

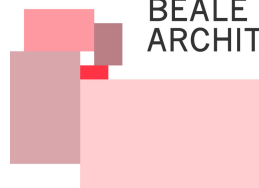
ORIEL COLLEGE, OXFORD



MASTERPLAN

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1. INTRODUCTION

to be completed by Sir Derek Morris

1.1 AIMS AND OBJECTIVES

To be completed by the Bursar

1.2. PURPOSE OF REPORT AND TERMS OF REFERENCE

1.1.1. The purpose of this report is to describe the College as it is now, to set out the College's needs, and to identify options for developing and improving the College in order to meet those needs. It was commissioned by Gerald Inns, Master of Works, in August 2008

1.1.2. It should be read in conjunction with the Oriel College Conservation and Development Plan (2008) by Stow and Beale Conservation Architects, which sets the historical context and the overall policies and objectives for the site.

1.1.3 It is intended that this is a working document to be reviewed and updated on an annual basis.

1.1.4. The territory covered by the plan includes:

- The main College buildings including the Island Site, and King Edward Street in central Oxford
- 3 Magpie Lane
- Rectory Road: James Mellon Hall Site
- Bartlemas
 - Sports field and woodland with Pavilion and flat
 - Land on 125 year lease
 - Former Nursery School Site (disused, with proposals for accommodation)
 - Former Bowls Club Green (disused)
 - Land adjoining the road of land around the Chapel
 - Allotments
- Boat House (99 year lease).

It does not include:

- the Chancel of St Mary's Church
- other properties held by the College such as
 - 4 Alfred Street, Oxford
 - 33 Minster Road, Oxford
 - Iffley Meadow, Meadow Lane, Oxford.

These are used for purposes other than education and are considered unsuitable at present for the College's core educational aims.

- The College also owns investment properties in Cheltenham, Newport, Oxford and London which are not considered within this plan.

1.1.5. The time frame for this master plan considers the medium term need of the College over the next 25 years.

2. THE COLLEGE AS IT IS NOW.

2.1. The existing uses of the College buildings are analysed on the attached drawings, which explore:

- uses of the College buildings
- principal views
- routes and entrances
- noise
- phases of development
- listed status
- urban characteristics
- disabled access

2.2 Uses of the College buildings

2.2.1 Education:

Education spaces fall into two groups: Fellows' individual teaching rooms for tutorials and rooms for seminars, lectures and other teaching. The former are scattered around the College although currently principally found in Front Quad and Middle Quad. The latter are summarised in the table

below. The second half of the table (taken from the Oriel College web site) includes some of the assembly rooms as they can potentially be used for meetings or seminars, particularly by conferences). A column has been added to show which floor they are located on

| Meeting Rooms | Fire Safety | Standing | Seats (typical) | Seats (Maximum) | Classroom Style | Board-room Style | U-Shape | Open Square | Cabaret Style | Floor |
|---|-------------|----------|-----------------|-----------------|-----------------|------------------|-------------|-------------|---------------|----------------|
| Harris Lecture Theatre | 132 | | 96 | 120 | 96 | 22 | | | | G (Island) |
| Harris Seminar Room | | 100 | 65 | 80 | 46 | 22 | 24+2 | 32+4 | 48 | G (Island) |
| Sanders Room | | | | | 24 | 24+6 | | | | 1 (Island) |
| Basil Mitchell Room | | | | | 20 | 20 | | | | 2 (Island) |
| Macgregor Room | | | | | | 18 | | | | 1 |
| Lecture Room II | 50 | | 50 | 50 | 45 | | 19 | 26 | | 2 (Island) |
| JCR Annexe | 50 | 50 | 40 | 50 | 24 | 24 | | | | G |
| JCR | 50 | 50 | 25 | 50 | 30 | 24 | 26 | 32 | | G |
| Hall | | | 120 | 136 | | | | | | 1 |
| Champneys | | | 40 | 54 | | 22 | 45 (dining) | 68 | | 1 |
| The Box | | | 8 | 30 | | 14 | | | | 1 |
| Senior Library | | 200 | 21 | 120 | | | | | | 1 |
| Chapel | | | 76 | 120 | | | | | | G (up 2 steps) |
| First Quad | | 140 | | | | | | | | G |
| Second Quad | | 120 | | | | | | | | G |
| Benefactor's Room | | 20 | | | | 8 | | | | 1 |
| King Edward St room 1 | | | | | | 10 | | | | B |
| King Edward St room 2 | | | | | | 10 | | | | B |
| Lodgings Dining Room (nb Provost's meetings only) | | 40 | | | | 18 | | | 35 | 1 |

2.2.2 Accommodation

Currently the College cannot guarantee accommodation for all students. Approximately another 50 rooms are required to accommodate all graduate and undergraduate students.

Student accommodation is provided on the Main site, the Island site and at the James Mellon Hall site on Rectory Road.

Undergraduate: Currently 213 undergraduates are accommodated on the Main site and the Island site, 55 are accommodated at satellite sites and a further 30 live in non-Oriel accommodation.

Graduate: Graduates are only guaranteed accommodation for the first year of their degree. The majority are based at the James Mellon Hall site. Graduates requiring College accommodation in their second and third years are entered into a ballot to establish an order of priority for the

remaining College rooms available (of which there are currently about 30). Oriel is working towards a policy of accommodating all graduate students. There is currently no accommodation suitable for married students.

Fellows: Increasingly fellows are not taking up accommodation options offered by the College: lack of bathroom and kitchen facilities, rooms are not modern enough and some do not wish to be 'above the shop'. However they do need central accommodation. Most Fellows are now joint appointments and they are chosen largely on the basis of their research ratings and are therefore not purely 'Oriel' appointments. Social interaction therefore needs to be actively promoted by the College.

Currently about 13 fellows and officers live in including tutorial Fellows, junior research Fellows and others.

Other teaching staff provided with teaching rooms/offices: approximately 33

Support staff: In the recent past the College has moved away from providing support staff with accommodation but would reconsider this. Currently three members of support staff are accommodated at satellite sites.

Provost: The Provost's accommodation has been located in the north range of the Front Quad since c.1730, it later spread into the southern part of the Carter building.

Current residential accommodation

| Numbers resident in Oxford | On site | Satellite sites | Other housing | Total |
|----------------------------|---------|-----------------|---------------|-------|
| undergraduates | 213 | 55 | 30 | 298 |
| graduates | 25 | 27 | 80 | 132 |
| fellows | 7 | 0 | n/a | 5 |
| other teaching staff | 5 | 0 | n/a | 5 |
| support staff | 0 | 2 | n/a | 2 |

2.2.3 Assembly:

The Chapel and Hall are located in the First Quad in the tradition of Oxford Colleges however neither are wheelchair accessible. The SCR and the JCR are located on the ground floor on the main site while the MCR is located on the first floor on the Island site. The senior dining rooms including Champney's and The Box are located on the first floor in the SE corner of Middle Quad.

2.2.4 Catering, services, support:

'Oriels believe in food' [WS] The hall food is subsidised and the College maintains a strong formal hall tradition. There are few student kitchens and these are small as students living on the Main site and the Island site are encouraged to eat in hall. There are more and larger catering facilities at the JMH site.

The College kitchens are due for refurbishment and the access to the dining areas is difficult.

The JCR, MCR and SCR all have small associated kitchens.

The current laundry provision is inadequate.

The works department are located in the basement of the Rhodes Building.

Wine storage is currently located in staircase 8 and under the SCR. The two cellars combined have approximately 17,000 bottles.

2.2.5 Offices for support staff:

Support staff offices are scattered around the College.

2.2.6 Shops/Offices:

The High Street properties on the Island site are let to shops while the King Edward Street properties are generally let to professional companies.

2.2.7 Circulation:

The majority of the College is designed around the staircase principle with sets of rooms accessed straight off the staircase and minimal corridors. The medieval houses each have their own staircases but the circulation routes are more convoluted.

2.3 Principal views

The drawing shows the most important views of the College's principal elevations, generally from the point where you first enter the quad or square.

It also shows long views of St Mary's tower as views of this tower are identified in the Oxford Local Plan as being of great importance.

Significant views along the adjoining streets are also illustrated.

2.4 Noise

The drawing illustrates the marked difference in volume of noise between the High Street and the College Quads and open areas. The smaller streets are much quieter than the high street but not as enclosed as the quads.

2.5 Phases of development

This drawing is a simple summary of the main periods of construction. St Mary's Quad and the Island site are the most complicated because older buildings were incorporated into later buildings rather than being raised and rebuilt as in the Front and Middle Quads. For further information please refer to the Conservation Plan by Stow and Beale Conservation Architects.

2.6 Listed status

This drawing shows graphically the listed building status of the College Buildings.

2.7 Urban characteristics

The character of each of the urban areas around the College is described as well as the principal private open areas.

2.8 Disabled access

This drawing shows which areas of the College are wheel chair accessible and should be read in conjunction with the Accessibility Audit. (Access Audit dated October 2002 rev A Feb 2003, updated April 2004)

3 ORIEL COLLEGE'S OPERATIONAL REQUIREMENTS

3.1. The College is constantly evolving and redefining its role in a period of change and redefinition of Oxford as a University. The following needs are distilled from interviews with key College staff including

- provost
- bursar
- master of works
- domestic bursar
- catering manager
- librarian
- development director
- the building committee
- a questionnaire put to College members in 2008.

3.2 Requirements and considerations

The size of the College

| Numbers of | 1960 | 1980 | 2000 | 2008 | 2020 | 2030 |
|----------------------|------|------|------|------|------|------|
| undergraduates | 243 | 295 | 259 | 308 | | |
| graduates | | | 124 | 121 | | |
| fellows | 20 | 27 | 31 | 46 | | |
| other teaching staff | 10 | 17 | 31 | 33 | | |
| support staff | | | 3 | 7 | | |

3.2.1 Teaching space

Requirement: Consolidate teaching spaces, possible requirement for additional space for up to 60 people

Consider: Amount, type (lecture rooms, seminar rooms, tutorials), location, some Fellows would like a seminar room with street access; size of rooms, supporting facilities (catering, WCs, etc), access

3.2.2 Residential accommodation.

Requirement: Approximately 70 more rooms required to be able to offer all undergraduates and graduates rooms for some of their time at Oriel

Consider: Amount, location, type (ensuite, shared bathrooms, catering facilities)

3.2.3 Administrative office space

Requirement: Consolidate office space and increase provision for administration. Current office provision spread all over the College

Consider: Amount, type (individual offices, group offices), location and distribution, accessibility

3.2.4 Catering and dining facilities

Requirement: Kitchens need refurbishing, could be made smaller and more efficient

Requirement: Hall; Increasingly there are occasions when the hall cannot accommodate as many people as the College would like.

Consider: integration of kitchen, servery, dining areas; integration of pre and post-dinner drinks with dining for JCR, MCR, SCR; accessibility; modern catering facilities; deliveries; process (Food in, processed and prepared, consumed, food waste out); meaning (Institutional culture, rhythm of daily eating, feasts and events, relationship of hall and kitchens to other spaces.); Energy, ecology, procurement (quality, sourcing of food, minimising waste)

3.2.5 Library

Requirement: Urgently require expansion and improve circulation, entrance and security

Consider: Amount of book space; Amount of work space; Archives; support facilities (IT, printing, photocopying etc)

3.2.6 Social areas

Requirement: JCR, Ideally would be nearer bar and hall, currently not well used.

Requirement: MCR, Improvements, current size acceptable, but not a welcoming space.

Consider: JCR, MCR, SCR, Support staff, Interaction between all members of college, Outside space, Performance space, Pre and post dinner drinks.

3.2.7 Conference facilities

Requirement: Growing revenue from conferences and other residential events is essential to the finances of the College and improving facilities will also benefit College users.

3.2.8 Wine cellar

Requirement: More area required and temperature control/regulation. It is projected the cellar will increase from approximately 17,000 bottles to approximately 22,000 over the next 10 years)

Consider: Location, access

3.2.9 Access

Requirement: Disabled access is poor and needs to be addressed throughout the College

Consider: Disabled accessibility (wheelchairs, ambulant disabled, partially sighted, hearing impaired)

The following areas were identified in April 2004:

- 1.1. Hall: Handrails up the main steps [A6] - may be phosphor bronze, simple pattern 'timeless', perhaps placed in the middle of the side flights
- 1.2. Access to Bar [A4] - possibly lower levels in quad
- 1.3. Access to chapel [A3] - possibly raise levels in quad
- 1.4. Rear of Hall: Look at possible new lift location to provide unified access to Hall, Champneys, bar areas. Kitchen areas may be rethought in next 5-10 years. Investigate best location of lift in the longer term.
- 1.5. Middle Quad - New terrace in front of the Wyatt building to resolve access to ground floor of this. Possible other landscape improvements
- 1.6. Upper quad. New handrails up to staircase 15, and down to lower ground workshop areas of the Rhodes building which will renewed/refurbished for 2011. Part of this may involve graze doors in the central archway to enable this to be used as dual purpose space.

3.2.10 Housekeeping

Requirement: Larger cleaner's cupboards to store linen and cleaning materials with sink.

Consider: location.

3.2.11 Parking

Existing provision: 2 to 3 spaces can be parked on the land on the South side of the Island site to the North of Oriel Square. These spaces are reserved for members of the SCR, who can book the spaces in advance if required.

Oriel Street: There are bollards at each end of the street which are controlled by Oriel College, although the road is under the jurisdiction and maintained by Highways department. Oriel use it for occasional parking and unloading by agreement with the council.

Rectory Road site: There is one disabled parking space and a parking space attached to the caretaker's house.

3.3 Other considerations

- Maintenance: Works department - size, location, accessibility and deliveries
- Storage
- Services: Plant - amount, location, lifespan, environmentally sustainable measures (renewable energy sources, reducing heat loss, etc)
- Security

- IT
- Tourism - Cardinal Newman may be beatified which would lead to an increase in tourism. Oriel is currently closed to tourists.
- Income from shop and office lets
- Leases on office lets
- Traditions
- Relationship with University and Faculties
- Relationship with other Colleges
- Relationship with the City
- Connections and access
- Chapel and choir
- Sports
- Landscape

3.4 Planning constraints

Proposals should be developed in conjunction with current planning policy. The following documents should be consulted:

- The Oxford local plan, all planning applications are considered against the policies of the Local Plan.
- Other local planning policy such as the Local Development Framework Document, and supplementary planning documents
- Environmental and sustainability policy and appraisals
- PPS 15, currently in draft form it considers planning and the historic environment.

A section of the Oxford local plan proposals map is shown below and identifies the High Street properties as part of the 'Primary Shopping Frontage' and No. 2 and 3 King Edward Street as 'District Shopping Frontage'.



Conservation Areas HE.7



Primary Shopping Frontage RC.3



District Shopping Frontage RC.4

3.5 Specific areas for consideration

- King Edward Street
- Library
- Kitchens
- Rhodes building
- Bartlemas site

King Edward Street

The majority of the buildings on the High Street and on King Edward Street are let on Commercial leases. The years remaining on these leases (as at September 2008) are as follows:

| Property | Years | Years to Lease breaks |
|---|-------|---|
| 102 High Street | 13 | |
| 103 High Street | 9 | |
| 104 High Street | 2.5 | |
| 105 High Street | 9.6 | |
| 106 High Street | 23 | |
| 107 High Street | 23 | College can take back part on 3 years notice. |
| 108 High Street | 10 | |
| 2 King Edward Street, (Bmt and Gnd) | 5 | 2 |
| 2 King Edward Street, (Upper floors) | 2 | |
| 3/4 King Edward Street, (Bmt and Gnd) | 25 | 15 |
| 3/4/5, (1st floor) | 14 | 4 |
| 3/4/5 King Edward Street, (2nd and 3rd floor) | 14 | 4 |
| 5 King Edward Street (Bmt and Gnd) | 14 | 5 |
| 5 King Edward Street (Bmt) | 14 | 9 |
| 6 King Edward Street | 5 | |
| 7/8 King Edward Street | 14 | |
| 9 King Edward Street | 3 | |
| 11/12/13 King Edward Street | 4 | |
| 15 King Edward Street | 1.6 | |
| 16 King Edward Street | 14 | |

4 OPPORTUNITIES FOR DEVELOPMENT

This section looks at options for development to meet Oriel College's needs in the medium term. These proposals are to be read in conjunction with the proposed drawings.

4.1 Design Approach

To use conservation principles as follows:

- Minimum intervention - could be radical but only as much as is required.
- Design for reversibility, considering long term use,
- Make the new authentically new

Encouraging sustainable development by designing for long term viability in three broad areas

- Environmental - using intelligent design and good management to create and re-use existing climate adaptive buildings.
- Economic - buildings that give appropriate flexible use over their lifetime.
- Social/cultural - encouraging ownership and participation from the users of their buildings and the spaces around them.

4.1.1 Access

Following the access audit, carried out in 2004, the improvement of access for all both into and around buildings and the provision of facilities for the disabled has been a significant driver for College projects and continues to be a major force in prioritizing and implementing future projects.

4.2 Main Site and Island Site

4.2.1 Zones

Oriel College's main site can be described in three zones:

Zone One comprises the Front Quad, Middle Quad and St Mary's Quad.

Zone Two comprises Zone One plus the Island Site.

Zone Three comprises Zone One, Zone Two plus the west side of King Edward street.

Zone One is of most importance and Zone three the least.

The principal College functions should therefore be located within Zone One and Zone Two.

These zones indicate how the streets and open spaces in between them should be treated.

The incorporation of Oriel Street is therefore more important than King Edward Street.

4.2.2 Oriel Street and King Edward Street

Oriel Street is a key route between the Island site and the Main site, at present this is a public thoroughfare. It currently separates and divides the Island and main site. Ideally this would no longer be used for parking/unloading, however such a restriction would make day to day College operations extremely difficult.

In order to meet the College's plans for growth (increasing numbers of graduates) and better site integration, we raised the possibility with the Conservation Officer from Oxford City Council of Oriel Street becoming part of Oriel College and no longer accessed by the public, however City planning policies aim at opening rather than closing public spaces. Therefore this would not be acceptable, although this was carried out by Pembroke College some time ago. The view of the council is that configuration of the medieval network of lanes is an essential part of city centre and should not be compromised.

To improve the street new paving could be laid and the lighting upgraded to improve safety. To address College concerns regarding safety and antisocial behaviour, night time closure could be explored.

King Edward street needs to be considered together with the buildings on either side. Consider whether this street could also be pedestrianised. King Edward Street was created between 1872 - 1874 and the buildings are not listed. This area (both the street and the buildings) represents one of the largest potential development sites for the College.

4.2.3. Front Quad

- There are few opportunities for development within Front Quad itself apart from reconsidering the landscape. Consideration could be given to a possible underground development to extend current College facilities (ie Bar).
- The area to the east of Front quad, currently containing the single storey kitchen, has been identified as a potential development site (1).
- The single storey kitchen needs updating and re-ordering and in doing so, it maybe possible to reduce the size of the working kitchen to provide a more efficient kitchen area, which would possibly allow more space for storage, circulation and staff amenities.
- Access to the kitchen, bar and hall needs improving and a lift could be added to the rear of the hall. The ground floor access may have to be via staircase 7 in Middle Quad.

- The College has identified that social aspects and the communal meeting over food is an important part of College life. The development proposal aims to consolidate the core area where this currently takes place. A JCR, MCR and informal SCR could all be located at first floor above the existing first floor kitchens, this could be under a glazed roof, allowing views to the Hall and Chapel through the roof with easy access to the Hall, kitchens and bar.
- If redeveloping this area consideration should be given to incorporating a basement under the current kitchen area, which could contain plant (particularly relevant if environmental measures are included within the development, such as rainwater recovery storage, grey water recycling and alternative heating systems.), kitchen storage and a wine cellar as well as storage for chairs/tables.

4.2.4. Middle Quad

- Access to the SCR could be improved by the creation of a raised terrace in front of the library building.
- Landscaping – An option would be to reinstate the College orchard within this quad. As this is the only large space that can accommodate marquees/large events, it may not be practical to plant this area.
- The circulation within this quad is critical. Consider improving circulation, particularly into St Mary's Quad and the existing access to the island site. New openings in the old wall onto a pedestrianised, secure Oriel Street forming part of Oriel College would help with integration into the Island site.
- Access to a new lift in the current kitchen site could be formed through staircase 7. Alternatively circulation could be improved around the North of the Robinson Building
- The north east corner of middle quad contains a single storey toilet block. This area has been identified as a potential development site (2). This site could also form part of the improved circulation.
- The Library, the College has identified an urgent requirement for expansion. The current arrangement for circulation and security are poor and need to be addressed along with access. Development option (2) and (3) show options for the expansion and enhancement of this area.
- The infill building between the library and the south range of St Mary's quad has been identified as a potential development site (3). This area could become a glazed atrium containing a new lift and circulation space linking the existing library to further library spaces in the current JCR rooms and possibly also in a new basement facility located under Middle quad.
- The west route could become the primary route into St Marys quad allowing the east route to become part of the library.
- The steps providing access to the island tunnel would be moved further east to improve the west route at ground level. The gateway to Oriel Street could then also be reinstated.
- By adding a lift in the island site, the tunnel would then be wheelchair accessible.
- A basement extension to the Robinson building under Middle Quad would allow all the wine storage to be kept together. This store could be connected at basement level to a new lift which also serves the kitchen and hall.

4.2.5. St Mary's Quad

- The Rhodes building (4) is due for refurbishment and has been identified as a potential development site.
- An outline design has been prepared by MBA which involves reworking of the internal floor levels, the addition of a lift, the insertion of ensuite bathrooms and the addition of a third floor to increase undergraduate room numbers as well as providing accessible rooms for wheelchair users and three Fellows' sets.
- This proposal locates all the administrative offices together on the ground floor of the Rhodes building, an alternative would be to use the ground floor for teaching spaces and locate the offices in the east wing only or elsewhere in the College, perhaps within the Island site (see development option 5). If used for teaching, there could be access directly from the High Street for students from other Colleges.
- The High Street is a noisy road and it would be preferable if all the sleeping accommodation was located on the first floor or above.
- The basement, currently workshops could also house an enlarged laundry to cater for the main and island sites, and a small gym where the current laundry is located. This is based on the premise that the students will be encouraged to join a gym for the whole University.
- The College have identified a need for outside performance space, this could be located in St Mary's Quad, with a back drop of the Rhodes Building. If the paving levels were altered for level access requirements, consideration should be given to layout and providing a suitable performance space.

4.2.6 Island site

- The Island site is a portion of preserved medieval streetscape of historical value however there have been unsympathetic alterations which can be removed including the pebbledash render applied to many buildings. The south west part of the site has been identified as a potential development opportunity (5).

4.2.7 Island site, options 1 and 2

- In line with the College's aim to increase the number of graduate students, an option would be to make the south west part of the island site a graduate and conference centre. This could contain

conference and graduate facilities with catering support and administrative offices. There could be access from both inside the College and with appropriate security measures from Oriel Square/King Edward's Street.

