



8.4 INTERIOR SPACES

8.4.1 Reception and the atrium

The entrance shall be open to a triple height atrium, flooding the reception with natural light.

The generous reception space will be multifunctional, hosting a variety of functions including meet and greet, exhibition, informal meeting space, hot desking and meeting pods.

The back of the reception space opens up to the rear atrium which separates the spine from the main production facility. The atrium provides natural light to the office spaces, a feature accommodation stair provides connectivity through the atrium to the offices above.

The atrium space shall have sections of glazed walls, showcasing views onto the production space. Design to be inline with SH brand guide lines.

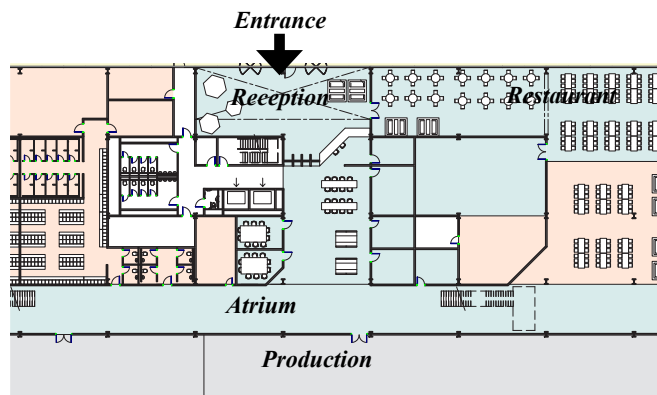


FIG. GROUND FLOOR PLAN



FIG. PRECEDENT IMAGE - RECEPTION

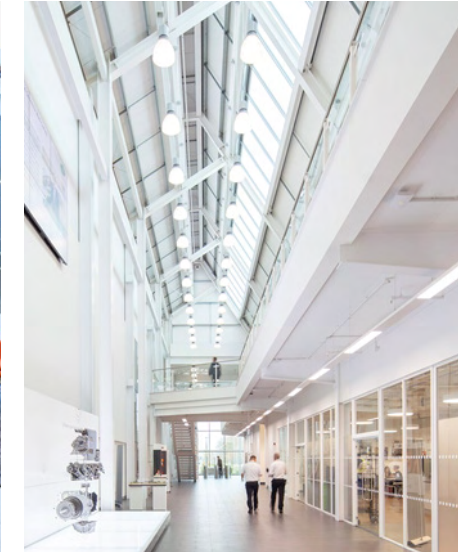


FIG. PRECEDENT IMAGE - ATRIUM

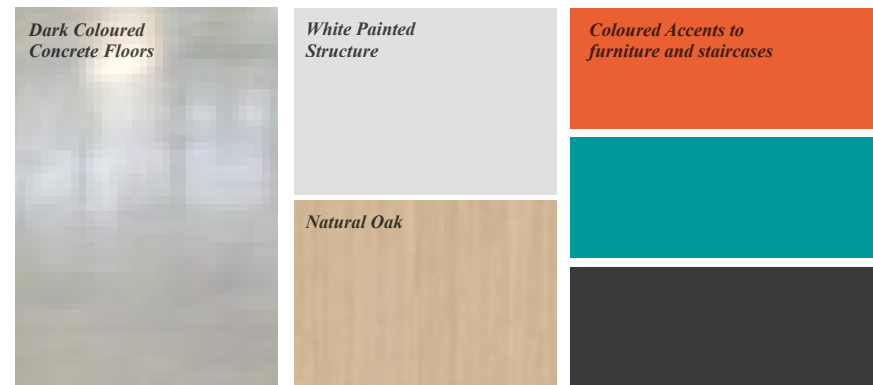


FIG. MATERIAL & COLOUR PALETTE

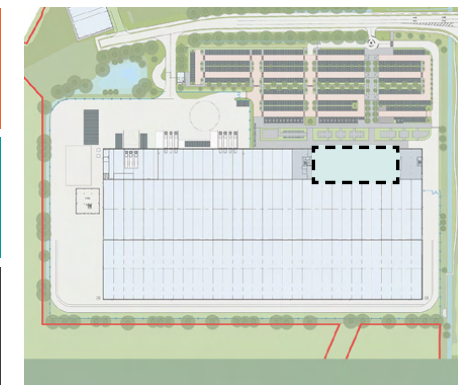


FIG. KEY PLAN

8.4.2 Interior - Admin

Offices are located on levels 01 & 02. Open desking is located adjacent to either the facade or the atrium, providing natural light.

Meeting rooms and core spaces are concentrated in a strip central to the plan.

Design shall be in line with SH brand guidelines.



FIG. PRECEDENT IMAGE - SIEMENS DESIGN GUIDE - STAND-UP MEETING SPACE



FIG. PRECEDENT IMAGE - SIEMENS DESIGN GUIDE - WORKING LOUNGE

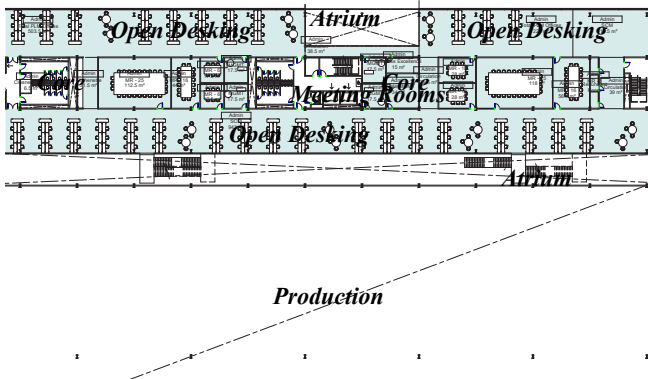


FIG. FIRST FLOOR PLAN



FIG. MATERIAL & COLOUR PALETTE

White Painted Structure

Coloured Accents to furniture and staircases

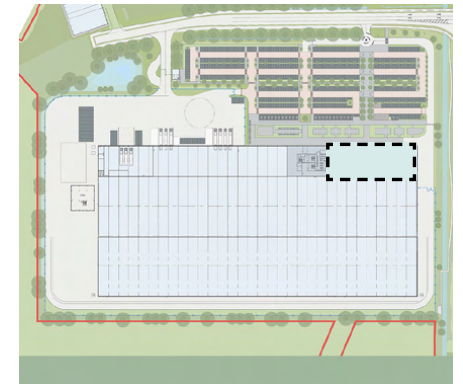


FIG. KEY PLAN



8.4.3 Interior - Ancillary

Ancillary spaces support the production staff and production process. These spaces include welfare facilities, rest spaces and workshops.

