

EXETER COLLEGE OXFORD

A New Quad at Walton Street
Transport Statement

March 2013

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Transport Statement

521-01 Exeter College Oxford Walton Street Quadrangle

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Date:	130313	130322	130325	
Revision:	P03	P04	P05	
Reason for issue:	Planning	Planning	Planning	

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1 Introduction

1.1 Background

Exeter College Oxford has recently purchased a site in order to create a new college campus as an addition to the original Exeter College Campus. The campus is located on the junction of Worcester Place and Walton Street in Oxford City Centre, and is referred to in this report as the Walton Street Quadrangle site.

Stockley were appointed in January 2012 by Exeter College Oxford to provide structural, civil and transport engineering services for the redevelopment of the Walton Street Quadrangle site.

Oxford County Council require a Transport Statement to be submitted with the planning application. Refer to OCC response dated 14th September 2012 to the Scoping Note prepared by Stockley dated 29th May 2012 which are included in Appendix B. This document summarises the existing local transport provision along with the existing and planned developments to assess the impacts of the proposals.

1.2 The site

The site is located at the junction of Walton Street and Worcester Place in Oxford, on the northern edge of the city centre and is approximately 10 minutes walk from Oxford Train Station, (see Figure 1 - Location Aerial View, below).

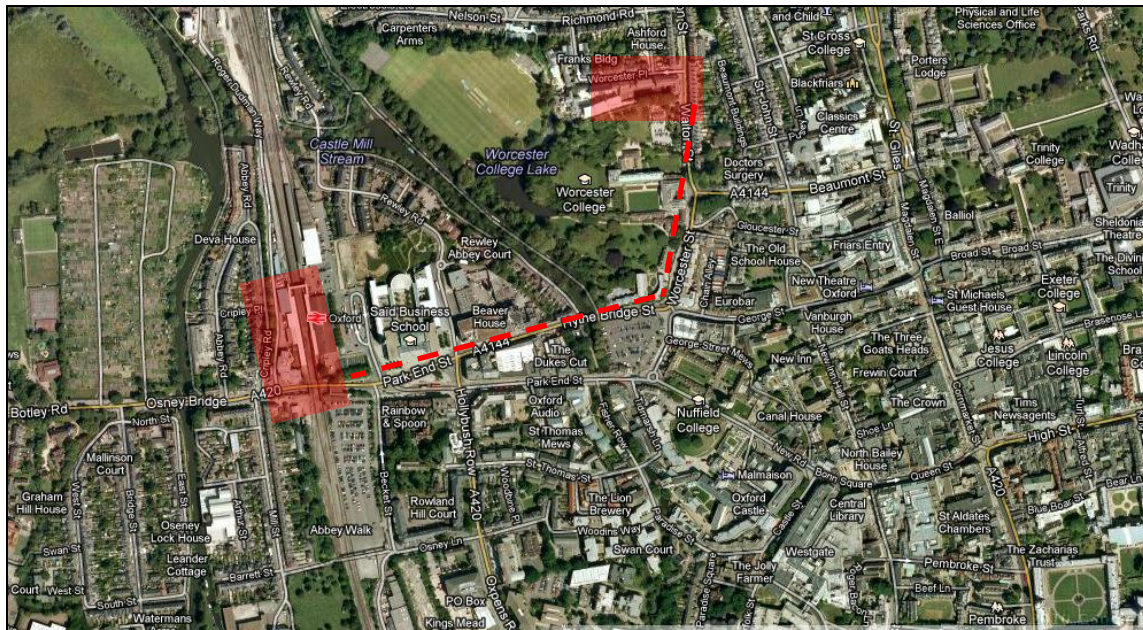


Figure 1 - Location Aerial View

2 Local Transport Network (Existing)

2.1 Highway Network

Walton Street, which is a distributor road, is located to the east of the site and runs in a north-south direction. Walton Street is predominantly a residential street with occasional small-scale commercial premises. As well as Ruskin College, Worcester College Campus is also located on Walton Street, directly south of, and adjoining the Ruskin College campus.

