

About Oxford High School GDST

Creating a United Prep School

Thank you for visiting this public exhibition. We are excited to share our masterplan with you which includes a number of facilities, resources and learning spaces that will wholly support the forward-thinking ethos of the school.

We welcome feedback on the proposals before we submit a final planning application to Oxford City Council. To get in touch and give us your thoughts please respond in one of the following ways:

- By **emailing** your views to consultation@carterjonas.co.uk
- By **posting** your views to
Oxford High Prep School Consultation,
Carter Jonas,
Mayfield House
256 Banbury Road
Oxford OX2 7DE

Oxford High School GDST

Oxford High School is part of The Girls' Day School Trust which is the UK's leading family of independent girls' schools. We are proud to have 23 schools plus 2 academies across England and Wales.

Oxford High Prep School has a long lasting heritage as part of the North Oxford community, being located on the current site since 1947. We concentrate on creating an environment where girls can thrive and learn from one another. Physical and emotional well-being is paramount, providing an incredible array of extra-curricular activities and wellbeing programmes.

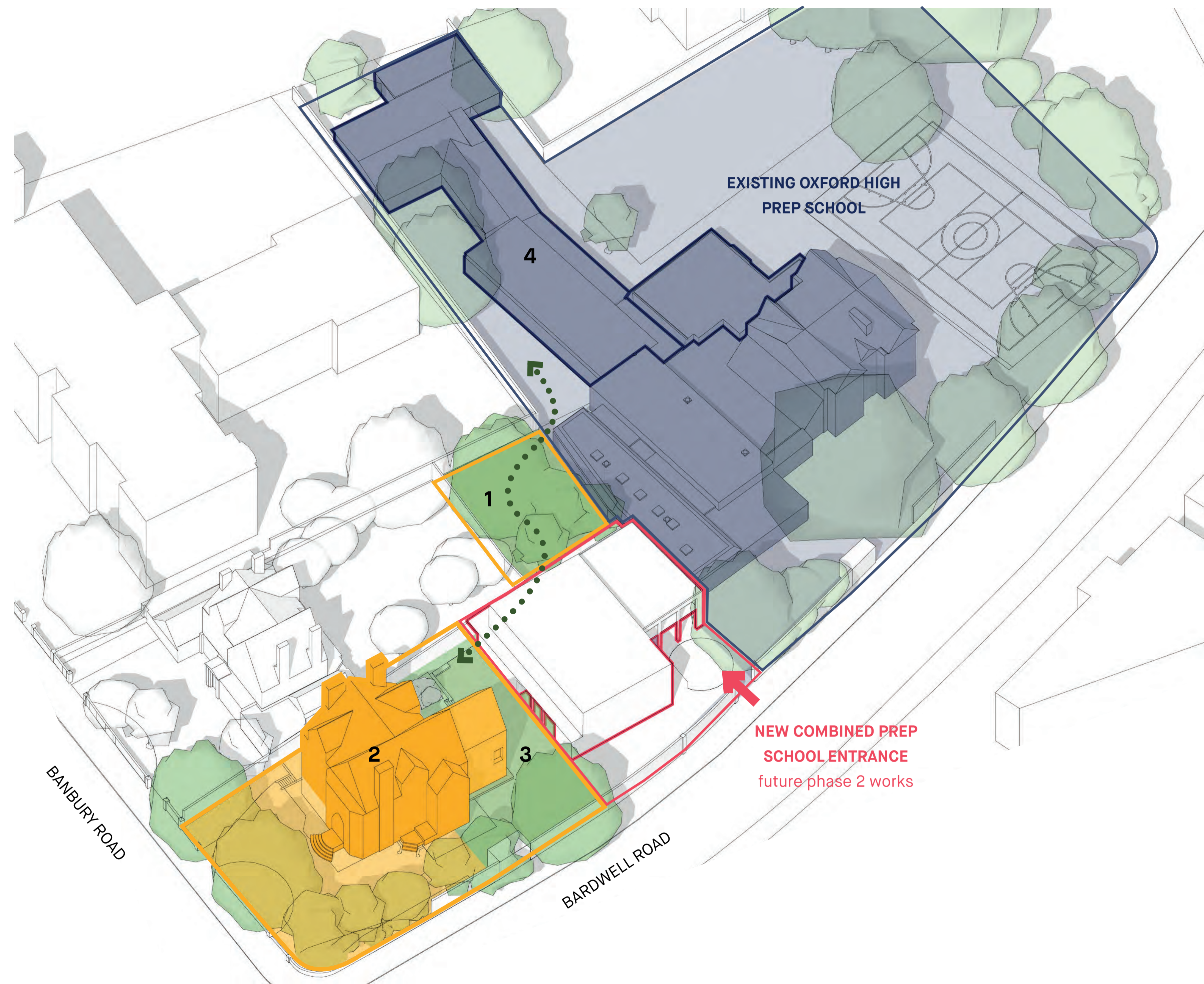
The Prep School masterplan brings an opportunity to enhance the experience of childhood and family connection through the creation of new learning spaces and flexible community facilities.