The finishes shall be robust and inline with the look and feel of the production space.

Design shall be inline with SH brand guidelines.

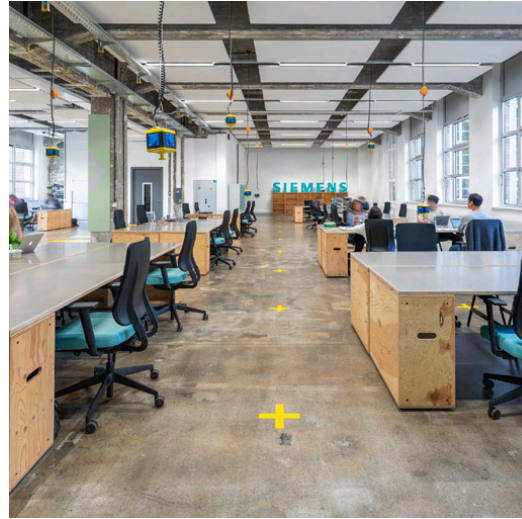


FIG. PRECEDENT IMAGE - SIEMENS A32, BERLIN



FIG. PRECEDENT IMAGE - SIEMENS A32, BERLIN

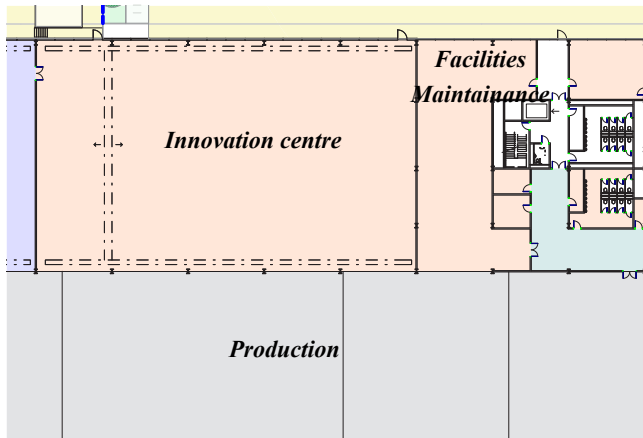


FIG. GROUND FLOOR PLAN

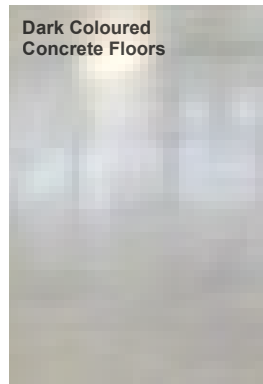


FIG. MATERIAL & COLOUR PALETTE

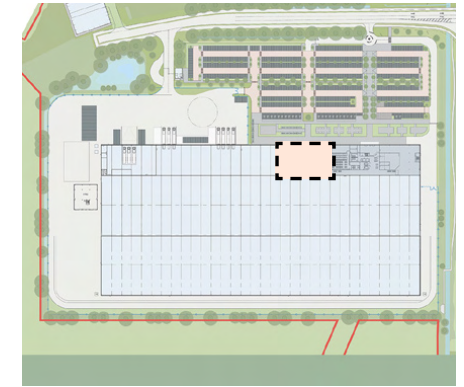
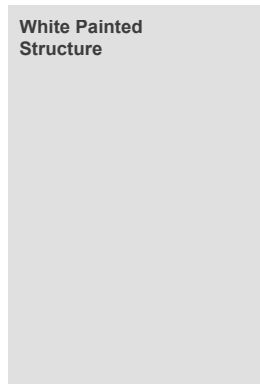


FIG. KEY PLAN



8.4.4 Interior - Production

Within the production areas the aspiration is to create a clean, functional and low maintenance environment, to achieve this a restricted palette of materials will be applied.

The structure shall be painted white, the floor shall be a dark coloured concrete, with painted supergraphics to identify distinct areas.

Design shall be inline with SH brand guidelines.



FIG.PRECEDENT IMAGE



FIG.PRECEDENT IMAGE

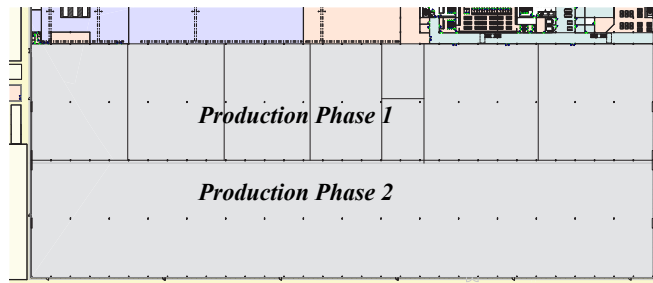
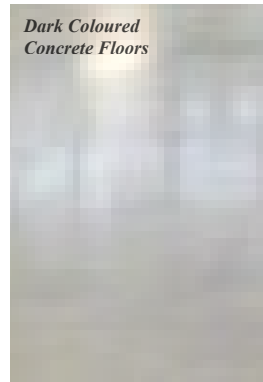
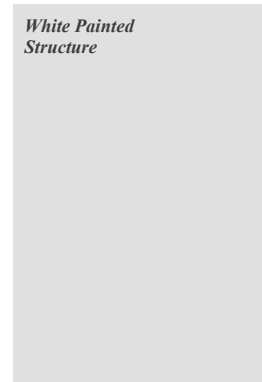


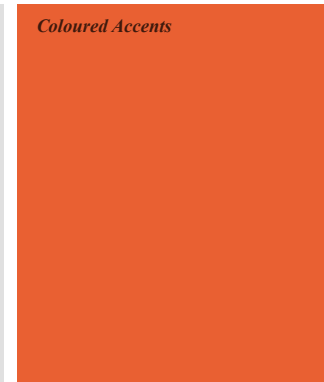
FIG.GROUND FLOOR PLAN



*Dark Coloured
Concrete Floors*



*White Painted
Structure*



Coloured Accents

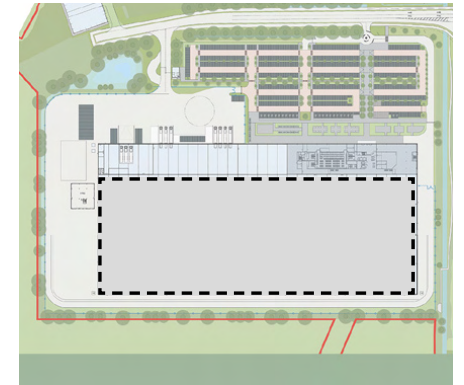


FIG. KEY PLAN



8.5 LANDSCAPE ADJACENT TO THE BUILDING

The landscaping of the site is inspired by the surrounding Oxfordshire countryside, English wild gardens and the ordered layout of the Oxford Botanical Garden.

