

Oxford City Planning Committee Presentation

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24/01631/FUL

3

**Eastpoint Business Park
Sandy Lane West**

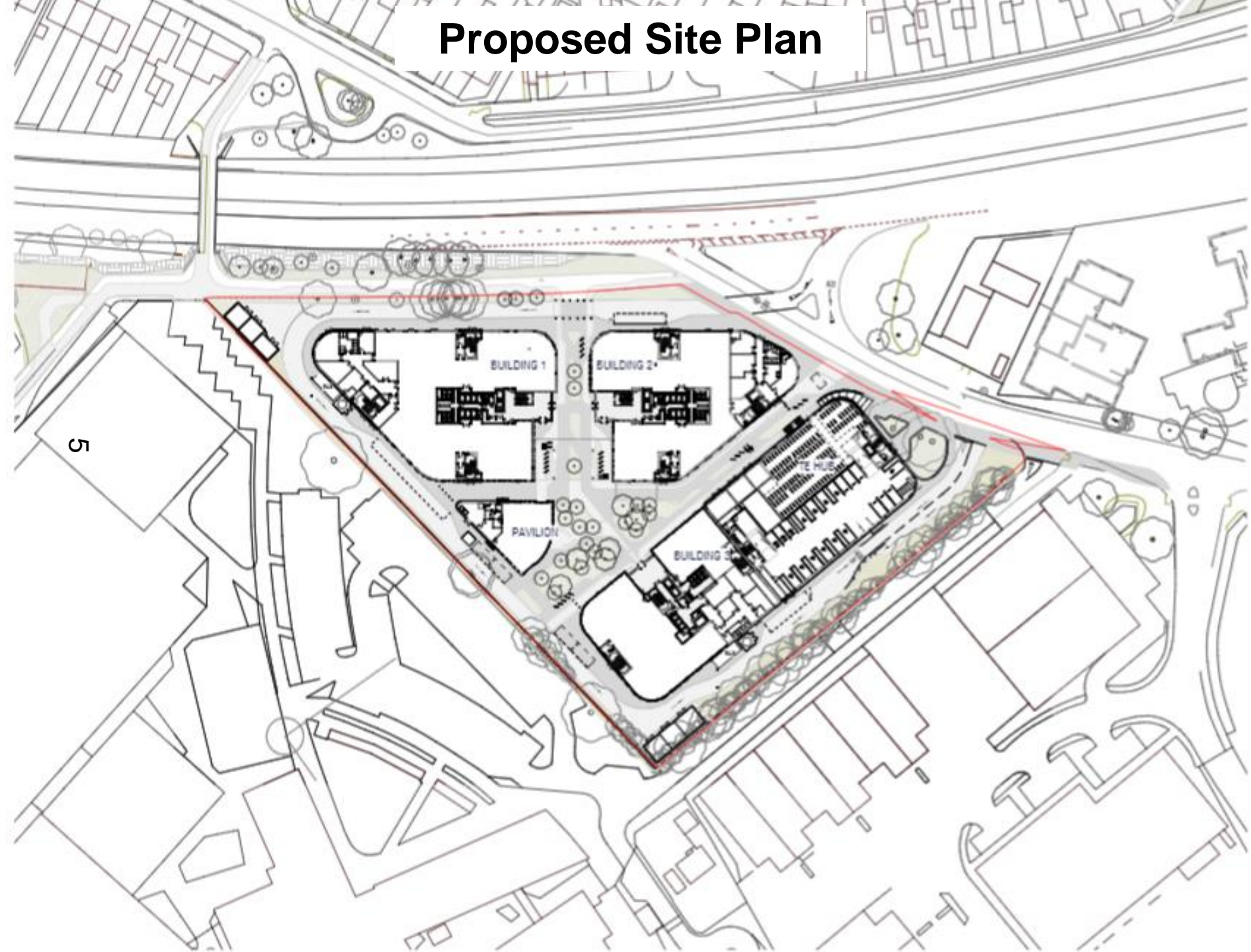
15th October 2024



Site Location Plan



Proposed Site Plan



Central vehicular access off Sandy Lane West



Easternmost access and relationship with Oxford Academy and Nuffield Industrial Estate



