

JOE BONOMO

2. ACCESS AND CONNECTIVITY

A compact urban form, and locality to the city centre, supports the car-less approach, encouraging active travel methods and healthy living. A simple route structure is supported by unique building designs that **display historical influence. Couple the compact form with the historical and modern design influences and an** environment is created where the buildings positively respond to the public and private spaces and legibility and a sense of place is delivered.

The quality of public space defines the character and identity of place in this masterplan. A hierarchy of public space, from the large TPO's, Oxpens' Circle and Pillbox Square, to the Westbury Home Zone and linear SuDs, act as destinations that bring the community together and strengthens character. Oxpens Circle is positioned adjacent to the TPO's, linking a significant usable green space to an attractive mixed-use hub.

SHARED OFFICES

To support the growth of small and medium enterprises, these flexible office spaces can be adapted to suit varied sizes of businesses. Shared offices seek to provide an alternative to home working, allowing individuals and businesses to hire anything from desk spaces to event spaces.

RESEARCH & DEVELOPMENT

Fitting with Oxford's growth in BioMed and the sciences, and with the Ox-Cam Arc plans underway, these buildings provide spaces for one or two research and development companies. The design uses local materials, such as stone and limestone brick, but uses a modern design.

HOTEL

Containing 130 bedrooms, this high-quality hotel is strategically positioned at the heart of the development, within a short distance from the railway station and Oxford City Centre. A landmark tower establishes a marker of the Oxpens neighbourhood into the skyline, using a design inspired by Oxford's spires

FLATS

Comprising of 1-4bedrooms, these flats have been designed to reflect the local architecture, whilst also implementing a modern take on this. Georgian style windows have been mixed with local materials, modern balconies, and a twist on the typical Oxford roofscape.

PILLBOX SQUARE

Inspired by the historic pillboxes, an octagonal art piece marks the end of the SuDs network and the beginning of the meadow, acting as a binder for the two spaces.

EXPENSES CIRCLE

At the heart of the neighbourhood is Oxpen's Boulevard, aiming to prioritise pedestrian movements to create an active public space. Surrounded by two landmark buildings, the circular focal point is an icon for the regeneration of the Oxpen's area.

WESTBURY HOME ZONE

Similar to the Dutch Home Zones, this shared street uses matching surface textures to blur the distinction between pedestrian and vehicular use, and create the impression that it is pedestrian first. Planting and street furniture contribute to this space.

Figure 2: Rendered visualisation of the scheme.

