

Welcome

1

We are very pleased to welcome you to this event today,

The Osney Mead Industrial Estate is an under-utilised site in an important area of Oxford which benefits from its close proximity to the city centre. As one of the principal landowners the University, in partnership with other stakeholders, is preparing a comprehensive vision for the site which could help unlock its potential and bring economic benefits to the city and the region.

As part of the initial assessment work on the site a masterplan has been prepared by the University to help frame future discussions and understand the issues affecting redevelopment.

The masterplan looks at the regeneration of the whole site and aims to provide increased opportunities for employment, homes and supporting uses, and better pedestrian and cycle connections to the city centre and surrounding areas. It envisages a transformation of Osney Mead into a pleasant waterside place, with new publicly accessible outdoor spaces and improved landscape, and reduced risk of flooding.

The University is now seeking the views of local residents and stakeholders on the emerging masterplan. This will help identify key issues which need to be addressed in taking the proposals forward.



Aerial view of Osney Mead with the extent of the area considered in this masterplan outlined in red.

Site characteristics

2



Issues undermining the potential of the Osney Mead site.



Underutilised warehouses



Low density development



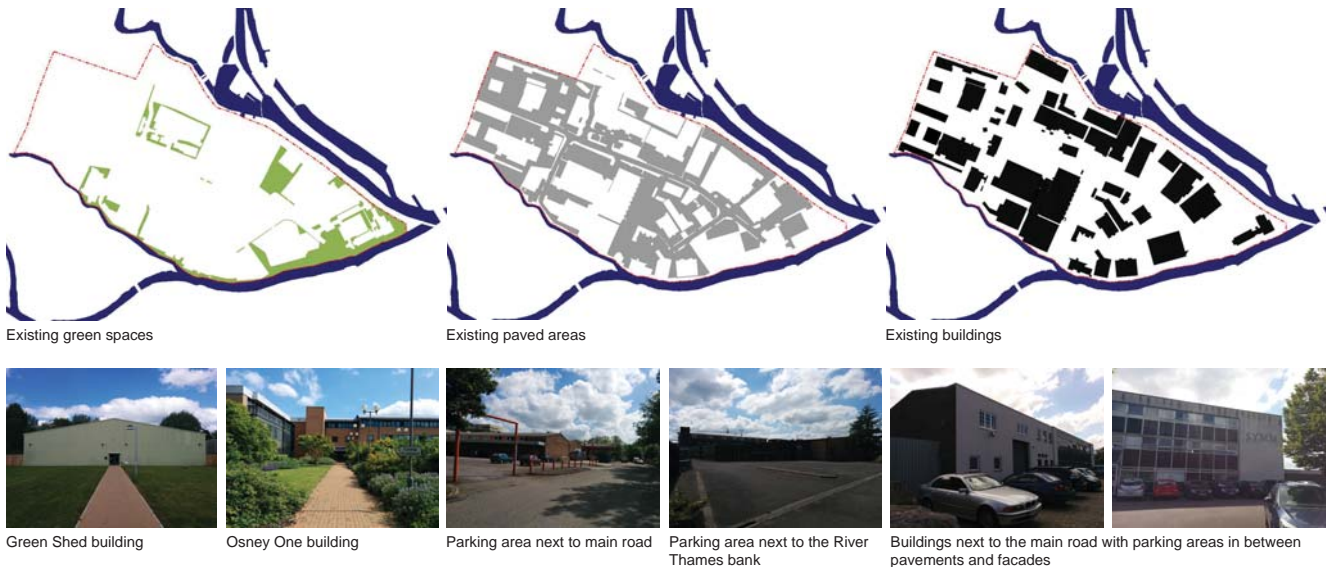
Overhead power lines

Osney Mead Industrial Estate is identified as a key protected employment site in the Oxford City Council's Core Strategy but it currently provides employment for relatively few people. It is prevented from reaching its full potential for reasons shown in the diagram at the top of this board and as illustrated in the photographs.

The site is well located, being in close proximity to the city centre, railway station and the road, cycle and pedestrian network. These links could be improved to facilitate greater access. Its adjacency to the river also provides potential for an improved relationship along the site boundaries, providing an attractive waterside environment.

