

# WINCHESTER ROAD DEVELOPMENT WELCOME



Welcome to this public consultation on the proposals for the North Oxford Site at Winchester Road on behalf of University of Oxford, Hertford College, Reuben College and Kellogg College. Our proposals aim to bring many benefits, including much needed high-quality student accommodation, new academic space and an enhanced landscape strategy and tree planting. With this development, we also understand we have a big responsibility to the communities in which we operate. We would be grateful for your thoughts on the emerging proposals and the potential opportunities for this site and its setting. Your views will enable us to develop the design further before the submission of a planning application in Summer 2022. Across the following boards, we will show you how the development proposals have evolved.

The Winchester Road development seeks to deliver five low-rise accommodation buildings and a multi-use Pavilion for post-graduate students, together with two new departmental buildings for the South-east Asian Studies (SASC) and Department of International Development (ODID) for the University of Oxford. The proposed scheme is to be located upon university and college-owned land off Bevington Road and is consistent with the Oxford Local Plan. The development presents an opportunity to create a new community at this suburban North Oxford site, that serves academics, visitors, residents, and students.



Map of Oxford, site highlighted in red

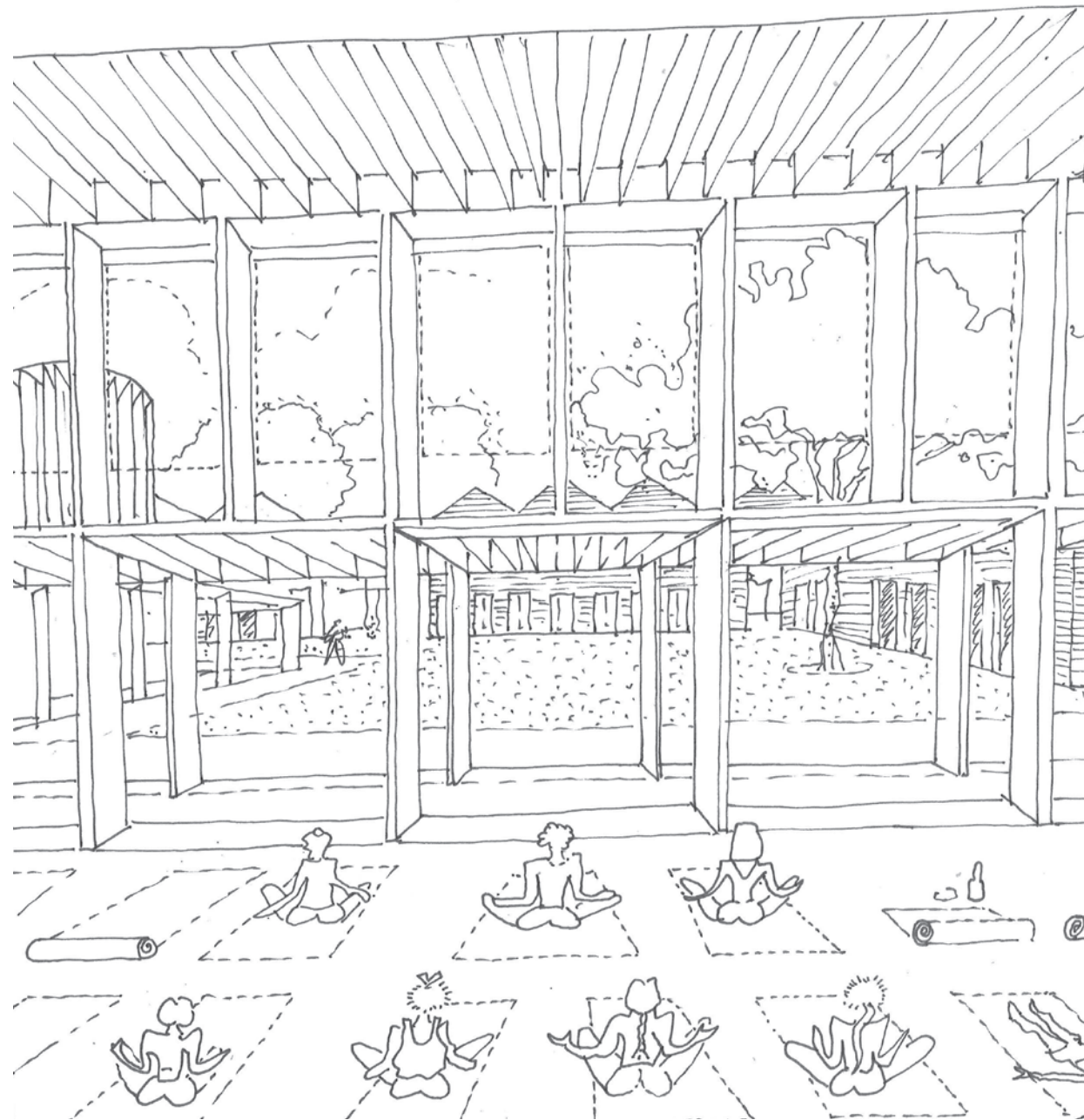
## VISION

The project aims to:

- Sustain and enhance the significance of heritage assets; the ambition includes bringing the Victorian villas back to life including the gardens around them, true to Oxford's great horticultural traditions and love of botanical diversity;
- Improve the setting of existing academic and residential buildings that bound the site as part of a coherent plan for the area;
- Minimise the environmental impact through designing to Passivhaus principles, improving biodiversity through landscaping and planting and achieving a net reduction in parking in and around the site;
- Deliver high quality student accommodation and academic, social and communal facilities set within verdant and enjoyable external amenity spaces;
- Optimise the use of the Winchester Road site and provide a new collegiate setting for students, inspired by and sympathetic to the North Oxford suburban site;
- Increase the provision of student accommodation available with 103 en-suite Graduate study bedrooms with porters' lodges, laundry and postal rooms and a multi-purpose hub – the Hertford College Pavilion;
- Reinforce the existing academic community in the field of international studies on and adjacent to the site including, but not limited to, the Oxford School of Global Area Studies (OSGA) and St Anthony's College through the creation of SASC and relocation of ODID, to create a dynamic learning and research environment close to supporting facilities.