The landscaping will be compartmentalised into different zones, each with its own character, adding variety and order to building approach and dividing up the car park into smaller areas.



FIG. OXFORDSHIRE COUNTRYSIDE



FIG. COUNTRYSIDE - FIELDS AND WOODLANDS



FIG. CHARACTER ZONES - ENGLISH WILD GARDENS



FIG. HIERARCHY - OXFORD BOTANICAL GARDEN

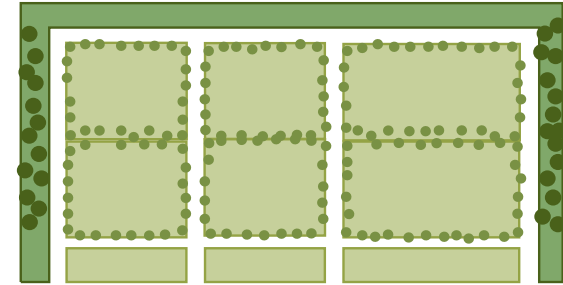


FIG. CAR PARKING DIVIDED INTO SMALLER PARCELS, BOOKENDED BY WOODLANDS

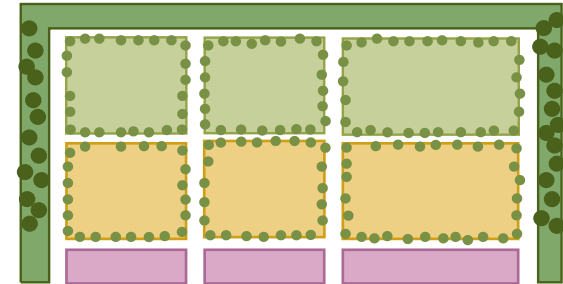


FIG. EACH AREA HAS A DIFFERENT CHARACTER

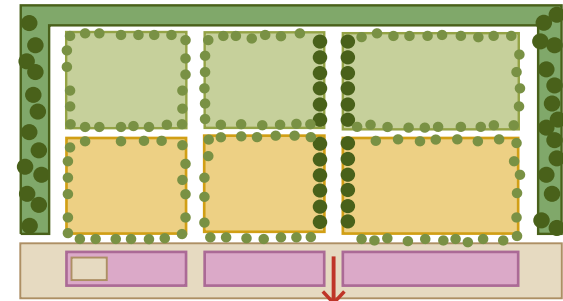


FIG. CLEAR ROUTES AND ENTRANCES

8.6 SIEMENS HEALTHINEERS SOCIAL RESPONSIBILITY

SH are committed to a long-term investment at Symmetry Park Oxford North, as evidenced by the bespoke nature of the building, and the freehold nature of the deal. It is intended as their long-term home, in a modern, purpose-built facility, following the last 40 years spent at the existing Eynsham site.

SH is a socially responsible employer that seeks to have a positive impact on the local community and where its employees play centre stage in its operation. SH delivers social benefits to both its workforce and the wider community through the National Themes Outcomes and Measures (TOMs) Measurement Framework.

TOMs is a framework that seeks to deliver social values through specific themes: Promoting Local Skills and Employment (jobs); Supporting Growth of Responsible Business (Growth); Healthier, Safer and more Resilient Communities (Social), and decarbonising and safeguarding our world (Environment). The following sets out how SH deliver its social values to each of these criteria at its existing Eynsham facility, and would continue to do so at the new facility at Symmetry Park, Oxford North.

The proposed relocation and expansion of SH to Symmetry Park, Oxford North will provide the opportunity to scale up the depth and breadth of these social value offer, reflecting the proposed significant expansion of its workforce with a clear opportunity to embed itself into the community in close proximity to the proposed development.

Jobs: Promoting Local Skills and Employment

SH works in partnership with local secondary and primary schools. A senior SH employee acts as an Enterprise Advisor to the local secondary school working collaboratively to optimise the school's engagement and interaction with business. Through the schools initiative, the SH Eynsham facility hosted interview skills and CV sessions for secondary school pupils, mentoring of students and hosted 3 factory tours for 20 students.

SH run an Apprenticeship programme (up to NVQ Level 3), with 15 apprentices employed at any given time, either working at the factory in Eynsham or in the classroom, across a 3 year programme.

Growth: Supporting Growth of Responsible Business

SH places significant emphasis on supporting the wellbeing of its staff through the principal areas of their; physical and mental health, nutrition and medical care and assistance. To this effect SH will provide, such facilities as (not exhaustive), an onsite gym, yoga session, mental health and nutrition workshops, and a WellPoint Kiosk where the workforce can access health information sessions, such as Stroke Awareness.

Healthier, Safer and more Resilient Communities

SH supports its employees in engaging with their local community through a combination of allowing time to be spent volunteering every year (each SH employee is allowed to spend 2 days of company time volunteering per year supporting local charitable organisations and events) and contributing to charitable fundraising. Other events include, SH employees voting to support a charitable partner which for the last 3 years was Cancer Research UK, with the workforce raising over £25,000.

Decarbonising and safeguarding our world

SH employees of the existing Eynsham facility have established a Biodiversity Team which supports the local Eynsham Nature Recovery Network (ENRN). A Biodiversity Team, of 20 employees of the Eynsham facility, arrange events such as, company meadow walks, wildflower planting and animal box making workshops. The Biodiversity Team also support the production of local wildlife information boards in partnership with ENRN and local schools.

9. DETAILED APPLICATION DRAWINGS

This section contains extracts from the submitted application information, the buildings general appearance, form, mass scale and area.