Current site usage

3



Osney Mead Industrial Estate was created in the mid-20th century to relocate industries from elsewhere in the city.

Today there is a mixture of uses including University storage and research buildings, offices (such as the Environment Agency and Newsquest), conference facilities, trade counters and a range of large storage and industrial buildings.

The site has been developed in a piecemeal way, and buildings generally have their own individual character with little sense of frontage or public realm. They are generally set back from the street with concrete and asphalt paved surfaces designed for parking and use by large vehicles. This ad hoc approach has not created an attractive or pedestrian-friendly environment.

Osney Mead is located in an important location next to the city centre. However, the activities carried out within it do not relate to those in the surrounding areas and the city centre.

The image on the right depicts the current uses in Osney Mead and the surrounding areas.



The indicative masterplan

4



Indicative Masterplan

The aim of the masterplan is to provide a framework for development at Osney Mead. This could include:

- a new **knowledge park** or **innovation district** - which will provide greater opportunities for employment and attract investment and stimulate growth and regeneration in Oxford
- provision of flexible research and commercial space (offices and laboratories)
- conference and supporting facilities for continuing professional development
- housing for people involved in research



Structure of the plan

5

Connecting spaces

The proposal is to transform the site to better serve the city and the region, providing higher density, higher quality, more attractive development which will bring in new investment and stimulate growth and innovation.

- 1 The creation of a **new 'heart' or core space**: this will be a place where people can meet, and where supporting uses which serve their ordinary everyday needs, can be found.

This 'heart' space will be the first view of Osney knowledge park for those walking from the station and the city centre. The core will create the image and identity of the park, and so this space is envisaged as a landscaped area of high quality, with water pools, overlooking the existing basin and the historic Osney Mead Mill and Osney Island, and will landmark buildings offering common facilities.

- 2 The **existing central spine road** is retained as the main vehicular access and circulation, and improved and conceived as a broad avenue with new trees and the addition of cycling lanes. The central spine road also allows new development to be easily phased.

- 3 **Two new diagonal pedestrian avenues** are proposed which connect the centre of the masterplan with the meadow and waterside walk and the open green surroundings to the south allowing views in and out, and creating neighbourhoods with distinct identities.

Neighbourhoods with distinct identities

- 4 The masterplan envisages that Osney Mead knowledge park could be arranged as **five neighbourhoods** each with a different character. These could be:

- The core, the heart of the site, where people arrive, meet and socialise.
- New housing for researchers alongside the river walk, the Bodleian library facility, and a new research building.
- The engineering sector, retaining and expanding the University's engineering laboratories
- Research laboratories and business incubators, formed by smaller and flexible building plots, which could house a mixture of University departments and new innovative companies
- Larger landmark buildings for established innovation and technology companies seeking to work alongside the University and be at the centre of Oxford, and bringing their own global identity to the knowledge park.



1. New heart for Osney Mead



2. Central spine retained



3. Diagonal avenues



4. Neighbourhoods within the masterplan



Pedestrian view of the proposed central spine



Pedestrian view of the Meadowside

A sense of place

6



Existing views of the site's proposed new 'heart' from the pedestrian bridge over the River Thames arriving from the north



Pedestrian view of the proposed new central social space at the site's heart as arriving from the north.

The masterplan envisages that new development should be set within a framework of high quality avenues and public spaces.

It seeks to create a new, central 'heart' for Osney Mead overlooking the open water on the north side; a place where people can get together for meetings and refreshment, share experience and exchange ideas.



There are already many good qualities in the environment around Osney Mead.



Example building types;

The Säynätsalo Town Hall in Sweden which includes shops, library and flats, 1951 (above) and the Hepworth Wakefield in West Yorkshire, a waterside art gallery, built 2011 (below).

A new landscape

7



A network of new green spaces, avenues and waterside walks



The plan shown without buildings, showing the proposed new trees, landscape and walkways



Indicative section through graduate housing, looking towards Osney Island

The masterplan is based on the principle that the quality of the spaces between buildings will be as important as the buildings themselves.

The framework of new avenues and public spaces will be created with new and retained trees, planting and water features which relate to the existing bodies of water around the site.



