

MISSION STREET

INVESTING IN BOTLEY ROAD



The current site showing the frontages of the DFS and Carpetright retail units

Welcome and overview

Thank you for attending this consultation on the proposed R&D regeneration of the DFS and Carpetright site.

Specialist developer Mission Street is bringing forward plans to regenerate what is currently the DFS and Carpetright site on Botley Road. We will remove and replace the existing retail units with new high-quality research and development (R&D) workspace, providing office and lab facilities together with a new publicly accessible café and substantial landscaping improvements.

Who are Mission Street?

We are a leading UK-based specialist investor, developer and operator of research and innovation buildings. Our proven track record shows how we successfully deliver high quality laboratory space and amenities that benefit local communities. We are working in Oxford, Cambridge, London, Bristol and across the South East.

Have your say

Your views can help shape the scheme and the future of this important site.

All feedback provided during the public consultation will be considered by the design team ahead of finalising the proposals and submitting the planning application.

The consultation runs **until midnight on Tuesday 2 August 2022.**

Please take your time to view our proposals, speak to the team, and provide comments using the feedback form – either in person today or on our website www.InvestingInBotleyRoad.co.uk

Contact us



consultation@investinginbotleyroad.co.uk



020 7323 3544
(between 9am and 6pm, Monday to Friday)



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(no stamp needed)

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Indicative CGI of the main entrance to the new building

We can see the potential in this site and believe it can do more for Oxford

Oxford's successful R&D economy needs more space – especially within walking distance of the city centre and the station – and these proposals respond to that demand.

As it stands, the existing site delivers little for the surrounding area and the 'big box' retail units currently here are not in tune with modern shopping trends and what customers want. There is an opportunity to make better use of the site and to reduce the large amount of car parking to encourage more active travel.

We plan to transform the site, create new workspace in this highly sustainable location, and enhance the character of the site with substantial new landscaping.

Landscape-led

This will be an important building for the city and a potential catalyst for the wider improvement of the Botley Road area – and we want to set a high standard. Our plans completely reimagine the current buildings and car parking arrangements with new structured landscaping, greenery throughout, new trees and a wide range of biodiversity enhancements.

Science on show

The new workspace will be integrated into the city, not separate from it. The site will invite the community in, putting the 'science on show', and featuring a public café and accessible pathways and walking routes through the site.

Our aims

Integrated with the community	Designed for flexibility and long-term use	Enhancing the character and appearance of the area	Supporting the city's ambitions for growing the knowledge economy
Elevating building performance and sustainability	Publicly accessible and active ground floor	Dynamic environments and experiences	A sense of place and identity
Inspiring the next generation	Revitalising a tired site	Enhancing innovation and collaboration	Attracting and retaining quality tenants



Indicative CGI of the publicly accessible cafe

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Connectivity and transport

The site is ideally located close to the station and our plans would build upon existing and proposed sustainable transport links to the west of the city.

Our proposals aim to optimise the sustainable location of the site – only 10-15 minutes' walk from Oxford Station and five minutes by bike. With access from both north and south, our improvements would prioritise the permeability of the site and expand and improve the cycle and pedestrian routes.

The plans and new links are designed to be complementary to the proposals for the wider regeneration of Osney Mead and the West End – meaning the benefits will be felt much more widely across Oxford.

Improvements:

- Existing car park reduced, remodelled, and replaced with landscaped entrance plaza
- Pedestrian routes added to link with local bus stops
- Adding connections to existing cycle routes
- Introducing secure sheltered cycle storage
- Giving cyclists and pedestrians priority to the Botley Road entrance
- Creating new through-routes that link up the wider area
- Reducing the amount of vehicular movements at the Botley Road entrance



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Indicative CGI of the view to the new building from the south

Reflecting the ambitions of the city

Best in class

Oxford is a world-renowned city and our ambition is for this development to work both at the community level and the international level. We want to re-think and re-purpose this brownfield site into an asset for Oxford.

Our proposals would bring outstanding and uplifting architecture to this part of the Botley Road as well as substantial new landscaping and greening across the site.

The development would form a key part of exciting proposals for this wider area of the city. The materials and site layout will be inviting, drawing people into the site and activating this area of the city, including via the new publicly accessible café.

