1. WELCOME

Oxford Brookes University has over 150 years of history. Starting out as a small School of Art in borrowed teaching rooms, we have grown into one of the UK's top modern universities with a strong reputation for teaching and research excellence.

In 2015 Oxford Brookes announced an estate investment plan that included withdrawing all academic and supporting activity from the Wheatley Campus and an extensive refurbishment programme including some new build at our Headington and Harcourt Hill Campuses.

This programme represents a £220 million investment over a ten year period. To support this investment we are formulating a Campus Development Plan for our Headington estate.

Headington Campus Development Plan at-a-glance:

1. A new multi-disciplinary building for the Faculty of Technology, Design and Environment on the site of the current Helena Kennedy building.

2. Replacement of older residential accommodation at our Clive Booth Student Village.

3. Improvement of links between Clive Booth Student Village and the Headington Hill site.

4. Refurbishment works to existing buildings, including areas of the Richard Hamilton building.

5. Relocation of Brookes Nursery to the Headington Hill site to modernise facilities and improve access.

6. Improvements to the public realm, including creating safe, managed routes between the University buildings for students, staff and community members.

In this exhibition you can:

- find out about the University's objectives and its proposed plans
- learn more about the University and its role in the community
- understand the different projects that will make up the Campus Development Plan
- review the options around a new Sustainable Transport Strategy
- understand the programme for the Campus Development Plan and how the University will consult.

2. ABOUT OXFORD BROOKES

Oxford Brookes University began life as the Oxford School of Art in 1865.

We occupied one room on the ground floor of the Taylor Institution in the centre of the City.

Five years later the School of Science was incorporated. In 1891 the School was taken over by the Technical Instruction Committee (part of Oxford City Council), and renamed Oxford City Technical School.

John Henry Brookes became Vice-Principal of the Oxford City Technical School and Head of the School of Art in 1928. Over the next 30 years he worked on the development of the institution. His goal was to make education available to all.

Over the years there were more mergers and name changes. Finally in 1992 it was named Oxford Brookes University.

Today, we are a thriving community of staff and students, committed to helping our students achieve their potential and to become graduates prepared for fulfilling and valuable lives.

History of Brookes

Early years

1865 – Oxford School of Art founded

1891 – The School was taken over by Oxford City Council's Technical Instruction Committee and renamed Oxford City Technical School

1899 – The School's rapid growth leads to the site at the Taylor Institution being declared inadequate and expansion is forbidden – but the School remains here for another 50 years!

The John Henry Brookes years

1928 – John Henry Brookes becomes Vice-Principal of the Oxford City Technical School

1949 – **A 25-acre site is secured on Headington Hill**

1952 – Planning permission at Headington is granted and the name of the institution is changed to College of Technology, Art and Commerce

1956 – The institution is renamed as Oxford College of Technology

1960 – First student residence, Cotuit Hall, opened

1963 – **Headington Campus officially opens**

Oxford Polytechnic

1970 – Oxford College of Technology becomes Oxford Polytechnic

1976 – Oxford Polytechnic acquires a new campus at Wheatley

1978 – **First student accommodation on the site of what is now Clive Booth Student Village opens**

Oxford Brookes University

1992 – Oxford Polytechnic officially becomes a university and is re-named Oxford Brookes University after the late John Henry Brookes

1993 – **Oxford Brookes University agrees lease with the City Council over the 14-acre Headington Hill Hall site**

1996 – **The Helena Kennedy Student Centre opens on the Headington Hill site**

1996 – New arts building opens at Headington Hill Campus, Richard Hamilton Building

1999 – Swindon Campus opens

2000 – Oxford Brookes University merges with Westminster College and Harcourt Hill Campus is established

2003 – **Clive Booth Hall and Cheney Student Village opens**

2016 – Swindon Campus moves to new location in Joel Joffe building

2018 – **Planning application submitted for the redevelopment of Wheatley Campus as housing, University activity due to close by 2021**

Future of Oxford Brookes

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

Moving from three campuses to two
Oxford Brookes has more estate than we need. The condition of our wider estate is well below that of the sector average and a significant backlog of maintenance cost has already accumulated. Moving to two campuses provides the University with an opportunity to focus its investment, providing new and refurbished facilities that match the quality of our teaching and research. The remaining activity currently based at Wheatley will be moved to our Headington Campus.

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:

- Enable a range of price points, including more affordable options to lower the barrier to students from less affluent backgrounds who wish to study in Oxford.
- Set affordable rents, better manage student experience and deliver appropriate pastoral care.
- Allow a programme of upgrading and refurbishment of older halls, which will require some rooms to be taken temporarily out of use.
- Support modest future growth.

Gipsy Lane Central Courtyard

As a result, the Campus Development Plan details substantial investment in our Clive Booth Student Village site. We are also investing in our Crescent Hall site with a proposal for a small increase in the number of rooms. A separate, local consultation event will be held for this scheme.

3. BROOKES IN THE COMMUNITY

We are proud of our links with the City of Oxford and Oxfordshire. We strive to play a full part in the life of our neighbourhoods through programmes to support engagement and community events.

The Cowley Road Carnival is one of Oxford's biggest community events, and Oxford Brookes has been a proud supporter for many years. Attracting over 45,000 people, the Carnival offers a packed cultural programme of activities and events and celebrates the vibrant communities of Oxford. The Carnival allows us to remain connected with local neighbours face-to-face and celebrate what our vibrant community has to offer.

Oxford Brookes funds two Police Community Support Officers (PCSOs) to work in and around the University, focusing on issues relating to student behaviour, safety and crime prevention. They work not only with the student population but also the local community, to encourage good relations and address issues such as anti-social and night-time disturbances.

Brookes Sport offers a wide range of high quality facilities to support students, staff and the wider community to enjoy an active lifestyle. Our facilities in Headington and Botley are some of the best value in the area. Facilities include gyms, group classes, five-a-side pitches, courts and a large climbing wall.

Brookes Bridges is a programme of free short courses for adult learners who come from an area or background of disadvantage. It aims to target and raise the aspirations of mature learners (18+) from under-represented communities in Oxfordshire and the surrounding area.

The University supports The Oxford Academy as sponsor and works closely with the school to deliver a programme of integrated support designed to raise attainment and increase progression to higher education. In addition to students participating in an established programme of outreach activity, the University also delivers an intensive programme of one-to-one support.

Our open lecture series is open to members of the local community and offers something for everyone. This year's series includes lectures by Dame Katherine Grainger PhD and author Phillip Pullman.

The Student Community Warden scheme exists to encourage students and other local residents to build positive relationships with their neighbours. Our wardens work with residents associations and neighbourhood action groups to identify, manage or set up projects, which will benefit the local community.

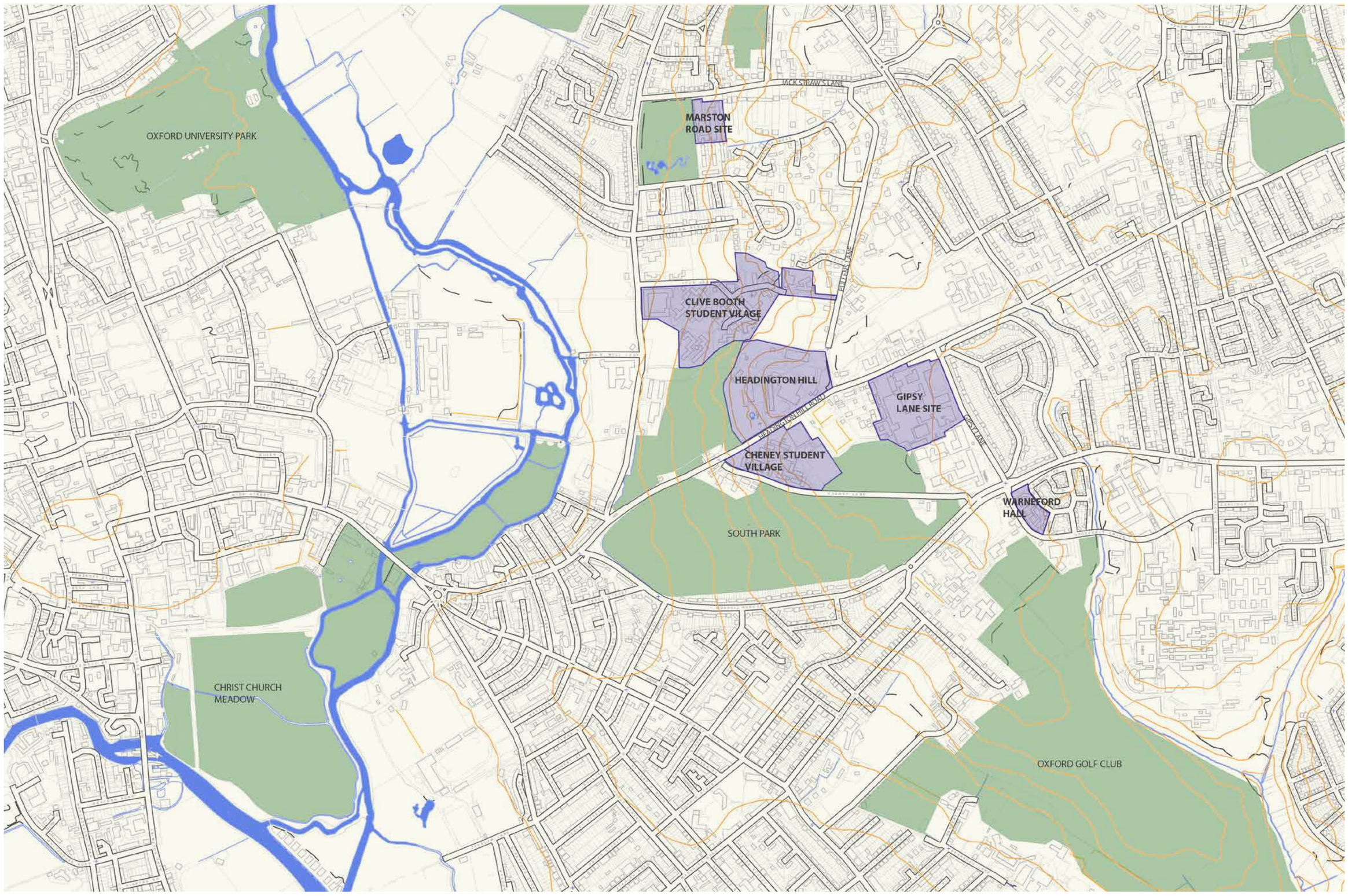
OutBurst is the Oxford Brookes University festival at the Pegasus Theatre on Magdalen Road. Brookes bursts out of its campuses into the community, bringing great ideas, activities and entertainment right to the doorstep of the Oxford public.

