

01 WELCOME TO OUR CONSULTATION

Thank you for visiting this public exhibition.

We are delighted to share our plans for new development at ARC Oxford which will deliver high-quality employment space for the life sciences sector. This will be provided alongside improvements to the vitality and experience of the Campus that are designed to benefit the wider community.

Who are ARC?

Advanced Research Clusters (ARC) is Europe's leading provider of science and innovation clusters at the cutting edge of major knowledge economies like Oxford. Our passion is supporting science and innovation businesses, allowing them to thrive in the best possible environments for innovation.

What is ARC Oxford?

Formerly Oxford Business Park, ARC Oxford is a well-established employment site in the south of the City. Organised over several plots, it is home to a variety of businesses – including several within the science and innovation sector. Other uses

include Oxford Factory, a hotel and restaurant, David Lloyd and Bright Horizons Day Nursery.

What are we proposing?

We are currently developing plans for new development at ARC Oxford, to be brought forward under two separate planning applications. As indicated on the plan below, this would include:

- **Application A:** An outline planning application across various plots
- **Application B:** A full planning application at Plot 4200



Key
— Application A (Outline)
— Application B (4200)

02 SITE CONTEXT

ARC Oxford is a strategically important employment site in the local, regional and national economy in an area identified for change.

The site lies within the local planning authority of Oxford City Council, where the Development Plan consists of the Oxford Local Plan 2036, supported by several Technical Advice Notes (TAN).

There are several important policy designations framing the site's context:

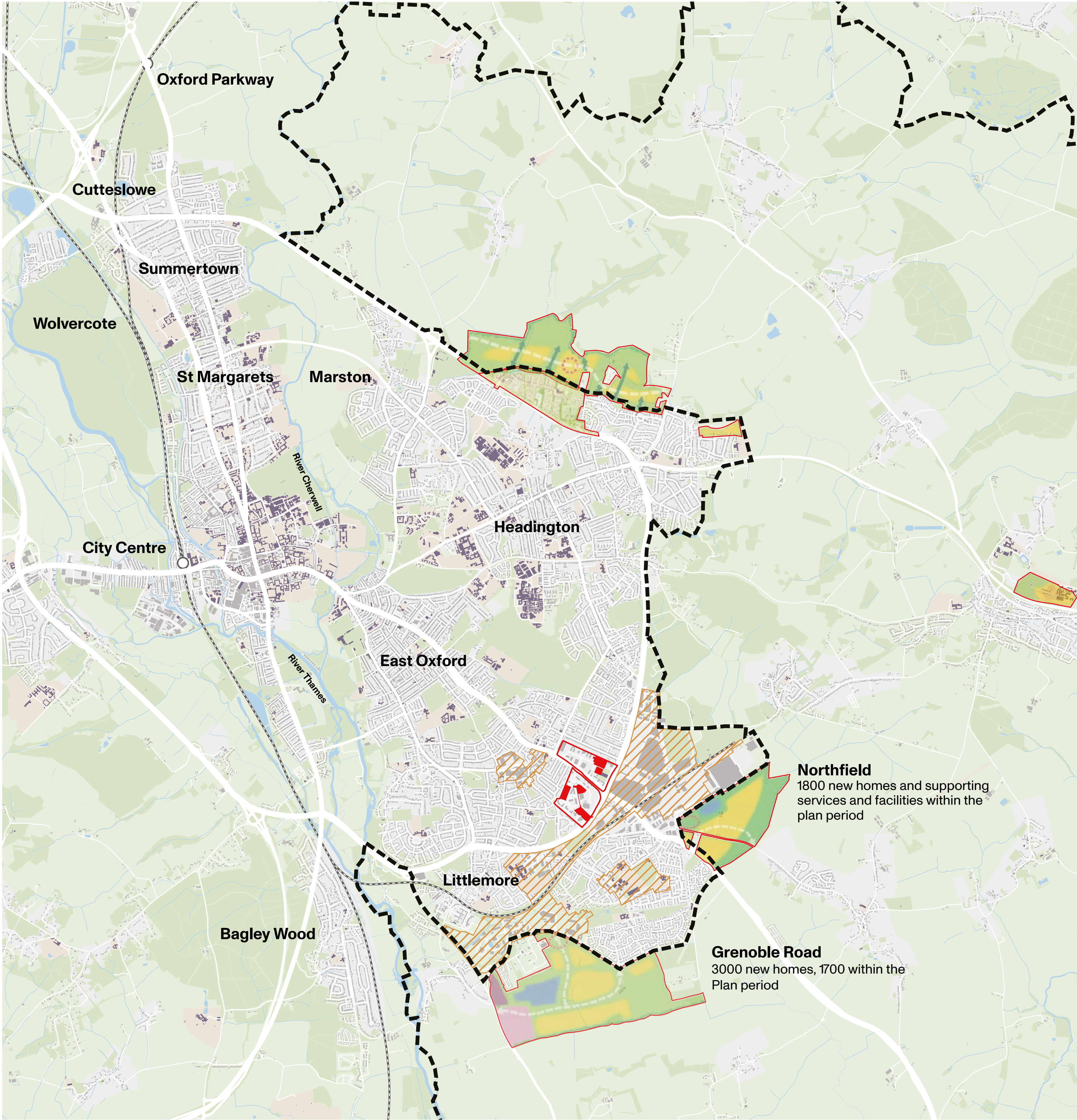
- ARC Oxford is a Category 1 employment site. Policy E1 states planning permission will be granted for proposals involving the “intensification,

modernisation and regeneration” of land within these sites for employment uses and ancillary supporting uses, where it can be demonstrated it makes the best and most efficient use of land and does not cause unacceptable environmental impacts and effects

