



UNIVERSITY OF OXFORD
RADCLIFFE OBSERVATORY QUARTER

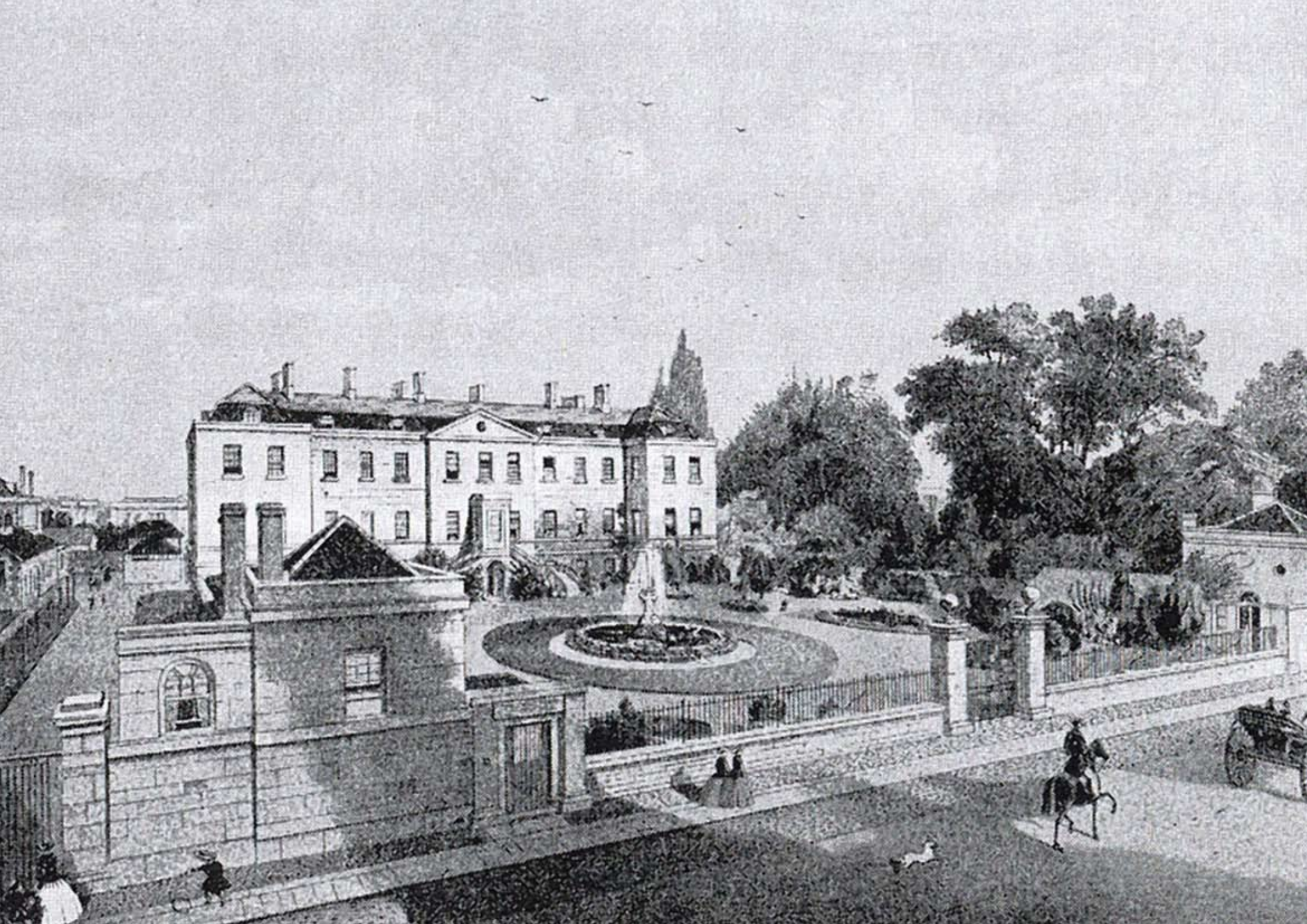
Masterplan December 2008



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The land acquired by the University in 2003 has been known as the Radcliffe Infirmary Site since the building of the Radcliffe Infirmary in the 1770s. With the cessation of hospital use, the University has considered an appropriate name for the future. The University has decided to identify the site as the Radcliffe Observatory Quarter whilst the Infirmary itself will become the Old Radcliffe Infirmary.



Vice-Chancellor's Foreword

Left:
Radcliffe Infirmary Pre 1857

For hundreds of years the University of Oxford has been relentless in its pursuit of excellence. The University's ambition for the next century is to maintain and develop its historical position as a world-class university, and to enrich the international, national and regional communities through the fruits of its research and the skills of its graduates.

Ambitions are realised only when accompanied by pragmatic plans. For Oxford University, that practical provision must include the very best facilities for 21st-century research. The redevelopment of the Radcliffe Infirmary site is therefore of fundamental importance to the University's future.

The redevelopment will not only mark the next period in teaching, research and discovery, but will be another step in the centuries-old relationship between the University and the City. The University is a custodian of much of Oxford's built environment. Redeveloping this central site will enhance the architecture of the City for all its residents.

The plan is of the utmost importance to Oxford. It has my full support.

A handwritten signature in blue ink, reading "John Hood". The signature is stylized, with a long horizontal line extending from the bottom of the name.

John Hood
Vice Chancellor of the University of Oxford

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Preface

The Purpose of this Masterplan

The University is one of the best known universities in the world, with an enviable reputation for teaching, learning and research, within a renowned, historic setting. The University must continue to attract and maintain the highest calibre of staff and students if it is to maintain its position and, to achieve this, it must continue to provide appropriate high quality facilities.

The University of Oxford and its colleges comprise a significant part of the City of Oxford and the buildings are an integral part of the infrastructure of the city. The University built some facilities, such as the Bodleian Library and the Radcliffe Camera, prior to the late 19th Century to complement the work of the colleges. However, in 1850 the establishment of the new Honours School of Natural Science led to the development of the Science Area and the Keble Triangle which were the first large areas of University buildings. The decision to build the New Bodleian Library in Broad Street in the 1930s demonstrated the commitment of the University to the city centre. Over the course of the last 150 years, the University estate has continued to expand within the city with an increase in academic activities and administrative functions that could not be accommodated within the collegiate structure. As a consequence, much of the core University estate is still located within central Oxford.

Right:
The Collegiate University Estate



New space in the city centre became increasingly scarce as sites were developed for a wide variety of uses. The University had to develop within this restricted area if it was to continue to meet the significant needs of the University and its ongoing commitment to the city centre. In the 1960s, the University undertook an appraisal of future land requirements which became the Holford Report, published in May 1963. The report specifically examined the future requirements for science buildings, but looked at the needs of the University across Oxford as a whole. Even then the report identified the Radcliffe Infirmary site as the only sizeable plot of land for potential development in the city centre and stated that its acquisition by the University was of prime importance. Further reports came to the same conclusion and in 1997, the Report of the Working Group on University Sites (the Lucas report), stated that 'the strategic value of this large central site to the University's future is self-evident'. The first recommendation was 'that the University continues to accord the highest priority to the acquisition of the whole Radcliffe Infirmary Site'.

It became clear, in the late 1990s, that there was a serious likelihood that the Oxford Radcliffe Hospital Trust might vacate the Radcliffe Infirmary site, so providing the first opportunity for the University to acquire it.

The NHS sold the site to the University on 23rd March 2003, with the benefit of a leaseback arrangement to the NHS which occupied the site until 2nd February 2007, when completion of extensions to the John Radcliffe Hospital facilitated relocation. The University gained vacant possession of the site from this date.

The delay between purchase and possession has been beneficial to the University because it has allowed time in which to formulate its plans for the site.

The University decided to proceed with a competition to appoint an architect to develop a Masterplan in autumn 2004. The competition was organised on behalf of the University by the Royal Institute of British Architects to identify the most appropriate architectural practice to lead the team to prepare the development plan for the site. Initial ideas on a Masterplan, put forward by four short-listed parties, were exhibited to the University and discussed at length by the Project Board. Each practice presented its ideas to a Jury Panel set up for the purpose. Following this process, Rafael Viñoly Architects PC (RVA) was appointed on 18th April 2005.

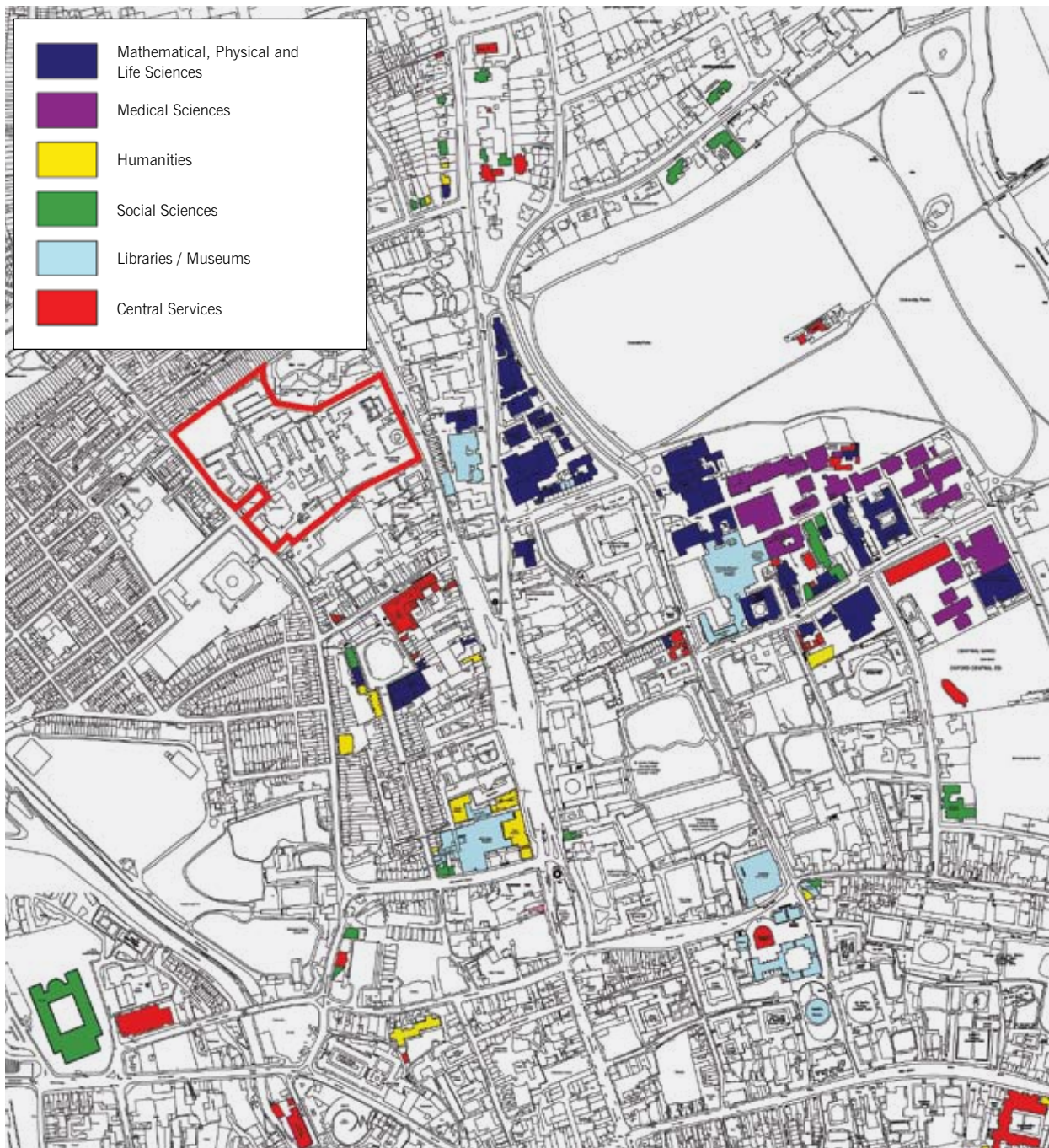
The team that undertook the Masterplan was aware of the need to seek to understand the opinions and aspirations of the staff and student body. Four

exhibitions were held to maximise the opportunity to comment; the first on the architectural competition; the second on the RVA appointment; and the final two, in October 2005 and May 2006, on the process and progress of the Masterplan.

Following a series of informal consultations in 2006, the University launched a formal consultation process in March 2007. This document takes into account comments raised during that consultation. The document was submitted to Oxford City Council in July 2008 following which they undertook their own consultation. The Masterplan was considered by the Strategic Development Control Committee meeting on the 30th November 2008. At the meeting, Oxford City Council resolved to:

1. Note the Masterplan and the analysis of it, and the suggested approach to be adopted as a precursor to future development proposals being brought forward, as set out in the report of the Head of City Development.
2. Note that the Committee would not be fettered in its consideration of future planning applications for development at the Radcliffe Infirmary site, taking into account the prevailing policy and guidance and any other material considerations.