FIG. OFFICE CGI

SITE PLAN - PHASE 1

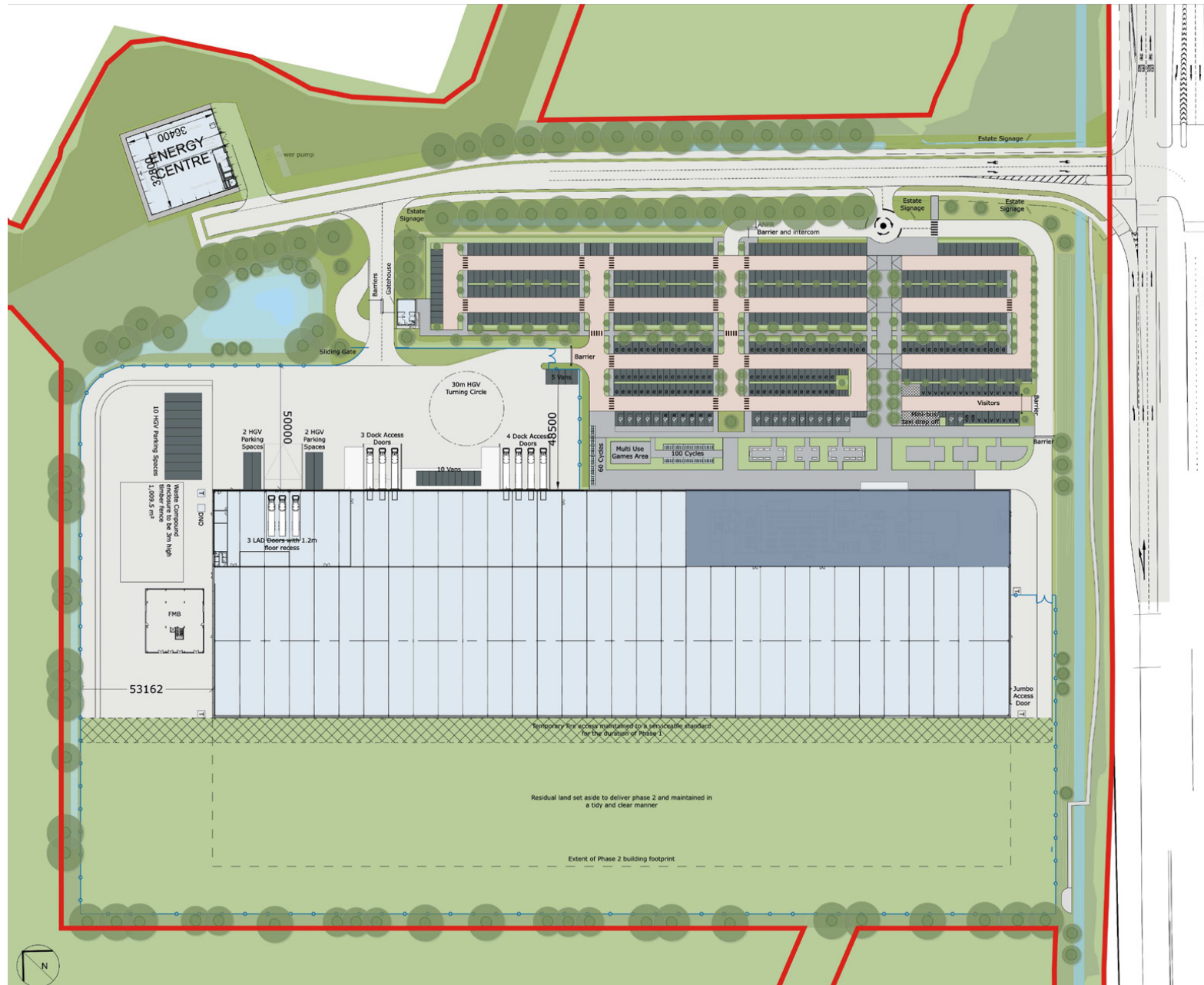


FIG. PROPOSED SITE PLAN PHASE 1

Phase 1		
GIA Production Area Phase 1	270,852sq.ft	25,163sq.m
Office GIA Floor Space Phase 1 GF	41,796sq.ft	3,883sq.m
Office GIA Floor Space Phase 1 FF	34,875sq.ft	3,240sq.m
Office GIA Floor Space Phase 1 SF	34,875sq.ft	3,240sq.m
FMB GIA	12,582 sq.ft	1,166.9sq.m
Gatehouse GIA	724 sq.ft	67.3 sq.m
Phase 1 Sub Total	395,704sq.ft	36,762.2sq.m
Gross Site Area	26.60Ac	
Phase 2 Site Area	7.78Ac	
Goods In Dock Access	7	
Goods out LAD (recessed)	3	
Jumbo Level Access Phase 1)	1	
Trailer Spaces	14	
Van Spaces	15	
Total Car Spaces (5.0 x 2.5m)	474 (Including 24 No. Disabled Spaces and 120 No. Electric Charging Bays)	
Cycles	160	
Electric Charging Bays	120 No. (Including 6 No. disabled bays)	
Motorcycles	15	
Substation	Key	



