

# Oxford City Planning Committee Presentation

[www.oxford.gov.uk](http://www.oxford.gov.uk)



**24/01302/FUL**

49

**Plot 5000, ARC Oxford**

**17<sup>th</sup> September 2024**



# Site Location Plan



KEY  
 APPLICATION SITE BOUNDARY  
 ADJOINING OWNED BOUNDARY

10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 Rev: Date R: Version

**Important note**  
 This document is a preliminary site location plan and is not intended to be used for planning purposes. It is for information only and should not be relied upon for any decision-making. The site location plan is subject to change without notice. The site location plan is not a guarantee of any kind. The site location plan is not a contract. The site location plan is not a warranty. The site location plan is not a representation. The site location plan is not a statement of fact. The site location plan is not a statement of opinion. The site location plan is not a statement of intention. The site location plan is not a statement of belief. The site location plan is not a statement of expectation. The site location plan is not a statement of desire. The site location plan is not a statement of preference. The site location plan is not a statement of choice. The site location plan is not a statement of value. The site location plan is not a statement of price. The site location plan is not a statement of cost. The site location plan is not a statement of benefit. The site location plan is not a statement of loss. The site location plan is not a statement of gain. The site location plan is not a statement of harm. The site location plan is not a statement of advantage. The site location plan is not a statement of disadvantage. The site location plan is not a statement of risk. The site location plan is not a statement of opportunity. The site location plan is not a statement of threat. The site location plan is not a statement of promise. The site location plan is not a statement of obligation. The site location plan is not a statement of liability. The site location plan is not a statement of responsibility. The site location plan is not a statement of accountability. The site location plan is not a statement of transparency. The site location plan is not a statement of integrity. The site location plan is not a statement of honesty. The site location plan is not a statement of truthfulness. The site location plan is not a statement of fairness. The site location plan is not a statement of justice. The site location plan is not a statement of equity. The site location plan is not a statement of balance. The site location plan is not a statement of harmony. The site location plan is not a statement of peace. The site location plan is not a statement of love. The site location plan is not a statement of kindness. The site location plan is not a statement of compassion. The site location plan is not a statement of empathy. The site location plan is not a statement of understanding. The site location plan is not a statement of respect. The site location plan is not a statement of dignity. The site location plan is not a statement of honor. The site location plan is not a statement of pride. The site location plan is not a statement of self-respect. The site location plan is not a statement of self-worth. The site location plan is not a statement of self-esteem. The site location plan is not a statement of self-confidence. The site location plan is not a statement of self-belief. The site location plan is not a statement of self-trust. The site location plan is not a statement of self-reliance. The site location plan is not a statement of self-sufficiency. The site location plan is not a statement of self-dependence. The site location plan is not a statement of self-empowerment. The site location plan is not a statement of self-actualization. The site location plan is not a statement of self-fulfillment. The site location plan is not a statement of self-achievement. The site location plan is not a statement of self-realization. The site location plan is not a statement of self-actualization. The site location plan is not a statement of self-fulfillment. The site location plan is not a statement of self-achievement. The site location plan is not a statement of self-realization.

**Project Details**  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 Rev: Date R: Version

**Site**  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 Rev: Date R: Version

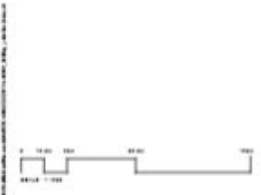
**Site**  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 Rev: Date R: Version