The comments and caveats identified above have been incorporated into the Masterplan.



The University Functional Estate

This diagram illustrates University buildings split by academic division. The Radcliffe Infirmary quarter is outlined in red.

2

Radcliffe Observatory Quarter

Academic Strategy and Future Uses

The development of the Radcliffe Observatory Quarter (ROQ) is likely to occur over a long period of time. However, it is appropriate for the University to consider the policy for the future use of the site. Whilst the comments in this document do not represent formal University decisions, the University has set out certain overall principles relating to the future use of the site.

It has long been University policy that, if the site could be acquired, it should be used to support teaching and learning in the University over the long term. The Oxford City Council Local Plan, adopted in 2005, supported this policy and allocated the site for 'development of the University of Oxford academic research/teaching/administrative uses' with the additional relocation of the Jericho Health Centre. The Corporate Strategy for the University of Oxford 2005/2006 to 2009/2010, published in September 2005, included the following agreed objective:

- **'Space: Strategy VIII – Undertake a Masterplanning exercise for the Radcliffe Infirmary site, focusing on the development of a Humanities Centre and a new building for Mathematics, whilst preserving expansion space for the next twenty years.'**

The overall planning policy assumes that no laboratory buildings will be built at the ROQ. These will continue to be provided, where required in the centre of the city, in the Science Area and Keble Triangle. The ROQ is therefore intended for what is known as "dry" research and teaching, meaning research and teaching which takes place in lecture rooms, seminar rooms and libraries, rather than laboratories. The site provides enough space to meet the University demand for this type of space for the next twenty years. To date, detailed planning is only related to the needs that can be foreseen.

It has already been agreed that the University will support the provision of local health services by building a new surgery for the relocation of the Jericho Health Centre. The rest of the site will be available for University use over time.

The University is assessing the best way to use this site and is currently working on the following strategy:

- **The Department of Mathematics to move from the current Mathematical Institute on St Giles to a new purpose-built facility. The St Giles building will be kept in the collegiate estate and possibly used to accommodate administrative departments currently housed in leased buildings, enabling the University to give up those leases.**
- **The Philosophy Faculty to move from 10 Merton Street, and the building to return to its owner, University College.**
- **Theology to move from its premises in St Giles and the building to be kept in the collegiate estate.**
- **English to move from the St Cross Building, releasing space for Social Sciences Division.**
- **History to move from the Old Boys' School, where it has been temporarily housed since spring 2007, and this building to be used for other University activities, possibly Classical Archaeology, or reassigned within the Collegiate Estate.**
- **Linguistics to move from its premises in the Chinese Institute, releasing space for colleagues.**
- **Oriental Studies to move from its current premises in a number of shared buildings across the University and those buildings to remain in use by the University.**

The next stage of planning will look in more detail at the proposed moves of Area Studies, Music and parts of Modern Languages together with a number of institutes within social sciences.

An integrated library for Humanities departments will be developed on the ROQ. The library will service undergraduate and general reference needs of graduates and staff by storing material that is required on a regular basis. Material that is required less frequently will be stored at the proposed new depository and regular deliveries from this facility will ensure readers have fast and efficient access to its collections. Advanced research material will be served in the Bodleian buildings, including the Duke Humphrey's Library and the New Bodleian Library which, when remodelled, will provide a new home for the Special Collections. This element of the ROQ academic strategy is based on the University's Library Strategy.

There will be teaching facilities in the first and second phases ranging from small seminar rooms to large lecture halls. Teaching and learning space will also be included in the library, reflecting requests from the student body following the success of the introduction of such space in the Social Sciences Library. Work is underway to look at how teaching and lecturing is delivered in those subjects which it is proposed to move to the ROQ, taking into account opportunities for change that such a move might offer. Tutorial teaching will remain in colleges.

Wherever logical, buildings which are released by the relocation of occupants to the ROQ will be reassigned for University or College use.

3

The Site and Planning Policy

Site Description

The Radcliffe Infirmary Site extends to 4.231 hectares (10.455 acres). It is bounded on the east by Woodstock Road and to the south by Somerville College. To the west the boundary abuts Walton Street, but skirts around St Paul's Church (now Freud's Bar). To the north, the Observatory Street gardens and Green Templeton College's land abut the boundary. The Site is accessed from Woodstock Road and Walton Street via gateways in the boundary walls.

The Site has until recently been occupied by the NHS as a working hospital, but was vacated on 2nd February 2007. The buildings primarily accommodate medical-related activities as well as administrative and catering facilities, and a chapel. The buildings date from the 1770s to the 1970s, and were developed under Crown immunity (viz, without the need for planning permission). The lack of an overall plan for the site means it is confused and difficult to navigate. Moreover, the majority of the current buildings are in a poor state of repair. The current arrangement of the Site is depicted on the accompanying plan.

The Site is in a transition zone between the tightly packed centre of Oxford to the south and east and the smaller scale, domestic buildings of the suburbs to the north and west. Consequently, large, grand buildings feature alongside residential buildings.

The Radcliffe Infirmary Site itself contains several statutory listed buildings and structures. These are:

- [The 1770 Radcliffe Infirmary Building – Grade II*](#)
- [St Luke's Chapel – Grade II](#)
- [1913 Outpatients' Building – Grade II](#)
- [1858 Fountain of Triton – Grade II](#)
- [Gates and Walls to Woodstock Road – Grade II](#)

These structures have been listed for their group value in forming the setting of the Radcliffe Infirmary courtyard and their listing descriptions note 'The Radcliffe Infirmary Buildings form a group'.

The Maternity Hospital on Walton Street is included on the Oxford City Council list of 'Buildings of Local Interest'. In a letter of January 2006 English Heritage expressed the view that the Walton Street boundary walls should be listed as part of the curtilage of the site.

Further, various neighbouring buildings are statutorily listed. These buildings include:

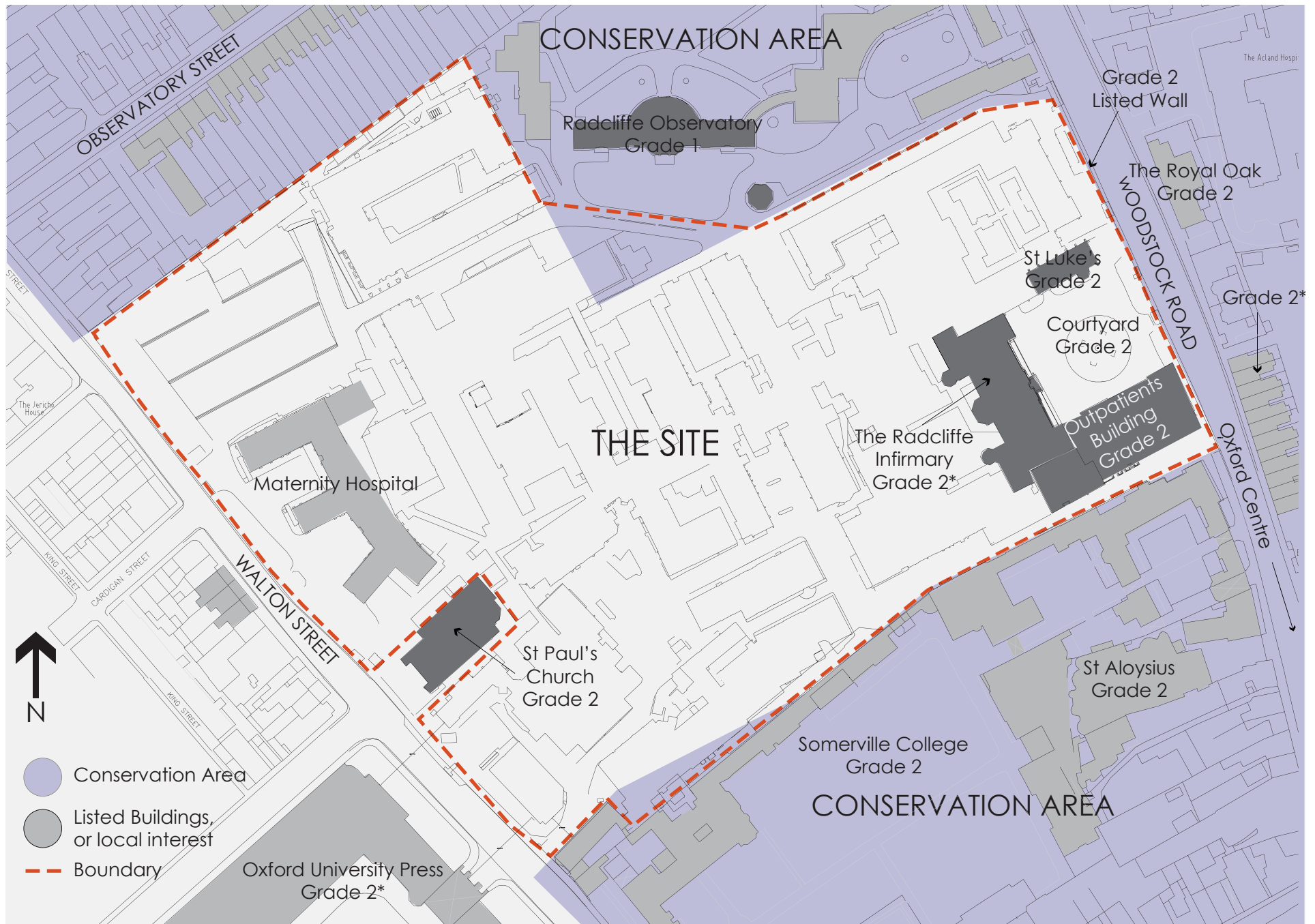
- [The Radcliffe Observatory – Grade I](#)
- [Oxford University Press – Grade II*](#)
- [St Paul's Church, Walton Street – Grade II](#)
- [Various Somerville College Buildings – all Grade II](#)
- [St Giles Terrace, Woodstock Road – Grade II](#)
- [Royal Oak Public House – Grade II](#)
- [St Aloysius Church, Woodstock Road – Grade II](#)

Neighbouring buildings of local interest included on the Oxford City Council list include:

- [The Heliometer, Green Templeton College](#)
- [The Darbyshire Building, Somerville College](#)
- [1-39 Observatory Street](#)
- [1A Observatory Street](#)
- [50-65 Observatory Street](#)
- [43-46 Walton Street](#)
- [90 Walton Street](#)
- [96-101 Walton Street](#)

Three Conservation Areas bound the Radcliffe Infirmary Site: the Walton Street Conservation Area along the northern boundary adjacent to the Observatory Street gardens; the North Oxford Victorian Suburb Conservation Area embracing the land of Green Templeton College and running down Woodstock Road; and the Central Area Conservation Area along the southern boundary with Somerville College. The Site itself is excluded (with the exception of the southwest corner of the site where the boundary runs into the Radcliffe Infirmary Site and a small element near the Observatory).

The Site is outside the City Centre Archaeological Area, and does not contain any Scheduled Monuments. There are potential archaeological remains on the Site, including the potential of a burial ground from the late 18th Century to the early 19th Century.



Oxford Local Plan Policies

Oxford City Council's Adopted Oxford Local Plan 2001-2016 was adopted on 11th November 2005. This Plan takes account of all general Government advice in Planning Policy Guidance notes, Planning Policy Statements, Circulars and best practice advice. It also has regard to the Regional Planning Guidance for the South East (RPG9), the draft South East Plan (Regional Spatial Strategy) and the deposit Oxfordshire Structure Plan.

The Oxford Local Plan makes a site specific allocation for the Radcliffe Infirmary Site under Policy DS66. This states:

- **'Policy DS.66 – Radcliffe Infirmary Site, Woodstock Road – University of Oxford Use Planning permission will be granted at the Radcliffe Infirmary site for the development of the University of Oxford academic research/teaching/administration uses, and that includes all of the following uses:**

a. student accommodation; and

b. the relocation of the Jericho Health Centre.

