

05 OUTLINE APPLICATION – USES AND SITE LAYOUT

We propose to develop several laboratory-enabled office buildings on important plots across the Campus, alongside strategic improvements to pedestrian and cyclist movement and areas of public space.

The plots under the outline application will include current undeveloped plots (Plot 3000; 8200/8400; 9200), as well the redevelopment of Plot 5000.

In total, we are proposing to deliver up to 65,000sqm of employment floorspace in buildings catered to life sciences and R&D. In addition to employment floorspace, this will include a variety of other ancillary commercial uses, including:

- Café/Restaurants
- Retail
- Gym
- Children's nursery
- Incubator space
- Events space

Alongside new buildings, we would also provide improvements to active movement through and experience within the Campus. This includes the formation of a new central route through the site and the provision of new and enhanced public open spaces.

You can review more information on the 'Access and Movement' and 'Landscape and Ecology' slides.



Key

Boundary

- Red line boundary
- Parcel boundary

Existing

- Vehicular routes

Proposed

- The Connector
- Plot buildable area
- Plot landscape buffer zone
- New enhanced public space

06 OUTLINE APPLICATION – BUILT FORM PARAMETERS

We will ensure buildings under the new outline planning application are framed by appropriate built form parameters and principles that make the most efficient use of land, whilst ensuring impact on local amenity can be mitigated.