About Oxford High School GDST Prep School Strategic Masterplan

The acquisition by the GDST of the Victorian villas and gardens at 76 and 78 Banbury Road provides a unique opportunity to create an exciting new campus that can house the whole Prep School on one site.

The existing building at 76 Banbury Road, most recently used as an office and training facility, is envisaged to be sensitively refurbished to create a home for the Prep School's older years, representing a more mature learning environment in readiness for the transition up to Senior School. The existing mature gardens will be enhanced to provide a new palette of external playspaces for exploration and learning, and bettering the School's connection with the natural world.



- 1 Woodland Glade**
A new **woodland glade** route connecting the united Prep School whilst enhancing the existing ecology and biodiversity on the site. The route will provide new opportunities for connection with the outdoor world and a quiet, calm reflective space.
- 2 76 Banbury Road Refurbishment**
Retrofit of 76 Banbury Road to provide a new **innovative Library** and resource space for the Prep School and **new class bases for Year 5 and 6**.
- 3 Central Courtyard**
A new **flexible, multifunctional courtyard** providing additional external playspace for the School alongside **space for growing and outdoor learning**.
- 4 New Early Years Refurbishment**
Refurbishment of the existing School buildings to provide **new flexible Early Years teachings spaces** for Reception, Year 1 and 2, allowing the Pre Prep School to join the older years on the Bardwell Road site.

The planned future phase 2 of the masterplan will address the operational needs of the united School, creating a new community School entrance building and improving visitor access and servicing.

The Masterplan details the vision for the site as a whole. Within this, there will be two submissions to the local Planning Authority:

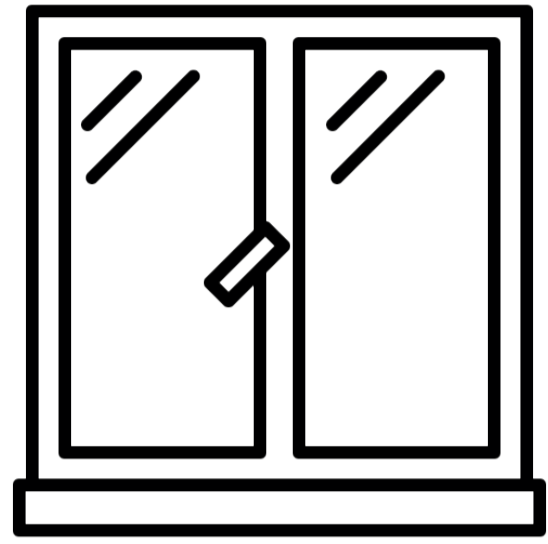
Phase 1 works are described in **YELLOW**.

Phase 2 works are described in **RED**.

