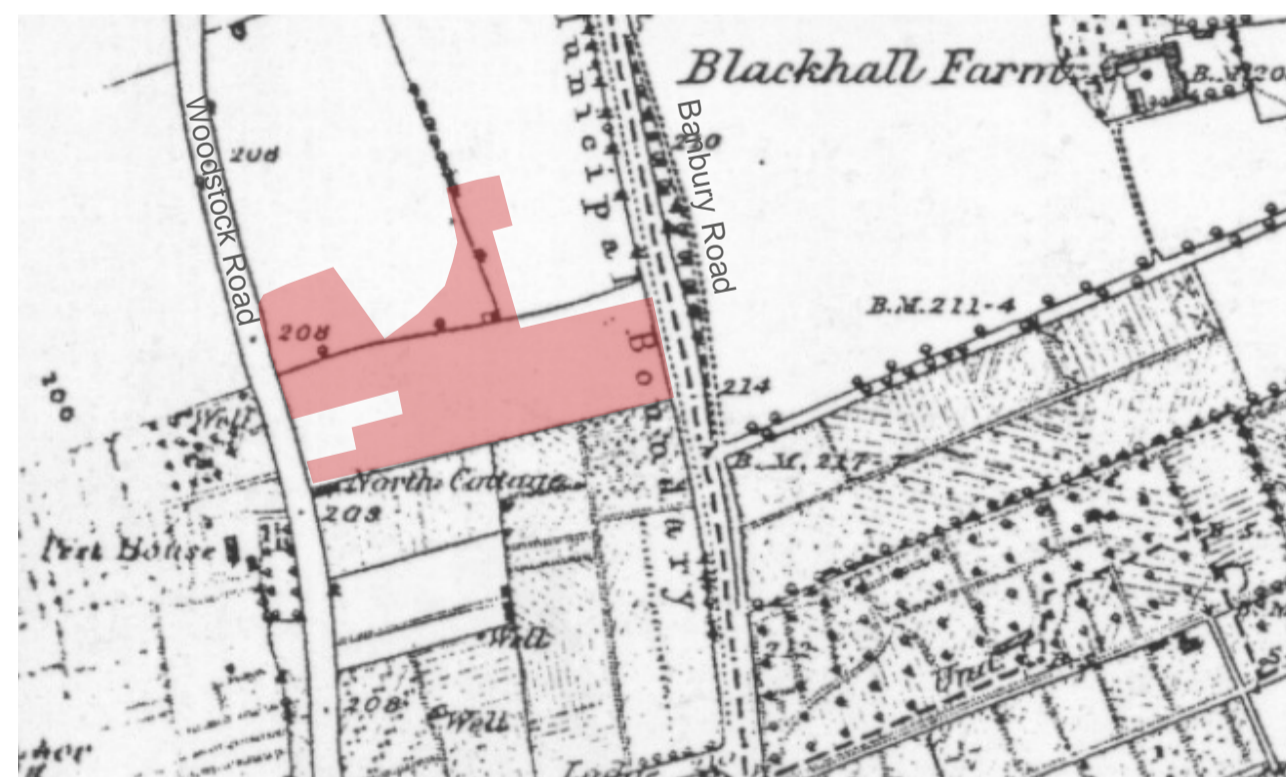


1 WELCOME



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

Thank you for your invaluable feedback. We are delighted to present a revised proposal. The relevant changes are identified throughout the panels. 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 while being reflective of the very particular character areas across the site. As before, we very much welcome your comments and feedback.

University College is shaping a comprehensive and exemplary development on its North Oxford site to meet 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 will also include a children's nursery for public use, ancillary student facilities including a gym, café, 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 celebrates the existing mature specimen trees, most notably the two cedars visible from Banbury Road. New buildings are positioned around a series of lawns and courts, and with the important current buildings we expect that all will be sensitively landscaped. The works will include the reinstatement and enhancement of orchards and new planting of trees. The biodiversity of the site will be promoted.

We welcome your comments and questions and encourage you to complete and return the feedback forms by Wednesday 30th October.



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

1970s 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 2019 Public Consultation 01	October 2019 Public Consultation 02	December 2019 Anticipated planning application submission
									

2 SITE ANALYSIS AND CONCEPT

Existing Gardens & Spaces

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

The straight brick wall that runs across the south of the site from Banbury to Woodstock Road still marks the transition boundary between farms and villas, as can be seen on Board 1 "1887 OS map".

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 House 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 connected by a principal east-west pedestrian path.

The new buildings define open, south-facing spaces. The new accommodation blocks are not linked, but have 'open corners' with windows 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.

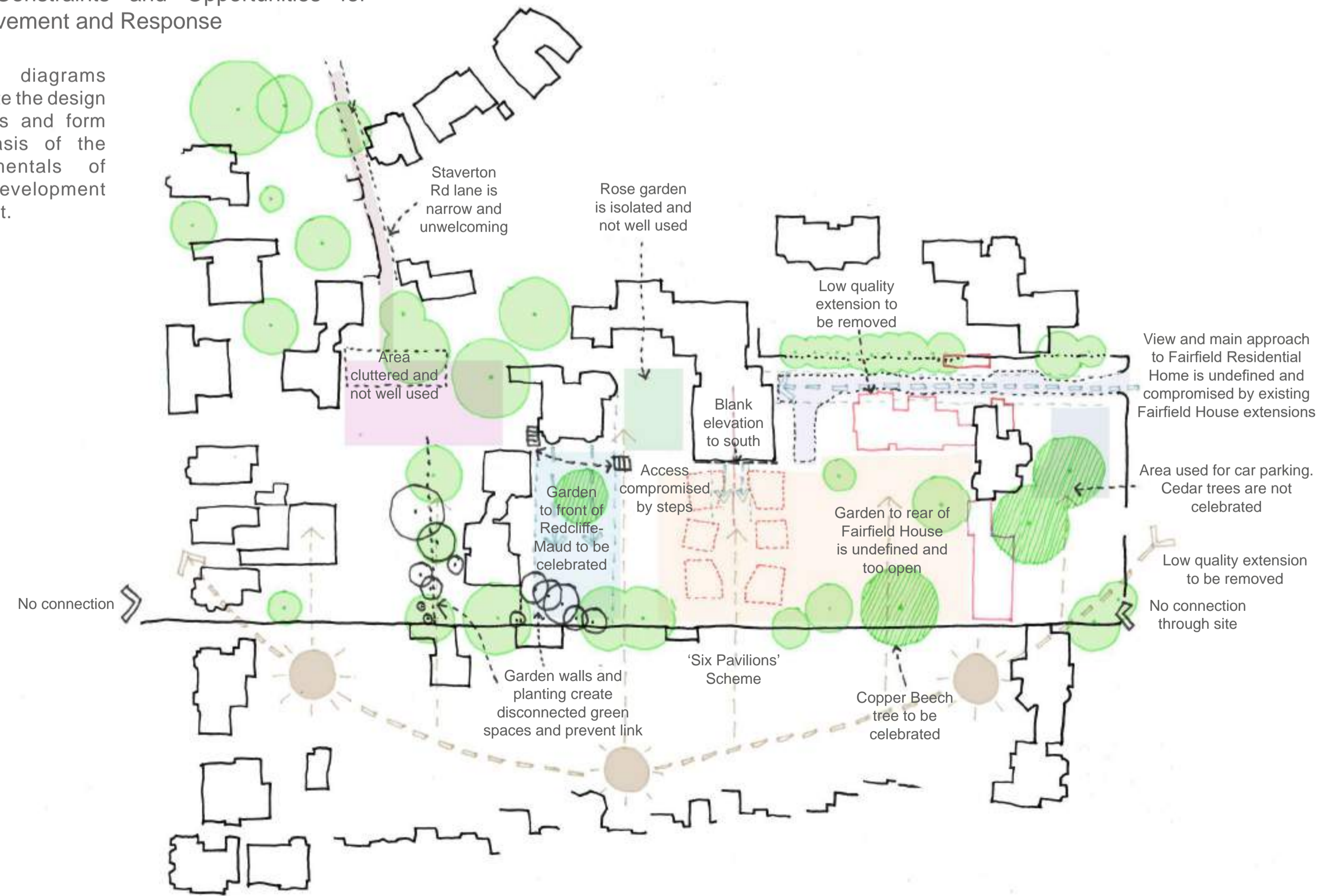
The pedestrian entrance on Banbury Road is clearly visible as the main pedestrian entrance. Students, staff and visitors will typically use this entrance and the new east to west pedestrian pathway. The site can also be accessed from Staverton Road. At the south of the site, concealed by the southern boundary wall, a secondary path is proposed for dismounted cyclists and pedestrians.