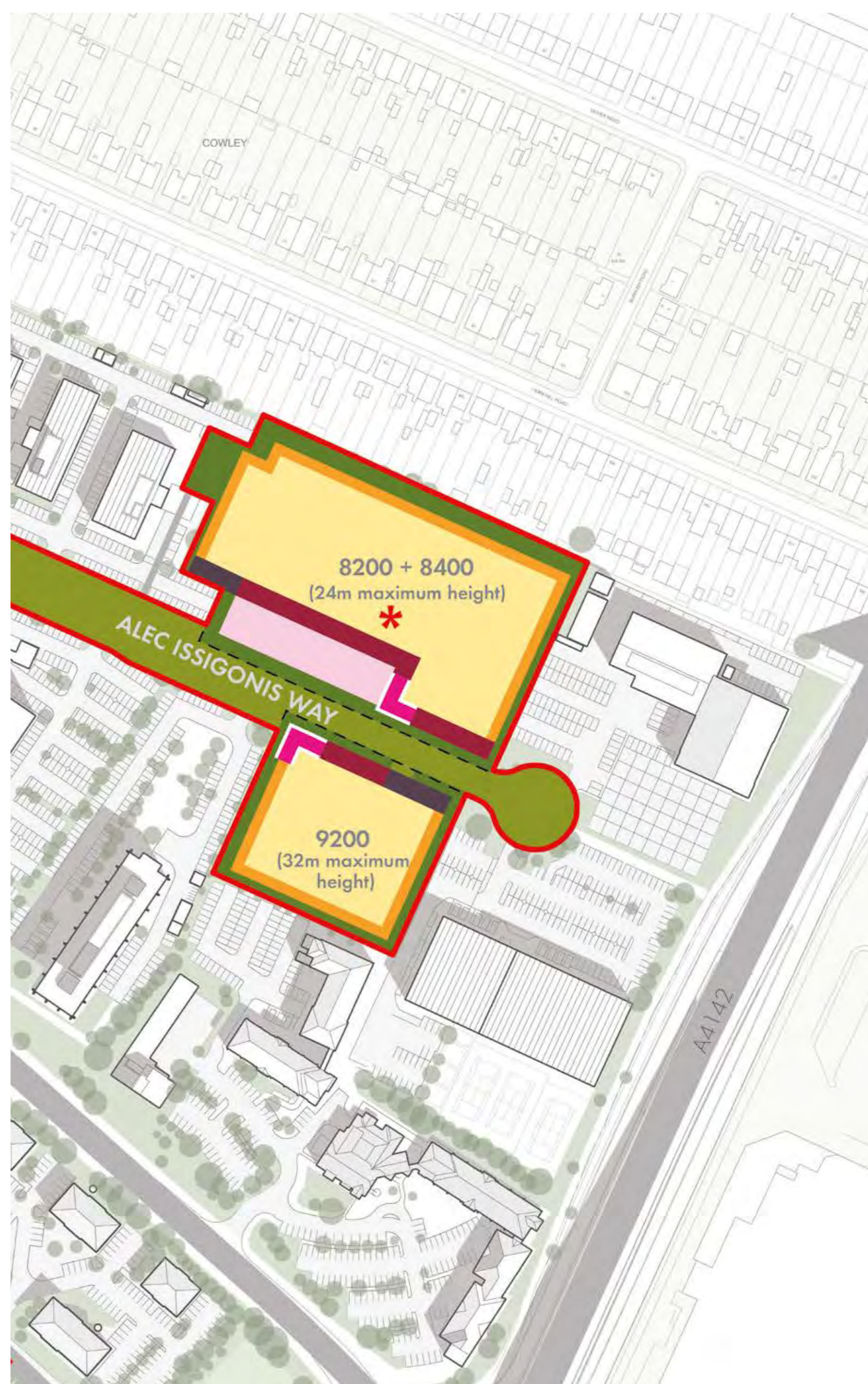
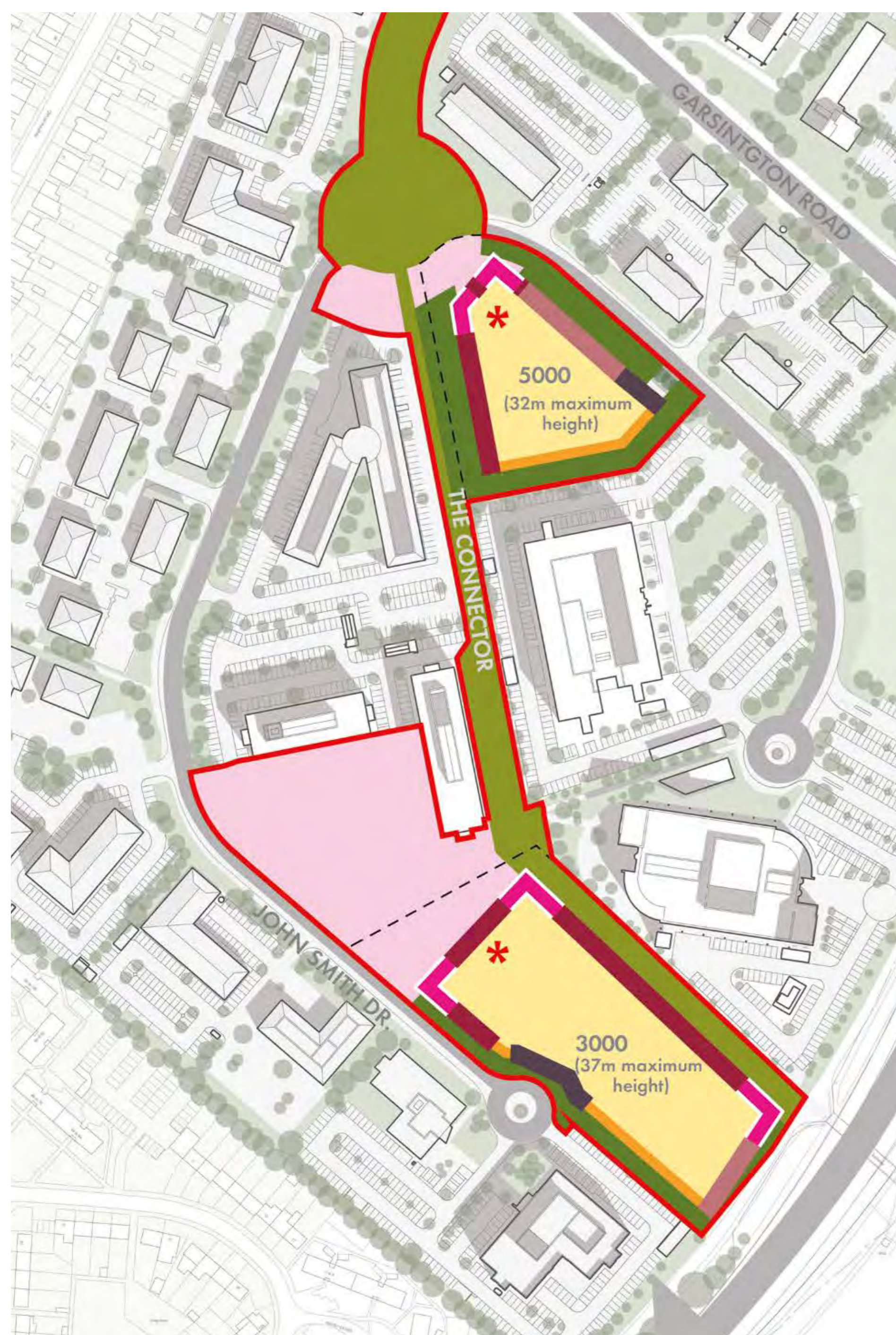
We would submit the outline planning application with all matters reserved. Therefore, the details of appearance, access to plots, landscaping, layout and scale will be provided as part of Reserved Matters applications should outline consent be granted.

We will establish parameters and principles in submitted documentation and plans to

guide the eventual design of new buildings, informed by analysis of relevant opportunities and constraints – such as neighbouring businesses and residential properties.

As detailed on the plan below, the parameters and principles we are considering for the individual plots include:

- The defined 'developable' area, alongside landscape buffers
- Maximum heights achievable on each plot
- Active frontages
- Façade types and corners
- The location of publicly accessible ancillary commercial spaces



Key

- | | | |
|---------------------|------------------------------|--|
| Boundary | Proposed | |
| — Red line boundary | — The Connector | — Primary façades (active frontage) |
| --- Parcel boundary | — Plot buildable area | — Primary façades (non-active frontage) |
| Existing | — Plot landscape buffer zone | — Secondary façades |
| → Vehicular routes | — New enhanced public space | — Servicing zones |
| | — Key corners | * Potential location for active ground floor ancillary use |

07 OUTLINE APPLICATION – ACCESS AND MOVEMENT

We are proposing a positive change to pedestrian and cyclist movement within the Campus through the creation of ‘The Connector’.

