Oxford Brookes University welcomes you to our second exhibition where you can review the detailed proposals for our Clive Booth Student Village redevelopment scheme, which forms part of our Headington Campus Development Plan.

In this exhibition you can:

1. Understand the different projects that make up the Headington Campus Development Plan;
2. View the detailed design information for the proposed Clive Booth Student Village redevelopment;
3. Understand the programme for the Headington Campus Development Plan;
4. Review the University's emerging sustainable transport strategy.

In our first exhibition in March of this year we:

- outlined the issues currently faced by the University and how we propose to relocate activity from Wheatley to Headington
- explained the site analysis and objectives of the Campus Development Plan
- provided detailed design information about the proposed New Faculty Building, replacing the Helena Kennedy building, which has since been submitted to Oxford City Council and is under assessment
- presented the masterplan and massing principles for the redevelopment of the existing Clive Booth Student Village.
2. OXFORD BROOKES’ VISION

We are formulating a ten-year plan for our Oxford-based activity to create a vibrant academic community, delivering better services for students, staff and the community and using the estate more efficiently. The key objectives of the Headington Campus Development Plan are:

1. Increase the amount of University managed student accommodation

Oxford Brookes is committed to reducing the number of students living outside University-managed accommodation within the city and is working towards a Residential Investment Plan. With the completion of the former Cowley Barracks site and the anticipated submission of the Clive Booth Student Village proposal, we expect to be compliant with the City Council’s thresholds for students housed in the private housing market by 2019/20 (taking account of proposed changes in planning policy).

University owned accommodation is essential to meeting a number of key objectives:

- More affordable rent;
- Better managed student experience and appropriate pastoral care;
- Allows upgrading and refurbishment works on older halls;
- Supporting the University’s aspirations for modest future growth.

2. Consolidate our estate

Oxford Brookes has identified a series of opportunities from intensifying the use of our space to focusing our investment on delivering an exceptional student experience. Rationalising our campuses, through the withdrawal of the Wheatley Campus will provide the University with the opportunity to focus, providing new and refurbished facilities that match the quality of our teaching and research.

The first phase of the withdrawal is complete now that the Business School has moved to the Headington Campus. The second phase is underway, with our planning application for a new building for the Faculty of Technology, Design and Environment at Headington Hill. This is a key project that will enable our withdrawal from the Wheatley Campus and its eventual closure and future redevelopment.

3. Improve student and staff wellbeing and experience across the campus

Student and staff welfare is a priority to the University. The Headington Campus Development Plan seeks to improve the experience of students and staff members across the campus. This will be achieved through the provision of improved connectivity, particularly between the Clive Booth Student Village and Headington Hill; the creation of external social/study spaces to engage with the unique landscape of the site; and on-site student accommodation to provide appropriate pastoral care.

The consolidation of the campuses will also bring faculty academics to one single campus. In doing this, the University hopes to develop a more collaborative approach to teaching and research work amongst its staff members.
3. HEADINGTON CAMPUS DEVELOPMENT PLAN BACKGROUND

At our last exhibition we highlighted the analysis of the site that has informed our Headington Campus Development Plan. The key opportunities and constraints that were identified are:

1. Wayfinding and connectivity

Whilst the majority of the pedestrian routes across the campus are well used and of a medium to high quality, it was found that a large number of students use Pullens Lane and Cuckoo Lane to walk between Gipsy Lane and Clive Booth Student Village. These routes are private roads and do not have the necessary lighting and paving to support quality routes. As such, the Development Plan seeks to improve student movement across the two sites and into the Clive Booth Student Village.

2. The mature trees and landscape setting

Headington Hill has a unique landscape setting with a number of large mature individual trees and important tree groups. The Clive Booth Student Village in particular is characterised by significant tree groups, which give it a woodland setting. Although the buildings currently sit amongst the landscape, the relationship between the buildings and external spaces can be improved.

3. Quality and lifespan of existing buildings

An assessment of the quality of all existing buildings found that the majority within the undergraduate part of Clive Booth Student Village provide a neutral contribution in terms of quality. These buildings were mainly constructed in the 1990s (however some buildings date back to the 1970s) and are of poor quality and unable to be adapted. As Gipsy Lane has recently undergone a significant transformation, the quality and lifespan of the majority of these buildings is high and interventions are limited to internal refurbishments only.

