

Oxford City Planning Committee Presentation

www.oxford.gov.uk



22/03067/FUL

3

**Trinity House
ARC Oxford
Garsington Road**

20th June 2023





Existing Trinity House building in relation to the Morris Monument roundabout



Trinity House fronting John Smith Drive, the Oxford Factory building to the west



TRINITY HOUSE

Existing car parking arrangement at Trinity House

View of Trinity House from Phipps Road to the west

∞



Proposed Site Plan



Notes:
Do not make any alterations of this drawing, any discrepancy between this drawing and other information use to be referred to David Butler Architects. Where the drawing relates to an existing building, or completed construction the contractor is responsible for checking that there is no conflict between actual building dimensions and drawing dimensions to the extent of discrepancies between the existing and architect's approved working drawings for relevant building components, the subcontractor's working drawings and specifications. Any conflicts arising out of information in which errors exist are to be referred to David Butler Architects. This drawing is the copyright of David Butler Architects. All dimensions are to be obtained unless otherwise stated.

Revisions:

#	Date	Description
01	10/01/2025	Issue for Planning
02	10/01/2025	Issue for Planning



Client: Breakthrough Properties
Project Title: Trinity House
Location: Oxford Business Park
Map: Stage 2
Scale: 1:500
Sheet: A1
Phase: PLANNING
Drawing Title: Proposed Site Plan

Project	Disc	Vol	Level	Type	Rev.
21025 - DRA - A1 - SP - DR - A -					
Client:	Number:	Rev:	Chk:	Appl:	
PL	- 0050	R3	CG	EN	