- ARC Oxford sits amongst several Areas of Change designated in the Local Plan, considered to be “areas where significant change is expected or best directed”. Of particular importance to these

areas is the proposed re-opening of the Cowley Branch Line, currently planned to be operational from December 2026

- ARC Oxford lies within an ‘Area of Greater Potential’ for height within TAN 7 (High Buildings) (October 2018). The TAN states these areas are considered to be where “proposals for high buildings are more likely to be appropriate” in being less impactful on Oxford’s heritage and in areas able to contribute to regeneration opportunities



03 OUR VISION

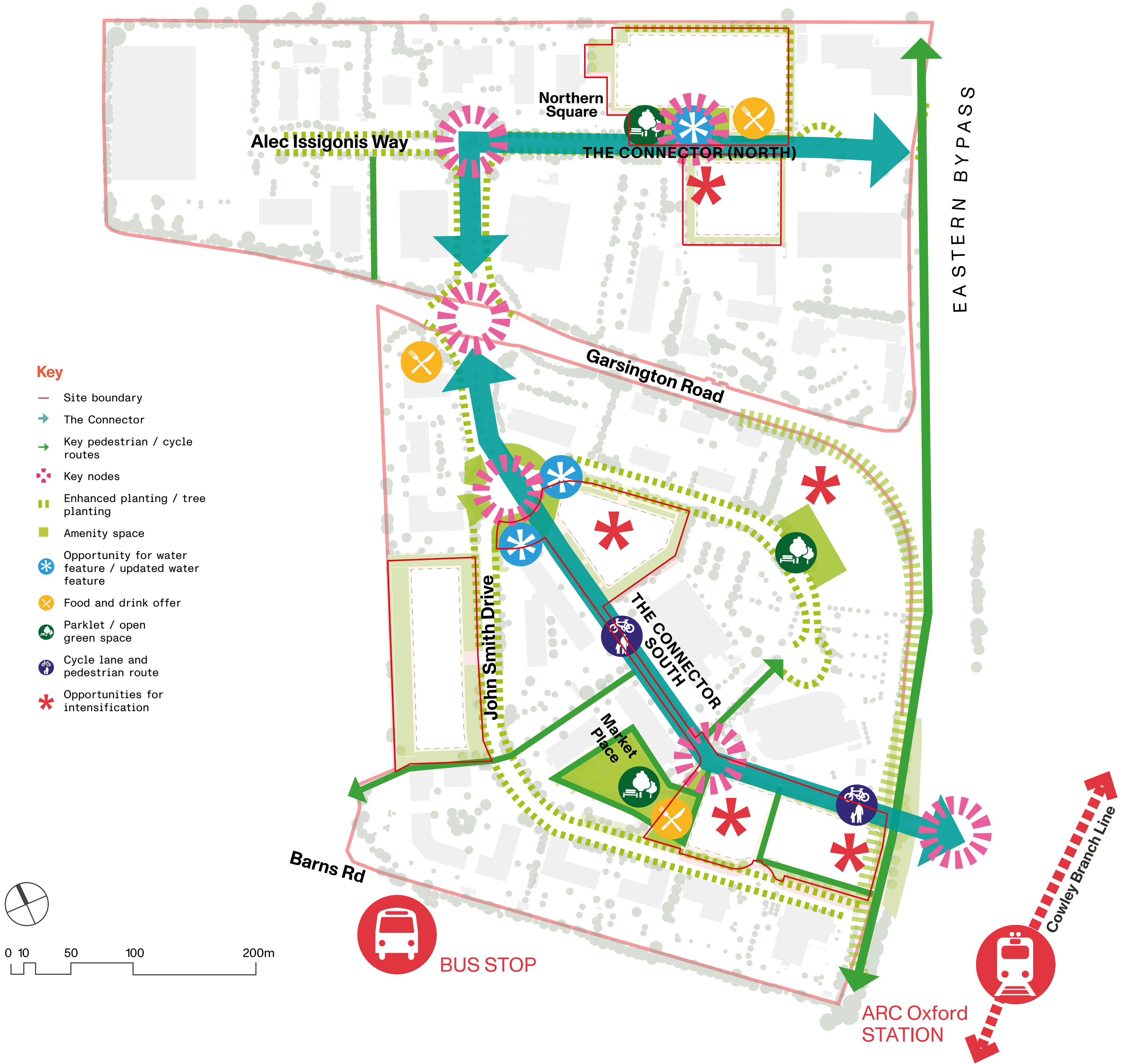
We want to enable the transformation of ARC Oxford from a business park to an ‘Innovation Campus’ – a globally positioned place containing world-class facilities that is grounded in its local community.

Heavily influenced by Oxford University’s global reputation in science and technology, the Oxfordshire region has experienced exponential growth of related businesses, subsequently leading to the demand for larger and suitable workspaces.

Buoyed by our expertise and investment, there is an opportunity to contribute to this growth at ARC Oxford – delivering first-class facilities whilst enacting changes to how the Campus feels and operates in alignment with planned investment.

