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 term 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.

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 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.


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.

Concept

The proposal is for the current and new buildings to frame a series of gardens and courtyards 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 subsidies’ 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.

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

New entrance - more welcoming increased width and added trees

New framed entrance square from Staverton Rd

View and main entrance approach improved

Front garden created to improve setting of Fairfield House from Banbury Rd

Pedestrian path through the site

Cedar trees celebrated

New bicycle entrance and cycle path through the site
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 'arcaian 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. Malus 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. sylvatica (Cut-leaf beech)
K. Morus nigra (Mulberry)
L. Zelkova serrata (Zelkova)
M. Fagus sylvatica (Beech)
4 BANBURY ROAD

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.

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

Entrance and Porters’ Lodge

Site Extents

Walnut Lawn Villa - Student Café

Student Café

Banbury Road Villa

Use Key:

- Study bedroom
- Common use
- Reception area
- Internal circulation
- Sub-station
- Ancillary spaces
- Nursery
- Refuse store

Walnut Lawn

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

Banbury Road Elevation

Site Section AA

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 oaks in the foreground and proposed new orchard planting.
WALNUT LAWN

View 3 - Rendered view of Walnut Lawn, looking North towards the student cafe (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.

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.
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.
**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.

**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.

**New Landscaping to the West of Redcliffe-Maud House**

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

**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.

**Student Café**

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

**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.

**PLACEMAKING FOR AN INTERGENERATIONAL COMMUNITY**
9 BUILDING DESIGN AND SUSTAINABILITY

Facade 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 window. For example, we imagine that the fenestration to the kitchen / dining areas will be more generous and projecting.

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.

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

![Aerial view of East façade of Water Court West Villa](image)

![Section diagram showing mechanical and electrical strategy of a typical building](image)

![Graph showing CO2 emissions and energy use](image)
10 NEXT STEPS

Indicative Programme

<table>
<thead>
<tr>
<th>Month</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>July 2019</td>
<td>First Public Consultation</td>
</tr>
<tr>
<td>September 2019</td>
<td>Second Public Consultation</td>
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<tr>
<td>4th Quarter 2019</td>
<td>Submission of Planning Application</td>
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<tr>
<td>2nd Quarter 2020</td>
<td>Anticipated OCC Determination of Planning Application</td>
</tr>
<tr>
<td>4th Quarter 2020</td>
<td>Start on Site (Subject to Planning)</td>
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<tr>
<td>3rd Quarter 2023</td>
<td>Target Occupation</td>
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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.