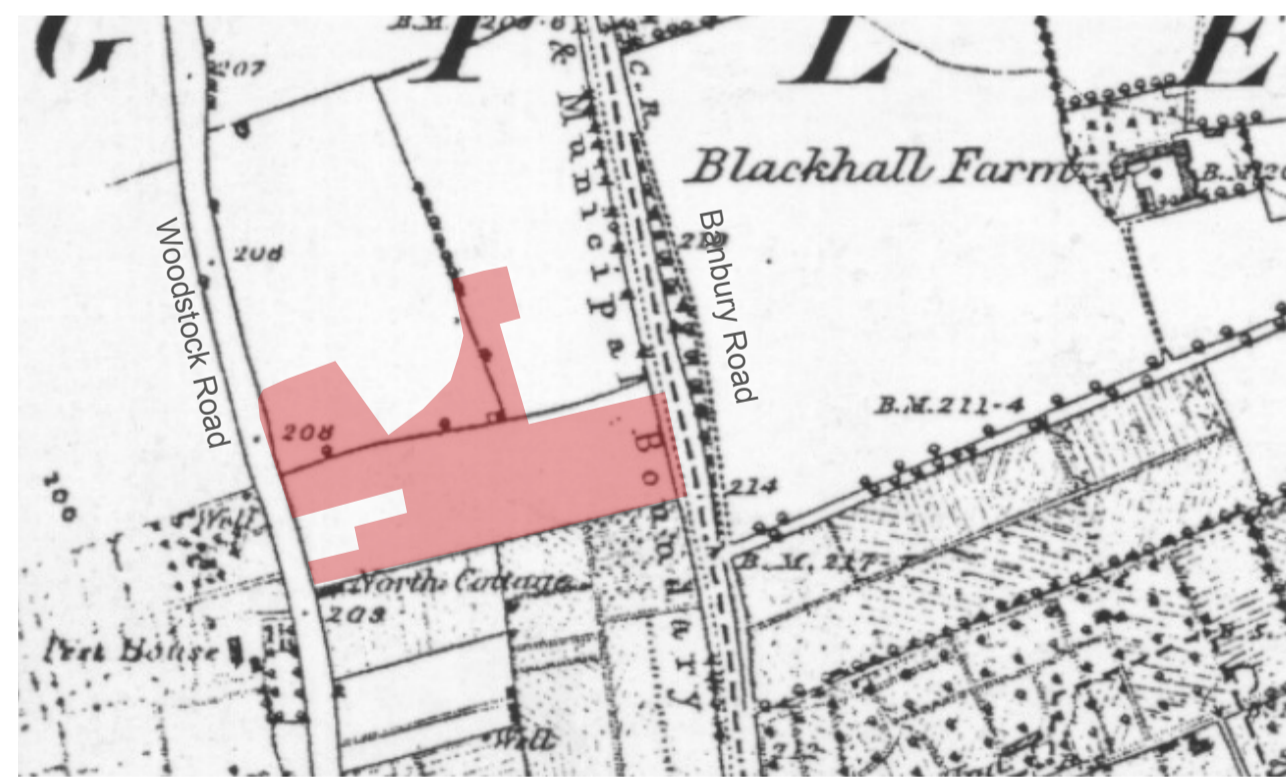


1 WELCOME



1850 Engraving by N. Whittock of the city of Oxford

- 1. University College Oxford
- 2. Woodstock Road and Banbury Road leading to University College Oxford, North Site



1887 OS Map

We are pleased to present University College's emerging proposals for the development of its North Oxford College site. We hope that you find this exposition informative and the proposed concept appealing as it celebrates 'villas and gardens' in a manner in keeping with the Victorian Conservation Area location. We welcome your comments and feedback.

University College is shaping a comprehensive and exemplary development on its North Oxford site to meet both its pressing and longer terms needs to accommodate its graduate and undergraduate members. In so doing, it will help meet the needs of Oxford City in providing adequate college accommodation for its student members. The development will therefore reduce student pressure on the City's more affordable housing stock. The proposal also includes a children's nursery for public use, and ancillary student facilities including a gym, café, academic study spaces and meeting rooms.

This application builds on an extant planning permission for student accommodation known as 'Six Pavilions' that was secured alongside the new residential home for Fairfield. While the Fairfield Residential Home is now complete, the 'Six Pavilions' scheme will be set aside in favour of this proposal, subject to planning permission. The following display boards illustrate a comprehensive vision for the site.

The vision is for a landscape-led proposal which properly celebrate the existing mature specimen trees, most notably the two cedars visible from Banbury Road. New villa buildings are positioned around a series of lawns and courts. New buildings and the important current building stock will be sensitively landscaped. The works will include the reinstatement and enhancement of orchards and new planting of native trees. The biodiversity of the site will be increased.

We welcome your comments and questions and encourage you to complete and return the feedback forms by Monday 25th July.



1939 OS Map

Character of Conservation Area



No. 78, Woodstock Road



No. 28, Staverton Road



No. 52, Banbury Road



No. 94 Woodstock Road



No. 5, Staverton Road



No. 113, Banbury Road

Character of Site







Fairfield House



View across the site looking south-east from Fairfield House

Recent History of Site

1960s Philip Dowson Buildings	2015 Fairfield Residential Home & Six Pavilion Scheme	2016 Acquire Fairfield Villa	2017 Univ's Architect Competition	2018 Option appraisal over emerging brief	July 2018 New Fairfield Residential Home occupied	January 2019 Full design team work on RIBA Stage 2	July and September 2019 Public Consultation	4th Quarter 2019 Anticipated planning application submission
								

2 SITE ANALYSIS AND CONCEPT

Existing Gardens & Spaces

The site has a leafy character, however is generally is not well defined and as a result is underused.

