INTRODUCTION

WELCOME

Welcome to this exhibition about the future of Osney Mead, an industrial estate on the west side of Oxford. This Stage 2 exhibition material:

- Feeds back and builds from the earlier Stage 1 community engagement
- Introduces, and shares emerging concepts and plans for, a major new facility for the University of Oxford's Department of Engineering Science. These form Phase 1 of wider aspirations for regeneration and redevelopment at Osney Mead.

This is your opportunity to reflect on the approach, especially the brief and proposals for the Phase 1 engineering facility. Please take the opportunity to discuss your ideas and suggestions with the various OUD specialist team members, and provide your feedback online or on paper.

Thank you for your interest and input so far.



Osney Engineering Site Location

Oxford University Development

Oxford University Development (OUD) is a joint venture partnership bringing together the land and opportunities of Oxford University with the investment and development management skills of L&G.

OUD's vision is to design and deliver exemplary, sustainable development that meets the future needs of Oxford University, contributes to the wider economy of Oxfordshire and creates economic and social benefits for local communities.

OUD OXFORD UNIVERSITY DEVELOPMENT

INTRODUCTION

FEEDBACK SO FAR

Previous Engagement Overview

The initial stage of engagement was held during March 2026, and included a workshop, site visit and drop-in exhibition sessions.

There was strong attendance and constructive feedback for across the local community and stakeholder organisations, including a range of specialist interests.

The outputs have informed the wider Masterplan Strategy and the approach to Phase 1 'Osney Engineering', which is introduced within this exhibition.

The initial findings from Stage 1 engagement are summarised below and provided in detail at www.osneymead-oud.co.uk.

Key Themes Raised

Movement, access & parking

Ensuring safe and sustainable travel while balancing local business needs

Flooding, drainage & ecology

Creating flood-resilient places that can contribute to local ecology

Uses & activities

Encouraging an appropriate mix of uses and activities suitable for the local community

Scale, height & views

Ensuring development is in keeping with the local area and contributes positively to the skyline

Neighbourhood character & heritage

Complementing and enhancing the character of the local area

Phasing & construction

Setting clear timescales and communication with local people and busineses

Key Opportunities

Mixed-use development

Ensuring a mix of amenities and building uses that will help Osney Mead remain vibrant

Arts, culture & leisure

Providing opportunities and amenities for people, including nature, and creative pursuits

Local shops & amenities

Building on the variety and popularity of existing shops and services

Sustainable, low carbon design

Choosing sustainable building materials, construction processes and energy

Improved public realm

Creating places in the spaces between buildings, with opportunities to relax and socialise

Better connectivity

Improving links between Osney Mead and wider Oxford







Consultation in March 2026

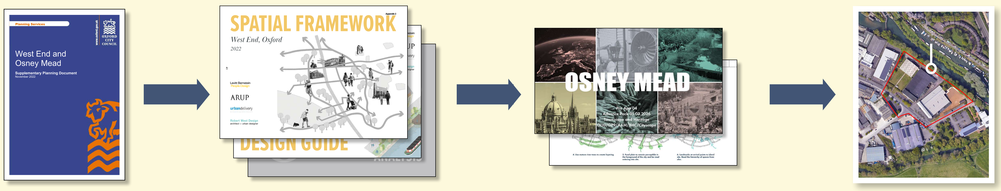
OUD OXFORD UNIVERSITY DEVELOPMENT

INTRODUCTION

PLANNING CONTEXT

The University urgently needs to deliver a new facility for the Department of Engineering Science, which must move from its current location on the Keble Road Triangle where many of its existing buildings are no longer fit for purpose. This is why it constitutes Phase 1 of the Osney Mead redevelopment.

As required by Council planning policy, to ensure proposals fit with wider objectives for Osney Mead, Oxford University Development is preparing an area-wide Masterplan Strategy document. Its principles and strategies have been informed by the Stage 1 community engagement.



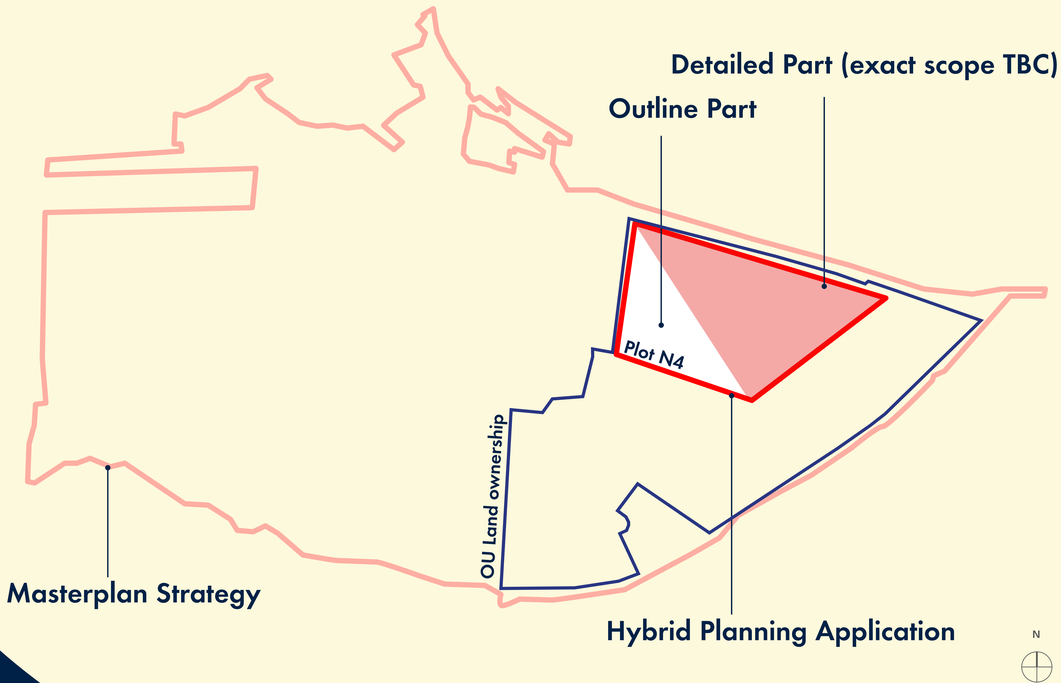
SPD 2022 | Spatial Framework | OUD Site-Wide Strategies | The First Phase: Department of Engineering Science

