

# Welcome

Welcome to this public consultation event regarding Plot B2 at the Old Road Campus. We hope that you will find the following consultation boards informative, if you have any questions please ask a member of the project team at the event or via email: [oxfordplanning@savills.com](mailto:oxfordplanning@savills.com)

We welcome your comments and feedback on the proposals. All comments will be reviewed and considered by the Design Team ahead of the submission of a planning application in early 2024. Please submit all comments either at the event or online using the web form that will be available at the following page: <https://estates.admin.ox.ac.uk/article/public-consultation-on-proposed-pandemic-sciences-development-at-old-road-campus>

Thank you for your input.

## Plot B2, Old Road Campus

Plot B2 (or PB2), Old Road Campus, will be a world-leading, inter-disciplinary institute for epidemic and pandemic infectious diseases and vaccine research. The purpose of the PB2 building is to save lives and livelihoods by creating collaborative solutions to epidemic and pandemic threats.

- Accelerate understanding and insights: generating actionable knowledge and data (from pathogens through to patients and populations) and making this globally accessible.
- Translate research into practical solutions: creating and deploying effective, acceptable, and equitable health technologies and interventions, including digital tools, diagnostics, treatments, and vaccines.
- Enhance confidence, trust, and governance: identifying ways to strengthen societal and political engagement, resilience, and responsiveness.



Photos of the existing Plot B2 site



Site Plan showing the location and boundary of the Plot B2 site



Aerial view showing the Plot B2 site and its location within the Old Road campus



Old Road Campus within the New Headington area of Oxford

## Plot B2, Old Road Campus

## Institute Goals

The building will be research focused, with spaces for industry visitors and collaborators. Through workshops with the future building users and the University the goals for the future building were established:



**The PB2 will capitalise on the world leading research being conducted in Oxford and consolidate a significant amount of this activity into a state-of-the-art facility. The building will support and catalyse a range of interactions and cross divisional activity.**



### Spaces for Collaboration

The new building will provide state-of-the-art laboratory facilities, alongside office write up and collaboration spaces, and shared amenity spaces for building users including a cafe, meeting spaces, and lecture theatre space. Strategic design choices intend to create environments that encourage people to work creatively and connect with colleagues.

### Flexibility & Growth

Evolving research needs can radically alter space requirements which necessitates a new, flexible way of thinking about research space, labs and office spaces that can flex and adapt.

### Public Open Space

Exterior spaces will also support these goals, with the creation of a public external landscaped square for socialisation and respite, supporting well-being and creating a shared heart to the Old Road Campus.

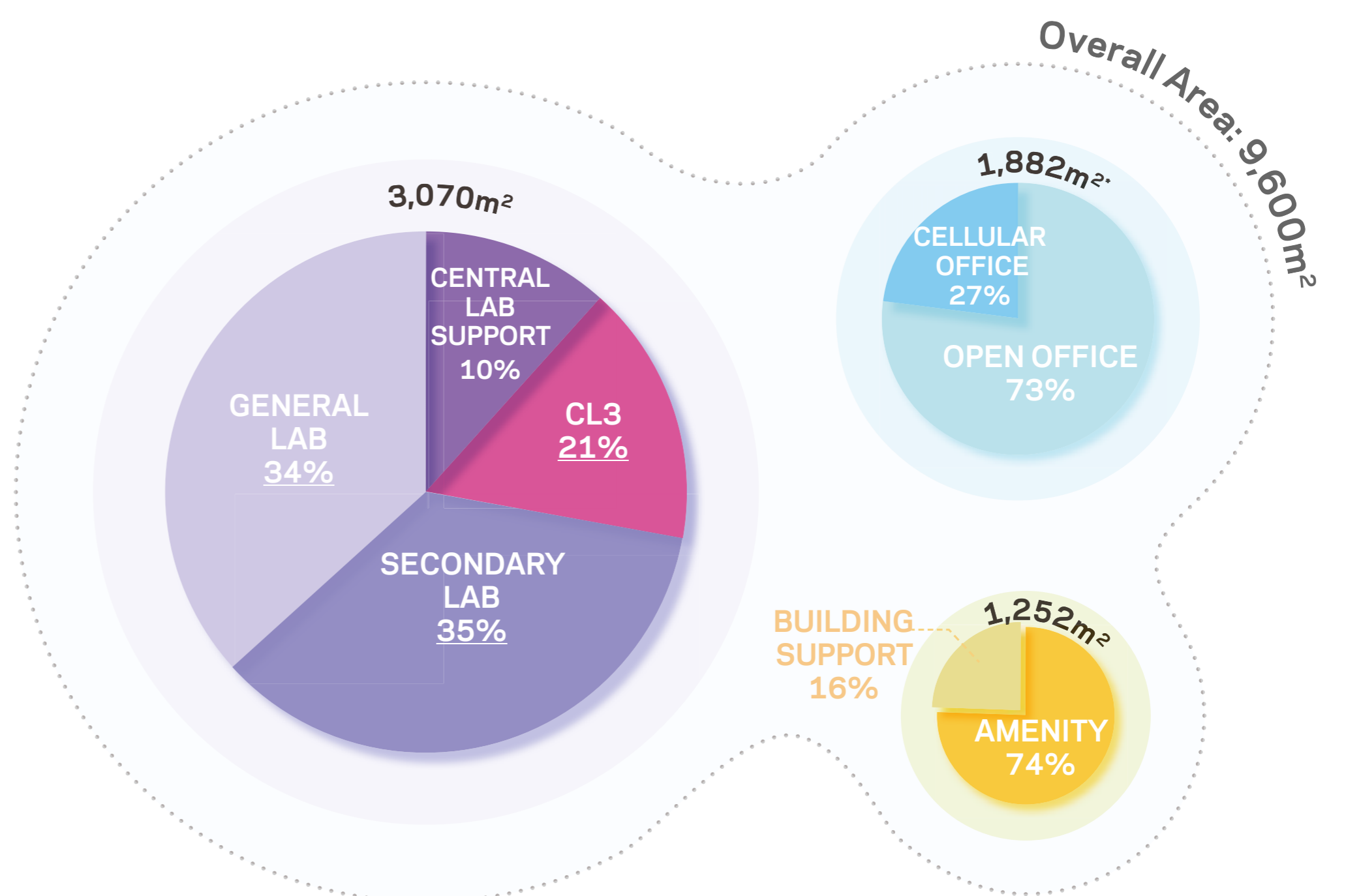
### Sustainable

In line with the University of Oxford's Sustainability Design Guide, the building will take a holistic approach to sustainability, ensuring that each aspect of the building responds not only to the local policy and context of the building, but with understanding of its impact and responsibility to mitigate its contribution to the climate emergency and extinction crisis, whilst positively facilitating the health and well-being of users.

The project is being designed in line with Passivhaus Standards, and assessments for use of low embodied carbon materials could allow the building to be assessed as Net Zero Carbon ready. These moves reduce carbon offsetting to align with Oxford Local Plan Net Zero Carbon 2040 targets.



Project precedent images, and photos from user consultation workshops and visioning sessions



Building schedule of accommodation showing space types and approximate areas required

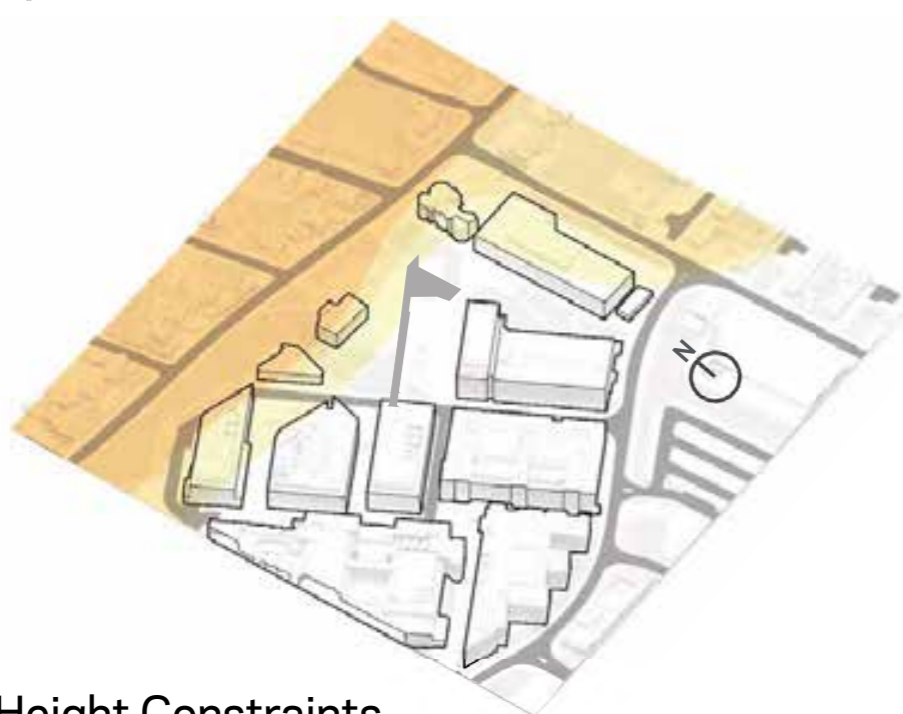
# Site and Context

## Old Road Campus Masterplan

The site is located on Plot B2 of the Old Road Campus, and will be one of the final buildings to be built within the Old Road Campus masterplan outline planning consent (Local Planning Authority Reference 12/02070/OUT).

The Old Road Campus masterplan has seen the development of many buildings on the site over the past decade, and a comparison of the original masterplan to the now current buildings on site is shown opposite. Key evolutions in design approach that impact the future development of the approach to the massing strategy of Plot B2 are highlighted opposite.

Within the outline planning consent an Environmental Impact assessment was approved, which established the requirements for heritage; ecology; flood risk and drainage; geotechnical; noise; townscape and view; transport; trees and archaeology. Parameters included the provision of 48,000 sqm of floorspace over 5 building plots, and the provision of 459 cycle parking spaces.



Within the outline planning consent it was established that Plot B2 should be a maximum height of 14.5m to the parapet level, and 19.5m to the top of the roof enclosure to the MEP / plant room, from a datum level of 97.0m.

### Height Constraints

- Zones of low sensitivity (4-5 storeys)
- Zones of medium sensitivity (3-4 storeys)
- Zones of medium sensitivity (2-3 storeys)
- Zones of very high sensitivity



Photos of site, Old Road Campus and surrounding context, showing the modern context of the buildings within the Old Road Campus, the woodland corridor to the north of the site, and the character of the residential area north of Old Road. Refer to map (right) for locations.



Comparison of current Old Road Campus to original Old Road Campus Masterplan:

- Original Old Road Masterplan (2012)
- Current Old Road Campus building massing (2023)
- Current Green spaces (2023)
- ① Public space between NDM Building and the Big Data Institute
- ② Nursery building retained
- ③ Proposed open public square to south of PB2 site
- ④ Smaller IDRМ building, Boundary Brook House building remains

## Surrounding Context

The Old Road Campus masterplan has seen the development of many buildings on the site over the past decade, which are identified in the Old Road Campus site plan above. The surrounding buildings on the campus include laboratories, offices and ancillary spaces. They range from one to four storeys in height, often with substantial roof-top plant above. The Triangle nursery building to the west of the proposed site will remain in place.



- Site Boundary
- Masterplan Plot B2 Extent
- Ownership Boundary
- ① Triangle Nursery
- ② NDM Building
- ③ Big Data Institute
- ④ The Kennedy Institute
- ⑤ Old Road Campus Research Building
- ⑥ Innovation Building
- ⑦ IDRМ
- ⑧ Boundary Brook House
- ⑨ New Richard Building (temporary)
- ⑩ Institute of Global Health
- ⑪ Henry Wellcome Building
- ⑫ Wellcome Trust Centre
- ⑬ Richard Doll Building
- ⑭ Existing Nursery Car-park

# Site and Context

## Site Characteristics

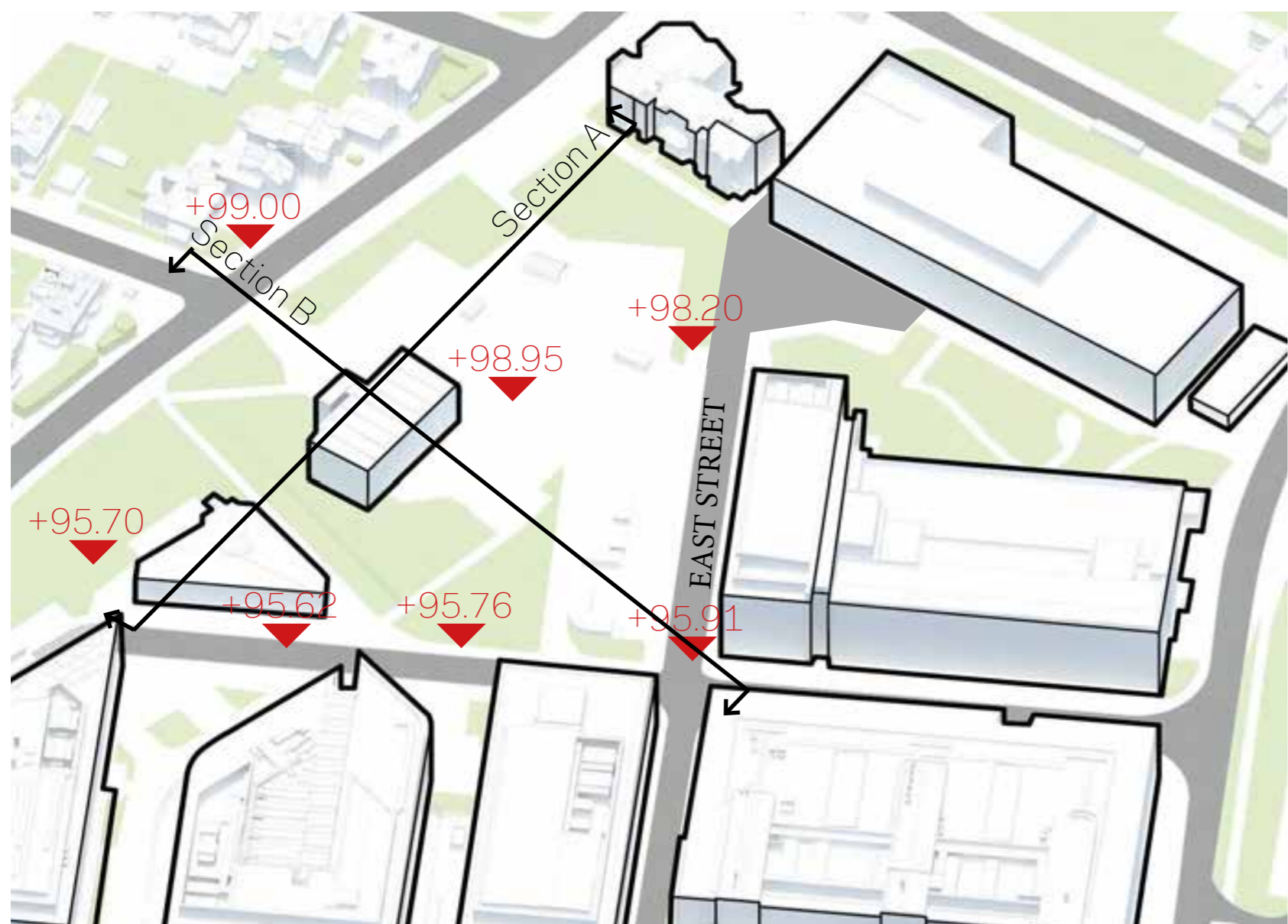
### Existing Trees

The Woodland Spine to the east and trees to the north are significant landscape areas and provide important visual amenities, social spaces and visual screening.