The straight brick wall that runs across the south of the site from Banbury to Woodstock Roads still marks the transition boundary between farms and villas.

The view and main approach to Fairfield Residential Home from Banbury Road is undefined and compromised by existing Fairfield House extensions. The setting of Redcliffe-Maud House is cluttered and unwelcoming.

Access across the site is compromised and limited by steps.



Fairfield Residential Home Access - Cluttered approach from Banbury Road



Existing photograph of Redcliffe-Maud House looking East

Existing Trees

The walnut, mulberry and apple trees across the site are reminders of when North Oxford was covered by orchards and market gardens over a century ago.

There are a number of large and mature trees, including significant specimens, such as the cedar of Lebanon near Banbury Road, a beautiful copper beech south-west of the Victorian Fairfield villa and a mulberry tree in front of the Edwardian Redcliffe - Maud House.



Frontage of Fairfield House - Space feels utilitarian and does not celebrate the Cedar of Lebanon



Mulberry Tree - Opportunity to celebrate champion trees within the landscape setting

Concept

The proposal is for the current and new buildings to frame a series of gardens and courts located connected by a principal east-west path.

The new buildings define open, south-facing spaces. The new accommodation blocks are not linked, but have 'open corners' to provide a generous permeability and appealing view-lines.

All buildings are to be set within garden plots with varied planting that enhances the built forms. With retained brick walls, garden buildings and orchards across the site, the 'garden suburb' nature of the Conservation Area will be emphasised in both the functional, active spaces and the areas for quiet reflection.

The pedestrian entrance on Banbury Road is clearly visible as the main pedestrian entrance. Students, staff and visitors will typically use this entrance and the new east to west pedestrian pathway. It is also accessible from Staverton Road. In addition, a new cycle path runs along the line of, and hidden by, the southern wall.

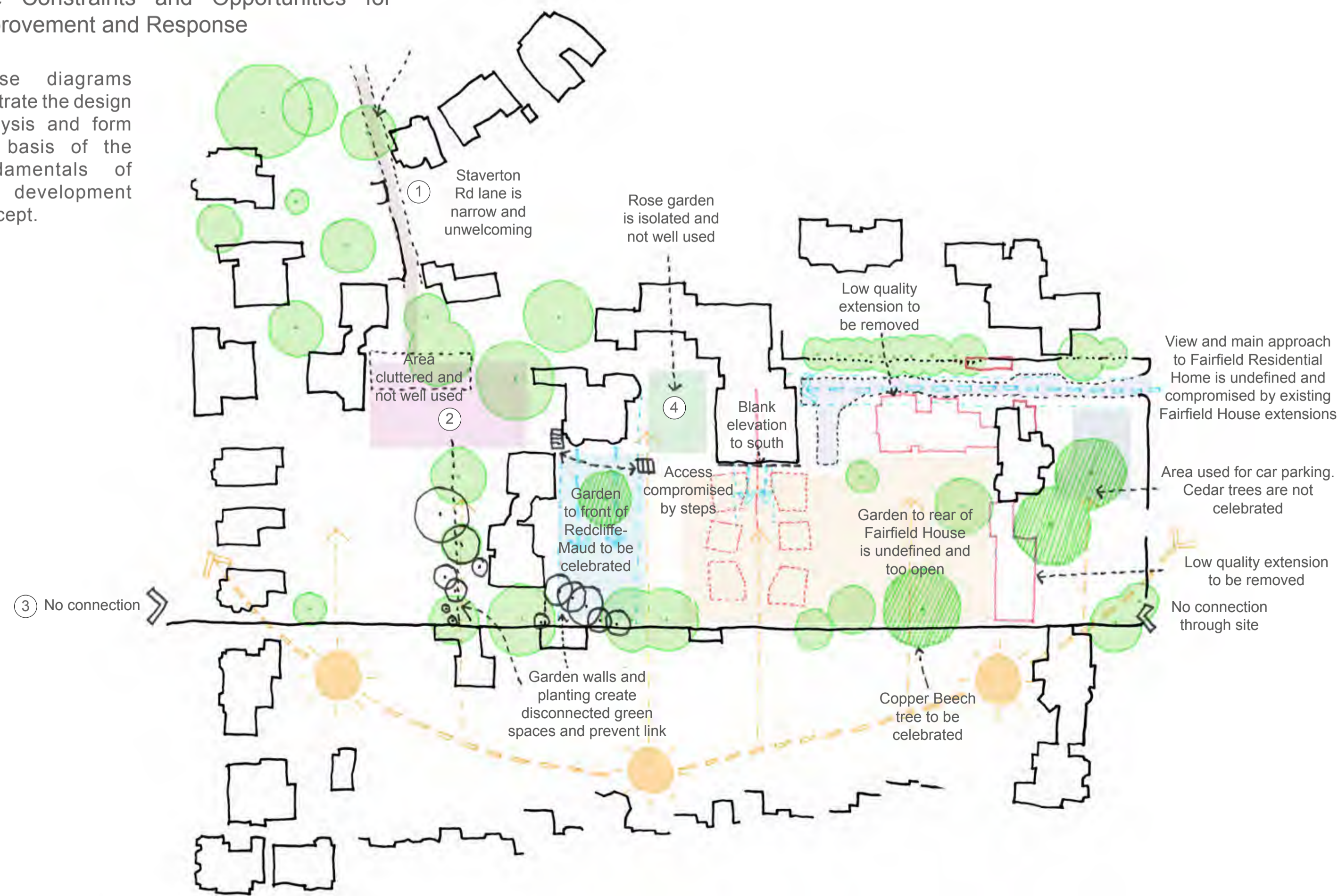
Vehicles enter the site only through controlled access points of 115A Banbury Road and next to 25 Staverton Road, and there is not a vehicle route through the site.



