

Beaver House, Oxford

Welcome to Bridge Labs



Indicative external view

We are bringing forward plans to transform Beaver House into Bridge Labs, a state-of-the-art Life Science Facility which offers flexible lab and office space.

Alongside new business space, Bridge Labs will deliver high quality public space improvements and new community facilities, which include a new café and community garden. The development will create a new local hub where people can collaborate and innovate in a modern environment, which complements the city history and future.

If you would like to receive any of the materials shown today as a paper copy, or speak with us directly after this event, please contact DevComms, our community representatives, at bridgelabsoxford@devcomms.co.uk or **0800 080 3170**.

Forge_Kn



Reef Group

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Forge_Kn and Partners

Forge_Kn are delighted to welcome you to the public exhibition event on the revised proposals for Bridge Labs.

Bridge Labs will replace Beaver House on the corner of Hythe Bridge Street and Frideswide Square and transform it into a state of the art, life science research centre, alongside new local community facilities.

Our new proposals have been shaped by resident and stakeholder feedback and we are looking forward to sharing our design with you.

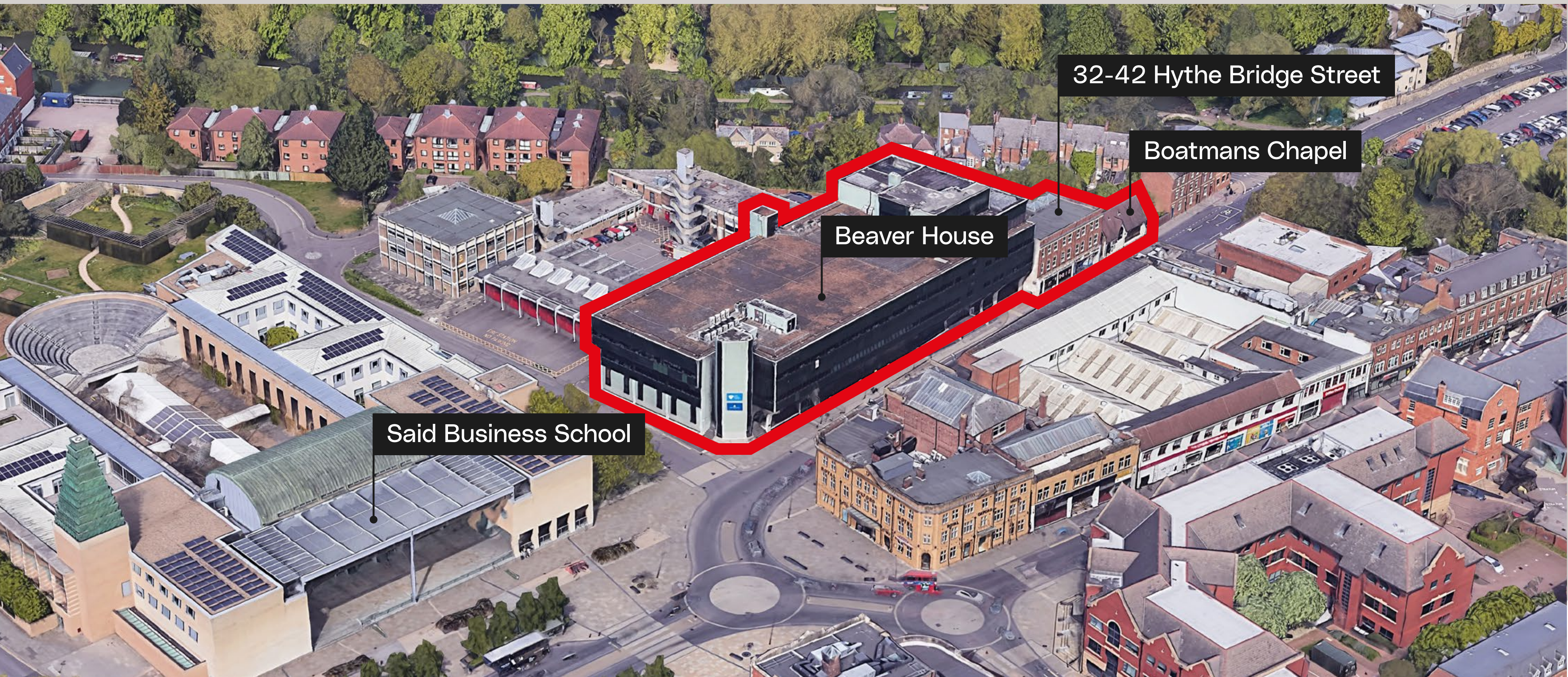
Forge_Kn

E : bridgelabsoxford@devcomms.co.uk

T : 0800 080 3170

W : bridgelabsoxford.co.uk

The site and our proposals



Redline site plan of Beaver House and adjacent properties

Bridge Labs aims to help strengthen Oxford’s position at the centre of life science development and respond positively to the demand for life science lab space in the city.

The scheme will offer benefits for the wider community by providing new work spaces as well as a range of neighbourhood facilities.

The current Beaver House building is underoccupied and no longer reflects modern workspace requirements. The building is dated and has a negative impression in terms of design, in the area.


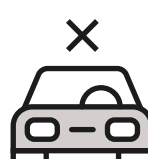




The development site is identified within the Oxford Local Plan 2036 as being part of an ‘Area of Change’. The West End Area of Change is described as under-utilised within the Local Plan and fails to live up to its potential.



Image of Beaver House at present