- **Provision should be made for a footpath/cycle route linking Walton Street and Woodstock Road.'**

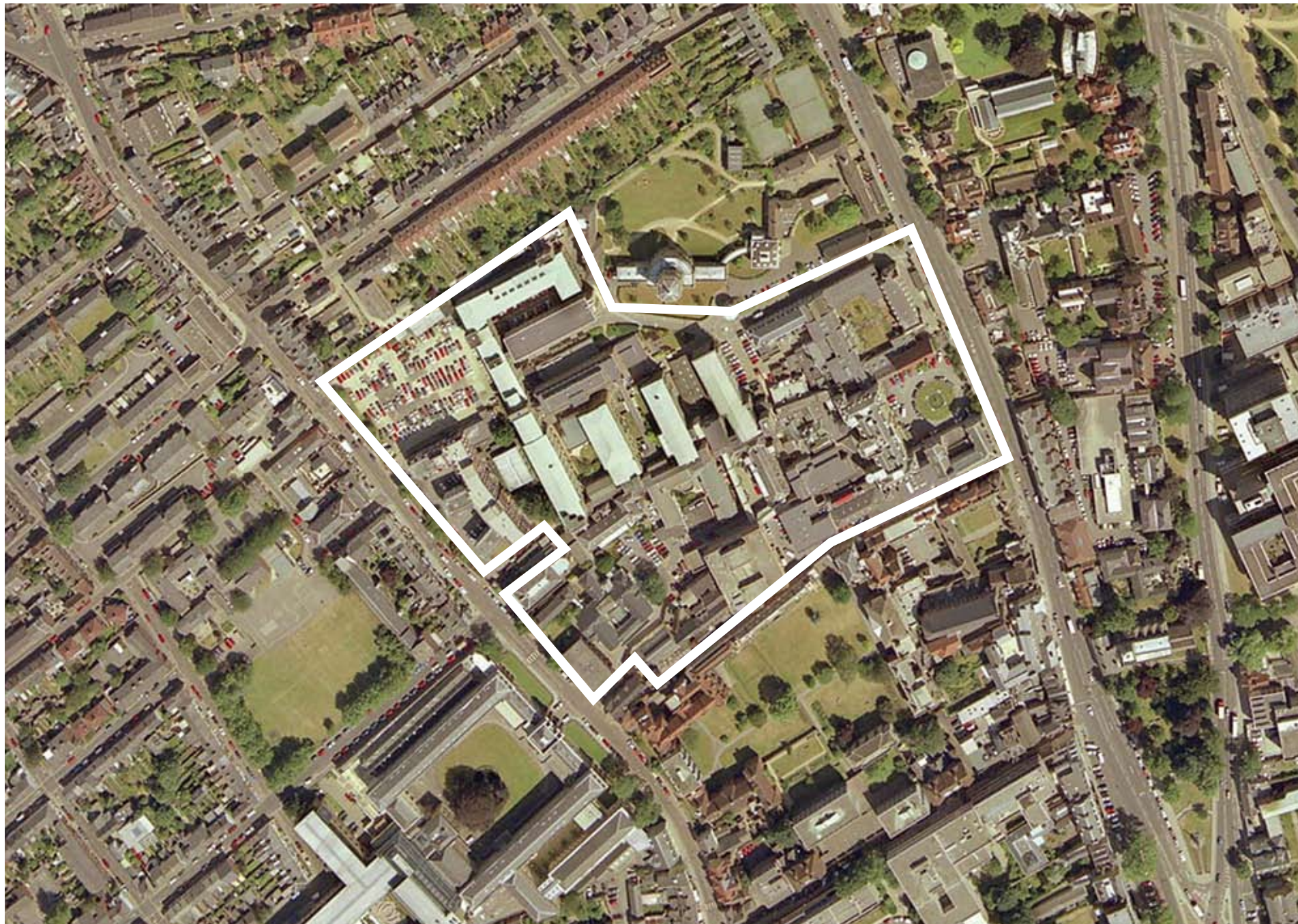
The supporting text identifies the reasons for this policy stating, 'The site is being allocated for use by the University of Oxford as it is close to its central academic core and could meet almost half the University's forecasted floorspace requirements during the Plan period.'

The supporting text goes on to state that 'the Radcliffe Infirmary contains several listed buildings and other structures that should be conserved when the site is redeveloped. The siting, massing and design of new development should create an appropriate visual relationship with the retained listed buildings and their setting.'

A further planning consideration is Oxford City Council's Supplementary Planning Document: Natural Resource Impact Analysis (NRIA) which was adopted in July 2006. This document outlines the principles that must be considered from the start of the design process in order to incorporate sustainable design and building principles in developments to facilitate environmental sustainability and resource-efficient buildings.

A Natural Resource Impact Analysis should evaluate the use of natural resources and the environmental impacts and benefits arising from a proposed development, both at the construction phase and through the subsequent day-to-day running of the buildings, and it must demonstrate how the building is designed to minimise the use of natural resources over its lifetime.

Opposite:
Aerial photograph of existing
Radcliffe Infirmary site



4

Brief History of the Site

Dr John Radcliffe played an enormous role in the development of Oxford, albeit posthumously through a large bequest to the University. The son of an attorney, Radcliffe had acquired a fortune as a private London doctor, treating the rich, the royal and the famous. He bequeathed the University the sum of £140,000. He always maintained that his success sprang from his Oxford education, and when he died the legacy became known as the Radcliffe Trust. Radcliffe's main intention was to create a new library, the Radcliffe Camera. However, the legacy was sufficiently large that upon the Camera's completion, the Trustees were able to use the balance for 'such charitable objects as they in their discretion think best'. The first was the creation of the Radcliffe Infirmary, and the second was the Radcliffe Observatory.

The Radcliffe Trustees released funds for the construction of the Infirmary, which commenced in 1759, and gave an annual grant towards its operation. The architect for the new building was Stiff Leadbetter, and he presented his plans to the Trustees on 8th March 1759. However, Leadbetter died before it was completed and John Sanderson oversaw its completion. The project was plagued by delays and cost overruns and the Infirmary was opened on 18th October 1770.

Developments over the first century of the Infirmary's existence were slow. In 1824 the original brewhouse was converted into the 'Hakewill Fever Ward', with the brewhouse and laundry moving to the south east corner of the site. In 1834 the Trustees gave up a piece of land to the newly formed parish of St Paul's to allow the construction of the new church, which partially covered the old burial ground.



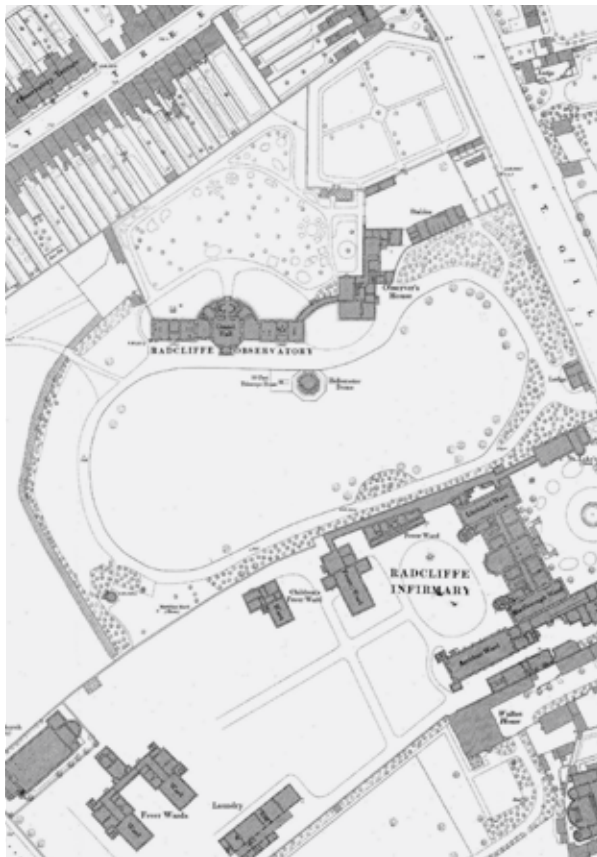
Engraving of the Radcliffe Infirmary



The Radcliffe Infirmary, pre-1857



View from Radcliffe Observatory in 1907



Radcliffe Infirmary in 1907

In 1857 a new Outpatients' block was completed. In the same year, improvements were made to the front courtyard with the provision of the fountain, in the form of Triton and designed by James Bell, and the lowering of the high stone wall and its replacement with railings. This was followed almost immediately in 1863 by the Accident Ward and the new mortuary and then in 1865 St Luke's Chapel to the design of A W Blomfield.

Development continued but at a slower pace for the rest of the 19th and early 20th Centuries. In 1911 the Outpatients' Building was demolished and the present building, designed by Edward Warren, was opened in 1913.

It was generally agreed that the Infirmary was poorly organised and short of space. With an eye on the future, the Trustees purchased the Manor House Estate in Headington, now the site of the John Radcliffe Hospital.

The greatest expansion occurred in the inter-war period. In 1924, William Morris (later to become Lord Nuffield) presented the Infirmary with £90,000 which led to a new era. The major contribution Morris made to the Infirmary was the negotiation in 1929 of the purchase of the Observatory site to allow the Infirmary to expand. The Observer had decided to move to South Africa for clearer skies. This allowed room for a major expansion and under Nuffield's leadership, and with his generous financial help, the next ten years must have made the Infirmary a permanent building

site. The transformation was significant: from being a competent county hospital, the Radcliffe Infirmary became a world leader in medical research.

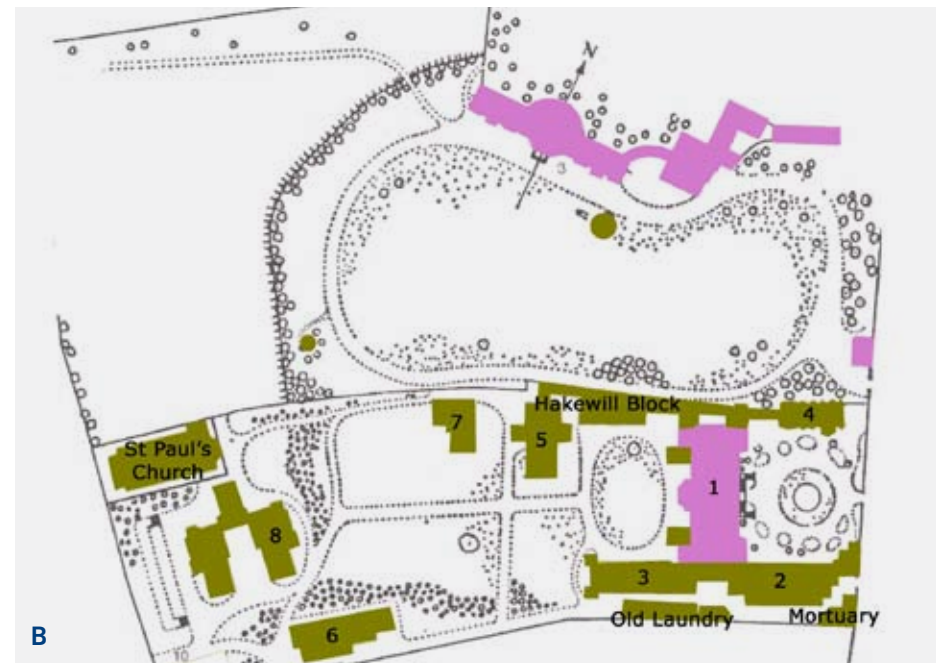
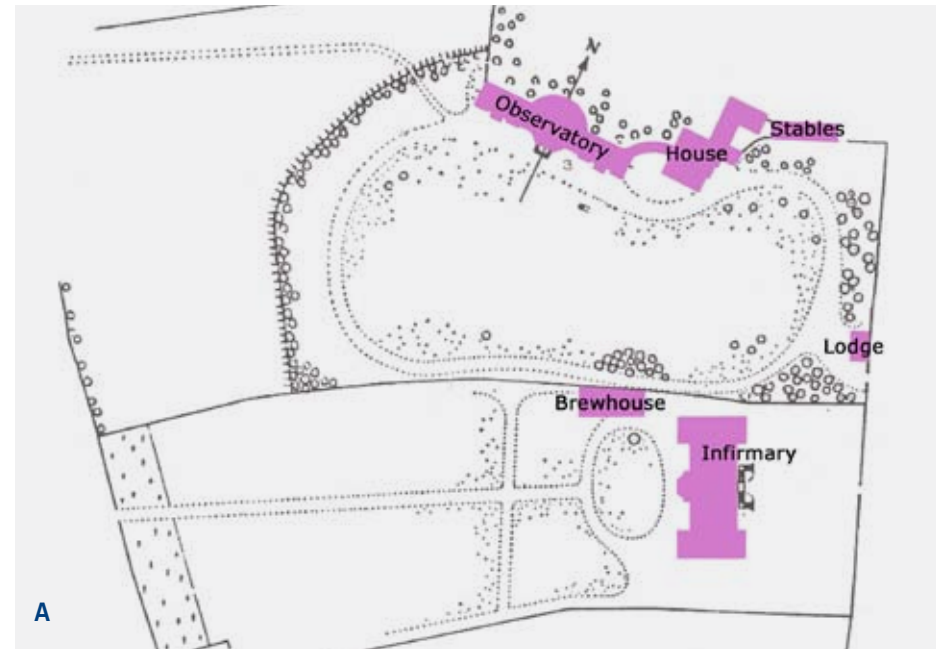
After extensive development in the 1930s, the Corporation ceased to exist on 4th July 1948 when the Board of Governors of the United Oxford Hospitals, appointed by the Ministry of Health, took over responsibility for the hospitals in the city and the Radcliffe Infirmary became a state hospital. In the 1970s new development ceased due to the opening of the new John Radcliffe Hospital. This position continued until the hospital was finally closed in 2007.

