

Design and Access Statement Plot B - Addendum

01997-WEA-OXFORD NORTH PLOT B-DAS-ADDENDUM-P02



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Contents

1.0	INTRODUCTION	03
2.0	DESIGN	
2.1	Layout, scale and massing	10
2.2	Height parameters	22
2.3	Activity, flexibility and adaptability	24
2.4	Facade, materials and finishes	26
3.0	LANDSCAPE	
3.1	Landscape Proposal	33
4.0	OPERATION	
4.1	Cycle and Pedestrian Access	35
4.2	Servicing and Access	37
5.0	SUPPORTING STRATEGIES	
5.1	Access Strategy	41
5.2	Energy Strategy	42
5.3	Drainage Strategy	42



1.0 Introduction

This document is an addendum to the Plot B Design and Access Statement, 01997-WEA-OXFORD NORTH PLOT B-DAS-P01 submitted to Oxford City Council in March 2023 and Addendum P02 submitted in June 2023.

Following the initial Oxford North Plot B Reserved Matters Application submission further amendments have been reviewed following ongoing engagement with the specialist contractors. Issues were raised regarding buildability and embodied carbon which have led to a number of small amendments to the initial scheme.

Section 1.0 of this document outlines the proposed amendments with the other sections illustrating the updated scheme with these changes incorporated in a similar format to the original DAS.



1.0 Introduction

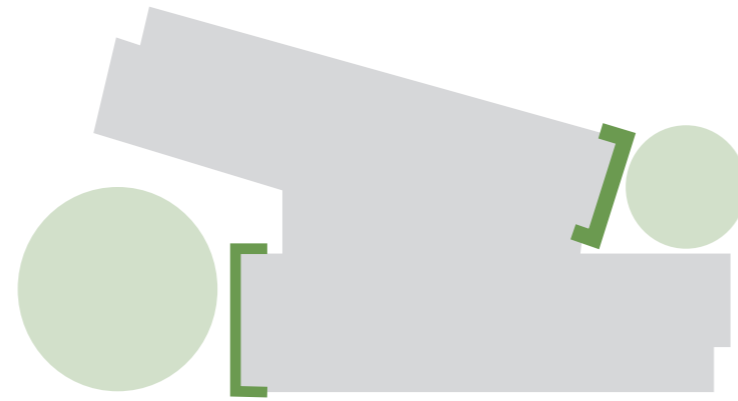
Fore Court Facade Angle

The key change to the scheme has been the reworking to the eastern end of the north wing to the building. Following buildability reviews with the preferred main contractor, the acute junction of the entrance elevation was identified as an area of significant complexity and difficult construction detailing. Therefore the design team reviewed an alternative orientation of this facade that was also considered could improve the composition of the forecourt space.

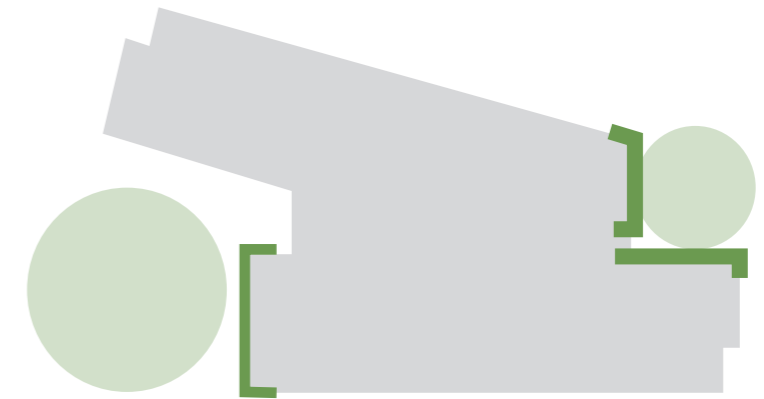
By amending the angle of the return elevation it was felt this entrance facade better framed the external forecourt space. As well as removing the awkward angle, it was felt the visibility of the entrance screen was improved. The width of the glazing screen was increased to provide a more open and transparent frontage. It was considered that this would enhance the relationship between the internal and external spaces.

The recess glazing between the north and south wings has been retained. This was valued as a key element to separate the volume of the wings of the building in line with the original concept.