The site is bounded on its northern edge by Worcester Place, which is a residential scale road and is home to residential properties along its entire length with the exception of the Ruskin college campus. Worcester Place also has residential parking on both sides of the road and is a one way street in the westerly direction away from Walton Street.

Walton Street and Worcester Place are both adopted highways.

Ruskin Lane is to the south of the site; this is a gated private lane within the grounds of Worcester College and not suitable for vehicular traffic.

To the west, the site is bounded by Worcester College properties providing residential accommodation for Worcester College.

2.2 Public Transport

The site is serviced by two bus services, the 17 and 17A, which stop on Walton Street outside the main entrance to the building. These services connect the campus to the city centre and also to the rail station. The service is infrequent with one bus an hour during peak and off peak times.

Oxford City Centre's main bus station, Gloucester Green Bus Station, is located south east of the campus and is a five minute walk from it. This provides connections to most of the major towns and cities in the surrounding areas.

Oxford Rail Station is a ten minute walk from the site and offers direct connections to London, Manchester, Newcastle, Coventry, Bournemouth, Hereford along with other locations on the national rail network. It also provides links to local stations such as Reading, Bicester Town, Banbury.

2.3 Cycling

Oxford has a very strong cycle culture and a high proportion of local commuters and students use cycles to get to and from their destinations. Presently along Walton Street, the main access route to the site, there are no designated cycle lanes. However Walton Street is recognized as an official 'on-road' cycle route by Sustrans.

To the north of Walton Street this local cycle route ties in with National Route No 5 which connects Reading to Holyhead and it also connects to the West Midlands Cycle Route which connects Oxford to Derby.

To the south of Walton Street the cycle route ties in again with National Route No 5 and also to the Thames Valley cycle route, which connects Oxford to Central London.

Refer to Figure 2 Sustrans Cycle Route Map below.



Figure 2 Sustrans Cycle Route Map

2.4 Pedestrian

Pedestrian routes to the college are via Walton Street and Worcester Place. Footway widths are narrow and in places this is exacerbated by the presence of signage and other street furniture.

The footways along Walton Street are significantly lower than carriageway level approaching the campus site from the south. The carriageway and footway are separated by concrete posts linked with a metal chain on a retaining wall. The retaining wall varies in height to approximately 600-700mm high; the overall result is a confined narrow footway and an unattractive pedestrian route. On reaching the campus the footway level increases and the carriageway is separated by a regular height kerb. This is the first practical opportunity to introduce any level of intervention for improvements to this pedestrian route.

Approaching via Worcester Place from the west, footways are predominantly tarmac with precast concrete kerbing. There is considerable scarring in the immediate vicinity of the campus due to services works. Footway widths on Worcester Place are not as constricted as along Walton Street and tend to not to be as busy in terms of pedestrian flow.

3 Existing Condition

3.1 Summary

Exeter College Oxford has recently purchased the site in order to create a new college campus as an addition to the original Exeter College Campus. The site purchased is the site of Ruskin College, who vacated the site in October 2012. The site is now unoccupied pending re-development.

The existing Ruskin Building was built in 1913 and later extended in the 1930's, 1960's and again in the 1980's. Pre 1913 the site was occupied by a private house at the bottom of a timber yard. There were also two adjoining cottages facing out onto Worcester Place.

As the site has housed a college since 1911 the proposed use is not changing from the past use. Ruskin College had a total floor area of 4195sq.m which included 80 student rooms as well as teaching, office and study areas similar the proposed Exeter College. Ruskin College had 32 staff and 250 students, 80 of which were residential students.



Figure 3 - Site Plan

3.2 Vehicular Access/Circulation

Vehicular access to the site is via Walton Street. Worcester Place currently operates as a one way system, in a clockwise direction. Permit parking for local residents occupies both sides of the road and there are 3 no disabled spaces located on the northern side of the road near the junction with Walton Street.

In terms of existing servicing arrangements, Ruskin College has circa four movements on a daily basis; three for food deliveries and one for refuse collection. There are also additional movements which occur less frequently such as recycling collections, once every two weeks and deliveries such as office supplies as required.