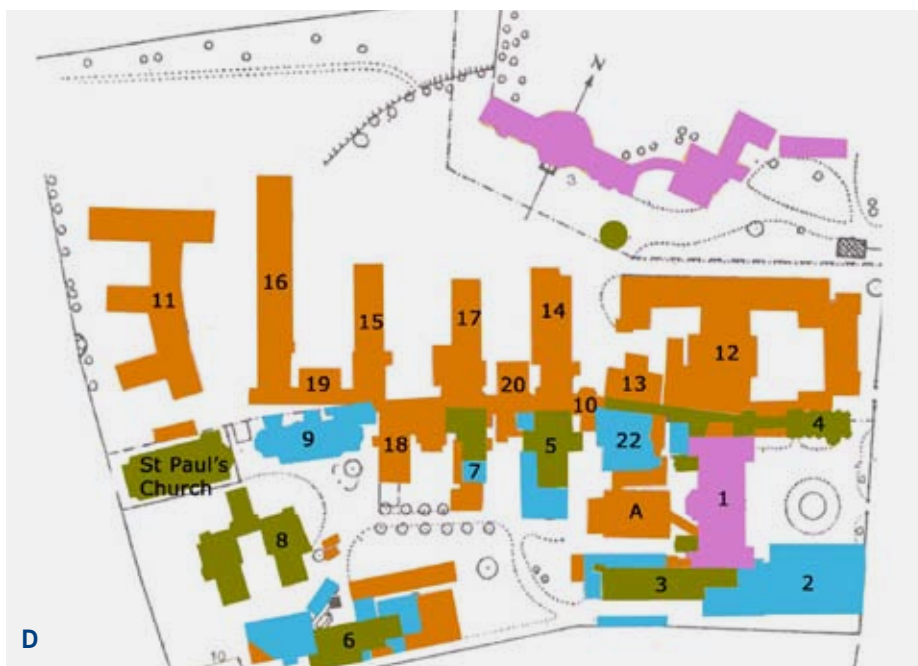
View of the Radcliffe Infirmary in 1908



Key to buildings

- 1 Radcliffe Infirmary
- 2 Outpatients' Building
- 3 Accident Ward
- 4 St Luke's Chapel
- 5 Fever Ward
- 6 Laundry and Boiler
- 7 Children's Ward
- 8 New Fever Wards
- 9 Men's Ward
- 10 Lift
- 11 Maternity Hospital
- 12 Nurses Home
- 13 Operating Theatre
- 14 Cronshaw Ward
- 15 Symmond's Ward
- 16 Open Ward
- 17 Children's Ward
- 18 ENT Ward
- 19 Medical Block
- 20 Theatres
- 21 Nuffield Department of Medicine
- 22 New Operating Theatre
- 23 Canteen and Surgical
- 24 Pharmacy
- 25 WHTS Lecture Theatre
- 26 Harkness Building
- 27 Towler Building
- 29 Department of Ophthalmology
- 30 Radcliffe Observatory





- A Site plan in 1775 showing Radcliffe Observatory and Main Infirmary in garden setting
- B Site plan in 1875 showing additional buildings to Main Infirmary and St Paul's church
- C Site plan in 1924 showing further additions to the RI site
- D Site plan in 1939
- E Site plan in 1970

5

Masterplan Process and Related Documents

This section explains the evolution of this Masterplan and the related documents that were part of the approval process.

Why a Masterplan?

The development of a large site is complex with a variety of buildings, services, infrastructure, open spaces, access routes and other components, all of which may be developed over a long timeframe. If no initial thought is given to the complete picture, development could occur on an ad hoc basis, servicing the needs of the present only. All too often, such development results in elements of the site failing to relate to each other in a holistic manner.

Consequently, Masterplans are conceived to ensure optimum utilisation of the land. A Masterplan does not dictate the detailed planning of every component of the site. Instead it sets out a broad picture for the entire site: it is a physical document that seeks to set an overall structure so development does not occur in a piecemeal fashion and that all parts will, once complete, relate to each other in a coherent manner to the best advantage of the area as a whole.

As Masterplans are usually based on the premise of a long development period, they must be flexible. A Masterplan should not seek to 'design' any building or indeed predicate its precise use, as these elements might alter over the years. Within this framework, detailed proposals can then be brought forward.

With new ownership by the University of Oxford, a unique opportunity has arisen for a major revitalisation of the entire site. Virtually all its components, with the exception of significant historic buildings, need to be removed and the site redeveloped to maximise its utilisation for the benefit of the University and for the City of Oxford. It is envisaged that the Masterplan will be implemented over several decades and the resulting legacy will continue to enhance Oxford for centuries.

The University is unable to make an outline planning application for the Radcliffe Infirmary Site due to the proximity of conservation areas and listed buildings. Nor is it able to submit a detailed planning application given the scale of the Radcliffe Infirmary Site. Consequently, a third device had to be found by which the University could submit its proposals to Oxford City Council (OCC) and gain endorsement of its plans.

University Consultation

Prior to submission of this Masterplan to OCC, the University undertook its own public consultation. This has been extensive. In 2005 and 2006, the University consulted inside the University and on an informal basis with a series of interested parties in Oxford. The University took account of the views of various parties during these internal processes and made changes prior to undertaking a formal University consultation between 5th March 2007 and 20th April 2007. All the details of this process were contained in a Consultation Report submitted to OCC as part of the endorsement process. Due to the nature of the site, the University also prepared a draft Strategic Environmental Assessment for the consultation process.

Submission to Oxford City Council

As a result of the University consultation process, the University undertook further changes to the Masterplan document prior to it being formally submitted to OCC. The submission to the City Council by the University included.

- **The ROQ Masterplan – draft. [It was amended prior to its consideration by Committee].**
- **A Strategic Environmental Assessment and Non-Technical Summary.**
- **The Conservation Plan**
- **All the Consultation Materials for the University Consultation; and**
- **The Consultation Report**

This information was submitted to OCC on 13th November 2007.

Oxford City Council

OCC consulted on the University's Proposed Masterplan during November/December 2007. As a result of comments made during the consultation process, the Masterplan was amended further and resubmitted on 21st July 2008. Following this there was a period of re-consultation during July/August 2008. The Masterplan was then considered by the North Area Committee on the 6th November 2008, the Central Area Committee on the 11th November and by the Council's Strategic Development Control Committee on 30th November 2008.

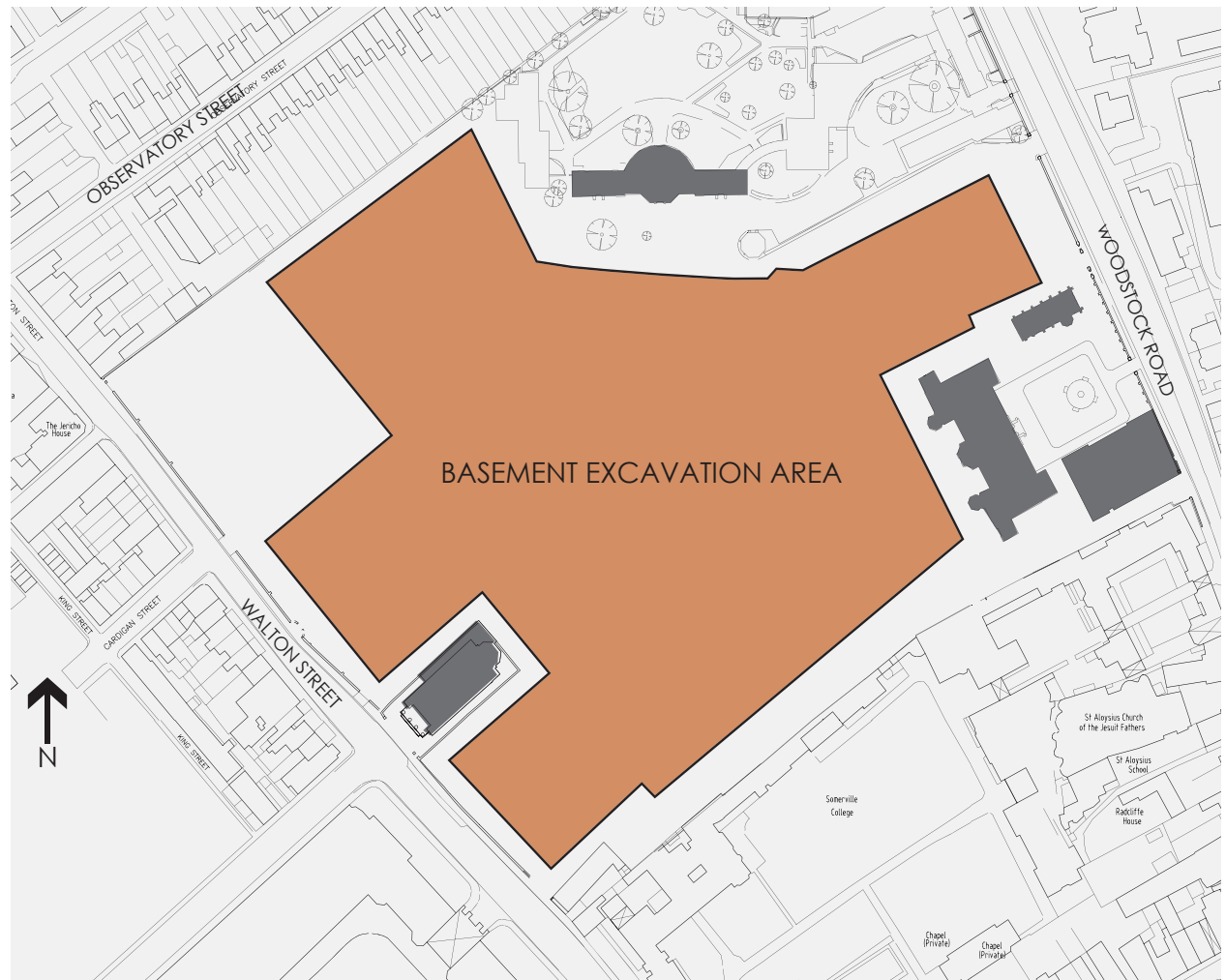
6 Masterplan Policies

This Masterplan will endure for the life of the development of the Radcliffe Observatory Quarter. Any plan must therefore be flexible to adapt to changing requirements and policies over time. Rather than seek to confirm a precise design, this section sets out the policies to which a detailed design for any element of the plan should adhere. It is these policies that should regulate the future development of the site:

Layout and Scale of the Development

The constraint of available land in central Oxford is a significant consideration in how the University develops its estate. In recent years, the University has added double basements to most schemes. The University intends to use the two basements for library, teaching, car parking and plant space at the ROQ. This will allow the site to be free of cars at grade. A Basement Excavation Area has been identified to ensure that there will be no damage to any of the surrounding buildings that are to be retained. The Basement Plan including the mezzanine level identifies the general location of uses including a light well. The proposed area for the 100 parking spaces will be underground in the zone around the Old Radcliffe Infirmary and fronting the Woodstock Road.

As far as building heights are concerned, any taller buildings are focused in the middle of the site with three-storey buildings fronting Walton Street and the rear of Observatory Street. This will assist the setting of St Paul's Church, which will require detailed consideration at the planning application stage. Any buildings which are extensions of Somerville College should be of a scale to match the existing buildings.



