

**Begbroke Science Park**  
**Car Parking & Services Building**  
**Oxford University Developments**

**Design & Access Statement**

**10 September 2021**



OXFORD UNIVERSITY DEVELOPMENT



landscape architecture and urban design

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## 1.0 Introduction

## 1.0 Vision & Goals, Objectives

### 1.0 Introduction & Vision

Oxford University Development Ltd (OUD - The University of Oxford in partnership with Legal & General) is progressing with the design and development of two new Research Facilities on the Begbroke Science Park Campus, to increase the capacity by 12 500sqm across two buildings for academic and commercial research spaces on the science park.

Outline Planning Permission with appearance, layout, scale and landscaping reserved and access fixed (ref. 18/00803/OUT) was granted by Cherwell District Council on 17 September 2018. The outline planning application proposed 414 parking spaces on site. Work on the detailed design of the scheme has highlighted the constraints of providing this level of car parking alongside the two new buildings (12,500 sqm) within the red line area.

A number of options have been assessed and this Design & Access Statement therefore accompanies a new full planning application for a new surface car park and service building just outside the outline planning permission red line to ensure the required level of car parking can be provided at Begbroke Science Park.

The service building will support the functionality of the new commercial building as well as improve the sitewide infrastructure capacity to support the new car park and wider landscaping proposals."



## 2.0 Site Location & Overview

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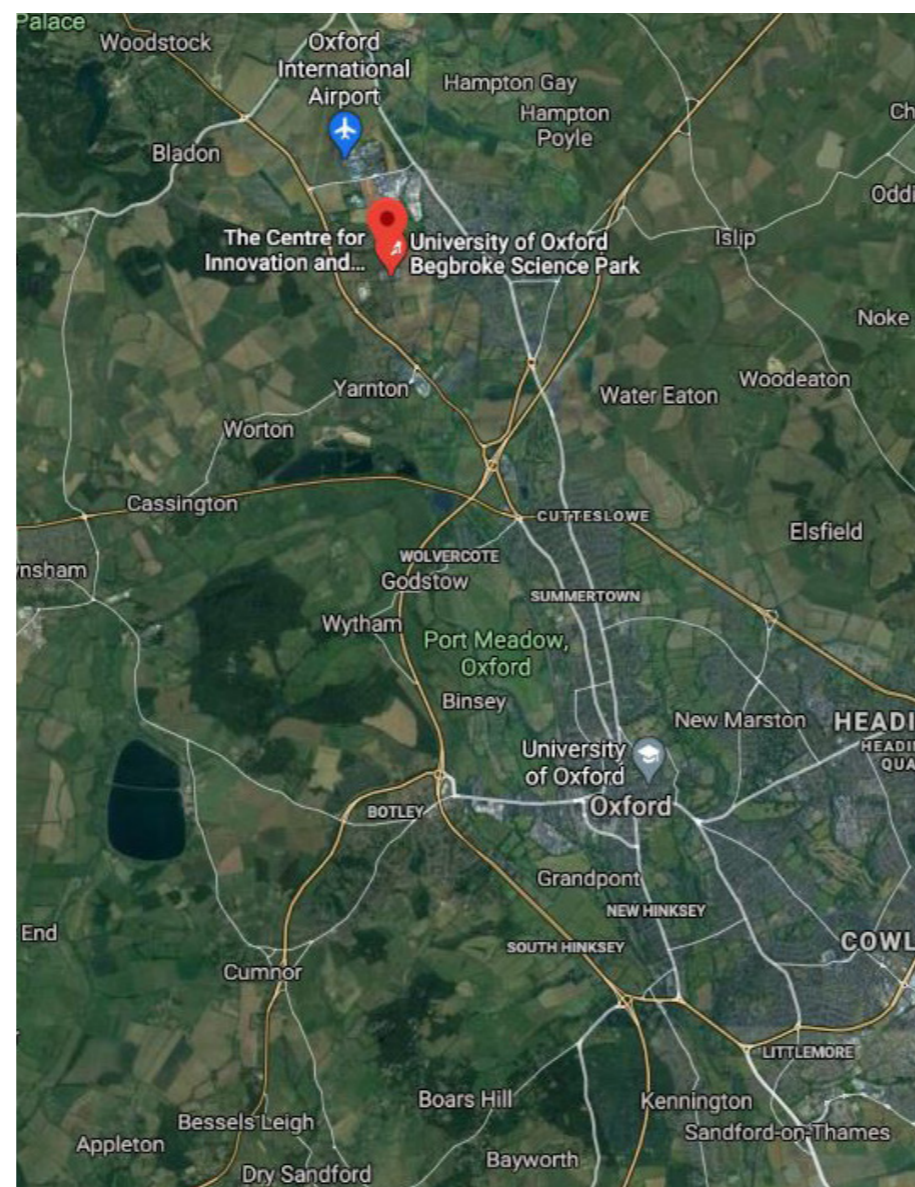
### 2.1 Wider Site Location & Context

