

# 1 - HARCOURT HILL CAMPUS

September 2012

Supported by:



**Oxford Brookes University's Harcourt Hill campus is the home of the School of Education. The original Westminster College, founded in 1851, has had a home in Harcourt since the 1950s and was merged with Oxford Brookes University in 2000.**

The School of Education is highly regarded and trains hundreds of primary and secondary school teachers each year, many of whom stay in Oxfordshire to work.

The campus plays a vital role in University and community life - it offers local employment opportunities, supports a frequent bus link to Oxford and enables local access to excellent sporting facilities.

We have carried out some development on the campus, recently opening new halls of residence to provide over 300 rooms for undergraduate and postgraduate students. These halls of residence provide over 300 rooms with ensuite facilities and communal social areas.

However, if students, staff and the community are to continue to benefit from the campus, further investment is required. This is because there have been significant changes in higher education, and also because many of the buildings are reaching the end of their useful lives.

This makes it a good time to consider a long term plan for improving other fundamental aspects of the estate, including the wider campus layout.

To do this we have been developing and consulting on a 'Masterplan' for Harcourt. This will provide a long term framework for development of the site over the next 20 years.

The Masterplan will inform a significant review by the University of the future of its whole estate and will enable any future building decisions to be made in a

coherent and consistent manner.

We exhibited initial plans for this in 2007 and this exhibition shows the work we have carried out since then, in response to feedback received, and provides an opportunity to hear your comments on the latest masterplan alongside a similar process we are now running at our other campus in Wheatley. Once we have heard your comments, we are intending to submit a final Masterplan for this campus to the Vale of White Horse District Council's Cabinet for its formal adoption as a Supplementary Planning Document.

# 2 - WHAT WE'VE BEEN DOING

September 2012

In 2007 we consulted with students, staff and the local community on a campus development plan for Harcourt. Two options were presented:

## Option 1

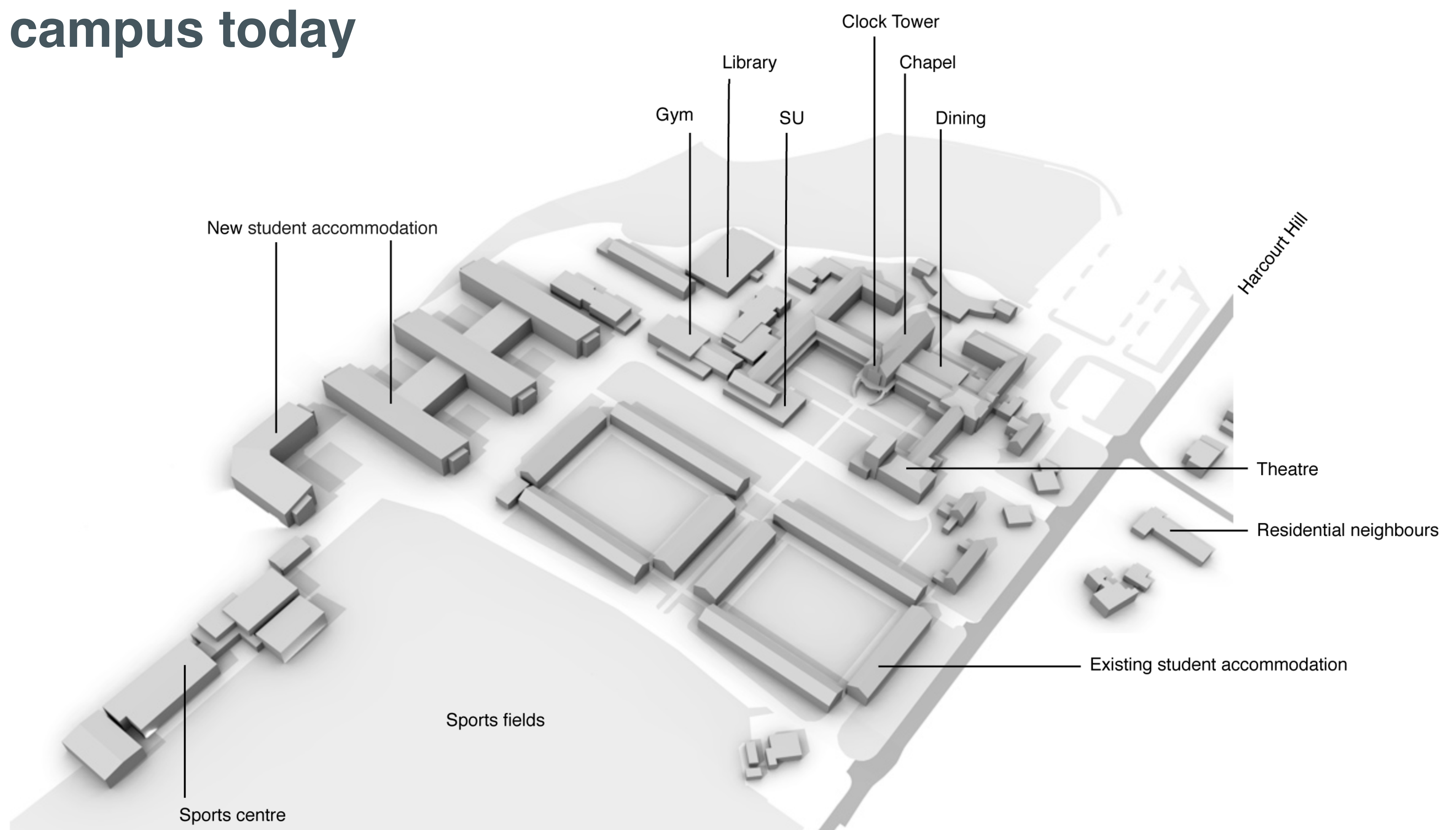
A grand avenue through the heart of the campus, with a route for all transport and pedestrians within the centre of the campus.