STUDENT HOUSING



HERTFORD COLLEGE PAVILION



ACADEMIC DEPARTMENT BUILDINGS





# WINCHESTER ROAD DEVELOPMENT SITE CONSIDERATIONS

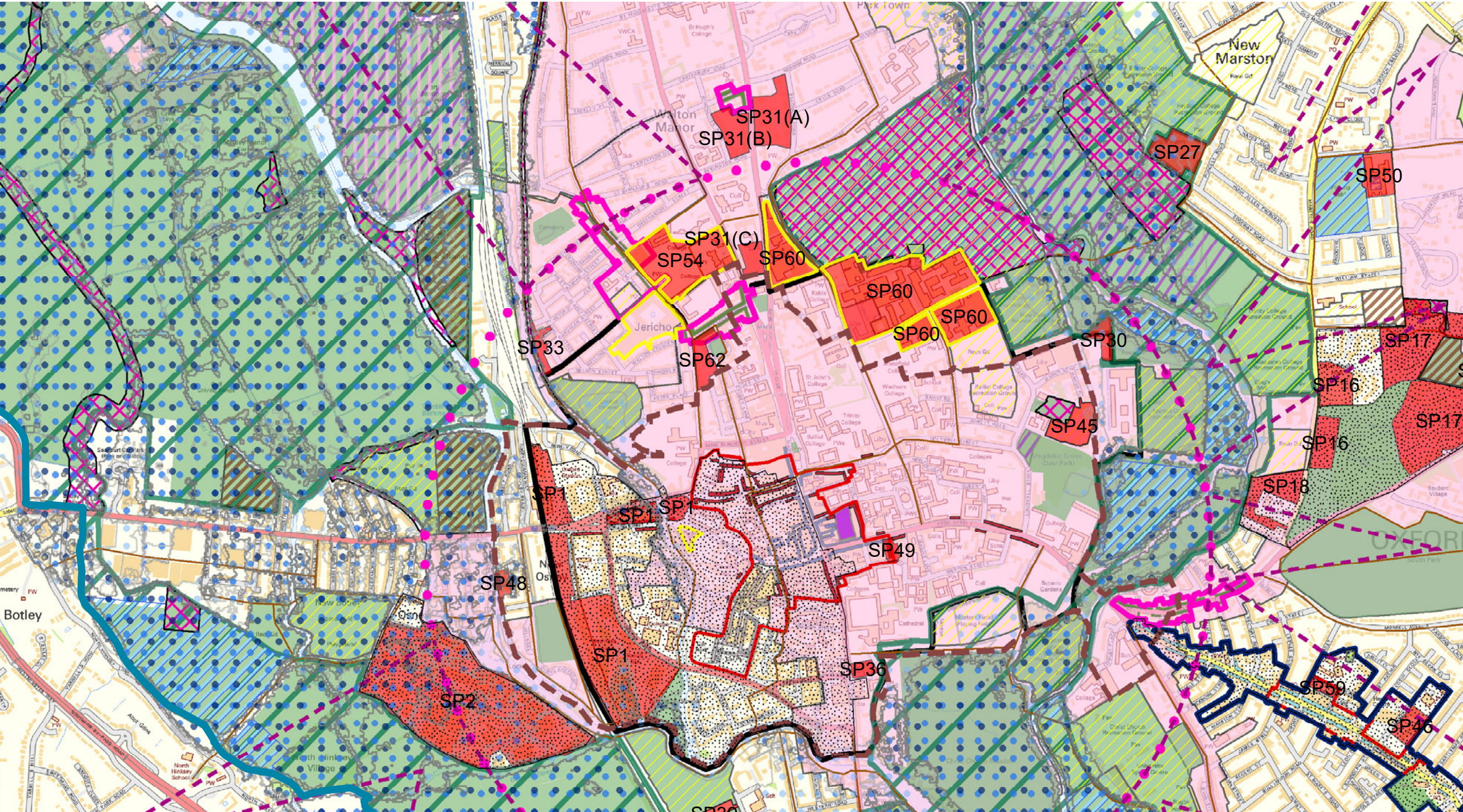


## EXISTING SITE CIRCUMSTANCES

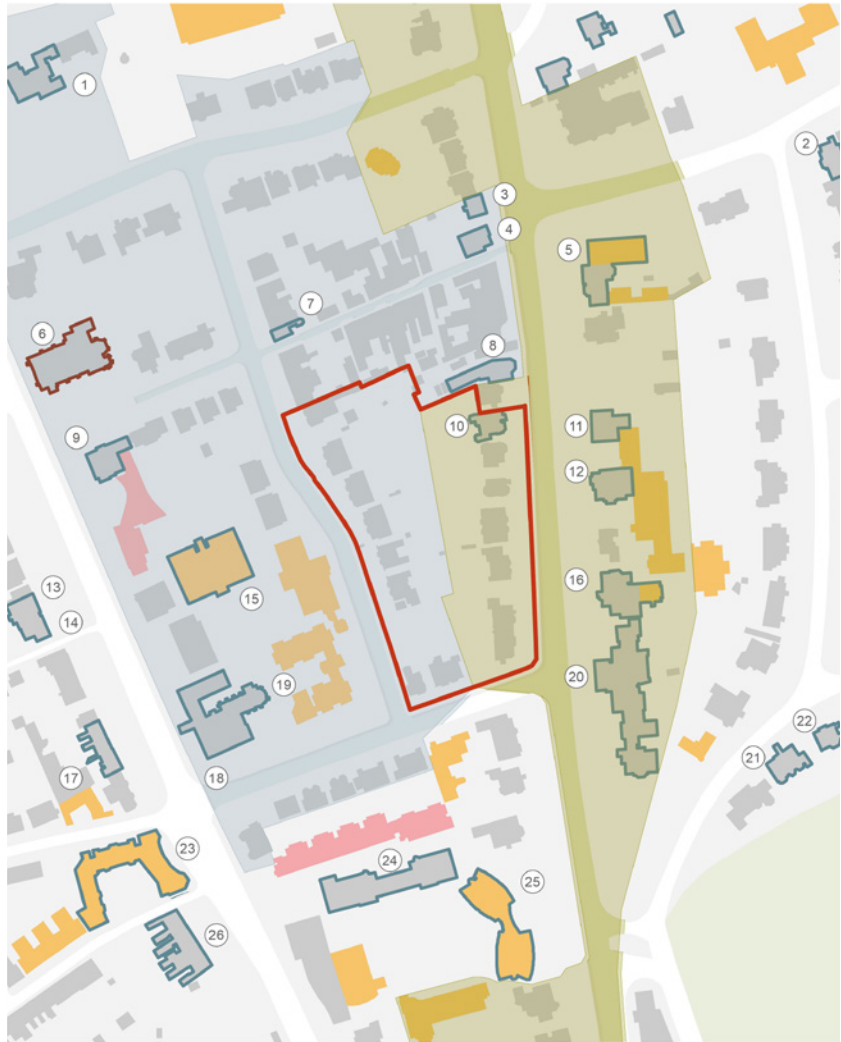
The site is bound by Banbury Road to the east, Bevington Road to the south, Winchester Road to the west and the southern boundaries of properties in North Parade to the north. The existing site is developed around the perimeter, with substantial 3 to 4-storey 19th century Victorian villas. Each villa demonstrates a variety of materials and detailing, but they are generally unified architecturally by the style of Victorian Gothic, and by the large garden frontages, demarcated typically by brick and hedge-lined boundary walls. Glimpses between these existing villas through to private back gardens are recognised as a notable characteristic of the area. The existing villas are currently occupied by a mix of Oxford University and Hertford Colleges, predominantly residential to the north and institutional to the south. The location of the site provides an opportunity for strong synergies between existing academic buildings in and around the site.

The plan to the right is taken from the Oxford Local Plan Policies Map. This confirms that the site is allocated under Policy SP31(B) for academic institutional uses, student accommodation and/or residential development. Residential development could include employer linked affordable housing. The minimum number of homes to be delivered is 60 (or 150 student rooms). The policy confirms that other complementary uses will be considered on their own merits.

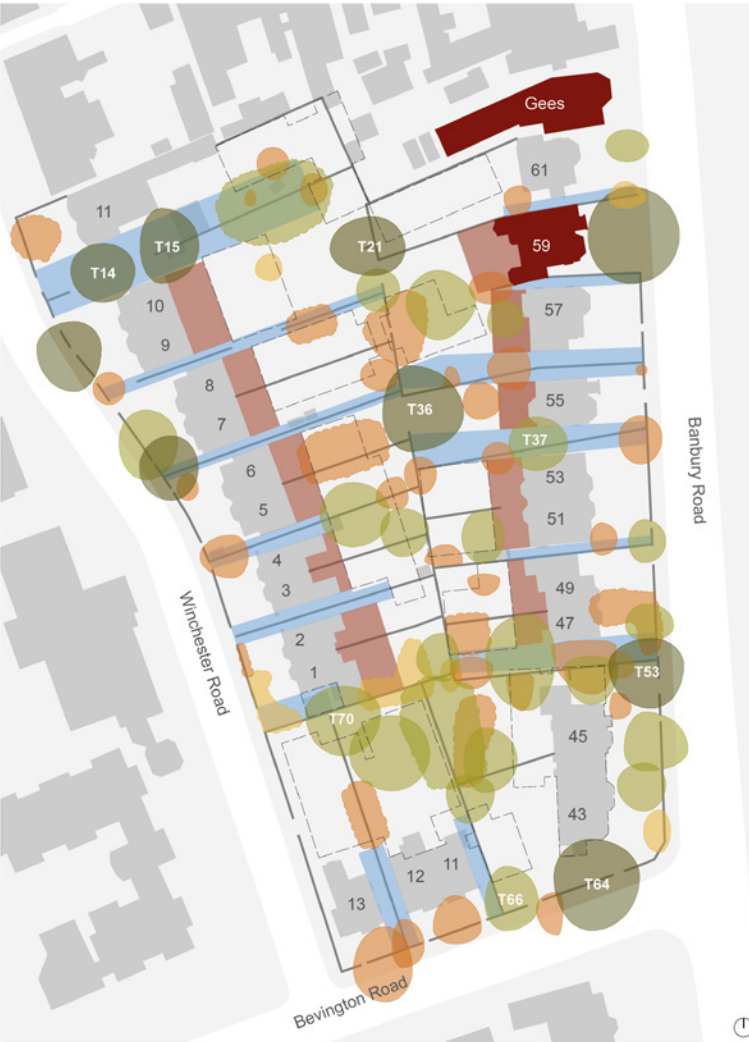
In accordance with the good planning of the site and wider area, the proposals will also provide enhanced pedestrian and cycle links, incorporate sustainable drainage, and seek to minimise noise and air pollution throughout construction and after implementation.



Oxford Local Plan 2036 Policies Map



Character Areas Diagram



Existing Site Constraints Diagram



Existing Building Use Diagram

## EXISTING CHARACTER AND BUILDINGS

The site reflects characteristics of two different Character Areas within the North Oxford Victorian Suburb Conservation Area (NOVSCA): Banbury Road Character Area and North Parade Character Area, which the proposal responds to in varying ways. The north and western part of the site respond to the village-like feel of the North Parade Character Area with narrower gaps between buildings and lower massing. The eastern part of the site is within the Banbury Road Character Area which contains more substantial houses with larger gaps and glimpsed views between. Here, buildings are typically set back from the street within tree lined gardens.

The majority of the buildings date to the 1870s. Oak Villa (No. 11 Winchester Road) pre-dates the rest and appears to have been built around the same time as the properties in North Parade, in the 1830s. There is one listed building within the site boundary, No.59 Banbury Road. Just north of the site is the Grade II listed building - Gees. Retaining open views to and from the two listed buildings, No. 59 and Gees, has also been a key consideration, as well as allowing sufficient open space to the rear of 59 Banbury Road.

## SITE STRATEGY

The overall site strategy is to weave and insert new buildings between and adjacent to existing villas, whilst preserving east-west views into and through the site. Buildings are arranged across the site sympathetic to the scale and characteristics of the existing context of tall brick villas and mature trees. Buildings have been carefully placed to frame these spaces in a manner that continues the historic concept of 'villas and gardens'.

The presence of tree canopies to foster a verdant interior has been fundamental to developing the layout of the proposal. There are 9 quality, mature specimen trees on the site. The root protection zones and canopy spread of these trees has set out the building footprints. These substantial trees have become focal points of the proposed external spaces within the scheme.

## BUILDING USE

The schedule of accommodation and positioning of buildings has been developed to establish key adjacencies with existing uses on and near the site.

The vision for the site is to convert existing villas on Winchester Road and Banbury Road into student accommodation for use by the three colleges, Hertford, Kellogg and Reuben. The semi-detached and detached villas on 11-12 and 13 Bevington Road will remain in institutional use by OSGA. 43-45 Banbury Road will be part of the ODID development. Building on the synergies between the existing academic buildings, the proposal aims to enable collaborative working and sharing of resources in and around the site, thus stitching into its context.



Site Connectivity Diagram



Proposed Building Heights Diagram



Proposed Site Circulation Diagram

## SITE CONNECTIVITY

The eastern edge of the site fronts Banbury Road, a main arterial route from central Oxford to northern Oxford. It is also proximate to Woodstock Road, another primary route through Oxford. The site is therefore very well positioned for public transport routes, with multiple bus stops in the vicinity. North Parade shopping area provides local conveniences of cafés, restaurants, and retail. The site also benefits from being on the fringe of central Oxford, and all the city has to offer.

## BUILDING HEIGHTS

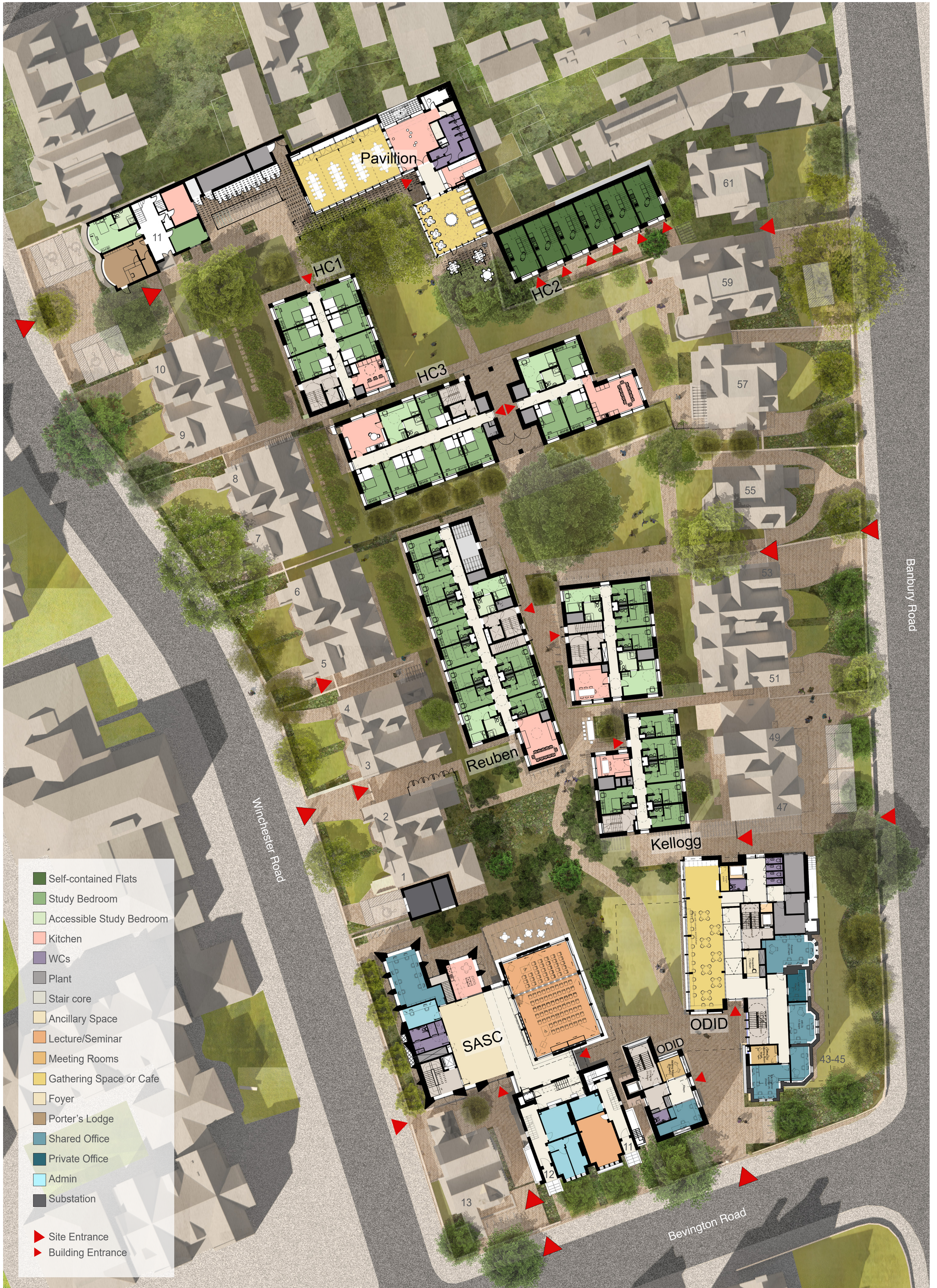
Most of the existing villas are 3-4 storeys high with lower-ground levels. The two proposed department buildings are in keeping with the scale of these existing villas, with datum lines from the existing being referenced in the proposed. The accommodation buildings and pavilion in the north are of a much smaller scale, clearly subservient to the existing villas. This low-rise scale benefits the quality of the in-between orchard spaces and provides the sense of a series of small garden buildings set within the grander perimeter block.

