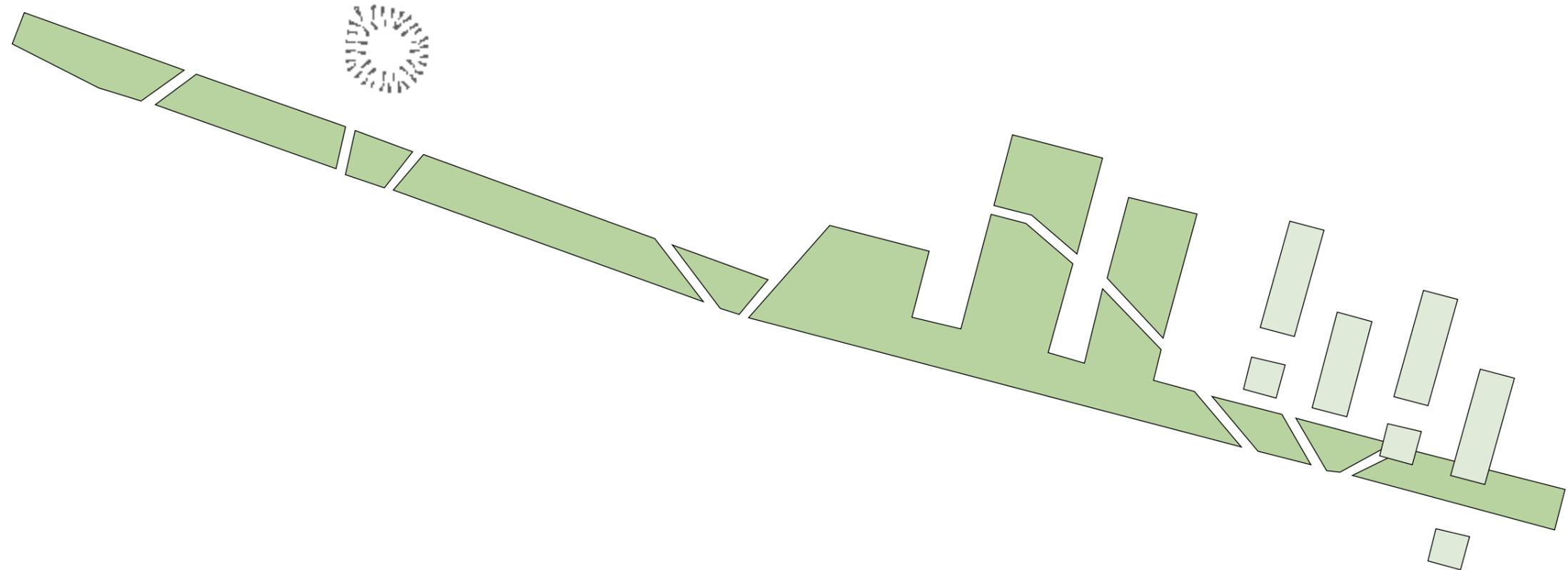


# Oxford Brookes University Wheatley Masterplan



November 2012

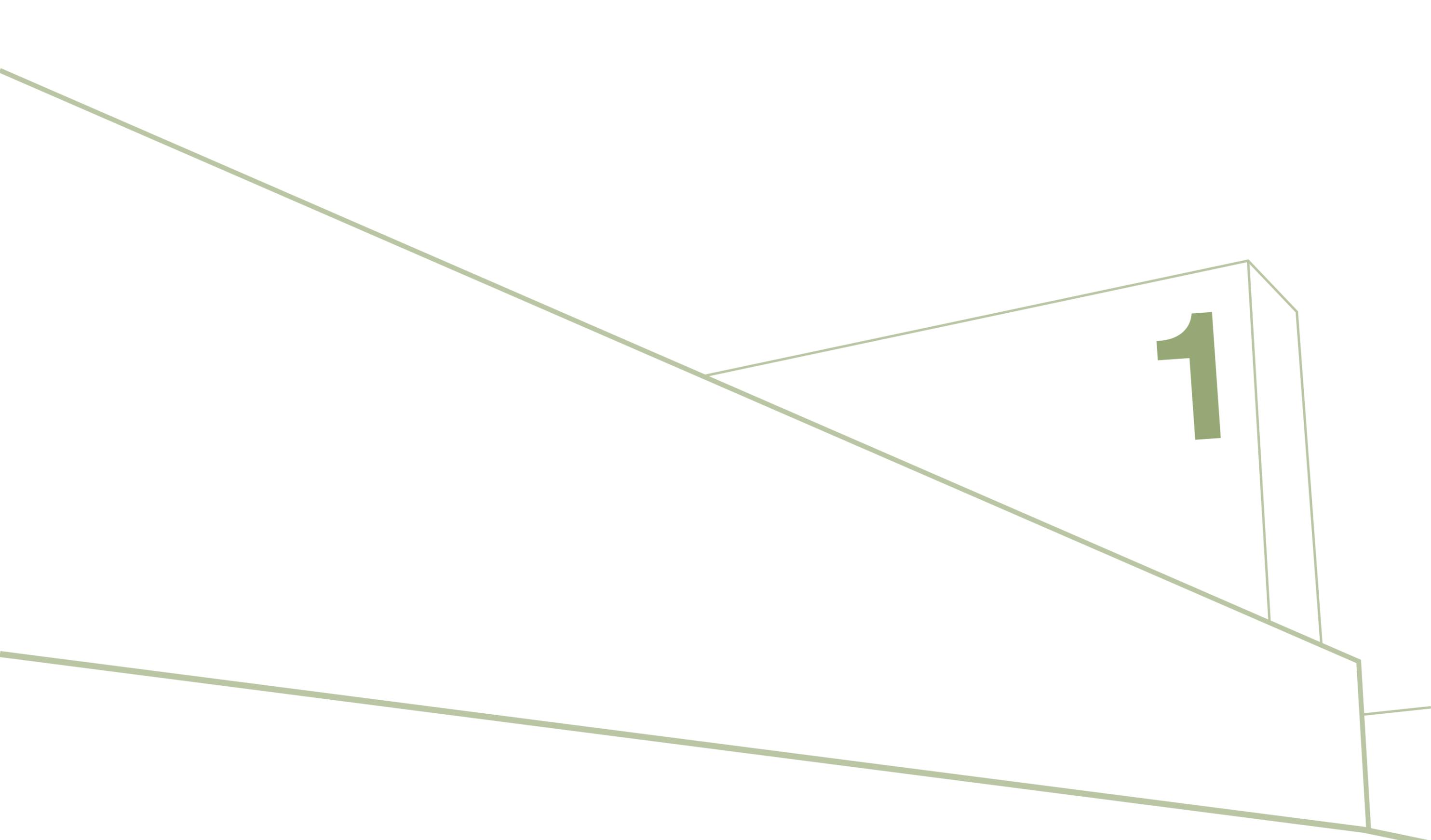
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**1**

