

# OXFORD INSTITUTE OF DIGITAL HEALTH (OIDH) UNIVERSITY OF OXFORD

DESIGN AND ACCESS STATEMENT

MARCH 2024



UNIVERSITY OF  
**OXFORD**



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# 1 PREFACE

- 1.1 Introduction
- 1.2 Project Context and Vision
- 1.3 Project Overview
- 1.4 Engagement & Consultation

## 1.1 INTRODUCTION

### 1.1.1. PROJECT LOCATION

Site of the existing Gibson and Harkness Buildings,  
Radcliffe Observatory Quarter,  
Woodstock Road,  
Oxford OX2  
6GG

### 1.1.2. PROJECT TEAM

University of Oxford	Client
Bidwells	Project Manager
Savills	Town Planning Consultant
Aecom	Cost Consultant
NBBJ	Architecture and Interiors Principal Designer
Purcell	Architects and Heritage Advisors
Hoare Lea	Building Services Engineering, Sustainability Consultant, Fire, Acoustics, Lighting and Vertical Transport
Ramboll	Civil & Structural Engineering, Facade Engineering, Townscape Visual Impact, Ecology
Fira	Landscape Architecture
Bureauveritas	Approved Inspector

### 1.1.3. PURPOSE OF REPORT

This Design and Access Statement [DAS] accompanies an application for full Planning Permission submitted to the Local Planning Authority Oxford City Council [OCC] on behalf of the University of Oxford [the 'Applicant'], in respect of a proposal to refurbish two existing buildings to accommodate the Nuffield Department of Primary Care Health Sciences new department of Digital Health.

The Design and Access Statement has been prepared by the Design Team and sets out the design proposals for the new Life and Mind Building.

### 1.1.4. REPORT CONTENT

The Design and Access Statement sets out the design proposals for the Oxford Institute of Digital Health Building.

After the Preface the Report is structured into four sections and accompanied by supporting documentation.

The Report format and structure references CABE guidance as a best practice model.

#### Section 1 - Preface

This section has been prepared to provide an overview of the project, its goals, planning context and approach to consultation.

#### Section 2 - Site and Context

The site for the proposal has been studied extensively at early design stage. Site constraints, character and opportunities were identified. The narrative outlines how access to the building, local character, and physical / visual connections to the city and University campus, have all informed design drivers.

#### Section 3 - Existing Building Analysis

Given the proposal seeks to refurbish two existing buildings this section focuses primarily on the current condition of the two buildings outlining how existing factors have informed the proposal.

#### Section 4 - Process & Evolution

Throughout the design processes there has been extensive conversation with OCC, ODRP ect. which has contributed to

the final design proposal. This section of the report outlines how the comments raised through this engagement have been responded to and illustrates the evolution of the design of the building.

#### Section 5 - Design Proposal

The section presents the design of the new building, its use and amount, size, layout, appearance, landscape and sustainability proposals.

#### Section 6 - Access

The section describes how the building is accessed.

### 1.1.5. SUPPORTING DOCUMENTATION

The Report should be read in conjunction with a suite of other documents listed here:

- Application Form
- Covering Letter
- CIL Form
- Planning & Consultation Statement
- Heritage Statement
- Townscape & Visual Impact Assessment (TVIA)
- Ecological Impact Assessment
- Biodiversity Net Gain Assessment
- Biodiversity Metric
- Arboricultural Report
- Arboricultural Impact Assessment
- Energy & Sustainability Statement
- Drainage Strategy
- External Lighting Report
- Noise Assessment Report

## 1.2 PROJECT OVERVIEW

### 1.2.1. OXFORD INSTITUTE OF DIGITAL HEALTH (OIDH) VISION

The rapid development of digital technologies is a catalyst for a fundamental shift in both how we live, and how we manage our health. The digital transformation of health systems has the potential to deliver leaner, greener, and more person-centred services, which can:

- Improve access and choice
- Reduce inequalities
- Reduce harm and improve patient safety
- Empower the public to consider health at their pace
- Improve quality
- Reduce costs
- Increase value and reduce waste
- Deliver personalised medicine using risk prediction driven by AI.

However, there are challenges and health care has not yet undergone the radical transformation seen in other industries. Problems such as digital inequalities, digital harms, and the low adoption of some technologies persist and require solutions, alongside consideration of ethical, legal, and social issues.

This dynamic, interdisciplinary hub for digital health research and teaching addresses critical challenges and identifies solutions harnessing innovations to improve health and health care.

### 1.2.2. OIDH BUILDING GOALS

The refurbishment is to create new, innovative and consolidated space for the Nuffield Department of Primary Care Health Sciences, maximising the potential of the buildings in terms of usable area, and drawing the two buildings together as one.

The following goals have been set by the University during the development for the business case for the building:

*"The Head of Department strongly believes that a sense of place, space and innovation in design can bring the best researchers together to motivate and create the best research, that the teaching environment plays a key part in delivery of teaching and impression on those being taught, with the joining of both research and teaching together strengthening outcomes for both disciplines. It is essential that the Technical Design Consortia works with the Head of Department responding to requirements and is able to explore various ways to provide the*

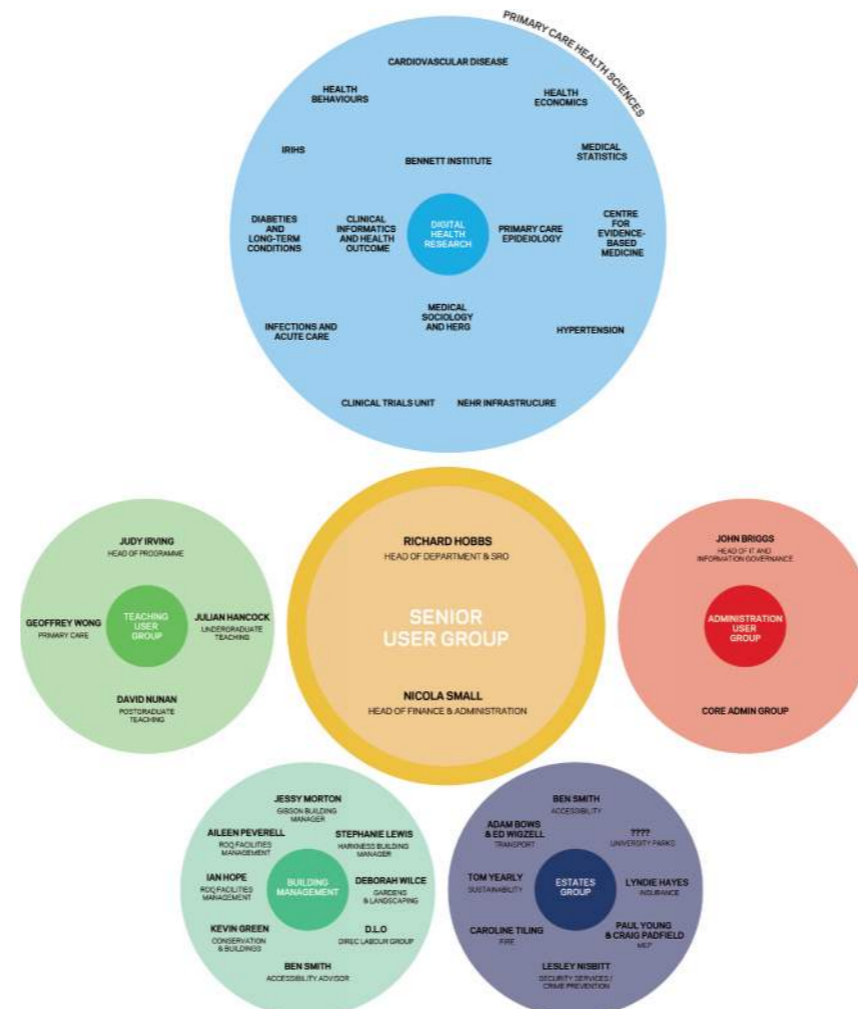
*vibrant environment, high quality and innovative space looked for."*

During RIBA Stage 1 goals and aspirations for the building were developed in consultation with future building users, in order to provide a shared vision for the building. These goals formed the basis of the RIBA Stage 2 Concept Design, and the RIBA Stage 3 Developed Design, described in this report.

### 1.2.3. BUILDING USERS

The Nuffield Department of Primary Care Health Sciences is set to establish the Oxford Institute of Digital Health, a state-of-the-art centre that will merge the existing research groups and offer additional, purpose-built teaching facilities.

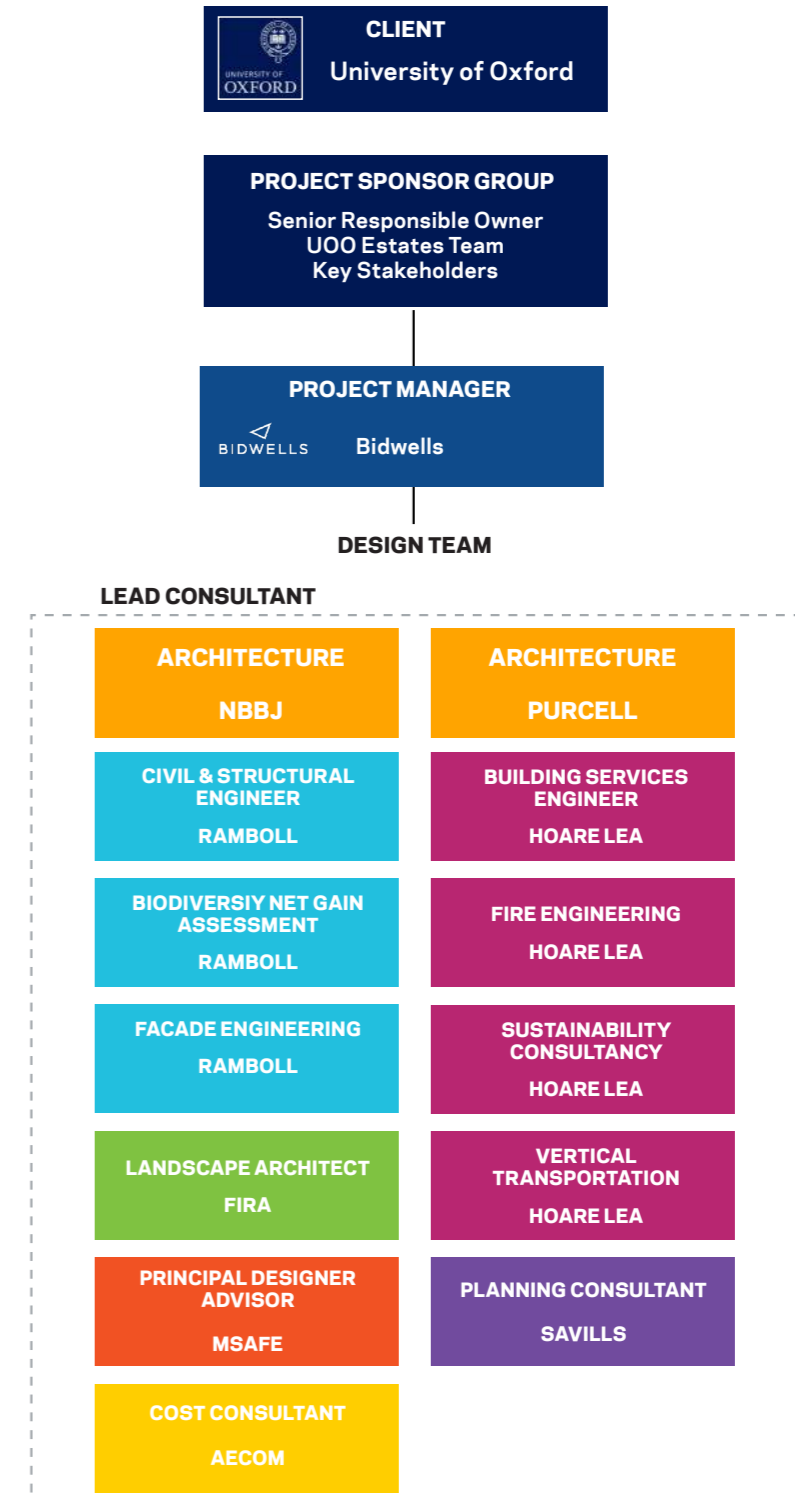
During the design process, the design team collaborated with the building's future occupants and identified that the available space could be categorised into three main functions: teaching, research and core admin. Further details of the groups and the users consulted can be found within section 1.3 engagement & consultation.



User group structure

### 1.2.4. PROJECT TEAM

During RIBA Stage 3 and as part of the preparation for the planning application the project team has grown to incorporate further specialist input. The current structure follows the below diagram.



Design team structure

1.2.5. SITE

The new Oxford Institute of Digital Health (OIDH) will be located in one of the most prestigious sites in Oxford – the Radcliffe Observatory Quarter (ROQ).

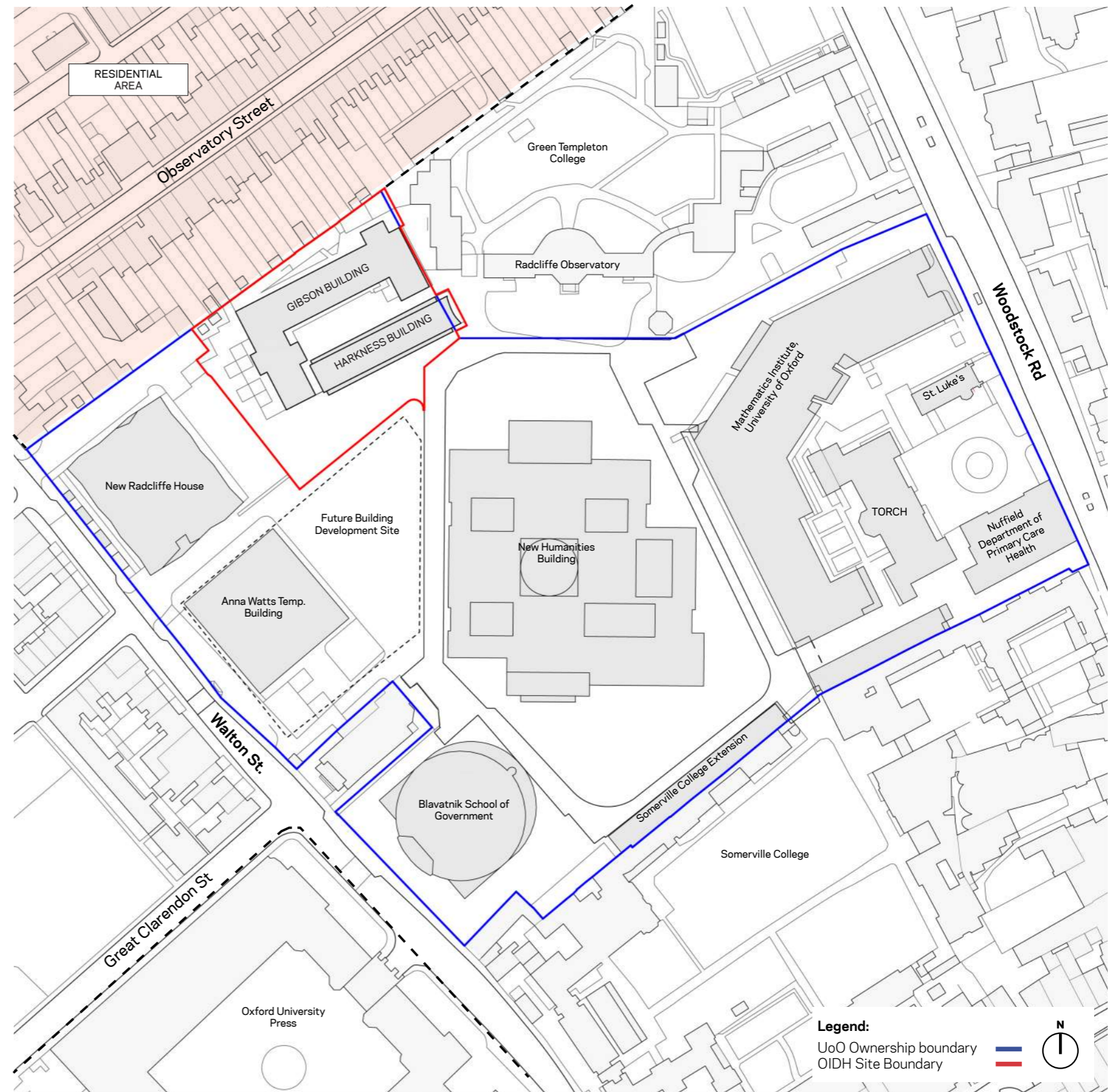
Given the status of the site the proposal will take into account the unique historical surroundings, which include the Radcliffe Observatory, and other existing neighbouring buildings. Coordination of the OIDH will need to be undertaken with two new developments - the Schwarzman Centre for Humanities and the new Informatics building (which will replace the temporary Anna Watts building). Due to the complexity of the site and the presence of multiple new and existing developments, careful coordination is essential to ensure that the buildings interface successfully

1.2.6. USE OF EXISTING GIBSON AND HARKNESS BUILDINGS

The Gibson and Harkness Buildings are situated in the northern part of the ROQ site are the focus of the proposal, which aims to utilise and refurbish them. By taking into account the evolving historical context of the site it strives to create a new exemplary environment for teaching and research while maximising the usable area of the buildings. The goal is to merge the two buildings and create a new state-of-the-art building that promotes collaboration, integrates digital technology, and unifies academic disciplines. and create a successful urban realm.



Existing Gibson and Harkness Buildings



Site - Radcliffe Observatory Quarter (with proposed Humanities Building)

### 1.2.7. COURTYARD

A key intervention will be re-purposing the currently underutilised courtyard between the two buildings to create a new covered courtyard, or atrium, that connects and serves as a hub for the building. By covering this area and dedicating it to active circulation, the two buildings will regain space for research and teaching. Additionally, this presents an opportunity to enhance connectivity between the buildings both vertically and horizontally, promoting interaction and collaboration while also being legible and easily navigated.

### 1.2.8. FACADES RE-CLADDING / REPLACEMENT

To improve their aesthetics and comply with current regulations, the existing façades of the buildings will need renovation, including meeting the university's aspirations for Enerphit certification. The primary focus has been on the south facade, which is the main entrance and the most prominent elevation that will visually unify the two buildings by adding a new elevation and removing the existing stairwell to the Harkness Building to enhance views of the observatory. The Existing Gibson Building's brick facades will remain with insulation lined internally to improve the thermal performance. The existing brickwork will be made-good where necessary.

### 1.2.9. ROOF AMENDMENTS

Due to updated standards, there will be a necessity for new mechanical plant facilities to cater to the building's requirements. Currently, the Gibson's plant is located beneath its sloped roof, and it is proposed that the new equipment will be situated in the same area. However, due to the increased size of the new plant, adjustments to the existing roof profile will be required to accommodate them. These adjustments present an opportunity to eliminate the existing dormer on the Gibson roof, enhancing the building's appearance from neighboring residences. Additionally, the new courtyard roof will seamlessly merge with the Harkness roof to create a cohesive and unified structure, taking into account perspectives from the Radcliffe Observatory.