## Option 2

A more informal, pedestrian-focused campus with footpaths running through green spaces and a vehicle circulation route around the edge of the campus.

Option 2 was the most popular and this has been central to further development of the masterplan for the campus.

## Harcourt Hill campus today



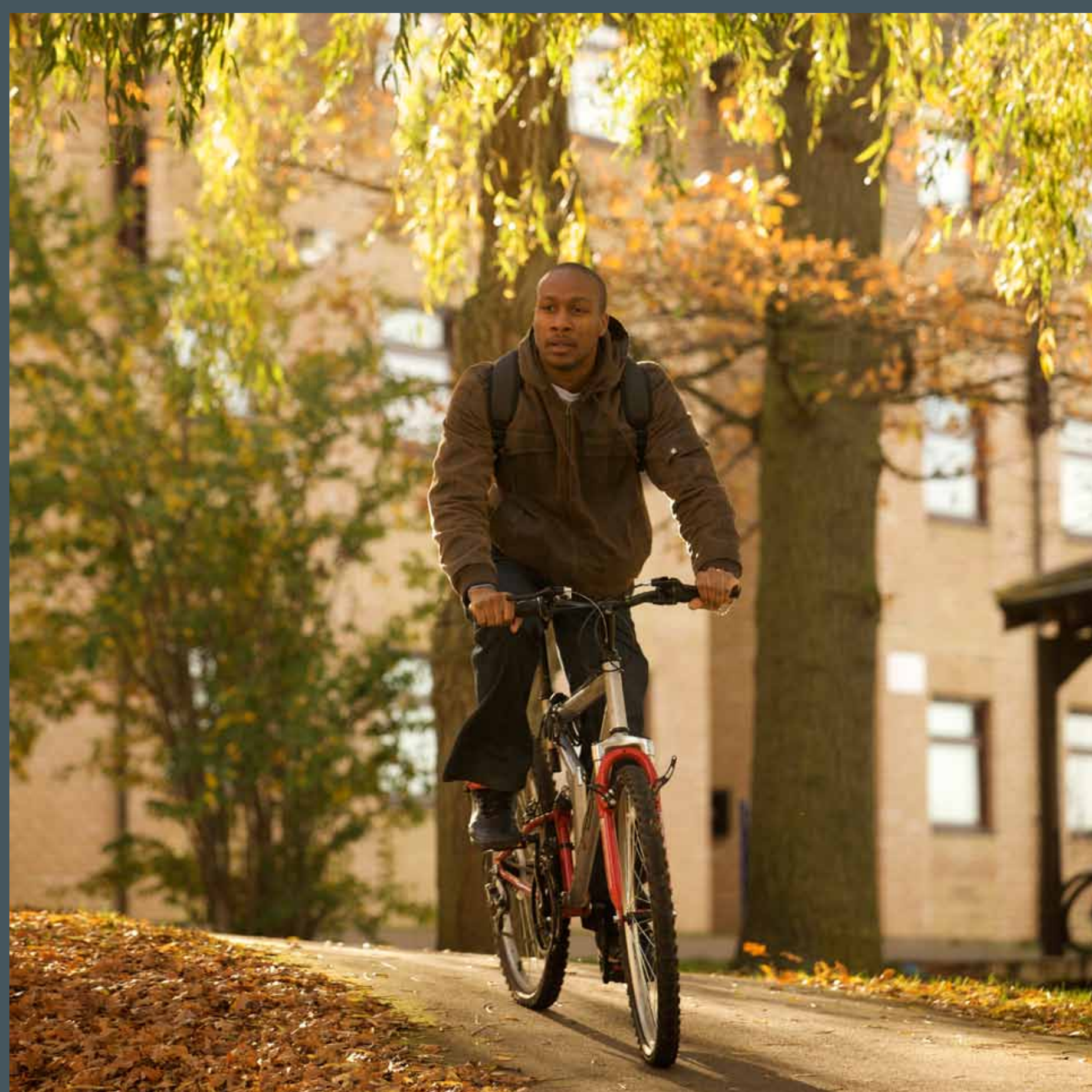
# 3 - CONSULTATION OUTCOMES

September 2012

## Outcomes of the consultation

The 2007 consultation provided other useful feedback, which has been incorporated into our latest masterplan.

Recommendation	How this has been implemented
Create an attractive and welcoming entrance and pedestrian area	A new entrance piazza is proposed to create a new heart for the campus. The piazza's central location is on the main chapel axis and will link the old and the new
Retain the chapel and other essential accommodation around the quad area	Preserving the essence and history of the original site is central to this masterplan and, to this end, the chapel and buildings around the quad area will be retained. In addition, all other new buildings have been conceived to reinforce the chapel's axis
Give careful consideration to campus access points	The masterplan has reduced the number of access points to the campus and enables vehicular circulation around the edge of the campus
Incorporate a pedestrian and cycle walkway into the campus plan	The proposals use natural site levels, removing steps and underpasses, to promote an inclusive approach to pedestrian access. There will also be provision of dedicated cycle ways with secure cycle parking facilities
Incorporate a new bus stop and drop off area for the Brookes bus	It is proposed to create three bus stops on campus, the main one being opposite the newly created piazza which will allow for a far more welcoming sense of arrival
