

INTRODUCTION

Welcome to this second exhibition about the proposed Wellington Square refurbishment and redevelopment, being promoted by Oxford University Development (OUD), a joint venture between Oxford University and Legal & General.

STAGE 1 CONSULTATION

In December 2024, we held a community drop-in exhibition alongside an online exhibition, which was well attended and received positive engagement. Since then, our team has been analysing the comments and developing the proposals further. A summary of the feedback is provided on the next panel, with a fuller report available on the OUD website, www.oud.co.uk.

STAGE 2 CONSULTATION

This latest exhibition seeks to build on the first consultation, with more detail regarding the 25 Wellington Square redevelopment and the Western Terrace refurbishment, including upgraded public space, potential uses, energy & sustainability and construction approach.

Please read these information panels about the emerging plans and provide your considered views. This can help inform the planning and design content ahead of a planning application in Spring 2025. Thank you for your participation in this important project for central Oxford.



YOU CAN ALSO VIEW THIS, OTHER RELEVANT MATERIAL & THE STAGE 1 ENGAGEMENT REPORT ONLINE AT WWW.OUD.CO.UK OR BY SCANNING THE QR CODE.



Aerial view of Wellington Square



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FEEDBACK FROM STAGE 1 CONSULTATION

A first round of consultation drop-in exhibitions was held on 6th & 7th December 2024, to inform and seek views on OUD's approach towards the redevelopment and refurbishment proposals for Wellington Square. Over 180 people attended over the 2 days and we received over 180 completed feedback forms. Feedback showed that attendees to the exhibition included local residents and representatives from local businesses and community organisations, as well as a strong representation from those living, working and studying in other parts of Oxford.



Images from Stage 1 consultation events

The detailed conversations we had in December, along with the feedback forms submitted in-person and online, gave us helpful insights which we have considered as we have moved forward with our plans and designs. Provided below is a headline summary of key points raised:

AREAS OF SUPPORT

- The proposals for energy & sustainability
- Improved landscape, public realm & environment
- The conservation and refurbishment of the existing Western Terrace
- Mix of uses and activities, including shops and community activity

CONCERNS FOR FURTHER CONSIDERATION

- Provision of space for community and cultural venues like Common Ground.
- The impact on the public realm and environment of Little Clarendon Street (LCS) - an important, intricate, inclusive historic street with valued independent businesses.
- Inclusion of more retail units in the proposed new development.
- The impact of the demolition and construction phases on local residents and businesses.
- Possible mitigation or support measures to assist businesses during the development process.



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USES & ACTIVITIES

PHASE 1 - THE NEW BUILDING

The new building will be for academic, office and educational spaces. It will house existing university departments that need to be relocated from elsewhere in Oxford. Importantly, the ground floor will provide retail units, including a cafe on the corner of Walton Street and Little Clarendon Street.

