



2.0

Design

- 2.1 Layout, Scale and Massing
- 2.2 Height Parameter
- 2.3 Activity, Flexibility and Adaptability
- 2.4 Facade, Materials and Finishes

2.1 Layout, Scale and Massing

Ground Floor

The updated Ground floor plan is illustrated opposite with the updates summarised below.

- The change in angle to the facade allows the public entrance to face more directly into the forecourt.
- The landscape has been amended to retain planting area and provide level access to the centre of the master plan.
- The oversized reception area has been rationalised along with the internal core layout. FM and post rooms have moved to the west to suit operational requirements, adjacent the loading area which has been reduced.
- The Footprint of the proposed building has increased from 4781sqm for the main building to 4878sqm, with the pavilion building footprint increased to from 280sqm to 284sqm. This is a total increase of 101sqm.
- Service pavilion updated with integrated substation removed and replaced with two GRP units to the western edge of the site, screened by trees.
- The services pavilion has shifted slightly to the east to accommodate the substations to the west.
- The path to the western garden has been adjusted with the radius of the corners widened to allow for improved manoeuvrability for bikes.



Level 01 Floor Plan

01	Eastern entrance forecourt	05	Goods lift and back of house stair	09	Northern wing tenant space	13	Refuse and lab waste
02	Reception and collaboration space	06	Changing rooms and showers	10	FM and post room	14	Gas storage
03	Access stair and lifts	07	Southern wing tenant space	11	Loading bay	15	Internal cycle parking
04	Central WCs	08	Secondary access / escape stair	12	Electrical substation	16	Western Entrance garden

2.1 Layout, Scale and Massing

Upper floor layouts

The updated Upper floor plan is illustrated opposite with the updates summarised below.

- The change in angle to the facade allows more direct views out of these upper floor areas over the planted forecourt.
- Views and daylight is enhanced by widening the glazing above the entrance and making this flush with the main facade line.
- As with the ground floor, the internal core layout have been rationalised to enhance the flexibility of lab layouts

The impact of this amendments increases the total Gross internal area (GIA) of the main building from 16,561sqm to 17,295sqm with the service pavilion area slightly adjusted to 270sqm from 262sqm, including the GRP substations.