For further information on the existing Gibson and Harkness Buildings and the opportunity and constraints for the design please refer to section 3 - Existing Building Analysis



Indicative Visual - Enclosing the courtyard to create a Hub



Indicative Visual - South Facade Treatment

### 1.3 PLANNING POLICY CONTEXT

#### 1.3.1. PROJECT LOCATION

As part of this planning application for the new OIDH, the Planning Statement (submitted as stand alone supporting information) details the planning policy context for the site and the proposed development, with a short summary provided here.

#### 1.3.2. LOCAL PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs Local Planning Authorities to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

The adopted statutory Development Plan for Oxford City Council comprises The Oxford Local Plan 2016-2036, which was adopted in June 2020.

#### 1.3.3. OTHER MATERIAL CONSIDERATIONS

Material considerations also include national policy, which is primarily expressed through the National Planning Policy Framework (NPPF) and national Planning Practice Guidance, as well as additional guidance produced by the Council in the form of Supplementary Planning Documents (SPDs) and Technical Advice Notes.

The table to the right summarises the policies and supporting documents that inform the application.

Particular attention has been paid to requirements defined in Policies DH1 and DH3 of the Local Plan, and the design checklist included in policy DH1. The design section of this report highlights where those policies had particular impact on the design process and proposals.

	NPPF (Paragraphs)	Local Plan 2036	Other planning documents
<b>Principle/ Universities</b>		S1 (Presumption in favour of sustainable development) H5 (Development involving the loss of dwellings) H8 (Provision of new student accommodation) H9 (Linking the delivery of new/redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation) SP54 (Radcliffe Observatory Quarter)	
<b>Design</b>	124-132	DH1 (High quality design) DH2 (Views and High buildings) DH7 (External Servicing)	Technical Advice Note: Sustainable Design and Construction
<b>Heritage</b>	193 - 196, 200	DH3 (Designated heritage assets) DH4 (Archaeological Remains)	
<b>Natural Environment</b>	170-177	G1 (Protection of green and blue infrastructure) G2 (Protection of biodiversity and geo-diversity) G7 (Protection of existing green infrastructure) G8 (New and enhanced green and blue infrastructure)	Technical Advice Note: Biodiversity Oxford Urban Forest Strategy
<b>Environmental</b>	148-165 178-183	RE1 (Sustainable design and construction) RE2 (Efficient use of land) RE3 (Flood risk management) RE4 (Sustainable and foul drainage, surface and groundwater flow) RE6 (Air quality) RE7 (Managing the impact of development) RE8 (Noise and vibration) V8 (Utilities)	Technical Advice Notes: Energy Statement & Waste Storage
<b>Transport</b>	102, 110	M1 (Prioritising walking, cycling and public transport) M3 (Motor Vehicle Parking) M4 (Provision of Electric Charging Points) M5 (Bicycle parking)	Technical Advice Note: Car and Bicycle Parking

The table above summarises the policies and supporting documents that inform the application



### 1.4 ENGAGEMENT & CONSULTATION

This section provides an overview of the wide-ranging consultation efforts throughout the current design phase. This illustrates the collaborative approach involving multiple stakeholders that has informed the design of the OIDH.

Stakeholders have been consulted through a mixture of meetings, workshops, presentations, and hand-outs. Stakeholders include future building users such as researcher groups, teaching groups, staff, future students, representatives from the town planning authorities, and neighbours.

The Statement of Community Involvement (SCI) (submitted within the planning statement) provides further detail including feedback received and how the design has been

developed to address concerns and suggestions.

The table below provides an overview of key consultation events that have been undertaken during the design stage leading up to submission of the planning application.

#### 1.4.1. UNIVERSITY OF OXFORD STAKEHOLDERS

##### STAKEHOLDER GROUPS

The design process has been collaborative and has included a comprehensive schedule of meetings and design workshops with a number of project stakeholders, both within and outside the University, with university senior user groups taking an active role in the development of the design proposals. The university user groups can be summarised in the following way:

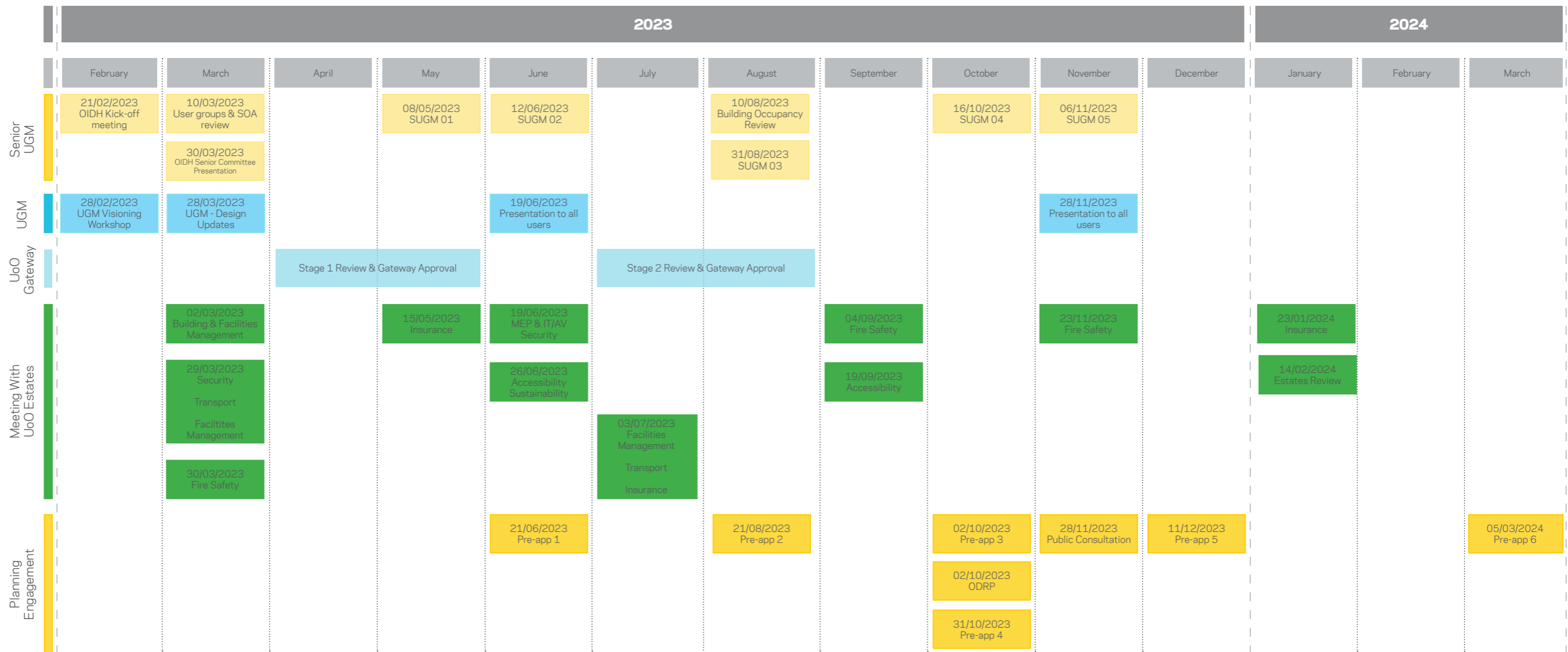
- Senior User Group - Formed of the project SRO and head of department alongside the department's Head of

Administration and Finance

- User Groups - departmental researchers & academic staff, building management and administration.
- Estates / Support - teams including Security, Safety Office, and Disability Advisory. Engagement by the client group has helped to shape the final design proposals and guide the design team, and the composition and structure of the user groups was developed throughout the project stages.

##### STAKEHOLDER CONSULTATION SCHEDULE

A matrix of consultation sessions including rounds of meetings was established at the beginning of each RIBA stage, aligned to the development timeline of the design (see example below). A pattern of meeting with the Senior user group, followed by engagement with the User Group and Estates teams was developed to ensure all user requests were addressed within the final design outcomes.



Stakeholder consultation schedule during the phases

### 1.4.2. WIDER STAKEHOLDER CONSULTATION

In parallel to the University user consultation sessions, a number of wider stakeholder consultation events were held. This included sessions with stakeholders external to the University, as well as consulting building neighbours and other University projects. The key sessions within this are listed below.

#### OXFORD CITY COUNCIL

The project team has discussed the proposals with Oxford City Council as part of the pre-application process. The following pre-application meetings have been held with officers at Oxford City Council between June 2023 and March 2024:

- 21st June (2023)
- 23rd August
- 2nd October
- 31st October
- 11th December
- 05<sup>th</sup> March (2024)

Minutes of each meeting have been agreed with officers and the design has developed in response to feedback received at these meetings.

#### OXFORD DESIGN REVIEW PANEL (ODRP)

A design workshop was held with the Oxford Design Review Panel on 2nd November 2023. The workshop included a site visit and presentations by the design team and local authority. A written report was received on 15th November 2023. The design team have considered the recommendations of the design panel as part of the pre-application process.

#### PUBLIC CONSULTATION

A public consultation event was held at St Luke's Chapel between 4 and 7 pm on Tuesday 28th November 2023. This event provided the chance for staff and students and members of the public to learn about the proposals in greater detail and ask the project team any questions. A feedback form was provided for attendees to fill out on the day or following the event. The proposals were also available to view on the University Estates website. Feedback was generally positive, with the majority of people commenting that the proposals will enhance the existing buildings and their setting.

Further information about engagement can be found within the planning statement under the SCI section.



Early stage visioning workshop with users



Example public consultation boards



Public consultation session



On site material review with OCC March 2024



## **2 SITE AND CONTEXT**

- 2.1 Site Location & Context
- 2.2 Site History
- 2.3 Site Analysis
- 2.4 Site Opportunity & Constraints

2.1 SITE LOCATION & CONTEXT

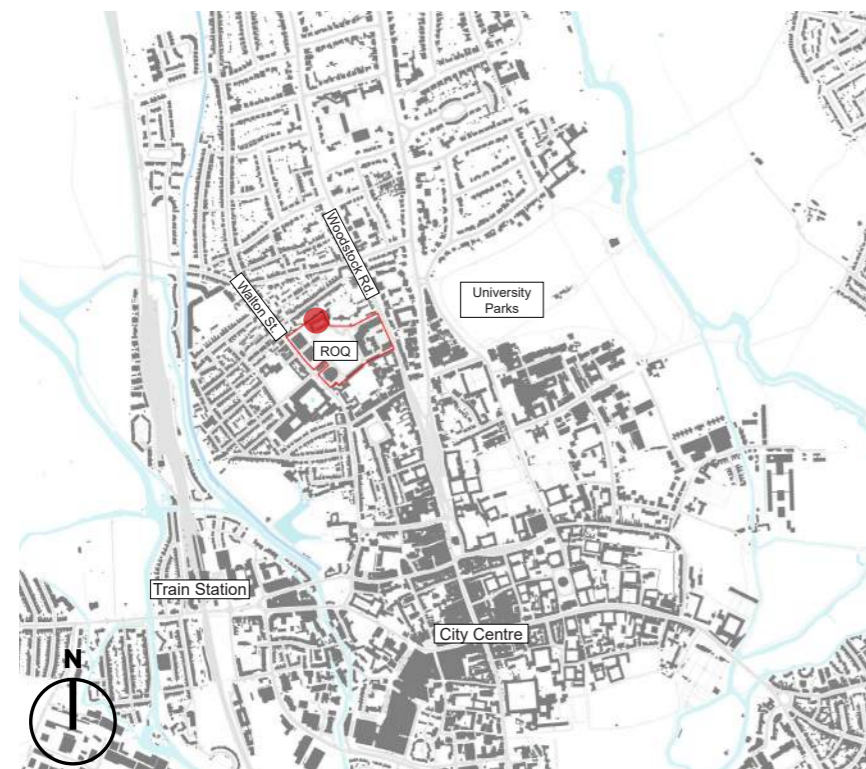
2.1.2. SITE CONTEXT

The future location of the new Oxford Institute for Digital Health (OIDH) is located within the Radcliffe Observatory Quarter (ROQ), centrally positioned in North Oxford. The OIDH will be situated on the grounds of the existing Gibson and Harkness buildings, which will be preserved and re-purposed as part of the OIDH project.

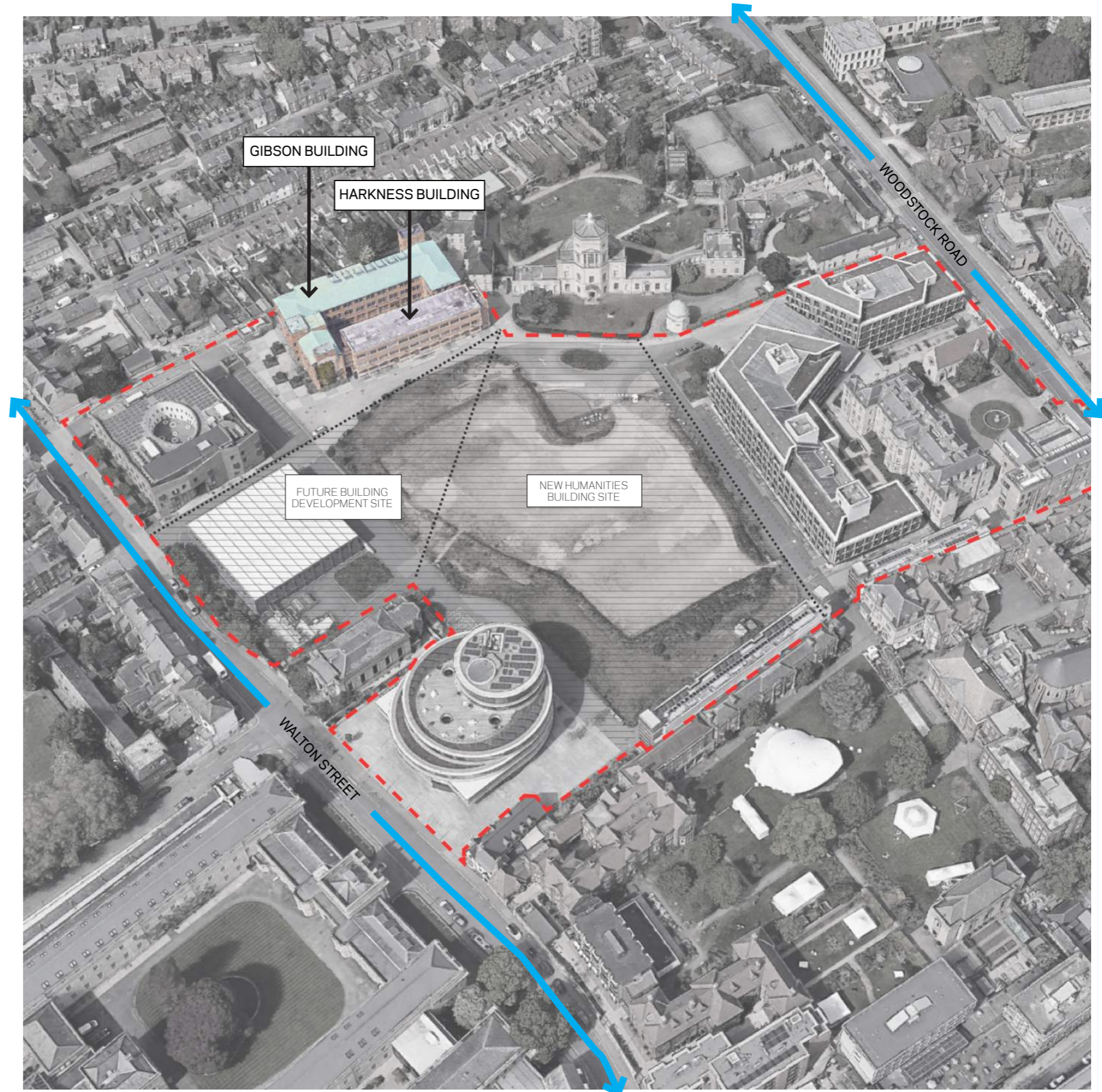
The renowned Grade I listed Radcliffe Observatory, after which the quarter is named, is positioned to the north of the site. To the centre, the OIDH site neighbours the construction site for the new Schwarzman Centre for the Humanities. Northern boundaries consist mainly of residential properties facing Observatory Street and Green Templeton College.

The ROQ is delineated by Woodstock Road to the east, a significant thoroughfare leading into Oxford. This road, with excellent public transport and cycling connections, facilitates easy accessibility through alternative transportation methods. To the east, Somerville College forms the boundary, while to the west lies Walton Street, along with a cluster of shops and dining establishments.

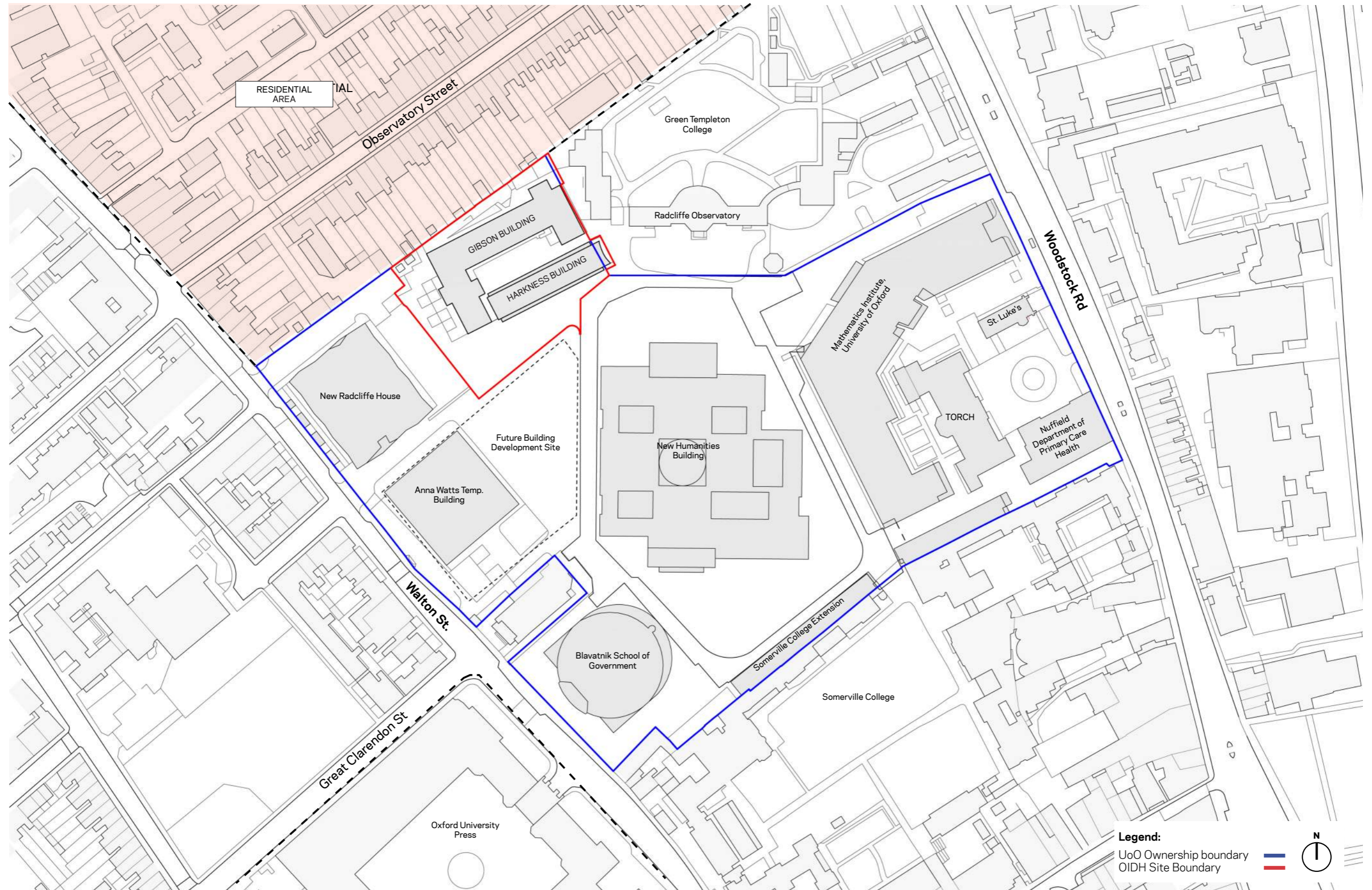
□ Radcliffe Observatory Quarter ● OIDH Site