Examples of built spaces similar to the Riverwalk proposed. From left to right: Schwäbisch Gmünd by A24 Landscape architects, Storaa Stream by Okra, and The Waterfront Promenade at Aker Brygge by Link Landskap.

The river bank along Osney Mead offers an opportunity to create a promenade connecting Osney Island to the future development of Oxpens. This promenade will enhance the pedestrian and cycling access to Osney Mead, and link the river to the rest of the site.



Examples of built spaces similar to the proposed Meadowside. From left to right: Freundschaftsinsel in Potsdam by POLA, Paprocany Waterfront by RS+, and Riverside Lünen by WBP Landscape architects.

The proposed Meadowside along the south edge of the site creates a buffer landscape that serves as transitional space between the urban development and the rural surroundings. This stepped promenade works also as a floodable landscape protecting the site from river rises.

Moving around

8

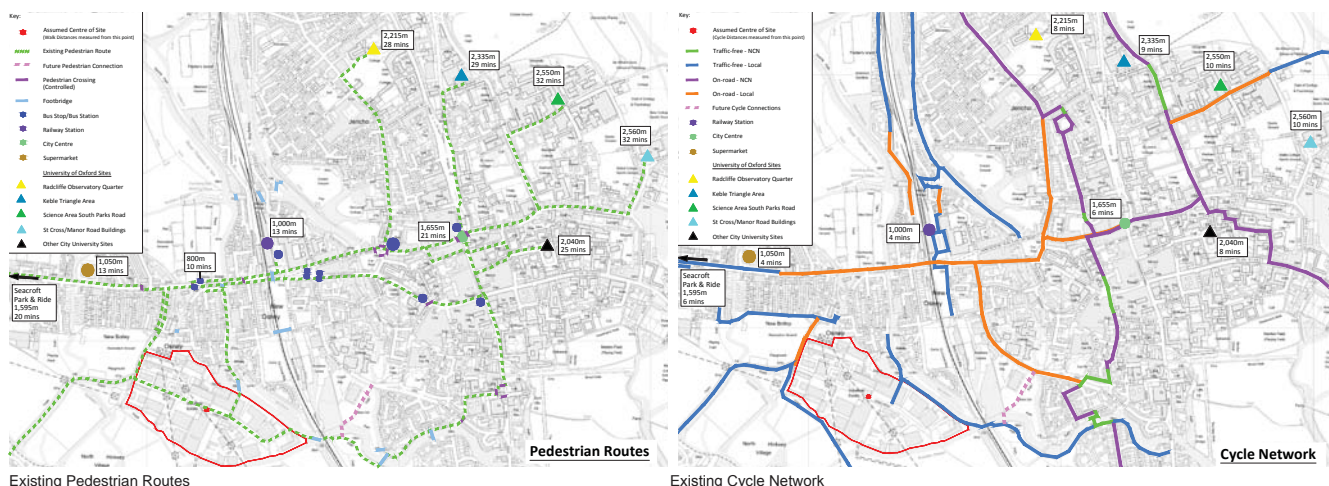
Transport

The aim of the Osney Mead masterplan is to achieve no net increase in parking and to introduce uses with zero parking, for example, the graduate accommodation. Hence the proposed masterplan will not worsen existing traffic conditions despite increased development floorspace.

In terms of traffic, the masterplan seeks to improve access and links from Osney Mead to the city centre and the wider transport network. The nature of development is likely to move towards less industrial uses, resulting in a decrease in heavy goods vehicle movements.

The masterplan is intended to complement and co-ordinate with other neighbouring proposals, most notably the Oxpens and railway station developments, to ensure a joined-up approach.

Oxford City Council's Oxpens Masterplan shows a new river crossing to the east of the rail bridge over the Thames, with links through the Oxpens development area to Oxpens Road and into the city centre. An improved link under the railway bridge and a bridge over the river, as shown in the Oxpens Masterplan, would improve links with the city centre.



Oxfordshire County Council has funding to provide a new bridge in this location and to carry out some improvements to links either side of it, although further improvements and funding may be required. The University would work in partnership with others to improve access to Osney Mead.

Locally, good bus services exist on Botley Road and in front of the railway station. Bus stops in the city centre are further away. Improved pedestrian links through Oxpens would shorten the distance to the stops on Castle Street to just over 1km from the southern part of the site, making those services more accessible.

