

Welcome

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Welcome

Thank you for attending today's exhibition. This is the first in a series of two events on the plans for redevelopment of the site currently occupied by the Tinbergen Building.

The Tinbergen Building is located in a prominent position in the Science Area on the junction of St Cross Road and South Parks Road. It was the University's largest teaching and research building, accommodating the Departments of Zoology and Experimental Psychology and also teaching laboratories for the Department of Biochemistry.

The building had to be closed in early 2017 due to the discovery of asbestos throughout the structure and in inaccessible areas. It was not possible to remove this while the building was occupied. A decision has been taken to demolish the existing building and the University intends to create a new, world-class centre for life and mind sciences. The provisionally-named Life and Mind Building will be the largest building project the University has ever undertaken and will significantly improve the way psychological and biological science is undertaken in Oxford, helping scientists to solve some of our major global challenges. The new building will be home to the Department of Experimental Psychology and a new Department of Biology, combining the existing departments of Plant Sciences and Zoology.

The event today will show you:

- The background to the project
- The planning application for various enabling works required, including demolition
- The constraints and opportunities of the site
- The vision for the new building
- The design process being undertaken for the new building and evolving concepts
- The proposed timeline

We are inviting you to view the proposals and talk with members of the University and project team, who are available to answer any queries you might have.

Your views

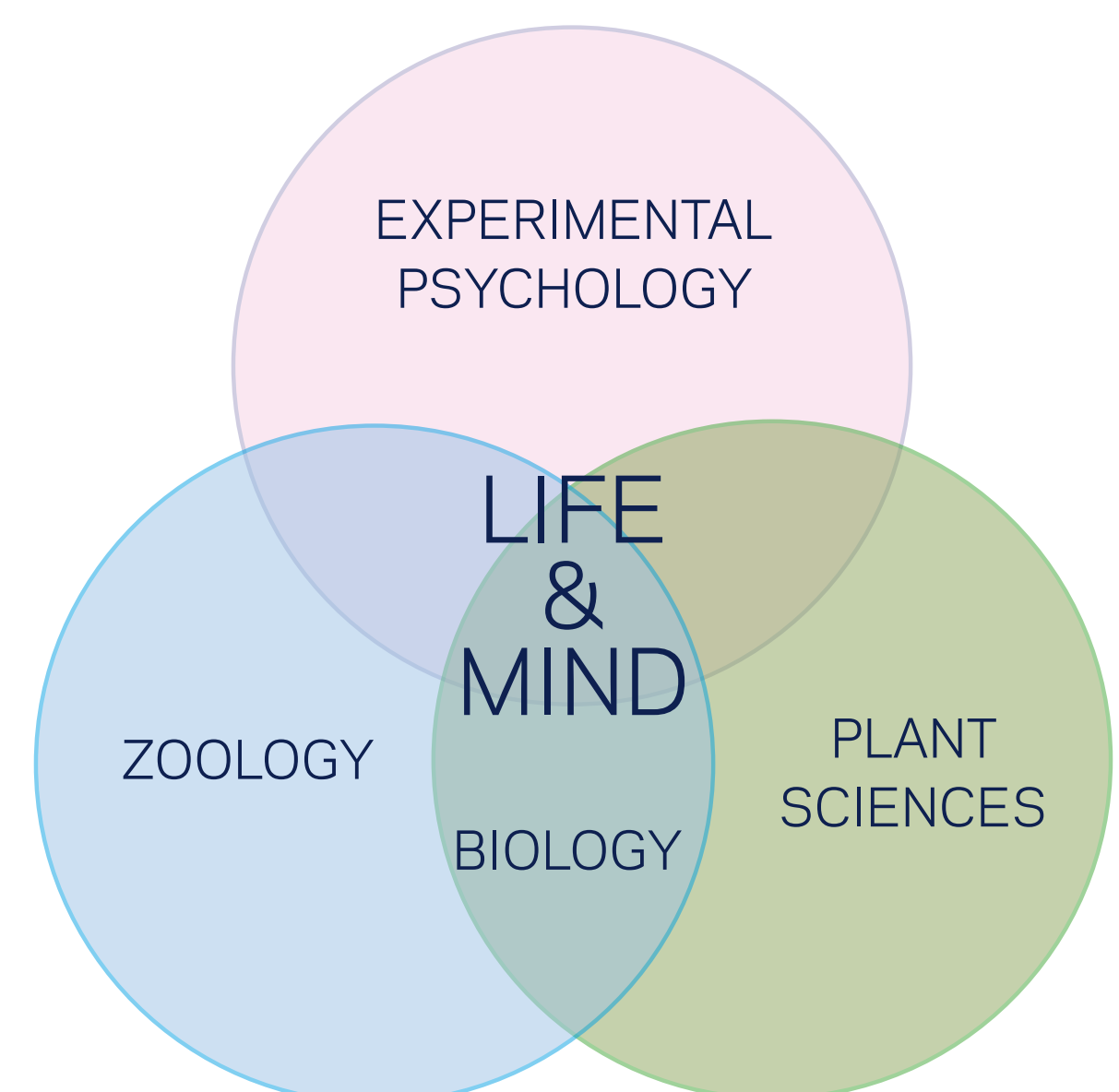
The design process is very much ongoing and we welcome your comments and feedback on our emerging thoughts and designs.

Please submit any comments to us either in hard copy today or by post, or online via our website: www.ox.ac.uk/lifeandmind

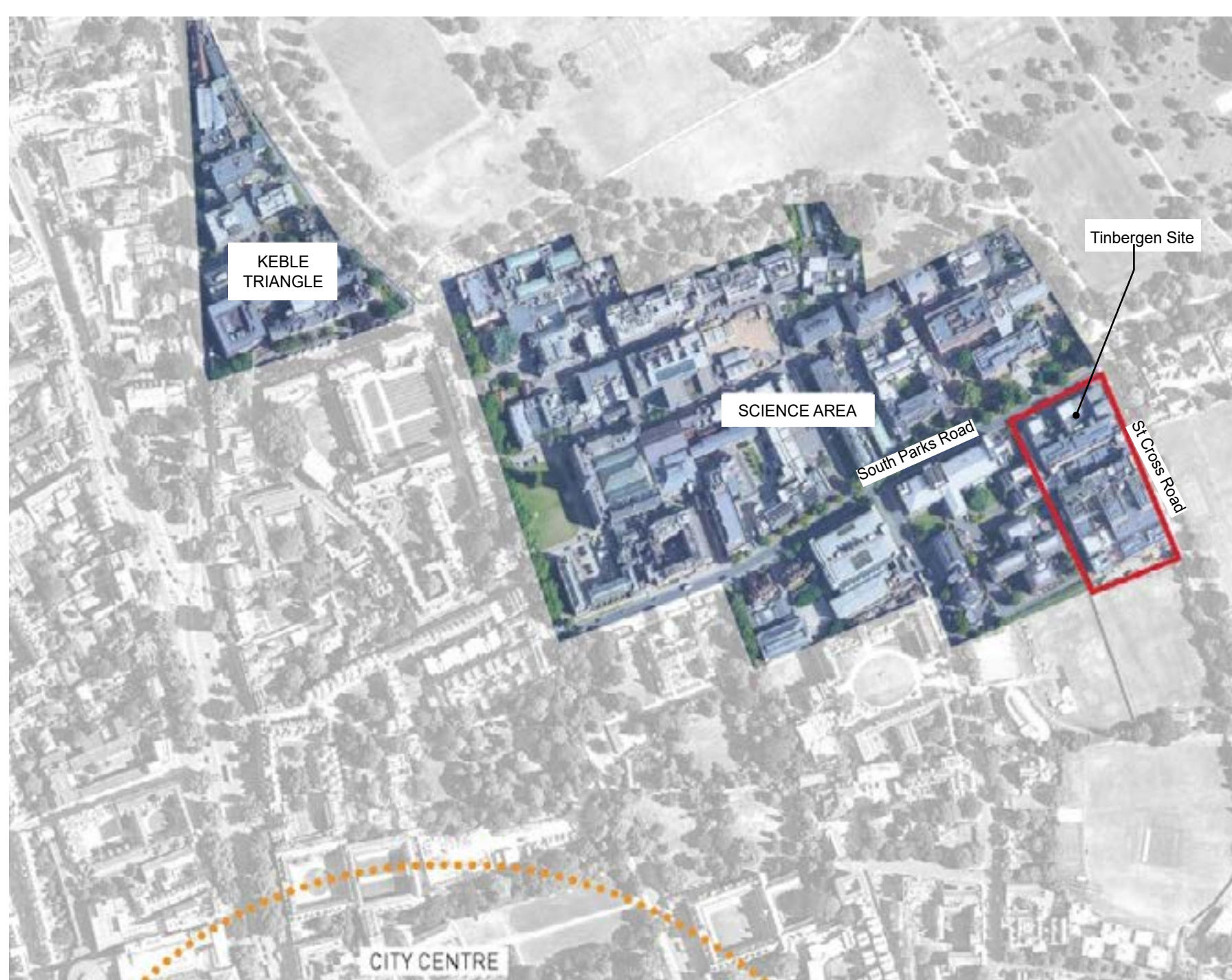
Thank you for attending and for your input today.



Tinbergen Building 2017



A new home for two University departments: Experimental Psychology and a new department of Biology combining Zoology and Plant Sciences.



Plan of Oxford University's Science Area and the Keble Triangle, highlighting the Tinbergen site



Aerial view of the Tinbergen Building within the Oxford University Science Area

Tinbergen Building Redevelopment

Project Background

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The construction of the Chemistry Teaching Laboratories (CTL) as an extension to the Tinbergen Building was approved in 2016 as part of a wider planning permission for refurbishment and alterations.

In February 2017, during this refurbishment works, the University reluctantly, at short notice, closed the Tinbergen Building due to the discovery of asbestos-containing materials (ACM) throughout the structure and in inaccessible areas. It was not possible to remove this while the building was occupied.

Construction of the CTL extension was completed in 2018 and it will be retained as part of the redevelopment of the site.

Following the discovery of asbestos, two pieces of work were undertaken:



Chemistry Teaching Laboratories

1. Temporary buildings

The Tinbergen Building accommodated nearly 2000 academic staff, postgraduate students, undergraduates and administrative staff.

There was a quick response to find short-term solutions for teaching and research and now medium-term solutions are in place in the form of modular buildings at the Radcliffe Observatory Quarter site on Walton Street and at the University Club behind the Tinbergen Building. These temporary buildings will be in place while the University develops plans for and constructs a new building on the site.



Zoology modular building opened 2018

2. Asbestos removal works

The University appointed Erith in Summer 2018 to commence asbestos-containing materials (ACM) removal works within the Tinbergen Building. The ACMs exist within the internal fabric of the building as well as being captured within the concrete frame and the fixings between the cladding panels and the frame itself. Whilst safe for occupants during use, due to the ACMs being encapsulated inside linings and other exposed finishes of the room surfaces, the asbestos needs to be removed to cleanse the site and enable the redevelopment to progress.

Phase 1 of the ACM removal works is ongoing and includes a strip-out of the internal elements of the building and removal of ACMs within these areas. Some ACMs will remain within the structure and complete removal will require demolition, which will be phase 2.



Erith removing ACMs under controlled conditions

Demolition

After very detailed consideration of all options for the building's future, the University concluded that its design and layout no longer accommodated the needs of modern teaching and research. On that basis, demolition and rebuilding offers the best outcome for our students and staff. It also enables the continuation of the important international research that has taken place over many decades in the Tinbergen Building, and represents the best possible value for money.