- The advantage of consolidating the lecture and seminar space is that it would help visitors, particularly conference delegates and students from other Colleges to easily find lectures and seminars as well as forming a 'hub' for teaching.
- The original volume of the tennis court has been compromised by the insertion of student accommodation on the upper floors. These should be converted into seminar and teaching rooms, with an option of a cafe on the first floor. (*option 2*)
- An alternative location for a cafe would be to put a glass roof over the area between the tennis court and east side of King Edward Street to form a cafe at ground floor. In either proposal the rear of Tackleys Inn could become a kitchen/store at ground or first floor for the cafe. (*option 1*)
- If the above was implemented either the ground or first floor to the rear of Tackley's Inn could be additional seminar space with accommodation on the second floor. The medieval hall (at the back of A Plan Insurance), currently used as storage for High Street commercial use could also be used for conference/teaching rooms
- In option 1 and 2, the properties currently commercially let on the east side of King Edward Street, would need to come back into College use. The loss of the revenue would need to be considered, but maybe able to be offset against increased revenue for conferences. All administrative areas and offices could be located in the basement/ground and first floors of the east side of King Edward street, with varying degrees of intervention.
- A graduate centre could then be located next to this on the southern end of the site, this could provide support for conference facilities during vacations.
- Student accommodation would be relocated from the old tennis court to the upper floors of the east side of King Edward Street and to the three seminar rooms on the island site on upper floors. All of which are difficult to access for those not familiar with the College layout. These seminar rooms could be re-located within the old tennis court.
- New lifts could be incorporated into the island site to access upper floors of the old tennis court and the graduate centre and possibly the offices if required. This would improve wheelchair access.

4.2.8 Island site option 3

- Option 3 shows the shop/commercial lets to both sides of King Edward Street/High Street remaining at basement and ground floor and for the College to convert the upper floors for student accommodation.
- The Old Tennis Court (Harris Lecture Theatre) could become a multi purpose space for performance, lectures, seminars, conferences and other gatherings. Originally a real tennis court, this proposal would be a conservation gain. The current raked seating would be removed reinstating a level floor and the later addition first and second floors would be taken out to the majority of the space, returning the main space to one volume. This would provide one large space with flexible seating/use arrangements and ancillary accommodation to one end. This could contain a foyer/entrance area with wcs and a control room/store, together with a lift and stairs to the reduced upper floors. The first floor could have a coffee bar/breakout space that could also be used for seminars, with a small gallery overlooking the main space. The second floor could have wcs, a lighting store, other storage and dressing rooms/practice or rehearsal space.
- The existing external staircase access to the upper floors of the Harris Lecture theatre could be removed or retained as access to a gallery with storage or wcs below.
- To the southern end of the site, offices or seminar rooms could be located depending on the ground floor use of the Rhodes building.

4.2.9. King Edward Street

- Bring back into College use to provide additional accommodation.
- King Edward Street is the largest of the possible development sites (6) and should also be considered with development area (5). It comprises the buildings on either side of the street, including 108 - 110 on the High Street, both of the external areas behind the two terraces and the non listed 19th Century buildings on Oriel Square.
- There are three possible proposals for this area in addition to option 3 above:
 - One: Demolish all of the existing buildings, pedestrianise King Edward Street, reinstate the medieval street pattern on the High Street and create a new 'quad' of accommodation on the remaining site.
 - Two: Retain the existing buildings but reconfigure internally to provide new student accommodation as per the MBA proposals of October 2004. Link the two sides of the street with a high level bridge and/or a basement link.
 - Three: Minor alterations to the existing buildings to enable a change of use.

4.3 Other sites

4.3.1 Bartlemas site

To be read in conjunction with drawing no. 282.9/44

There are three sites identified for possible development

- Bowling Green site (A) - Consider improving the landscaping, either by planting trees as a screen from Cowley Road or as a public space. The site of the original pavilion (which burned down in 2007) has useful development potential.
- Nursery site (B): A planning application for 35 study bedrooms for use by graduate students and junior research fellows was been rejected at appeal in August 2009. A new application has been submitted with slightly reduced capacity.
- Sports Pavilion site (C) - currently used as a sports pavilion and playing fields by Oriel College and other local sports clubs/community use. The playing fields consist of hockey, rugby and football pitches and a cricket square for the summer term, with tennis also played on the on the hockey pitch in summer. Consideration should be given to long term requirements and use of this building and its limited life. The landscaping should be looked at and appropriate repairs to the walls carried out along with reinstatement of hedges and perhaps the fishpond to improve the environmental sustainability of the area.

4.3.2 Rectory Road site

To be read in conjunction with drawing no. 282.9/19

This is located approximately 15 minutes walk from the Oriel College main site

- Undergraduate and graduate housing in a mixture of modern and older properties; There are no proposals to change the current configuration.
- David Morley Architects carried out alterations to David Patterson House and built James Mellon Hall in 2000,
- Brown Matthews Architects refurbished Larmenier House and built additional accommodation alongside in 2008/2009.
- David Patterson House has a squash court and small gymnasium.

4.3.3 Boathouse

Oriel College share a boathouse with Lincoln and Queen's College. This arrangement works well and there are no plans to change this. The boathouse is in the middle of a row of boathouses located on the River Isis.

4.3.4 3 Magpie Lane

Currently student accommodation. Requires refurbishing.

4.4 Long term considerations

Building under Quads

- Front Quad has been considered previously for a car park.
- Middle Quad, possible future expansion for the library and or seminar/lecture space. Middle quad was used for water tanks during World War Two, so there is evidence of previous building under the quad.

King Edward Street - Considered above

5. SUMMARY

| dwg no. 292.9/30 | Development Opportunities | Requirement/ Need | Priority | Architectural Significance Refer also to the conservation and management plan by Stow and Beale Conservation Architects | Impact |
|---------------------|---------------------------|--|--|---|---|
| 1 | Kitchen Area | Redevelopment of kitchens, relocate and improve JCR facilities | High If library expansion carried out, JCR will need to be relocated | <p>The wall along Magpie Lane dates from between 1066 and 1540 and follows the medieval street pattern. The line of the wall defines the boundary of Oriel College and Magpie Lane and is for the most part a high stretch of masonry wall.</p> <p>The kitchens are formed from the residual spaces between the Front Quad and the boundary at Magpie Lane. This existed as open space until the kitchens were built in 1920s. The building itself has no architectural significance, however it is the function and proximity to the hall that is significant.</p> <p>To the north of the kitchen area is a modern intervention, the Champneys Room built in the late 1970s, the exterior of which is typical of its time and is a bold and significant piece of townscape, particularly in the way that the window projects over the medieval wall facing down Kybald Street.</p> | <p>Care would need to be taken to reduce any impact on the hall and chapel. An intervention above ground floor level would need to be carefully detailed to ensure existing windows and wall of hall and chapel were still visible. There would be minimal impact on the view from Magpie Lane due it being very narrow. Care should be taken at junctions with the medieval wall.</p> <p>Potential archaeological significance if excavation were to take place.</p> |
| 2, 3 | Library | Expansion and re-ordering of library to provide extra shelf space, archive storage and workspaces. | High Running out of space for books and archives, re-ordering of existing space to meet 21st Century requirements. | <p>The buildings are all grade 1 listed, the Wyatt library being of considerable architectural significance. The buildings to the west are mid C15 and the east part (Hall and Chapel of St. Mary's College, and now the JCR and Junior Library) was rebuilt 1639-40.</p> <p>There is residual internal space which lies between the rear of the Wyatt library and the south part of St Mary's Quad and is of less significance than the elevations to the quads.</p> | External changes to front or middle quad are not suggested, internal changes should respect the historic fabric. The residual space has little significance. |

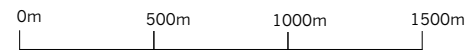
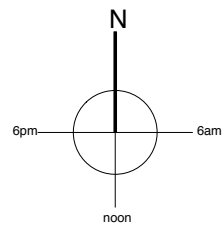
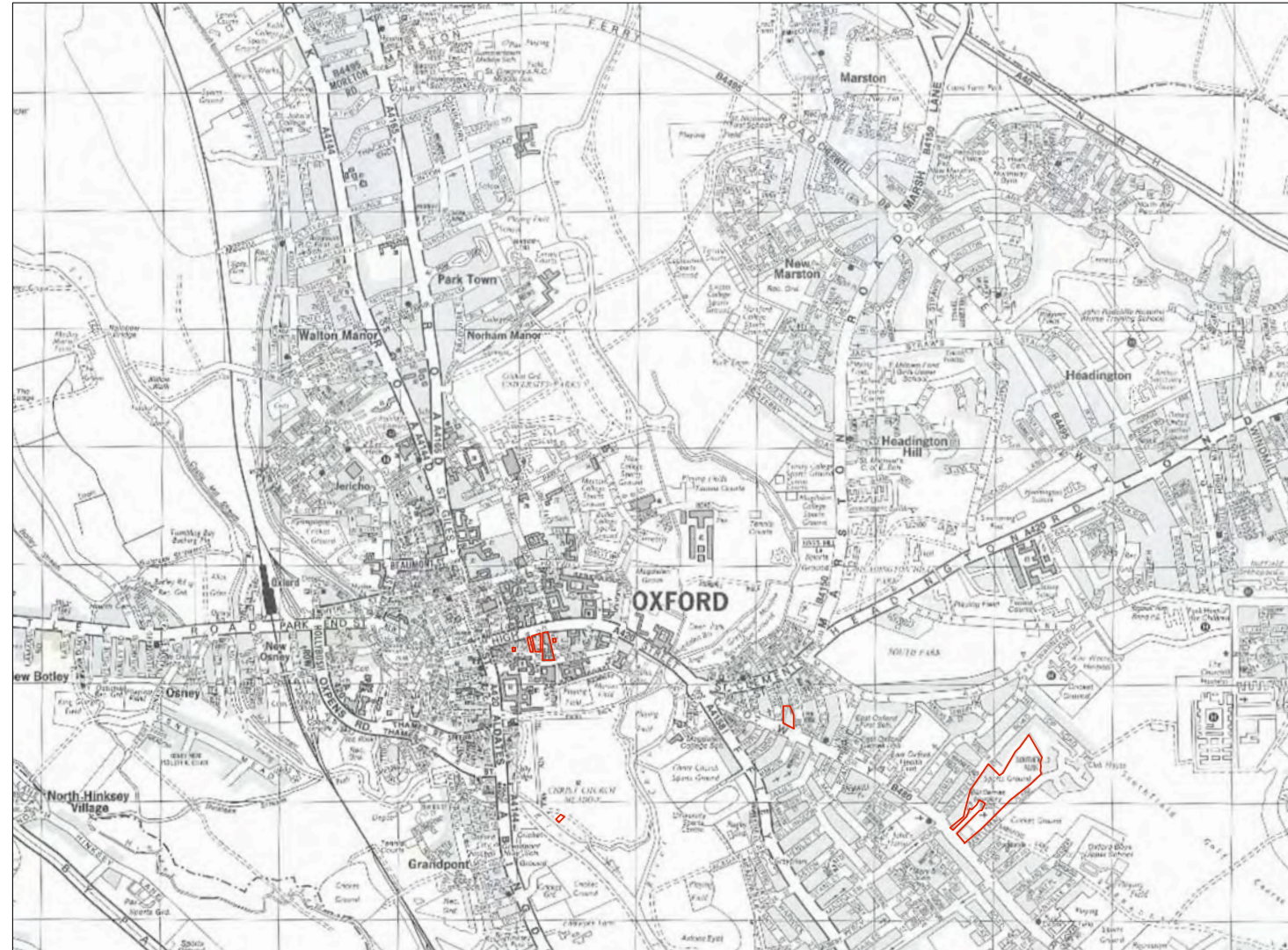
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|---|------------------------|--|--|---|---|
| 4 | Rhodes Building | Undergraduate accommodation, administrative office centre or seminar space | High Requirement for additional accommodation, additional floor will part meet this and update existing facilities. Decision to made on location of offices, seminar spaces. Both island site and Rhodes building meet College's operational requirements. | The Rhodes Building. 1908-11 by Basil Champneys. Funded by Cecil Rhodes. Statue of Rhodes over the gateway. Presence on the High Street. Bulk, mass and heavy grandeur of the building and the contrast of this with the medieval fabric it replaced. Appearing more like a bank/commercial offices than student accommodation the building seems more related to Cecil Rhodes than to the College. The original designs included an open arcade on the ground floor that was then redesigned to house teaching areas with ancillary spaces to the north. There is an unusual and heavy 'cornice' detail between the stone slate and the copper roof above. | External changes should be kept to a minimum and mass and bulk of building retained. Internal layout changes would have little impact as long as new layouts were sensitively considered. Architectural features should be respected and kept. Potential archaeological significance if excavation were to take place. |
| 5 | Island Site | Consolidation of seminar spaces, multi functional space, provision of graduate centre, possibly administrative offices | Medium If a graduate centre was located in island site, the JCR above the kitchens could be enlarged or a larger dining area created. Currently there is no existing multipurpose hall/performance space, provision of this may increase priority level. | 3.4.15 The Island Site The Island Site is significant because of its association with Oriel College from its inception, as the location of the original medieval college and because it retains both the form, fabric and memory of the medieval buildings and burgage plots that they occupied. The College tradition of painting the domestic properties in bright pastel colours creates iconic streetscape. 3.4.25 The Real Tennis Courts Originally the rear plot of 104 High Street, internal tennis courts dating from 1572, possibly earlier. Encroached into adjoining property in 1682. Subsequently used as tennis courts, billiard rooms and theatre. Recently converted to student accommodation and lecture room. | Whilst the island site retains some form of medieval streetscape, it has been much altered with the King Edwards Street intervention in late C19 and then later in the C20 with the alterations to finishes and textures of the buildings inside the island site. The impact of any change would need to monitored but there is scope for alteration. The real tennis courts have been considerably altered and therefore any change towards the original volume/space would be a conservation gain. |

| | | | | | |
|---|---------------------------|-------------------------------|---|--|--|
| 6 | King Edward Street | Accommodation on upper floors | Low Work to Rhodes building will provide some additional accommodation, if other accommodation displaced through other development opportunities, College may require sooner. Consideration needs to be given to length of existing commercial leases | The late C19 development of King Edward Street represented a bold initiative by the College, to create a new public road to join High Street with Bear Lane. The width of the road, and provision of an ample ditch sewer, reflect 19 th Century emphasis on promoting a robust urban infrastructure, and contrast with the narrow streets and lanes of earlier medieval development. The street runs between the High Street to the north and Oriel Square to the south. It is much wider than older streets of the medieval townscape to the south of the High Street and is flanked by typically confident, if unimaginative, Victorian four storey terraces of commercial office buildings, in brick with stone dressings. Architecturally, the construction of King Edward Street is now regarded as having damaged the medieval streetscape. | The buildings are typical examples of Victorian architecture and of little architectural value. Therefore the impact of any change would be minimal as long as the relationship to the surroundings is considered. |
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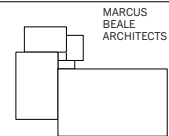
DRAWING REGISTER AND ISSUE SHEET

282.9/ Master Plan for Oriel College, Oxford

| | | | | | | | | | | | |
|-------|-------------|--------|----|----------------------------|---|---|---|---|---|--|--|
| 282.9 | /035 | 1:200 | A2 | Proposals Kitchen 1 | A | | A | A | / | | |
| 282.9 | /036 | 1:200 | A2 | Proposals Kitchen 2 | A | | A | A | / | | |
| 282.9 | /037 | 1:200 | A2 | Proposals Kitchen 3 | / | | / | / | / | | |
| 282.9 | /038 | 1:200 | A2 | Proposals Library 1 | / | | / | / | / | | |
| 282.9 | /039 | 1:200 | A2 | Proposals Library 2 | / | | / | / | / | | |
| 282.9 | /040 | 1:200 | A2 | Rhodes Proposals 1 | / | | / | / | / | | |
| 282.9 | /041 | nts | A3 | Island site option 1 | / | | / | / | / | | |
| 282.9 | /042 | nts | A3 | Island site option 2 | A | | A | A | / | | |
| 282.9 | /043 | nts | A3 | Island site option 3 sht 1 | A | | A | A | / | | |
| 282.9 | /044 | 1:200 | A2 | Island site option 3 sht 2 | A | | A | A | / | | |
| 282.9 | /045 | 1:1000 | A1 | Bartlemas Proposed | B | | B | B | | | |
| | | | | | | | | | | | |
| 282.9 | /050 | 1:500 | A2 | Site plan Diagram | | / | | | | | |



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Rev A: 07/08/09: Additional site added
 Revisions

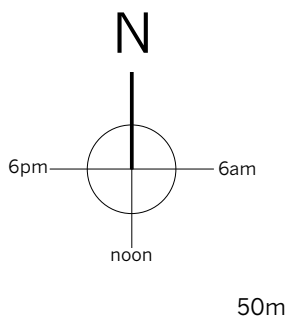
Master Plan for Oriol College, Oxford
LOCATION PLAN

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|------------------------|--------------|
| Scale: 1:14080 @ A1 | 282.9/ 001 A |
| Date: AUGUST 2008 | |



University Church of
St Mary the Virgin

- KEY**
- Pre 17th Century
 - 17th Century
 - 18th Century
 - 19th Century
 - 20th Century



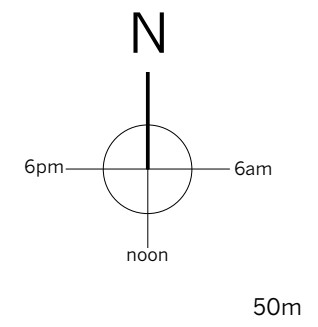
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| | |
|---|-------------|
| Revisions Master Plan for Oriel College, Oxford PHASES OF DEVELOPMENT | |
| Scale 1:500@A2 | 282.9/ 002A |
| Date AUGUST 2008 | |



- KEY**
- Grade 1
 - Grade 2*
 - Grade 2
 - Not individually listed but within the curtilage of a listed building



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| Revisions | |
| Master Plan for Oriel College, Oxford | |
| LISTING | |
| Scale 1:500@A2 | 282.9/ 003A |
| Date AUGUST 2008 | |

King Edward Street.
Victorian commercial properties overiding the medieval streetscape of the area.
A wide road with little traffic.
Four storey building to either side with a variety of shops fronts and office windows.

High Street.
A busy street with cars and a significant number of busses there are also a large number of pedestrian.
There are fewer shops to the east of the High Street but more colleges, bars and restaurants.
The street becomes increasingly busy to the west as it approaches the city centre. The buildings are generally four storeys high in a wide variety of styles unrelieved by planting except for a single old flowering tree opposite Oriel Street wich projects over the pavement and can be seen from some distance.

St. Mary's Quad.
The quietest quad and most contemplative this quad is also the smallest and most domestic in scale despite the grandeur of the 1918 Rhodes building to the north. Benches and slightly softer planting encourages people to linger here more than in the other quads.

Magpie Lane.
A narrow lane that tapers as it runs north until it becomes pedestrian only. There is no parking and the lane is primarily used for delivery to Oriel and other neighboring properties.
The frontages to Oriel are unmonumental and vary in styling stretches of high masonry wall intervene.
Security has been a problem on this road leading to bars on windows and barbed wire on top of walls.

Back Quad.
Smaller and less imposing than Front Quad the buildings surround this quad were built separately and later linked together.
The smooth turf is the centre of the quad is calming and the only mature trees in the college are located at the north edges of the quad.
The quad is dominated by the Palladian library by James Wyatt (1788).

Front Quad.
The most formal and unified of the three quads, built between 1620 and 1642, dominated by the symmetrical composition of the east facade around the low porch to the hall.
This is the busiest quad, as it contains the main entrance, the bar, hall and chapel.

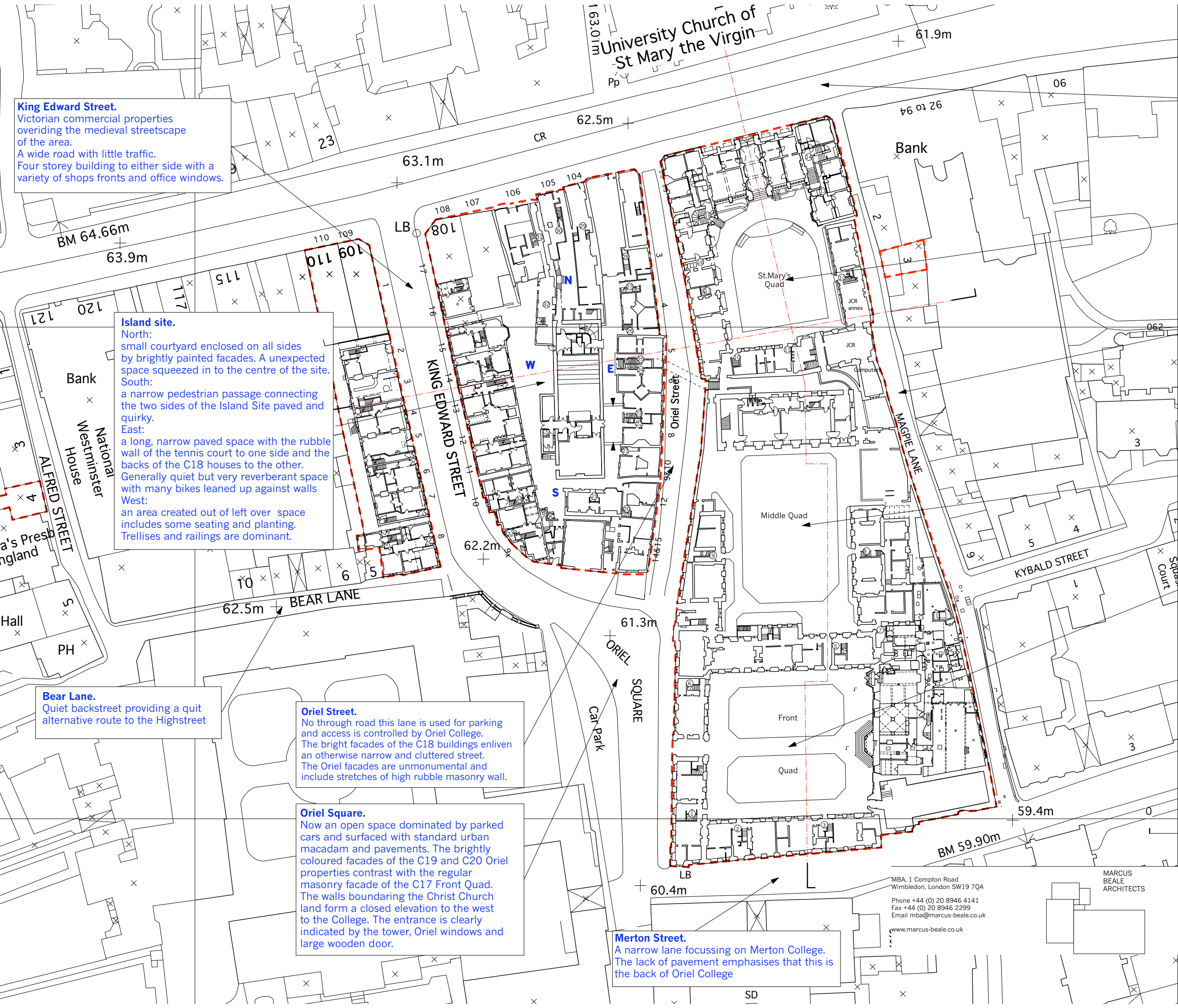
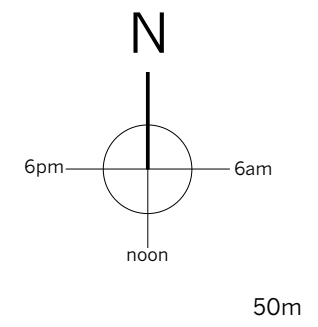
Island site.
North: small courtyard enclosed on all sides by brightly painted facades. A unexpected space squeezed in to the centre of the site.
South: a narrow pedestrian passage connecting the two sides of the Island Site paved and quirky.
East: a long, narrow paved space with the rubble wall of the tennis court to one side and the backs of the C18 houses to the other. Generally quiet but very reverberant space with many bikes leaned up against walls
West: an area created out of left over space includes some seating and planting. Trellises and railings are dominant.

