

Welcome

Welcome to this exhibition about the new hospital and innovative centre for mental health and brain science research being proposed at Warneford Park in the Headington area of Oxford.

Building on the special history of the site and its surroundings, our proposal is to bring together a unique combination of:

- A new innovative mental health hospital, offering the best treatment, care, and therapeutic environment.
- A research centre, for the world-leading brain research taking place at the University of Oxford, co-located with private sector biotech, pharmaceutical and start-up companies.
- A new post-graduate college for the University of Oxford focused on medical sciences, bio-engineering and related disciplines.

This project is being led by Oxford Health NHS Foundation Trust in collaboration with the University of Oxford and its partner. The use is in line with with the City Council's Local Plan designation and a planning application is to be lodged with Oxford City Council in 2025.



©Photography by Jon Blair

Building from a rich history

Mental healthcare has been provided on the Warneford site for 200 years.

In response to increasing demand for the mental health care provided at the city centre Radcliffe Infirmary, the hospital for 'mental disorders' was opened in Headington in 1826, it was re-named in 1843 in recognition of contributions by philanthropist Samuel Warneford. Set in a fine park, much of which has survived, the historic buildings are now Grade II listed.

The Warneford hospital is the oldest in-patient unit in use across the NHS, and no longer meets the needs of a modern mental health hospital. There is a lack of bathroom facilities and the therapeutic space so crucial to patient recovery. The hospital's physical environment has been deemed 'not fit for purpose' by the Care Quality Commission.

At the heart of our proposals is a new mental health hospital to meet patient and staffing needs now and into the future.