To achieve this, we have identified **5 key principles** through which we can “Reprogramme the Campus”:

- **Increase site permeability** – improving and enhancing active modes of movement through the site, including establishing links to the Cowley Branch Line;
- **Enhance sense of arrival and place** – delivering high-quality buildings that returns employment density to the site alongside outdoor spaces that foster health and wellbeing, channelling its industrial past whilst establishing its place within Oxford;
- **Celebrate and enhance landscape structure** – retaining and enhancing existing landscape features, whilst creating new and biodiverse places for amenity and interaction – including public spaces
- **Create people-focused environment** – activating the site beyond 9-5 with ancillary uses to employment, ensuring the development can be enjoyed by, and is to the benefit of, both employees and the local community.
- **Plan for a sustainable future** – ensuring new proposals deliver social, economic and environmental value



04 SUSTAINABILITY STRATEGY

Our proposals are embedded within 7 principles of sustainable growth.

These 7 areas provide a robust framework to allow the integration of sustainability matters into the design, construction and operation of our proposals – ensuring our ambitions meet planning policy requirements and align with best practice in the industry.

Some of the key design measures and commitments that will guide the detail of the planning applications include:

- Reducing energy demand via a fabric first approach, whilst utilising an all-electric, renewable approach to energy production – such as heat pumps and solar panels.
- Ensuring operational carbon meets relevant local and national targets, whilst also giving consideration to embodied carbon in design
- Delivering a Biodiversity Net Gain of 10% with no net loss of tree canopy cover
- Minimising waste – including re-use of demolished materials – and ensuring materials are sustainably sourced
- Encouraging and providing facilities to accommodate active travel
- Designing proposals so that they bring health and wellbeing benefits to both building occupants and the wider community, including indoor climates and tree planting
- Ensuring the benefits of the development are felt by the wider community and generate Social Value, including utilising Community Employment Plans.



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.



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.