4. HEADINGTON CAMPUS DEVELOPMENT PLAN

The Headington Campus is made up of three sites; Gipsy Lane, Headington Hill and Marston Road. The Gipsy Lane site has seen significant recent development with the award winning John Henry Brookes Building, newly refurbished Clerici and Sinclair and the new Sir Kenneth Wheare Hall. Although some refurbishment work and minor alterations may be needed in the coming years, the proposed Headington Campus Development Plan has a greater focus on the northern side of Headington Road at Headington Hill and the connection with Clive Booth Student Village.

The Headington Campus Development Plan has been shaped by the following considerations and objectives:

- The need to increase student accommodation on the University's existing estate
- The need to re-provide efficient academic and research facilities from the Wheatley Campus
- The topography of the site
- Retain, where possible, existing mature trees on the site that play an important role in the City's green backcloth
- The use and condition of existing buildings on-site including the heritage significance of Headington Hill Hall and the adjoining Headington Hill Conservation Area
- The desire to reduce the use of Pullens Lane as a main route used by students to walk between Clive Booth, Headington Hill and Gipsy Lane sites
- The need to create a safe and level access across Cuckoo Lane between Headington Hill and the Clive Booth Student Village
- Opportunities for views back into the City whilst protecting the views into the site from the City



Oxford Brookes University's sites in Headington (shown purple)

5. GIPSY LANE SITE

The Gipsy Lane site has undergone a significant transformation over the last decade.

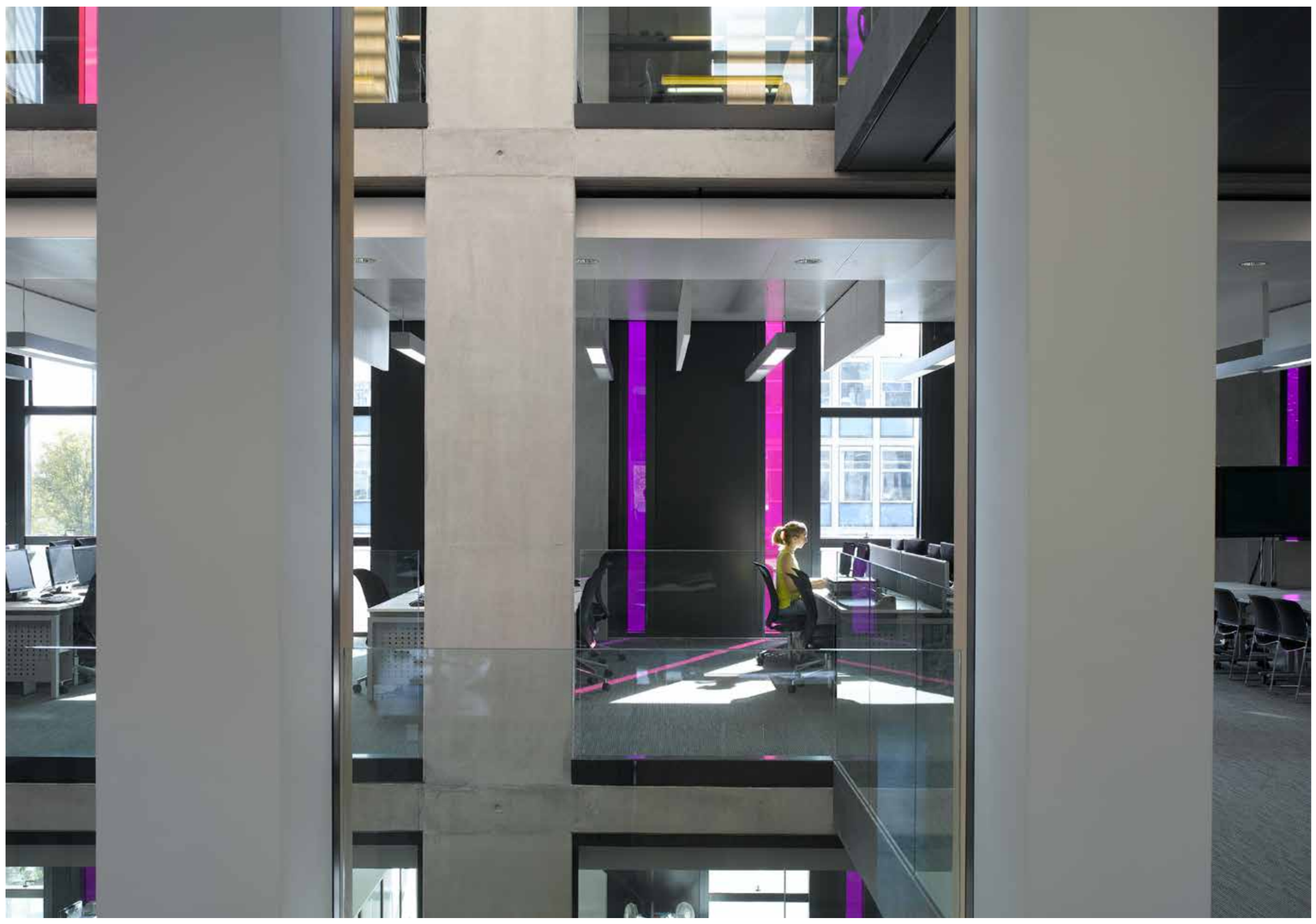
A number of high quality projects have been delivered, these include:

- Completion of the John Henry Brookes Building, establishing a heart to the Headington Campus
- Completion of the Colonnade with shop, bank, NHS dentist and student medical centre
- The refurbishment of Buckley
- Improvement and substantial refurbishment of Abercrombie
- Refurbishment of the International Centre
- Refurbishment of the Lloyd building
- Sinclair annex with the Bioimaging Unit for leading research in Health and Life Sciences
- External re-cladding and completion of internal works to Levels 1 and 2 of Sinclair

These buildings are of an extremely high standard and the John Henry Brookes Building, in particular, has received many awards including:

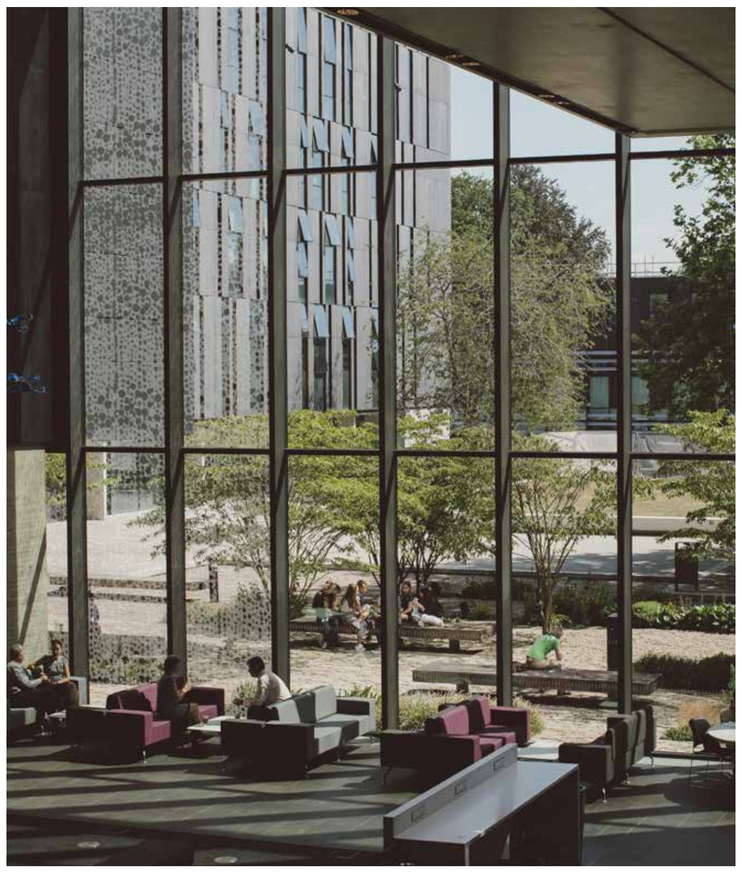
- RIBA South Building of the year 2014
- RIBA South Sustainability Award 2014
- RIBA National Award 2014
- Oxford Preservation Trust New Building Award 2014
- Student Experience category of the Education Estates Awards 2014

Sinclair labs



Abercrombie building internal

Clerici building



John Henry Brookes Building Forum

Several projects are currently underway, including:

- The Clerici redevelopment is now open with teaching rooms, social learning spaces, staff offices, Sir Kenneth Wheare Hall with a modernised external facade and rooftop solar panels and external improvements nearly completed
- Further refurbishment of Sinclair including internal renovations with new modern labs for teaching and research for our Life Sciences department

We now wish to focus on the Headington Hill site bringing the facilities up to the standard and quality of Gipsy Lane, although some further refurbishment work or building replacement may be needed for Gipsy Lane in the future.