From Supplementary Planning Document to first phase

The proposals for Osney Engineering will enable the University to deliver a bespoke, 'best in class' facility, to be delivered in phases at Osney Mead.

A single planning application will be prepared for the proposals. This will include a detailed design for the first phase of development within the site and outline design for a second phase.

The planning application will relate the proposals to the existing Osney Mead context and the masterplan principles for the wider site.



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OSNEY MEAD

THE BIGGER PICTURE

Oxford University wants the new Engineering facility to be a fantastic initial contribution to a revitalised Osney Mead, delivering for generations to come.

To ensure this first phase makes a positive contribution, we have framed a 'bigger picture' vision for Osney Mead, underpinned by seven placemaking principles.

Then, by studying the opportunities and challenges across all of Osney Mead, we have built on these principles with a set of site-wide strategies which:

- Are underpinned by evidence – building on solid technical data, including studies of flood risk, transport, heritage, and the local environment
- Guide the future – acting as a helpful guide for any future Osney Mead development, beginning with the first phase
- Follow the Council's lead – building on the vision set out in their 2022 Supplementary Planning Document (SPD)
- Set the new benchmark – as a first step in changing the area, with a new standard of design, functionality and sustainability that future projects can follow.

'Osney Mead is a significant opportunity for comprehensive redevelopment, creating a major world-leading innovation district and a mixed-use urban quarter for the city. A new working and residential community and a place for culture, arts and leisure.'



OUD's vision for Osney Mead

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OSNEY MEAD

PLACEMAKING PRINCIPLES

The vision for Osney Mead is underpinned by seven suggested placemaking principles. These principles have been developed in response to stakeholder consultation, the policy context, existing character of the area, and unique opportunities and constraints identified across the site. These principles are intended to guide any future vision for Osney Mead and to help set the Engineering Building in context.



1 PART OF THE CITY

(not a business park)



NOT a business park, not a science park, not a campus, not a college, Osney Mead could be a new vibrant urban quarter of the City of Oxford. At Osney Mead you'll find something for everyone.
The spot on the river is an opportunity to create a new gathering space for Oxford. A focus where amenities, cafes and restaurants might be located.



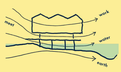
2 YET UNIQUE TO THE WEST END



Whether it's the existing residential and business communities which exist on and around Osney Mead or the characterful heritage that make up its built and natural setting, it will be important for new development to be cognisant of, and build upon, this established context. There is an opportunity for Osney Mead to be part of Oxford's City Centre, but strongly rooted in the West End.



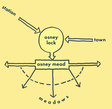
3 RESILIENT TO FLOOD



Redevelopment of Osney Mead must put flood resilience first and foremost. Sustainable development must recognise the effects of climate change and build responsibly. A considered and responsive flood mitigation strategy across the whole site should drive any masterplan. There is an opportunity for the presence and beauty of water to characterise this unique place.



4 CONNECTED, OPEN AND ACCESSIBLE



Key to reinventing perceptions of Osney Mead will be a careful transformation in the connections to it. Making pedestrian routes which are direct and safe is a prerequisite of walkability - arguably the most important first step in the creation of a sustainable place.



5 INNOVATION LED

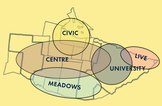
'AN OSNEY IDENTITY'

From the Osney Lab to Osney Supercharge, Osney Mead today is characterised by a culture of initiative and ingenuity. Redevelopment of the site should work hard to encourage and nurture this innovative, engineering-led identity and allow it to flourish.

Osney Mead is in a unique position, on the edge of the meadow and surrounded by water. Masterplanning must capture an identity which is about both people and place.



6 MIXED USE



Osney Mead is already home to different uses and users. The future ecosystem should build on this foundation and include a rich mix. A place that serves the needs of the surrounding community as much as its new one, Osney Mead would become a place of interaction. Education alongside industry, living alongside working, making alongside innovating, everyday life alongside events of global significance.



7 SUSTAINABLE AND REGENERATIVE



Efficient use of land in a well connected place is the most sustainable form of development. Osney Mead could be an exemplar in sustainable urban regeneration.
It has the potential to be genuinely regenerative.

Meadow restoration, water management and new open space will dramatically improve wellness and biodiversity. Every opportunity should be harnessed to generate renewable energy on site.