## CIRCULATION

The primary north-south path through the site weaves between the pocket gardens, courtyards and lawns; a varied pedestrian route between the two main site entrances on Bevington Road and Winchester Road. The primary east-west route passes between the existing villas at 2 - 3 Winchester Road and 49 - 51 Banbury Road. These two pedestrian routes intersect at the Kitchen Court, a place activated by the social spaces of the surrounding accommodation buildings. Around the perimeter of the site, a series of new pedestrian and cyclist entrances are provided between buildings, but the integrity of the walled front gardens is retained.



# WINCHESTER ROAD DEVELOPMENT SITE PLAN



- Self-contained Flats
- Study Bedroom
- Accessible Study Bedroom
- Kitchen
- WCs
- Plant
- Stair core
- Ancillary Space
- Lecture/Seminar
- Meeting Rooms
- Gathering Space or Cafe
- Foyer
- Porter's Lodge
- Shared Office
- Private Office
- Admin
- Substation
- Site Entrance
- Building Entrance





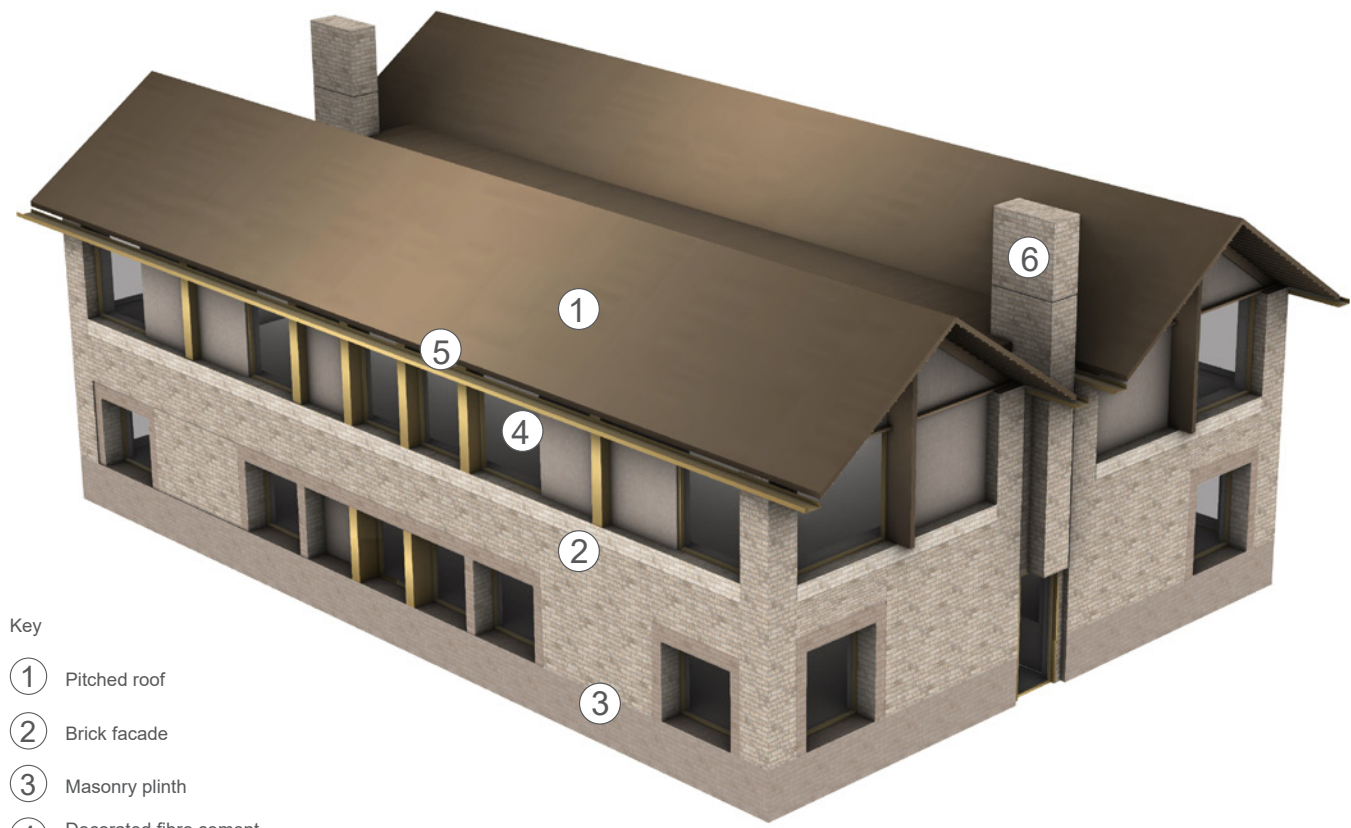
# WINCHESTER ROAD DEVELOPMENT POSTGRADUATE STUDENT HOUSING AND HERTFORD COLLEGE PAVILION

The Student Accommodation provides single occupancy study-bedrooms across four buildings, a fifth building provides self-contained flats for students. The three northern buildings are for Hertford College students and the two south buildings for Oxford University student accommodation to be used by Reuben and Kellogg Colleges. The alignment of the proposed housing buildings with the existing villas allows clear verdant views into the site from the street frontages, a key characteristic of the NOVSCA. The scale of the proposed buildings reference mews houses, clearly subservient to the large villas.

The three Hertford College buildings (HC1, HC2, HC3) are arranged to give breathing space to the large horse chestnut tree close to the northern boundary. This space creates the Hertford Green, which forms a new amenity space between the accommodation buildings and Hertford College Pavilion, with its vibrant café spilling out onto the terrace under the horse chestnut tree. The new landscaped area seeks to improve the setting of Grade II Listed Building at No.59 Banbury Road and minimize development in proximity to Gees. The massing of the housing in proximity to both buildings has been sensitively configured in response to the scale of the listed buildings.

Oxford University accommodation is spread over two buildings: Reuben in the west building and Kellogg in the east building. The buildings are arranged to form two squares, the bigger Chestnut Square centred around the large existing Horse Chestnut tree in the centre of the site and the smaller Kitchen Court with four kitchen and dining spaces opening onto it. The Reuben building steps around the pine grove to the south, creating a welcoming entrance sequence for the college between No. 2 and 3 Winchester Road. All housing buildings are arranged around a series of new gardens and planted orchards.

There is a predominant language of brick with simple brick detailing, in keeping with the NOVSCA character. A masonry plinth level of different colour or texture is introduced to the base of the buildings to make reference to the garden walls that currently divide the site into individual plots. The brickwork and lintels around windows are proposed to be whitewashed in a limestone texture. A finer articulated façade is proposed for upper floor levels where timber mullions and decorated fibre cement panels are introduced.

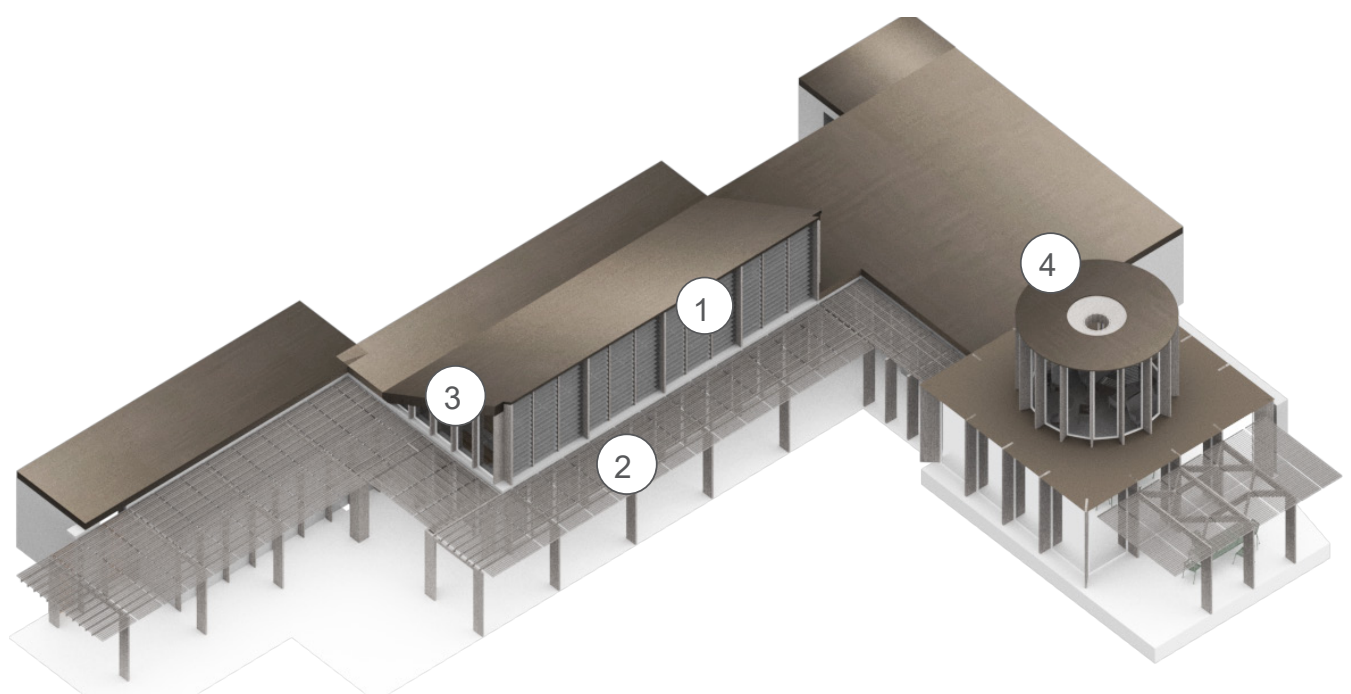


- Key
- 1 Pitched roof
  - 2 Brick facade
  - 3 Masonry plinth
  - 4 Decorated fibre cement panels
  - 5 Gutters
  - 6 Brick chimney

The Hertford College Pavilion (HCP), informally referred to as the hub, offers a variety of spaces for use by the new and existing community on the site. Key spaces include a south-facing multi-purpose hall, café with servery, a reading room and a common room. These rooms are arranged off a garden pergola, with a supporting spine along the existing boundary walls containing back-of-house rooms (plant, storage and WC facilities).