T

10

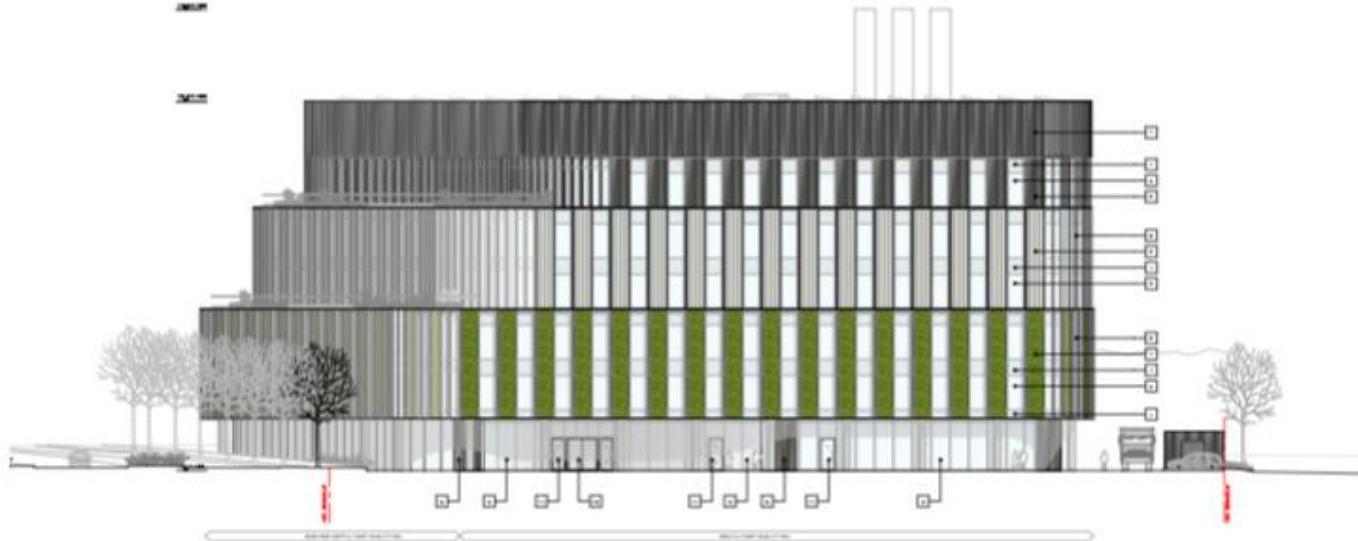
CGI image of the proposed building

KEY

1. GREEN LIVING WALL
2. FULL HEIGHT CURTAIN WALLING SYSTEM
3. CURTAIN WALLING SYSTEM CLEAR GLAZING
4. CURTAIN WALLING SYSTEM SHADOW BOX
5. PROFILED CERAMIC SUNSCREEN GLAZING
6. PRE-COATED METAL SUNSCREEN GLAZING
7. PRE-COATED METAL PLANT ENCLOSURE SHADING PROFILE
8. PRE-COATED METAL VERTICAL SOLAR SHADING PROFILE
9. PROFILED CERAMIC WALL GLAZING
10. PRE-COATED METAL PROFILED GLAZING
11. FULLY GLAZED EXTERNAL DOOR
12. FULLY GLAZED REVOLVING DOOR
13. PRE-COATED METAL DOOR
14. PRE-COATED METAL LOUVERED DOOR
15. ROLLER SHUTTER
16. OPEN PROFILED METAL GUARD RAIL
17. TERRACE FLINTER



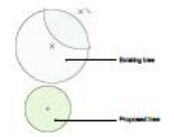
11



As the sole and exclusive architect, the responsibility for the design and construction of the building and all other matters set out herein shall remain with the architect. The architect shall be responsible for the design and construction of the building and all other matters set out herein. The architect shall be responsible for the design and construction of the building and all other matters set out herein. The architect shall be responsible for the design and construction of the building and all other matters set out herein.

Client: Breakthrough Properties
 Name: Trinity House
 Location: Oxford Business Park
 Stage: PLANNING

DR1
 PROJECT PROGRESS
 Proposed
 South West elevation (Front)
 Scale: 1:200 A1
 Date: 21/02/2024
 Drawn: DR1
 Checked: DR1
 Date: 21/02/2024



12

Notes

Do not scale any dimensions off this drawing. Any discrepancies between this drawing and other information are to be referred to David Roper Architects. Where the drawing refers to an existing building or structure, construction of the proposed is subject to the availability of the relevant planning and building regulations and the relevant authority's approval. In the event of discrepancies between this drawing and subcontractor's approved building drawings for development components, the subcontractor's drawings shall take precedence. Any conflicts arising out of information so noted shall be referred to David Roper Architects. This drawing is the copyright of David Roper Architects. All dimensions are in millimetres unless otherwise stated.

Revisions

No.	Date	Description
01	10/10/2023	ISSUED FOR PERMITTING
02	10/10/2023	ISSUED FOR PERMITTING
03	10/10/2023	ISSUED FOR PERMITTING