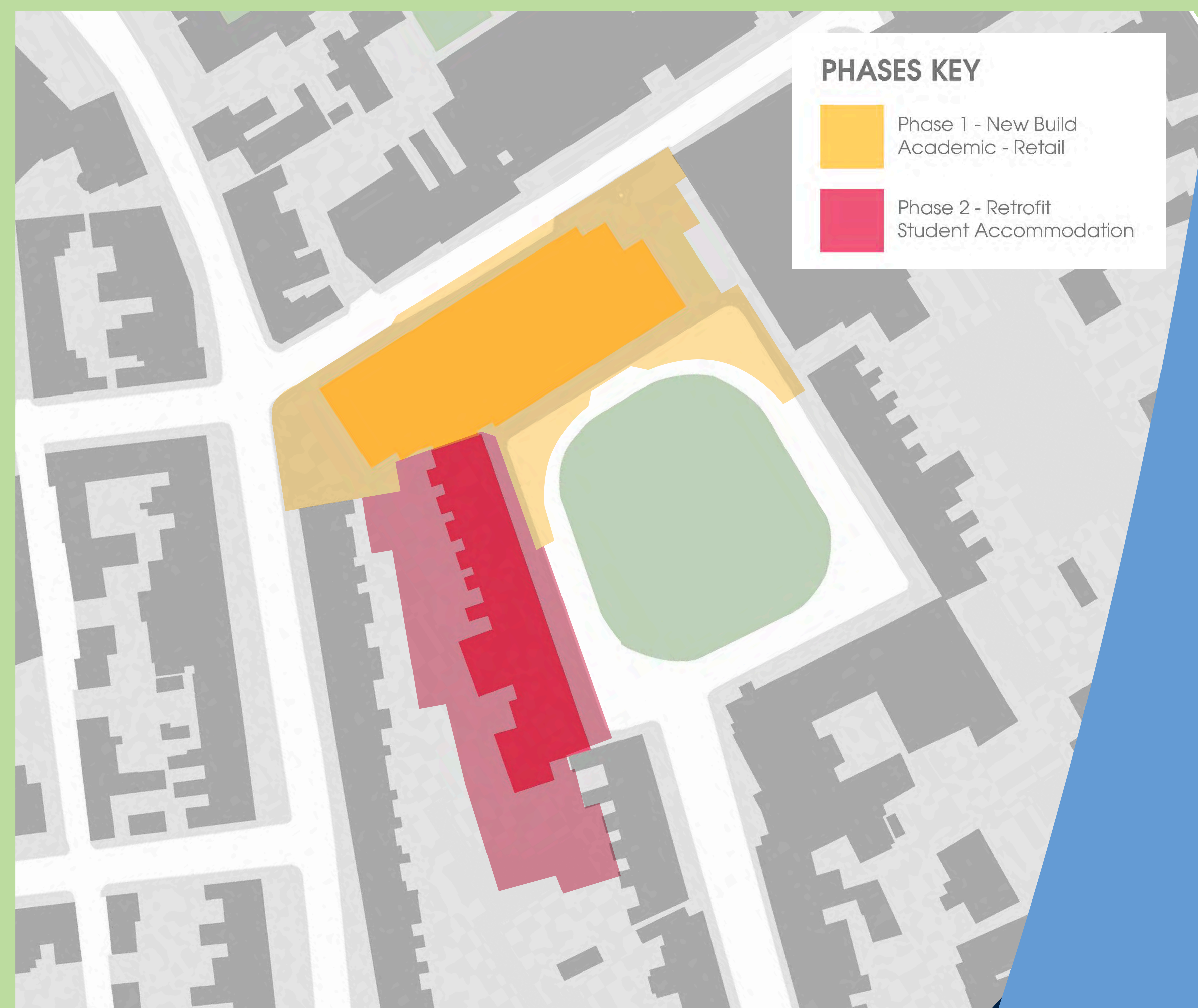
Access will be provided through the building for staff, students and members of the public, connecting Little Clarendon Street to Wellington Square during the day and providing space for small exhibitions and events. The retail space could be a restaurant or café with a small performance space or could be split into two smaller units similar to other shops on Little Clarendon Street. We will work with stakeholders to consider how the space can be configured. There could be potential to use the teaching spaces at the lower level for evening events and talks.

PHASE 2 - REFURBISHMENT OF WESTERN TERRACE

The Western Terrace will be refurbished to provide accommodation relocated from 25 Wellington Square. They will be new, high quality student rooms with associated external amenity space in the rear gardens.



Indicative layouts showing flexibility of the ground floor of the new 25 Wellington Square



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REVISED PUBLIC REALM

Link into Wellington Square

The redevelopment of Wellington Square will revitalise the public realm, creating a welcoming and sustainable environment for residents, staff, students and visitors. The redesign will prioritise accessibility, placemaking, ecological enhancement and the preservation of existing mature trees that contribute to the character of the area.

The connection between Wellington Square and Little Clarendon Street responds to feedback by increasing the width of the connection route to reduce pressures caused by pedestrian and cycle flows; the size of the integrated seating has been trimmed down to reduce pinch points; and we have removed demarcation for cycle routes to encourage more responsible behaviour when moving through The Square.

The new public realm adjacent to Walton Street will provide a welcoming gateway to Little Clarendon Street with the retained tree, fixed seating overlooking Little Clarendon Street, and generous space for people to spill onto and animate the square.