The University already runs inter-campus services, and will look to extend these to include Osney Mead. Longer term, the University would look for Osney Mead to benefit from the intelligent and bus rapid transit proposals set out in Oxford County Council's Transport Strategy.

Connections

9



Currently, there are three places where people can cross from the east of the railway line to reach Osney Mead:

- to the north: Botley Road passes under the railway, the only public vehicular link
- the pedestrian bridge over the railway at Osney Lane
- beneath the railway along the towpath adjacent to the River Thames.

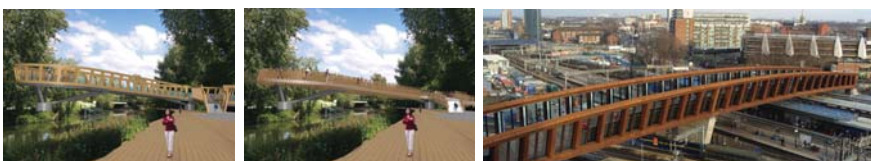
The numbers on the plan to the left show three possible crossing points south of Osney Lane pedestrian bridge:

1. Between the cemetery and the Gibbs Crescent housing. A link at this point would require a modification of the Oxpens development plan, potentially affecting the existing housing and cemetery.
2. To the south of Gibbs Crescent housing and Osney Marina.
3. A new bridge or improved underpass where the railway crosses the River Thames. A bridge would be a large, high and very expensive new structure (see studies to the left, below). Improvements to the towpath underpass which links to the existing bridge crossing to the east could provide a more viable solution.



Above: six options have been considered for a new pedestrian bridge over the railway (in green: the advantages, in red the disadvantages).

Below (left): two images of how a new pedestrian bridge over the railway could look, as it lands at Osney Mead, and (right) the Olympic bridge over the railway in Stratford, London, as an example.



Existing pedestrian and cycle bridge



Existing wide pedestrian and cycle bridge to the east



Existing riverside tow path as it passes under the railway

Employment

10



View from east: existing (left) and proposed (right)



View from north: existing (left) and proposed (right)

The Core Strategy, part of the City's Development Plan, notes that employment growth in Oxford has been constrained due to the shortage of land available and competition for it from a range of other uses, such as housing.

The masterplan estimates there could be sufficient capacity at Osney Mead to accommodate more than 4,000 people working in research, innovation and related fields.



The heart of the masterplan will create a waterside area at the heart of Osney Mead where workers and researchers can meet, relax and share their ideas. Osney Island is on the right.

Homes to support research and innovation at Osney Mead

There is an acknowledged need for housing and graduate housing in Oxford. In order to continue to attract the best students and researchers from across the world the University needs to ensure that sufficient housing is available, affordable and in locations close to where research and innovation takes place.

The University is considering such housing at Osney Mead as a first phase to relieve pressure on existing housing elsewhere in Oxford. This is envisaged in the masterplan to be on the north bank close to the Bodleian Library's Osney One building.

Any new homes could be arranged (as shown) at right angles to the waterside with new landscaped spaces between the buildings. Such plans would be dependent on resolving the flood risk issues.



Above: an example of new residential buildings along the waterside

Other Homes

Future phases of housing could be considered elsewhere, for example at the western end of the site, where some higher buildings could enjoy views across the open space of Oatlands Road recreation ground.



Existing student housing in Australia

Research and innovation 12

The University aims to lead the world in research and education. It seeks to do this in ways which benefit society on a national and a global scale.

Innovation

Enterprise and innovation are fundamental to Oxford's continuing research success. They position Oxford and its environment as a place of opportunity which will attract the best researchers and students from around the world. The University will;

- foster creative, entrepreneurial activity by our staff and students.
- stimulate collaboration with research users to increase uptake of research outputs.
- ensure that the University has a co-ordinated and consistent programme of wider community engagement to enable it to play its part in enhancing the life of the city economically, culturally, and environmentally.
- develop long-term relationships with the local community.
- work with local government and cross-sector partnerships to promote the region as a hub for knowledge-intensive activities.
- encourage inward investment to both start-up and scale-up new ventures.

