

# MISSION STREET

## INVESTING IN BOTLEY ROAD

Refined proposals





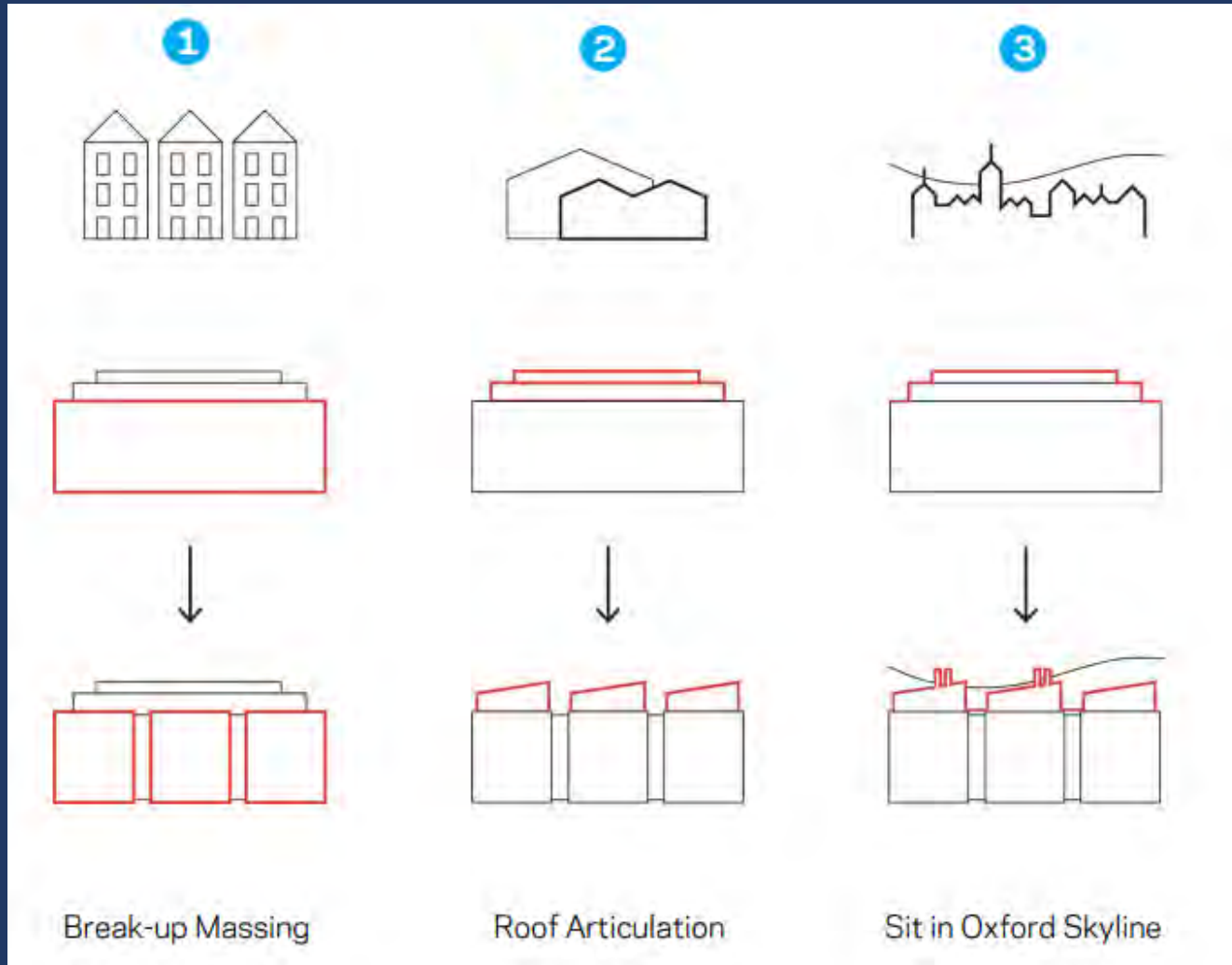
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## Key changes – architecture, height and massing

- Responding to feedback, we have made a series of major changes to the design
- We've removed a storey from the eastern elevation, and further set back the plant screens.
- Flue and enclosure heights have been reduced across the scheme to improve long distance views
- The articulation of the structure has changed to improve the visual appearance of the exterior
- The colour and materiality of the scheme has been refined to soften its impact on its surrounding environment
- In response to overlooking concerns, we have reduced the glazing to the north and east elevations, and the eastern terrace will no longer be publicly accessible
- More glazing has been added at ground level to create a more welcoming environment and put the 'science on show.'