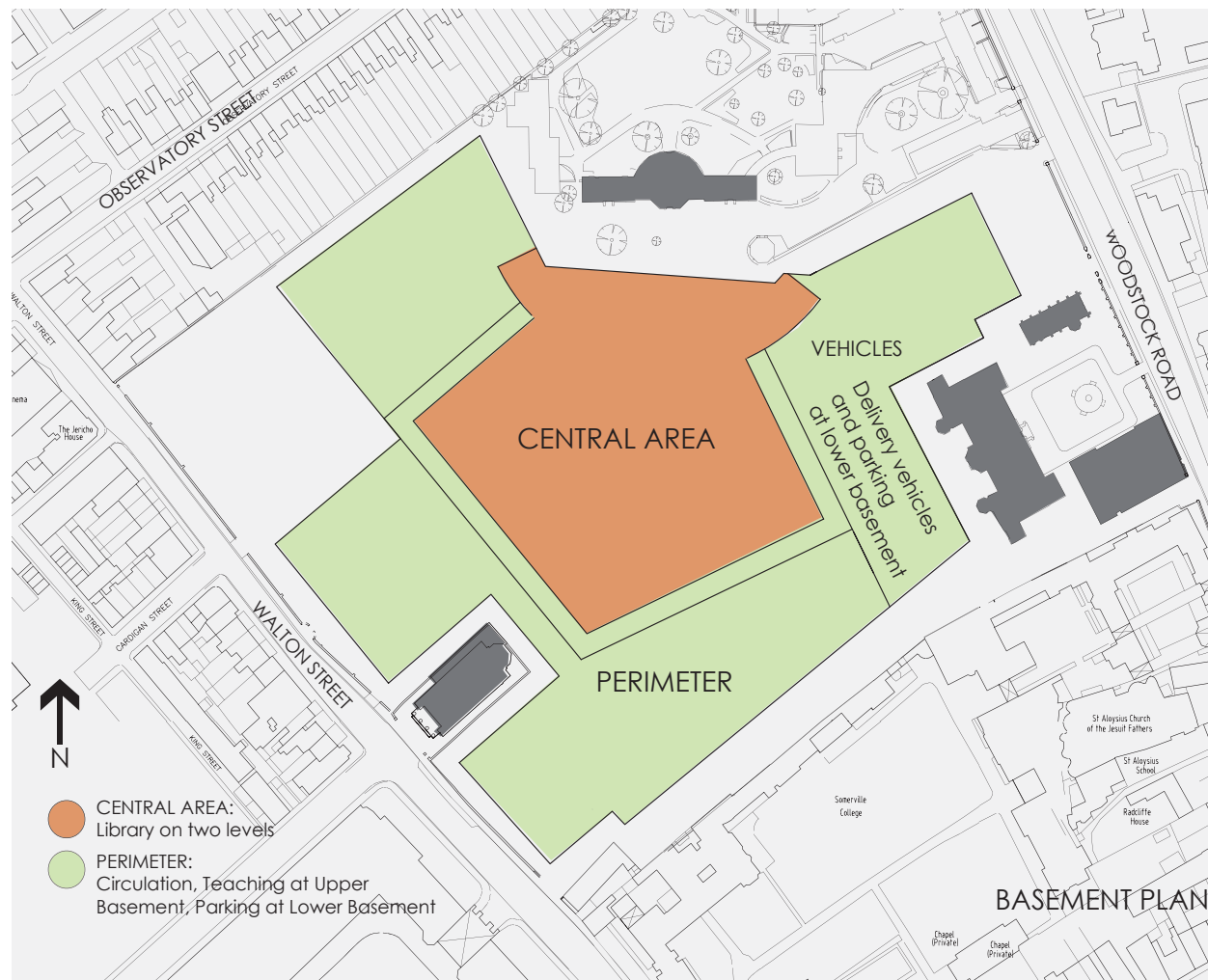
The basement two levels below ground will be restricted to the area set out on the Basement Excavation Area plan.

The majority of the site is assumed to have a double basement. This also assumes that the main buildings have occupied basements with atria where appropriate, providing light to the basements.

The policies that relate to the scale of development are:

- The basement two levels below ground will be restricted to the area set out on the Basement Excavation Area plan.
- Building heights will exceed Local Plan height thresholds only in exceptional and fully justified circumstances.
- Taller buildings should generally front primary routes.
- Development on the Walton Street frontage should generally be no more than 3 storeys.
- The principal entrances to buildings should front publicly accessible spaces, especially the east-west cross routes.
- The building line on Walton Street should not protrude in front of St Paul's Church.
- The area in front of the Observatory to include a no building zone to allow for any lightwell and route through the site, as identified in the Circulation Plan on page 23. The form of the no build zone is to be investigated further.
- The development in general will require new buildings to provide light to the basement.
- The scale of development on the site should take account of the policies of the Conservation Plan.

The relevant policies are included in this document at Chapter 7.



The Outpatients' Building

This building is listed and sited at the southwest corner of the site. It was listed Grade II in 2002. The University proposes minor demolitions to the rear of the building to enhance the setting of the infirmary and maximise the entrance of any future east-west link.

The policy that relates to the Outpatients' Building is:

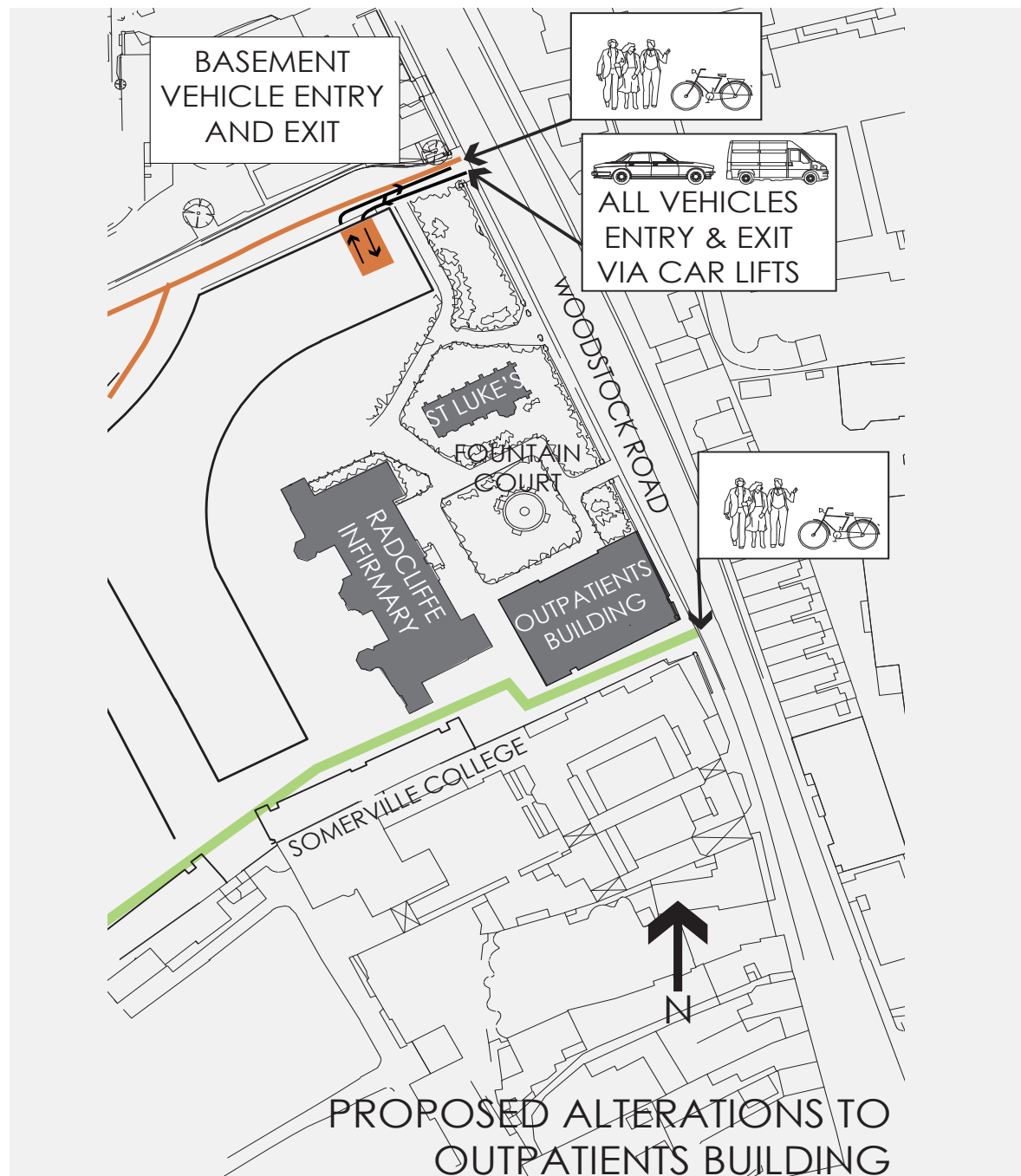
- The University proposes alterations involving some demolition to the rear of the Outpatients' Building as illustrated on the attached plan.

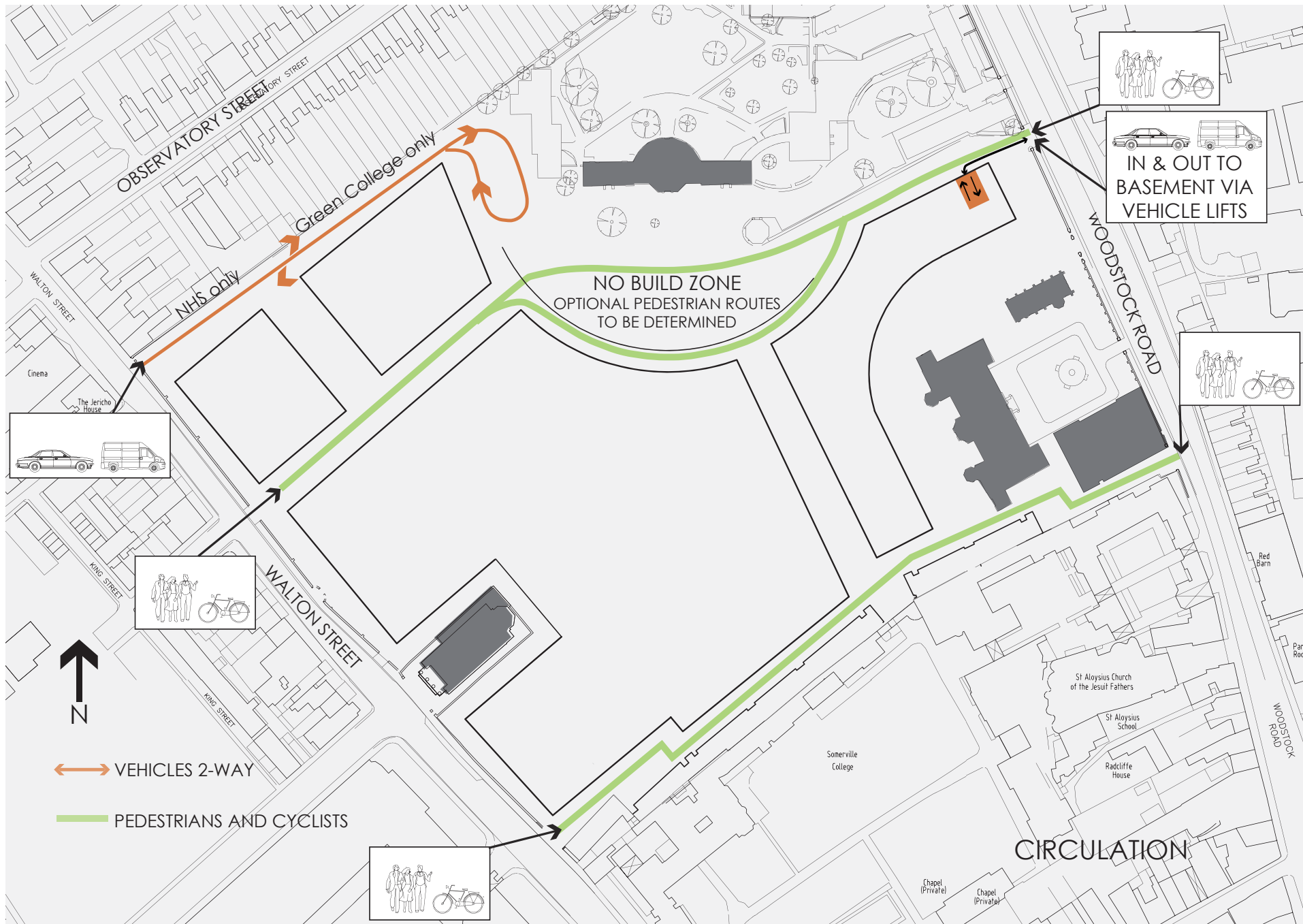
Woodstock Road Frontage

The intention of the University is, to the extent that this is possible, to restore the public realm of Woodstock Road to a setting similar to the 1876 Ordnance Plan illustrated above. The extent to which this can be done is dependent on the approach of the University to the Outpatients' Building and the result of any application for demolition.

The policies that relate to the Woodstock Road frontage are:

- The wall and railings fronting the Woodstock Road should be retained and the landscape restored to reflect the historic significance of the site.
- The landscape in front of the Old Radcliffe Infirmary and fronting Woodstock Road to the north of St Luke's Chapel should reflect the pre-20th Century landscape setting.
- Any new buildings to the north and west of the original group of infirmary buildings should respect their historic setting as a group.





Cross-Site Links

Under NHS control, any link across the site was difficult to navigate and was permissive. After redevelopment the University intends to allow two routes across the site. This will be a significant improvement on historic access arrangements.