Junction to Eastern by-pass and footpath to be widened



∞

Tree lined eastern and southern boundaries adjacent to Oxford Academy



Westernmost vehicular access, cycle and pedestrian path and Eastern by-pass

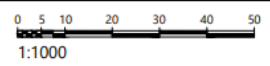
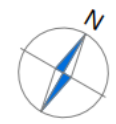
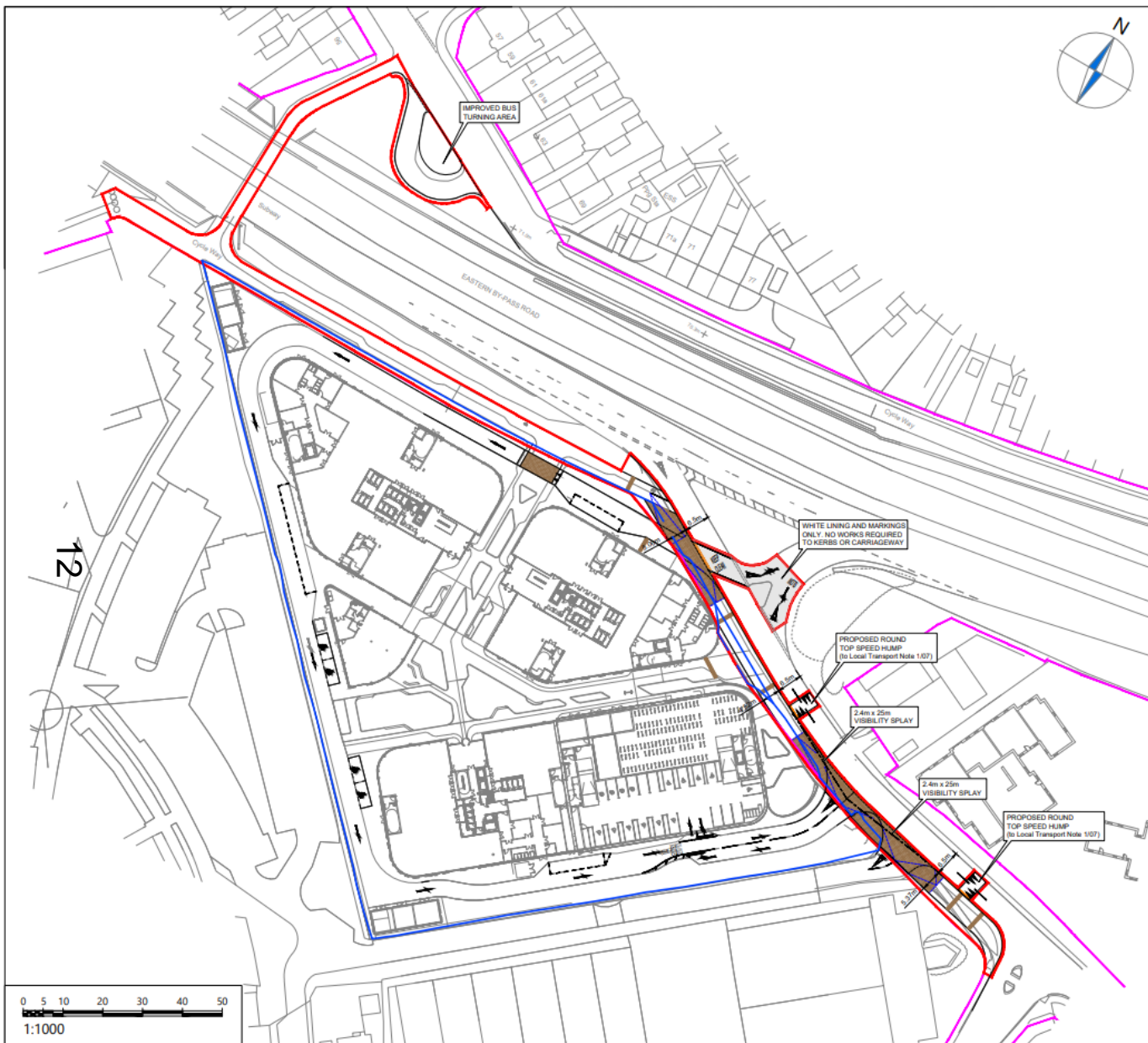
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10



Underpass leading to Long Lane and side entrance to Oxford Academy





NOTES

1. Do not scale from this drawing.
2. This drawing to be read & printed in colour.
3. This drawing is for illustrative purposes only.

