

01 WELCOME TO OUR CONSULTATION

Thank you for visiting this public exhibition.

ARC is delighted to share further detailed plans for new development taking place at ARC Oxford which will deliver high-quality employment space for the life sciences sector, alongside improvements to the vitality and experience of those using the campus.

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. We are the significant landowner at ARC Oxford.

What is ARC Oxford?

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

What is this consultation about?

We are seeking input from the local community and important stakeholders on our proposed redevelopment of Plot 5000, the location of which is outlined below.

Information has been presented under several categories, which you can view across the exhibition boards:

- Our Vision
- Plot 5000 – Overview
- Built Form
- The Connector
- Landscaping and Ecology
- Sustainability
- Feedback



02 OUR VISION

We want to enable the transformation of ARC Oxford from a business park to an ‘Innovation Campus’ – a globally positioned place delivering the employment needs of the life science sector, supported by facilities and spaces that enable the conditions for a 21st century science and innovation cluster.

Oxford is a prime investment location for those within the science and technology sector and ARC Oxford is recognised as a key site within this ecosystem. The Oxford Economic Strategy 2022-2032 labels the site as an “internationally, nationally and regionally important anchor institution” and earmarks it for further growth in the quantum and quality of its commercial space that can support the life sciences, low carbon, digital and knowledge-driven sectors.

Outside of market conditions, this area of Oxford is undergoing significant change. The reintroduction of

rail passenger services along the Cowley Branch Line is recognised in the Local Plan as amounting to a strategic ‘Area of Change’ opportunity with the potential to make more efficient use of land through the intensification of sites as the sustainability of this area increases.

Buoyed by our expertise and investment, there is an opportunity to enable change at ARC Oxford. This includes delivering changes to the layout and experience of the existing Campus that enhances its attractiveness and functional operation, with sufficient facilities and amenities to support the main employment use at the site.

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

- **Enhanced sense of arrival**
Improve the campus's identity, sense of place and sense of arrival through architectural and landscape design of the highest quality, including creating new focal buildings and spaces which pay homage to its industrial past
- **Enhanced connectivity**
Improve existing and create new ways of movement to and within ARC Oxford, promoting walking and cycling routes and enabling a transition toward more active and sustainable forms of travel, including the Cowley Branch Line
- **Enhanced landscape structure and public realm**
Retain and further enhance the successful structure landscaping of plots within the campus, whilst taking opportunities to include new, external amenity spaces
- **Supporting facilities and amenities**
Provide supporting facilities and amenities necessary to support a successful and attractive employment space and contribute to a dynamic urban campus and living environment
- **Planning for a sustainable future**
Deliver social, environmental and economic value that contributes overall to the delivery of a sustainable development



03 PLOT 5000 – OVERVIEW

Our proposals at Plot 5000 deliver a more efficient use of the site alongside significant public realm and movement improvements at a key node within the campus.

Our proposals will therefore include the demolition of the existing building. However, demolition provides a significant opportunity to provide not only a new building that is more suited to those in the life science sector but will enable redevelopment of a key node within the ARC Oxford campus that realises the design principles of our Vision.



The replacement building itself is based on a structural grid that can accommodate lab-use, providing a more efficient use of space. Key features of the new building include:

- Approximately 11,500sqm (GIA) of employment floorspace
- A dramatic and appealing entrance space, creating an arrival point that combines the reception and large multi-functional amenity/ancillary commercial space across ground/first floor that is oriented towards a new area of public realm
- Various internal facilities designed to support inclusion, health and wellbeing of occupants – including prayer rooms and nursing and wellness rooms
- Roof level amenity, inclusive of an internal multi-functional space with external terrace allowing access to the open air and associated wellness benefits as well as an alternative space for building users to meet and work