Bridge Labs will be located along Oxford’s Hythe Bridge Street between the train station and City Centre. The site presents a significant opportunity to address the pressing need for laboratory facilities in Oxford. The current demand for such spaces surpasses the existing vacant supply in Oxfordshire by 47 times.

Key proposals include:

-  New neighbourhood city garden
-  Removing 80 car parking spaces, reducing car journeys
-  Welcoming cafe and social hub
-  Boatmans Chapel to become a building for the community
-  Highly sustainable fabric first design
-  Alterations to the street, making it more open with landscaping

Since our last consultation, we have significantly changed the plans for Bridge Labs. This will now see Beaver House demolished and replaced with a high specification, new building. This means we have been able to **lower the height which was a key concern raised in the previous consultation.**

Engineering the future in Oxford



Image of the Radcliffe Camera



The 'Golden Triangle'

Our vision is that Bridge Labs will play a key role in helping Oxford remain at the cutting edge of life science development in the 'Golden Triangle' area between Oxford, Cambridge and London.

The 'Golden Triangle' is an area of innovation in the Life Science sector, encouraging economic growth and development and a cluster of both international and local start-up companies.

Life sciences is one of the UK's most productive sectors covering a broad spectrum of sub-sectors, from biotech and pharma to medtech and digital health. **Bridge Labs will create up to 800 jobs, increasing the local work force and attracting and more importantly keeping skilled professionals in Oxford.**

As Bridge Labs becomes a fully developed and functioning specialist Life Science Facility, it will provide ample opportunity for local businesses and supply chains to benefit.

The transformation of Beaver House into specialist Life Science Facility providing modern flexible R&D Lab and Office space and high-quality public realm highlights an excellent opportunity to make Oxford a location where innovation can strive to even greater heights.



Indicative laboratory image



95% of respondents who left feedback at our last event support the principle of re-purposing Beaver House into a life sciences facility

Our design journey



View West of Hythe Bridge Street

We have worked with local stakeholders to deliver a scheme which respects Oxford’s past and present, whilst also looking to the future.