This public exhibition outlines the projects that make up Phase 1 of the School's masterplan. Further detail will become available for Phase 2 as our plans develop.

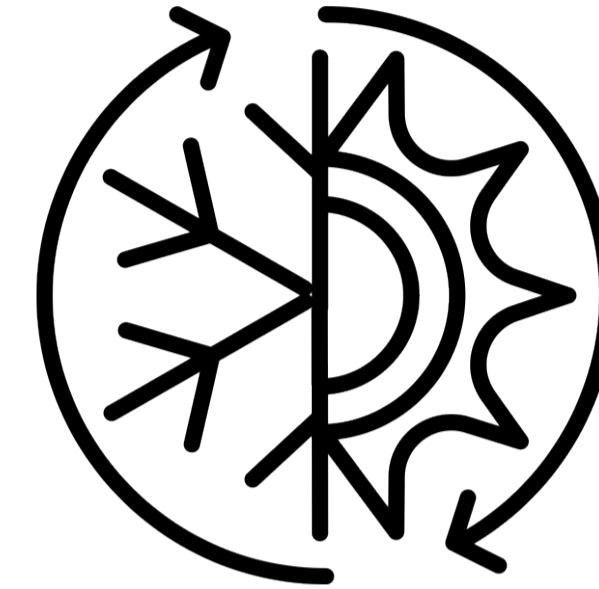
Oxford High Prep School Strategic Masterplan Phase 1

Planning Policy & Sustainability Strategy



Fabric Refurbishment

Refurbishment of existing windows and basement building fabric to improvement performance & reduce heat losses.



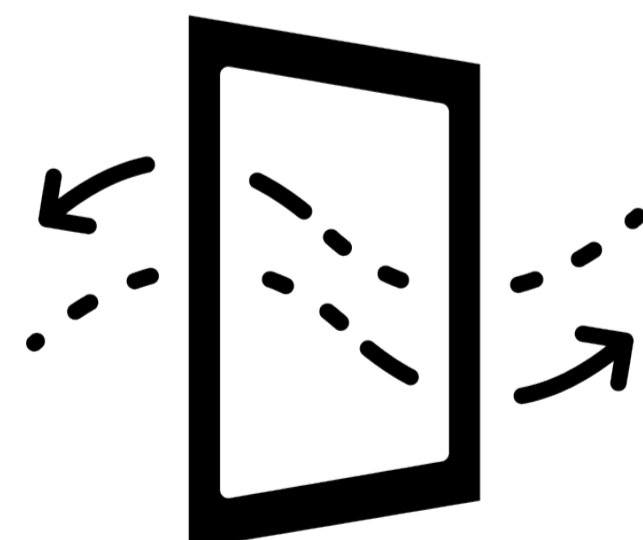
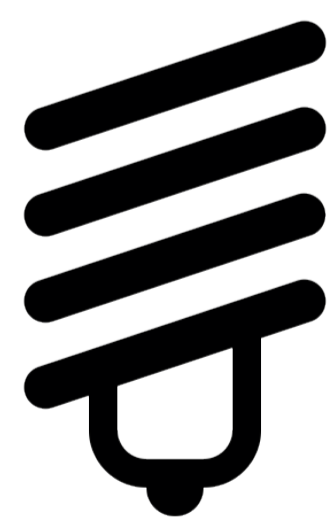
Decarbonise Heating Systems

By replacing existing gas boiler with electrically driven air source heat pumps.