4. Heritage

The majority of the campus is located within the Headington Hill Conservation Area and there are a number of listed buildings on the Headington Hill site; Headington Hill Hall (Grade II*), the Lodge House (Grade II) and the Bridge over Headington Road (Grade II). The undergraduate buildings detract from the character of the Conservation Area. The Campus Development Plan seeks to resolve these issues and enhance the heritage character of Headington.

5. Existing layout

The piecemeal approach to development across the campus, particularly at Headington Hill and Clive Booth Student Village, has resulted in an inefficient layout of buildings, roads, car parking and pedestrian/cycle routes. The Campus Development Plan will seek to prioritise safe pedestrian and cycle movement across the site and provide a logical and efficient layout of buildings, better connecting the buildings to the landscape.
4. HEADINGTON CAMPUS DEVELOPMENT PLAN

As a result of our assessment, a number of projects have been identified for the 10-year plan for the University.

The projects in the adjacent table comprise the Headington Campus Development Plan with Phase 1 being delivered between 2018 and 2022. Timings for the remaining phases will be confirmed during delivery of Phase 1. These projects will sit alongside the University’s current commitment to invest at its Harcourt Hill Campus as well as a programme of refurbishments in its off-campus halls of residence.

<table>
<thead>
<tr>
<th>Phase</th>
<th>Project</th>
<th>Project ID</th>
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<tbody>
<tr>
<td>Phase 1</td>
<td>Completion of Sinclair building refurbishment</td>
<td>A-05</td>
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<tr>
<td></td>
<td>A new faculty building to replace the Helena Kennedy building (planning application submitted March 2016)</td>
<td>B-01-B-02</td>
</tr>
<tr>
<td></td>
<td>Redevelopment of the Clive Booth Student Village</td>
<td>C-01</td>
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<tr>
<td></td>
<td>Relocation of the Oxford Brookes Nursery (feasibility of a potential new location is currently being undertaken)</td>
<td>B-05</td>
</tr>
<tr>
<td>Phase 2</td>
<td>Feasibility for Fuller building replacement</td>
<td>A-01</td>
</tr>
<tr>
<td></td>
<td>Improvements to Centre for Sport</td>
<td>A-06</td>
</tr>
<tr>
<td></td>
<td>Linking landscape between Headington Hill and Clive Booth Student Village</td>
<td>B-06</td>
</tr>
<tr>
<td>Phase 3</td>
<td>Refurbishment of Abercrombie building</td>
<td>A-04</td>
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<tr>
<td>Phase 4</td>
<td>Refurbishment of Tonge building</td>
<td>A-03</td>
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<tr>
<td></td>
<td>Improvements to Gatehouse and Headington Hill Hall, including supporting landscape works</td>
<td>B-08-B-03-B-04</td>
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<tr>
<td></td>
<td>Refurbishment of the Drama Studio and Richard Hamilton building</td>
<td>B-07</td>
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<tr>
<td></td>
<td>Feasibility for Gibbs building replacement</td>
<td>A-02</td>
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</table>

Recently re-opened Clerici building, which has been refurbished with new social and collaborative learning spaces.

Proposals to replace the current Helena Kennedy building with a new building for the Faculty of Technology, Design and Environment.

Headington Campus Development Plan
5. OXFORD BROOKES WOODLAND VILLAGE CONCEPT

The distinctive landscape setting and topography of the Clive Booth Student Village presents the opportunity to create a student village that interacts and engages with the surrounding woodland. The vision for the new accommodation is the Oxford Brookes woodland village.

The concept supports a landscape led approach to public realm design that puts people first, building a strong sense of place that helps to build a university community.

Our concept embraces the principles of biophilia – people’s innate connection with nature, and its role in maintaining health and wellbeing as well as reducing stress and improving cognitive performance.

Biophilic design is about bringing people into close and frequent contact with nature and designing for people.

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The proposed layout of the Oxford Brookes woodland village relates to key groupings of trees, site topography, appearance in views from the City, important desire lines for students and the wider woodland setting of the site.
7. LANDSCAPE DESIGN

The landscape is essential to supporting social engagement and will provide a variety of settings to support outdoor study and socialising.