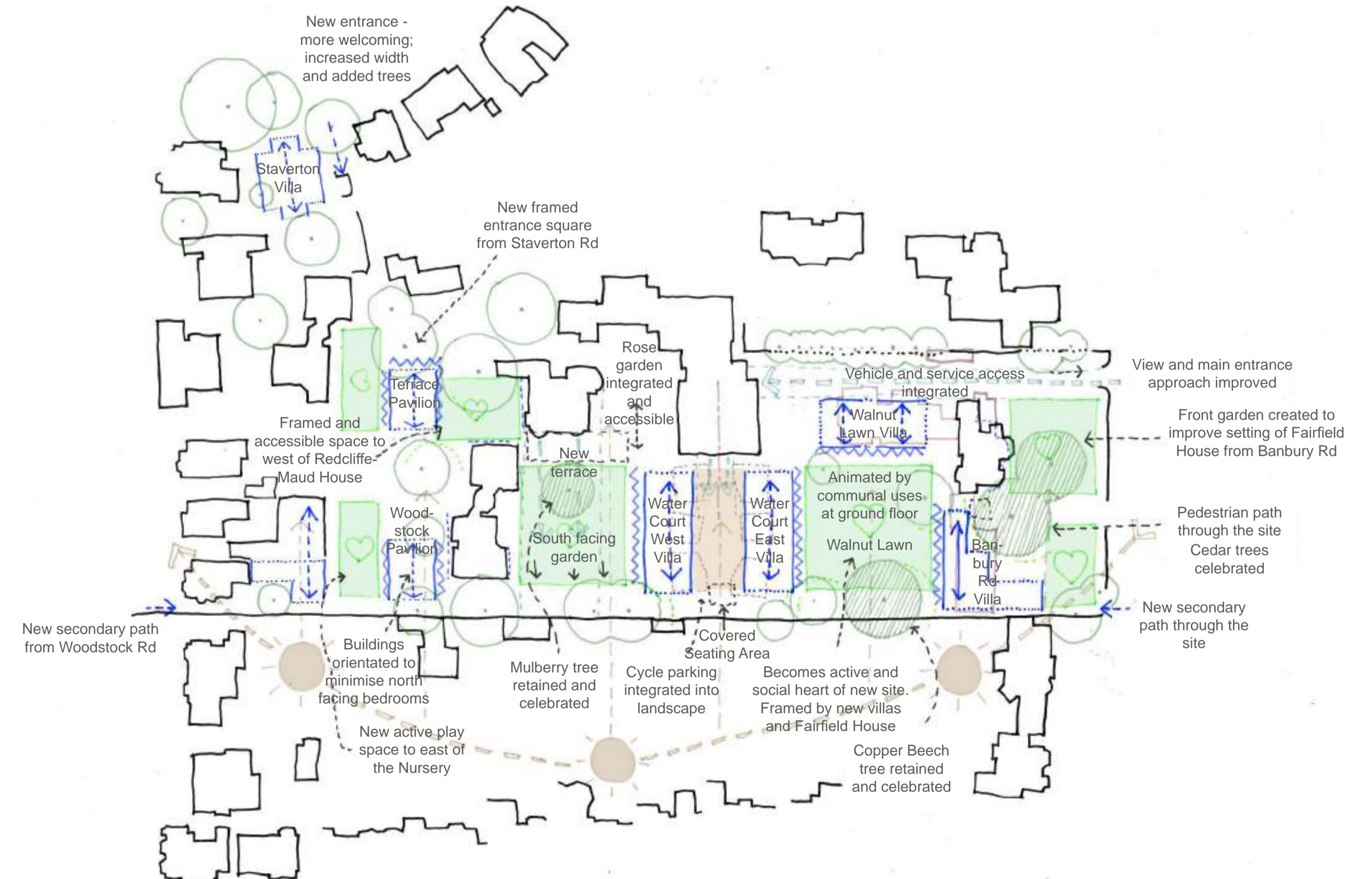
Copper Beech - opportunity to frame significant landmark trees

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.



Proposed Site Response



3 PROPOSED SITE AERIAL



☺ Bird's eye view of the site looking northwest, with Banbury Road in the foreground.
(Proposed buildings shown in grey)

4 RESPONSES TO PREVIOUS CONSULTATION FEEDBACK

We have made the following key changes to the scheme since the public Consultation. The numbered key relates to the neighbouring boards.

Feedback:	Response:	Feedback:	Response:
1. <i>Lack of clear primary route through the site.</i>	A central east-west route through the site has been created with a minimum width of 2m.	10. <i>Four gables on the same façade appear uncharacteristic and repetitive.</i>	Different architectural elements within building elevations create variation, informality and asymmetry. Only Walnut Lawn Villa remains symmetrical.
2. <i>Lack of general permeability through the site.</i>	A dense network of smaller paths is now added throughout.	11. <i>More widely, architecture may benefit from greater variation across the site including different architectural approaches in each character area.</i>	Buildings in the west will be materially different from the eastern buildings.
3. <i>Loss of biodiversity across the site.</i>	The new landscape strategy is aiming to deliver a positive biodiversity gain and one which will enhance over time.	12. <i>Fairfield Residential Home (FRH) could benefit more from its new adjacencies.</i>	Improvements to the landscape between FRH and Walnut Lawn Villa.
4. <i>Highways safety and parking concerns in relation to the proposed nursery, including the suitability of the Staverton Road access.</i>	Relocation of the Nursery, retaining the Garden House at No. 98 Woodstock Road and proposing an extension to create generous play areas. Use of existing parking spaces to the front of 96 Woodstock Road for drop offs, although the majority are expected by foot and bicycle.	13. <i>More informal routes and views through buildings could be introduced, supporting new secondary pedestrian routes.</i>	Passageways are introduced to both Water Court Villas.
5. <i>Loss of trees, particular to the rear of 98 Woodstock Road Garden House.</i>	All significant trees retained around 98 Woodstock Road.	Orchard	
6. <i>Arrangement, scale and massing of Terrace and Woodstock Villas appears cramped.</i>	Massing and footprint of Woodstock and Terrace Pavilions almost halved and the heights reduced.	14. <i>Orchard area appears separate.</i>	A new path creates better access between Orchard areas and the wider site.
7. <i>Landscape spaces adjacent to Terrace Pavilion appear cramped.</i>	Scheme proposes new uncluttered and generous landscape courts around Redcliffe-Maud House and neighbouring Terrace Pavilion.	15. <i>Are there opportunities to plant new trees?</i>	Yes, more than 70 new trees comprising 17 different species are proposed.
8. <i>A single storey nursery structure on Staverton Road would be out of keeping with the character of the Road. A taller building may be more appropriate.</i>	Staverton Villa is introduced to complement the existing buildings along the road. Its height, massing and articulation is in keeping with adjacent properties.	16. <i>Victorian structures in the orchard could be used.</i>	The Victorian glass house and potting shed are being restored.
9. <i>Main entrance to site to be legible and in keeping with character of conservation area.</i>	A prominent entrance pergola is added to the Porters' Lodge.	17. <i>Use of the orchard area could provide inclusive opportunities.</i>	A comprehensive multigenerational interaction proposal is being developed, which will include use of this quality amenity.

5 PROPOSED SITE PLAN



The scheme comprises:

- The repurposing of the existing Victorian Fairfield House,
- The removal of the insensitive extensions to Fairfield House,
- The construction of seven new residential buildings, a covered seating area and a nursery,
- 150 student bedrooms across the site, and;
- A thoughtful and comprehensive landscape that responds to the inter-generational community that will use the site.