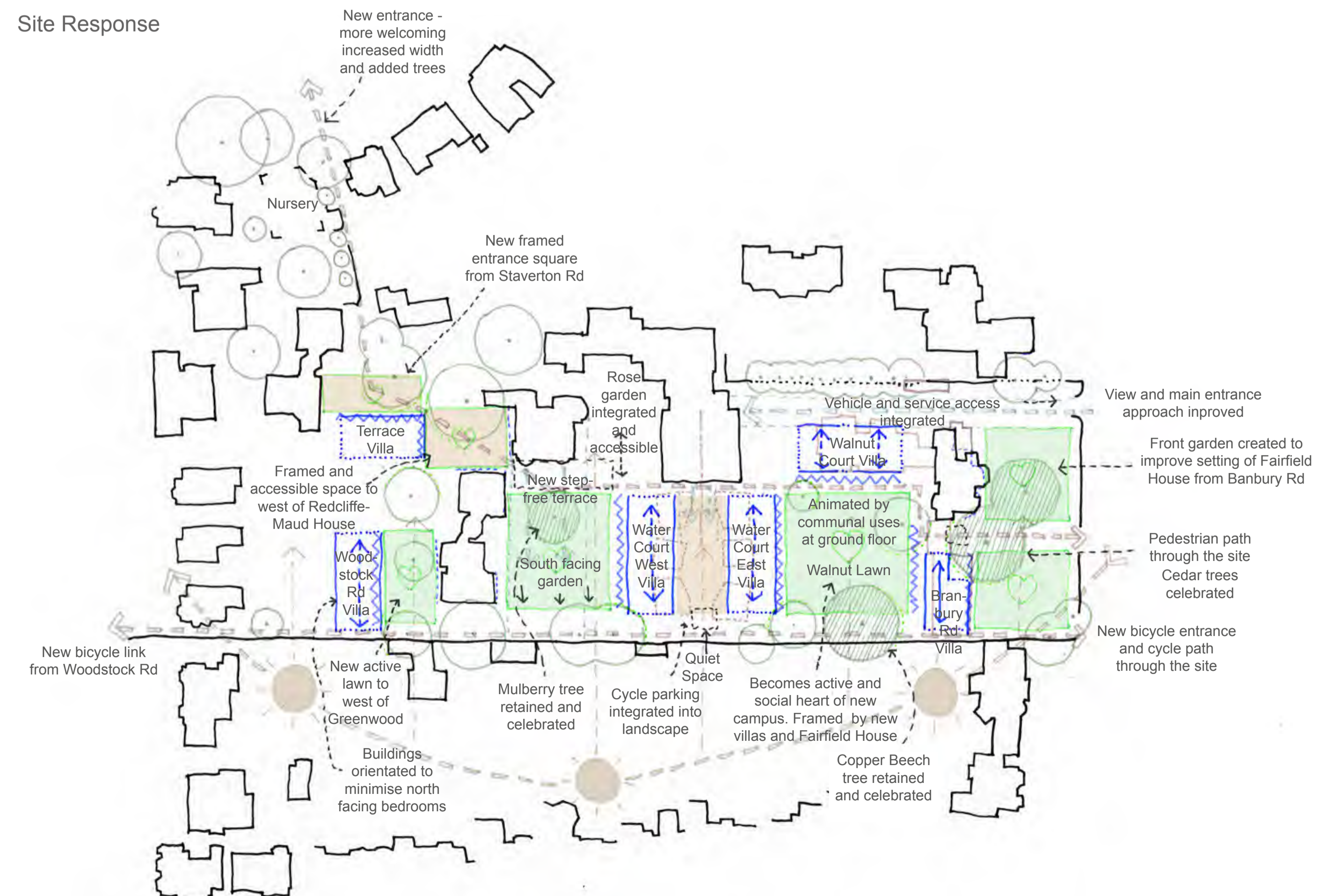
Copper Beech - Opportunity to frame significant landmark trees

Site Constraints and Opportunities for Improvement and Response

These diagrams illustrate the design analysis and form the basis of the fundamentals of the development concept.



Site Response



3 PROPOSED SITE PLAN

Approach to the Site

The proposed series of varied and harmonious garden spaces will complement and enhance the current mature landscape setting. Buildings are carefully placed to frame these spaces to continue the historic concept of 'arcadian villas and gardens'.

The scale, materiality and designed form of the buildings respect their Victorian setting and context, and aim to create delightful environment in a garden landscape. They are designed to maximise sunlight, views and pedestrian connections for the enjoyment of students, residents, staff and visitors.

