INTRODUCTION

Welcome to this exhibition about the proposed redevelopment at Wellington Square in central Oxford. This is an advance consultation, before the preparation and submission of a planning application.

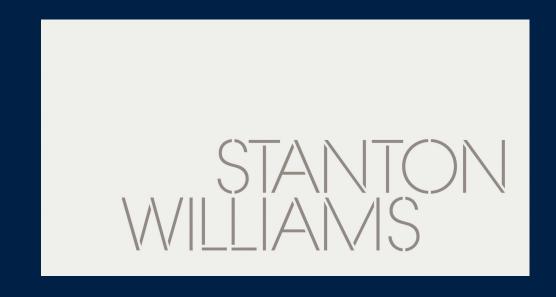
The application is being made by Oxford University Development (OUD), a joint venture between the University of Oxford'and Legal & General.

Our proposal includes the redevelopment of 25 Wellington Square on the north of the square and the refurbishment of the Western Terrace on the west side. These will replace a lifeexpired and poorly performing building to create a brand new, state of the art academic facility together with a sympathetically refurbished terrace providing graduate student accommodation.



The project, which accords with the City Council's Local Plan designation, is being promoted by OUD on behalf of the University of Oxford. The intention is to work up a planning application for early 2025. Further information is available on our website at www.oud.co.uk.

The content of this initial exhibition has been prepared by our consultant team, which includes:



Architects



Town Planning





Heritage Consultants



Landscape Architects Structural Engineers



Project Managers



M&E Engineers



Engagement



Aerial of Wellington Square



HISTORY

A former Carmelite Friary (dissolved 1538), likely stood on the site of Wellington Square in the medieval period. The location was later the site of a Workhouse from the 1770s, and Little Clarendon Street (named after Clarendon Press) was previously called Workhouse Lane.

The nearby Radcliffe Observatory was completed by 1794, serving as the University Observatory until 1934. St John's College and Worcester College were responsible for the laying out of these streets in the early-19th century.

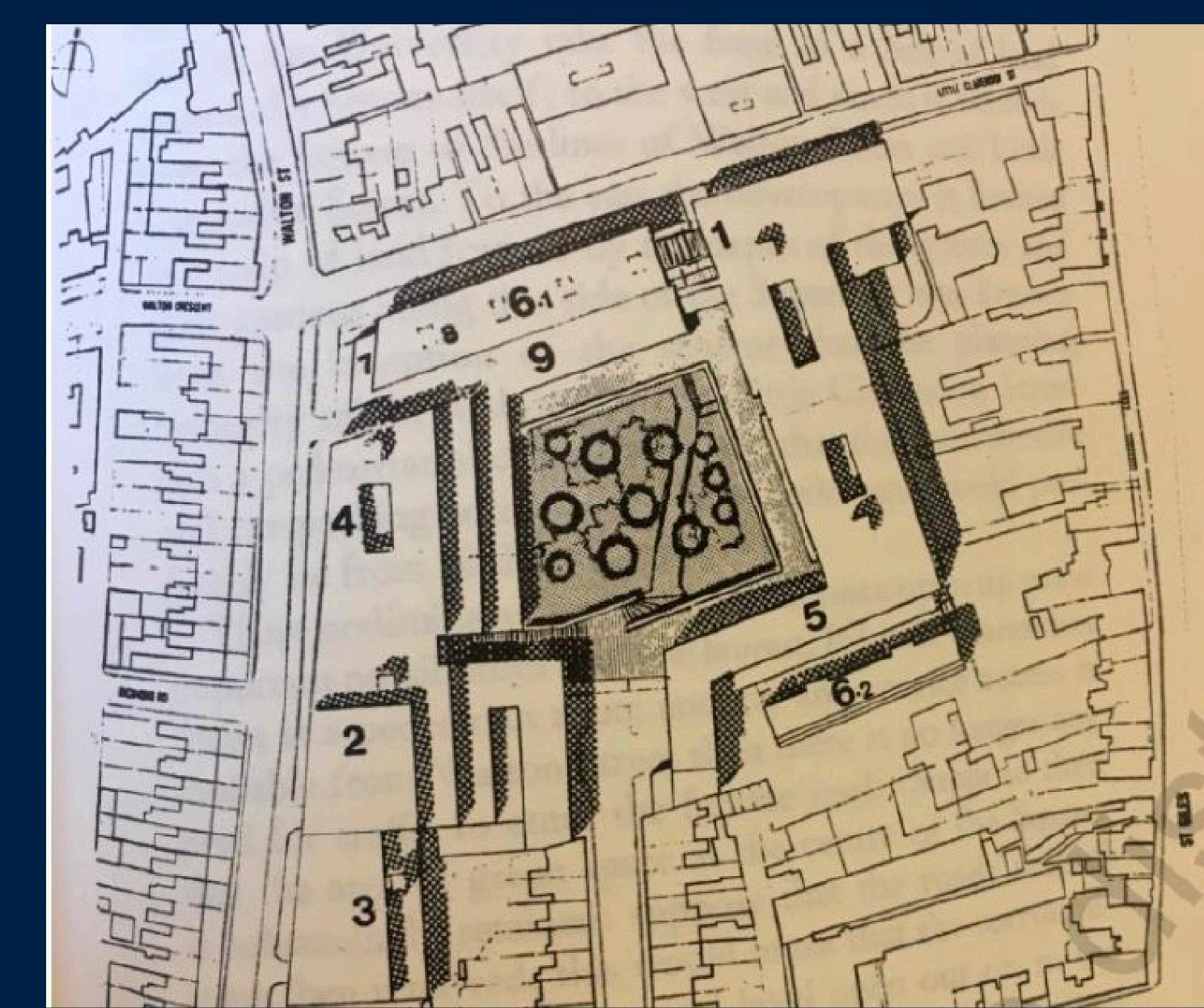
Wellington Square was built in the 1870s when the workhouse moved to a larger facility at Cowley. It is named after the Duke of Wellington, a previous Chancellor of the University.



