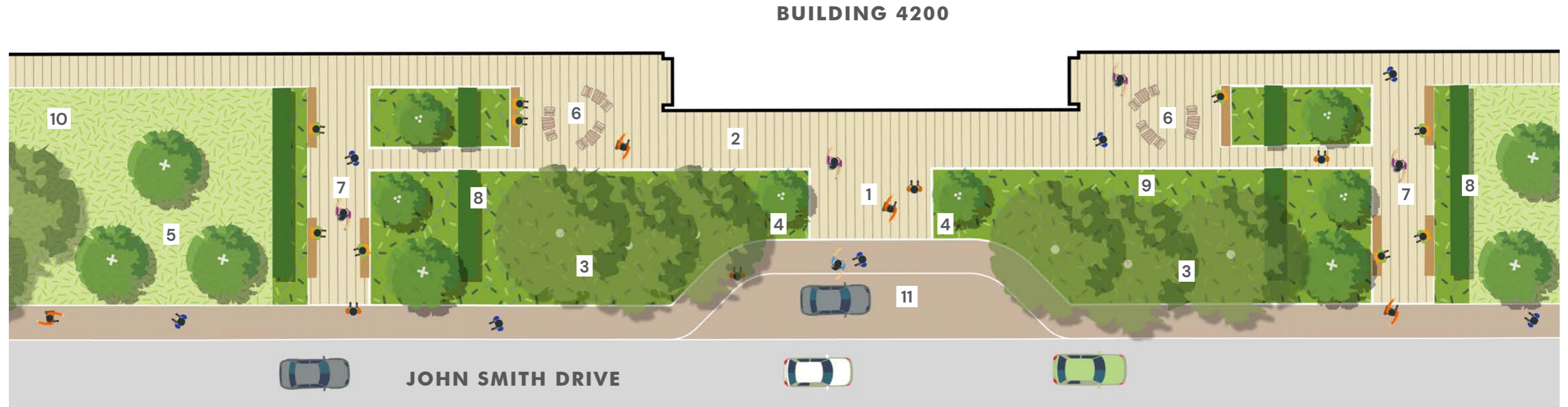
6.0 | DETAILED AREAS

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6.1 | JOHN SMITH DRIVE FRONTAGE AND ARRIVAL PLAZA

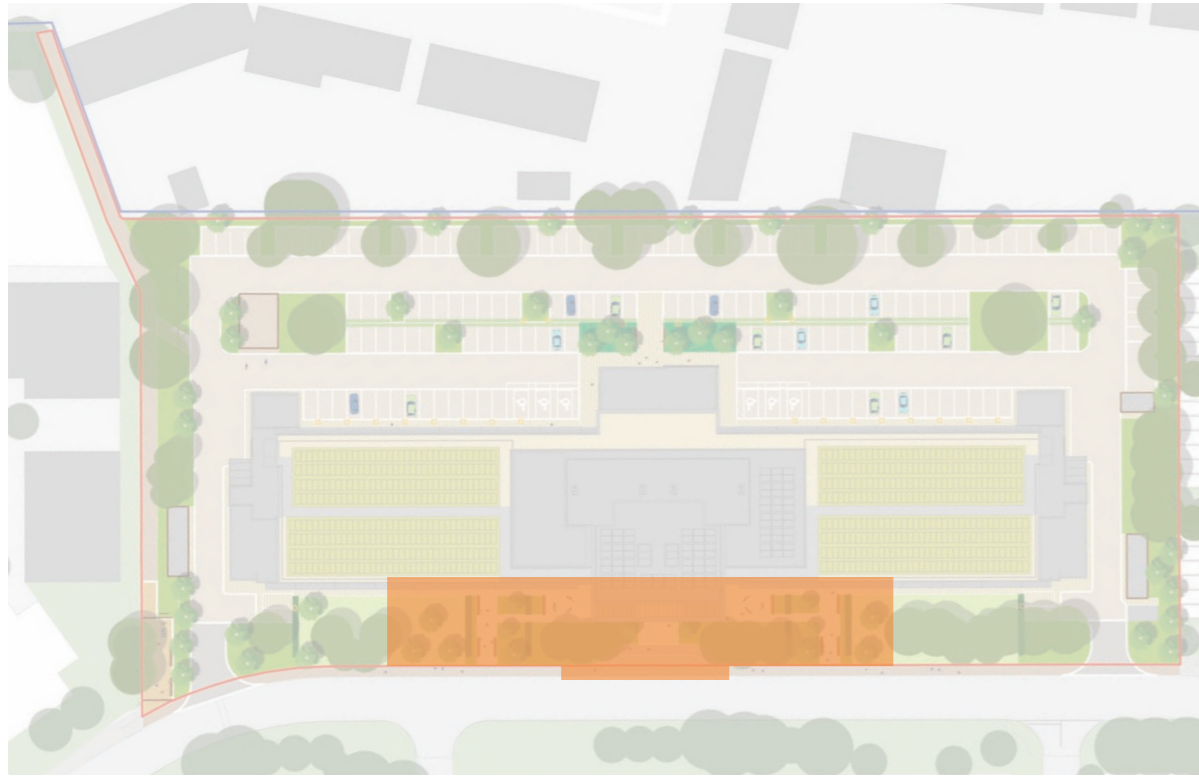


1. Entrance plaza provides a focus for pedestrian access. Outwardly facing the campus, it creates a clear sense of arrival at the building entrance
2. Textured block paving in a blend of three buff tones forms a wide plaza
3. Existing trees to eastern boundary retained
4. New feature multi-stemmed trees mark the entrance plaza
5. New semi mature tree groups enhance the John Smith Drive frontage
6. Sunny paved terrace for moveable furniture
7. Seating spaces within attractive planted setting
8. Evergreen hedges respond to building architecture and provide enclosure and shelter.
9. Ornamental planting with a species mix visually connecting with the wider campus landscape
10. Amenity lawn provides an enhanced setting for new and existing retained trees
11. Existing road-side pavement with new drop-off bay and pavement providing direct access to the building entrance



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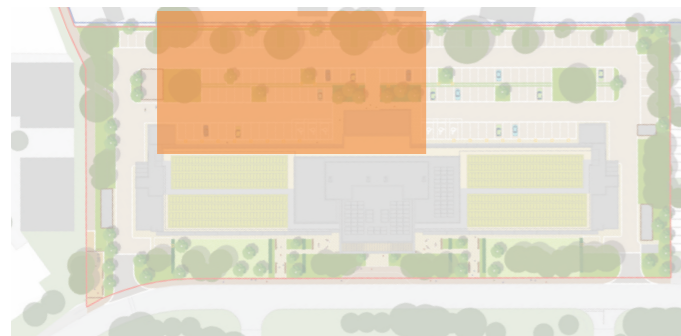
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6.0 | DETAILED AREAS

6.2 | WESTERN ENTRANCE, CAR PARK AND RAIN GARDENS



1. Existing trees to western boundary retained
2. Existing group of three off-site Birch trees at the end of Bailey Road
3. New semi mature trees to western boundary provide additional screening and softening of views in and out of the site
4. Existing car park arrangement to boundary retained to protect root protection areas of existing retained trees
5. High quality paved plaza marks the building's rear entrance providing a well-defined pedestrian / cycle focus with clear access into the building
6. Paved path to building periphery
7. New semi mature trees in large beds of shade-tolerant groundcover with scattered perennials and shrubs
8. Existing large pine tree retained and integrated into the new layout in large planted bed
9. Permeable textured block paving to vehicular roadways and parking bays in warm buff tones
10. Non permeable textured block paving overlying retained sub base to peripheral parking bays.
11. Permeable grass linear feature through central row of car bays
12. EV twin charging points with guard rail
13. Rain gardens with a colourful and adaptive plant mix suited to seasonally wet soils