Begbroke Science Park is located south of the town Begbroke, surrounded by agricultural land and nestled between Yarnton, Kidlington and Woodstock and North West of Oxford City Centre. The site is accessed via Begbroke Hill Access Road, east of A44 Woodstock Road.

Begbroke Science Park comprises of a number of one and two storey buildings which accommodate laboratories, engineering facilities and administrative buildings including a Grade II listed three storey farmhouse. Supporting the research facilities are sitewide surface car parking areas, service yards and bicycle storage racks.

The site of the Oxford University Begbroke Science Park was originally used for farming. Research began on the site in the 1960s, becoming the Headquarters of the Weed Research Organisation.

When the site was originally developed into a research development in the late 1980s, a reservoir was located in the north-east corner. As the Science Park developed, the reservoir was backfilled and numerous laboratories and offices were constructed in 2004, forming the campus as it is today.



Wider Context Plan



Wider Site Plan



Begbroke Farm



Begbroke Village



Aerial View of the Science Park

## 2.0 Site Location & Overview

### 2.2 Wider Site Access and Flow

Primary vehicular access to the west of the site is via Begbroke Hill Access Road, off the A44 Woodstock Road, which leads from Oxford and towards Worcester. This access route was developed in 2012 to reduce access via Sandy Lane.

A secondary access route is through Sandy road located to the South of the site. This road is currently only used for Emergency Egress, cyclists and pedestrians.

Public transport links are currently located via a bus stop located on the A44. There is a University Shuttle bus stop located at the centre of the site, connecting the Campus with Oxford.

The National Cycle Route 5 provides the cycling connection from Oxford via the A44. A cycle route will be developed as part of the outline planning permission conditions.

There is a public right of way, which leads up the path from Sandy Lane and to the East of the Begbroke Science Park landscaped boundary line.



Site Plan showing access into the site

#### Key

- Site Boundary
- - - Cycle Path
- Railway
- Major vehicle route
- - - Landscape Buffer
- · - Primary Vehicular Access
- · - Secondary Vehicular Access
- · - Pedestrian Access
- Existing Bus stop