1850 map of Oxford City



Early 1970s north side Wellington Square



Martin's unrealised scheme for the square

Little Clarendon Street grew, first as a neighbourhood shopping street, becoming a trendy Oxford street from the 1960s, as different types of shops occupied its ground floors.

The current University offices and graduate student accommodation were designed by Sir Leslie Martin in the 1960s and developed in the early 1970s. The existing graduate student accommodation building was originally intended as part of a wider plan to redevelop the whole of Wellington Square with buildings of a similar international style. The full masterplan was never realised, and the delivered building is characterised by large areas of blank façade at street level, on both Wellington Square and Little Clarendon Street.



THE NEED FOR REDEVELOPMENT

The redevelopment of Wellington Square is critical to deal with the pressing challenges challenges posed by the deteriorating conditions of 25 Wellington Square and the existing terraces. Modern facilities are essential to attract and retain staff and students in a highly competitive academic world.

The current infrastructure at 25 Wellington Square is outdated, with significant maintenance issues, limited occupancy and poor accessibility. These shortcomings make it unsuitable for future academic or residential use, as it fails to meet contemporary standards for safety, comfort and energy efficiency.

The existing terraces which make up Phase 2 also have building defects consistent with their age and type, including poor thermal insulation, circulation and leaking roofs.

The buildings are expensive to run and maintain, given their age, condition and the time elapsed since their last refurbishment. For these reasons, the wider site has been identified as a location for redevelopment in the adopted Oxford City Council Local Plan.

The proposal provides an important opportunity to enhance this part of the conservation area through high-quality, contextual design and placemaking. This comprehensive approach ensures that the Wellington Square development will not only improve the performance of the buildings to meet the University's needs, but also make sensitive long-term improvements to the area, benefiting the whole community.



25 Wellington Square from Little Clarendon St



25 Wellington Square from Wellington Sq



Mould infestation



Back of 25 Wellington Square



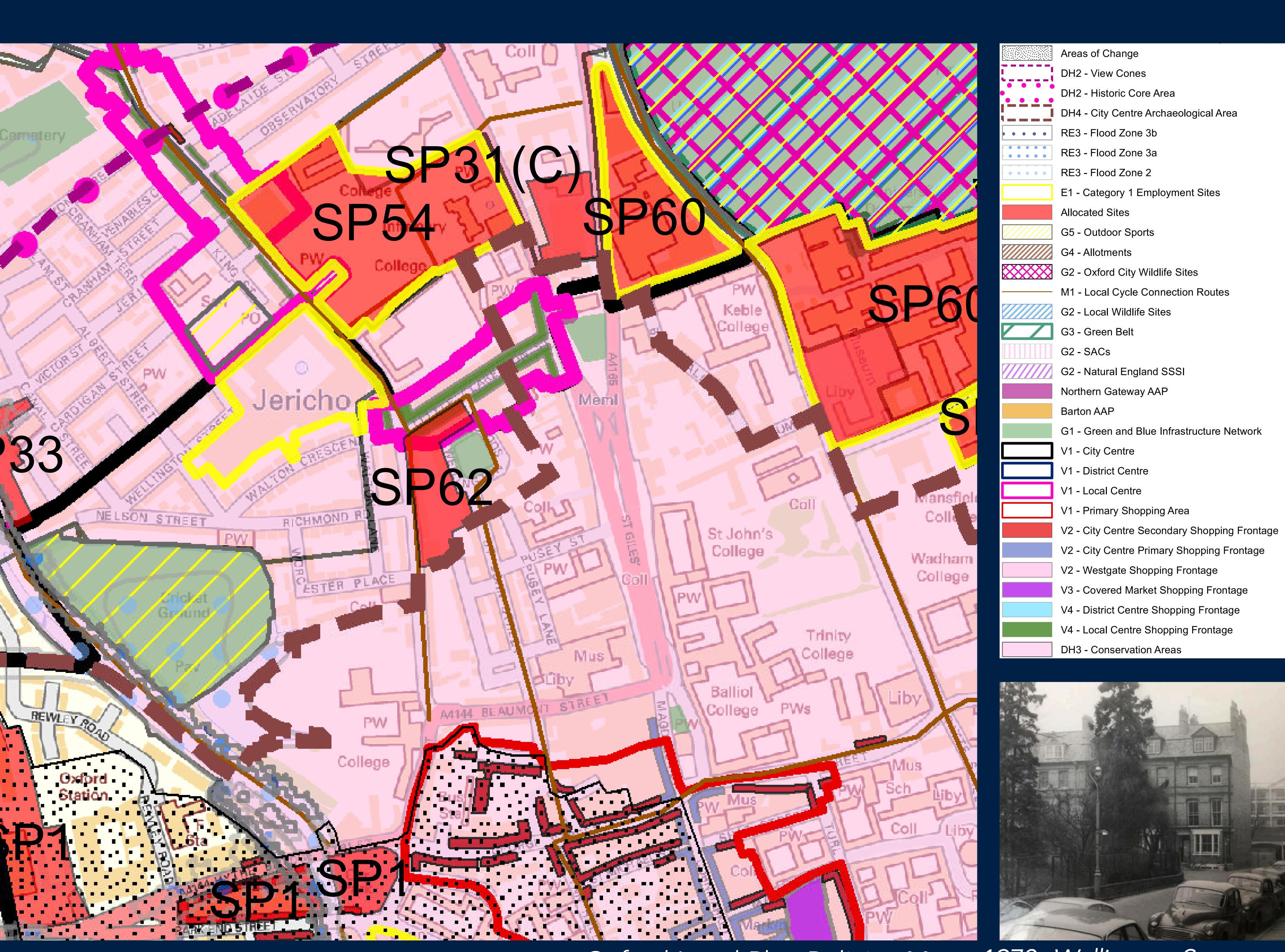


OXFORD UNIVERSITY DEVELOPMENT

PLANNING AND HERITAGE STATUS

The site is allocated in the Oxford Local Plan 2036 as part of Policy SP62: West Wellington Square. The policy confirms that planning permission will be granted at the site for institutional, student accommodation and residential development. The site is also designated as part of the Local Centre Shopping Frontage of Little Clarendon Street and subject to Policy V4: Local Centre Shopping Frontage.