A. Village Arrival
B. Events Space
Large open areas with soft landscaped edges and seating for bigger gatherings and informal pop-up events.

C. Garden Terraces
Responding to the steeply sloping site, a cascade of steps descend the central space, connected by informal planting and level areas to pause in.

D. Cuckoo Lane Gateway
A level arrival space and welcoming entrance with places to pause, sit, and meet friends.

E. Woodland glades
Open spaces between buildings and among the trees with places to study and socialise.

F. Woodland courts
Sunny, formal south facing spaces between the buildings, where the woodland connects with the village.
8. ARCHITECTURAL DESIGN

The buildings will provide a quiet backdrop to the woodland setting of the student village.

Massing and heights

The massing and height of the buildings are informed by the topography and location of the site. The external designs of the proposals have been shaped by the key views into the site from neighbouring properties as well as the long range views from Oxford City Centre.

The new buildings will be a range of heights from 2-6 storeys, stepping to follow the undulating topography of the site. The taller buildings will be concentrated within the southwest portion of the site to minimise impacts on the adjoining houses and allotments to the north and east.

Accommodation typologies

A number of different types of accommodation are proposed to offer students a variety of options and price points. Townhouse style buildings are located in the northeast corner of the site, which comprise communal spaces at ground level and 12 bedrooms across the first and second floors. Flats are proposed in the central and southwest areas of the site. They are comprised of a combination of en-suite and shared facility units. Kitchen areas and communal spaces are located at the ends of each of the floors as well as the central portions of the buildings.

Precedents

Aarhus University, AAT Architects
Accordia Cambridge, FCB Studios, Alison Brookes, Maccreanor Lavington
9. ARCHITECTURAL DESIGN

Fenestration

The window treatments have been inspired by the surrounding nature. These will be used to create patterns within the ventilation panels.

Materials and colour palette

A colour analysis of the surrounding buildings and landscape was undertaken to inform the palette of materials used for the proposals. Materials that reflect a layering of texture and colour will be used, with a focus on brick, and the use of timber and laser cut panels to add detail and articulation.

Wooden cladding will be used to highlight communal spaces such as kitchens. Laser cut panel details.

Varying shades of bricks will be used to add visual interest.
10. THE PROPOSALS

- Woodland courts
- Arrival from Cuckoo Lane
- Centre of terraced gardens
- Townhouses and woodland courts
- Terraced gardens
- Main thoroughfare through proposals
11. VIEWS AND TOWNSCAPE

Views of the proposals from Oxford city centre have been carefully tested and considered. Ten key viewpoints of the site were assessed as part of this exercise; however the University Church of St Mary’s the Virgin Tower is the highest and closest publicly accessible viewpoint to the development site and has been used as the basis for our assessment. The architecture, materials, colour palette, distribution and height of buildings have been carefully considered to ensure that they are recessive and sit quietly against the green backdrop of Oxford when viewed from, or across the city. Additional local kinetic and townscape views have also been assessed.
Environmental Impact Assessment
An Environmental Impact Assessment has been carried out and used to inform the design and ensure appropriate mitigation is incorporated as part of the development. This is being discussed with technical officers at Oxford City Council and other statutory bodies. An Environmental Statement will be submitted with the planning application. The key topics that will be addressed are air quality, built heritage, ecology, landscape and visual impacts, noise and vibration and transport.

Ecology
A desk study and site surveys have been carried out to assess the presence of habitats and protected species. It was found that the majority of the site is not generally considered to be of high ecological value.

The northern part of the site, however, accommodates woodland trees, which are likely to be used by a range of species including bats and birds. Hedgerows and two ponds were also identified as Habitats of Principle Importance. These areas will be maintained and protected through the design of the proposals.

Great crested newt surveys found no trace of the species on site. Bat surveys found 3 bat roosts in buildings to be demolished, which will be removed under the necessary Natural England licences. Protection and enhancement measures such as native planting, management of existing habitats, installation of bat boxes and sustainable drainage features will be incorporated in to the proposals to mitigate biodiversity impacts and provide a net increase in biodiversity overall.