Bear Lane.
Quiet backstreet providing a quit alternative route to the Highstreet

Oriel Street.
No through road this lane is used for parking and access is controlled by Oriel College.
The bright facades of the C18 buildings enliven an otherwise narrow and cluttered street.
The Oriel facades are unmonumental and include stretches of high rubble masonry wall.

Oriel Square.
Now an open space dominated by parked cars and surfaced with standard urban macadam and pavements. The brightly coloured facades of the C19 and C20 Oriel properties contrast with the regular masonry facade of the C17 Front Quad.
The walls bounding the Christ Church land form a closed elevation to the west to the College. The entrance is clearly indicated by the tower, Oriel windows and large wooden door.

Merton Street.
A narrow lane focussing on Merton College.
The lack of pavement emphasises that this is the back of Oriel College

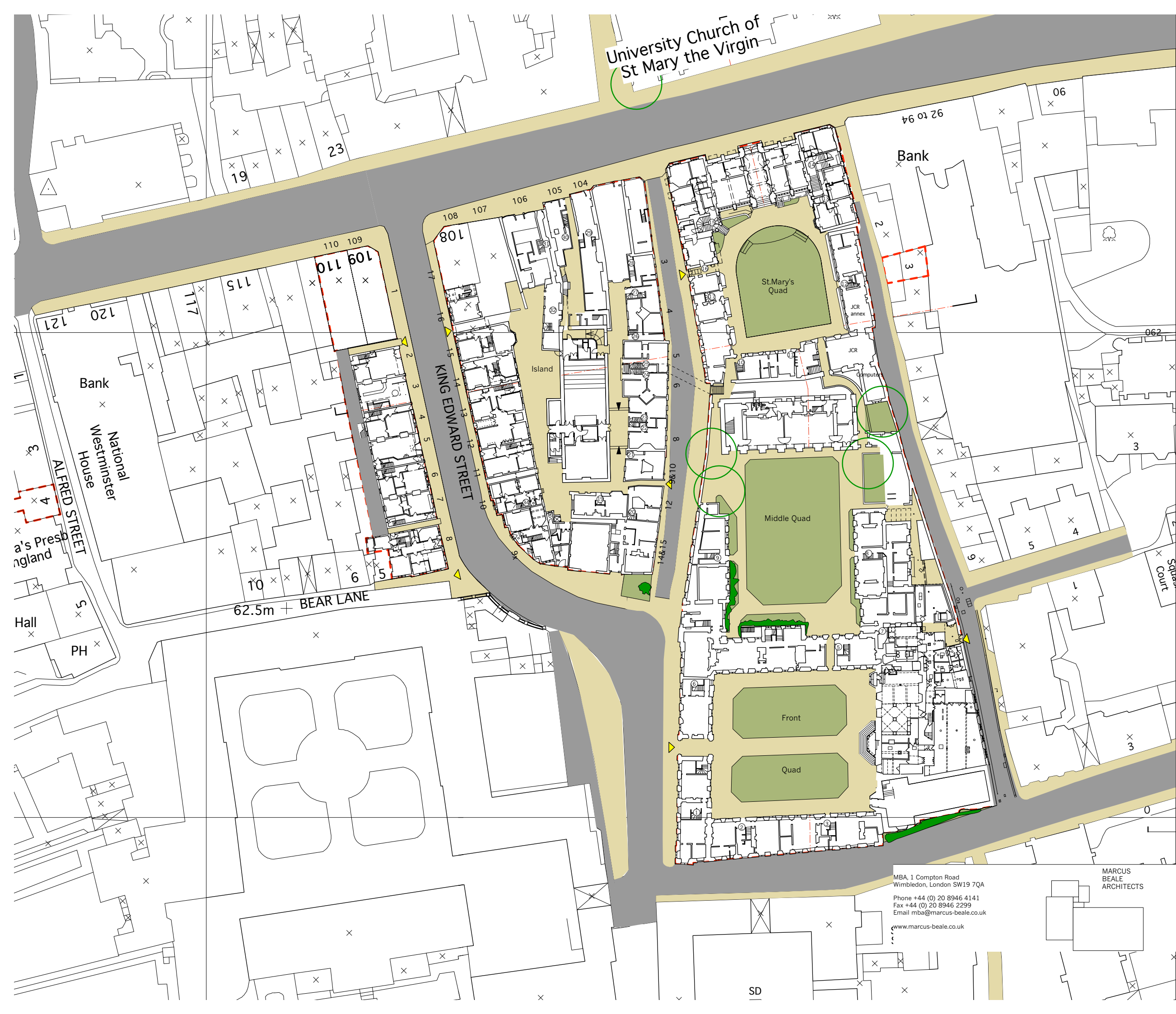


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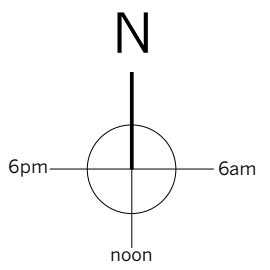
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| Master Plan for Oriel College, Oxford | |
| URBAN CHARACTER | |
| Scale | 282.9/ 004A |
| Date | AUGUST 2008 |

University Church of
St Mary the Virgin



- KEY**
- Paving
 - Macadam
 - Grass
 - Trees and planting

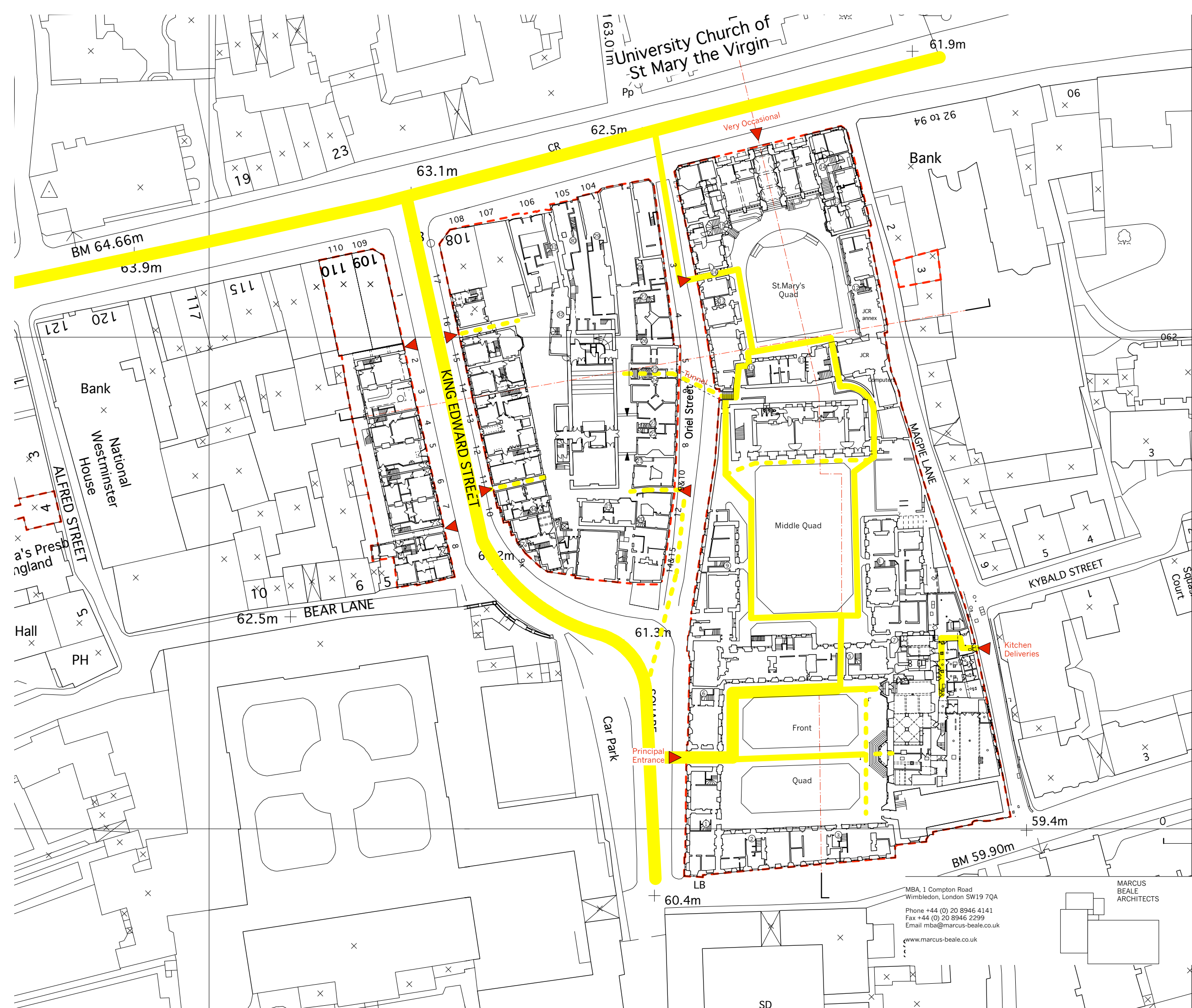


A) 30/09/08 50m

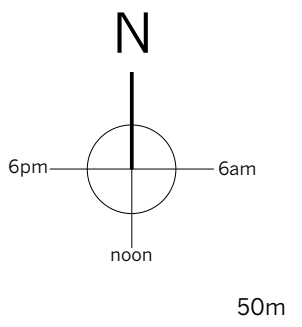
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| Master Plan for Oriel College, Oxford | |
| LANDSCAPE | |
| Scale 1:500@A2 | 282.9/ 005A |
| Date AUGUST 2008 | |



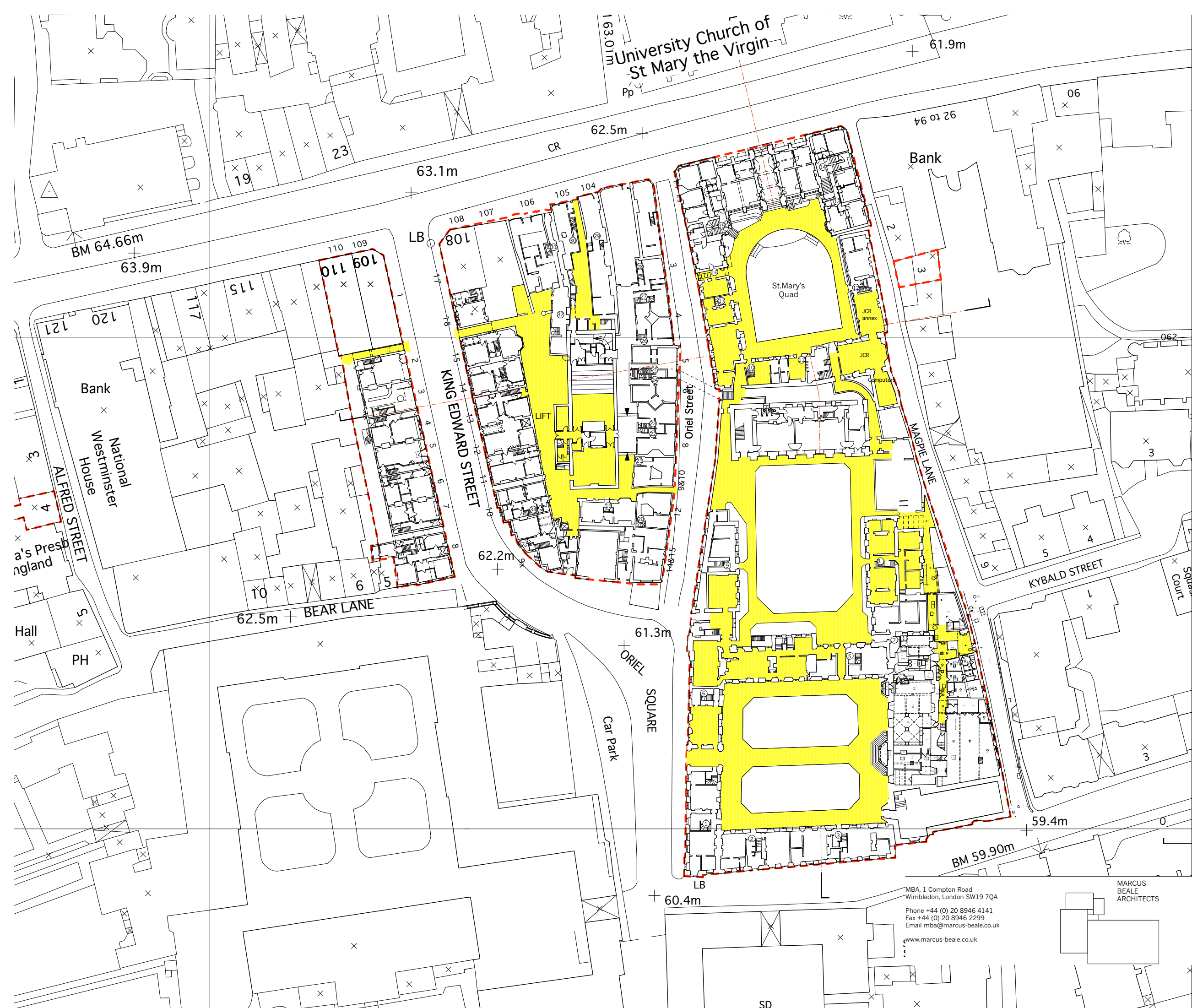
- KEY**
- Principal
 - Secondary
 - Minor
 - Entrances



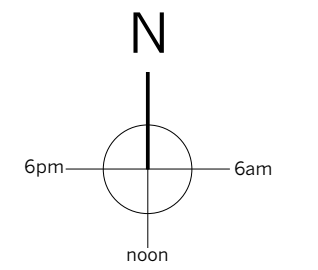
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| Revisions | |
| Master Plan for Oriol College, Oxford | |
| ROUTES AND ENTRANCES | |
| Scale 1:500@A2 | 282.9/ 006A |
| Date AUGUST 2008 | |



KEY
 Disabled access



A) 30/09/08

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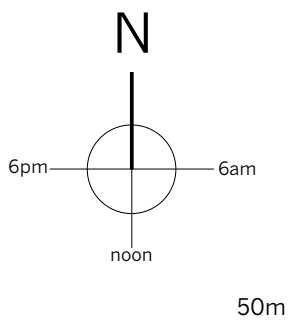
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| Master Plan for Oriel College, Oxford | |
| DISABLED ACCESSIBILITY GROUND FLOOR ONLY | |
| Scale 1:500@A2 | 282.9/ 007A |
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University Church of
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KEY

- Highest volume
-
- Lowest volume



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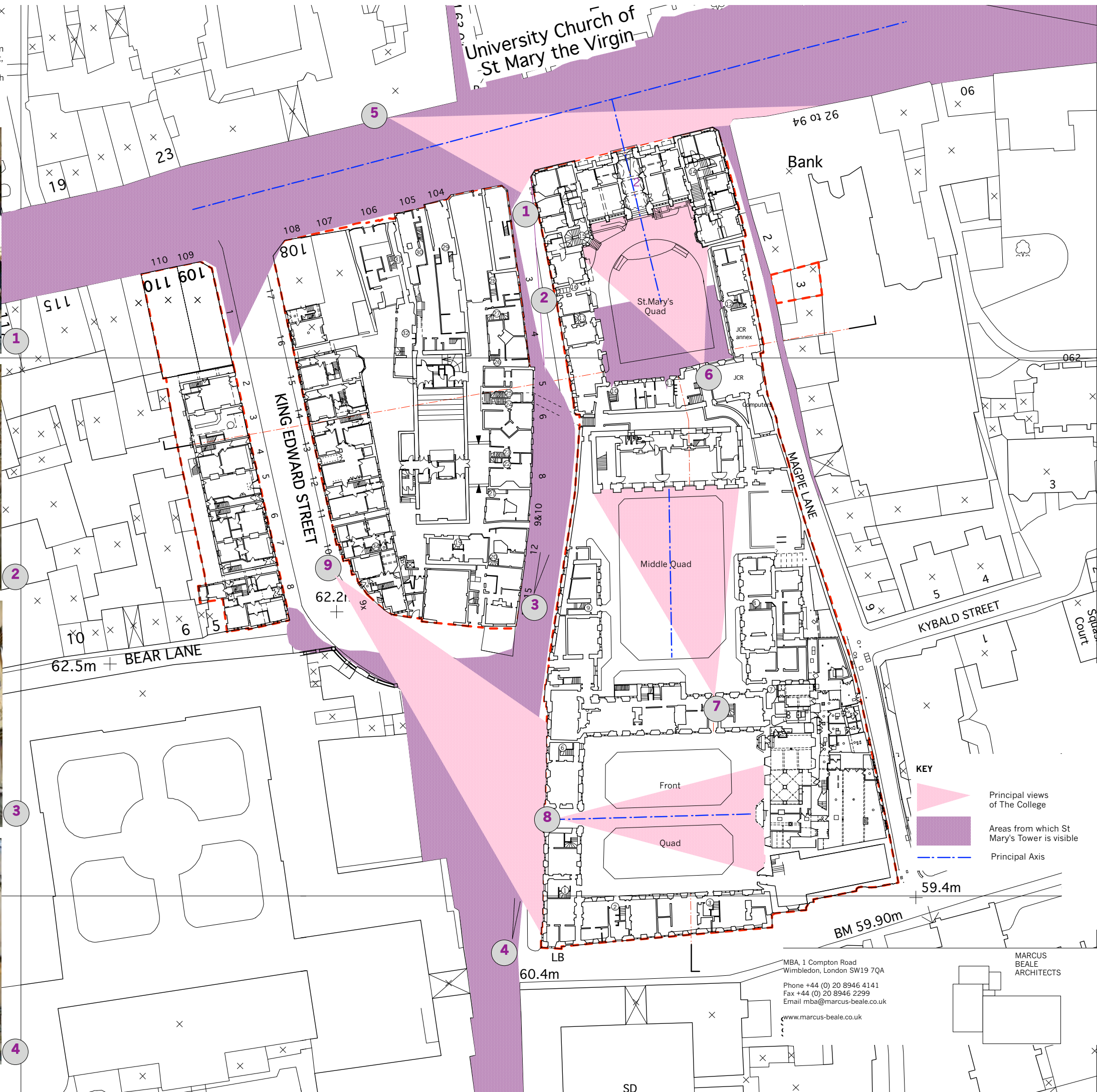
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| Revisions | |
| Master Plan for Oriol College, Oxford NOISE AND SOUND | |
| Scale 1:500@A2 | 282.9/ 008A |
| Date AUGUST 2008 | |

SD

Views of St. Mary's Tower

St. Mary's Tower is a prominent feature of the urban landscape and can be seen from the majority of the High street, Oriol Street, Oriol Square and St. Mary's Quad. However it cannot be seen from the stretch of Oriol Street between viewpoint 1 and 2, Magpie Lane, King Edwards Street and Front and Back Quad.