The site is also located within the Oxford Central (City & University) Conservation Area (1971), though it does not contain any listed or locally listed buildings.



Oxford Local Plan Policies Map 1970s Wellington Square

Along with Wellington Square and St John Street, the site is situated within Character Area 7 of the Conservation Area, which incorporates the nineteenth century residential quarter of central Oxford. Character Area 7 contains Oxford's only uniform Georgian terraces on St John Street and the planned residential garden square next to it.

Owing to its location in the historic city core, the site is in close proximity to a number of designated and non-designated heritage assets, including 2-63 St John Street (Grade II) and 24-37 Beaumont Street (Grade II*). The concrete modernist building on the site, designed by Sir Leslie Martin in 1974 as part of an unrealised wider University masterplan, is not identified as a positive contributor to the Conservation Area.



CHARACTER OF LOCAL AREA

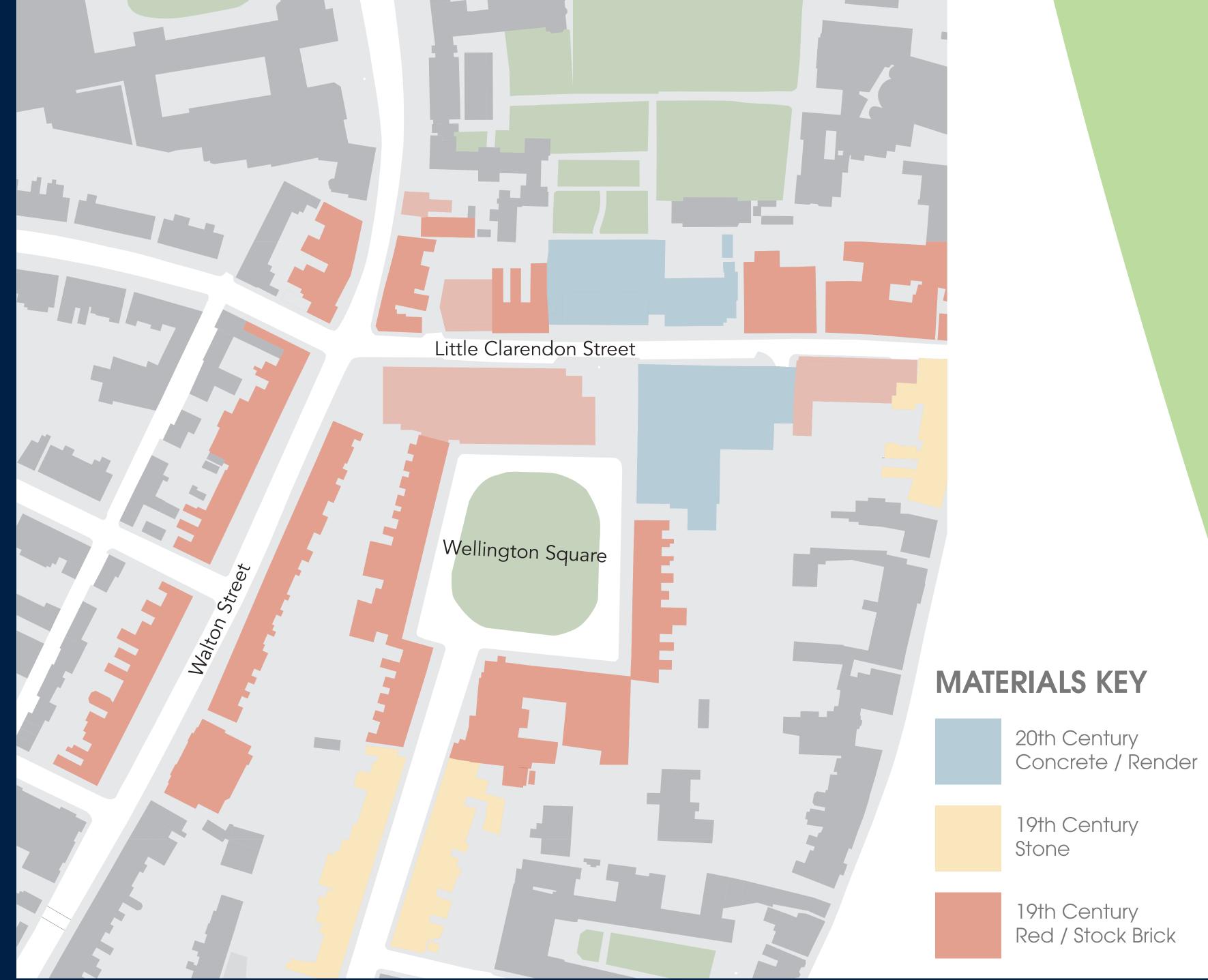
The site is bounded by Little Clarendon Street to its north and Wellington Square to the south. Little Clarendon Street has a distinctive scale and character within the central Oxford context, comprising an eclectic mix of architectural styles, ranging from 19th century low-rise stone and brick buildings, through to larger 20th century buildings, such as the Vaughan Building at Somerville College.

Wellington Square was constructed in the 1870's. The central gardens of the square were laid out by William Baxter, the former curator of the Oxford Physic (now Botanic) Garden, and are around one metre below street level, creating a tranquil sunken green space with several well-established trees. The square is surrounded by a mix of domestic and academic brick terraces, dating from the same period.

Immediately to the east of the site is a key area of public space that links Little Clarendon Street to Wellington Square. This is due to be upgraded as part of the development proposals alongside a new public realm that will be created to the west of the site on the corner of Walton Street and Little Clarendon Street. Two established London Plane trees at each end of the site will be retained within an enhanced and upgraded landscape design.



Little Clarendon Street



Local area building materials



Little Clarendon St Square



Wellington Square





THE DEVELOPMENT PROPOSAL

The development proposal has two distinct elements: First, in Phase 1, a new academic building will provide a home for two Oxford University Departments. Alongside this in Phase 2, the proposals will also include the refurbishment of the existing terraced building on the west side of Wellington Square as new graduate student accommodation.