The existing trees and hedgerows on Plot B2 are subject to a site wide Tree Protection Order. Care has been taken to consider tree root protection zones and canopies, and an arboricultural consultant has been appointed.



Plan showing existing trees and landscape context

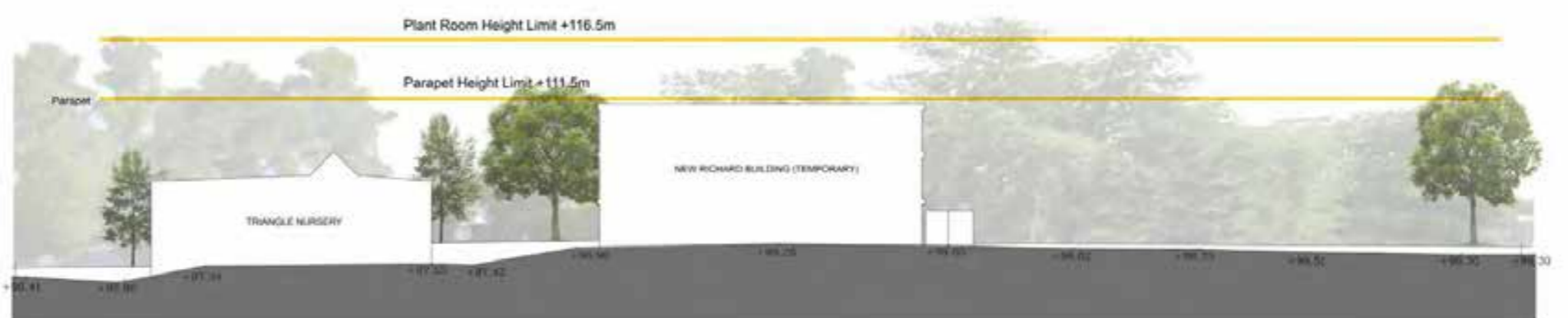


Site Levels and existing site sections

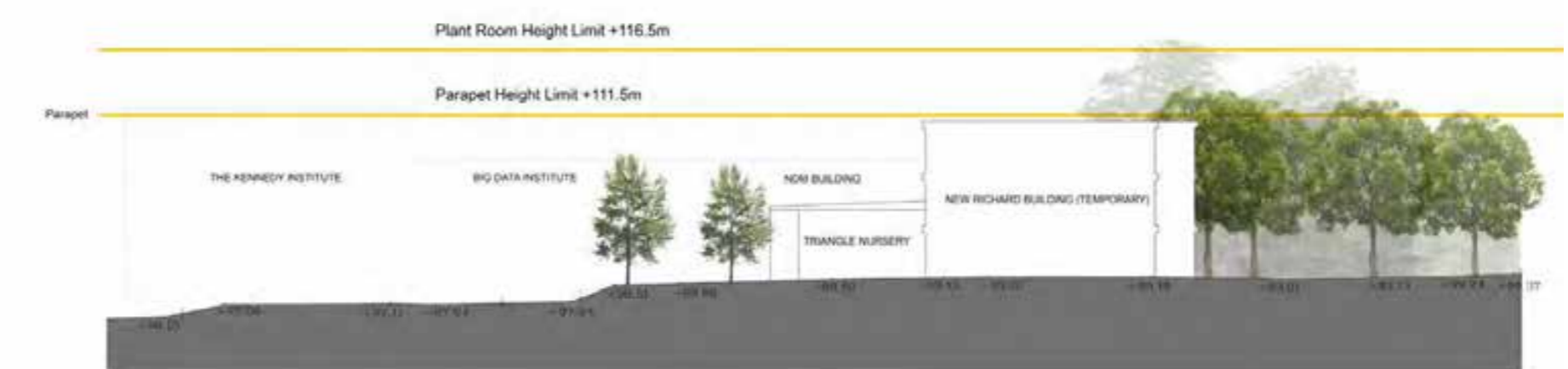
### Site Topography and Heights

The site has a fall of approximately 3m from north to south and 2m east to west. East Street is a pedestrian focused street between Plot B2 and the Innovation building, but also serves as delivery access for IDRM. In order to provide level access to the building from the campus, the site will need to be re-landscaped.

The outline planning approval notes that Plot B2 is not to exceed a height of 14.5m to parapet of occupied space, and 19.5m to plant room roof above ordnance datum level 97.0m.



Existing Site Section A



Existing Site Section B

### Existing Access Routes

The diagrams below show the primary and secondary access routes for pedestrians, cars and bicycles. Pedestrian entrances into the site are situated on the northern boundary from Old Road and on the south side via Roosevelt Drive. There is no direct pedestrian access from Churchill Drive due to the security arrangements around IDRM. Currently most people arrive by car from the southern entrance from Roosevelt Drive.

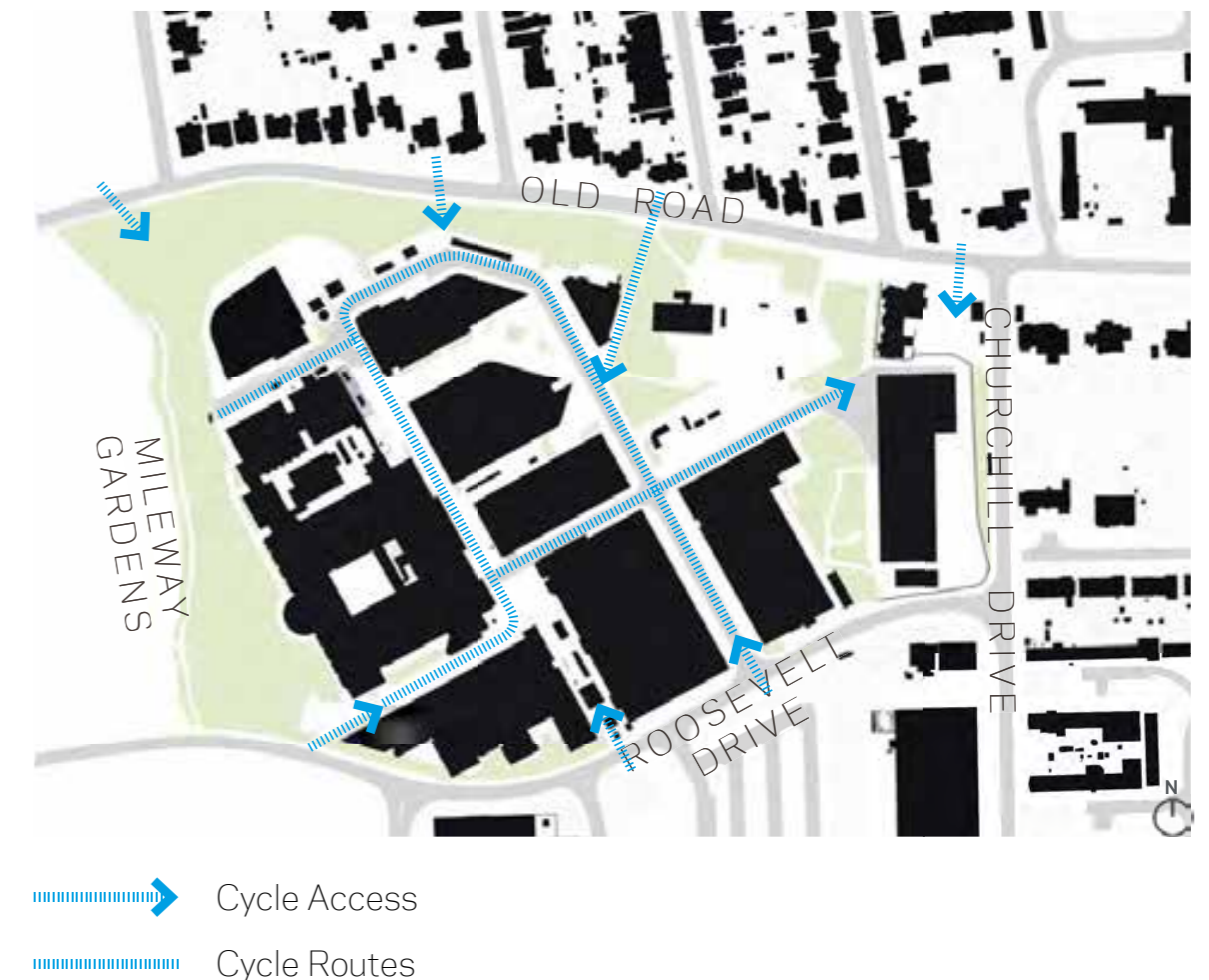
#### PEDESTRIAN



#### CAR

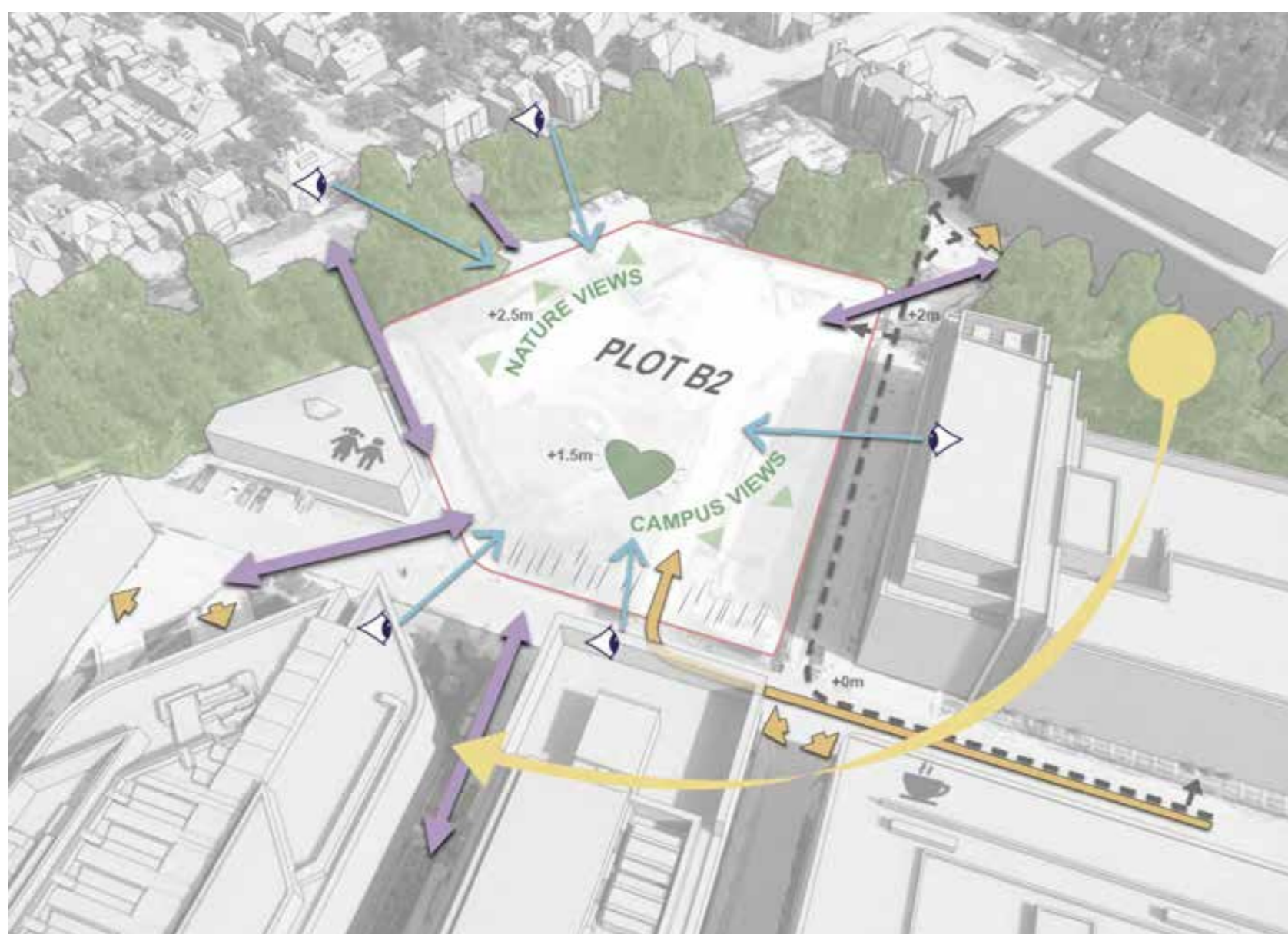


#### CYCLE



# Design Concept

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**Site Opportunities and Constraints**

- ♥ Social Hub and Heart of the Campus
- ↔ Pedestrian and Cycle Routes
- ← Service/Goods Access
- Vehicle Access/Arrival
- ↔ Views of Site from Campus Neighbours

## Opportunities & Constraints

### Opportunities

The site offers enormous potential to add value to Old Road Campus, by introducing shared bio-diverse landscaped space forming a new social hub, which would help to unite the campus.