Propose buildings that are between two and three storeys but have regard to potential impacts when considering three storey buildings	New buildings will be two storeys or three where site levels allow. Great consideration has been given to respecting views from Oxford into the Green Belt
Consider accommodating an increased number of students on the site but take care in relation to the massing of new buildings	The proposed masterplan will accommodate student numbers at the campus with only a limited increase in the footprint of buildings
Improve existing parking areas and investigate the possibility of increasing parking on the site and identify the implications of this on the Green Belt	Respecting the intention to create a pedestrianised campus, it is proposed to remove small, scattered car parks and provide stronger planting and screening around existing parking areas. We are seeking to create a case for a small additional parking area to accommodate additional demand for spaces and address existing deficiencies



# 4 - THE PROPOSED MASTERPLAN

September 2012

The Masterplan will provide a basis for long term development of the campus. Only a few changes, such as the demolition of some of the existing, old halls of residence will be done more promptly. This is because this demolition

was a requirement of the planning permission for the new, recently opened, halls.

The main elements of the new masterplan are:

## 1 Respecting and enhancing the history of the original site

- The chapel and attached accommodation are retained to preserve the history of the site.
- The chapel's standing within the campus will be enhanced as the other proposed buildings within the Masterplan have been sited with a view to respecting the chapel's axis and views over the surrounding landscape.

