



Oxford Brookes University
Masterplan – Headington Campus
March 2007

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Foreword by the Vice Chancellor

I am pleased to present Oxford Brookes University's Masterplan for your consideration.

Since being designated as a university in 1992, Oxford Brookes has been named best "new university" more than 20 times in a wide variety of newspaper university guides. While we are proud of this accolade, the University has set its sights on becoming simply one of the best of all universities. Our masterplan is key to this vision.

I am sure you all recognise the unique advantages Oxford enjoys with its two renowned, but distinctive, universities. Oxford Brookes has always been proud of the contribution we make to Oxfordshire's economic and cultural life and the role we play in this region is fundamental to our development. Already more than 20% of our undergraduates come from Oxfordshire, we are the 8th largest employer in the county, and in areas like education and nursing and other health disciplines, up to 90% of graduates go on to work locally. I have always thought that the success of the region and the success of Oxford Brookes are inextricably linked and it is essential that the University continues to flourish.

It is clear that to achieve our goal of becoming one of the UK's best universities our estate will require significant investment. The majority of our buildings in Headington date back to the 1950s and 1960s and are at the end of the intended lifespan. Our initial estimate is that we need to invest at least £110 million over the next 10 to 15 years. This is a once in a generation opportunity to rethink our estate and we are using this opportunity to put in place a framework to dramatically improve the aesthetic and environmental quality of our estate, provide better and more flexible teaching and research space, respond to community concerns and provide opportunities to share our facilities.

I want to stress that our masterplan is not about making the University bigger. We believe that we can achieve our goal of becoming one of the best universities, not through expansion, but by redeveloping our existing academic space and using it more efficiently. You will see from the report that we have only modest targets for increasing student numbers in the coming years.

In terms of our buildings, over the three sites in Headington, Harcourt Hill and Wheatley our goal is to reduce our academic space by 10 percent.

When we started work on our Masterplan, we recognised that development often involves difficult choices and we wanted staff, students and the community to be key partners in the project from the very start. Almost 1000 people responded to our two consultations and I was particularly pleased to see such support for our redevelopment proposals.

At the same time, I recognise that some of our neighbours have genuine concerns about parking and traffic, student housing and noise. You will know that in recent years the University has invested heavily in expanding its purpose built student accommodation and reducing the number of students in private rented accommodation. This involves a separate strategy for meeting our obligations under the Local Plan.

The University has also, through the Brookes Bus service and our Sustainable Travel Plan, been able to substantially reduce the number of students and staff using cars to travel to the University. Many of the proposals outlined in our Masterplan will enable Oxford Brookes to prioritise routes for buses, pedestrians and cyclists.

I hope you will see from this Masterplan and the accompanying documents that our plans mark the beginning of what will be an exciting and ambitious period of development for the University and for Oxford. We look forward to working with you and our other partners in the public sector to ensure that, once in place, this Masterplan underpins high quality development that will enhance the University and ensure it continues to thrive and serve the community.

Professor Graham Upton
Vice-Chancellor

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Introduction

1.0 Introduction

In March 2006 Oxford Brookes University appointed Masterplanners RMJM to produce a Masterplan for the Headington and Wheatley campuses. West Waddy ADP were appointed as Town Planning Consultants. Oxford Brookes University provided RMJM with the following objectives:

- Enhancement of the student experience, and facilities which support staff recruitment and retention;
- Rebalancing quality and quantity of space. Aim to have better quality space, with higher levels of functional suitability, better utilisation, a reduction in backlog maintenance, and a reduction in the quantity of space occupied;
- A sustainable estate;
- Co-location of schools of individual campuses;
- An estate that supports the University's position as a high quality, ambitious institution.

The University are looking to establish through this Masterplan a framework for future development over the period of the Masterplan. As a result this, along with all supporting documents, have been submitted to Oxford City Council to receive an endorsement of this framework.