### What works?

Neat modern building façades, some isolated nice landscaping, efficient use of land, good daylight to buildings around the site.

### What doesn't?

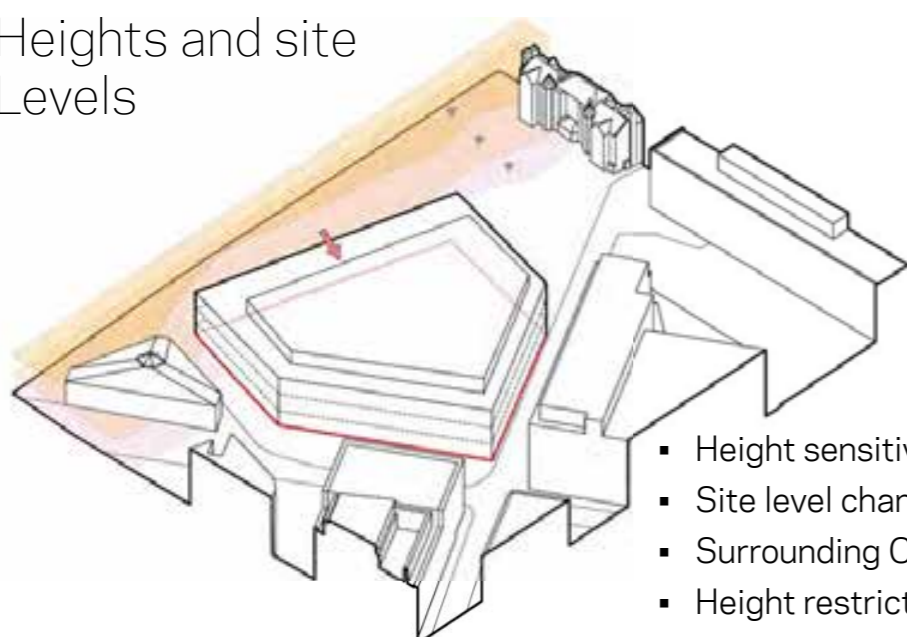
Shared external space currently spatially not well defined, some overshadowed. Nursery front/parking, arrival experience lacking sense of destination.

### Key Constraints

Sensitive north edge - neighbours views & potential for light pollution. Outline planning height guidance, and plot definition. Protect daylight/ views for/from BioEscalator and Kennedy Institute.

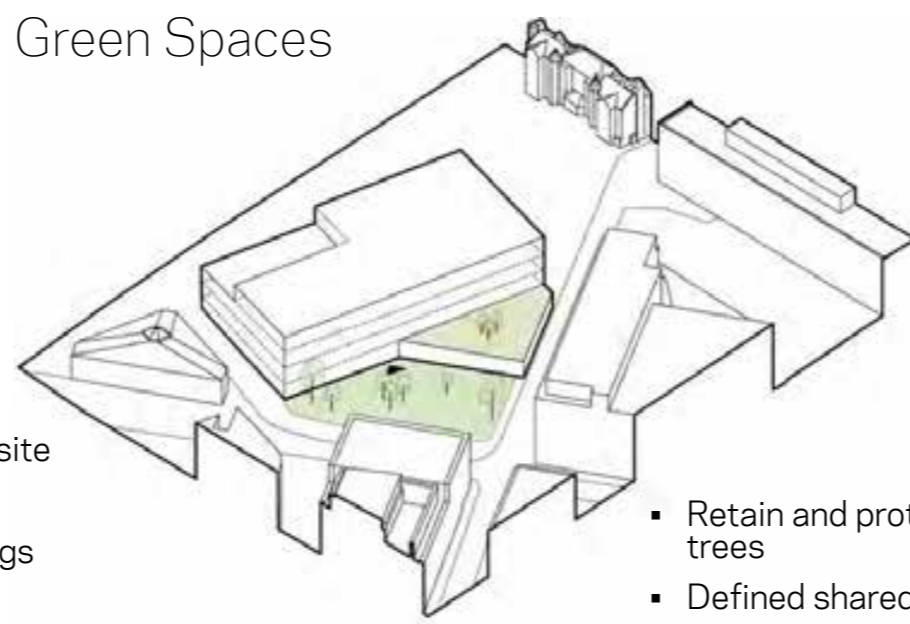
## Building Massing Influences

Heights and site Levels



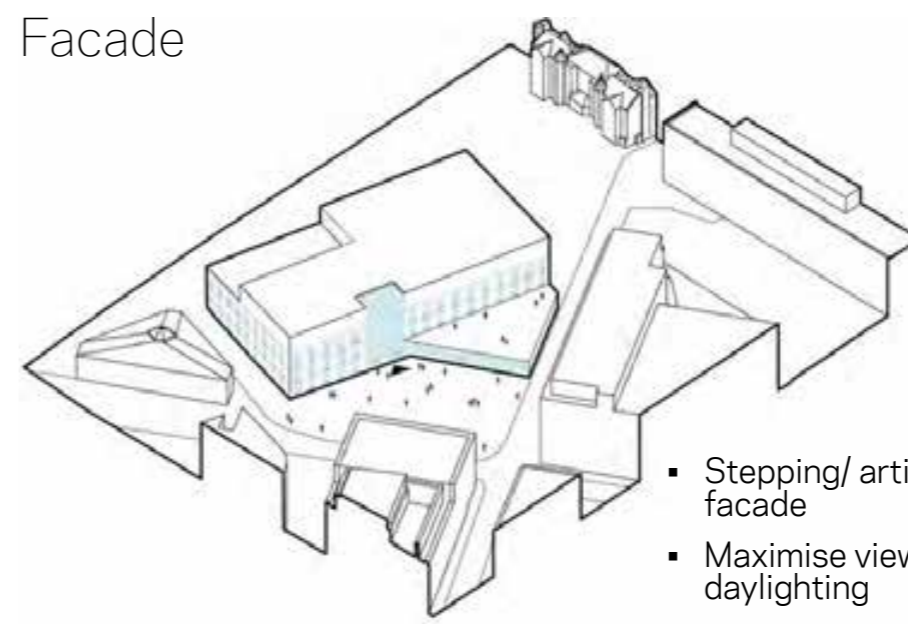
- Height sensitivity to north of site
- Site level changes
- Surrounding Campus/ Buildings
- Height restrictions

Green Spaces



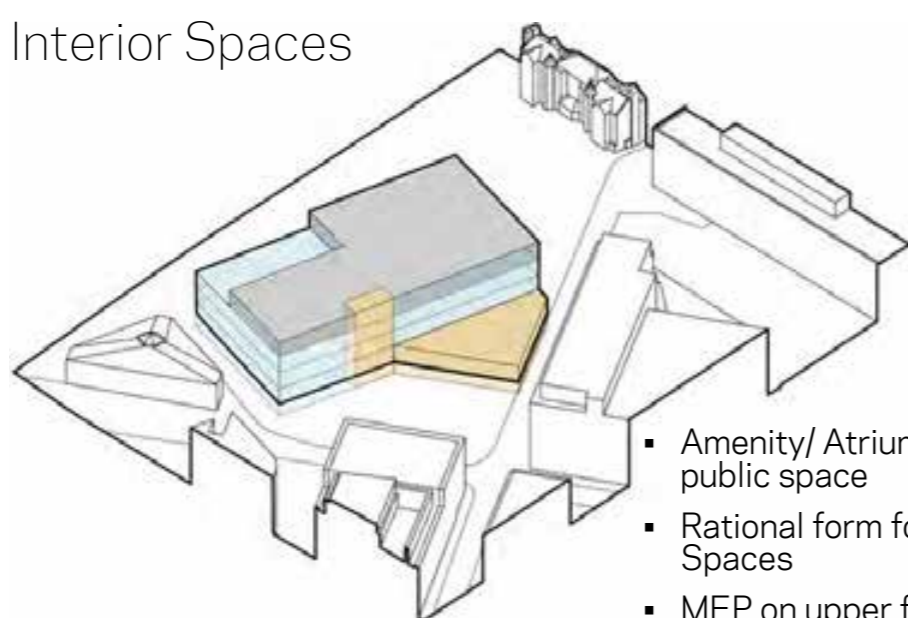
- Retain and protect existing trees
- Defined shared public space
- Landscaped roof terrace

Facade



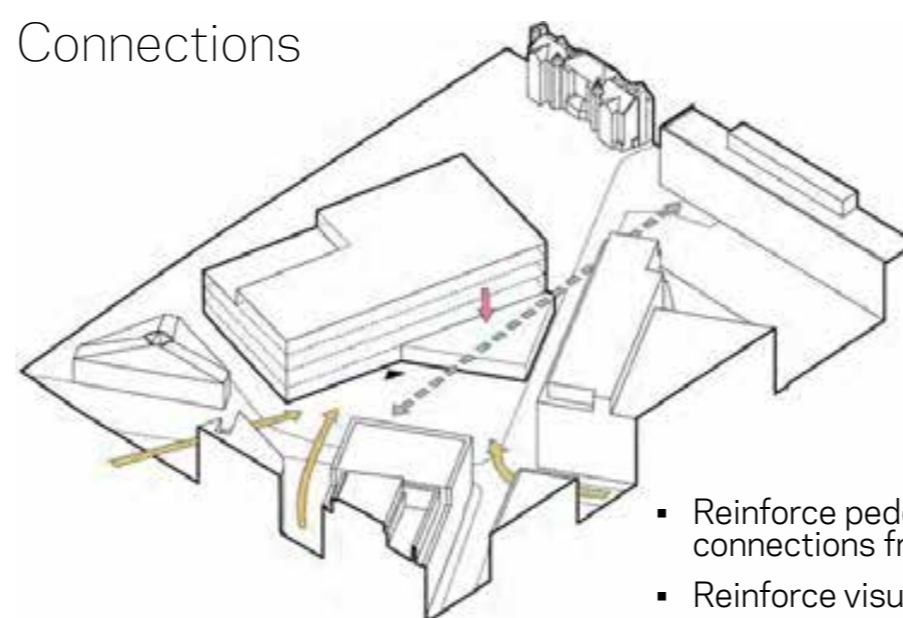
- Stepping/ articulated facade
- Maximise views and daylighting
- Sustainability requirements

Interior Spaces



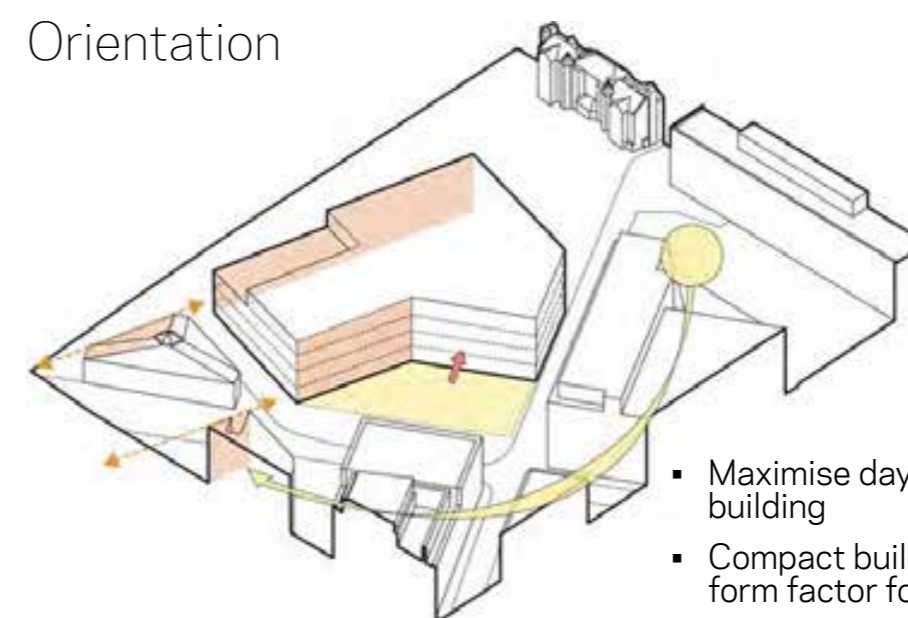
- Amenity/ Atrium areas facing public space
- Rational form for Office/Lab Spaces
- MEP on upper floor

Connections



- Reinforce pedestrian connections from Campus
- Reinforce visual connections

Orientation



- Maximise daylight into the building
- Compact building shape / form factor for sustainability

## Site arrangement

To assess the potential of the site, organisational studies and massing tests were developed using both physical and computer models to assess the benefits of each configuration. Throughout the process the building's impact on its unique setting as well as the ability to generate public space and engagement were important considerations.

- Remain within outline planning consent constraint of number of floors and building height
- Exclusion zone of 1m either side of underground services adjacent to nursery.
- Provide shared green space as per outline planning consent
- Impact to trees and tree root protection zone impact to be minimised
- Retain use of car park for nursery
- No service/ vehicle access from Old Road for new building - nursery only.



# Exterior Design

## Building Entrance and Approach

Extending the public space into the site allows the building to be entered at its centre, with sunlight reaching the approach and creating an accessible approach to the building to all within the surrounding steep site level differences. New views and routes transform the south of the site into a new public plaza.

The new public plaza, and a new public Cafe along with potential for connections to existing facilities on campus can make this area a hub of activity.

Building visitor access is separated from building service access, which is from a shared servicing road with the IDRM building to the east of the site.