The first is a northern route from Cardigan Street to Woodstock Road exiting adjacent to the northern boundary with Green Templeton College. This is to be for pedestrians and cyclists, and will be permitted for public use during normal University hours.

The second is a southern route from the Oxford University Press along the boundary with Somerville College. This will be the substantive East-West link and will be designed as a pedestrian street, the nature and character of which will be more public than the northern route. It is proposed to create a link into Somerville College and to extend the Somerville buildings to provide animation to the new street. The new link will only be restricted if there are security concerns. It is intended that the principal buildings which line these routes will have their main entrances fronting onto the routes.

The policies that relate to the cross-site links are:

- **As a matter of principle, the whole site will be accessible to the public during normal University hours.**
- **A hierarchy of streets with east-west routes at the head will be created.**

- **East-west and all other surface routes to be free of vehicular traffic (other than emergency services and disabled access) as cycle/pedestrian routes.**
- **Any design should seek to locate the principal entrances to buildings to front publicly accessible spaces, especially the east-west routes.**
- **A new route will be created along the southern boundary with the new Somerville College buildings.**
- **The Somerville College route should be designed to have the character and quality of an Oxford Street and should not be uniform in design.**
- **The Somerville College route will only be accessible for cyclists, pedestrians and emergency vehicles and will only be restricted if dictated by security concerns.**
- **The northern route will be a landscaped route passing through or around the no building zone fronting the Observatory. Access will be permitted during normal University hours.**
- **The redeveloped site will be linked by a series of high quality formal and informal landscaped spaces.**

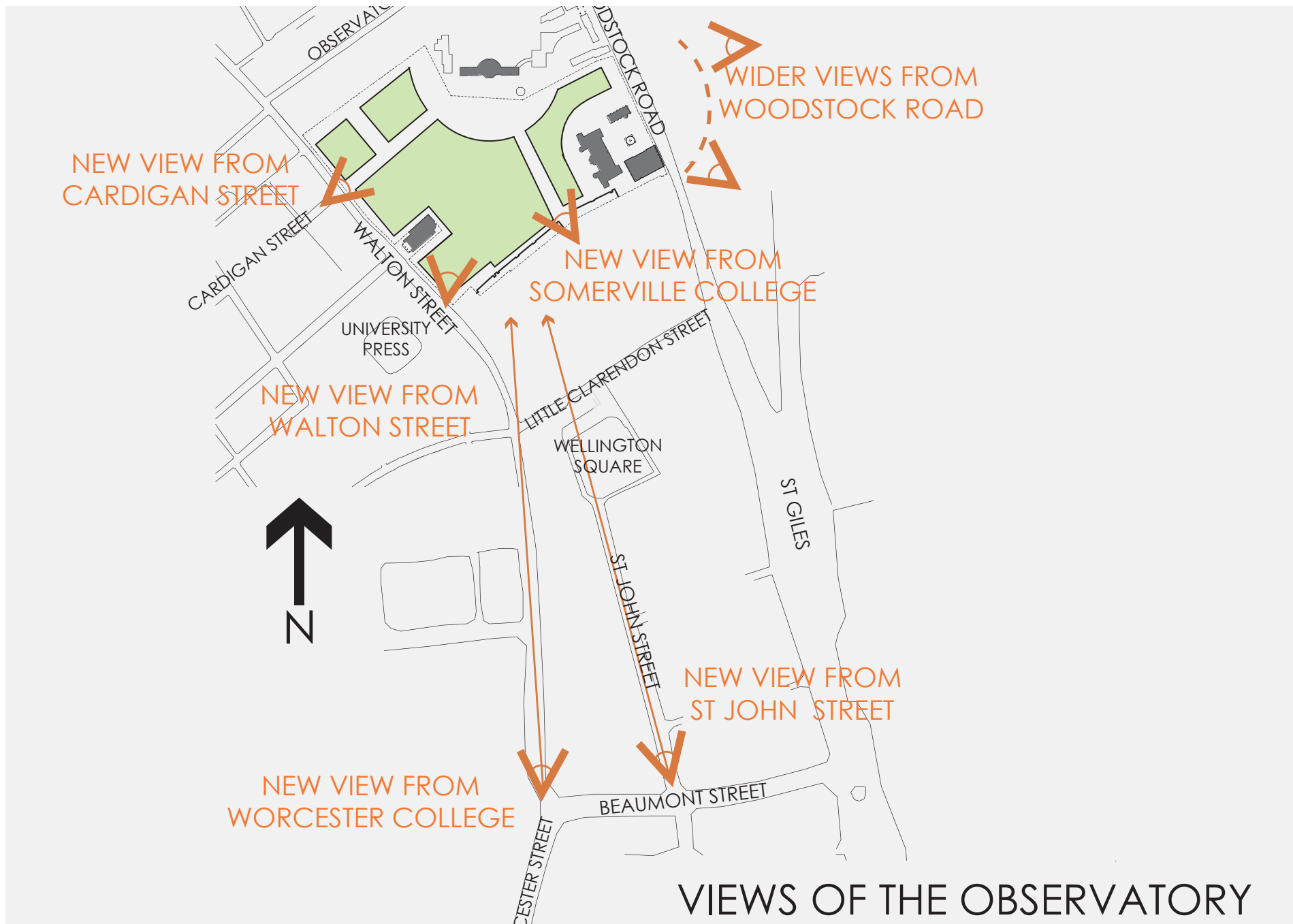
Access, Traffic and Parking

The redevelopment of the site provides an opportunity for an exemplar, essentially car free, development. At ground level the site is intended to be free of vehicular traffic other than for fire appliances and to gain access to the University's underground car park, the replacement health centre's car park, and to Green Templeton College's existing facilities. The University

has determined that all vehicular access, save from Walton Street for the Jericho Health Centre and Green Templeton College, should be from Woodstock Road.

The policies that relate to access, traffic and parking are:

- **The lower basement will include a car park accessed from the Woodstock Road for not more than 100 cars and small vehicles.**
- **All vehicular access other than for the Jericho Health Centre and Green Templeton College to be from a single two-way access from Woodstock Road - at the College access.**
- **Alternative solutions for Green Templeton College car parking to be investigated.**
- **All vehicular parking on site for both University and Jericho Health Centre requirements to be restricted to operational needs, servicing and disabled use. Numbers of provided spaces to be agreed through negotiation.**
- **A new pedestrian/cycle access to be created to Somerville College.**
- **Cycle parking and showering facilities to be provided at prevailing Development Plan standards in covered, secure conditions wherever possible and at convenient locations to points of destination.**
- **University Travel Plan to be extended to encompass ROQ Site.**
- **Construction Travel Plans to be submitted with all significant planning applications.**
- **Capacity of car lift to be investigated further to avoid possible tailbacks at peak time.**



Views and Public Art

The University intends to create a number of new views of the site, the relevant policies for which are:

- From the Cardigan Street entrance along the new link.
 - From the Radcliffe Observatory into the Somerville Quad.
 - The siting of any new Woodstock Road building will allow a wider public view of the Radcliffe Observatory from Woodstock Road.
 - Setting and views of all listed buildings on site and adjacent to redeveloped site to be enhanced.
 - New views to be created of the Radcliffe Observatory, consistent with urban design principles and the primacy of the east-west routes.
 - More informal, discreet views to be favoured over strong, formal views.
 - Any view from the southern end of the Walton Street frontage will be dependent on the design for the large block that surrounds it. This would be determined by detailed planning.
 - The disposition of 4/5 storey buildings in the central part of the site should be identified with regard to long views from St John's Street and Walton Street adjacent to Worcester College.
- Regard should also be had to the View Cones and views from the Observatory at a high level.
 - Any proposals should create two new views from Cardigan Street to the Radcliffe Observatory and Somerville Quad to the Radcliffe Observatory. The Woodstock Road view to be enhanced. Any views from the Oxford University Press to be delivered by the design of the intervening block.

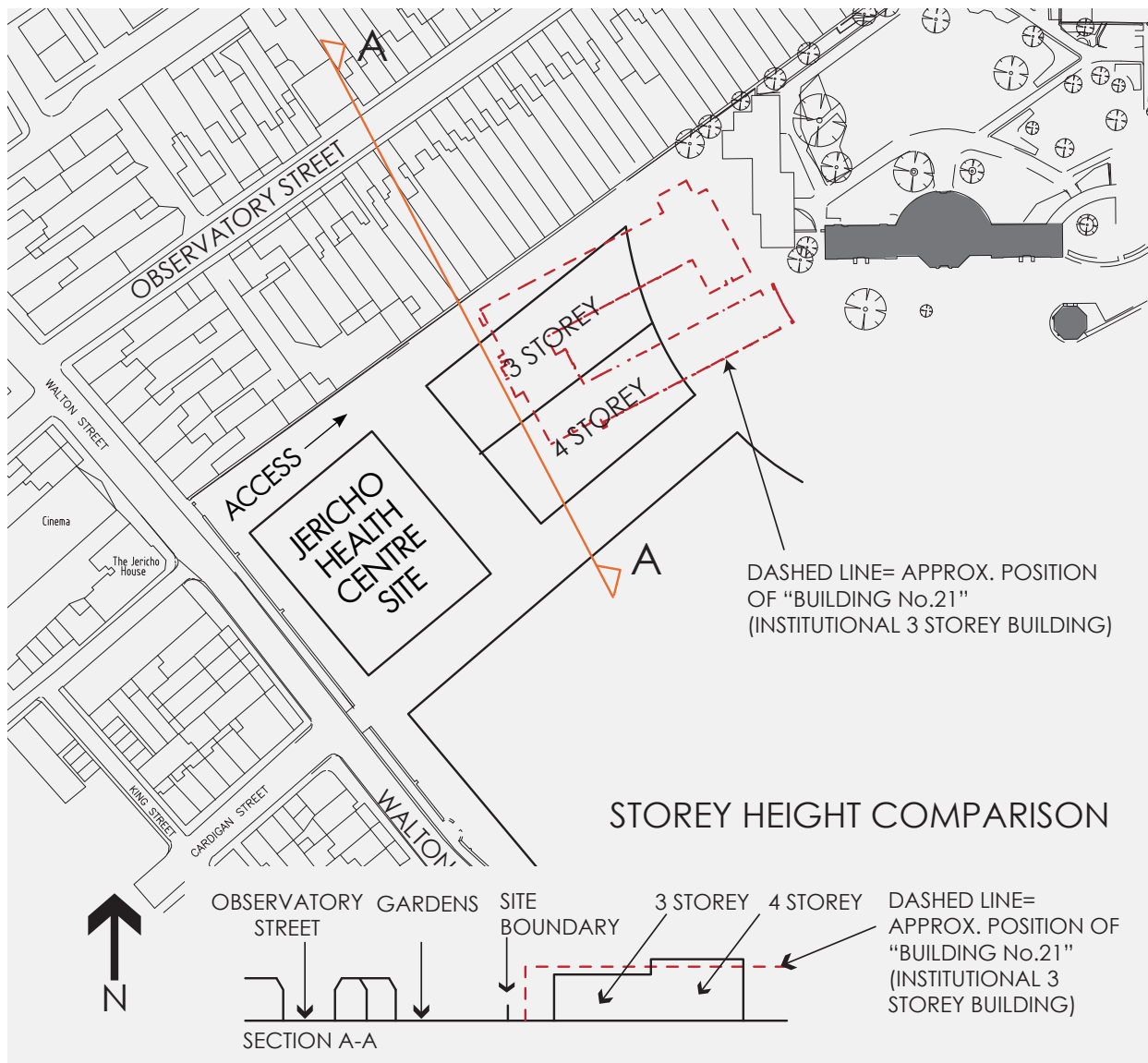
There are a number of items of art on site at present. These will be salvaged by the University and re-used on the site.

- A strategy for the display of recovered and new works of public art shall be formulated.

Sustainability and Natural Resources

The suitability of the site to contribute to the long-term sustainability of Oxford was settled during the preparation of the Oxford Local Plan. The development from this point will focus on site issues and the way the site is operated. This will be informed by the University's own policies, those of Oxford City Council and policies relating to construction or town planning that are set by the Government. This policy area is dynamic and is likely to change dramatically over the development of this Masterplan. For these reasons, the suitable Masterplan approach is that any detailed proposal must comply with policy as enforced from time to time.

All individual applications or schemes brought forward at the ROQ will be promoted in line with University policy and will take into account the sustainability criteria in local and national policy.



Jericho Health Centre and Walton Street Access

The Oxford Local Plan requires the relocation of the Jericho Health Centre. It is proposed to locate the new health centre on the plot at the north-west corner of the site. Pedestrian access is to be via a route opposite Cardigan Street with vehicular, service and ambulance access to the north along the boundary of the Observatory Street gardens. It is proposed to use this access for service vehicles and replacement car parking for Green Templeton College. The volumes of traffic are very low and relocation will allow for an improved setting of the Grade I listed Radcliffe Observatory. The access and turning areas for Green Templeton College vehicles are shown on the Circulation Plan.

