



# OXFORD'S NEW URBAN DISTRICT

**OXFORD  
NORTH**

# WELCOME

We are proud to present Oxford's new urban district. Oxford North will be a thriving and vibrant community, with innovation and sustainability at its heart.

It will unlock previously inaccessible land to residents, visitors, and people passing through, transforming the area by introducing tree-lined city streets and a mix of workspaces, homes, leisure, arts and culture and open green spaces for everyone to enjoy.

From my personal perspective, this is a once in a lifetime opportunity for Oxford. Why? Because it is not just of local importance, it is also significant at the UK and international level, supporting the world-class research that takes place in the city and creating a setting where it can flourish.

It is realising the vision of Thomas White Oxford, on behalf of St John's College, Oxford, to build a sustainable community on 64 acres of land.

This new urban district will see £100 million of infrastructure investment, including £30 million being spent on improving the walk, cycle, bus and highway networks.

It will be delivering 87,000 sqm of workspace, creating around 4,500 new jobs, 480 new homes for 1,500 people, 23 acres of open spaces, and three new parks. It is forecast that once complete, Oxford North will be adding circa £150 million per year in gross valued added to the economy.

It will be a place that meets the changing needs of how people live and work, where collaboration and proximity are everything.

Oxford North will bring together academia and commerce to join forces to turn research into successful businesses.

Working with a world-class team of masterplanners and architects, landscape designers and consultants, and in discussion with Oxford City Council, Oxfordshire County Council, and Oxfordshire LEP, we will be transforming a significant part of Oxford.

In this brochure, you will find out how Oxford North will be forming an extension of the city for everyone, transforming the area through infrastructure investment, helping to deliver much-needed housing, contributing to the economy and enabling Oxford to continue to thrive as one of the world's greatest cities.

*Julian Barwick*

Julian Barwick  
Chairman, Oxford North



A wide-angle photograph of a modern, open-plan office. The space is bright and airy, with high ceilings and exposed ductwork. In the foreground, there are several grey modular sofas with white fur throws and colorful pillows. People are seated at long wooden desks, working on laptops. In the background, a climbing wall is visible, and a person is seen climbing. The ceiling is decorated with large, round, paper-like pendant lights and hanging green plants. The overall atmosphere is collaborative and creative.

## THE CULTURE OF COLLABORATION

Wherever we live or work, we face a significant shift in our personal and professional lives. Today, businesses and their workforce want to be part of mixed urban communities where activities overlap.

# DISCOVERY & INVENTION

With the pace of change and discovery ever accelerating, the opportunity for invention continues unabated. For centuries, Oxford has provided a world-class home for research and creation.

Oxford North will support discovery for years to come.





# CENTRES OF ACADEMIC EXCELLENCE

Oxford is ranked the best university in the world. It continues to top the Times Higher Education world university rankings.

Furthermore, three of the world's top 10 universities are in the UK.