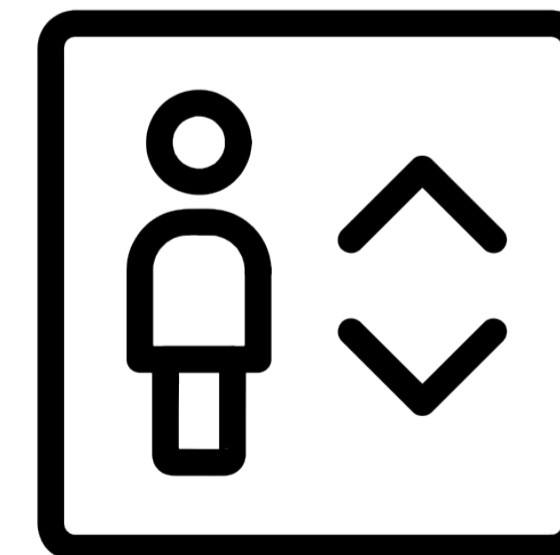
Biodiverse Landscape

To promote connection with the natural world & opportunities for outdoor teaching & exploration.



Optimise Internal Environments

New low energy LED lighting & optimal natural ventilation to provide comfort for learning & teaching.



Improve Accessibility

New fully accessible school entrance, building circulation & compliant fire escape stair.

The site is located within the administration area of Oxford City Council. The Development Plan relevant to the site is the Oxford Local Plan 2036 and Summertown and St. Margaret's Neighbourhood Plan.

The proposals being developed at Oxford High Prep School are compliant with the principle aims of the development plan for Oxford. The principle of the change of use of the buildings and associated improvements to the school site are in accordance with Policy S1 of the Local Plan, which sets out a presumption in favour of sustainable development. The design has been developed with specialist input, to ensure that the scheme can be successfully delivered in compliance with the local and neighbourhood plan policies.



One World. One Future.
One Chance.

GDST

GDST Sustainability Strategy

<https://www.gdst.net/about-us/sustainability/>

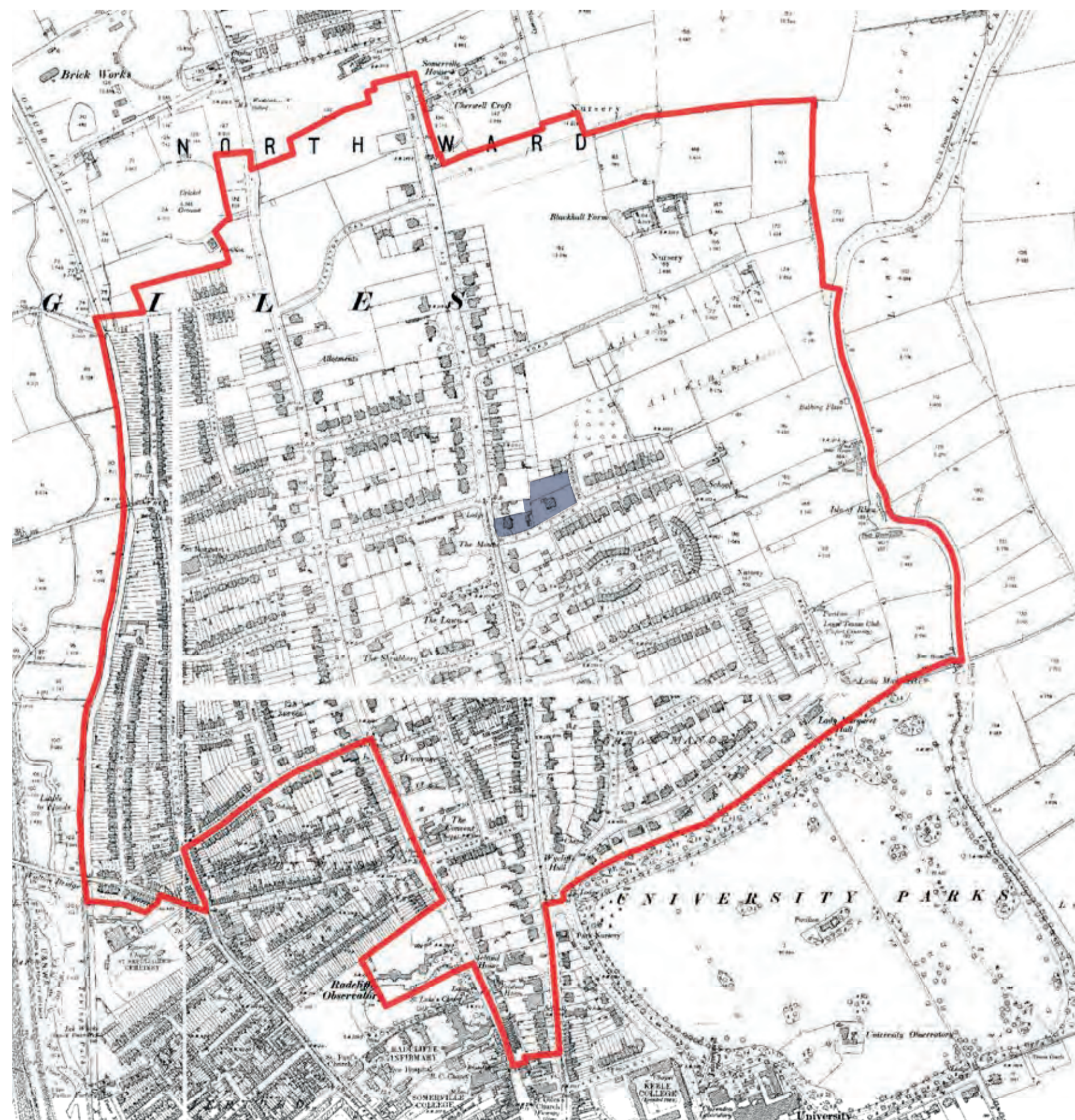
https://www.gdst.net/wp-content/uploads/2023/07/GDST_We-Are-One_Celebrating-Sustainability.pdf