PHASE 1 ELEVATIONS

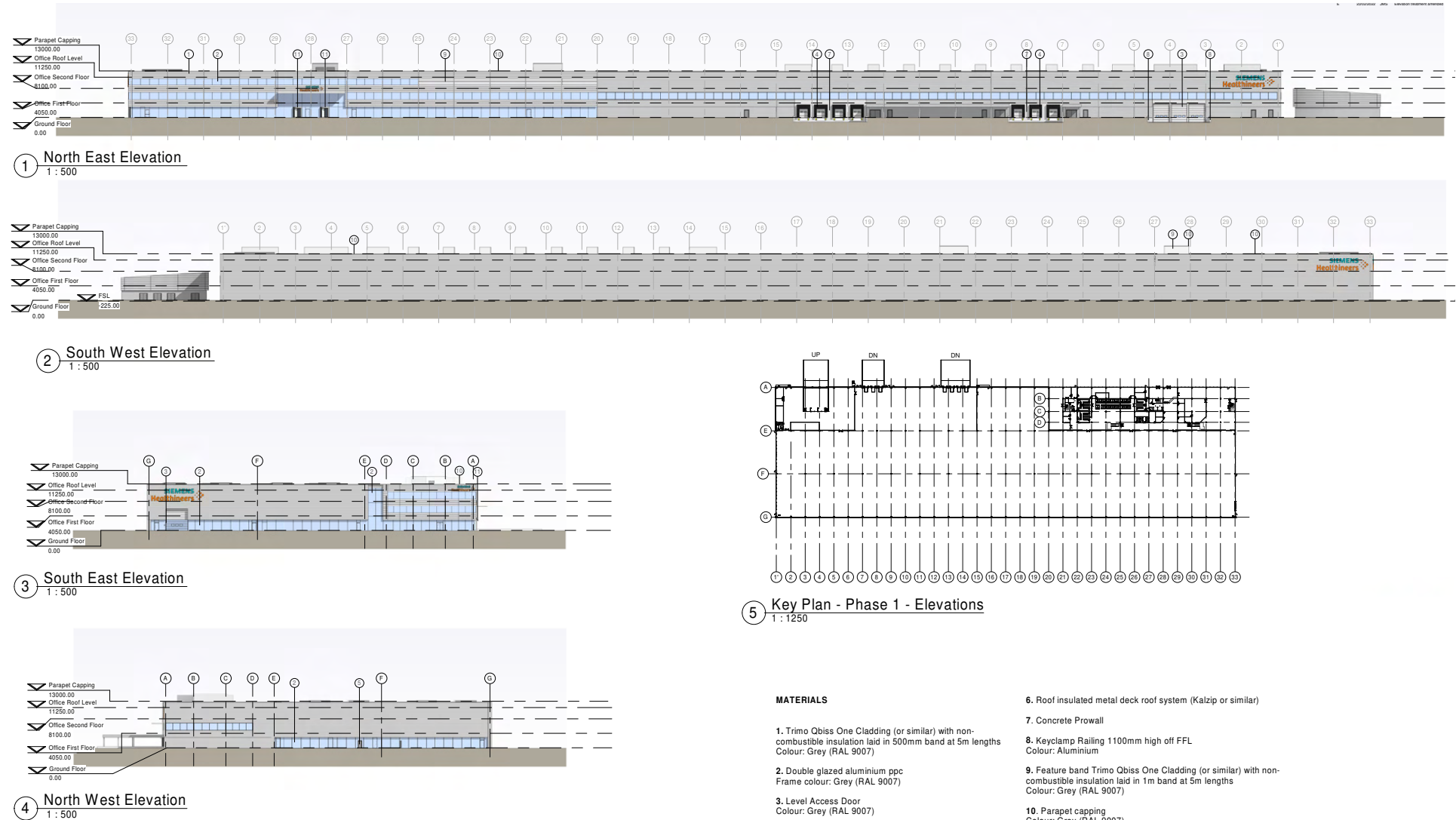


FIG. PHASE 1 ELEVATIONS

[illegible]

FIG. PHASE 2 SITE PLAN

Phase 1 and 2		
GIA Production Area Phase 1	270,852sq.ft	25,163sq.ft
Office GIA Floor Space Phase 1 GF	41,796sq.ft	3,883sq.ft
Office GIA Floor Space Phase 1 FF	34,875sq.ft	3,240sq.ft
Office GIA Floor Space Phase 1 SF	34,875sq.ft	3,240sq.ft
FMB GIA	12,582 sq.ft	1,168 sq.ft
Gatehouse GIA	724 sq.ft	67.3 sq.ft
Phase 1 Sub Total	395,704sq.ft	36,762.2sq.m
Phase 2 Production	208,319sq.ft	19,400sq.ft
Phase 1 and 2 GIA	604,523sq.ft	56,162.2sq.m
Gross Site Area	26.90Ac	
Phase 2 Site Area	7.78Ac	
Goods In Dock Access	7	
Goods out LAD (recessed)	3	
Jumbo Level Access (Phase 1)	1	
Jumbo Level Access (Phase 2)	1	
Trailer Spaces	14	
Van Spaces	15	
Total Car Spaces (5.0 x 2.5m)	474 (Including 24no. Disabled Spaces and 120 No. Electric Charging Bays)	
Cycles	160	
Motorcycles	15	
Substation	Key	