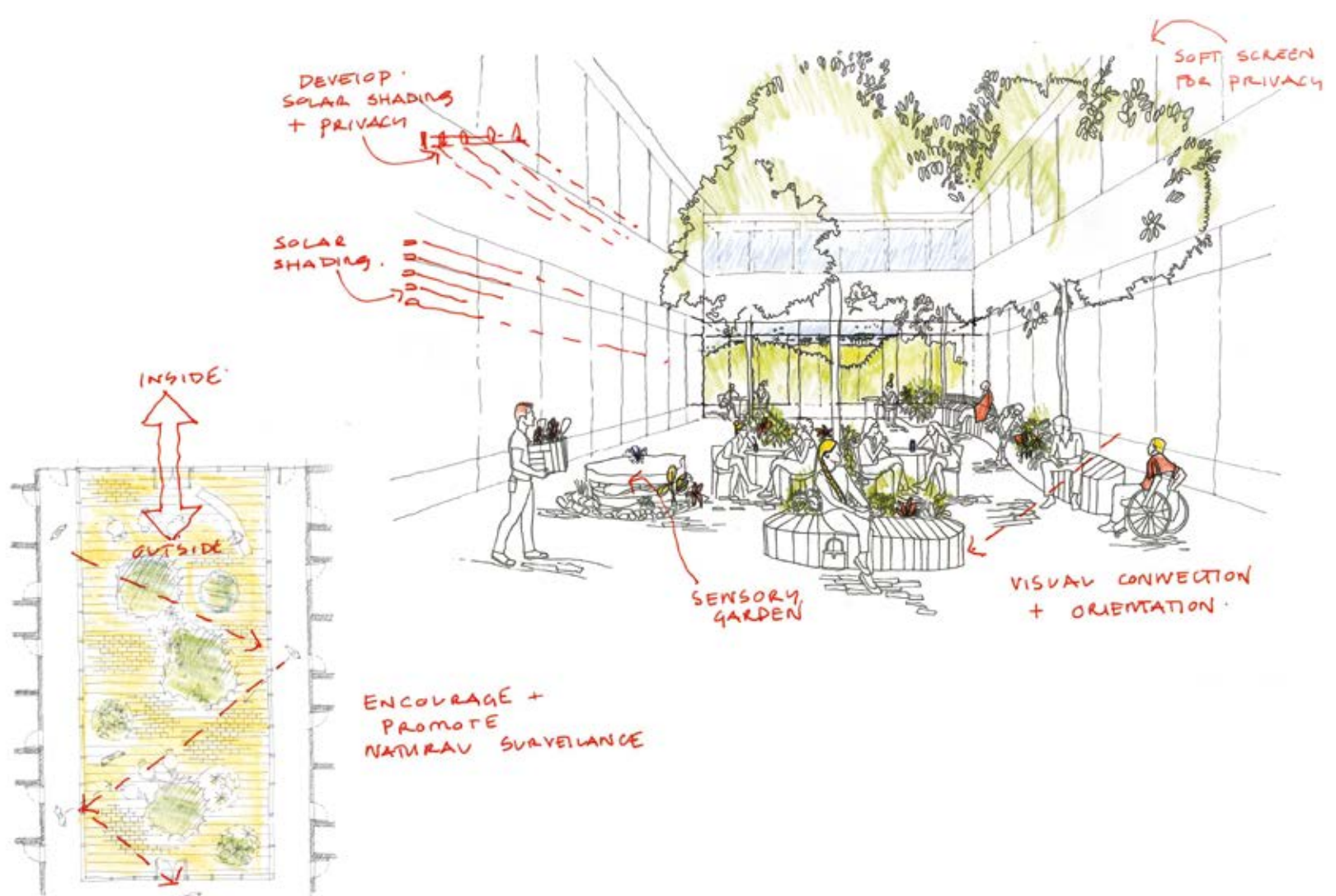
The case for investment

In England, 8.2 million people live with a mental health condition. 944,000 people in the UK as a whole are estimated to be living with dementia, with a current cost of £42 billion per year. The quality of individual lives, family interactions and overall community well-being are all seriously impacted.

The majority of people can access timely, high-quality community mental health care, closer to their families and loved ones. For some admission to hospital is a core part of their treatment and support.

Our hospital will be designed to ensure dignity and privacy – from en-suite facilities to an environment that promotes wellbeing with modern, well-equipped wards and open, therapeutic spaces.

Clinical care and research into mental health are underfunded worldwide, so this investment represents a major opportunity for Oxford and the UK to reverse this trend. The aim is to repeat in mental healthcare, over the next 50 years, the breakthroughs and improvements that have been achieved in the treatment of cancer and cardiology.