6. HEADINGTON HILL: SITE ANALYSIS

As the majority of investment will be directed towards the Headington Hill site, detailed analysis has been undertaken in support of preparing our plans for this part of the campus in order to establish the key opportunities and constraints of the site as a whole. This has informed our proposals for the replacement of the Helena Kennedy building and the redevelopment of Clive Booth Student Village.

Topography

The ground levels around Headington Hill Hall and the Helena Kennedy building are generally flat and elevated; however the campus slopes steeply downwards towards the north and the Clive Booth Student Village. The site then becomes flatter towards the north-west at the junction of John Garne Way and Marston Road, where the Clive Booth Postgraduate Centre is located. This information will inform the location and orientation of future development.

Topography sections

Topography analysis

Wayfinding

The key routes and circulation areas have been identified within the site in order to carry out an assessment of the connections between Headington Hill and Gipsy Lane. The key movements through and around the site have been identified as positive, neutral or negative with the volume of foot traffic indicated by the thickness of the lines. The map below indicates that a large number of students use Pullens and Cuckoo lanes to travel from Gipsy Lane to the Clive Booth Student Village; however these routes are private roads and do not have the necessary lighting and paving to support quality routes.

Assessment of key routes

Quality of buildings

An assessment of the quality of all the existing buildings quickly establishes that the majority of the buildings within the undergraduate part of the Clive Booth Student Village provide a neutral contribution in terms of quality. The recently completed Postgraduate Halls of Residence are the exception.

The Helena Kennedy building and two temporary buildings (Red Oak and Willow) were also identified as being of poor quality; whilst Headington Hill Hall and the Gatehouse which are both listed buildings, provide a positive contribution to the site. The Richard Hamilton Building and Drama Studio provide functional spaces to support University activity.

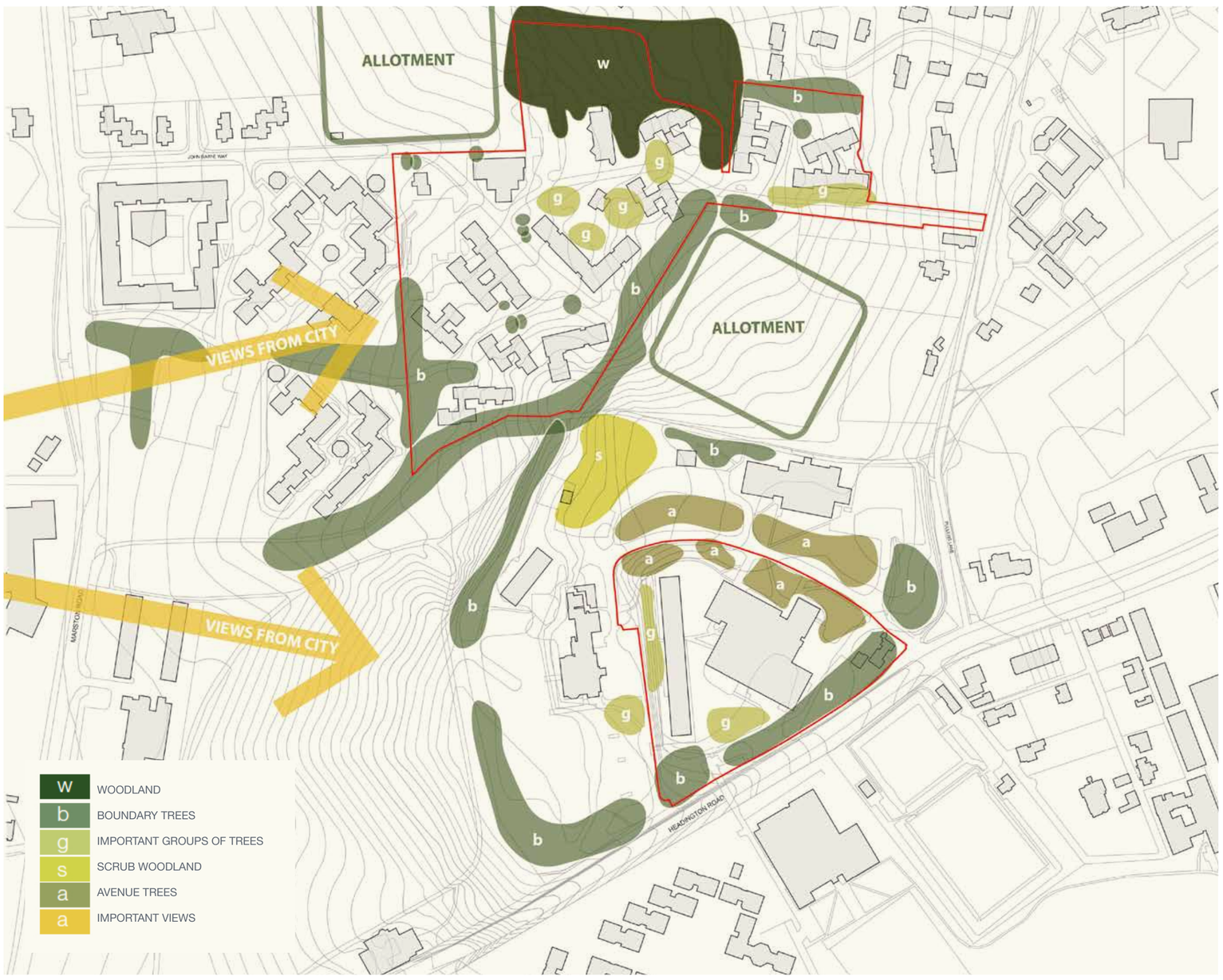
Headington Hill Hall | Helena Kennedy building | Clive Booth accommodation – 1990s | Clive Booth accommodation – 2000s | Clive Booth accommodation – 2010s

7. HEADINGTON HILL: SITE ANALYSIS

Trees and landscape

The trees and landscape not only provide an aesthetically pleasing setting, but also screening of the buildings from public places and viewpoints, and form part of the green backcloth of Oxford as seen from the City Centre.

We have identified the significant tree groups within the sites, which comprise woodland, boundary trees, avenue trees, scrub woodland and important tree groups. From this, we have been able to categorise the landscape conditions of the sites and identify where enhancements or interventions can take place. The Clive Booth Student Village in particular, presents limited opportunities for enjoyment of its natural woodland setting due to the disconnect between buildings and their landscape surroundings.