University Church of St Mary the Virgin

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Principal views of the College



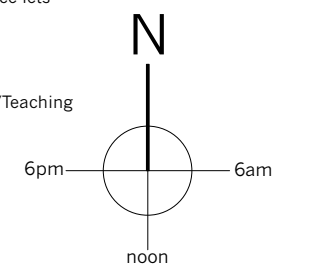
KEY
 Principal views of The College
 Areas from which St Mary's Tower is visible
 Principal Axis

Master Plan for Oriel College, Oxford
PRINCIPAL VIEWS

| | |
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| Scale 1:500@A2 | 282.9/ 009A |
| Date AUGUST 2008 | |



- KEY**
- Student accomodation
 - Provost's accomodation
 - Fellow's accomodation
 - Teaching
 - Catering, services, support
 - Assembly
 - Offices
 - Circulation
 - Shops/office lets
 - Unknown
 - Assembly/Teaching



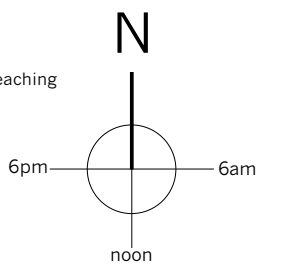
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| Revisions | |
| Master Plan for Oriel College, Oxford | |
| EXISTING USES BASEMENT | |
| Scale 1:500@A2 | 282.9/ 010A |
| Date AUGUST 2008 | |



- KEY**
- Student accomodation
 - Provost's accomodation
 - Fellow's accomodation
 - Teaching
 - Catering, services, support
 - Assembly
 - Offices
 - Circulation
 - Shops/office lets
 - Unknown
 - Assembly/Teaching



Rev B: 070809: 3 Magpie lane use added
Revisions

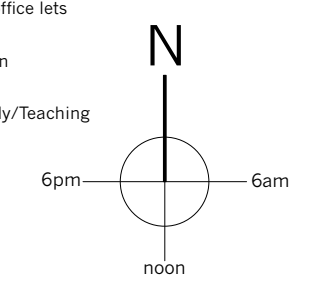
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| Master Plan for Oriel College, Oxford | |
| EXISTING USES GROUND FLOOR | |
| Scale 1:500@A2 | 282.9/ 011B |
| Date AUGUST 2008 | |



- KEY**
- Student accomodation
 - Provost's accomodation
 - Fellow's accomodation
 - Teaching
 - Catering, services, support
 - Assembly
 - Offices
 - Circulation
 - Shops/office lets
 - Unknown
 - Assembly/Teaching



Rev B: 070809: 3 Magpie lane use added
Revisions

Master Plan for Oriel College, Oxford
EXISTING USES FIRST FLOOR

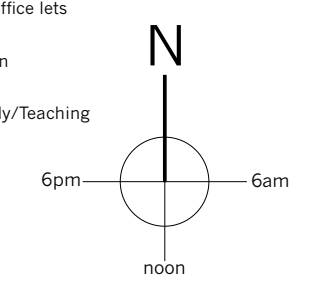
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- KEY**
- Student accomodation
 - Provost's accomodation
 - Fellow's accomodation
 - Teaching
 - Catering, services, support
 - Assembly
 - Offices
 - Circulation
 - Shops/office lets
 - Unknown
 - Assembly/Teaching



Rev B: 070809: 3 Magpie lane use added
Revisions

Master Plan for Oriel College, Oxford
EXISTING USES SECOND FLOOR

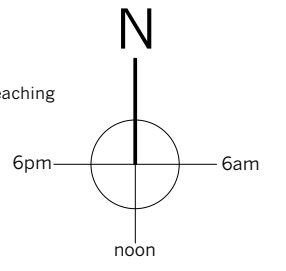
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- KEY**
- Student accomodation
 - Provost's accomodation
 - Fellow's accomodation
 - Teaching
 - Catering, services, support
 - Assembly
 - Offices
 - Circulation
 - Shops/office lets
 - Unknown
 - Assembly/Teaching

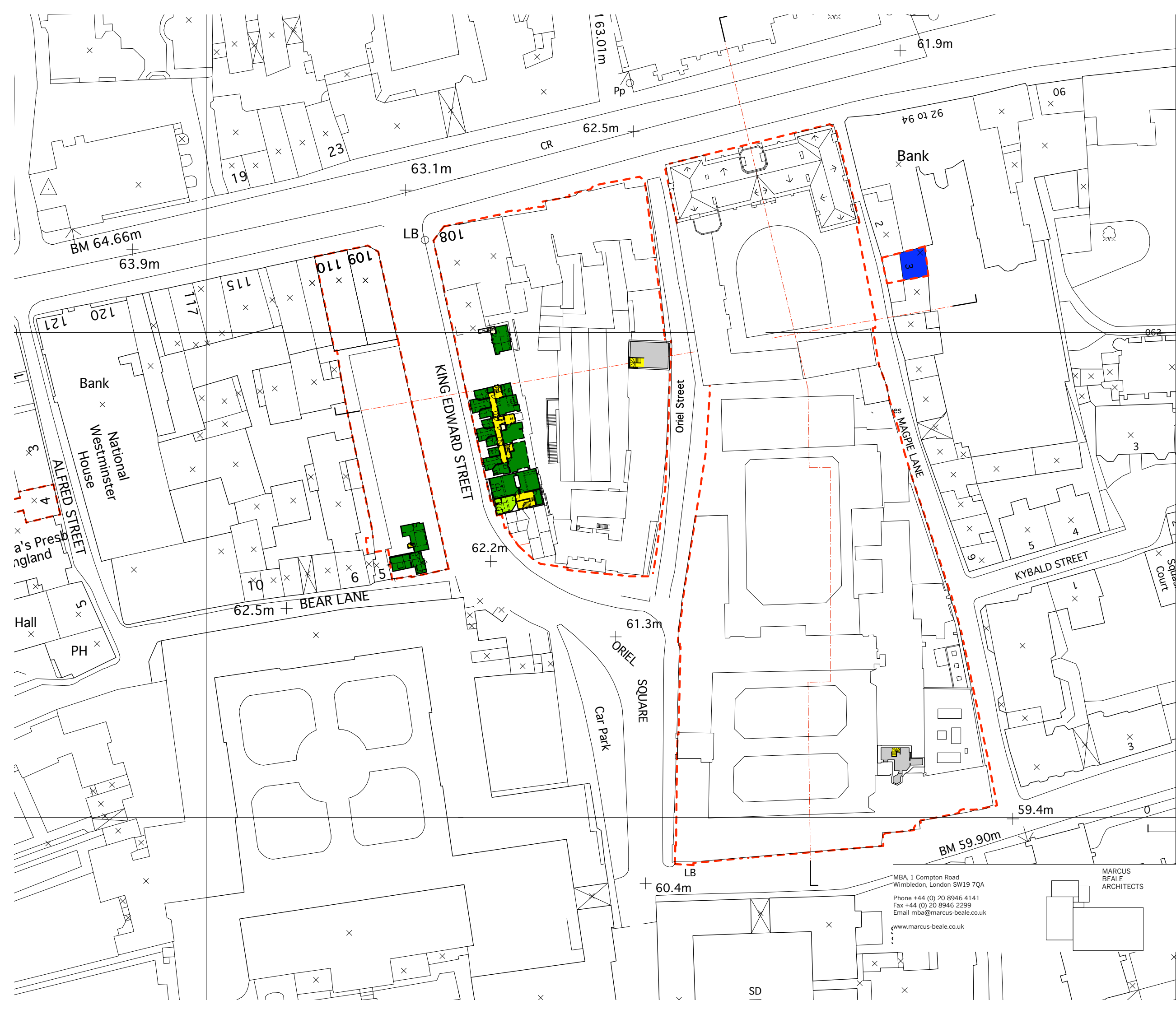


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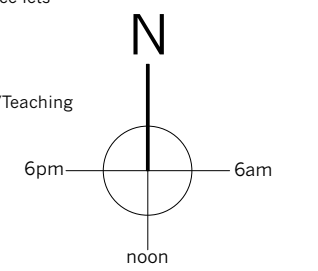
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Rev B: 070809: 3 Magpie lane use added
Revisions

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| Master Plan for Oriel College, Oxford | |
| EXISTING USES THIRD FLOOR | |
| Scale | 282.9/ 014B |
| Date | AUGUST 2008 |



- KEY**
- Student accomodation
 - Provost's accomodation
 - Fellow's accomodation
 - Teaching
 - Catering, services, support
 - Assembly
 - Offices
 - Circulation
 - Shops/office lets
 - Unknown
 - Assembly/Teaching



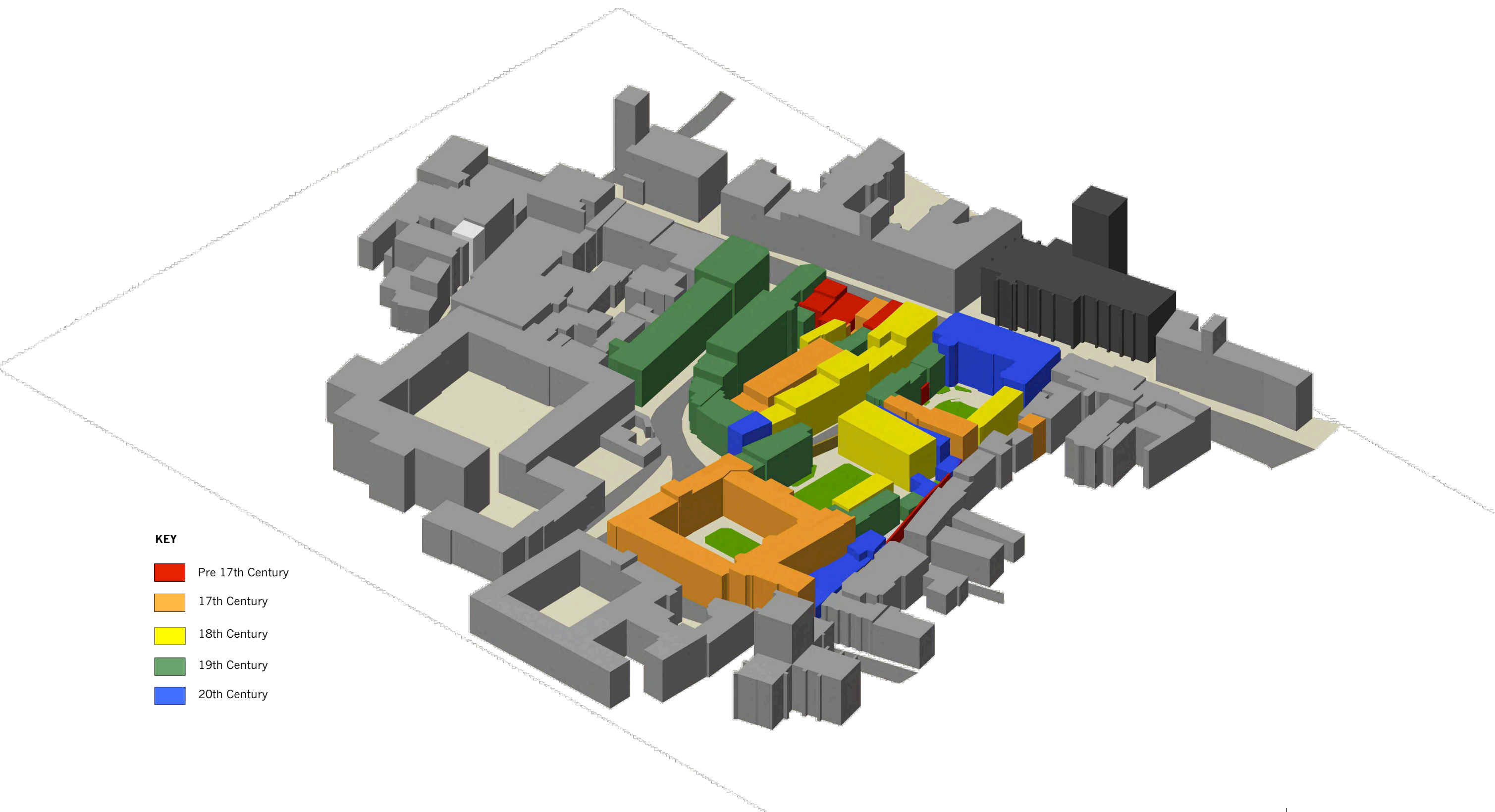
Rev B: 070809: 3 Magpie lane use added
Revisions

Master Plan for Oriel College, Oxford
EXISTING USES FOURTH FLOOR

| | |
|---------------------|-------------|
| Scale 1:500@A2 | 282.9/ 015B |
| Date AUGUST 2008 | |

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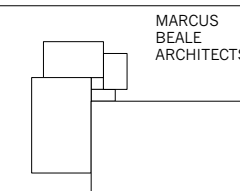
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KEY

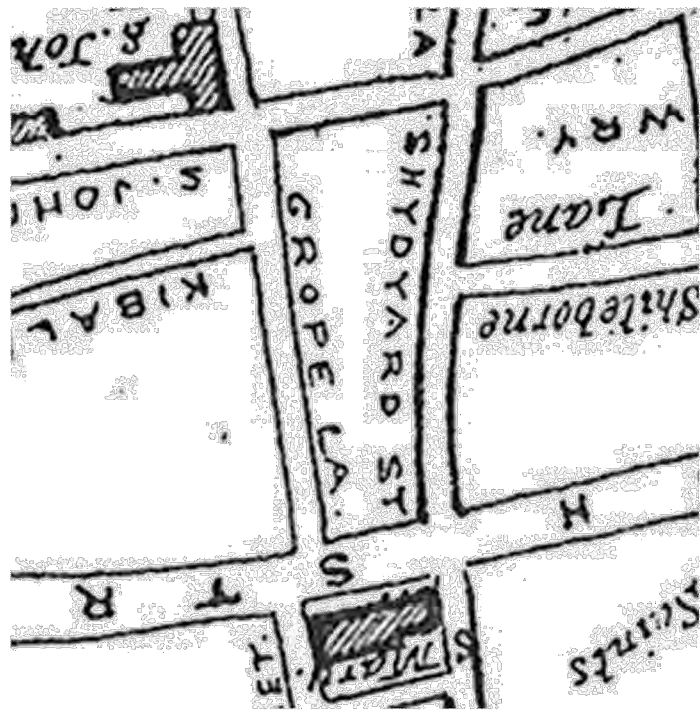
- Pre 17th Century
- 17th Century
- 18th Century
- 19th Century
- 20th Century

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| Revisions | |
| Master Plan for Oriel College, Oxford | |
| SITE MODEL EXISTING | |
| Scale | NTS |
| Date | 282.9/ 017 |
| AUGUST 2008 | |



1



2



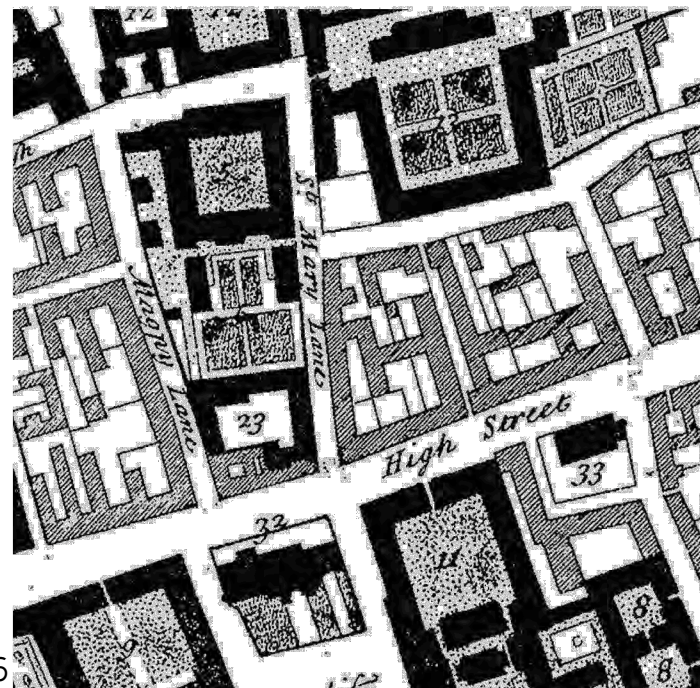
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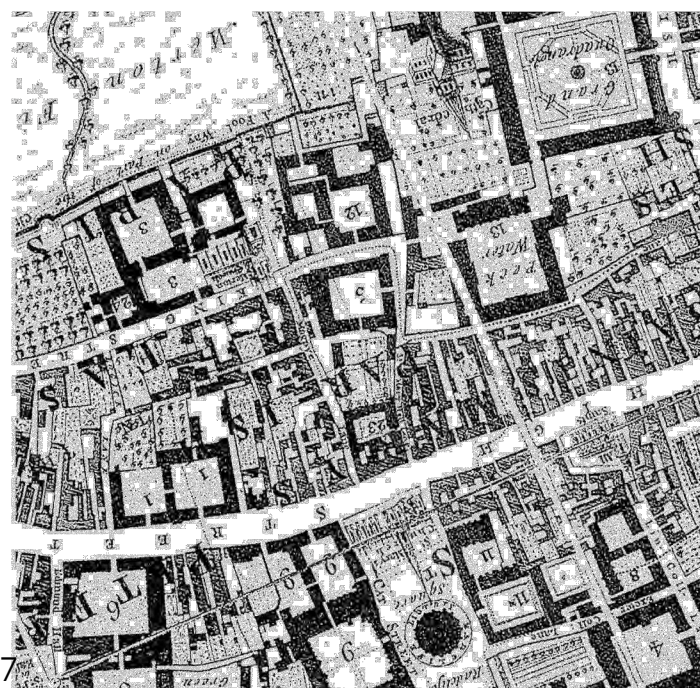
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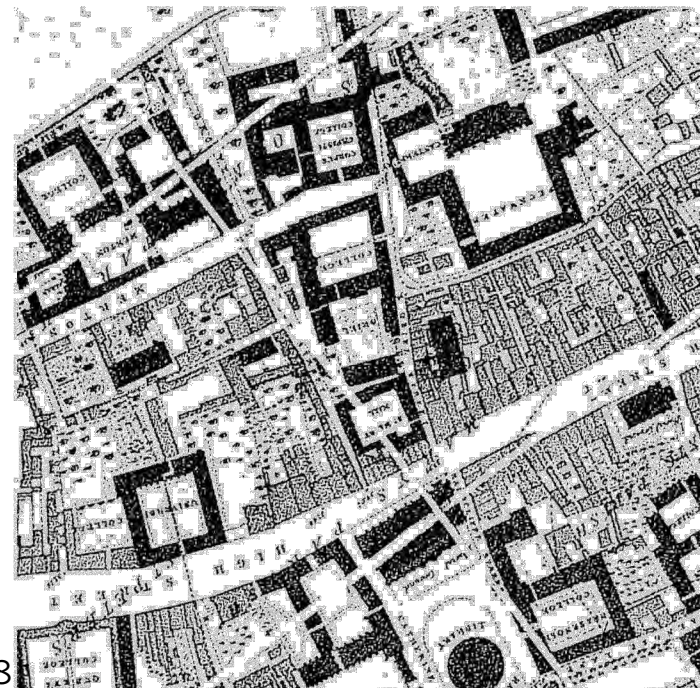
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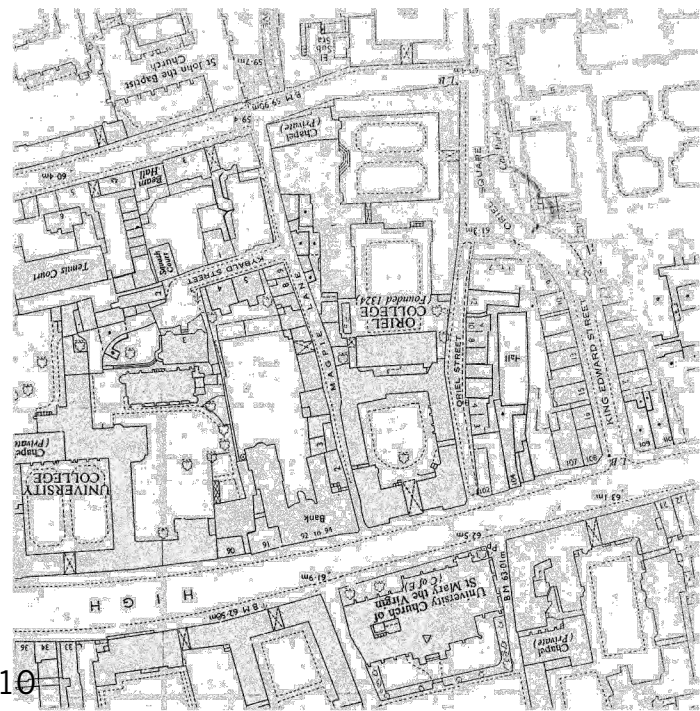
7



8



9



10

Historic Maps

1. 1550 - Wood A plan of early Oxford to accompany Antony Woods Antiquities of the city
Edit A. Clarke 1889
2. 1588 - Aga's map of Oxford
3. 1578 - Aga's map of Oxford
4. 1643 - Hollars map of Oxford
5. 1675 - Loggan's map of Oxford
6. 1733 - William Williams
7. 1789 - Faden
8. 1850 - Robert Syer Hoggar
9. 1876 - Ordnance survey
10. 1992 - Ordnance survey

| | | | |
|---|--|-------------------------------|---|
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|---|--|-------------------------------|---|

Architects: Brown Matthew Architects
Year: 2007/2008
3 floors

Larmer House
3 floors

Caretaker house

Caretakers house

James Mellon Hall
Architect: David Morley Architects
Year: 2000
4 floors

Covered bicycle shelter

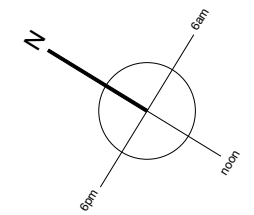
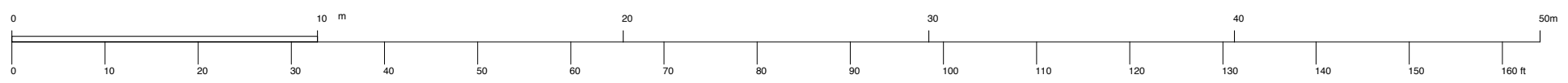
Squash Court

David Patterson House
2 Floors

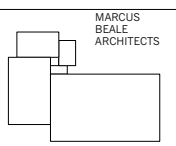
Goldie
3 floors

Emergency vehicle access and turning

Existing cycle storage

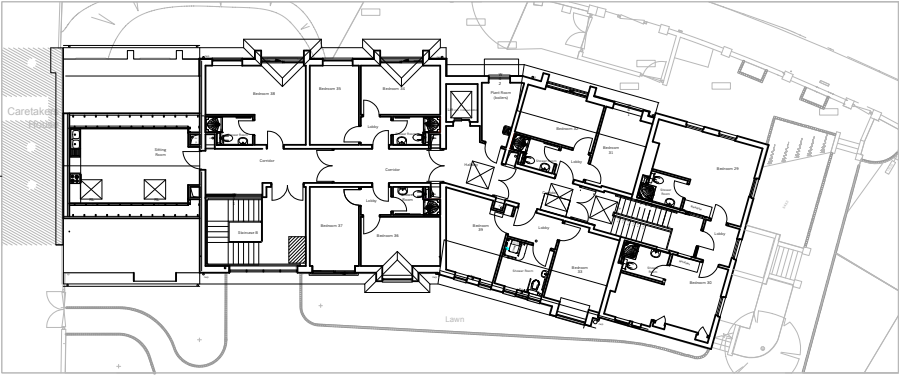


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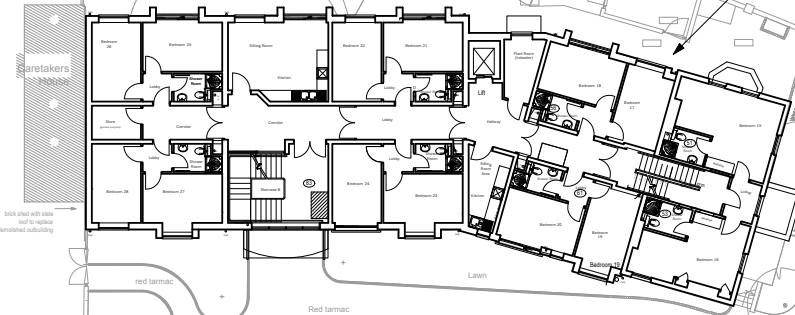
Rev B: Oct 09: floor plans added
Rev A: 07/08/09: Drawing number changed
Revisions

| | |
|---------------------------------------|-------------|
| Master Plan for Oriel College, Oxford | |
| RECTORY ROAD | |
| GROUND FLOOR PLAN | |
| Scale | 1:200@A1 |
| Date | JULY 2009 |
| | 282.9/ 019B |

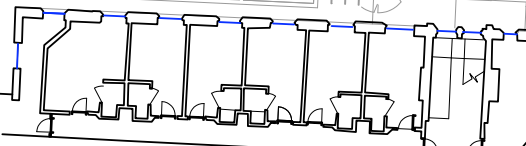
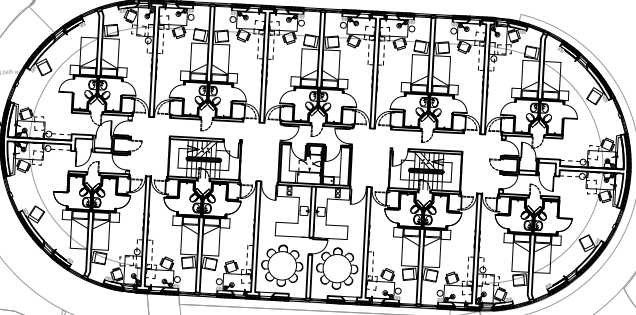