## **UK**

OXFORD

CAMBRIDGE

LONDON - IMPERIAL COLLEGE

## **EUROPE**

ETH - ZURICH

## **USA**

STANFORD

CALTECH

CHICAGO

PRINCETON

MASSACHUSETTS INSTITUTE  
OF TECHNOLOGY



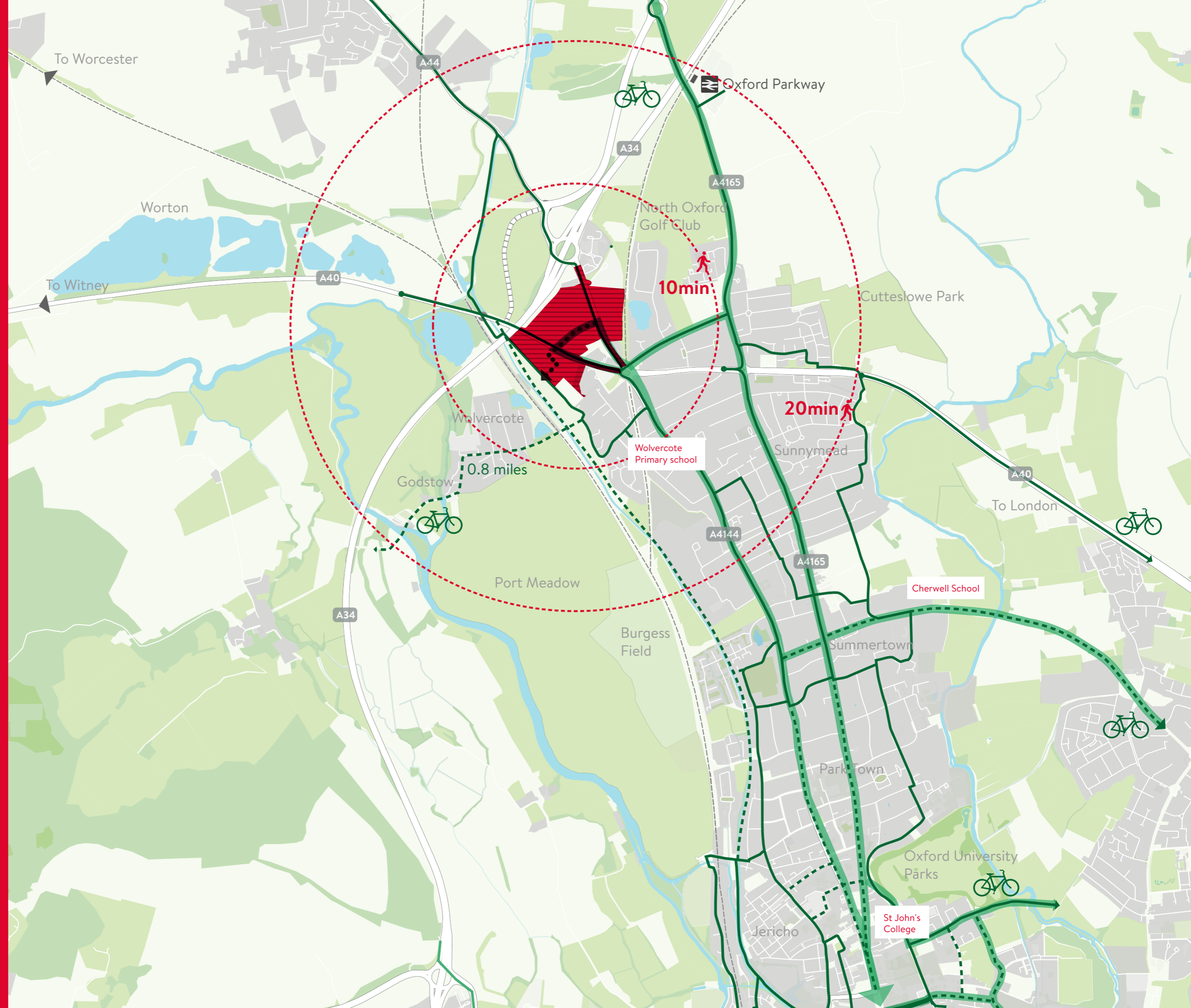
## **BUILDING A NEW DISTRICT**

Oxford North will be a community including homes, day and night life, culture, entrepreneurs, scientists, venture capitalists, finance and big corporations, all needing to create business growth through collaboration and staff and residents' well-being. It is designed by a world-class team to provide a place that has an urban energy and is sustainable.

# THE LOCATION

Oxford North will be an exciting extension to the city, creating a new connected district and transforming the area.

It will be the most substantial and significant infrastructure project that Oxford has seen for nearly 100 years.





## THE MASTERPLAN

Oxford North will be drawing on Oxford's manufacturing heritage and complementing the city's culture to be a 21st Century community.

The Masterplan will see a clearly defined set of open spaces with three land areas linking together with bespoke designs, as well as a new central street linking the A40 and A44. Building entirely commercial workspaces by the raised A34 and the Park to the east will help reduce road and rail noise for the central community.



# GOOD NEIGHBOURS

We will be a responsible neighbour to the surrounding communities, creating a new centre where amenities will serve not just Oxford North but the local and emerging neighbourhoods.

Building heights will respond to topography and the surrounding area's character.

We will be building 480 new homes, both market and affordable, for around 1,500 people.



# WORKSPACE

OFFICES, LABS & SHARED SPACE

There will be up to 87,000 sqm of business and commercial floorspace, creating circa 4,500 new jobs and attracting talented people and organisations across technology, media, life sciences, pharmaceutical, biomedical and engineering.



## RED HALL

At the heart of the scheme will be the Red Hall, a dynamic workspace for freelancers, start-ups, and entrepreneurs, with capacity for around 300 people to work collaboratively in an inspirational environment.



## OPEN SPACE

The landscaping will be as important as the buildings, opening up the site for everyone for the first time in centuries.

A network of circa 23 acres of public open spaces will be for visitors, residents and business users to enjoy.

Three new grassland parks will be created: The Green, a traditional village green that will include a variety of uses and activities, Canal Park and East Park.

Areas for play will be provided within the scheme giving opportunities for children to make the most of the outdoor space.