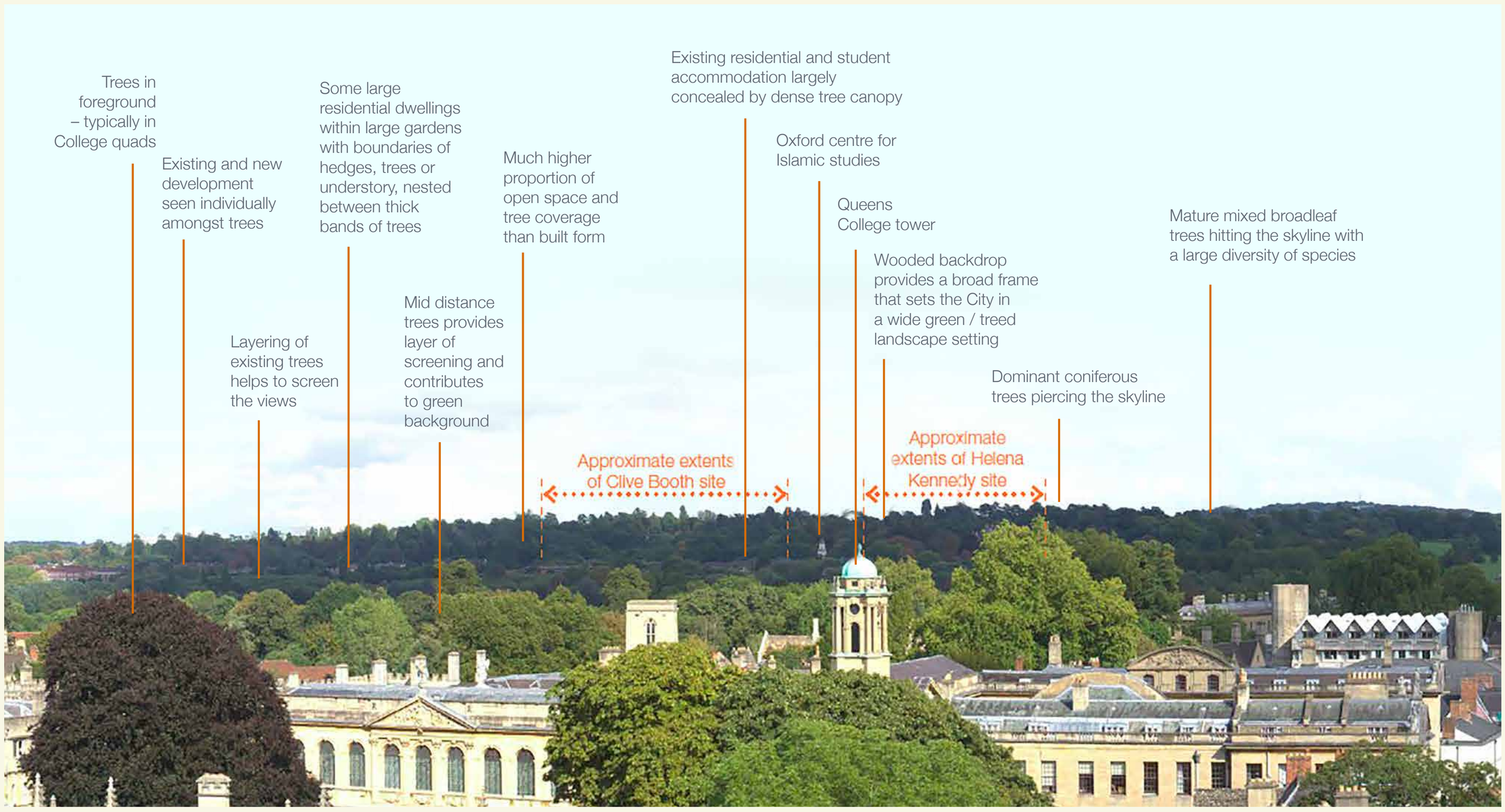


Important tree groups

Townscape and views

The interaction between the trees, façades and materials will be important to maintaining the sense of greenery when exploring future development.

Trees, townscape and views will drive the heights, material and design of any new development with consideration for key views both into and out of the site, as well as the relative ground levels and undulating landscape. These will come together to inform the site density, layout and massing.



View of Headington Hill from St Mary's Tower

8. HEADINGTON HILL: KEY PRINCIPLES AND PROJECTS

KEY PRINCIPLES

Landscape and trees

The landscape setting of the sites are extremely crucial to the future development as Headington Hill and Clive Booth Student Village both have distinct landscape features. We are seeking to enhance these features within each site through the Campus Development Plan process and provide buildings that interact with the wooded landscape of the sites.

Creating a sense of place

The redevelopment of the site provides an opportunity to enhance the sense of place for both Headington Hill and Clive Booth Student Village. This can be achieved by aligning the new buildings and their internal spaces with external recreational and social spaces to allow for opportunities for people to meet and interact. Crucially, activities and uses within the buildings will be arranged to look out or engage with these spaces and improve security across the site.

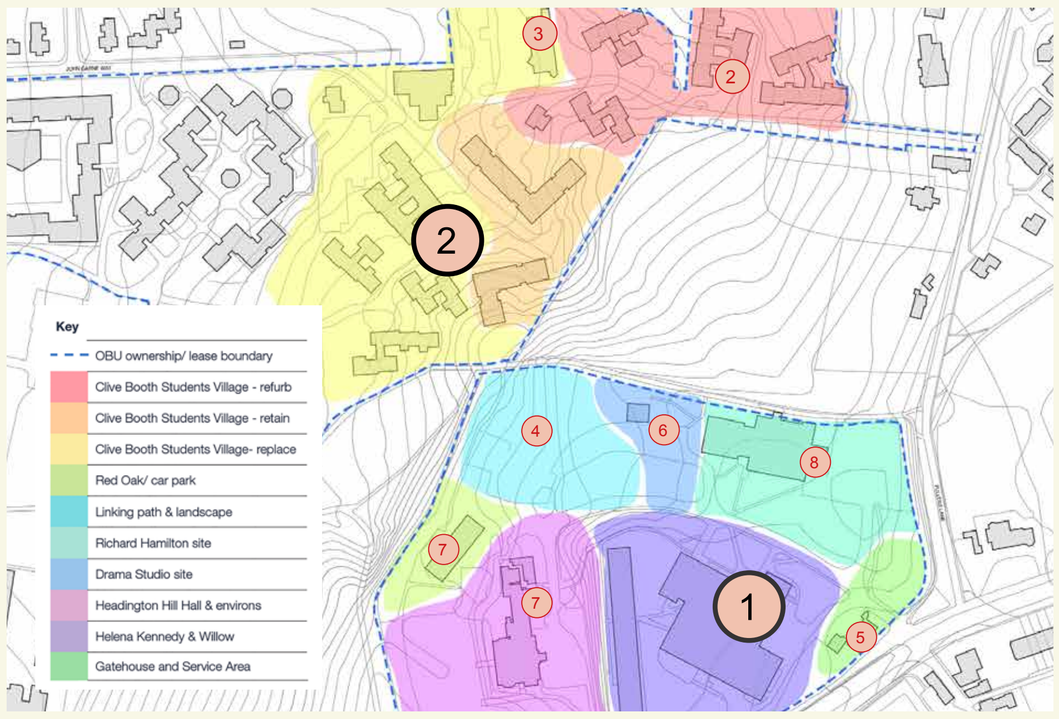
Movement and connectivity

There is an opportunity to further strengthen the connections across our Headington Campus through the provision of new and improved routes across Headington Hill. This will provide strategic connections from Clive Booth Student Village in the north and Gipsy Lane in the south, resolving the narrow and restricted junction of the sites with Cuckoo Lane.

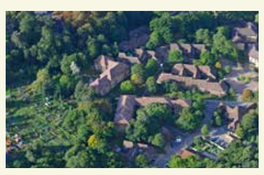
Architecture

We are seeking to create quality buildings that are dynamic, stimulating and sit naturally within the existing topography and landscape. The materials, massing and appearance will be driven by the site and its environs.

KEY PROJECTS



1 – Helena Kennedy and surroundings



2 – Clive Booth Student Village

3 – Nursery relocation and improvement

4 – Linking landscape and Cuckoo Lane crossing

5 – Gatehouse and service area

7 – Headington Hill Hall and environs

8 – Richard Hamilton building

There are two key projects at the heart of the plans for Headington Hill that will be delivered as a priority, and a number of minor projects that will be delivered over the next ten years.

1. New faculty building replacing the Helena Kennedy building

The Helena Kennedy building site was identified as an area for redevelopment, with opportunities to improve connectivity and wayfinding across the Campus. It is the preferred location to accommodate our new faculty building, which will enable the final relocation from Wheatley Campus.

2. Clive Booth Student Village

The lesser quality areas within the Clive Booth Student Village will be redeveloped, delivering more accommodation of a higher standard including related social spaces and services to create a better sense of community.

9. NEW FACULTY BUILDING: INTERNAL DESIGN

The site of the Helena Kennedy building has been identified as the optimal location for a new faculty building. The replacement building seeks to bring specialist functions from Arts, Architecture, Computing, Mechanical Engineering and Built Environment studies together under the same roof. The building will become a hub for a variety of teaching, research and practical making activities.

Core design principles

Due to the prominent landscape setting of the site and its proximity to the Grade II listed Headington Hill Hall and Lodge, a number of core design principles were established to inform the design of the building:

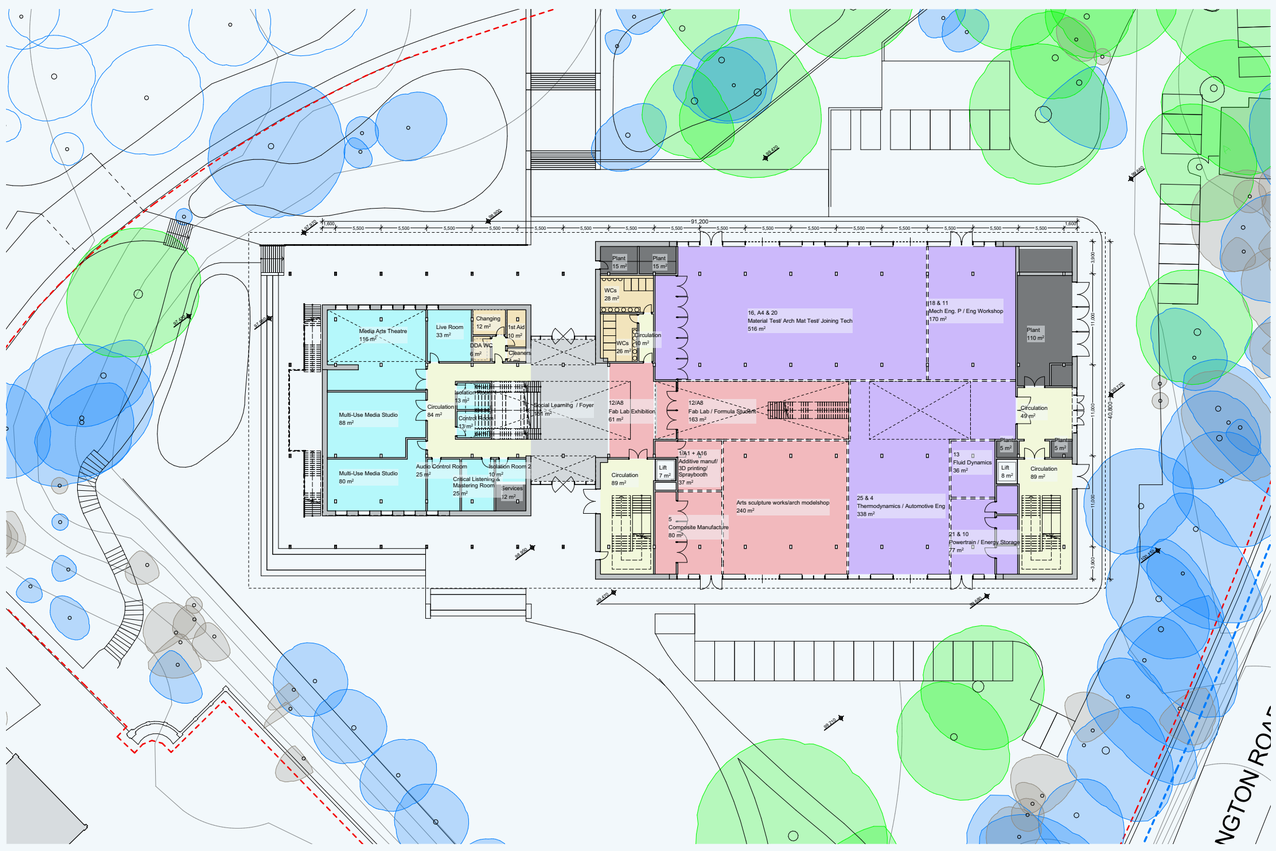
1. Transparency – to encourage viewing into the building and create an exhibition-like space.

2. Flexibility – creation of internal spaces that can be adapted and expanded/ minimised to suit different uses.

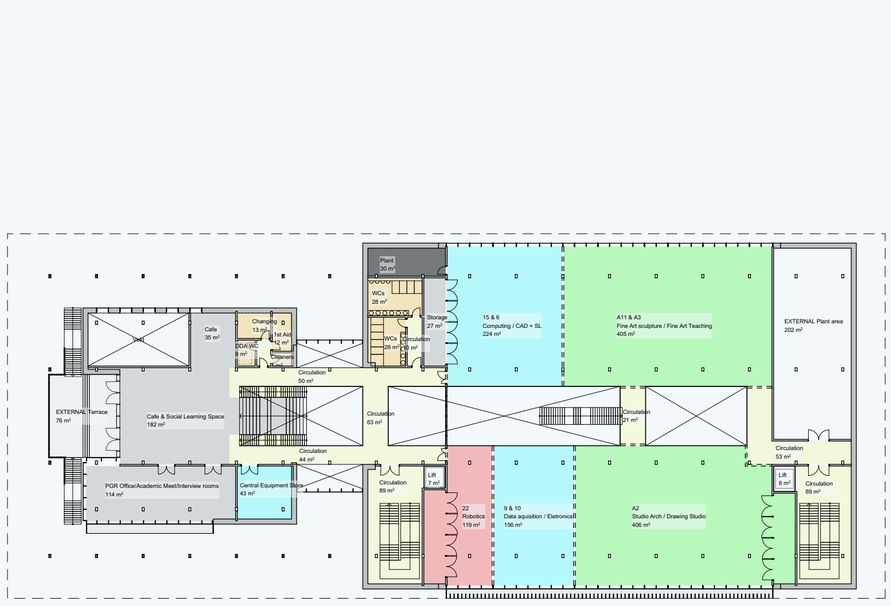
3. Floating canopy in the parkland setting – a building that responds to the landscape and heritage setting of the site and sits comfortably within it.

4. Materiality and structure – use of materials and structural elements that are reflective of the surrounding parkland.

Site plan – area of opportunity in hatch

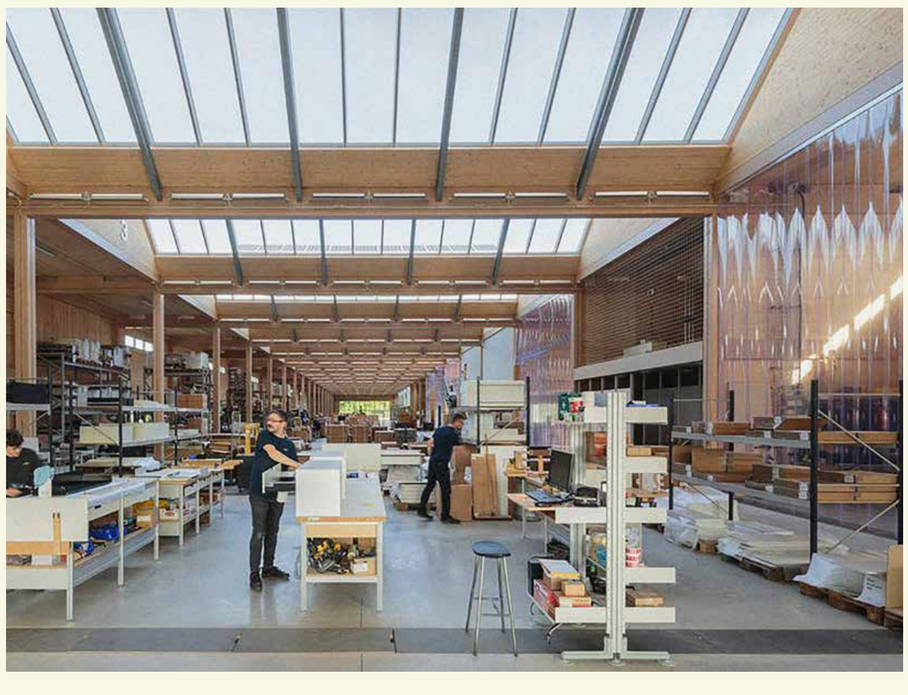


Proposed ground floor and context



Proposed first floor

Precedents



Workshop areas

Fab lab area

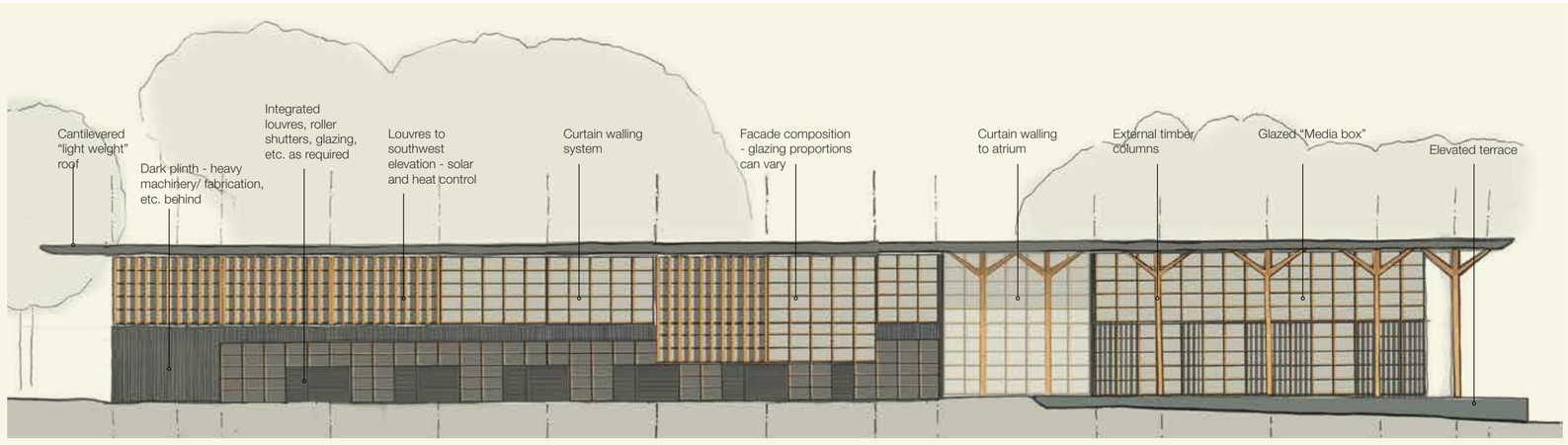
Cascading staircase to atrium

Sawtooth roof design

Media and technology areas

10. NEW FACULTY BUILDING: EXTERNAL MATERIALS

The external materials of the new faculty building will comprise a combination of dark and light timber, external glazing and aluminium cladding. These materials have been selected to develop an external concept that relates to the wooded setting as well as the identity of the Headington Campus as a whole.