Site inspection under controlled conditions

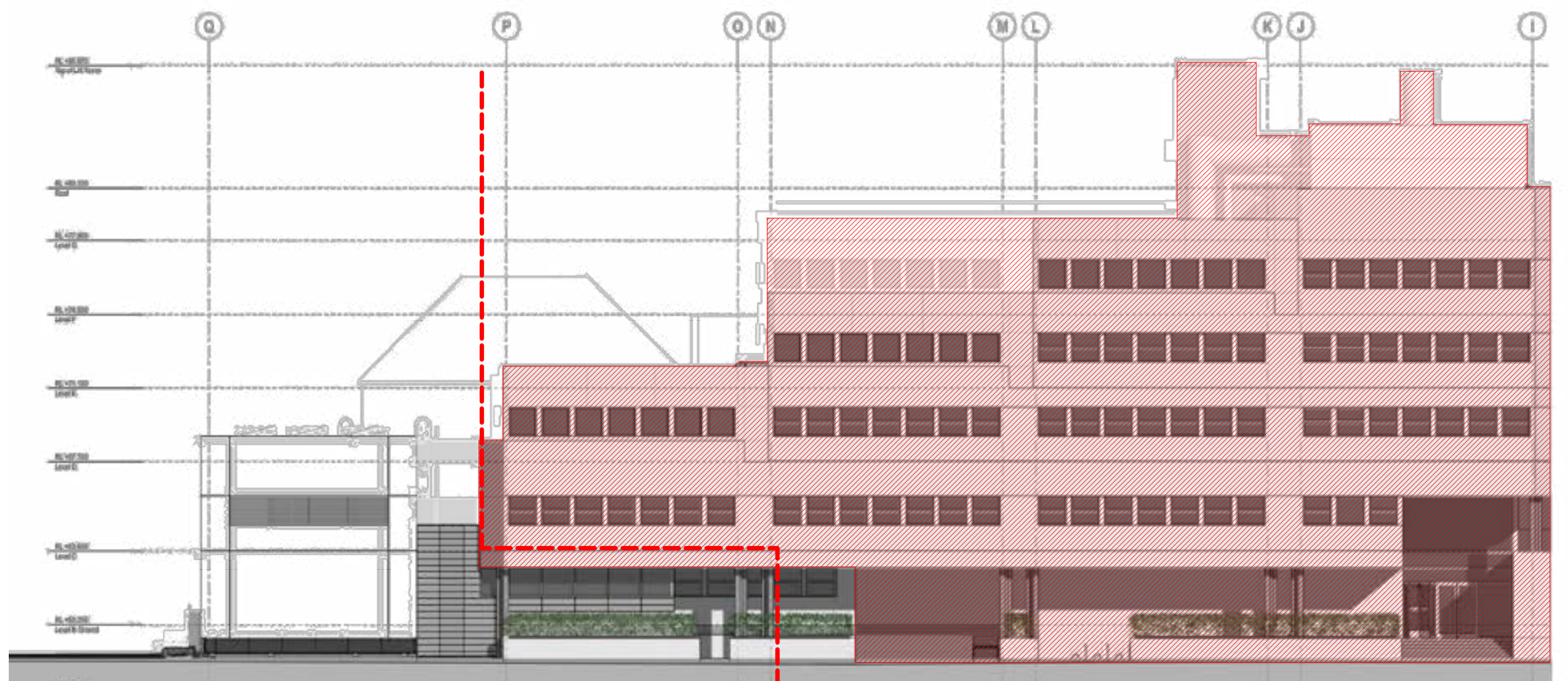
Planning Application

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The project is running to tight timescales due to the need to re-accommodate the Departments of Zoology and Experimental Psychology in a permanent building. In order to deliver the new building as quickly as possible, an initial planning application is required, to be submitted in June 2019, for a series of enabling works as detailed below.

These will enable the demolition works to be completed in around 12 months and reduce any delays to the start of construction. The works are also required to safeguard surrounding buildings.

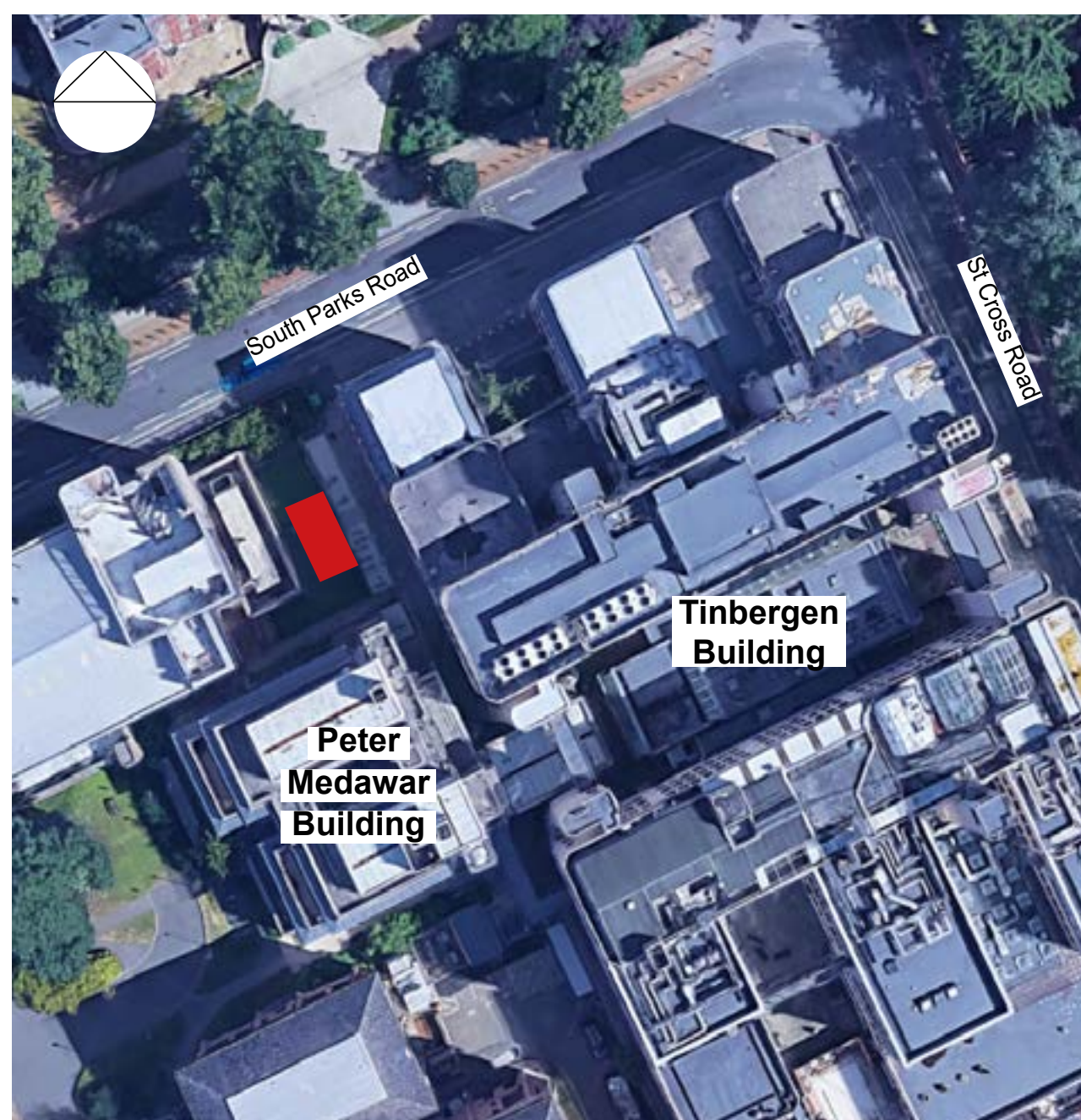
The planning application will also seek consent for the demolition of the Tinbergen Building.



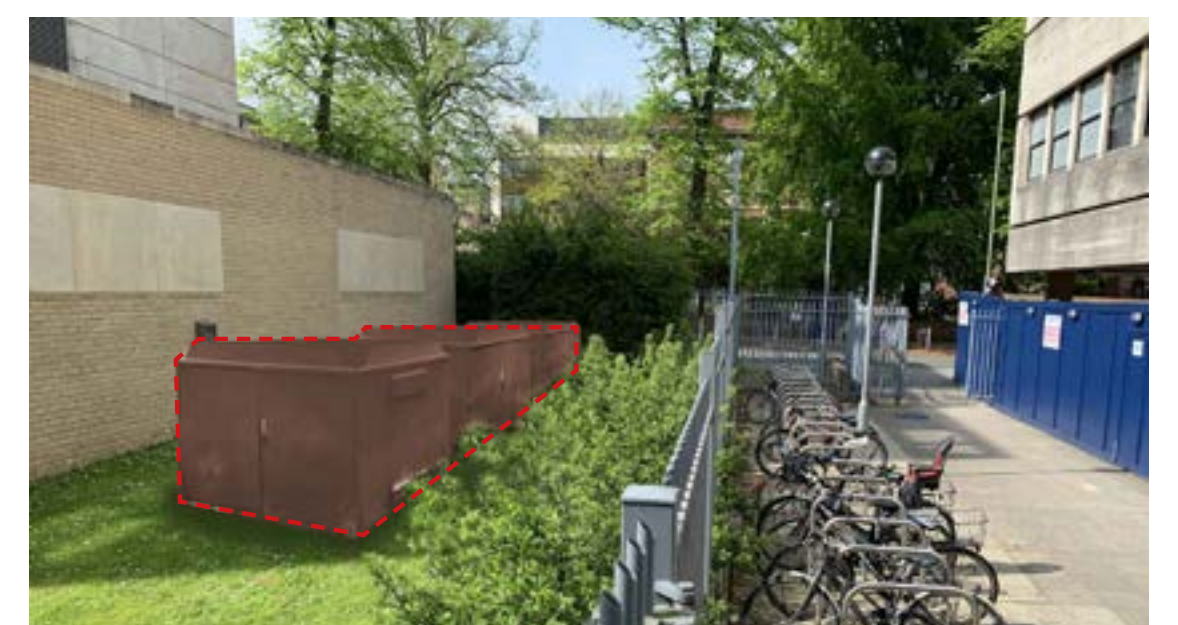
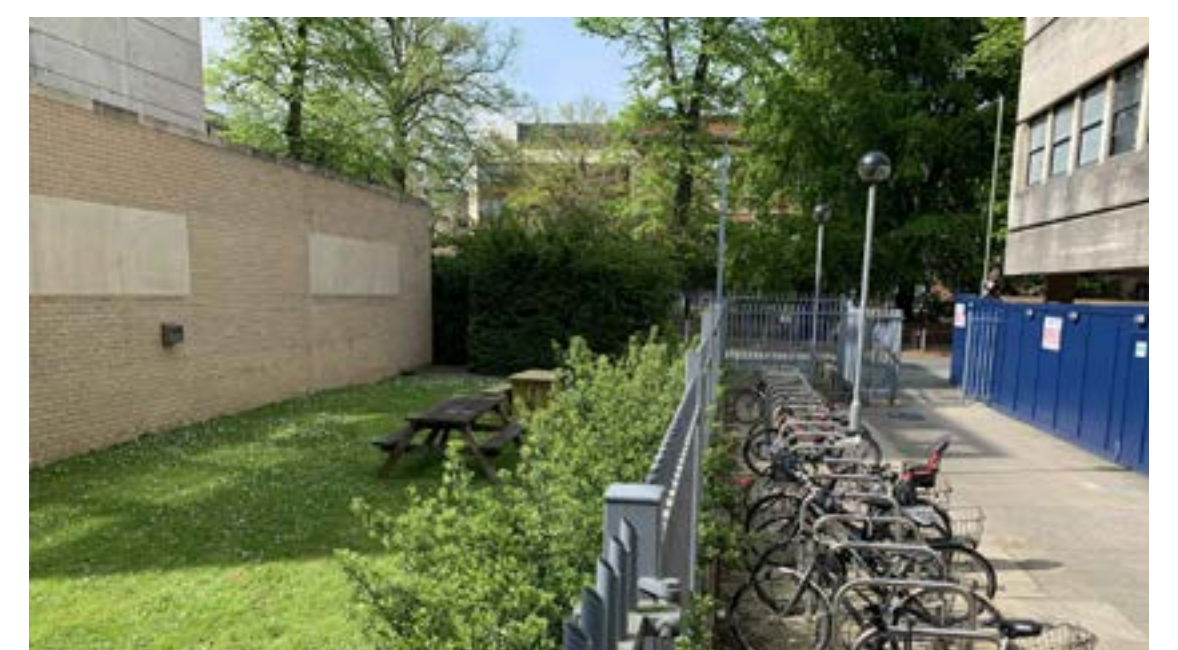
Area of Tinbergen to be demolished