Eye level view towards main building entrance showing indicative building massing

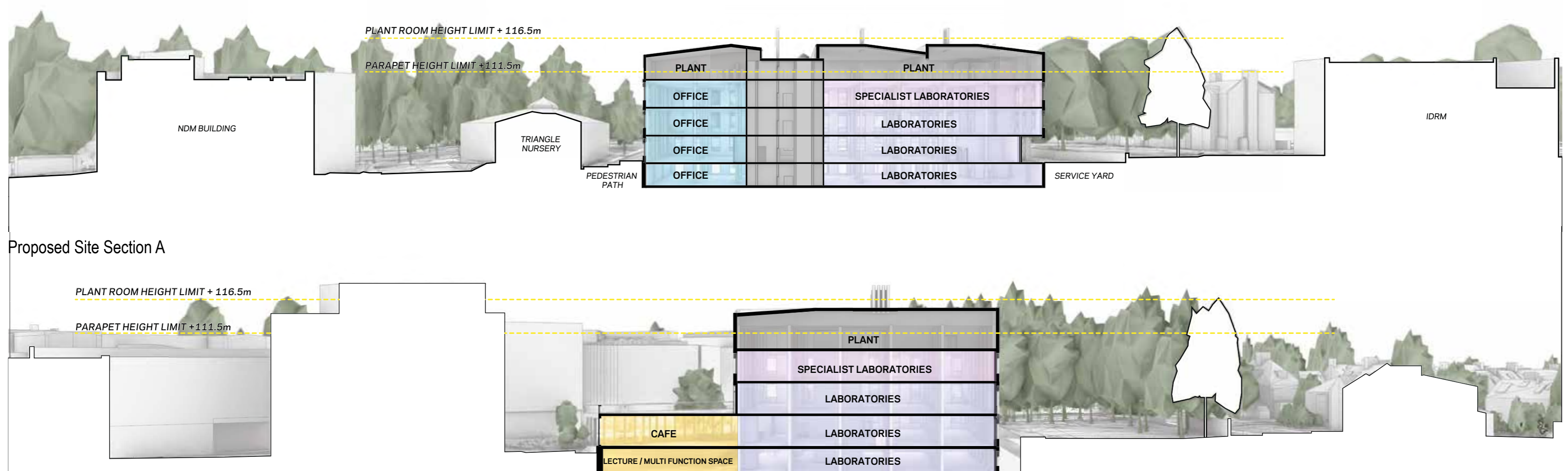
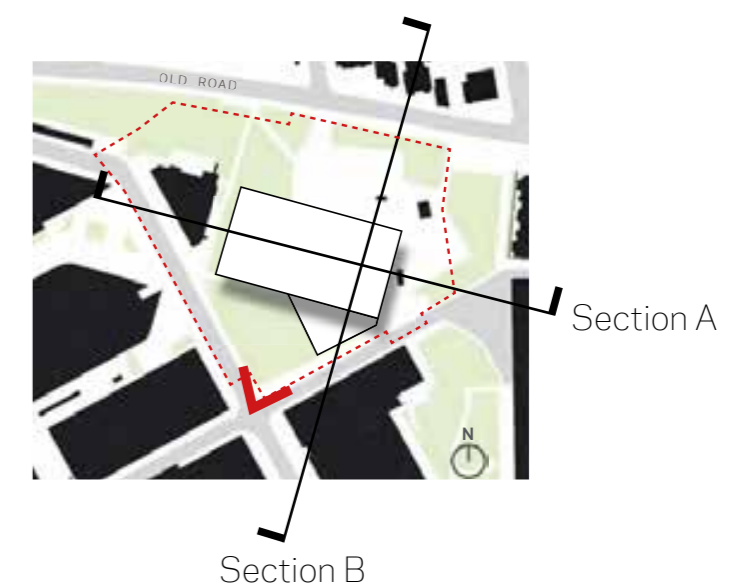


Proposed primary access routes to the Plot B2 Building

## Site Sections and Heights

The project will require roof level Mechanical Electrical Plumbing (MEP) plant equipment and extract chimneys from laboratories. The location of the building adjacent to the height sensitive residential area will require a careful and sensitive response to the roof form, ensuring plant equipment is adequately screened and remains within the established planning height restrictions, which are indicated on the sections below. The roof area must also accommodate photovoltaic (PV) panels, which will be required to achieve the required reduction in operational carbon emissions.

The plant room's maximum height is 19.5m above the ordnance datum (set at +97m) as per the Outline Planning Permission, allowing for a maximum height of 116.5m.



Proposed Site Section B

# Exterior Design

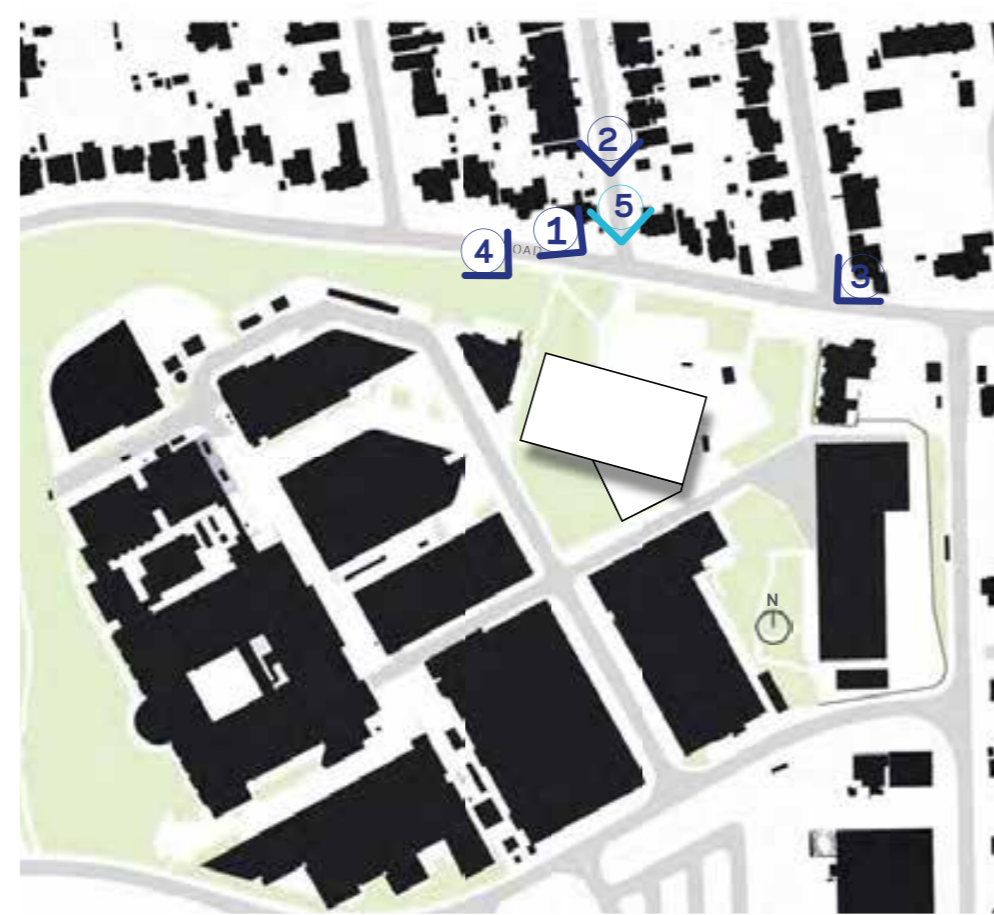
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## Surrounding Views

As well as considering the views towards the Plot B2 building from within the campus, the views from the surrounding context to the Old Road Campus are also important to the north from Old Road and the neighbouring residential neighbourhood.

The existing stone wall to the northern boundary of the site is to be retained. The gateway opening within the wall which provides access to the Triangle nursery car park will remain in place for nursery access. The gateway opening increases visibility to the future Plot B2 building from Old Road due to the opening within the tree line.

The mature existing trees to the northern boundary, which are to be retained, provide natural screening to the site at different times of year. The Autumn/Winter and Summer views towards the site from Stapleton Road are shown below.



1. Eye level view towards proposed building from Old Road, towards existing stone gate opening to nursery car park



2. Eye level view towards proposed building from Stapleton Road (north of Old Road)



3. Eye level view towards proposed building from Old Road, adjacent to Boundary Brook House



5. Existing view from Stapleton Road (north of Old Road) towards site in autumn/winter



5. Existing view from Stapleton Road (north of Old Road) towards site in summer



4. Aerial view of site from north west showing indicative building massing

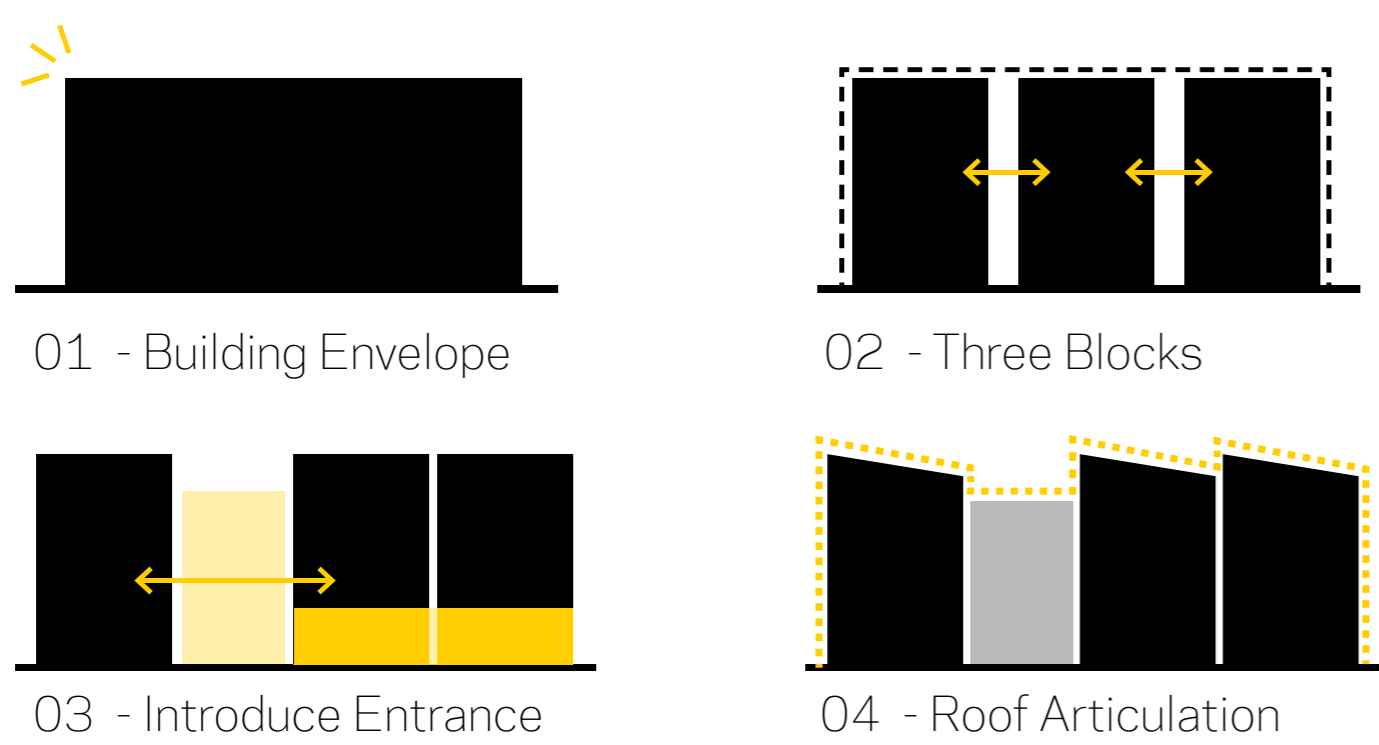
# Exterior Design

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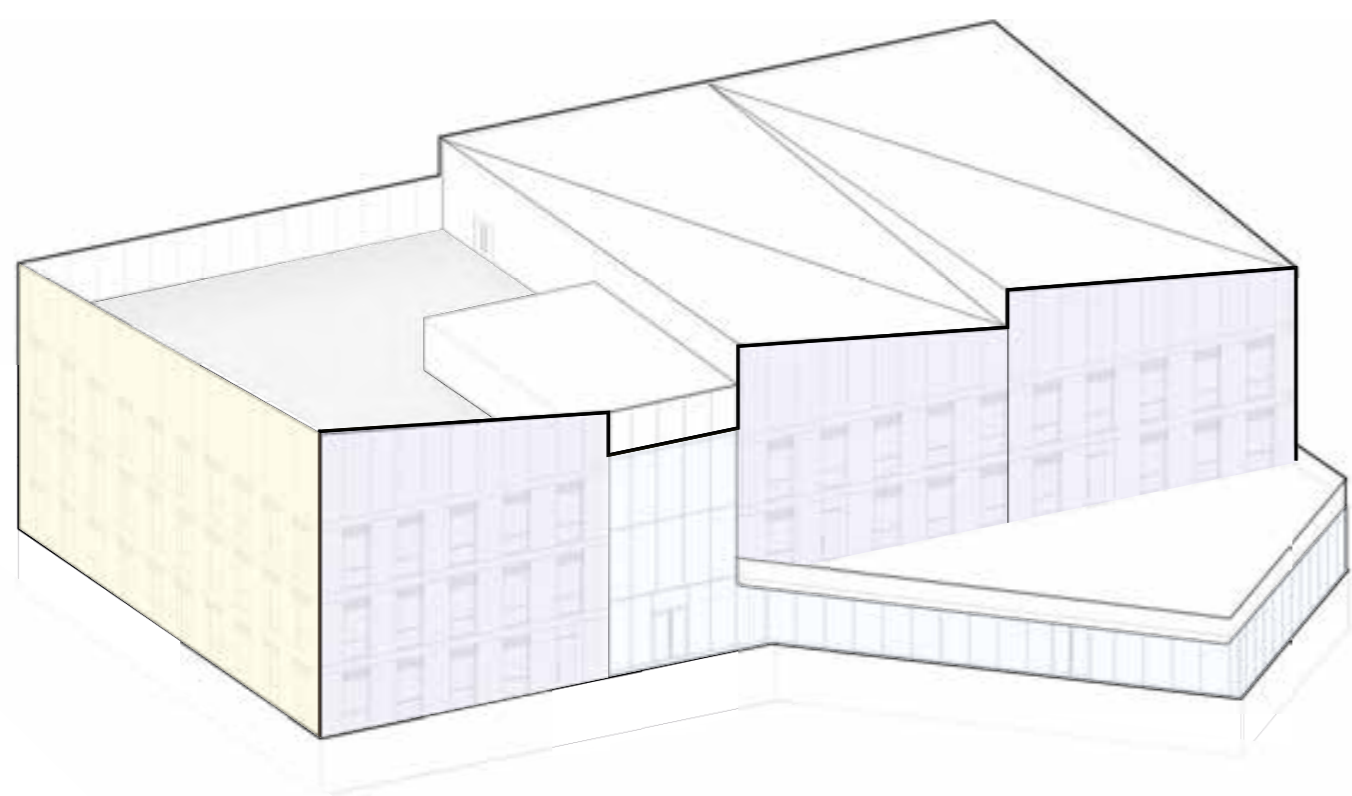
## Facade Design