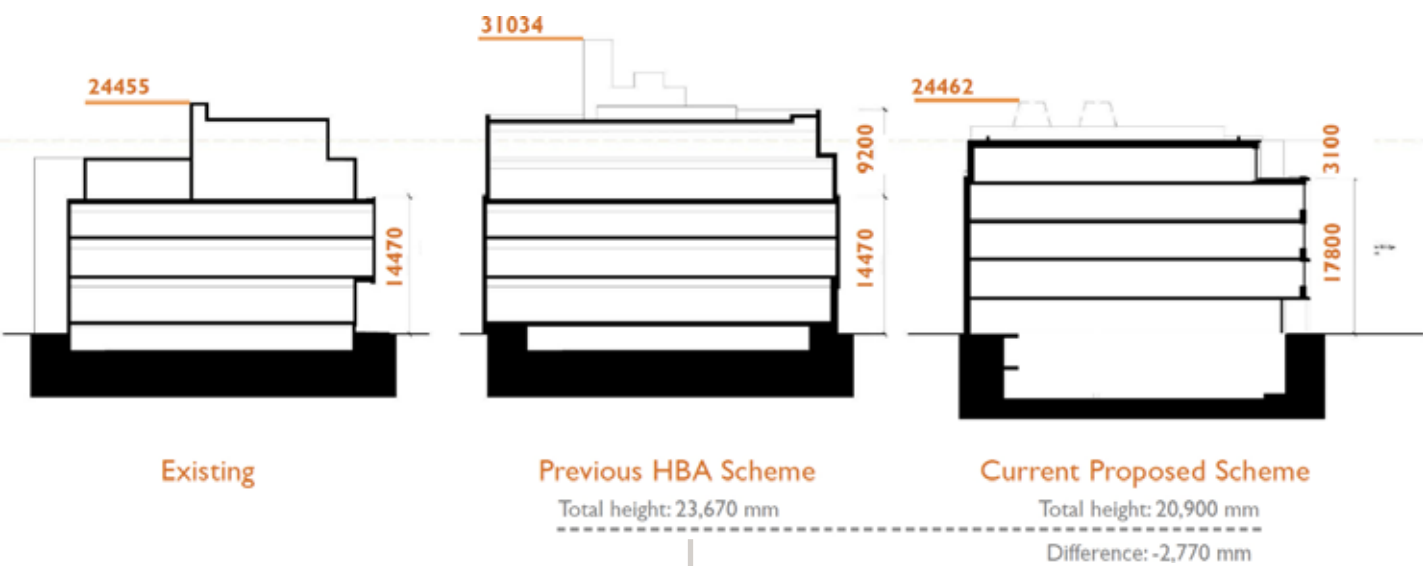
Meaningful community engagement has been an important aspect of the scheme for us, right from the early stages of design. We have consulted with residents, stakeholders, groups and officers over the last 8 months. We held a public exhibition event in the summer and taken feedback from our website. We have met with, and presented to key local stakeholders, incorporating their feedback into our design.

Our work with you has highlighted a strong support for both the principle and rationale for the redevelopment of Beaver House. After consulting with the public and community, we have adapted our plans.

The **height of the development has been lowered** and Bridge Labs will be an entirely new build. This means that Bridge Labs will have **less impact on the views** from Castle Mound and surrounding viewpoints. Bridge Labs will **blend into the Oxford City skyline**. Some of the plant that was originally based on the top of Beaver House has been removed and placed in the new deeper basement which will avoid unnecessary height.

We have updated the façade and design of Bridge Labs, following comments about the general aesthetic of the development. We have taken a clustered approach, dividing the build into bays with a simple facade which will reflect the industrial history of the site . This will provide a gentle nod to the legacy of this part of the city of Oxford.

This latest design features all of the same fantastic community benefits with even more emphasis on the local surroundings and heritage of Oxford.



Height differences through design evolution



Front Facade

Benefiting the community



Illustration of community garden



Community garden plan



Indicative image of groundfloor cafe



100% of respondents at our last event found that Bridge Labs improving and enhancing the streetscape to be an important aspect of the scheme.

Alongside delivering new investment and employment space, Bridge Labs will serve the people of Oxford with a range of neighbourhood facilities.

The former Boatman's Chapel at 42a Hythe Bridge Street is locally listed and presents historic and architectural interest having strong associations with the waterways that shaped this part of the city. Our plans are to sensitively refurbish the building and create a new flexible community engagement space. Possible uses include workshops, seminars, and training opportunities.

