

# 1. Welcome

## This Consultation

Welcome to this consultation in relation to the latest development at Old Road Campus.

The University of Oxford will shortly be submitting a planning application to Oxford City Council to take forward development of a new Institute on the Old Road Campus providing 4,550 m<sup>2</sup> floor space with teaching space, offices and shared facilities for more than 330 researchers. The application will also involve landscaping for the area surrounding the new Institute.

The following information (available virtually given the current Covid-19 restrictions) outlines the proposals for the scheme. This exhibition information includes the following:

- The site area and location,
- How the Institute for Global Health relates to the wider campus, including recent building work and future development,
- Transport and access strategies,
- The proposed design, landscaping and sustainability proposals,
- The proposed programme of the project.

## Your Views

We are inviting you to review the proposals and provide your feedback using the online form or via email to [oxfordplanning@savills.com](mailto:oxfordplanning@savills.com) . Should you require a paper copy of this information please let us know via email.



*Aerial View Showing the Old Road Campus, University of Oxford (copyright Google)*



# 2. The Wider Old Road Campus

Located circa 3.7km east of Oxford City Centre the Old Road Campus is a research hub for the University of Oxford's Medical Sciences Division. The campus sits within an important cluster of medical institutions for the city including the Churchill, Warneford and John Radcliffe hospitals as well as the Nuffield Orthopaedic Centre and other clinical research facilities.

Amongst these medical institutions the area is populated by a mix of residential housing estates from various eras including Victorian / Edwardian housing and mid to late 20<sup>th</sup> century housing developments. There is also another university campus to the north west of Old Road Campus: Oxford Brookes Headington Campus. This campus contains academic and leisure facilities.



Site Wide Map – The Old Road Campus is a University of Oxford site south of Old Road, in Headington, east Oxford, England. The site is largely dedicated to medical research.



Outline Planning Permission (application 12/02072/OUT) is illustrated above. The outline planning application description is as follows:

*“Demolition of existing buildings on application site. Outline planning application (fixing details of access) for the erection of 48,000 m<sup>2</sup> of class D1 research floorspace and ancillary uses on 2 to 5 storeys over 5 building plots as an extension to the University of Oxford Old Road Campus. Provision of 459 parking spaces, cycle parking, hard and soft landscaping and boundary treatments”*

In 2013 Outline Planning Permission (application 12/02072/OUT) was granted for the Old Road Campus Framework Masterplan. This included consent for 4 new laboratory/ research buildings (Plot B1, Plot B2, Plot B3 & Plot B5) and a Central Services and Parking building (Plot B4):

- **Plot B1: The Proposal Institute of Global Health outlined in this information.**
- Plot B2: Laboratory / Research Building. Not commenced.
- Plot B3: IDRM (currently under construction) and future Phase 2.
- Plot B4: Bioescalator and Car Park and Distribution Centre. Complete
- Plot B5: BDI. Complete

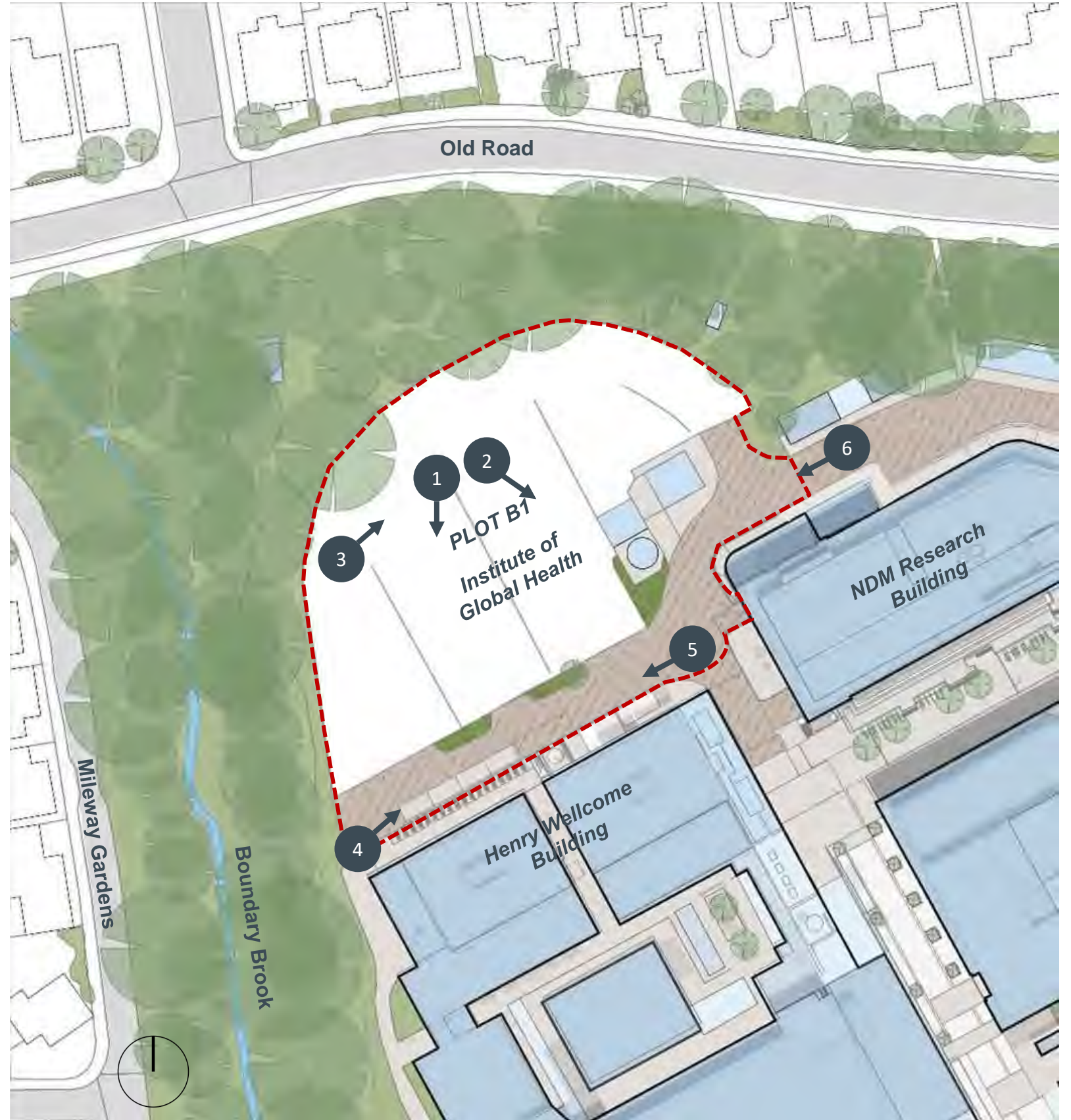
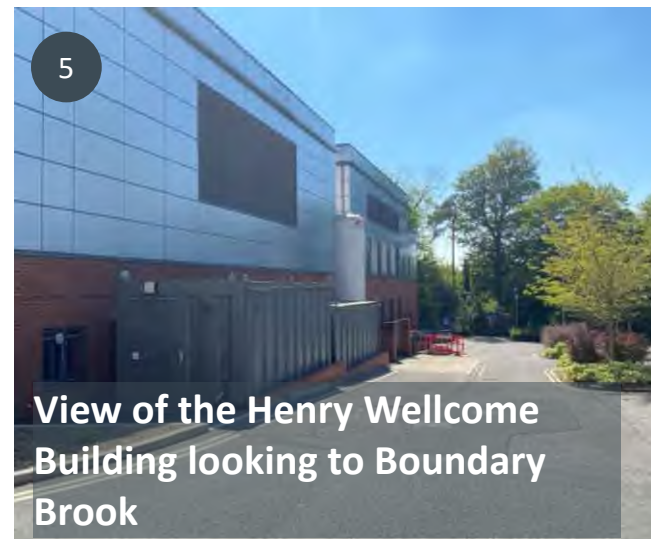
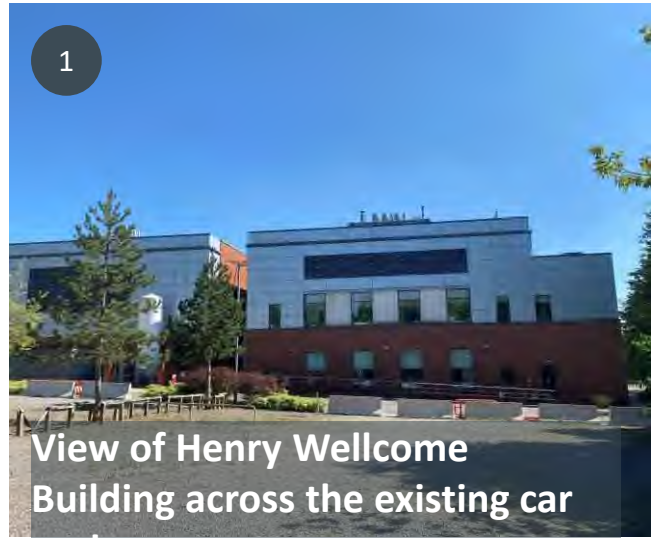
Since the application was granted, the BDI (Plot B5) and Bioescalator (Plot B4) have been completed. This application seeks to build circa 4,500 m<sup>2</sup> Gross Internal Area, over three storeys plus a basement, on the B1 Plot.