Air quality
Given the residential nature of the proposal, any potential impacts will be confined to the construction traffic of the development. This is due to an increase in heavy-duty vehicles during redevelopment. Vehicle movements once the site is in operation will be limited to the start and end of semester, and deliveries, taxis and maintenance vehicles during semester time. A detailed Air Quality Impact Assessment will be submitted alongside the planning application which will identify any impacts from the proposals and ensure they are appropriately reduced and mitigated.

Trees
We have used the heavily wooded character of the site to inform our strategy for its redevelopment. Wherever possible, buildings are accommodated within current footprints and although a number of trees will be removed, many more will replace them. Canopy cover is important here as it contributes to the ‘green backdrop’ of Oxford. We have assessed how new tree planting will fare over time and ensured that it will successfully replace the current level of cover in the long term.

Sustainability and renewable energy
The University is committed to delivering schemes that are sustainable and energy efficient. The primary focus has been to reduce the energy demand in the first instance through sustainable building design and materials, passive design measures and prefabricated materials constructed off site. Low and zero carbon sources of energy are included in the design through the use of a combined heat and power plant and installation of solar panels. This will ensure that we meet the Council’s target of 20% reduction in carbon as a minimum.

Archaeology
A desk-based archaeological review of the site has been undertaken. The site does not contain any designated archaeological assets. It was also concluded that due to the developed nature of the site over the last 30 years, there would be little to no non-designated archaeological assets within the boundaries of the site.

Accessibility
The site is on a steep slope making movement for some difficult. There is presently no level access to most buildings or around the site. A lift will allow access from the terraced garden up to the Cuckoo Lane entrance, and all buildings will have level access.

Flooding and drainage
The site is within Flood Zone 1 and is at low risk of flooding from all sources. Sustainable drainage systems will be used to manage surface water run-off from the site, and attenuate any increase on site. A water and sewer infrastructure investigation has been prepared and will accompany the planning application. We are discussing network capacity with Thames Water to ensure that foul network needs of the development can be accommodated and any upgrade works required can be carried out prior to occupation.
13. TRANSPORT AND PARKING

The University is committed to sustainable travel. The closure of the Wheatley Campus and redistribution of University facilities will result in a modal shift and altered travel patterns. The University’s Travel Plan will address this change by carefully considering the BROOKESbus service, cycle parking and car parking.

Walking and cycling

Walking and cycling are the most sustainable modes of travel and are strongly encouraged by the Travel Plan. Cycle parking is available at all campuses and halls of residence and will see a 111% increase through current development projects.

We have also introduced the OXONbike cycle hire scheme and host regular “Bike Doctor” visits for cycle maintenance. Staff are also invited to purchase cycle equipment through the cycle scheme.

The Headington Campus Development Plan will see an improved network of pedestrian routes, especially between Clive Booth Student Village and the Headington Hill site, and enhanced cycle parking provision, across the Headington Campus.

Public transport

Each year, we invest over £2.4 million in the BROOKESbus service, a citywide network that connects all our campuses and halls of residence for students and provides a service for the local community. All students based in halls are issued with a bus pass.

- The BROOKESbus fleet has moved almost 16 million passengers since 2009, saving an estimated 1.4 million car journeys each year.
- Free travel on the BROOKESbus is given to the majority of Oxford Brookes students with over 15,000 BROOKESkey annual passes currently active.
- In 2017, circa 60% of all journeys were made by community members, providing an important service for local neighbourhoods and dramatically helping to reduce car trips in the area.

The closure of the Wheatley Campus provides an opportunity to review services in support of our Oxford campuses.

Car Parking

The University is working hard to reduce single occupancy car journeys to our campuses and surrounding streets. We introduced a new parking policy in May 2017, aiming to make people think about how they travel to work and encourage them to share journeys and use alternative methods of travel.

Our commitment to the provision of high quality sustainable transport options (BROOKESbus and Cycle Schemes) has allowed us to reduce the amount of on-site parking at our Headington Campus. Therefore, a modal shift to sustainable transport methods will need to occur. Due to a number of Oxford Brookes staff who currently work in Wheatley living closer to Headington Campus there will be a 25% reduction in staff eligible for a parking permit.