KEY:	
—	HIGHWAY BOUNDARY
—	EXTENT OF HIGHWAY WORKS
—	LEGAL LAND OWNERSHIP BOUNDARY

B Changes to red line.	HE	SMcC	02.10.2024
A Proposed legal red line boundary added.	HE	SMcC	25.09.2024
REVISION HISTORY			
Status:	<input type="checkbox"/> Preliminary	<input type="checkbox"/> For Approval	<input type="checkbox"/> For Construction
	<input checked="" type="checkbox"/> For Information	<input type="checkbox"/> For Tender	<input type="checkbox"/> As Built

Client: **Railpen**

Project: **Eastpoint Business Park Oxford**

Drawing Title: **Extent of S278 Highway Works**

Scale: **1:1000** Size: **A3**

Drawn by: **HE** Checked by: **SMcC** Date: **12.09.2024**

CANEPARO ASSOCIATES
 Transport Planning & Highway Design
 21 Little Portland Street • London • W1W 8BT • Tel. 020 3617 8200

Scheme Ref: **5211** Drawing No: **SK012** Sheet: **1 of 1** Rev: **B**

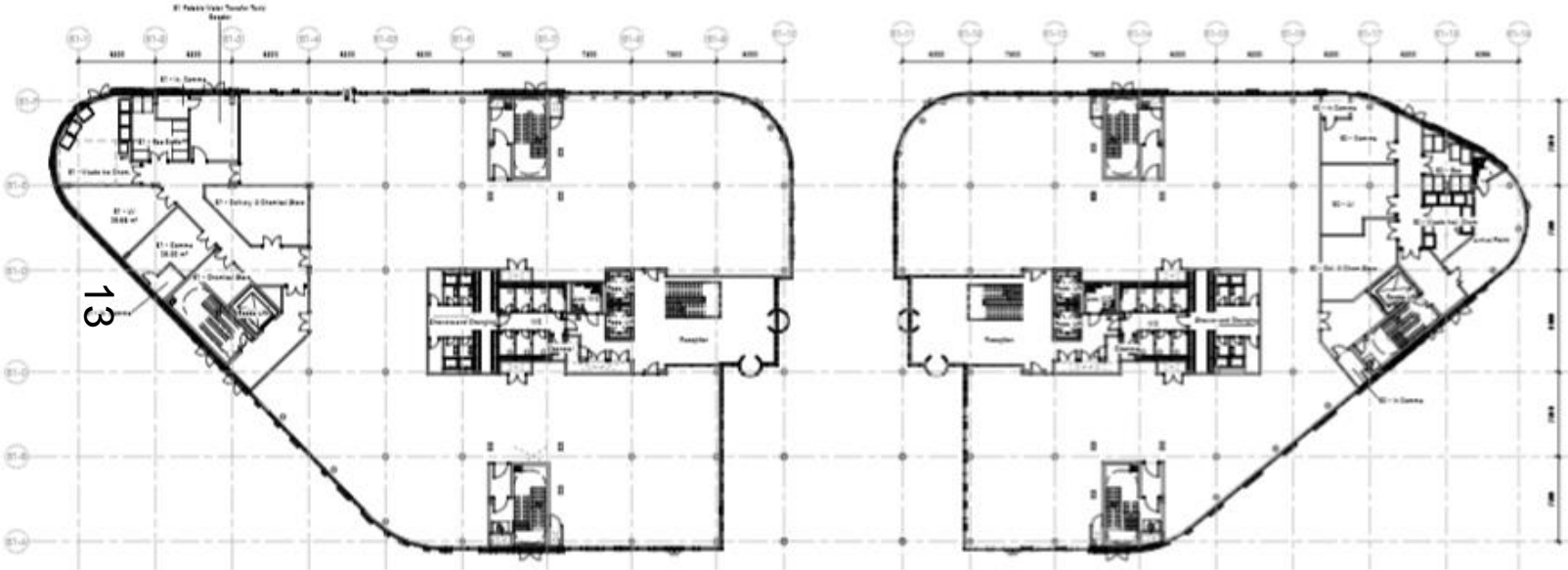
CA5211_SK012 B - EXTENT OF HIGHWAY WORKS BOUNDARY.DWG