1. Electricity substation

The current electricity substation for the site lies beneath the existing building. This will need to be temporarily relocated for the demolition and redevelopment works. The substation will be temporarily located on the area of lawn to the east of the Biomedical Services Building.



Location of temporary electrical substation



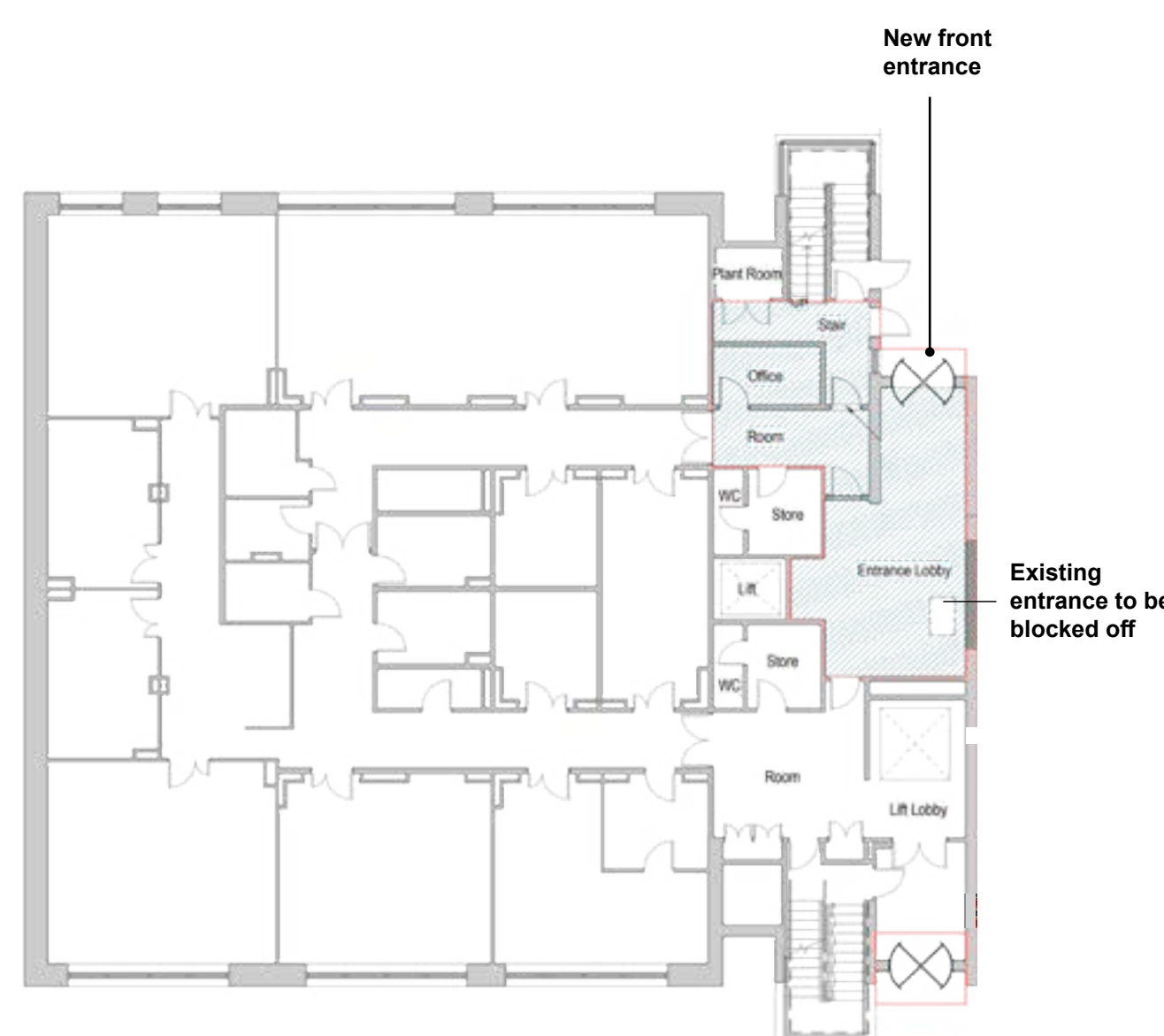
Top: current setting
Bottom: with temporary substation shown

2. New entrance to Peter Medawar Building

The Peter Medawar Building is located to the west of the Tinbergen Building, as identified on the plan above. As its current entrance faces directly onto the Tinbergen Building, this needs to be relocated to the northern elevation of the building to safeguard pedestrian access.

In addition to this an existing link between the Peter Medawar Building and the Tinbergen building at first floor level needs to be demolished as shown on the adjacent plan.

To retain a ramped access to the Peter Medawar Building, the existing stairs will need to be temporarily adjusted to accommodate the loss of the existing ramp adjacent to the redevelopment works.