**Site**  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 Rev: Date R: Version

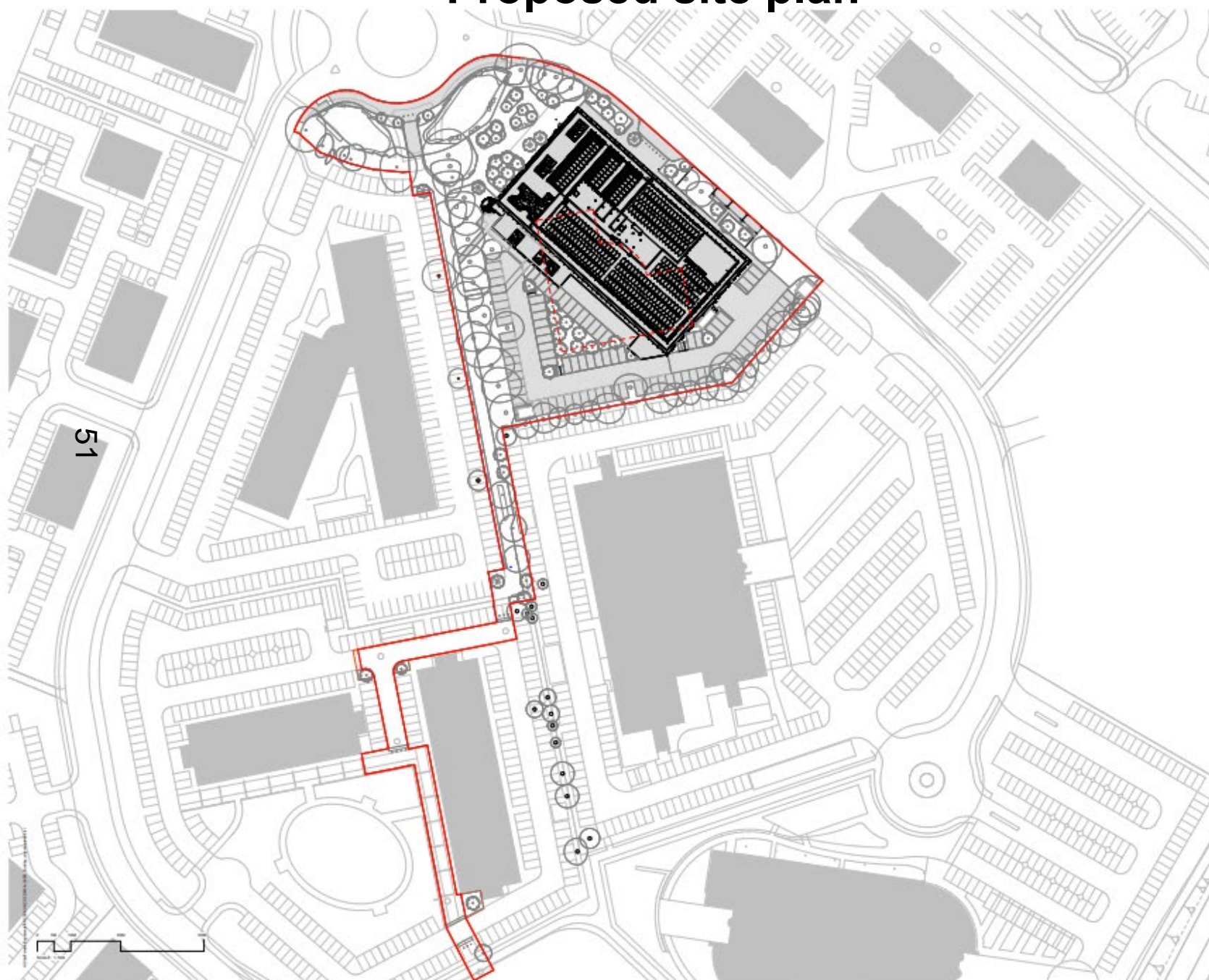
**FOR PLANNING**  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 Rev: Date R: Version

**FOR PLANNING**  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 10/10/2024 PDR Planning 1/1 DV  
 Rev: Date R: Version

50



# Proposed site plan



KEY  
— APPLICATION RED LINE BOUNDARY  
--- BUILDING TO BE DEMOLISHED

*Note:* New streetlights indicated only  
Details in the drawings and drawings  
and plans for layout and space

No.	Drawn	Checked	Reviewed	
P01	13/03/2024	FOR PLANNING	VL	JL
P02	22/03/2024	FOR PLANNING	VL	DB
P03	11/04/2024	FOR PLANNING	VL	DB

**Important note**  
This drawing is a schematic representation of the proposed development. It is not intended to be used as a basis for construction or for any other purpose. It is the responsibility of the client to ensure that the proposed development complies with all applicable laws and regulations. The drawings are the property of Aukett Swanke and should not be reproduced or used in any other way without the written consent of Aukett Swanke.