This report is designed to be a concise document presenting the final Masterplan. A large number of studies have been undertaken, the results of which have informed this Masterplan. It is important to refer to these documents when evaluating the Masterplan as they are detailed reports that provide background analysis. A supporting CD has been submitted to Oxford City Council (OCC) containing all these informing documents and a list of the documents that are present on this CD can be found in **Appendix 1**.

This report focuses on the Headington campus which consists of sites at Gipsy Lane and Headington Hill Hall. A Masterplan is also being produced for the Wheatley campus and this is to be submitted to South Oxfordshire District Council (SODC). Although these two documents are to be submitted separately, they have been developed as one entity and are therefore highly integrated.

The Masterplan will not deal with the sites at Marston Road or Harcourt Hill. This is because, after careful analysis, it has been concluded that there are no current requirements for development on these sites. They both have a single academic school present on the site and as such are relatively self contained. The School of Health and Social Care is located at Marston Road and the Westminster Institute of Education is located at Harcourt Hill. Although these sites are not included within the Masterplan, their impact in relation to crucial aspects of the Masterplan such as transport links and use of space have been carefully considered and included in its development.

Section 2 of this document identifies the issues that are considered to be the most important to the future development of Oxford Brookes University. These have developed through the consultation exercise and are expanded upon within the Masterplan document. The relevant informing documents are referenced.

Section 3 of this document provides a framework for the future development of the Headington campus over the next fifteen years and identifies:

- The proposed campus structure and location of key elements;
- Campus gateways and key routes;
- Accent buildings;
- The open space network;
- Development plots including the proposed massing of buildings.

There are two other major documents that are also being submitted to Oxford City Council and these should be read in conjunction with this Masterplan. The first is the Consultation Summary document that summarises the outcomes of the wide-ranging consultation exercise that has taken place both internally and externally. The document explains how these outcomes have been incorporated into the Masterplan.

The second document to be read in conjunction with this Masterplan is the Strategic Environmental Assessment (SEA). This document assesses the proposed Masterplan in relation to sustainability and environmental impact.

It is intended that, by combining this Masterplan with the documents mentioned above, it will be possible to fully understand and evaluate this submitted Masterplan document.

2

Key Themes

2.0 Masterplan – Key Themes

The following paragraphs provide further information on the key themes that have been identified as being particularly important to the Masterplan. An explanation is provided and the key informing documents for each theme are referenced. This will therefore allow the reader of the Masterplan to obtain detailed information on specific areas of interest as required.

The replacement of the Darcy Building

As the prologue to this new phase of the University's development, an application for Conservation Area Consent for the demolition of the Darcy Building has been submitted to Oxford City Council at the same time as the Masterplan. The application details can therefore be viewed at the Oxford City Council offices or on their website.

The Masterplan informs the Council of the location and scale of buildings to replace the Darcy Building and also important pedestrian routes to link existing retained buildings to the rest of the campus. It also shows that the University are proposing an accent building on the footprint that fronts the Headington Road.

The Darcy Building is completely unsuited to modern requirements for learning and teaching. It is extremely energy inefficient. If retained, it would require very substantial expenditure to deal with backlog maintenance, and the building contains large quantities of asbestos. It also represents an extremely poor use of the site. There is an overwhelmingly strong case for demolishing the building on grounds of sustainability, functional suitability, making best use of land, and sustainability.

The Darcy Building does not provide good quality academic space, is substandard due to on-going maintenance issues and is inefficient in its use of resources. Neither the loss of the building itself nor the space created by its demolition would detract from the character or appearance of the Headington Hill Conservation Area. Demolition would release valuable space within the campus that could be used more efficiently and to better effect by new buildings and spaces, as indicated in the Masterplan.

Demolition is an essential first step towards redevelopment and to minimise conflict with academic activity and ensure advantage is taken of available funding sources, demolition must be carried out over summer 2007. During the period between demolition and redevelopment the site would be landscaped, to assist with preserving the character and appearance of the Conservation Area, but also to the site is well integrated into the rest of the campus.