Both phases will be set within an enhanced landscape design that includes key public spaces along Little Clarendon Street and on the corner of Walton Street.



Phasing of redevelopment with site boundary



Phasing of redevelopment



Photograph of model phasing

This will improve the public realm and the setting of retained, established trees that are considered to be of high amenity and biodiversity value within the local area.

Both phases of the project will be designed to meet ambitious sustainability and wellbeing targets, including Passivhaus principles, to reduce energy use during construction and throughout the life of the buildings.



PHASE 1 NEW BUILDINGS

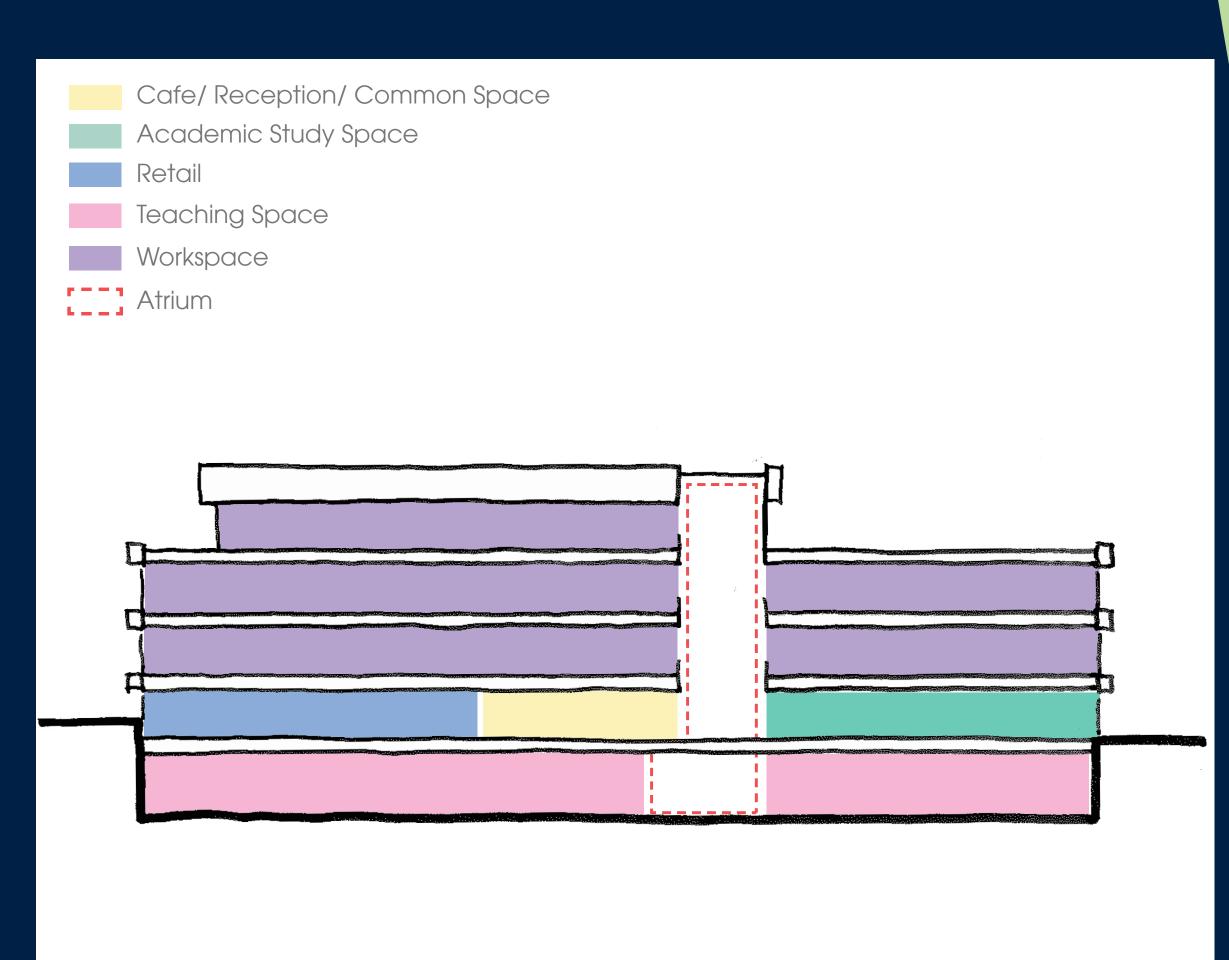
The proposed Phase 1 departmental building is 4 storeys high (ground plus 3 storeys) with a full basement below. The top floor of the proposed building is set back to maintain an existing view of the Radcliffe Observatory from St John Street.

Internally the building will accommodate a range of functions for the two new Oxford University Departments that will occupy the building on completion. These are arranged around an atrium light-well which is orientated north-south through the full height of the building, to maximise opportunity for natural light and ventilation, enhancing the wellbeing of occupants.