Second Floor Plan

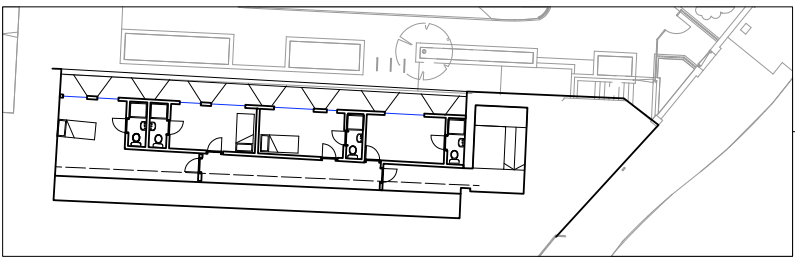
First, second, and third floor plan



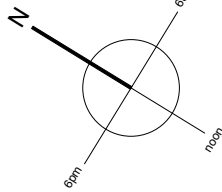
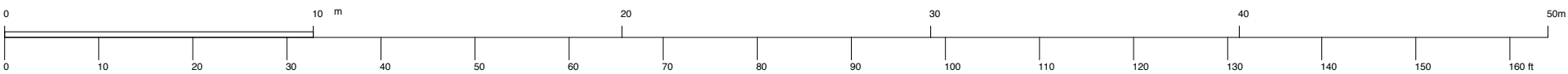
Emergency vehicle access and turning



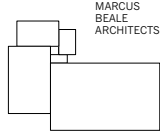
Note: Second floor layout as First floor



Third Floor Plan

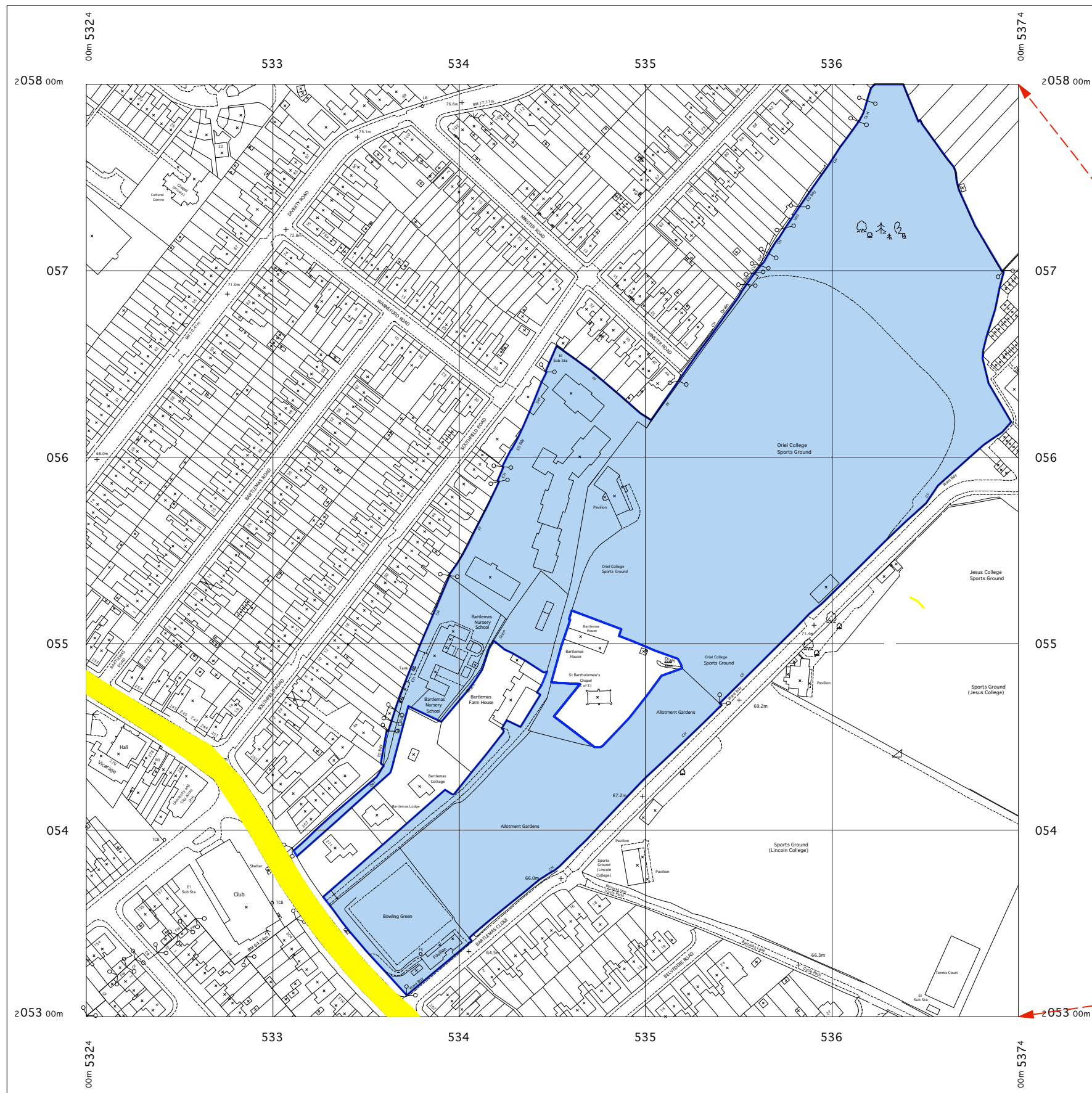


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| Revisions | |
| Master Plan for Oriel College, Oxford | |
| RECTORY ROAD | |
| FIRST FLOOR PLAN | |
| Scale | 282.9/ 020 |
| Date | JULY 2009 |

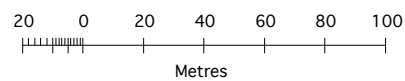


KEY

 Bartlemas Site



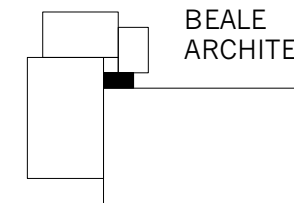
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Rev A: 07/08/09: drawing taken from 334.2 Loc

Master Plan for Oriel College, Oxford
SITE LOCATION PLAN

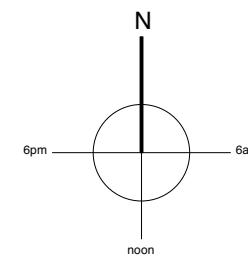
Scale
 1/2500@A3

Date
 JULY 2008

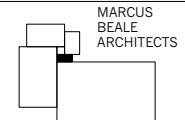
282.9/022A



ORIEL COLLEGE BOATHOUSE



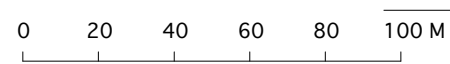
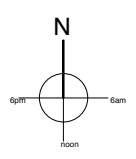
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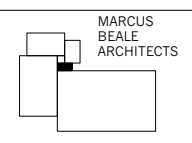
| | |
|---------------------------------------|------------|
| Revisions | |
| Master Plan for Oriel College, Oxford | |
| BOATHOUSE | |
| Scale | NTS |
| Date | 282.9/ 024 |
| AUGUST 2009 | |



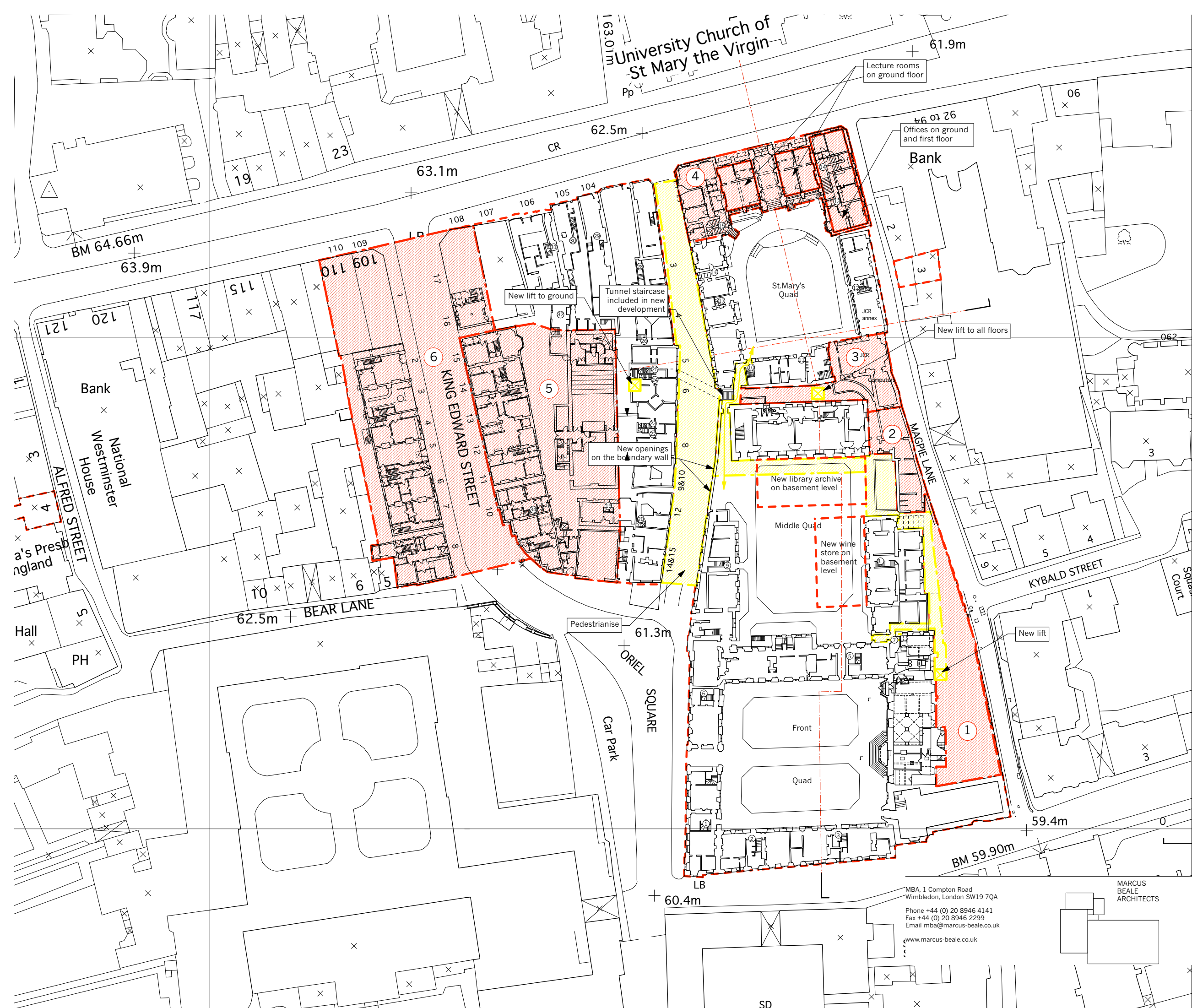
- LEGEND:**
- PRIVATE GARDENS
 - WOODLAND + HEDGES
 - SPORTS FIELDS
 - ALLOTMENT GARDENS
 - CHURCHYARD
 - NURSERY SCHOOL GARDEN
 - CAR PARKING/ ROADS
 - HISTORIC BUILDINGS
 - HISTORIC WALL RETAINED
 - DRAIN / WATER
 - 1 SPRING AS RECORDED ON 1919 MAP
 - TREES
 - CONSERVATION AREA BOUNDARY



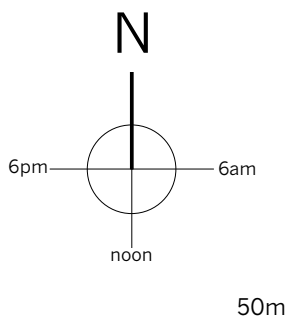
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| | |
|--|-------------|
| Revisions 07/08/09 A: Drawing taken from 334.2 Bartlemas | |
| Master Plan for Oriel College, Oxford | |
| BARTLEMAS EXISTING | |
| Scale: 1:1000 @ A1 | 282.9/ 023A |
| Date: 05/05/05 | |



- KEY**
- Possible development sites
 - Circulation to be improved

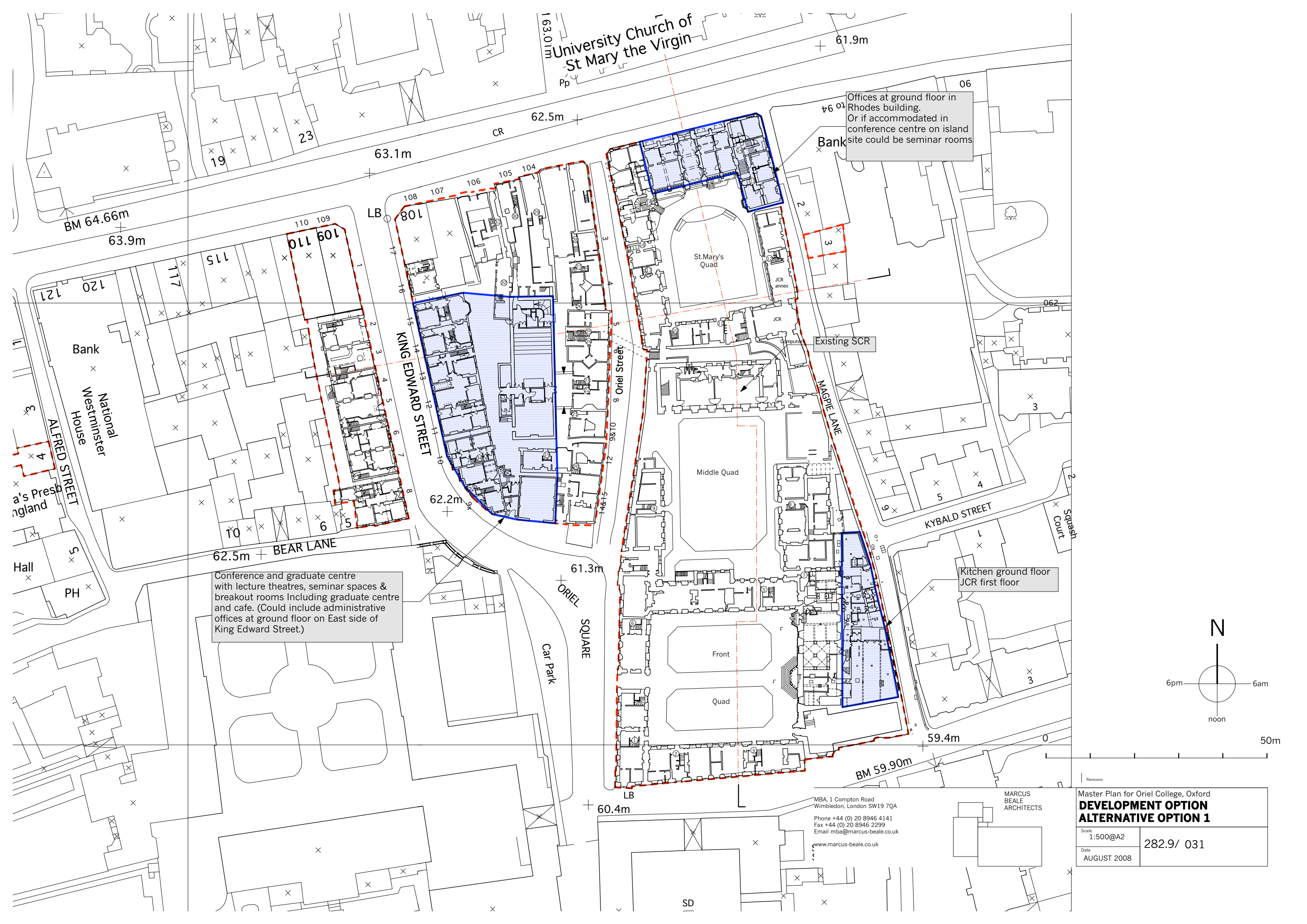


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Master Plan for Oriel College, Oxford
DEVELOPMENT OPTION OVERVIEW

| | |
|---------------------|------------|
| Scale 1:500@A2 | 282.9/ 030 |
| Date AUGUST 2008 | |

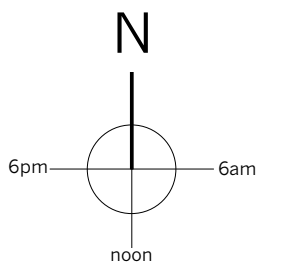


University Church of St Mary the Virgin

Offices at ground floor in Rhodes building. Or if accommodated in conference centre on island site could be seminar rooms

Conference and graduate centre with lecture theatres, seminar spaces & breakout rooms including graduate centre and cafe. (Could include administrative offices at ground floor on East side of King Edward Street.)

Kitchen ground floor JCR first floor

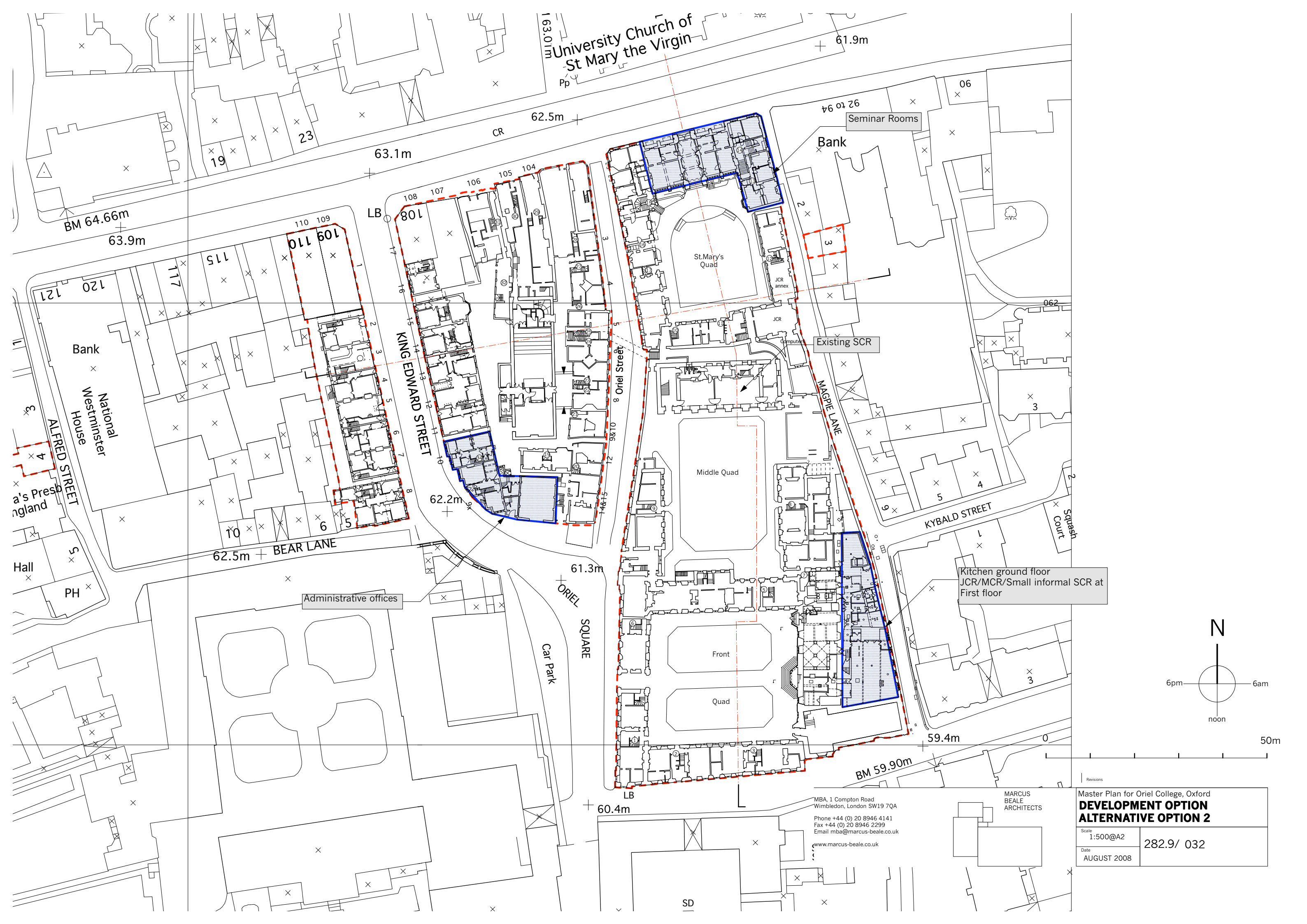


50m

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| DEVELOPMENT OPTION ALTERNATIVE OPTION 1 | |
| Scale 1:500@A2 | 282.9/ 031 |
| Date AUGUST 2008 | |



University Church of St Mary the Virgin

Seminar Rooms

Bank

St. Mary's Quad

Existing SCR

Middle Quad

Kitchen ground floor
JCR/MCR/Small informal SCR at
First floor

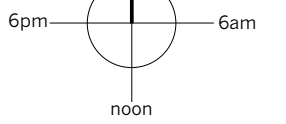
Administrative offices

ORIEL SQUARE
Car Park

Front

Quad

N



50m

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| DEVELOPMENT OPTION ALTERNATIVE OPTION 2 | |
| Scale 1:500@A2 | 282.9/ 032 |
| Date AUGUST 2008 | |