2.0 Masterplan – Key Themes

Sustainability

Sustainability and environmental impact are topics that have been at the heart of the development of the Masterplan. A Strategic Environmental Assessment (SEA) has been produced and this has been a crucial informing document. The SEA has been developed in order to understand, and mitigate, the potential environmental impacts of any future development. The SEA also provides a framework for how the University can develop in a sustainable manner. It involves obtaining detailed information in relation to flood risk, traffic impacts, noise, ecology, landscape and trees, socio-economic impact, ground conditions and archaeology. Therefore, the SEA should be referred to if further information on sustainability and environmental impact is required.

Conservation and Historic Settings

Both Gipsy Lane and Headington Hill Hall are located within the Conservation Area. Headington Hill Hall itself is a Grade II* Listed Building and there are other listed buildings within its grounds. The Masterplan aims to preserve and enhance the Conservation Area itself and these important historic buildings and their settings. This includes assessing the impact of proposed development on important trees within both sites and sensitive views from Oxford City Centre and the landscape beyond. There are a number of documents on the supporting CD that should be consulted in relation to conservation and historic settings. These are the Conservation Area Appraisal, the Conservation Assessment, the Landscape of Headington Hill Hall, the Assessment of Viewpoints from Oxford City Centre, the Headington Hill Hall Landscape Masterplan and the Arboricultural Assessment

Massing and floor area

Development plots and the proposed range of storey heights on these plots are shown on the Masterplan in Section 3. New buildings and external spaces will be positioned within the outline of the development plots and will have regard to the University strategy to reduce academic floor areas by 10% over the estate as a whole. The plan in Section 3 also indicates specific areas of the site where the height of buildings needs to relate carefully to sensitive areas.

Transport and car parking

The issues surrounding transport and car parking have been crucial to the development of the Masterplan. They are fundamental to the success of future developments at the Headington Campus. The level of car parking on the Gipsy Lane and Headington Hill Hall sites are to be maintained as existing. However, the parking at Gipsy Lane is to be consolidated to the rear of the site. This area of parking will incorporate a landscaping scheme that will help minimise any potential impacts on surrounding areas. The Masterplan aims to provide a better environment for pedestrians and cyclists and improved access to public transport. A Sustainable Travel Plan has been produced in order to encourage more sustainable ways to travel and the SEA also analyses these issues in detail. These documents, along with a traffic flow and data assessment document, are available on the supporting CD.

Consultation

Throughout the process of developing the Masterplan a large amount of wide ranging consultation has taken place using different methods. This includes internal interviews with Oxford Brookes University staff and students, online feedback and meetings with Oxford City Council, local residents groups, local community and civic groups and individual institutions such as Oxford University and the Primary Care Trust. In conjunction with this two major public consultation events have taken place to which all interested parties were invited. These public events included a public exhibition, models of the proposals, questionnaires and focus groups. The results of the consultation and how these have been incorporated into the Masterplan can be found in the Consultation Summary document that has been submitted. This can be found on the supporting CD.

Student numbers and residences

It is not intended to substantially increase the number of students at Oxford Brookes University as a result of the proposals shown in this Masterplan document. The student residences are not incorporated into the Masterplan. This issue is being dealt with separately. However, a supporting document is available on the accompanying CD.

3

Masterplan

3.0 Masterplan – Headington

Gypsy Lane :

Summary of Key Features


















- Development of new entrance plaza and public square on Headington Road.
- Consolidation of parking to the southern boundary of the site of Gypsy Lane
- Retention, refurbishment and improvement of the Abercrombie and Sinclair buildings
- Landmark building at the entrance onto Headington Road
- Retention of buildings along the western boundary of the campus to reduce the impact of the redevelopment on existing residential neighbours
- Clearly structured pedestrian access through well defined entrances on Headington Road
- Larger courtyard provides new central academic space
- Smaller courtyards give a variety of spaces and environments
- Compact building plots allow flexibility for phased development

Headington Hill :