The policies that relate to the Jericho Health Centre and Walton Street Access are:

- The Masterplan is to include a site for the relocation of the Jericho Health Centre on a site proximate to the existing centre.
- Vehicular access for the Jericho Health Centre and relocated traffic for Green Templeton College only to be via a new access at the northwest of the site.
- Any massing proximate to Observatory Street should be generally in accordance with the Observatory Street section.
- Retention of the high stone wall to Walton Street frontage is to be investigated further.

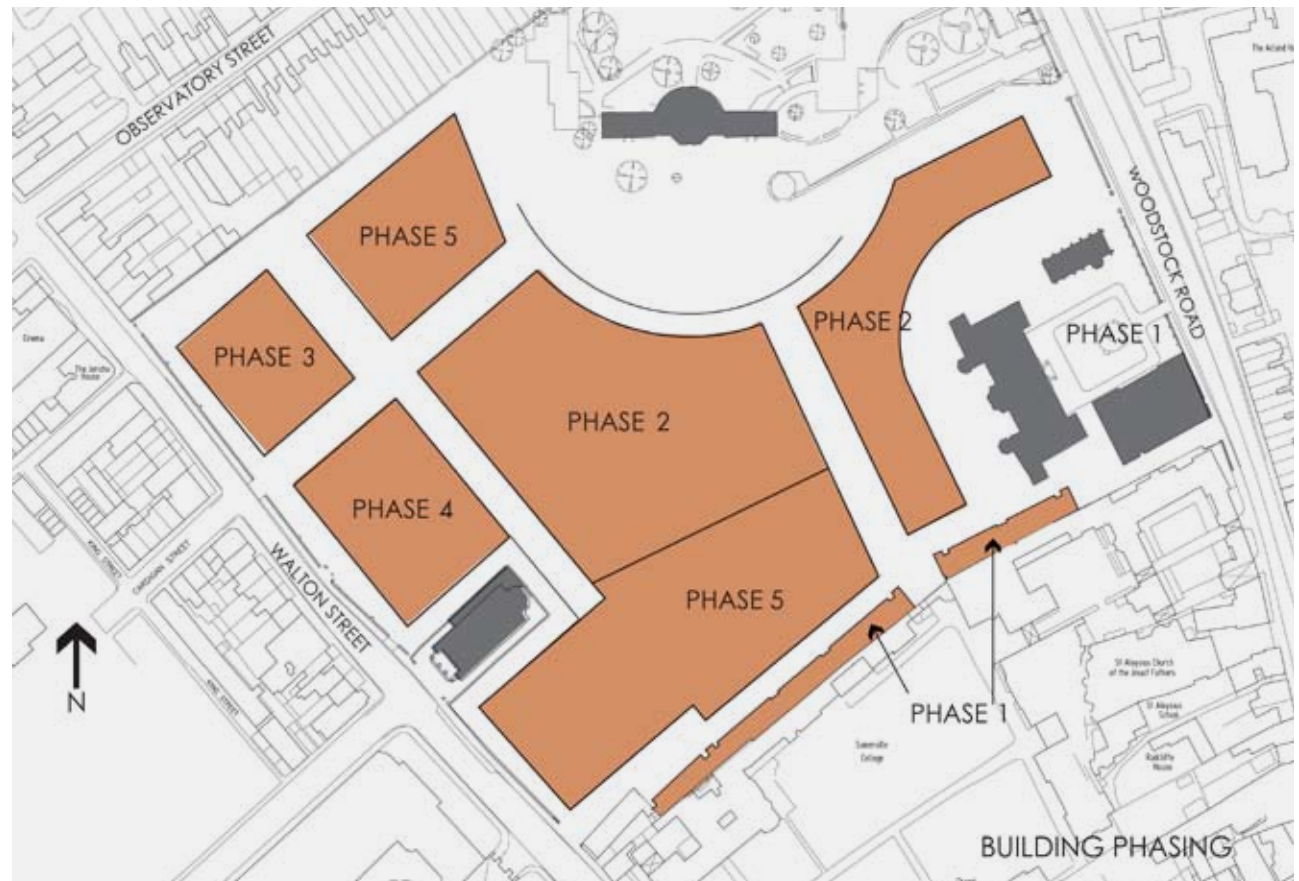
Demolition and Phasing

The University intends to demolish all the buildings on the site save for the Old Radcliffe Infirmary Group which includes St Luke's Chapel. The Outpatients' Building has already been considered. Some buildings may be restored in the short-term if still in University use. It is anticipated for safety reasons that the demolition will take place as soon as practicable and the site will be grassed in the short-term around any continuing demolition or development. Following demolition and when safe to do so, the University will create a temporary route along the Somerville College boundary wall.

As far as phasing is concerned, this is difficult for a very large site. The attached plan indicates the current assessment of the first phase comprising the restoration of the Old Radcliffe Infirmary Group and Somerville Building extensions. Phase 2 will be the Mathematics Institute and Humanities building followed by the Jericho Health Centre as Phase 3. Phases 4 and 5 will comprise of the balance of the site.

The policies that relate to the demolition and phasing are:

- All buildings on the site to be demolished save for the Old Radcliffe Infirmary Group including the Old Radcliffe Infirmary, the Outpatients Building, St Luke's, walls, fountain and landscaped setting.
- Prior to development, the site to be grassed and a temporary link along the southern boundary to be maintained where possible.
- Completion of archaeological evaluation work and strategy for mitigation by preservation in situ or by record.
- With the exception of the Jericho Health Centre, phasing to work from the Woodstock Road end of the site towards Walton Street, as demonstrated on the plan on the next page.



7 Conservation Plan Policies

The Conservation Plan seeks to identify those things that are significant in cultural heritage terms on the Radcliffe Infirmary Site. The Plan was prepared against a background where it was known that the hospital use would cease in 2007 and the University would take possession of the freehold of the site and buildings. The Conservation Plan attempts to set out a series of broad conservation policies which will inform the re-planning of the site. These policies are set out below.

Archaeology

- ensure that a full watching brief is maintained on all excavations of the site;
- carry out a full impact assessment in conjunction with any proposed development which should take the form of further and more detailed desk-top studies backed up where necessary with appropriate field work;
- ensure the detailed recording of the above ground archaeology of the Infirmary building as the attached 19th and 20th Century buildings are removed;
- allow a period of entry into the 19th Century buildings after vacation by the hospital and before demolition to allow limited opening up and recording to take place;
- ensure the detailed recording of the 19th Century buildings by means of photographs and/or measured drawings as the buildings are demolished; and
- deposit a full set of the recorded details of the buildings in the Area Health Authority Archive and in the University Library Service Archive.

The Infirmary Building

- to ensure the proper conservation of the remaining historic fabric of the original Infirmary building a detailed conservation statement should be drawn up before any work commences on the repair and reordering of the building;
- carry out a more detailed examination of the fabric of the Infirmary once it is vacated by the Regional Health Authority;
- work towards the removal of the later additions inside the Infirmary building to allow the original plan form of the building and its original use as wards to be once more understood;
- accept the 20th Century loss of the sweeping stair to the first floor on the main front and do not attempt to recreate this;
- accept the 19th Century additions of the sanitary towers and do not to seek their removal;
- accept the changes made in the 19th Century to the roof line and to the accommodation on the attic floor;
- seek uses for the Infirmary building that are compatible with the historic spaces;
- maintain a number of the key spaces (the Board Room, the central passage, a staircase and one of the original ward spaces) in a form where they can be interpreted and visited on occasions by interested parties;
- ensure that any new development on the site allows a sufficient space around the Infirmary to enhance its setting and comprehensibility; and
- ensure that any new connection between the Infirmary and the new buildings on the site make use of existing historic openings.

St Luke's Chapel

- ensure the proper conservation of the historic fabric of the Chapel;
- seek a new use for the Chapel that is consistent with retaining it as a single space;
- remove the existing 'Goods entrance' to the north side of the Chapel and repair and expose the original wall suitably conserved;
- retain a visual link between the Chapel and the Infirmary either in the form of the present (20th Century) building or in some other form that maintains the visual unity of the front courtyard; and
- ensure that any new development on the site allows a sufficient space around the Chapel to enhance its setting and comprehensibility.

Outpatients Building

- consider the junction of this building with the Infirmary building and how this can be improved to enhance the main front of the Infirmary;
- maintain the key features of the building with regard to its streetscape value on Woodstock Road and to the main entrance courtyard;
- consider the relationship between the south elevation of the building and the adjacent Somerville Building; and
- revise and improve or restrict the access onto the site between the Outpatients' building and Somerville College.

Listed Buildings Adjacent to the Site

- any taller buildings should be placed on the site after full consideration of the heritage assets and views to and from the Observatory.
- ensure that any new development respects and enhances the setting of the Radcliffe Observatory;
- ensure that any new development respects and enhances the setting of the Heliometer building;
- ensure that any new development respects and enhances the setting of the remaining Green Templeton College buildings and seek a common approach to a Conservation strategy for all these buildings;
- ensure that any new development respects and enhances the setting of St Paul's Church and seek a common approach to a conservation strategy with the owners of St Paul's;
- ensure that any new development respects and enhances the setting of 119A Walton Street;
- ensure that any new development improves the relationship between the buildings on the site and the buildings of Somerville College and seek a common approach to a conservation strategy with the Principal and Fellows of Somerville;
- seek to enhance, in any new development, the architectural relationship between the new buildings on the site and the front of the Oxford University Press building; and
- consider the scale of any new development on the northern part of the site in the light of the scale of the dwellings in Observatory Street.

Walls, Gates and Fountain

- conserve and repair Gateway 3 and maintain this as the principal entrance to the main Infirmary building;
- reinstate the railing screen to the walls surrounding Gateway 3 to improve the setting of the front courtyard;
- retain the existing gateways in walls to both Walton Street and the Woodstock Road as principal accesses to the site;
- retention of high stone wall to Walton Street frontage to be investigated further;
- where boundary walls are retained, consider the creation of appropriate new openings to allow the movement of pedestrians and cyclists across the site from Walton Street to the Woodstock Road;
- maintain the Triton fountain and its surrounding basin as the centrepiece of the front courtyard; and
- upgrade and restore the front courtyard by removing the large area of asphalt and replacing it with a more appropriate surface, and re-introduce appropriate shrub planting to define the carriage drive.

Sculptures and Other Monuments

- make a detailed photographic record of all the monuments, memorials, wall plaques, sculpture and other art work in the hospital premises before any demolition or alteration work commences; and
- remove external sculpture from the Maternity Home and from the Nurses Home and find a new site to accommodate these in the development.

Site Planning

- seek a common approach with Green Templeton College to vehicular access to the site. In particular seek a common approach to access by service vehicles and the provision of car parking; and
- incorporate a link between the site and the adjacent Somerville College site.

Ecology and Landscape

- complete a detailed survey of the site prior to any development to assess the value of any trees or other soft landscape features;
- complete a bat survey of the existing buildings prior to commencing any work on the site;
- complete an asbestos survey of the site before commencing any works;
- complete surveys for other hazardous materials on the site before commencing any works; and
- carefully evaluate any proposed disturbance to the ground to the south of St Paul's Church and west of the Eye Hospital.

Review and Amendment

- review and amend the Conservation Plan in the light of the re-development of the site;
- prepare detailed maintenance plans for the Listed Buildings and other listed structures on the site; and
- make this Conservation Plan and subsequent revisions available to all interested parties.

8 Strategic Environmental Assessment

The Masterplan is accompanied by a Strategic Environmental Assessment. This section is an extract from the Non-Technical Summary of that document.

The SEA has been undertaken in accordance with the Environmental Assessment of Plans and Programmes Regulations, 2004.

The findings of the SEA are presented in an Environmental Report (ER). The ER comprises a Main Report (Part 1), a series of Technical Annexes and supporting documents (Part 2) and a Non-Technical Summary.

Assessment Process

The scope of the assessment has been developed to meet the regulatory requirements, and has been refined through consultation.

Consultation has included meetings with relevant agencies and City/County Council officers. A public consultation exercise was held over a seven-week period in March-April 2007.

The assessment has addressed the following topics:

- **Air quality;**
- **Archaeology;**
- **Built heritage and townscape;**
- **Drainage and flood risk;**
- **Ecology;**
- **Groundwater, contamination and waste;**
- **Land use and employment;**
- **Noise and vibration; and**
- **Transport.**

In addition, the assessment has considered synergistic effects, the policy context, mitigation and monitoring requirements, and the main alternatives to the proposed masterplan.

