



# Warneford Park



Oxford Health  
NHS Foundation Trust



## Headington Hospital Estate within Oxford City context



## Warneford Park

### Building on two centuries of healthcare

The Radcliffe Infirmary was Oxford's first modern hospital when it opened in 1770 and it was the Infirmary trustees who took the initiative to found the Warneford Hospital, that opened in 1826. It was a pioneer in treating mental illness with dignity and was the first "Oxford" hospital to be located in Headington, outside the city boundaries.

For 125 years the Warneford Hospital grew steadily within a pastoral setting that shaped its patient care regimes. It was well endowed and by 1940 owned some 150 acres of landscaped grounds and adjoining farmland. The Churchill Hospital was built in 1942 for wartime use by US forces on part of this estate. The adjoining Nuffield Orthopaedic Hospital followed in 1948, and the John Radcliffe and Acland Hospitals between 1972 and 2011. In parallel, the University purchased the Old Road Campus in 1996 and the Park Hospital in 2007, both of which derived from the historic Warneford land holdings.

All of Oxford's hospitals and the centre of gravity of the University's top-rated Medical Sciences Division have thus re-located "up the hill" to Headington over the past 85 years. With Oxford Brookes nursing faculty, they now make up one of Europe's leading healthcare and medical sciences eco-systems, employing almost 30,000 staff.

The other healthcare sites in Headington are now reaching saturation. By contrast, the 21-acre Warneford site has seen only modest buildings and extensions added incrementally to its historic core since 1914. The University Psychiatry Department was founded there in 1969, but the site retains much of its mature landscape setting and is enhanced by the adjoining 18 acre Meadow that has protected Town Green status.



Historic image of the Grade II Listed Eastern Range by William Wilkinson: 1877

## Reimagining Mental Health Care

### The case for change

Today the Warneford site provides care to patients in 200-year-old buildings that have changed little since their origins as an 'asylum' in 1826. These facilities impede the provision of modern standards of care and are poorly integrated with academic departments.

And while Oxford's medical sciences ecosystem has grown rapidly over the past 30 years in Headington, it currently lacks vital teaching and social facilities.

A world class design team, led by Eric Parry Architects, has created a comprehensive masterplan for Warneford Park that optimises the site's potential and reimagines patient care alongside research in brain health and biomedical sciences.

This bold ambition is made possible through a unique partnership between Oxford Health NHS Foundation Trust, the University of Oxford and a local benefactor.



Aerial view of the site looking west

■ Hospital   
 ■ Academic Research   
 ■ SANE



Existing Site Plan

# Warneford Park Masterplan

## Transformation into a modern campus

The Warneford Park masterplan aims to transform this “sleeping beauty” into a distinctive modern campus that combines within its heritage and landscaped setting:

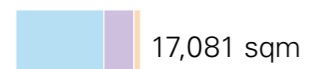
- a major new mental health hospital
- a multidisciplinary research building
- a large-scale centre for biotechs, start-ups and pharma companies to develop fundamental research through clinical trials into new treatments, and
- Oxford University’s first college in Headington

These individual elements are designed to work together symbiotically, so that the output of the campus steadily becomes greater over time than the sum of its parts.

The goal is to deliver world-class patient care alongside new research insights into some of the 21st Century’s most prevalent and intractable illnesses that are then developed efficiently into new treatments, all the while educating future generations of clinicians and medical scientists in an elegant and stimulating environment.