View from Primary Access Route



View onto Secondary Access Route

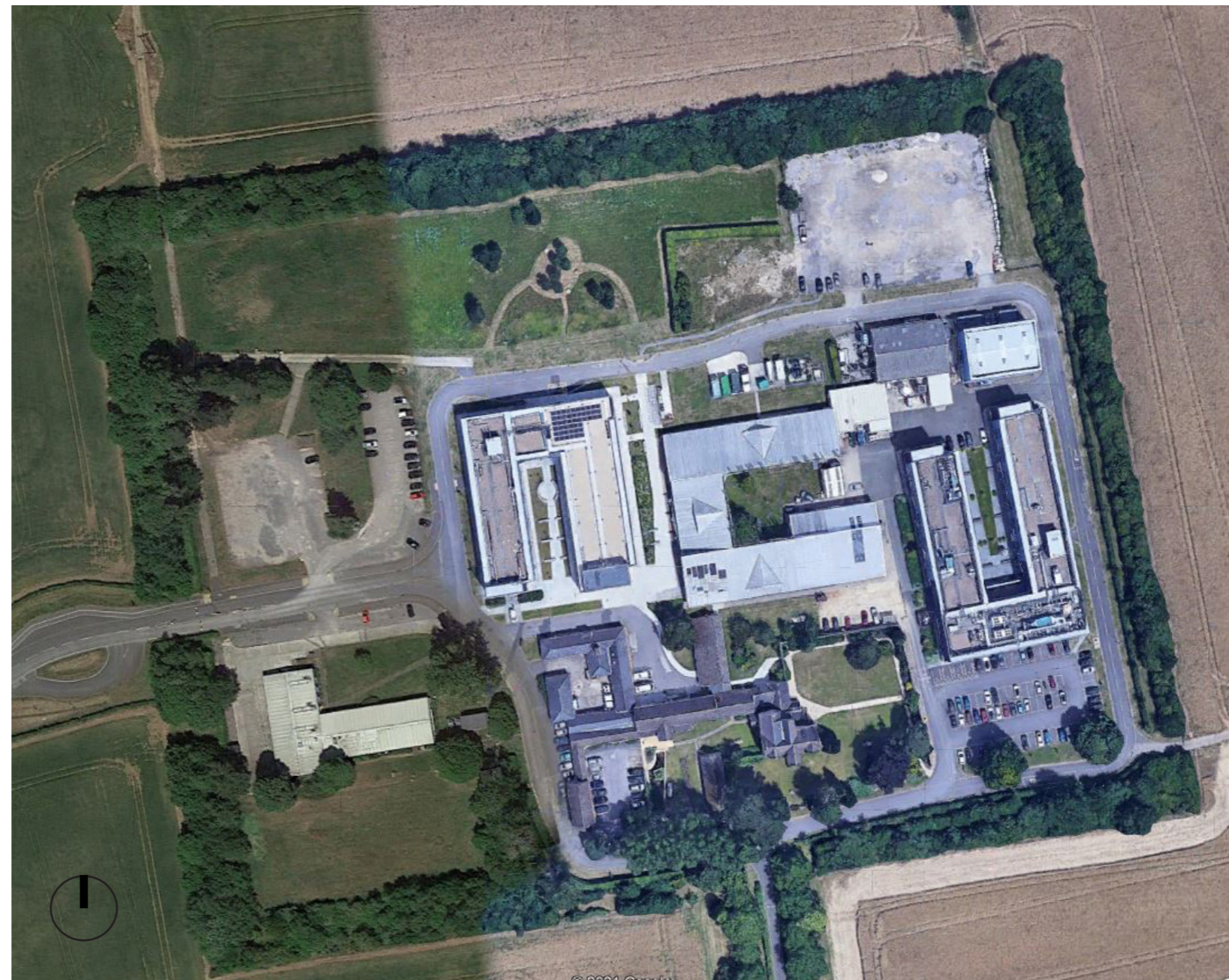
## 2.0 Site Location & Overview

### 2.3 Site Location & Context

The current Begbroke Science Park houses a community of around 30 companies and 20 research groups from the fields of Mathematical, Physical & Life Sciences and Medical Sciences .

The current building stock on the campus tends to be a mixture of sprawling buildings which occupy large areas of the plots by creating lower but larger building masses on their relevant sites.

As a result of the lack of masterplanning principles for the campus, the areas around the existing buildings have been filled and developed on an ad-hoc basis derived from emerging research and campus support requirements over time.



Existing Begbroke Science Park Site Plan



Christian Building



Centre for Innovation & Enterprise



Unit 5 & 6



Plasma



Hirsch Building (right)