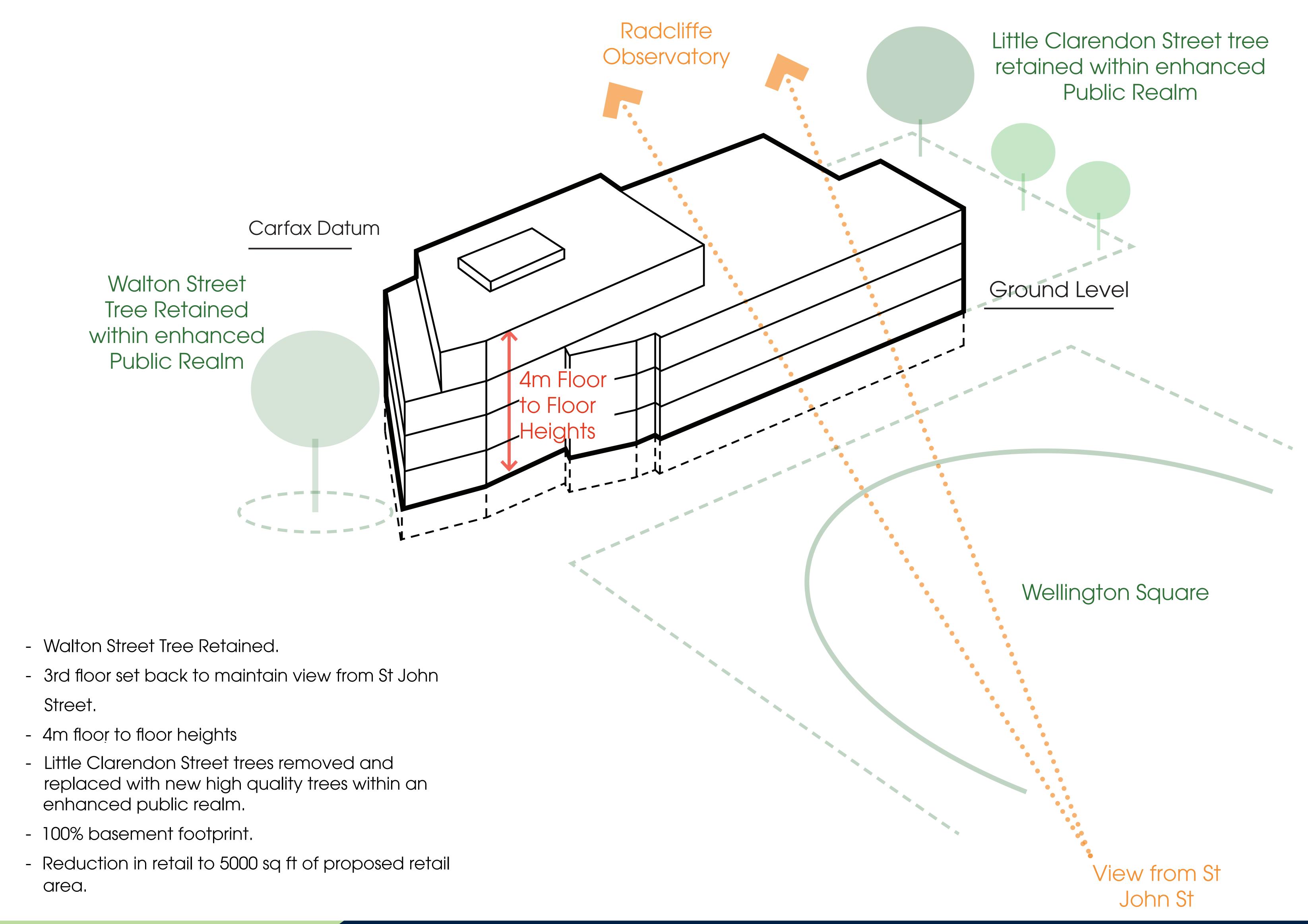
The public-facing and larger teaching functions will be located on the ground and lower ground levels, with more private academic spaces located on the floors above. The ground floor entrance space will be an open, permeable space creating a new internal route that will house a publicly accessible café, reception and other functions, including space for informal exhibitions and events. Access will be provided from entrances on both Wellington Square and Little Clarendon Street. Further retail provision is also provided along the Little Clarendon Street frontage.