Oxford High Prep School Strategic Masterplan Phase 1

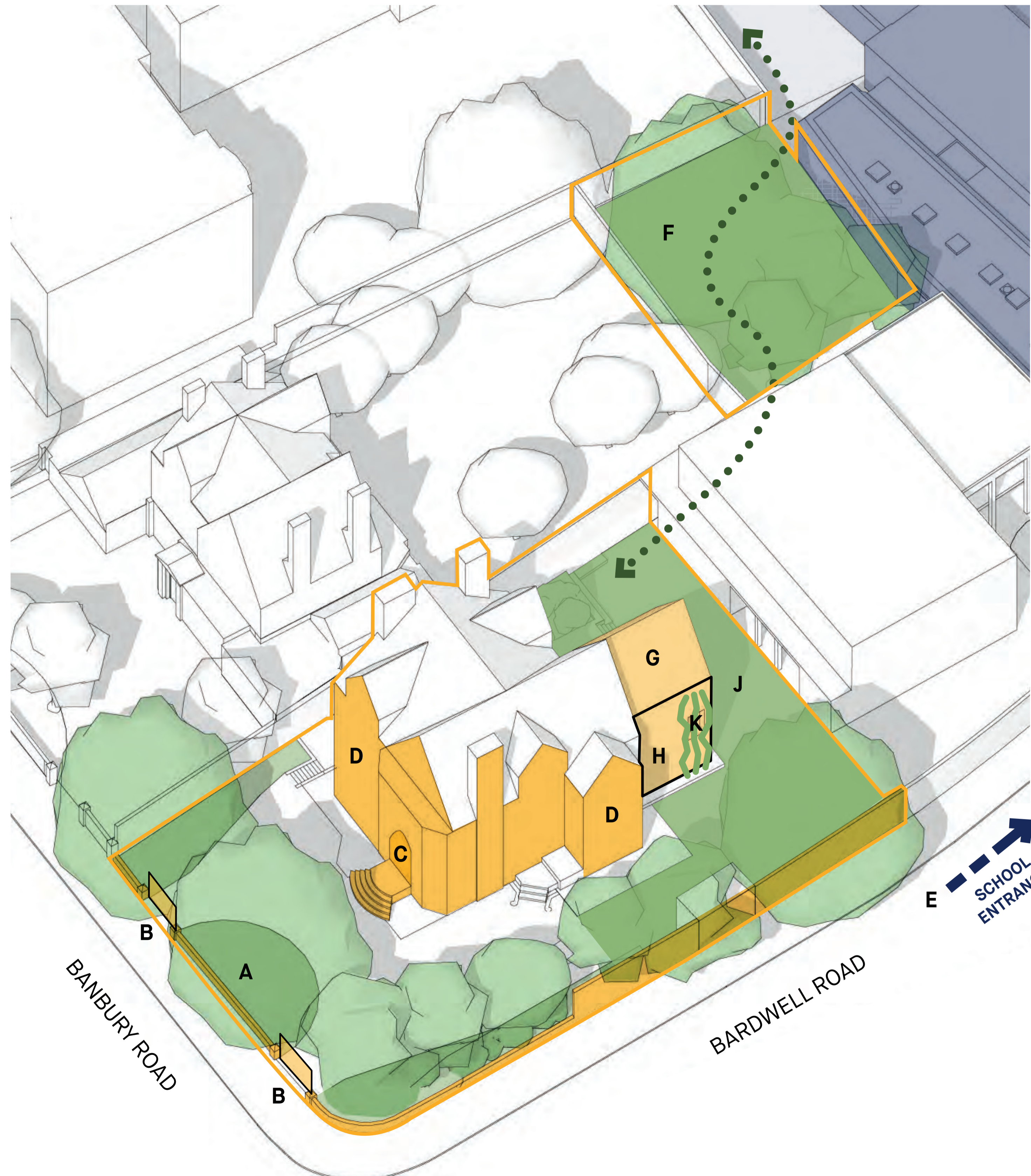
Heritage & Enhancing the Conservation Area