GROUP MASTERPLAN
HERE

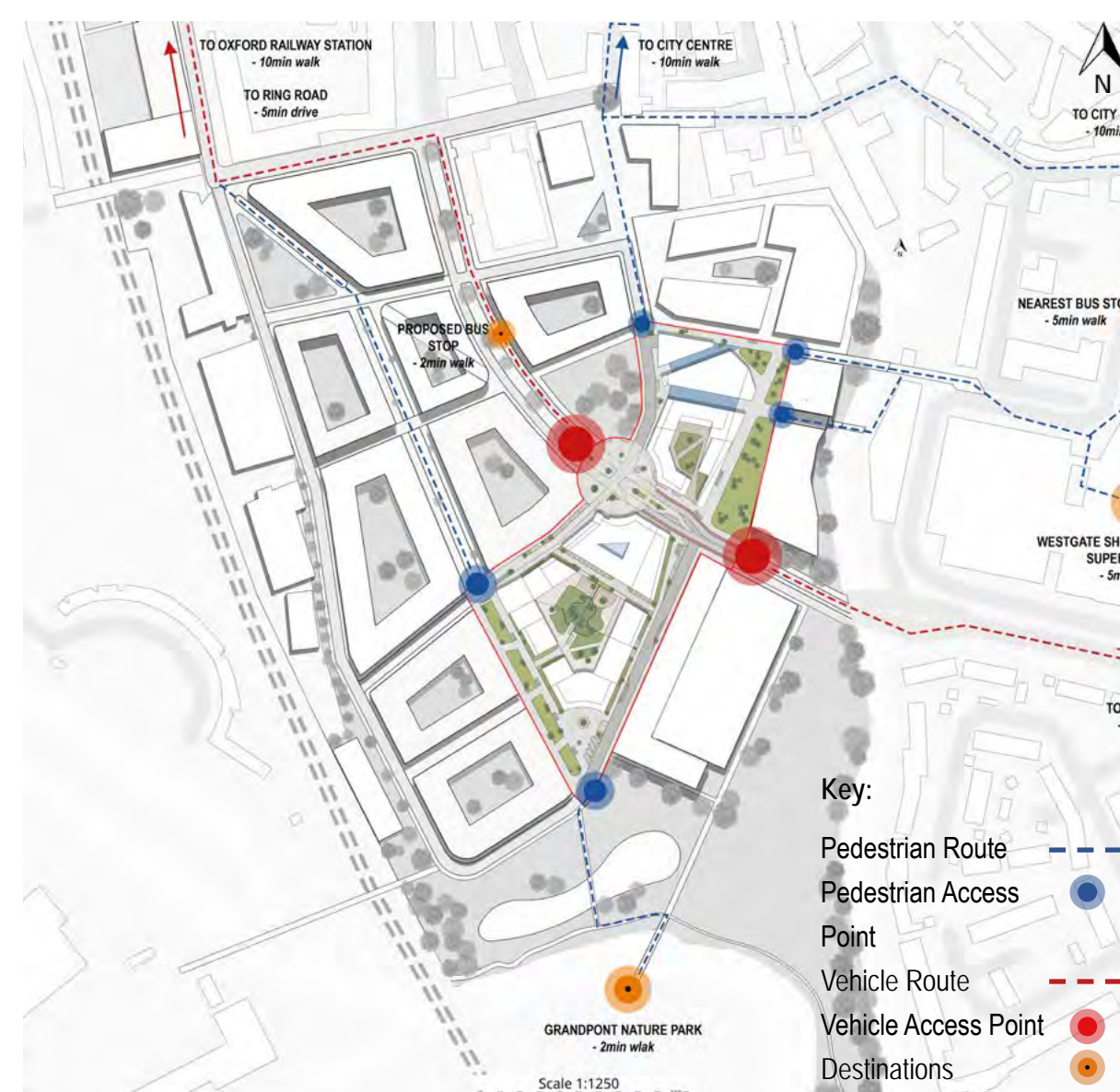


Figure 1: Map displaying key access into the site and wider connectivity.

The car-less design is supported by a range of facilities and services available within a short walking distance (as annotated). **A pedestrian-first focus has created a masterplan that is safe and accessible**, due to the reduction in car movement, in turn promoting 'activity and social interaction' (MHCLG, 2021). Pedestrians and cyclists can access the site easily at many points.

Whilst car use is restricted, there is still a need for disabled car parking, a car club and access for special service vehicles, which have been facilitated through the use of a clear street network, consisting of the key connector, Oxpens Boulevard, the perimeter road (Great Western Way) around the overall masterplan, and the shared street (Westbury Home Zone) promoting community cohesion. All streets have been named with historical references to the site, helping to strengthen the sense of place identity and heritage.