# **Introduction**



Fig 1. Wheatley Campus in Context

***Oxford Brookes University recognises that there is a need for investment in its estate, the majority of which was constructed in the 1960s. It was therefore decided to maximise this opportunity by commissioning a Masterplan for Wheatley campus to look at the long-term strategy for the consolidation of the University's estate over the next 20 years.***

- 1.1 This Masterplan has been produced by Yannis Roussos, Associate Director, Oxford Brookes University Directorate along with town planning consultants West Waddy ADP in consultation with South Oxfordshire District Council. The Masterplan builds on site analysis undertaken in the RMJM 2007 Pre-Consultation report. The report focuses on the Wheatley campus, and is designed to be a concise document presenting the Masterplan. Long-term plans have also been prepared for some of the University's other sites. Although these are separate documents, consideration has been given to the integration and management of the University's estate as a whole in each document.
- 1.2 The existing campus at Wheatley has grown over time in a piecemeal fashion and consists of a mixture of original buildings, vacant housing and more recent teaching blocks. The wider site, however, consists of a strong topography, natural landscape features and historical routes alongside formal sports pitches. These combine to form a beautiful setting.
- 1.3 Planning permission has recently been granted for a new access road around the campus which acts as a buffer from the A40 and removes traffic from Wheatley village. Cars are further removed from the heart of the campus through discrete car courts built into natural levels.
- 1.4 Oxford Brookes University has defined the following objectives for the future of its estate.
- Enhance the student experience, and facilities, which support staff recruitment and retention.
  - Rebalance quality and quantity of space: aim to have better quality space that is more functional and has better utilisation.
  - Develop a framework for a sustainable estate.
  - Define a strategy for co-location of schools on individual campuses.
  - Create an estate that supports the University's position as a high quality, ambitious institution.
- 1.5 The Masterplan will help to ensure that future development at the Wheatley Campus respects the context of the site as a whole and fits with the University's long-term aspirations. A phasing plan for the proposals will be submitted as the development progresses. The Masterplan highlights the strategic principles that must be given consideration in the future development of the campus. The strategic principles identified in the Masterplan will then feed into subsequent planning applications, which will set out in more detail specific proposals for the site. The Masterplan, will assist the evolution of the campus in a comprehensive, rather than piecemeal, manner. They will also provide a basis for more certainty and a better understanding between the University and the Local Planning Authority. Following the submission of the Masterplan to South Oxfordshire District Council it is intended that it will be adopted as a Supplementary Planning Document.
- 1.6 A large number of studies and assessments have been undertaken; the results of which have informed this Masterplan for Wheatley campus. A list of the supporting documents can be found in the Appendix. It is important to refer to these documents when evaluating proposals against the Masterplan, as they are detailed reports that provide important background information.

*Aerial View - Looking North over Ring Road*



*Aerial View - Looking South over Ring Road*



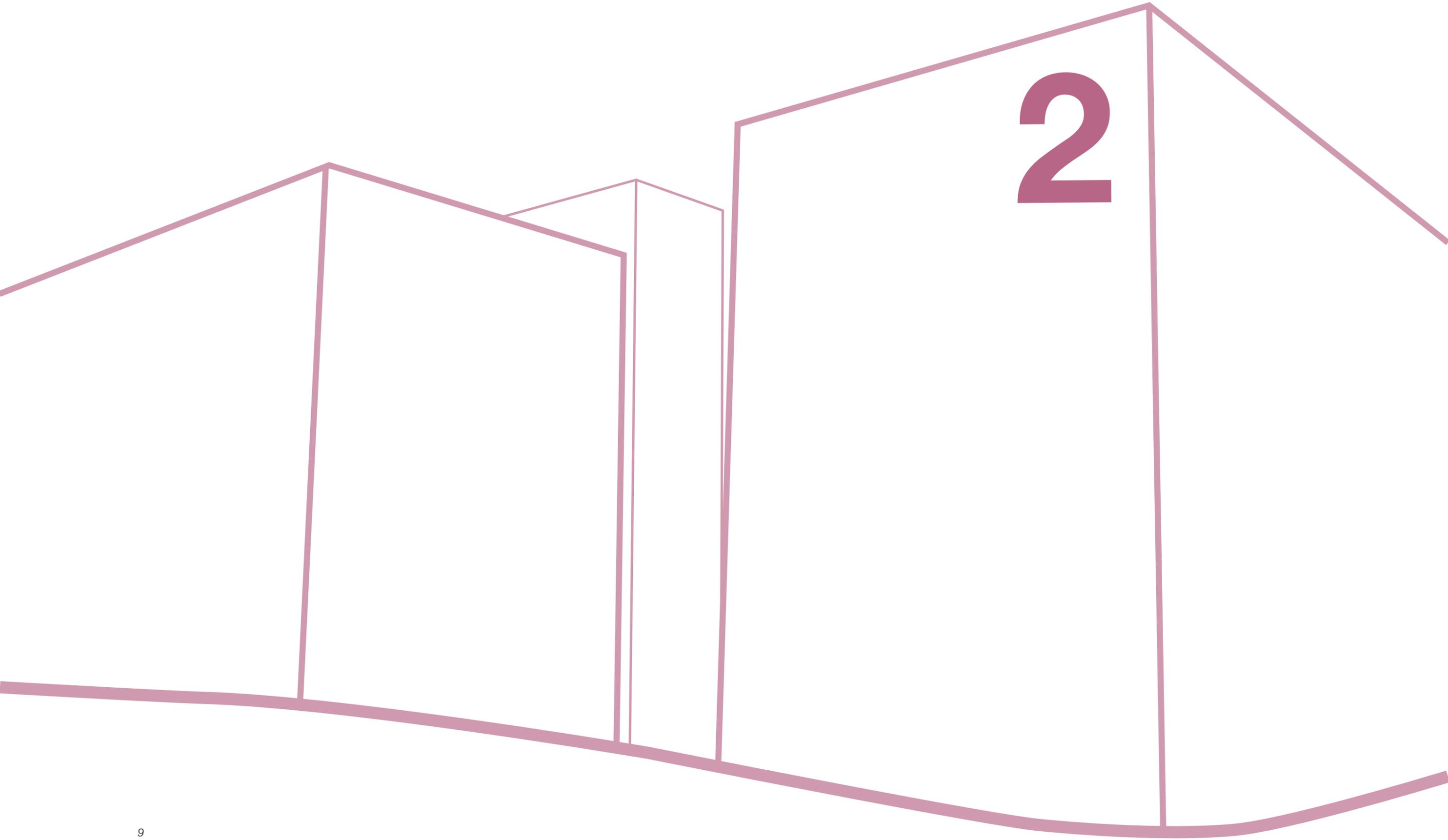
*Aerial View - Looking South over Ring Road*







# Important Considerations

A stylized house outline in a dark red color. The house has a gabled roof and a chimney on the left side. A large, bold number '2' is positioned inside the house, centered in the upper right area.