Baseline conditions relating to each of the assessment topics are summarised below.

Air Quality

The site lies outside the Oxford Air Quality Management Area. Its air quality is influenced mainly by traffic on adjoining streets, and is likely to have improved since closure of the Infirmary. Nearby properties (notably dwellings, colleges and food outlets) are potentially sensitive to air quality impacts such as dust.

Archaeology

A desktop study has concluded that the site has a high potential for Anglo-Saxon burials, Medieval settlement and Post-Medieval remains (the Infirmary cemetery), and an unknown potential for Prehistoric and Roman remains. However, most of the site has been previously disturbed, and survival of remains is likely to be highly localised and variable. This conclusion has been reinforced by preliminary site investigations, which found evidence of the cemetery but no evidence of Prehistoric, Saxon or Medieval remains.

Built Heritage and Townscape

The site includes several statutorily listed buildings: the Infirmary (Grade II*) and St. Luke's Chapel, the Outpatients block and the fountain and boundary walls/gates on Woodstock Road (Grade II). In addition, the Maternity Home is locally listed.

There are several statutorily listed buildings in the vicinity, notably the Grade I Radcliffe Observatory (now part of Green Templeton College), the former St. Paul's Church and Somerville College (Grade II). The site is adjoined by three Conservation Areas.

Apart from those identified above, most of the existing buildings are functional in character and contribute little to the surrounding townscape. Several of them exceed the "Carfax heights" policy (Policy HE.9 of the Adopted Local Plan) by a small margin. The site is not prominent within views of the city skyline from the surrounding countryside.

Drainage and Flood Risk

The site lies within Flood Zone 1, which defines areas with little or no risk of fluvial flooding. Runoff is discharged to the urban drainage system.

Ecology

The site includes no habitats of interest. The nearest designated habitat is the Port Meadow etc SSSI, which forms part of the Oxford Meadows Special Area of Conservation (SAC). Bats are known to forage across the site, and may roost within the buildings.

Groundwater, Contamination and Waste

The site is underlain by River Terrace Deposits, which are a Minor Aquifer; groundwater lies at an average depth of 4m, with a slight east/west gradient across the site. The River Terrace sands and gravels are underlain by Oxford Clay, which is a non-aquifer.

The history of the site suggests that significant ground contamination is unlikely to have occurred, although localised occurrences (e.g. fuel oil spills or medical waste) may be expected. The level of environmental risk from contamination is considered to be low/very low. Since the site is largely vacant, it currently produces little waste; however, it is assumed to have been a significant source of waste when the Infirmary was fully operational.

Land Use and Employment

The site currently provides only temporary employment uses, and essentially comprises redundant brownfield land.

Noise and Vibration

Traffic on surrounding streets is the main source of noise. The site is assumed to have been a source of noise when the Infirmary was fully operational. Surrounding uses (notably dwellings and colleges) are potentially sensitive to disturbance.

Transport

The location of the site is highly sustainable in transport terms. It is close to the city centre and the main University/college uses; it is well-served by bus services and cycle/pedestrian routes, and is about 15 minutes walk from the station. The site currently produces very little traffic, but was a major source of vehicle movements when the Infirmary was operational, accounting for up to 20% of total flows on Woodstock Road.

Environmental Policy Context

The Oxford Local Plan (Adopted November, 2005) remains the prevailing development plan until it is superseded by the emerging two-tier system of regional spatial strategy/local development documents. The Local Plan contains a range of policies relevant to the ROQ masterplan and its environmental effects. These policies include:

- **DS.66, which allocates the site for University of Oxford use;**
- **various core policies, which address design requirements;**
- **historic environment policies, which address archaeology (HE.2), listed buildings (HE.3), building height (HE.9) and protected views (HE.10);**
- **transport policies, including parking standards (TR.3 and TR.12);**
- **natural environment policies, which include biodiversity (NE.17) and species protection (NE.21); and**
- **policies relating to sustainable urban drainage (NE.10) and groundwater protection (NE.12).**

Relevant national guidance and statutes include PPG 16 (Archaeology and Planning), PPG 15 (Planning and the Historic Environment), PPS25: Development and Flood Risk, PPS23 (Planning and Pollution Control), PPG24 (Planning and Noise), PPG13 (Transport and Planning), the Environmental Protection Act (1990), the Wildlife and Countryside Act (1981) and the Control of Pollution Act (1974).

Proposed Masterplan

Overview

The ROQ masterplan is intended to meet the University of Oxford's requirements for non-laboratory research and teaching space for the next 20 years or more. It provides up to 122,500m² of floorspace, of which the main elements comprise faculty, library, shared teaching and public areas, plant, service areas, parking and administration uses.

The masterplan proposes an arrangement of building envelopes around a pattern of internal streets, framing views of the Observatory. The building envelopes would range in height from 3 storeys around the edges of the site, to 5 storeys in the centre. All existing buildings apart from the Infirmary, the fountain and boundary wall on the Woodstock Road frontage, St. Luke's Chapel, and the Outpatients department, would be demolished.

Optimum densities would be achieved by creating a two-storey basement across most of the site. This basement would accommodate the library and much of the teaching space, together with parking for up to 100 cars. Vehicular access would be gained from Woodstock Road; the ground level of the site would be retained as a largely pedestrian precinct, including two east/west routes between Woodstock Road/Walton Street. As required in the Local Plan, a relocated Jericho Health Centre would be provided on the north-western part of the site, accessed from Walton Street.

Main Alternatives

In developing the original scheme, one main alternative was considered. This was known as the "galleria scheme", and placed the library centrally within a glazed public space, surrounded by faculty buildings. The galleria scheme was rejected in favour of the "crescent scheme", from which the current masterplan evolved, mainly because the former was considered be less responsive to its urban context.

The main alternative to the current masterplan was the version submitted in 2007. The main differences relate to retention of the Outpatients building and clarification of public access arrangements and built form.

During its strategic planning prior to purchasing the ROQ site, the University of Oxford considered a number of alternative sites. All of these were located outside central Oxford, and none offered the locational benefits and critical mass achievable at the ROQ. In addition, these locations were less sustainable than the ROQ in terms of access to public transport and the likelihood that walking and cycling would be the principal mode of access.

Implementation

It is envisaged that all buildings not to be retained would be demolished at the earliest opportunity. Implementation of the masterplan would then be phased, with individual components brought forward for planning in accordance with the University's strategic needs and available funding. The current thinking is that the first phase would comprise the Health Centre, followed by the Mathematics Institute. The second phase would comprise restoration of the retained buildings, together with the Somerville College extensions, with subsequent buildings completed in sequence from east to west across the site.

Predicted Effects

Air Quality

The only potentially significant air quality effects would relate to construction dust, due to the proximity of demolition and construction activities to sensitive properties. These effects would be avoided or minimised through the application of dust control measures and monitoring as part of a Construction Environmental Management Plan.

It is assumed that fixed sources of emissions from the completed masterplan (e.g. from boilers) would be subject to routine controls, and are highly unlikely to be significant. Marginal increases in traffic emissions would be expected, but these would be substantially less than the levels likely to have prevailed when the RI was operational, and would not be significant.

Archaeology

In view of the comprehensive redevelopment that the masterplan would entail, including the construction of basements, there is a risk of disturbing any archaeological remains. However, this risk is considered to be relatively low, and to be largely avoidable through prior site investigation and mitigation, as agreed with the City Council.

Built Heritage and Townscape

The locally listed Maternity Home would be demolished; however, the Conservation Plan does not consider this to be worthy of retention. No statutorily listed buildings would be demolished.

The masterplan is considered to give rise to significantly beneficial effects on the setting of listed buildings within and around the site. This is due to the demolition of existing, unsympathetic buildings and to the creation of new views and spaces, especially in relation to the Observatory. This benefit would extend to adjoining streetscapes and Conservation Areas.

At their tallest, the proposed building envelopes would exceed the “Carfax heights” limit. However, this is not considered to be significant in townscape terms; the new buildings would not rise prominently above the skyline of the city centre and would not be easily visible in protected views from the surrounding countryside.

Drainage and Flood Risk

The masterplan would have no effect on fluvial flooding. With the incorporation of mitigation such as rainwater harvesting, the masterplan would exceed the 20% reduction in stormwater runoff required by the Environment Agency. In view of the probable absence of attenuation within the existing drainage system, this would represent a significant benefit.

Ecology

The masterplan would not have a significant effect on habitats, and could provide an opportunity to enhance the biodiversity of the site. Prior inspection of buildings will confirm whether any bat roosts are present; if so, mitigation will be agreed with Natural England so as to avoid any adverse effects. No evidence has been found to suggest that habitats such as Port Meadow (which forms part of the Oxford Meadows Special Area of Conservation) might be adversely affected by changes to groundwater flow.

Groundwater, Contamination and Waste

The proposed basement would be waterproof, thereby preventing any ingress, and resultant drawdown, of groundwater. In view of the very slight hydrological gradient across the site, the introduction of this basement is unlikely to have any discernible effect on groundwater flows.

In view of the low level of risk from ground contamination, and on the assumption that prior site investigations are carried out and appropriate mitigation is agreed, any such contamination is unlikely to give rise to significant effects. Asbestos present within the buildings would be removed prior to demolition in accordance with health and safety requirements.

Significant volumes of demolition waste and spoil could arise during construction. However, these arisings would be phased, and any adverse effect would be reduced through an appropriate management plan, including targets for recycling.

Land Use and Employment

Implementation of the masterplan would represent a major ongoing construction project, which would bring jobs and other benefits to the local economy. Once completed, the masterplan will enable the University to meet its future growth strategy, thereby consolidating teaching and research at the most sustainable location within the city centre. The staff and students to be accommodated within the ROQ will be relocated from other facilities and are already anticipated within the strategy; there would be no net increase likely to trigger the student housing requirements within the Local Plan.

Noise and Vibration

During the demolition and construction phase, occupants of surrounding properties could be disturbed by noise. This risk will be minimised through a noise management plan, which will seek to ensure that the quietest practicable working methods are used. Since the site is largely vacant, levels of traffic noise associated with the completed masterplan will be slightly higher than at present, but well below those prevailing when the RI was operational; the increase will not be significant.

Transport

Once the masterplan is completed, traffic levels will be about one third of those prevailing when the RI was operational. The increase over the current baseline would be well within the capacity of the network, and is not considered to be significant. Peak levels of construction traffic are predicted to reach about 35 vehicles per hour; these flows will be managed so as to minimise any inconvenience to other road users. The long-term effects on pedestrian and cycle access, including the new east/west routes, will be beneficial.

Mitigation and Monitoring

The assessment has highlighted the need for a range of mitigation and monitoring measures, and the University is committed to ensuring that these are implemented. This will probably be achieved by legal agreement or condition as individual elements of the masterplan are brought forward for planning.

Examples of these measures include:

- **a construction environmental management plan (CEMP);**
- **groundwater monitoring (ongoing) and further site investigations;**
- **further archaeological investigations;**
- **full recording of buildings to be demolished;**
- **inspection of buildings for bat roosts; and**
- **incorporation of sustainable drainage features where feasible.**

Synergistic Effects

Individual impacts will in some cases combine to give rise to incremental effects on some receptors. Examples include occupants of nearby properties, who may experience both dust emissions and noise during construction; and road users, who will be affected by both construction and operational traffic.

On the assumption that the Science Area masterplan may be implemented over the same period as the ROQ, there is some potential for their environmental effects to interact. Properties located between them may on occasion experience the construction effects of both. Both masterplans will affect local traffic flows and will have an impact on the skyline. In most cases, the combined effects are not considered to be significant, and can be mitigated by the measures already identified. However, some co-ordination is recommended; for example, in relation to traffic management and waste disposal during construction.

The potential for interaction between the ROQ and other future developments around Oxford is limited. Major developments such as the West End are sufficiently distant to affect a different suite of receptors; for example, different parts of the road network. Nearby schemes such as Acland Hospital would interact with the ROQ, but are of relatively small scale, such that cumulatively significant effects are unlikely to arise.

9

Applicability of this Masterplan to the Development Control Process

The process of development and consultation that has resulted in the endorsement of the Masterplan has been extensive. Many detailed issues have been considered. However, a Masterplan should be flexible over the period of its delivery, in this case twenty years, and not a snapshot of a set of design ideas from 2007/8. For this reason, it is the policies of the Masterplan, set out in bold in Section 6 and illustrated where necessary, that should endure for the life of the development. It is these policies that the University should consider as it brings forward applications for planning permission, conservation area consent and listed building consent over the next two decades.

There will be periodic review of the Masterplan and where appropriate, its policies will be revised.







UNIVERSITY OF OXFORD
RADCLIFFE OBSERVATORY QUARTER

Masterplan December 2008