OUD OXFORD UNIVERSITY DEVELOPMENT

OSNEY MEAD

WIDER STRATEGIES

1 Movement & Connections Strategy

2 Flood, Drainage & Landscape Strategy

3 Urban Design Strategy

4 Heritage & Townscape Strategy

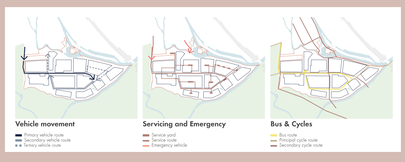
5 Biodiversity & Tree Strategy

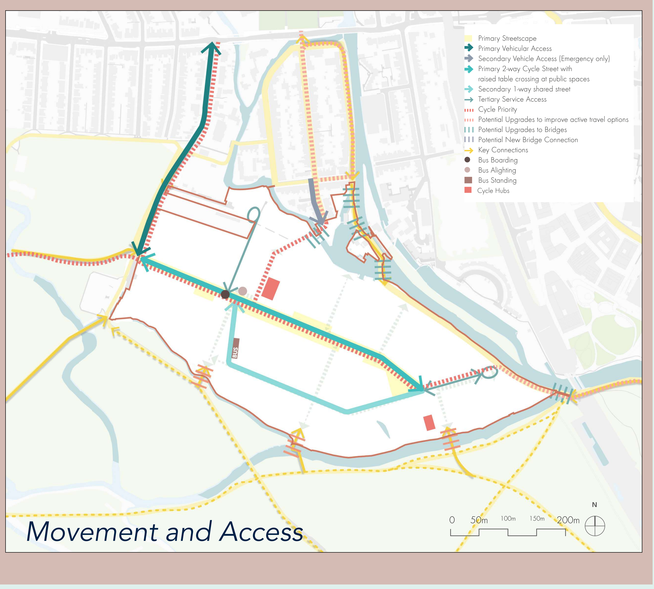
6 Sustainability & Energy Strategy

These strategies for access and movement, and a flood resilient landscape, will help guide the future of both Osney Mead and the application site.

1 Movement and Connections Strategy

The successful development of Osney Mead will require a coordinated package of off-site and on-site improvements to strengthen active travel connectivity, enhance safety, and better integrate the site into Oxford's wider movement network. The new Engineering facility will benefit from, and contribute to, these improved networks.

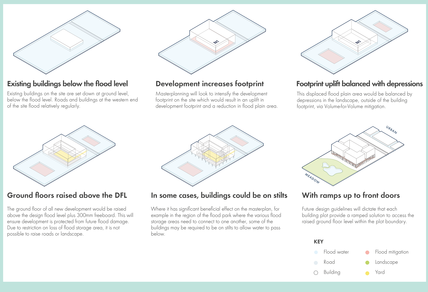


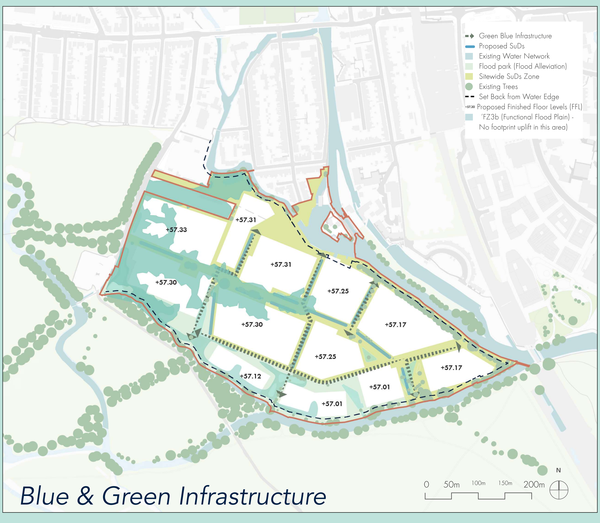


Movement and Access

2 Flood, Drainage and Landscape Strategy

The new landscape provides a network of blue-green routes that manage water, improve biodiversity and connect the development back to existing waterways. Flood storage mitigation could form a 'flood park' onto the meadows. With its key waterside location, the Engineering facility will respect the current naturalistic and ecologically rich character.





Blue & Green Infrastructure

OUD OXFORD UNIVERSITY DEVELOPMENT

OSNEY MEAD

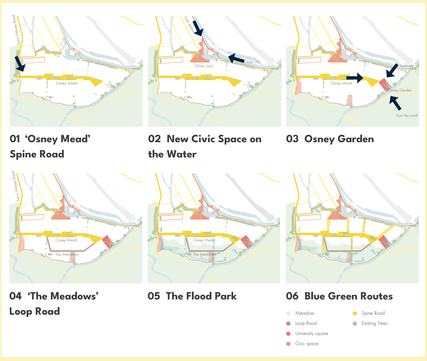
WIDER STRATEGIES

1 Movement & Connections Strategy
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3 Urban Design Strategy
4 Heritage & Townscape Strategy
5 Biodiversity & Tree Strategy
6 Sustainability & Energy Strategy

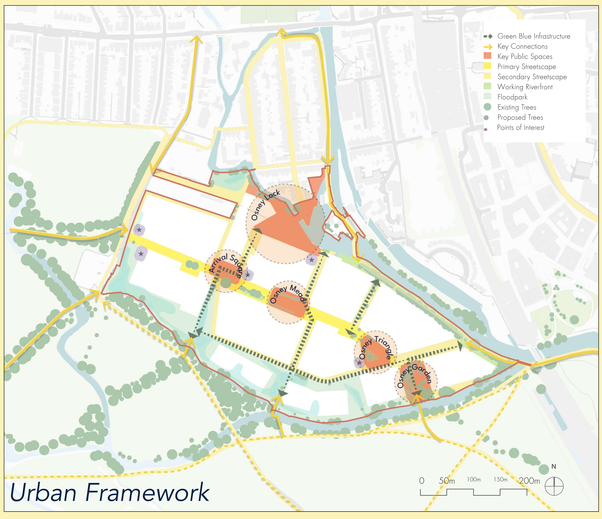
The site wide strategies for urban design and building height will play a key role in defining the massing and frontages of the Engineering facility, enabling it to fit into Osney Mead and the wider city.