OIDH Site in Oxford Context



Existing Harkness & Gibson Building in the ROQ Context

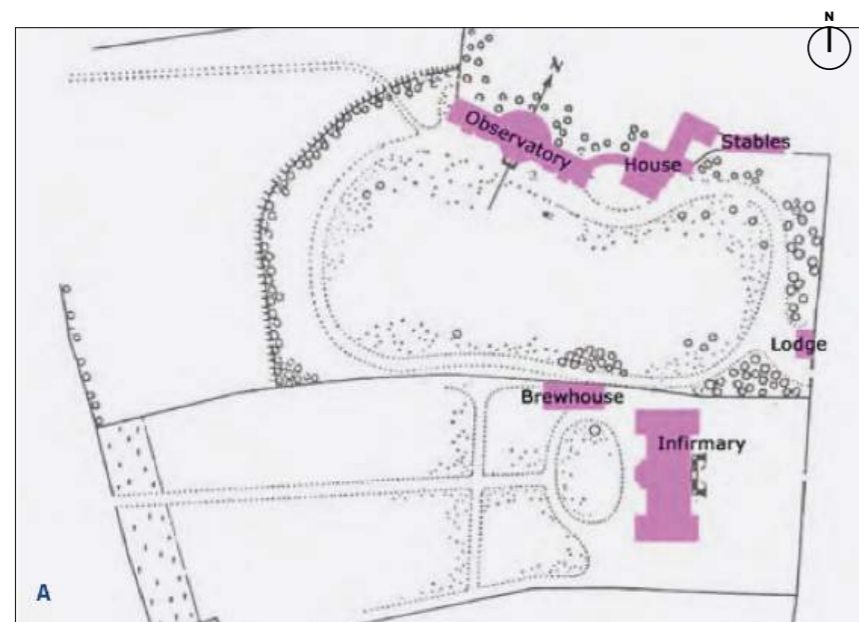


Existing Harkness & Gibson Building in the ROQ Context

2.2 SITE HISTORY

2.2.1. SITE DEVELOPMENT

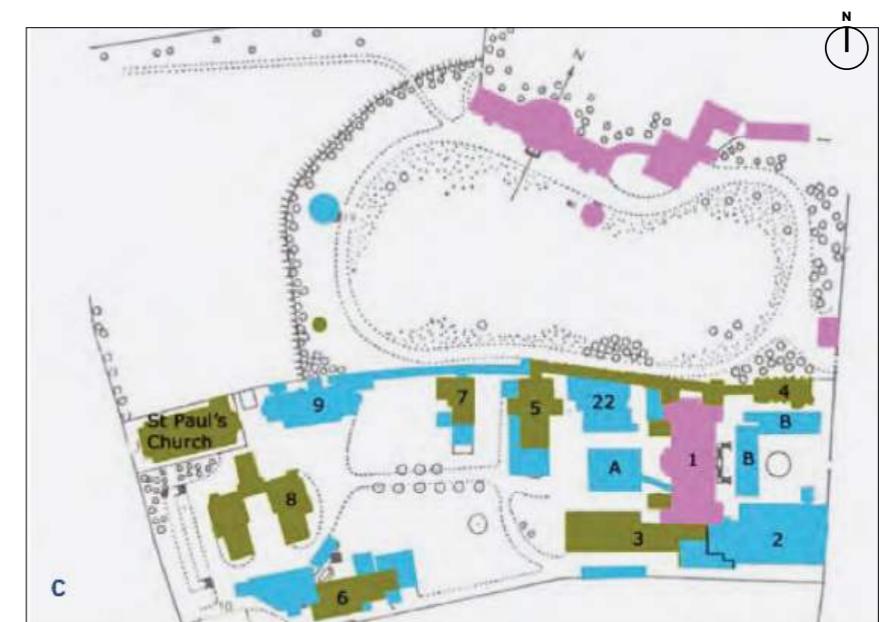
The ROQ (Radcliffe Observatory Quarter) was occupied by the NHS as a working hospital since the mid 20th Century (previously the Radcliffe Infirmary hospital site), and was vacated on 2nd February 2007. The buildings dated from the 1770s to the 1970s. The lack of an overall masterplan for the site meant it was confused and difficult to navigate. The ROQ was acquired by the University of Oxford in 2003 for the development of a new campus, consisting of high quality teaching and research facilities.



1775



1875



1924



1939



1970

KEY TO BUILDINGS

- |                          |                                     |
|--------------------------|-------------------------------------|
| 1. Radcliffe Infirmary   | 15. Symmond's Ward                  |
| 2. Outpatients' building | 16. Open Ward                       |
| 3. Accident Ward         | 17. Children's Ward                 |
| 4. St Luke's Chapel      | 18. ENT Ward                        |
| 5. Fever Ward            | 19. Medical Block                   |
| 6. Laundry and Boiler    | 20. Theatres                        |
| 7. Children's Ward       | 21. Nuffield Department of Medicine |
| 8. New Fever Wards       | 22. New Operating Theatre           |
| 9. Mens's Ward           | 23. Canteen and Surgical            |
| 10. Lift                 | 24. Pharmacy                        |
| 11. Maternity Hospital   | 25. WHTS Lecture Theatre            |
| 12. Nurses Home          | 26. Harkness Building               |
| 13. Operating Theatre    | 27. Towler Building                 |
| 14. Cronshaw Ward        | 28. Department of Ophthalmology     |

2.2.2. MASTERPLAN EVOLUTION

In order to ensure a cohesive campus is delivered, the University has gone through a number of masterplan exercises to find the best spatial solution for the ROQ site, and support this vision as the University's needs develop:

- 2008 Viñoly Masterplan
- 2008 Turnberry Masterplan Summary, endorsed by Oxford City Council
- 2011 Development Framework, adopted by University of Oxford
- 2017 Shephard Epstein Hunter Masterplan Review, exploring plot boundaries and accommodation of Humanities Building (following Humanities Pre-Feasibility Study 2016) and options for the Information Services Building.

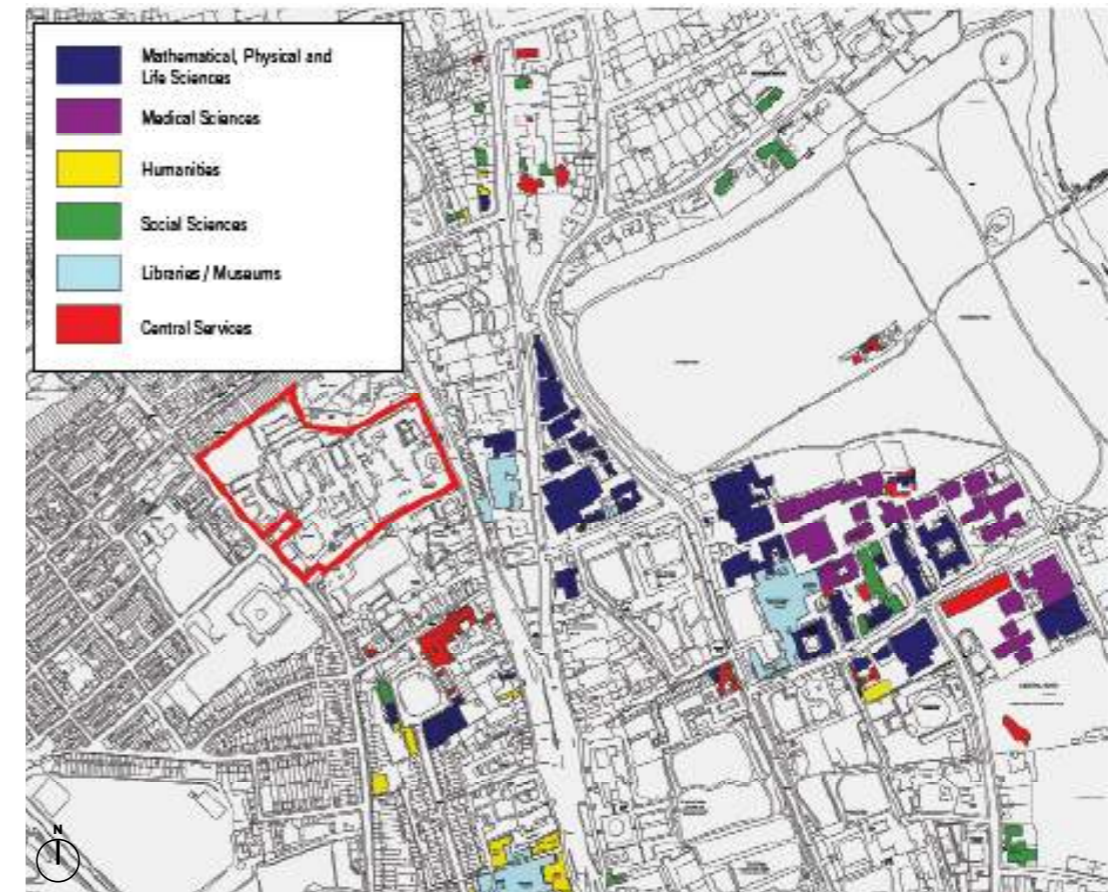
2.2.3. COMPLETED AND PROPOSED BUILDINGS

The ROQ has already seen the development of the following buildings:

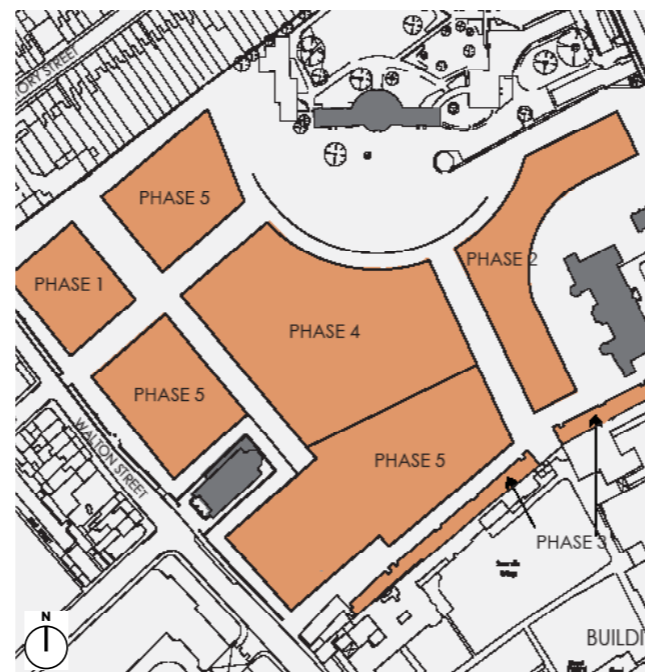
- Andrew Wiles Building / Mathematical Institute (new construction) Block A
- The Radcliffe Infirmary, St. Luke's & Outpatients Buildings (refurbishment) - Blocks B1, B2 & B3
- The Jericho Health Centre (new construction) - Block J
- The Blavatnik School of Government (new construction) - Block L
- Somerville College to the south/south east - new student accommodation and teaching and library archive facilities (new construction) - Block E1/E2.

There are also proposals for new buildings on the site which are currently in progress:

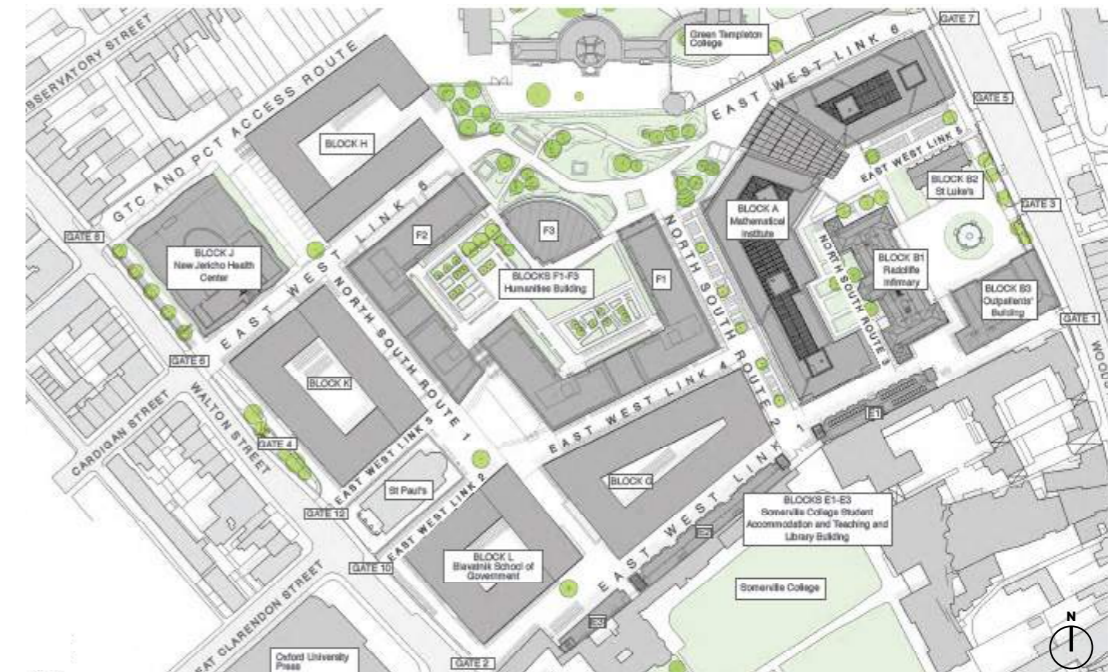
- The Stephen A. Schwarzman Centre for the Humanities (under construction) Blocks F1, F3, & G
- Future Development Site (early stage design) Blocks K & F2. Replacement of the Temporary Anna Watts Building.



The plan, extracted from the 2008 Masterplan, illustrates University buildings by academic division. The Radcliffe Observatory Quarter is outlined in red and displays Radcliffe Infirmary Hospital buildings, as were present pre 2007.



Plot/phasing plan - extract from 2008 Masterplan



ROQ Masterplan - Extract from 2011 Development Framework report

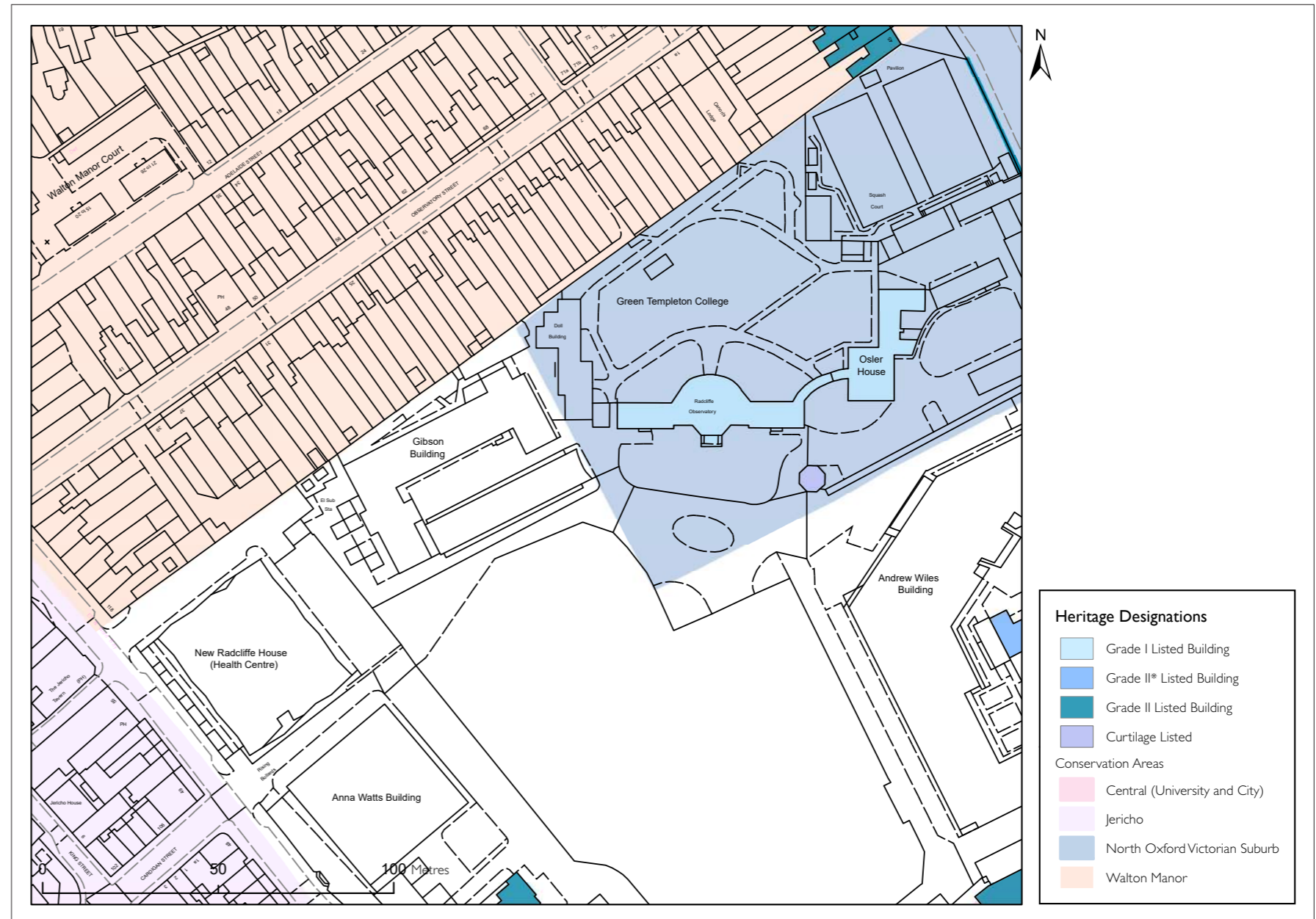
2.2.4. BUILT HERITAGE DESIGNATIONS

The Gibson and Harkness Buildings are not directly subject to any heritage designations but are directly located adjacent to several designation boundaries. This includes:

- The Walton Manor Conservation Area immediately to the north;
- The North Oxford Victorian Suburb Conservation Area immediately to the east (and potentially overlapping the far edge of the site boundary);
- The Jericho Conservation Area a short distance to the west; and
- The setting of the Grade I listed Radcliffe Observatory, including the separately Grade I listed Observer’s House and curtilage listed rotunda/heliometer.