Heritage Context

The Prep School site bridges between the Banbury Road and Bardwell Estate character areas within the North Oxford Victorian Suburb Conservation Area. Grown from the need for Oxford to expand out of its historic core centred around the castle, the planned suburb developed as lands associated with medieval manors became available. The east of the conservation area, where the site is located, is reinforced by broad streets and a feeling of spaciousness created by well planted and generously proportioned gardens.



North Oxford Conservation Area map 1898 with the current Prep School site marked



Enhancing the Banbury Road Character Area

- A** Retain the existing low front garden brick walls and enhance the existing planting and mature trees.
- B** Remove parking by installing new contextual heritage design pedestrian gates to existing vehicular accesses.
- C** Restore use of original front entrance door for events and community use.
- D** New sympathetic window treatments and low level LED lighting.
- E** School main entrance to be maintained on Bardwell Road.

Enhancing the Bardwell Road Character Area

- F** New woodland glade 'forest school' external playspace and circulation link created to enhance existing areas of planting and mature trees and reinforce original context of large rear gardens.
- G** New escape stair and lift extension designed as sympathetic lightweight modern intervention with minimal outwards detailing to not distract from area character setting.
- H** New escape stair designed with minimal outwards facing glazing or openings to minimise light pollution.
- J** New educational planting enhance the ecological and biodiversity value of the existing car park and remove vehicles from the rear of 76.
- K** Vertical planting to soften roadside aspect of new stair extension & enhance biodiversity.

Oxford High Prep School Strategic Masterplan Phase 1

Access, Transport & Community Engagement Opportunities



Transport Statement

It is proposed to convert the full existing car park at 76 Banbury Road into an exploratory external playspace for the school. Removing the presence of vehicles from both the original front and back gardens of 76 Banbury Road is key to the proposals to enhance the character of the Conservation Area.

It is proposed that parking and vehicular access arrangements at the existing Prep School site remain the same. Consolidation of the Pre Prep and Prep School sites presents an opportunity to have an overall positive impact on the local transport system. Parents and staff who once had to travel to both schools will now have simpler journeys. A pre application advice meeting was held with the Oxfordshire County Council highways team. The team will continue to work with them to agree the details of the proposals.