The café overlooks the new Hertford Green and the pleasant brick and tile work of the Grade II Listed No. 59 Banbury Road. The servery will be used for the preparation of light meals and drinks to visitors and residents of the site. An overhead oculus frames a projecting circular lantern over the café, defining a bright, naturally lit garden structure internally and externally. Visually, the café lantern creates a point of focus upon arrival into the site from Winchester Road and to students and occupants of the site.

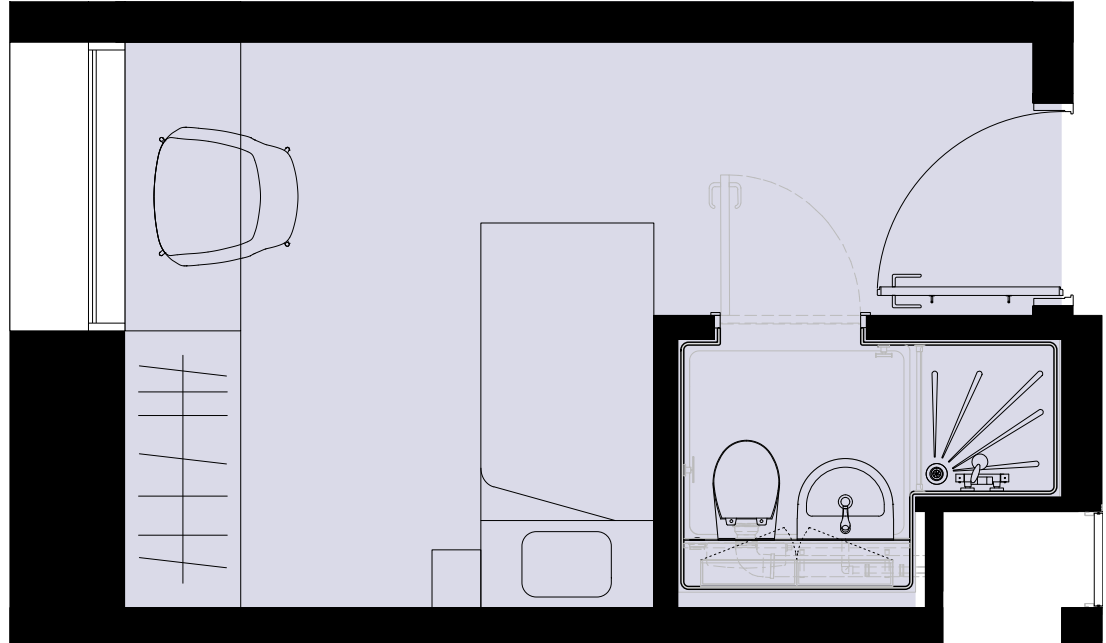
The main hall provides a breakout and gathering space that can be used for formal dining, yoga, meetings, exhibitions, and events. To the south, this room opens out onto the proposed Hertford Green, overlooking existing specimen tree planting. The lawn is framed by student accommodation to the south. An elegant pergola structure traces the southern and western elevations of the pavilion. The emerging landscape design encourages the planting of creepers and wisteria up the pergola.



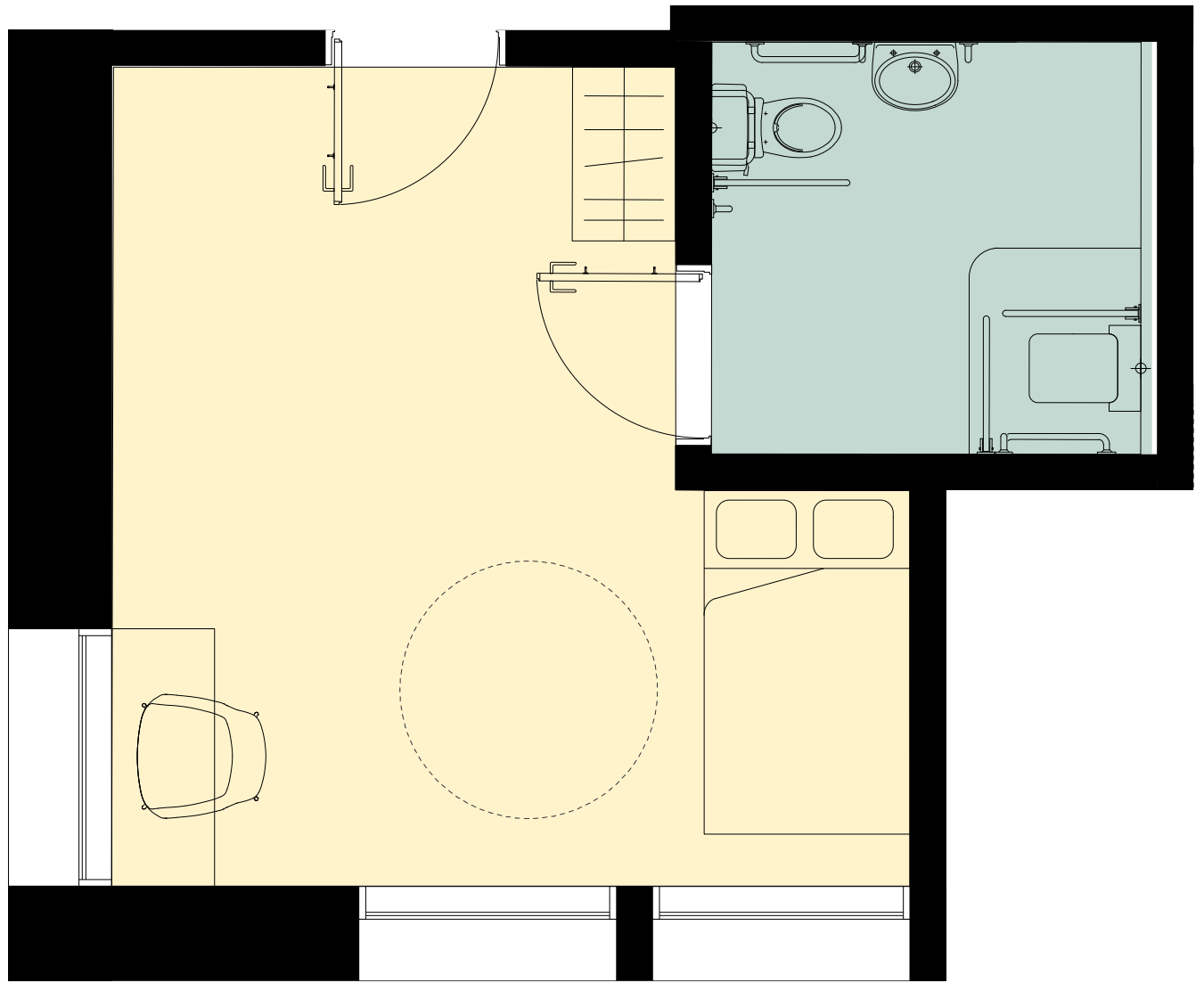
- Key
- 1 Clerestory
  - 2 Pergola
  - 3 Glazed gable
  - 4 Oculus