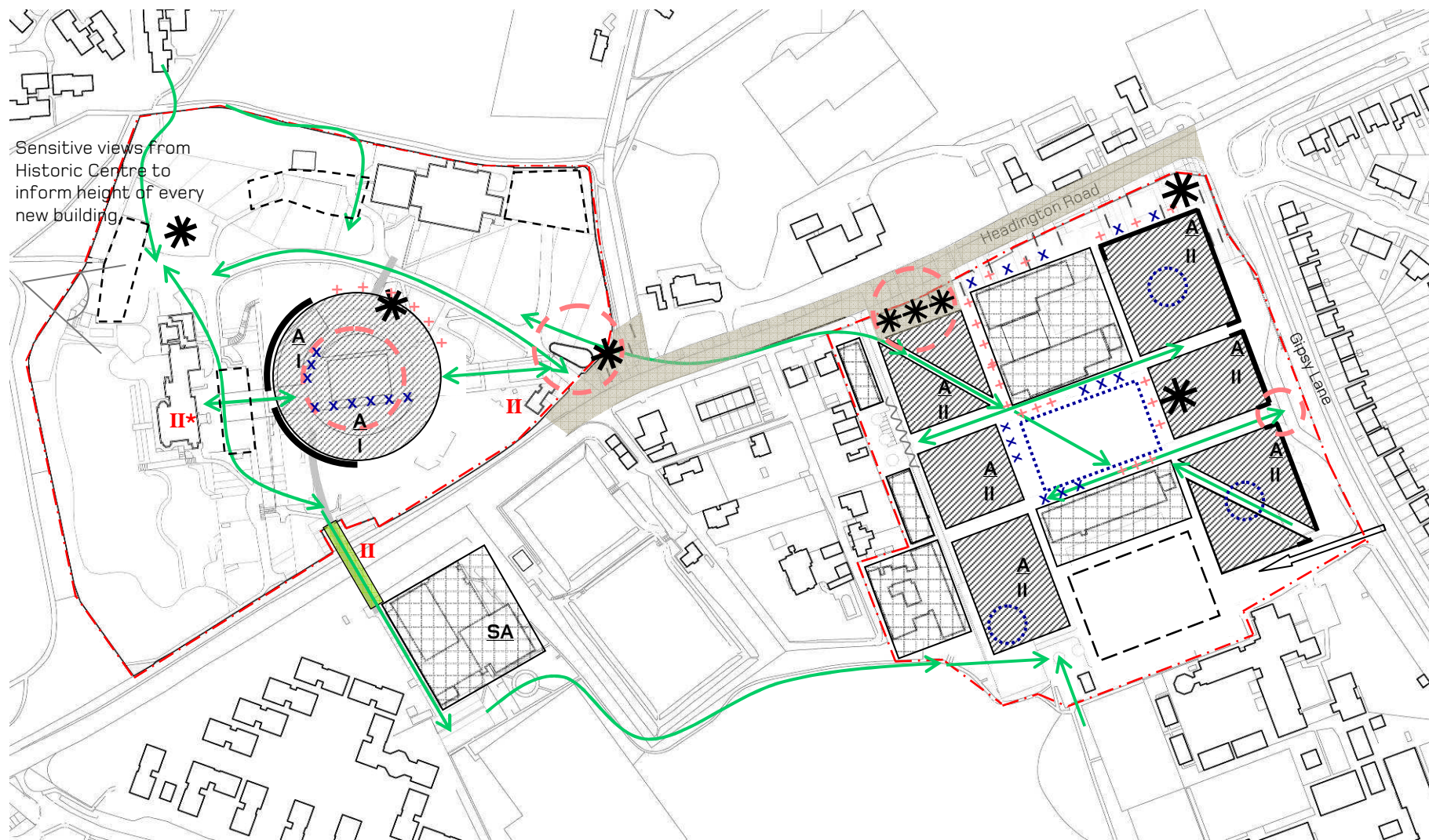
Summary of Key Features

- New pedestrian front entrance to the site
- Enhancing the historic setting and landscaping/existing mature trees.
 - Reduces impact of the campus from the city centre
 - Reinforces the route over the bridge between Gypsy Lane and Headington Hill Hall and links with Morrell and Clive Booth Halls
- Increasing the flexibility of teaching space
- Demolishing outdated Helena Kennedy Building and provides large. Multi-functional venue