2023

Client
Breakthrough Properties

Project Title
Proposed
Trinity House
Oxford Business Park

Drawn Title
Proposed
Ground Floor Plan

Scale
1:200

Sheet
A1

Project
21025 - DRA - A1 - 00 - DR - A -

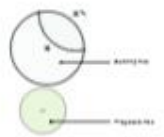
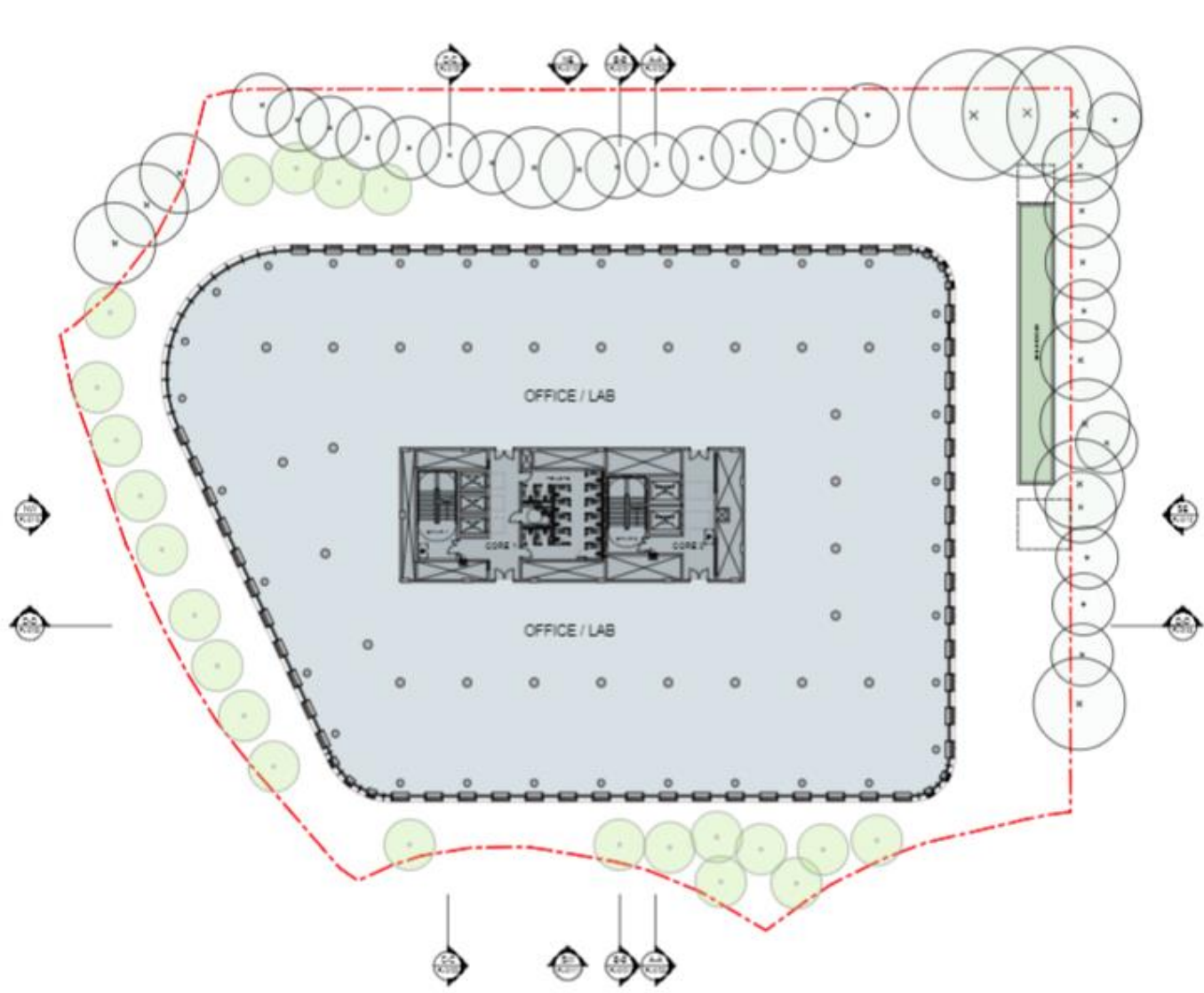
Client/Proj
Name: PL - 0100

Rev
R3

Disc
DS

Author
EN

DAVID ROOPER ARCHITECTS DRA



NOT TO SCALE
 ALL RIGHTS RESERVED BY THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORKS OR FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORKS THAT MAY BE AFFECTED BY THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORKS OR FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER WORKS THAT MAY BE AFFECTED BY THIS PLAN.

Architect
 Breakthrough Properties
 Project
 Trinity House
 Oxford Business Park
 Date
 PLANNING

DR
 DESIGN
 CONSULTANTS

Project No
 21023-ORA-A1-D1-OR-A-
 Scale
 1:500
 Date
 01/24/2023
 Rev
 01



Oxford
Trinity House
March 2023

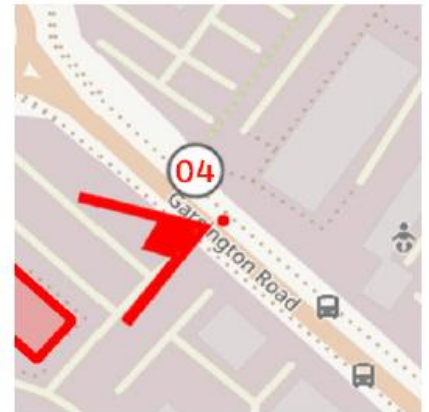


© AVR LONDON

1.6 m above ground 14:47 18 November 2022



Oxford
Trinity House
March 2023



© AVR LONDON

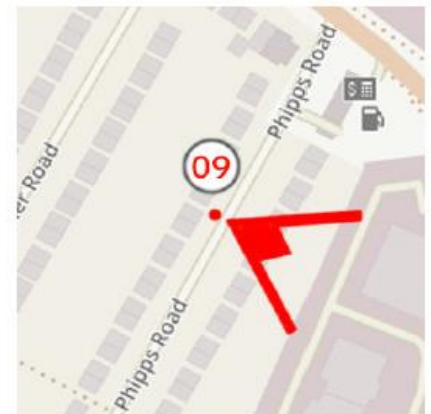
1.6 m above ground 07:58 18 November 2022