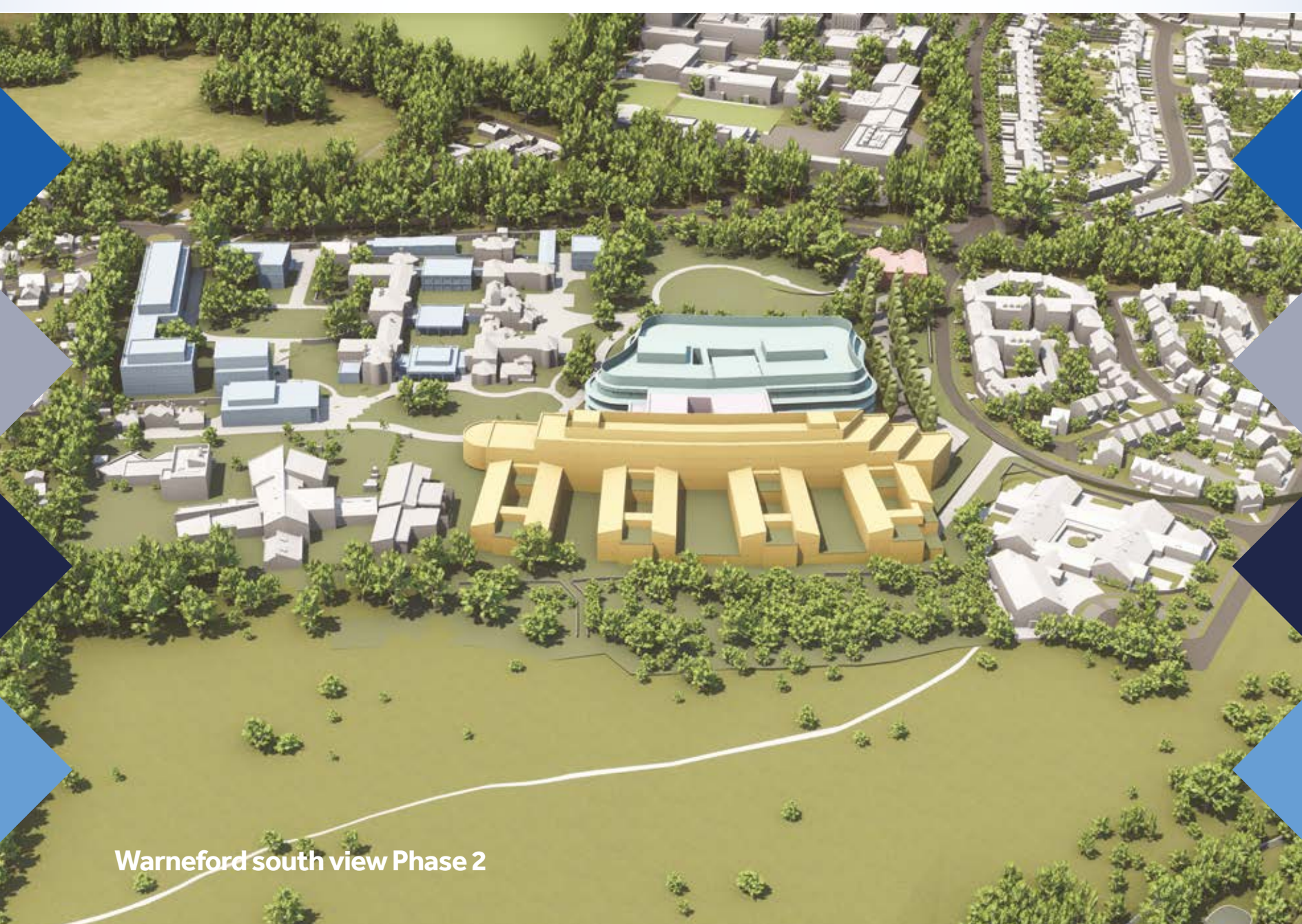


Our vision for Warneford Park

Our development proposal is for a new, world class centre for mental health and brain science at Warneford Park.

The Warneford Park development will be a major brain and mental health research and innovation campus, providing:

- A new innovative mental health hospital offering the best treatment, care, and therapeutic environment.
- A new research building - a modern scientific environment for the world-leading brain and mental health research taking place at the University of Oxford, with additional space for biotech, pharmaceutical and start-up companies.
- A new post-graduate college for the University of Oxford - focused on medical sciences, bio-engineering and related disciplines.



Warneford south view Phase 2

We will bring together our hospital beds across Oxford into a purpose-built mental health hospital, doubling the number on the Warneford site, to provide a better experience for patients. We will increase the space for research four-fold and use the old buildings to create a college for postgraduate education.