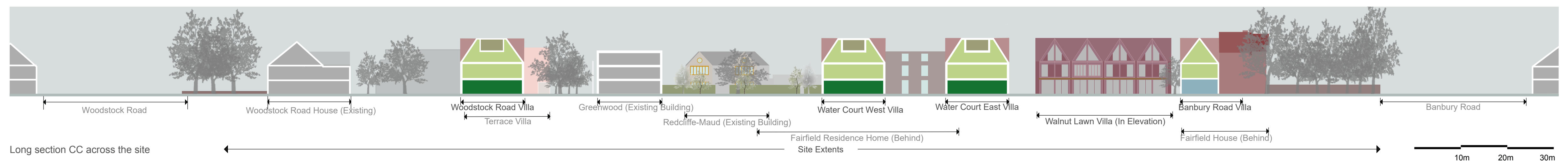
The scheme comprises:

- The repurposing of the existing Victorian Fairfield House,
- The removal of the insensitive extensions to Fairfield House,
- The construction of six new residential buildings, two ancillary structures and a nursery,
- 150 additional student bedrooms across the site, and
- A thoughtful and comprehensive landscape that responds to the inter-generational community that will use the site.

Proposed New Trees

- A. Cedrus libani (Cedar of Lebanon)
- B. Malu spp. (Oxford local species apples)
- C. Tilia cordata (Small-leaved lime)
- D. Malus bramley (Bramley apple)
- E. Juglans regia (Walnut)
- F. Robinia Frisia (Robinia)
- G. Pyrus (Pear)
- H. Luma apiculata (Chilean myrtle)
- I. Pinus sylvestris (Scots pine)
- J. Fagus s. asplenifolia (Cut-leaf beech)
- K. Morus nigra (Mulberry)
- L. Zelkova serrata (Zelkova)
- M. Fagus sylvatica (Beech)

- Use Key :
- Study bedroom
 - Single flat
 - Common use
 - Academic use
 - Reception area
 - Quiet space
 - Ancillary spaces
 - Internal circulation
 - Nursery
 - Sub-station
 - Refuse store
 - Student gym
 - Outline of 'Six Pavilions' scheme



4 BANBURY ROAD

Boards 4 to 7

The following boards describe the setting and interior layouts of the accommodation villas. The narrative starts at Banbury Road frontage and moves westwards to the Staverton Road access way.

Generally, active communal use is at ground floor level and predominantly at the eastern part of the site. These easternmost villas house a variety of shared amenities to provide a focus for community and modest collegial activity.

Banbury Road Villa

A small reception in Banbury Road Villa is the only administration office in the new buildings. Visitors may take shelter under an outside canopy and enjoy immediate views of the gardens beyond. The Banbury Road Villa accommodates 5 academic spaces and student accommodation on the first and second floors.

Walnut Lawn Villa - Student Café

Refer to View 3 on Board 5
The student café at the northern end of the walnut tree-lined lawn is designed with informal seating as well as quiet reading zones. The café's generous full height glazing allows views over the terrace and onto the lawn. Its supporting functions are located on the northern side for ease of access to the driveway for deliveries and collection.



Water Court & Walnut Lawn (N.T.S.)



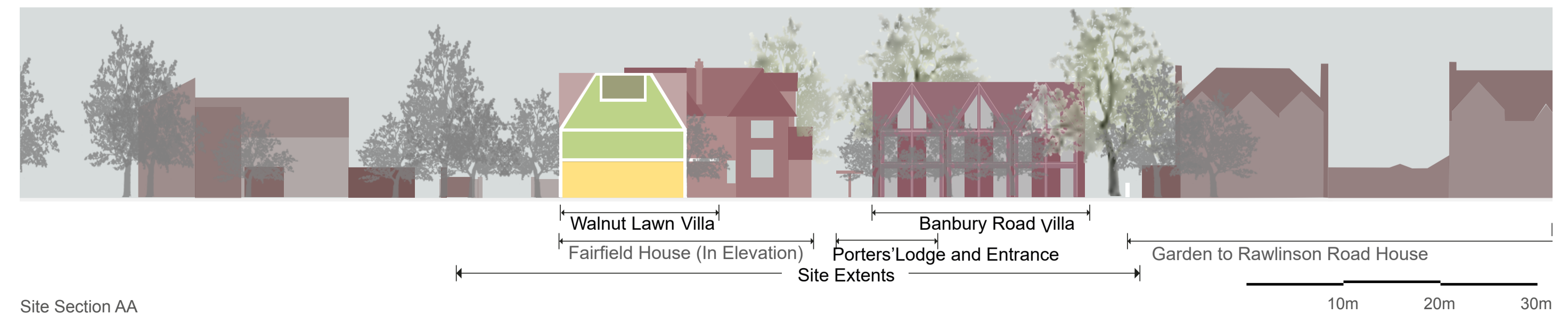
Banbury Road Elevation



View 1 - Rendered view from Banbury Road of Fairfield House, Walnut Lawn Villa and Fairfield Residential Home with new trees lining the boulevard (Existing brick shed shown in outline).