KEY TO PLAN

	Proposed development plot <small>(footprints ranging from 1,723m² to 3,022m²)</small>	
	Existing building – retained and refurbished	
	Landmark building / structure / sculpture	
	Shared Public/University space	
	External courtyard type space	
	Urban building line	
	Active public frontage	
	Active student focused frontage	
	Academic Sport	Recommended building height: I – up to 4 full floors II – average 4-6 full floors <small>(no higher than existing retained buildings – Sinclair and Abercrombie)</small>
	Listed Buildings	
	Car park	
	Enhancement of existing bridge	
	Pedestrian access	
	Site boundary	
	Vehicular access	
	Care required related to height, mass, elevation treatment in this sensitive location	
	Enhancement to Headington Road	

3.0 Headington Masterplan



3.1 Masterplan – Gypsy Lane Key Features

Development of new entrance plaza and public square on Headington Road.

-The location of the new square opening directly off Headington Road has been sited directly between the Buckley Building and Media Centre bringing the front door of the university closer to Headington Hill Hall.

Consolidation of parking to the southern boundary of the site of Gypsy Lane

-The total number of parking spaces is to be maintained at the current level but located at a single location close to the southern boundary of the site adjacent to Cheney School accessed off Gypsy Lane.



Retention, refurbishment and improvement of the Abercrombie and Sinclair buildings

- These buildings define the central courtyard around which the masterplan has been structured, and are flexible to enable a number of uses.

Landmark building at the entrance onto Headington Road

-Acting as a focus for the new entrance and public square
-A well defined front to provide a more open face to the street



Retention of buildings along the western boundary of the campus to reduce the impact of the redevelopment on existing residential neighbours

- Media Centre, ICELS, and Tonge act as an important buffer to the adjacent houses

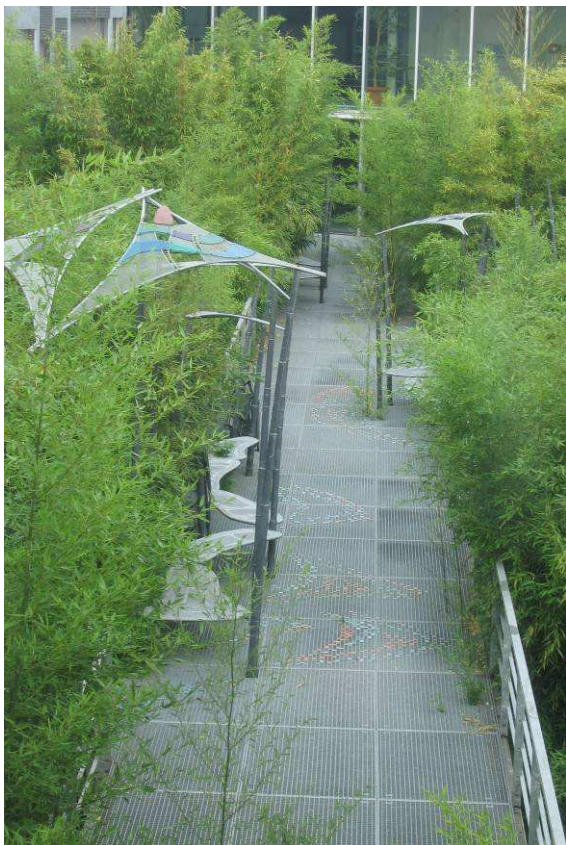


Clearly structured pedestrian access through well defined entrances on Headington Road

- Further reinforcing the two sites closer together on either side of the road



3.1 Masterplan – Gypsy Lane Key Features



Larger courtyard provides new central social space

- the central courtyard to be re-instated with removal of Lecture theatre and Lloyd building to provide clearly defined student heart to the site.