## 2 Minimising impact of changes

- New buildings have been deliberately planned to ensure views from Oxford into the Green Belt are not adversely impacted. Buildings will be two or three storeys high, site levels permitting.
- To minimise the impact on neighbouring residential properties, a new line of trees is proposed at the edge of Harcourt Hill, which will act as a screen for activity.
- This green screen is also an important element of wider landscaping plans, which aim to maintain the verdant feel of the campus.
- Main construction on the footprint of old halls, which will be demolished

## 3 Improving academic buildings

- New academic buildings would be provided to improve the student experience on campus. This would ensure access to facilities of a similar quality to those shortly to be opened on the Headington campus.

## 4 Creating a new, welcoming entrance to the campus

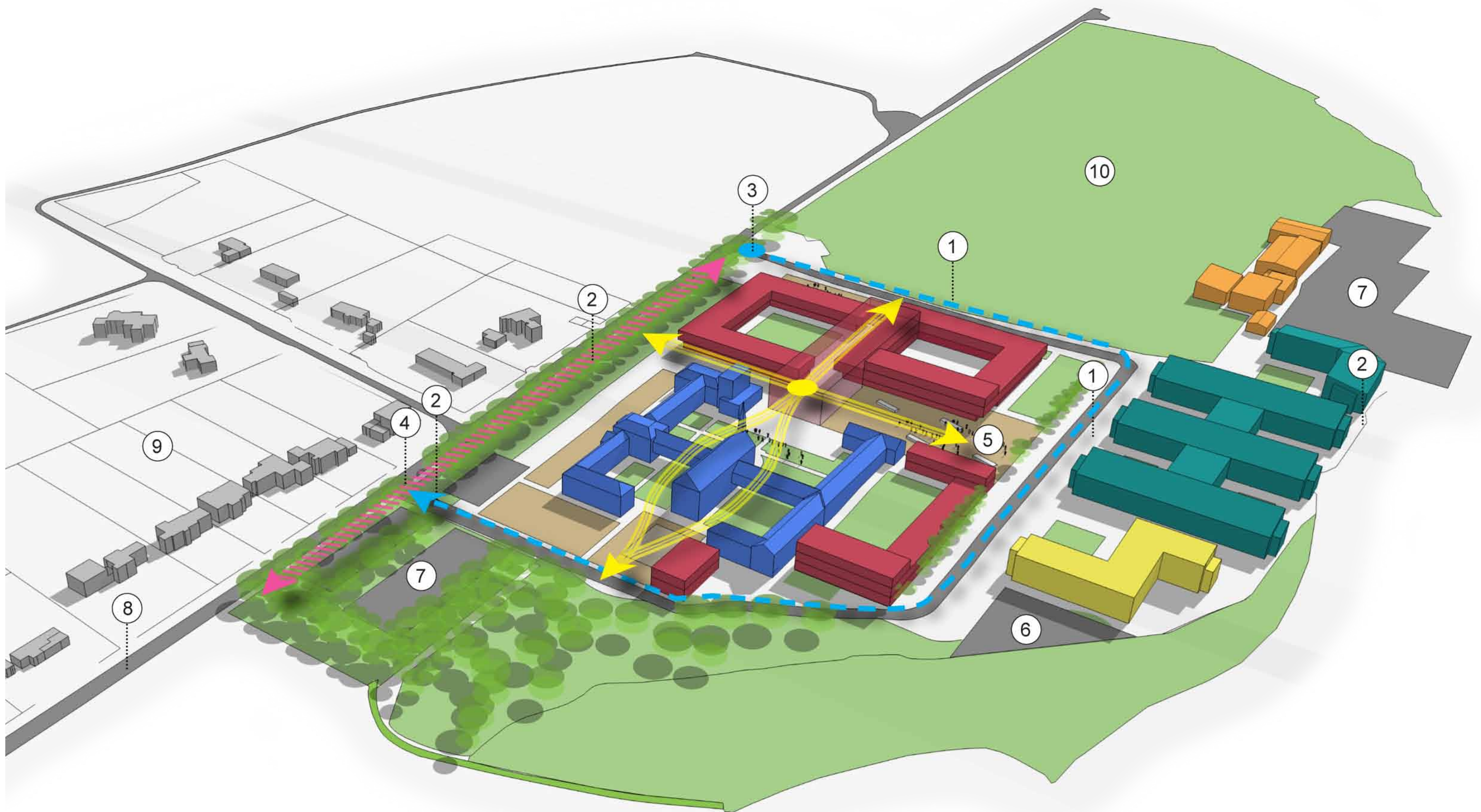
- A piazza has been included to create a new heart to the campus. This would provide a welcoming sense of arrival and improve wayfinding around the site.