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Ground floor plan of buildings 1 and 2

Build Footing (B)
 This drawing is to be read in conjunction with all relevant
 contract and other documents. Design and assembly
 specifications. Typical dimensions only are to be taken
 from this drawing. All dimensions are to be checked on
 site before any work is put in hand.

Scale 1:200



01	Build Footing Issue	22.08.2024	DR	MB
02	Planning Issue	22.08.2024	CF	MB
03	Planning Update	18.08.2024	MR	DR
04	Issue			

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30/06
 EASTPOINT BUSINESS PARK

30/06
 BUILDING 1 AND 2
 GROUND FLOOR PLAN

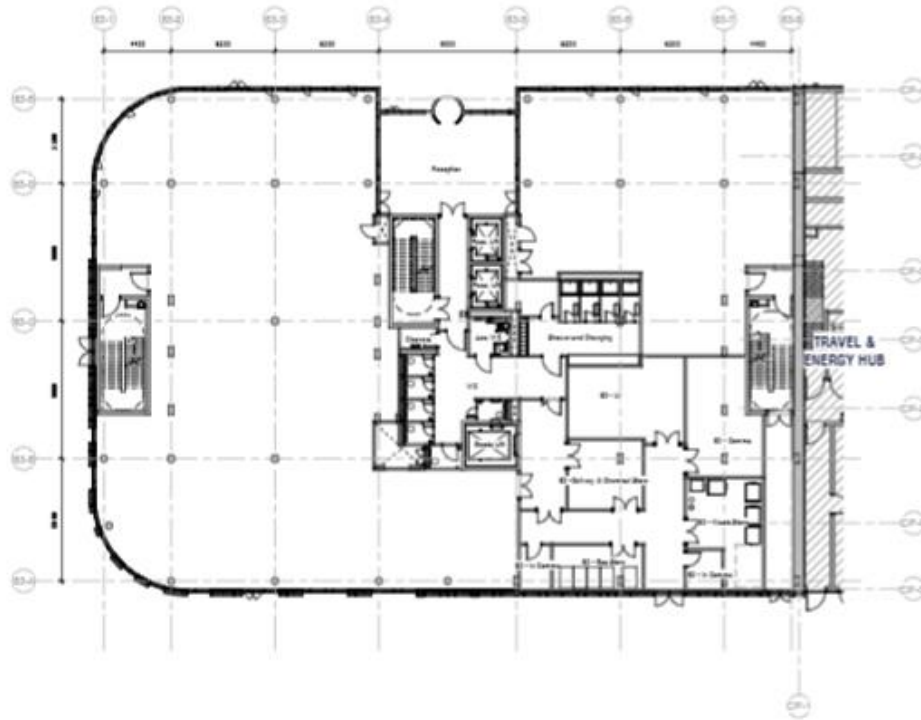
Scale
 1 : 200 @A1
 20211

EPBP-SBR-S1-00-DR-A-03100

02 - FOR INFORMATION MB

Ground floor plan of building 3

14



Client briefing not
 This drawing is to be read in conjunction with all relevant
 contract and other drawings. No rights are assumed
 specifications. Please check the drawings and specifications
 from the drawing of alternative to be checked or
 otherwise noted in particular.