The ARC proposals aim to maximise staff and visitor travel by alternatives to private cars.

The creation of a new pedestrian and cycle route through the heart of the Campus will provide a direct connection from the proposed location of the new ARC Oxford rail station (associated with reintroducing passenger services on the Cowley Branch Line), through to and across Garsington Road to the northern parts of the Campus. This connector route will link employees with new amenity provision as well as providing an opportunity to create active frontages and entrances to the new buildings.

ARC are currently in discussions with Oxfordshire County Council regarding improvements that can be made, including the at the entrance from the underpass under the ring road as well as improving crossings at Garsington Road.

Investment in new public transport will include a new “Eastern Arc” bus route linking directly to Headington in the east and across to Littlemore in the west. ARC are also supporting the Business Case for the new railway station.

Whilst the outline application will not determine the layout of each new building, the on plot provision will include pedestrian access, cycle parking, lockers and showers. Plot vehicular access will be determined in line with the plot design and in line with an Access and Movement Parameter Plan. The level of car parking will be detailed at Reserved Matters stage for undeveloped plots, but will relate to the accessibility improvements planned locally in accordance with City Council policy. Plot 5000 will provide car parking that does not exceed its existing provision (148 spaces).



08 OUTLINE APPLICATION - LANDSCAPING AND ECOLOGY

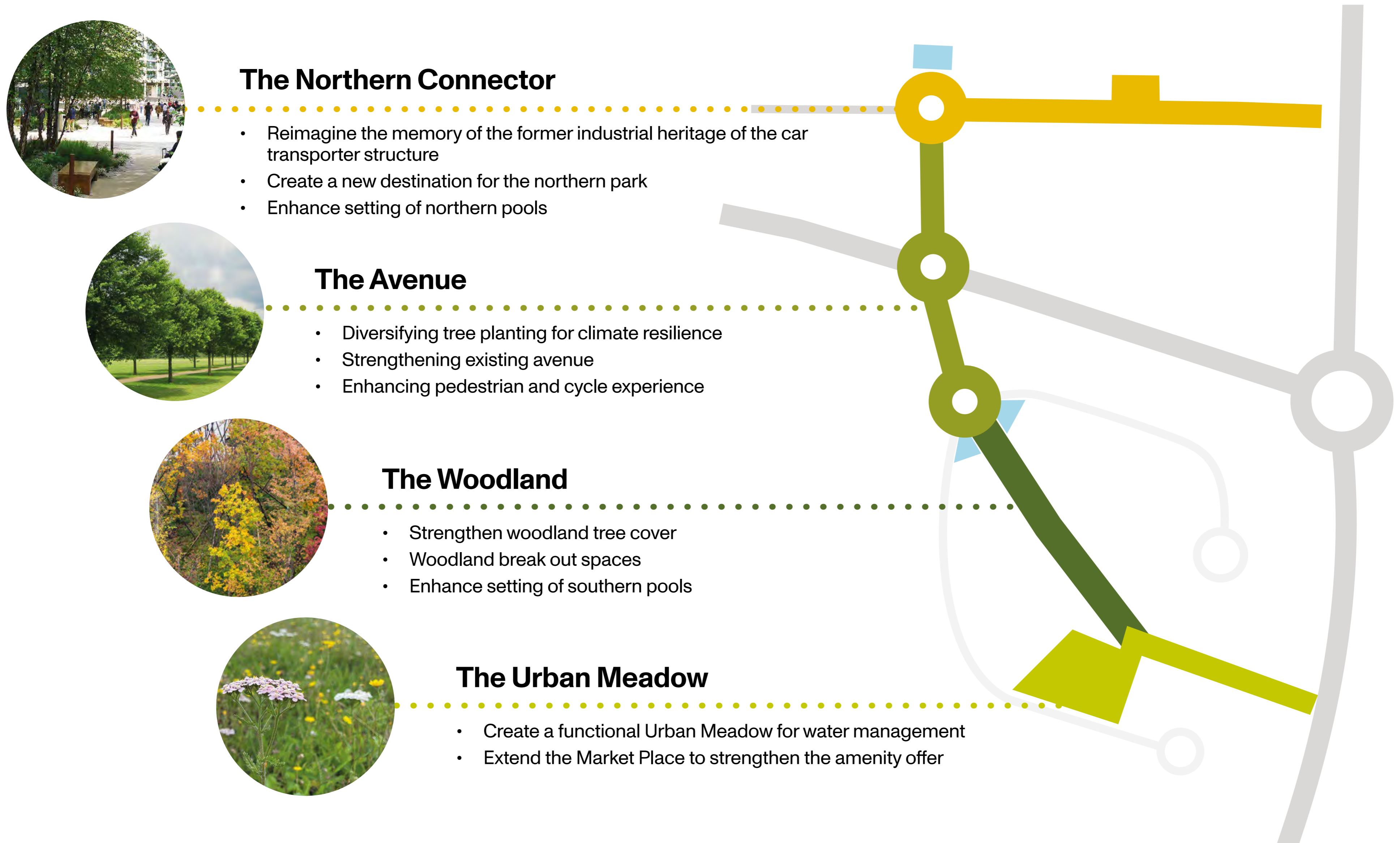
Our proposals have taken a landscape-led approach, celebrating the parts that work well and building to create a rich and biodiverse campus.