Our new hospital

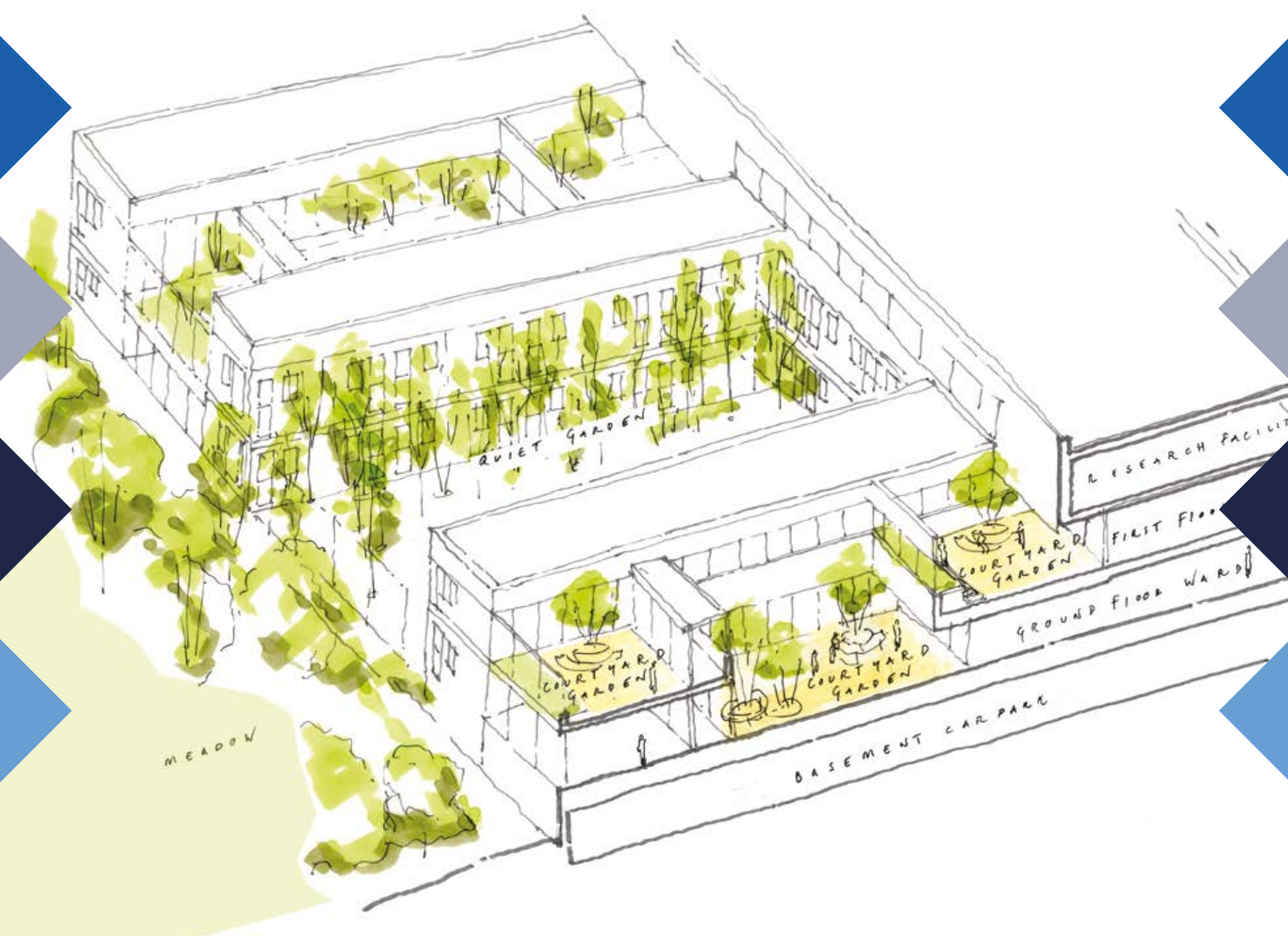
The project is centred around building a new hospital focused on wellbeing, combining a contemporary therapeutic environment and user-centred design, supporting both patients and staff.

We plan to relocate our two older adult wards from the Churchill and our two adult wards from Littlemore into the new hospital to provide high quality care in a modern environment.

The new hospital will comprise four wings of two storeys. It is designed to enhance the connection of these new facilities to nature with views to Warneford Meadow enabling the therapeutic benefits of its south-facing landscape setting.

This will ensure improved care through:

- A focus on the healing environment, internally and externally, designed with staff and patient input.
- Additional therapeutic spaces for patients and improved facilities for staff.
- Enhanced access to innovative therapeutic treatments, underpinned by leading edge research.
- Our ability to continue to attract and retain high quality, multi-disciplinary staff.



Our research centre

The research centre will be connected to the hospital, enabling close collaboration between clinicians and research scientists - ensuring scientific discoveries are translated rapidly into benefits for patients.