In parallel with the development of the overall building massing, the conceptual principles of the facade design and the factors that have influenced the development of the design have included:

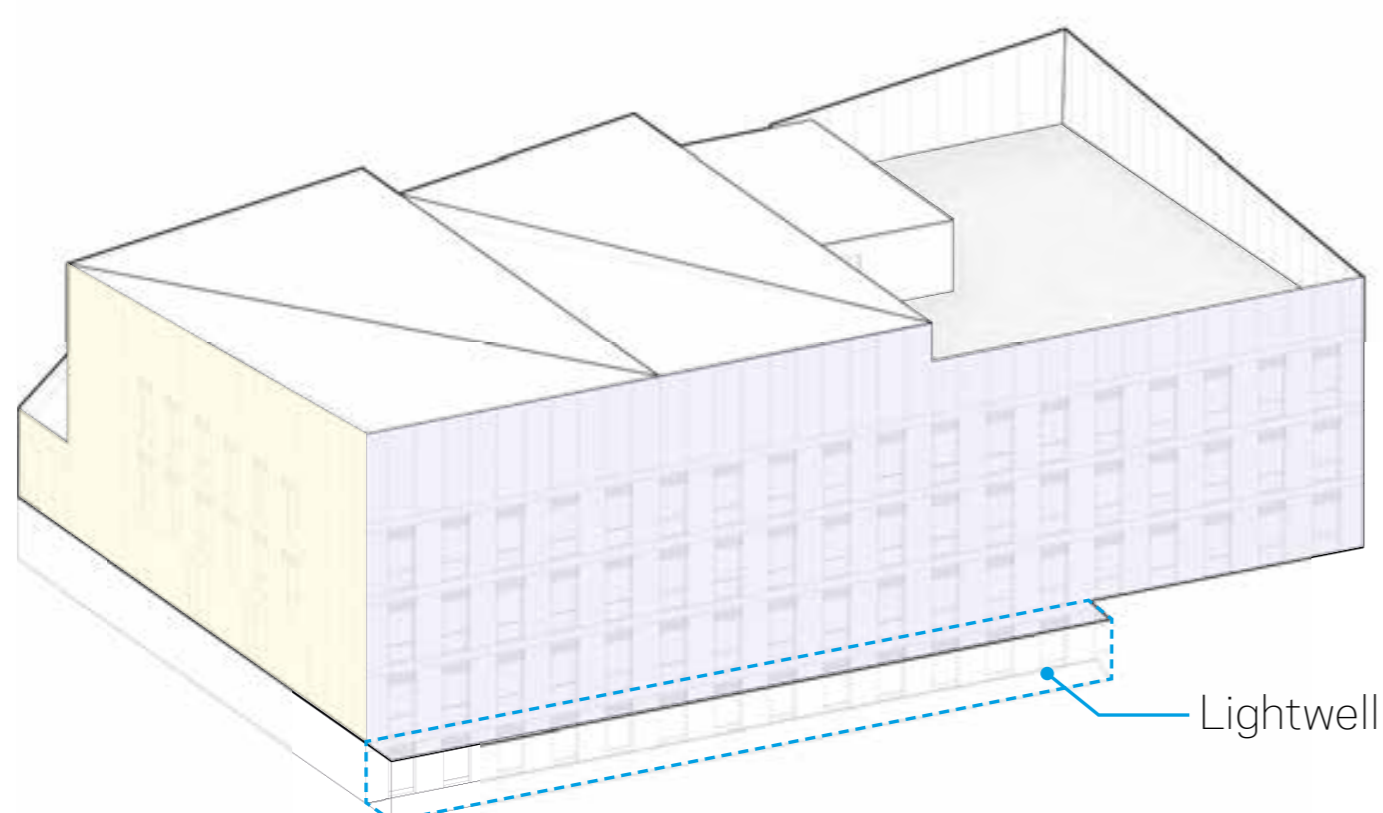
- Signal the building entrance
- Connection between amenity and public spaces
- Establish the proportion of solid to glazed facade (continuing to be developed in parallel to Passivhaus and sustainability performance requirements)
- Design of each facade in relation to its orientation
- Thermal and air tightness performance requirements
- Materiality considerations
- Buildability and opportunities off site construction of facade components for higher quality finishes



Facade and roof massing concepts



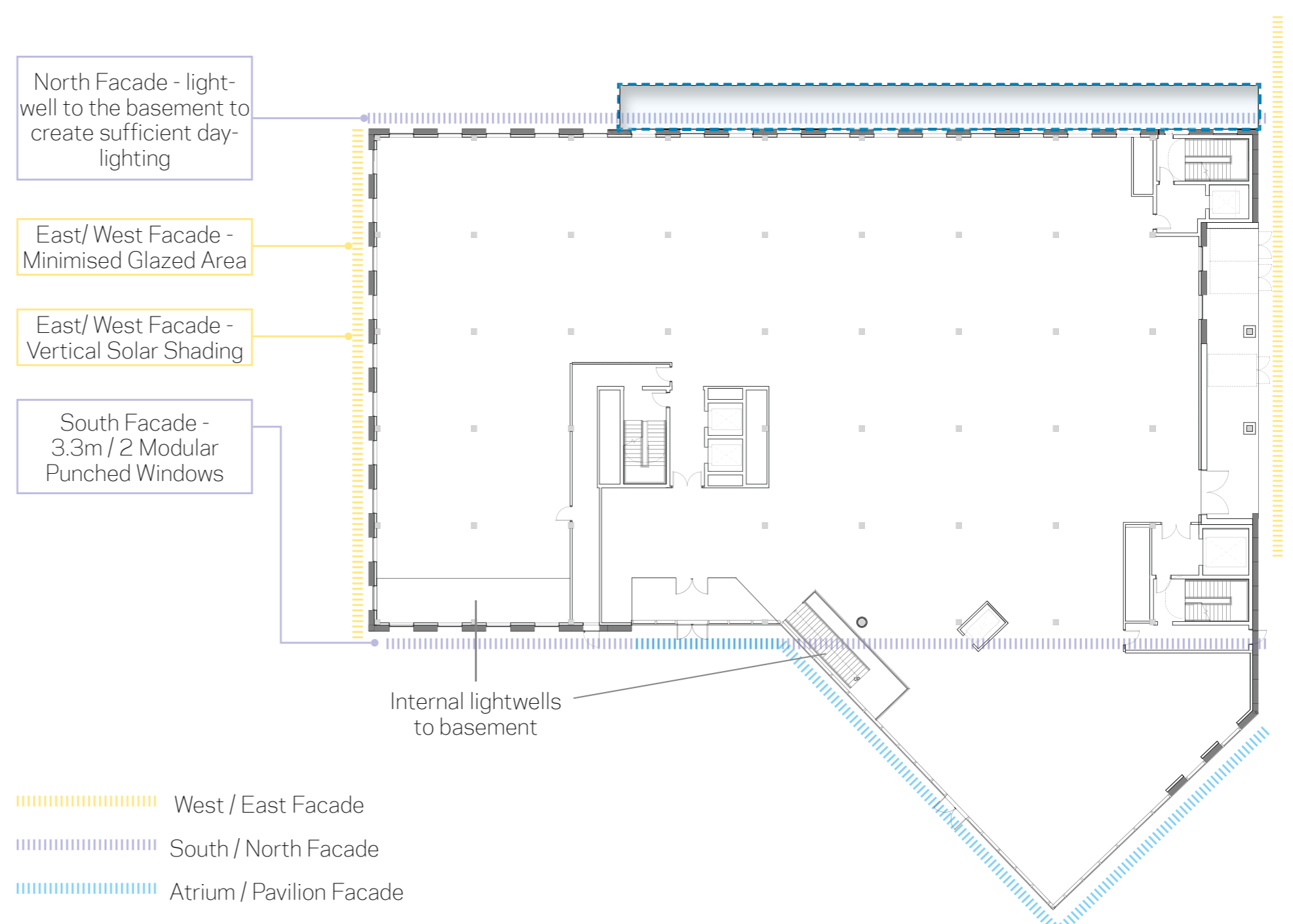
Axonometric view showing facade types - south west corner



Axonometric view showing facade types - north east corner



Aerial view of the proposed building from the southern corner of the site

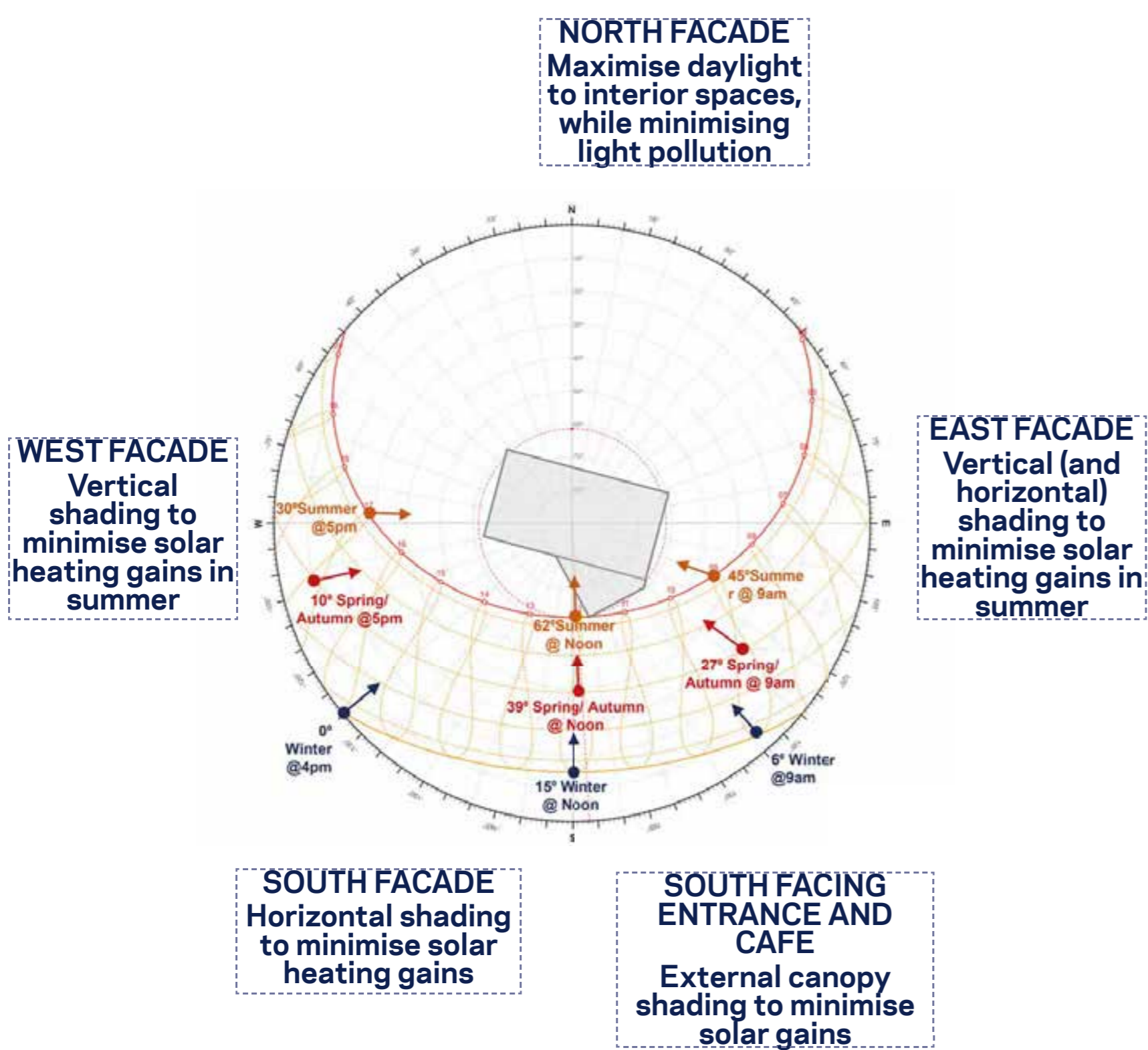


Facade Strategy Plan



## Facades and Sustainability

The design of the facade and the building massing have been driven by the sustainability goals of the project, which include Passivhaus design principles. The facade will be highly insulated with a high airtightness requirements to reduce heat losses. The amount of glazing and the design of windows has been carefully considered and assessed via solar and thermal modelling, to ensure there is good daylight to indoor spaces, whilst also avoiding overheating from direct sunlight to glazing with the use of shading. Windows will be triple glazed to reduce heat losses in winter.



## Materiality

The detailing and choice of materials for the facades are crucial in integrating within surroundings of the Old Road Campus and its surroundings, and also to assure a high performance design that is durable, timeless and sustainable.

At this stage a range of material options and tones are being considered and their Passivhaus and embodied carbon implications are being evaluated, with the primary palettes being considered being brick, and reconstituted stone.



Materiality options - brick



Materiality options - building entrance and cafe glazing and shading



Materiality options - pre-cast / reconstituted stone

## South Facing Facades

Low winter sun angles early afternoon can be problematic for glare but thermal gain may be desirable in winters. High summer sun angles will cause unwanted heat gain and therefore horizontal shades should be considered on elevation. Glazing specification and user operated internal blinds will be carefully designed to reduce glare after midday.



## East and West Facing Facades

Low winter sun angles during late afternoon can be mitigated with additional vertical fins fixed to left jamb of window openings. Low window to wall ratio will help mitigate unwanted heat gain.



## Cafe and South Facing Entrance

Higher level of transparency to entrance and cafe areas to be assessed and designed with the assistance of solar and thermal modelling to ensure overheating is avoided. Design measures including horizontal external shading, fritting to glazing, and incorporating solid portions to glazing being considered.



## Interior Design

### Entrance

All building users will share one building entrance accessed from the newly created landscaped forecourt. Once inside the building, visitors are greeted by a central reception point.