**Aukett Swanke Ltd**  
10 South Street  
London E16 6RF  
Tel: +44 (0)20 7540 8800  
Fax: +44 (0)20 7540 8801  
Email: [enquiries@aukettswanke.com](mailto:enquiries@aukettswanke.com)  
Web: [www.aukettswanke.com](http://www.aukettswanke.com)

Drawn:  
ARC

Project:  
PLOT 5893 ARC OXFORD

Drawn:  
PROPOSED SITE PLAN

Date	Drawn	Checked	Reviewed
17/05/2024	VL	DW	LS

Scale:  
1: 500@A1

**FOR PLANNING**  
Drawing Number:  
ARC58-AJK-ZZ-00-DR-A-07159



# Existing access to plot 5000 from John Smith Drive



# Surface parking to the front and back of the existing building



# Existing water feature taken from John Smith Drive roundabout

Plot 5000



Plot 5700



54



**Rear of the existing building and tree lined boundary,  
adjacent to proposed connector**



# BUILDING USES

## EXPLODED AXONOMETRIC

The exploded axonometric diagram adjacent shows the disposition of uses within the proposals.

- Entrance and amenity spaces are located on ground floor, supported by plant, service area and cycle and changing facilities.
- The amenity space extends up to the first floor via bleacher seating, and a multifaith room and wellness room are also provided.
- Laboratory / office space is housed on first, second, third and fourth floors.
- The fifth floor houses amenity space opening onto a generous external terrace. The open plant well and enclosed plantroom are also located at this level.
- The sixth level provides an upper access deck for a substantial photovoltaic array.



Roof amenity



Roof terrace



End of journey facilities



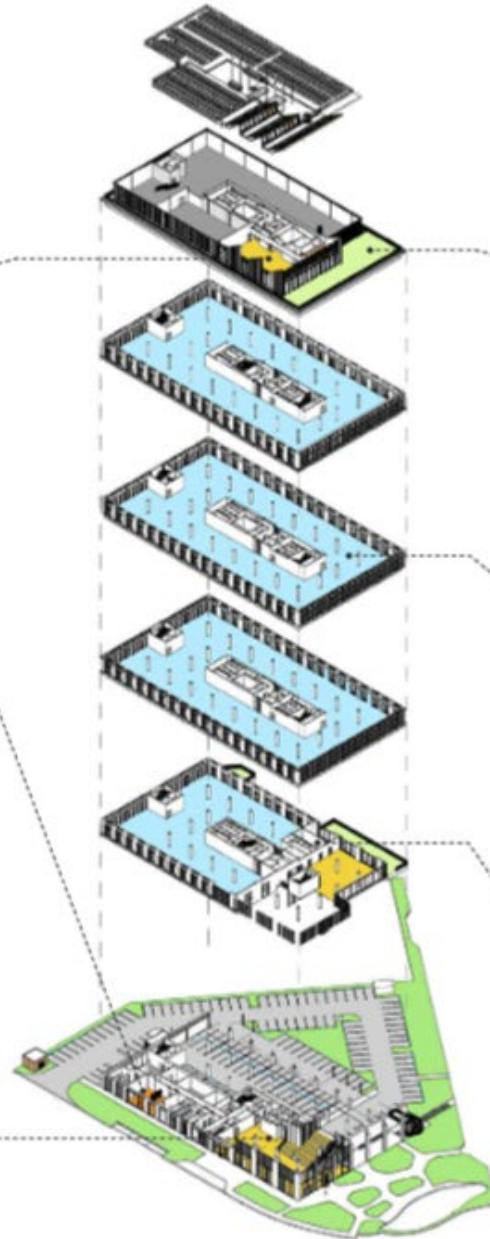
Lab enabled office space



Reception and cafe



Wellness room



- Lab / office space
- Amenity
- End of journey facilities
- Plant
- Terraces





Proposed – Templars Square (Block) + Trinity House (Rendered) + Plot 2000 (Rendered) + Plot 4200 (Rendered) + Plot 5000 (Rendered) - Labelled