Site plan

Use Key :

■ Study bedroom	■ Kitchen
■ Single flat	■ Student gym
■ Common use	■ Ancillary spaces
■ Study space	■ Internal circulation
■ Reception area	■ Nursery
■ Outdoor seating area	■ Sub-station
■ Bicycle store	■ Refuse store
— Outline of 'Six Pavilions' scheme	

6 LANDSCAPE STRATEGY

A The Orchard

- Restored and replanted as traditional local orchards with meadow grass and bulbs.
- Allotments will be created along the northern wall.



A.1 - Greenhouse potting shed

B The Water Court

- An axial reflecting pool focused on the covered seating area between the two new buildings.
- The building edges will be planted with lush borders and the southern end of Fairfield Residential Home will be planted with espaliered pear trees.



B.1 - Lush iris planting



B.2 - Pyrus espalier (Pear tree)

C The Walnut Lawn

- The lawn will be lined with walnut trees aligned to frame the east-west vistas across to the Water Court and entrance.
- Pergolas with wisteria will shade the cafe terrace and the entrance of the Lodge.



C.1 - Cafe Pavilion at Jesus College, by NMLA



C.2 - Gardener's House, Park Schloss,

D The Banbury Access Road

- The access road will be lined with a number of lime trees and direct path for pedestrian will be introduced.



D.1 - Tilia cordata (Small leaved lime tree)



D.2 - Tilia cordata with flowers

E The Main Entrance

- A cedar will be planted to provide for the next generation of trees.
- The expanse of asphalt (currently used for parking) will be replaced by meadow grass.



E.1 - Malus Bramley tree with blossom during spring

F The Existing Rose Garden, Gym Lawn

- Enclosed within walls and yew hedges to provide tranquil garden spaces between the buildings.



F.1 - Lawns and seated areas

G The Mulberry Lawn

- The path widens to the south of Redcliffe-Maud House defined by a new stone terrace overlooking the Mulberry Lawn.

H The Terrace Pavilion and Zelkova Lawn

- This will become a car-free coherent space in the centre of the site.
- The existing Pagoda tree will be paired with a new Zelkova.

I The Staverton Drive

- The Drive will be planted with a line of beech trees that continue the grouping in the Fairfield Residential Home car park.

J The Woodstock Road Lawns

- The proposal is to remove parking areas and hardstanding where possible and minimizing the areas of mown grass.

K The Nursery Play Garden

- The play garden will be created with gentle mounds, long grass and a small wildlife pond with a grid for safety.



K.1 - Nursery play space



Landscape sketch by Kim Wilkie (not to standard scale)



G.1 - The existing Morus nigra (Mulberry tree)



H.1 - Mowed area with planting along edge of path



I.1 - Fagus sylvatica (Beech tree)



J.1 - Long meadow areas of uncut grass and wildflowers

7 BUILDING DESIGN

Façade Design - Eastern Buildings

The emerging design utilises architectural design elements from the local vernacular, whilst respecting the Conservation Area, to provide simple and recognisable references; including pitched roofs, gabled elevations and use of vertical elements. Carefully detailed and articulated window openings offer the interiors 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 circulation core and kitchen / dining areas will be more generous.

Variation within façades facing Walnut Lawn



Schematic east elevation of Water Court East Villa



Schematic south elevation Walnut Lawn Villa



Schematic west elevation of Banbury Road Villa

Arts & Crafts and Victorian Architectural References



Richard Norman Shaw, Adcote House (1881)



C.F.A. Voysey, Norney, Surrey (1897)



Rendered view of Walnut Lawn, looking west towards Water Court Villa East

8 BANBURY ROAD

Boards 8 to 12

The following boards describe the setting and interior layouts of the accommodation buildings. The narrative starts at Banbury Road frontage and moves westwards towards Woodstock Road.

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

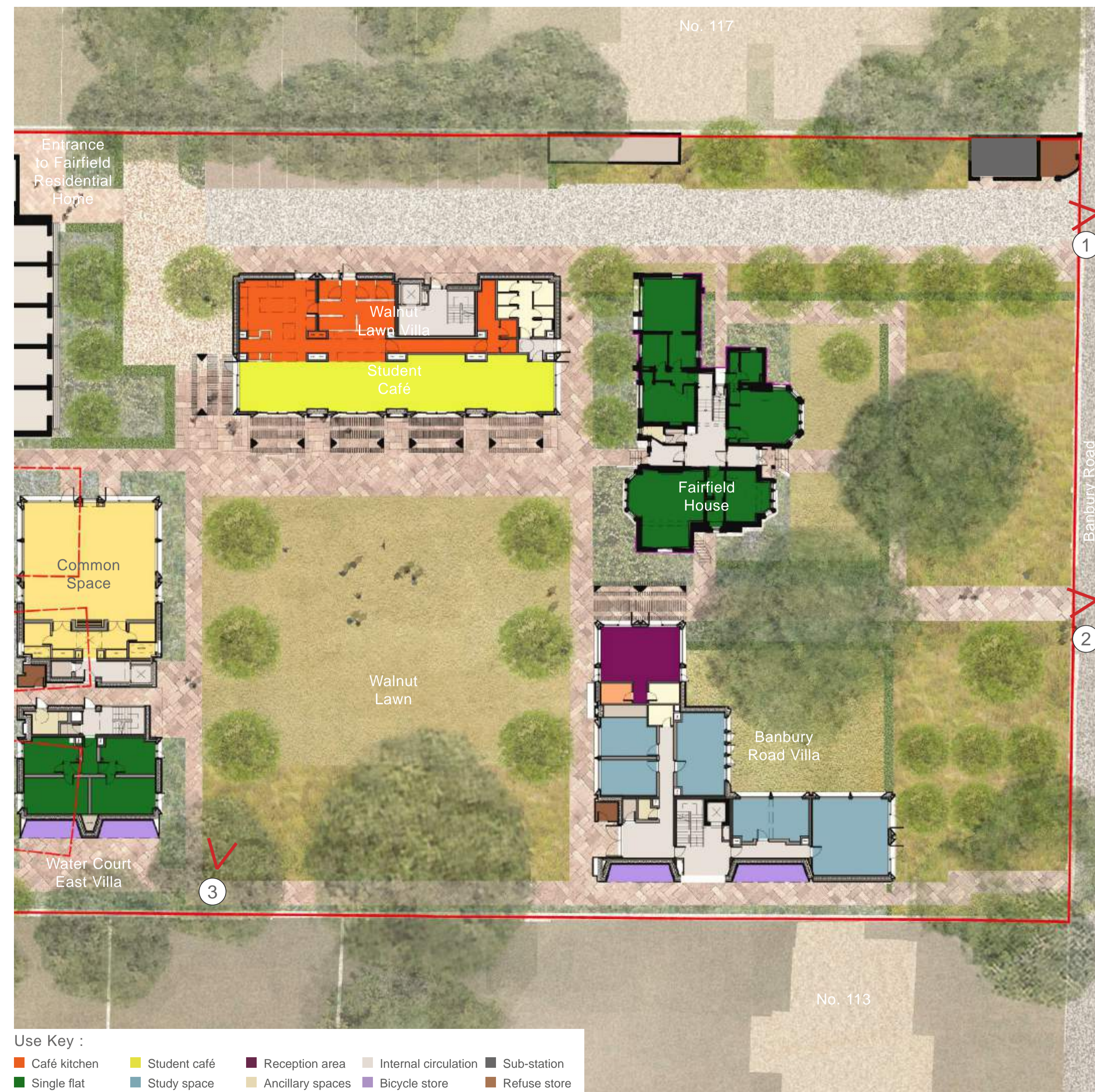
A Porters' Lodge / reception area in Banbury Road Villa is the only administration office in the new buildings. Visitors may take shelter under an outside canopy and enjoy immediate views of the gardens beyond. The Banbury Road Villa accommodates five study spaces and student study bedrooms on the first and second floors.

Walnut Lawn Villa - Student Café

Refer to View 3 on Board 9

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.

The café pergola to the south extends around the west façade, engaging with Fairfield Residential Home and creating a welcoming entrance for its residents.