Engineering research

The Department of Engineering Science has an international reputation for its research in all the major branches of engineering, and in emerging areas such as biomedical engineering, energy and the environment. The major theme underlying the University's research portfolio is the application of cutting-edge science to generate new technology, using a mixture of theory and experiment. We place a strong emphasis on inter-disciplinary and collaborative work, both within engineering science and across the physical, medical and life sciences. The Department has an excellent record of engagement with industry, and of translating research results into real-world applications, and has generated numerous successful spin-out companies.

In late 2010, the Department of Engineering Science opened The Southwell Building in Osney Mead, comprising new facilities for the Turbomachinery Research Group. The group benefits from very significant industrial sponsorship with current grants worth several million pounds. Its research output forms a key part of Rolls-Royce's research strategy and it has held Rolls-Royce UTC status since 1989. Other significant sponsors include Alstom, Siemens, QinetiQ and Mitsubishi Heavy Industries (MHI).

Spin-out companies

Since 1997, Oxford University Innovation has been responsible for creating spin-out companies based on academic research generated within and owned by the University of Oxford, and has spun-out a new company every two months on average.

Over £266 million in external investment has been raised by Oxford University Innovation spinouts since 2000, and five are currently listed on London's AIM market.

The creation of these new spin-out companies also channels millions of pounds back into University research, benefits local economic development and has created many new jobs in the region.



T6 Stalker Tunnel

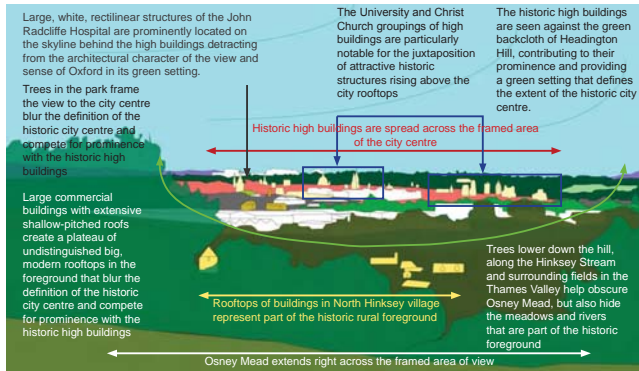


Inflatable Aeroshells

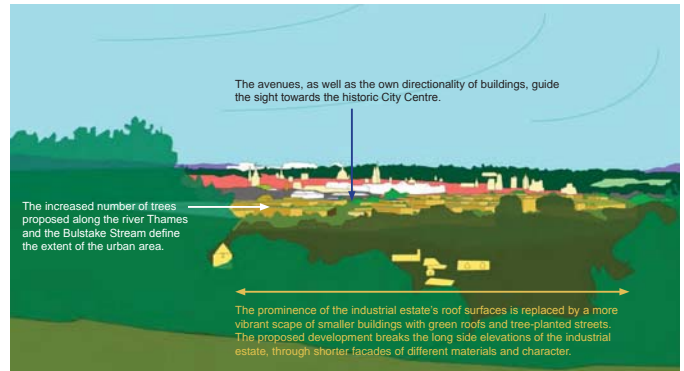


Heights and views

13



Existing view from Raleigh Park and issues identified in the Oxford View Cones Assessment



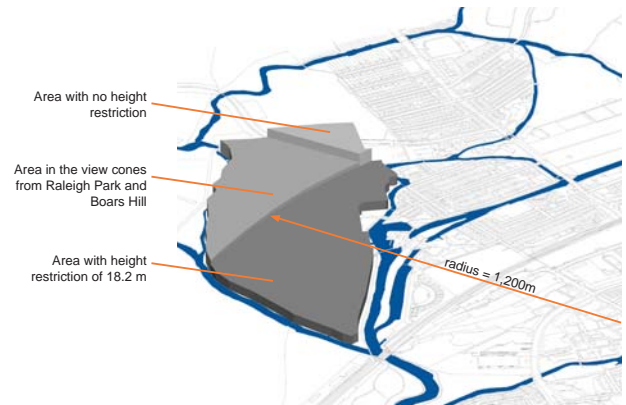
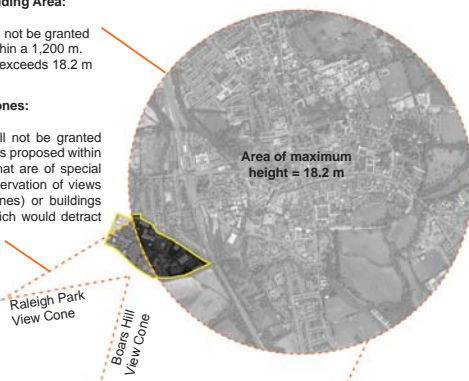
View from Raleigh Park – proposed