Internal plans of uses for ground, first & second floors



Section plan of uses



Phase 1 external plans and views

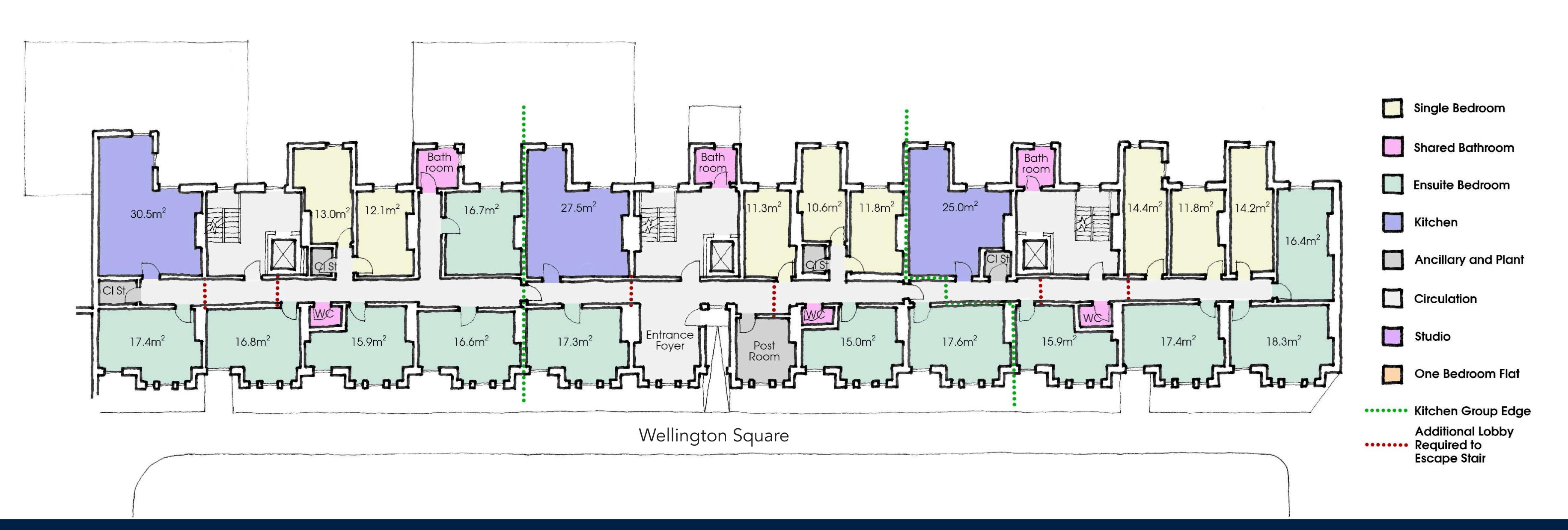


PHASE 2 REFURBISHMENT

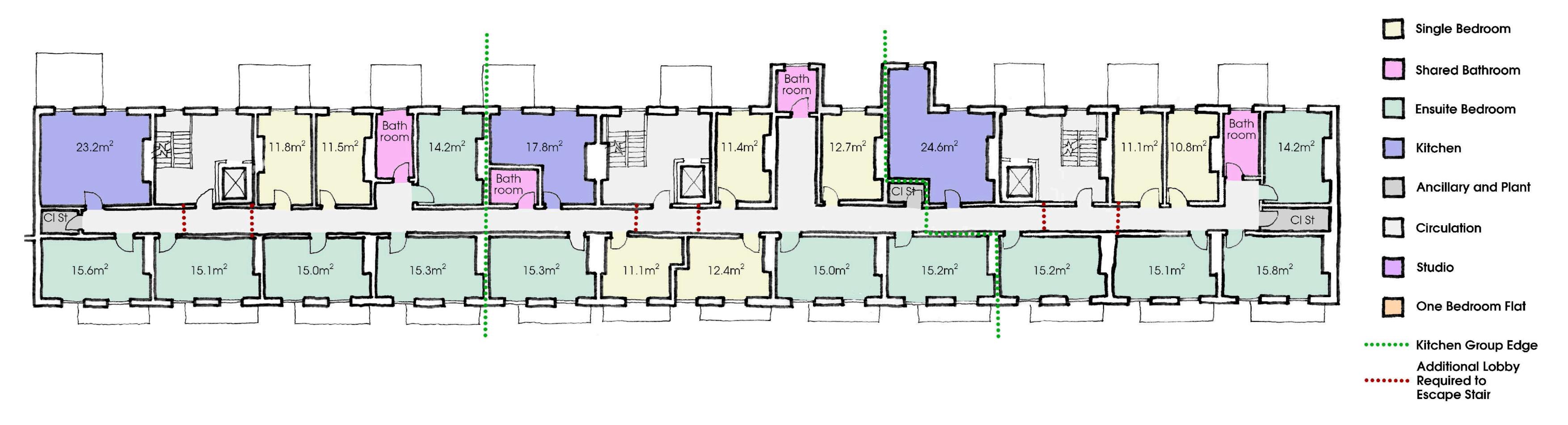
Phase 2 of the project comprises the internal refurbishment of the terrace on the western side of Wellington Square to create new graduate student accommodation of approximately 100 rooms, in a range of different sizes and affordability levels. These include single rooms, en-suite rooms and small studio style apartments.

The rooms will be arranged in clusters, with each cluster sharing a kitchen and other ancillary functions. New lifts and stairs are proposed to improve accessibility and meet modern standards for a facility of this type.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plans for the Ground Floor and First Floor of the Western Terrace

Importantly, the Phase 2 proposals include a range of upgrades and enhancements to the building fabric that will improve thermal efficiency and reduce energy consumption, whilst maintaining the special historic character of the original buildings. Gardens to the rear of the site are proposed to be re-landscaped to provide dedicated amenity space for the student population, as well as improved cycle parking provision and other features.



ENERGY AND SUSTAINABILITY

OUD are addressing sustainability across the project lifecycle, from its strategic objectives to the delivery and long term operation of the buildings.

We have moved away from the creation of bespoke academic space to building a high quality, flexible building, meaning its useful life can be extended through relatively simple adaptation as education and research practices evolve.

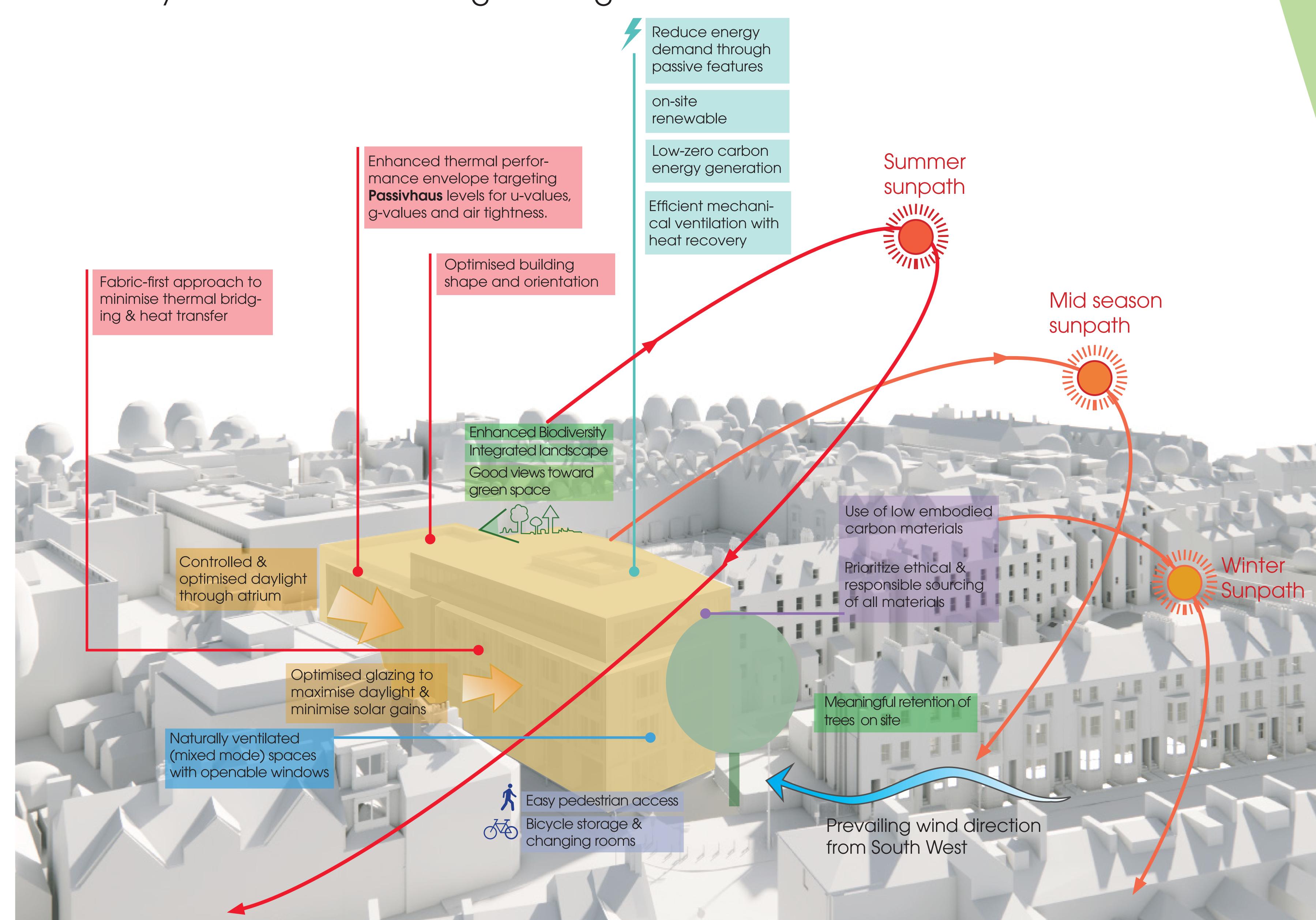
Similarly, whilst the western terrace is no longer suited to modern working practices, it can be upgraded to meet modern standards for student accommodation, extending the life of the existing fabric, creating energy efficient homes for graduates.