Deliveries to the site informally occur via Walton Street, with small scale vans parking in the no parking zone in front of the main entrance. Refuse collection and larger delivery vehicles access the site via Worcester Place. There is no formal loading bay associated with the college in the current situation, and deliveries either use vacant resident parking spaces or park within the double yellow lined area adjacent to the off street staff parking spaces. Refer to (SK)057 in Appendix B.

3.3 Vehicular Parking Provision

Off-street parking is located in covered bays located within the undercroft area of the 1960's building on Worcester Place. Currently there are 5 No. spaces which are all used by staff.

Worcester Place houses residential permit parking spaces along its length. On the southern side of the footway adjacent to the site there are 10 no existing permit parking spaces, the proposal does not change this but does rearrange the spaces to accommodate a new loading bay and some on street cycle parking. The additional space required to accommodate these facilities is gained from the removal of the existing undercroft parking spaces thus removing the need for access to these and freeing up a significant length of carriageway currently designated as a no parking area.

There are also two existing disabled parking spaces on the northern side of Worcester Place by the junction of Walton Street which are to remain in place. No works are proposed to the northern side of Worcester Place including changes to parking layout.

On Walton Street there are currently two existing short term parking bays adjacent to the main entrance to the campus. These will need to be removed and one possibly relocated to accommodate a wider footway at this locations. Refer to (SK)057 in Appendix B for further details.

3.4 Pedestrian Access/Circulation

Pedestrian access is via Worcester Place or Walton Street. Footway widths are narrow and in places this is worsened with the presence of signage and other street furniture.

The existing public realm in the immediate vicinity of the campus is in need of attention, in particular the footways on Worcester Place. Presently these footways are predominantly tarmac/bound surfacing with precast concrete kerbing. The surfacing has numerous scars from previous works to services. Kerb heights at this location are low, possibly from carriageway overlay works carried out in the past. The surfacing changes to insitu concrete outside the 1960s building adjacent to the existing off street car parking spaces.

The footways along Walton Street are surfaced with precast concrete units. The surfacing appears to be showing signs of use with cracking visible particularly to the south of the entrance where surfacing changes highlight vehicular entrances.

Down pipes picking up roof run off are collected in channels which cross the footway at a few locations both on Walton Street and Worcester Place. Please refer to Figure 4 Footpath Channel below.



Figure 4 Footpath Channel

3.5 Cycle Access/Circulation and Parking

The existing Ruskin College Campus offered no official onsite cycle parking for students and staff, a lot of cycles were chained to street furniture or left in the undercroft of the 1960's building. There were also no on-street cycle racks in the adjacent pavement areas.

4 Proposed Development

4.1 Development Proposals

There will be no change of use of the site. The proposals are to create a new college campus for Exeter College, comprising three to five storey buildings in height with a basement area which covers approximately 70% of the site area.

The campus will include teaching space, learning space, bedrooms, café, lecture hall, office etc. The proposals also include a 'service lane' to the western end of the site, which will accommodate secure cycle parking and a bin store. Refer to section 4.6 for further details.

The gross external area (GEA) for the full building is 6046sq.m; in addition to this the area of the external spaces on site is 538sq.m. For an accurate break down of areas per floor please refer to the area schedule in Appendix C.

The existing Ruskin building will be demolished with the exception of the original front elevation facades which are being retained and incorporated into the proposed scheme.

There are no proposals to alter any of the existing road junction layouts, however some improvements to the existing footways adjacent to the site are proposed. These proposals include widening the footway on Walton Street at the main entrance, and changing the existing bus stop to an in-lane stop.

Further proposals include repaving of the adjacent footways and building out a section of footway on Worcester Place to accommodate tree planting and twelve cycle racks capable of providing on-street parking for twenty-four cycles. Please refer to SK057 in Appendix A. and section 4.3 for further details.

4.2 Users

Exeter College will have 90 student bedrooms, 2 fellows' suites and one Junior Dean's bedroom. Thirty-six staff will work at the new campus in total, 15 fulltime and 21 part-time. Exeter College has 46 fellows which lecture throughout all their campuses and at times these will also lecture at Walton Street campus. The maximum expected number of staff on site at any given time will be 31 staff plus 14 fellows. It is expected that all student rooms will be occupied therefore 90 students will live at the site, in addition to this there will be 284 students living off site attending lectures or similar at the campus these 284 students will attend lectures throughout the university campuses around Oxford. The maximum number of non residential students expected on site at any time is 84; this figure is based on full attendance to lectures by non residential students only, which is conservative as it is likely that some of the 90 residential students will attend these lectures. Refer to Table 1 below.