2.2.5. STATUTORY REQUIREMENTS

Conservation areas and listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. National and local planning policies recognise that changes to other buildings or sites within the vicinity of a heritage asset can affect the special interest of that asset. External and landscaping proposals developed for the Institute of Digital Health must therefore demonstrate due consideration of the character and special interest of the neighbouring heritage assets, in line with the requirements of the National Planning Policy Framework and policies DH1-7 of the Adopted Oxford Local Plan 2036.



Heritage Designation Plan



The Observatory from the Southeast (History of the University of Oxford R. Ackermann 1814)



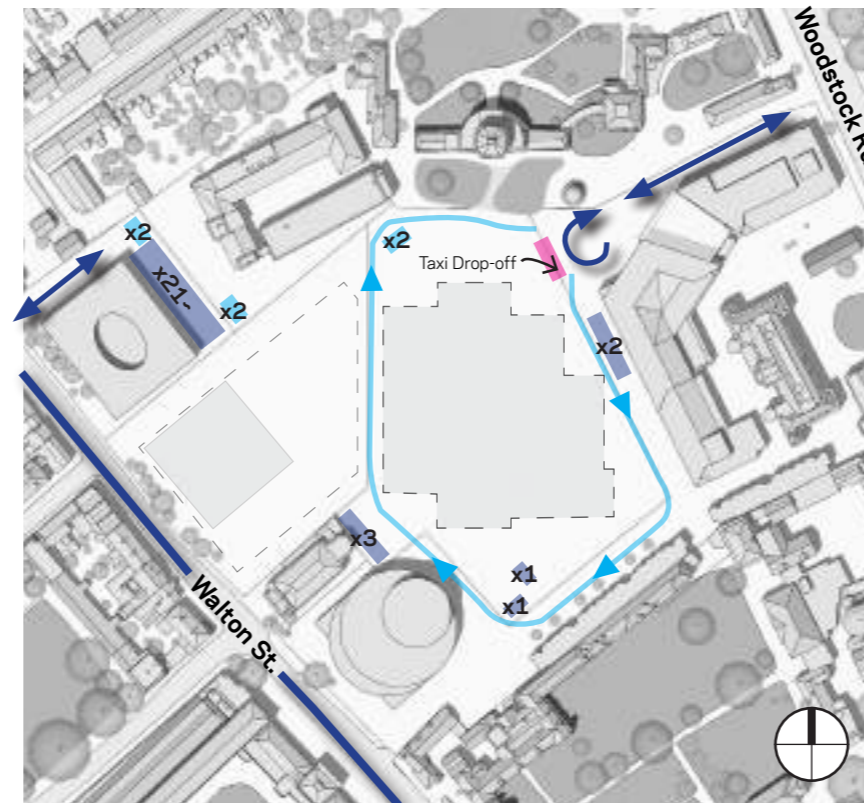
Grade 1 listed Radcliffe Observatory Building



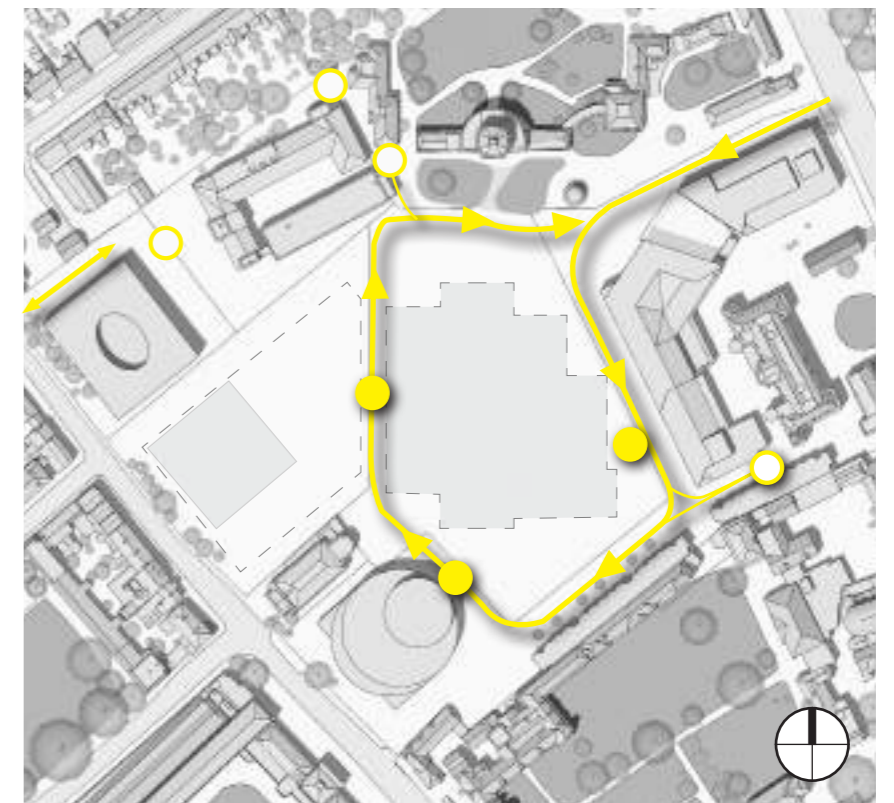
2.3 SITE ANALYSIS

2.3.1. SITE ACCESS

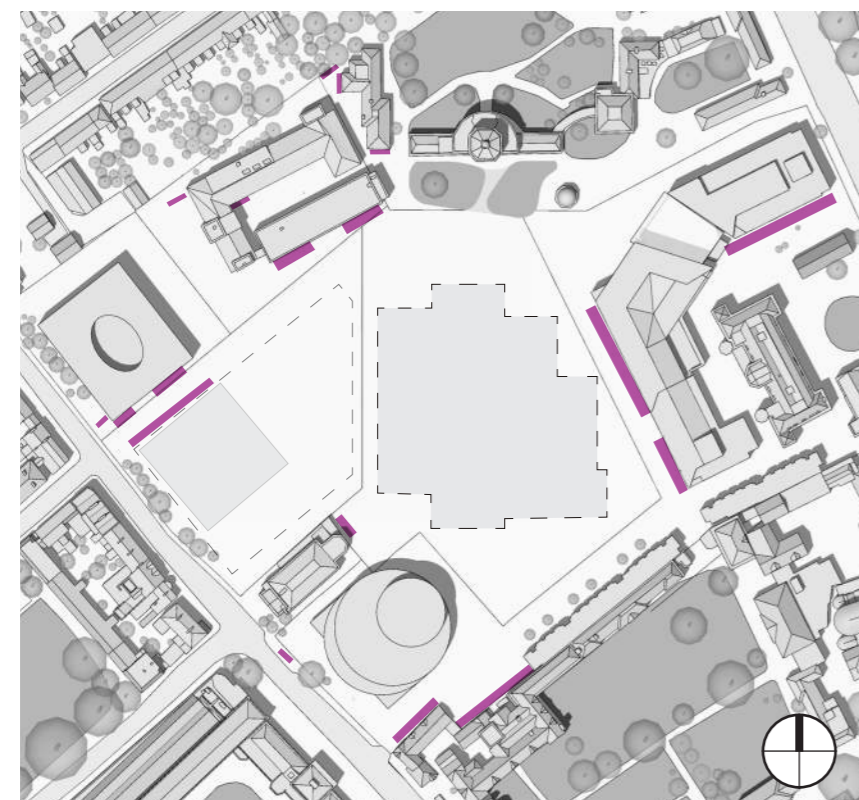
The following diagrams show the principle access points and routes for vehicles, pedestrians and cyclists to the wider ROQ campus. These diagrams show both the existing means of access for buildings already in place on the campus, as well as the future proposals for the campus, once the Humanities building and public realm works have been completed.



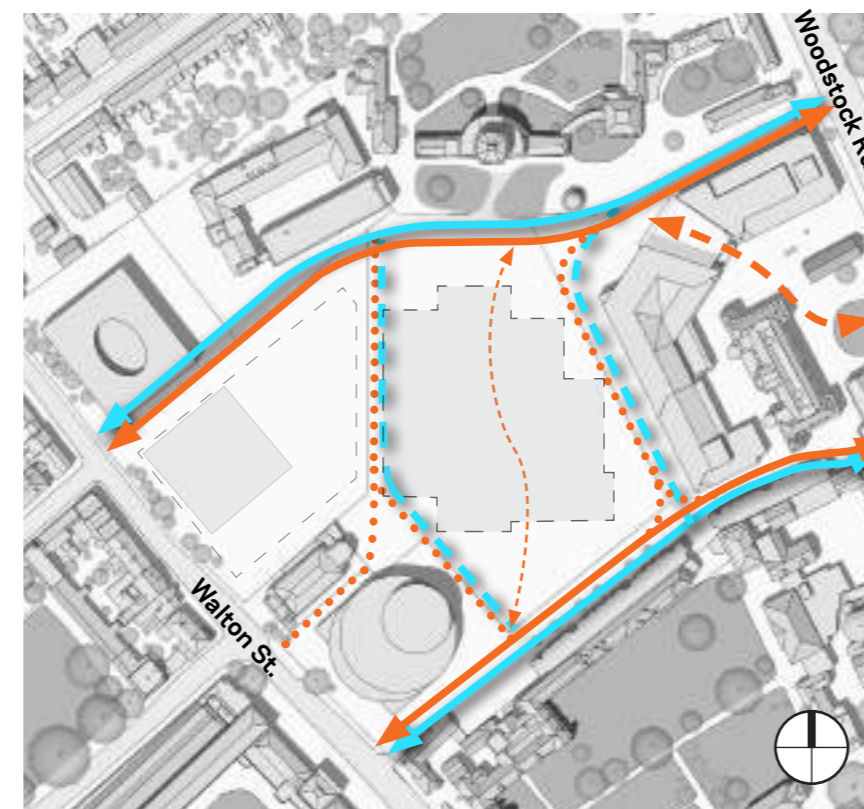
Vehicular Access      Route ———      Parking ■      Disabled parking ■



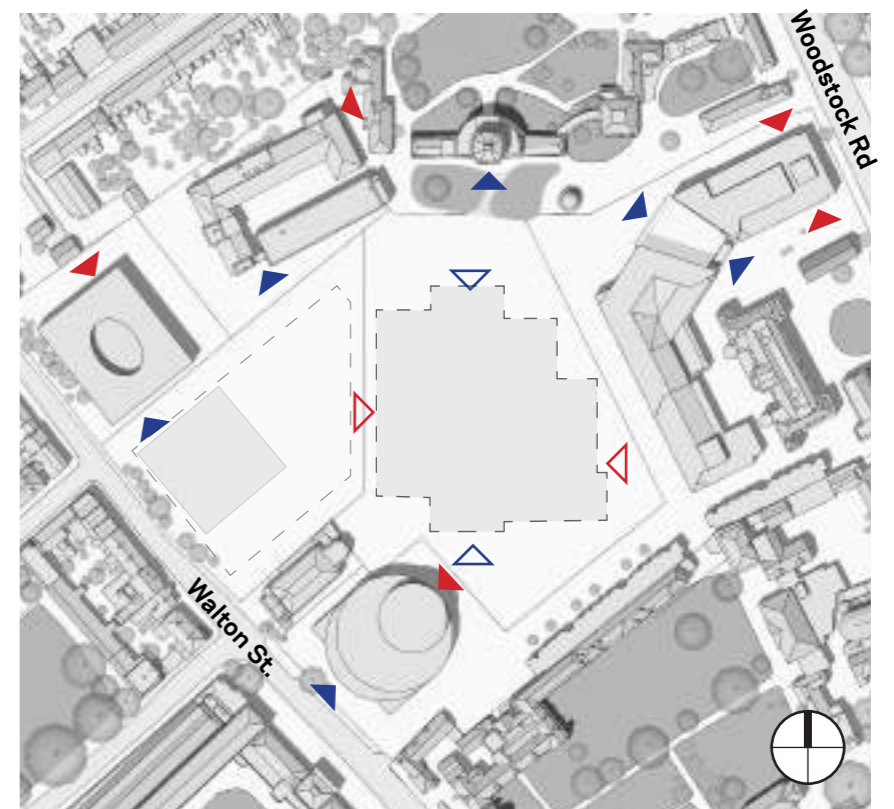
Refuse & Large Deliveries      Route ———      Service Points ●



Site-wide Cycle Parking      Existing ■

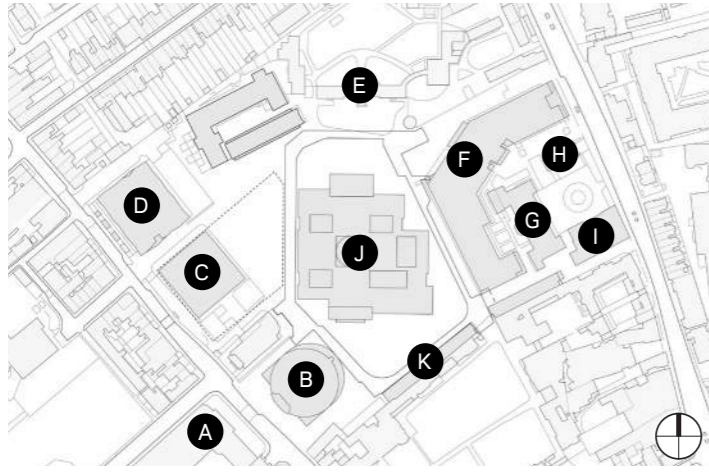


Pedestrian and Cycle Access      Pedestrian ———      Cycle ———



Surrounding Building Entry      Main / Pedestrian ▼      Service ▼

2.3.2. LOCAL CHARACTER



A Oxford University Press Building



B The Blavatnik School of Government



C The Anna Watts Building (Temp).



D New Radcliffe House



E The Radcliffe Observatory



F The Andrew Wiles School of Mathematics



G T.O.R.C.H Building



H St. Luke's Chapel



I Primary Care Building



J Proposed Humanities Building



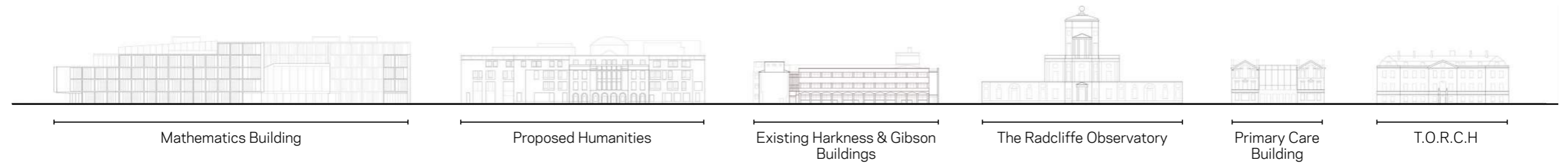
K Somerville College

### 2.3.3. HEIGHT STRATIFICATION STUDIES

By reviewing the buildings in the immediate context, a discernible pattern emerged, revealing shared characteristics in terms of scale and articulation. By unfolding the primary elevations of these buildings and aligning them side by side, a consistent trend emerged where the ground floor was expressed as one cohesive element, distinct from the treatment of the upper floors.

This uniformity was evident across all buildings, except for the Radcliffe Observatory, which diverged by breaking down its design into three distinct elements. This difference draws attention to the Observatory, highlighting its unique and distinctive features amidst its surroundings.

It's noteworthy that, despite variations in scale, the height remains relatively consistent in the area, with no building surpassing four to five stories.



Comparison of scale and articulation of adjacent building frontages

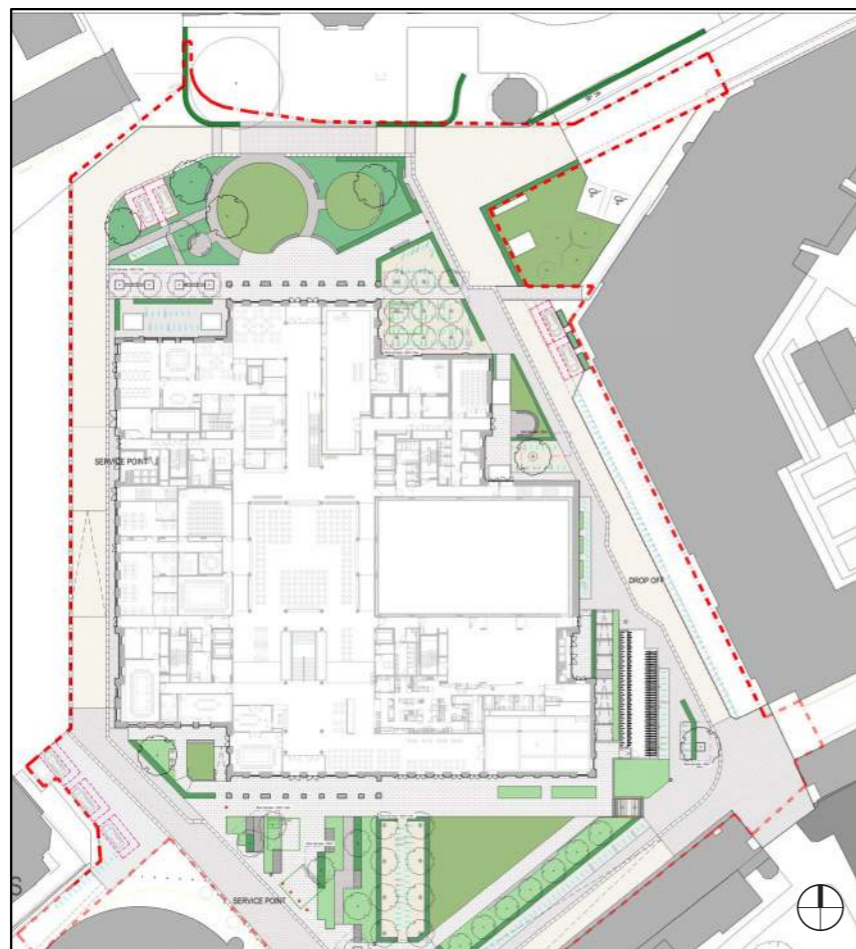


Close-ups with articulated levels highlighted for comparison

2.3.4. PROPOSED HUMANITIES BUILDING

A comprehensive analysis was conducted to ascertain the potential implications of the new Humanities building (currently in construction) on the new OIDH project. This examination was prompted by concerns raised during the planning process and by ODRP, particularly regarding the future external interfacing of the two buildings.

Further consideration was also made around the logistical coordination required for OIDH's and Humanities concurrent construction too.