Policy HE.9 - High Building Area:

Planning permission will not be granted for any development within a 1,200 m. Radius of Carfax which exceeds 18.2 m (60 ft).

Policy HE.10 - View Cones:

Planning permission will not be granted for buildings or structures proposed within or close to the areas that are of special importance for the preservation of views of Oxford (the view cones) or buildings that are of a height which would detract from these views.



View from Boars Hill



View from Raleigh Park

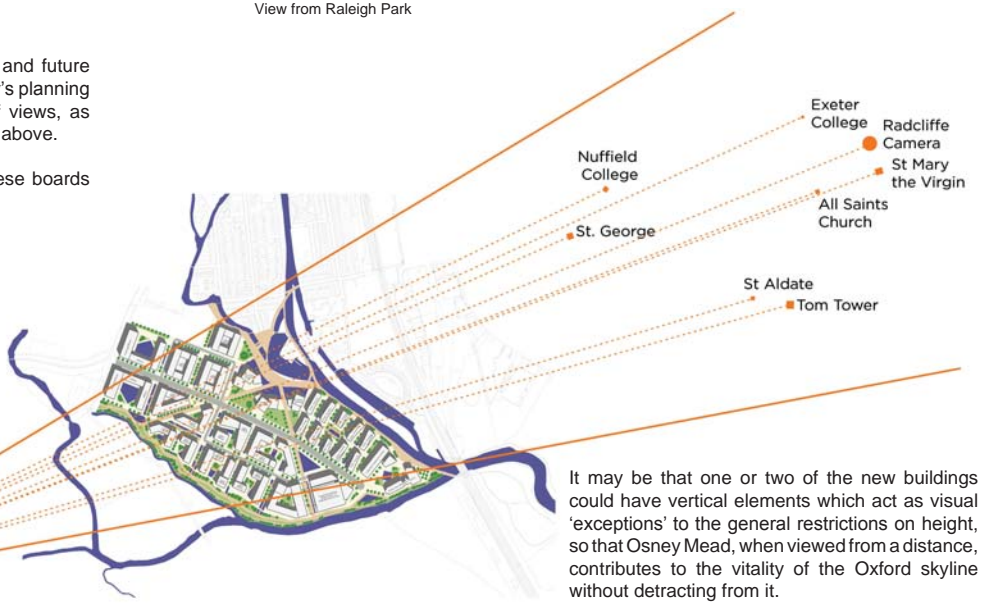
Osney Mead is close to the city centre and future development will be controlled by the City's planning policies on height and the protection of views, as shown on the diagrams here and quoted above.

The masterplan proposals shown on these boards comply with these policies.

As individual projects come forward for development, planning applications will be subject to detailed discussion, and it may be that more detailed Urban Design Guidelines could be prepared for Osney Mead which allow more individual expression in the design of particular buildings without losing the coherence of the overall framework for the site.

Raleigh

From Raleigh Park, the core of the masterplan acts as podium for most of Oxford's spires and towers



It may be that one or two of the new buildings could have vertical elements which act as visual 'exceptions' to the general restrictions on height, so that Osney Mead, when viewed from a distance, contributes to the vitality of the Oxford skyline without detracting from it.

Flooding and drainage

14

Existing flood risk

According to the Environment Agency's current Flood Map for Planning, about 75% of Osney Mead is at low risk of flooding and higher than the area shown to be at risk. However, the Flood Map does show that the north western area and Ferry Hinksey Road are vulnerable to flooding and that the southeastern part is at low risk of flooding. The Environment Agency's model suggests that on average it floods less frequently than 1 in 30 years and predicts that climate change will make flooding more of an issue in the future.