View towards Hertford College Pavilion



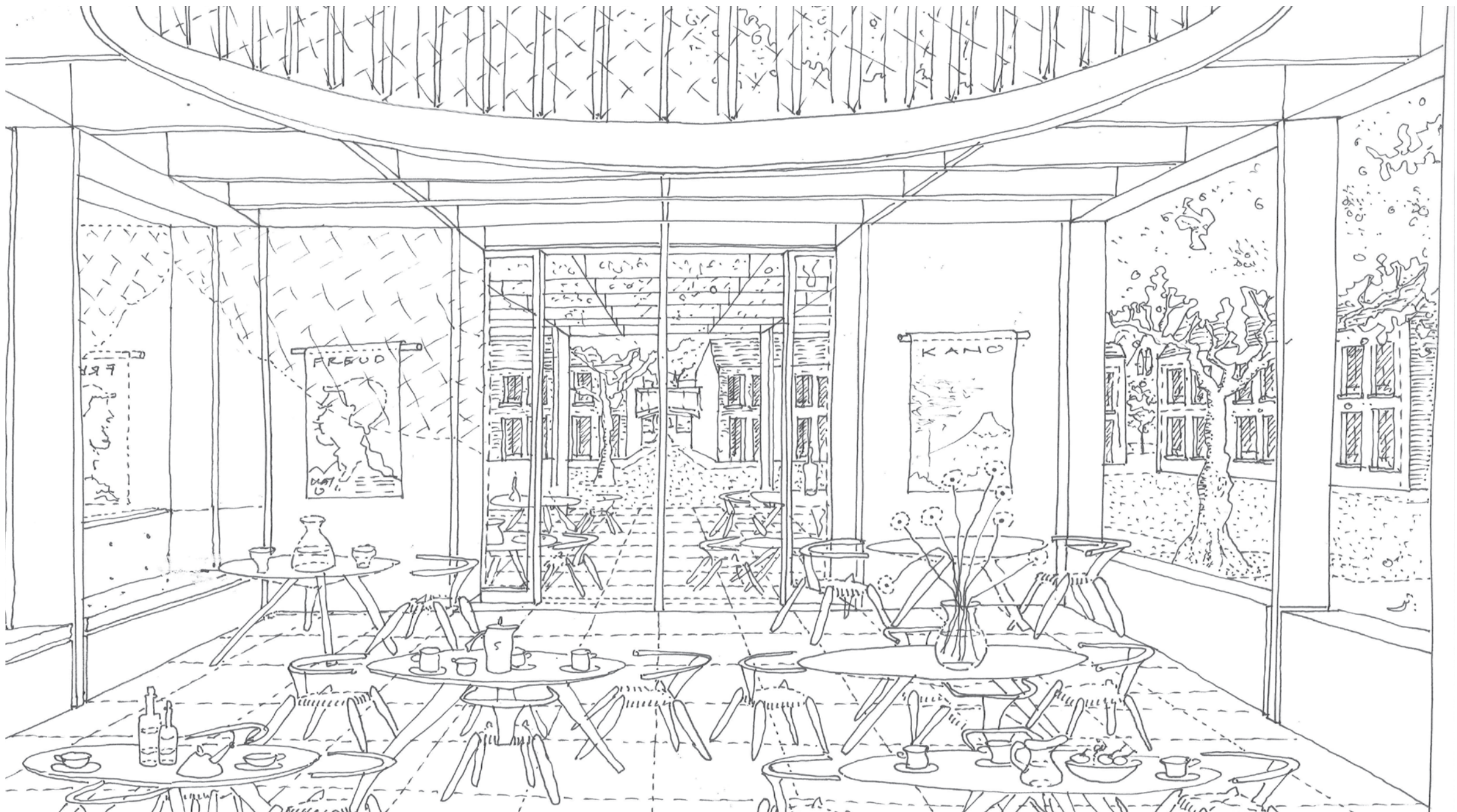
Typical Bedroom in Kellogg



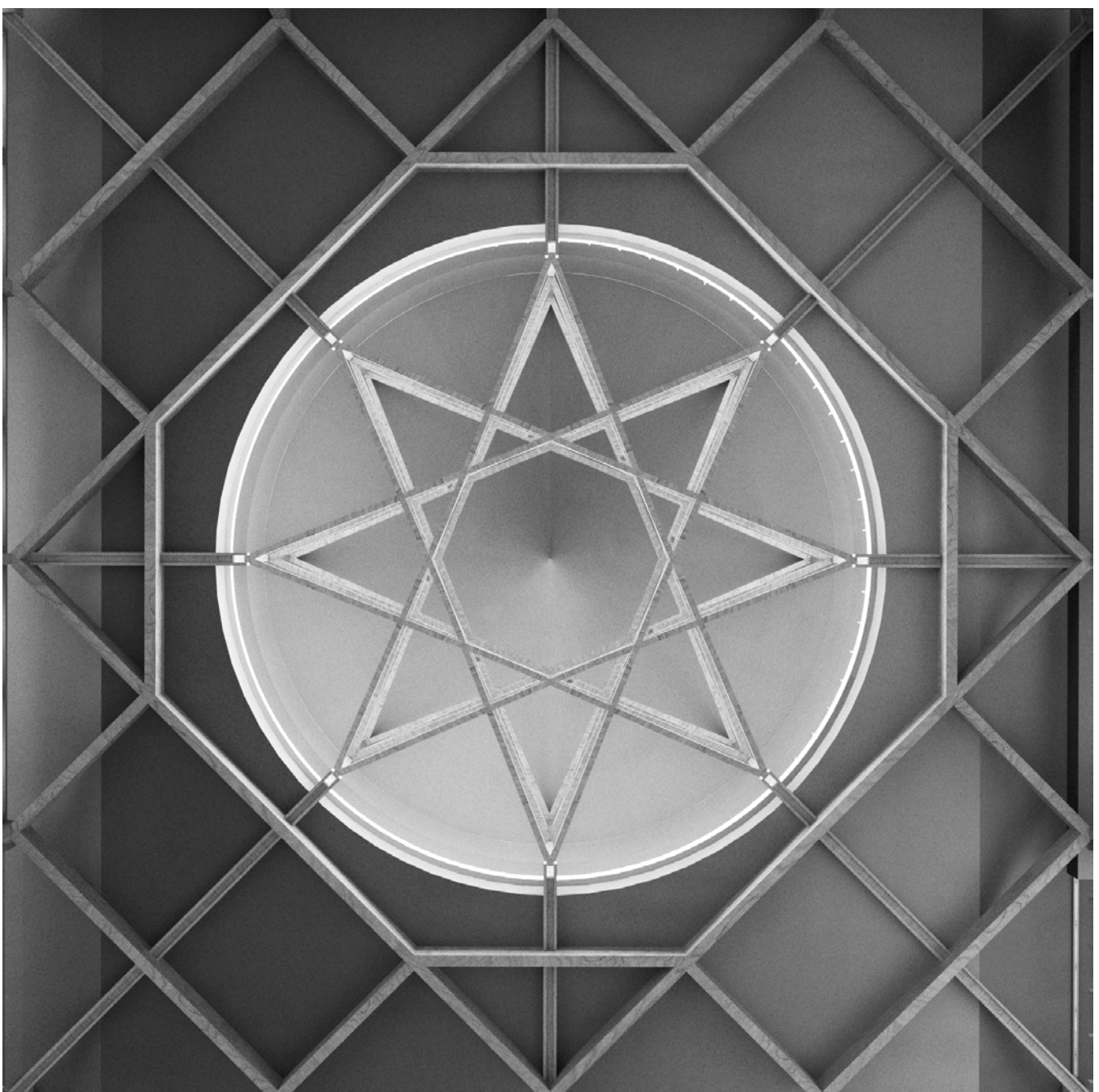
Accessible Bedroom in Hertford College Housing



View towards Hertford College Pavilion



Interior of HCP



View upwards into Oculus of HCP



East-West Section





# WINCHESTER ROAD DEVELOPMENT SOUTH-EAST ASIAN STUDIES CENTRE

Situated on Winchester Road the new building completes the perimeter block and provides a street frontage within an existing gap site. The building is complemented by rich tree planting at its frontage, in keeping with the pattern of tree lined frontages along Winchester Road. As such, the main building has been set back from the street to allow for the continuation of the garden wall, a green buffer area and a series of street trees. It also responds to the subtle curvature of the street, maintaining an alignment with No. 13 Bevington Road at its south western corner.

The building is arranged in two principal volumes; a four-storey street facing block and a single-storey garden pavilion. The two volumes are connected by a single storey foyer at ground floor level.

The proposal aims to provide the University with new teaching and academic facilities to support the growing curriculum, as well as offer spaces that can be used for conferencing, supporting the local and global communities that the building will serve internally. SASC consists of a simple arrangement of stacked office and research floor plans on the ground, first and second floors. The third floor provides residential accommodation.

The principal entrance is in the south-east corner of the main building, creating an arrival sequence off Bevington Road into a new paved courtyard. Building users and visitors arrive into a large, open foyer, which provides views into the pine grove, and connects into its existing neighbours at 11 and 12 Bevington Road.

The foyer is envisaged as a gathering and exhibition space, flexible in use and dressed with high quality natural materials. The cross-laminated timber (CLT) floor structure is expressed at ceiling level throughout the building. Constructed from high-quality visual grade timber, the surface will be coated in a washed spread of flame treatment from which statement pendant light fittings will be suspended.

A Postdoctoral Office is located at ground floor, with a north and westerly aspect along Winchester Road. Graduates and Visiting Professors share the open plan first floor, while Associate Professors are located on the second floor in a series of single occupancy offices arranged along the east and west perimeter of the plan. These offer optimum daylight and outlooks to the smaller, more isolated offices. The third floor offers two visitor study bedrooms with en-suites, and a larger 1-bedroom accommodation with magnificent views across the North Oxford skyline. Architecturally, the third floor remains as a lightweight glazed volume and seeks to express the pitched roof profile internally.

The single-storey teaching pavilion is located east of the main SASC building, connected by the covered foyer. The Pavilion has been conceived as a tranquil, forest room and is offered to the new square as a lightweight, visually open garden structure. Situated upon a timber deck, the building hovers lightly across the planted landscape below a spectacular cantilevered roof which extends beyond the building line to the north to create an external terrace. This terrace is imagined as an extension of the domestic kitchen space within the main building.

The low eaves create a change in building scale from the street, adapting to a more human scale within the courtyard and offering privacy to the teaching spaces from the overlooking surrounding offices. Whilst the two volumes differ in height and scale, the buildings are unified in architectural expression, sharing the cantilevering pitched roof feature.

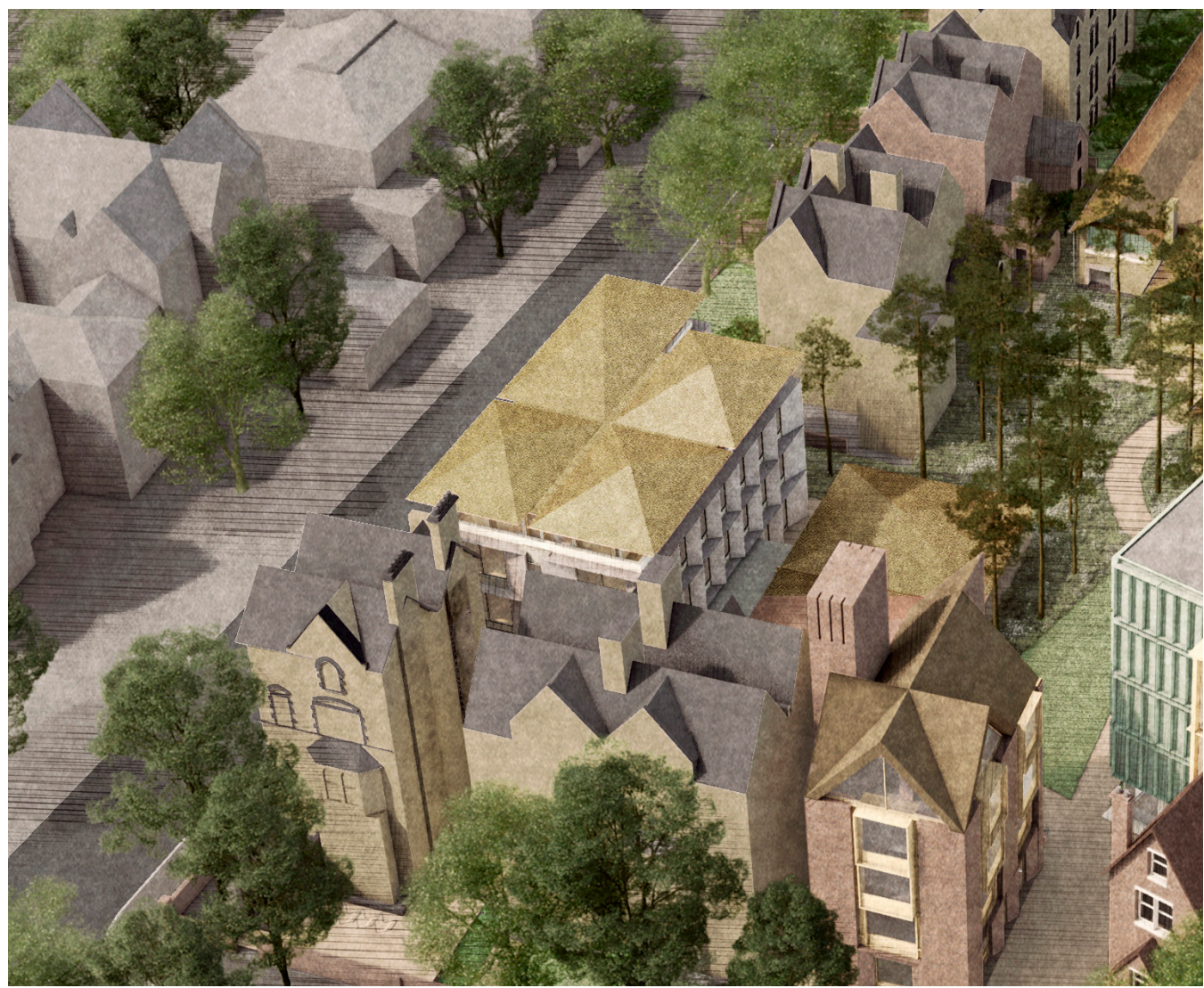
The facade of the main, four-storey academic building is made up of repeating brick clad piers, referencing the materials of the existing Winchester Road villas. In contrast to this, the single-storey pavilion building has a lighter and more open appearance, to respond to its more intimate setting within the pine grove. In both cases, the visible roof structure is a key visual feature.