BM 64.66m
63.9m

63.1m

62.5m

61.9m

110 109
109 110

801

KING EDWARD STREET

62.2m

61.3m

62.5m BEAR LANE

60.4m

KYBALD STREET

59.4m

BM 59.90m

ALFRED STREET

Hall

PH

Bank

National
Westminster
House

a's Press
England

92 to 94

06

19

115

120

121

117

108

107

106

105

104

2

3

062

3

5

4

6

9

2

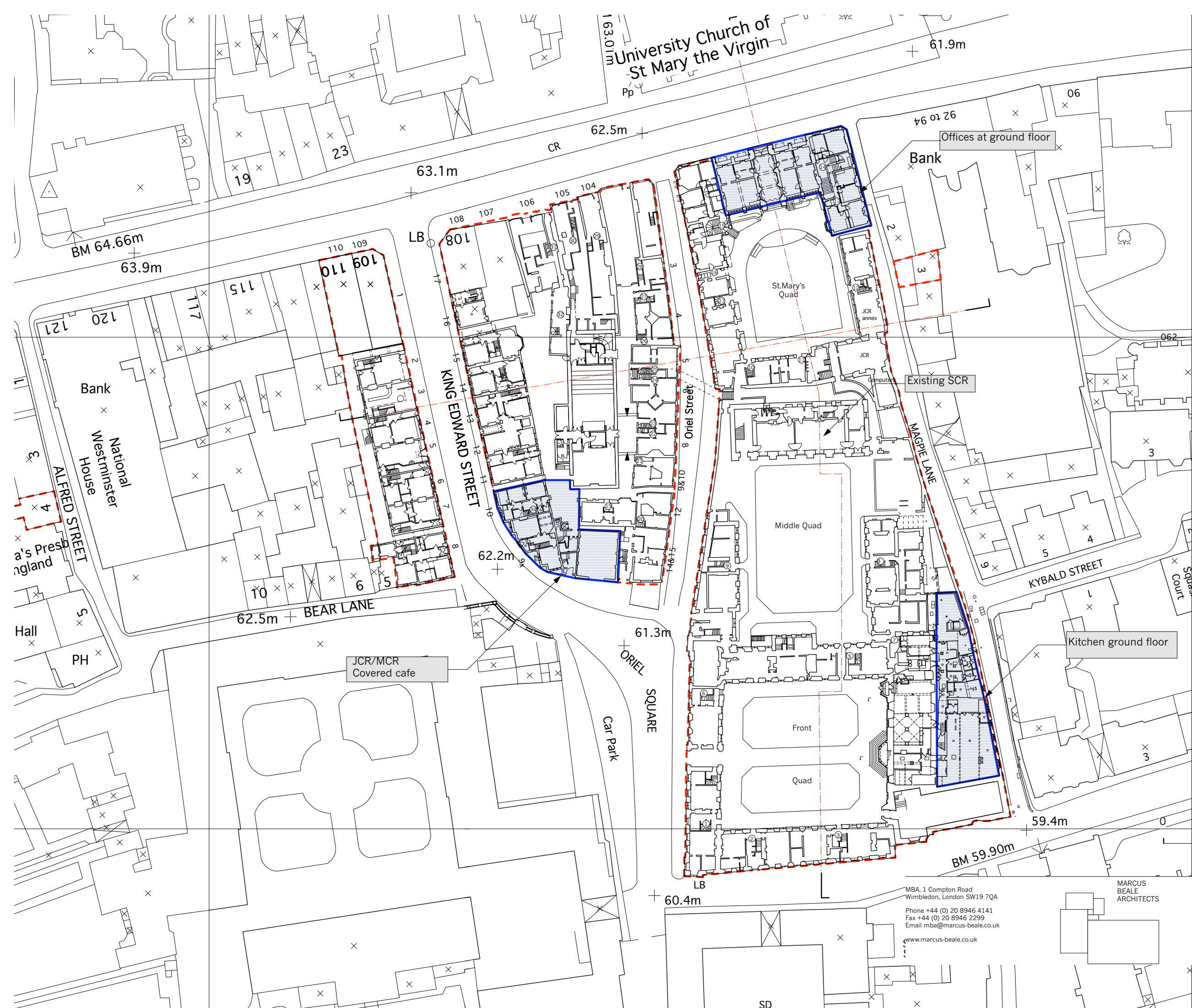
3

1

LB

SD

Squash
Court



University Church of St Mary the Virgin

Offices at ground floor

Bank

St. Mary's Quad

Existing SCR

Middle Quad

Kitchen ground floor

Front

Quad

BM 64.66m
63.9m

63.1m

62.5m

61.9m

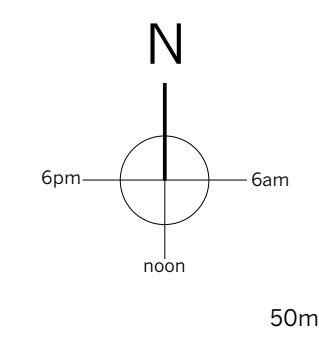
62.5m

61.3m

59.4m

60.4m

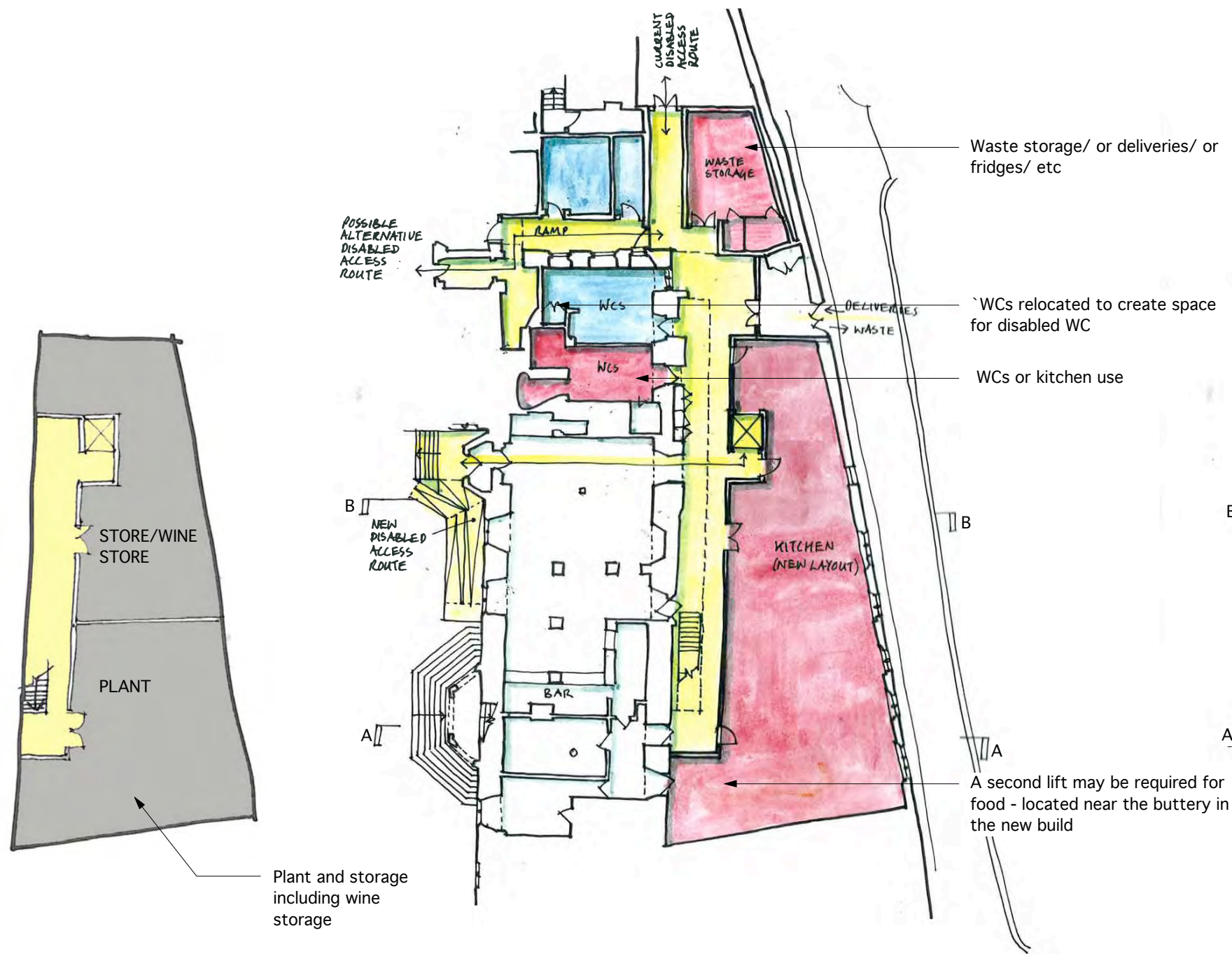
BM 59.90m



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| Master Plan for Oriel College, Oxford | |
| DEVELOPMENT OPTION ALTERNATIVE OPTION 3 | |
| Scale 1:500@A2 | 282.9/ 033 |
| Date AUGUST 2008 | |



NEW BASEMENT

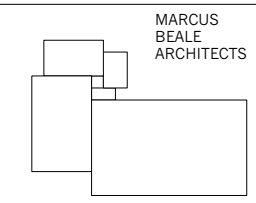
LOWER GROUND FLOOR

Three alternative wheelchair access routes shown.



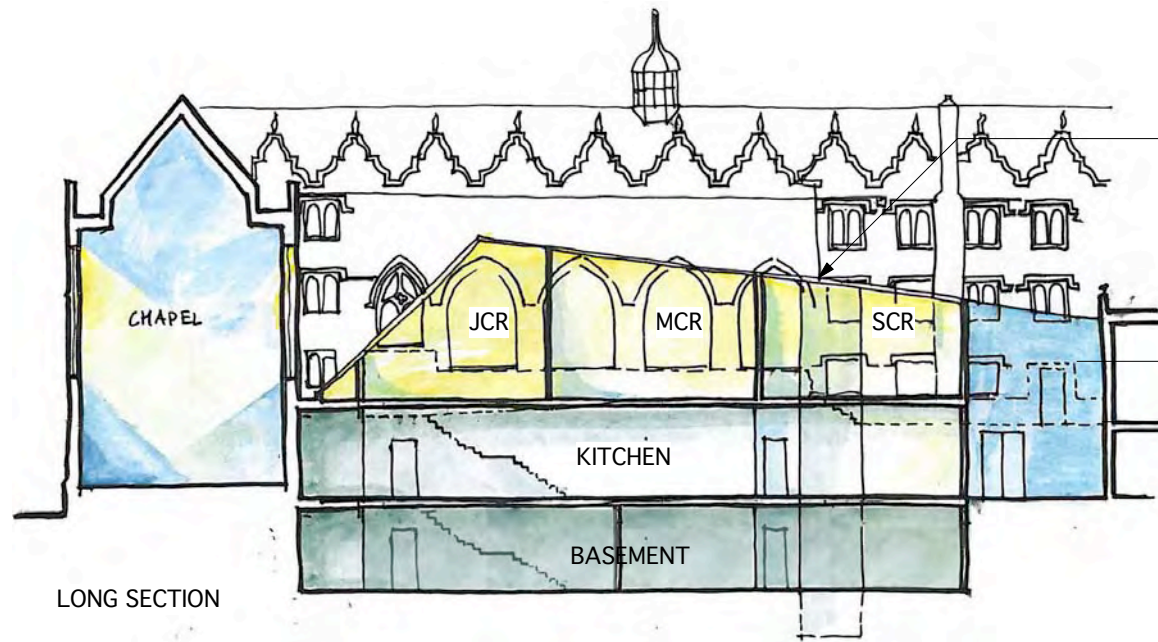
UPPER GROUND FLOOR

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Rev A: 16.9.09 Basement added
Revisions

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|---------------------------------------|--------------|
| Master Plan for Oriol College, Oxford | |
| PROPOSALS: KITCHEN ONE | |
| Scale 1:200 @ A2 | 282.9/ 035 A |
| Date DECEMBER 2008 | |

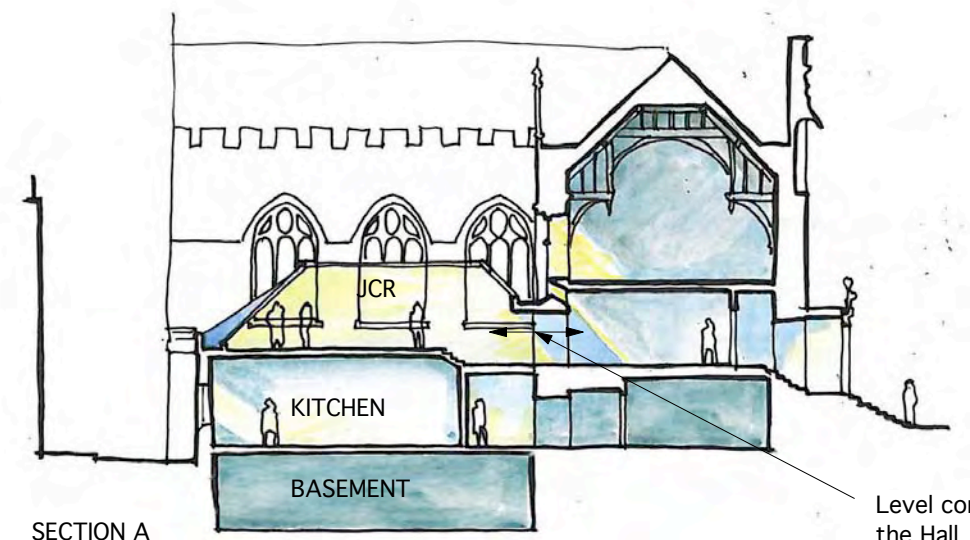


Line of ridge drops to reduce impact on rooms behind

Line of gutter against existing building to suit existing windows

Level of new circulation corridor

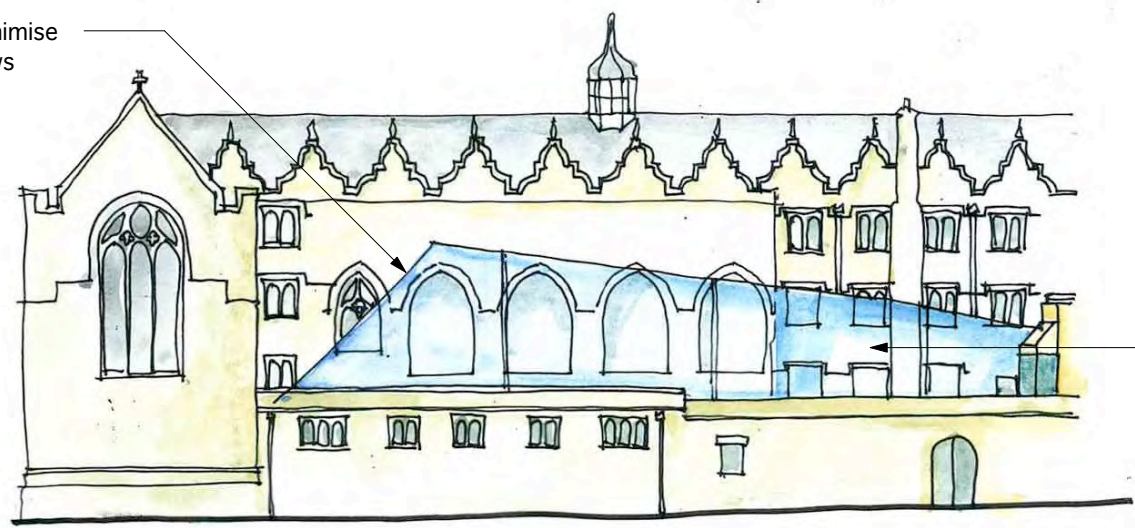
LONG SECTION



SECTION A

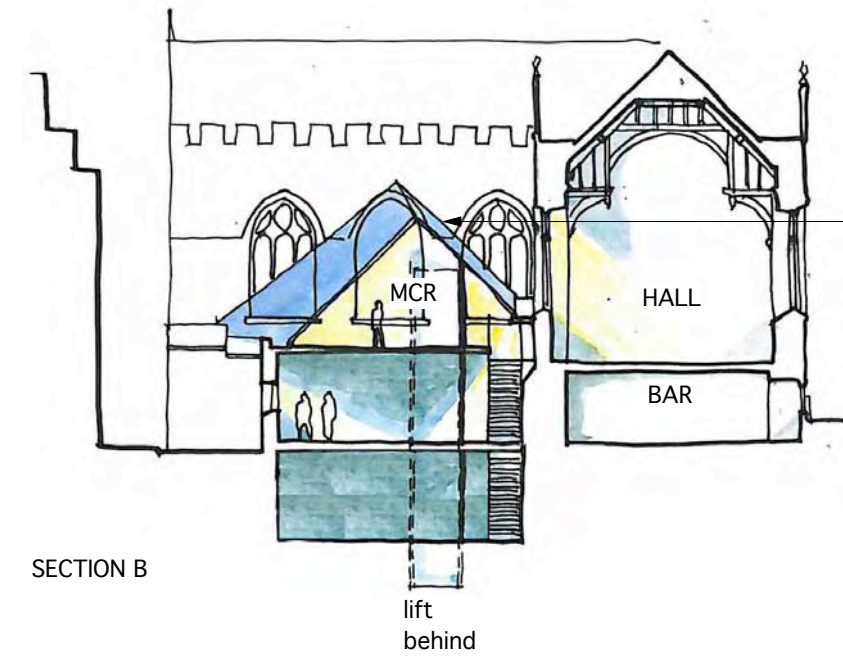
Level connection to the Hall

Hip at 45 degrees to minimise impact on chapel windows



EAST ELEVATION

Zone of possible development diagrammatically shown as a glazed 'Louvre pyramid'



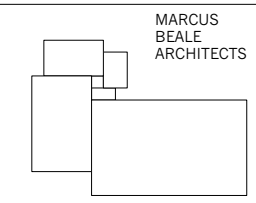
SECTION B

lift behind

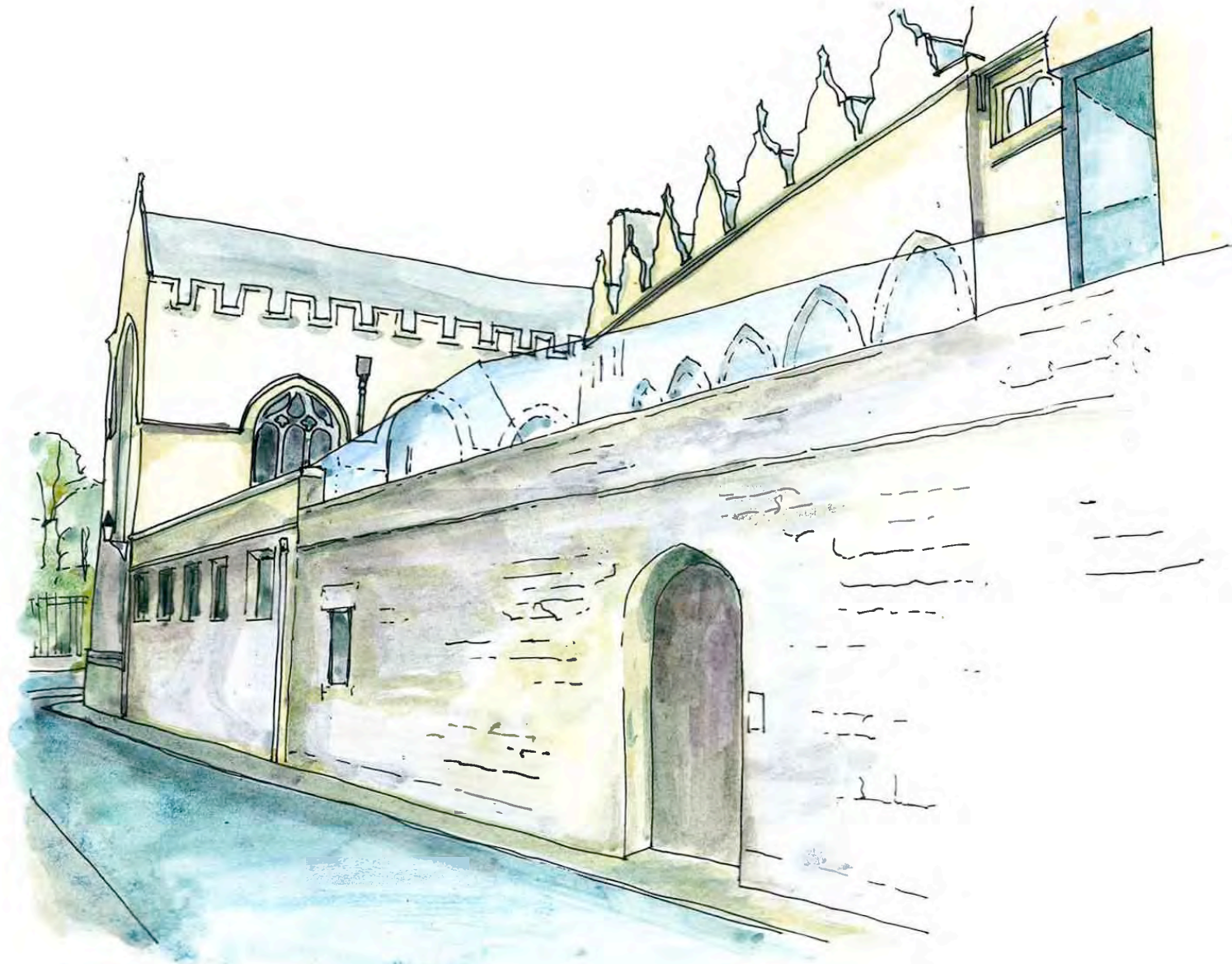
45 degree pitch to minimise impact on Hall windows

Rev A: 16.9.09 Basement added
Revisions

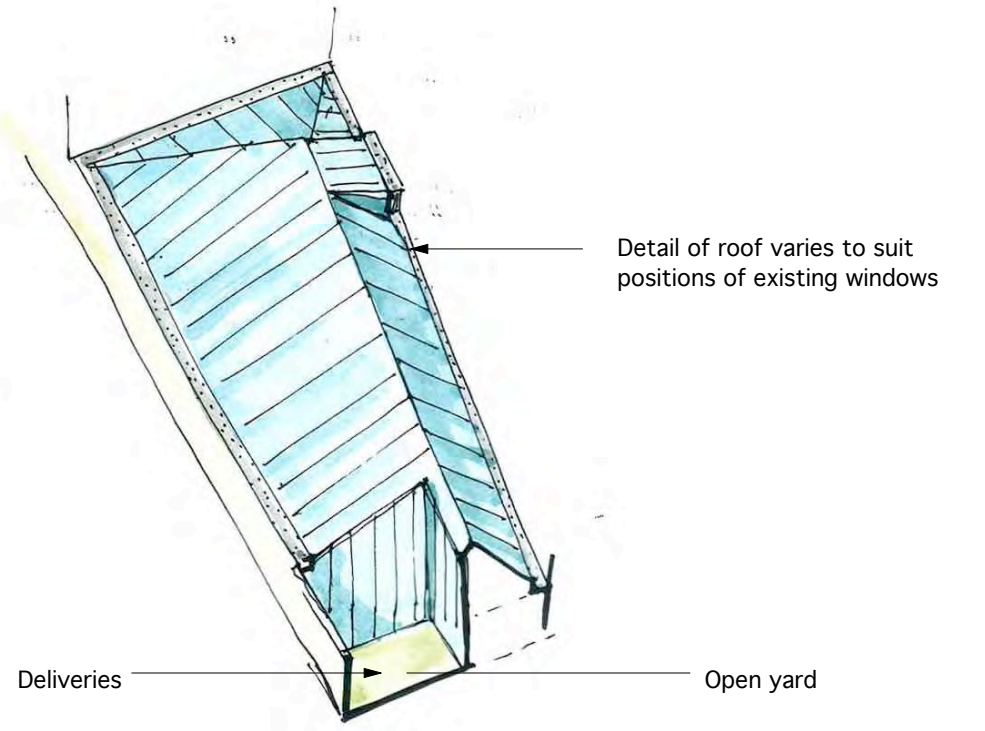
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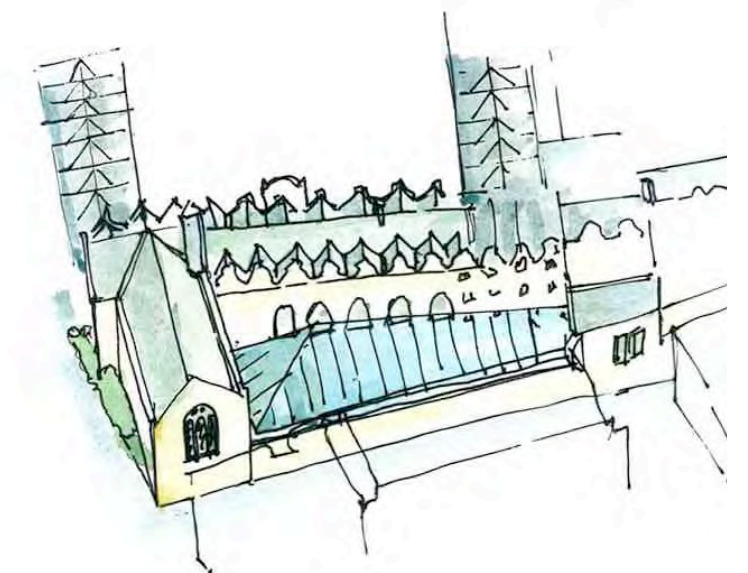
| | |
|---------------------------------------|-------------|
| Master Plan for Oriel College, Oxford | |
| PROPOSALS: KITCHEN TWO | |
| Scale 1:200 @ A2 | 282.9/036 A |
| Date DECEMBER 2008 | |