Proposed Upper Ground Floor: changes to front entrance



Proposed First Floor: demolition of link to Tinbergen building

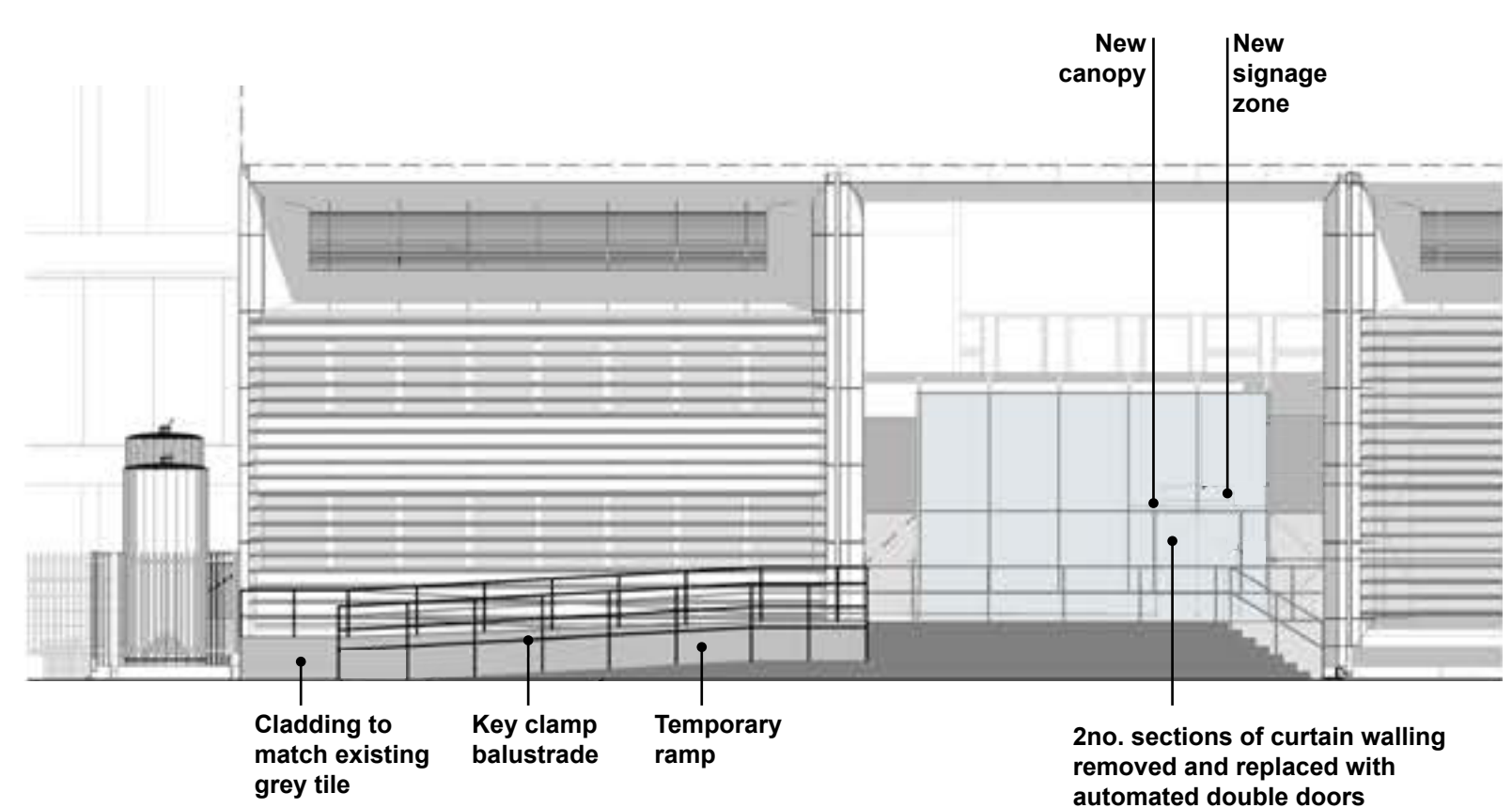
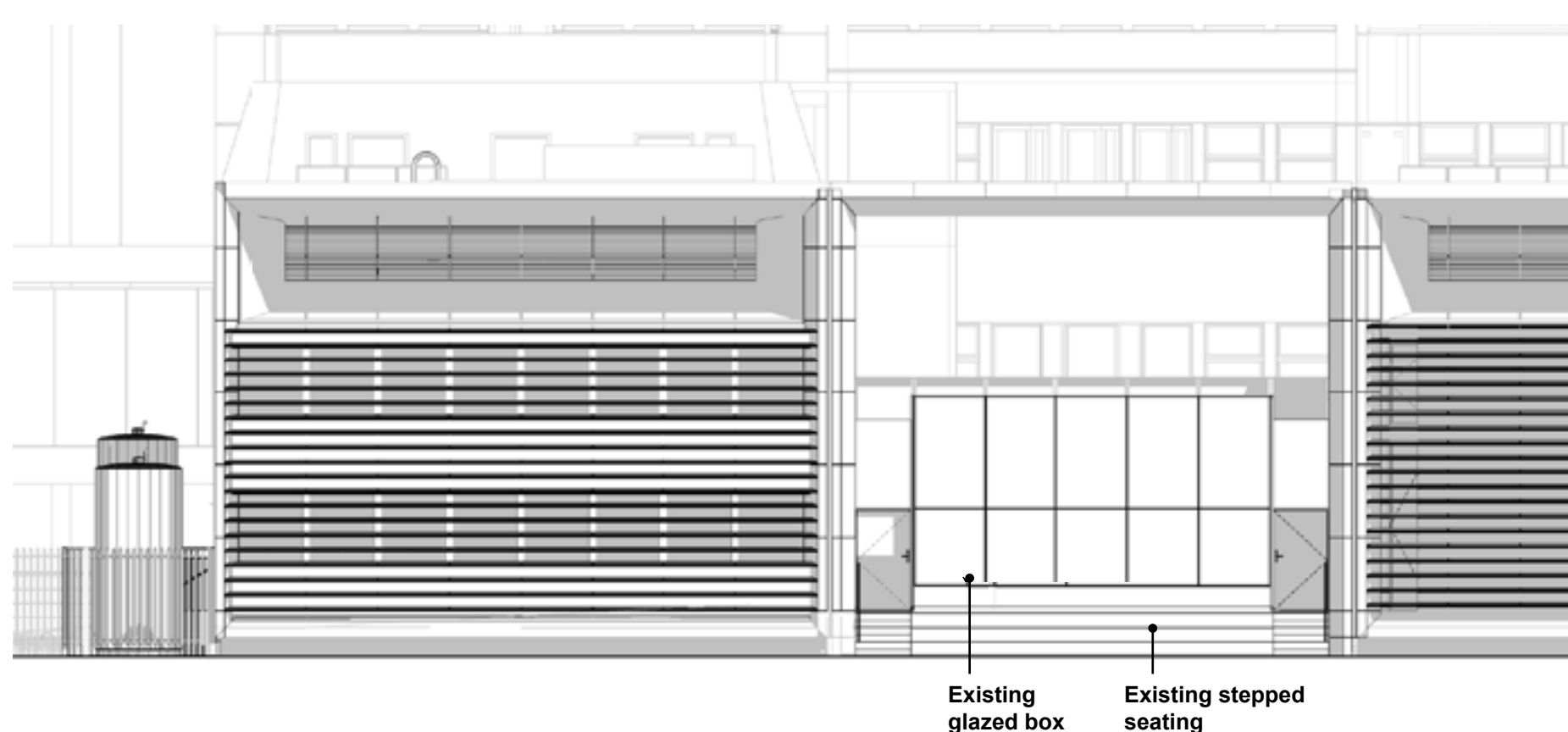
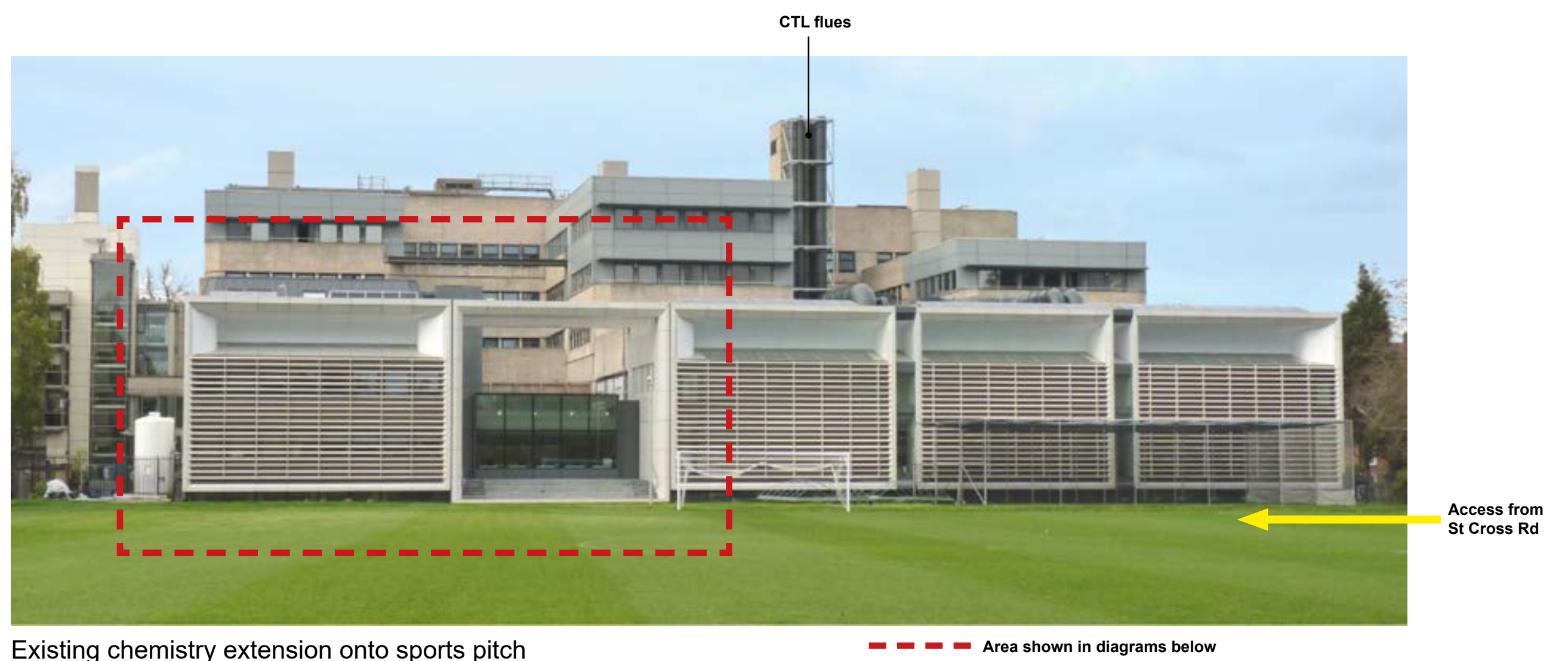
Planning Application

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3. Access to Chemistry Teaching Laboratories

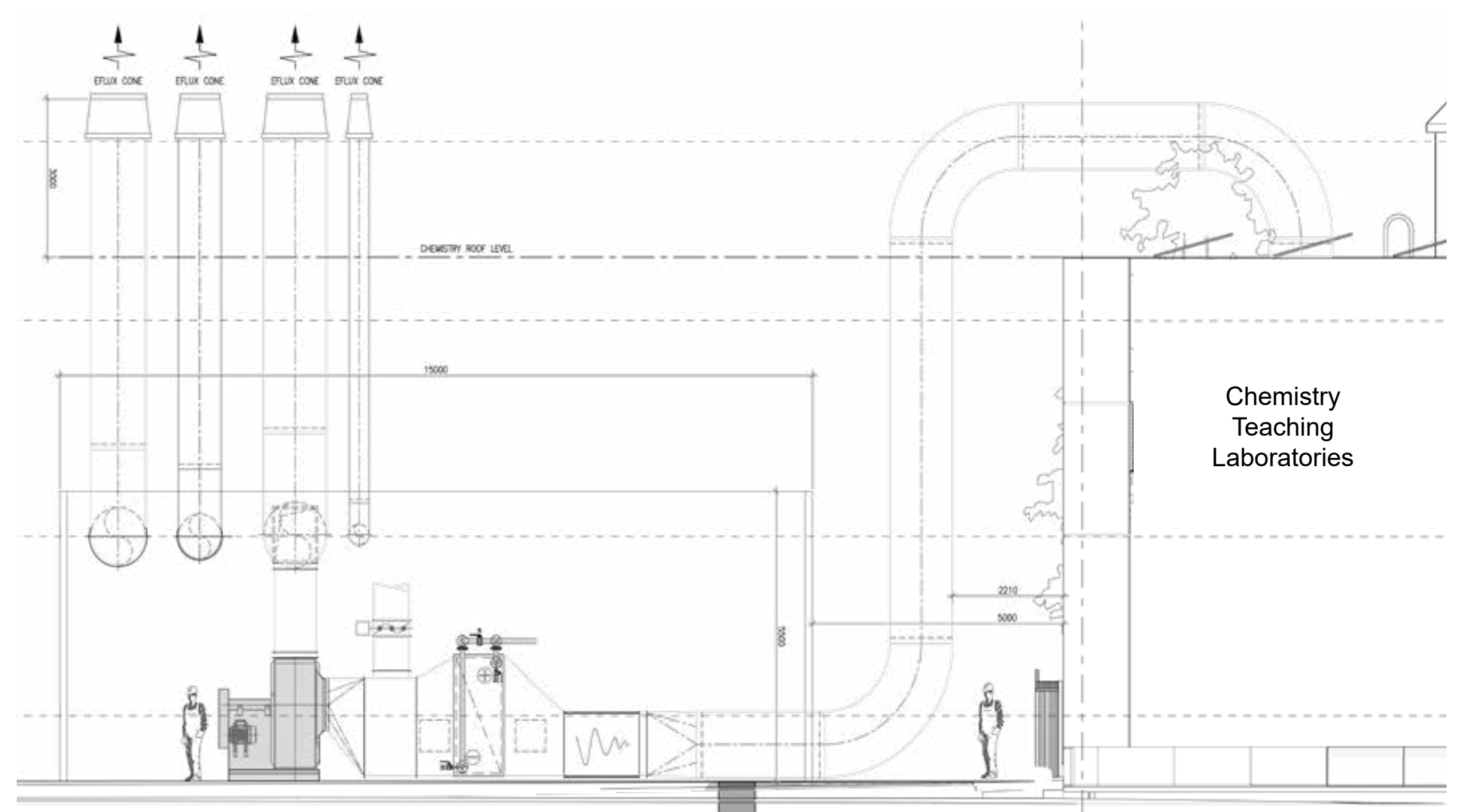
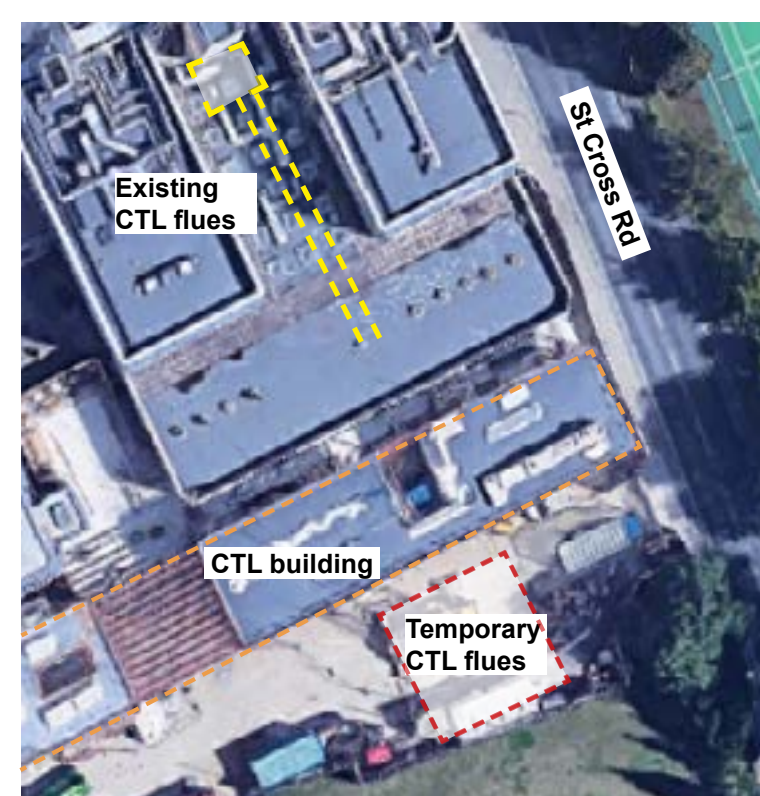
The current pedestrian access to the CTL is located on the western side of the Tinbergen Building and will share a border with the redevelopment site. It is therefore necessary to relocate the entrance whilst the site is being redeveloped.