We intend to build upon the success of the existing landscape character of the Campus in a way that improves the visitor experience. This includes retaining and enhancing existing structure landscaping to development plots and reducing the visual over dominance of the car.

The proposals will deliver a net gain for biodiversity across the proposals and within the ARC Oxford site, targeting 10%, as well as no net loss in tree canopy cover. A core landscaping intervention and contributor

will be the delivery of The Connector, which we intend to frame via Character Areas to enhance the experience of pedestrians and cyclists using the site.

The outline application will be supported by a Landscape and Public Realm Parameter Plan and landscaping strategy, providing details on guidance on soft and hard landscaping, appropriate native species, mechanism for greening individual plots (such as green roofs) and accommodating sustainable urban drainage.



A new Northern Park



The Southern Pools and Woodland



The enhanced Market Place



09 OUTLINE APPLICATION – HEIGHTS AND VIEWS

We are carefully considering how our proposals would be perceived from a variety of views to ensure impacts on townscape character and heritage assets are mitigated.

We are exploring the potential visual impact of the proposals with Oxford City Council from various local, wider and distant viewpoints to inform design principles. This includes regard to views from the historic core, such as that from St. Mary's church.

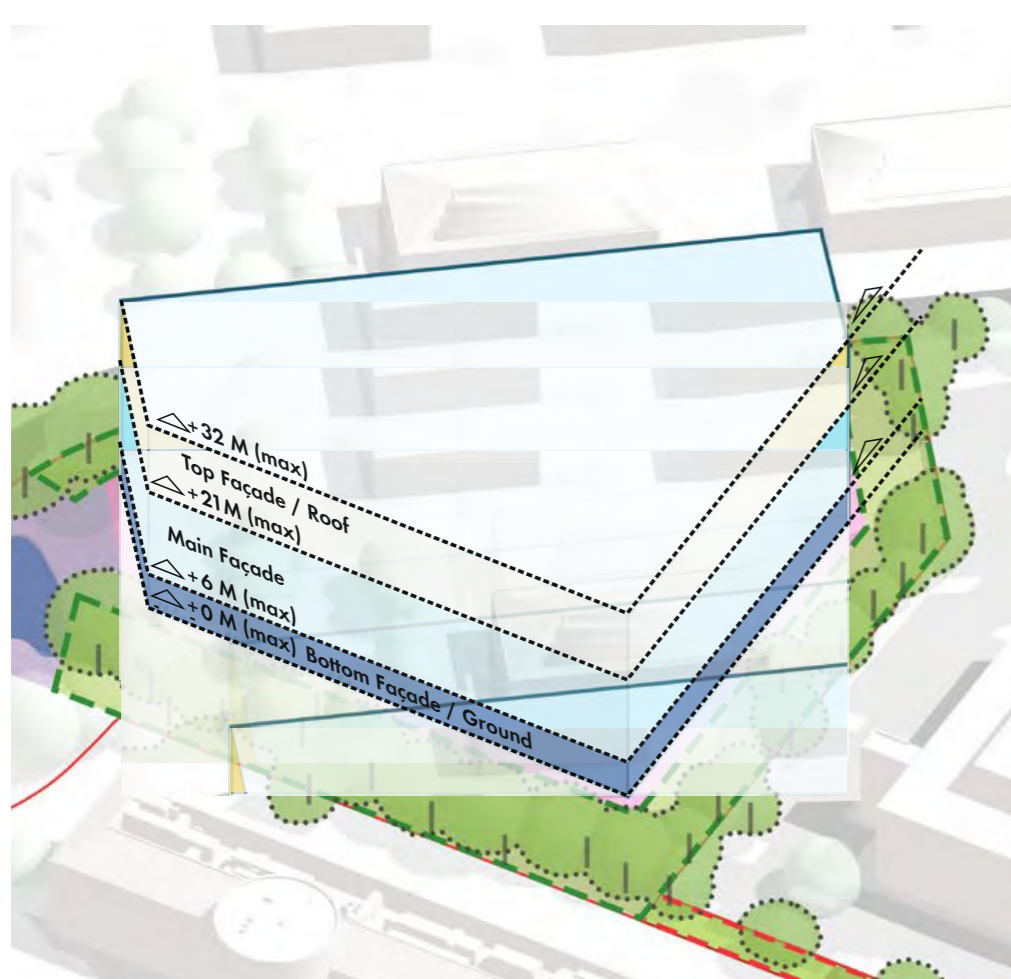
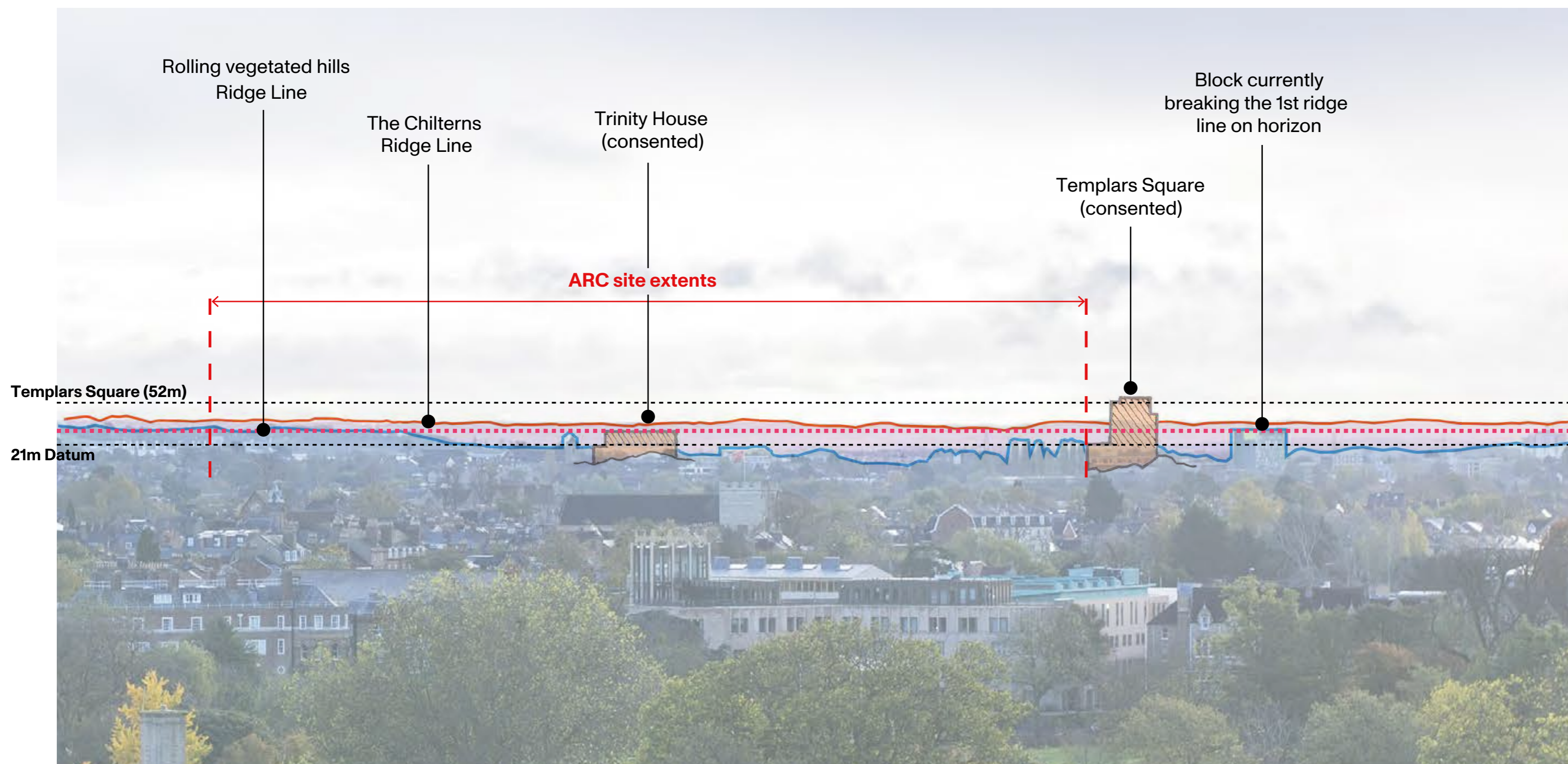
The image opposite provides an annotated mark-up of what is theoretically visible from St. Mary's, demonstrating the historic growth of Oxford contained within hills. ARC Oxford lies in the far extent of this view, and we consider there is potential for the proposals to respect yet tell a new chapter in Oxford's history through the establishment of height on certain plots.