View 2 - Rendered view of the Entrance from Banbury Road showing existing cedars in the foreground and proposed new orchard planting



Site Section AA

5 WALNUT LAWN

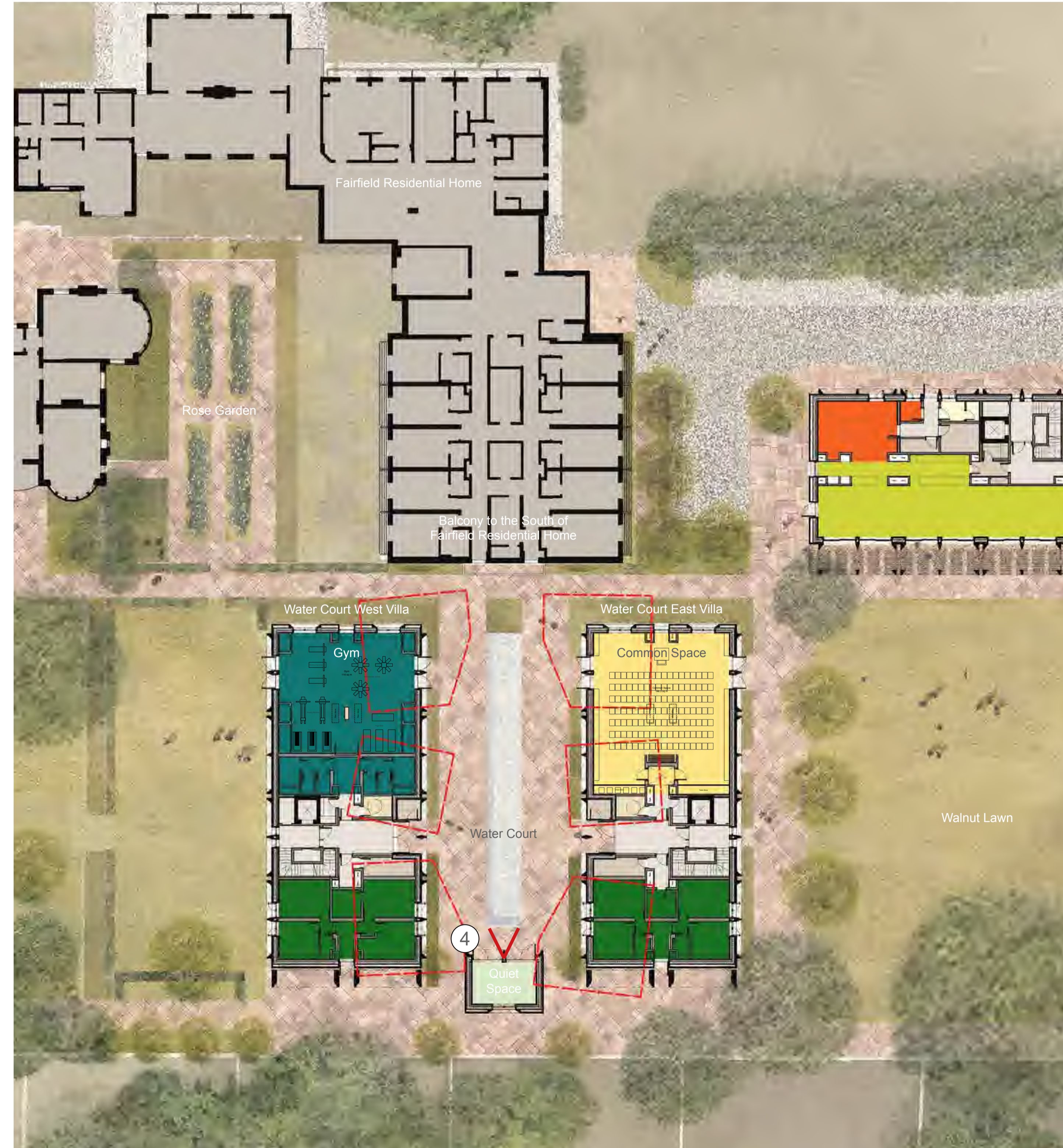


View 3 - Rendered view of Walnut Lawn, looking North towards the student café (Refer to Board 4 for location)

6 WATER COURT

Benefits of the Proposal vs. the 'Six Pavilions' Scheme

- The Water Court Villas occupy a broadly similar footprint to the permitted 'Six Pavilions' scheme, but allow for more space, permeability and an improved aspect.
- Distance from the southern boundary has been increased to conserve existing trees to the south of the site.
- The two new residential buildings are spaced more widely than the previous 'Six Pavilions' scheme which allows space for a simple paved forecourt with a reflecting rill and benches.
- This will create an entrance and outside space for the accommodation buildings.
- The Quiet Space, a stand-alone pavilion to the south of the Water Court, may be used for quiet study.
- The scheme has no new basements, which will reduce construction programme and impact.



Water Court Plan (N.T.S.)

Use Key:

- Residential
- Quiet space
- Student gym
- Common use
- Ancillary spaces
- Internal circulation
- Outline of 'Six Pavilions' scheme

Southern Elevation of Fairfield Residential Home

The College is exploring with the trustees of Fairfield Residential Home the merits of espalier pear planting on the southern walls of the home and possible the installation of balconies on the first and second floor for the amenity of its residents.



View 4 - Rendered view of Water Court, looking North towards Fairfield Residential Home. Proposed balcony and pear trees added to Fairfield Residential Home

7 WOODSTOCK AND STAVERTON ROAD

At the western end of the site there are two student accommodation buildings and a nursery. The accommodation buildings have limited visibility from Woodstock Road as per Views 6 and 7.

Following consultation with Oxford City Council, these views have been produced to illustrate the proposals as seen from Woodstock Road. They convey that, when viewed through the trees of Woodstock Road gardens, the proposed buildings are seen only partially.



Ground floor plan of the Banbury Road Villa and Fairfield House (N.T.S.)