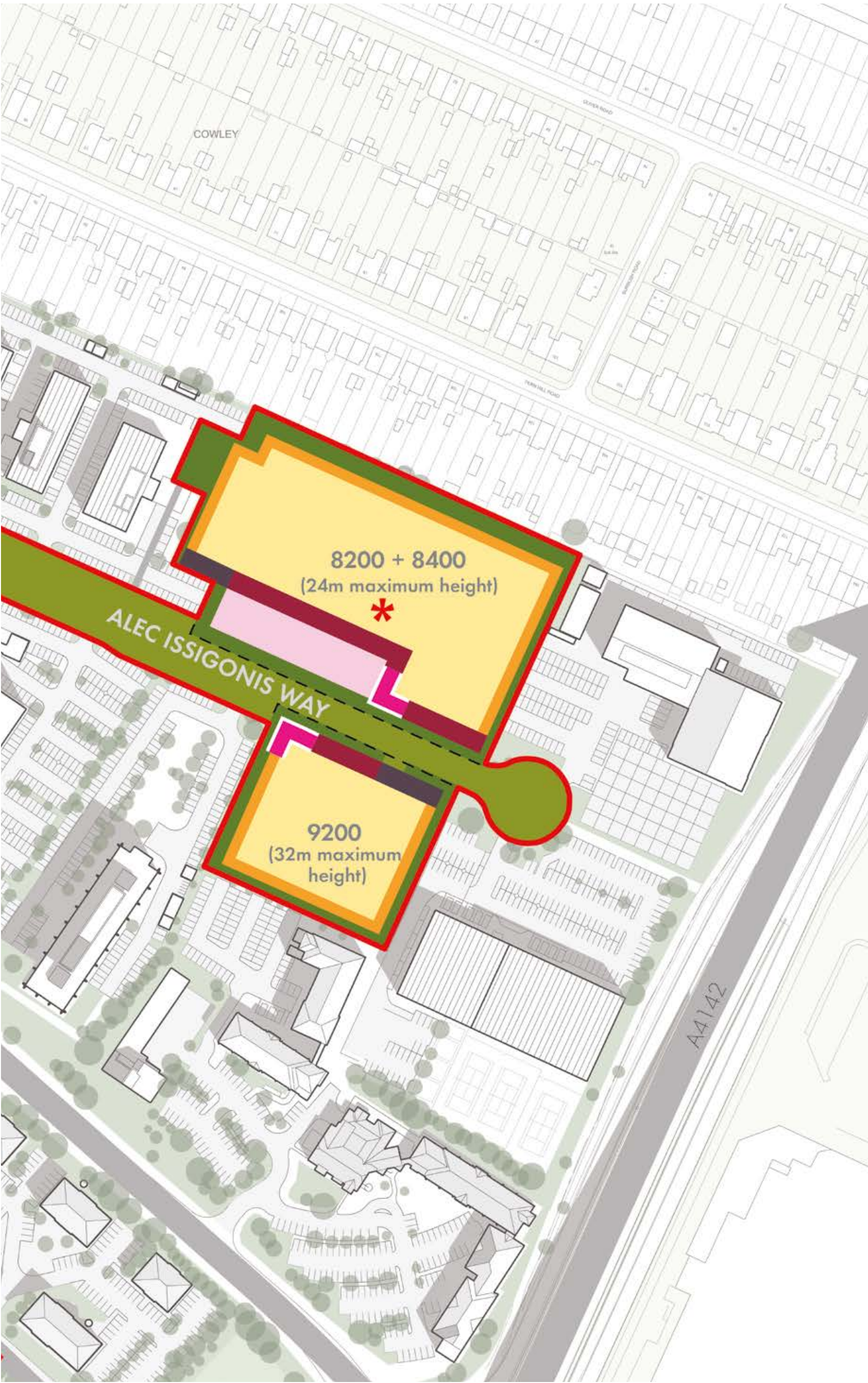
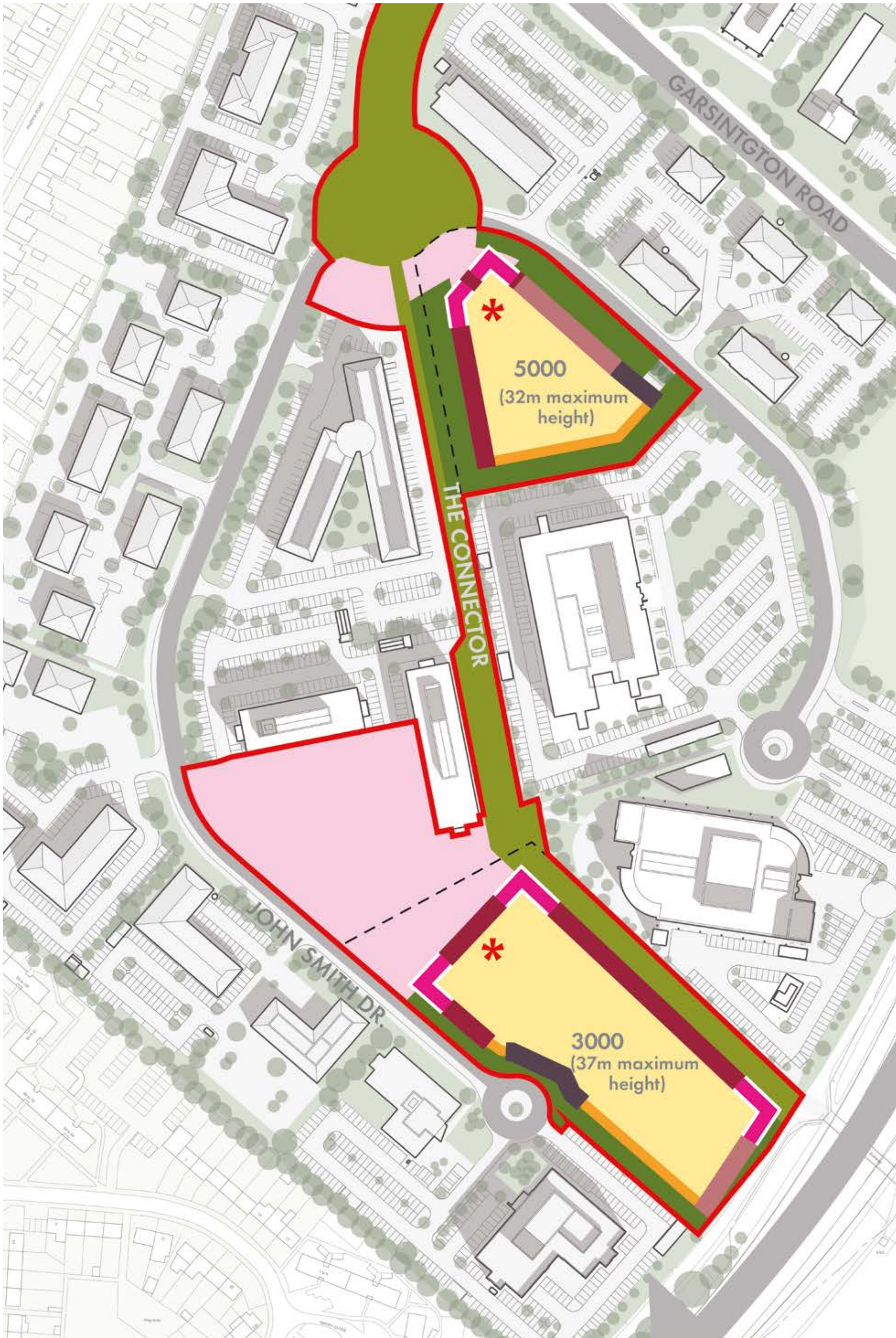
We would submit the outline planning application with all matters reserved. Therefore, the details of appearance, access to plots, landscaping, layout and scale will be provided as part of Reserved Matters applications should outline consent be granted.