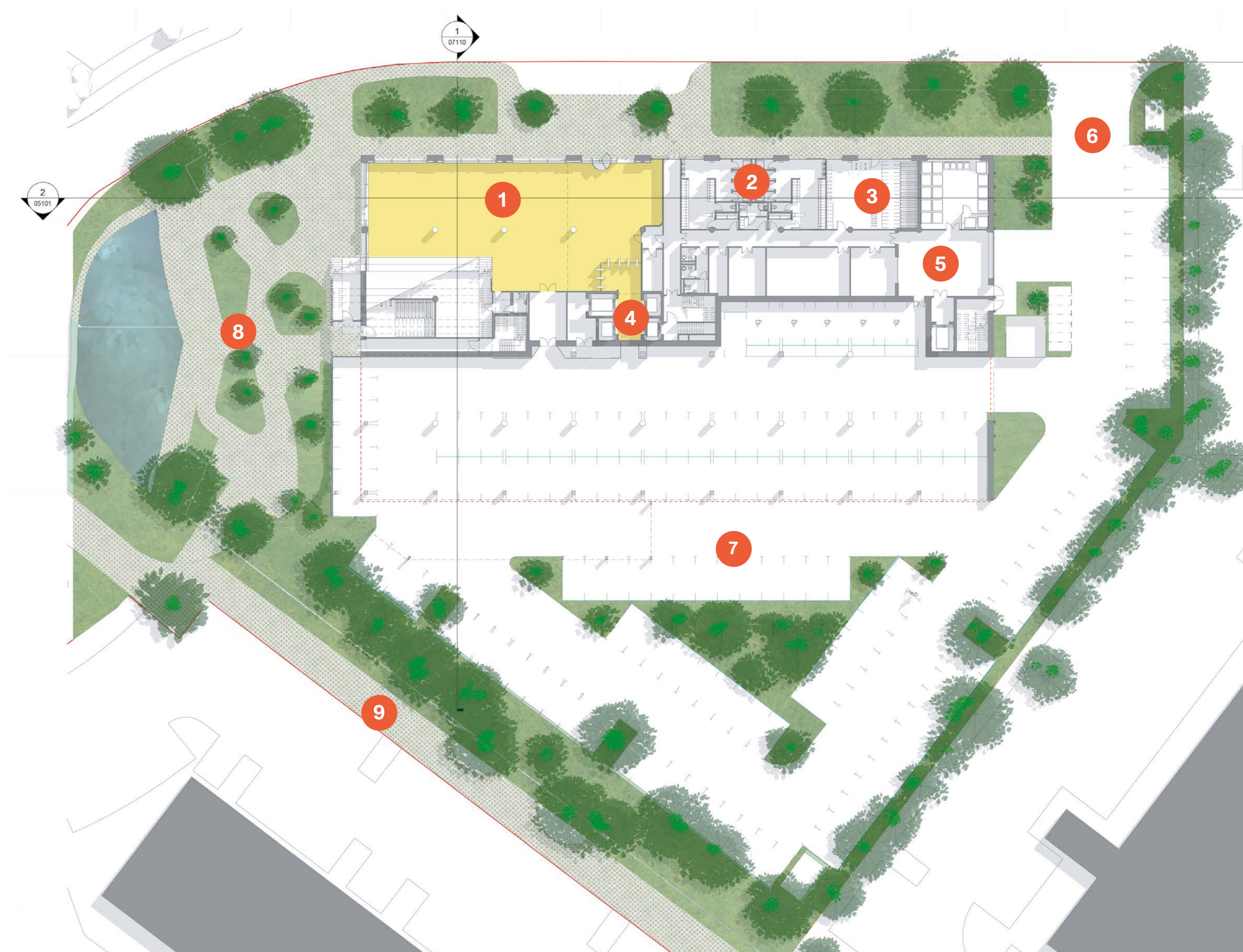
A new area of public realm 'Waterside Gardens' will be installed to the north of the new building. This will provide a dynamic and flexible water-side amenity space for those using or passing through the ARC Oxford campus. Further information is set out on our 'Landscaping and Ecology' board.

Our proposals will deliver an initial phase of 'The Connector' a landscaped route through the heart of ARC Oxford. The proposals will enable a connection from the new public realm at Waterside Gardens down through the Market Place, with onward connection possible to the location of the new Cowley Branch Line. Further information is set out on our 'The Connector' board. A new vehicular access will be provided from John Smith Drive in the form of a new priority junction. This will provide access for delivery and servicing operations which will take place on the eastern side of the building, as well as entry to a surface-level car park that will provide 148 car parking spaces for employees and visitors.

Approximately 105 cycle parking spaces will be included in the proposals to support employees and visitors, largely contained within a dedicated Travel Hub within the building. This will be supplemented by additional cycle parking within the wider landscape.

Ground floor plan

- 1 Reception + Amenity
- 2 Changing rooms
- 3 Cycle store
- 4 Core
- 5 Loading bay
- 6 Vehicular access
- 7 Car park
- 8 Waterside gardens
- 9 The Connector



04 BUILT FORM

Our proposals will deliver a high-quality and efficient new building that responds appropriately to constraints and its location within the ARC Oxford site.

The chosen location, scale and massing of the building seeks to deliver an efficient floorplate for a laboratory-enabled building, whilst incorporating design choices and architectural devices that create visual interest, reference the history of the site and generally situate the building within its immediate and local context.