Façade principles

Dark timber cladding

Engineered timber solar shading

Timber and glazing concept

Proposed building relates to wooded setting

Proposed building provides opportunity for interaction with the landscape

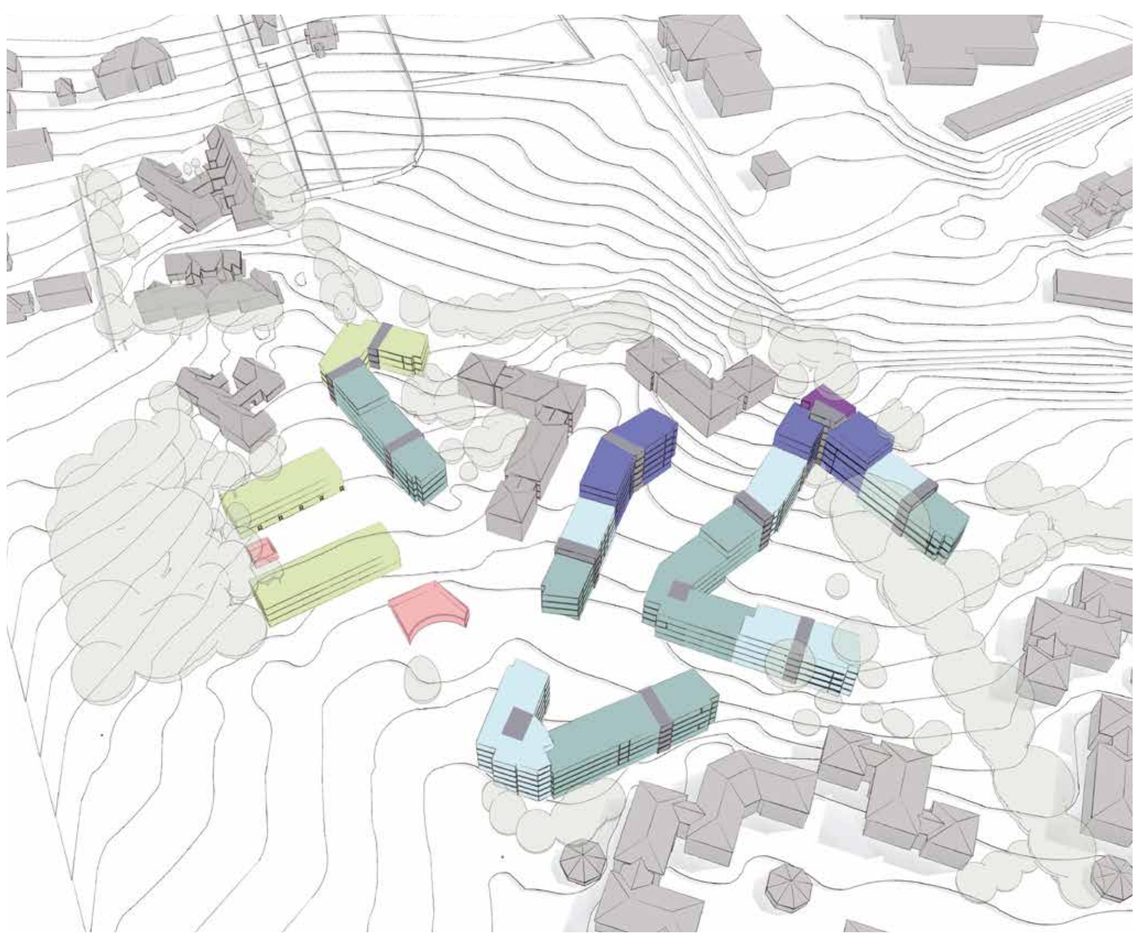
11. CLIVE BOOTH STUDENT VILLAGE: DESIGN CONCEPT

We are seeking to maximise the provision of accommodation on existing University owned sites and as such, we have identified the Clive Booth Student Village as an opportunity to improve the quality and increase the number of bed spaces on site for students, and help towards managing the cost of rent.

The scheme will seek a net gain of approximately 500 bedspaces over the 1,621 bedspaces currently available. This will be achieved through a combination of demolition/new build and refurbishment of existing buildings.

Student welfare lies at the heart of the brief. The scheme will improve accessibility and pedestrian connections across the campus, and create a range of outdoor spaces which encourage engagement with the landscape and a sense of community. The masterplan is designed to encourage interaction by routing the students through shared streets and spaces.

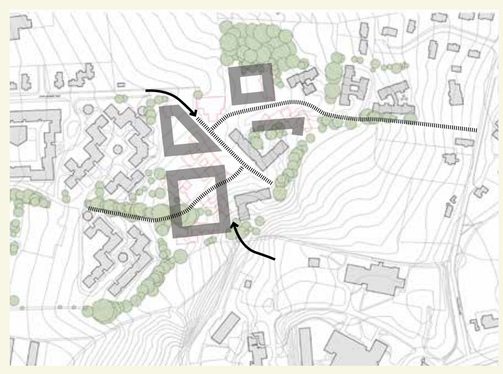
Proposed building heights



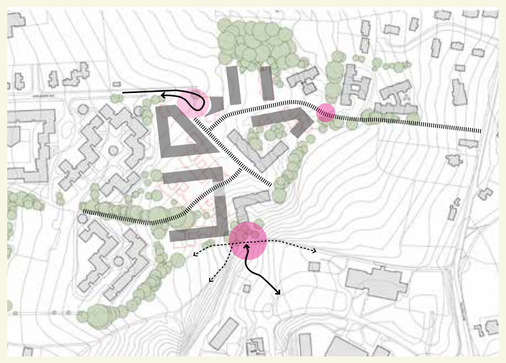
Proposed massing

Evolution of the Masterplan of the Clive Booth Student Village

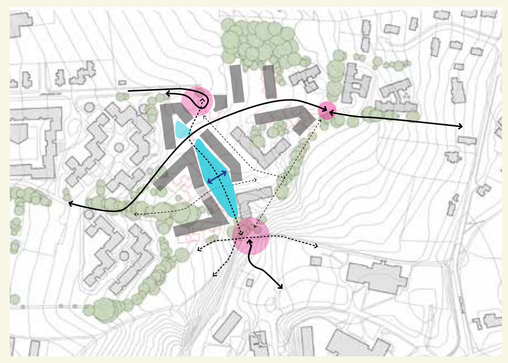
Identification of areas requiring intervention and key access points



Introduction of urban streets shaped by buildings on flatter parts of the site



Modification of the layout to respond to trees, movement corridors and nodes



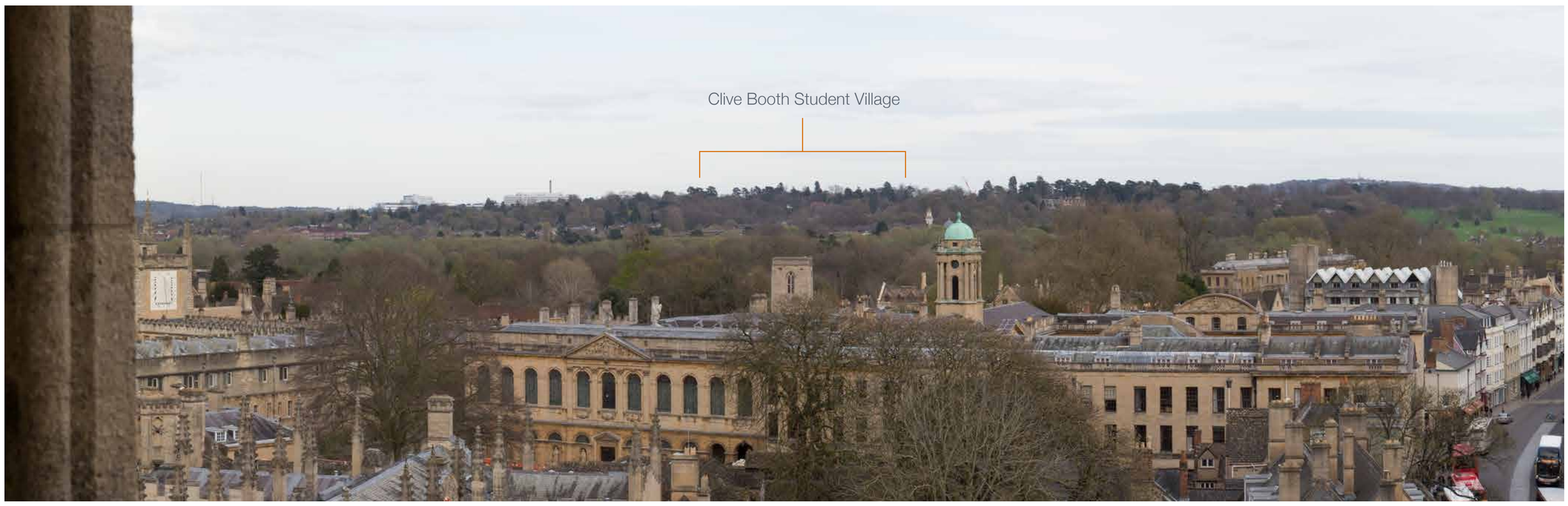
Creation of a central street along the key accessible route from Marston Road up to Gipsy Lane