View towards SASC from Winchester Road



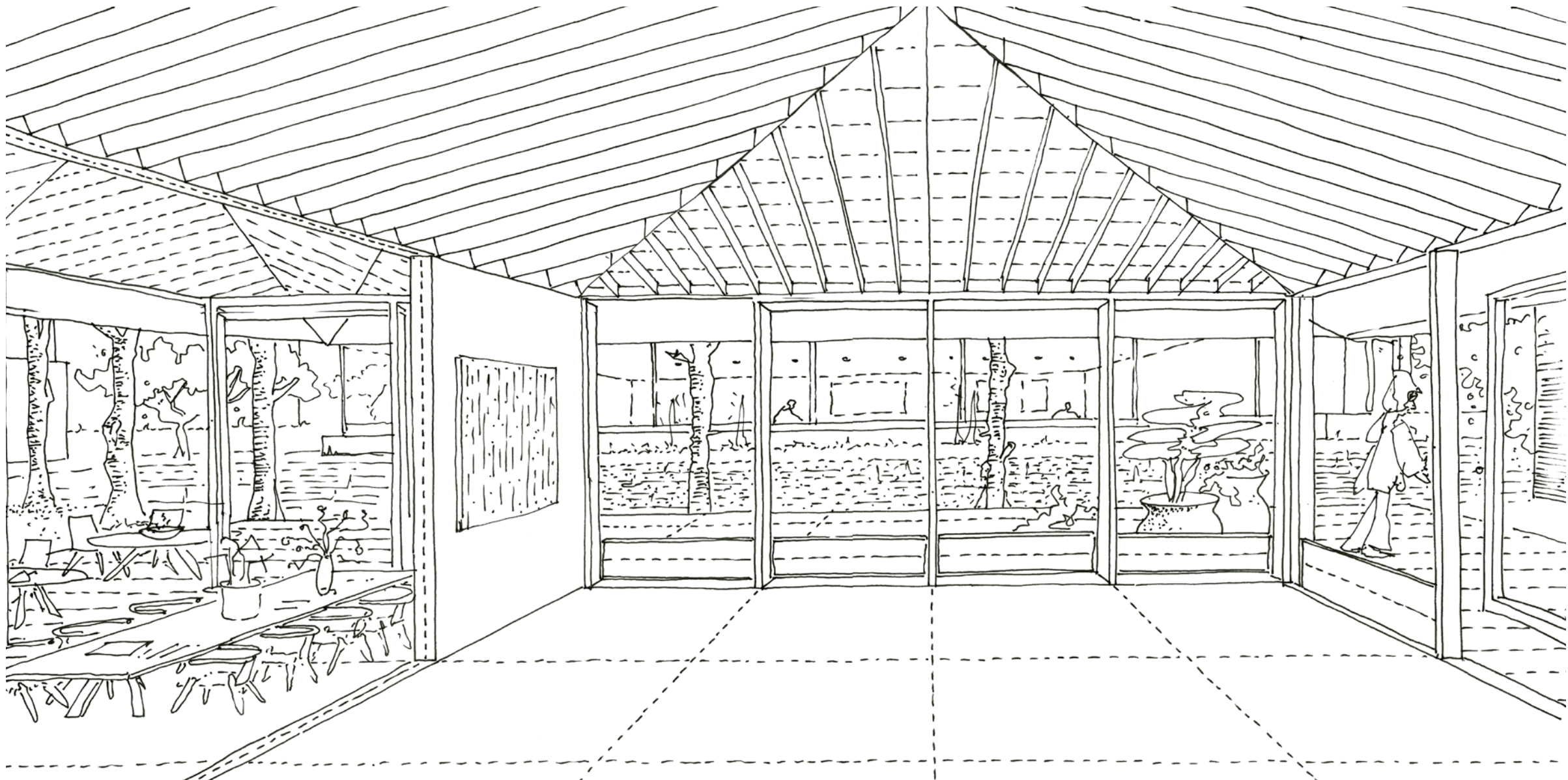
Ground Floor Plan



SASC Axonometric



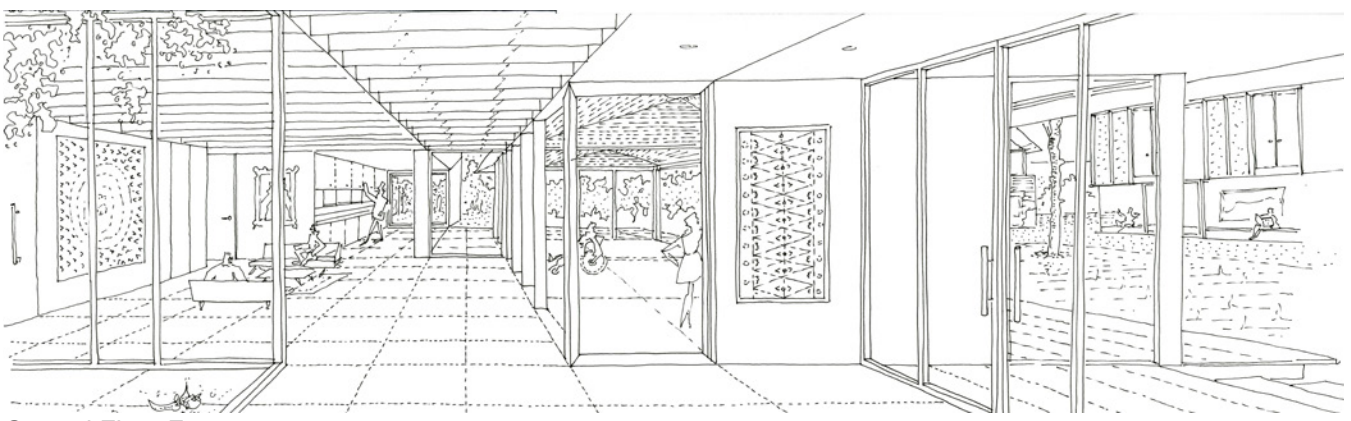
View towards SASC from the new Pine Grove



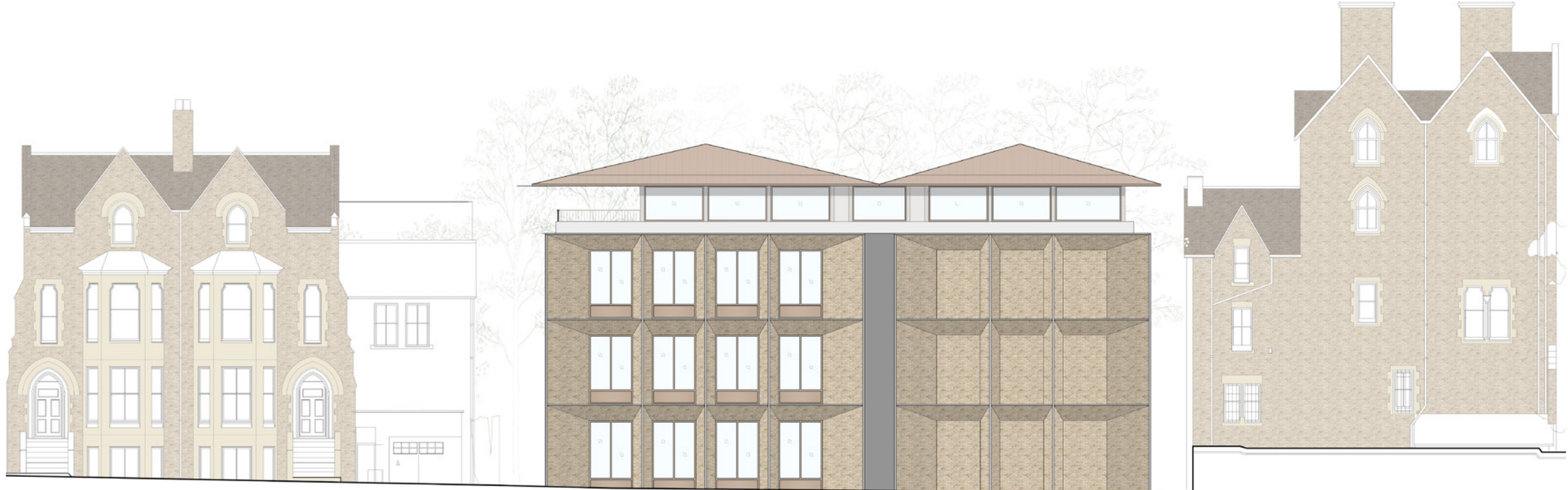
Teaching Pavilion Interior



Academic Visitors' Meeting Space



Ground Floor Foyer



SASC West Elevation - Winchester Road



WINCHESTER ROAD DEVELOPMENT  
OXFORD DEPARTMENT OF INTERNATIONAL DEVELOPMENT

ODID is arranged across two separate buildings: the retained, altered and refurbished villas of 43 & 45 Banbury Road forming the 'Main Building', and a smaller building on Bevington Road, the 'West Building'.

The 'Main Building' includes a contrasting modern, linear metal and glass rear addition that peeks above the existing ridge line looking west over the Academic Square towards SASC. A new gabled brick extension to the northeast corner aligns with the existing building line of 45 Banbury Road.

The rotation of the east building footprint reflects the subtle rotation of façades along Banbury Road, creating a step from the corner of Bevington Road and Banbury Road towards the main entrance. The 'West Building' mirrors the pattern of the existing villa frontages at 11-12 and 13 Bevington Road. The wide gap at the main entrance offers long views north into the site across the Pine Grove.

The proposal references its Victorian Gothic neighbours, with steep roof pitches and projecting bay windows. These bay windows are proposed on the ground and first floors along Banbury Road and Bevington Road, setting up a rhythm of projections in the façade. The form of the steeply pitched roofs varies between the east and west buildings, with a slightly more playful interpretation on Bevington Road compared to the more regular rhythm of pitches as you move north on Banbury Road. Above the two lift shafts, projecting pairs of brick pillars reference the chimneys of the surrounding houses.

The upper levels of ODID contain the academic, research and study spaces. The first and second floors offer a range of research cluster accommodation including formal and informal meeting spaces. The offices are arranged in 'research clusters' with a mix of individual and shared offices surrounding communal meeting and break-out spaces. Meeting rooms are positioned in the buildings to appreciate long views north through Pine Grove or south towards central Oxford. The reorganisation of the existing plan also optimises the horizontal and vertical circulation both within the historic building, and its new extensions to the west and north. A large 12-person meeting room and staff common room are also located within the existing building on the ground and first floor, taking full advantage of the generous bay windows in these rooms.