Travel plan achievements

The 2017 Travel survey shows:

- a 6% decrease in single occupancy journeys from 2014 to 2017 for staff
- an overall increase in staff and students using the Park & Ride sites
- 57% of staff members at Headington utilise sustainable methods of transport to commute to work (bus, walking, cycling, Park & Ride)

Car and bicycle parking strategy

Vehicular access

Vehicular access

The site will prioritise pedestrian access. Vehicular movement within the site will be limited to maintenance and emergency vehicles (shown in red). All other vehicle access will be restricted to the site entrance from John Garne Way and will be controlled with barriers.
14. FAQS AND NEXT STEPS

Frequently Asked Questions

In our last exhibition we provided you with the opportunity to ask questions and provide feedback. We have included the frequently asked questions with their answers below.

Q: Will I be able to access my allotments?
A: Yes, the proposals will not prevent access to any other properties including allotments. We will prepare a detailed Construction Traffic Management Plan to ensure impacts on adjoining properties are avoided or mitigated.

Q: How are you going to encourage students to walk through the campus?
A: Our Headington Campus Development Plan includes high-quality external landscaping works within the Headington Hill site. It is expected that the new faculty building with its café and public spaces will become a main feature within the site that will draw and steer foot traffic. Key pathways will then lead on from the building down through to the Clive Booth Student Village. This will assist in alleviating foot traffic along Cuckoo Lane and Pullens Lane.

Q: What’s the plan for parking and deliveries?
A: We have detailed operational plans for access to halls at the start and end of semester and key deliveries to site are managed by the halls staff. We are currently reviewing general access points across the whole site to allow us to manage all traffic more effectively.

Q: Are you going to have conversations with Thames Water on managing the increased capacity need for the sewers?
A: We are currently in discussions with Thames Water regarding the capacity of the existing infrastructure. Early advice has indicated that upgrade works will be necessary; however they can be carried out alongside our construction programme to ensure no capacity issues arise.

Q: Will the new buildings affect the sunlight on the allotments?
A: Building heights in the north and east of the site have been kept to a minimum to avoid overshadowing of allotments and residential properties so there will be no change from existing.

Q: How will parking be managed?
A: The University implements strict parking policies, which apply to all on-site car parks. Permits are available for staff members to apply for; however Headington students are not provided with car parking unless they possess a blue badge. There will be no additional car parking spaces created as part of the proposals.

Q: Will you be building in the woods?
A: The woodland in the northern portion of the site is to be maintained and will be unaffected by the proposals. This area is considered to have high quality habitat values for local wildlife and as such, is viewed as an asset to the University and will be preserved.

Q: Will you be keeping the trees?
A: The proposals will require the removal of some trees across the site. We are, however, working closely with Oxford City Council tree officers to ensure that our replanting scheme will result in no net loss to the existing canopy cover of the site in the long term.

Q: Will this mean the Oxford Brookes Nursery will be closed for a period of time?
A: We are currently investigating various strategies to manage the re-location of the nursery and minimise disruption to its operations. We will ensure that there is no break in the provision of services.

Anticipated programme

It is our intention to submit the Headington Campus Development Plan and a full planning application for the Clive Booth Student Village scheme in the summer of 2018. The following is an anticipated timeline of phased construction and delivery:

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>7 &amp; 8 March 2018</td>
<td>First public consultation event</td>
</tr>
<tr>
<td>27 &amp; 28 June 2018</td>
<td>Second public consultation event</td>
</tr>
<tr>
<td>12 July 2018</td>
<td>Deadline for public consultation feedback</td>
</tr>
<tr>
<td>Summer 2018</td>
<td>Planning application submission</td>
</tr>
<tr>
<td>Autumn 2018</td>
<td>Planning decision received</td>
</tr>
<tr>
<td>January 2019</td>
<td>First phase of demolition commences</td>
</tr>
<tr>
<td>Summer 2020</td>
<td>Initial tranche of student bedrooms available</td>
</tr>
<tr>
<td>Autumn 2020</td>
<td>Second phase of demolition commences</td>
</tr>
<tr>
<td>Autumn 2021</td>
<td>Second tranche of bedrooms available</td>
</tr>
<tr>
<td>Winter 2021/22</td>
<td>Third tranche of student bedrooms available</td>
</tr>
<tr>
<td>Summer 2022</td>
<td>Final phase delivered and construction completed</td>
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Thank you for coming to our exhibition. Please fill out a comments form or alternatively, speak with a member of the team.