Planting will include long flowering, bird and insect friendly species to promote biodiversity. We will be retaining broadleaved trees, and new tree planting will see a variety of urban street, public realm, native species and focal trees.



## RETAIL, ARTS, CULTURE AND COMMUNITY

On the new central street, ground floors and public spaces will be lively destinations with a mix of small shops, restaurants, cafés and bars totalling 2,500 sqm.

There will be an on-site nursery, a 180-bedroom hotel, and performance space that will encourage, support and showcase arts and culture reflecting the city's diverse communities.





## TRANSPORT

We will be investing circa £100 million into infrastructure, including £30 million into transport improvements, creating a highly accessible and connected district.

As well as building a new central street, the A40 and A44 will be transformed into tree-lined streets with 30mph speed limits, becoming a welcoming gateway to Oxford and a natural extension to the city.

2.8 miles of new cycle routes on the A40 and A44 will be built linking to the wider network. An additional 2.9 miles of existing cycle and pedestrian networks will be upgraded to improve connections from Oxford North into the city centre.

New bus stops will be built and a high-frequency shuttle bus will be operating to and from Oxford Parkway station.



## SUSTAINABILITY

Fundamental to Oxford North is our carbon policy. Our sustainability initiatives will include an innovative and scalable ground source energy loop system that will transfer heat between workspaces and residential homes to conserve energy and use it efficiently, saving 21,000 tonnes of CO<sub>2</sub> per year.

Landscape and buildings will be designed as an integrated system.

For comfort, open spaces and public activities will be orientated towards the sun, and canopies and shelters will be used to avoid excessive solar gain and protect from the rain.

Rainwater collection will contribute to a 40% reduction in water consumption in comparison to UK benchmarks.

As a 100% electric site, there will be no flues or gas combustion. This will substantially enhance local air quality in comparison with a traditional gas-based heating system.

More than 850 electric car charging points will be installed.

<b>£100m</b>	INFRASTRUCTURE INVESTMENT
<b>87,000</b>	SQM BUSINESS & COMMERCIAL FLOORSPACE
<b>circa 4,500</b>	NEW JOBS
<b>circa 300</b>	PEOPLE CAPACITY SHARED WORKSPACE IN RED HALL FOR FREELANCERS, START-UPS & ENTREPRENEURS
<b>2,500</b>	SQM SMALL SHOPS, RESTAURANTS, CAFES, & BARS
<b>circa £150m</b>	PER YEAR ADDED IN GVA TO ECONOMY
<b>480</b>	NEW HOMES
<b>1,500</b>	RESIDENTS
<b>circa 23</b>	ACRES OF OPEN SPACES
<b>100%</b>	ELECTRIC SITE
<b>21,000</b>	TONNES CO <sub>2</sub> PER YEAR SAVING WHEN COMPLETED
<b>40%</b>	WATER USAGE SAVING
<b>850+</b>	ELECTRIC CAR CHARGING POINTS
<b>5.7</b>	MILES NEW & IMPROVED CYCLE PATHS
<b>2</b>	A ROADS TRANSFORMED INTO TREE-LINED CITY STREETS
<b>1</b>	PERFORMANCE SPACE
<b>1</b>	NURSERY
<b>1</b>	HOTEL
<b>1</b>	NEW CENTRAL STREET

## TEAM

**WILLIAM DONGER**  
Director, Thomas White Oxford

**MARK TAYLOR**  
Director, Thomas White Oxford

**JULIAN BARWICK**  
Project Chairman, Oxford North

**THOMAS WHITE OXFORD**  
Developer

**FLETCHER PRIEST ARCHITECTS**  
Masterplanners & Architects

**TOWNSHEND**  
Landscape Architects

**SAVILLS**  
Planning Consultancy  
EIA Coordinator  
Development Consultancy  
Viability Assessment  
Commercial Agency

**GARDINER & THEOBALD**  
Project & Cost Managers

**PETER BRETT ASSOCIATES**  
Highways, Flood Risk and Drainage,  
Noise and Air Quality, Utilities and  
Ground Conditions

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Building Services Engineers  
Sustainability & Energy Consultants

**EDP**  
Landscape and Visual Impact Assessment

**AKT II**  
Civil & Structural Engineers

**BSG ECOLOGY**  
Ecologists

**CHARLES STEWART-SMITH**  
Public Affairs Consultant

**SPACECRAFT CONSULTING**  
Marketing & Communications

**FORTY SHILLINGS**  
Community Engagement

**NEXTBIGTHING**  
Creative agency

**OLAMALU**  
Digital agency

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