View 41

Level 3 VVM



Camera Level 1.6m | 24mm lens | 16:19 | 2023/10/23



VP 41 - View looking south on John Smith Drive



Camera Location Photograph

# PROPOSED FACADE TREATMENT

## KEY VIEWS - WATERSIDE GARDENS

The generous internal entrance hall and amenity space is evident.

The view into and along the colonnade frames the external first floor terrace and access stair.

58



## PROPOSED FACADE TREATMENT

### KEY VIEWS - ARRIVAL FROM CONNECTOR

The colonnade forms a clear and inviting route from the connector into the entrance hall.

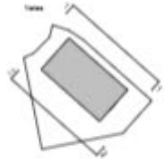
The elegant helical stair up to the external terrace adds a sculptural marker along the route.

59





1 PROPOSED NORTH EAST ELEVATION  
07/10



09



2 PROPOSED SOUTH WEST ELEVATION  
07/10



REV 000000 FOR PLANNING VL DIV  
REV 000000 FOR PLANNING VL DIV  
Rev Date By Author

**Important note**  
This document and its contents are the property of Aukett Swanke Ltd. It is to be used only for the purposes for which it is intended. It is not to be used for any other purpose without the prior written consent of Aukett Swanke Ltd. The user of this document is to be held responsible for any misuse of the information contained herein. Aukett Swanke Ltd. is not liable for any loss or damage, whether direct or indirect, arising from the use of this document. The user of this document is to be held responsible for any misuse of the information contained herein. Aukett Swanke Ltd. is not liable for any loss or damage, whether direct or indirect, arising from the use of this document.

**Aukett Swanke Ltd**  
10 South Street  
London EC1A 3DF  
Tel: +44 (0)20 7446 2000  
Fax: +44 (0)20 7446 2001  
Email: [enquiries@aukettswanke.com](mailto:enquiries@aukettswanke.com)  
Web: [www.aukettswanke.com](http://www.aukettswanke.com)

Drawn: JRC

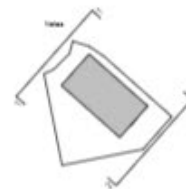
Project: PLOT 0000 JRC OXFORD

View: PROPOSED NE AND SW ELEVATIONS

Scale: 1:500 @ A1

**FOR PLANNING**

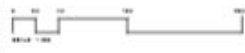
Security Number: 000000  
Drawing Number: 0000-000-00-00-00-00-00-00  
Date: 07/10  
Project Name: 0000



1 PROPOSED NORTH WEST ELEVATION  
1:200



2 PROPOSED SOUTH EAST ELEVATION  
1:200



NO	DATE	BY	CHK
01	17/02/2024	JK	LS
02	17/02/2024	JK	LS
03	17/02/2024	JK	LS
04	17/02/2024	JK	LS

**Integration note**  
This elevation drawing is intended to be used in conjunction with the other elevations and sections of the drawing to provide a complete understanding of the proposed building. The drawing is intended to be used for informational purposes only and is not intended to be used for construction purposes. The drawing is intended to be used for informational purposes only and is not intended to be used for construction purposes.