PHASE 2 ELEVATIONS

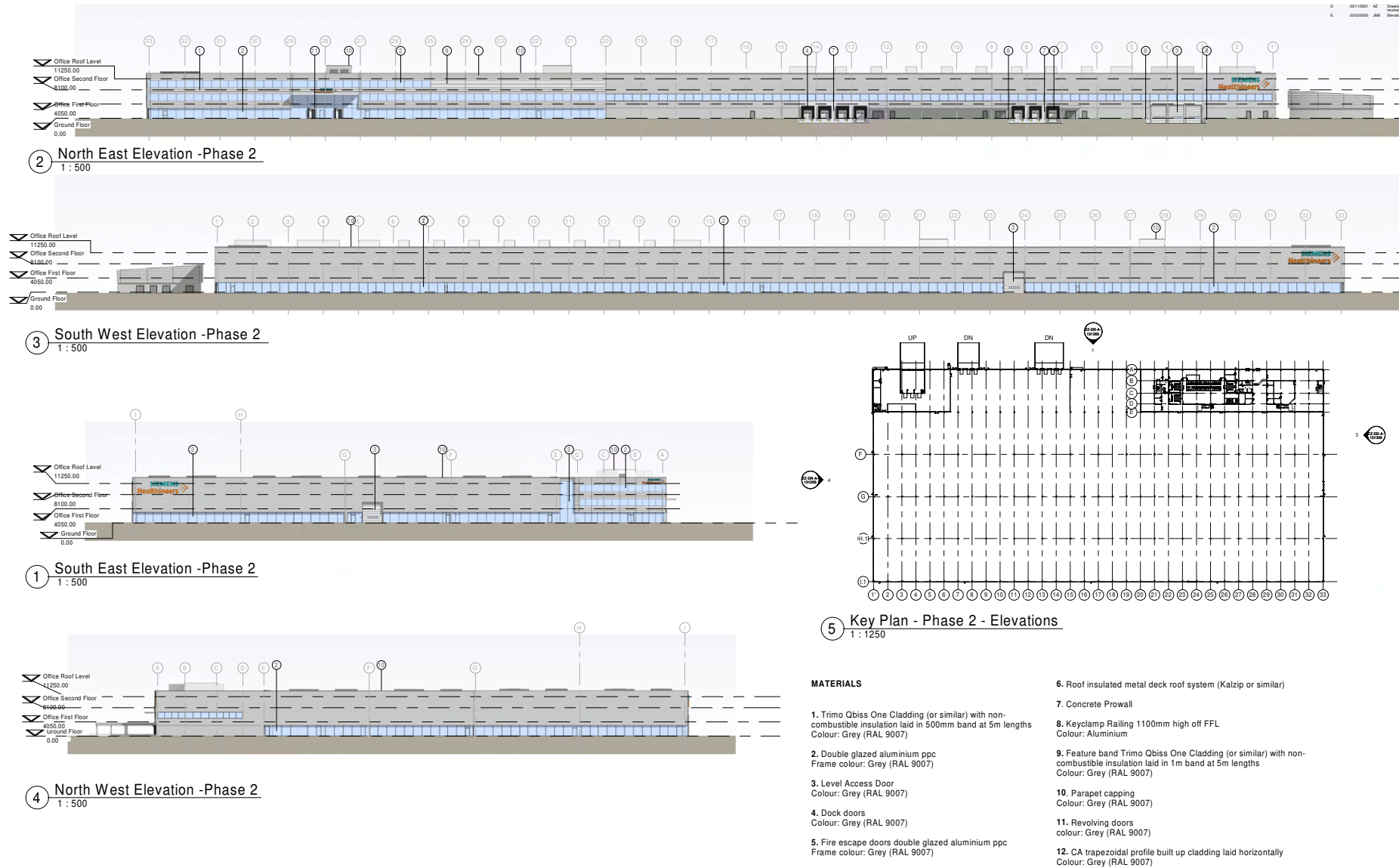


FIG. PROPOSED PHASE 2 ELEVATIONS



PROPOSED ENERGY CENTRE BUILDING

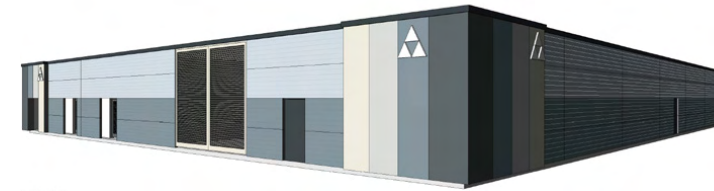
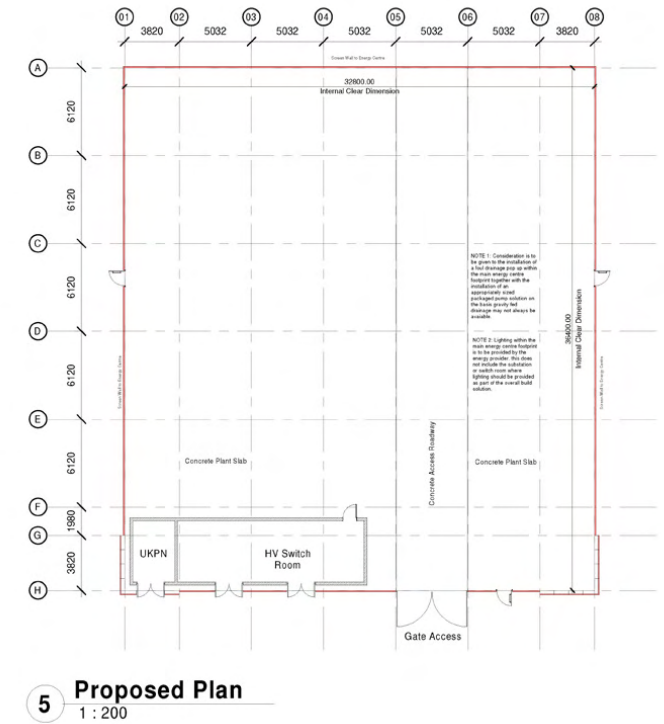
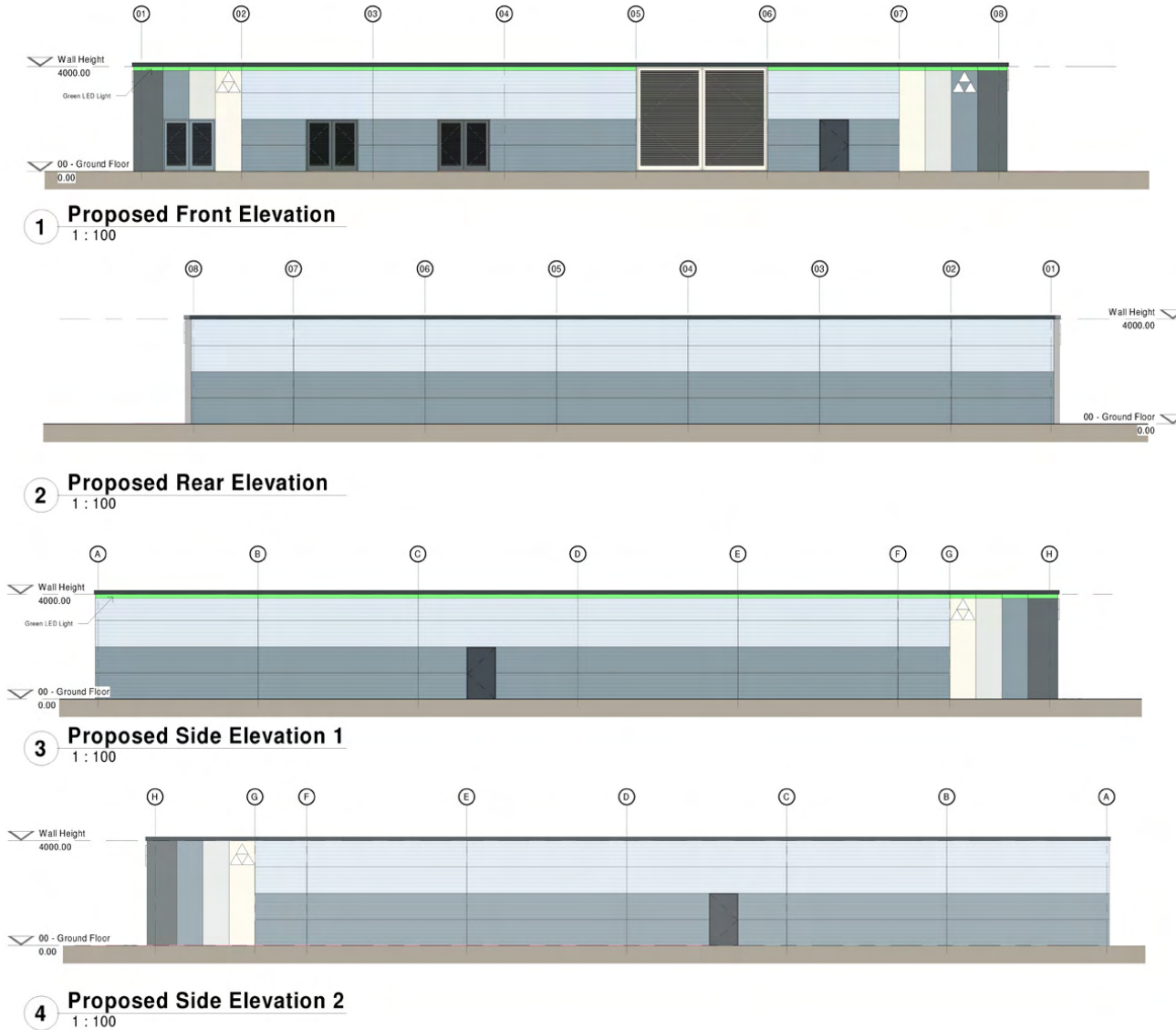
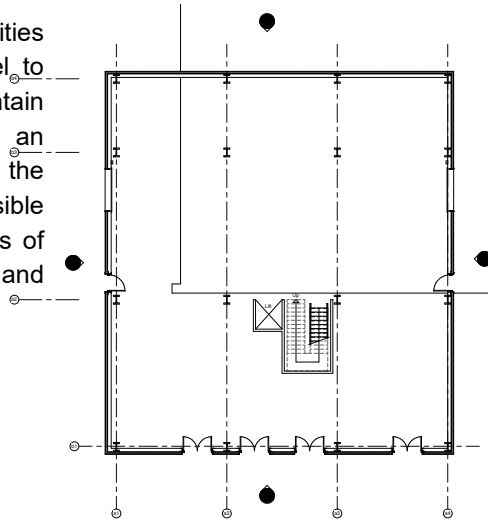