Key:

- Stone
- Brick
- Glazing



Stone (Clipsham)



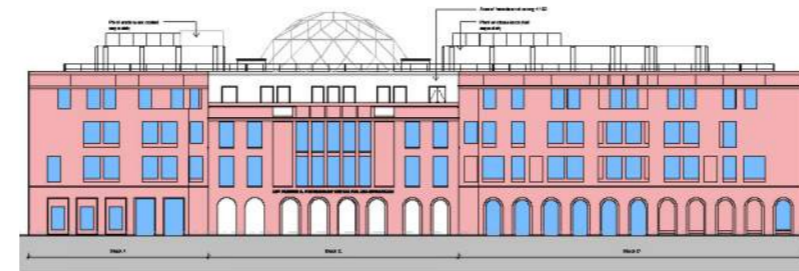
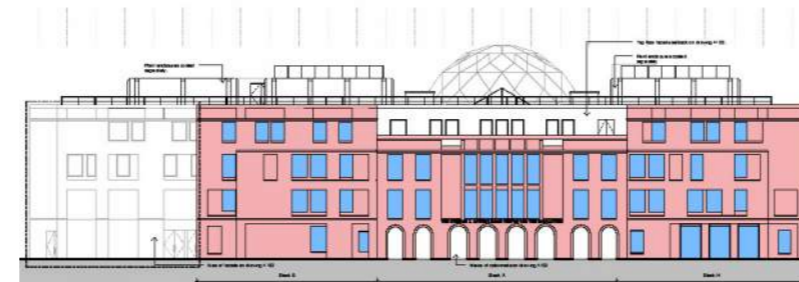
Brick



Metal

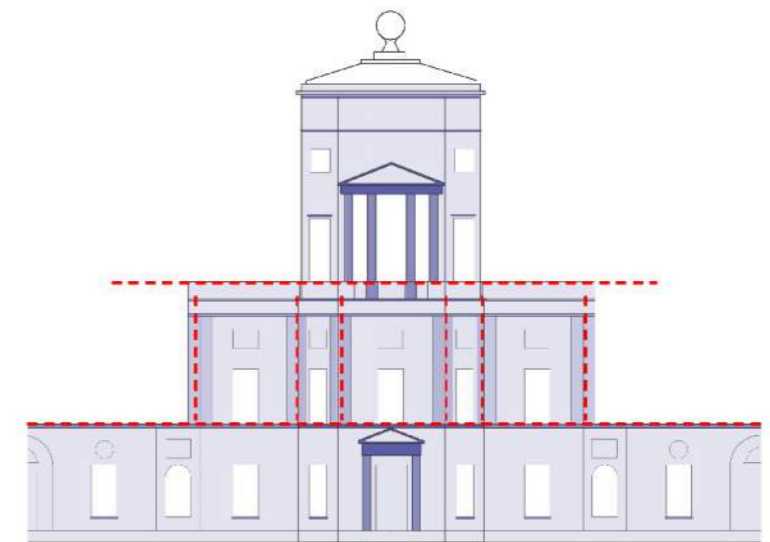
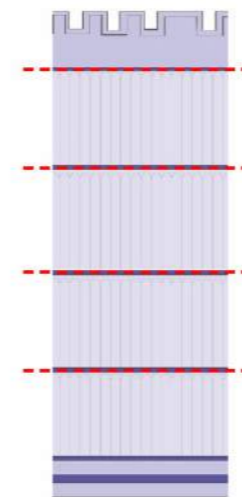
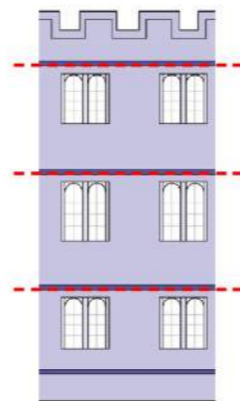
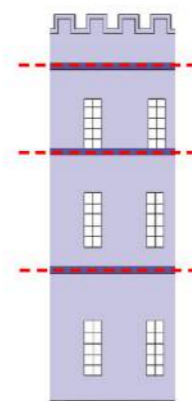
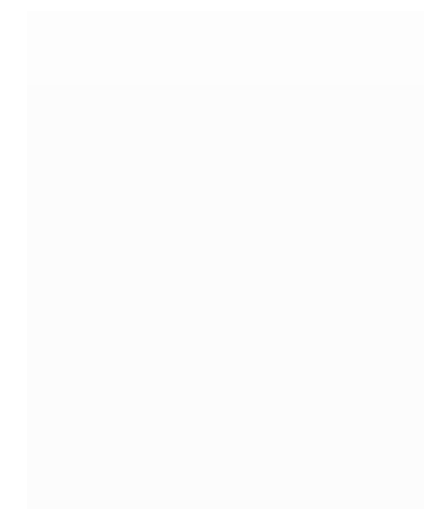
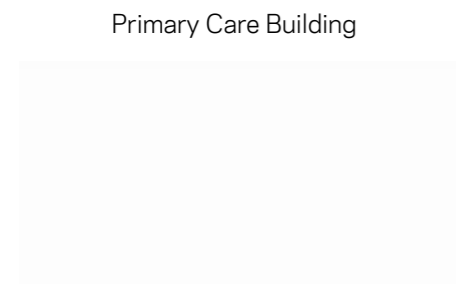
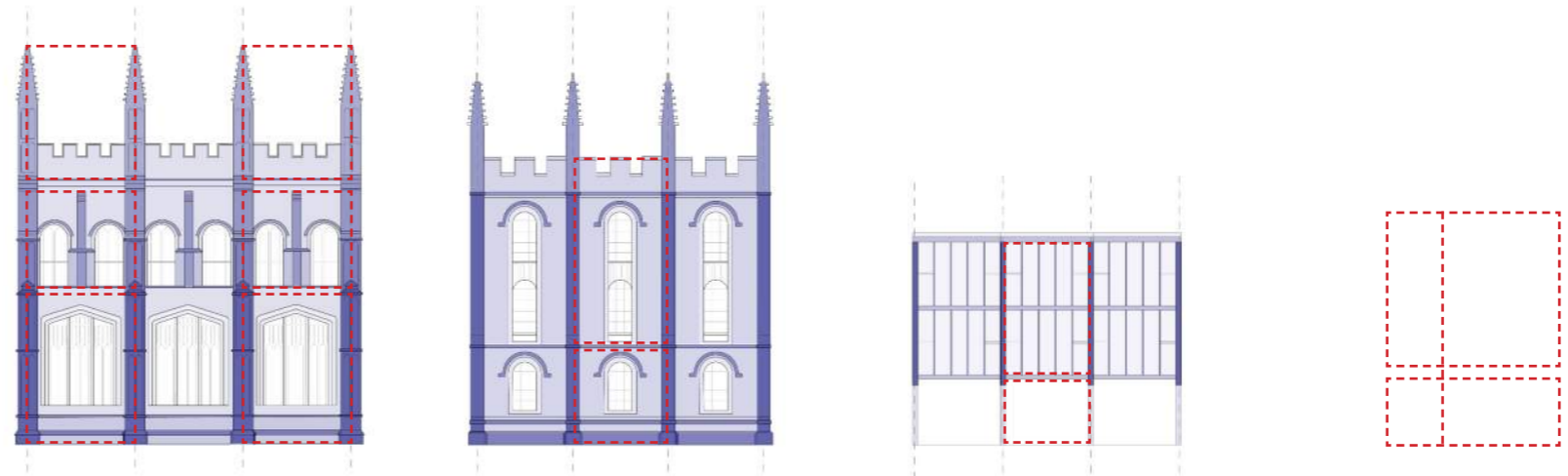


Metal



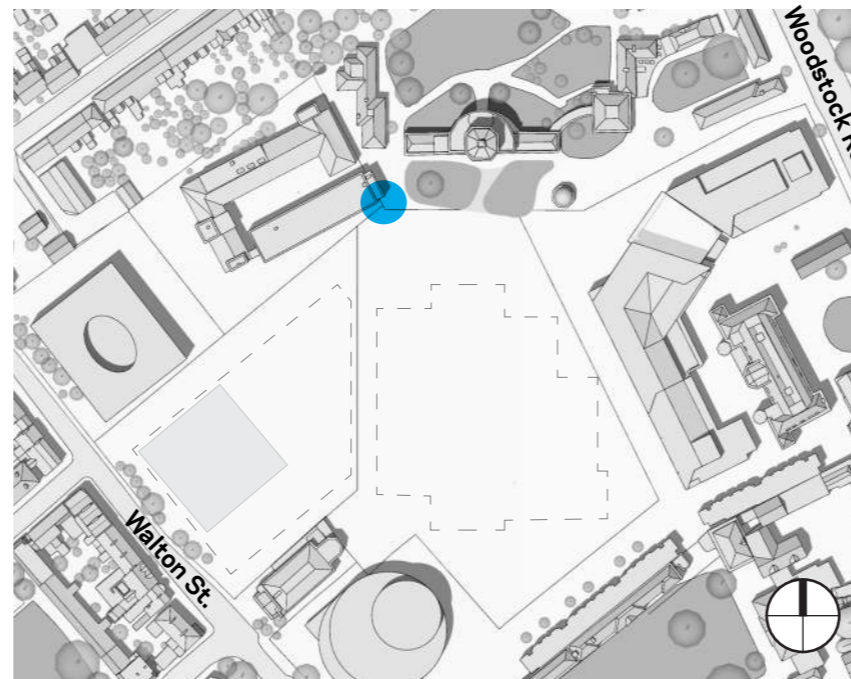
2.3.5. WIDER CONTEXT STUDIES

To inform the external design considerations for OIDH, it was essential to zoom out and examine the broader context of Oxford. An analysis of both historic and contemporary buildings across the city was conducted. Through diagramming various façades, the team delved into key design features, aiming to comprehend how horizontal and vertical articulation contributed to expressing height and scale while also creating depth within the facade itself.



2.3.6. CORNER STUDIES

With the Observatory positioned to the Southeast of the site and the existing proximity and relationship between the new OIDH proposal, careful consideration needs to be given to the corner treatment of the new south facade. The goal is to avoid adding unnecessary bulk and obstructing views of the Observatory upon approaching the building. To guide the design process, the team explored a range of historic and contemporary corner treatments in Oxford, ultimately drawing inspiration from examples like the open corner seen in the designs of Andrew Wiles and St. Anthony's College.

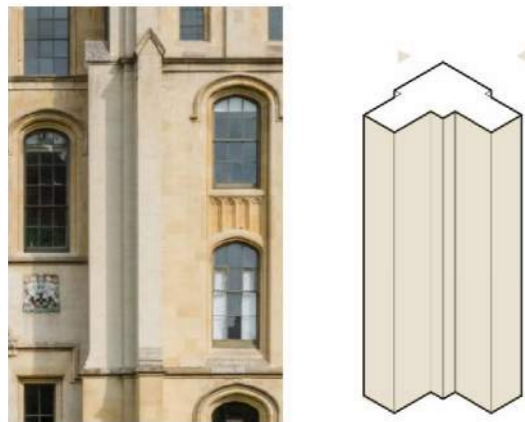


Local Views & Approach

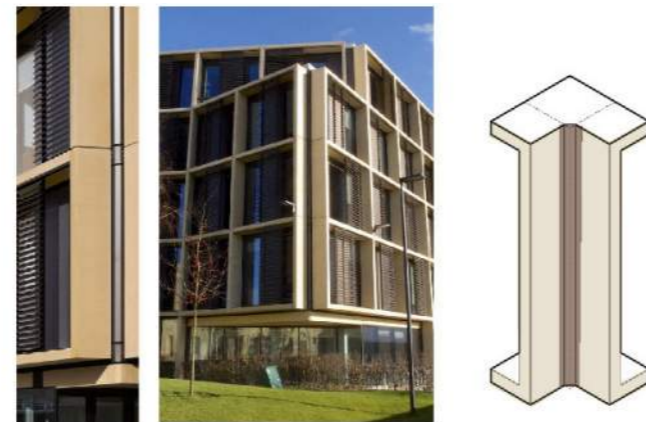


Existing south east corner looking towards the Observatory

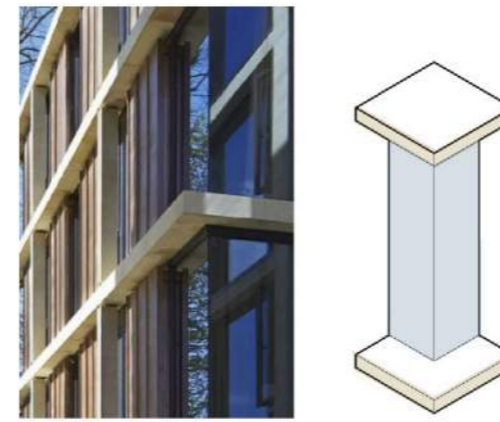
1. All Souls College



2. Andrew Wiles Building



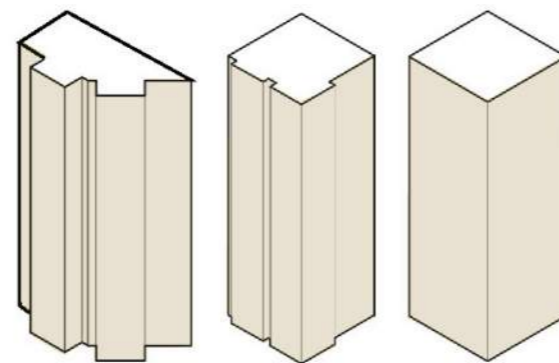
3. St Antony's College



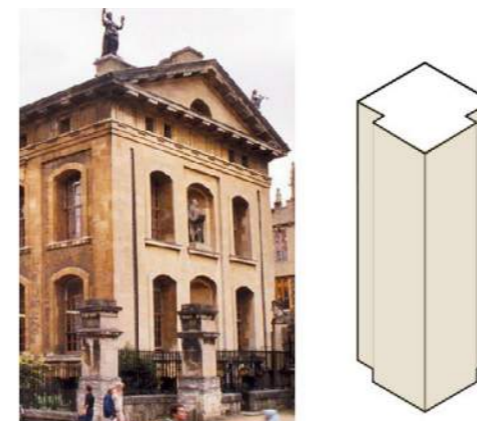
4. Primary Care Building



5. Radcliffe Observatory



6. Clarendon Building



7. Masters Field



Various historic and contemporary corner examples around Oxford

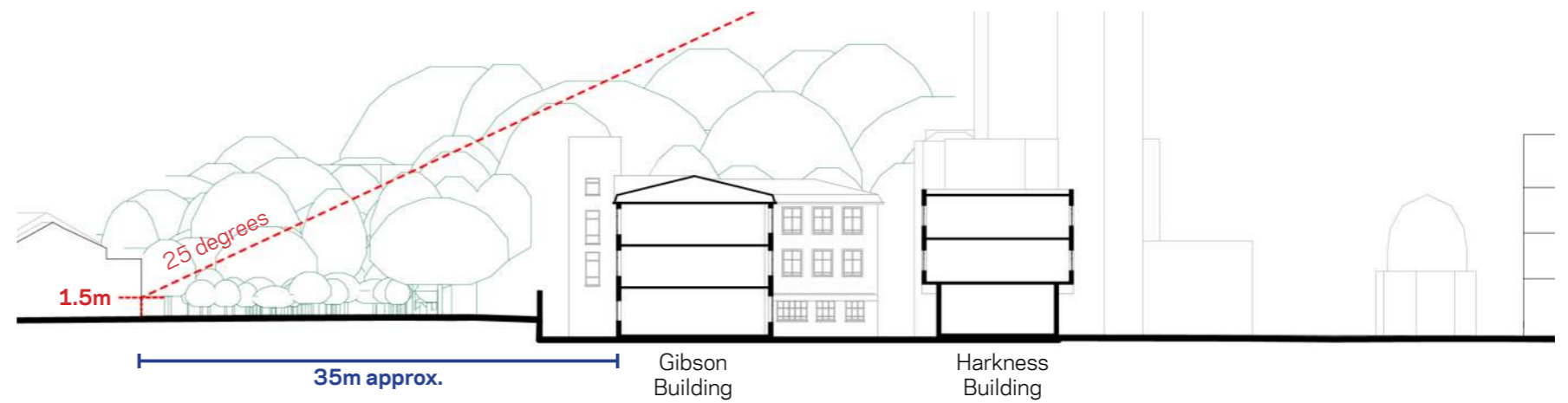
2.3.7. VIEWS FROM OBSERVATORY STREET RESIDENCES

Careful consideration is required when making any modifications to the existing buildings' massing, particularly due to the neighbouring gardens owned by residents on Observatory Street, which form the northern boundary of the site.

An important factor to take into account, as shown in the adjacent illustration, is the visibility of the building from the neighbouring gardens. Any changes made to the facade or roof should carefully consider the current sight lines and aim to minimise any negative impact on the existing views.

Upon initial observation, it appears that the existing Gibson building comfortably meets the 25-degree test, indicating that there should be no concerns regarding the right to light or reduction of daylight for neighbouring properties.

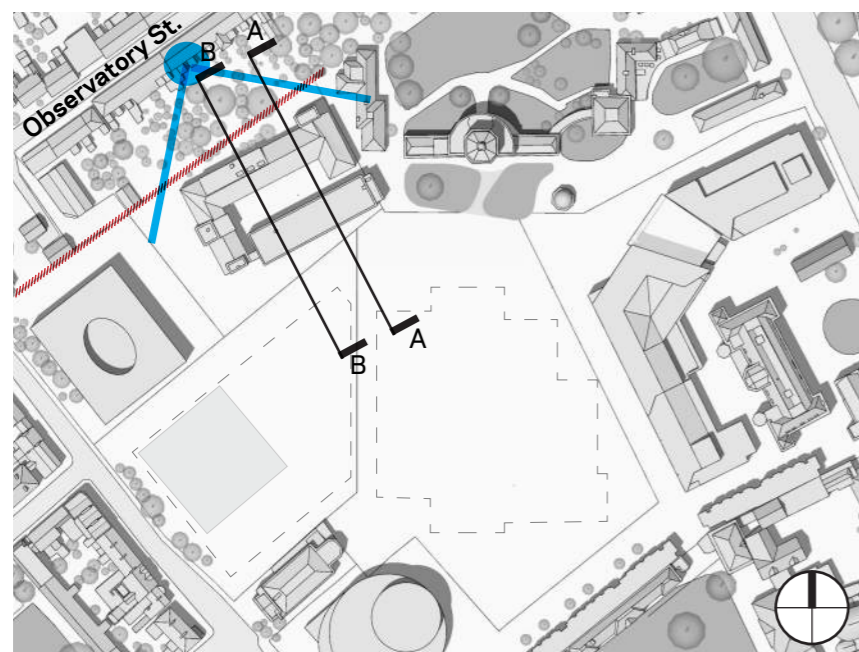
In the sections illustrated adjacent, to the face of the existing Gibson building and the closest wall of the neighbouring properties, there is a distance of approximately 35 meters. It should be noted that this distance may vary along the length of the building, as it is measured from the centre of the site. However, this suggests that the houses are significantly far away. Nevertheless, it is important to consider activities along the facade to minimise any potential overlooking from within the building. Currently, the building is primarily used for office-based research along this particular facade.