Ground floor internal layout plan

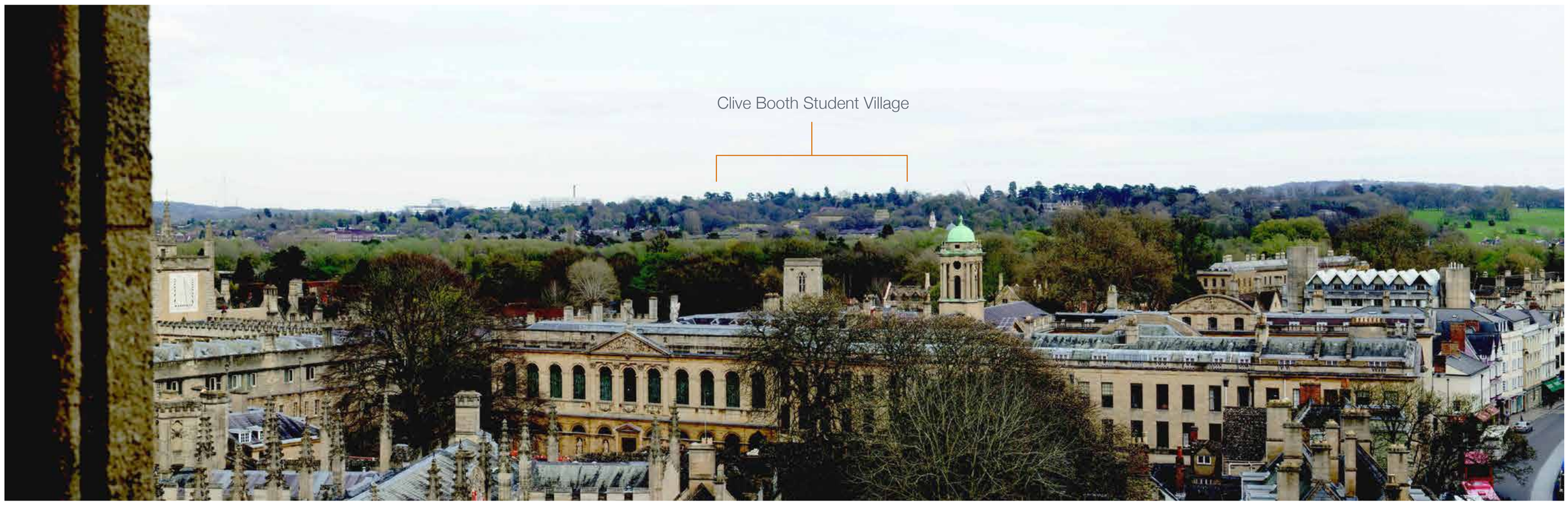
Public realm precedents

12. TOWNSCAPE VIEWS

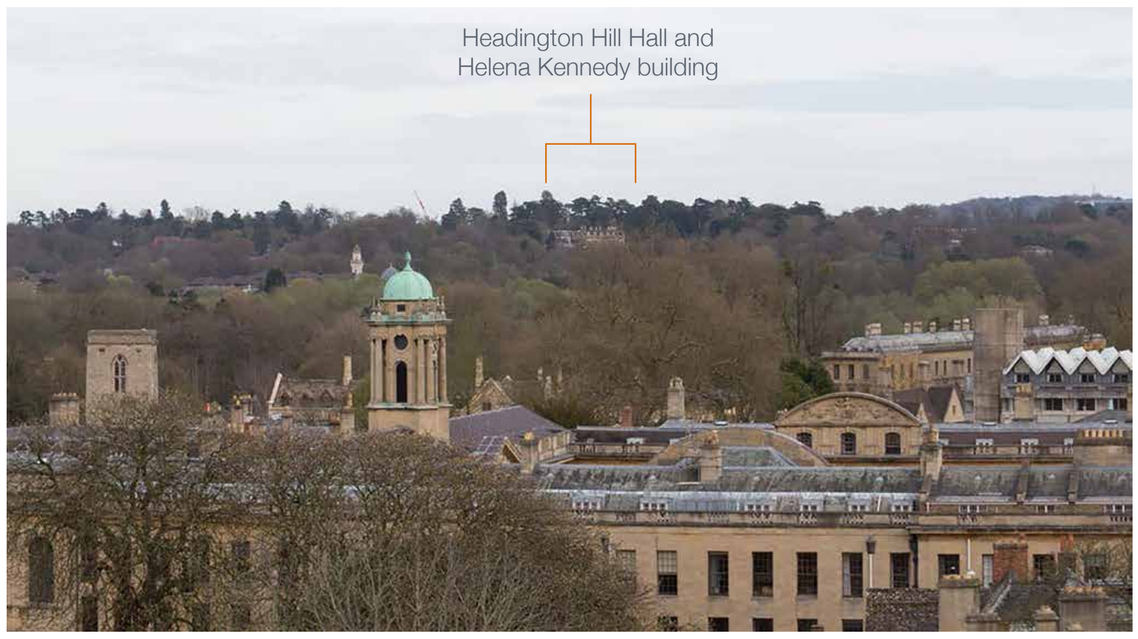
The views of the two schemes from the City Centre have been carefully tested and considered. St Mary's Tower is the highest and closest publicly accessible viewpoint to the development sites and has been used as the basis of our assessment. Although the architecture and materials need to be developed, the broad distribution of buildings and their heights has been carefully considered to ensure that they are recessive and sit quietly against the green backcloth of Oxford when viewed from, or across the City.



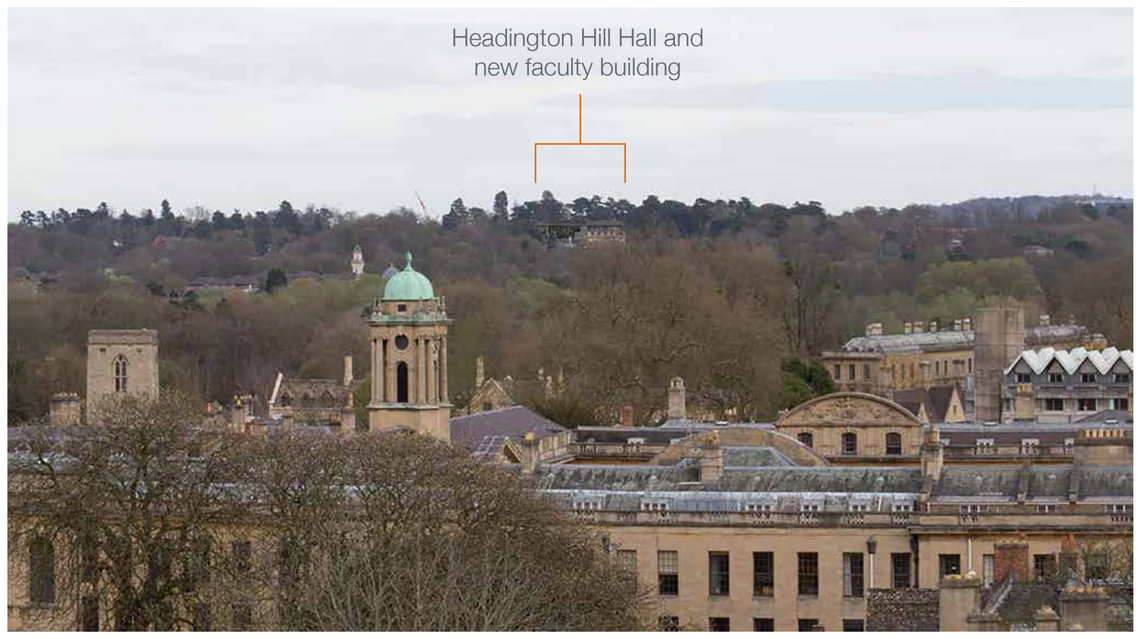
Clive Booth Student Village existing view from St Mary's Tower