We are targeting net zero in construction through consideration and use of modern construction methods where possible and we are exploring how we can optimise material re-use using the principles of the circular economy.

We will meet performance targets from industry standards such as BREEAM and NABERS, and design using Passivhaus approaches to ensure the building operates for large parts of the year without reliance on high energy systems. This includes simple measures such as opening windows for ventilation through to energy modelling to eliminate issues like overheating.

We are investigating how to incorporate planting that will be resilient, support biodiversity and contribute to the overall quality of the place.

Sustainability & Environmental Design Strategies



Initial Environmental Concept

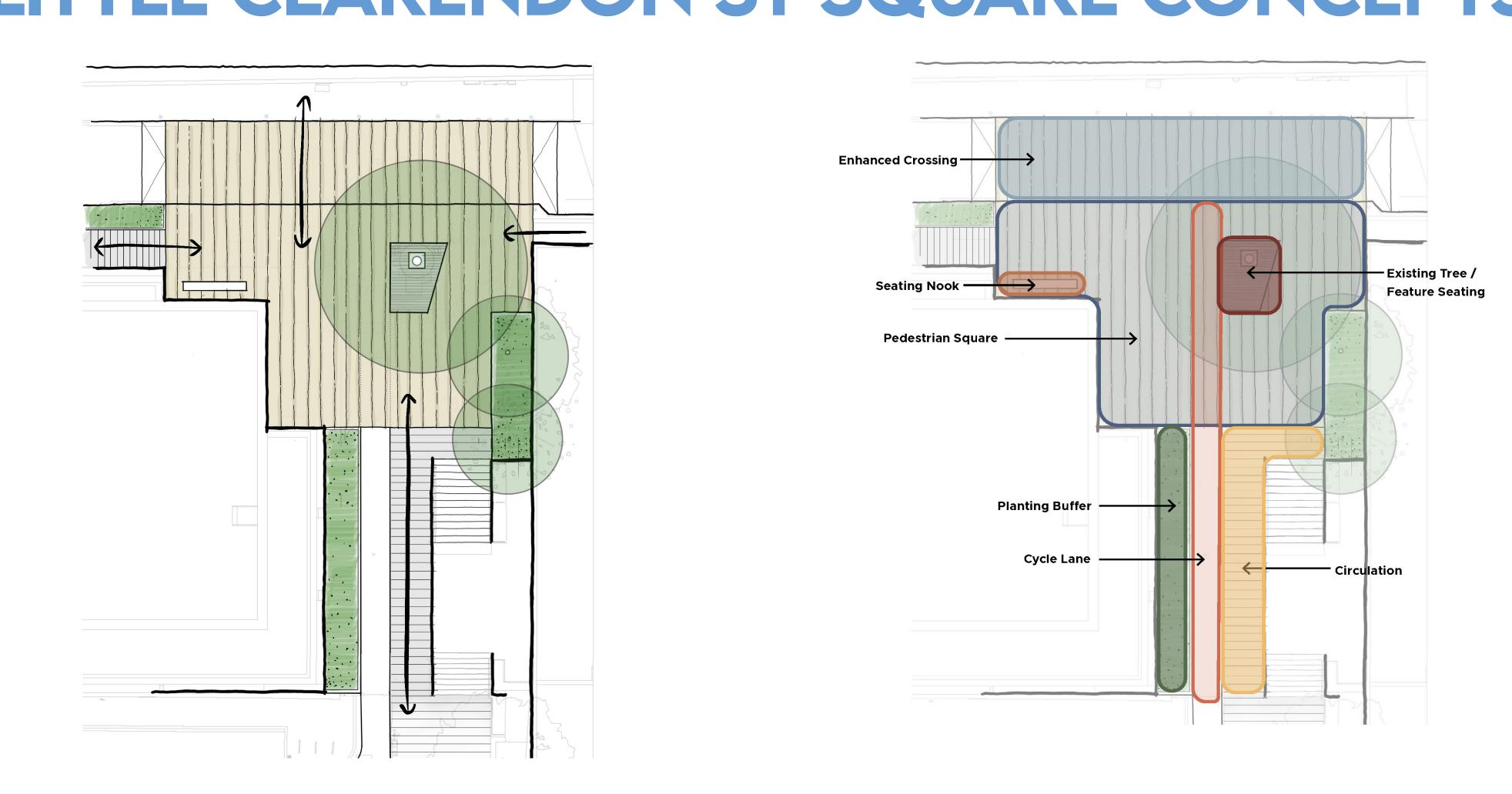


LANDSCAPE AND PUBLIC REALM

As a key part of the redevelopment at Wellington Square, the surrounding public realm will be revitalised to create a welcoming and sustainable environment for pedestrians, staff, students and visitors. The redesign will prioritise accessibility, ecological enhancement and the preservation of the existing mature trees that contribute to the character of the area.