Site Section AA Through Existing Pitched Roof



Site Section BB Through Existing Dormer Roof



View From Residences



C - Level 01



B - Level 01



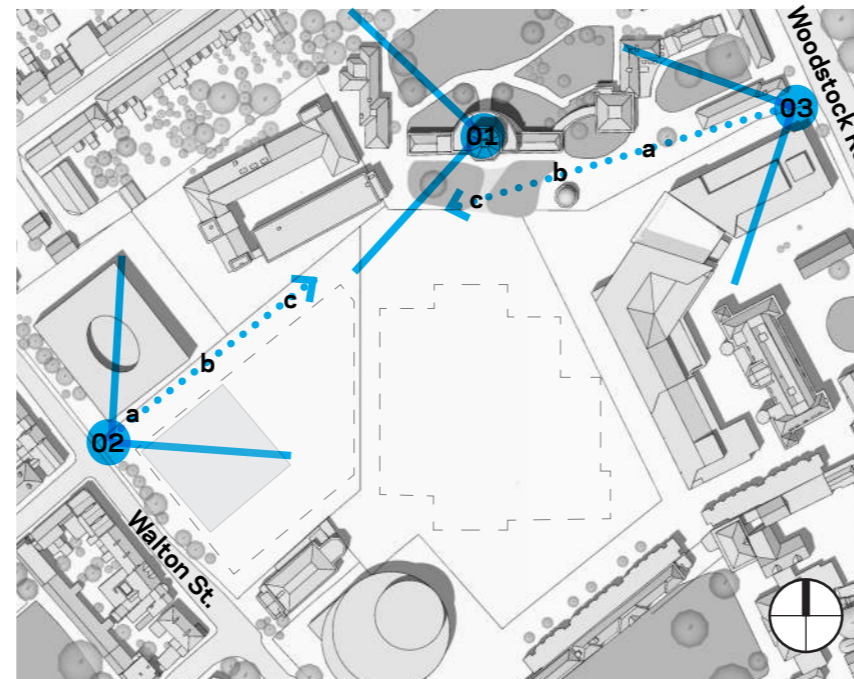
A - Level 01



2.3.8. LOCAL VIEWS

The development of the two existing buildings will need to take into account numerous local viewpoints within the site. The below summarises some of the local views :

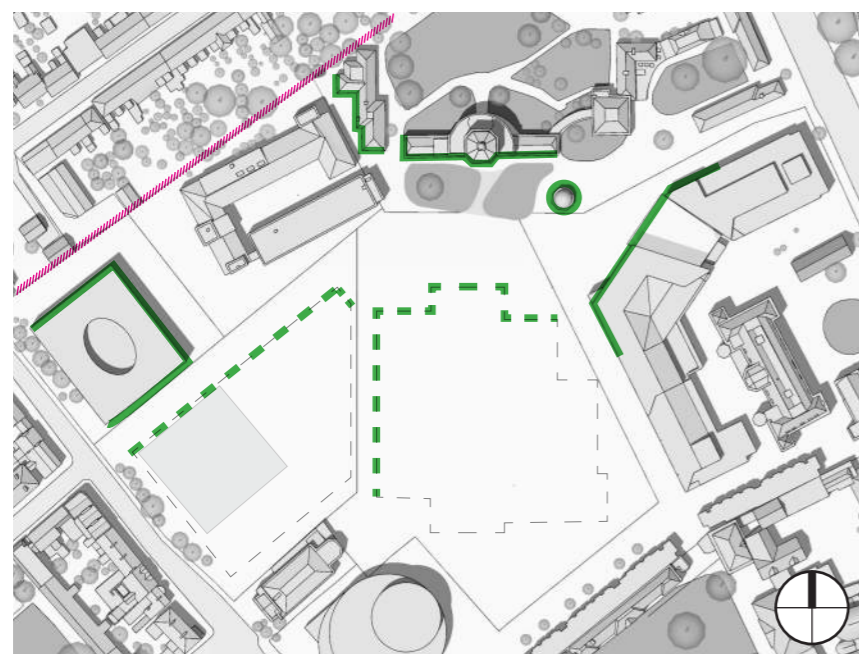
1. The view from the Observatory tower, which overlooks the roofscapes of the existing buildings. Although the Observatory is not typically open to the public, there are instances where people are invited to enjoy panoramic views of Oxford from the tower. Given the proximity of the two existing buildings, the design team must carefully consider the roof design to ensure that it doesn't negatively impact the visual experience from the observatory.
2. The approach from Walton Street is another crucial viewpoint to consider, as the Observatory serves as a prominent backdrop as you approach the existing buildings. During pre-app 1, it was noted that the existing Harkness building partially obstructs the observatory in this view.
3. The approach from Woodstock Street in the east is the third viewpoint to consider. It is important to carefully consider the interface between the external landscapes and the visual legibility through the site as one approaches the buildings from this direction. Additionally, ensuring that the east facade of the Harkness building, which currently has an awkward relationship with the observatory, responds appropriately to the site and the historical significance of its neighbour.



Local Views & Approach



01 - View From Radcliffe Observatory



Site Edge Conditions

Edge Key Surrounding Facade



a  
02 - Approach Views From Walton Street



b



c



a  
03 - Approach Views From Woodstock Street



b



c



### 2.3.9. TOWNSCAPE & VISUAL IMPACT ASSESSMENT

Computer generated models have been used as part of a Townscape and Visual Impact Assessment to assess how the proposed building sits within the city.

The full Townscape and Visual Impact Assessment is being submitted as a stand alone report.

An overview and example views are provided below and on the following page.

#### METHODOLOGY

This TVIA does not form part of an Environmental Impact Assessment (EIA) as the nature of the Proposed Development falls outside the requirements of the EIA Directive and Regulations. It has been prepared in accordance with the principles outlined within the Guidelines for Landscape and Visual Impact Assessment, Third Edition, Landscape Institute and Institute of Environmental Management & Assessment, 2013 (GLVIA). While much of the GLVIA is concerned with formal requirements for EIA, the methods described are also useful for non-EIA projects.

The TVIA has been informed by a combination of desk-top research, digital analysis, and site visits.

The purpose of the TVIA is to identify, predict and evaluate potential impacts associated with the Proposed Development.

The TVIA comprises the following process:

- Baseline - Identifying and describing of existing townscape and visual resources against which to judge the effects of the proposed development.
- Nature of Change - Identification of features or aspects of the Proposed Development with potential to affect the townscape or visual resource, including mitigation measures incorporated into the design.
- Assessment of residual construction and operational townscape and visual effects including opportunities for further mitigation where appropriate.

#### VIEWPOINT SELECTION

Representative viewpoint and visualisation locations have been agreed through an iterative dialogue with Oxford City Council Planning Officers. A consultation letter was sent in October 2023 to Oxford City Council (Appendix 2), a response was received from the Planning Officer on

10th November 2023 which recommended the following viewpoints to be scoped in but photomontages would not be required (subject to the ongoing assessment and nature of change):

- Viewpoint 4: Castle Mound;
- Viewpoint 26: Cardigan Street;
- Viewpoint 28: Adelaide Street; and
- Viewpoint 29: Jericho Street/Albert Street Junction.

The Planning Officer recommend the following viewpoints to be scoped in, and Type 4 Photomontages would be required:

- Viewpoint 6: St George's Tower;
- Viewpoint 9: Raleigh Park;
- Viewpoint 19: Approach from Woodstock Road;
- Viewpoint 20: Outside the Mathematics Institute;
- Viewpoint 21: 2nd Floor Radcliffe Observatory;
- Viewpoint 22: 3rd Floor Radcliffe Observatory;
- Viewpoint 23: Blavatnik School of Government;
- Viewpoint 24: Walton Road;
- Viewpoint 25: Approach from Walton Road;
- Viewpoint 27: Walton Street/Jericho Street; and Whyham Woods.



Scoping viewpoints - wider context

2.4 SITE OPPORTUNITIES & CONSTRAINTS

The site characteristics, constraints and opportunities for the OIDH and the wider ROQ site have been considered and reviewed throughout the design stages. These have been outlined below:

SITE CHARACTERISTICS

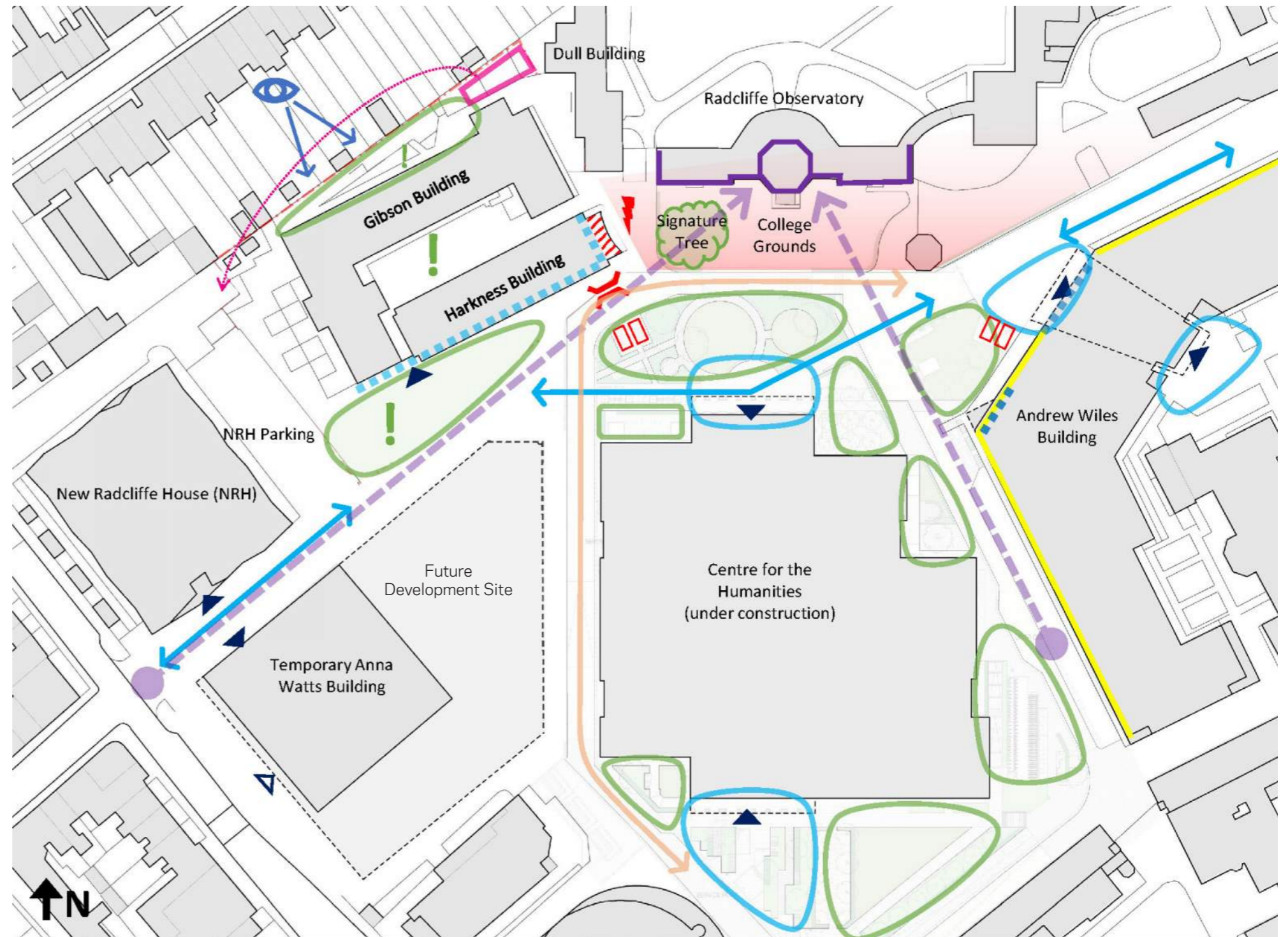
- The existing buildings visibility from Walton Street as a backdrop to the Observatory allows it to act in contrast to the historic building, this adjacency provides an opportunity to frame and enhance it.
- To the north-west are residential buildings, with the boundary of site defined by a historic stone wall, enclosing hidden garden at rear.

OPPORTUNITIES

- The building has a positive facade and ground scape that connects it to the centre of the campus, aligning with key trajectories through the site.
- Location allows for enhancement of Radcliffe Observatory through the improvement of the spaces and relationships between the Gibson and Harkness buildings and the Grade 1 listed building.
- Reuse and renewal of the existing building has sustainable benefits.
- The rear garden is a pocket of more private exterior space.
- Fix awkward relationship between Existing Building and Observatory.
- Encourage and create new connection to the adjacent exterior spaces

KEY CONSTRAINTS

- A sensitive response is required due to proximity to a listed building.
- Although technically not located within a conservation area, the building sits at the junction of the Central Oxford, Jericho, Walton Manor and North Oxford Conservation areas. Therefore care needs to be taken to acknowledge the historical context of the site.
- Consideration needs to be given to the residential neighbours on the site.
- Wider Development on the sites. Consideration to be taken on developments outside the boundary and how any new proposals interface.
- Future interface with Humanities and future development projects requires coordination.



LEGEND

- |                                |   |   |   |
|--------------------------------|---|---|---|
| Entrances                      | Views from Neighbours                                 | Road, parking, shrub landscaping close to site/building | Potential to activate frontage  |
| Views to Radcliffe Observatory | Shared in-between spaces                              | Disabled Parking  | Potential to relocate existing refuse area  |
| Key Pedestrian Routes          | Forecourts / congregation space                       | Clash through proximity and form-language               | Long homogeneous frontage, contrasting with articulated stepping massing of Observatory and new Humanities Building |
| Service Access                 | Opportunity to add additional shared in-between space | Activated frontage                                      |   |
| Heritage Asset                 |   |   |   |



## **3 EXISTING BUILDING ANALYSIS**

- 3.1 External Realm
- 3.2 Existing Envelope Condition
- 3.3 Existing Buildings Arrangement

3.1 EXTERNAL REALM

3.1.1. EXISTING CONDITION

The external area surrounding the two buildings is bounded by the north edge of the ROQ site, the residential Doll Building of Green Templeton College to the east, New Radcliffe House to the west, and the development sites of the new Humanities and temporary Anna Watts Building to the south.

The Primary Healthcare Department has a private external "terrace" area dedicated to them, located to the north of the Gibson building. This area is popular among the building's current users for social activities. The terrace is enclosed by a wall, separating it from the residential area further north. The design team is currently working under the assumption that the wall may be locally listed, however further evidence is required to support this, and Purcell are currently researching this matter further.

The two buildings have a shared courtyard that is currently not being used to its full potential. In the past, it was used for overflow parking, but currently is only used for a small number of cycle parking.

The current external area is characterised predominantly by hard landscaping with some small pockets of soft landscape and timber planters.

- Private Garden - - -
- Open Courtyard - - -
- Permeable resin bound gravel
- Loose Gravel (Buff)
- Asphalt (Quartzite)
- Concrete Slabs (Charcoal)
- Concrete Slabs (Silver-Grey)
- Soft Landscaping
- Cycle Parking
- Car Parking
- Substation
- Refuse



External Area (Taken from Oxford City Council Planning Portal 14/02311/FUL)

### 3.1.2. LANDSCAPE APPRAISAL

The existing public realm to the Harkness and Gibson Buildings comprises predominantly hard landscape surfacing with limited areas of planting enclosure. Soft landscape areas are present within the central courtyard and between Gibson Building and New Radcliffe House, in the form of raised planters and shrub and herbaceous borders.

Surface materials consist of a mix of concrete block and flag paving, as well as both standard and coloured bituminous macadam surfaces. There are opportunities as part of the refurbishment to enhance paving around the site by taking influence from the materiality of the Radcliffe Observatory and New Humanities development - creating a unified campus character.

7 no. existing trees are arranged in groups within the central courtyard and between Gibson Building and New Radcliffe House. These trees are small-to-medium size and have been categorised as low quality (C) by a qualified arboriculturalist, as part of a tree survey assessment. There is scope to transplant some of the existing trees if required.

In addition to the trees within the application boundary, an additional 5 no. trees were surveyed. These trees are on third party land but have a potential impact on the design proposals, such as overhanging the application boundary or

informing the design proposals through as amenity benefits (including views and providing shade).

The arboricultural survey determines that the root protection areas of these trees do not pose a constraint to the submitted design proposals.

The limited character and quality of trees within the application boundary present opportunities to enhance the contribution of tree planting to the site, in terms of habitat and biodiversity potential, as well as strengthening access to nature.

Planting consists primarily of evergreen shrubs and herbaceous species, the majority of which are within raised planters. A large wisteria climber provides facade greening to the existing Gibson Building. This will require removal as part of the renovation, but opportunities to transplant and reinstate as a distinctive feature are to be explored. Additional facade greening, in the form of climber species, can be found in the walled amenity area to the site rear, as well as a small grass area.

Street furniture is limited to timber benches, litter bins and Sheffield cycle stands. Cycle parking is arranged in groups around the site, with a total of 124 existing parking spaces. There are opportunities to rationalise the location as part of the design proposals.



Example of existing small trees within raised timber planters.



Existing public realm between Gibson Building and New Radcliffe House.



View looking towards Radcliffe Observatory from Walton Street entrance.



Acoustic fencing enclosure around existing sub station.



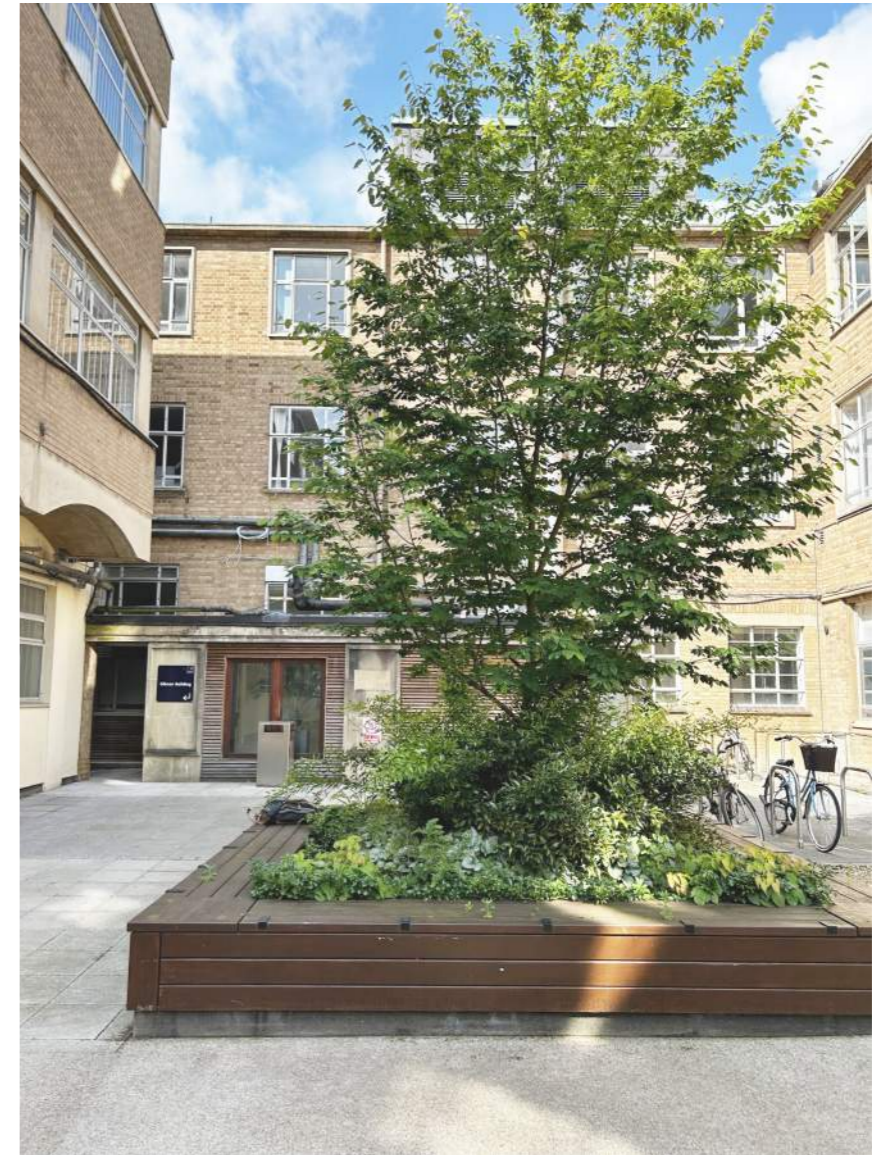
Frontage public realm to Gibson Building, looking towards the observatory.