The new outline will establish maximum height parameters of any built development, the exact design

of which will be detailed at Reserved Matters stage. We will incorporate design principles to ensure the buildings minimise any potential harm to heritage assets, whilst ensuring they can be designed to the guidance provided in the High Buildings TAN. Such measures could include:

- Massing and roof articulation
- Choice of materials
- Location and shape of servicing (e.g., plant, flues etc.)

The planning application will be supported by a Heritage Impact Assessment and Townscape and Visual Impact Assessment.



10 PLOT 4200 - ACCESS, USES AND LAYOUT

Our proposals at Plot 4200 will involve the demolition of all existing buildings and the erection of a single laboratory-enabled building.

The single building will provide employment floorspace of approximately 8,000sqm, organised across ground plus 2 storeys, with an additional amenity space and plant room at roof level.

The site layout has been arranged to provide an active frontage facing John Smith Drive, whilst concentrating car parking to the rear. The existing location of a centralised vehicular access would be moved to the peripheries, creating a loop system. An entrance point

for cyclists would be provided to the rear, providing approximately 140 bicycles with excellent end of trip facilities such as showers, lockers, drying and changing facilities.

In accordance with Local Plan policy, a total of 158 car parking spaces would be provided to serve the development – which is 85 spaces fewer than currently exists on the plot.