Within Wellington Square the more extensive public realm enhancement will better integrate the new building. By removing all payment parking bays (with all permit bays retained) we are able to increase the public realm and offer significant landscape improvements, better cycle parking provisions and more generous pedestrian connections. 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.



Illustrative landscape plan



Walton Street corner proposal



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REDEVELOPMENT 25 WELLINGTON SQUARE

The proposed Phase 1 building is 4 storeys, with a 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.

The building has been designed to respond to the variety of contexts, including the residential rhythm and scale of Wellington Square and the eclectic mix of architectural styles along Little Clarendon Street. Facades have been articulated to provide depth, shadow and interest, and are proposed to be made of high-quality natural materials such as brick.



Illustrative facade along Wellington Square



Illustrative facade and retail space along LCS (left) & Walton Street (right)

The design looks to respond positively to its context at street level, with a variety of retail options proposed along Little Clarendon Street, whilst places to gather and sit are integrated into the sunlit, south facing facades along Wellington Square. The building has entrances on both sides of the site and the ground floor will be publicly accessible during the day. The design for the setting of the building has been developed to introduce more generous footways and public realm along both Little Clarendon Street and Wellington Square.



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REFURBISHMENT THE WESTERN TERRACE

Phase 2 of the project involves internal refurbishment of the terrace on the western side of Wellington Square to create a new graduate accommodation facility of approximately 100 student rooms, in a range of sizes to suit different budgets.

The internal layouts of the building have been designed to improve accessibility and functionality, with a single main entrance and centralised lifts and stairs within.

Externally, the building will remain largely unchanged, save for some new dormer windows and other roof elements that have been added at the rear to improve internal natural lighting. All entrances from Wellington Square are proposed to be retained within the design and the facades will be sensitively restored and the fabric upgraded to improve thermal efficiency, whilst maintaining the special historic character of the original structure.



Existing frontage



Refurbished frontage



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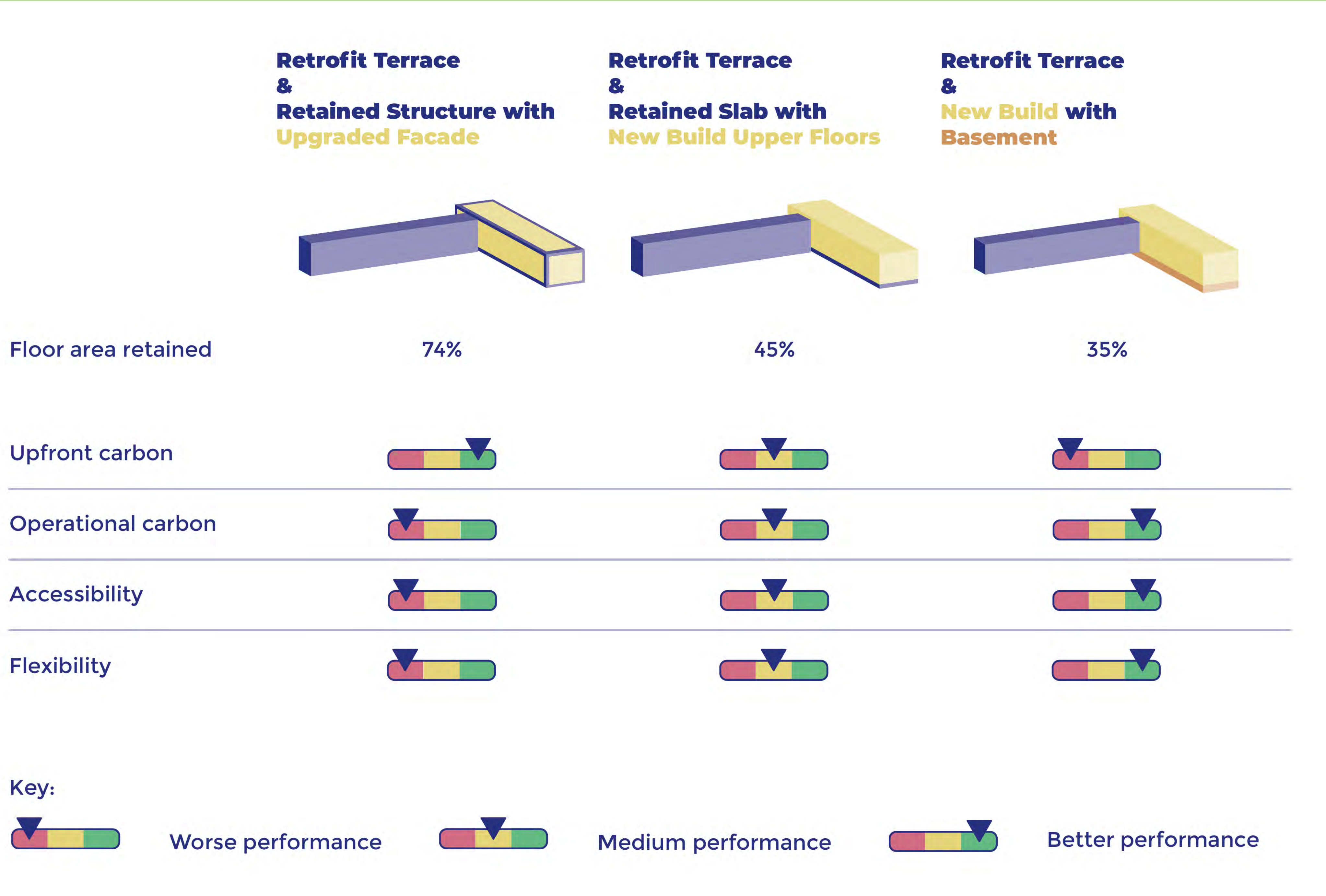