## 5 Improved circulation

- Vehicle circulation will be moved entirely to the edge of the campus. This will involve removing some existing vehicle access points to the site.
- Bus stops will be placed along the new vehicular route, with one near the new piazza.
- This new circulation will ensure pedestrian/vehicle segregation and promote a greener feel to the campus.
- Cycling routes will be provided with the provision of secure cycle parking.
- Pedestrian paths will make use of the site's natural inclines rather than installing steps and underpasses, thereby promoting an inclusive approach to access around the campus.

# 5 - THE PROPOSED MASTERPLAN

September 2012



## Key

- |   |                                  |    |                             |
|---|----------------------------------|----|-----------------------------|
| 1 | Proposed Bus Stop                | 6  | Additional Car Parking Area |
| 2 | Proposed Pedestrian/Cycle Access | 7  | Existing Car Parking Area   |
| 3 | Proposed Vehicle Entrance        | 8  | Harcourt Hill               |
| 4 | Proposed Vehicle Exit            | 9  | Residential Properties      |
| 5 | Piazza                           | 10 | Sports Field                |

## Routes & Linkage

- 'One Way' Vehicle Circulation Route
- Pedestrian Circulation Route
- Yellow Sphere - Campus Focal Point (Heart)
- //// Green Buffer and Linkage

## Buildings Retained

- Sports Centre
- New Student Accommodation
- Academic Buildings

## Proposed Buildings

- Student Accommodation
- Academic Buildings

# 6 - MASTERPLAN KEY FEATURES

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**The Masterplan responds to the site's location within the Green Belt and stays true to its history whilst proposing improvements to facilities, which will benefit students, staff and the local community.**