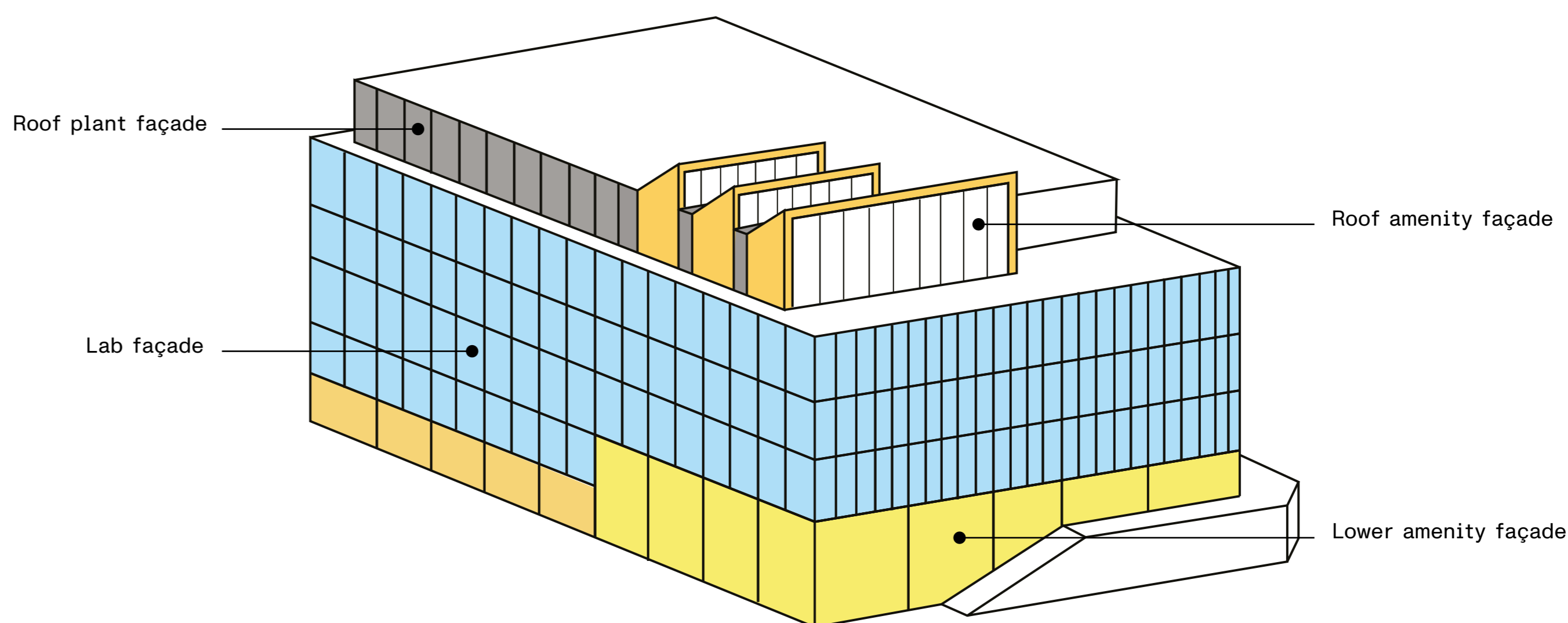
The massing of the building will be organised across ground plus 4 storeys with additional amenity space and plant compound at roof level. The building is inclusive of setbacks to the top level of the massing, thus softening its impact in more local and immediate views whilst providing some mitigation when it comes into view in long distance views from Oxford City Centre.

Engagement with the new public realm and wider townscape is reinforced through the provision of a focal ground floor feature on the northern side of the building and the setting back of roof top amenity and plant to accommodate a substantial landscaped terrace. The rooftop amenity space will provide internal and external space where collaboration and knowledge sharing can occur for users of the building and takes the form of an expressive sawtooth roof shape paying homage to the former Morris Motor factory which was once situated on the site. This results in an expressive marker and way of forming a differentiated and rich identity for the building which additionally provides articulation when viewed from further afield.

A bespoke façade treatment will be applied to different parts of the building, designed to respond to the specific function of each part of the building and potential impacts – including the lower amenity/entrance part of the building, the main lab-façade, the rooftop amenity space and plant façade.

The chosen material palette of the exterior will look to draw inspiration from the tones and textures of historic Oxford, with modern accents that acknowledge its more industrialised context. Sustainable materials will be prioritised.

The scale, height and massing of the building has been designed to sit comfortably within its local context. The planning application will be supported by a variety of Rendered Verified Views designed to assess the potential impact of the proposals on local townscape and affected heritage assets.