### Areas by Use

#### Current Site



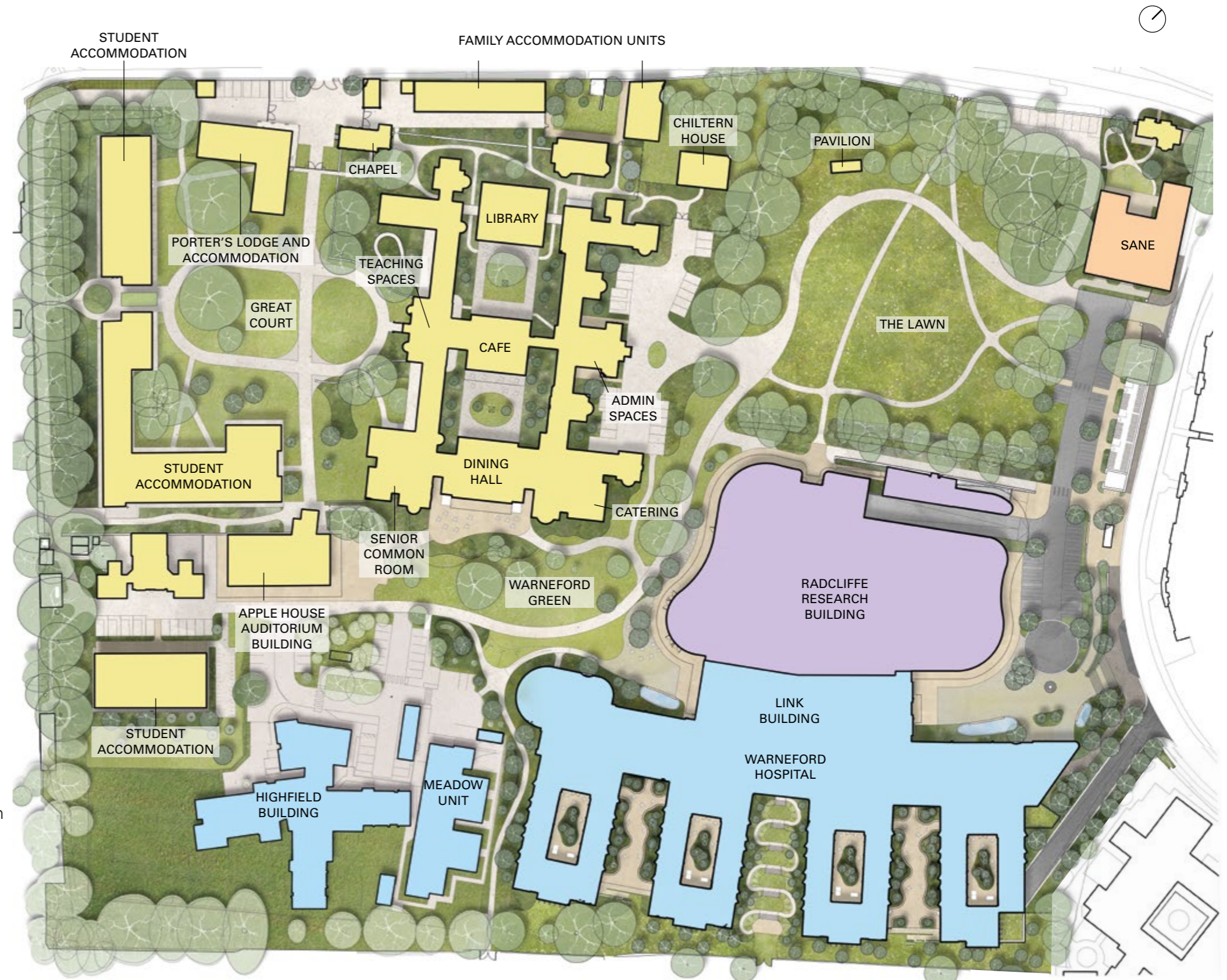
#### Future Masterplan



0 25,000 50,000 75,000 100,000

Gross Area (sqm)

- Hospital
- Academic + Commercial Research
- SANE
- College



**Proposed Site Plan**

## View of the Hospital Central Garden from the south



This holistic design approach ensures accessibility for all, with research-enabled care thoughtfully supporting those with dementia, sensory, and neurodiverse needs as well as more acute conditions.

## The New Warneford Hospital Healing through design and landscape

The new Warneford Hospital will place patient wellbeing at its heart.

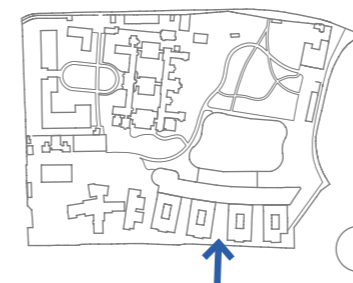
Gone are the institutional environments of the past and the constraints of providing 21st Century healthcare within 19th Century buildings that are frozen in time by their architectural Listing and condemned as inadequate by the Care Quality Commission.

The new hospital will provide all patients with generous en-suite bedrooms that offer healing views of garden spaces between wards and of Warneford Meadow beyond. Internally, they will open onto planted areas within each ward and therapeutic spaces that seamlessly connect patients with the restorative power of nature. Natural daylight and direct access to the external landscape are designed to enhance each patient's experience and to minimise time spent away from their home environments.

As well as eight adult wards and extensive day patient resources, the new hospital will house purpose-built clinical research facilities, such as those supported by the National Institute for Health and Care Research (NIHR) Oxford Health Biomedical Research Centre. These collaborative ventures are run jointly by the NHS Trust and the University and are dedicated to translating innovative research into better treatments for patients. Subject to informed consent, this enables patients to benefit from more detailed clinical evaluations using enhanced diagnostic resources, including access to brain scanners, in the context of broader translational research projects.

Staff facilities and wellbeing will be of the highest standard, helping attract and retain talented clinicians and carers.