#1	Structural	10.08.2024	DR	MR
#2	Planning/Arch	10.08.2024	JR	MR
#3	Planning/Update	10.08.2024	FR	MR
#4	Structural	10.08.2024	DR	MR



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00/00
EASTPOINT BUSINESS PARK

00/00
**BUILDING 3
 GROUND FLOOR PLAN**

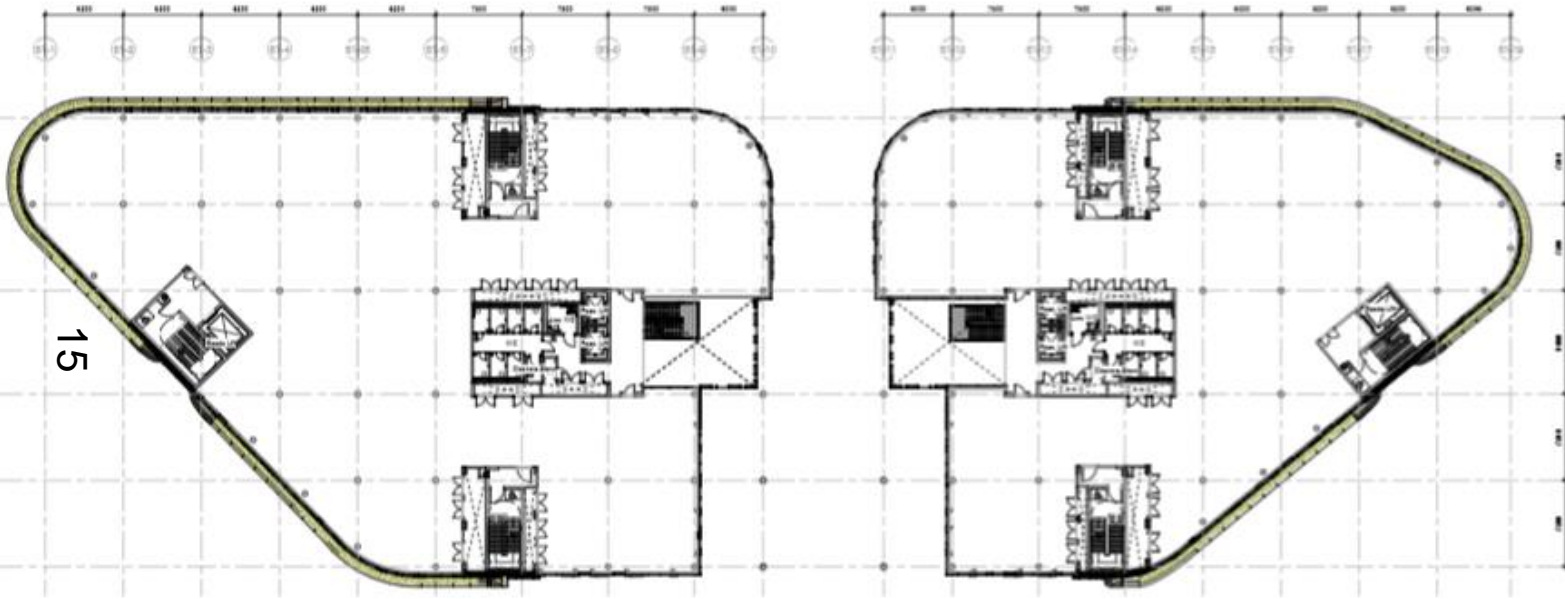
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1 : 150 @A1 202411

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EPBP-SBR-03-00-DR-A-03300

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02 - FOR INFORMATION 00

First floor plan of buildings 1 and 2 – typical of each building

Structural Warning
 This drawing is to be used in conjunction with all other drawings and specifications. It is not to be used for construction purposes. It is not to be used for any other purpose without the written consent of the architect. All dimensions are to be checked on site and any necessary corrections are to be made before construction commences.



#1	Architect	15.08.2014	15	15
#2	Planning	15.08.2014	15	15
#3	Structural	15.08.2014	15	15



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22/16
 EASTPOINT BUSINESS PARK

15/12/14
 BUILDING 1 AND 2
 FIRST FLOOR PLAN

Scale: 1:200 @A1 2011

EPBP-SBR-81-01-OR-A-83101

15 - FOR INFORMATION 15

School lab – indicative plan

LEARNING LAB

Through our work with local stakeholders and residents, including the local primary and secondary schools, we are exploring the creation of a 'Learning Lab' to inspire the scientists of tomorrow.

The 'Learning Lab' would provide young people in the surrounding area with access to facilities, equipment and STEM relationships that typically are not accessible in schools.