Smaller courtyards give a variety of spaces and environments

- Hierarchy of spaces allows a clear structure for future potential development

Compact building plots allow flexibility for phased development

- Arranged around the central courtyard allowing future flexibility for phased development

3.2 Masterplan – Headington Hill Hall Key Features

New pedestrian front entrance to the site

- Reinforce pedestrian access to the site as part of enhanced road treatment of Headington Road and separate pedestrians from narrow existing vehicular access and facilitating better access for public



Enhancing the historic setting and landscaping/existing mature trees.

- Minimises impact on the historic hall, landscape and trees



Reduces impact of the campus from the city centre

- Any new development to be assessed with relation to distant views and the setting of the Hall

Reinforces the route over the bridge between Gipsy Lane and Headington Hill Hall and links with Morrell and Clive Booth Halls

- Encourage greater movement through and use of the site

Increasing the flexibility of teaching space

- This will also serve to encourage greater use of the site



Demolishing outdated Helena Kennedy Building and provide large Multi-functional venue

- Providing more flexible spaces for cultural activities and conferences which could also be available for public use



4

Conclusion

3.0 Masterplan – Conclusions

This Masterplan document provides a development framework for Oxford Brookes University over the next ten to fifteen years. Many supporting documents have been used to inform the development of this Masterplan and should be read in conjunction with it. The two key reference documents are the Consultation Summary and the Strategic Environmental Assessment (SEA).

These informing documents have ensured that all the issues relating to future development at Gipsy Lane and Headington Hill Hall have been analysed and considered. The comprehensive consultation exercise that has been undertaken has ensured that the opinions of all key stakeholders have been taken into account. It has not always been possible to incorporate each suggestion or comment, but where this has not been possible an explanation has been given as to why.

The resulting Masterplan provides Oxford Brookes University with the potential to create a campus that is sustainable, functional and integrated into the local community. The new buildings and open spaces will provide flexible but attractive areas for teaching, living and socialising in order to allow the University to become one of the best universities in the country.

The Masterplan has been prepared and submitted to Oxford City Council in order to allow Council members to endorse the framework contained within it. The endorsement of this Masterplan is integral to the future of Oxford Brookes University. It will allow development of the Headington campus to take place in a coherent and logical manner in line with the Masterplan with the support of Oxford City Council officers and local councillors.

Appendix 1

Appendix 1 – Reference Documents

Archaeological desktop study

Conservation Area Appraisal

Conservation Assessment

Consultation documents folder

- Oxford Statement of Community Involvement
- Second Consultation Exhibition Panels
- Space to Think (summary of 1st consultation)
- Responses to Consultation March 2007
- Publicity poster for second consultation event
- Publicity booklet for second consultation event
- Publicity booklet for first consultation event
- Publicity postcard for first consultation event
- Questionnaire used at first consultation event
- Questionnaire used at second consultation event
- Noticeboard keyholders for the North East
- Cowley noticeboard keyholders
- Central, South and West Oxford noticeboard key holders
- North Area noticeboard keyholders

Consultation Summary Document

Gipsy Lane Tree Survey

Grounds conditions report

Headington Ecological report

Headington Hill Hall Landscape Masterplan

Headington Hill Hall Tree Survey

Long Distance Viewpoint Photographs

Natural Resource Impact Assessment (NRIA)

Noise Baseline Report

Residences Strategy Paper

RMJM Stage 2 document

RMJM Stage 3 document

Socio-economic report

Strategic Environmental Assessment (SEA)

Strategic Flood Risk Assessment

Student Residences document

Sustainable Travel Plan

The Landscape of Headington Hill Hall

Traffic count and data flow assessment

Edition & Revision Sheet

Ed.	Document Prepared			Document Checked		
	Name	Date	Signed	Name	Date	Signed
	D Inglis	05.03.07	DI/	S Cutler	05.03.07	SC.