3 Urban Design Strategy

Urban design principles respond directly to the site's unique character and context, whilst suggesting a robust framework for future development. Osney Engineering will start the creation of 'Osney Garden', the heart at the centre of the 'deep tech campus'.



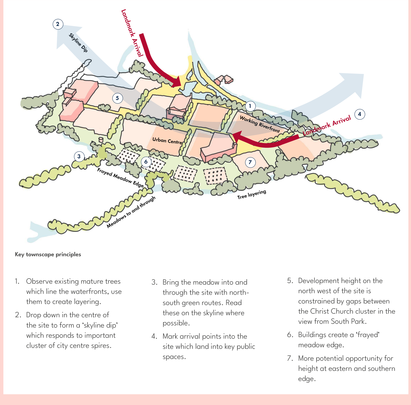
01 'Osney Mead' Spine Road
02 New Civic Space on the Water
03 Osney Garden
04 'The Meadows' Loop Road
05 The Flood Park
06 Blue Green Routes



Urban Framework

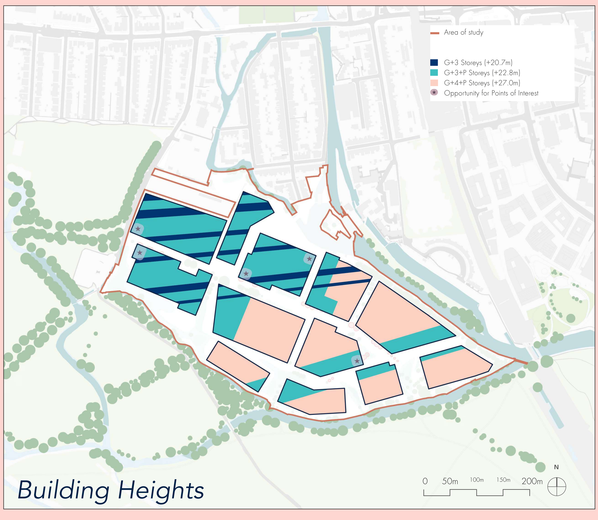
4 Building Height Strategy

This strategy responds to the site and context to produce a framework that works with Oxford's townscape and heritage. The Engineering facility will adhere to this strategy, whilst articulating the exciting uses within.



Key townscape principles

1. Observe existing mature trees which line the waterfronts, use them to create layering.
2. Drop down in the centre of the site to form a 'skyline dip' which responds to important cluster of city centre spires.
3. Bring the meadow into and through the site with north-south green routes. Read these on the skyline where possible.
4. Mark arrival points into the site which land into key public spaces.
5. Development height on the north west of the site is constrained by gaps between the Christ Church cluster in the view from South Park.
6. Buildings create a 'frayed' meadow edge.
7. More potential opportunity for height at eastern and southern edge.



Building Heights

OUD OXFORD UNIVERSITY DEVELOPMENT

OSNEY MEAD

WIDER STRATEGIES

1 Movement & Connections Strategy
2 Flood, Drainage & Landscape Strategy
3 Urban Design Strategy
4 Heritage & Townscape Strategy
5 Biodiversity & Tree Strategy
6 Sustainability & Energy Strategy

As befits a world leading Engineering department, there will be a keen focus on biodiversity, sustainability and energy.

5 Biodiversity and Tree Strategy

Osney Mead is surrounded by abundant wildlife. The site itself has pockets of biodiversity, which are fragmented by roads and industrial buildings. Any redevelopment must take care to protect existing habitats, enhance biodiversity and respond thoughtfully to the existing tree planting on the site. Biodiversity Net Gain (BNG) is a way to measure impacts of development. The project will aim to retain high value mature trees and use permeable surface treatments where possible.



Note: The work on biodiversity and tree planting is ongoing, and further detailed technical input from a qualified ecologist is required.

This does not factor-in ecological habitat classification or quality.

6 Sustainability and Energy Strategy

The sustainability and energy strategy for the wider site can be summarised under six headline objectives, which the Engineering facility will aim to strive towards.

CLIMATE

- Net zero carbon in operation - passive design, fossil fuel free, 100% electric, renewable generation
- No net increase of fluvial flood risk onsite or in surroundings, and substantial improvement of surface water run-off rates
- Environment resilient to future climate conditions

CIRCULAR

- Reuse and retrofit of buildings, where appropriate
- Reuse of existing building materials, maintaining highest value
- Low carbon design principles and material choices

NATURE

- An abundantly biodiverse landscape which provides dual benefits as public amenity and flood management
- Retention of existing mature trees and hedgerows maximised
- Blue and green corridors enhanced, bringing nature into the site

CONNECTIVITY

- Car-free development
- Active travel routes to the city secured, benefiting connectivity, accessibility and safety
- Improved access and regularity of public transport services
- Accessible and permeable routes throughout the site

HEALTHY

- Comfortable internal environments for all users
- A new, accessible, green public realm for the benefit of the wider community

SOCIAL EQUITY

- Publicly accessible community spaces
- Amenity, services and workplaces
- A meanwhile use approach that addresses local needs
- Employment and upskilling opportunities

OUD OXFORD UNIVERSITY DEVELOPMENT

OSNEY ENGINEERING SCIENCE

ENGINEERING VISION AND AMBITION

Practical and scalable solutions to today's most pressing societal challenges – including climate change – will rely on engineering breakthroughs.