2

***At the outset it was important to identify the key considerations for producing the Wheatley Masterplan. These arose out of: the needs of the University, planning policy, parking and transport issues, stakeholder consultation, and an assessment of the strengths and weaknesses of the existing campus.***

## **Needs of the University**

- 2.1 The Wheatley Masterplan needed to consider the goals of the University, which were to create:
- a premier learning and teaching institution that is student - centred with a distinctive academic portfolio that promotes human understanding and creativity
  - a research community that equally values research and knowledge transfer, where all externally assessed research areas attain national, and most attain international, standards of excellence
  - a responsive higher education partner playing a leading role in the socio-economic development of their regional community
- 2.2 Consideration was also given to the need for modernisation of the campus, including the provision of new flexible teaching space, and the provision of higher quality student residences. The University aspires to increase the proportion of students studying at the campus who are also resident there.
- 2.3 Most of the buildings are concentrated on the eastern part of the campus, including the 11-storey tower block, with the majority of the western part of the campus consisting of open space. The campus provides an attractive landscape with a large number of trees.
- 2.4 In addition, the Campus includes College Close, which extends westwards beyond the core built area of the site. The campus boundary also includes the curtilage of two former residential properties, White Cloud and Kortzenay, in the south eastern area of the campus. The A40 runs parallel to the southern campus boundary, and therefore consideration will be given to the impact of noise from the road in terms of the location, design and use of new buildings.
- 2.5 The majority of the buildings were built in the 1960s and do not meet the needs of the University in terms of the requirement for flexible teaching space and an estate that can be run efficiently in the twenty-first century. The cost of refurbishment of these buildings was evaluated and found to be prohibitive due to their configuration and the presence of asbestos. The demolition of the tower is a particular aim of the University (and local planning policy). The tower currently accommodates 135 student residences, which are no longer in use, the library and the refectory. Replacement facilities are therefore required elsewhere on the campus.
- 2.6 The University also wishes to improve its links with the local community. It already employs around 2,500 local people and is the 8th largest employer in the county. It is hoped that local people will also be able to become involved in the many different types of courses available at the Wheatley Campus.

## Planning Policy

- 2.7 South Oxfordshire District Council is the Local Planning Authority. It assesses planning applications with regard to national and local planning policy and guidance. The National Planning Policy Framework (NPPF) was published in March 2012. This document must be taken into account by Local Authorities when preparing local plans and when determining planning applications. Section 9 of the NPPF relates to development in the Green Belt. Paragraph 89 outlines which buildings are inappropriate.
- 2.8 The proposals contained in the Masterplan must seek to conform to planning policy. Where this is not possible, the report 'Issues relating to developing in the Green Belt' provides an explanation of the issues and explanation of the very special circumstances which have been considered in relation to the masterplan proposals.
- 2.9 The masterplan proposals need to be evaluated against national policies in the NPPF and local policies in the South Oxfordshire Submission Core Strategy 2027 and the South Oxfordshire Local Plan 2011. The Wheatley Campus is within the Green Belt and is designated in the local plan as a Major Developed Site. This designation has been removed by the NPPF which instead allows in paragraph 89 for limited infilling or partial or complete redevelopment of previously developed sites providing it would not have a greater impact on the openness of the Green Belt than the existing development. Local Plan policy RUR1 is saved and defines boundaries for infilling development which will be appropriate until the masterplan proposals are implemented. Local Plan policy RUR2 which set out criteria for redevelopment proposals will be replaced by core strategy policy CSEM5 when this is adopted in Winter 2012. This core strategy policy supports the redevelopment of the campus in accordance with an agreed masterplan.
- 2.10 The proposals in this Masterplan are likely to fall under the provisions of the Consultation Direction 2009. Where appropriate, South Oxfordshire District Council will follow the procedures under the Consultation Direction. The following policy is proposed:

*Policy OBU1 - 'South Oxfordshire District Council will support well designed development proposals that accord with this Masterplan providing there is no conflict with other policies in the development plan.'*

## Parking and Transport

- 2.11 The Wheatley Campus is located with good links to the A40. It was important to consider how the site is currently accessed off the A40, and also the ways in which people access and move across the site generally. The existing vehicular access into the site is located to the east of the campus and requires vehicles to pass through Wheatley village. There is an existing pedestrian and cycle access to the west of the site. Planning permission has recently been granted for a new access road from the West of the site. The new access road that has been approved has considerable benefits to the local community as it will significantly reduce the amount of traffic that passes through the village of Wheatley.
- 2.12 The existing parking arrangements were also considered and the University intends to continue to promote increased use of alternative modes of transport to the private car over the next few years. The Brookes Bus currently runs frequently between the Wheatley, Headington and Harcourt Hill campuses and has a high patronage.
- 2.13 The site currently provides 515 car parking spaces which are being retained. 188 additional parking spaces are proposed. These could be associated with the University Conferencing and Central Facilities buildings and the incubator units. However, subject to further studies they also have the potential to be used flexibly and as general parking.

## Consultation

- 2.14 Consultation was a vital part of the Masterplan development process, as it helped to identify the needs of the users and therefore the requirements for the new campus. It enabled a better understanding of how the existing campus currently functions and how those consulted felt it should be improved and function in the future. Students, staff and local residents were all invited to view and comment on two options for the campus in 2007.
- 2.15 The preferred option resulting from this consultation was the creation of a green corridor running the length of the site which was then incorporated into the proposals. The resulting Masterplan was the subject of further consultation in December 2010. The final Masterplan document is being consulted upon for a final time in Autumn 2012 before being submitted to SODC.

- 2.16 Staff, students, the local community and all relevant statutory bodies have therefore been consulted at every stage of the development of the Masterplan. For a full explanation of the consultation that has been undertaken and the outcomes please view the Consultation Statement which has been submitted alongside this Masterplan.

The consultation meets the requirements for a Supplementary Planning Document.



*Existing illegible routes through campus*



*Removal of tower will be a catalyst for redeveloping the site*



*Introduction of new, high quality buildings should set a benchmark*



*Opportunity to re-orientate campus and enhance approaches*

## Strengths / Weaknesses

The physical and functional strengths and weaknesses of the site were considered.

### Strengths:

- Good sports pitches and facilities.
- Good bus service.
- Green open space / setting which is in contrast to that at Headington.
- Trees and landscape.
- Space to provide a modern Campus in a parkland setting appropriate to its semi-rural location in the Green Belt.

### Weaknesses:

- Buildings outdated and costly to maintain.
- Inflexible and poor quality teaching space.
- Energy inefficient buildings.
- Poor vehicular access to the site.
- Parking problems experienced on and off site.
- Lack of legible routes through the campus.



Fig 2. Existing Campus



\*All Trees Subject to TPO status  
(see Tree Survey for definitions of  
tree categories)

- Major Developed Boundary
- Infill Development Boundary
- Above 2 Storey
- Category 'A' Trees\*
- Category 'B' Trees\*
- Category 'C' Trees\*
- Category 'R' Trees (to be removed)
- Slopes
- Balancing Ponds
- Natural Ponds
- Scheduled Ancient Monument
- Existing Parking Areas

## Aims

The Wheatley Masterplan should assist Oxford Brookes University in achieving its Core Vision:

“To create a student-centred and integrated campus environment through a beneficial and consultative process, reinforcing the identity and values of the University and thereby leading to a competitive position in the marketplace.”