Use Key:
 Residential (green square)
 Common use (yellow square)
 Quiet space (light green square)
 Ancillary spaces (orange square)
 Student Gym (dark blue square)
 Internal circulation (grey square)



View 5 - Staff, students and visitors route, looking East towards Water Court West Villa



View 6 - Current proposal of Woodstock Road Villa as seen from Woodstock Rd between no. 98 & 96



View 7 - Current proposal of Woodstock Rd Villa as seen from Woodstock Rd between no. 96 & 94

8 COMMUNITY OPPORTUNITIES

A Staverton Road Nursery

The nursery is located in the north-western corner of the site at the Staverton Road entrance. The building is a single storey structure that follows the design guidance for premises to house a nursery, available to the public, with up to 50 places.



View 8 - Rendered view of the nursery from Staverton Road (View labelled on Board 7)

B The Orchard & Garden Spaces

Heritage orchards, along with those shared with the residents of the new Fairfield Residential Home will be maintained and sensitively enhanced. The aspiration is that these resources will provide an attractive amenity for the inter-generational community.



The Orchard north of Fairfield Residential Home

F New Landscaping to the West of Redcliffe-Maud House

Changes are proposed to enhance inclusive access for the those with restricted mobility. The levels of the paths will be regularised, and the southfacing terrace of Redcliffe-Maud House extended. Additional mulberry tree planting is proposed for the lawn.



View 9 - Rendered view of Redcliffe-Maud House & Greenwood looking East with Water Court West Villa beyond (View labelled on Board 7)

C Student Café

The student café is designed with informal seating as well as quiet reading zones. The cafe's generous full height glazing encourages views over the terrace and onto the tree-lined lawn down to the specimen copper beech.



The student café with external seating alongside of the pedestrian path, overlooking Walnut Lawn

PLACEMAKING FOR AN INTERGENERATIONAL COMMUNITY

E The Rose Garden

This vital space to the east of Redcliffe-Maud House is already greatly appreciated by the residents of Fairfield Residential Home and will be preserved.



Rose Garden with bluebells in the early spring

D Balcony to the South of Fairfield Residential Home

View from Fairfield Residential Home looking south to Water Court. Landscaping and planting enhance the views out from the Residential Home. The potential for a balcony would provide further opportunities for residents to enjoy the gardens.



Residents of Fairfield Residential Home with local students

9 BUILDING DESIGN AND SUSTAINABILITY

Façade Design

The form and façade strategy for the accommodation buildings aims to develop a confident architectural scale and language that unifies the new buildings as a coherent ensemble that responds directly to the existing character of the surrounding Conservation Area.

The emerging design utilises architectural design elements from the local vernacular to provide simple and recognisable references, including pitched roofs, gabled elevations, use of vertical elements, carefully detailed and articulated window openings, and interiors with a distinct relationship to the garden spaces.

All of this is to be achieved with sustainability at the fore.

The key features in the façade strategy are:

1. The study bedroom windows are simple pairs of fixed and opening side-hung casements. The glazing is generous to provide the required daylight and free area for ventilation.
2. The top floor windows follow the roof line, clearly expressing these rooms as 'attic spaces'.
3. Clay tiles are proposed as the roof finish to sit well within the existing Victorian context.
4. The strategy and materials are clearly contemporary while allowing variation to occur through location and type of windows. For example, we imagine that the fenestration to the kitchen / dining areas will be more generous and projecting.