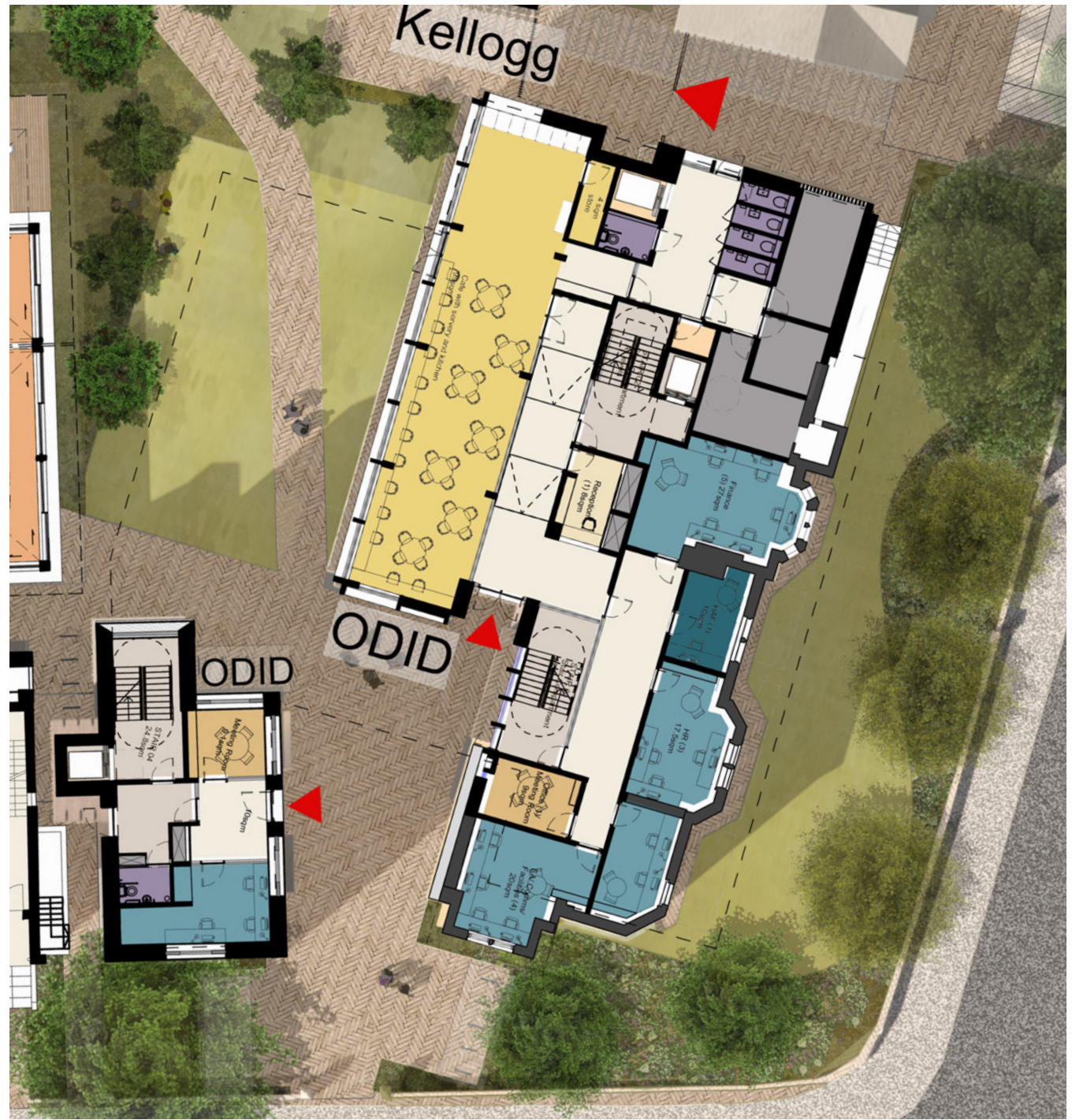
A partial double storey basement connects the two buildings and houses the larger teaching spaces for the academic courses, enabling the building footprint to be kept efficient and allowing building heights to be arranged in keeping with the adjacent buildings. The glazed central stair and a planted courtyard allow light to filter into the teaching spaces from above. The basement will house plant serving ODID and SASC, as well as other ancillary facilities.

The floor levels in the main building are designed to ensure that movement between the new and old is as seamless as possible. At ground level, the narrow floor to ceiling height in the existing building necessitates several measures which increase the head height in the café space to the rear. The ground level of the café is lowered, and the level change here is mediated by a pair of shallow ramps leading from the entrance and reception area to the café entrance doors.

The buildings fronting Bevington Road and Banbury Road seek to integrate into the facade articulation and materiality of the existing adjacent frontages. They are clad in brick, with large, central openings as a modern interpretation of the traditional bay window, and pitched roofs. In contrast to this, the rear extension to 43 - 45 Banbury Road seeks to distinguish itself from the existing building, and open views into the Academic Square through its lightweight metal facade expression.



View towards ODID from Banbury Road



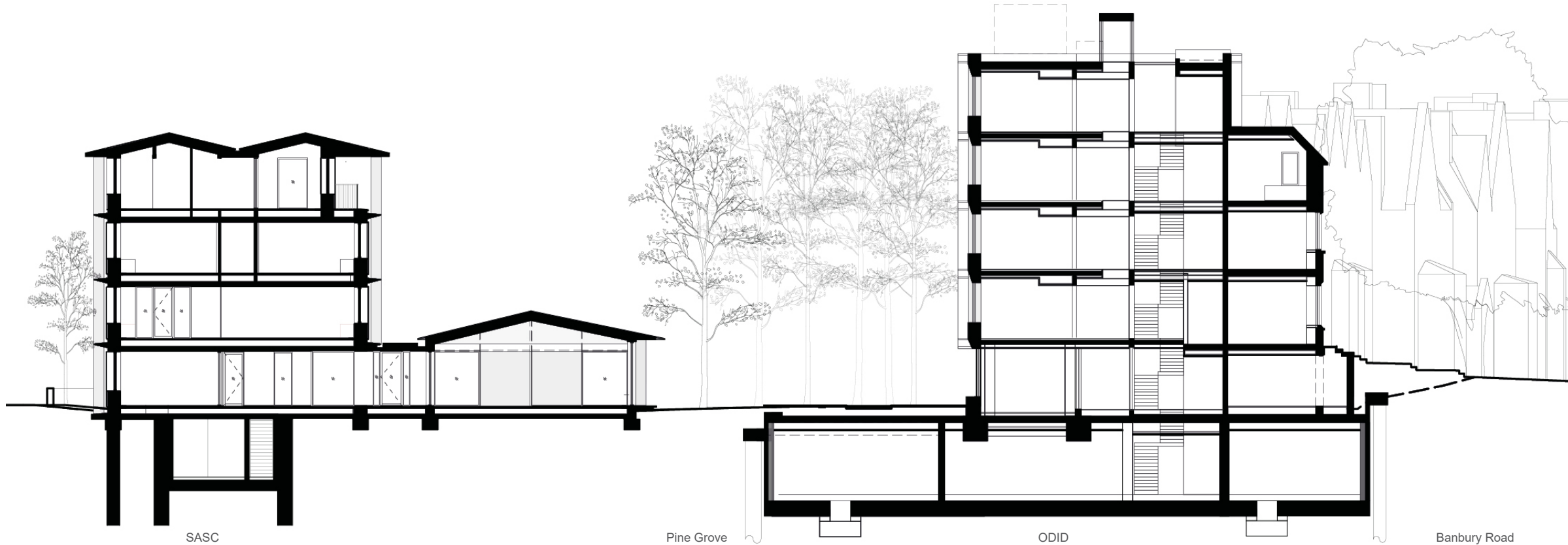
Ground Floor Plan



ODID Axonometric



View towards ODID from the Pine Grove



Site Section through SASC and ODID



Office Interior



ODID South Elevation - Bevington Road



## WINCHESTER ROAD DEVELOPMENT LANDSCAPE AND ENVIRONMENTAL STRATEGIES



Site Aerial View

### ECOLOGY AND HABITATS

A walkover survey of the site has been carried out to assess the presence of habitats and protected species, as well as a biodiversity assessment taking the proposals into account. Provision will be made during construction and within the design of the new development to enhance the site habitats and ecology of the site. This includes providing areas of flowering lawn, herb-rich meadows, native hedgerows, planting beds with a range of wildlife-friendly plant and tree species. Other biodiversity enhancements may include the provision of bird and bat boxes as the project seeks to achieve an overall biodiversity net gain.

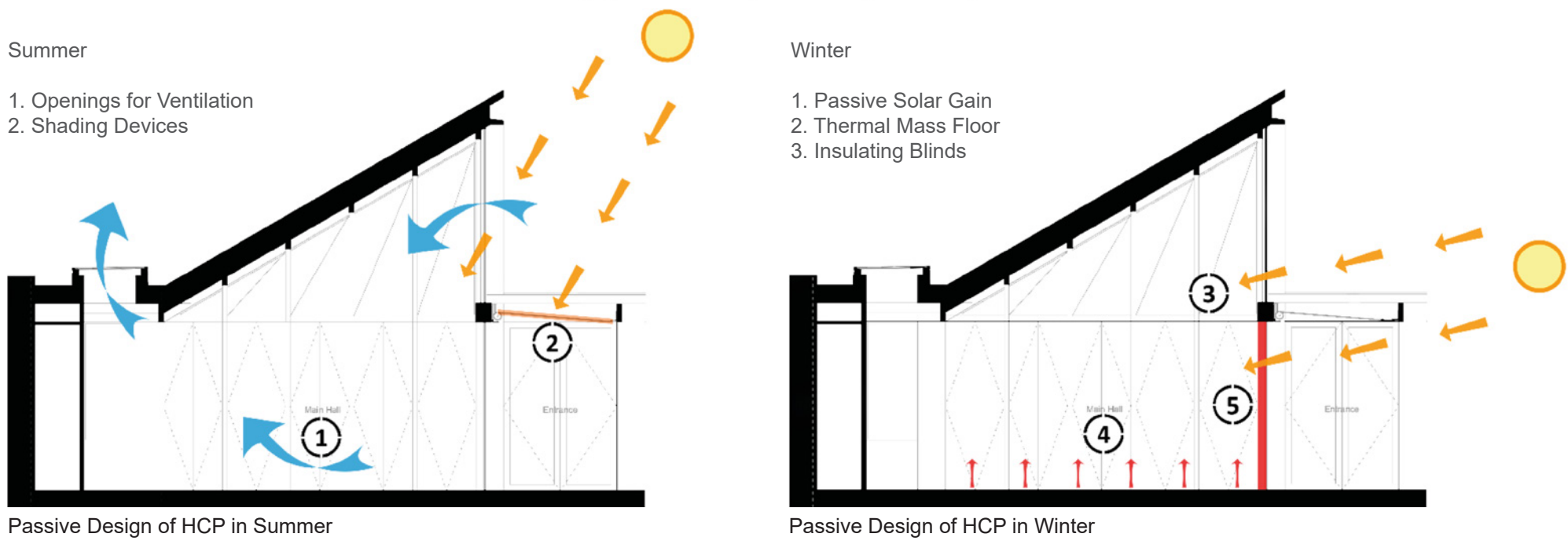


Proposed Street Frontages from Winchester Road looking South

### PASSIVHAUS DESIGN PRINCIPLES

The buildings are designed with very low operational energy demands and very low operational carbon emissions. The principles of Passivhaus Design will greatly reduce the main environmental energy demands of the buildings, particularly space heating. A high-performance building envelope and heat recovery ventilation throughout the wintertime minimise space heating, which is often the dominant energy demand for a building in the UK.

Passive summertime ventilation strategies will reduce the need for active cooling. Such strategies will be designed to work well in future projected climates, ensuring longevity. Well daylight buildings will need very little artificial light. The proposal electrifies all energy demands, so no building will be directly reliant on fossil fuels. Electrified buildings are aligned to a zero-carbon future as the national electricity supply continues to de-carbonise. The Hertford College Pavilion and the academic buildings will use high efficiency air source heat pumps and heat pumps are also proposed to generate domestic hot water for the student accommodation. Early energy consumption modelling suggests the buildings will achieve substantial reductions in operational energy consumption and associated carbon for heating, lighting and the production of hot water compared to typical buildings of these types.