The proposals will deliver enhancements to the existing footpath to the southern boundary, further detail on which can be viewed on the 'Landscaping and Ecology' board. We are not proposing a new connection from Bailey Road to the centre of the site due to considerable level differences, existing services and easements, existing trees and security requirements but would appreciate your thoughts on this.



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 Visitor parking
- 10 Visitor parking DDA
- 11 Bike store

11 PLOT 4200 – LANDSCAPING AND ECOLOGY

Our landscape proposals work to create an exciting new place of work which contains a coherent identity with the adjacent Campus landscape.

Our landscape proposals will mark arrival at the site with clear gateways, with pedestrians and cyclists prioritised within a central green plaza with vehicle access at the outer edges.

We have sought to retain and strengthen the boundary planting arrangement and have sought to preserve trees as much as possible – including retention of all boundary trees to ensure continuity of the parkland character and integration of two existing large pines within the car parking area. Whilst the proposals would require the loss of 20 trees within the internal site area to facilitate the new building, these are supplemented with the planting of 45 new semi-mature trees to ensure a positive canopy cover gain. These have been carefully placed to soften and screen views in and out of the site.

Our plant selection will carefully consider how it can support local biodiversity, be resilient to climate change and incorporate SUDs to achieve a 10% biodiversity net gain.

As part of our proposals, we will be delivering enhancements to the existing footpath from Boswell Road as indicated in the diagram below.