### Cafe and lecture Theatre

Shared building spaces have been grouped together within the two floors of the triangular “pavilion” building, adjacent to the main building entrance and the new external shared green space. This allows for greater flexibility of internal layouts, as well as ensuring building facilities can be shared by all building users. The cafe is intended to be open to public use, and will connect to the landscaped external areas proposed to the south of the site. The lecture theatre is intended to be bookable by the wider Old Road Campus.

### Work Spaces

Offices and Labs are typically arranged in an L-shaped layout (offices - west end and south, labs - east end), providing opportunities for both close adjacencies between office spaces and different research groups, and a lab/office arrangement that provides good adjacencies and visibility between laboratories and offices. The most sensitive laboratories will be accommodated on the top occupied floor of the building.

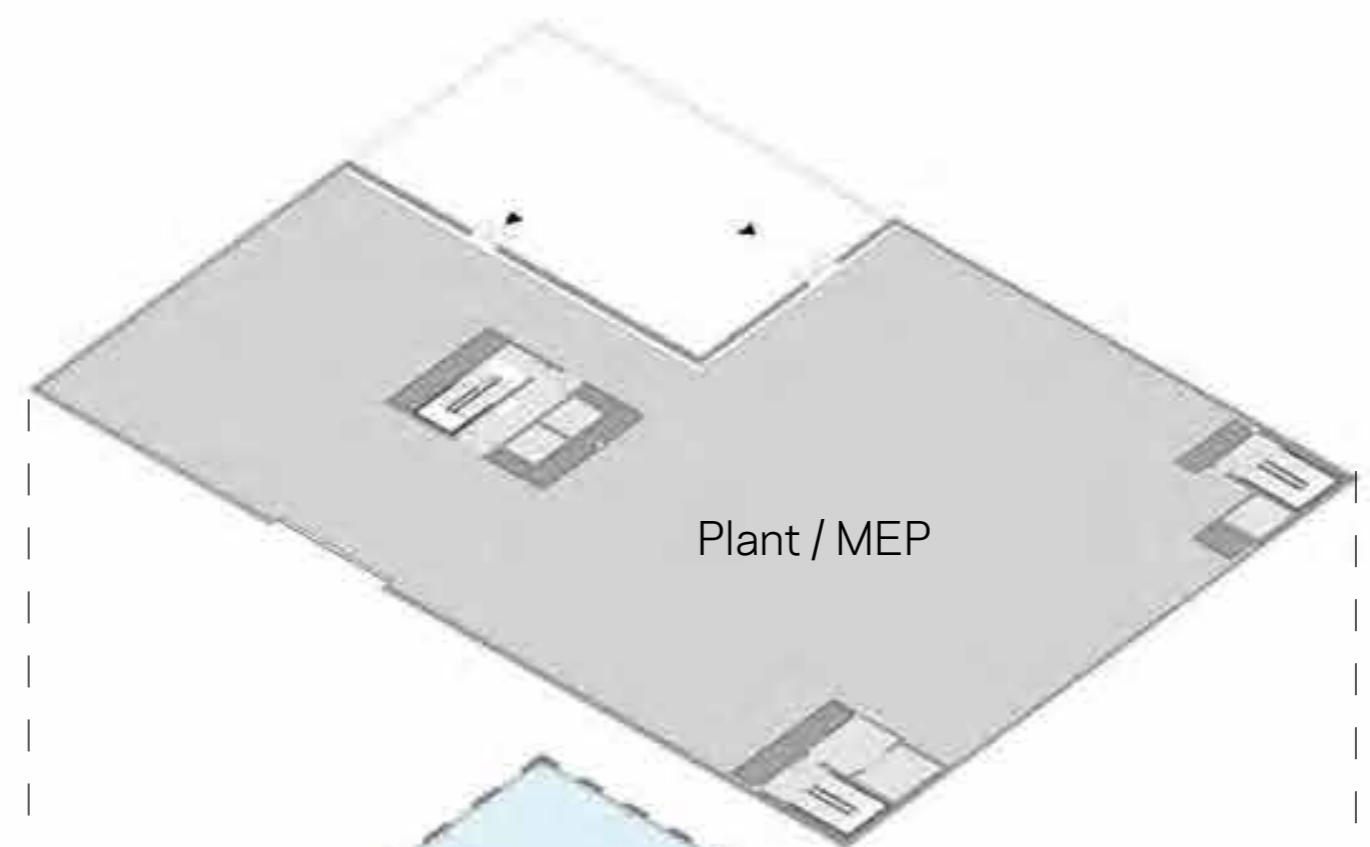


Proposed Ground Floor Plan

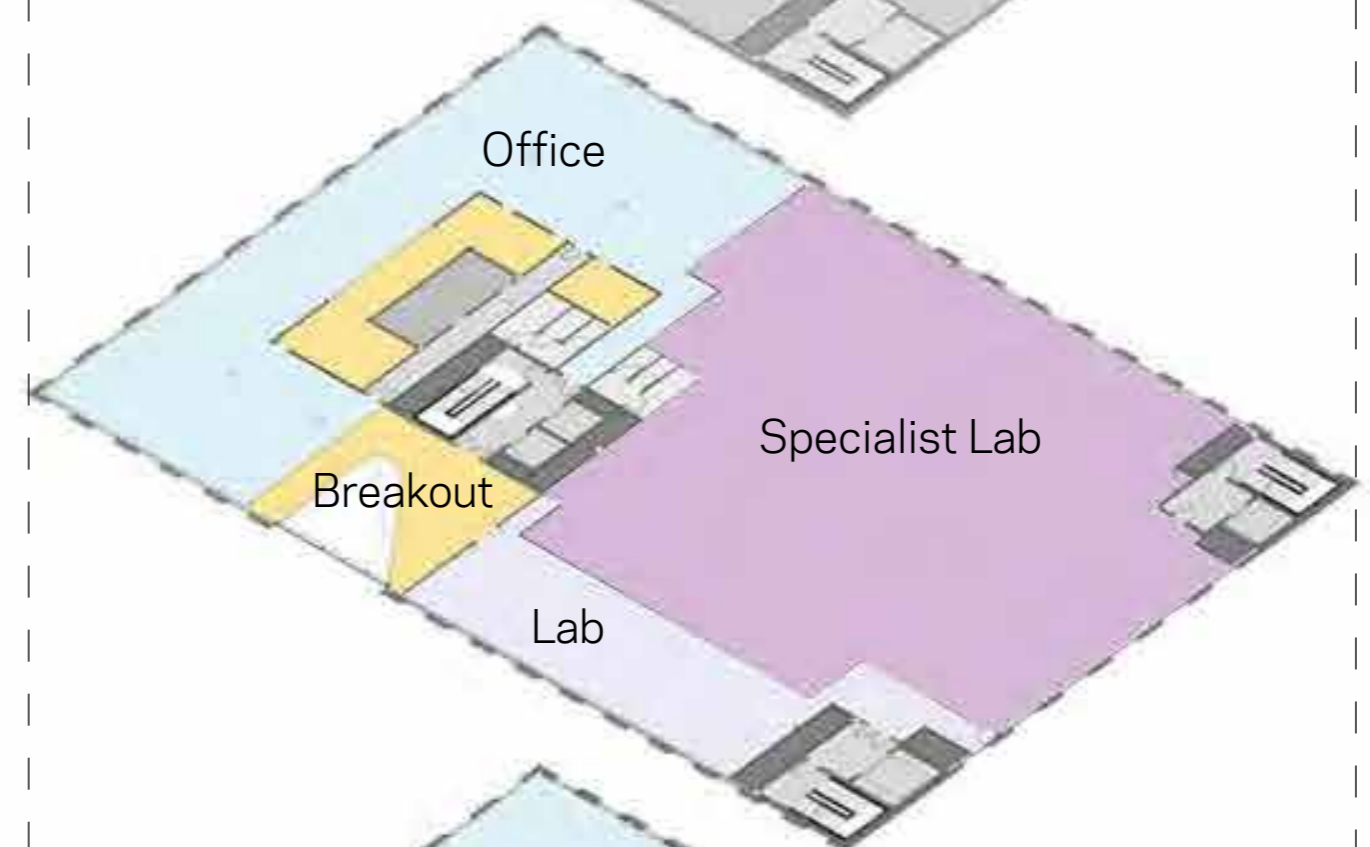


Proposed interior view of reception and cafe

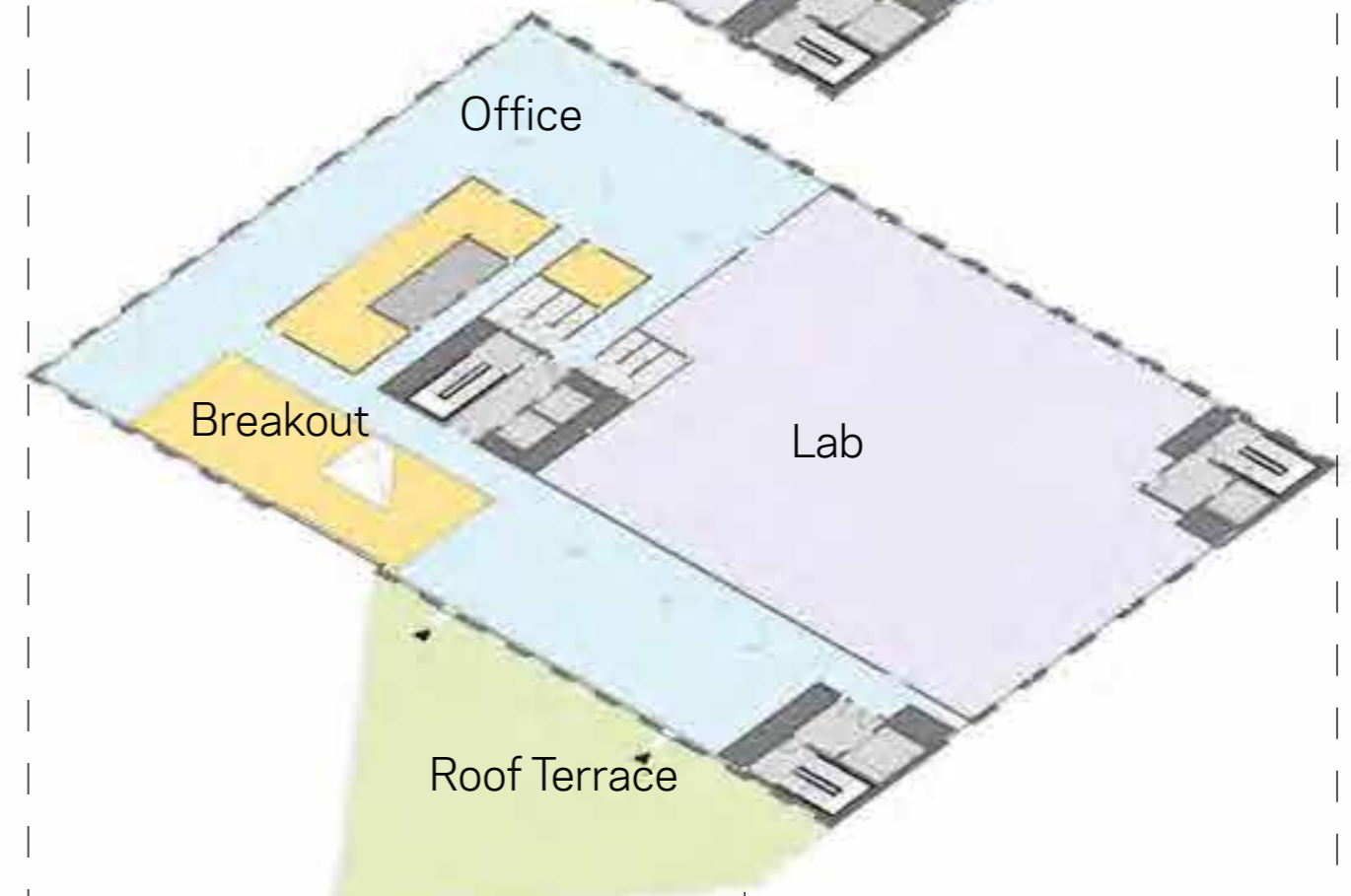
LEVEL 03



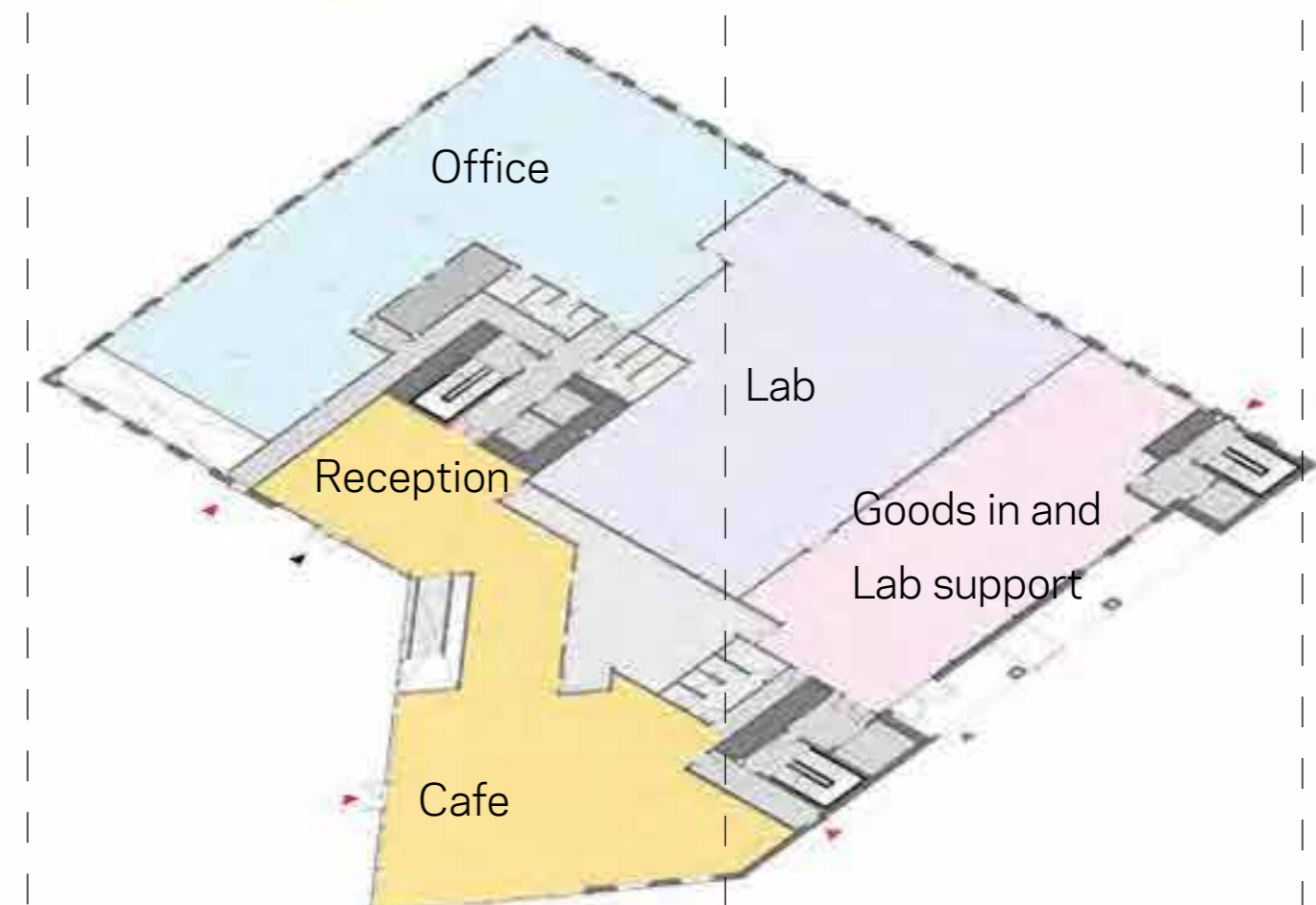
LEVEL 02



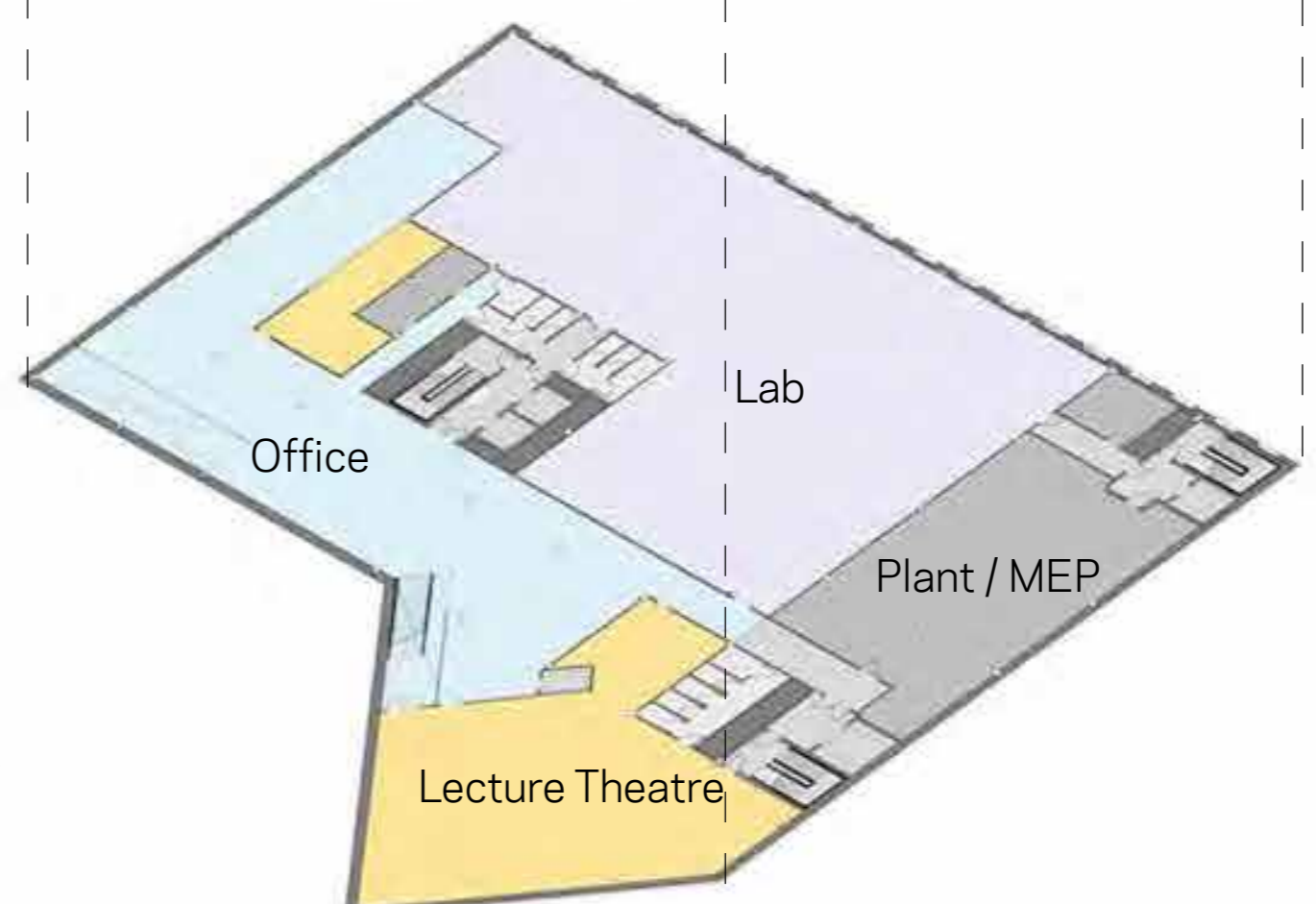
LEVEL 01



LEVEL GF



LEVEL B1

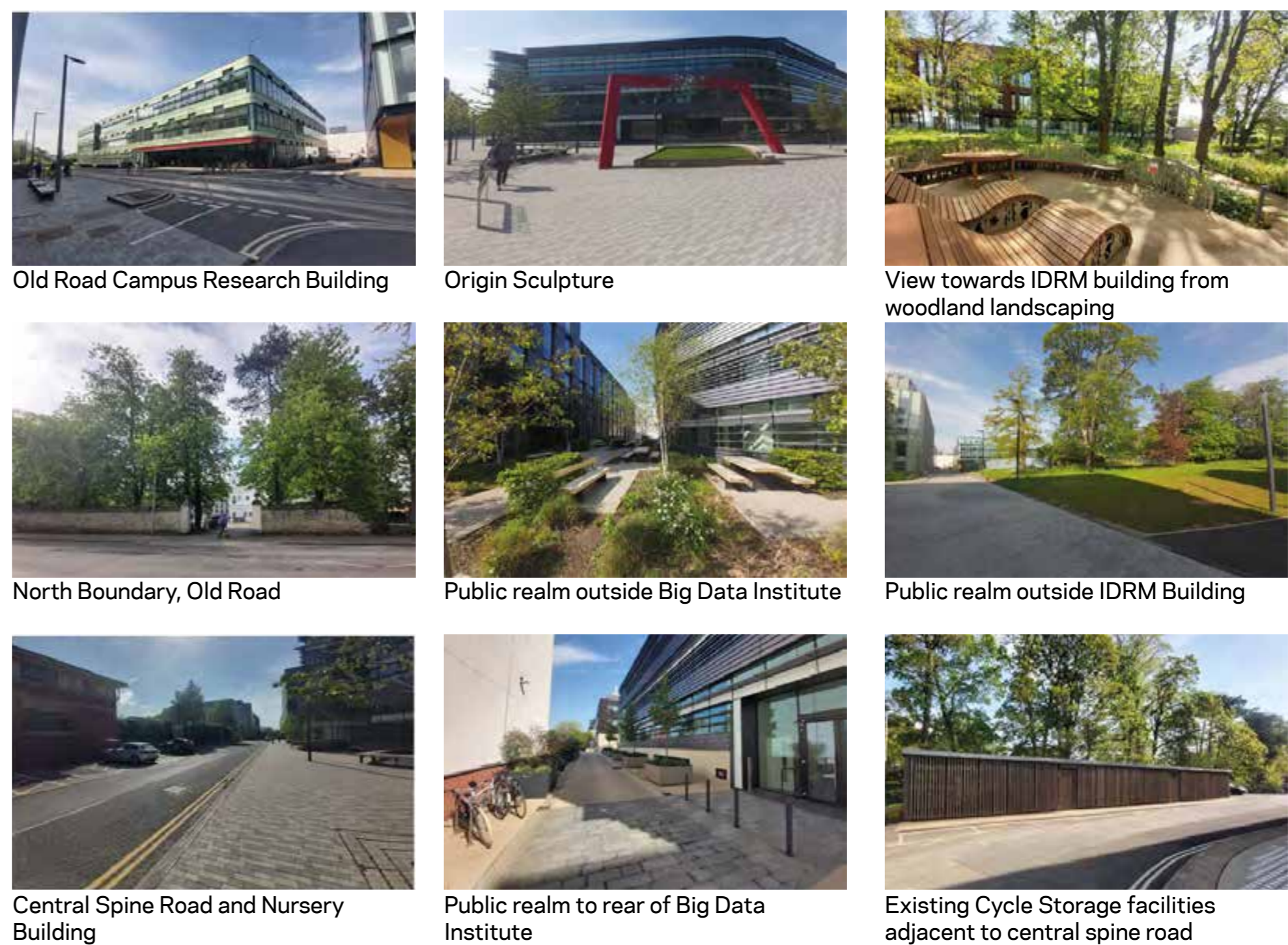