Designed to ambitious sustainability standards and aligned with NHS Net Zero Carbon goals, this 30,000m<sup>2</sup> facility will demonstrate that sustainable design and therapeutic excellence go hand in hand, creating an environment truly focused on recovery.



## View looking south towards the research building from across The Lawn



### Radcliffe Research Building Enabling multidisciplinary academic research

The new Radcliffe Research Building will dramatically expand academic research and teaching space at Warneford Park from 3,700 m<sup>2</sup> to some 9,000 m<sup>2</sup>. This state-of-the-art facility will house up to 600 University staff across only two floors designed to maximise interactions with clinicians and between academic disciplines.

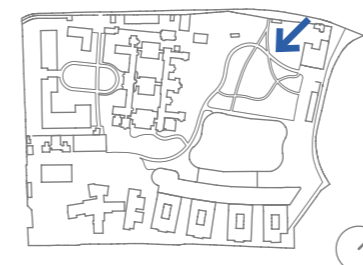
The flexible design of the floor plates will allow labs and offices to adapt easily as research and teaching needs evolve. Spaces flooded with natural daylight will provide an exemplary workspace that fosters collaboration.

The stepped facades are designed to imbue with quiet confidence the scale and importance of the research that will be carried out within the building, as well as to respond respectfully to the surrounding listed buildings and historic landscape. They will provide green external terraces where staff can connect with nature and colleagues, and the building will be powered by a highly sustainable energy strategy targeting Passivhaus standards.

The research building will bring together Oxford's Psychiatry Department with other related academic disciplines such as psychology, neuroscience, neuroimaging, genetics, big data and epidemiology.

Brain health and mental illness lie on the final frontiers of medical knowledge. They are so complex that future progress in addressing them will require experts with different academic backgrounds to carry out multidisciplinary research at scale – this is what the Radcliffe Research Building is designed to enable, and to celebrate.

The interface between curiosity-driven research and commercial development is increasingly well understood, and Oxford has acquired considerable experience over the past 35 years in managing this transition successfully.



## Commercial Research & Development

Translating academic research into new treatments

World-leading academic research invariably requires commercial partners to develop each generation of life science discoveries into new treatments. The research building is thus designed to attract private sector pharmaceutical, biotech and start-up companies to work alongside, and in close collaboration, with successful academic teams and leading clinicians.

It thus aims to create a powerful “open research” environment that accelerates the transition of fundamental academic discoveries through clinical trials into widely available new treatments. This development cycle is a well-documented route to deliver the benefits of innovation successfully, and the Warneford site offers the last opportunity for private sector companies to co-locate with clinicians and academic researchers at scale on the Headington NHS estate.

The building’s dynamic, curved design will mark its privileged position at the gateway to the adjoining Old Road Campus that is the heart of the largest, top-ranked University Medical Sciences Division in the UK.

The intention of the Radcliffe Research Building is to integrate research and development value systems and to harness their combined resources as closely and symbiotically as possible, for mutual and national benefit. Proximity to the hospital will ensure discoveries can be translated into treatments efficiently, speeding up clinical trial times and improving patient outcomes.

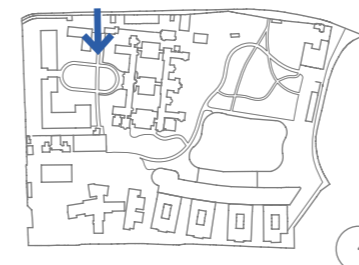


The Warneford hospital site is one of the last opportunities to achieve three-way colocation at scale on the NHS estate in Headington.

## View looking south into the Great Court



Its intention is to create a vibrant, multidisciplinary community that anchors the entire campus and welcomes the local community.



## Radcliffe College Nurturing future leaders

Radcliffe College will be the first University of Oxford college located in Headington. The historic hospital buildings will be carefully and sensitively restored, demonstrating an exceptional investment in the listed buildings.

Radcliffe College will support the University Medical School to train future doctors by widening the range and quality of facilities to which it has access.

Radcliffe College will make a distinctive contribution to the University's postgraduate medical training by being on the doorstep of the Oxford hospitals and biomedical research campuses in Headington. Around 250 students will live on site, mostly in newly built accommodation buildings, benefitting from close proximity to the 'Headington cluster' and the Old Road Campus.

Radcliffe College will welcome graduates, DPhil and postdocs in medicine, life sciences, medical engineering, and many more related subjects. It will provide membership and teaching roles for world-class researchers and clinicians who work in Headington and currently have no college affiliation.

Radcliffe College will also play a broader role by offering use of many of its core facilities such as the auditorium, dining hall, seminar rooms, teaching spaces and gym to University staff and NHS clinicians across the campus and the broader Headington healthcare and medical sciences eco-systems. Once established, access will also be offered to neighbouring residents.