Oxford consistently ranks as one of the world's top universities for engineering, working at the forefront of **AI** and autonomous robotics, **low carbon energy and transport**, advanced materials, **quantum** technologies, and more.

This excellence has been achieved despite the department's existing space: much of it is 50+ years old, no longer suitable for cutting-edge science, and in some cases literally crumbling. Increasingly, what and how we teach and research is constrained by our facilities.

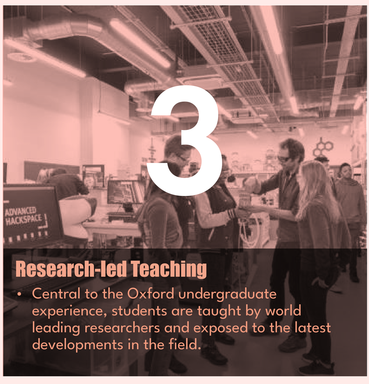
Relocation to Osney Mead will protect our excellence in education and research. It offers a once-in-a-generation opportunity to rethink how we train engineers of the future through research-led teaching and practical experience of R&D.

Consolidating activities from a dozen unsuitable buildings into a single, purpose-designed facility will exploit Oxford's USP as an integrated Engineering department. Critical mass, at scale, allows insights from complementary perspectives to drive discovery and innovation.

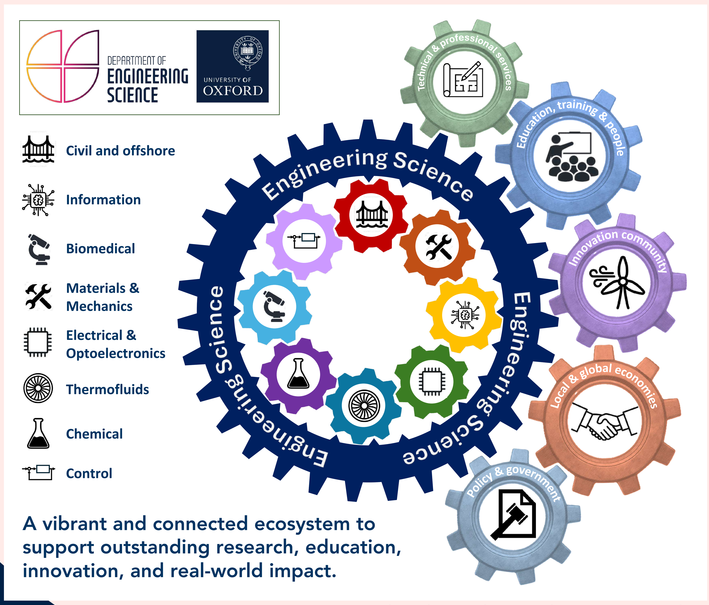
Serving as the anchor for a new Deep Tech District, a vibrant and diverse engineering ecosystem will ensure Oxford continues to deliver real-world impact for the benefit of all.











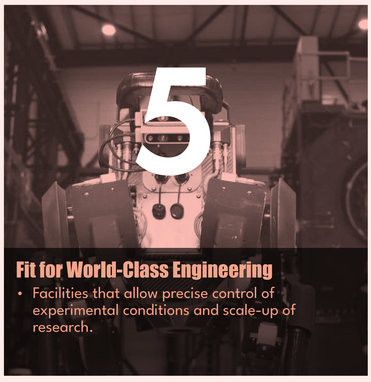
A multi-disciplinary home to solve tomorrow's challenges

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OSNEY ENGINEERING SCIENCE

REQUIREMENTS

Different engineering sub-disciplines and activities have varying space needs. A facility to house an integrated Engineering department therefore has a range of specific technical and programmatic requirements. It must be fit-for-purpose for many uses – now, and in the future, as science evolves. This drives a pragmatic approach to design and the spaces provided. Several typical features are illustrated below.



5

Fit for World-Class Engineering

- Facilities that allow precise control of experimental conditions and scale-up of research.



Tall floor to ceiling heights



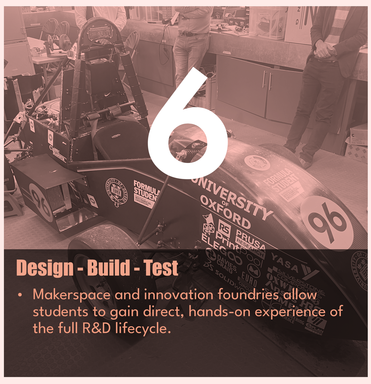
Large ground floor footprint



Large roof plant requirements



Large, specialist equipment



6

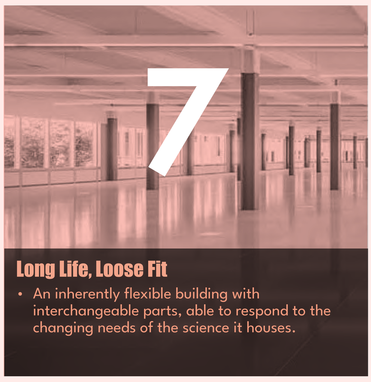
Design - Build - Test

- Makerspace and innovation foundries allow students to gain direct, hands-on experience of the full R&D lifecycle.

Facility in numbers:

- 15,200m2 (Net Usable Area) of research space
- 5,750m2 (Net Usable Area) of teaching space
- 2,550m2 for support services and functions
- Total Gross Internal Area = 32,700m2
- Home to over 2,200 staff and students
- Daily peak occupancy of around 1,500

Two ‘whole department’ buildings from elsewhere are shown below for a comparison of scale.