ENERGY AND SUSTAINABILITY

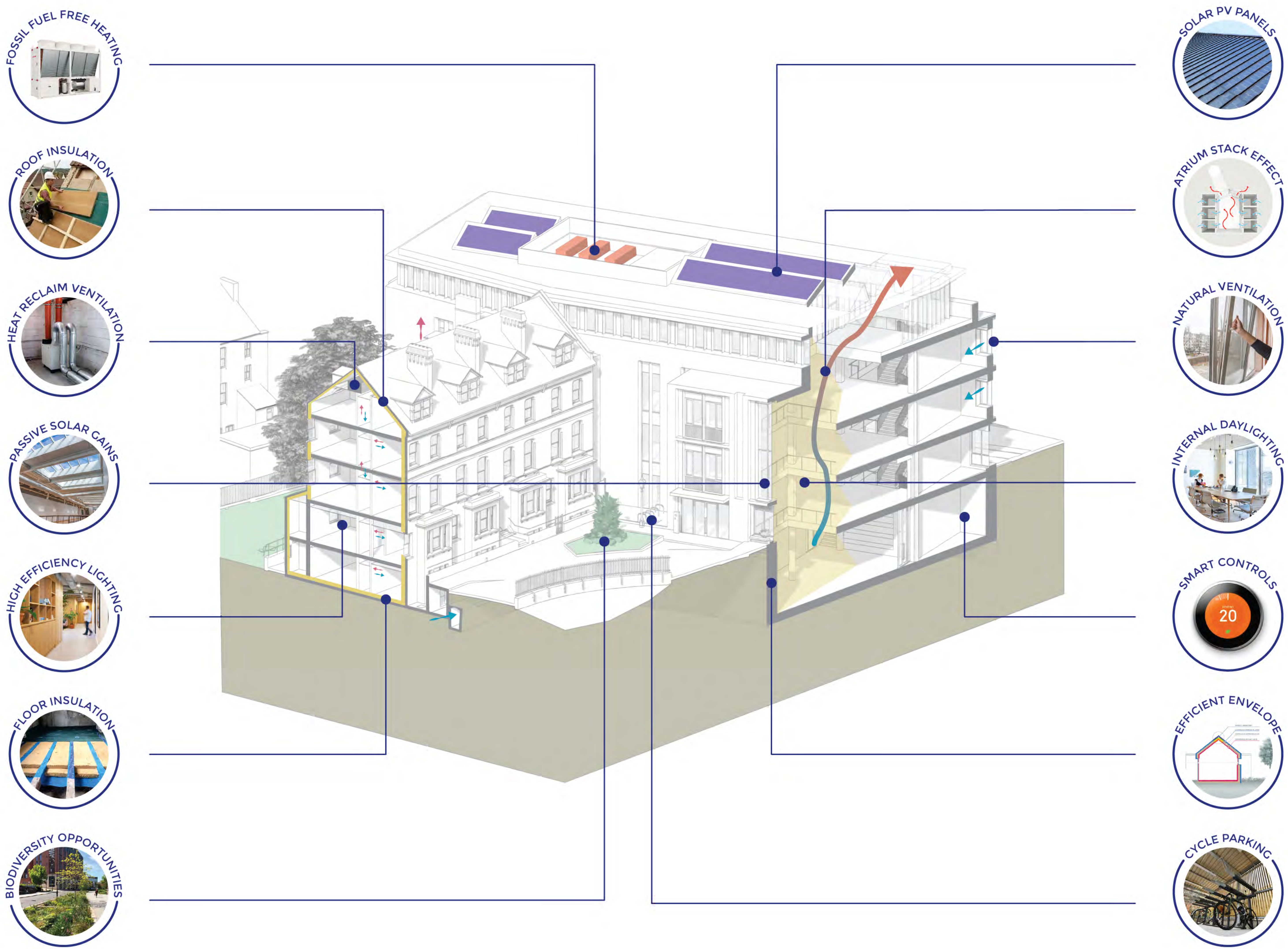
The Western Terrace of Wellington Square is being retained and upgraded to provide improved graduate student accommodation. Proposed retrofit interventions aim to minimise impacts on the historic fabric while reducing operational carbon. Retaining the