The Core Vision can be interpreted into the following four core aims and values, and action bullet points for each below them, which range from visionary aims to more specific aims.

### 1 Reinforce the identity and values of the University

- Create a “sense of place”
- Use new high quality buildings to reinforce the campus and provide it with a distinct image and identity
- Improve quality of the built environment/public realm
- Enhance approaches to the site
- Use landmark buildings at the site entrance to provide campus gateways
- Retain and enhance existing landscape features
- Create a network of secondary spaces that respond to the built form around them and respect the location of mature trees and ecological features
- Enhance views to, from, and within the campus and surroundings
- Re-orientate the campus so that the core of activity is more defined
- Retain and enhance the importance of sporting facilities at the campus
- Create a campus with a built form that has a scale and massing that reflects the local context
- Remove the tower

### 2 Provide a high quality campus environment

- Integrate learning and social spaces – both external spaces and internal spaces
- Create space that can be used efficiently
- Create areas that can be enjoyed both visually and spatially
- Reinforce current successful spaces with new areas for both students and staff
- Create a unique setting for the buildings
- Provide a range of different external environments
- Reinforce points of entry and sense of arrival
- Improve the clarity of routes through the campus
- Provide a range of external spaces which combine formal and informal learning with social spaces
- Improve the range of internal teaching spaces
- Use contemporary architecture that enhances and adds to the style of the most recently completed buildings on campus
- Create a new tree lined green corridor through the heart of the Campus
- Enhance the biodiversity and landscape setting of the Campus



### 3 Create a student centred campus

- Create a campus environment that provides a new sense of community for students and staff, that is accessible to all
- Create a strategic framework for on-site student accommodation that promotes interaction between the students
- Make greater provision for new high quality student residences
- Increase the sports facilities on offer, building on the existing strengths
- Provide locations for key student services and amenities in the centre of the campus to provide a clear campus structure for the users
- Provide a new focus for student activity within the campus in terms of social facilities/space, student support, retail, learning environment
- Create a centre for Student Union and Student Services facilities to be linked with the core function at the Headington Campus
- Include a Learning Resource Centre at the heart of the campus that accommodates flexible learning and teaching space



### 4 Create a sustainable campus

- Enhance opportunity for use of more sustainable methods of travel
- Continue to improve the Brookes bus service for staff, students and local people
- Reduce the movement of students to and from the campus where possible
- Increase provision of high quality residences on campus
- Implement the Sustainable Travel Plan
- Improve management of parking and reduce the level of parking off site
- Reduce the amount of traffic travelling through Wheatley
- Provide jobs for the local community
- Increase integration with the wider community through services and provision of the Brookes Bus
- Develop new buildings to a standard of at least BREEAM 'Very Good' rating
- Generate energy from renewable or low carbon technologies, such as Combined Heat & Power
- Utilise technologies that will help the University work towards achieving Zero Carbon Development on the Campus



# Site Analysis

3

***This section summarises the key findings of the background studies, highlighting the opportunities and constraints. The background studies are listed in the Appendix of this Masterplan document. For a full understanding of the issues the separate reports should be read***

## Summary of Analysis and Further Constraints and Opportunities

### Constraints

- Protected trees
- Current policy to protect openness of Green Belt
- Development currently limited to 2 storeys within “infill” boundary
- Development currently limited to height of existing buildings (excluding the tower) within the “above two-storey” boundary
- Limit to the potential increase in built form.

### Opportunities

- Reduction of the impact of the site on the openness of the Green Belt
- Demolition of the tower
- Potential for new vehicular access and bus route
- Enhancement and improved management of the landscape and trees
- Enhancement of setting of Scheduled Ancient Monument
- Enhancement of habitat for newts and bats
- Retention of sports pitches
- Enhancement of outdoor sporting facilities for members of the University and the local community
- Provision of some indoor sports facilities
- Creation of flexible and adaptable teaching space
- Provision of more energy efficient buildings
- Provision of more aesthetically attractive buildings
- Creation of a more viable campus with more student activity
- Improve routes to and through the site for all users

- Potential to improve Brookes Bus services and use of the bus through better physical access improving convenience
- Rationalisation of car parking and its reduction over time
- Improvement of cycle connections and cycle parking facilities
- Relocation of telecommunications equipment to be less visually prominent
- Improvement of the micro-climate
- Potential to incorporate sustainable building technologies and on-site renewable energy generation.



## Trees and Landscape

- 3.1 A Tree Preservation Order protects all of the trees on the main site. The arboricultural consultant lists a total of 52 Grade “A” trees, whose retention is most desirable. More details of the trees found on the campus are set out in the Tree Survey Report (see CD).
- 3.2 The Wheatley Masterplan provides an opportunity to enhance the landscape further by planting more trees and implementing a landscape strategy and tree management plan.



## Archaeology

- 3.3 An Archaeological Desk Based Assessment has been carried out. This revealed that there is the potential for archaeological remains to be found on parts of the site. Some of these remains could be significant. Groundwork investigations through trial trenching may therefore be required in connection with future planning applications at certain locations with the campus. A staged programme of archaeological investigation will be undertaken as the development progresses.
- 3.4 The Wheatley Masterplan provides an opportunity to improve the landscape setting of the Scheduled Ancient Monument, presently identified as a medieval manorial site.



## Ecology

- 3.5 The ecological surveys revealed evidence of the presence of bats in a number of buildings. Alternative provision of roosting space will be required prior to the demolition of any buildings containing bat roosts. Great crested newts were found in some of the natural ponds but not in the balancing pond next to the Technology building. Development will not be proposed near to these and, where necessary, appropriate mitigation will be implemented.
- 3.6 The Masterplan provides the opportunity to enhance the existing habitat around the ponds. No reptiles were found within the existing built up area of the campus. Consideration must be given to the phasing of building and demolition with regard to bat roosts. Updated ecology reports will be provided at the planning application stage.



## Landscape

- 3.7 An assessment of the historic landscape indicated historic routes to and through the site. Some of these are defined by existing avenues of trees. There is the opportunity to reinstate parts of these routes where appropriate, and to enhance them as a feature of the campus.
- 3.8 A Zone of Visual Influence Study indicates the impact on the surrounding landscape of replacement buildings of differing heights. It highlights the benefit of the removal of the tower. Heights of all buildings proposed on the campus should therefore be considered in terms their impact on the surrounding area and in the context of current planning policy.



### Travel and Parking

- 3.9 The Brookes Bus, which connects Oxford Brookes University's campuses at Gypsy Lane, Harcourt Hill and Wheatley, is the main mode of travel by students to the campus. However, a majority of staff travel to the campus by car.
- 3.10 Consideration must be given to the removal of on-street parking in Wheatley and Holton. However, the University cannot prevent students parking legally. The University already implements a number of schemes to reduce the number of students parking on street in Wheatley and Holton.