### 3. The Application Site

## The Site



## Boundary Brook Wildlife Corridor & Woodland

The Boundary Brook and its adjoining woodland sit along the western boundary of the Old Road Campus and are of District ecological and biodiversity importance.

The Boundary Brook flows to the Lye Valley Site of Special Scientific Interest and therefore controlling surface water run off from the proposed building plot has been an important part of developing proposals for the Institute of Global Health.

The woodland habitats provide nesting and foraging habitat for small numbers of woodland and garden birds, and foraging habitat for common species of bat that roost locally in small numbers. The woodland habitat is within the Zone of Influence value for breeding birds and of District value for foraging bats.

The Oxford.Gov web site defines the zone highlighted in the adjacent graphic as a Nature Conservation Area as well as a Tree Preservation Order area of woodland.





# 4. The Institute for Global Health

## Project Background

The proposed development, situated on the University of Oxford's Old Road Campus, forms part of a strategic investment in an Institute of Global Health. The proposed facility will provide long term accommodation for the Centre of Tropical Medicine, currently housed in the New Richards Building, a temporary building at the Old Road Campus. Additional space will be utilised by the Nuffield Department of Population Health to ease space provision pressures on that group.

By many measures the University of Oxford already has the largest concentration of global health activity in the UK and possibly the world. Its research spans the breadth of disciplines needed to progress the equality of health outcomes globally. A physical home for global health research alongside coordinating leadership in this area will draw different disciplines together to benefit the University-wide global health research community.

The outputs and outcomes from Global Health research are diverse, with broad reach and significance across medicine, the physical and life sciences, social sciences and humanities. In Oxford, research activities are dispersed across departments and disciplines, without a clear location to consolidate areas of research strength and impact.

Clustering together Oxford's Global Health activities in modern, flexible space will help to promote interaction; provide a focal point for engagement with external stakeholders; embed education and training firmly alongside research; promote collaboration, and innovation; and enable growth. Locating the Institute on the Old Road Campus – alongside the Big Data Institute, the Nuffield Department of Population Health and key parts of the Nuffield Department of Clinical Medicine – will amplify synergies with researchers in this area highlighting Oxford's strength in Global Health.



## What will be in the building?

- **Flexible teaching suite plus small teaching seminar rooms**  
(to accommodate 4 MSc courses, to incorporate a virtual classroom, plus other uses)
- **Staff offices for the Centre for Tropical Medicine and Global Health and the Nuffield Department of Population Health**  
(circa 350 staff in open and cellular offices, plus meeting and amenity uses)
- **General building amenities**  
(reception, Facilities Management Office, showers, social spaces, beverage station etc.)
- **There will be no laboratories in this building**



# 5. Site Strategy

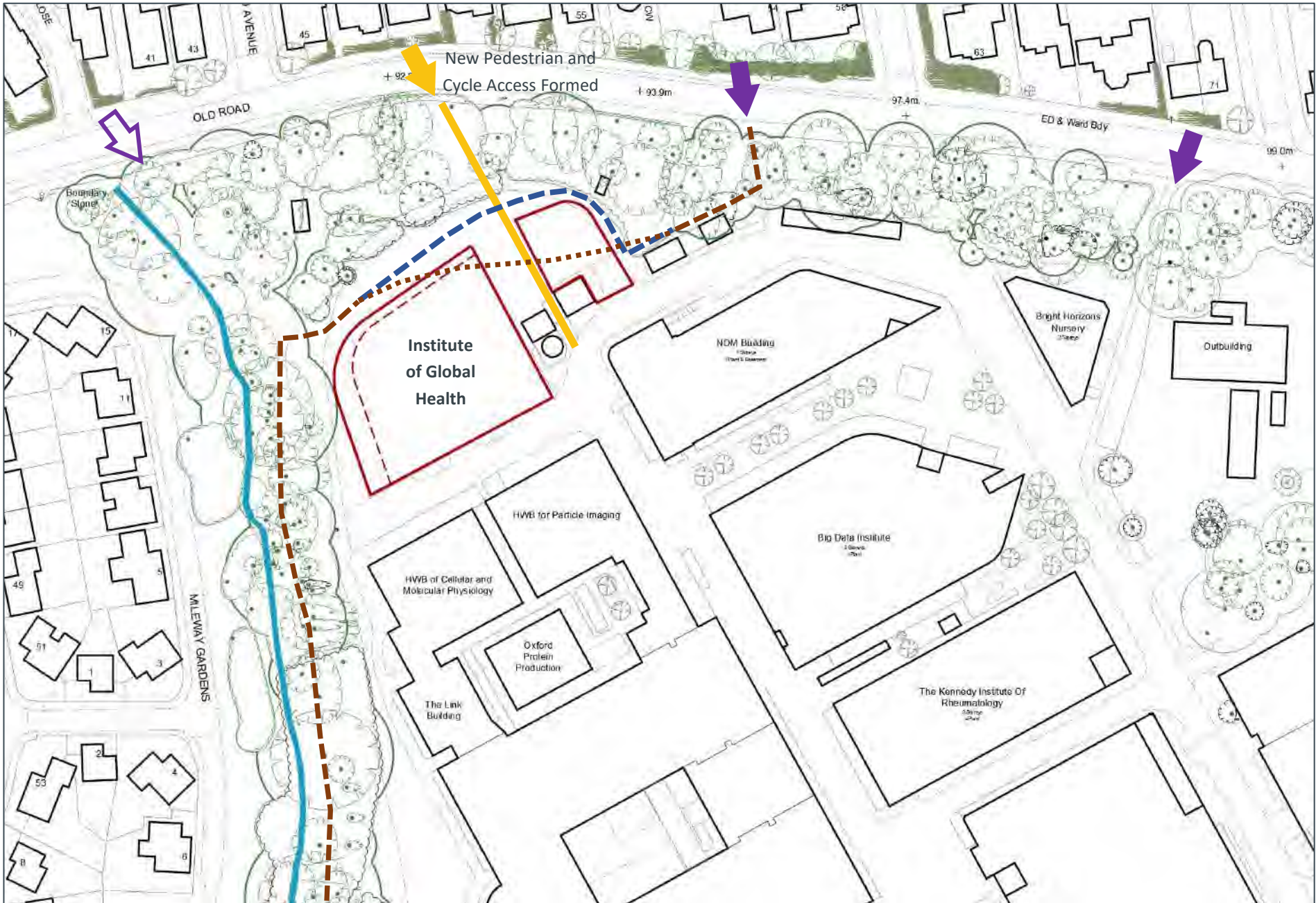
## Site Access & Movement

This diagram shows the existing and proposed access points into the campus from Old Road. The existing access routes will not be affected, and a new pedestrian and cycle access is proposed close to the Institute of Global Health building.

Over time the Council's Access to Headington scheme should improve cycle and pedestrian routes along Old Road and these can be connected to the existing and new access points.

The proposed arrangement relocates the existing Public Right of Way running across the site to the woodland perimeter.

Existing informal footpaths running through the wooded area between Old Road and the development plot will be retained.



