



Forge\_Kn  
Bridge Labs

November 2023

## Inviting you back to attend our next public exhibition for the transformation of Beaver House, Oxford.

On behalf of Forge\_Kn we are contacting you to invite you to our next public exhibition event on the revised proposals for Bridge Labs.

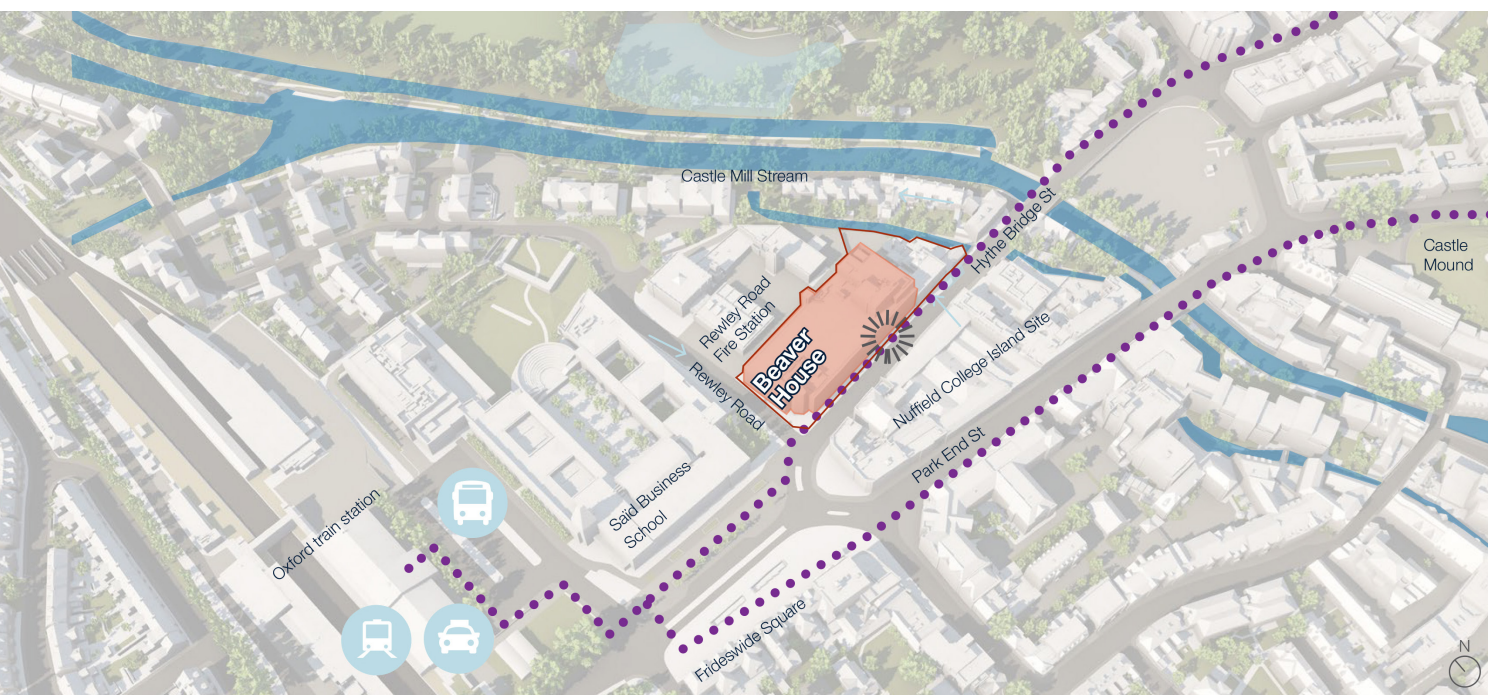
Bridge Labs will replace Beaver House on the corner of Hythe Bridge Street and Frideswide Square and transform it into a state of the art, life science research centre, alongside new local community facilities.

Our new proposals have been shaped by resident and stakeholder feedback and we are looking forward to showcasing the latest design.

We would like to invite you back to meet with members of our team and see our plans in more detail on;

**Thursday November 16th,  
from 3pm – 7pm,**

*in Seminar Room A at the  
Saïd Business School, Park End St,  
Oxford OX1 1HP.*







The redevelopment of Beaver House is identified in the Oxford Local Plan 2036 as part of an 'Area of Change'. Oxford is rich in history and culture, and we have amended our design further to reflect this local context. The historic route along Hythe Bridge Street has long been overshadowed by the dominant, dark facade of the existing Beaver House. Our amended plans for Bridge Labs will celebrate this rich variety of architectural style, whilst looking forward to a growing, inclusive economy in Oxford.

Some of the key benefits and changes are:

- **New, lowered building height** positively responding to stakeholder engagement feedback.
- **Creating a sustainable development**, with the introduction of solar panels and green spaces for biodiversity.
- **Dramatically improving the arrival route into Oxford** – with new active ground floor uses and a café facing Frideswide Square.
- **Providing a range of high skilled jobs** catering to a skilled local workforce circa 800 jobs, expected to generate £64m per year.
- **Redeveloping a harsh, dominant looking building** which has come to the end of its economic life.
- **Removing 80 car parking spaces, reducing carbon emissions, and encouraging sustainable transport** through the provision of secure bike spaces.
- **Relocating the rooftop plant (air conditioning units) away from the roof** to the basement space, reducing noise. It will also create a lower building height and improved views.

Beaver House



Bridge Labs



Forge\_Kn was created by Reef Group and UBS to provide purpose-built accommodation for the knowledge sectors, supporting British research and innovation. Working with our partners, stakeholders and the community, our ambition is to revitalise cities through exceptional regeneration and placemaking.

We hope to see you at our forthcoming event. If you have any questions, please do feel free to contact us by phone at **0800 080 3170** or email at **[bridgelabsoxford@devcomms.co.uk](mailto:bridgelabsoxford@devcomms.co.uk)**

**Forge\_Kn**