7

Long Life, Loose Fit

- An inherently flexible building with interchangeable parts, able to respond to the changing needs of the science it houses.



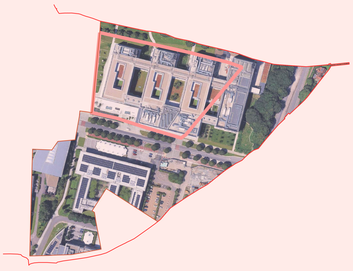
8

Lean Design

- Design focused on unlocking efficiencies in cost, carbon, and energy use whilst meeting the functional performance needs of science.







Ray Dolby, Cambridge

GIA: 32,900m²



Life and Mind Building, Oxford

GIA: c.25,000sqm

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OSNEY ENGINEERING SCIENCE

THE SITE

The site for the building sits at the eastern end of Osney Mead, on land owned by the University of Oxford. The site is seen as sitting along the 'Working Riverfront' of the River Thames, with its mix of industrial, residential and riverine characteristics. The key characteristics and features of the site are detailed below.

The Site



Key

- Site Boundary
- 1 Industrial Buildings
- 2 Thames Path
- 3 A 'Working Riverfront'
- 4 Existing Mature Trees
- 5 Hard Landscaping
- 6 Access via Osney Mead
- 7 Existing Car Park
- 8 Existing University of Oxford Buildings
- 9 On-road cycle route

Ecology



Key

- Site Boundary
- Existing Buildings
- Category A
- Category B
- Category C
- Category U

Heritage



Key

- Site Boundary
- Grade II listed Building
- Scheduled Monument
- Conservation Area (inc. TPOs and Moorings)

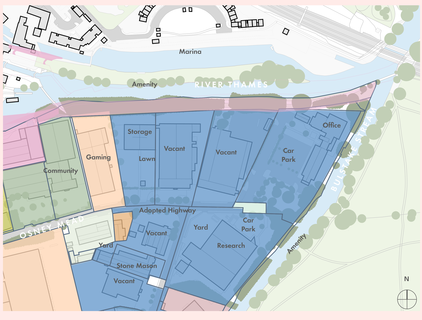
Site Features



Key

- Site Boundary
- Existing Utilities Route
- Direction of Flood Water
- Views
- Sunpath (Illustrative)
- Existing Water Network
- Flood Zone 3
- Flood Zone 2

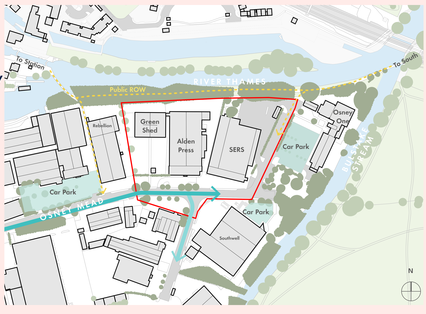
Ownership



Key

- Site Boundary
- University of Oxford
- Environment Agency
- Rebellion Games
- Lung Wah Chong
- Kings Centre
- Oxford Flow
- Centremead and Ferry Mills

Movement & Connectivity



Key

- Site Boundary
- Public Towpath/Routes in
- Primary Vehicle Access
- Vehicle dead end

Key Masterplan Moves



Key

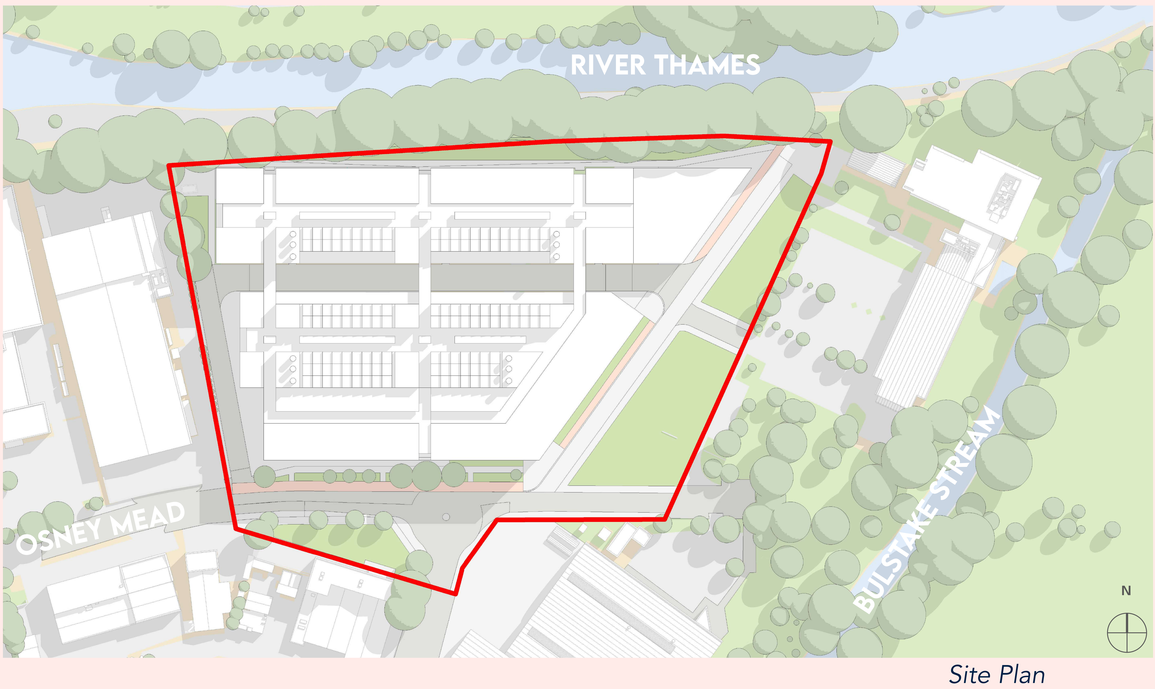
- Site Boundary
- Public Towpath
- Vehicle Loop Road
- Active Travel Route
- New Routes in
- Principal Public Space
- Development Plots