The proposal is to enter the building via the sports pitch, using existing steps. A footpath is therefore proposed along the front of the CTL to accommodate pedestrian access from St Cross Road. A ramp is proposed to accommodate wheelchair access as shown in the diagrams below.



4. Diversion of the CTL flues

The existing flues for the CTL create a major constraint for the redevelopment of the site. The flues currently pass over the existing Tinbergen building and need to be diverted to safeguard the demolition works and avoid any disturbance to the CTL. It is proposed that they are temporarily located at the front of the CTL. They will then be permanently designed into the new building.



Redeveloping the site

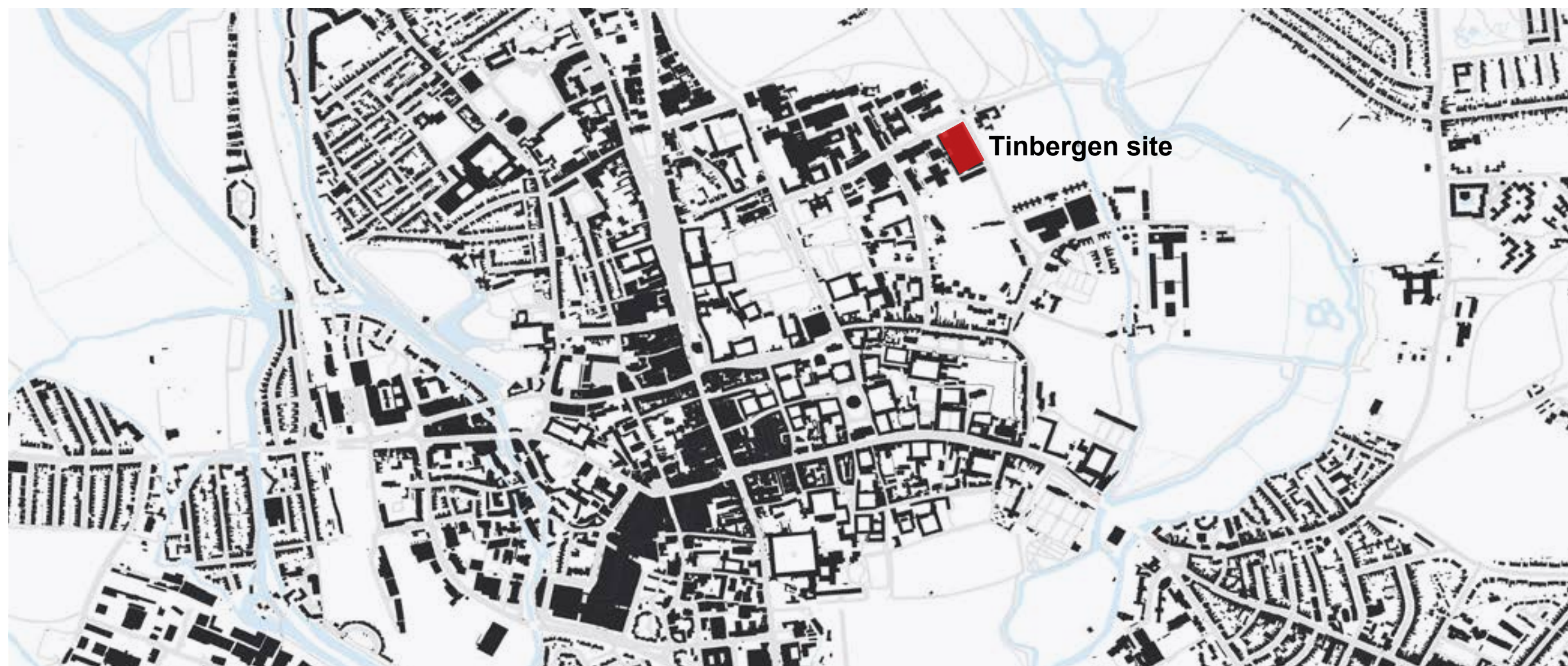
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Site location

An initial analysis was undertaken to review the site in context with the wider city and surrounding areas. This includes surveying potential risks that might impact the building, as well as the opportunities that the redevelopment of the site offers.

The site is situated adjacent to the Central Oxford Conservation Area and is in close proximity to the green belt, Grade II Listed University Parks and the River Cherwell. These constraints are shown in the diagrams 1 to 4 below.

The new building will be designed to respect the setting of the Conservation Area and University Parks so that it makes a positive contribution to the streetscape of South Parks Road and St Cross Road.



Area map showing the Tinbergen site location in relation to Oxford city centre



1. Conservation Areas



2. Grade II Listed (University Parks)



3. Green Belt



4. Flood Risk

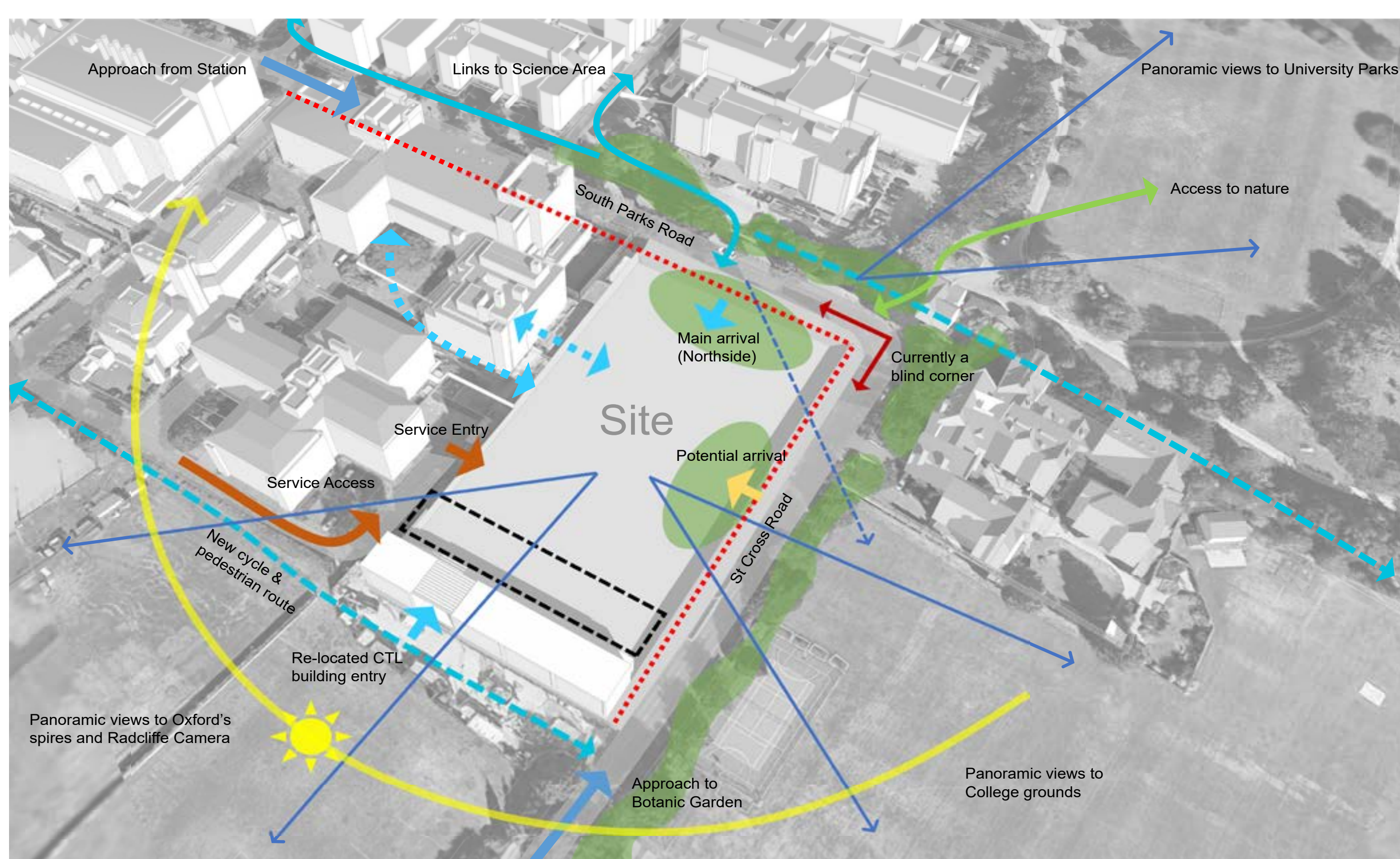
Opportunities and constraints

Opportunities to improve the site include:

- Access to nature
- Key views from the site
- Cycle and pedestrian routes
- Access to / from the site
- Sun exposure and shading
- Links to Science Area

We have identified the following planning constraints for the site:

- Proximity of the Conservation Area
- Proximity of University Parks
- Building heights and protected Oxford view cones
- Relationship with existing roads and buildings