existing structure also reduces the associated embodied carbon.

Extensive design studies have explored reusing the existing and partial retention of 25 Wellington Square building, but challenges related to structural capacity, fire safety, and spatial configuration were encountered.



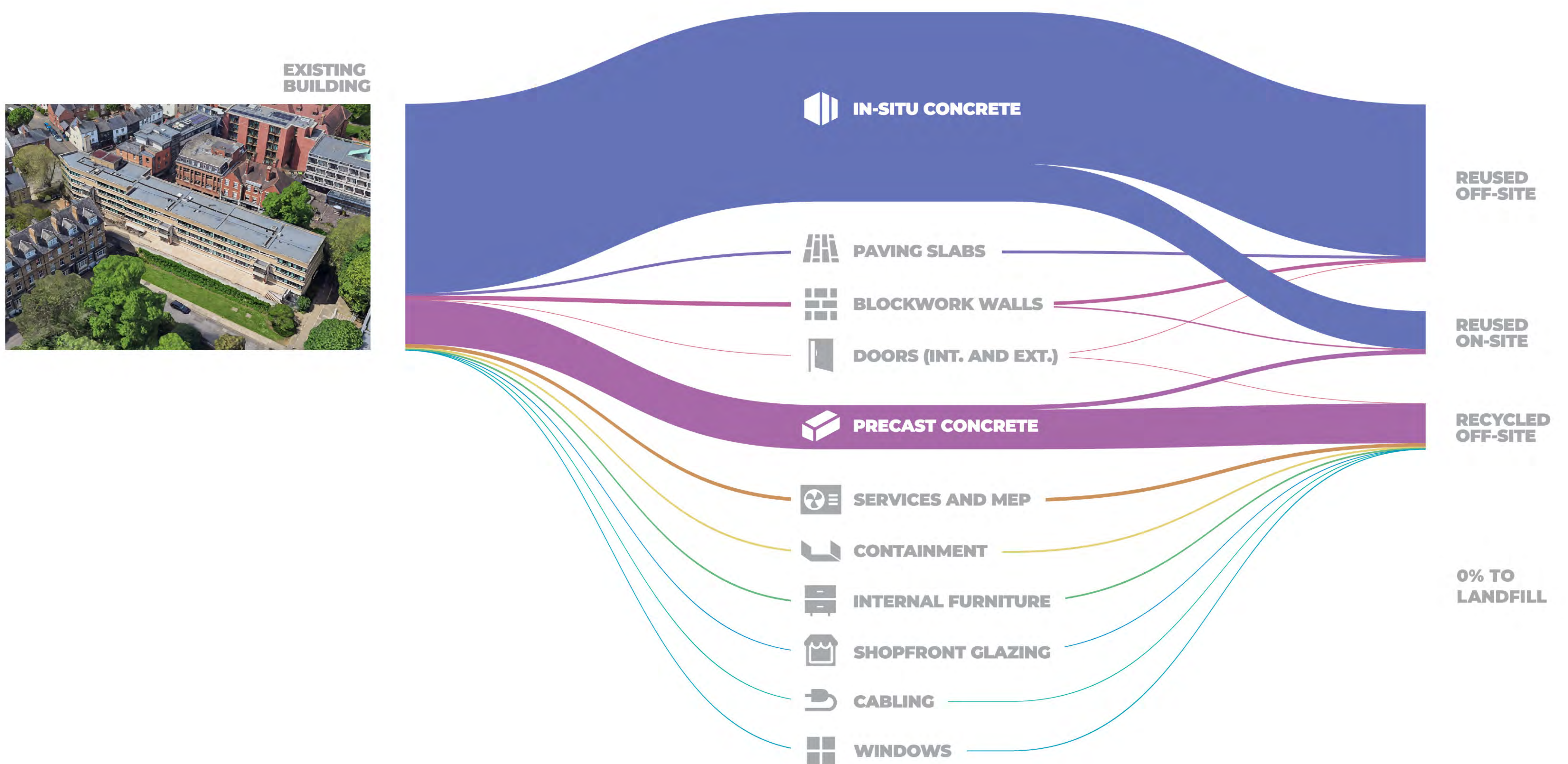
Redevelopment options & carbon impact



Wellington Square Redevelopment sustainability section

A new build scheme has been proposed to maximise the potential of this city-centre site and provide modern, adaptable office space which addresses the existing constraints. Demolishing the current building presents a more viable solution which improves operational efficiency, structural integrity, and overall spatial quality. The scheme will create a more animated streetscape and deliver accessibility for all. Designed using Passivhaus principles, its flexible layouts and generous ceiling heights will support future adaptability, fulfilling a 'long life, loose-fit' ethos, while using significantly less energy to run.

CONSTRUCTION APPROACH



Material flow pathways from existing building

To minimise the impact of construction activities on local residents, a carefully structured approach is essential. The following key components outline our strategy to achieve this:

CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN

Strategy for waste management, noise reduction, pollution control, and safety measures.

DUST ASSESSMENTS

Outlines strategies for managing, mitigating, and monitoring dust.

CONSIDERATE CONSTRUCTORS SCHEME

The project will be registered under this scheme, demonstrating a commitment to high standards in minimising construction impact and ensuring that contractors operate respectfully towards both neighbours and the environment.

HOARDING AND SCREENING

Hoarding will be installed around the site to secure it and create visual barriers, reducing the impact of construction activities on the surrounding area.

SITE LOGISTICS PLANS

Detailed plans will be developed to assess traffic, access, noise and waste management.

ONGOING COMMUNICATION

Regular updates will be provided to local residents and businesses through letter drops.

EXISTING RETAIL SHOPS

Potential opportunities for community feedback to address concerns, such as window cleaning or additional signage.

This comprehensive approach ensures that disruption to the local community is kept to a minimum while maintaining the highest standards of safety and environmental care.



SUMMARY OF BENEFITS

Illustrative view of the redevelopment from LCS

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 and street pattern, 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 student housing, helping to reduce pressure on private rentals and improve housing affordability for residents.
- Enhancing the distinctive character of the conservation area, with sensitive design, improved landscape, new street trees and enhanced biodiversity.
- Reinstating the historic Observatory Tower view from St John Street and Walton Street.
- A building that actively engages with the surrounding streets, including removal of the large areas of blank façade present in the existing building.
- Providing an enhanced public realm, including improved walking and cycling routes between Little Clarendon Street and Wellington Square.
- 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 on a site specifically identified in the Local Plan for academic institutional and student accommodation uses.