### SUSTAINABLE CONSTRUCTION MATERIALS

The use of a timber structure to some elements of the development reduces the CO2 emissions associated with new build construction and enables the long-term storage of CO2 within the development. Architecturally, the proposals aim to demonstrate the sustainable ethos of the university through use of a conscious palette of low embodied carbon materials where feasible. Materials will be locally sourced where possible to reduce the carbon footprint. The retention and adaptation of 43 to 45 Banbury Road as part of the ODID development will contribute to the reduction of carbon. Concrete mixes with high proportions of cement replacement material will be targeted for use on the project, particularly in the sub-structure works. This can reduce the CO2 emissions associated with concrete production by up to 40% in some instances.



Proposed Landscape Plan

### EXISTING LANDSCAPE AND STRATEGY

During the nineteenth century, the orchards and market gardens on the edge of the city were developed into a suburb of substantial brick villas in a verdant landscape. The streets were lined with trees and walled gardens were created behind the villa frontages. The Banbury and Bevington Road villas were particularly grand with sinuous front gardens set behind an avenue of lime trees. Curving driveways with lawns and shrubberies led to flights of steps. The walled back gardens had generous lawns with perimeter walks, surrounded by trees. The Winchester Road villas were more modest and semi-detached, with smaller front gardens and narrower back gardens. The trees along the road were more varied, with Corsican pines at the northern end and circular shrubberies in front of the bay windows.

There is a large quantity of trees of varying arboricultural value across the site. The clustering of low-quality trees tends to obscure the higher quality mature trees. The existing trees are a range

of species, including: pears, bay trees, plum, birch, sycamore, apples, scots pine and ash. The majority of the existing fruit trees dotted throughout the rear gardens are of low arboricultural quality. There are many significant, mature specimens. These include two horse chestnuts and a lime tree in the north, a large horse chestnut in the centre of the site, and two further horse chestnuts on the southeast perimeter. There are also high-quality copper beech, lime and Corsican pine trees. Retention of the best quality arboricultural features has been a priority as well as consideration for succession planting within suitable gaps using native species.

Over time many of the great trees along the streets have been lost or replaced with small ornamental specimens. Front gardens have been paved over for parking and at the back close-mown grass has replaced much of the earlier garden planting. The rear gardens are currently only accessible for the residents of the villas and are therefore relatively underused. Although there are several

significant mature trees on the site, these are now surrounded by underused lawns dotted with washing lines and cycle storage, a far cry from the productive kitchen gardens of the mid-19th century. The frontages have also had their historical elegance eroded by tarmac, vehicle crossings and haphazard parking of cars and bicycles.

The landscape strategy seeks to reverse this gradual erosion of the verdant suburban character, to replant the forest scale trees along the streets and to restore the richness of the back gardens with apple orchards, meadow grass and bulbs. Many of the historic garden walls are still intact, however the segregation of the site interior into clearly defined plots has been eroded. In some places walls have been demolished to encourage pedestrian routes between gardens. The intention to increase connectivity between villas has had detrimental effect on the sense of enclosure yet failed to activate the private, underused garden interior.

### SUSTAINABLE TRANSPORT STRATEGY & ACCESSIBILITY

The development proposal seeks to capitalise upon the sustainable travel opportunities inherent to the site's location. This aims to place graduate students nearer to the centre of the City than may otherwise be available further out in private accommodation.

The Banbury Road and Woodstock Road corridors provide high quality and direct walking, cycling and bus connections, both into the City Centre and towards various University and College facilities in the area. Bus stops are located adjacent to the site on Banbury Road, as well as nearby on Woodstock Road.

By way of the site's location and in line with City and County Council policies, the development proposal is car-free, other than eight operational car parking spaces for disabled users and servicing. Students, either residing on-site or visiting from elsewhere to study in the new facilities, will all travel by sustainable means. The same will be true for staff, with controlled parking zones on surrounding streets further deterring car travel to and from the site. There is a range of local amenities in the immediate area that are accessible for pedestrians and the pedestrian links through the site have also been strengthened to connect with the wider area.

In best enabling cycling as an important means of travel by students, staff and visitors, long and short stay cycle parking will be provided throughout the development and closely located to accommodation and facilities. The number of cycle parking spaces will exceed Oxford City Council policy requirements and suit the requirements of the colleges and the University of Oxford.

Where servicing cannot be accommodated on-site, such as on bin collection days, this will take place on-street, utilising existing access arrangements and building upon management practices already in action at the College and University of Oxford premises along the site frontages.

During periods where students are dropped off and picked up at the beginning and end of term time, management measures will be put in place for minimising disruption on surrounding streets. This is being assessed through discussions with County Council highways officers, and a plan will be developed to best manage this essential process.

The planning application will be accompanied by a Transport Statement, including information on construction traffic, along with a Travel Plan for managing and monitoring sustainable travel by all site users. The scope of these documents is being discussed with County Council highways officers to ensure these cover the necessary information to inform a planning decision and support the development proposal moving forward.

Level access is provided across all proposed buildings and across the landscape, and accessible bedrooms are provided in the accommodation buildings. A new platform lift is proposed in the connecting link between SASO, and 11 & 12 Bevington Road to improve access. Single accessible entrance points are proposed to the ODID buildings. All lifts are evacuation lifts and refuge points are provided to all stair cores with two-way intercoms. Reception and teaching areas will have hearing induction loops, accessible toilets and showers are provided to each building.



### SUSTAINABLE DRAINAGE STRATEGY

A sustainable drainage system (SuDS) will be incorporated into the development proposals for the management of surface water. This comprises rain gardens, swales, rills and large soakaway units. This approach to surface water drainage minimises discharge off site and reduces the existing flow into the Thames Water sewerage system, reducing flood risk downstream. The filtration effect of the SuDS systems also reduces the risk of contaminants entering the subsols and groundwater.



Aerial of Historic North Oxford



## WINCHESTER ROAD DEVELOPMENT SITE WALKTHROUGH



Proposed Landscape Key Spaces Diagram

### Key

- Main Gathering Spaces
- ① Hertford Green
- ② Chestnut Square
- ③ Academic Green
- ④ Pine Grove
- Secondary Green Spaces
- Rear Garden Orchards
- Primary Pedestrian Circulation Route
- Proposed Buildings

### A Academic Green

At the southern end of the site, where the university buildings are grouped, there is a large academic square. On the western side is the pavilion of the Southeast Asian Studies Centre with verandas looking onto the square. To the east, the Oxford Department of International Development will have a south-facing café that greets students as they enter the site from Bevington Road. The central space will need to accommodate students, staff and visitors while also providing a calm, green space that unites all the buildings.



### B Pine Grove

Taking the inspiration from the existing pine tree and the entrance to Park Town, the proposal is to plant a grove of several Scots pines in grass. The tall columnar red-brown trunks will support a blue-green canopy high above the space and complement the existing scots pine.



### C Herb Walk

The domestic, residential core of the site will be connected by a brick paved path that threads south from Hertford Green down past Chestnut Square and the Kitchen Court to the University Pine Grove. The walk will be bordered by culinary herbs and surface drainage will follow the path line to the soakaway beneath the Pine Grove. The path is to be lined with aromatic planting, reinforcing the kitchen-garden aspirations.



### Rear Gardens D

Glimpses into the gardens from the arterial streets will be maintained. Existing rear gardens on site will be retained and enhanced with the introduction of varied and verdant garden spaces planted with high quality specimen. (See image to the right)



### E Kitchen Court

Further south, a small brick courtyard will be furnished with benches and a generous, communal table for students to eat together outside. The court is surrounded by residential kitchens with herbs and scented climbers on the walls and a pair of Magnolia trees giving summer shade. The widening of the path allows a re-orientation east-west as well as north-south if desired.



### Apple Orchards F

Between the Victorian villas and the new housing, lines of apple trees in long grass will provide calm privacy and a much richer habitat than the existing close-mown grass. The apples will be selected from local Oxfordshire species, such as Blenheim Orange. The orchard seed mix will include native wildflowers such as knapweed and bedstraw. Bulbs such as snowdrops, anemones and wild daffodils will be planted in the orchard meadows to extend the flowering season and insect habitat.



### G Chestnut Green

In the centre of the site there is a large mature Horse Chestnut tree. A square lawn will be created under its branches as the quieter, more shaded heart of the residential area and to nourish and enhance the setting of this specimen tree. Whereas Hertford Green is imagined to be animated by students using the pavilion, Chestnut Square will be more peaceful for people to sit out on their own or for more intimate conversations, reflecting the position of the square in the centre of the residential accommodation. Glimpsed views of its large canopy are afforded between 6-7 Winchester Road and around No.55 Banbury Road.



### H Hertford Green

The entrance to the Hertford College student housing is from the north west corner of the site off Winchester Road. The land is at its widest here with large Lime, Sycamore and Horse Chestnut trees and broad lawns opening to the south. Students will enter and gather under wisteria pergolas that shade the refectory or spread out over the grass in the sunshine. The feeling of relaxing in generous gardens will be restored by plantings of roses, clematis, lavender and sage around the walls and under Magnolia and Apple trees.



# WINCHESTER ROAD DEVELOPMENT SUMMARY AND NEXT STEPS



## Programme

|  |             |
|--|-------------|
| Public Consultation                                  | June 2022   |
| Submission of Planning Application                   | Summer 2022 |
| Construction Commences                               | Summer 2023 |
| Accommodation and Hertford College Pavilion complete | Autumn 2024 |
| Departmental buildings complete and occupied         | Winter 2028 |

## Construction Management



We will appoint a contractor who is a member of the Considerate Constructors Scheme. A Construction Traffic Management Plan will be agreed with the County Council well in advance of the works and will:

- Reduce deliveries outside of peak traffic hours in the morning and afternoon
- Exclude contractor parking on-site
- Monitor, manage and minimise noise, dust and vibration throughout the construction period
- Clear lines of communication throughout the construction process



## Feedback

Thank you for attending this exhibition. Once you have had the opportunity to review the consultation boards, we would be interested to hear your views and receive your comments. You can get in touch in one of the following ways:

- By visiting the website at:  
**[www.winchesterroad.co.uk](http://www.winchesterroad.co.uk)**
- By emailing your views to:  
**[stephanie.weeks@carterjonas.co.uk](mailto:stephanie.weeks@carterjonas.co.uk)**
- By posting your response to:

**Winchester Road Consultation, Carter Jonas, Mayfield House, 256 Banbury Road, Oxford OX2 7DE**

If you would like to meet the team and speak with us about the development, we will be undertaking a public consultation event. The details of the event are as follows:

Kellogg College, 60-62 Banbury Road, Park Town, Oxford OX2 6PN on:

- o Friday 10th June 2022 5-8pm; and
- o Monday 13th June 2022 5-8pm

The public consultation exhibition will be running from Tuesday 7th June – Tuesday 21st June 2022. We look forward to receiving your thoughts on the proposals.

Once this exhibition has concluded, we will review all feedback and seek to finalise the detailed designs ahead of submission of a planning application to the Council, summer 2022.