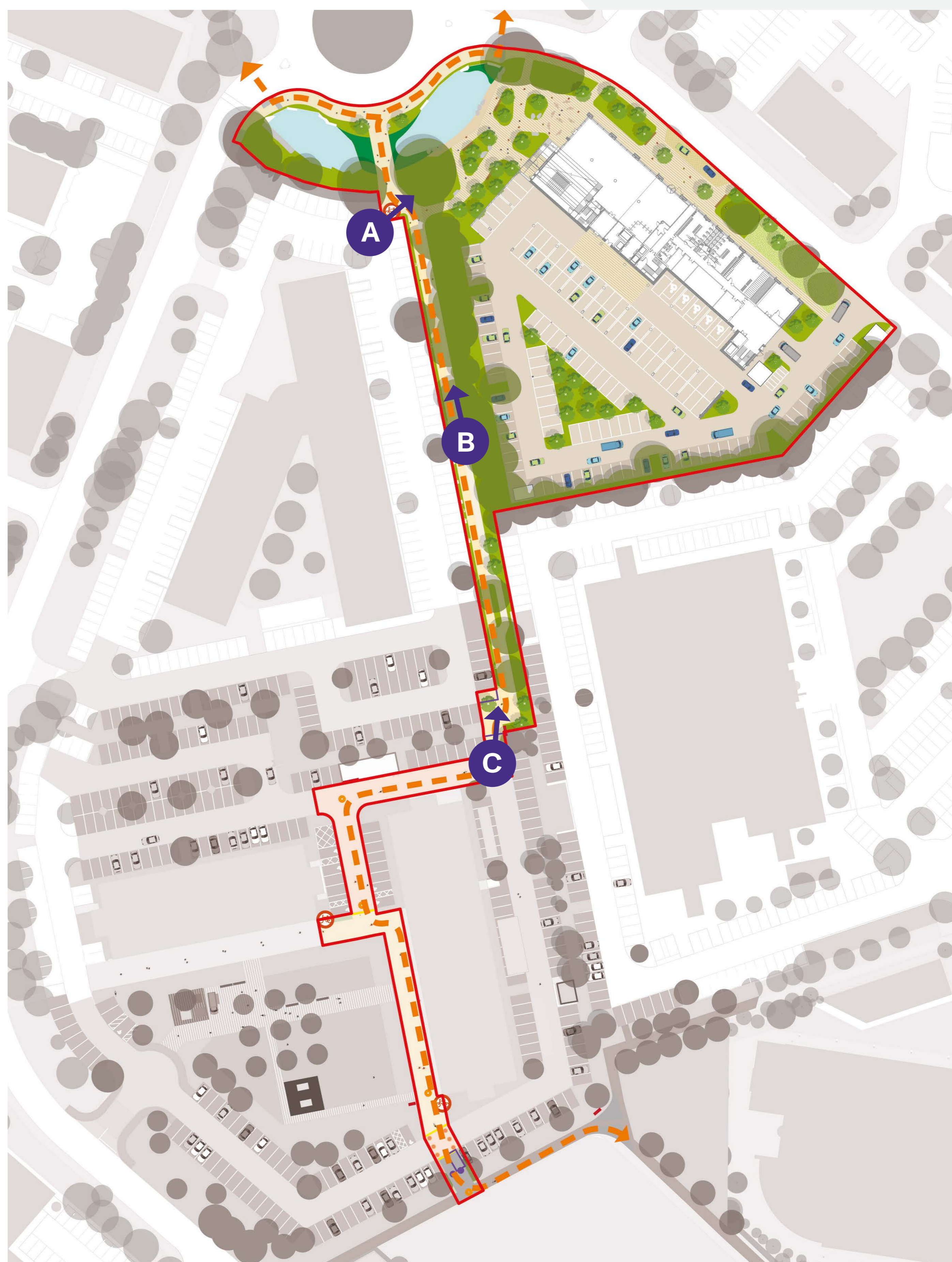
05 THE CONNECTOR

Our proposals will deliver a core part of 'The Connector'.

The planning application at Plot 5000 will include details to deliver the main spine of 'The Connector' – a significant element of ARC's Vision that will enhance the movement of pedestrians and cyclists traversing the campus.

We are proposing a new route connecting the created public realm to the north of Plot 5000, down through the spine of southern ARC Oxford, travelling through the Market Place before linking up to the existing footpath network to the south. The route will be created through the repurposing of existing redundant land between development plots. The route will take the form of a shared footpath/cycle way, supplemented by additional planting and hard landscaping improvements – including tree planting, wayfinding signage, a rest stop and additional external cycle parking facilities.

The route proposed will deliver a significant component of The Connector, including a direct connection through the southern part of ARC Oxford from Garsington Road through to the existing underpass under the Eastern By-Pass that will eventually provide connection to a new passenger rail station for the Cowley Branch Line. We are considering further improvements to connectivity which will be delivered by other planning applications.