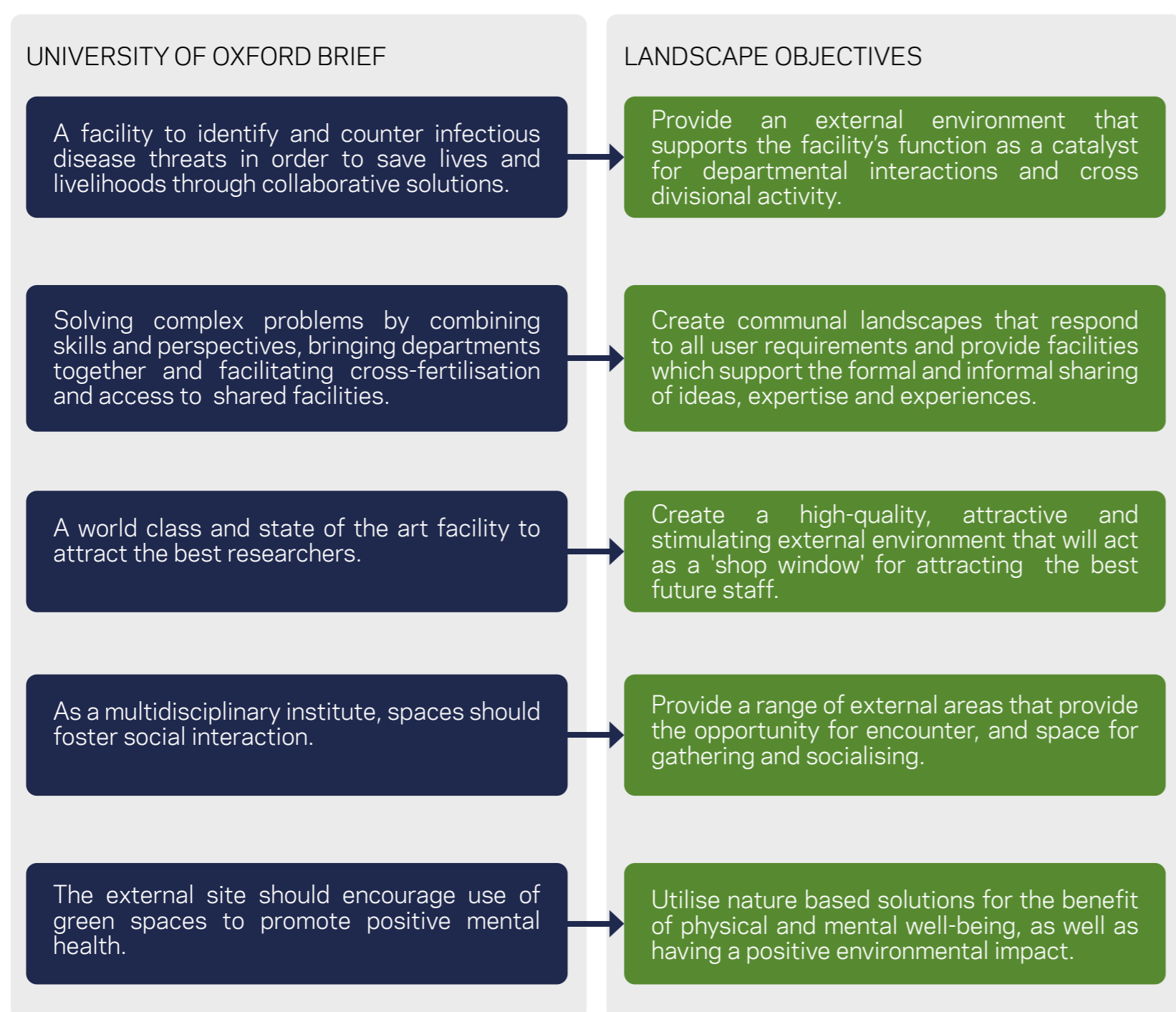


- Offices
- Shared Amenity
- CL2
- CL3
- Lab Support
- Building Support
- MEP
- Core

## Landscape Goals

Plot B2 presents an exciting opportunity for landscape to play a key role in delivering a globally recognised, transformational project, which celebrates the unprecedented achievements from the University of Oxford.

The University's project brief has set the overarching objectives for the development on Plot B2, and has emphasised the requirement for a state-of-the-art facility. The key briefing objectives pertinent to the landscape have been summarised below.



## Existing Surrounding Campus

The wider Old Road Campus masterplan is nearing completion, with Plot B2 being one of the outstanding masterplan plots to be developed. The landscape character is typical of contemporary Oxford University campus development, with a range of hard and soft landscaped spaces that benefit from a high-quality and coherent landscape treatment.

The campus has been developed sensitively in order to optimise the number of existing trees, which has ensured the 'mature' and 'green' site character has been retained. The green infrastructure has been further enhanced by a range of lawns, meadows, gardens, and amenity planting beds, with planting mixes tailored to the varying exposed and sheltered situations.