Sheffield cycle stands to front of site.



View within central courtyard.



Existing trees and planters within central courtyard.



View from walled amenity area to the rear of the site, looking West.



View from walled amenity area to the rear of the site, looking East.



Example of evergreen shrub and herbaceous borders around site perimeter.



Climber species within boundary wall - walled amenity area.

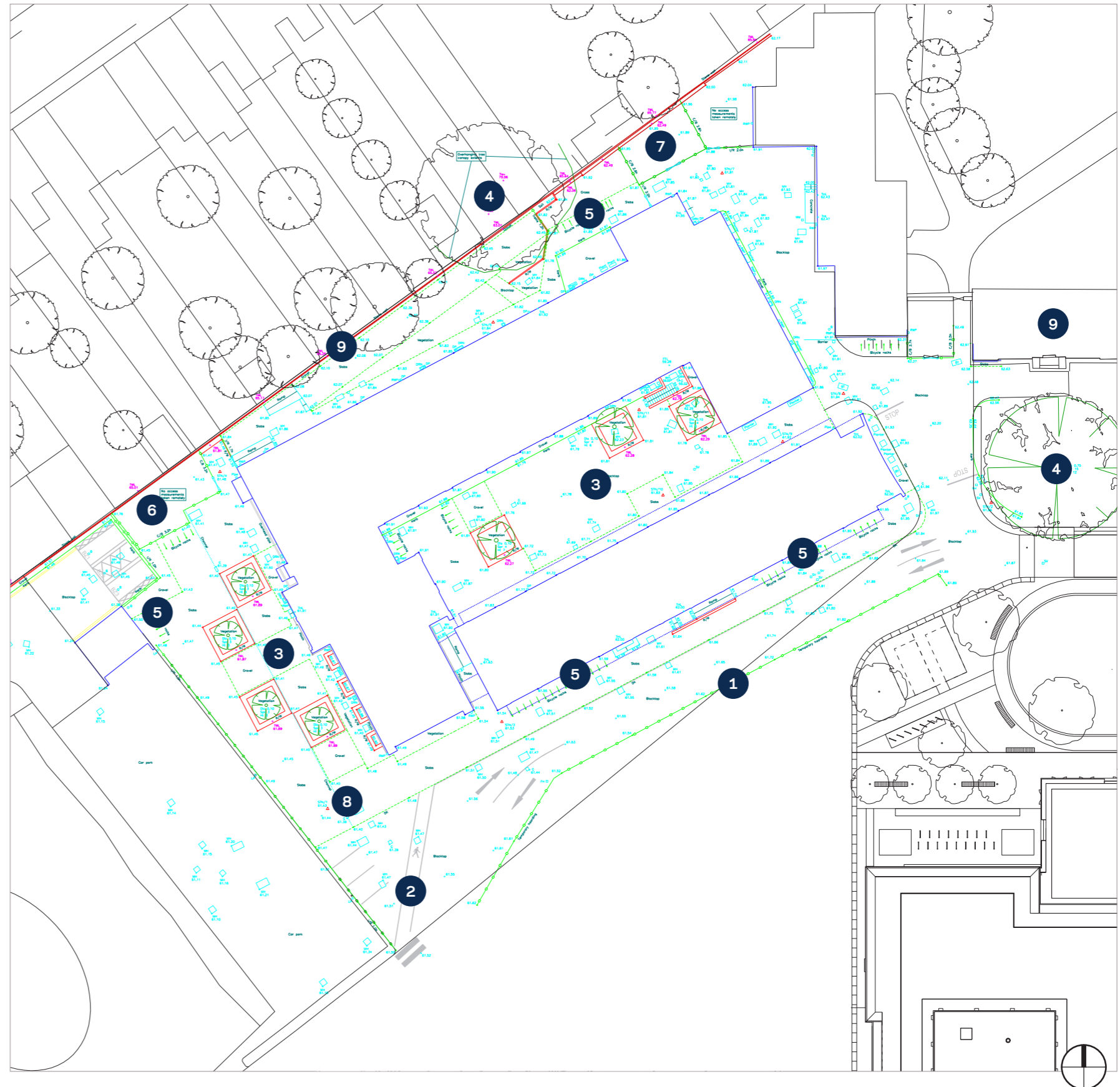


Example of evergreen shrub and herbaceous planting within raised planters.

### 3.1.3. KEY CONSTRAINTS

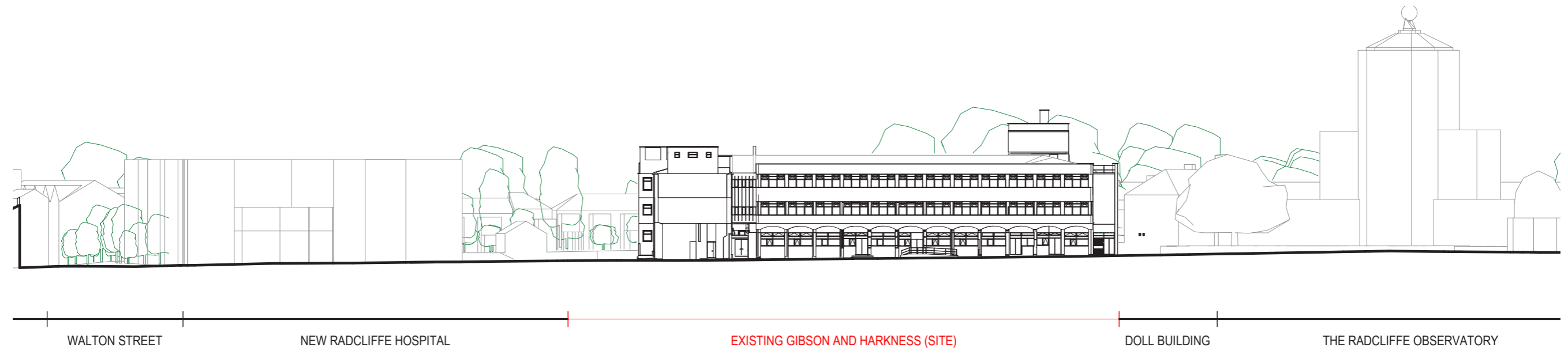
The topographical survey plan (right) outlines the existing site. The following key constraints were identified and have influenced the design development.

1. Shared boundaries with a future and new Humanities developments: Extensive strategic development has been conducted to develop the interface with the wider campus. This is covered in section 4.
2. Access: currently vehicular access is restricted, with access granted only for accessible parking, emergency vehicles and maintenance. This has been retained, with greater emphasis placed on establishing an access strategy which prioritises pedestrians and cyclists.
3. Trees on site: Currently there are 7 no. existing trees on site. These are small-to-medium sized and of low quality. There is scope to transplant some of these but it is likely that these trees will not be retained, due to the logistical constraints they would pose on the public realm proposals and interior atrium refurbishment.
4. Trees off site: The University boundary walls adjoin to residential properties on Observatory Street. An arboricultural assessment has determined that trees within private gardens do not pose a constraint. The existing Cedar parkland tree to the front of Radcliffe Observatory is a prominent visual landmark within the campus. Preserving long views towards it has been central to the public realm design.
5. Cycle parking: Currently, cycle parking is arranged where space is available around the site perimeter. 124 spaces exist on site. A further 122 are required (totalling 246).
6. Existing sub-station: A temporary sub-station is located on site and is to be relocated. An alternative location has been proposed as part of the submitted design.
7. Existing bin storage: An existing bin storage area is located to the north-eastern side of the site. This currently poses risks to pedestrians from refuse vehicle manoeuvring. Relocation of bin storage for access via Walton Street is proposed as part of the submitted design.
8. Underground utilities. It is evident from survey information that underground utilities are present at multiple locations around the site. Their retention will likely pose constraints on future public realm proposals, specifically the location of trees and underground infrastructure.
9. Heritage: Due to the proximity to the Grade 1 listed Radcliffe Observatory, the submitted design has considered this setting, including key views, materials and boundary walls.



Topographical survey plan of the existing site.

3.1.4. EXISTING CONTEXT ELEVATIONS (CONT).



South Contextual Elevation



North Contextual Elevation



3.1.4. EXISTING CONTEXT ELEVATIONS (CONT).



East Contextual Elevation



West Contextual Elevation

### 3.2 EXISTING ENVELOPE CONDITION

#### 3.2.1. EXISTING FACADE & ROOF CONDITION

The Gibson Building is a three-story structure with a brick exterior and punched windows. Its roof has a pitched design, with a dormer section to the north-west which is currently used for ventilation, and plant. It is covered in copper cladding. The façades facing into the courtyard are of good quality. The façades that face the ROQ campus show signs of damage from pieces being removed over time, particularly on the south, west, and north sides.

The Harkness Building has three stories, but its ground floor is set back, and the upper floors extend out with a cantilevered design. The ground floor is rendered, while the first and second floors have brick exteriors with a continuous band of windows instead of punched ones. The Harkness Building's roof is flat.



South west



North West



North East



South East



3.2.2. EXISTING BUILDING ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION

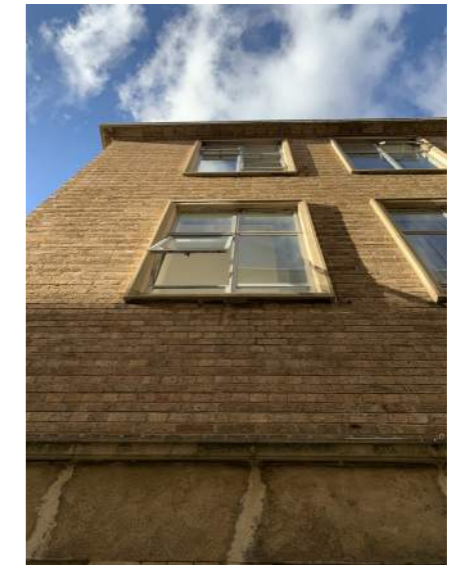


NORTH ELEVATION



WEST ELEVATION

3.2.3. BUILDING PHOTOGRAPHS



3.2.3. BUILDING PHOTOGRAPHS (CONT).



### 3.3 EXISTING BUILDINGS ARRANGEMENT

#### 3.3.1. EXISTING INTERNAL TOTAL AREA

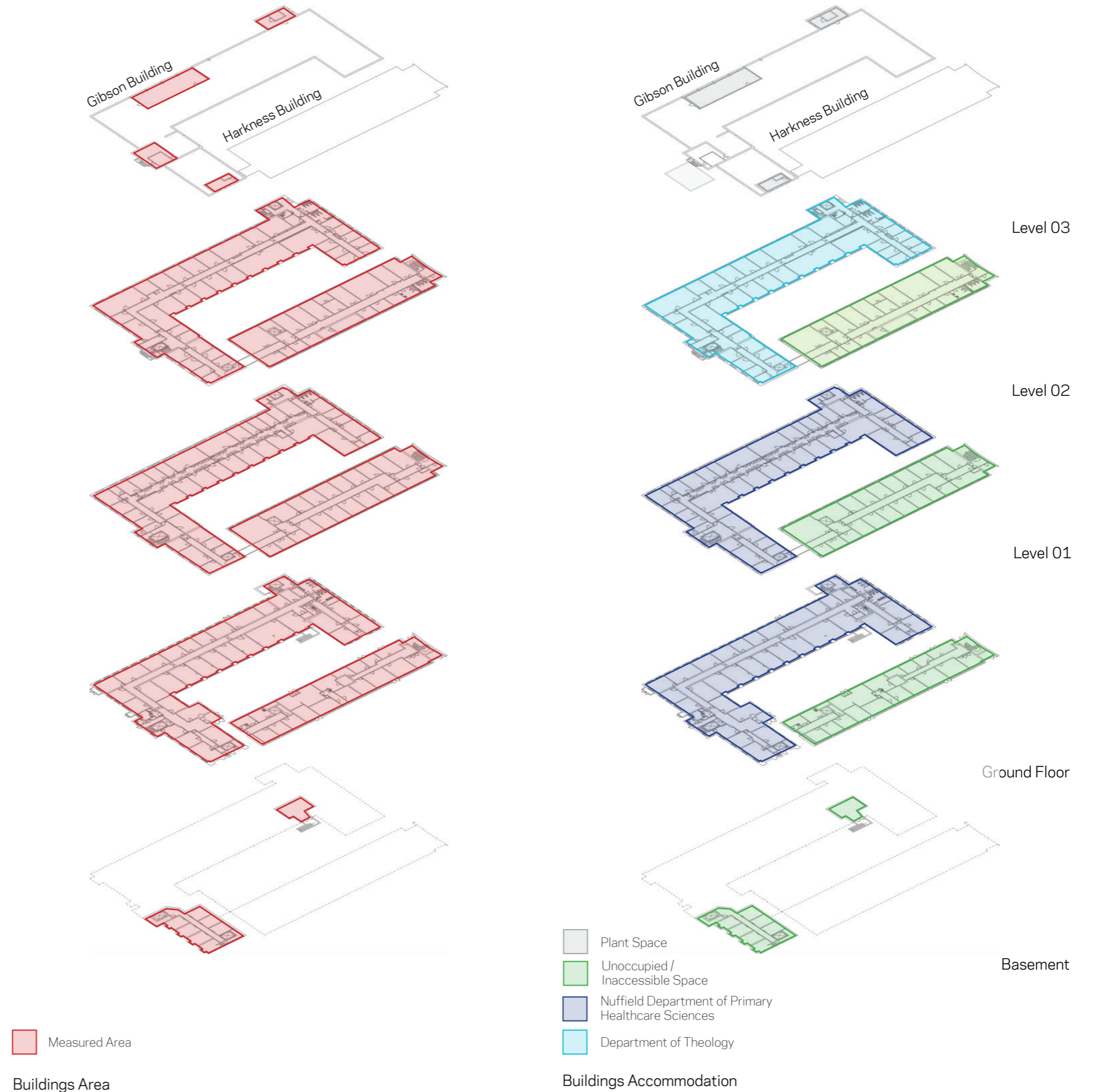
The below table shows the available internal area within the existing Harkness and Gibson buildings:

BUILDING	AREA (SQM)
<b>GIBSON BUILDING</b>	
Basement	174
Ground Floor	1015
Level 01	1005
Level 02	1005
Level 03 (Plant)	594
<b>SUB-TOTAL</b>	<b>3793</b>
<b>HARKNESS BUILDING</b>	
Ground Floor	434
Level 01	530
Level 02	530
<b>SUB-TOTAL</b>	<b>1495</b>
<b>TOTAL</b>	<b>5288</b>

#### 3.3.2. CURRENT BUILDINGS ACCOMMODATION

The Gibson building is currently fully occupied, with the Nuffield Department of Primary Healthcare Sciences on the ground and first floors, and the Department of Theology on the second floor. The third floor is used as plant space, situated under the building's roof. The basement is currently not in use due to the presence of asbestos.

The Harkness building is unoccupied due to the presence of asbestos. The ground floor currently functions as storage space.



### 3.3.3. EXISTING CIRCULATION

The existing main entrance to the Gibson building is to the Southwest, accessible through an external corridor between the two existing buildings. There is also secondary access from the courtyard in the Northeast and along the North façade. As the Harkness building is unoccupied there is currently no main entrance however, the building is accessible from the courtyard and by the external stair at the east of the building.

The primary circulation routes in the Gibson building are provided by two stair and lift cores, located to the west and northeast corners. Each core consists of a single stairwell and a lift core. In addition, there is one lift located to the south of the building. The Harkness building relies on a single stairwell located to the east for circulation. There is also a lift that services all floors on the west side of the building.

### 3.3.4. EXISTING WCS AND SHOWERS

The Diagram adjacent shows the general distribution of existing WCs and showers over the two buildings. The current provisions for the WCs in the Gibson building are as followed:

#### GIBSON

##### GROUND FLOOR:

- 1 unisex WC & Shower
- 1 Accessible WC & Shower
- 3 Men's WCs & 3 Ladies WCs

##### LEVEL 01:

- 1 male WC
- 4 unisex WCs

##### LEVEL 02:

- 2 male WCs & 2 urinals
- 3 Ladies WCs
- 1 Accessible WC

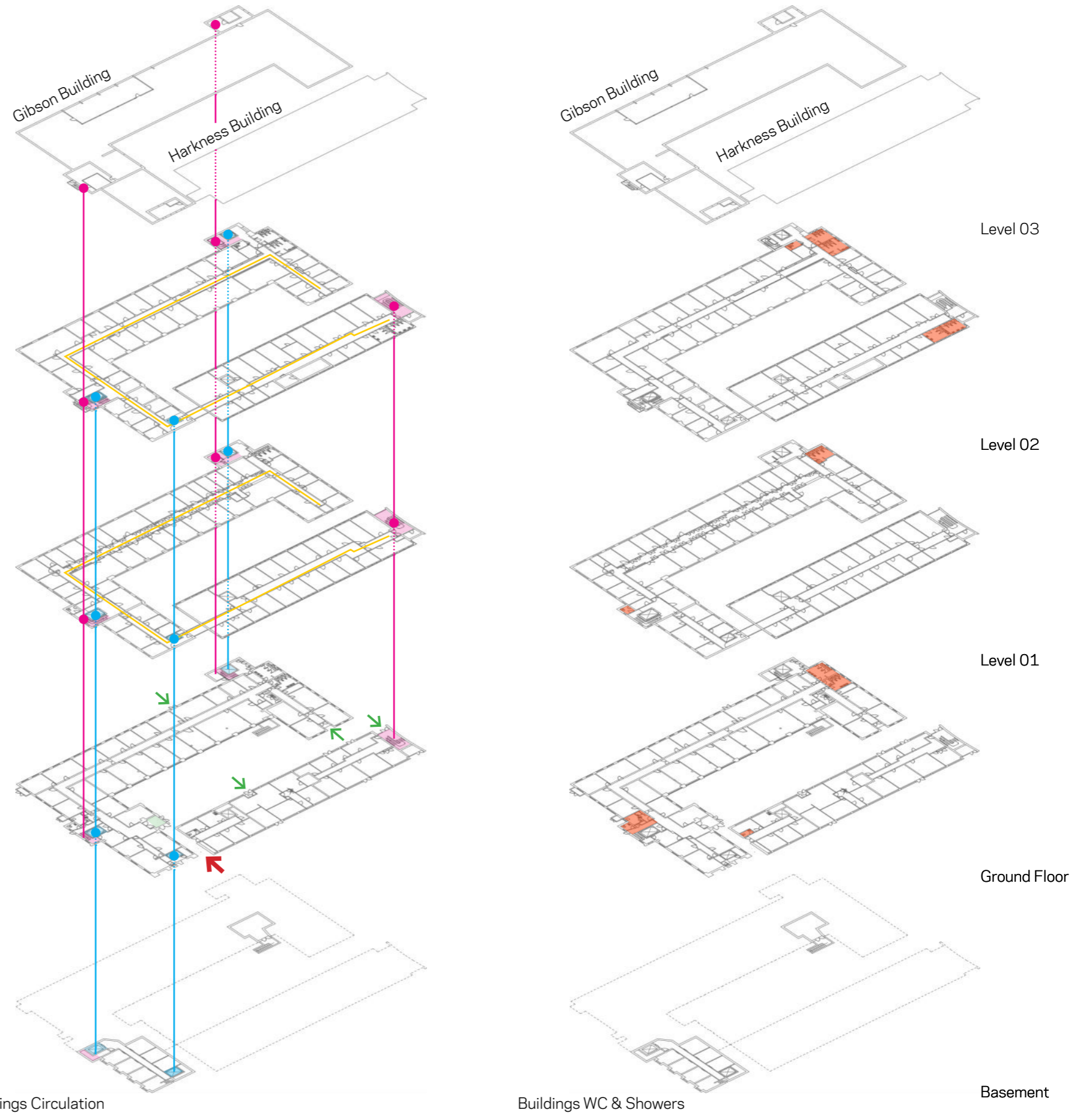
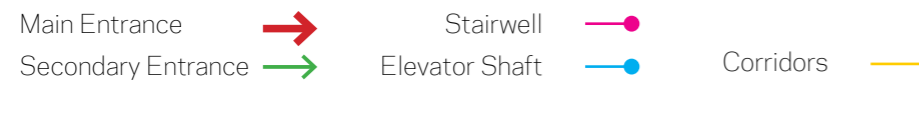
#### HARKNESS