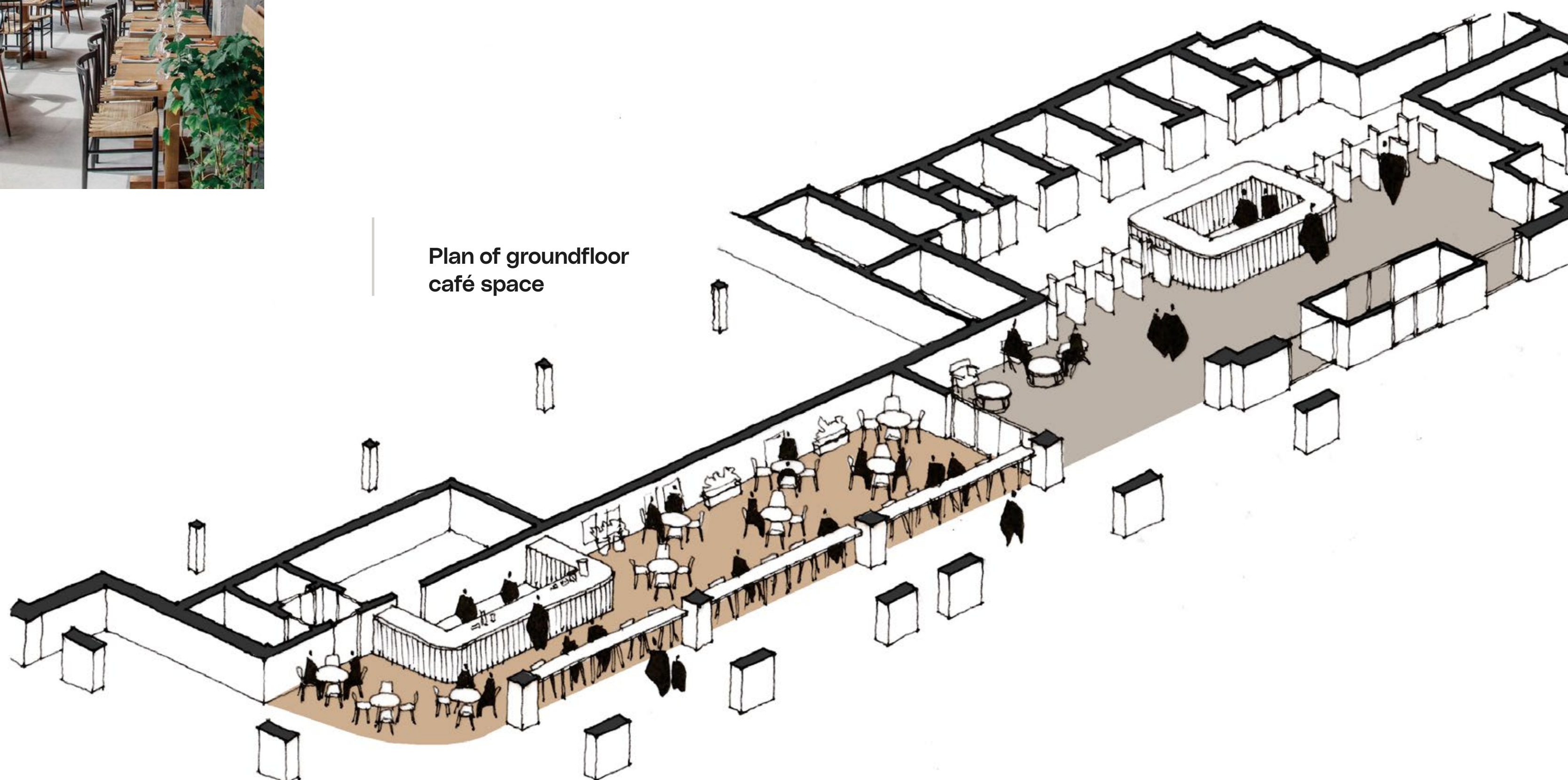
Bridge Labs will **bring positive improvements to the front of the building**, creating a distinguishable feature welcoming people from Oxford station into the City. The active ground floor with a new café, creates a warm and active atmosphere in the heart of a specialist Life Science facility.

Bridge Labs is a development where you will **see 'Science on Show'**. Our accessible, welcoming building will allow glimpses of the cutting-edge science discoveries taking place inside Bridge Labs helping to inspire the next generation of scientists and entrepreneurs.