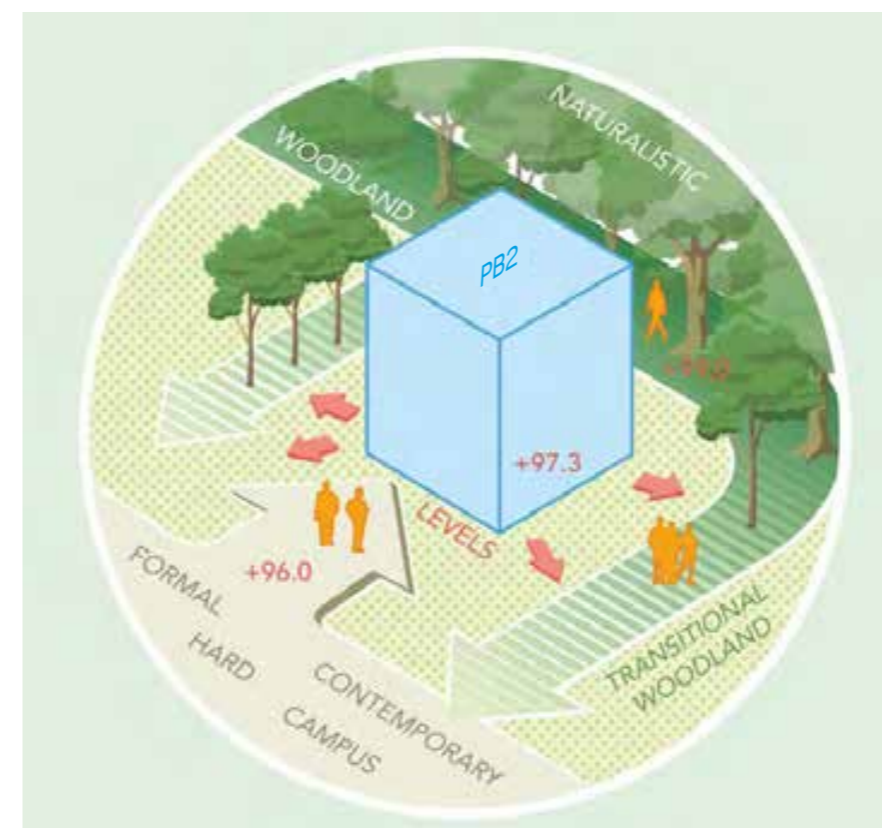
## Landscape Concepts



Places for outdoor work & collaboration



Spaces to Recharge



Integrate with campus



Working sustainably with Nature



## Public Open Space

The forecourt will deliver the primary open amenity space within the campus and shall consist of a communal lawn, dining patio, and approach routes providing access to the main entrance. The landscape will have a focus on providing restoration and opportunities socialising, and will establish a green backdrop to views from within PB2 and adjoining facilities.

The central amenity lawn creates a flexible space for relaxation and events. A seating edge encircles the lawn and takes advantage of the southern aspect. The space is set off by vibrantly planted borders, and wildflower meadow. Continuing the café's seating outside, a generous dining patio overlooks the central lawn space.

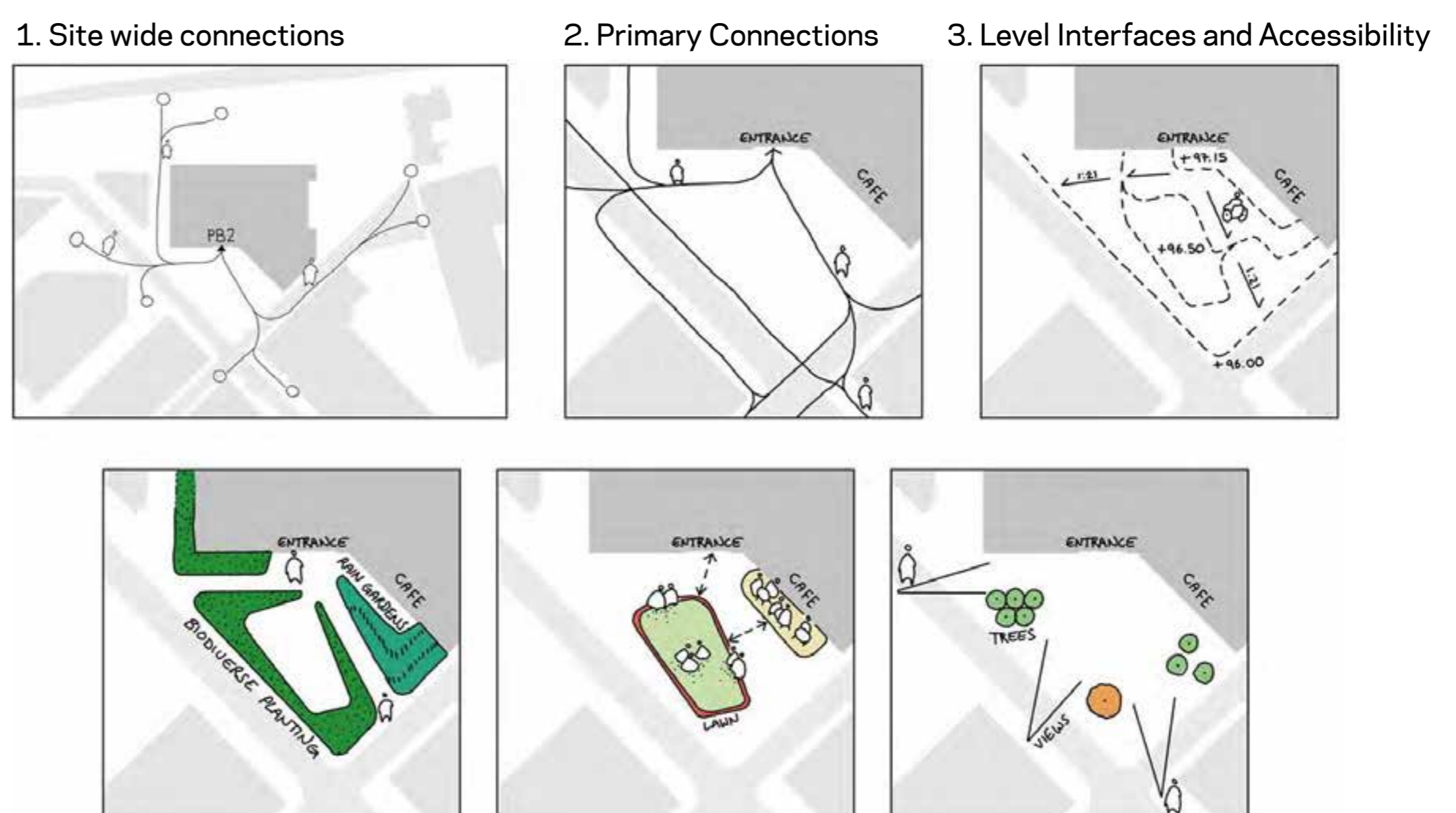
Spaces for visitor cycle parking are located adjacent to the access routes and integrated into the planted embankments to minimise visual clutter. The proposed tree planting works to define spaces, frame views and provide vertical interest by punctuating the facade elevations.



Visualisation of concept for proposed public open space / forecourt



Visualisation of concept for proposed public open space / forecourt



Plan of proposed public open space / forecourt

1. Communal lawn (space for events)
2. Sculptural seating wall with integrated seating tops
3. Dining patio
4. Access routes (accessibility compliant)
5. Visitor cycle parking (30 spaces)
6. Wildflower meadow
7. Amenity planting
8. Raingardens
9. Proposed semi mature tree planting

## Level 1 Garden Terrace

In addition to the publicly accessible forecourt, a roof terrace for building staff use is also proposed. The landscape aspiration for the garden terrace is to create a multifunctional and flexible space; focused on providing outdoor work and collaboration areas, as well as restoration, and moments which spark social encounter.

The terrace garden is comprised of three main elements:

- Flexible space for gathering and small events
- Planting beds and small trees defining space and providing a green backdrop to internal views
- Central 'garden room' for outdoor work and collaboration

Informal seating areas are provided to the terrace peripheries allowing staff to find a quiet space overlooking the communal green space below at ground level.



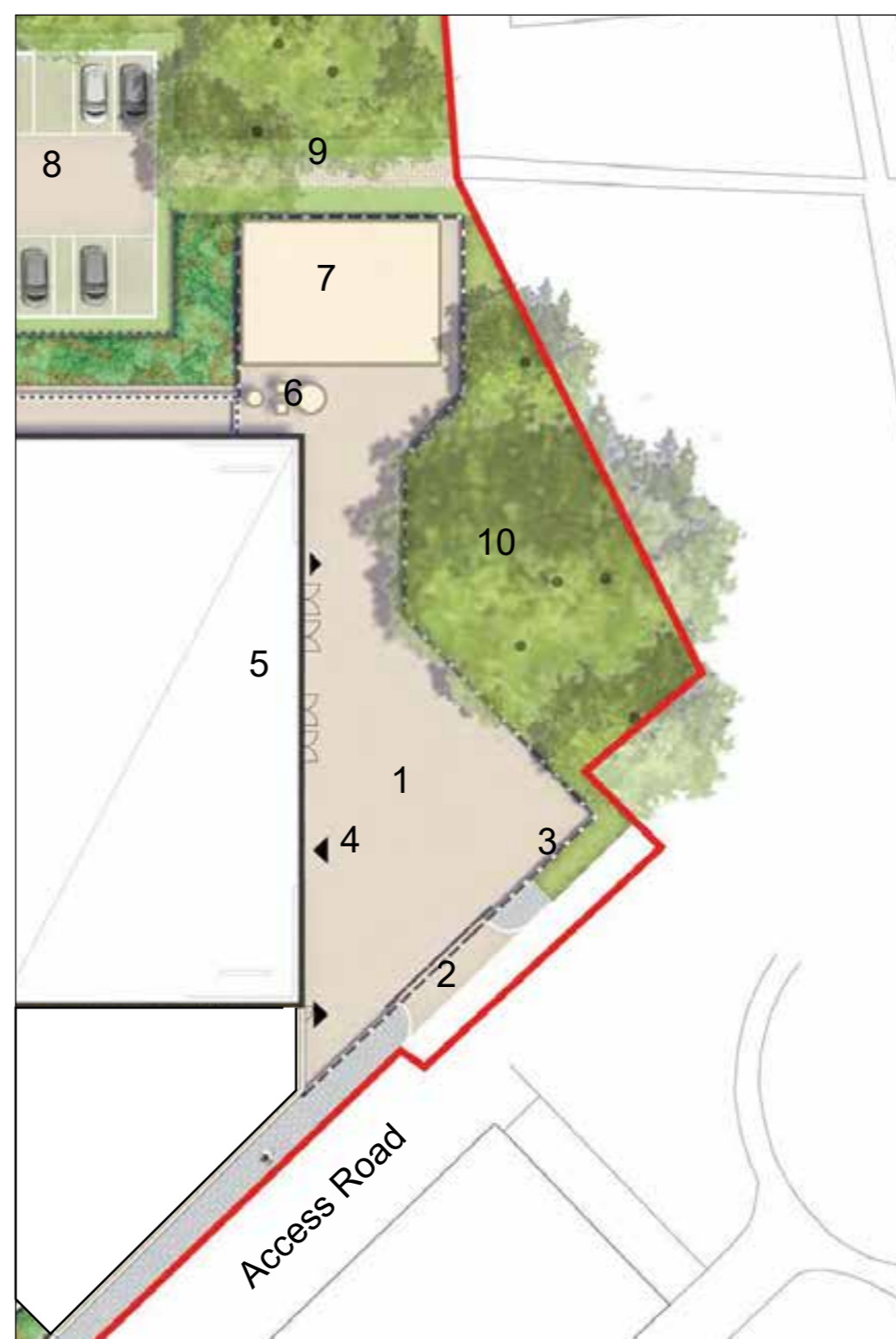
Plan of proposed level 1 roof terrace for building occupant use

## Service Yard

The service yard has been strategically located to tie-in with the existing levels of the adjacent access road, and to minimise impact upon the existing mature trees.

A small retaining wall (Circa 1m high) is required to take up the level transition between the yard and adjacent lawn area. The yard will be secured via a gate and perimeter enclosure.

This yard provides access to the main loading dock of the building for deliveries and for the removal of waste. An external waste storage area has been provided within the service yard providing a collection point for the building management team and occupants for waste within the building.



Plan of proposed service yard

Service Yard:

1. PB2 enclosed service yard
2. Service yard entrance
3. Service yard wall enclosure
4. Building access
5. Undercroft external storage
6. External bulk gas storage
7. Substation
8. Nursery car park
9. Pedestrian path
10. Existing trees retained



Precedents for service yard wall enclosures

## External Gas Storage

At the periphery of the service yard area and in close proximity to the building are the bulk Liquid Nitrogen and CO2 tanks. It is proposed that compressed gases are kept within secure fenced enclosures in the covered undercroft adjacent to the building.

## Nursery Car Park

The car park layout follows the provision (13 bays) provided for the Nursery. The layout of the car park has been reoriented to align with the building in order to provide space for the light well.



Examples of laboratory servicing requirements within the Old Road Campus

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

Following this public consultation event and consideration of feedback received, it is planned to submit a planning application in April 2024 for the Plot B2 proposed building, and associated landscaping.

2023	
November	Workshop with Oxford Design Review Panel (ODRP) <span style="float: right;">✓ Complete</span>
December	Public Consultation Event
	12th Pre-Application Meeting with Oxford City Council
2024	
January	16th Pre-Application Meeting with Oxford City Council
April	Submission of planning application
July	Assumed planning application approval
October	Proposed commencement of main construction works
2026	
October	Opening of new building



Eye level view towards main building entrance showing indicative building massing



Landscape plan

- |                                 |                               |                                  |                                       |
|---------------------------------|-------------------------------|----------------------------------|---------------------------------------|
| 1 Public open space / forecourt | 4 Cafe terrace                | 7 Plot B2 Building               | 10 Nursery car park                   |
| 2 Pedestrian route to building  | 5 Accessible parking spaces   | 8 Secure service yard            | 11 Existing nursery car park entrance |
| 3 Main building entrance        | 6 Staff roof terrace, Level 1 | 9 Substation within service yard | 12 Existing pedestrian footpath       |