Walnut Lawn Plan (1:250)



View 1 - Rendered view from Banbury Road of Fairfield House in the foreground towards Walnut Lawn Villa and Fairfield Residential Home. New trees line the boulevard.



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

9 WALNUT LAWN



View 3 - Rendered view of Walnut Lawn, looking north towards the student café (Refer to Board 8 for location)

10 WATER COURT

Water Court Villas - Passageway

Introduced passageways connect the site through the two Water Court Villas with stepping stones across the Water Court. The architecture and introduction of an additional route provides further hierarchy and strengthens the journey through the site.

Water Court - Covered Seating Area

A stand-alone lightweight structure situated at the southern end of Water Court may be used for covered seating.

Balcony for 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 possibly the installation of balconies on the first and second floor for the amenity of its residents.



Water Court Plan (1:250)

Use Key:

- Residential
- Common use
- Covered Seating Area
- Ancillary spaces
- Student gym
- Internal circulation
- Bicycle store
- Outline of 'Six Pavilions' scheme



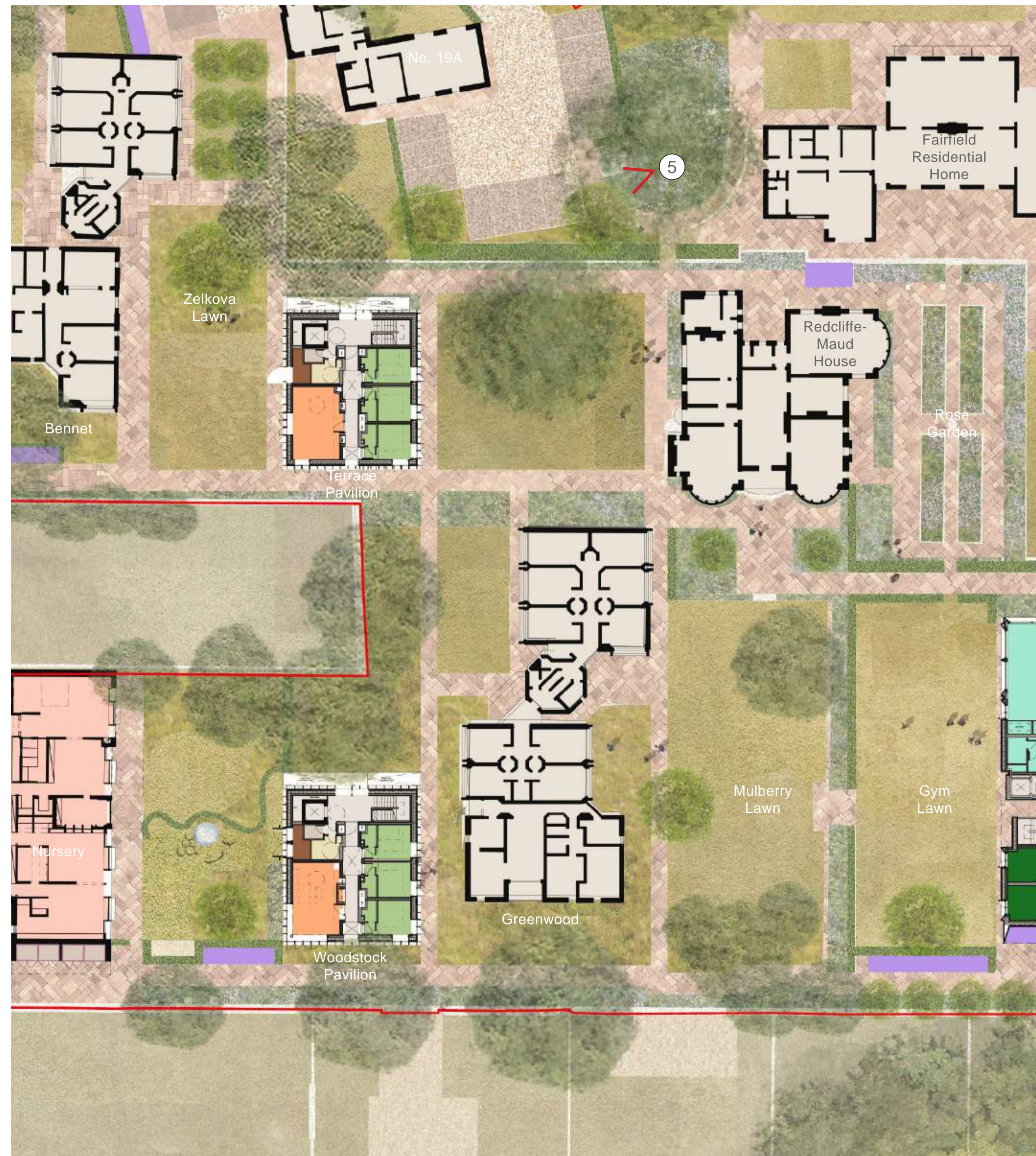
View 4 - Rendered view of Water Court, looking south towards the Covered Seating Area

11 TERRACE PAVILION AND WOODSTOCK PAVILIONS

At the western end of the site there are three student accommodation buildings; Staverton Villa (Refer to Board 12 for more information), Terrace and Woodstock Pavilions.

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.

Terrace and Woodstock Pavilions have limited visibility from Woodstock Road as per Views 6 and 7 (below).



1 Terrace Pavilion and Woodstock Pavilion Plan (1:250)

Use Key:

■ Study bedroom	■ Refuse store	■ Nursery	■ Bicycle store
■ Kitchen	■ Ancillary spaces	■ Internal circulation	



View 5 - Rendered view of Terrace Pavilion looking south west. Terrace and Woodstock Pavilions are designed to achieve a very low embodied carbon-footprint. This focus and celebration of contemporary sustainable building methods, emphasised by the timber cladding, creates a further reference to the adjacent Philip Dowson buildings.



View 6 - Current proposal of Woodstock Pavilion as seen from Woodstock Road between no. 98 & 96 (Refer to Board 12 for location)



View 7 - Current proposal of Woodstock Pavilion as seen from Woodstock Road between no. 96 & 94 (Refer to Board 12 for location)