### Waste

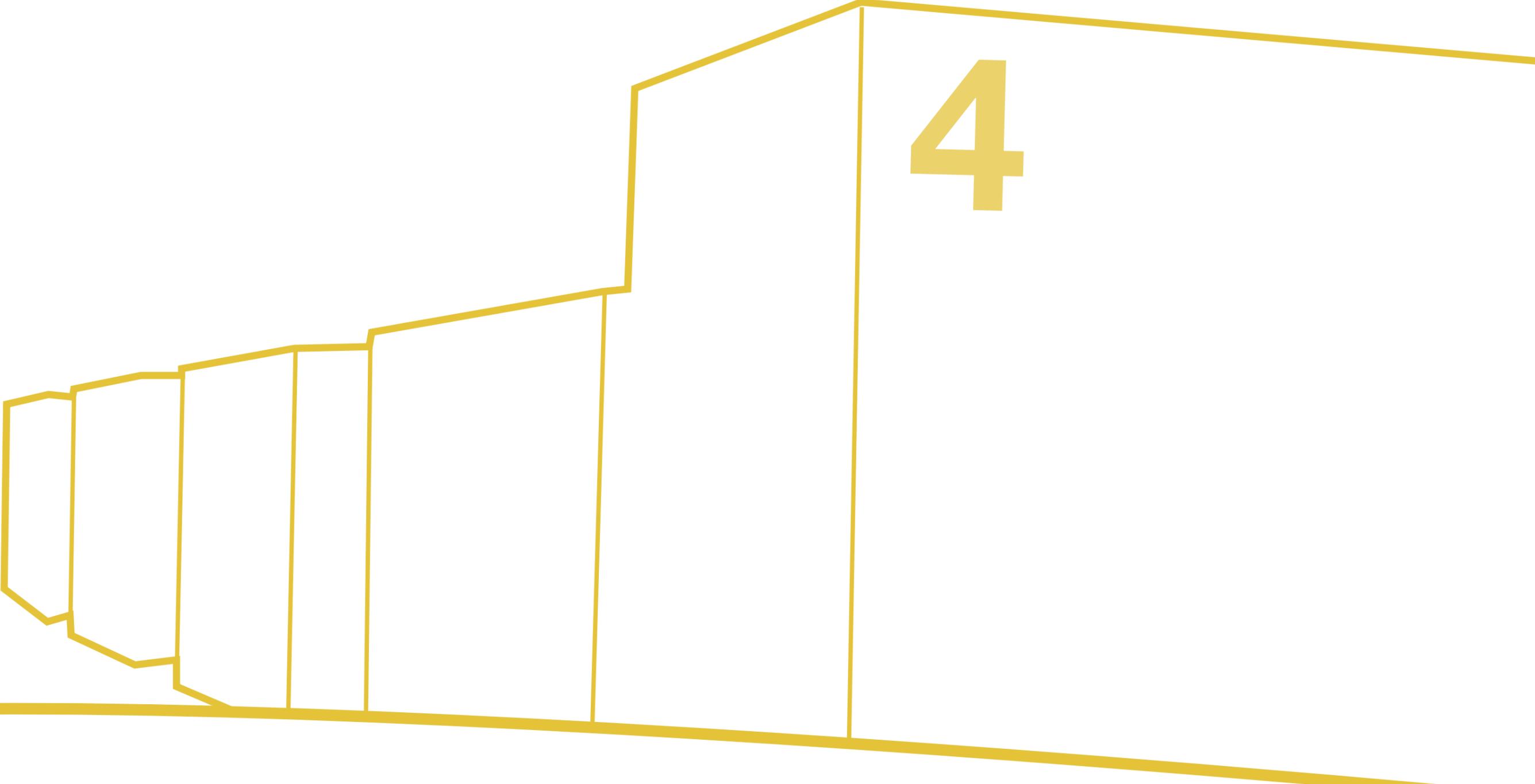
- 3.11 It is intended to re-use and recycle as much as possible of the waste from demolition and construction during the implementation of the Masterplan. A detailed waste strategy will be produced at the planning application stage.



### Drainage

- 3.12 A full Sustainable Urban Drainage Scheme for the roads, car parking and buildings will be developed following the adoption of the SPD.





4

**Masterplan**

## **The key features of the Masterplan**

***The masterplan aims to create a modern university campus in a parkland setting reflecting its semi-rural location. Retaining the many important trees on the site, enhancing the central green corridor and creating green courtyards are important elements of the overall concept.***

### **The exclusion of cars from the main part of the campus**

- 4.1 At present, there is considerable interaction between pedestrians and vehicles on the Wheatley Campus as the main routes round and into the campus are used by buses, cars and delivery vehicles that need to use this route to access the bus stop and parking areas. Under the Masterplan proposals, the parking would be accessed from the new access road round the southern and eastern perimeter of the site, with a new green corridor exclusively used by pedestrians and cyclists that would stretch across the middle of the campus, from the western edge to the bus turning circle at the eastern edge of the Campus.

### **Careful consideration of storey heights**

- 4.2 The proposed building storey heights have been carefully considered. The heights of the buildings are designed to be as low as possible taking into account the topography of the site as well as functionality.
- 4.3 The proposed residential units are 3 storeys. The academic buildings are mostly 3 storeys but with some 2 storey and some 4 storey buildings. This gives some necessary mix and variation to the campus with the 4 storey units placed closer to the centre of the development.
- 4.4 The University Conferencing and Central facilities buildings are maximum 3 storeys above ground with a reduced sub-level below ground. Together with their flat green roofs this demonstrates a target to keep development as low as possible, whilst still viable.

### **Creation of a green corridor through the heart of the campus**

- 4.5 The Green Corridor would create an attractive setting for the buildings and improve the permeability and legibility of the campus. It would be lined with trees and create an attractive setting for the new buildings that will be constructed. It will also enable pedestrians to travel easily around the campus.

### **Courtyard layout**

- 4.6 The campus would be laid out as a series of courtyards that would retain and enhance existing trees within the campus. These areas will provide the opportunity for social interaction, learning and recreational activities to take place out of doors.
- 4.7 Replacing the existing dense development of buildings with courtyards would increase the amount of open space within the built up part of the campus and enable a more attractive landscape setting to be created for the buildings. A strong designed landscape will assist with the integration of the new buildings into the wider landscape. It will ensure that the landscape enhances the experience of staff and students and provides outdoor facilities for study, relaxation and recreation.

### **New Student Union and Student Services facilities**

- 4.8 A focal point of the campus would be the new Student Union and Student Services facilities, which will create a vibrant space, suitable for students and staff. The proposed core of the campus will consist of the Student Union/ Student Services, Refectory, Library, and shop. Their co-location will create a heart to the campus, which will be a hub of student activity.

### **Demolition of the tower and a new academic layout**

- 4.9 The 11 storey tower is currently widely visible over the nearby countryside and its removal would be of significant benefit to the local landscape. The replacement buildings will be only two, three and four storeys and so would be visible over a much smaller area.