VIEW FROM MAGPIE LANE

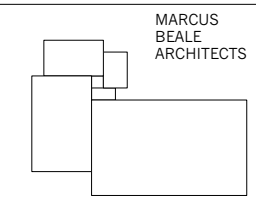


EARLY SKETCH DIAGRAM OF ROOF/FIRST FLOOR



AERIAL VIEW

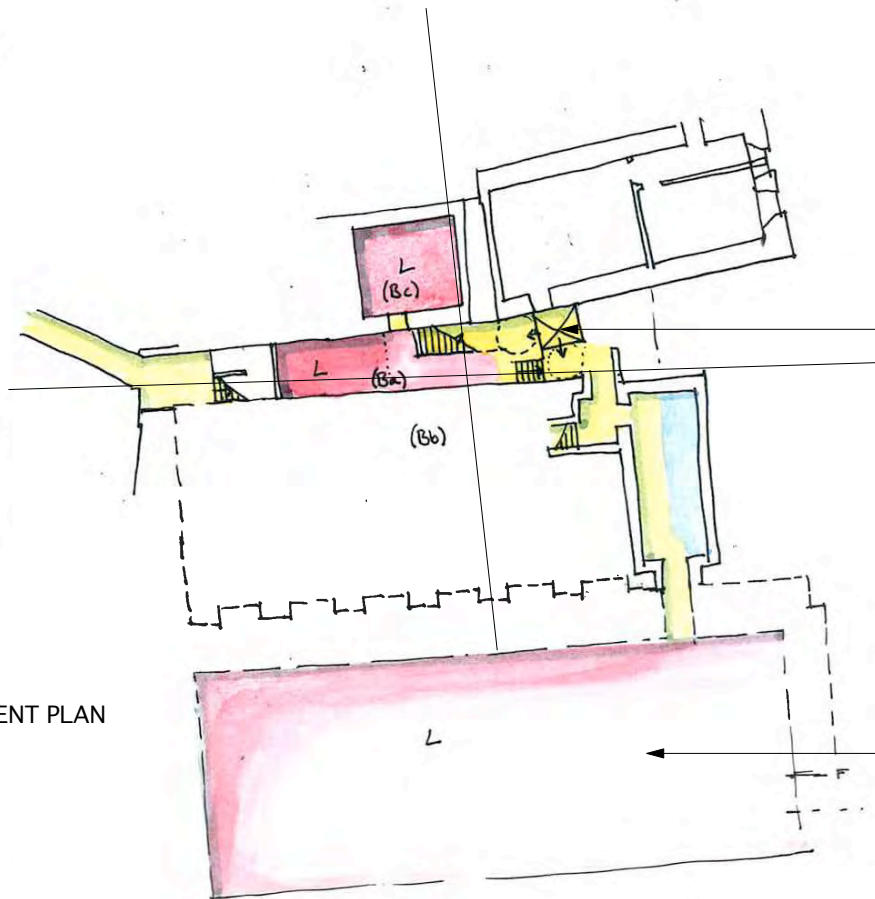
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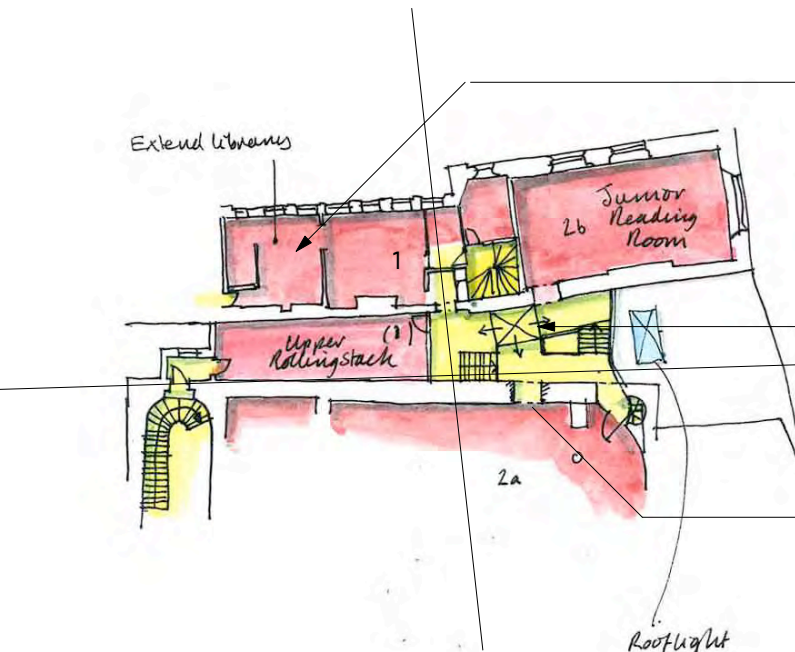
| | |
|---------------------------------------|-----------|
| Master Plan for Oriel College, Oxford | |
| PROPOSALS: KITCHEN THREE | |
| Scale 1:200 @ A2 | 282.9/037 |
| Date DECEMBER 2008 | |



BASEMENT PLAN

Lift gives access to the lower stacks (Ba) and the existing basement under part of the SCR (Bb)

Possible location of new basement in Back Quad for library and wine storage



FIRST/SECOND FLOOR PLAN

Consider extending library into this room.

Three door lift serves 3 floors: 1,2a and 2b.
Note: letters correspond to floor levels shown on the section.

New opening to achieve wheelchair access to the Senior Reading Room. To be discussed with the C.O.

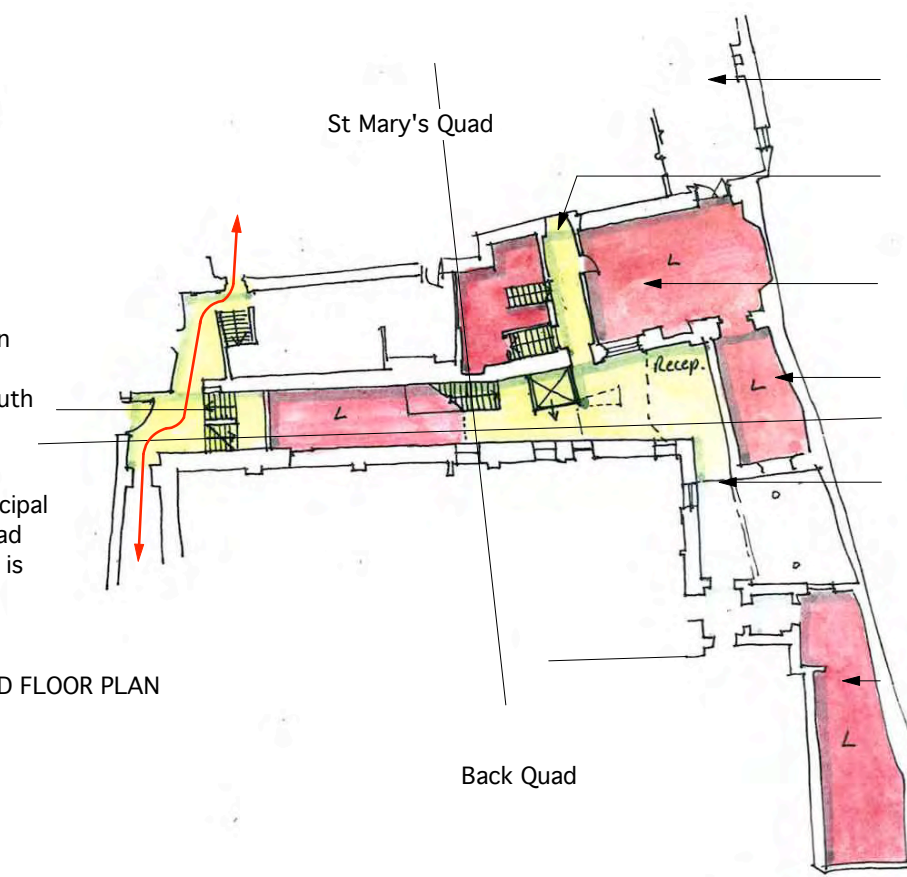
It is proposed to create a new circulation core in the building between the seventeenth and eighteenth century buildings currently housing the library facilities. The aim is to improve access and security, provide access for wheelchair users and to look at options to extend the library.

The introduction of the lift and circulation core does involve the loss of some existing library space. But several areas have been identified that could be colonised in their place.

Using the current JCR facilities is dependent on the JCR moving to new accommodation (see Kitchen Proposals).

These proposals do not involve any extensions beyond the existing envelope except for the possible basement.

New opening to achieve wheelchair access to the Gallery and Cedar room but may not be required. To be discussed with the C.O.



GROUND FLOOR PLAN

Relocate stairs to open up existing gate and improve the North/South circulation.

This becomes the principal route between Back Quad and St Mary's Quad. It is already level.

Seminar room or additional library space

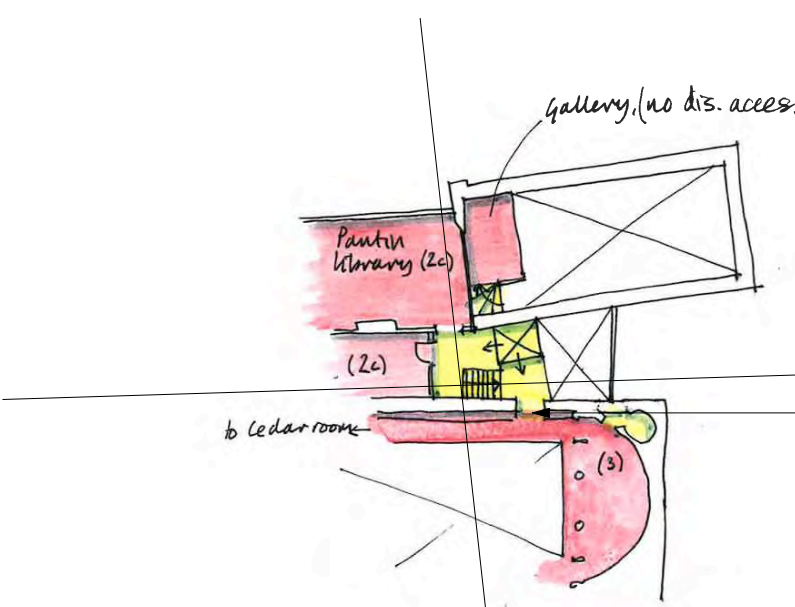
Consider adding doors to enclose this space as part of the library. Note steps

Former Hall (currently JCR). Area: 54m²

Currently JCR annex. Area: 23m²

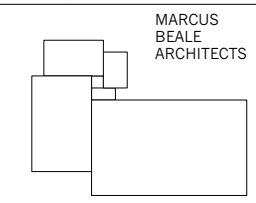
Consider adding door to enclose route as part of library. (level entrance)

Formerly SCR toilets. Separate access, suitable for archive storage. Area: 56m²

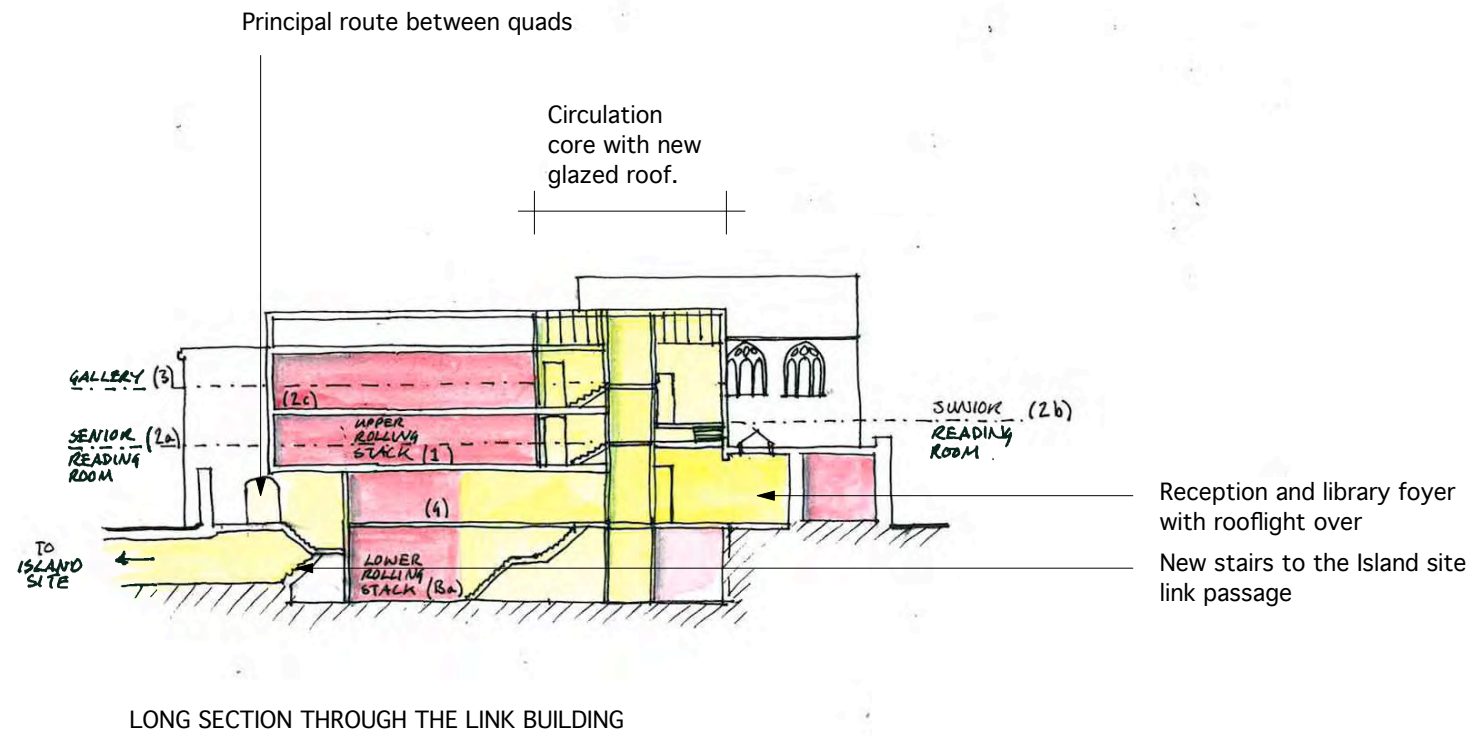


SECOND AND THIRD FLOOR PLAN

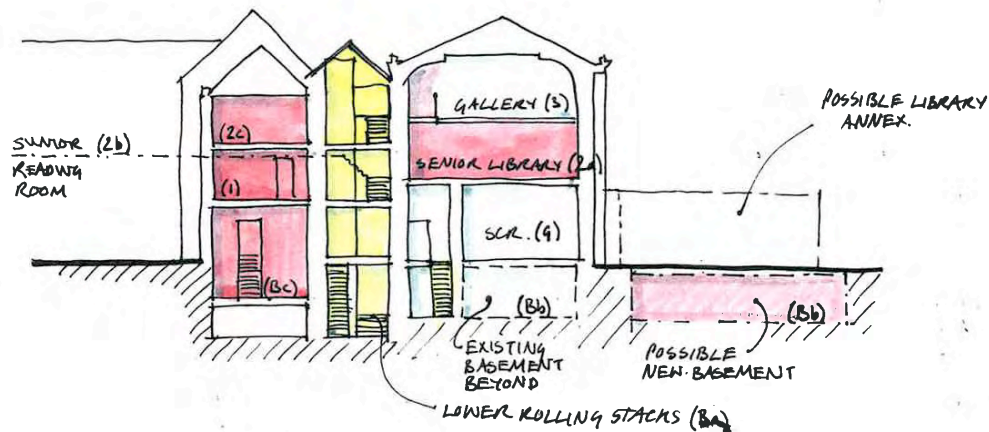
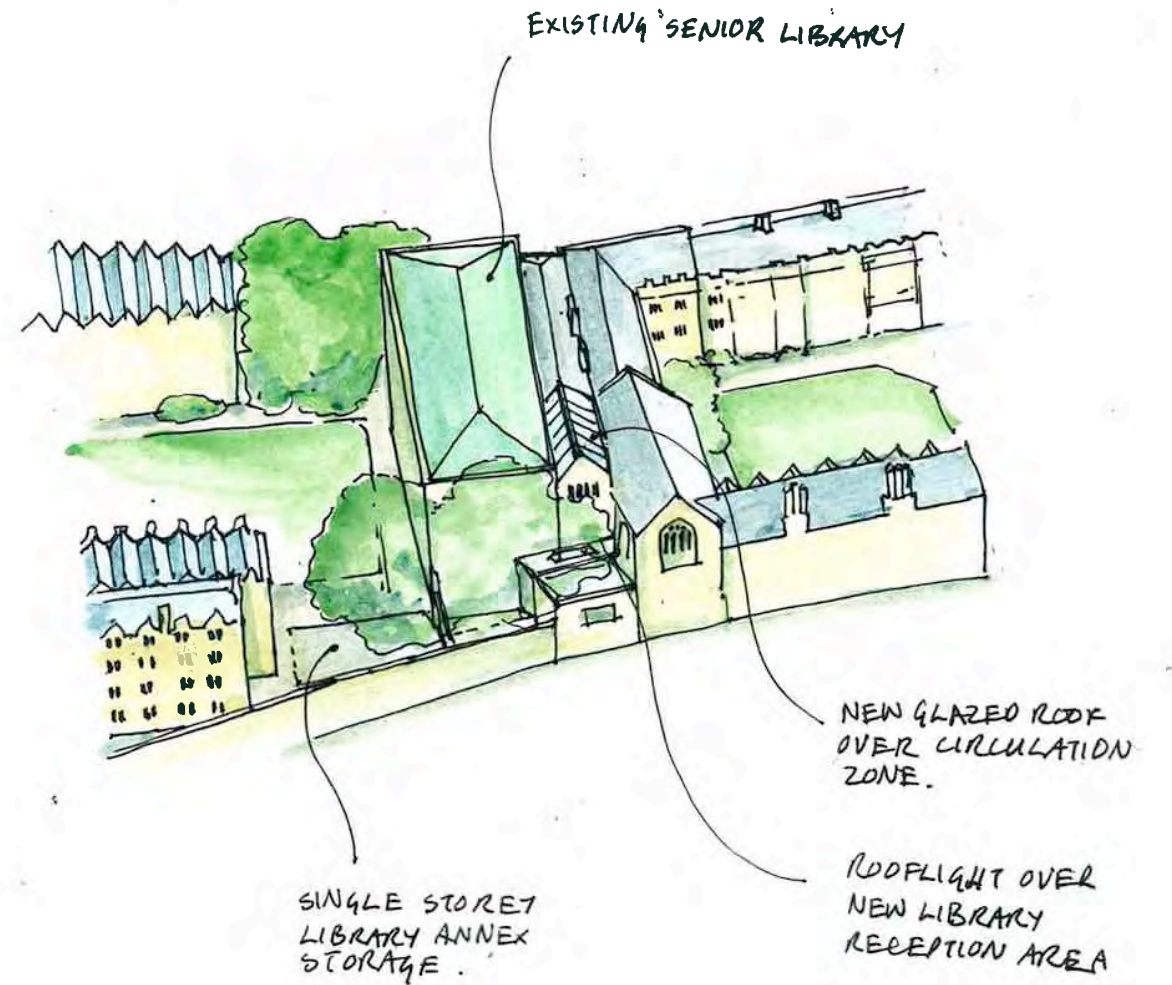
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| Revisions | |
| Master Plan for Oriol College, Oxford PROPOSALS: LIBRARY ONE | |
| Scale 1:200 @ A2 | 282.9/038 |
| Date DECEMBER 2008 | |



LONG SECTION THROUGH THE LINK BUILDING



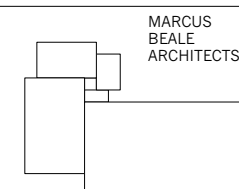
CROSS SECTION

The recent library paper produced by Oriel College suggests that 430 linear metres of shelving will be required in the next 10 years.

Based on shelving units 6 shelves high this represents 72m of shelf unit.

If the shelves are arranged for open access in alcoves (a medium to generous layout) then approximately 65m² additional will be required. Note that there are more efficient (and more generous) layouts.