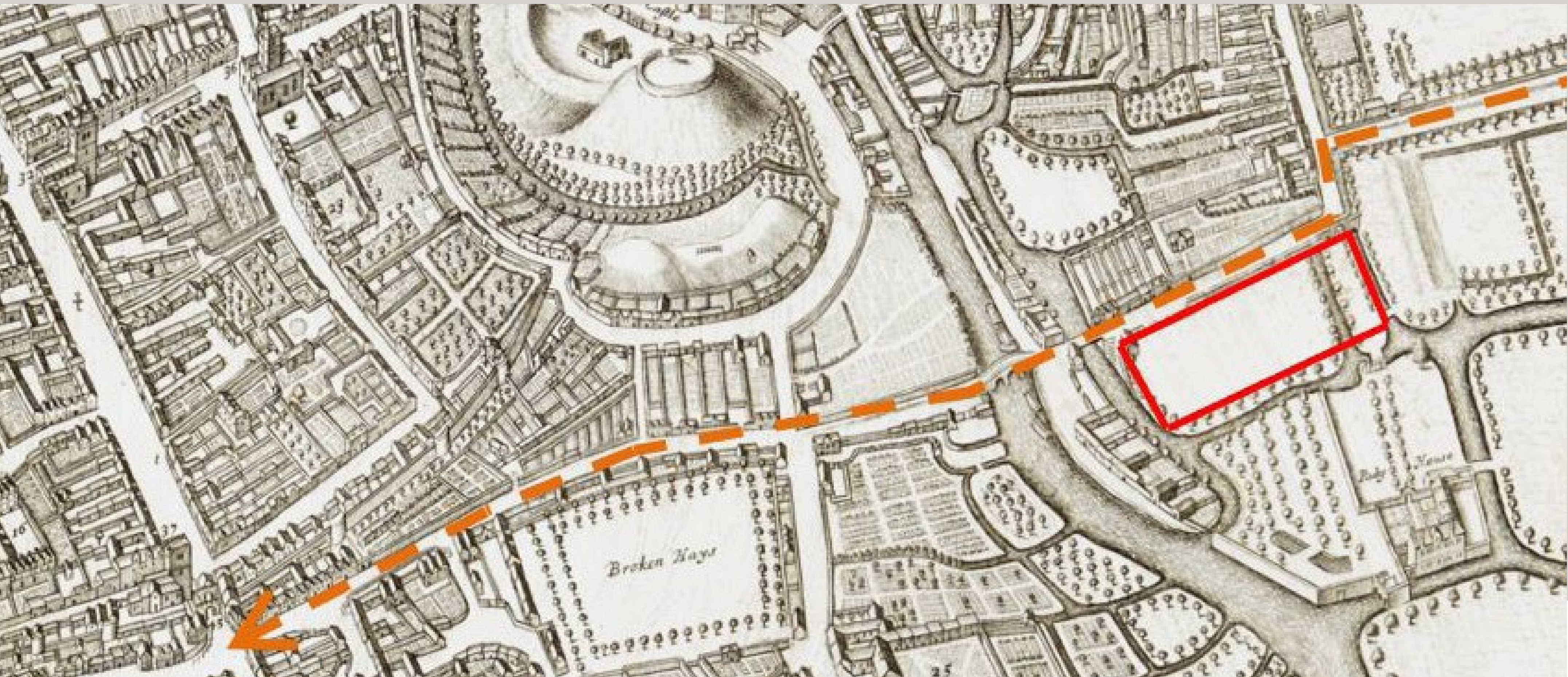
The community garden space provides ample opportunity for the people of Oxford and visitors to the city to have an experience of Beaver House. Feedback from our previous application highlighted some security concerns, we have addressed this by installing railing and pedestrian gate to perimeter of the garden, allowing it to be closed overnight for a simplified security solution.

Green planting is a major part of the design aspect to Bridge Labs. This is something we have considered right from the start of our design journey. **We plan to significantly increase plant life through every aspect of the development, including in the public space and the addition of roof space gardens.**

Plan of groundfloor café space



Respecting the past ...



Historic map of oxford with a redline of site location

Oxford is a city rich in history and culture; We want Bridge Labs to bridge the gap between the history of the City and the what the future holds.

Our approach proposes the removal of the existing buildings at 39-42 Hythe Bridge Street. We have undertaken extensive feasibility studies which show

the current buildings are in a poor state of repair, without original features, and of limited historical value. There are serious technical challenges with keeping the original buildings and façade. We will sensitively rebuild 39-42 Hythe Bridge Street.