Institute of Advanced Technology



## 2.0 Site Location & Overview

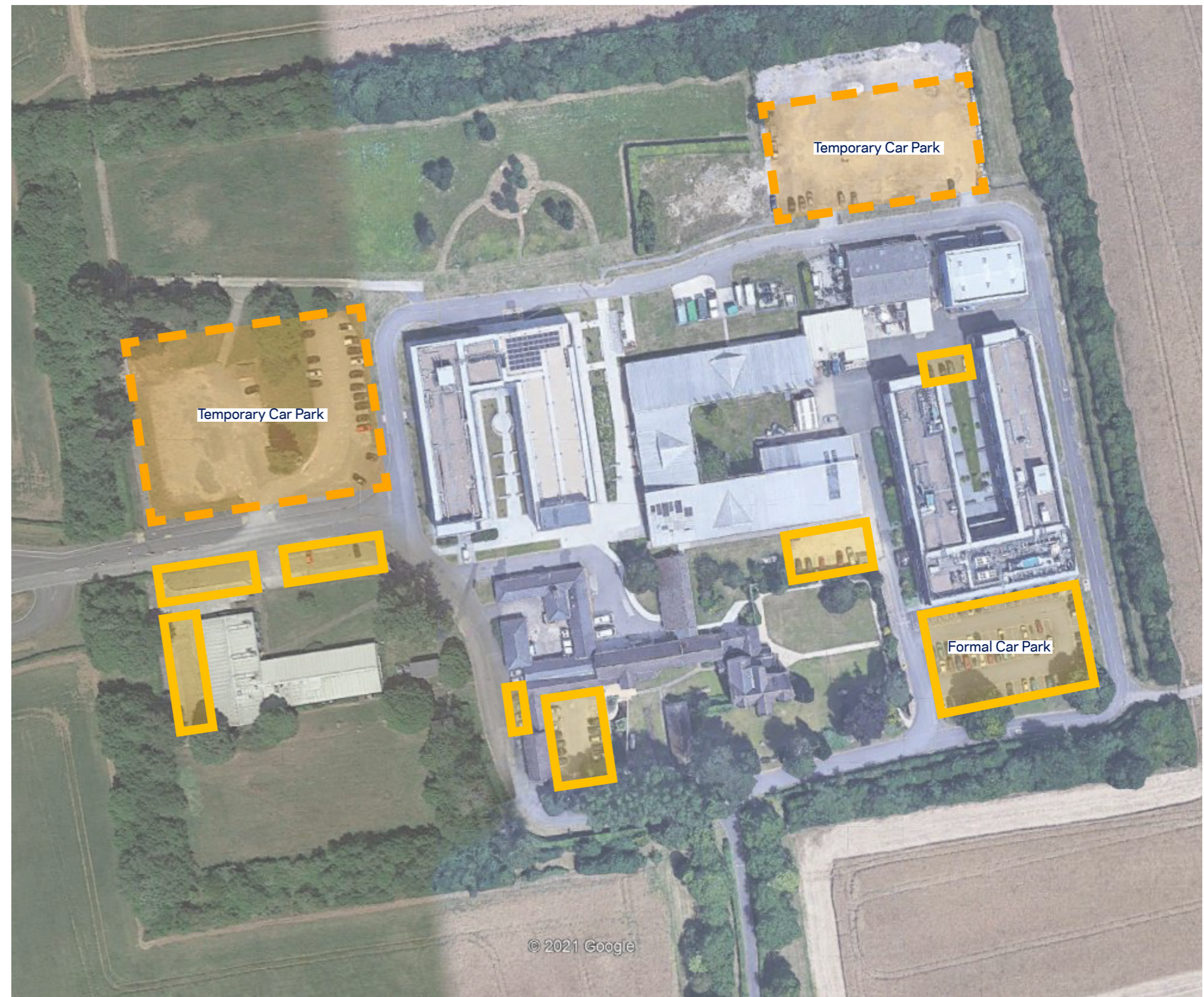
### 2.4 Existing Parking Provision

The overall existing parking provision across the campus happens in three key areas of the science park.

The formal permanent car park is located in the South-East corner of the campus which provides a total of 76 spaces including a number of accessible parking spaces.

There are also two unsurfaced and unmarked temporary parking zones located on the previously developed plot adjacent to the main arrival into the campus from the West (Zone C) and on an undeveloped plot to the North-East of the campus (Zone B)

The remainder of the existing parking provision is spread around the site and further details of the existing provision can be found in the Transport Statement that accompanies the application



## 2.0 Site Location & Overview

### 2.5 Outline Planning Permission

Outline planning permission for up to 12,500 sq m of B1 a/b/c and ancillary D1 floorspace and associated works with appearance, layout, scale and landscaping reserved and access fixed (18/00802/OUT) was granted by Cherwell District Council on 17 September 2018.

A Reserved Matters Submission has been submitted under separate cover.

The proposed buildings will replace existing temporary parking zones and increase the overall occupancy across the campus by approx. 500 people.

As set out previously, work on the detailed design for the reserved matters submission highlighted the constraints in providing the level of car parking proposed in the outline planning application (414 spaces) alongside the two new buildings within the red line area.



Proposed Development Plots



View of Zone C



View of Zone B

## 2.0 Site Location & Overview

### 2.6 Existing development site

The zone proposed for the new car park and service building is currently occupying undeveloped land to the North West of the campus.

The western part of the existing plot has previously been used as a location for soil displacement from excavation works from previous projects on the campus, resulting in a low man made mound on the plot.

Towards the right of the plot there is an unpaved informal outdoor seating area with park bench style seating used by the occupants of the campus.

Apart from the mound, the landscaping of the plot is relatively flat throughout providing a good base for the new surface car park.

There are number of existing trees on the plot proposed to be removed, comprising of a mix of category B and C quality. Refer to supporting Arboricultural Assessment accompanying the submission.