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
--- Parcel boundary	— Plot buildable area
Existing	— Plot landscape buffer zone
→ Vehicular routes	— New enhanced public space
	— Key corners
	— Primary façades (active frontage)
	— Primary façades (non-active frontage)
	— Secondary façades
	— Servicing zones
	— 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

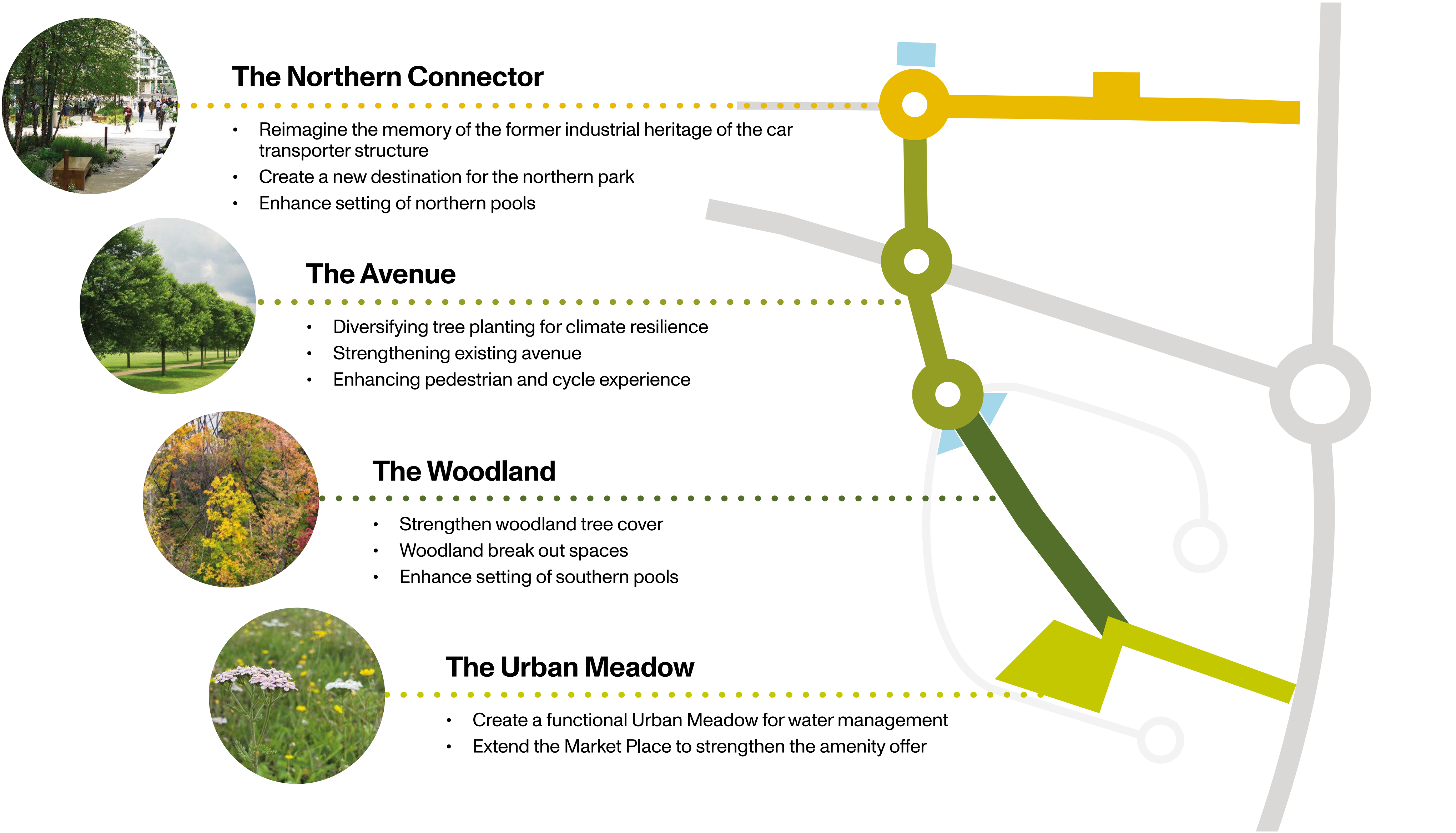
Our proposals have taken a landscape-led approach, celebrating the parts that work well and building to create a rich and biodiverse campus.

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.