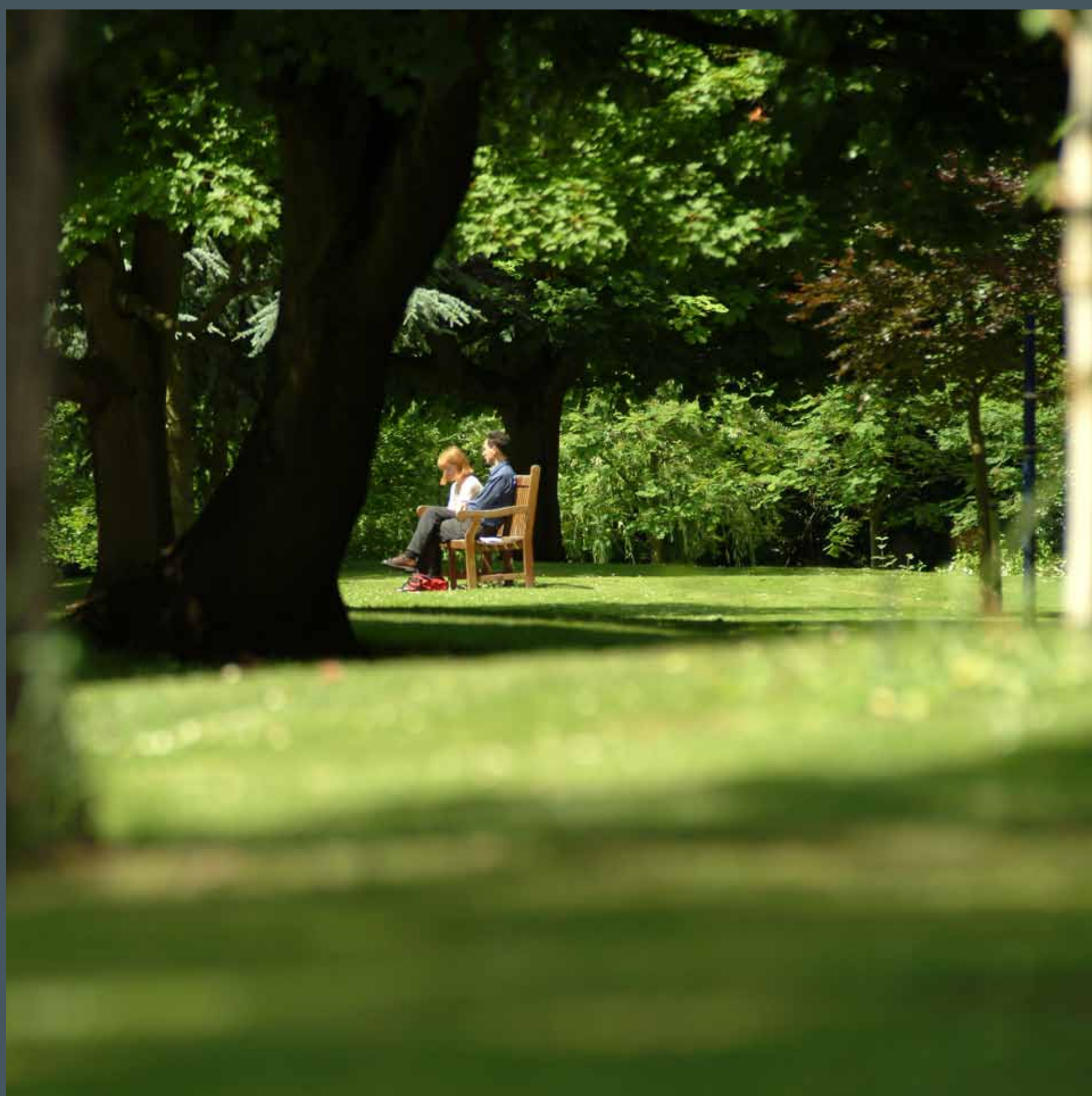
## Retaining architectural features

It is likely that the chapel was originally conceived to create a visual link with the spires of Oxford. The heights of proposed new buildings have therefore been determined to respect the view from Oxford into the Green Belt.



## Landscaping

Tree surveys and ecology studies will be undertaken to inform a landscape enhancement strategy for the campus. This will allow us to protect the green feel of the campus.



## Improving facilities

Purpose-built teaching and learning space will also offer the potential to house more key services, thereby creating a stronger community feel on campus.



## Pedestrian/vehicle segregation

Restricting vehicular movement to the edge of the campus will provide a safe, pleasant environment for pedestrians and cyclists.

# 7 - NEXT STEPS

September 2012

Oxford Brookes is committed to developing its plans in full consultation with students, staff and the local community. We are keen to hear your thoughts before we finalise our Masterplan.

Our consultation period runs from 29 September to 28 October 2012 and you can access our Masterplan and supporting documents in the following locations:

- At [www.westwaddy-adp.co.uk](http://www.westwaddy-adp.co.uk) (West Waddy ADP are the University's town planning consultants)
- In hard copy at Botley Library
- In hard copy at the Vale of the White Horse District Council offices
- In hard copy at the Harcourt Hill Campus reception

If you wish to make any comments please fill in a feedback form and place it in the box provided.

Alternatively, comments can be submitted at [www.westwaddy-adp.co.uk](http://www.westwaddy-adp.co.uk), by emailing [consultation@westwaddy-adp.co.uk](mailto:consultation@westwaddy-adp.co.uk) or by letter to West Waddy ADP, 60 East St Helen Street, Abingdon, OX14 5EB.



For further information, please contact:

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...or visit

**W: [www.westwaddy-adp.co.uk](http://www.westwaddy-adp.co.uk)**



We will look at each of the comments received on our plans and will bring these together in a report with a list of recommendations for any amendments to the Masterplan document. Following this, we will go on to finalise our Masterplan proposals

before submitting them to the Vale of White Horse District Council's Cabinet for formal adoption as a Supplementary Planning Document.

We are running a similar exhibition at our campus in Wheatley and the outcome

of both will inform the University as it conducts a significant review of its long term strategy for its whole estate to cover the next 20 years.

Thank you for attending our exhibition.