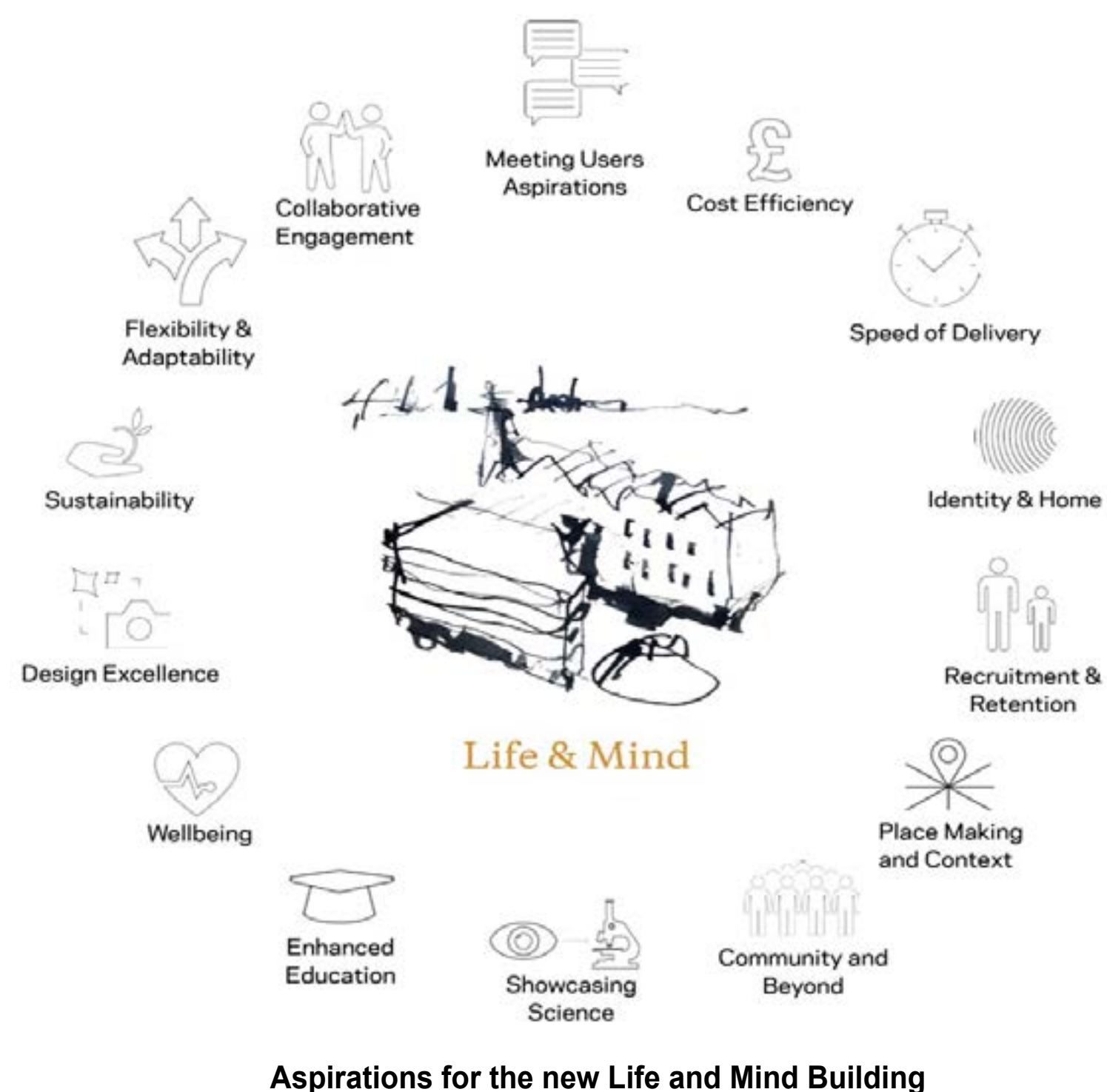
Vision for the New Building

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The Life and Mind Building will become the new home for two University departments: Experimental Psychology and a new department of Biology, combining Zoology and Plant Sciences.

The new Life and Mind Building will provide the opportunity to:

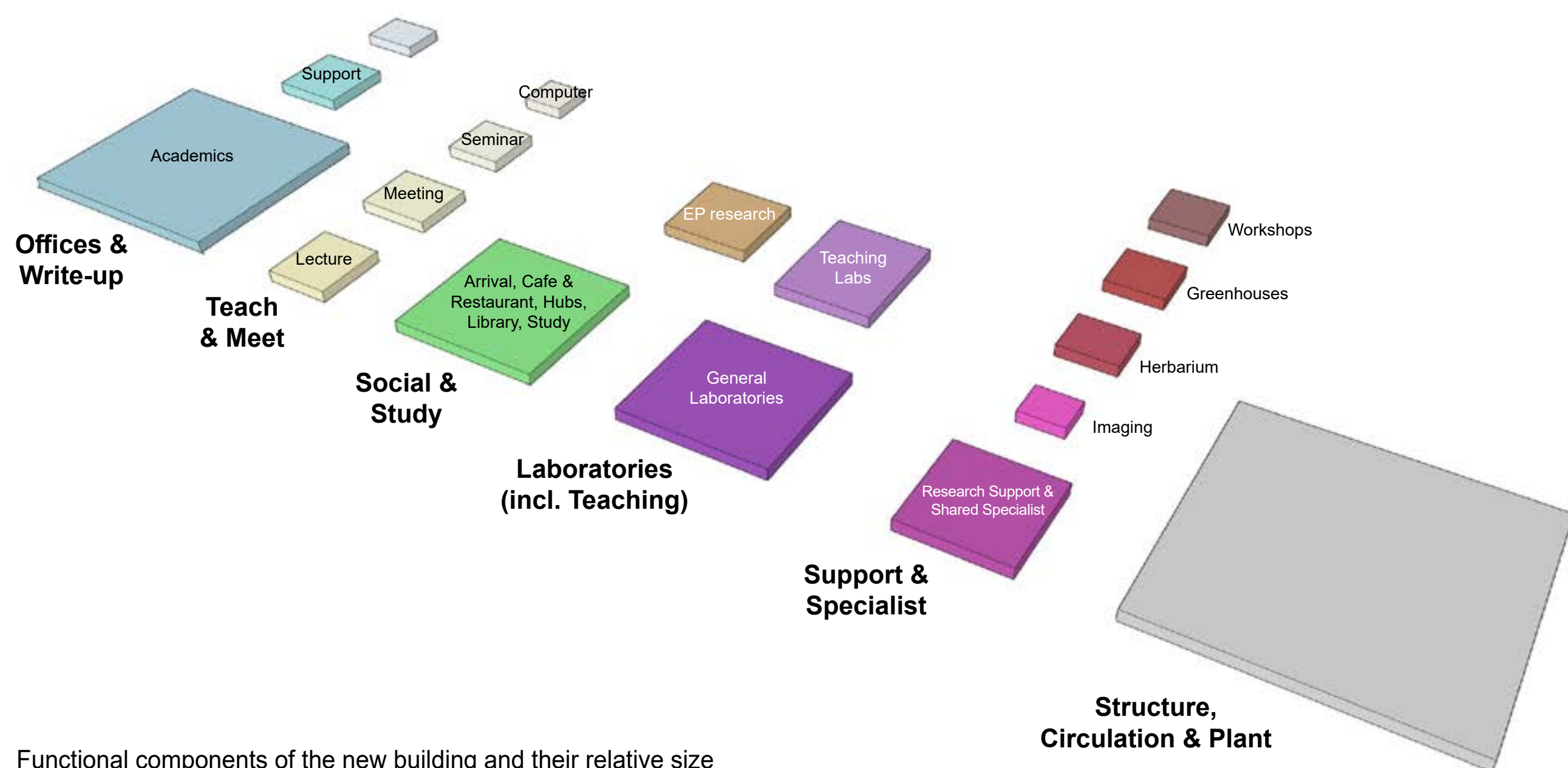
- transform the way psychological and biological science is done in Oxford
- enable more multidisciplinary collaboration and sharing of knowledge and ideas to happen than ever before
- help scientists to solve some of our major global challenges through a greater understanding of biology and human behaviour
- transform the education experience for students at Oxford in terms of teaching and research facilities and provide new courses and study options
- enable the University to attract and retain the most talented academics and researchers and the funding to support their work in a competitive global market
- significantly expand the University's outreach to schools and the public, providing opportunities for art, exhibitions, lectures and conferences and for public participation in our important research.



Each department has identified their requirement for the new building. They would like to share some spaces, invite the public into the building and create zones for separate research groups and teaching.

Through a series of workshops with all three departments, we have identified the areas they require and how much space this will take up within the building.

In total the University requires an internal area of 26,000 sqm. This will provide space for a mix of science areas, office accommodation as well as teaching and public space.

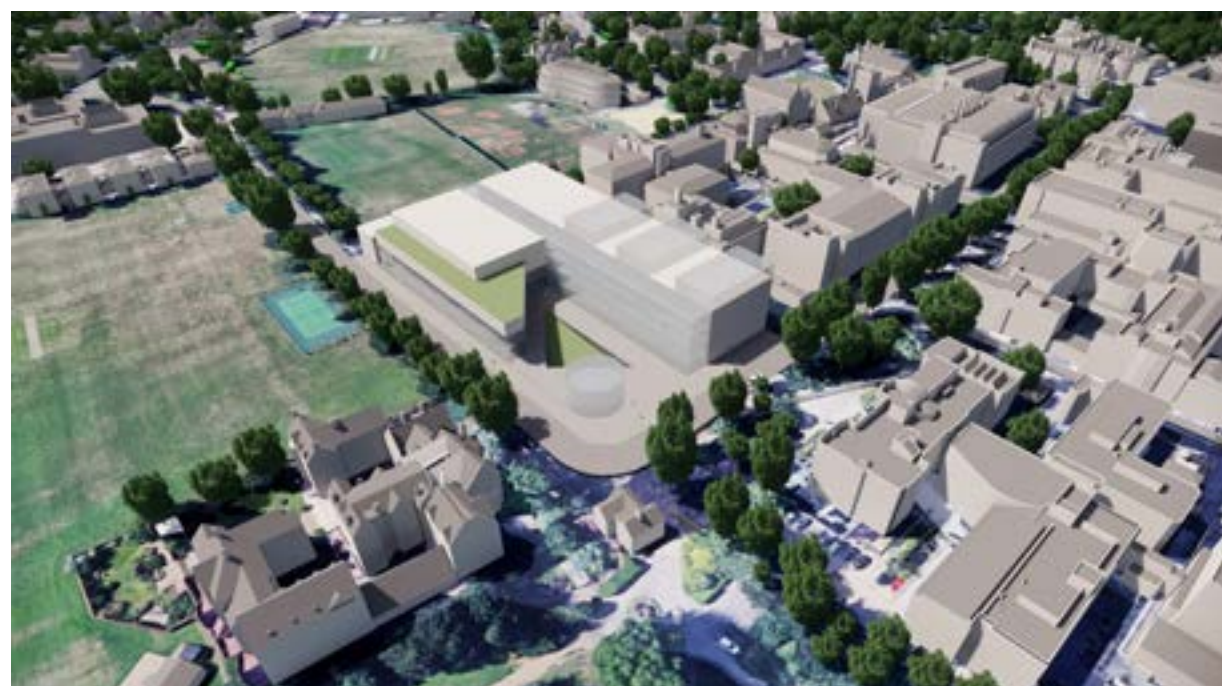


Exploration and engagement

Initial concepts were developed using both physical and computer models to assess the benefits of each configuration and identify the most suitable options.

Concepts were tested with stakeholders for their advantages and disadvantages in relation to the aspirations for the new building. They were further assessed through daylight simulation for their impact on public space and internal comfort.

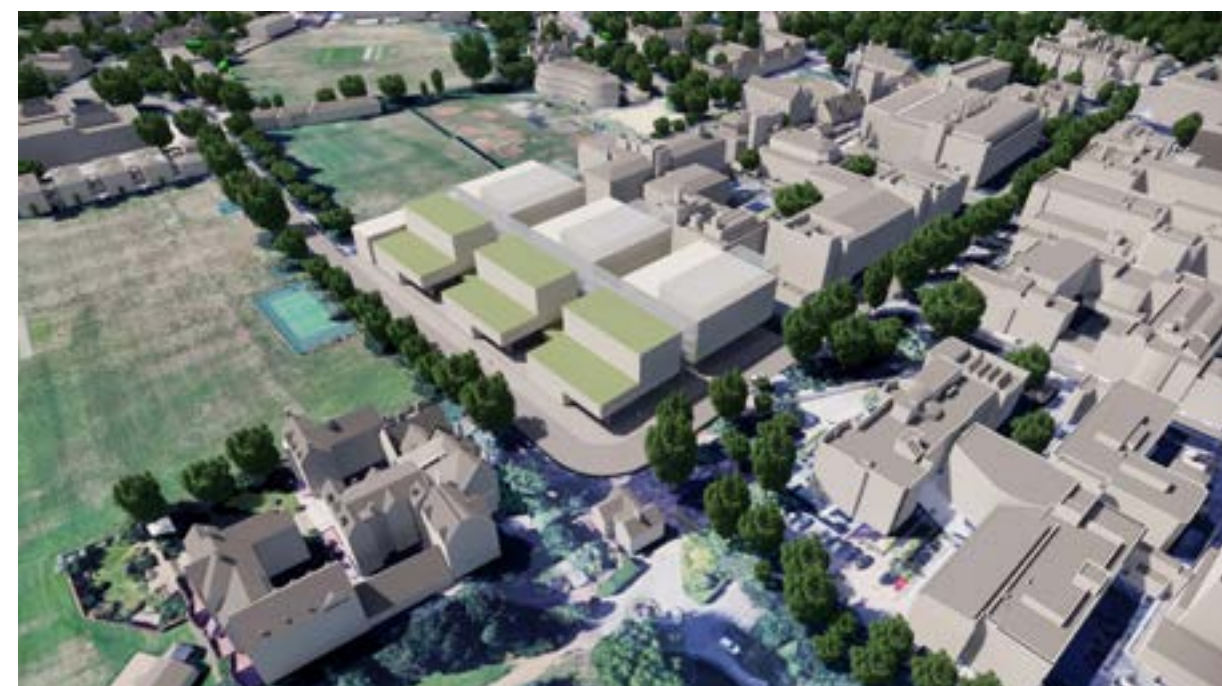
Throughout the process the building's impact on its unique setting as well as the ability to generate public space and engagement were important considerations.