Phase 1 will focus on enhancing the small square connecting Wellington Square to Little Clarendon Street. The proposals aim to declutter, improve surface treatments, and enhance pedestrian and cyclist navigation. The design will feature the mature London Plane tree as a focal point, celebrating its historical and placemaking value.

LITTLE CLARENDON ST SQUARE CONCEPTS







Sketch plans and uses for public realm design



Precedent for public realm design



Precedent for public realm design

To the west, the new building line allows for new public realm to Walton Street. This will provide a welcoming gateway to Little Clarendon Street with seating, areas for alfresco dining, improved pedestrian access, and the retention of the existing placemaking tree.

Proposals for Little Clarendon Street include the resurfacing of the pedestrian pathway; we are also exploring opportunities for biodiversity enhancement, integrating sustainable drainage systems and enhancing the street's ecological value.

Phase 2 will uplift the communal gardens at the rear of the refurbished terraces into a calming, relaxing landscaped area for students, with additional cycle parking introduced.



SUMMARY OF BENEFITS

OUD is committed to delivering the Wellington Square proposals to the highest standard, and ensuring that the scheme benefits the wider community.

The project benefits will include:

- Making better overall use of the site with modern University facilities and refurbished buildings that enhance Wellington Square.
- Enhancing retail spaces on Little Clarendon Street, boosting the local economy and providing active, animated frontages.
- Providing graduate student housing, helping to reduce pressure on private rentals and improve housing affordability for residents.
- Maintaining the distinctive character of the conservation area, with improved landscape features, street trees and enhanced biodiversity.
- Preserving existing views from both Walton Street and St John Street
- A building that actively engages with the surrounding streets, including removal of the large areas of blank façade present in the existing building.
- Provide an enhanced public realm around the site including routes for walking and cycling.
- An emphasis on sustainability, targeting net-zero carbon through Passivhaus standards and renewable energy sources.
- Re-using existing materials during construction where possible, minimising embodied carbon emissions.

Overall, this project will provide a boost to the appearance, vitality, safety and sustainability of this part of central Oxford.



Sketch drawing of the Wellington Square Redevelopment vision



PLANNING PROCESS AND NEXT STEPS

The proposal aligns with Oxford City Council policy and uses for the site in the Local Plan, which recognises the opportunity and need for change.

The consultation process starts in November 2024 and will lead towards a planning application in 2025. There will be a further stage of community and stakeholder involvement, including around the application design approach in early 2025.

The key steps in the programme are:

Initial consultation events December 2024

Review and feedback December-January

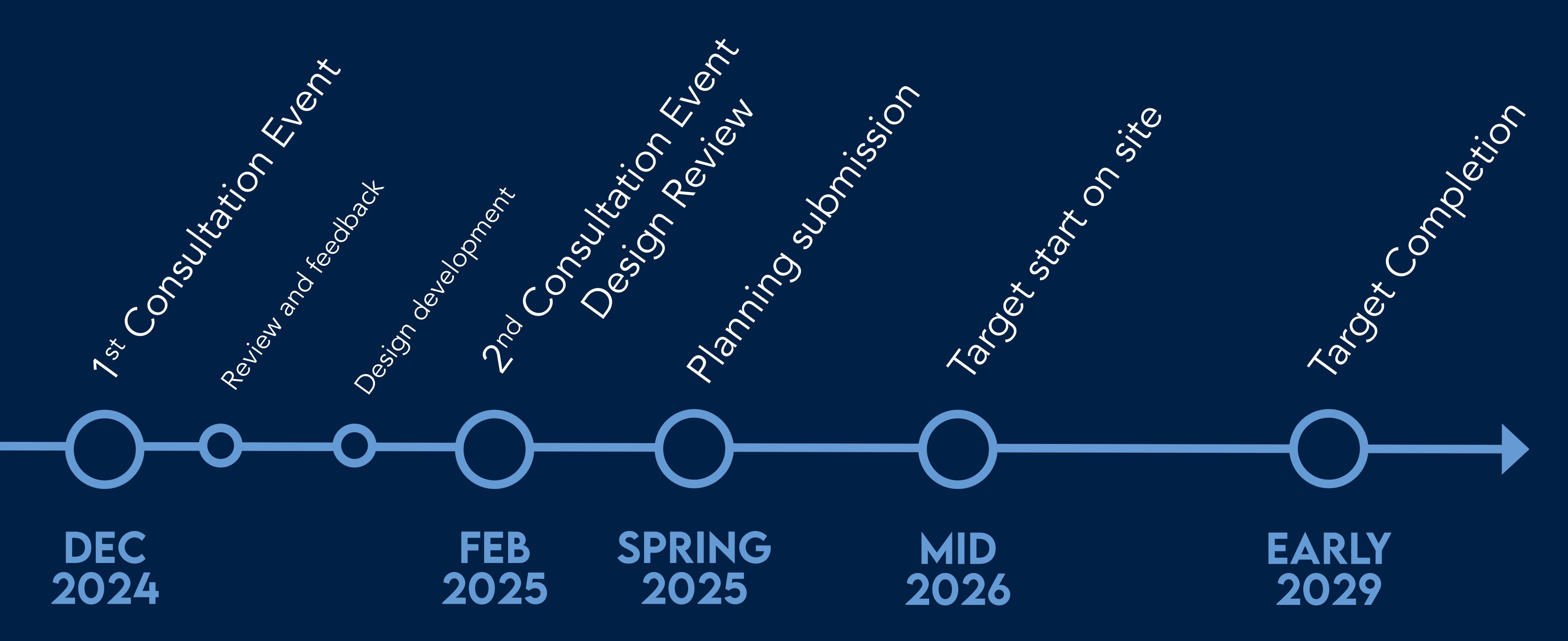
Plan development January 2025

Masterplan Review consultation February

Planning application Spring

On site construction start Mid 2026

Completion & occupancy Early 2029



The application will be accompanied by a written Development Specification which will explain the content of the application, and a Statement of Community Involvement (SCI).



PLEASE REMEMBER TO SUPPLY YOUR FEEDBACK ON EITHER PAPER OR ONLINE FORMS.

THANK YOU FOR VISITING.