It will be a high-quality design and up to best-in-class performance standards. Architects NBBJ are already working in the city (on the Life and Mind Building for the University of Oxford) and will bring distinctive design and best in class aesthetic for this new R&D building.

The plans preserve space and light for site neighbours, while mixing landscape and design excellence to improve the vista for all. It responds positively to adjoining neighbours and the surrounding context.

Our proposals are informed by national and local planning policies which include the Local Plan, the Local Industrial Strategy, the Oxford Economic Strategy, and the City Council's wider assessment of how to achieve good growth in the West End and in the Botley Road corridor.



Indicative CGI of the new central atrium

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Indicative CGI of the landscaped entrance plaza from above

A landscape-led development

170% biodiversity net gain for habitats and 60% for hedgerows

From car park to green park

It is clear that there is huge potential to improve the look, feel and character of the site while delivering significant biodiversity enhancements.

From the start, the designers looked for ways to make the most of the space to bring greenery into the site and increase the amount of attractive, usable landscaped space. We developed our thinking in consultation with the Environment Agency to ensure designs and plant choices take into account potential periodic flooding.

- Existing trees will all be retained and added to with avenue tree planting across the front and side of the site.
- New native species and plants for pollinators introduced to replace low biodiversity shrubs.
- A new green buffer will give space and light between the building and Earl Street homes.

- The entrance plaza will have open lawns with public seating areas and café breakout space.
- Street trees and planted partitions will break up the parking spaces to the side of the site.



Indicative CGI of the landscaped entrance plaza



Plan of the proposed site

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Indicative CGI of the landscaped entrance plaza

Sustainable regeneration

Our proposals recognise Oxford's declared climate emergency and the role new development must play in securing a net zero future.

Sustainability has been at the heart of the proposals from the start, with numerous measures being taken to ensure the impact the rejuvenated site has on the climate and the community is positive.

Overview of proposed sustainability initiatives

Sustainability is embedded in the proposals:

1. The building will achieve a BREEAM 'excellent' sustainability rating as a minimum
2. It will feature photovoltaic panels on the roof to provide clean, renewable energy
3. The buildings will be electric-only, helping to reduce our reliance on natural gas
4. Fabric first approach and Air Source Heat Pumps will help efficiently manage temperature
5. Vertical and horizontal shading reduces solar glare and cooling demand
6. Low embodied carbon design features recycled materials
7. Avenue tree planting and overall landscaping will enhance the site's biodiversity
8. In a sustainable location near to the station, green transport is prioritised, with parking spaces reduced by more than half
9. New and improved cycle lanes and pedestrian routes will be delivered, along with 236 new cycle spaces
10. Electric vehicle charging points provided

Plant Equipment

Space heating and hot water generated by centralised **Air Source Heat Pumps**, with cooling provided by **efficient chillers**.

Glare Control

Vertical **Aluminium fins** proposed to east and west facing office and lab facades to reduce glare

Health and Wellbeing

Health and Wellbeing Central Atrium with **Skylight** provides **natural light** and high quality break out space for occupants

Renewables

Rooftop PVs incorporated, providing a source of renewable energy

Daylight and Overheating

Daylight and Overheating Glazing ratio averages **35%** of external wall area to balance daylight and overheating in accordance with LETI recommendations

Solar Shading

Horizontal **Briqe Soleil** proposed for external shading to the south facing double height office to reduce solar gains and cooling demand

BREEAM 'Excellent'

The building is being assessed under the BREEAM New Construction 2018 'Other Buildings' category and aims to achieve a BREEAM Excellent rating

Building Fabric

Target U-Values:
Walls **0.18 W/m2K**
Floor **0.12 W/m2K**
Roof **0.12 W/m2K**
Windows **1.2 W/m2K**

Embodied Carbon

Life Cycle Analysis undertaken to identify opportunities to reduce embodied carbon from materials

Structure

Floor slabs to include recycled content, consisting of at least **25% GGB**

Lean Design

Repetition of office/lab floor plates reduces construction waste and allows ease of future disassembly

Landscaping

Enhancement to local **biodiversity** through integration of landscape improvements

Sustainable Transport

New **cycle spaces** and facilities for staff

Community Space

Hospitality area provided for public to access

Flexible Design

Open plan flexible **office/lab** space allows for various tenancies and configurations providing functional adaptability