The flood plain of the River Thames in the Oxford area is wide and tends to be shallow and slow moving.

Managing flood risk

The University is obtaining a detailed survey of the site and access routes, and will relate the survey to the Environment Agency's predicted flood levels. This will clarify the potential depth of flooding and will identify shallow areas of flooding, where building floor levels are above the flood level.

It will provide much more specific information than that provided by the Environment Agency and will inform the design, so that the new development will not make flooding worse and will be safe for people at Osney Mead.

From this information, the University can determine safe levels for new buildings, and a strategy for managing the area in the event of flooding. A Flood Plan will be produced which aids all the occupied areas of Osney Mead to be prepared, and will inform the emergency services that a proper plan is in place, reducing the burden on them.

Oxford Flood Alleviation Scheme

For some time the Environment Agency and Oxford City Council have been concerned about the large areas of Oxford at risk of flooding, especially the residential areas and Botley Road, which provides important access for the emergency services in times of flooding.

The Environment Agency has proposed a Flood Alleviation Scheme which will reduce the risk of flooding in the area, benefiting about 1000 houses and Botley Road. This scheme would also significantly reduce the risk of flooding to Osney Mead and Ferry Hinksey Road.

The Scheme will bring significant benefit to the area and make access to Osney Mead easier in times of flood and the Environment Agency expects to receive funding and planning permission to enable work to start in 2018.

Surface water drainage

The site is mostly covered in roofs and car parks, and the proposed development will incorporate landscaping with trees, especially around the perimeter of Osney Mead. New development will also incorporate other sustainable drainage features, such as green roofs, permeable paving and swales/ water features.

The overall impact of the new development will be to reduce the rate of runoff into the river, and improve the quality of water running off.

Summary

The development would;

- improve the setting of the development amenity and access routes for people
- create a more varied habitat
- reduce flood risk
- improve the quality of water running off into the river
- be designed to integrate with the Oxford Flood Alleviation Scheme where appropriate.



Red outline of site superimposed on Environment Agency Flood Map for Planning. The dark blue areas show where flooding could occur more frequently than 1 in 100 years, the light blue up to 1 in 1000 years, and the uncoloured areas are at low risk of flooding



Above: Botley Road, with Osney Mead Industrial Estate, front, and Port Meadow behind at the height of the floods in February 2014 and (below) as the water levels dropped (from thisisoxfordshire.co.uk)



Sustainability

15

The University of Oxford is engaged in world-leading inter-disciplinary research into energy conservation and sustainability. It is committed to building sustainably and has designed all major construction projects to achieve BREEAM (Building Research Establishment Environmental Assessment Method) Excellent since 2009. The University reviews its approach to sustainable buildings annually to ensure it continues to deliver best practice.

The University seeks to integrate a strategic view of sustainability with masterplans for each site which realise their potential to deliver:

- District level energy solutions
- Habitat and biodiversity improvements
- Sustainable transport connectivity
- Individual building energy efficiency
- Wider community benefits

The University has a long-term stake and investment in its built environment which engenders an innate concern for sustainability.

Making best use of a brownfield site

The reclamation and reuse of brownfield sites is central to the UK's Sustainable Development Strategy.

The transformation of Osney Mead can provide a greater density of development close to the city centre, which in turn will provide space for employment and homes, which otherwise might be sited on greenfield sites elsewhere.

Landscape

It is envisaged that the detailed design of the landscape at Osney Mead will explore opportunities to capture, filter, and reuse rainwater and optimise pervious surfaces and tree planting to improve flood resilience and achieve sustainable urban drainage. The masterplan could reduce the extent of impervious surfaces in Osney Mead from 82% to 33% (see diagram on the right). This figure could be decreased even further by the use of green roofs on buildings.

Energy

The masterplan is an opportunity to incorporate energy efficiency measures. The University's Sustainable Building Philosophy will prioritise lower energy consumption through building orientation, minimising air leakage, optimising external envelopes, and the co-location of heat generating and heat consuming functions and renewable energy technologies. Osney Mead knowledge park is an opportunity to provide an exemplary low carbon community.