Clive Booth Student Village proposed view from St Mary's Tower



Helena Kennedy building existing view from St Mary's Tower



New faculty building proposed view from St Mary's Tower

13. ENVIRONMENTAL CONSIDERATIONS

Ecology

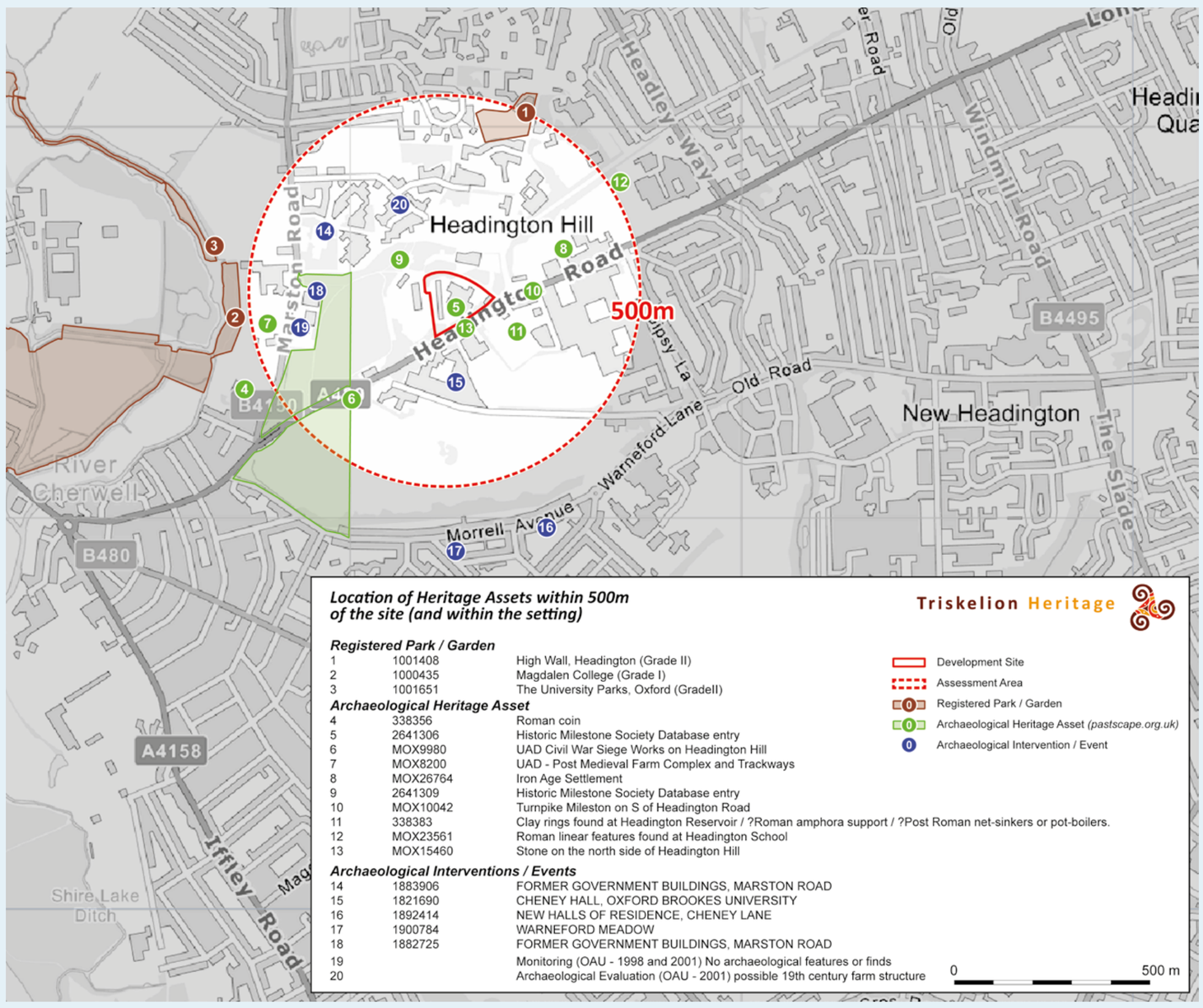
Desk study and walkover surveys of the Headington Hill site were carried out to assess the presence of habitats and protected species. It was found that the majority of habitats on the site (amenity grassland, scrub, tall ruderal vegetation, hard-standing and buildings) are not generally considered to 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, and where appropriate incorporated into the proposed building design.

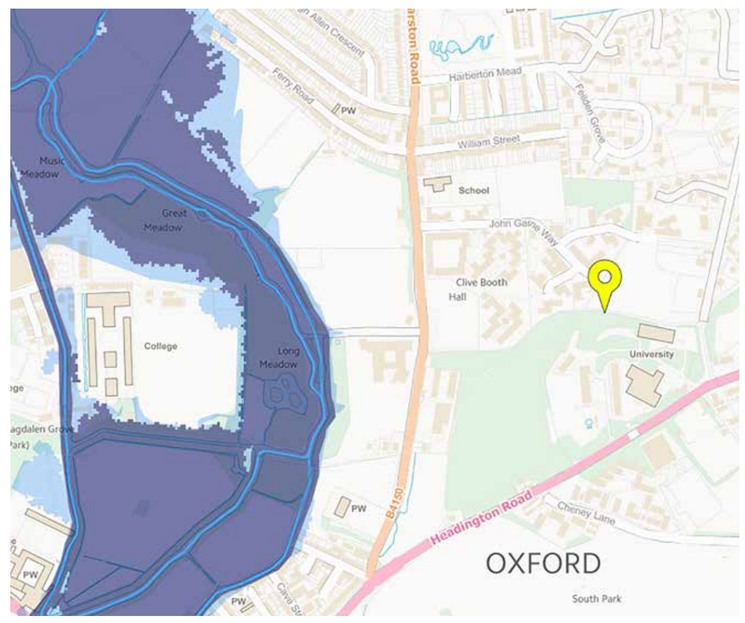
Birds and bats are species that are expected to be present on the campus. As such, mitigation measures will be included within the design of the proposed buildings and site layout.

Archaeology

A desk-based archaeological review of the campus has been undertaken. The sites do 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 sites.



Existing solar panels within the campus



Flood map

Sustainability and renewable energy

The University is committed to delivering schemes that are sustainable and energy efficient. We are dedicated to ensuring we meet the Council's target of 20% reduction in carbon as a minimum. As such, we are exploring opportunities for low and zero carbon, and sources of energy through the inclusion of a combined heat and power plant, installation of solar panels, sustainable building design and materials, passive design measures and prefabricated materials constructed off site.

Air quality

Given the nature of the proposals, any potential impacts will be confined to the construction phase of the development. This is due to an increase in heavy-duty vehicles during construction. Vehicle movements once the site is in operation will be limited to the start and end of term, and an anticipated small increase in deliveries etc during term time. An Air Quality Impact Assessment will be prepared and submitted with the planning applications to ensure any impacts from the proposals are appropriately reduced and mitigated.

Flooding and drainage

The sites are within Flood Zone 1 and are at low risk of flooding from all sources. Sustainable drainage systems will be implemented 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 applications. We are discussing network capacity with Thames Water to ensure that foul network needs of the development can be accommodated.

14. TRAVEL AND TRANSPORT

The University is committed to sustainable travel. Each year, we invest over £2.4 million in the BROOKESbus service, a city-wide network that connects all our campuses and halls of residence for students and provides a service for the local community.

Travel plan

The University's Travel Plan forms an important part of our ongoing commitment to sustainable travel. Travel Plans have been in place for over ten years and the current version was produced in 2016, which is available to view on the University's website. Work will commence on the next version of the Travel Plan later this year.

Travel plan aim:
"To raise the awareness of having a more sustainable environment for all users of the site, which promotes a range of lifestyle and travel choices and reduces reliance on the private car."

Travel plan objectives:

- Reduce the impact and frequency of car travel, with particular focus on reducing single occupancy car trips
- Increase the accessibility of the site to a wide range of people
- Improve the health and well-being of site users;
- Promote and improve awareness of the travel plan process
- Prepare for geographical changes to the University as set out in our Estates Strategy

Public transport

The BROOKESbus service is run by the Oxford Bus Company in partnership with the University.

- 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.
- The partnership between Oxford Brookes and the Oxford Bus Company is an award winning partnership - CUBO Business Partner of the Year 2017.
- In 2016, 45% 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.

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. We have also introduced the OXONbike cycle hire scheme which has normal and electric bikes available for hire at the Headington Campus and host regular "Bike Doctor" visits for cycle maintenance. Staff are offered the opportunity to purchase cycle equipment through a salary sacrificing arrangement, where we purchase the equipment upfront and they pay us back over 18 months. This programme is offered through our partnership with Cyclescheme.

The 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 entire campus at Headington.

Parking

The University is working hard to reduce single-occupancy car journeys to our campuses and surrounding streets. We introduced a new parking policy earlier this year with the aim of limiting the availability of parking permits and incentivising the use of 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. In the last ten years, our provision of on site parking has reduced by approximately 33%. This has been reflected by the overall reduction in car movements by campus users.

Travel plan achievements:

- 8% decrease in total car use by staff
- 10.5% decrease in car use by students
- 15% increase in the number of students using the BROOKESbus service

15. NEXT STEPS

The Campus Development Plan will transform our Headington Campus in many ways. By 2023, you can expect the following changes:

- A smaller, more efficient and sustainable Oxford Brookes estate
- An innovative making space and new faculty building at Headington Hill
- More affordable and modernised student accommodation at Clive Booth Student Village
- Fewer students accommodated in HMOs and private rental housing
- A unified Headington Campus and a consistent and safe campus experience from John Garne Way in the north to Gipsy Lane in the south
- An improved setting for Headington Hill Hall
- Improved BROOKESbus service
- Improved nursery provision at Headington Hill
- More campus services and facilities serving students and staff, and the needs of the community

Programme

It is our intention to submit our Campus Development Plan alongside a planning application for the new faculty building in early 2018. Further consultation for Clive Booth Student Village will occur in mid 2018.

New faculty building

7 & 8 March	Public consultation event
23 March	Deadline for consultation feedback
Spring 2018	Planning application submission
Autumn 2018	Demolition of existing building
Winter 2018/19	Construction commences
Winter 2020	Opening of new building

Clive Booth Student Village re-development

7 & 8 March	First public consultation event
23 March	Deadline for consultation feedback
Early May	Second public consultation event
Early June	Planning application submission

Thank you for coming to our exhibition. Please fill out a comments form or alternatively, speak with a member of the team. We will be in touch soon with details of further consultation events.