- Existing pedestrian and cycle site access locations
- Existing pedestrian site access locations
- Proposed new pedestrian and cycle site access locations
- New access route into campus
- Existing Public Right of Way
- Proposed Public Right of Way diversion
- Existing Public Right of Way route to be diverted

## Building Footprint



The building footprint (in red) has been developed to respond to the curved tree line and proximity of the closest residential properties, increasing the distance from the closest Mileway Garden property by 1m from that footprint set by the illustrative masterplan (shown on slide 2). At second floor a set back (in dotted red) further moves the building mass away from residential properties.

## Pedestrian & Cycle Movement



The proposed arrangement relocates the existing Public Right of Way running across the site to the woodland perimeter. New footpaths are created (in yellow) around the building to allow better enjoyment of the natural woodland environment and allow access to maintain the building. These paths will connect to Old Road and the existing circulation within the Old Road Campus to improve accessibility of the site. Proposals allow for 170 cycle parking spaces (location shown in blue).



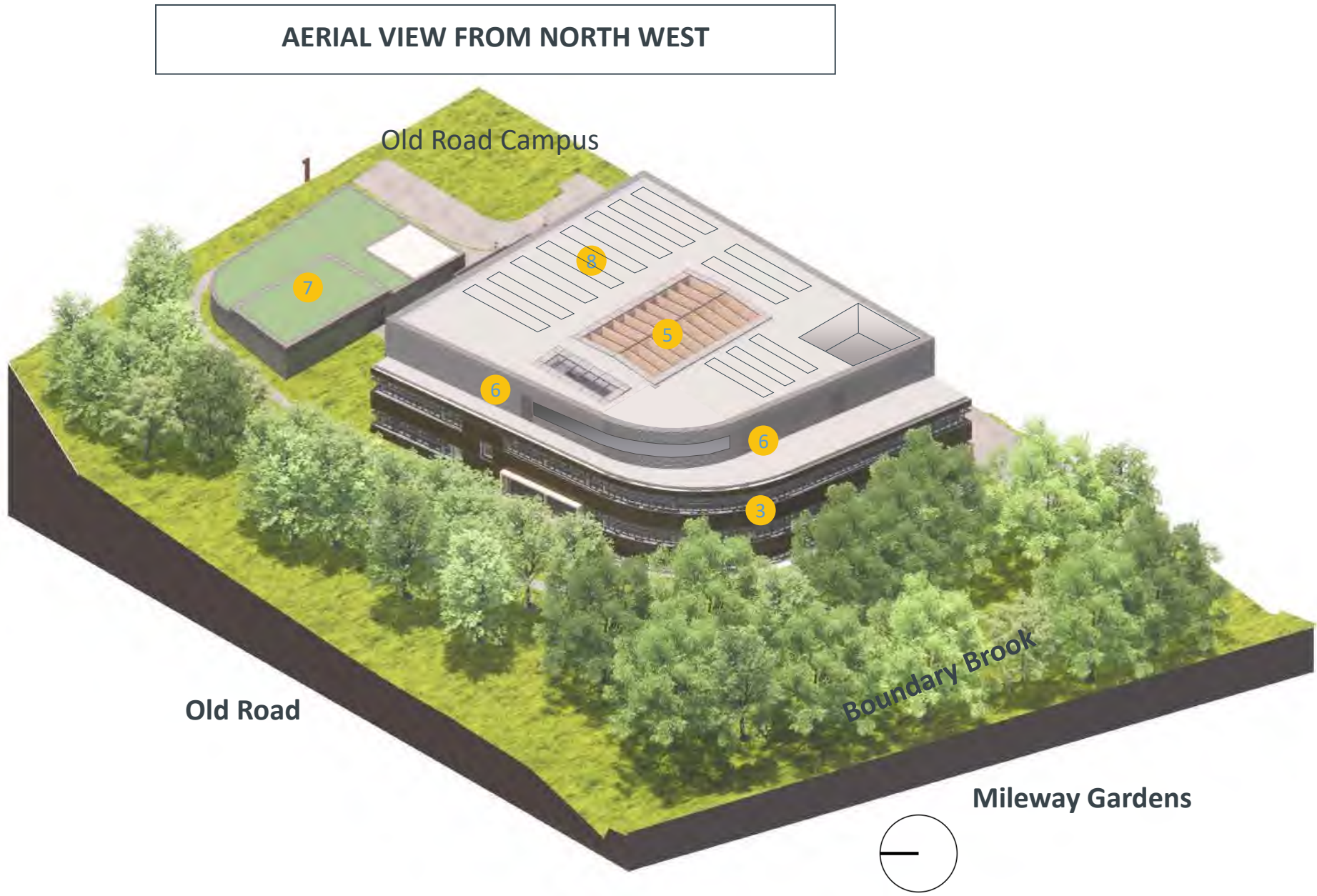
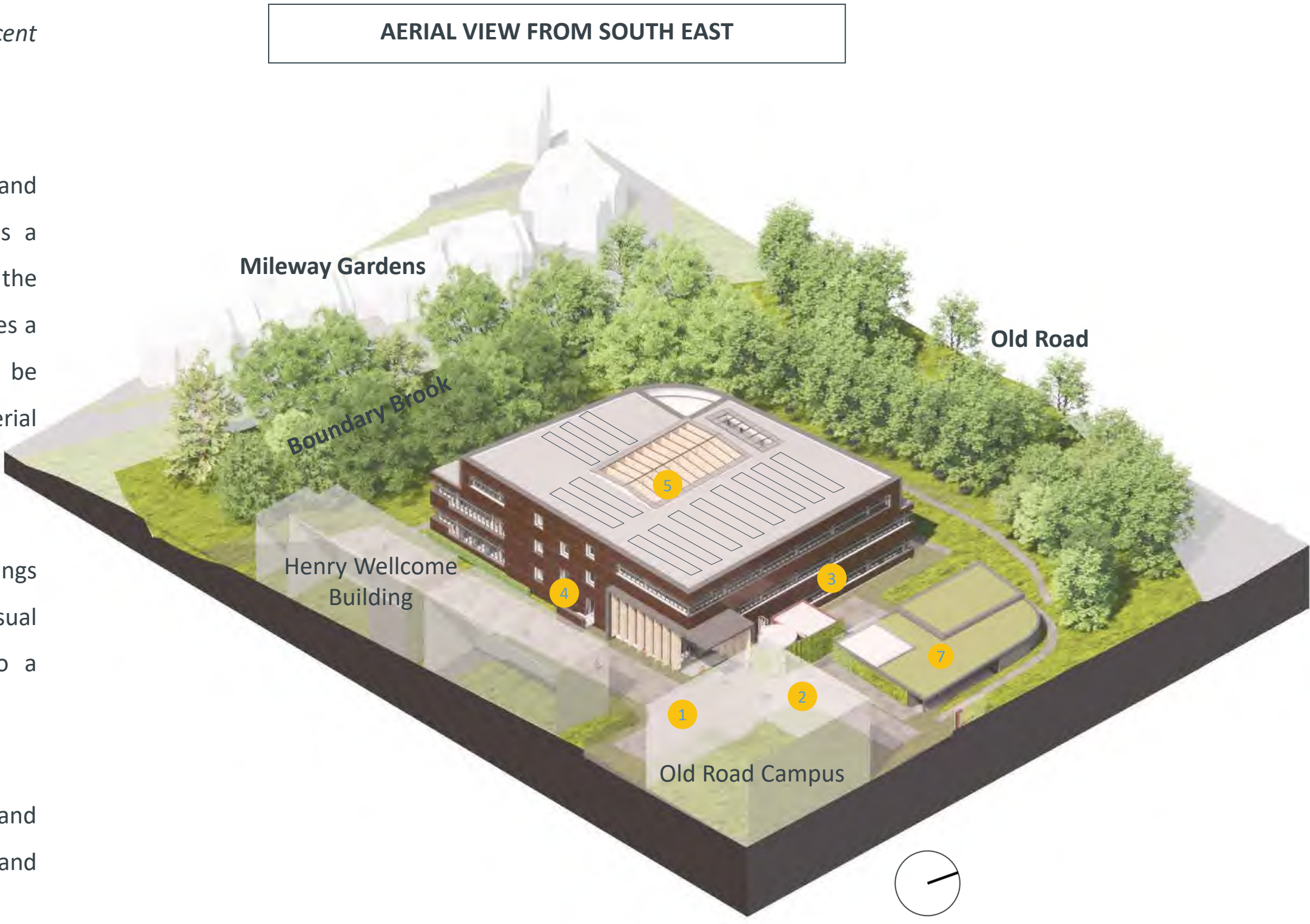