The masterplan proposes building in a compact, efficient manner with a maximum height of five storeys, to ensure efficient use of valuable land resources. Developing at urban densities in existing developed areas can save energy through use of more efficient centralised plants and more efficient use of existing utility infrastructure.

Mobility

The masterplan promotes sustainable mobility within the knowledge park by prioritising the movement of pedestrians, cyclists and public transport through the layout and design of the internal movement network. This includes dedicated traffic-free walking and cycling routes, well-sited bus stops and cycle parking throughout the development.

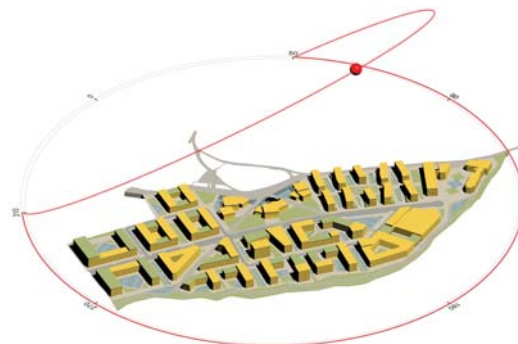
Mixed use development and co-location of graduate housing or key worker housing for University staff adjacent to employment units can reduce external commuter trips. The University's Transport Strategy sets objectives for enabling commuting and business travel by sustainable modes to improve access whilst reducing traffic congestion, carbon emissions and air pollution.

Economic Development

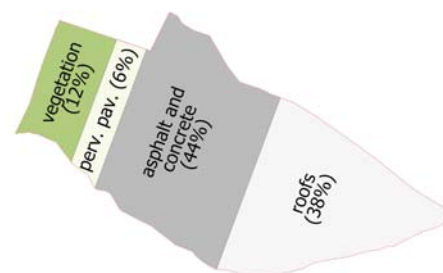
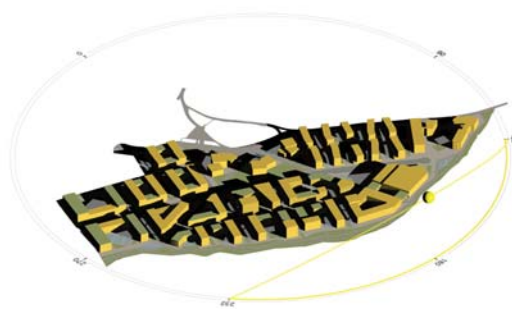
The University of Oxford is a significant economic engine for the region and the growth of Osney Mead Knowledge Park will contribute significantly to Oxfordshire's national role as an economic hub. The masterplan seeks to enable growth to be delivered sustainably and ensure the long-term health, stability and resilience of the site and adjacent communities.

Ecology

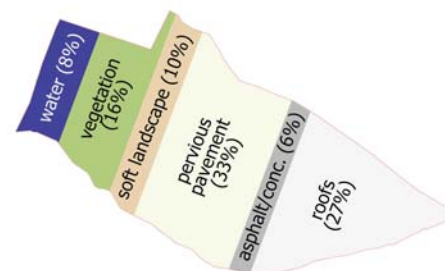
The masterplan proposes the planting of a high number of trees, significantly increasing the extent of planting on site.



Sunpath on the 21st June (above) and 21st December (below)



Existing (above) and proposed (below) percentage of different types of surfaces and paving in Osney Mead.



Next Steps

16

The masterplan

The masterplan has enabled the University to consider the opportunities for development of its land holdings at Osney.

The University is seeking the views of local residents and stakeholders on this masterplan. This will help identify key issues which need to be addressed in taking the proposals forward.

The University will review the feedback and work with stakeholders to consider whether any changes should be made to the masterplan.

There will be further consultation events, and discussions will continue with the City and County Councils, the Environment Agency, other landowners and stakeholders.

The University anticipates that these proposals will contribute to the preparation of the Local Plan which is currently being carried out by Oxford City Council for 2016 – 2036.



Implementation

The masterplan provides a framework which will allow development to proceed with confidence about the future quality and character of the whole of Osney Mead over many years.

The speed of implementation will depend on a wide range of factors, including future trends in research, innovation and scientific development and the availability of funding.

Consideration is being given to a first phase of development at the site to include housing for researchers.