The intention is to create a network so that the Learning Lab establishes a partnership with local schools and cutting-edge STEM companies on Eastpoint so that the new facility will not only provide memorable learning experiences, but it will also pass on skills and knowledge to inspire the scientists of tomorrow.

The design team are in conversation with the Oxford Trust to further develop a management strategy for the space to maximise use and therefore positive impact.

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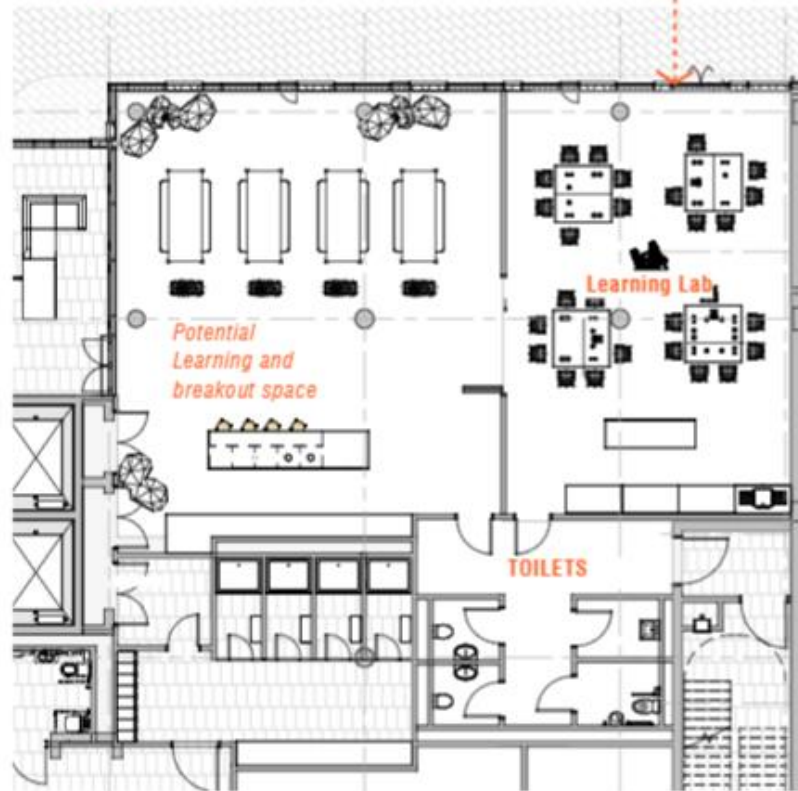