12 STAVERTON VILLA AND THE NURSERY

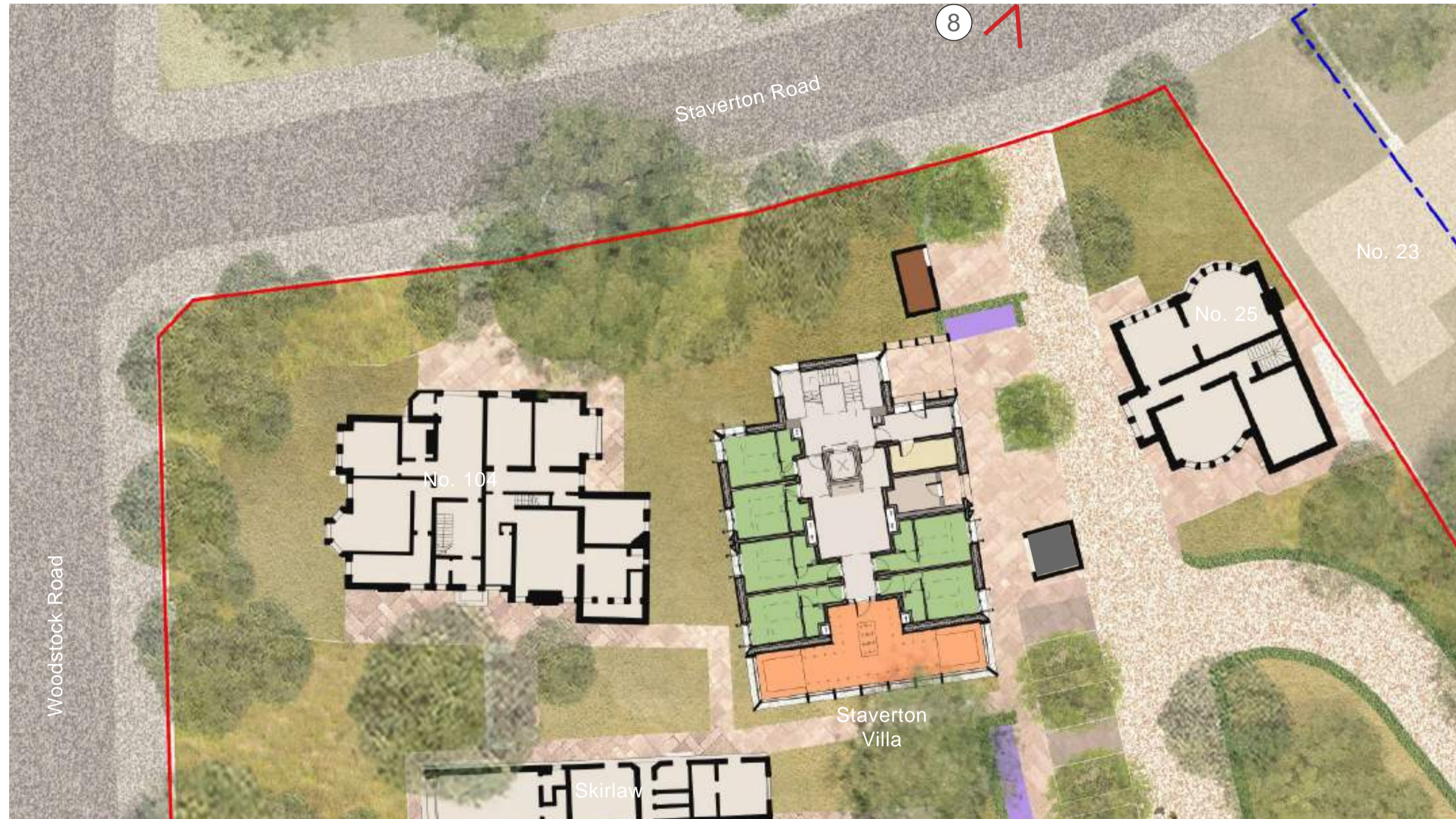
Staverton Villa

The building is conceived as a 3-storey villa with gables and pitched roofs, facing Staverton Road. The new villa is positioned between 104 Woodstock Road and 25 Staverton Road following the subtle curve of the road, retaining the rhythm of typical spacing and gapping for Staverton Road properties.

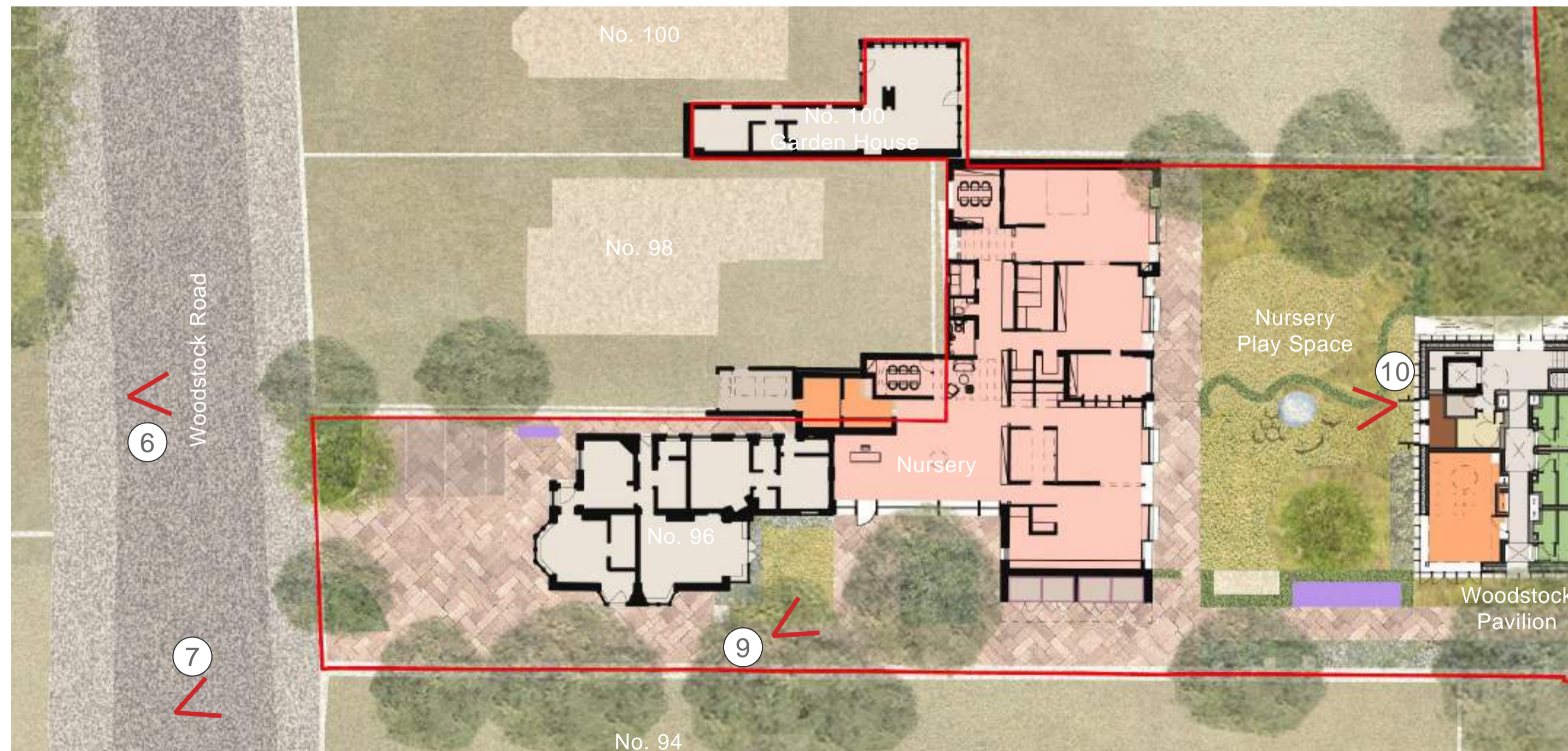
The Nursery

The nursery is located in the south-western part of the site at the Woodstock Road entrance. The building is a single storey extension and refurbishment of the Garden House.

The main entrance to the nursery is off the southern path connecting Woodstock with Banbury Road. Four play spaces are orientated to the east with doors into the play garden. Staff rooms and services are configured to the west.



Staverton Villa Plan (1:250)



Nursery Plan (1:250)

Use Key:

■ Study bedroom	■ Refuse store	■ Nursery	■ Bicycle store
■ Kitchen	■ Ancillary spaces	■ Internal circulation	



View 8 - Rendered view of Staverton Villa from the road looking south west.



View 9 - Rendered view of the entrance to the nursery, looking north east.



View 10 - Rendered view of the nursery, looking west towards Woodstock Road.

13 COMMUNITY OPPORTUNITIES

1 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

8 The Nursery

The nursery is located in the south-western corner of the site at the Woodstock Road entrance.



Rendered view of the nursery, looking west towards Woodstock Road.

7 The Pathways

The pathways and passageways across the site are designed to encourage people flow and permeability, but with places for people to stop, pause and interact. A place to rest and pause is the Covered Seating Area in the Water Court.



Rendered view of Water Court, looking south towards the Covered Seating Area

2 The Orchards

Heritage orchards, along with those shared with the residents of the new Fairfield Residential Home will be maintained and sensitively enhanced for the inter-generational community.



The Orchard north of Fairfield Residential Home

3 Gardening

Keen gardeners in the Home may wish to share time with the Nursery children in properly supervised arrangements.



