Osney Mill
Mill Street, Oxford

Heady Mixture at the Flour Mill

The project is within the Osney Town Conservation Area and also contains a Scheduled Ancient Monument (OX79). It is an important landmark along Oxford’s riverside.

This project required the demolition of derelict stone and brick outbuildings and sheds, and the conversion and extension of existing dilapidated 18th/19th Century Mill buildings destroyed by fire in the mid-20th Century as well as the construction of new buildings to form 12no. residential properties (1 bed flats, 3 bed flats and 3 bed houses). Car and bicycle parking are also provided within scheme.

The retained red brick and stone external walls to the refurbished mill buildings were repaired as necessary. New additions were constructed in a modern style to contrast and complement the original buildings with large glazed areas and exposed metal structure in keeping with the industrial context of the site. By keeping the new additions slightly lower and by using different materials, the original mill complex remains distinct from the new.

Project Details

- **Scope**
  12 residential units, 2000sqm total, 760sqm new build
- **Role**
  Architect, CDMC
- **Client**
  W.H. Munsey Developments Ltd
- **Contractor**
  Knowles & Son [Oxford] Ltd
- **Contract**
  JCT Standard with Quantities
- **Value**
  £2.1m
- **Dates**
  April 2009 - April 2012
Residential

Key Aspects

• 12 residential units, 2no 3 bed houses, 7no 1bed flats, 3no 3 bed flats, 1no office.
• 2 units are key worker accommodation.
• Reuse of reclaimed bricks from demolished out buildings.
• Conservation and restoration and alteration of the adjacent Scheduled Ancient Monument.
• Hydroscrew electricity generation for all units, air-source heat pumps for underfloor heating and hot water.

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