Artist Impression



Drop off location at service road

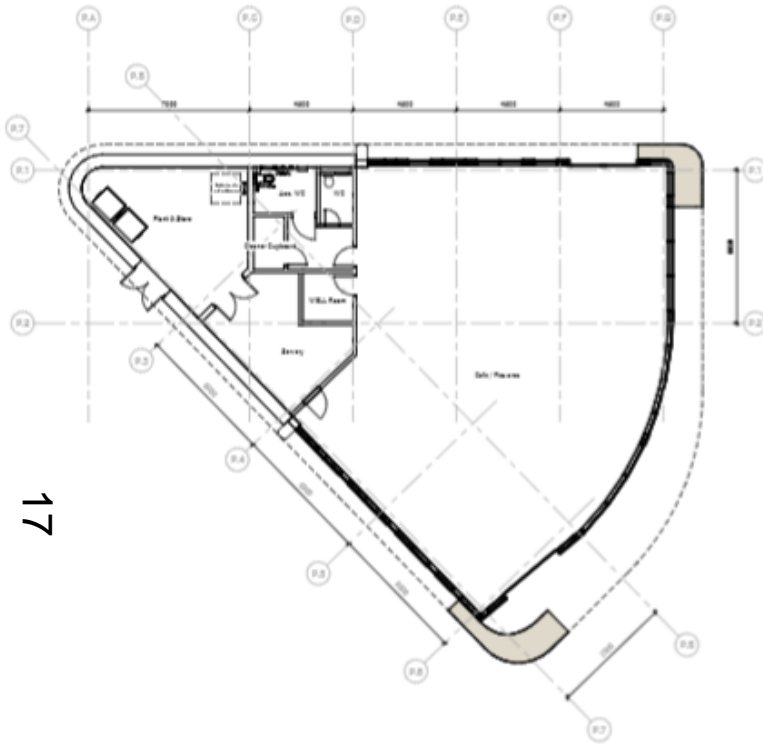
Private Access



Learning Lab design indicative to be developed further with Oxford Trust

Proposed Learning Lab Location

Floorplan of Pavilion



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 The drawings to be used in conjunction with all other work specified and other drawings, drawings and associated applications. Figures dimensions only are to be taken from the drawings, all dimensions are to be checked on site before work is put in hand.



P1	Planning Submision	18.08.2014	DM	18
P2	Planning Notice	19.08.2014	CP	18
Scale	Original	Site	Scale	1:1000



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Site No
EASTPOINT BUSINESS PARK

Building No
PAVILION
GROUND FLOOR PLAN




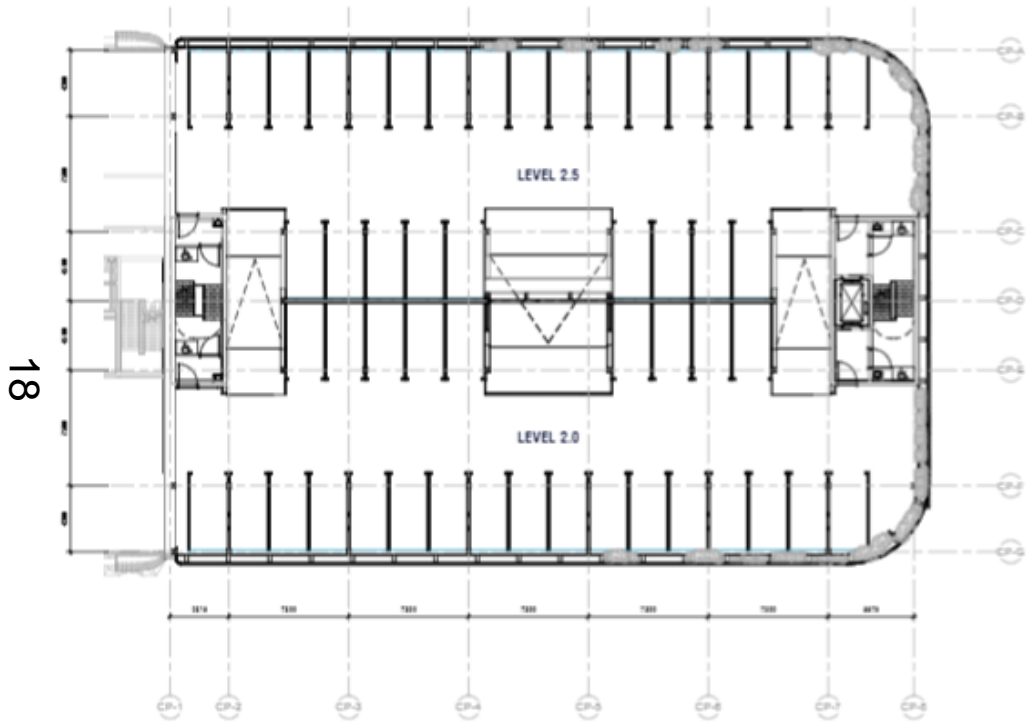
Scale
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Project No
EPBP-SBR-P1-00-DR-A-83400

Rev
02 - FOR INFORMATION

Typical floorplan of MSCP

Small Building Use
 This drawing is to be used in conjunction with all relevant
 certified and other engineering drawings and associated
 specifications. Typical dimensions only apply to those
 from this drawing. All dimensions are to be checked on
 site following issue in part here.