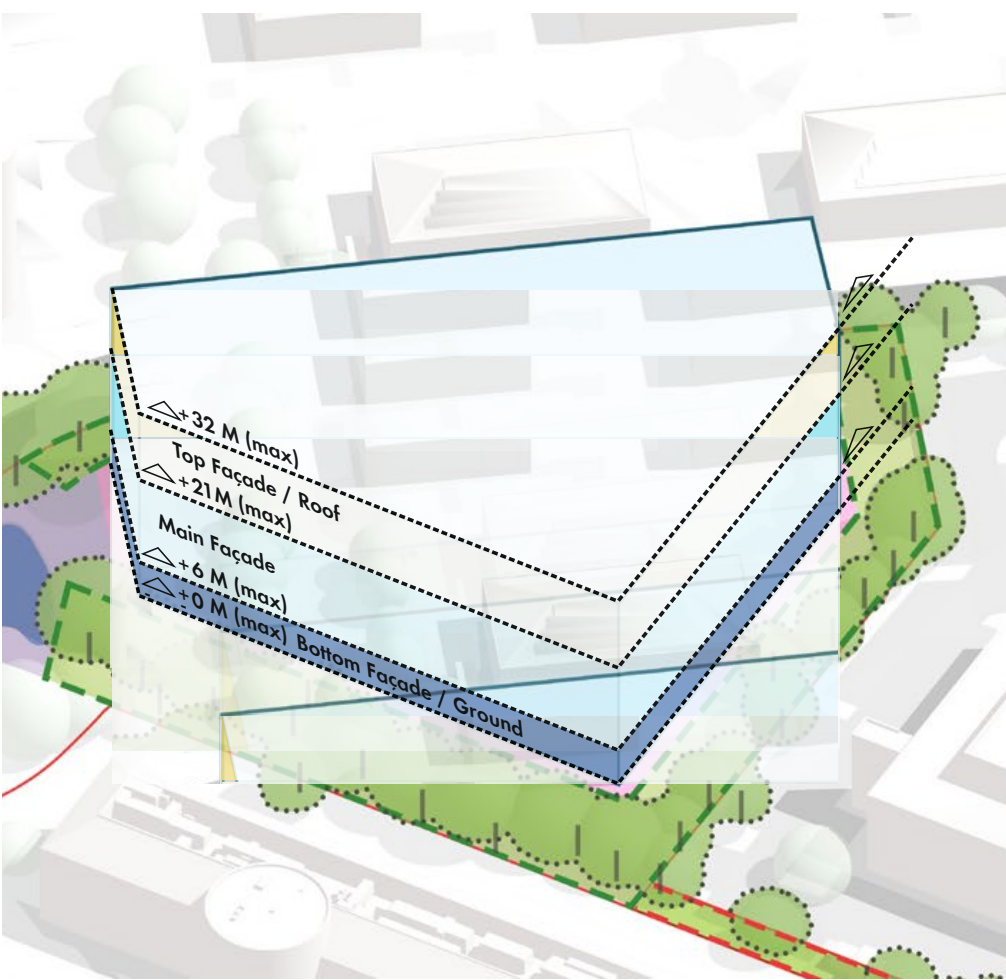
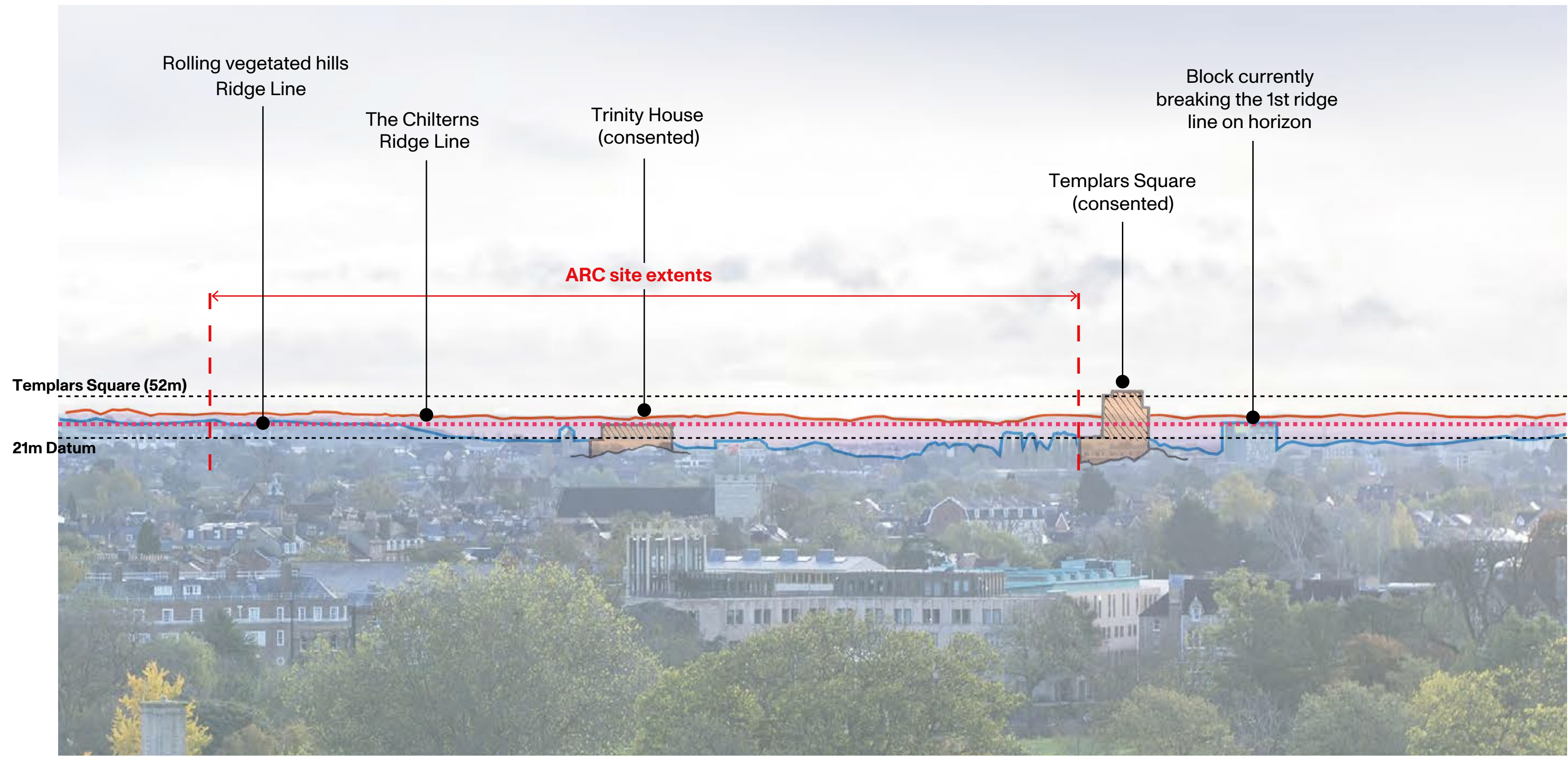
The image opposite provides an annotated mark-up of what is theoretically visible from St. Mary’s, demonstrating the historic growth of Oxford contained within hills. ARC Oxford lies in the far extent of this view, and we consider there is potential for the proposals to respect yet tell a new chapter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