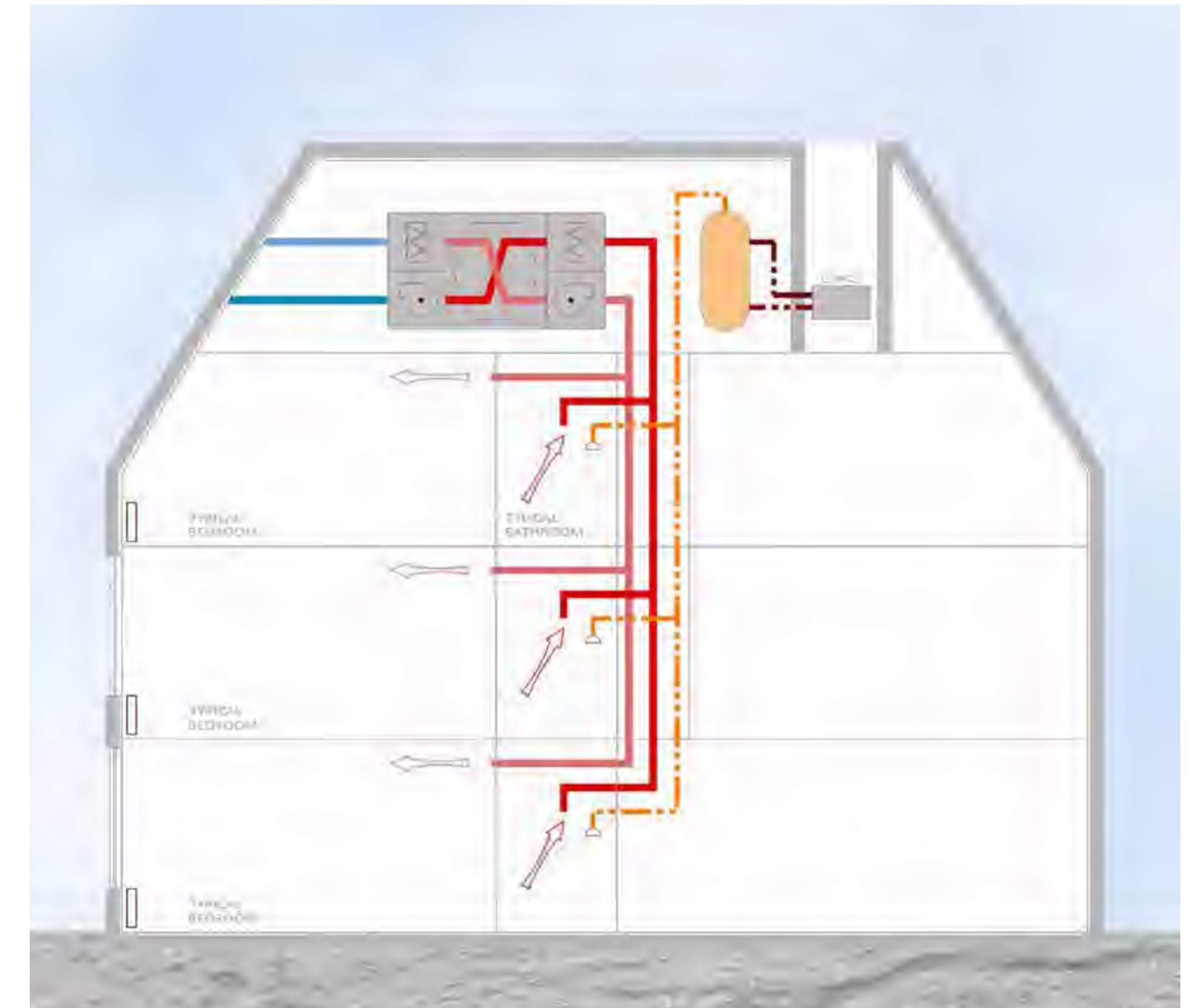


Aerial view of East façade of Water Court West Villa

Proposed Sustainability Strategy

The proposals target a 40% reduction in carbon emissions by employing a multifaceted approach, including:

- Fabric first design with high levels of insulation
- High quality windows with generous openings for good natural light and ventilation
- Glazing areas considered to avoid overheating
- Low carbon technology including:
 - Air source heat pump for hot water
 - Use of heat recovery ventilation for fresh air



Section diagram showing mechanical and electrical strategy of a typical building

Structural Frame - CLT

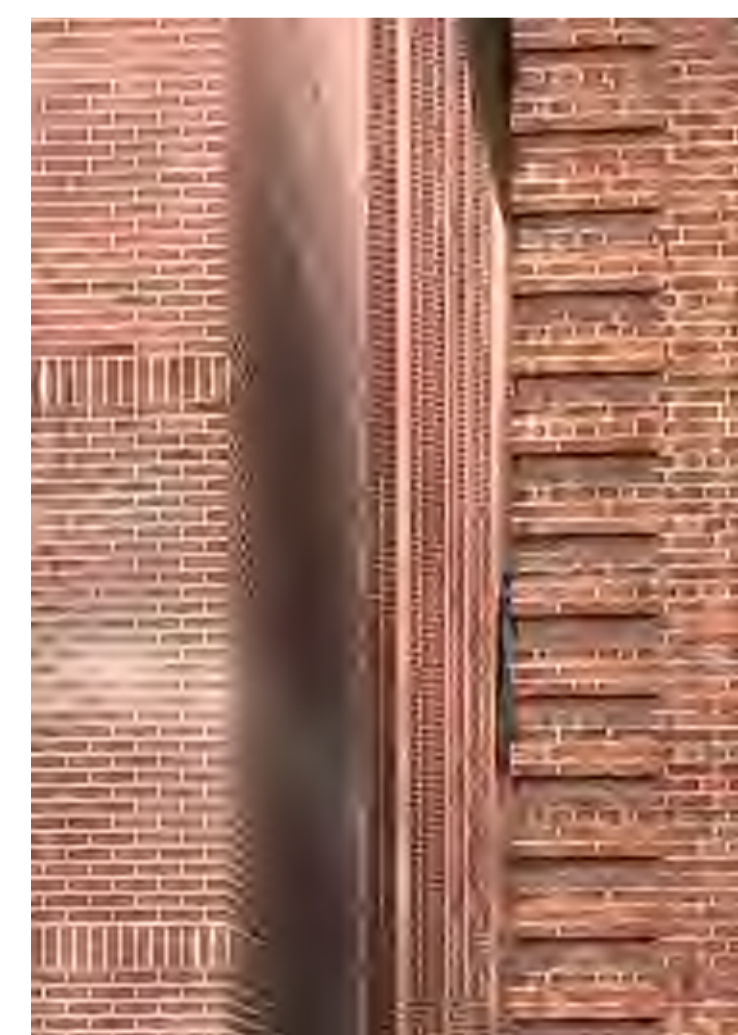
Cross laminated timber or 'CLT' is a method of sustainable construction that uses timber for the structure instead of higher carbon concrete or steel.

Structural walls, floors and roofs are built in panels and assembled on site - meaning faster construction. An approximate 90% reduction in deliveries to site in the first 6-9 months of construction reduce

Approximately 90% reduced deliveries to site for the first 6-9 months of construction and reduced overall construction period.