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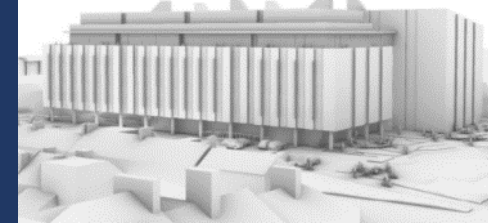
## Changes to massing:



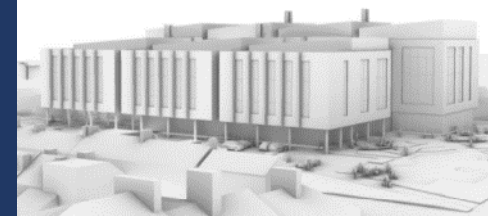
Pre-app – Jan 2022



ODRP – July 2022



Current Massing



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## Views from Earl Street:



- The revised proposals bring the eastern elevation 2 metres closer to Earl Street, but the removal of the storey means a significant improvement in visible scale

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Longer range views:





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Longer range views:



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## Parking and security

- Further reduction in car parking spaces on site – now 74 down from existing 158. 25 per cent of the spaces will have EV charging. Around 63 spaces accessible from Lamarsh Rd
- We are committed to a phased introduction of car-club spaces for use by all
- We will be progressing our plans to improve the Earl Street car park should the application be successful
- We're making the deliveries and HGV access one way through the site to limit any potential clashes on Lamarsh Road
- The paths behind Earl Street will be lit at low level and we will replace and improve the fence and hedge planting – helping to ensure the gardens and buildings remain secure. We also anticipate 24-hour security and CCTV on site
- Enhanced connectivity across the wider area, which could include better active travel routes to Hinksey Meadows and to the city centre via the Oatlands Road Recreation Ground



**View from Lamarsh Road  
looking north into the site**





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## Sustainability and landscape

- The scheme will still meet BREEAM 'excellent' – featuring solar panels, air source heat pumps, and solar shading, as well as being electric only
- We have increased the number of trees and planting substantially – including completing the tree corridor up to Lamarsh Road
- Much of the existing dense foliage and planting on the eastern edge of the site will now be retained and supplemented
- The site will achieve a biodiversity net gain for habitat of 119 per cent and for hedgerows of 234 per cent
- Overall, we will still be using low embodied carbon design and construction techniques, and providing a vast improvement to sustainable transport initiatives.



**View from Botley Road  
looking west into the site**





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## Inclusive economy

- Better and more efficient use of a Brownfield site - Meeting the demand for life sciences and R&D
- A broad mix of new employment opportunities with a wide range of occupiers/activities
- Commitment to be Oxford's first Living Wage Building
- Community Employment Plan proposed to facilitate integration into Oxford and Vale of White Horse employment and education services
- Putting Science on show – Working with schools, colleges and other stakeholder groups to inspire and encourage interaction with STEM activity within the building



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## Further changes following consultation

- We are now proposing acoustic pods and meeting areas for the café and publicly accessible areas of the building to help people not employed on the site access flexible working spaces
- We have provided detailed strategies for the disruption associated with the construction process and will be committing to a Construction Environment Management Plan.
- Bespoke reports are being submitted with the planning application that set out how we are mitigating light and noise impact from the new development, as well as throughout the construction process
- All these new changes have also been discussed with the Environment Agency and local flood authority to ensure there is no increase in flood risk



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## Next steps

- We are currently finalising our planning submission
- We expect the council to launch the formal consultation period on the application in the New Year, and encourage you to get involved
- We will continue to update Earl Street and Lamarsh Road residents through Cllrs Muddiman and Pressel, and the wider mailing group by email where appropriate
- We are offering a further meeting in the New Year, alongside the formal consultation period, to allow an opportunity to discuss the detailed planning documents we will publish with the application



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