Oxford has created more NICE recommended psychological therapies for mental health problems than any other organisation in the country and we would like to continue growing this area of our work.

The research centre will offer cutting-edge technologies, including brain scanning facilities, laboratories for discovery science and facilities for clinical trials of novel treatments, together with office and meeting space for researchers and their teams.

The University of Oxford's Psychiatry Department will be located within the research centre alongside researchers from related University departments as well as private sector companies. Together this powerful combination of research capability will accelerate our understanding of a wide range of brain and mental health conditions.

New treatments require extensive research and clinical trials. Warneford Park presents the opportunity to transform the lives of countless patients and their families through the discovery of new brain health diagnostic tools and treatments.



Research into new brain health diagnostic tools and treatments will take place at Warneford Park.

Our graduate college

The restoration and conversion of the existing hospital buildings into a new graduate college will take place after clinical services have been relocated to the new hospital.

Re-imagining the old hospital buildings as a college ensures their long-term future and unlocks significant external investment while also offering clear heritage, research and sustainability benefits.

This is the first time in the University of Oxford's history that a college will be founded in Headington. The college will specialise in medical sciences and related disciplines. Its location alongside the major Oxford NHS hospitals and the University's existing Medical Sciences Division facilities at the Old Road Campus will ensure it makes a significant contribution to the University and the health sector.

The college campus will consist of two elements: firstly, the renovation of the vacated listed buildings, removing many of the extensions and outbuildings; secondly, the construction of high-quality, new build student accommodation and related facilities in the historic landscaped grounds.



Artist's impression of the western facade of the historic hospital and surrounding historic landscape restored to become the new college campus.

The ambitions for the college include:

- Academic excellence provided in high quality buildings that celebrate the architectural history of the site.
- Mutually beneficial collaboration with the neighbouring hospital community, academic researchers and commercial research centre occupants.
- An outstanding experience for students at the start of their research careers.

Landscape and environment

The natural environment plays an important role in aiding recovery for patients and making Warneford Park an attractive place to work. Our approach is to respect and enhance the outstanding natural environment, alongside the heritage buildings.

Our landscape masterplan aims to:

- Create a new open and generous landscaped arrival approach from Roosevelt Drive.
- Provide a naturalistic, ecologically rich foreground for the research building and college, complementing the grassland habitat of Warneford Meadow.
- Maintain and enhance visual links from the site towards the wider meadow landscape.
- Reinstall the historic open forecourt to the west-facing facade of the original hospital.
- Retain high value mature trees and tree groups.
- Create visual and physical links between the spaces to enable access and movement for people and native wildlife, aiding active travel and achieve 'biodiversity net gain'.
- Provide a heart at the centre of the site where the various disciplines from across the site can come together.
- Maintain the existing 'retentive' drainage and ground water regime to mitigate the potential impact of the development on the surrounding area.
- Reduce the impact of surface car parking on the landscape by relocating the great majority in basements beneath the new hospital and research building.



Access, links and movement

Movement and connectivity is a key feature of our approach at Warneford Park. We want to balance the needs of patients, staff and visitors with the constraints of the landscape, heritage and infrastructure.

We are developing this carefully with the City Council, County Council and Active Travel England to integrate with their objectives.

Our approach to the design, layout and future use, seeks to:

- Improve sustainable access to the site including service buses and linked shuttle bus, cycling and walking, and a new vehicular access to the southeast of the site.
- Reduce parking spaces per person across the site whilst implementing measures to encourage sustainable travel behaviours.
- Provide operational parking primarily at basement level to prioritise direct, traffic-free connections through the landscaped grounds.
- Provide high-quality cycle parking across the site and encourage cycle to work scheme take up.
- Design logical, internal routing across the site, including for emergency and refuse vehicles.
- Improve and consolidate parking across the site, including provision of EV charging points.



Energy and sustainability

The Warneford Park development will combine a progressive approach to renovation and new building design with a focus on low energy operation, aiding our move towards a Net Zero Carbon future.