FIG. PROPOSED ENERGY CENTRE BUILDING ELEVATION AND PLAN

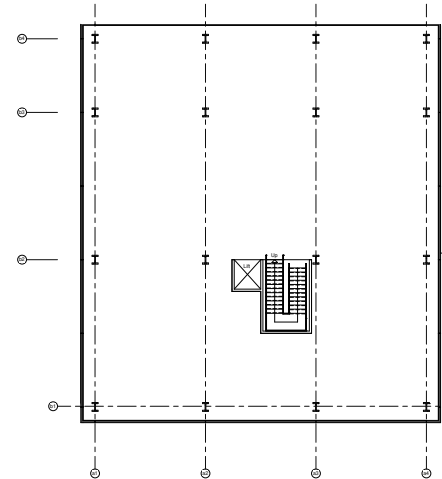


PROPOSED FACILITIES MANAGEMENT BUILDING

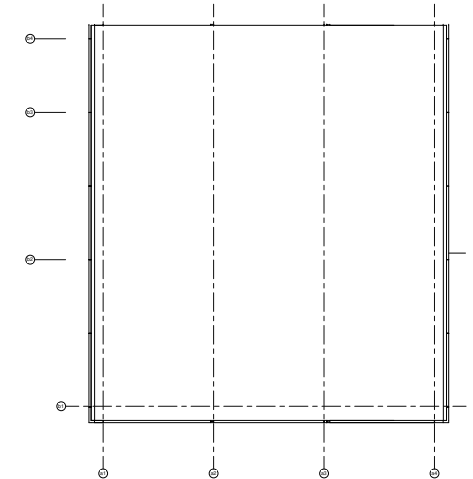
This building is proposed to control SH facilities on both a day to day and strategic level to deliver operational objectives and to maintain a safe built environment. This becomes an integral part of the ongoing operation of the business. Facilities managers are responsible for the security, maintenance and services of onsite operations to ensure that SH daily and operational needs are met.



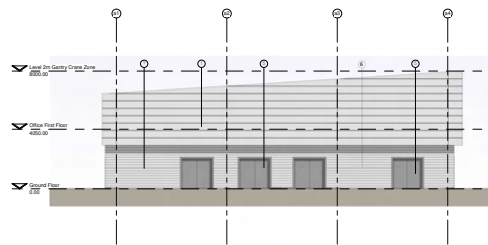
① Facilities Management Building Ground Floor Plan
1:100



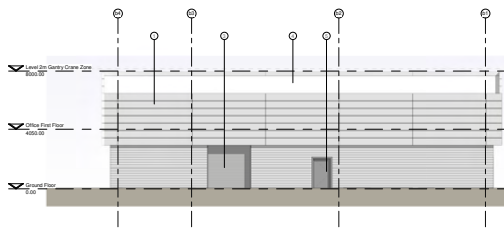
④ Facilities Management Building First Floor Plan
1:100



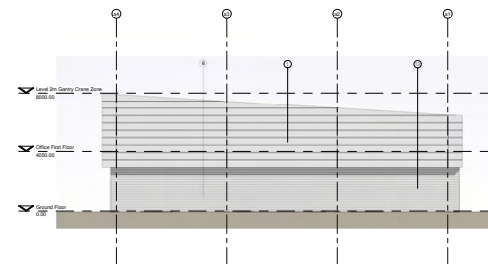
⑦ Facilities Management Building Roof Plan
1:100



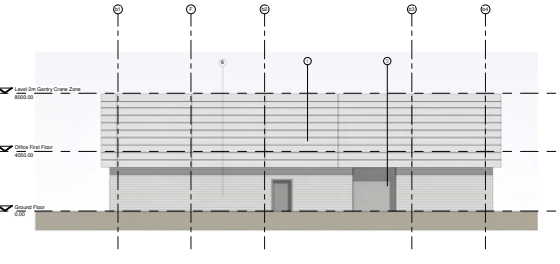
② Facilities Management Building Elevation B
1:100



③ Facilities Management Building Elevation A
1:100



⑤ Facilities Management Building Elevation C
1:100



⑥ Facilities Management Building Elevation D
1:100

Area Schedule

GIA Floorspace for Phase 1:	Ground Floor:	575.9 sq.m.
	GF Office:	593 sq.m.
TOTAL GIA		1,169.9 sq.m.