# 6. Building on the Site

## Key Features of the Proposed Building:

(Refer to numbered locations on the adjacent diagrams)

- 1. The entrance must be visually striking and recognisable campus landmark. The entrance has a canopy that extends out to ensure visibility within the campus. Glass Reinforced Concrete cladding provides a durable and flexible building material that can be coloured to provide a warm and welcoming material tone.
- 2. New screening to the existing external outbuildings and existing sprinkler tank provides a new visual appearance and integrates existing features into a coherent setting for the new building.
- 3. Continuous horizontal windows to office and teaching spaces provide extensive natural light and natural ventilation to internal spaces.
- 4. Smaller single windows provided to circulation and core spaces where views out are compromised by the blank facades of the existing Henry Wellcome Building.
- 5. A central lightwell provides good daylight within the building and can be used to collect ‘free’ heat from the sun which in turn can be used to reduce energy consumption in winter.
- 6. Solid wall to the top floor where facing existing residences with horizontal slot window to north west corner.
- 7. New outbuilding containing the existing telecoms building, new sprinkler tank, bin store and cycle parking. With a planted roof to improve site wide biodiversity.
- 8. Photovoltaic panels on roof





## 7. Landscape Strategy

## Proposed Landscape

- 1. Existing Sprinkler Tank** – retained
- 2. Existing Telecoms Building** – retained
- 3. New Sprinkler Building**
- 4. New Cycle Storage** – covered and secure
- 5. New Screen** – to existing service buildings
- 6. New Bin Store**
- 7. New Disabled Parking Bays** – 2no.
- 8. Car parking spaces** – existing retained
- 9. Connection to Old Road** – link through to new entrance and wider campus

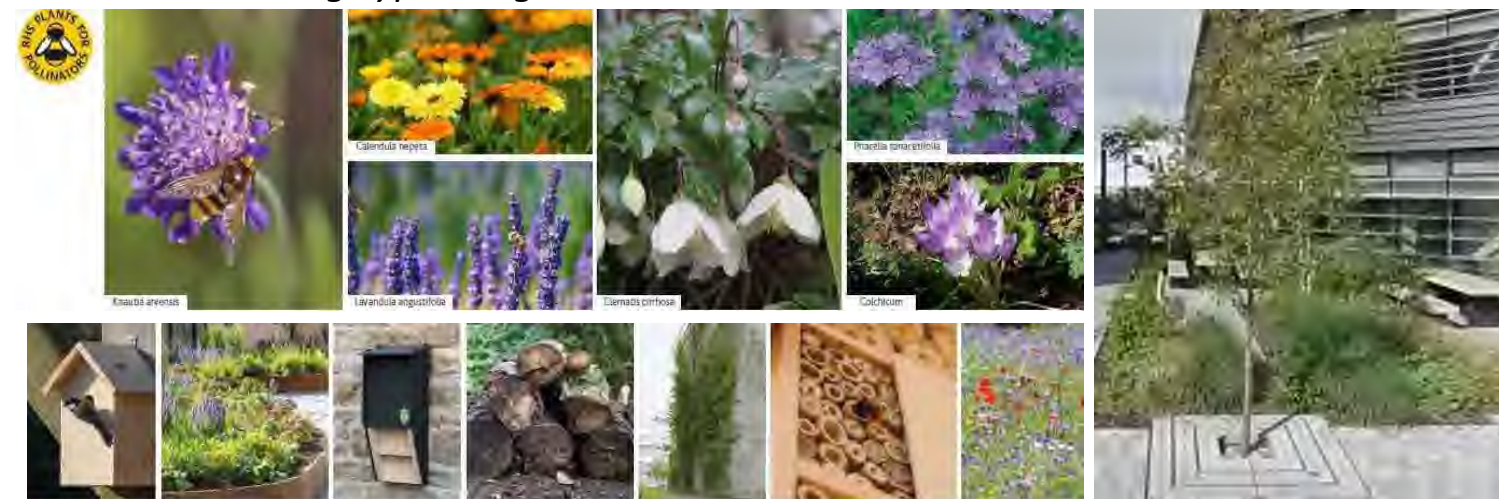


## Greening the Campus

Soft landscape will offer a continuation of the existing design approach within the wider campus. Whilst acknowledging the existing design style and palette the new soft landscape design will ensure compliance with ecological targets and biodiversity gains through key deliverables including;

- *Focus on Net Gain in Biodiversity*
- *Focus on native species;*
- *Focus on a variety of habitats with the inclusion of groundcover, shrub and tree species;*
- *Draw from ecologist recommendations;*
- *Draw from the Royal Horticultural Society perfect pollinators list.*

*Indicative Planting Type Images:*

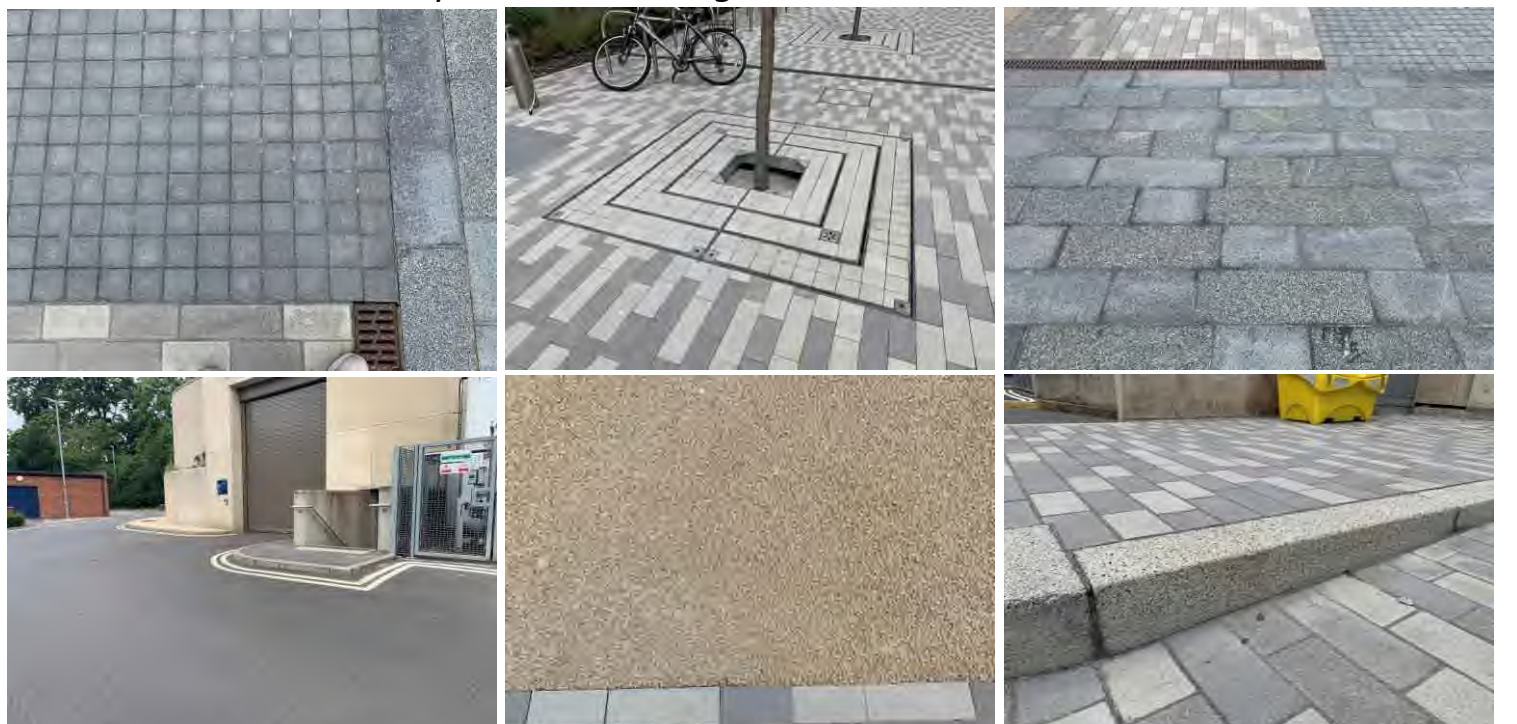


## Hard Landscape Materials

Hard landscape materials will draw materials from the palette of the existing campus and will include:

- Concrete block pavers - to demarcate pedestrian spaces and routes
- Concrete blocks pavers - to denote parking bays
- Granite setts - to denote courtyard area
- Tactile concrete pavers - to uncontrolled crossings
- Tactile wayfinding concrete pavers
- Concrete kerb - upstand highways high quality concrete
- Hot rolled asphalt
- Tarmac - buff colour to match adjacent surface

*Indicative Hard Landscape Material Images:*





# 8. Building Arrangement

## Inside the Building

Indicative Image Showing the Reception Space



Indicative Cross Section Through Lightwell



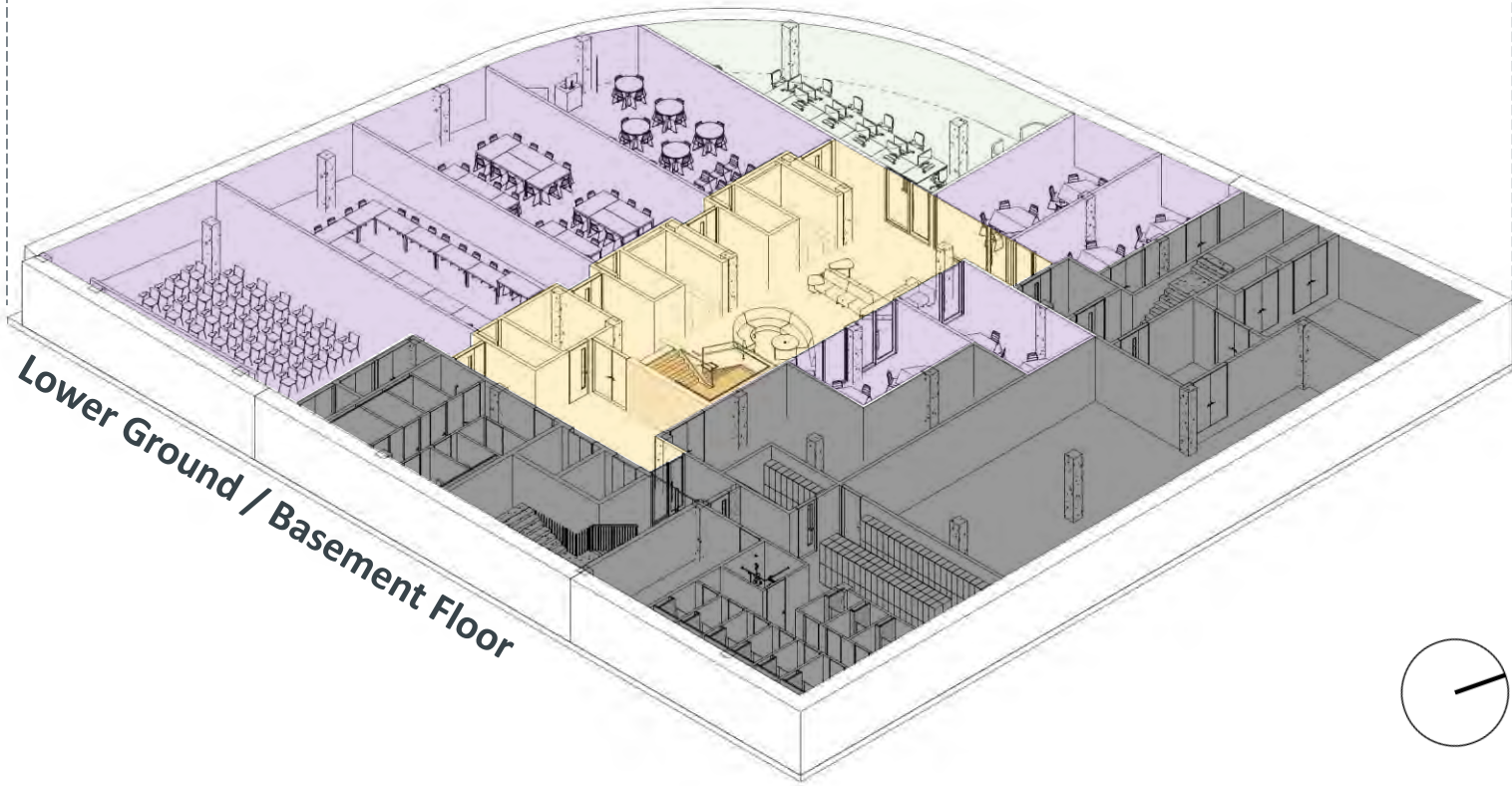
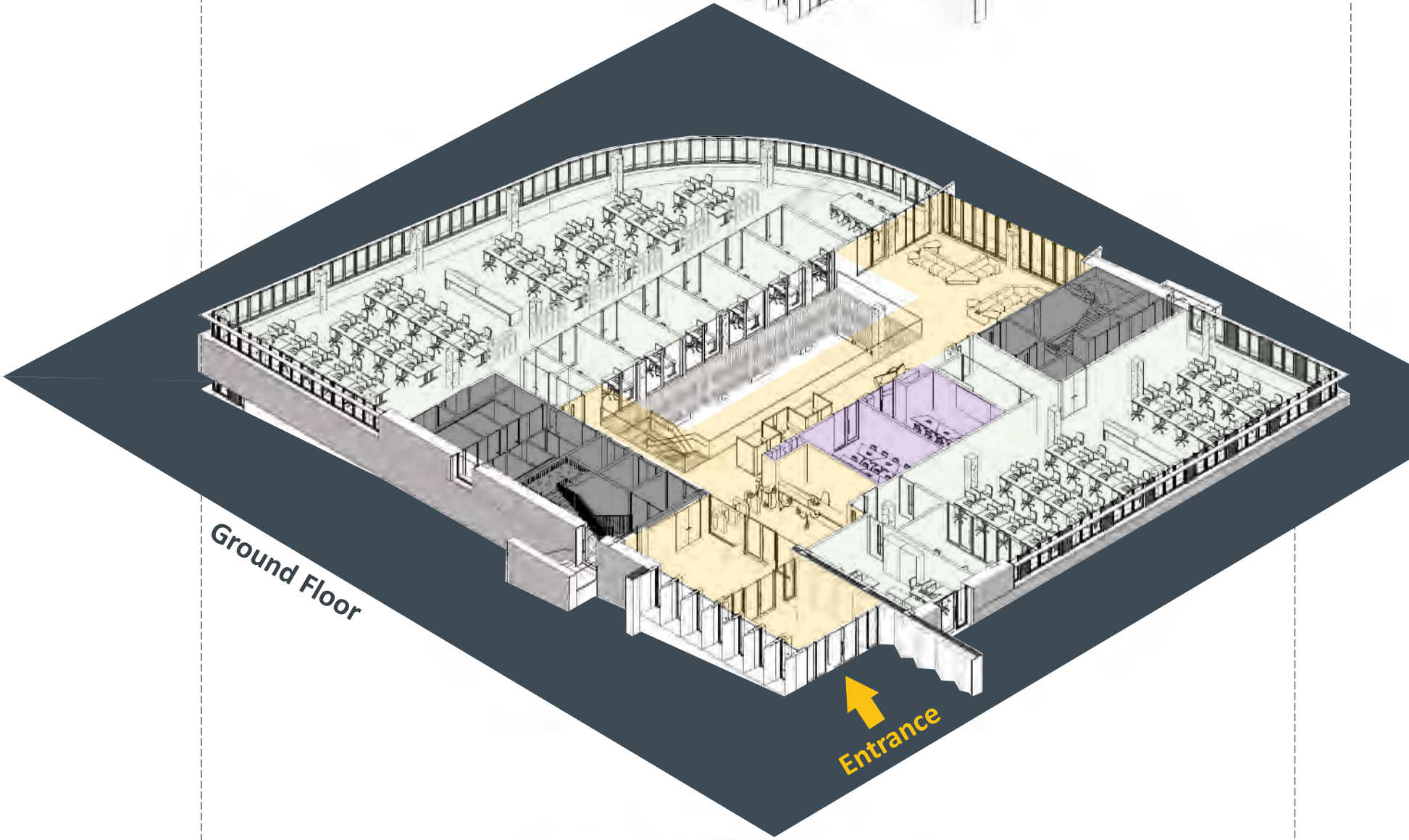
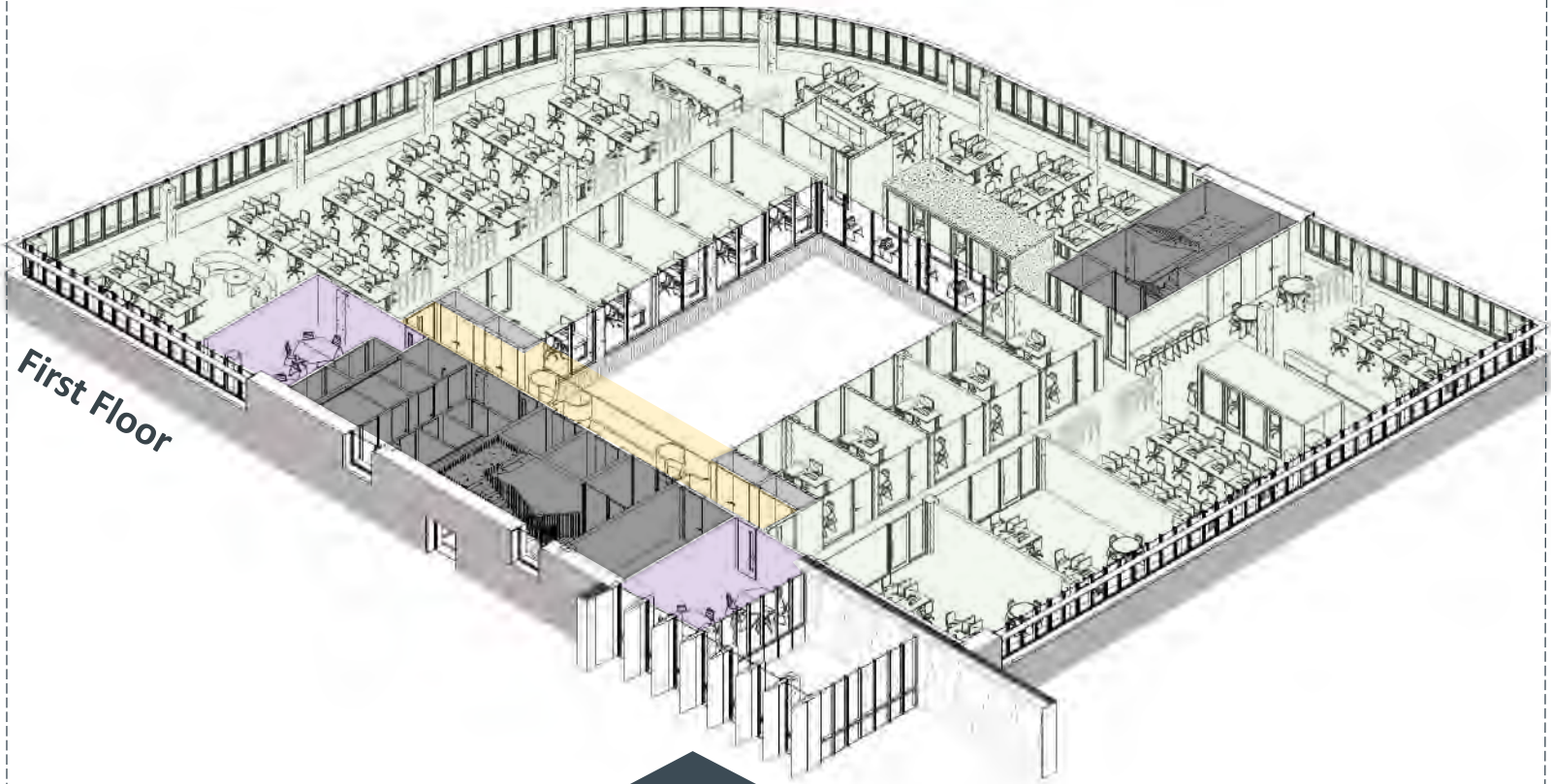
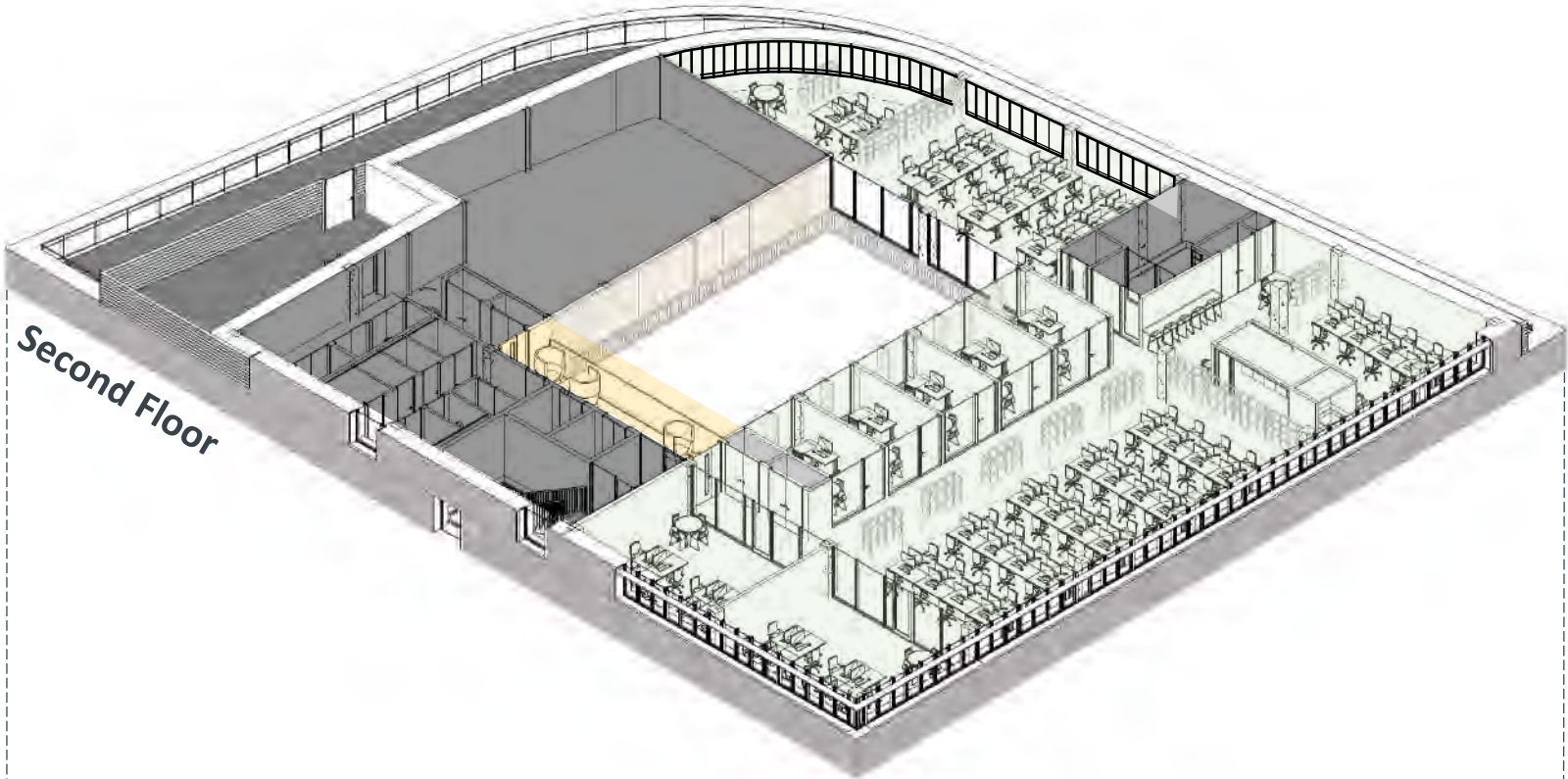
Indicative Image Showing the Lightwell Space



KEY:

- Office Space
- Teaching & Meeting Space
- Social & Breakout Space
- Circulation, WCs, Service & Plant Space

|                     |                     |
|---------------------|---------------------|
| Gross Internal Area | 4554 m <sup>2</sup> |
| Net Internal Area   | 3320 m <sup>2</sup> |
| Net Usable Area     | 3197 m <sup>2</sup> |





# 9. Building Materials

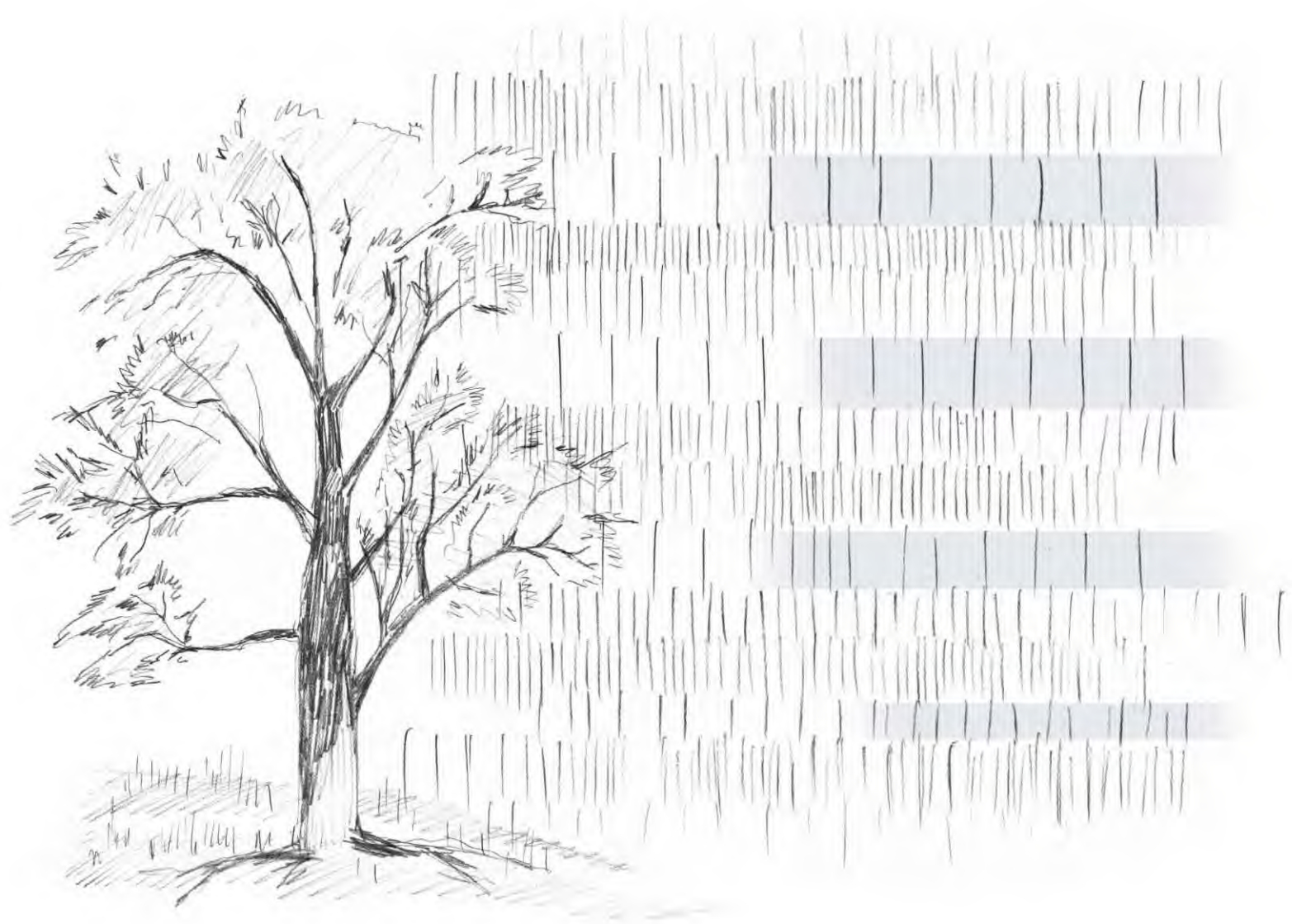
## Façade Design

The brief identifies a desire for a more contextual approach to the building exterior designs given the sites close relationship to the natural environment of the woodland and brook area adjacent.

To maximise views from inside the building to the woodland adjacent a horizontal emphasis to glazing arrangements will allow for panoramic views across open office spaces to the trees.

To ensure the building uses the least amount of energy possible the external envelop should be as simple as possible to reduce heat loss. To add visual interest to the facades whilst being simple to construct, it is proposed to use ribbed cladding with different spacing between ribs as shown in the precedent images below.

The aim is to break down and soften the building form when viewed through the surrounding trees and add detail at a human scale.



## Façade Materials

A terracotta glazed tile has been provisionally selected for the main envelop cladding.

This allows for a variety of finishes and allows for ribbed tile variations. Powder coated metal trims will be used to create feature lines and at interfaces with other materials and windows.

The entrance lining cladding is proposed as glass reinforced concrete (GRC) panels, this allows for a sculpted appearance and natural looking ‘stone’ finish, whilst being lighter weight than pre-cast concrete panelling.

The second floor set back facades will be clad in powder coated metal louvres with a horizontal visual emphasis.

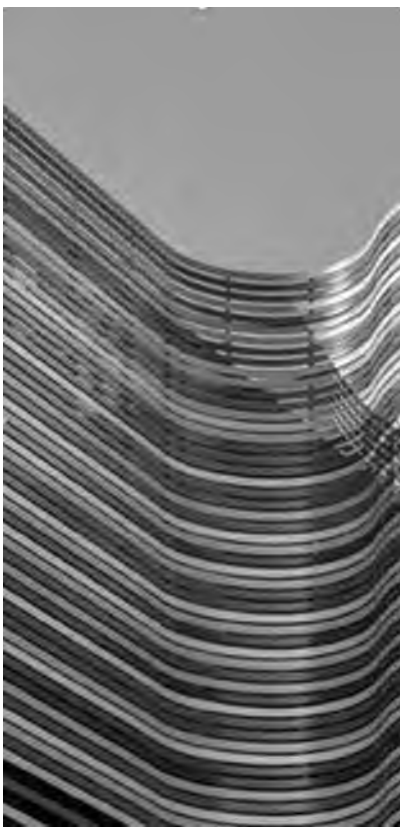
## Main Entrance (Artists Impression)