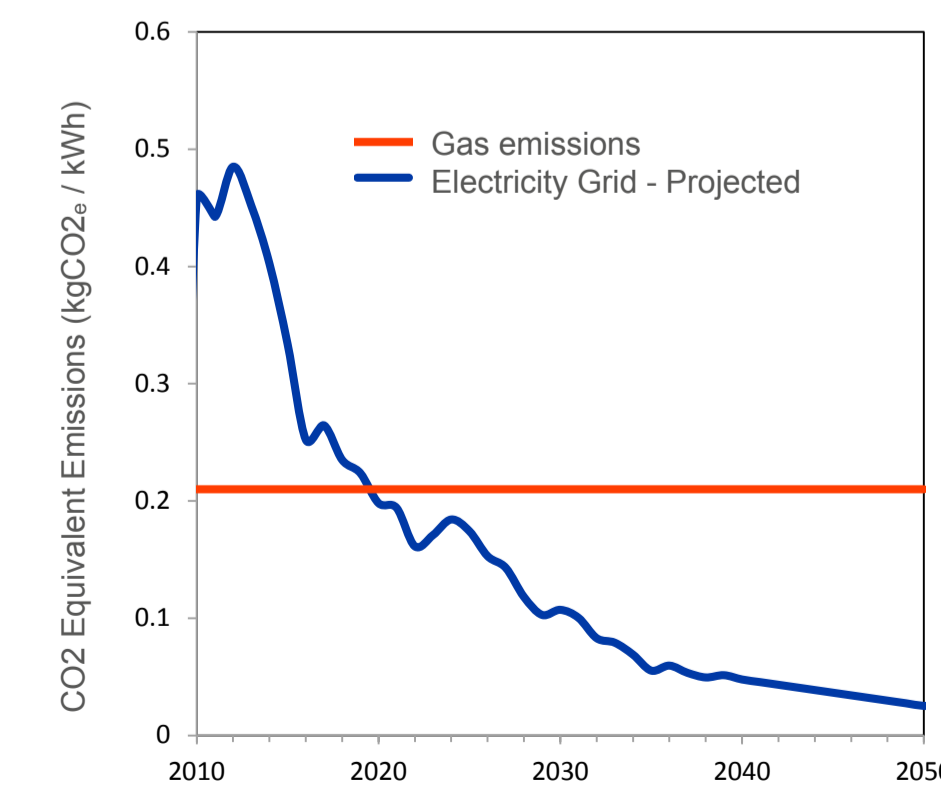
Catherine Hughes Project, Somerville College by NMLA



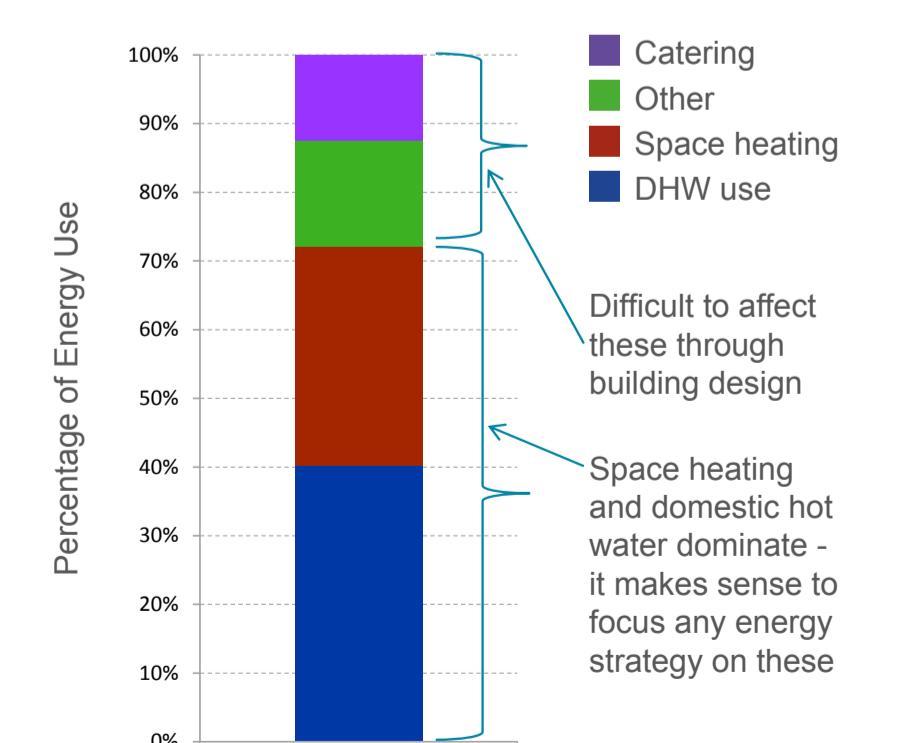
Catherine Hughes Project, Somerville College by NMLA



Balliol College Student Accommodation by NMLA



CO2 Equivalent emissions of electricity and gas



Energy usage in student accommodation

10 NEXT STEPS

Indicative Programme

July 2019 First Public Consultation	September 2019 Second Public Consultation	4th Quarter 2019 Submission of Planning Application	2nd Quarter 2020 Anticipated OCC Determination of Planning Application	4th Quarter 2020 Start on Site (Subject to Planning)	3rd Quarter 2023 Target Occupation
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Photograph of the physical site model (1:250)

Project Delivery Commitments

- The college will appoint a contractor who is a member of the considerate constructor scheme.
- The design will include prefabricated elements such as the cross laminated timber frame. This will reduce the number of deliveries (and therefore disruption by circa. 80% in the first 6-months of the project).
- The contractor will be required to locate a traffic marshal on Banbury Road for the duration of the works to safely manage vehicles accessing and egressing site.
- A construction traffic management plan will be agreed with the County Council well in advance of the works and will endeavour to:
 - Reduce deliveries outside of peak traffic hours in the morning and afternoon.
 - Exclude contractor parking on-site.
 - Monitor noise throughout the construction period.
- Issue a monthly newsletter to all local neighbours updating on progress and forthcoming works.