**Aukett Swanke Ltd**  
15 South Street  
London EC3N 2AB  
Tel: +44 (0)20 7418 3000  
Fax: +44 (0)20 7418 3001  
Email: [enquiries@aukettswanke.com](mailto:enquiries@aukettswanke.com)  
Web: [www.aukettswanke.com](http://www.aukettswanke.com)

Drawn: JRG

Project: PLOT 9000 JRG OXFORD

Title: PROPOSED NW AND SE ELEVATIONS

Date: 17/02/2024  
Drawn: JRG  
Checked: LS  
Project: PLOT 9000 JRG OXFORD

Scale: 1:200

Project of issue

**FOR PLANNING**

Drawing Number: ARCN-LJK-22-22-08-01-07124\_P02

Client Project Number: 22169

Project Location: Oxford


# Landscape plan



No.	Description	Quantity	Unit	Total
1	Planting			
2	Planting			
3	Planting			
4	Planting			
5	Planting			
6	Planting			
7	Planting			
8	Planting			
9	Planting			
10	Planting			
11	Planting			
12	Planting			
13	Planting			
14	Planting			
15	Planting			
16	Planting			
17	Planting			
18	Planting			
19	Planting			
20	Planting			
21	Planting			
22	Planting			
23	Planting			
24	Planting			
25	Planting			
26	Planting			
27	Planting			
28	Planting			
29	Planting			
30	Planting			
31	Planting			
32	Planting			
33	Planting			
34	Planting			
35	Planting			
36	Planting			
37	Planting			
38	Planting			
39	Planting			
40	Planting			
41	Planting			
42	Planting			
43	Planting			
44	Planting			
45	Planting			
46	Planting			
47	Planting			
48	Planting			
49	Planting			
50	Planting			
51	Planting			
52	Planting			
53	Planting			
54	Planting			
55	Planting			
56	Planting			
57	Planting			
58	Planting			
59	Planting			
60	Planting			
61	Planting			
62	Planting			
63	Planting			
64	Planting			
65	Planting			
66	Planting			
67	Planting			
68	Planting			
69	Planting			
70	Planting			
71	Planting			
72	Planting			
73	Planting			
74	Planting			
75	Planting			
76	Planting			
77	Planting			
78	Planting			
79	Planting			
80	Planting			
81	Planting			
82	Planting			
83	Planting			
84	Planting			
85	Planting			
86	Planting			
87	Planting			
88	Planting			
89	Planting			
90	Planting			
91	Planting			
92	Planting			
93	Planting			
94	Planting			
95	Planting			
96	Planting			
97	Planting			
98	Planting			
99	Planting			
100	Planting			

## 6.0 | DETAILED AREAS

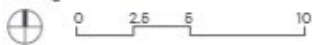
### 6.1 | WATERSIDE GARDENS

1. Existing rock wall removed with new beach edge providing more open views
2. Pond extended towards central 'bridge'
3. Connector cycleway and footpath forms a wide 'bridge' between the ponds
4. Existing 'Category A' oak trees retained
5. Road re-aligned to allow widened cycleway / footpath to pond frontage
6. A mosaic of planted beds and winding paths creates an immersive waterside garden with woodland-style groundcovers and feature trees
7. Re-use of feature rocks as informal seats and wildlife habitat
8.  Timber topped benches
9. Paved terrace to main entrance on building's north elevation
10. Pedestrian link to John Smith Drive
11. Helical stairs steps to Level O1 terrace
12. Pedestrian link from the Connector



Location Plan

1:200 @ A3



6.0 | DETAILED AREAS  
6.3 | THE CONNECTOR | ILLUSTRATIVE PLAN



Location Plan



1. New Connector pathway comprising 1.5m wide footpath and 2.0m wide cycleway. No-dig construction with permeable bound-gravel surface ensures protection of existing tree roots
  2. 1m wide planted border to back of existing car bays on neighbouring plot
  3. Retention of existing dense tree groups with new understorey planting creating a diverse and habitat-rich border
  4. Existing car bay arrangement and kerbs retained to protect roots of existing trees, with new paved surface over retained sub-base
  5. Pedestrian link from Connector to Waterside Gardens
  6. Existing 'Category A' oak trees retained
  7. Connector cycleway and footpath forms a wide 'bridge' between the ponds
  8. Waterside Gardens
  9. Path link from The Connector to the colonnade and building entrance
  10. Path link from The Connector leading to undercroft and building entrance via car park
  11. Tree glade extends the woodland character into the car park
- For further information and detail on The Connector, refer to Section 8.0 of this Landscape Statement.

NTS