### **Sensitive building elevations**

- 4.10 Buildings will be sensitively designed particularly where they abut more open areas and will be visible over a wide area. Landscaping will be used to soften and enhance the open areas of the campus.

### **New purpose built student accommodation**

- 4.11 The new accommodation, providing 360 units of accommodation, will be located on the eastern side of the new campus. Historically there have been 300 rooms of accommodation on the Wheatley site, although the 135 units in the Tower are not currently in use. A low standard of accommodation has not made them attractive to students. Providing 360 units of new accommodation with en suite facilities would make student accommodation at Wheatley more attractive; create a more vibrant campus and reduce the need for students to travel between their accommodation and the Wheatley Campus.

### **University Conferencing and Central Facilities buildings**

- 4.12 These buildings would not exceed the ridge line of the existing residences in College Close and would be well screened by the existing trees to the north. The centre would be dual use, providing internal and external conferencing facilities. The number of delegates accommodated within the buildings will be confirmed at the planning applications stage. It would provide 150-200 bedroom suites, meeting rooms, function rooms, reception, attractive external facilities and leisure facilities. The centre would also provide University facilities such as spaces for examinations and graduations.

### **Incubator units**

- 4.13 These units will be provided to enable small start up businesses, directly related to research at the campus, to be established. Universities provide an important economic role in innovation and the establishment of new businesses. It is important for the facilities for such enterprises to be close to the University to maximise the synergy created.

### **Sustainable construction**

- 4.14 The University is working towards Zero Carbon Development, seeking to minimise the use of energy by maximising energy efficiency and generating renewable or low carbon energy on the site, recycling the existing building material on the site and minimising water consumption by rainwater harvesting.

## **New access road**

- 4.15 A new access road into the campus from the West has been granted planning permission. The road will go around the perimeter of the site, providing a better campus layout, with the road hidden from most of the campus by landscape screening. For full details of the access road proposal including off site details and the junction with the A40 please see planning application reference P11/W1227 on the South Oxfordshire District Council website.
- 4.16 The new access road will have the benefit of reducing University traffic through Wheatley Village and assist with improving the access and parking (including bus parking) arrangements at Wheatley Park School. The access road will allow the bus route to be revised, allowing reduced traffic movements through Wheatley, while the facility for buses to exit the campus by the existing access would enable the bus service to still provide a service to the residents of Wheatley village. It is likely that work on the new access road will start in Spring 2013.

## **Sustainable transport**

- 4.17 Sustainable travel to the campus will be promoted by ensuring that walking routes give the pedestrian rather than the car a sense of priority. Cycling facilities and routes, particularly to the Headington Campus and Oxford City Centre, will also be improved along with improved bus facilities. The University will aim to provide on site cycling facilities that are safe and secure. People will also be discouraged from driving to the campus by more rigorous and effective car park management.
- 4.18 The University will continue to work closely with Oxfordshire County Council in order to ensure that appropriate transport mitigation measures are included in any future planning applications. A Local Area Impact Assessment will be produced and the Oxford Brookes Travel Plan will continue to be updated on a yearly basis.

## **Relocation of car parking**

- 4.19 Parking will be created around the edge of the campus in areas that would be screened by new planting. 515 parking spaces will be provided, which is equal to the current level of provision. There are some parking problems currently experienced on the campus and in the surrounding local area. People using the site and local residents have indicated that they wish to see these addressed through the provision of more parking and better management of parking on site.
- 4.20 The intention is to provide 515 spaces, which is the current level of provision, although some of this parking does not take place in the formal parking areas. It is intended to reduce the number of people travelling to the Wheatley Campus by car via the University's Travel Plan.
- 4.21 In addition to the 515 existing car parking spaces, 188 additional spaces will be provided either for use alongside the Conferencing and Central Facilities buildings and the incubator units or as flexible parking for general use. This will be determined by further transport studies.

## **Trees**

- 4.22 All trees will be protected in accordance with BS 5837/2012. All historic trees will be retained and new planting undertaken to enhance the landscape in accordance with a long term management plan that has been prepared for the treescape of the site. The landscape will be enhanced to create a more prestigious and attractive entrance and setting to the University.

## **Enhanced biodiversity**

- 4.23 It is proposed to enhance the habitats on the site, including the parkland, through a tree planting scheme, as well as improving the plant diversity of the grassland areas and conditions for great crested newts in the ponds.
- 4.24 There are a number of protected species found on the campus, including bats and great crested newts, while there is also an active badger sett just outside the western boundary. The ponds and parkland landscape on the site are also priority habitats in the UK Biodiversity Action Plan.

## **Sports Facilities**

- 4.25 The existing sports facilities will be retained and enhanced. No additional sports facilities are currently proposed but an aim of the University is to improve links with existing sports facilities at Wheatley Park Sports Centre.

## **Building Uses**

- 4.26 The proposed uses for each of the buildings are shown on the Masterplan diagram. Please note however that these uses are indicative at this stage and will be confirmed once planning applications are being developed for each building.

*Selected site Photos*



Existing route and vista from West to East



Undesignated parking



Features of historical significance amongst natural landscape and sports pitches



Existing housing stock, currently used as storage and accommodation

## Existing Buildings for Retention



# Proposed Outline Masterplan



## Floor Area Schedule:

Bldg.	Description	No of Floors	Floor Area (m2) (All Floors)
A	Business	2.0	960
B	Catering	3.0	2103
C	Business	4.0	2520
D	Business	4.0	2520
E	Technology	2.0	3820
F	New Students Union	3.0	2730
G	Business	4.0	2640
H	Incubator Units	3.0	1800
I	Learning Resource Centre	3.0	1800
J	Library	3.0	1650
K	Academic/Teaching	3.0	1800
L	Academic/Teaching	3.0	1200
M	University Conferencing and	3.5	6650
N	Central Facilities Buildings	3.5	3675
A	Student Block A	3.0	2670
B	Student Block B	3.0	2670
C	Student Block C	3.0	2670
D	Student Block D	3.0	3375
E	Student Block E	3.0	2400

## Academic Summary

Building Status	Floor Area (m2)
Existing	34,038
Demolished	24,995
Retained	8,138
Retained (Short Term Only)	905
Proposed	35,868
<b>Total</b>	<b>44,911</b>

## Residential Summary

Building Status	Beds	Floor Area (m2)
Existing / Demolished	297	9,655
Proposed	360	13,785