##### GROUND FLOOR:

- 1 unisex toilet

##### LEVEL 02:

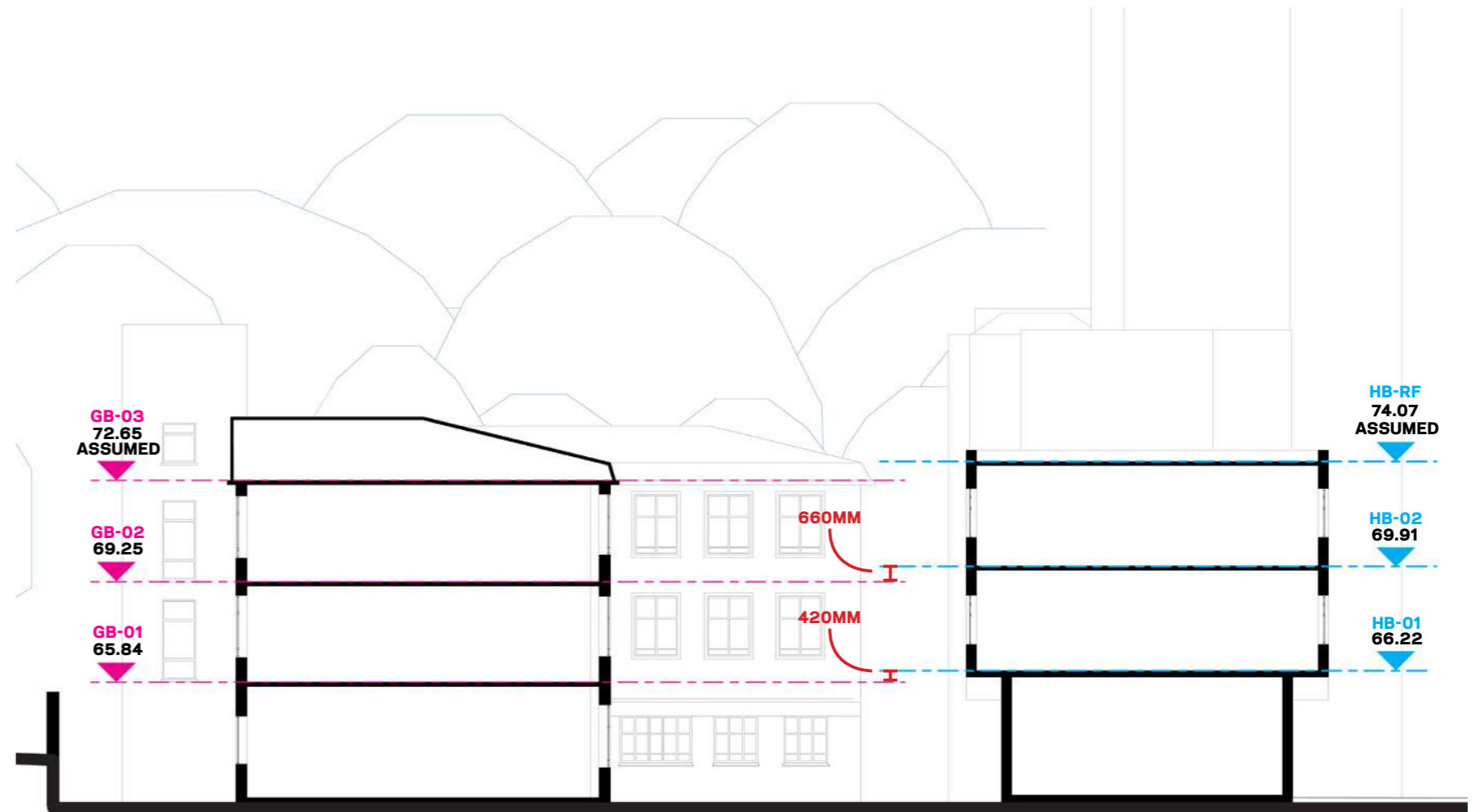
- 2 men's WCs and 2 Urinals
- 3 Ladies WCs



3.3.5. EXISTING BUILDING LEVELS

During Stage 3 It has been determined that there is a change in levels between the two buildings. There is a 420mm difference between L1 and a 660mm difference between L2.

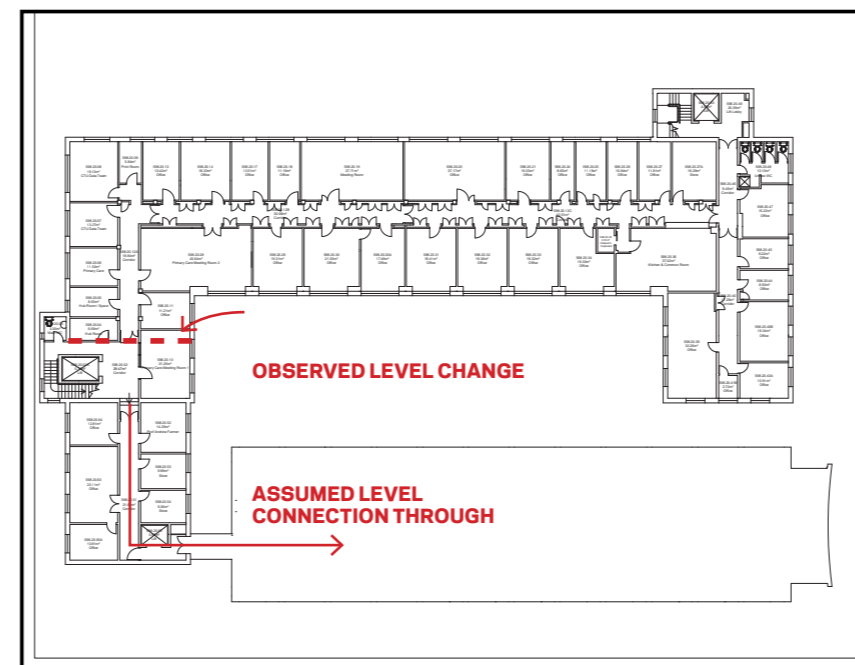
While a detailed survey was obtained at the start of Stage 3, some areas still remained unaccessible due to asbestos limiting access for the surveyors. These areas included the gibson roof, L2 of Harkness building and the basement areas. For Stage 3 the levels have been based on assumed data and will need to be clarified as soon as possible.



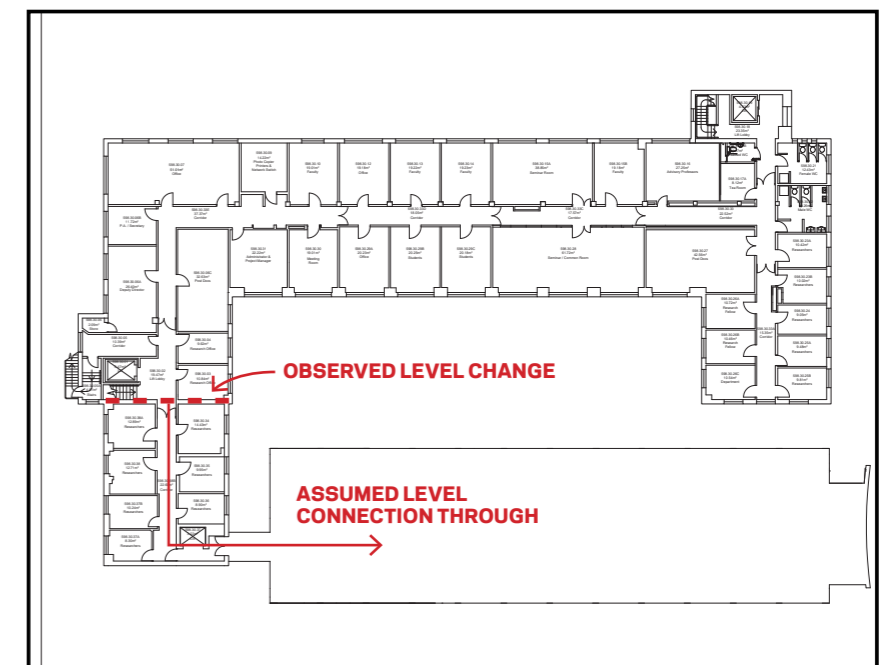
Diagrammatic Section Illustrating Level Differences



Site Photo Showing Gibson Building SW Corner Level Change (L1)



L1 Existing Plan Showing Existing Level Changes



L2 Existing Plan Showing Existing Level Changes





## 4 PROCESS & EVOLUTION

- 4.1 Introduction
- 4.2 Site Strategy
- 4.3 Entrance Location
- 4.4 Building Form & Massing
- 4.5 Envelope Design
- 4.6 Roof Design
- 4.7 Internal Strategies

### 4.1 INTRODUCTION

The 'Process & Evolution' section delves into the iterative development of the design, primarily shaped by feedback received during various design stages, including pre-application discussions with the council and assessments by the Oxford Design Review Panel (ODRP).

Where applicable, to illustrate the design's responsiveness, this section will cite pertinent comments indicated in bold italics (**as exemplified**). The following text then aims to articulate how the design responded to these comments.

### 4.2 SITE STRATEGY

#### 4.2.1. ACCESS AND SERVICING

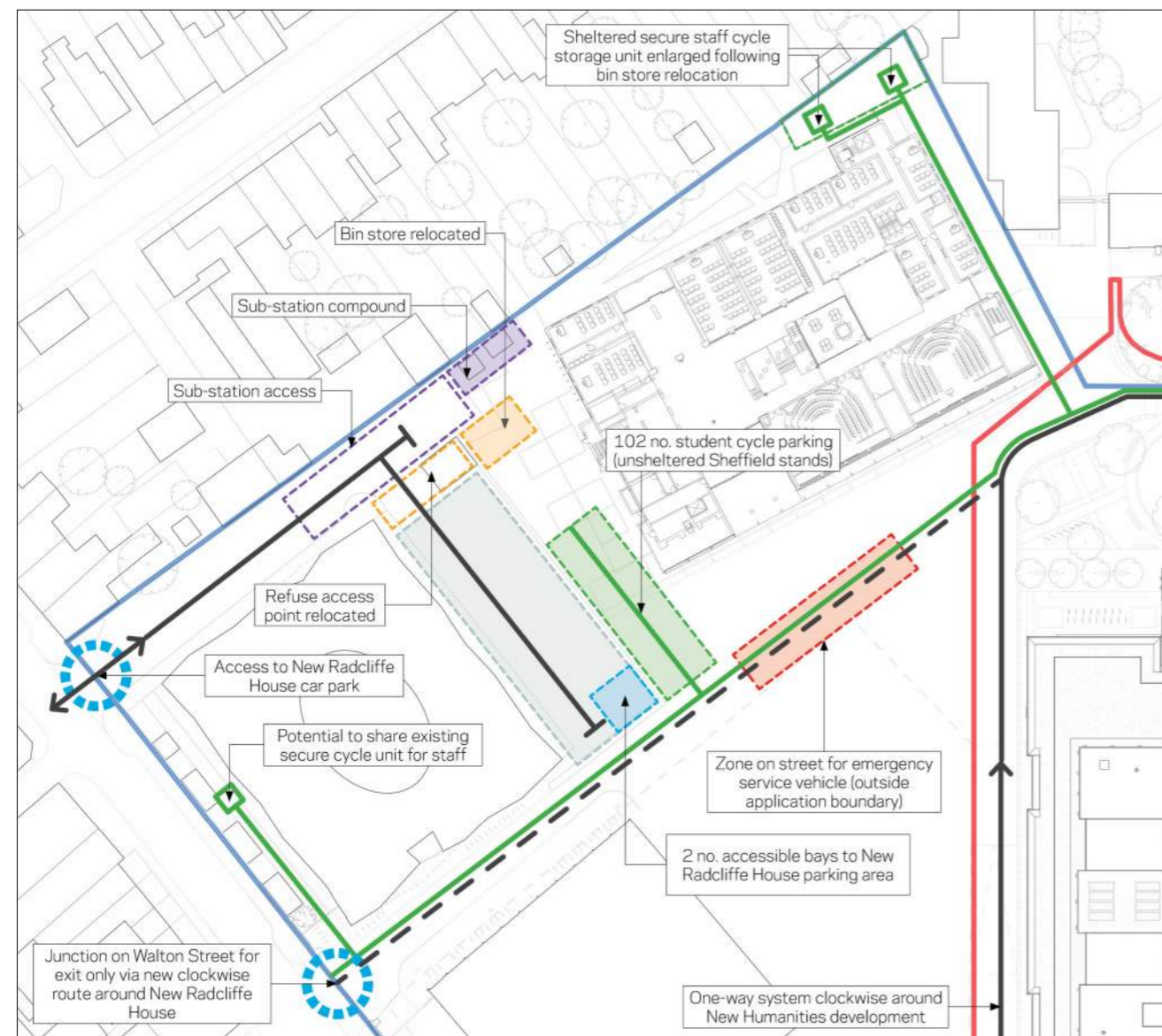
**'Oxford Council (OC) raised Concern about how the building would be serviced and the route for lorries etc. OC Raised the possibility of investigation with the County Council that servicing might be achieved via Walton Street along the side of the Healthcare facility.'**

**NBBJ stated that this had been ruled out by the University due to the inability to put any more traffic pressure on Walton Street, but that this would be reviewed in more detail. OC recalled such discussions previously but that conditions on**

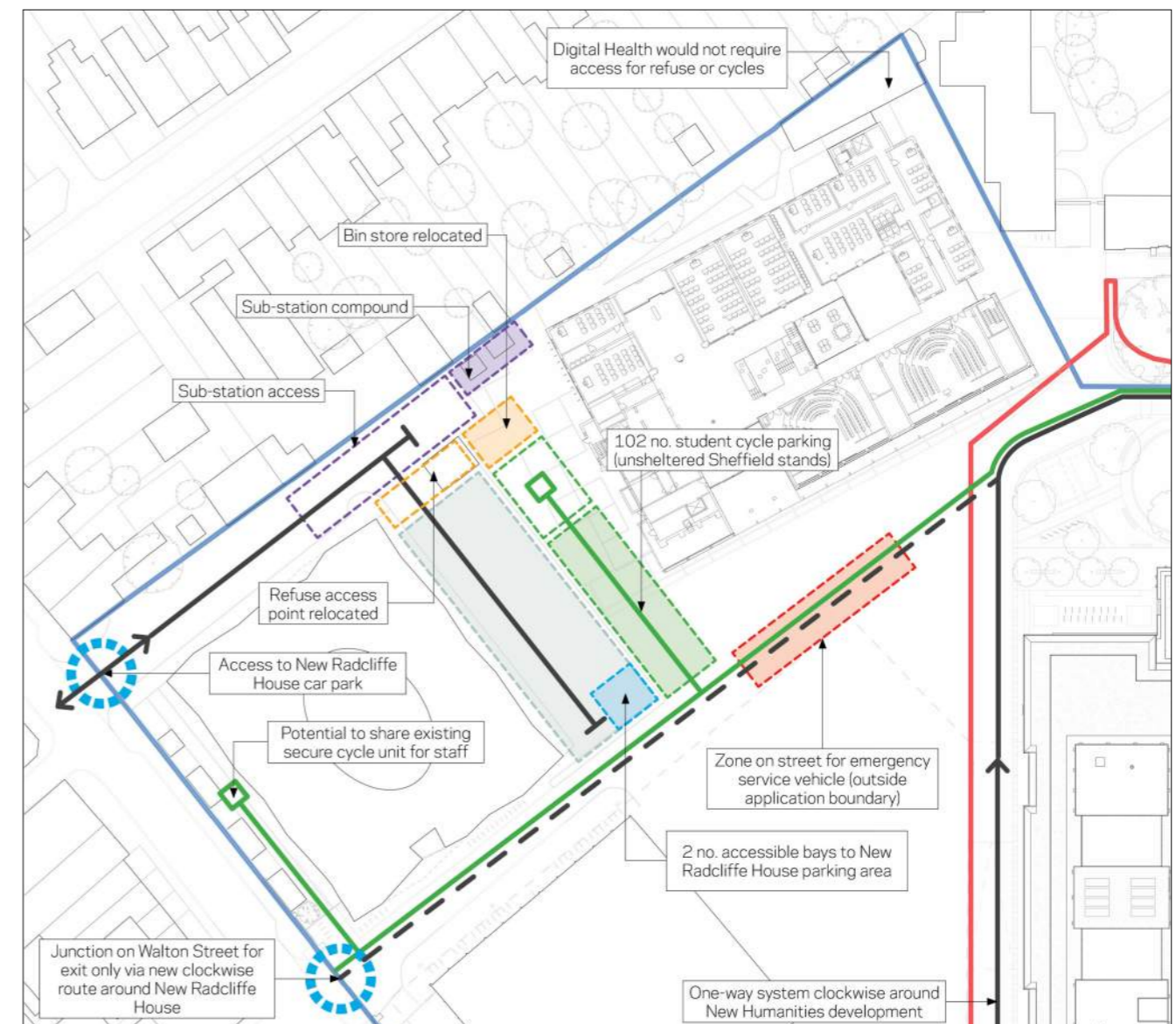
**Walton Street were now different - the road was no longer going to be blocked off and traffic levels were decreasing due to the County Council measures going in over the next few years'. (Feedback from Pre-app 01 - June 2023).**

In the planning phase, concerns were raised about the problematic location of the current service vehicle access, situated in the northeast and adjacent to the Radcliffe Observatory. Collaborating with the University, the team has successfully relocated the refuse store from the northeast to the west, accessible via Walton Street.

This strategic move eliminates the necessity for service vehicles to need to awkwardly manoeuvre adjacent to the Grade 1 Radcliffe Observatory, thereby improving the current situation.



Initial Proposed Site strategy - Reusing existing refuse areas and utilising new humanities ring road for access.



Proposed strategy - Refuse area moved from the north east to the west negating service vehicles close to the Observatory