PI	Small Building Use	18.08.2024	DR	MR
PL	Planning Issue	18.08.2024	JR	MR
Scale	As per	Site	Scale	As per



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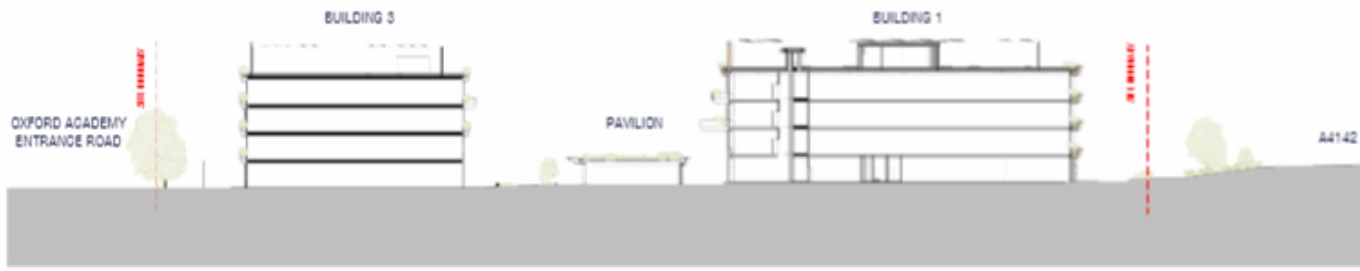
2276/16
TE HUB
LEVEL PLAN - TYPICAL FLOORS

Scale: 1:150 @A1
 Title: EPBP

EPBP-SBR-CP-03-DR-A-83503

02 - FOR INFORMATION P2

Site sections



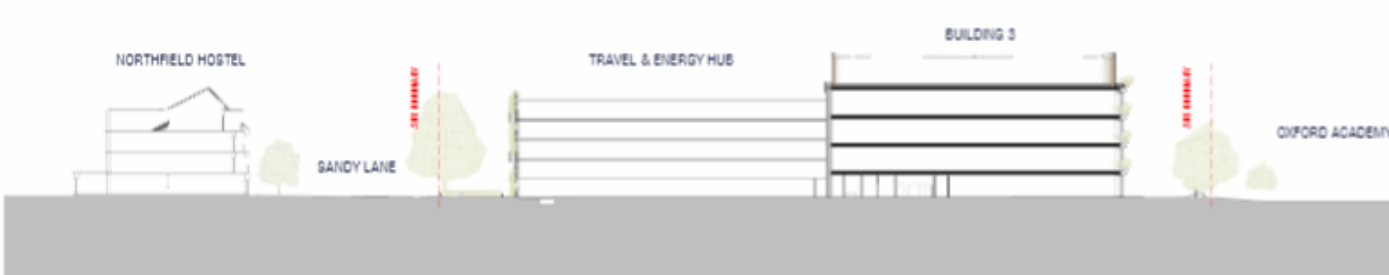
1 Proposed Section 1



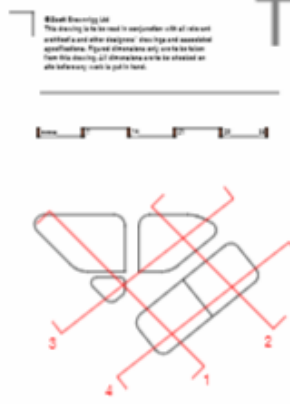
2 Proposed Section 2



3 Proposed Section 3



4 Proposed Section 4



01	South Planning Service	10.08.2024	01	01
02	Planning Service	10.08.2024	01	01
03	03/08/2024	01	01	01

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22/24 EASTPOINT BUSINESS PARK

PROPOSED SITE SECTIONS

Scale: 1 : 350 @A1
 Date: 2024

EPBP-SBR-ZZ-ZZ-DR-A-00051

02 - FOR INFORMATION

MASS ACROSS THE SITE



The proposal provides three fully serviced laboratory/office buildings designed as three storey buildings to maximise efficiency, whilst keeping within established appropriate heights for the site, and the context of neighbouring buildings.

Our design can achieve an GIA overall (approximate numbers) as below:

Building 1 =	8,018m ²
Building 2 =	6,583m ²
Building 3 =	5,827m ²
Pavilion =	302m ²

Overall area = 20,730m² (223,136sqft)



A4142 APPROACH - EAST

Verified view from Sandy Lane West



Northfield Hostel

Verified view from Long Lane

Proposed Development



23



Verified view from Cowley Road, Littlemore



Verified view from Eastern by-pass



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