Greenhouse potting shed

4 Landscaped Lawns and Courts

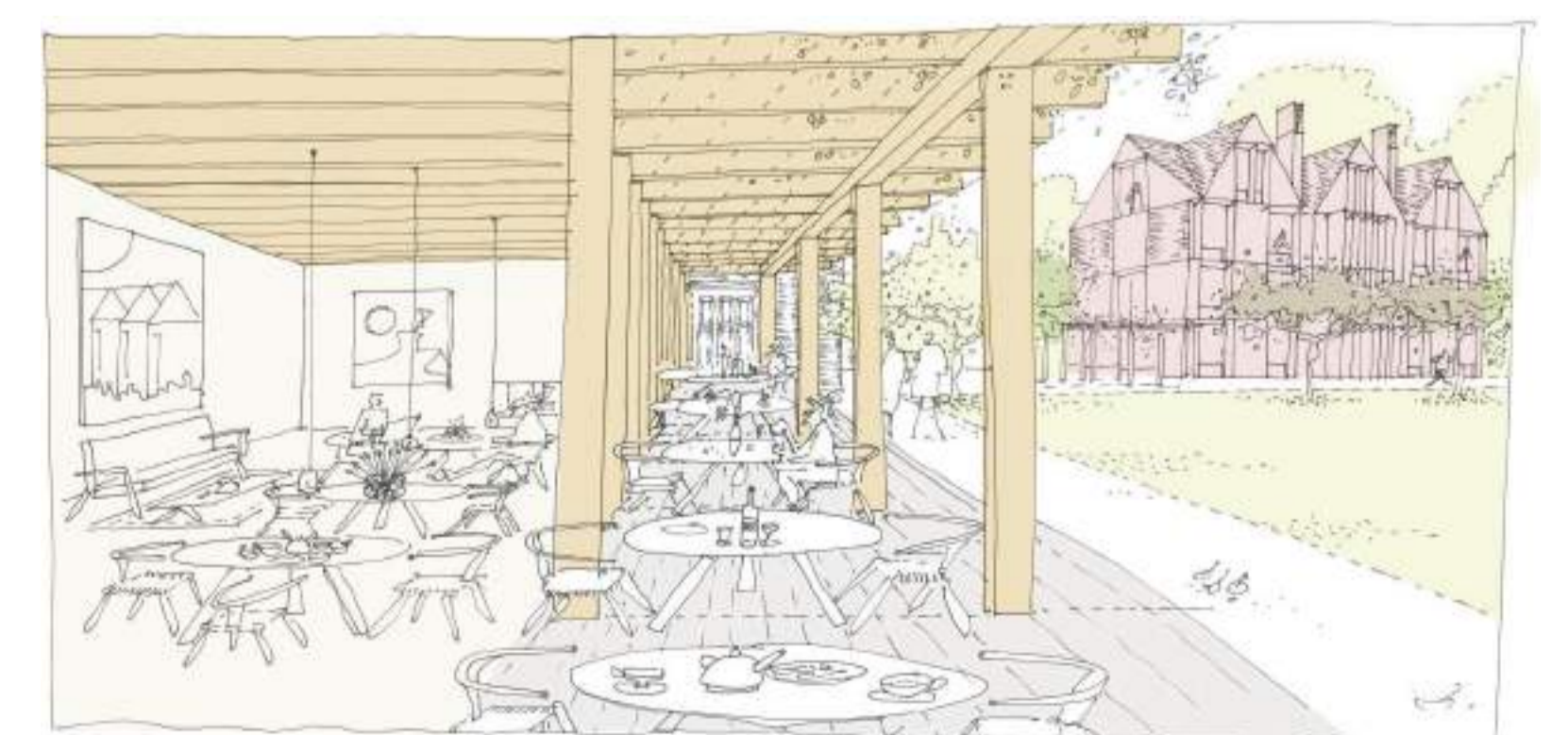
Landscaped lawns and courts of different styles are to be created across the site, offering a diversity of green spaces.



Rendered view of Walnut Lawn, looking north towards the student café

5 Student Café

The student café is designed with informal seating as well as quiet reading zones.



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

PLACEMAKING FOR AN INTERGENERATIONAL COMMUNITY

- Community – to support a thriving and diverse community interactions;
- Stimulation – to create cognitive stimulation and broad social circles;
- Education – to share and enrich each other through learning;
- Wellbeing – to stimulate an improved sense of joy, self-worth and self-esteem;
- Connectedness – to avoid isolation for any site resident, and
- Mental health – to show how 'quality place' has positive effects for any and all.

6 The Common Space

The Common Space positioned in the northern end of Water Court East Villa will have a number of College uses including evening seminars or talks, recitals, and similar events.



Residents of Fairfield Residential Home with local students

14 SUSTAINABILITY AND NEXT STEPS

Proposed Sustainability Strategy

The project is seeking to deliver the development in line with the City Council's emerging ambitious policy of 40% carbon reduction for new buildings 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
 - Rainwater harvesting