06 PLOT 5000 - LANDSCAPING AND ECOLOGY

Our landscape proposals are founded on creating an exciting new place of work, celebrating parts that work well and building on this to create a landscape that is rich and biodiverse.

Our landscape proposals are based on 6 design principles predicated on making the best use of the existing, whilst providing improvements to how the site operates.

Our proposals will retain and strengthen the boundary planting arrangement of the existing plot, ensuring continuity of its parkland character is retained. Trees lost to make way for the new building will be supplemented by new planting that will ensure there is no net loss in tree canopy cover.

Our planting selection will carefully consider how it can support local biodiversity, be resilient to climate change and incorporate SUDs (including rain gardens). Opportunities will be taken to maximise biodiversity with the provision of a green roof, including greening of the rooftop amenity area. The planning application will set out a mechanism to ensure that a 10% BNG is realised.

The proposals retain and strengthen the boundary planting arrangement of the existing plot under the objective of preserving as many trees as possible.

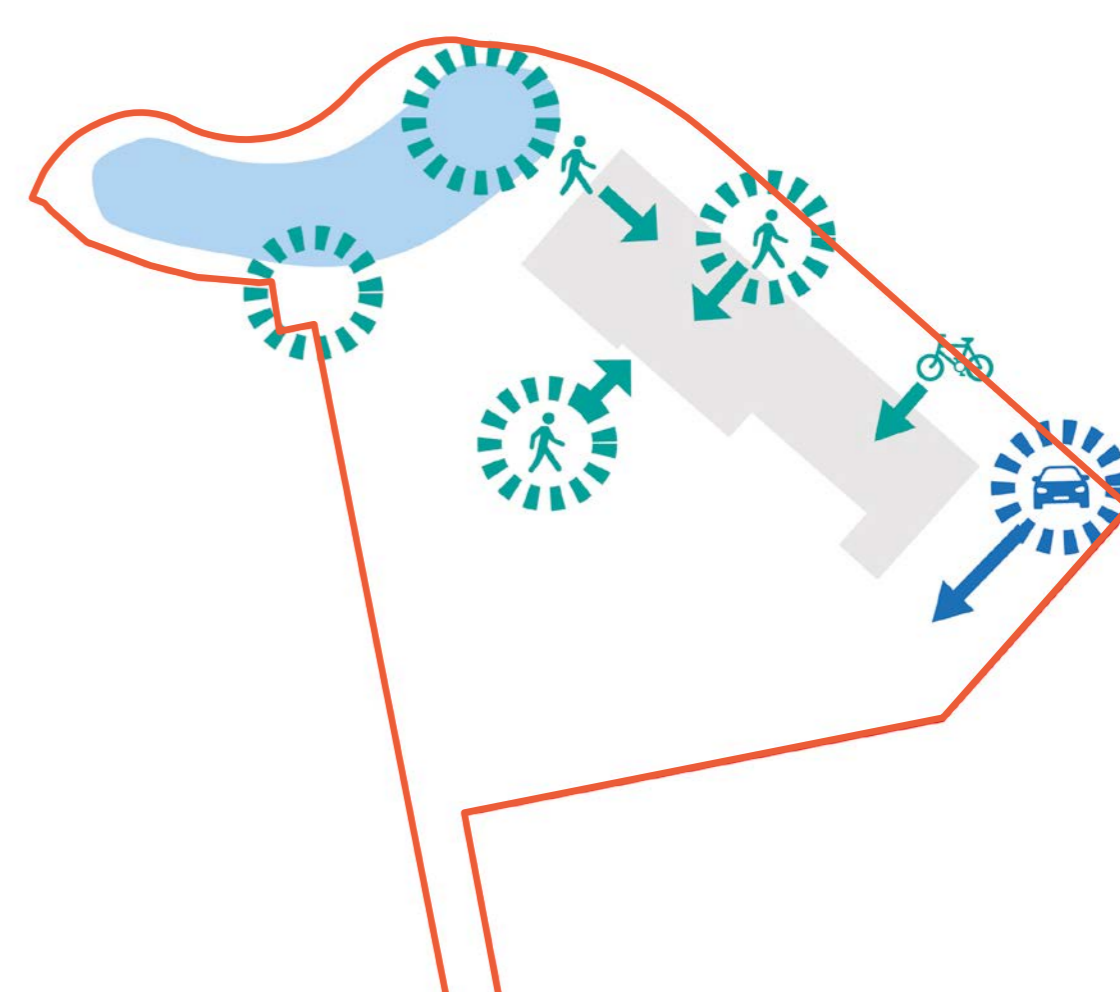
01 Place-making



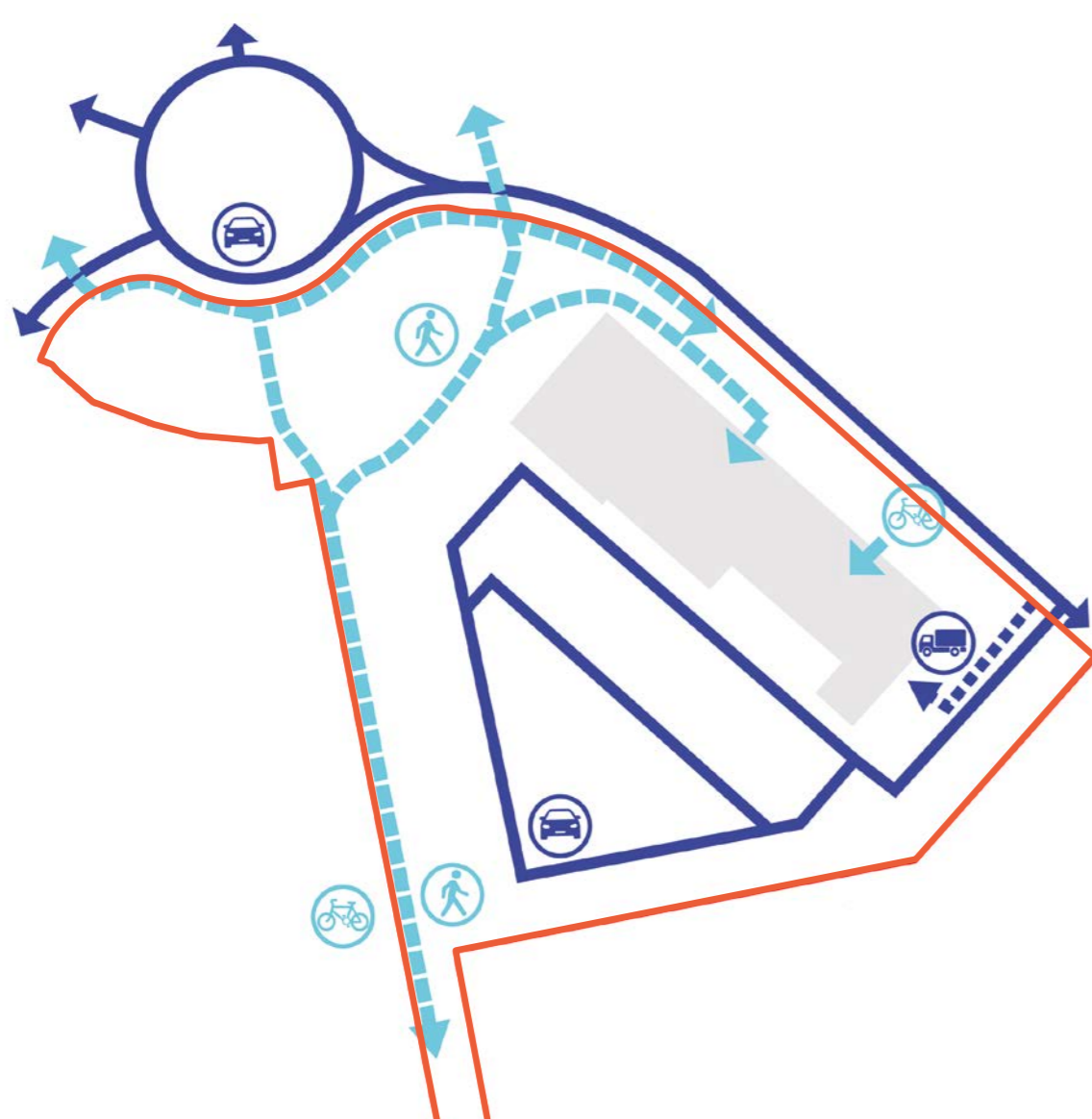
02 Tree cover



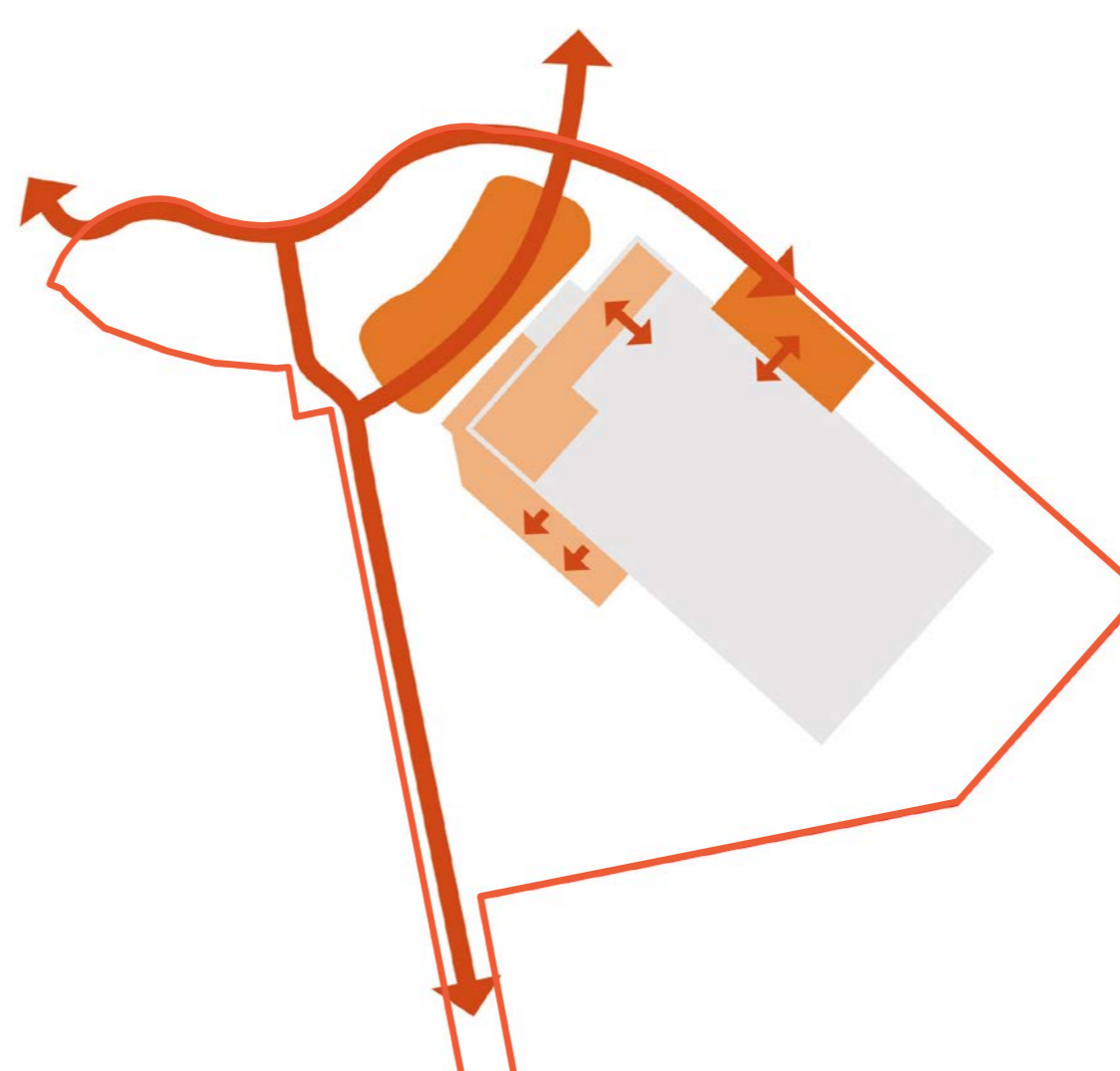
03 Arrival



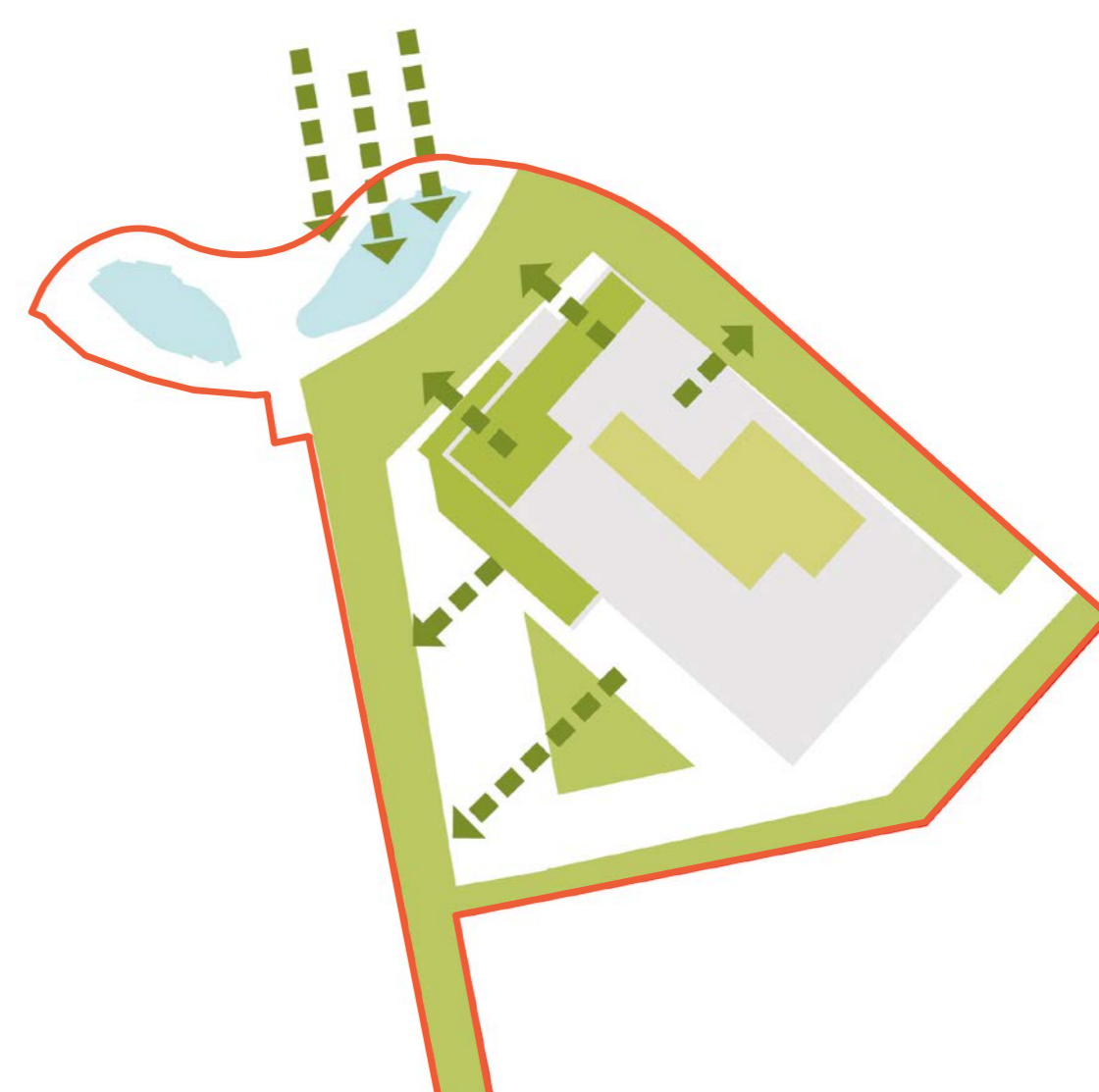
04 Connectivity



05 Amenity



06 Greening and biodiversity



07 SUSTAINABILITY

Our proposals are embedded within the principles of sustainable growth and development.

We are using a robust framework to allow the integration of sustainability matters into the design, construction and operation of our proposals – ensuring they secure social, economic and environmental benefits that meet planning policy requirements and align with best practice in our industry.