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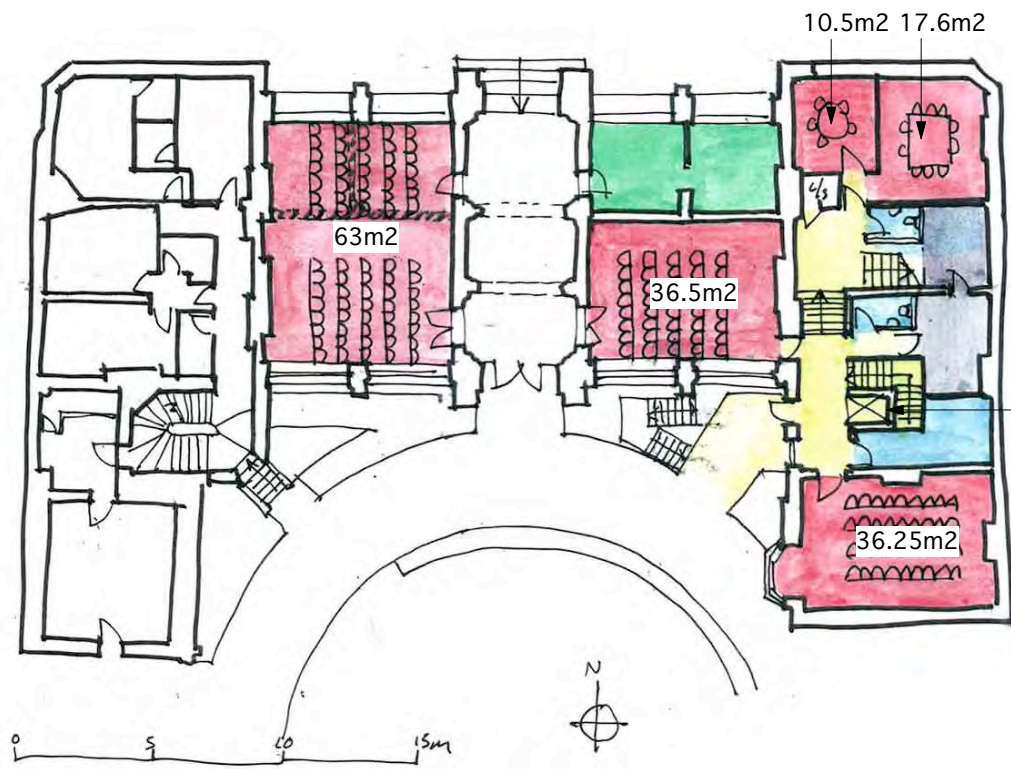


Revisions

Master Plan for Oriel College, Oxford
PROPOSALS: LIBRARY TWO

Scale
1:200 @ A2
Date
DECEMBER 2008

282.9/039



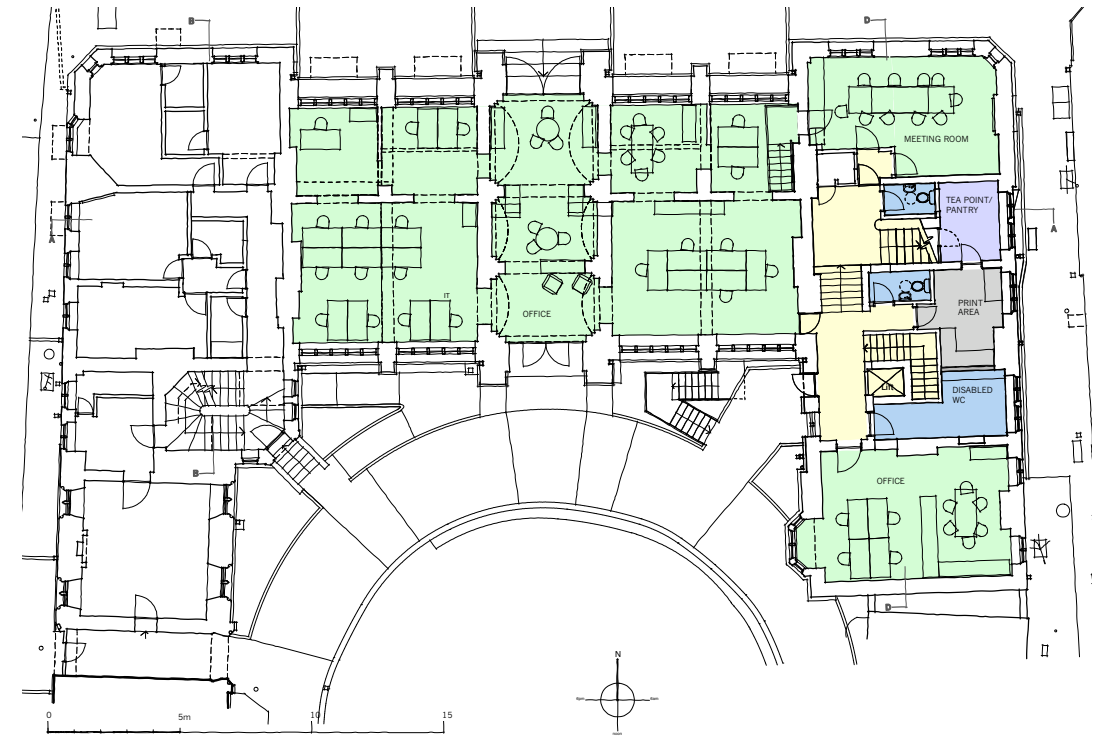
Lift to basement and further break out rooms

GROUND FLOOR - PROPOSED USE SEMINAR ROOMS

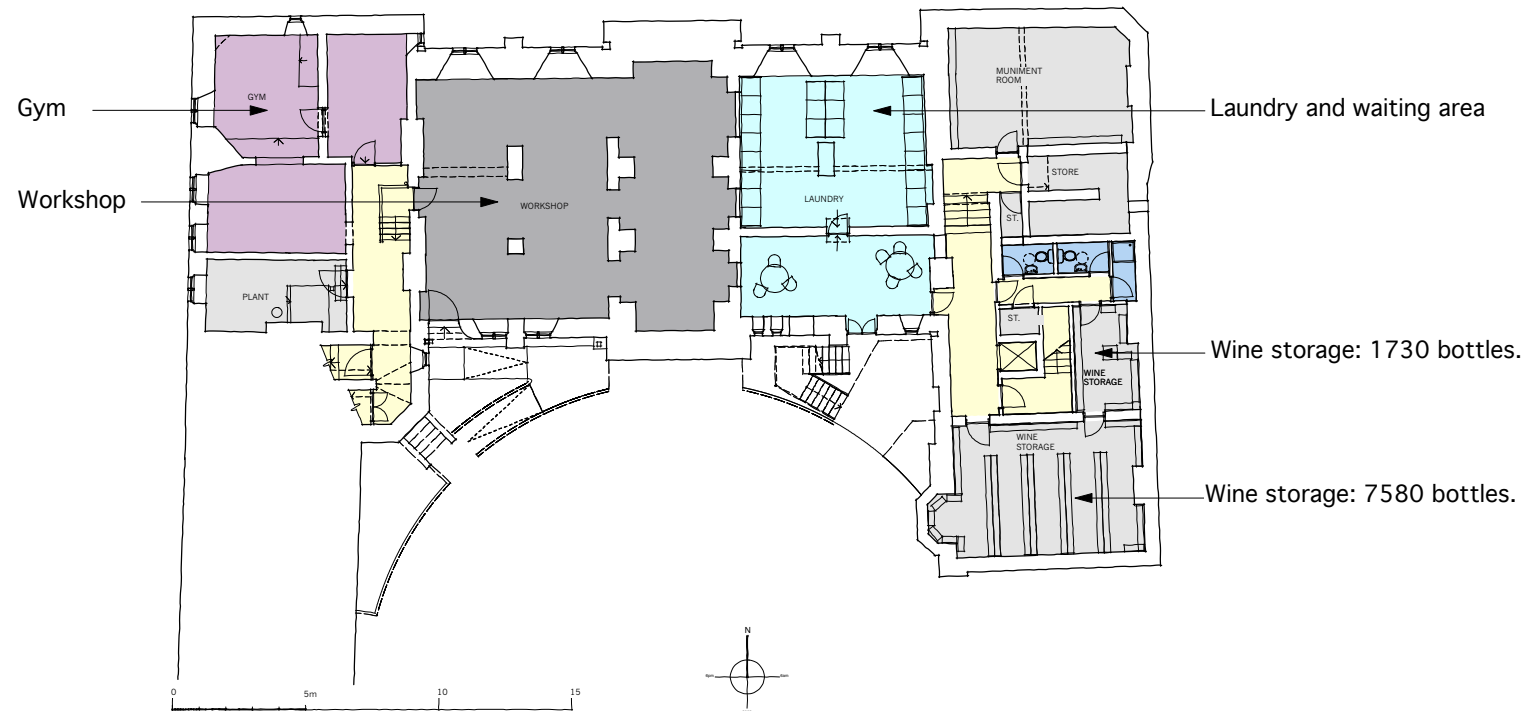
For comparison purposes: The Harris Manchester seminar room is 63.5m² this seats:

- 65 typical
- 80 maximum
- 46 classroom style
- 22 board room
- 26 u-shape.

The main conservation issue with this proposal will be the removal of existing walls. However it would be returning the building to its former use which is a Conservation gain.



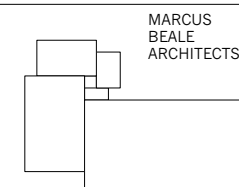
GROUND FLOOR - PROPOSED USE OFFICES



In the basement the main issue is the existing head height which is only 2.190m high. The floor could be lowered by approximately 200mm but beyond this it would get structurally more complicated and significantly more expensive. See Giffords report as part of the Rhodes Stage C report.

BASEMENT - PROPOSED

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Revisions

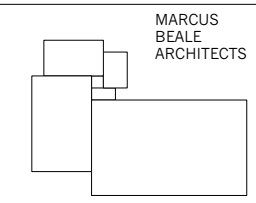
**Master Plan for Oriel College, Oxford
PROPOSALS: RHODES BUILDING**

Scale
1:200 @ A2
Date
DECEMBER 2008
282.9/040



- KEY**
- Accomodation
 - Seminar/conference
 - Catering, services, support
 - Offices
 - Circulation
 - Shops/office lets
 - Graduate Centre

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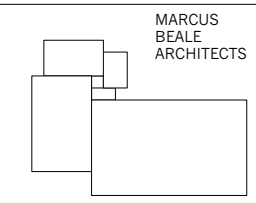
| | |
|---------------------------------------|-------------|
| Revisions | |
| Master Plan for Oriel College, Oxford | |
| PROPOSALS: ISLAND SITE | |
| OPTION 1 | |
| Scale | NTS |
| Date | AUGUST 2009 |
| 282.9/ 041 | |



- KEY**
- Accomodation
 - Seminar/conference
 - Catering, services, support
 - Offices
 - Circulation
 - Shops/office lets
 - Graduate Centre

Rev A: 16.9.09 Basement shown
Revisions

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| Master Plan for Oriel College, Oxford | |
| PROPOSALS: ISLAND SITE OPTION 2 | |
| Scale NTS | 282.9/042 A |
| Date AUGUST 2009 | |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Foyer, wc, control room, storage

Multi-purpose triple volume space

See Sheet 2 - seminar rooms or offices

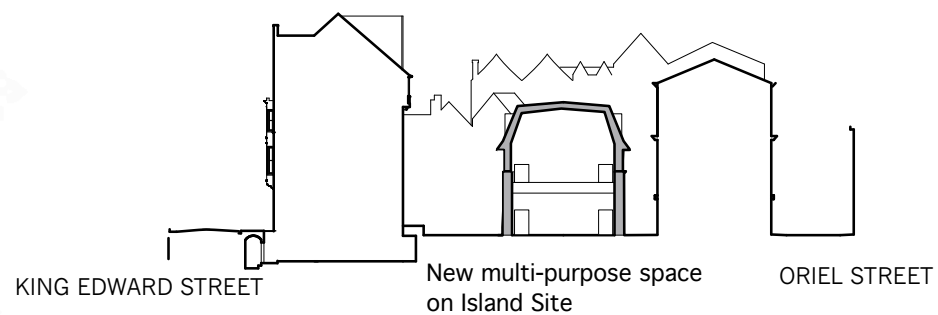
Coffee bar/ breakout space

Viewing gallery over

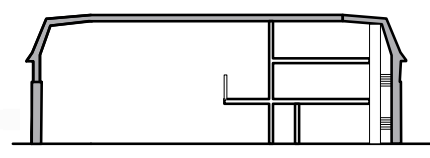
Lighting store, dressing rooms, wc, rehearsal space

KEY

- Accomodation
- Seminar/conference
- Catering, services, support
- Offices
- Circulation
- Shops/office lets
- Graduate centre

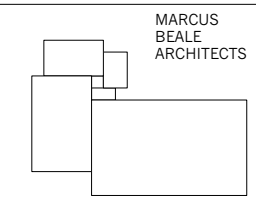


SECTION AA



SECTION BB

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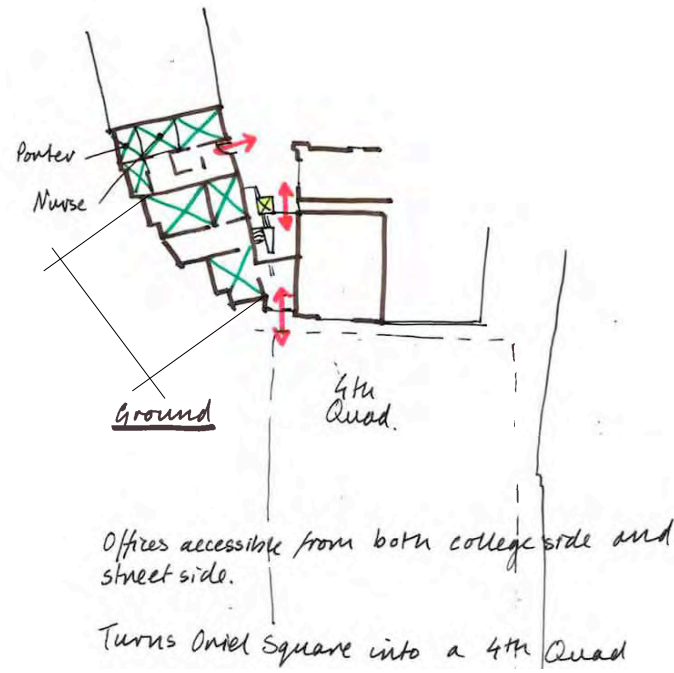


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Rev A: 16.9.09 Drawing No. changed
Revisions

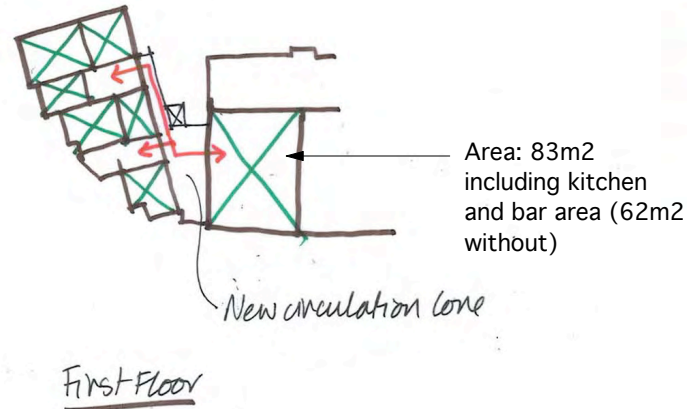
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|---------------------------------------|-------------|
| Master Plan for Oriel College, Oxford | |
| PROPOSALS: ISLAND SITE | |
| OPTION 3 Sheet 1 | |
| Scale NTS | 282.9/043 A |
| Date SEPTEMBER 2009 | |

OFFICE OPTION

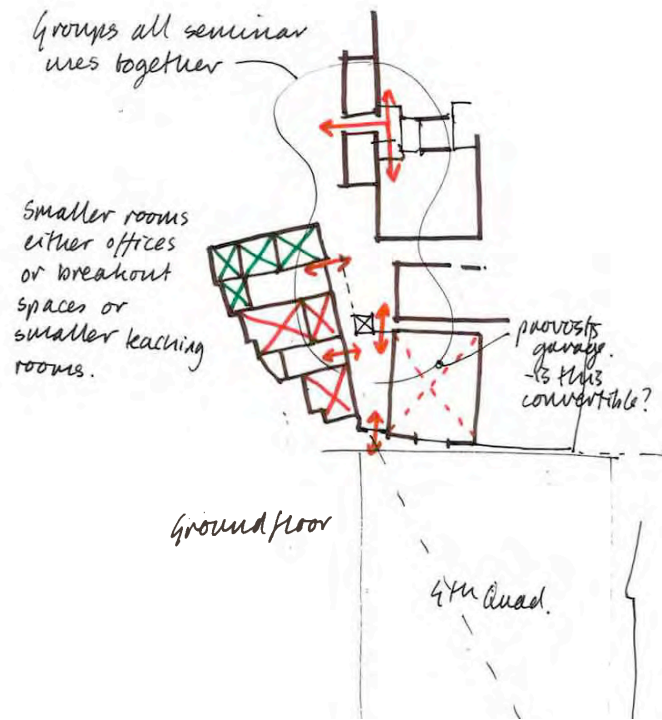


If the Rhodes building became a seminar centre the offices could be located all together at the southern end of the Island site.

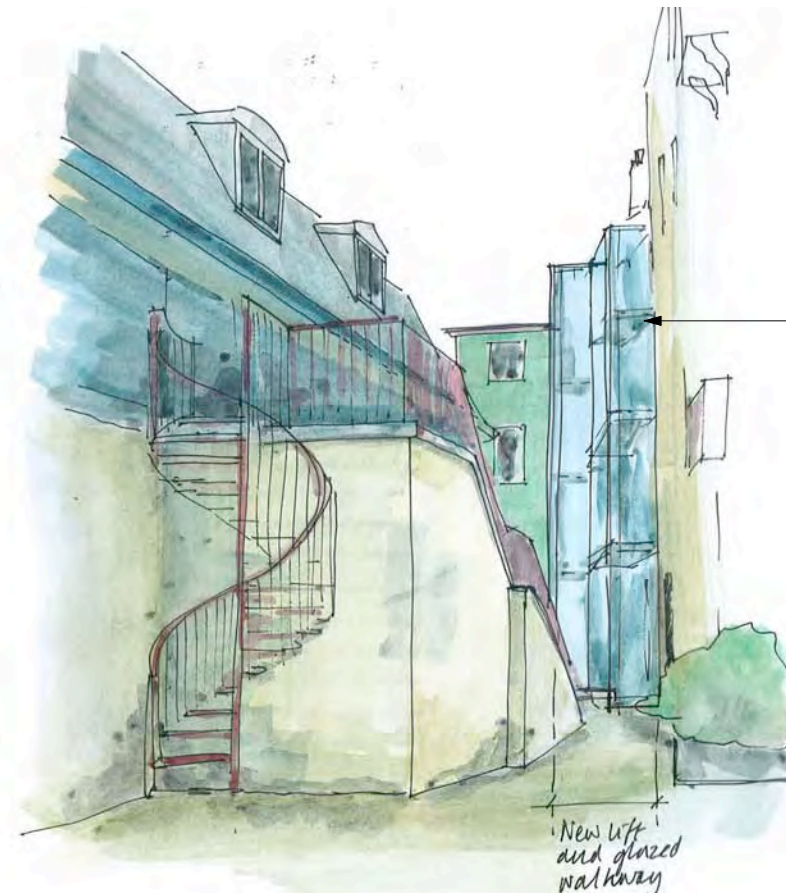
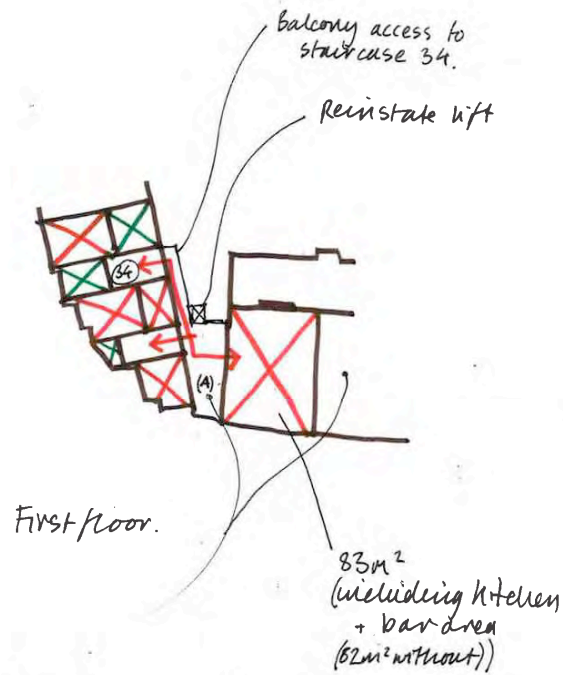
No9 lease expires soonest of the King Edward Street properties and No10 is already in College use.



SEMINAR OPTION

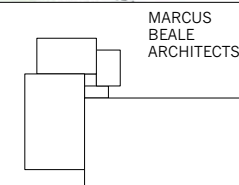


Alternatively if the Rhodes building housed the offices this site could become a seminar centre.



The staircase in this area (A) currently serves the flat on the third floor - could alternative access be achieved from the stair to the east of the flat?

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Rev A: 16.9.09 Drawing No. changed
Revisions

Master Plan for Oriel College, Oxford
PROPOSALS: ISLAND SITE
OPTION 3 Sheet 2

Scale
1:200 @ A2
Date
DECEMBER 2008
282.9/044 A

Schedule of Proposed Alterations

Site wide:

- S.01 Woodland management plan for Southfield Wood
- S.02 Marginal planting of playing fields
- S.03 Improve hedgerows by removing inappropriate species and gapping up with native species
- S.04 Allotments rationalised and framework of orchard trees
- S.05 Reduce the height of hedgerows to allow views through.
- S.06 Openings through hedges to the East of the site to open views towards historic core buildings.
- S.07 Repair remaining historic walls.
- S.08 Reinststate historic drove road.
- S.09 Reinststate historic fishpond.
- S.10 New pedestrian routes through the woodland.

Site A: Bowling green site

- A.01 New trees along Cowley Road
- A.02 Public space on Cowley Road
- A.03 New building screens modern development from Bartlemas, whilst allowing views to Bartlemas
- A.04 Screening planting
- A.05 Acoustic measures through level changes

Site B: Nursery school site

- B.01 New building in the place of vacant Nursery School.
- B.02 New footpath connects the Nursery School site to the playing fields

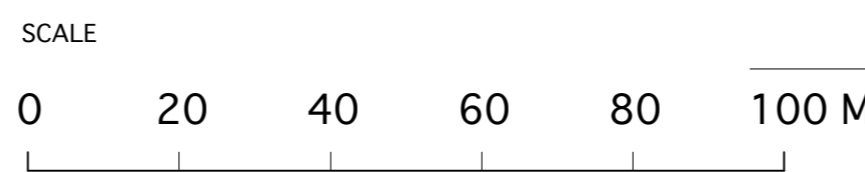
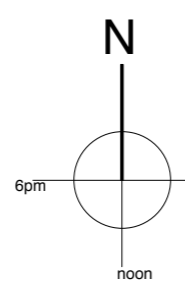
Site C: Pavilion site

- C.01 Rebuild/renew existing pavilion.
- C.02 Screening building.

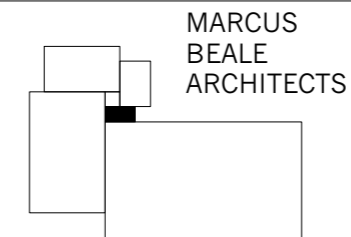


LEGEND:

- PRIVATE GARDENS
- WOODLAND + HEDGES
- SPORTS FIELD/ GRASSED OPEN AREA
- ALLOTMENT GARDENS
- CHURCHYARD
- NURSERY SCHOOL GARDEN
- CAR PARKING/ ROADS
- HISTORIC BUILDINGS
- HISTORIC WALL RETAINED
- DRAIN / WATER
- 1 SPRING AS RECORDED ON 1919 MAP
- TREES
- NEW BUILDING AREA
- SCREEN OF TREES
- NEW PEDESTRIAN ROUTES
- CONSERVATION AREA BOUNDARY



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| 07/08/09 B: Drawing No. amended | |
| Revisions 07/08/09 A: Drawing taken from 334.2 Bartlemas | |
| Master Plan for Oriol College, Oxford | |
| BARTLEMAS PROPOSED | |
| Scale 1:1000 @ A1 | 282.9/ 045 B |
| Date 05/05/05 | |