OUD OXFORD UNIVERSITY DEVELOPMENT

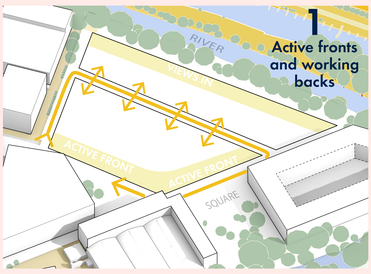
OSNEY ENGINEERING SCIENCE

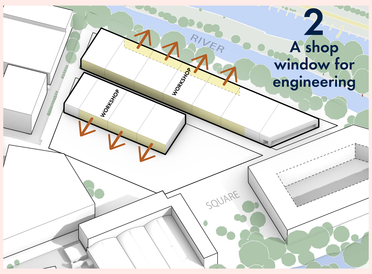
A WORKING DEPARTMENT

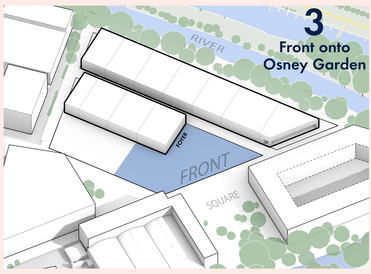
The team has taken the ambitions of the Department of Engineering Science and translated them into initial ideas that set up what a facility for an integrated engineering department might look like on this site. These are laid out below.