The former Boatman’s Chapel at 42a Hythe Bridge Street is historic and has strong connections with the waterways that shaped the city of Oxford. We have consequently proposed that the building be used as a community engagement space where those who use it can go on

to contribute and continue the rich history and connections the location has.

Through a thorough selection of construction materials, we aim to honour the historical and cultural significance of Oxford. By incorporating reclaimed and locally sourced materials, we pay homage to the heritage of the area, preserving its authenticity. Our design integrates modern elements with architectural motifs reminiscent of the past. This approach ensures the preservation of the site’s historical character but also enriches the surrounding community.



Image of materials used for Bridge Labs

... and sustaining the future

Bridge Labs will be a development with sustainability at its core.

We are serious about our environmental and social responsibility and Bridge Labs will be a low carbon development with excellent ESG credentials and an advanced level of sustainability performance.

The Bridge Labs Sustainability Plan considers the full lifecycle carbon footprint, implements energy-efficient and renewable solutions, adopts circular economy principles, and enhance biodiversity and green spaces in the proposed development to align with Forge_Kn's sustainability goals and combat climate change.

- **Whole life carbon** – Rebuilding will have an initial carbon impact, but the new development will have lower carbon emissions during its lifespan.
- **Renewable energy** – Integrating renewable energy technologies such as, fossil fuel free heating & cooling, and solar panels on-site to produce clean energy.
- **Sustainable design** – Developing high-efficiency design specifications for the building envelope and services.
- **Circular economy approach** – Focusing on designing for adaptability and disassembly while aiming to reduce end-of-life carbon associated with the new building and increase material reuse.
- **Urban Greening** - Enhance urban green spaces through soft planting at ground level and utilising the terraces and roof.
- **Biodiversity** – Introduce new habitat creation and plants that attract pollinators. This includes species diversity which will achieve a net gain in biodiversity and ecological value.



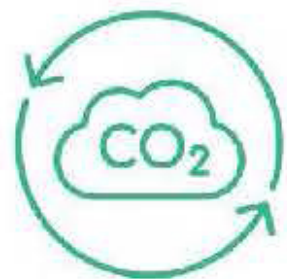
Example of roof space gardens



Solar panels



76% of respondents who attended our last event, support the introduction of sustainable and active transport measures. Sustaining the future.



Low Carbon

A whole life carbon approach to reducing the carbon impact, including minimising embodied carbon.



Climate Resilience

Design for climate resilience to reduce water consumption, flood risk, and overheating risk.



Circular Economy

Circular Economy principles to design out waste and reduce end of life carbon



Biodiversity

Urban greening and habitat creation will deliver a Biodiversity Net Gain and provide wellness benefits.



Health and Wellbeing

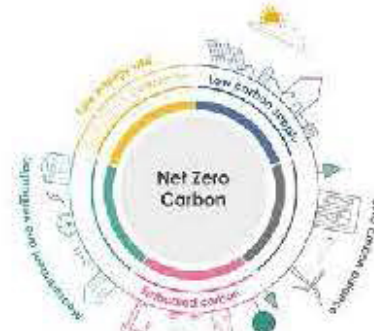
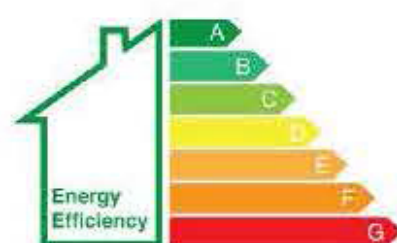
Promote occupant health and provide an external environment that promotes personal safety.



Social Value

Create environments that are inclusive, embraces diversity, and benefits the local community.

BREEAM®



Sustainability-focused design

Your feedback & next steps



We have been delighted to welcome you back to explore our new plans for Bridge Labs today, thank you for taking the time to attend.

Your feedback is important to ensure that we deliver a scheme which enhances the area and benefits local residents, businesses, and the wider community. You can send us your feedback by the **30th November 2023**.

This is your opportunity to give us feedback on the scheme, all you need to do is fill out one of our feedback forms today or online at www.bridgelabsoxford.co.uk. You will also have the option to be kept informed of updates and the progress of the plans.

You can also contact us at bridgelabsoxford@devcomms.co.uk or **0800 080 3170** for more information.

Thank you for attending



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