Concept A (preferred)



Concept B



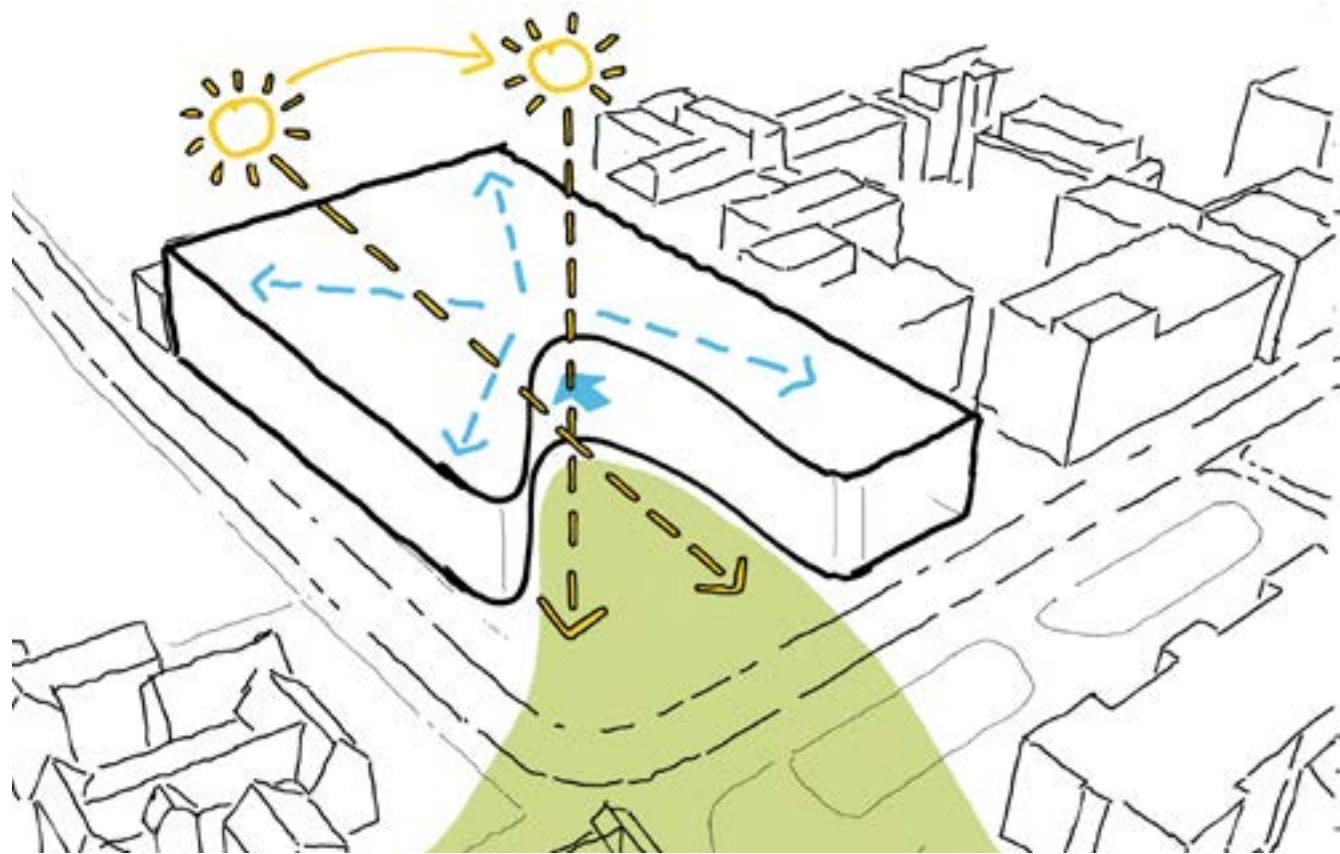
Concept C

Tinbergen Building Redevelopment

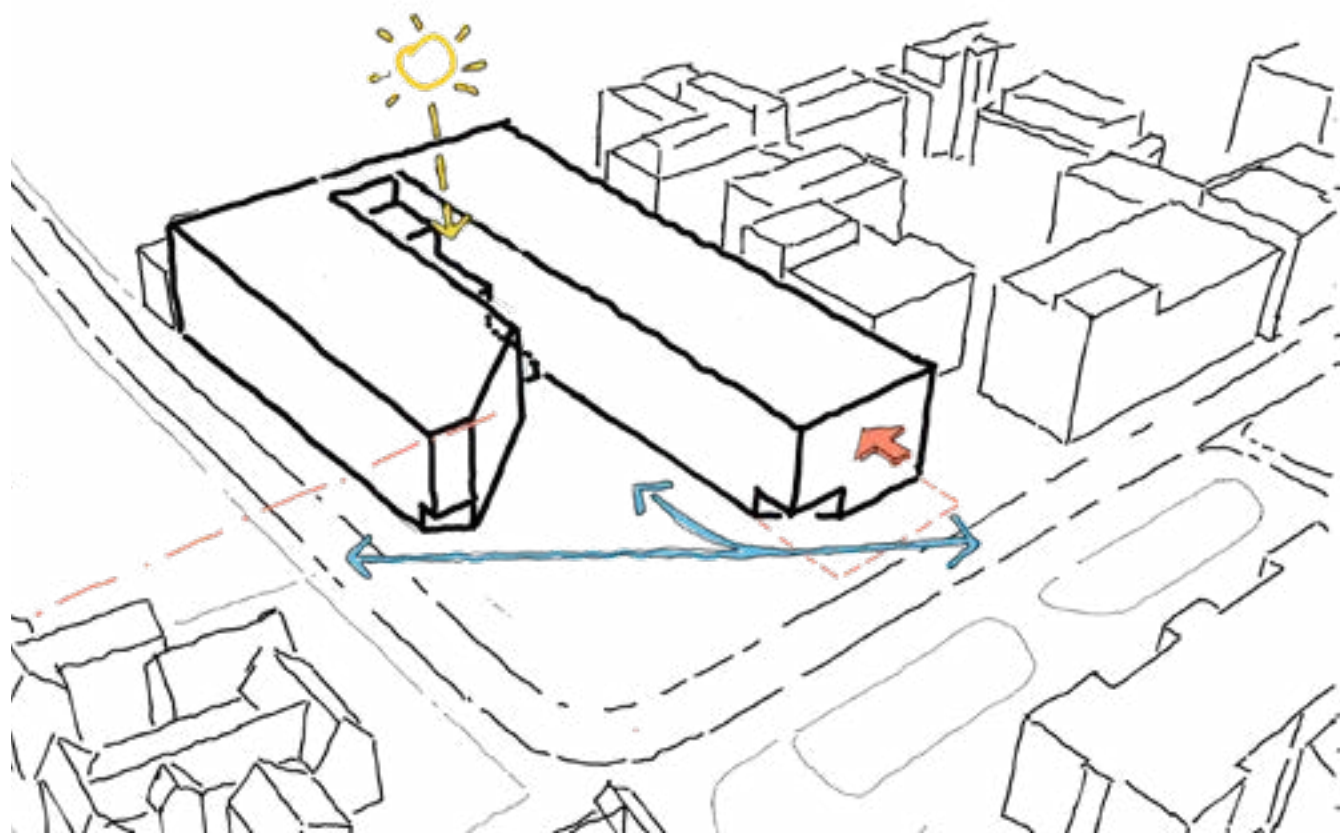
Emerging Ideas

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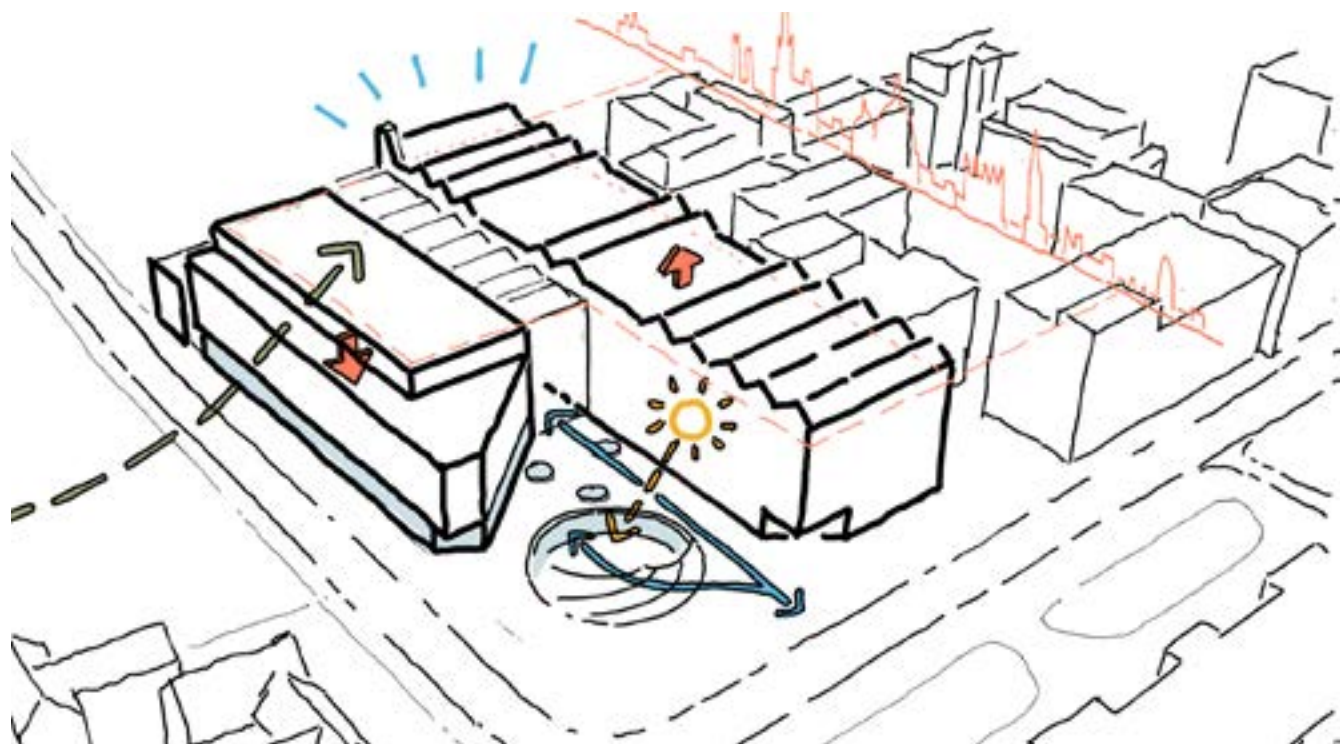
Life and Mind Building