**Root Protection Area of retained trees**



# Proposed New Access Routes

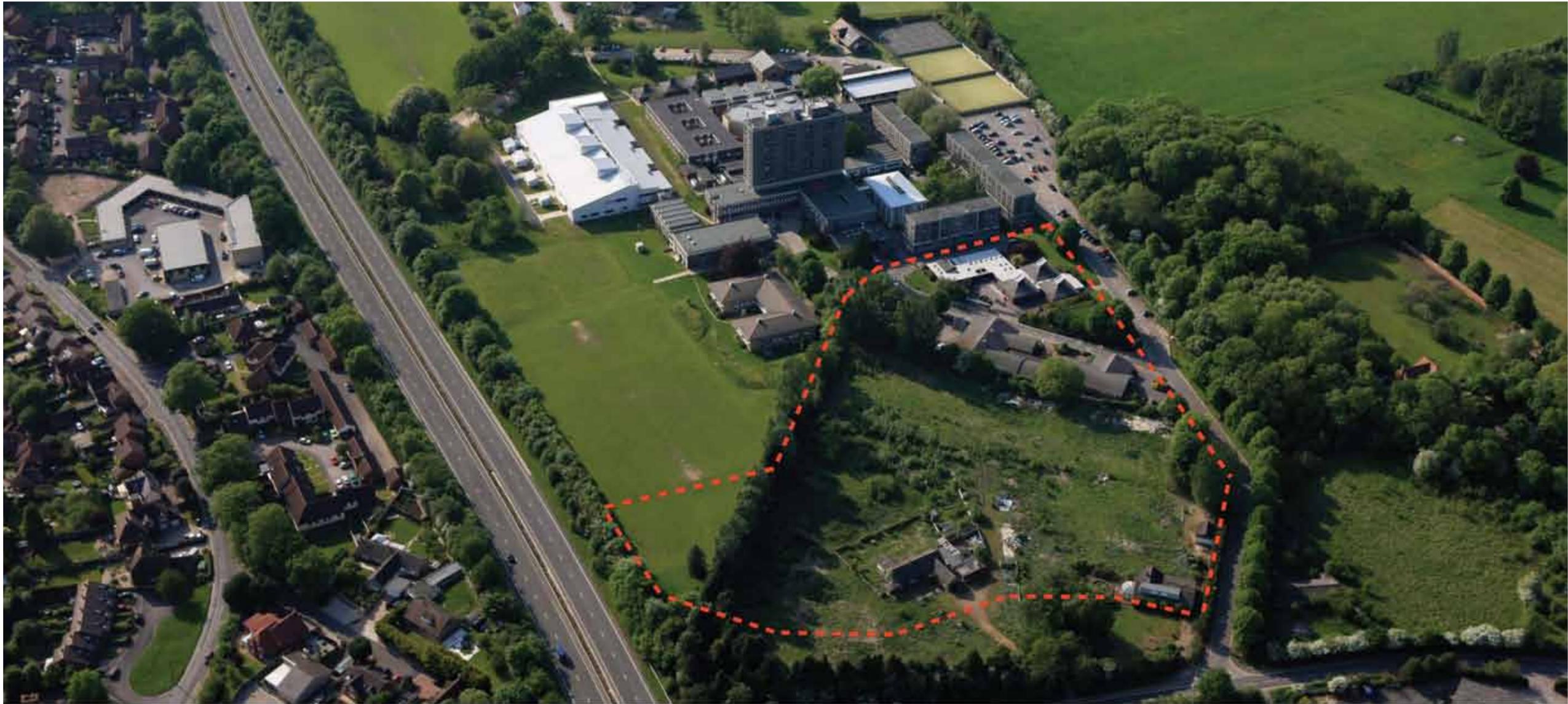


*Masterplan Model*



*Aerial View of Proposed Student Housing*

4



*3D Image of Proposed Student Housing*



Aerial view looking west over existing site for development



Aerial view looking west over proposed student accommodation

3D image of Typical Student Housing

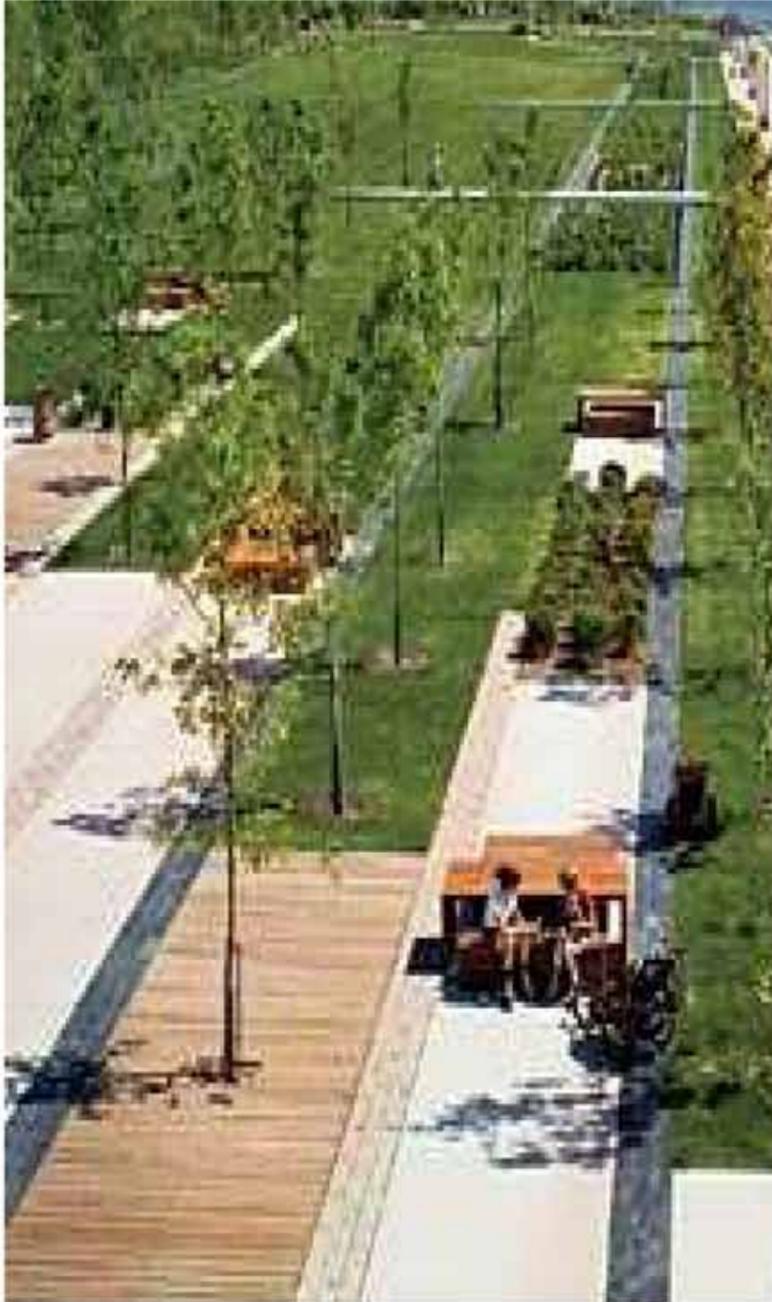


*Aspirational Examples and References:*



*Creation of a Green Access Corridor*

4



## Conclusion

4.27 This new Masterplan builds on the previous reports and the 2008 Campus Plan. It includes the University's latest academic aspirations together with a sustainable and employment focussed proposal for the Wheatley Campus. The proposed Masterplan takes into account the strong topography, natural landscape features, ancient mounts and historic routes alongside formal sports pitches which combine to form a beautiful setting.