Oxford High School will continue their ongoing commitment to providing their own minibus network. A new cycle hub will be created to provide better facilities for existing parents, students and staff who cycle to School, as well as encourage future use of cycles as a sustainable travel alternative.

Restoration of the front gardens, primary main entrance and internal rooms of 76 Banbury Road provides the School with the opportunity to connect with the wider local community. A new flexible library and innovation space is proposed within the house's original primary reception rooms. Restoring the use of the primary entrance for secondary access contributes to restoring the building's original character by removing the current negative impact of the visual detritus of an institutional entrance.

The masterplan site access and servicing strategy aims to fully separate pedestrians and vehicles to ensure the highest levels of safeguarding for the School community.

- — — Prep School secure line
- ➔ Prep School pedestrian entrance
- ➔ Vehicular site access (parking & deliveries)
- ➔ Refuse access
- - - Secondary site boundary
- ➔ Potential public entrance (for event or community use access)

No. 76 Banbury Road Refurbishment Design Proposals

Proposed New School Side Entrance

A new sensitive, yet fully accessible, School side entrance will integrate the existing building at 76 Banbury Road with the existing Prep School site, whilst also creating new external playspace.

The proposed landscape design aims to resolve the ground floor level issues that currently separate the building from the existing car park. A second stair is required to meet Building Regulations and provide safe means of escape from the building in the event of a fire.

The resulting proposed rear extension provides opportunity to greatly improve the accessibility for all potential users of the building by housing a new lift to give step free access to all primary spaces. Designed to provide a modern but sympathetic addition to the building, the design proposals aim to achieve these statutory requirements without impacting upon the original form and layout of the Victorian house, which remains relatively intact.



Oxford High Prep School Strategic Masterplan Phase 1

Design Proposals - Landscape & Biodiversity Masterplan

The landscape design works have been separated into six character areas, each with their own objectives explained below. Phase 1 of the masterplan aims to address the first three points, focussing on enhancing space for learning and teaching whilst achieving connectivity and accessibility across the new united School site.

The last 3 site character areas are to be addressed in Phase 2 of the masterplan works with concentration on improving the outward facing and logistical site issues.



- 1 Banbury Road Frontage**
 - Improve and restore the presentation of the no. 76 Victorian villa building from the public vantage point within the North Oxford conservation area.
 - Retention and protection of key existing trees
 - Enhancement of the arrivals experience into the new public facing, flexible ground floor areas of the building.
- 2 School Central Courtyard**
 - Create additional flexible, multifunctional playspace to compliment the School's existing outdoor playgrounds.
 - Create a fully accessible, level School side access into no. 76 to ensure equal access for all.
 - Provide opportunities for food growing and outdoor teaching to compliment the Schools pedagogy and enrich opportunities for learning.
- 3 Woodland Glade**
 - Provide a new pedestrian link to connect the widened School site within the secure line.
 - Retention and protection of key existing trees.
 - Creation of a quiet green nature space for informal play and education.



Next Steps

Oxford High Prep School GDST Masterplan Phase 1

Thank you for visiting our public exhibition today.

We would be grateful if you could complete a feedback form. Our community are important to us and Oxford High School is committed to engaging with you. If you would like to find out more about the proposals then please do not hesitate to contact our team.

We are currently aiming to submit a planning application for our proposals to Oxford City Council in late 2023. Construction work is anticipated to commence in 2024.



Construction Management

We understand that construction is an important issue and we will work with neighbours, pupils, staff and parents to ensure that potential disruption is minimised. Should planning permission be granted, measures will be implemented to reduce the impact of the works, including:

- Implementation of a strict delivery and waste management system.
- Regular updates to parents and neighbours to keep all parties informed of the upcoming activities.
- Deployment of traffic management and strict site security.
- Ensuring that the appointed contractors sign up to the Considerate Constructors' Scheme.



Contact Us

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