



Oxford North Ventures LP

OXFORD, ENGLAND | 2021 - Present

Oxford North is a new employment-led district for Oxford. The development aims to support the ambitions for growth and change in the Oxford to Cambridge Corridor, with close links to the universities and businesses within the city. The ambition is for the area to become a vibrant and successful extension to Oxford and good neighbour where the city meets the surrounding region.

Conceived as a creative innovation and science over three sites, Gustafson Porter + Bowman is leading the landscape design of the central area with its mix of research and laboratory buildings and commercial units.

The Central Landscape provides Oxford North with its most important public amenity space, for communal leisure, play and well-being in an inviting landscape setting.

A square is placed between the Red Hall and a hotel, with cafe and restaurant chairs and tables allowed to spill-out into the square, below the canopy of trees. The intention is for the town square to hold frequent events, which could include markets, fairs, sporting, music and cinema events.

The central green is formed of a sequence of character areas that provide a range of flexible open spaces for people and diversely planted habitats for wildlife. An events field connects to the town

square, allowing larger events to take place. This is framed by a community orchard with wildflower meadows and informal play facilities. A Mediterranean garden on free-draining substrates along the northern edge of the space trials plant adaptability for a changing climate. South of the events field, a shared bike and pedestrian route links into strategic bike routes from east and west. A stepped grass amphitheatre to the south of the shared path encourages picnics and informal gathering. It faces a pond that is part of a Sustainable Urban Drainage system that captures rain water run-off from roof and paving surfaces. Planted with emergent aquatics, it forms a picturesque backdrop to the amphitheatre seating. In combination with temporary staging, it could form the backdrop to events. A woodland edge planted with native woodland trees and shrubs with a woodland playground along the space's southern edge completes the scenery.

Finally, a link road forms the major vehicular entrance to the centre of Oxford North, with access to a secondary loop road, lab buildings and carpark to its north side. On its south side a network of tertiary shared surface service routes, provide access to the Red Hall and lab buildings and allow access to the Central Landscape for maintenance and staging events. The pavements to these roads have an unobstructed pedestrian walkway to their building edge, whilst vehicle drop-off and loading bays, disabled parking bays and visitor cycle parking areas are placed on their road edge.



CLIENT

Joint Venture between Thomas
White Oxford, Cadillac Fairview
and Stanhope.

PROJECT DURATION

2021- Present

TEAM

Masterplanners & Architects
Fletcher Priest Architects
Plot Architects:
Wilkinson Eyre
Gort Scott
Civil Engineers: Stantec
Ecologists: BSG Ecology
Cost Consultant: G+T
Planning Consultant: Savills