4.28 The Masterplan acknowledges the constraint of the busy A40 which runs parallel to the south of the site and has an impact on the character of the campus. The Masterplan shows the new vehicular access running from the west of the site which will remove traffic from Wheatley village. The new perimeter road inside the campus will act as a buffer from the A40 and cars are removed from the centre of the campus through discrete landscaped car courts built into natural site levels.

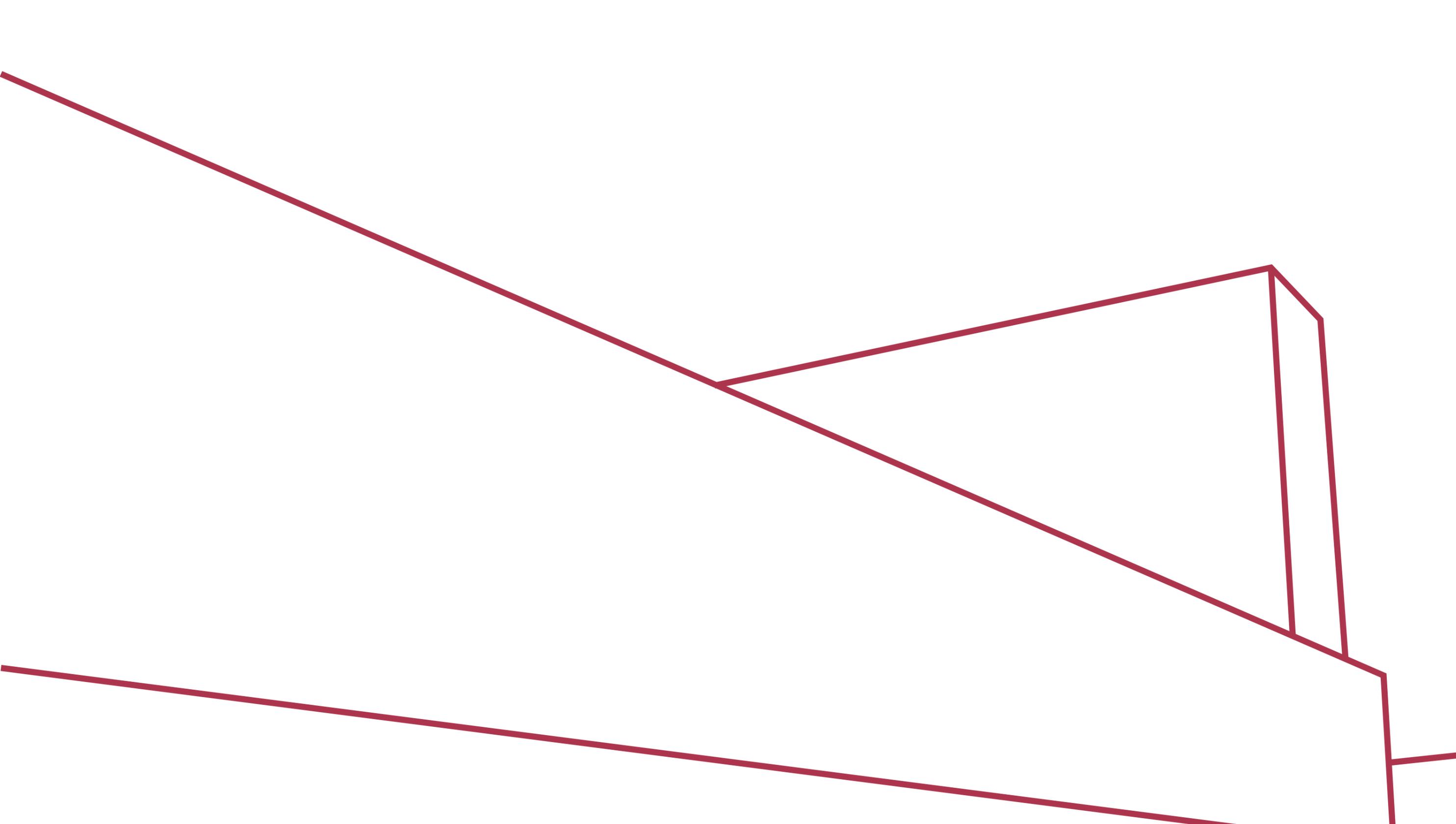
4.29 Central to this Masterplan is the formation of a new, green, pedestrianized corridor running the whole length of the campus offering both clear wayfinding and pleasant route to the proposed new academic and residential courts. The areas for development consist of mostly new buildings with some existing combined to form terraced courtyards running off the proposed green corridor whilst maximising existing landscape structures and trees. Finally, it seeks to define a clear area for the development of new halls of residence to the east of the campus.

## Next steps

4.30 Following the final stage of consultation in Autumn 2012 the contents of this Masterplan, and the strategic principles which it sets out, will be submitted to SODC in order for it to be formally adopted as a Supplementary Planning Document (SPD).





The image features several dark red lines on a white background. A long line starts from the top left and slopes downwards to the right. Another line starts from the bottom left and slopes upwards to the right. These two lines intersect with a third line that starts from the middle of the top line and extends to the right, forming a large, irregular shape. This shape is further defined by a vertical line and a short horizontal line on the right side, creating a complex geometric structure.

# Appendix



### Supporting Documents :

- Issues relating to development in the Green Belt – West Waddy ADP September 2012
- Archaeological desk based assessment – Oxford Archaeology February 2007
- Wheatley Tree Survey Report – Land and Landscape Management Ltd February 2007
- Wheatley Campus – Site Plan showing tree constraints (WHC-TC\_1) – Land and Landscape Management Ltd December 2006
- Wheatley Tree survey schedule – Land and Landscape Management Ltd February 2007
- Ecological Scoping report – EcoConsult Wildlife Consultancy January 2007
- Wheatley Campus Bat survey – EcoConsult Wildlife Consultancy August 2007
- Great Crested Newt Survey – EcoConsult Wildlife Consultancy April 2007
- Reptile Survey - EcoConsult Wildlife Consultancy June 2007
- Visual Impact Assessment - Land and Landscape Management Ltd September 2012
- Landscape Impact Assessment - Land and Landscape Management Ltd September 2012
- Biodiversity Enhancement report - EcoConsult Wildlife Consultancy September 2008
- Oxford Brookes University Travel Plan 2010-2015
- Heritage Statement – West Waddy ADP September 2012
- Landscape Strategy - Land and Landscape Management Ltd September 2012
- Consultation Plan – West Waddy ADP September 2012
- E-mail from Chris Welch (English Heritage) dated 13th August 2012
- Zone of Visual Influence Study Maps – Bright and Associates, March/April 2007
- Sustainability Appraisal – West Waddy ADP September 2012
- Conferencing and Central Facilities Buildings Justification – West Waddy ADP September 2012
- Transport Assessment - Hannah Reed Associates September 2012
- Transport Local Area Impact Assessment Scoping Report – Hannah Reed Associates November 2012
- Consultation Statement – West Waddy ADP November 2012
- Consultation summary – West Waddy ADP November 2012