01 Place-making



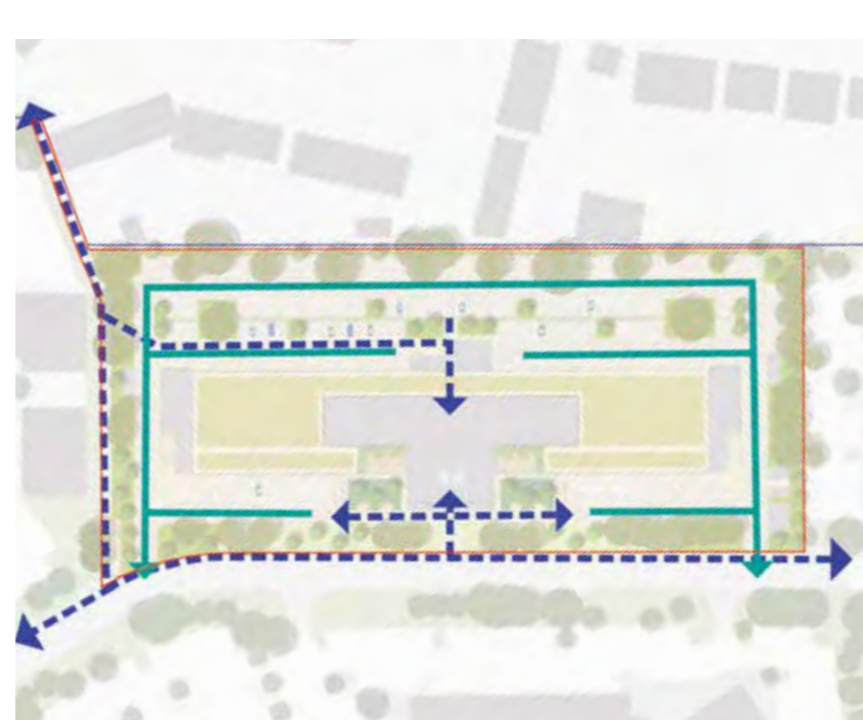
02 Tree retentions



03 Arrival



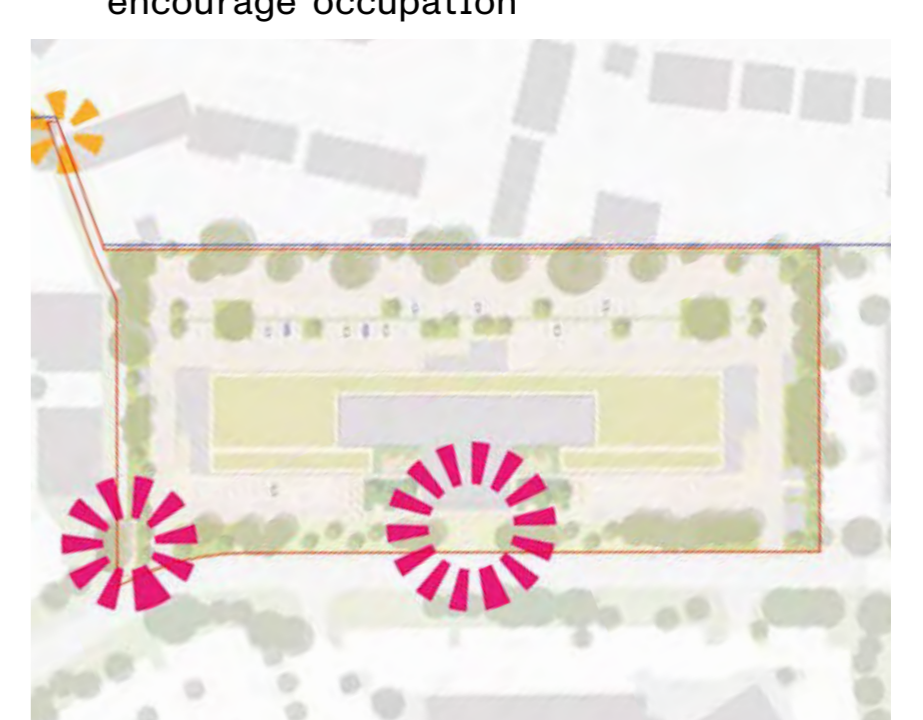
04 Movement and circulation



05 Meaningful greening & biodiversity enhancements



06 Spaces and seating to encourage occupation



Key

- 1 Existing gates at footpath entrance removed
- 2 Metalwork frame forming gateway feature, referencing the historic transporter and visually linking with other metalwork on the campus
- 3 Existing tarmac surfacing to footpath retained
- 4 Attractive new paved plaza marking the campus gateway
- 5 Existing green mesh fence retained to Chancellor Court boundary from Barns Road up to plant enclosure
- 6 Existing wall / fence boundary to 73 Boswell Road
Low level wall-mounted lights on brick wall
- 7 30 linear metres of new 1.2m height railings to Chancellor Court boundary
- 8 30 linear metres of new 1.2m height railings to Plot 4200 side. Set 3.5m back from path edge with groundcover planting bordering footpath providing an enhanced more open effect. Positioned to avoid RPAs of existing trees
- 9 Existing trees retained on Plot 4200 with underplanting of groundcovers and feature shrubs providing a refreshed effect and more open views across the plot
- 10 New tree planting on Plot 4200 frames plot entrance
- 11 Bin store with opportunity for vertical greening with climbers
- 12 Three timber topped benches
- 13 1.6m height railings positioned to avoid root damage to retained trees. Lighting bollards border footpath
- 14 Pedestrian / cycle path with gated access providing a connection to Plot 4200, positioned to avoid the RPAs of existing retained trees

12 PLOT 4200 - BUILT FORM

Our proposals will deliver a high-quality and efficient building, inclusive of appropriate treatments to create visual interest and preserve amenity.

The chosen location, scale and massing of the building delivers an efficient floorplate for a laboratory-enabled building, whilst incorporating design choices and architectural devices to create visual interest and protect local amenity.

The building line and height has been set away from the rear of dwellings on Phipps Road, Bailey Road and Frederick Road to maintain daylight and sunlight. Several architectural devices are also incorporated to break up massing which in addition to landscaping, include the formation of a crowned entrance block and enclosing of plant within the roof space. Roof space will also be dedicated for PV panels.

The proposed exterior materials palette will draw inspiration from the textures, tones and heritage of historic Oxford, with modern accents that acknowledge the more industrialised local context, while prioritising sustainable resourcing and considering environmental impact.

ILLUSTRATIVE VIEW - Front elevation

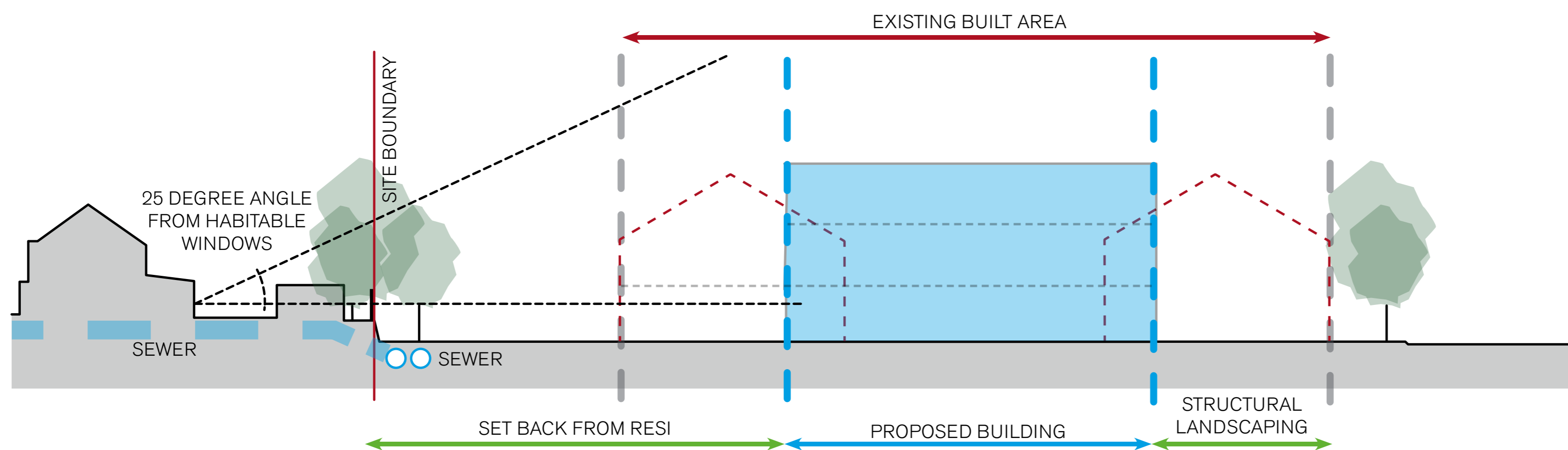


ILLUSTRATIVE VIEW - Rear elevation



New proposal as Blue massing which has been moved further away from the residential and feature an efficient flat roof. Width of building based on lab grid.