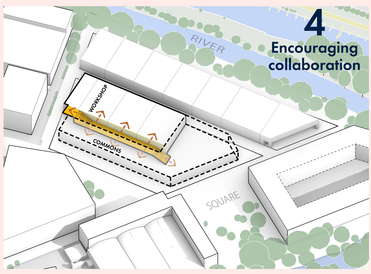


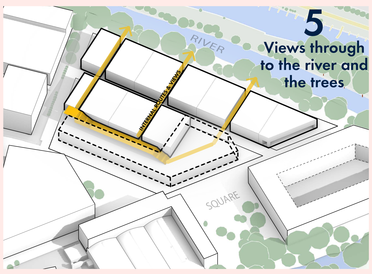
Site Plan

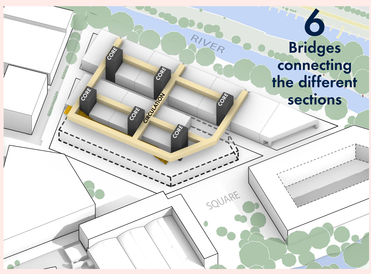


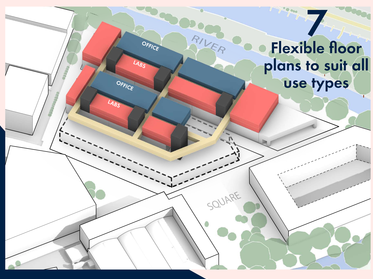


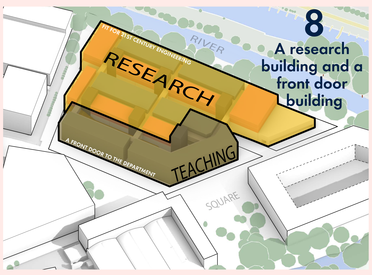


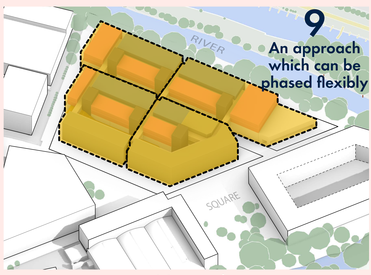












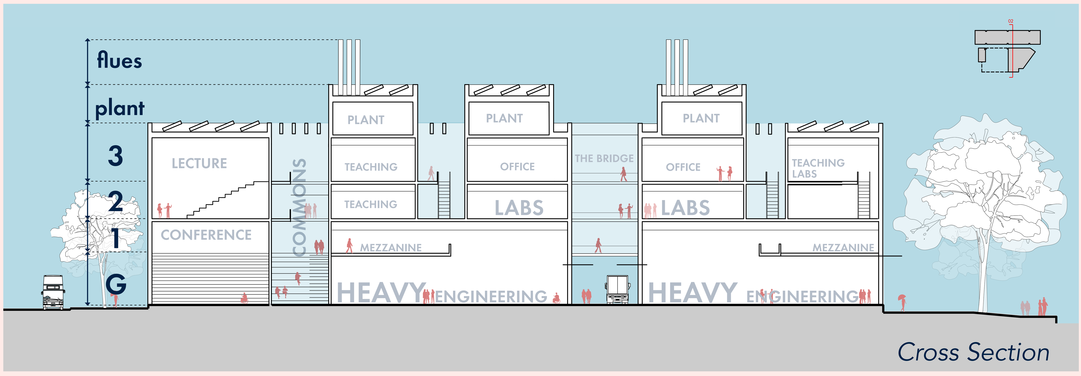
Key ideas

OUD OXFORD UNIVERSITY DEVELOPMENT

OSNEY ENGINEERING SCIENCE

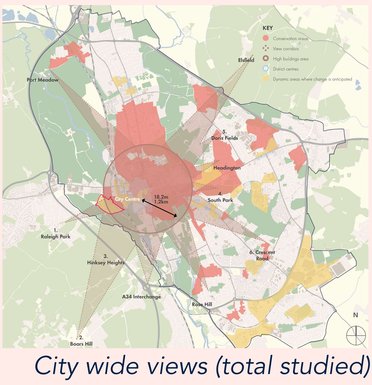
BUILDING HEIGHTS

The scale and massing of the facility is being carefully considered throughout the design development, with local and long-distance views both studied to ensure it sits in its context and the wider city in a considered manner.



Cross Section

The 'existing and proposed' views to the right are a selection of the key views that form - alongside others - part of the scale and massing studies. These will allow us to test the proposals as they develop, and gain feedback to inform and hone the approach.

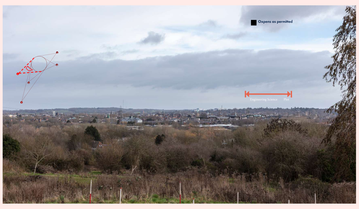


City wide views (total studied)



Local views (total studied)

Existing Views



1. Raleigh Park Existing



2. Osney Bridge Existing

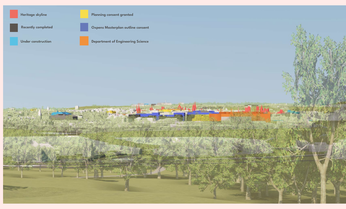


3. River Thames / Bulstake Stream Footbridge Existing



4. Osney Lock / River Thames Footbridge Existing

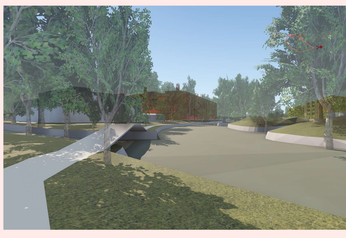
Proposed Views



1. Raleigh Park Proposed



2. Osney Bridge Proposed



3. River Thames / Bulstake Stream Footbridge Proposed



4. Osney Lock / River Thames Footbridge Proposed

OUD OXFORD UNIVERSITY DEVELOPMENT

BENEFITS & NEXT STEPS

Key Benefits for Our Community

1. Innovation & boosting local economy

Real-World Solutions: Accelerating world-class research into practical technologies that tackle global challenges, with opportunities for community involvement through living labs and pilot projects

Bringing Investment and Job Creation to Oxford: Building on our track record of 45+ spinout companies to bring millions of pounds of investment into the local economy.

2. Better transport & greener connections

World-Class Cycling: Delivering a high-quality active travel route through the site, seamlessly linking North Hinksey to the Oxpens Bridge. Upgrades are expected to be in place by the time the Engineering facility is completed.

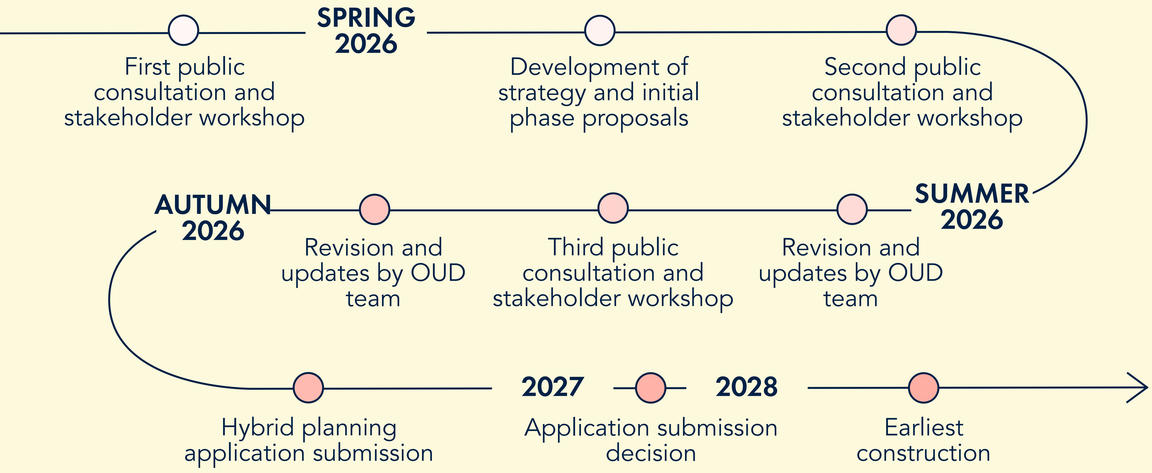
New Bus Links: Exploring a potential new bus service to connect Osney Mead directly with the City Centre. Upgrades are expected to be in place by the time the Engineering facility is completed.

3. New spaces for everyone

Makerspaces for All: Opening up advanced workshop and design spaces for local school pupils, college students, small businesses, and residents.

Public Green Space: Creating a new square, Osney Garden, for all to enjoy and utilise.

Looking ahead



Thank you for your involvement so far. We look forward to your participation at future sessions.

Kindly take a few minutes to fill out a feedback form to provide your thoughts and ideas on development at Osney Mead. The feedback form can also be found on our website, or by using the QR code here.

To learn more as this project progresses, please visit: www.osneymead-oud.co.uk

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