Oxford
Trinity House
March 2023



© .VR LONDON

1.6 m above ground 09:20 18 November 2022



View from Shotover Country Park

17



View from St Mary's Tower

PROPOSED

Oxford
Trinity House
March 2023



View from St George's Tower



19

View from Carfax Tower



20

View from St Michael's Tower

21





22



- NOTES**
1. The drawings to be made in conjunction with all relevant contract documentation from the design team, with any conflicting information to be brought to the attention of Turkington Martin Landscape Architects in writing before commencing on site.
 2. The contractor is to check and verify all levels and dimensions before construction. Any discrepancies are to be brought to the attention of Turkington Martin Landscape Architects in writing before commencing on site.
 3. All dimensions in mm, unless otherwise stated.
 4. Do not scale from this drawing.
 5. All site lines and contents design and specifications to be given details. All diagrams provided here are purely indicative.
 6. Responsibility of any element to be specified by others.
 7. All proprietary products shall be installed in accordance with manufacturers written instructions.
 8. Plant numbers are an indicator only and plants should be referred to full site plans in accordance with scheduled plant details.
 9. Any proposed plants should be confirmed with the landscape provider prior to ordering.
- Site boundary - Landscape works shown beyond the boundary are for building purposes only and are not approved.

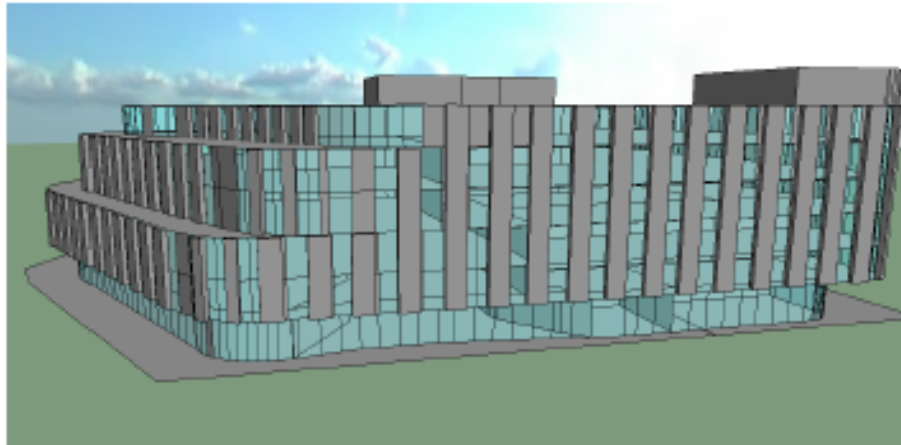
NO.	DATE	DESCRIPTION	BY	CHKD
001	11.07.22	Issue for information	AN	MM
002	11.07.22	Issue for information	AN	MM
003	11.07.22	Issue for information	AN	MM

turkington martin
 10th Floor, 100 Broad Street, London, EC2R 2EJ
 T: +44 (0)20 7466 0174
 E: info@turkingtonmartin.com

Client
 Breakthrough Properties
Project File
 Finch House, Oxford
Drawing File
 Landscape GA - Ground Floor
DRAWING DATE
 For information

ISSUED DATE	ISSUED BY	ISSUED FOR
11.07.22	AN	11.07.22
11.07.22	MM	11.07.22

DRAWING NUMBER
 TM559-LA01
REVISION
 D



Picture 7: Screenshot from IES model

6.2 Actual Building

The Actual Building has been specified with the following systems:

End Use	System
Heating	ASHP sCoP = 3.2
Hot Water	ASHP sCoP = 2.8; 5000l storage
Cooling	ASHP SSEER = 4.4
LTHW, CHW, DHW Pumps	Variable speed driven
AHU	SFP = 1.4W/l.s
DCV	Within office spaces
FCU	SFP = 0.15W/l.s
PV	870m ²
Lighting (all spaces apart from labs)	110lm/W; occupancy/daylight linked
Lighting (labs)	110lm/W
Fabric	As detailed in Section 3

6.3 Results

The following results have been obtained through the modelling process:

Baseline Scheme TER	4.32 kgCO ₂ /m ²
Actual Building BER	2.35 kgCO ₂ /m ²
Reduction over Part L 2021 Compliant Development	45%

Overall, the building can achieve a **45%** reduction from the baseline, with 25% of the reduction being achieved without PV installation. This is shown in the graph below.

This page is intentionally left blank