For instance, the new hospital will use low carbon construction materials, highly efficient heating and cooling technology. By using modern methods of construction it will consume only electric power, in line with net zero carbon building principles using heat pumps and photovoltaic technologies to meet NHS carbon emission guidelines and surpass the latest building regulations.

The later renovation of the listed buildings will minimise embodied carbon by re-using and upgrading the existing buildings, with improved building insulation and will utilise modern energy systems to match the performance of the newer buildings.

The scheme will put biodiversity at the fore front of its design, including meeting Biodiversity Net Gain targets, which will also be a key feature of our landscape-led approach.



Heritage

The heritage elements are a very important part of the identity of Warneford Park. Our aim is to protect and restore key historic buildings and landscape features and to enhance these with sensitively designed additions.

The key listed buildings include the Hospital and Lodge, Nurses' Home, Mortuary and Chapel, as well as walls and features within the perimeter. In addition to planning permission, Listed Building Consent will be required under the Planning (Listed Buildings and Conservation Areas) Act 1990 for these protected buildings and structures.

The proposal is to carefully remove most of the more recent unattractive additions, repair the buildings and re-use the main hospital building as a new college. This will take advantage of what makes the historic buildings special, while providing an appropriate economic use that ensures the fabric will be maintained into the future.

The gardens to the east and west would also be restored and enhanced, alongside other listed buildings in the college scheme. The overall design of the new hospital and research centre will seek to add interest, within a restored landscape.