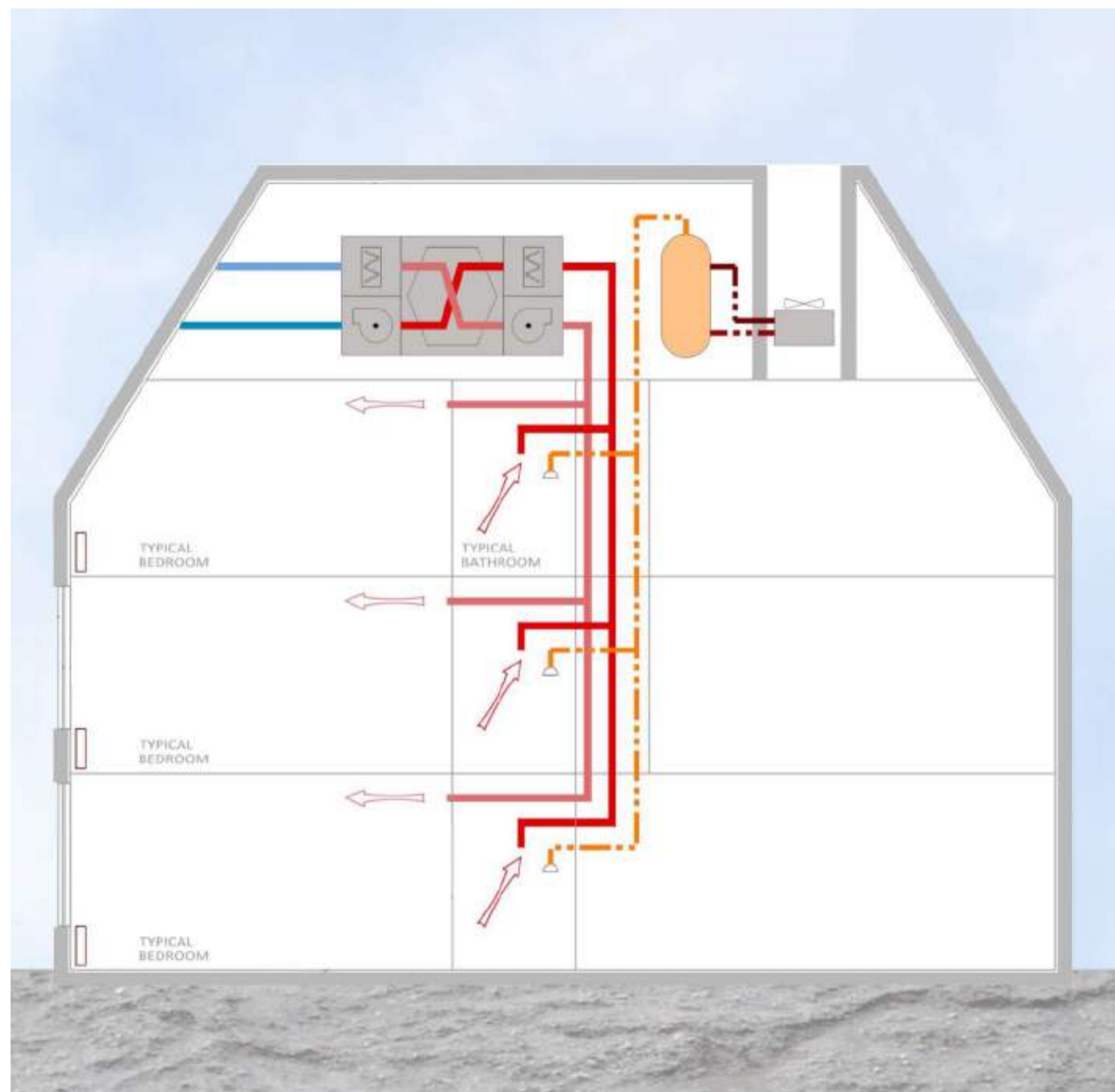
Structural Frame - CLT

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

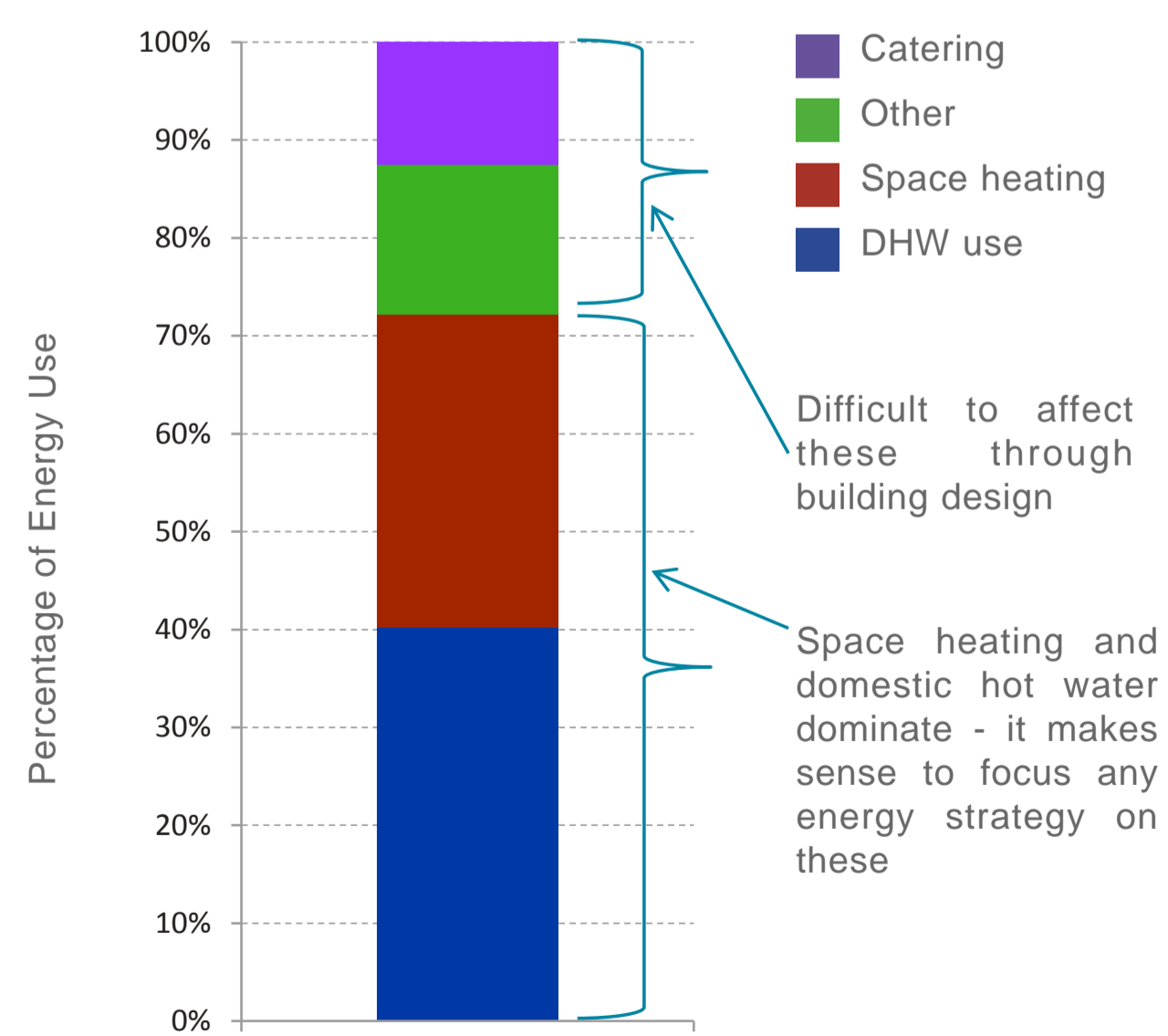
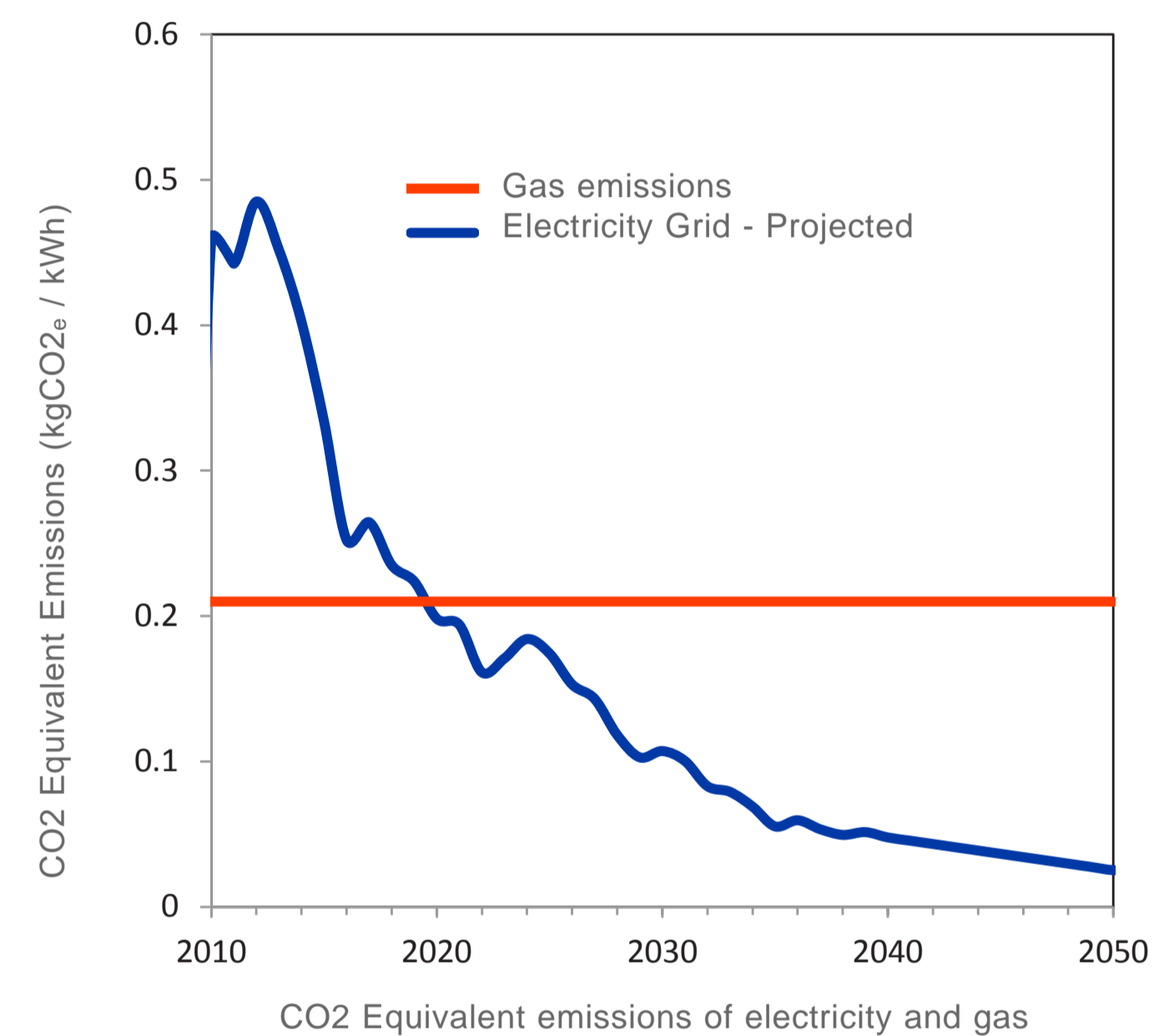
Structural walls, floors and roofs are formed of solid CLT panels and assembled on site - meaning faster construction, a lot less deliveries to site to construct the frame. It is a "dry trade" so it is also quieter to construct. CLT also achieves very good air tightness to help the thermal efficiency of the building during its life.