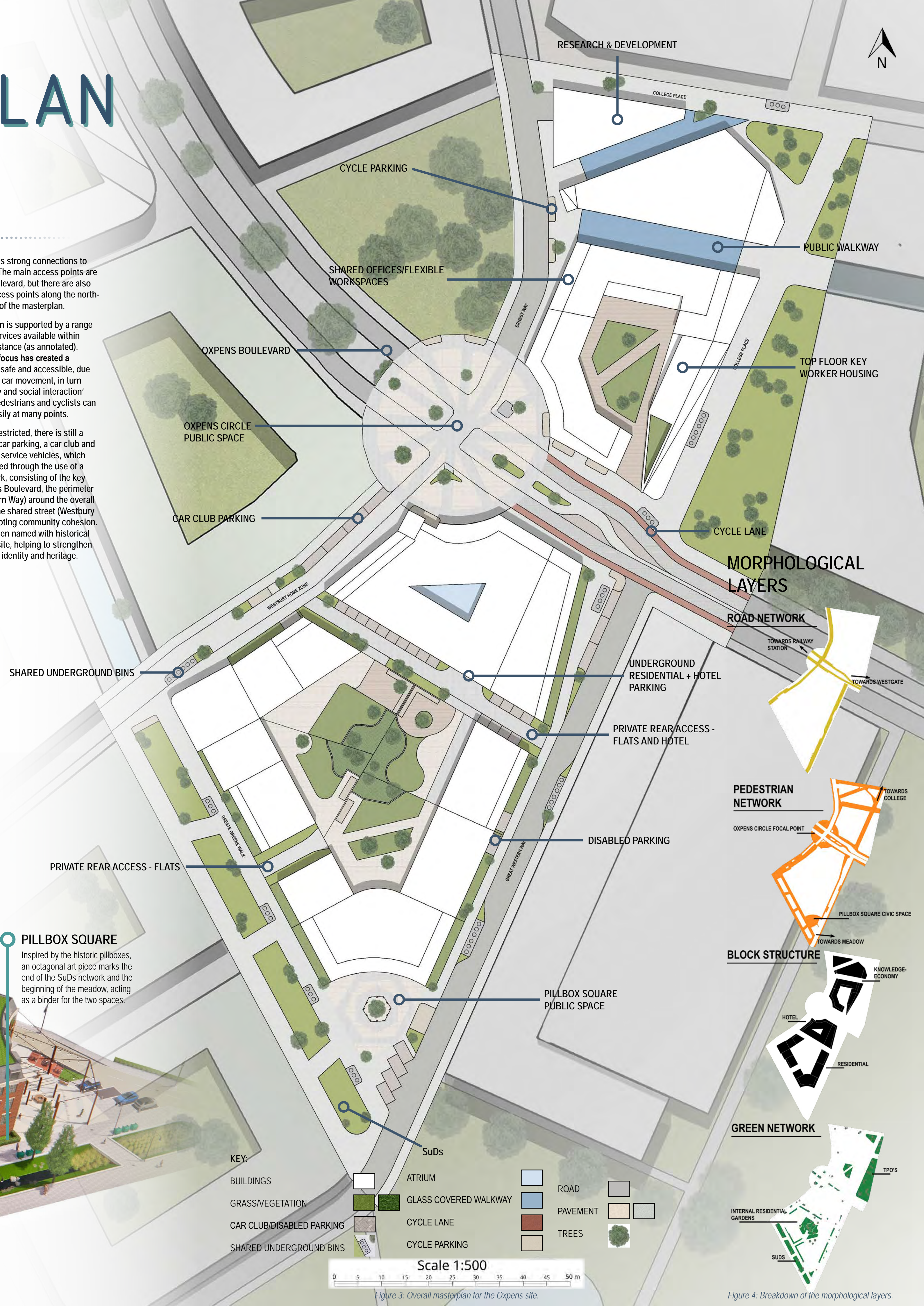


Figure 3: Overall masterplan for the Oxpens site.

PEDESTRIAN
NETWORK

Diagram illustrating the proposed pedestrian route from Oxpens Circle to Pillbox Square Civic Space. The route is shown as a dashed line connecting the two locations, passing through a meadow area. Labels include:

- OXPENS CIRCLE FOCAL POINT
- PILLBOX SQUARE CIVIC SPACE
- TOWARDS MEADOW

BLOCK STRUCTURE

GREEN NETWORK

The site plan illustrates the layout of the TPOC development. It features a central area labeled 'INTERNAL RESIDENTIAL GARDENS' and a surrounding area labeled 'SUDS' (Sustainable Urban Drainage Systems). The 'TPOC' (Total Paved Open Space) is indicated by a line pointing to a specific area on the right side of the plan.

Figure 4: Breakdown of the morphological layers.