Illustrative view of the redevelopment from Wellington Square



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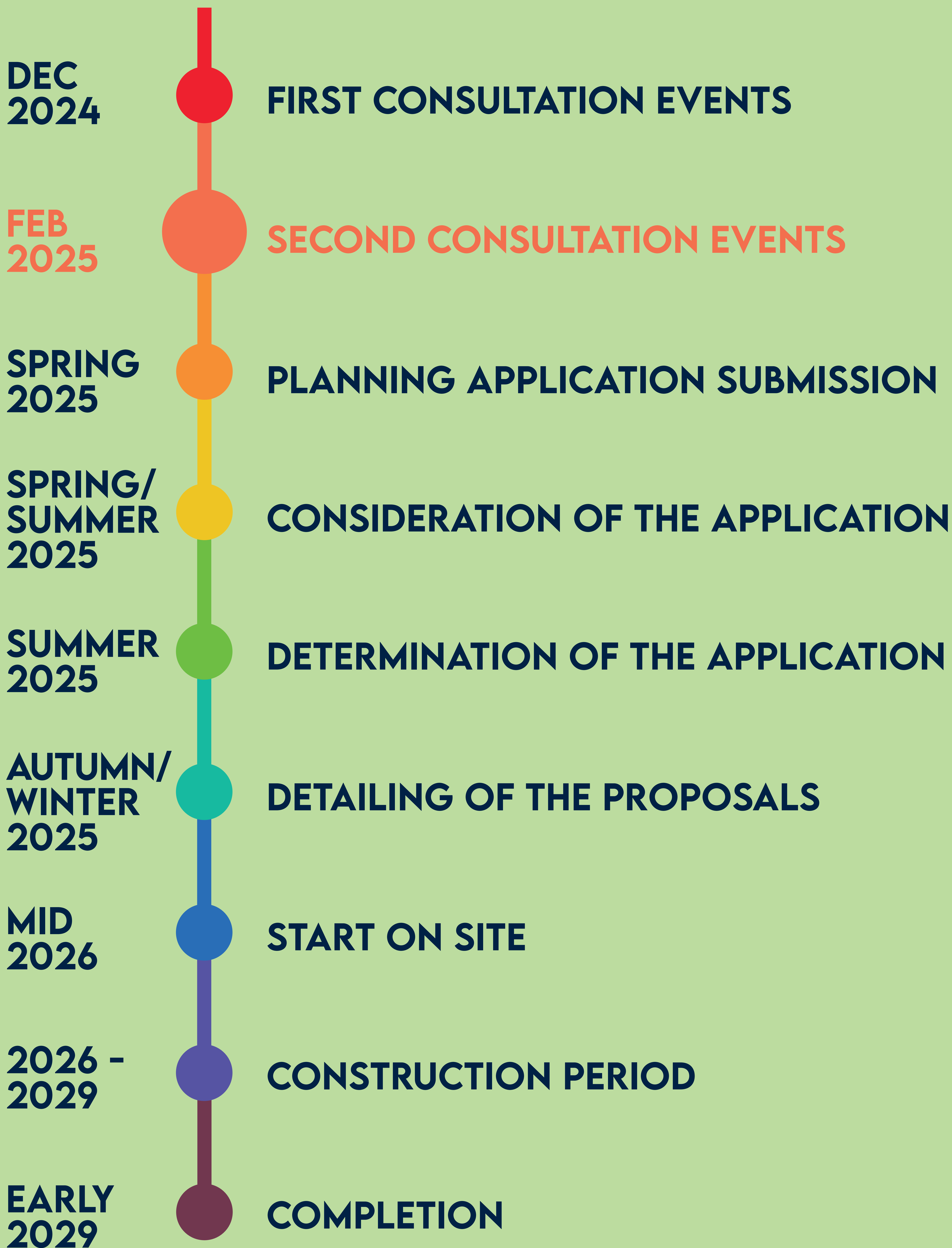


PLANNING PROCESS AND NEXT STEPS

This 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 started in November 2024 and will lead towards a planning application in 2025.

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.



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