Project Delivery Commitments

- The College will appoint a contractor who is a member of the Considerate Constructors Scheme.
- The design will include prefabricated elements such as the cross laminated timber frame.
- 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.



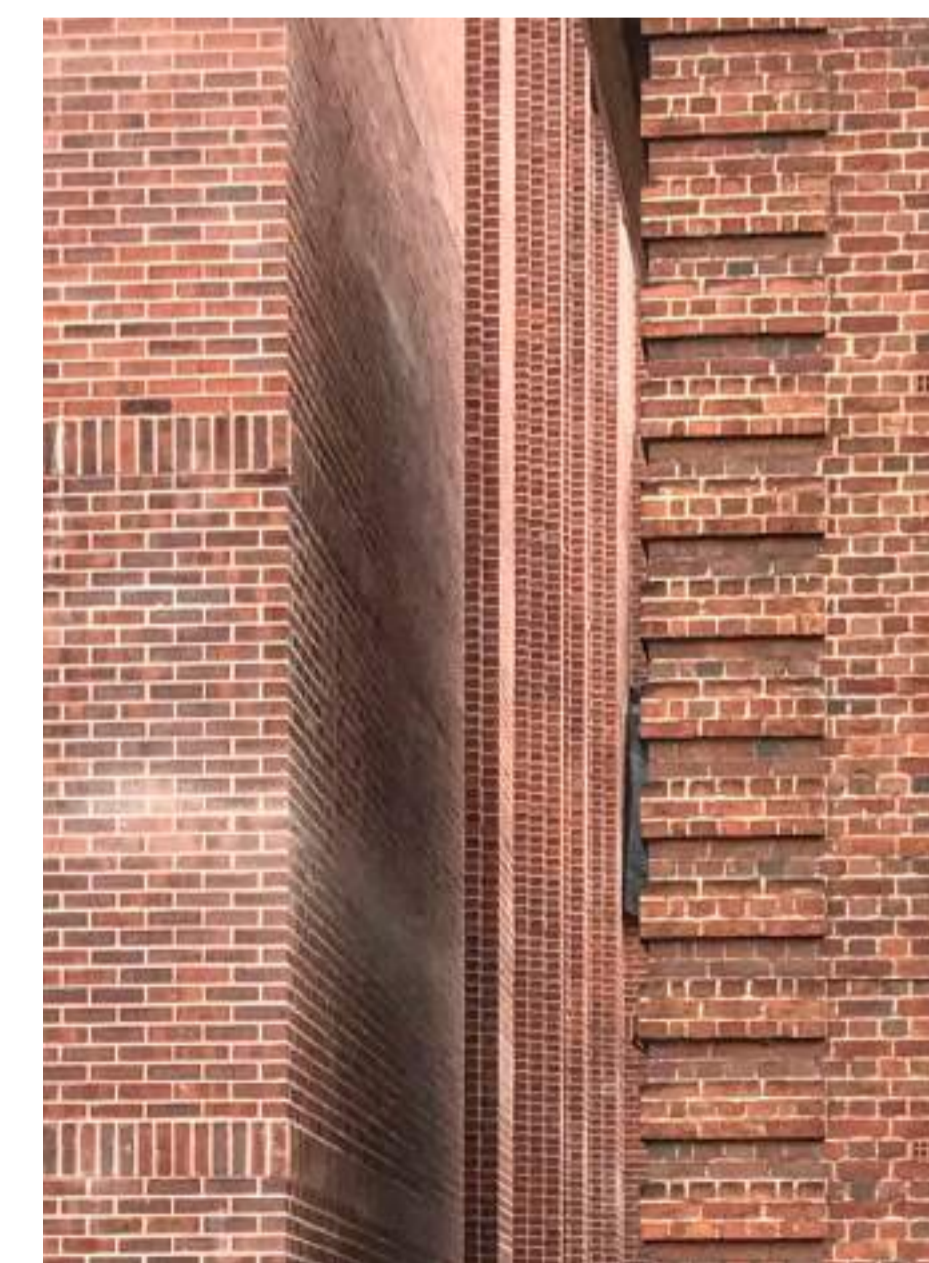
Section diagram showing mechanical and electrical strategy of a typical building



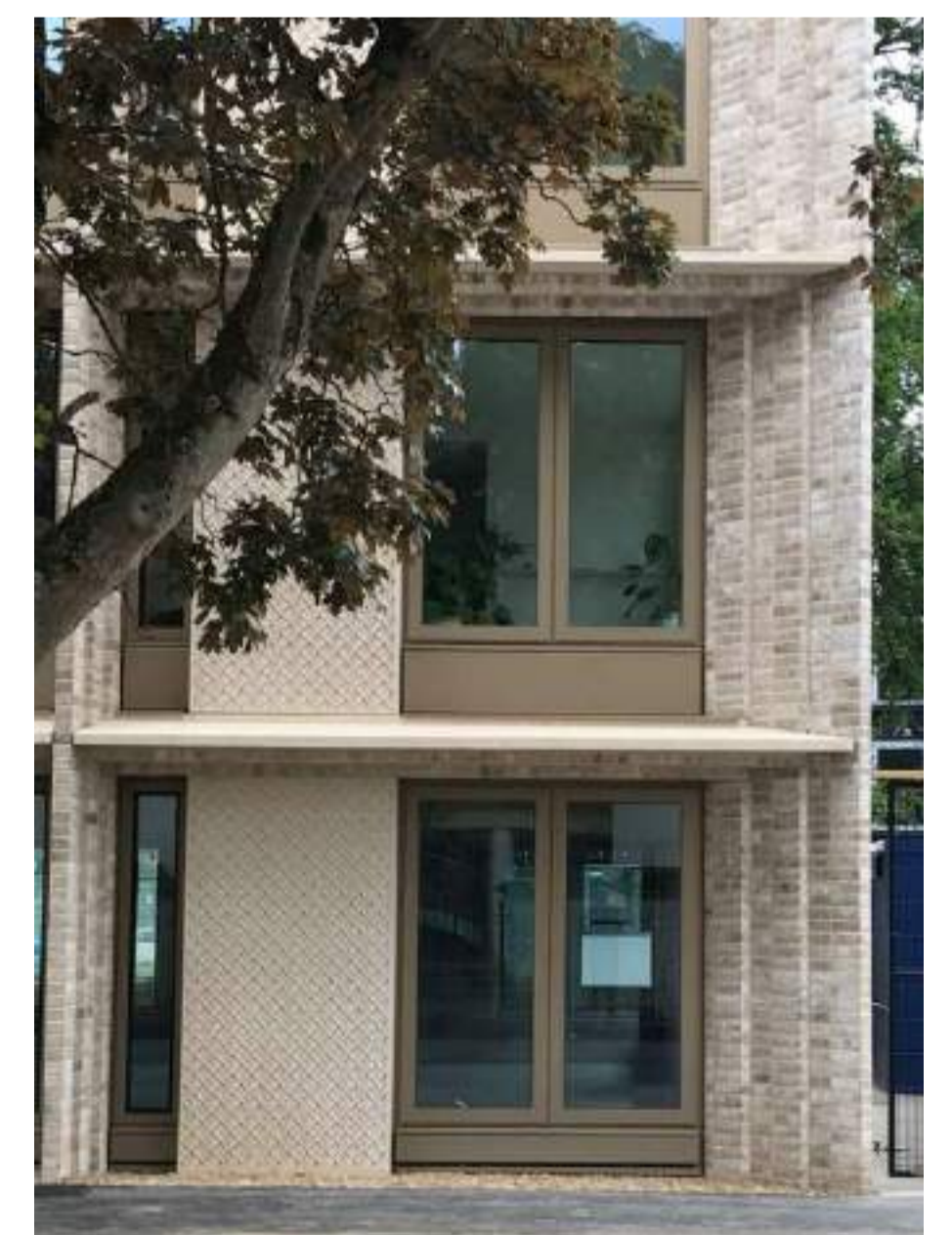
Energy usage in student accommodation



Catherine Hughes Project, Somerville College by NMLA. This building is CLT frame with a brick façade.



Catherine Hughes Project, Somerville College by NMLA



Balliol College Student Accommodation by NMLA