**View looking west across the Great Court towards the student accommodation building**



**Creating Warneford Park**  
a 10-Year programme

The creation of Warneford Park will represent a transformational investment in excess of £750 million over 10 years.

Carefully phased delivery of the new campus will ensure vital healthcare, research and teaching programmes continue uninterrupted throughout construction.

**Phase 01**

Construction will begin on the new Warneford Hospital and the Radcliffe Research Building. Once complete, patients will relocate from the old hospital into the modern facilities. Oxford's Department of Psychiatry will join with other research activity in neuroscience, data science, and related aspects of biomedical and clinical research alongside private sector pharmaceutical and biotech research companies.

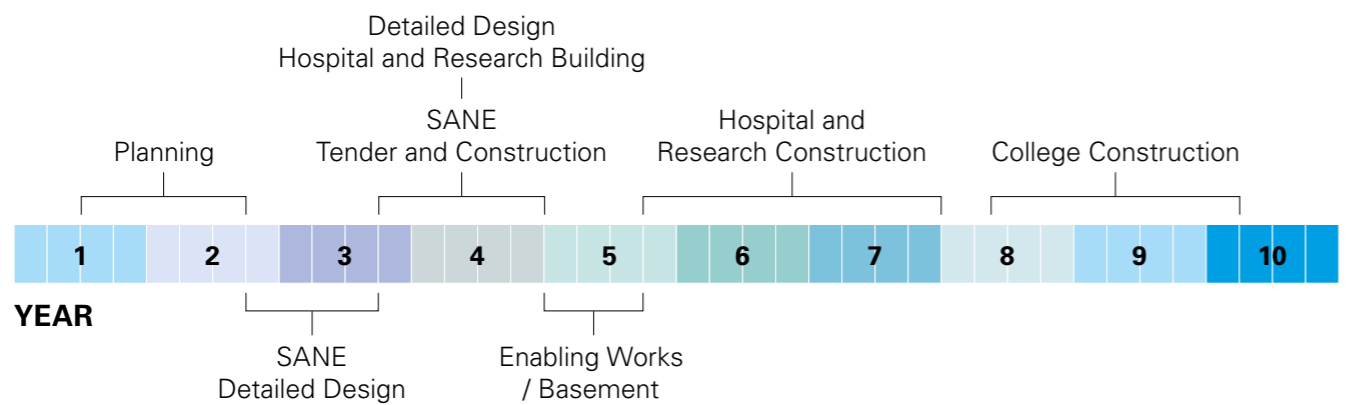
**Phase 02**

Once the modern facilities are operational, restoration of the original Regency hospital will commence to provide the core facilities and teaching spaces of Radcliffe College. New build student accommodation blocks providing rooms for 250 students, with some units for families, will complete the campus vision restoring the historic landscape setting and preserving architectural heritage.

**Essential Services Protected**

- The recently built Highfield and Meadow Units will remain unchanged, continuing their vital inpatient mental health care for children and adolescents (CAMHS).
- The mental health charity SANE will continue to occupy a flagship building on site supporting research into the causes of mental illness and the discovery of innovative treatments. <https://www.sane.org.uk/understanding-mental-illness/research-mind-brain>
- Warneford Meadow, the 18 acre site to the south of Warneford Park with Town Green Status, will remain untouched and will continue to be preserved for the use of the community.

**Indicative Delivery Programme**



## A Campus of Excellence

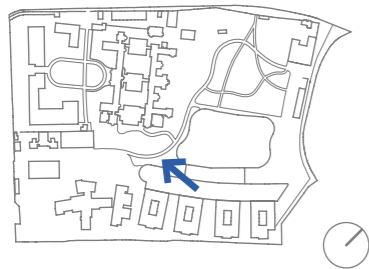
Greater than the sum of its parts

The Warneford Park masterplan aims to create a high quality campus that is greater than the sum of its parts. It represents a defining moment for mental health care and medical research in the UK. We invite local leaders, national policy makers, academic partners and healthcare innovators to join in championing this transformative vision.

Warneford Park will unlock a future where mental health is treated with the same urgency and investment as physical health. It is a campus that will become synonymous with excellence and will set a benchmark for compassionate care, groundbreaking research and world-class education.

### Delivering Warneford Park will:

- Improve access to modern mental health care through an exceptional new hospital
- Strengthen research and teaching partnerships between the University of Oxford, Oxford Health NHS Trust and commercial partners
- Attract global talent and investment
- Educate future leaders in a collaborative, inclusive environment



**View looking north west  
across Warneford Green**





# **Eric Parry Architects**

February 2026