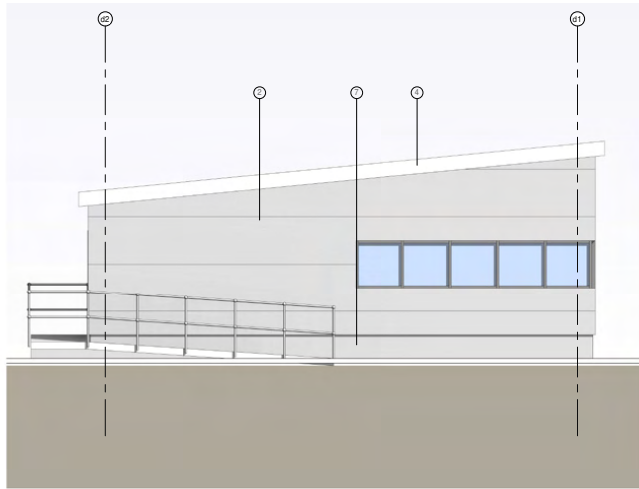
MATERIALS

1. Trimo Orlon One Cladding (or similar) with non-combustible insulation laid in 500mm band at 5m lengths
Colour: Grey (RAL 9007)
2. Composite Insulated Metal Cladding
Colour: Grey (RAL 9007)
3. Roller Shutter
Colour: Silver
4. Roof insulated metal deck roof system (Kalsip or similar)
5. Fire escape doors double glazed aluminium ppc
Frame colour: Grey (RAL 9007)
6. CA trapezoidal profile built up cladding laid horizontally
Colour: Grey (RAL 9007)

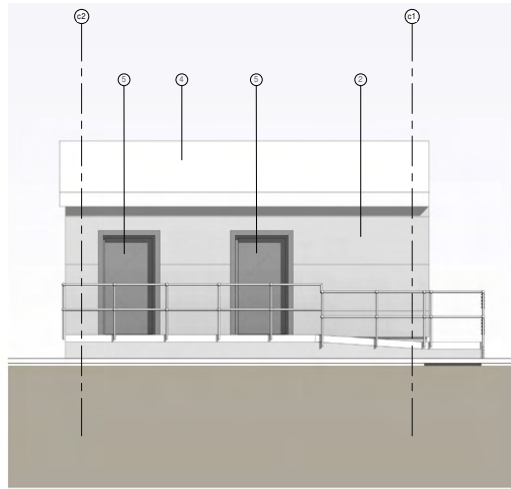




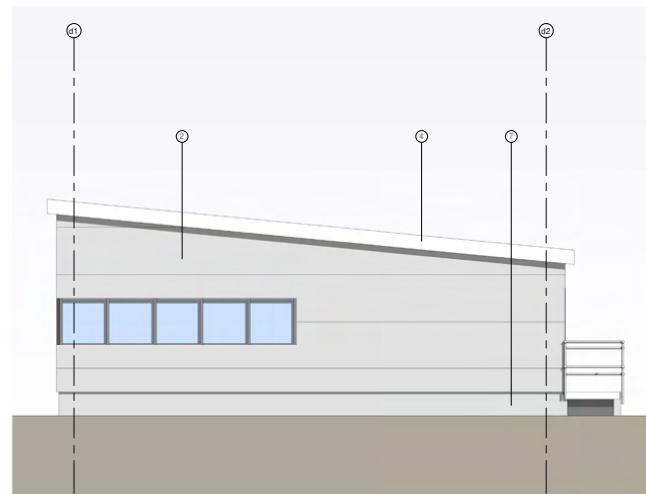
PROPOSED GATEHOUSE



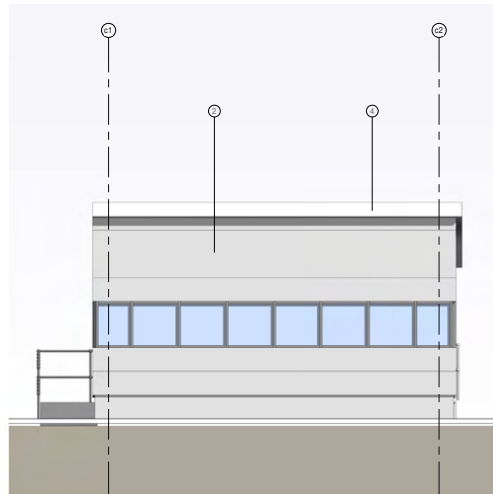
② Gatehouse Elevation A
1 : 50



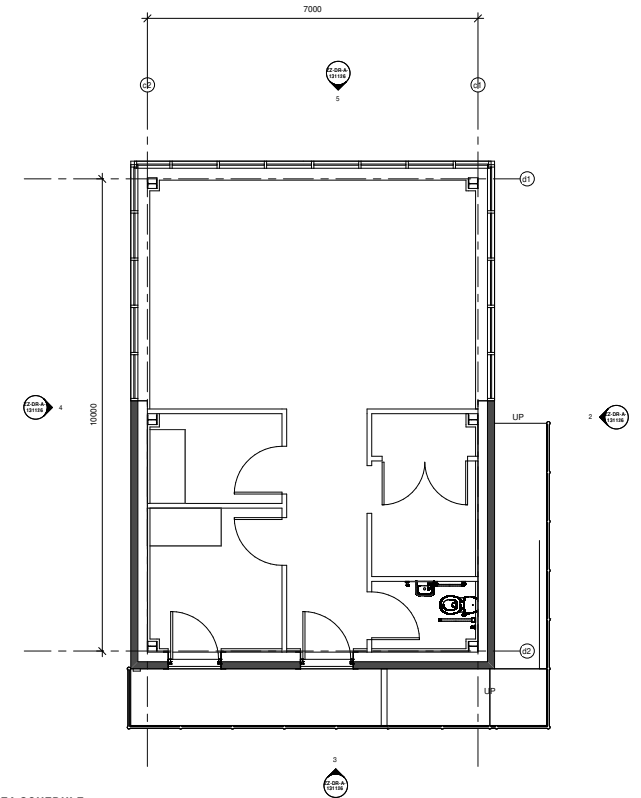
③ Gatehouse Elevation B
1 : 50



④ Gatehouse Elevation C
1 : 50



⑤ Gatehouse Elevation D
1 : 50



AREA SCHEDULE:

TOTAL GIA 67.3 sq.m. 724 sq.ft.

MATERIALS

1. Trimo Qbiss One Cladding (or similar) with non-combustible insulation laid in 500mm band at 5m lengths
Colour: Grey (RAL 9007)
2. Composite Insulated Metal Cladding
Colour: Grey (RAL 9007)
3. Roller Shutter
Colour: Silver
4. Roof insulated metal deck roof system (Kalzip or similar)
5. Fire escape doors double glazed aluminium ppc
Frame colour: Grey (RAL 9007)

FIG. GATEHOUSE ELEVATION AND PLAN

FIG. ENTRANCE CGI