Red dashed outline indicates existing buildings.



13 NEXT STEPS AND FEEDBACK

1

Programme

Following this consultation, the design teams will review your comments and we will undertake further pre-application engagement with Oxford City Council. We are currently aiming to submit both proposals to the Council as planning applications in late 2023.

2

Construction and Delivery

We understand that construction is an important issue. Therefore, we will work our neighbours and relevant stakeholders to ensure measures are secured to reduce the impact of works, including:

- Implementation of a strict delivery and waste management system
- Creating a mechanism for the provision of updates and information on the construction process
- Deployment of traffic management and strict site security
- Ensuring that the appointed contractors sign up to the Considerate Constructors' Scheme

3

Delivery

Subject to planning approval, we anticipate that construction works for Plot 4200 would begin in late 2024 with the building operational by 2025.

We intend for the new outline planning application to be approved for 10 years and therefore construction could be ongoing over the next 10-15 years.

Thank you for reviewing our proposals today.

We would be grateful if you could complete one of the feedback forms provided. Our community is important to us, and we want to ensure the community is heard in developing these proposals.

If you would like to find out more about the proposals, please do not hesitate to contact one of the project team.

B RESPONSE FORM



Thank you reviewing our proposals – we are keen to hear your thoughts. Please use the form below to provide your thoughts on:

Application B: Full Planning Application (Plot 4200)

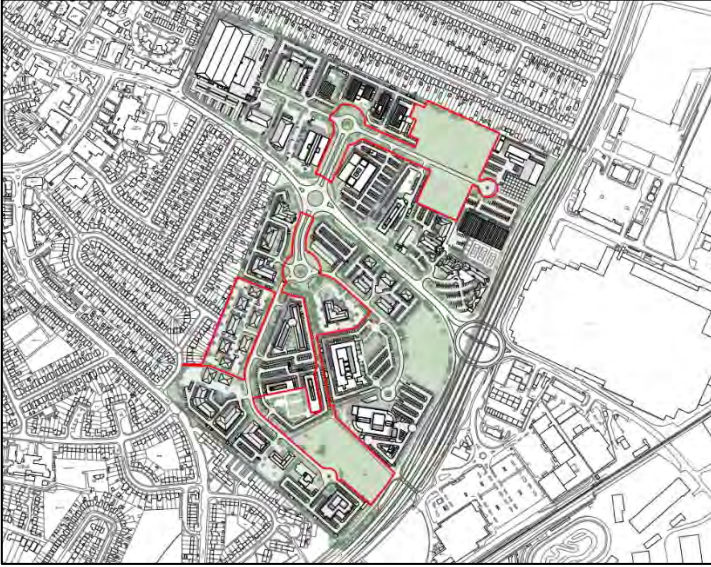
1 What are your thoughts on our proposals regarding ‘Access, Uses and Layout’ (Board 10)?

2 What are your thoughts on our proposals regarding ‘Landscaping and Ecology’ (Board 11)?

3 What are your thoughts on our proposals regarding ‘Built Form’ (Board 12)?

4 Do you have any other points you’d like to raise?

C CONSULTATION LEAFLET



Advanced Research Clusters (ARC) is pleased to invite our local community to view and comment on forthcoming development proposals at ARC Oxford.

We are planning to deliver state-of-the-art accommodation to support the demands of Oxfordshire's R&D and life science sectors on this strategically important employment site.

This will be achieved through the submission of two planning applications upon the land within the red line opposite.

The proposals upon which we are seeking community views include the following:

- High-quality laboratory-enabled office buildings to accommodate needs of the R&D and life sciences sector – in total providing up to approximately 75,000sqm of floorspace that is inclusive of servicing and ancillary supporting facilities (e.g. gyms, cafes and event space).
- A new, landscaped route running through the heart of the campus, as well as improvements to crossing facilities at Garsington Road and the retention and enhancement of all existing site access points.
- Design guided by high standards of sustainability – including commitments on wastage, social value, securing biodiversity enhancements and the use of renewable energy.
- A strategy to ensure proposals are to the benefit of both those working at the site but also the local community – including new public spaces and promoting health and wellbeing.

If approved, our proposals could create approximately **2,500 jobs** and **£150 million** annually to the Oxford economy.

SHARE YOUR VIEWS

WEBSITE

You can view and comment on our proposals by visiting our project website which will be live from the 16th October:
<https://www.arcgroup.io/oxford/future-plans/>

EMAIL

You can get in touch with the project team via our email:
arcxfordconsultations@carterjonas.co.uk

EXHIBITION

We will also be hosting an in-person event at **Oxford Works, 4650 Cascade Way, OX4 2SU** on the **18th and 25th October from 15:30-20:00** where you can find out more about the plans and ask questions to the project team.

D CONSULTATION ZONE