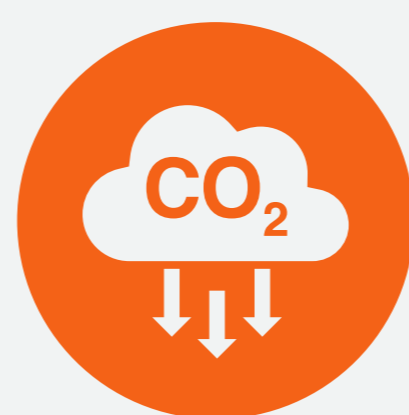
Some of the key design measures and commitments guiding the detail of proposals include:

- 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
- Targeting BREEAM 'Excellent' accreditation
- Putting in place measures to ensure we deliver 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 aligning with the principles of Fitwel certification, providing outdoor amenity space and undertaking significant planting
- Ensuring the benefits of the development are felt by the wider community and generate Social Value, including utilising Community Employment Plans

The proposals will deliver significant economic benefits, including:

- Approximately **450 on-site jobs** during the operational phase, with more expected in the wider supply chain
- A contribution of over **£30 million** annually to Oxford's economy, plus associated business and tax revenues

ARC's Sustainability Principles



Carbon & GHG emissions



Climate resilience & adaptation



Nature & environment



Connectivity & transport



Materials & supply chain



Health & wellbeing



Community & local economy

08 NEXT STEPS AND FEEDBACK

1

Programme

The design team is currently in pre-application discussions with Oxford City Council and Oxfordshire County Council. Following this consultation, the design team will review your comments with any thoughts factored into the design development process.

We are currently scheduled to submit a full planning application for these proposals in May 2024. Subject to planning approval, we anticipate that construction works for Plot 5000 would begin in late 2024 with the building operational in 2026.



2

Construction and Delivery

We understand that construction is an important issue, including demolition. 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

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.