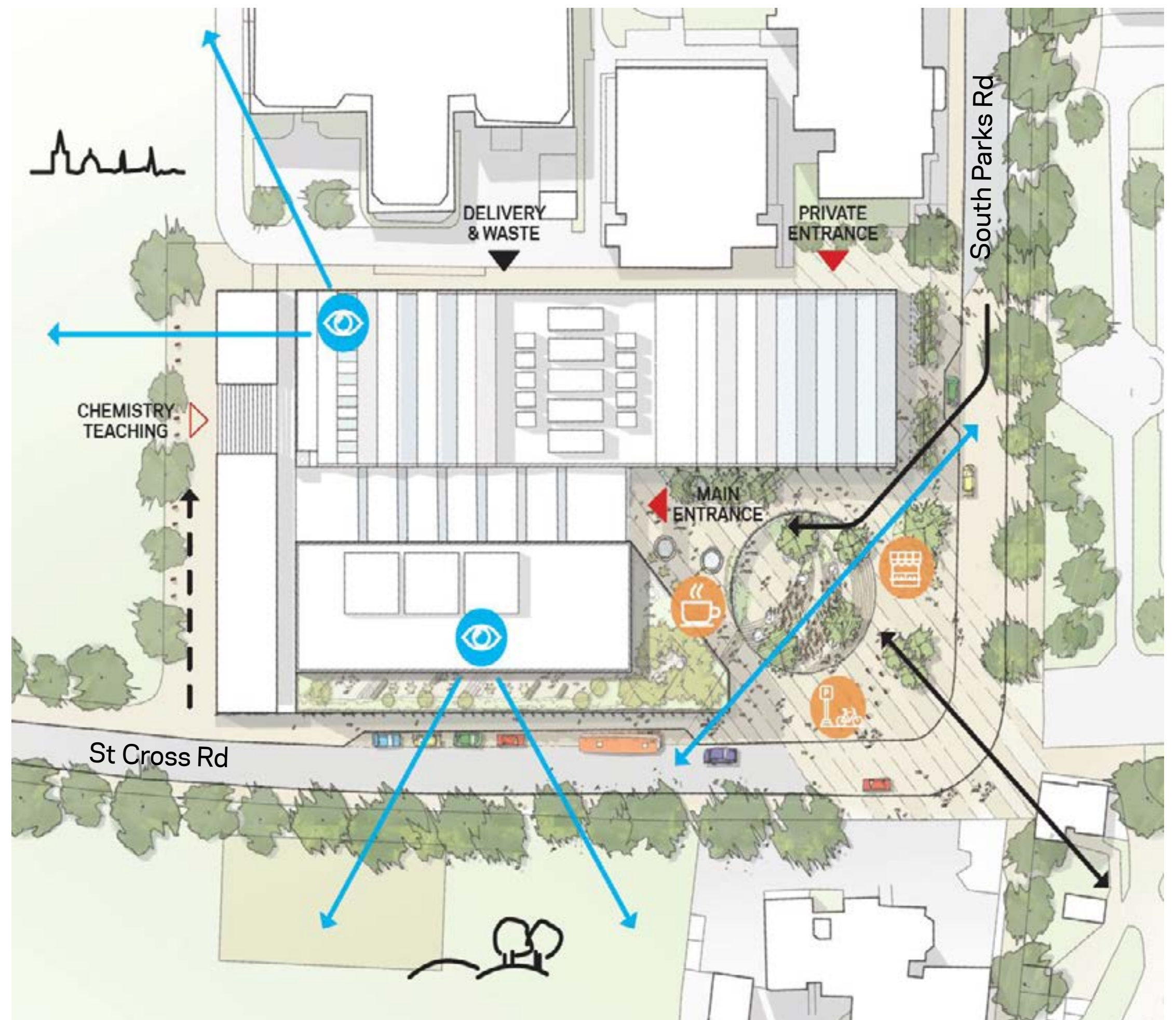
Extending public space into the site allows the building to be entered at its centre, with sunlight reaching the approach.



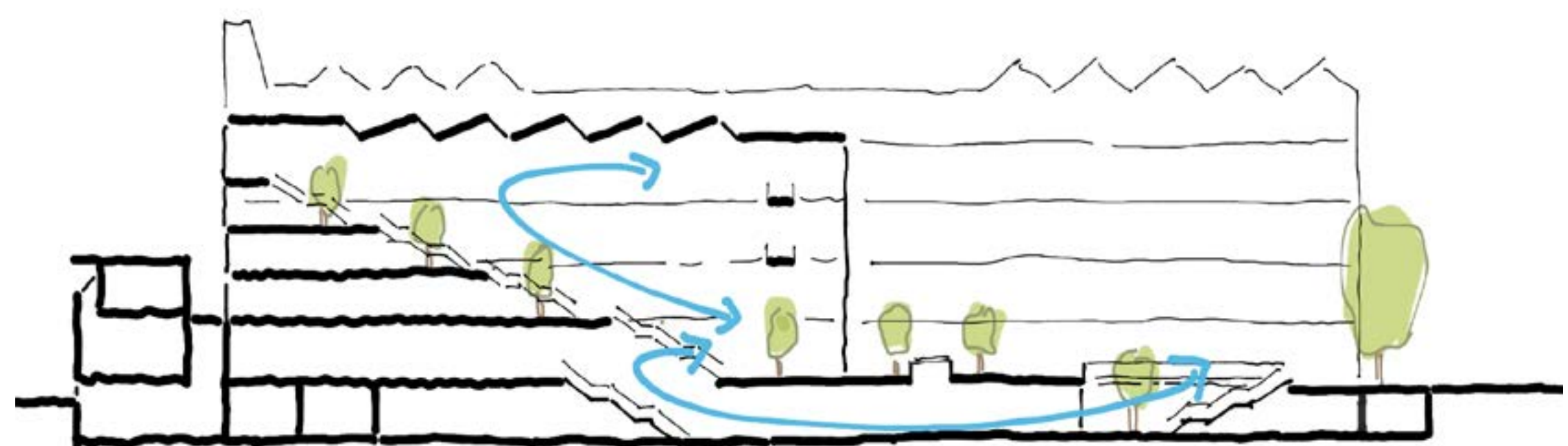
Setting back from South Parks Road allows daylight to the centre of the compact building form. New views are created from the Science Area to College grounds.



The design reduces the bulk of the building that faces towards the University Parks and allows daylight into the lower floor. The roofscape design responds to the spires of Oxford.



Site plan showing access, views and potential use of a public plaza.

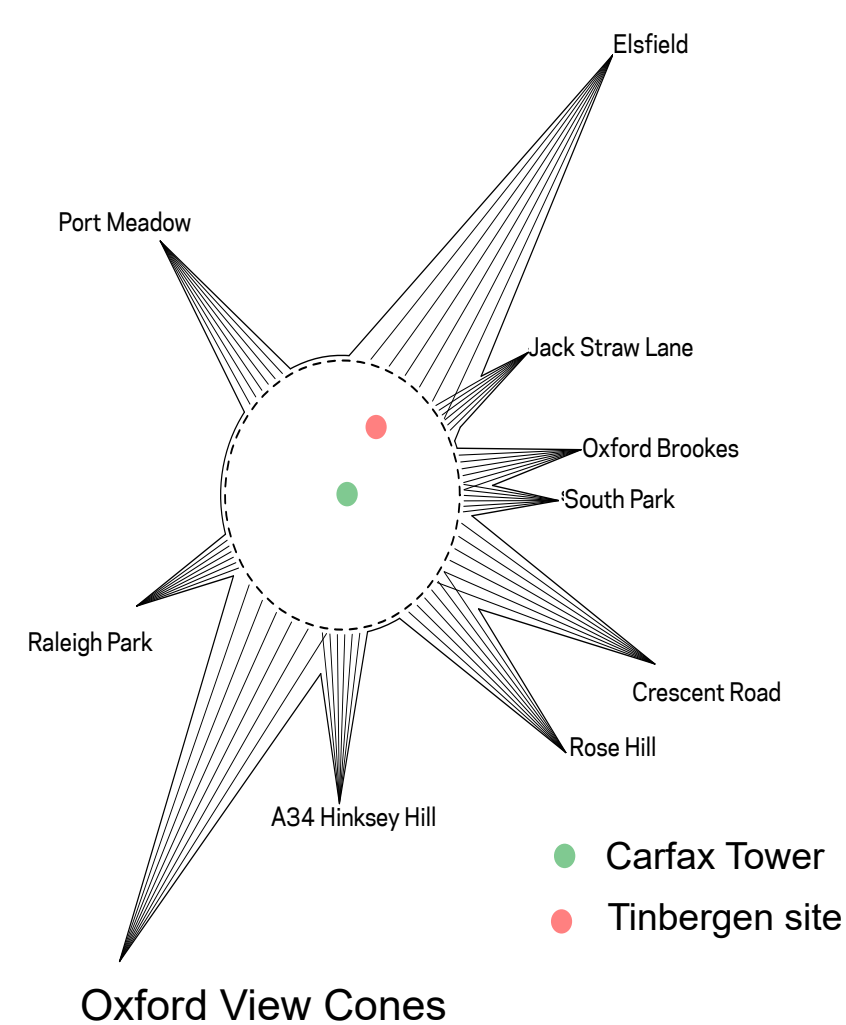


Openings and stairs to the lower ground floor provide access to the outside, views and light. Terraces within the atrium maximise its use for study, work and social engagement, and support way-finding.

Oxford View Cones

Oxford has a Views Policy that was first introduced in 1962. This is important because it is there to protect the character of the city's skyline not only within the city itself, but from surrounding viewpoints, villages and towns.

Across the region these points are known as the Oxford View Cones. When a new building is designed, city planners review the impact it may have on the view cones, assessing the benefits that the building may bring to the city, the local community, as well as Oxford's skyline. By using computer generated models, we can look at how the existing building sits within the city skyline from a variety of viewing points.



We have assessed all Oxford View Cones views with the existing building (outline black lines shown above) and the proposed building (highlighted in blue). This illustration shows the view from Elsfield.

Tinbergen Building Redevelopment

Next Steps

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The timeline below sets out the next steps for the project.

A further public consultation event will take place in October 2019 and will concentrate on the proposed designs and technical considerations of the new building.

2019

April

- Workshop with Oxford Design Review Panel (ODRP) ✓ Complete
- Review of ODRP feedback ✓ Complete

May

- First Public Consultation 17/18 May

June

- Review Public Consultation feedback
- Submit full planning application for enabling works application (including demolition)

September

- Decision on enabling works planning application expected

October

- Second Public Consultation
- Second workshop with ODRP
- Review ODRP feedback
- Review Public Consultation feedback
- Enabling works begin on site

November

- Complete phase 1 internal asbestos removal works
- Proposed start of demolition works

2020

January

- Submit full planning application for new building

June

- Decision on new building planning application expected

December

- Proposed completion of demolition works

2021

February

- Proposed commencement of above ground construction works on new building

2024

May

- Expected completion of new building