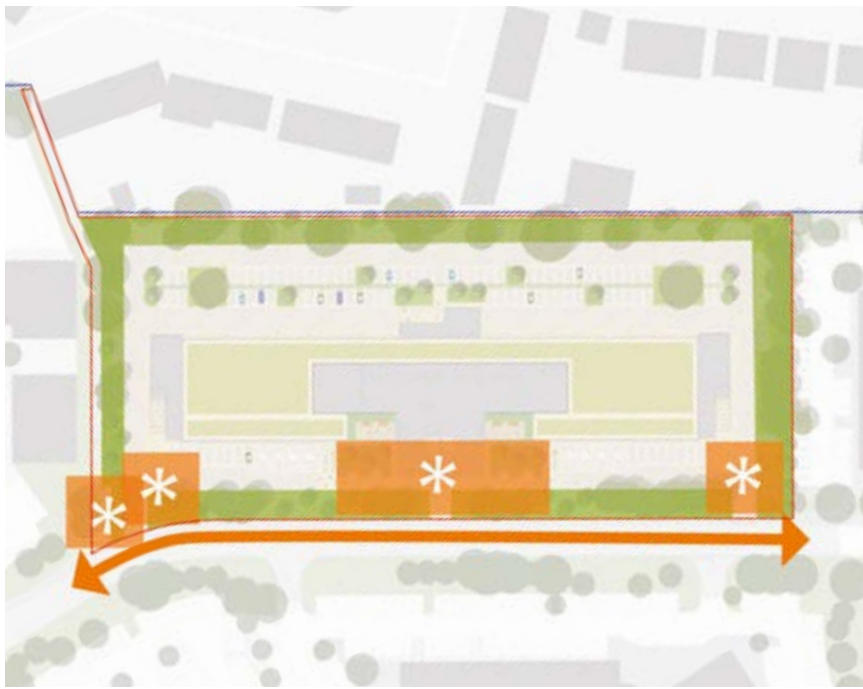
Our landscape proposals will mark arrival at the site with clear gateways, with pedestrians and cyclists prioritised within a central green plaza with vehicle access at the outer edges.