Level 02 Floor Plan

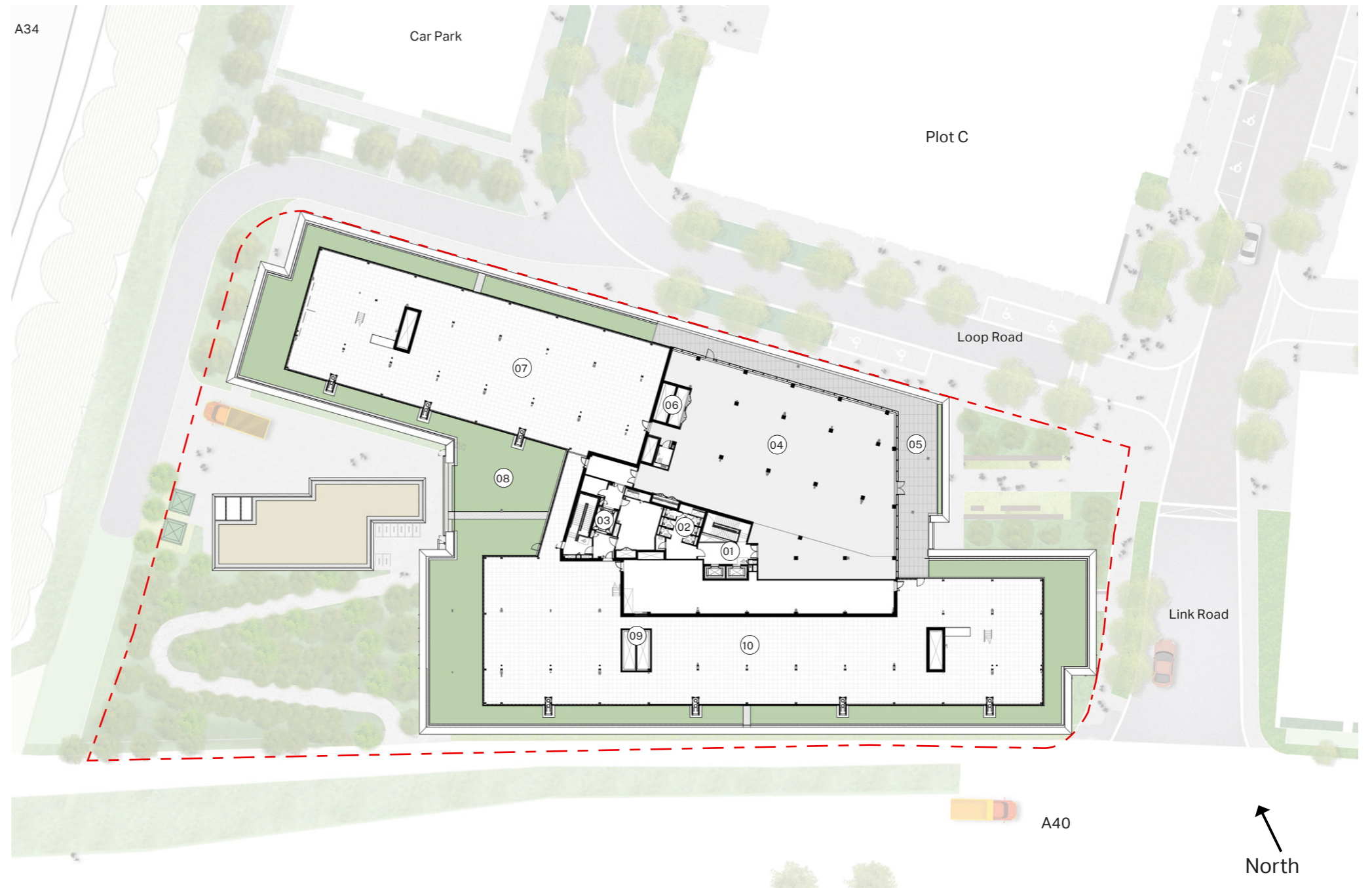
- | | | | | | |
|----|------------------------------------|----|-------------------------------------|----|-------------------------------------|
| 01 | Access stair and lifts | 05 | Northern wing central service riser | 09 | Southern wing central service riser |
| 02 | Central WCs | 06 | Northern wing tenant space | | |
| 03 | Goods lift and back of house stair | 07 | Secondary access / escape stair | | |
| 04 | Secondary access / escape stair | 08 | Southern wing tenant space | | |

2.1 Layout, Scale and Massing

Terrace Level Plan

The updated Terrace floor plan is illustrated opposite with the updates summarised below.

- The change in angle to the facade allows more direct views from the terrace over the planted forecourt and towards the centre of the masterplan.
- The plant layout and has developed with the internal plant area amended to suit this.
- The flue layout has been amended to work more appropriately with the risers. The flues to the south wing are more equally spread across the facade. One flue has been omitted to the north wing as this was found not to be required, with the locations of the other three amended so this is less noticeable.



Level 04 Floor Plan

- | | | | | | |
|----|------------------------------------|----|-------------------------------------|----|-------------------------------------|
| 01 | Access stair and lifts | 05 | External terrace with planting | 09 | Southern wing central service riser |
| 02 | Central WCs | 06 | Northern wing central service riser | 10 | Southern wing external plant space |
| 03 | Goods lift and back of house stair | 07 | Northern wing external plant space | | |
| 04 | Upper level workspace | 08 | Green Roof | | |