Original Submission

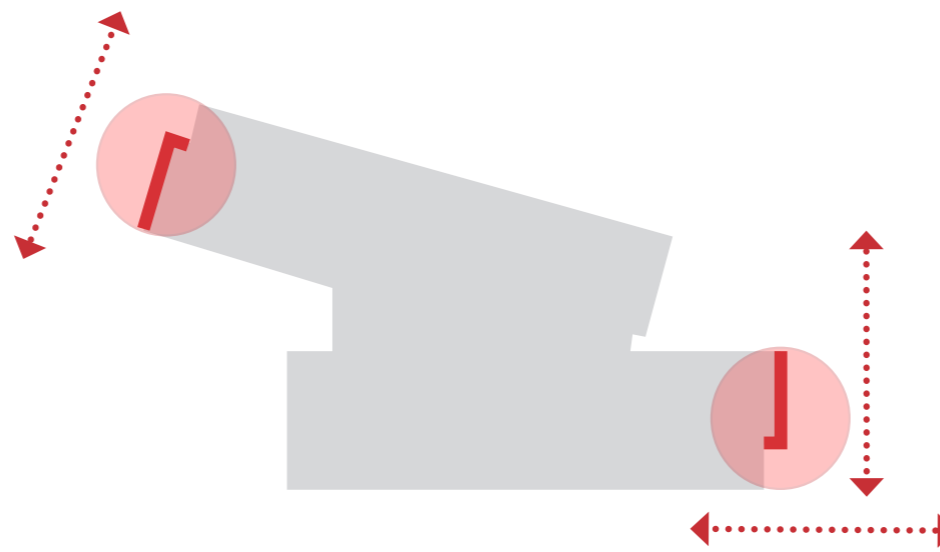


Updated Submission

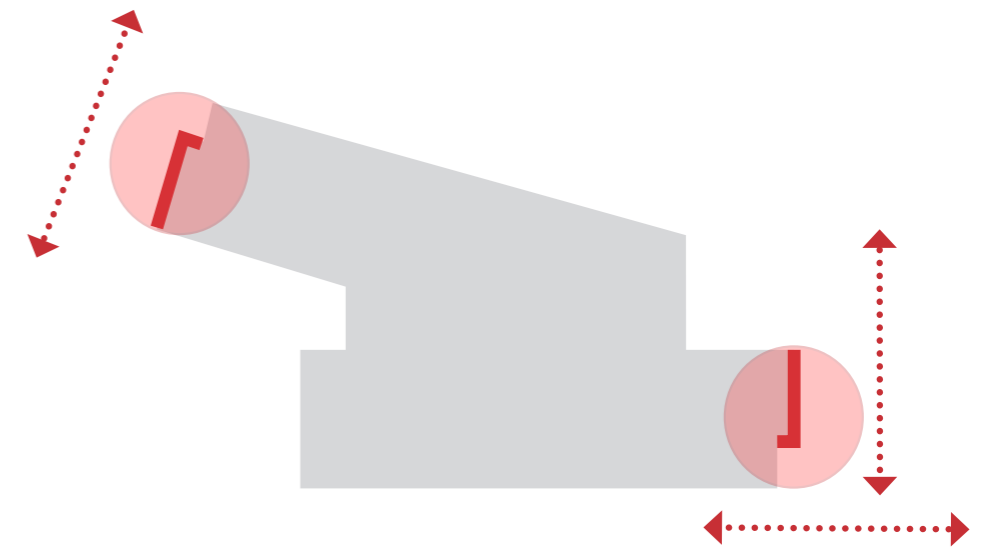


Concept diagram with gable end volumes designed to respond with adjacent landscape spaces, enhanced by 'squaring' up the facade to the forecourt

Original Submission



Updated Submission



The concept of articulation of the western and eastern corners responding to the key views of the building has looked to be strengthened.

1.0 Introduction

Eastern Entrance

The re-working of the entrance facade also involved amending the flat areas of cladding and provide more articulation through the use of vertical fins. This was intended to enhance the elegance of the facade and was adopted as common approach to each of the wing gable end elevations.

The amendments to the articulation along the longer elevations has been minor and borne out of rationalising the amount of material used. The rhythm of the facade was developed as a vital design concept to work with the length. Reducing the depth of articulation aimed to strike a balance between providing suitable articulation to create a rhythm but limiting embodied carbon through excess material.

Together it is felt amendments made have a minimal impact on the look and feel of the building and enhance the key accent points, through the gable end articulation, as well as improve the embodied carbon performance of the construction.

The views opposite illustrate these changes with other minor amendments identified in the key below.

Key View Updates

01- Square up building to East of North wing (over the main entrance)

02- Amend entrance screen to be wider and not recessed with canopy removed below.

03- Facade articulation depth reduced

04- Flat cladding to gable end amended to vertical fins and setting out consistent along elevation

05- Reduce plant screen height

06- Reduce depth of overhang on north side



Original Submission



Updated Submission

1.0 Introduction



Original Submission



Updated Submission

Key View Updates

- 01- Square up building to East of North wing (over the main entrance)
- 02- Amend entrance screen to be wider and not recessed with canopy removed below.
- 03- Facade articulation depth reduced
- 04- Flat cladding to gable end amended to vertical fins and setting out consistent along elevation
- 05- Reduce plant screen height
- 06- Reduce depth of overhang on north side

Western Entrance

The amendments to the facade articulation to the western side of the building are as the in line with those made to the eastern end, with the articulation to the gable ends of each wing and the long elevations updated.

The views for this end of the building also illustrate the proposed update to the fume extract chimneys. One flue has been removed to the north wing where there was previously an over provision. The three remaining flues have been set out to remain clearly visible and suit the locations of the duct work service risers.

The plant screen height has also been reduced which is consistent across the scheme and allows more emphasis on the profile and rhythm of the solar voltaic panels behind.

The other update that impacts this end of the building is to the service pavilion building. This has been amended following detailed coordination with the provider. The substation was planned as an integrated facility within the service pavilion however it has been clarified that two stand alone GRP units are required. The GRP units have been positioned discretely on the western edge of the site where they are screened by trees.

The views opposite illustrate these changes with other minor amendments identified in the key below.

Key View Updates

- 01- Flue removed with others redistributed
- 02- Service pavilion cladding amended to perforated aluminium sheets with adjacent GRP Substations
- 03- Facade articulation depth reduced
- 04- Flat cladding to gable end amended to vertical fins and setting out consistent along elevation
- 05- Reduce plant screen height

Original Submission



Updated Submission





Original Submission



Updated Submission

Key View Updates

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