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



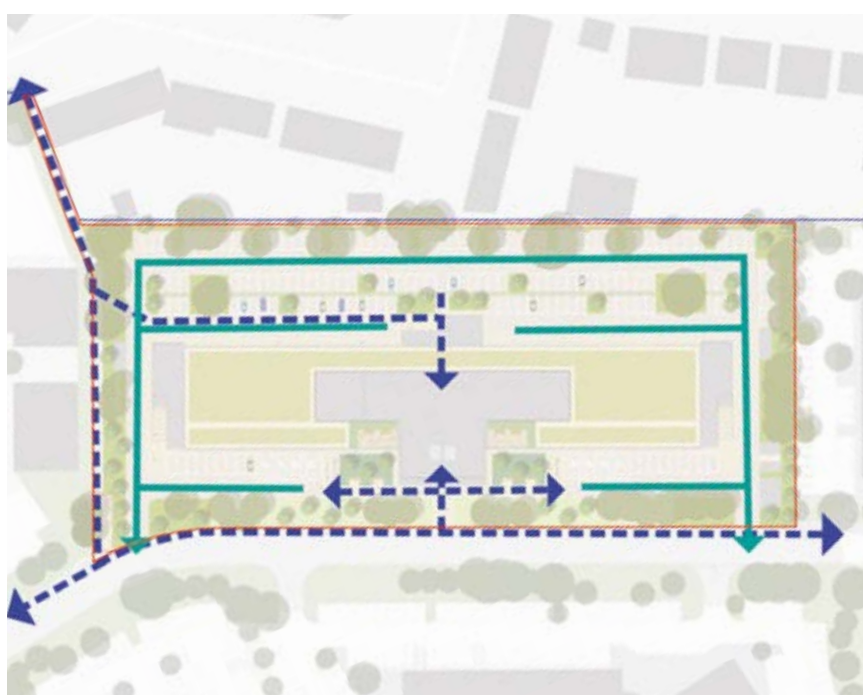
02 Tree retentions



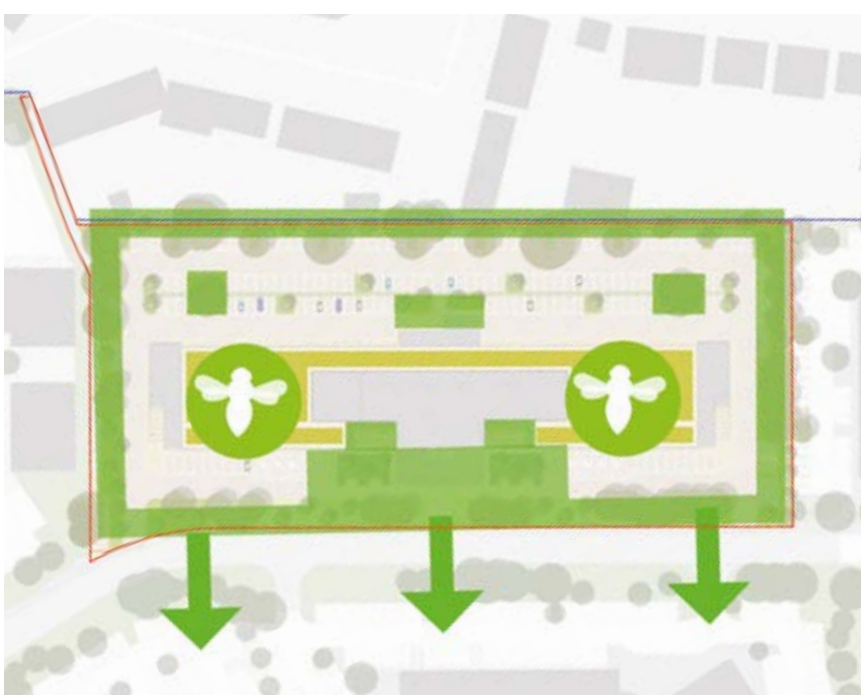
03 Arrival



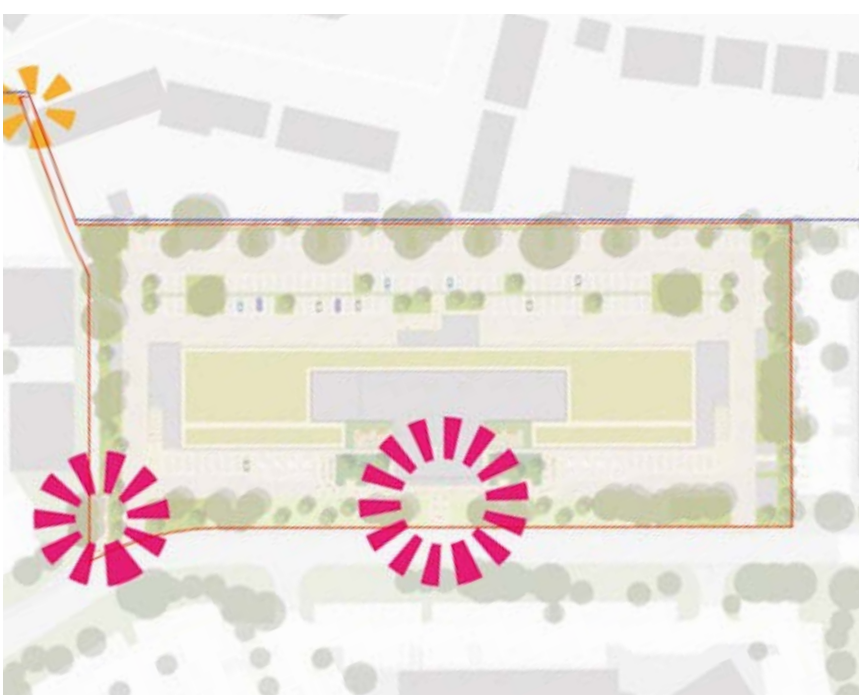
04 Movement and circulation



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

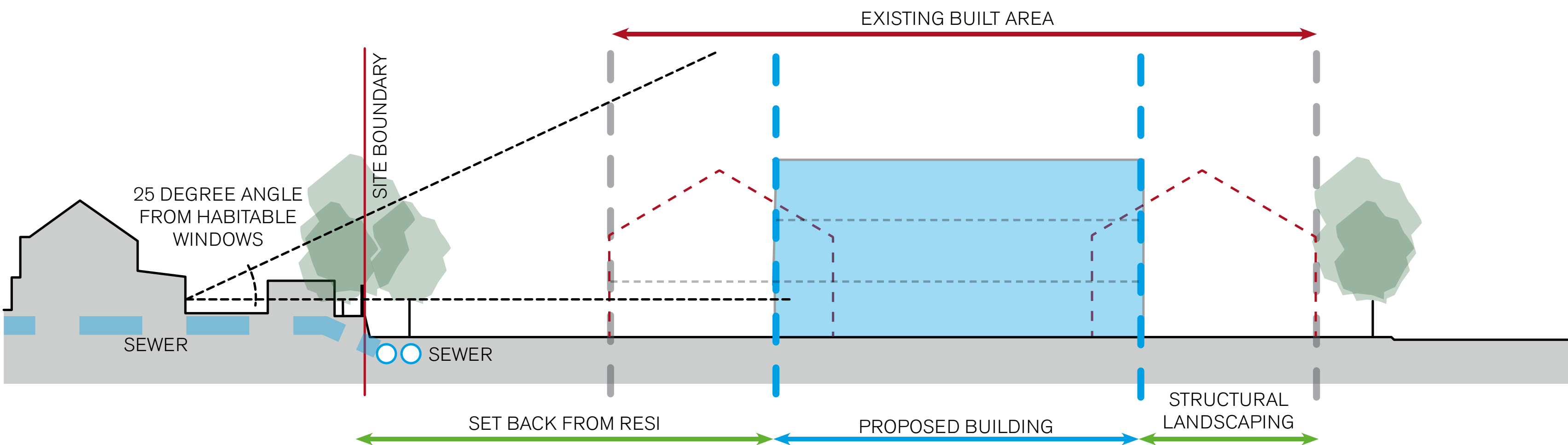


ILLUSTRATIVE VIEW - Rear elevation



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.