### Precedent Images:



Terracotta Cladding



Metal Louvres



Glass Reinforced Concrete



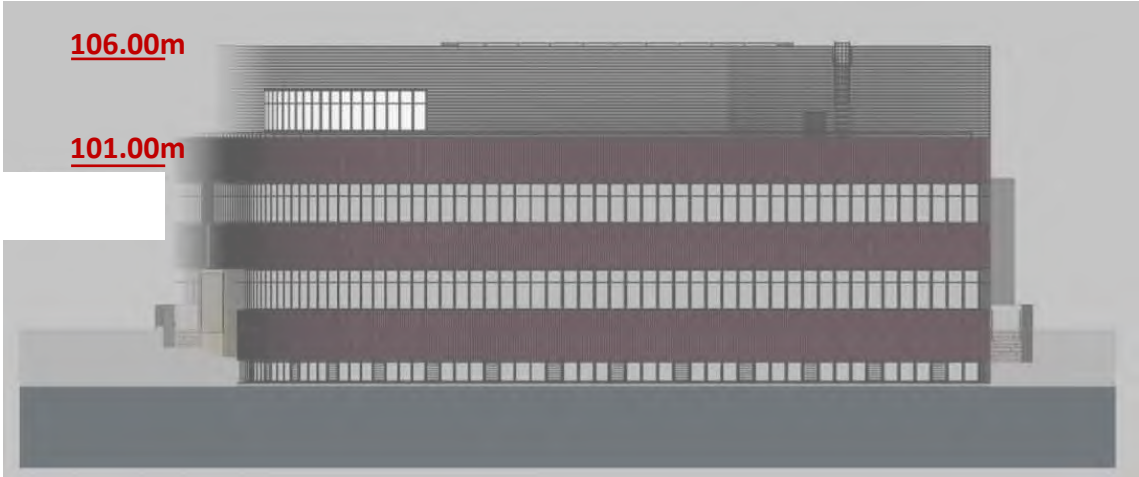


# 10. Building Elevations

## Proposed Façade Arrangements – Main Building

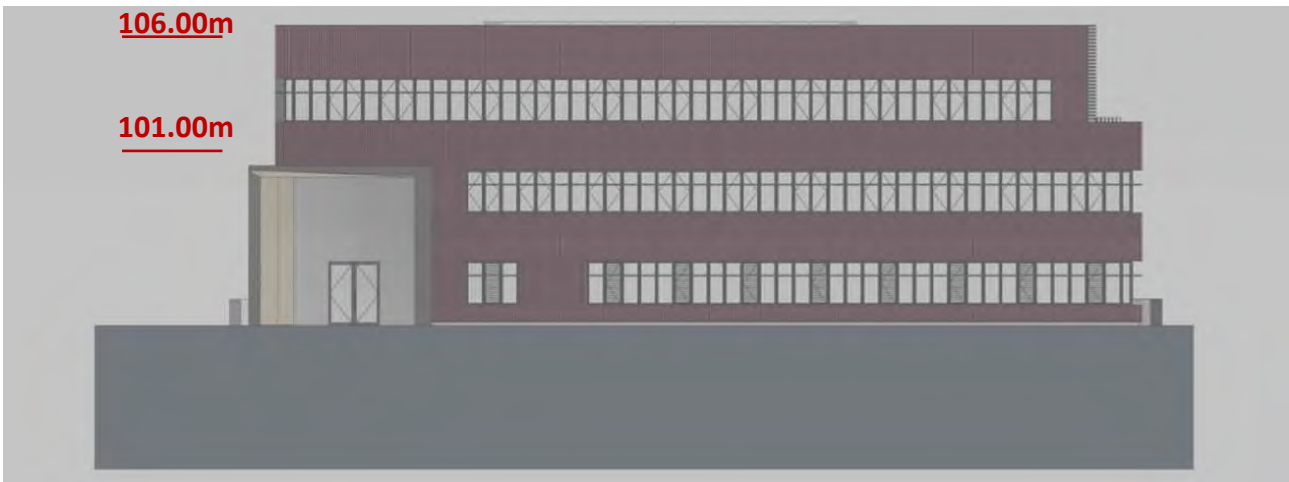


South East Elevation



South West Elevation






Outline Consent Parameters in red



North East Elevation



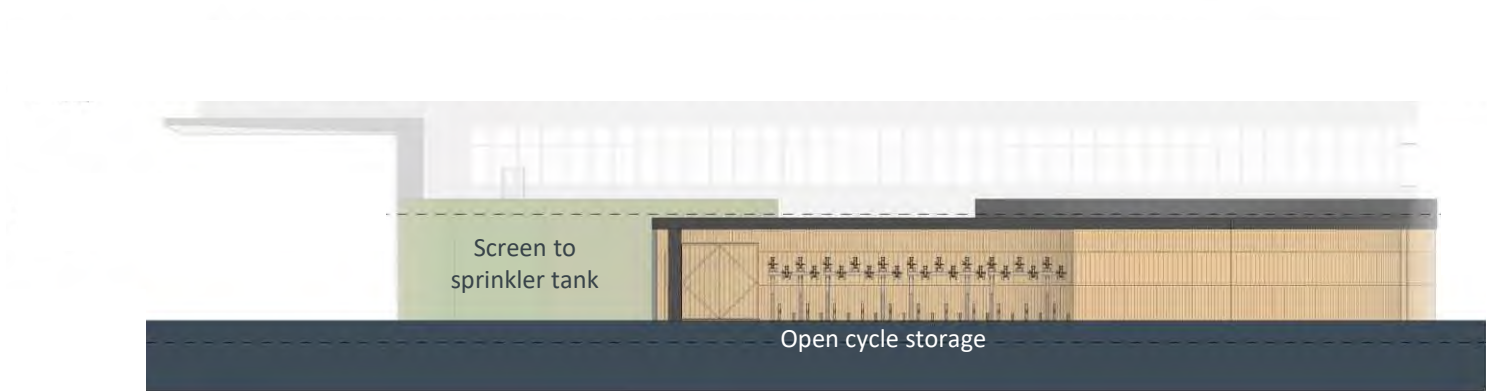
North West Elevation

-  Glazed terracotta tiles with profiled surface
-  Window system with powder coated aluminium finish
-  Curtain wall system with powder coated finish
-  Glass Reinforced Concrete Cladding
-  Powder coated aluminium louvres

## Out Building Treatment

The ancillary building is clad in open timber screening with banding and vertical modules to match the main building terracotta cladding pattern.

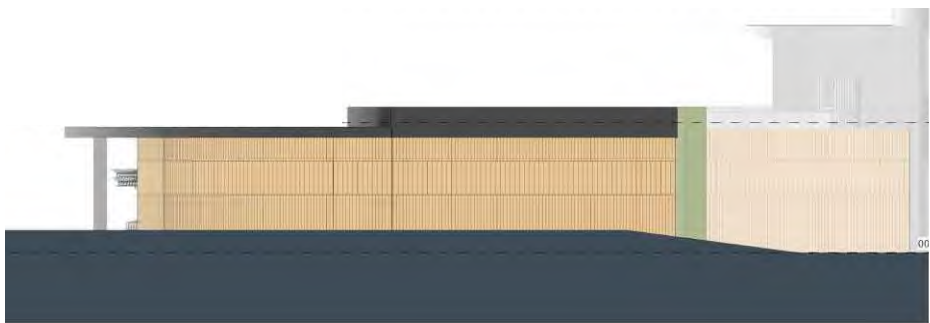
A dark metal roof edge pressing is proposed with sedum roofing.



North East Elevation



Material Precedents – Timber Cladding



North West Elevation



South West Elevation



Material Precedents – Sedum Roofing





# 11. Sustainability

## Passivhaus

The Institute for Global Health is designed to the Passivhaus standard. Passivhaus buildings provide a high level of occupant comfort while using very little energy for heating and cooling. They are built with meticulous attention to detail and rigorous design and construction according to principles developed by the Passivhaus Institute in Germany, and is to be certified through an exacting quality assurance process.

## Sustainable Building

The Institute for Global Health will be aligned with the University of Oxford's Sustainable Design Guide. The overall objective of this guide is to enable the delivery of sustainable buildings that complement and support the University's education and research objectives and:

- *Increase energy efficiency and reduce carbon emissions.*
- *Enhance occupant comfort, experience and productivity.*
- *Drive reduced complexity and increase occupant ownership of the energy consumed by buildings.*
- *Drive design for long life, low environmental impact, low maintenance, flexibility and end of life recycling.*
- *Reduce water consumption.*
- *Increase biodiversity.*
- *Promote and support sustainable travel modes.*

## Reducing Carbon Emissions

The building will comply with Oxford City Council Local Plan, Planning Policy RE1 which states that Planning permission will only be granted for development proposals of 1,000m<sup>2</sup> or more which achieve at least a 40% reduction in the carbon emissions compared with a 2013 Building Regulations compliant base case. This reduction is to be secured through on-site renewables and other low carbon technologies and/ or energy efficiency measures, including:

- Roof mounted photovoltaic arrays
- Ground to air heat exchange labyrinth below the ground
- Considered internal daylight design to reduce electrical consumption
- High levels of thermal insulation
- Air-tight construction to reduce heat loss
- Natural and mechanical ventilation to increase comfort and reduce energy consumption

## Life-Cycle Carbon Assessment

Life-Cycle Carbon Assessment (LCA) is being used to assess holistically the building's carbon emissions. Life-Cycle Carbon emissions are the carbon emissions resulting from the construction and the use of a building over its entire life, including its demolition and disposal. They capture a building's operational carbon emissions from both regulated and unregulated energy use, as well as its embodied carbon emissions, i.e. those associated with raw material extraction, manufacture and transport of building materials, construction and the emissions associated with maintenance, repair and replacement as well as dismantling, demolition and eventual material disposal.

Low Energy Features of the Institute of Global Health:

Daylight design



Photovoltaic Arrays



Ground to Air Heat Exchangers





# 12. Next Steps