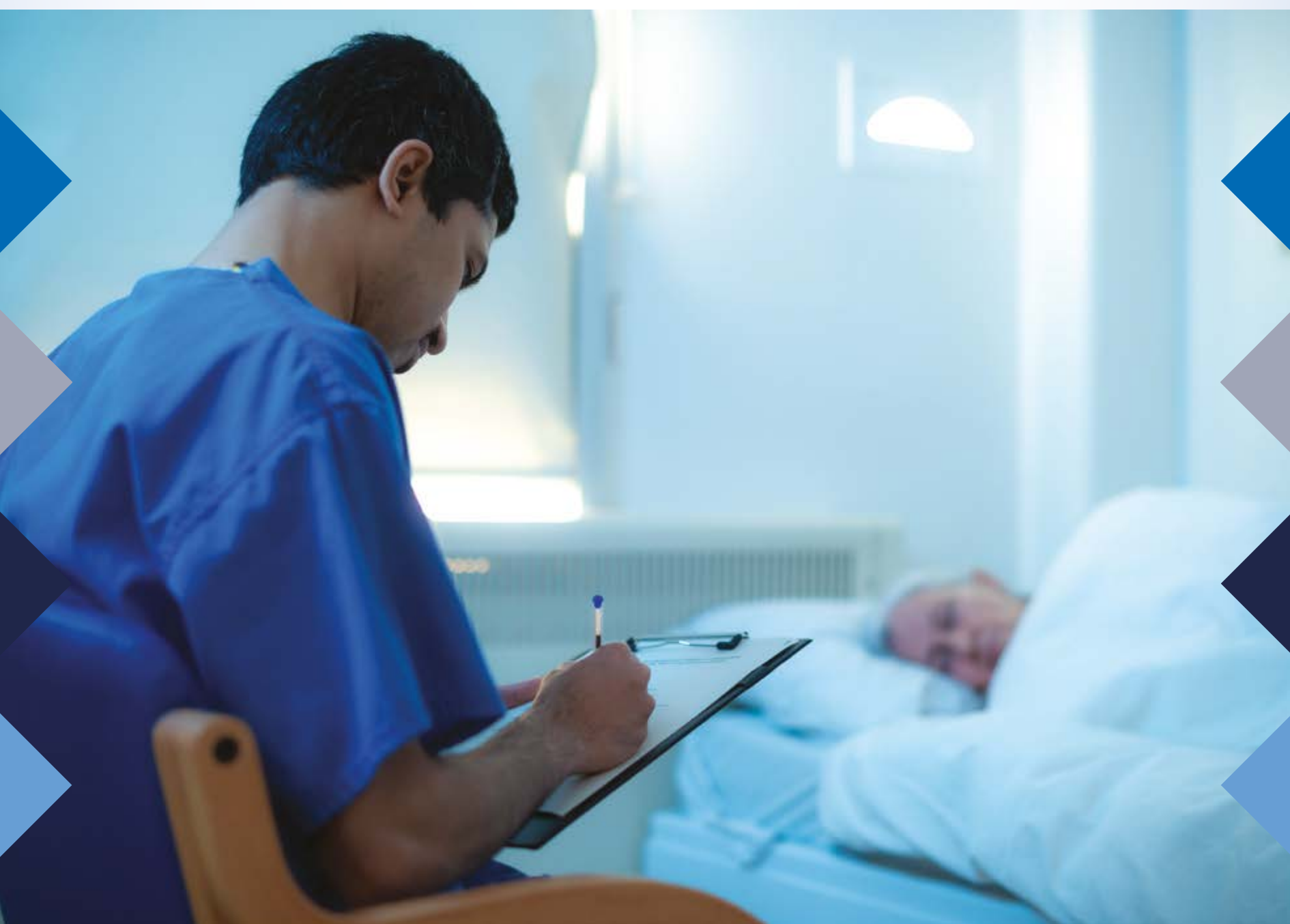


Benefits

Our aim is to deliver greatly improved brain health knowledge and treatments in excellent facilities.

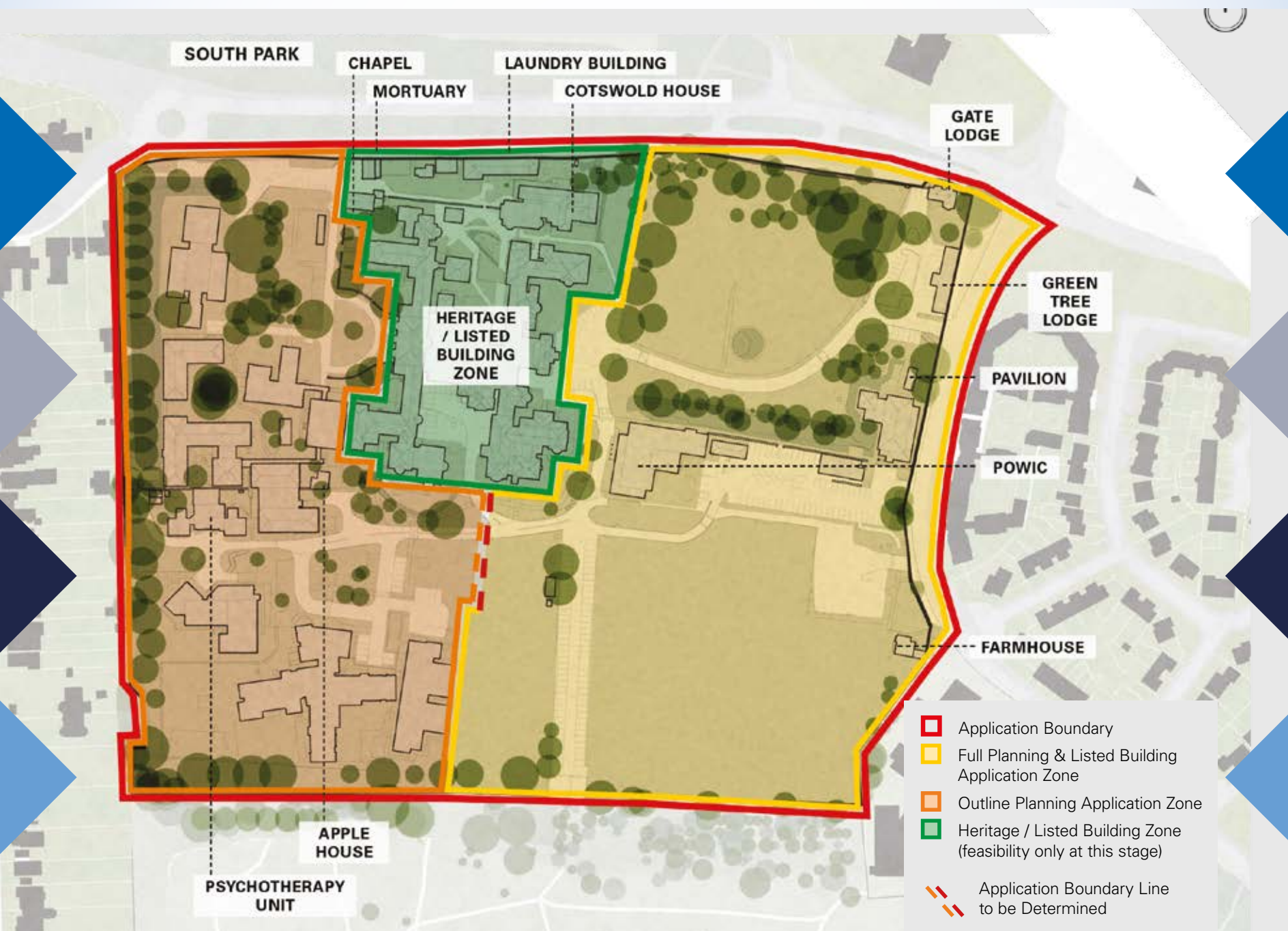
The key benefits include:

- Improved patient outcomes with faster, sustained recovery in modern facilities.
- Transformational treatments through the advance of clinical research.
- Attracting, retaining and developing talented staff, in care, research and teaching.
- A wide range of leading-edge research and development programmes delivered through partnering with a nationwide network of universities and NHS Trusts.
- Researchers having access to National Institute for Health Research investment to scale-up.
- Growth in research capacity and faster adoption of new clinical practice and treatments.
- The creation of a new graduate college, protecting the future of the historic Grade II listed existing hospital buildings and educating future generations of doctors and medical researchers.



Planning Approach

The Warneford Park proposal aligns with the policy and uses for the site in the Oxford Local Plan 2016-2036, and emerging 2040 Local Plan, which recognise the opportunity and need for change and case for a new hospital on the Warneford site.



The two parts of the application are:

Part 1

Full planning and Listed Building Consent application for the new hospital, research building and relocated POWIC building, together with their access and associated landscaping.

Part 2

Outline planning application for the remainder of the site, with the exception of the historic hospital buildings.

Following this, a further application will be prepared for Full Planning and Listed Building Consent for the renovation and reuse of the current hospital, and the buildings immediately north of it (i.e. the Chapel, Mortuary, laundry and Cotswold House) when the new hospital is under construction.

Development Phases

We propose to develop the site in three phases as shown below.

Phase 1

The re-location of the POWIC building. The construction (preferably simultaneous) of the new hospital and research building.



Phase 2

Once existing services have been re-located into the new hospital, the old hospital will be renovated to form the new college.



Phase 3

In the longer term, the college will be expanded to include additional student accommodation.



Next steps

We are working closely with officers of the City and County Councils to develop a planning application which will be ready for submission in 2025. There will be further stages of community and stakeholder involvement.

The key steps in the programme are:

- Engagement launched – July 2024
- Initial public consultation as part of the pre-planning application process - September 2024
- Review and respond to feedback – Winter 2024
- Planning application submission – Spring 2025

The application will be accompanied by a written Development Specification which will explain the content of the application and a full Environmental Assessment. There will also be a Statement of Community Involvement which collates all the feedback received on the project. The Trust will be seeking public funding for the new hospital. The research building and college will be funded separately from other sources.

Please tell us what you think of our plans. You can fill in a form during your visit or you can fill in a short survey on our engagement platform jointheconversation.scwcsu.nhs.uk/warneford-park-consultation by scanning the QR code.



For more information visit our website warnefordpark.co.uk