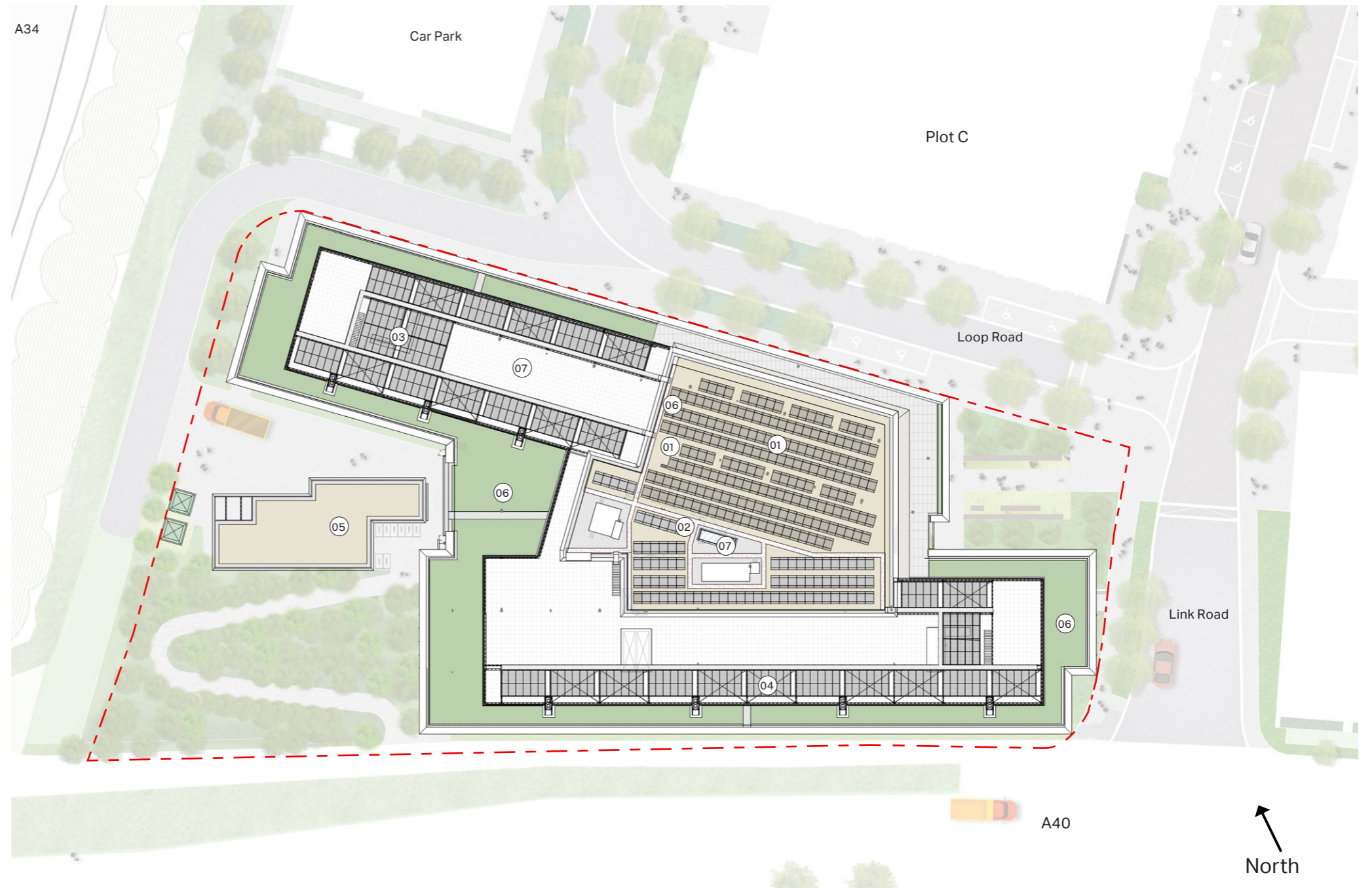
2.1 Layout, Scale and Massing

Roof Level Plan

The updated Roof plan is illustrated opposite with the updates summarised below.

- The PV layout has been developed to suit the roof plant design development with perimeter locations retained to ensure the articulation and rhythm along the roof line is visible.
- The change in angle to the facade creates an additional 100sqm of green/sedum roof.

The Gross External Area (GEA) increases from 17,701sqm for the main building to 18,054sqm with the pavilion area increased slightly from 280sqm to 284sqm, including the GRP substations.



Roof Plan

- | | | | |
|----|--|----|---|
| 01 | Sedum Roof | 05 | Sedum Roof to service pavilion |
| 02 | Photo-voltaic panels to upper roof | 06 | Green Roof |
| 03 | Photo-voltaic panels above external plant North Wing | 07 | Roof light above access stair and lifts |
| 04 | Photo-voltaic panels above external plant South Wing | | |

2.1 Layout, Scale and Massing

Western Entrance

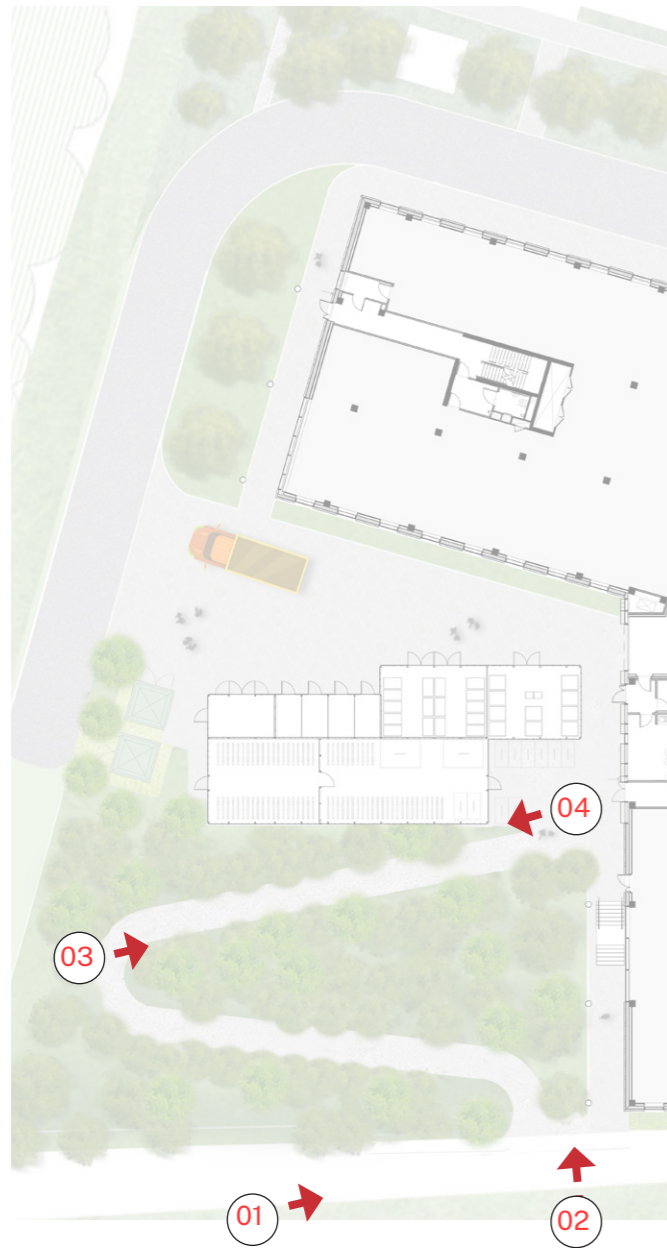
The sketch view below illustrates the updated proposal with the initial view shown adjacent. The appearance is very similar however with the intention for the fins to the gable end to enhance the articulation to these accent points.



Updated View looking along the A40 travelling towards Oxford

2.1 Layout, Scale and Massing

The focus of the design was the journey into the building and the daily experience of the users of the space. Utilising the landscape area became a priority with the articulation of the cycle store designed to create a welcoming frontage with covered entrance space.



1. View looking along the A40 towards the entrance to the western garden



2. Close up view looking at the entrance to the western garden



3. View looking towards the building from the west approaching the cycle store



4. View looking away from the building from the cycle store entrance

2.1 Layout, Scale and Massing



South Western Elevation along A40



Updated North Western Elevation along A34.

2.1 Layout, Scale and Massing