User	Walton St Staff No's	Additional Exeter Staff	Student No's	Max users on site during Daytime (08:00 - 20:00)	Max users on site during Night time (20:00 - 08:00)
Full time staff	15			10	2
Part time staff	21			21	0
Residential Students			90	30	90
Non Residential Students			284	84	0
Residential Fellows	2			2	2
Non Residential Fellows	6	38		12	0
Total				159	94

Table 1 Breakdown of Users

When Ruskin College was operating at the site it had 80 residential students plus an additional 186 non-residential students there is also 32 staff. The proposals will see an increase of 10 student bedrooms on site from 80 to 90.

4.3 Vehicular Access/Circulation

The proposals do not include any changes to the existing situation in terms of vehicle access routes to the site. However proposals are to adjust the width of the carriageway on Walton Street locally to accommodate a more generous footway at the entrance to the campus. It is important to note the useable carriageway width for drivers is not reduced under these proposals as the space which will accommodate the footway build out currently houses two existing short term parking bays. These bays used to be informal loading bays for Ruskin College as there was no designated loading bay, under the new proposals these spaces will be removed but a designated loading bay plus an additional permit parking space will be provided on Worcester Place. Refer to vehicle movement drawings in Appendix B which shows the new build out and demonstrates how this does not affect the turning maneuver onto Worcester Place.

For deliveries Exeter College will require circa four movements per day, typically in off-peak hours of the day. This is similar with the existing situation. As explained in section 4.1 the proposals also include a gated 'service lane' to the western end of the site, which will accommodate secure cycle parking and a bin store. A loading bay is proposed adjacent to this lane which will be secured with a gate that opens inwards to avoid collisions with pedestrians on the footway. All deliveries and refuse collections will be carried out from this loading bay.

4.4 Vehicular Parking Provision

The proposals are to remove off-street parking provision for the College. Exeter College operate schemes such as the Bus Pass Scheme and a Cycle Purchase Scheme which promote the use of sustainable transport options to students and staff and these schemes have a great response rate by both students and staff alike.

Based on current figures for the existing campuses it is assumed all of the non residential students will live within Oxford City Centre and will either walk or cycle to the campus. While all of the staff (a lot of which are existing and currently work on other campuses near by) will live within the extents of the Oxford Bypass Ring Road which is less than 5km from the site in any direction and all either cycle or take the bus. Exeter College have kept records of these figure for the past ten years and over the past ten years the information gathered show the above the be the case for the vast majority of people.

4.5 Pedestrian Access/Circulation

The streetscape adjacent to the site is under consideration for improvements to the footways and public realm generally, in order to improve the local environment. This is likely to include street 'de-cluttering', resurfacing,

improvements to the footway widths along Walton Street and provision of cycle parking and tree planting on Worcester Place. The surfacing materials are to be agreed as part of the planning conditions.

The increased footway width on Walton Street will result in the removal of one of two existing short stay, (maximum 1 hour), parking bays located outside the main entrance to the college and the relocation of the second bay to the western end of Worcester Place, refer to (SK)057 in Appendix B for details.

The campus will also include a lecture hall which can hold up to 110 people. The hall can be accessed either from the Walton Street entrance or directly from Worcester Place. It will be used for lectures and some talks and recitals in the evening. Users of the lecture hall can avail of the on street cycle parking located on Worcester Place. Signage on the corner of Walton Street will be erected to direct users to the hall and cycle parking.

4.6 Cycle Access/Circulation and Parking

Cycle access to the site will be via the proposed gated lane into the site off Worcester Place at the western end of the site. At this location there will be 50 No. on-site cycle spaces provided, 40 of these will be provided internally using 20 double stacked racks with a further 10 single cycle racks provided in the south west corner of the site under the building overhang area. Secure, covered cycle provision is therefore over 50% of the number of student bedrooms.

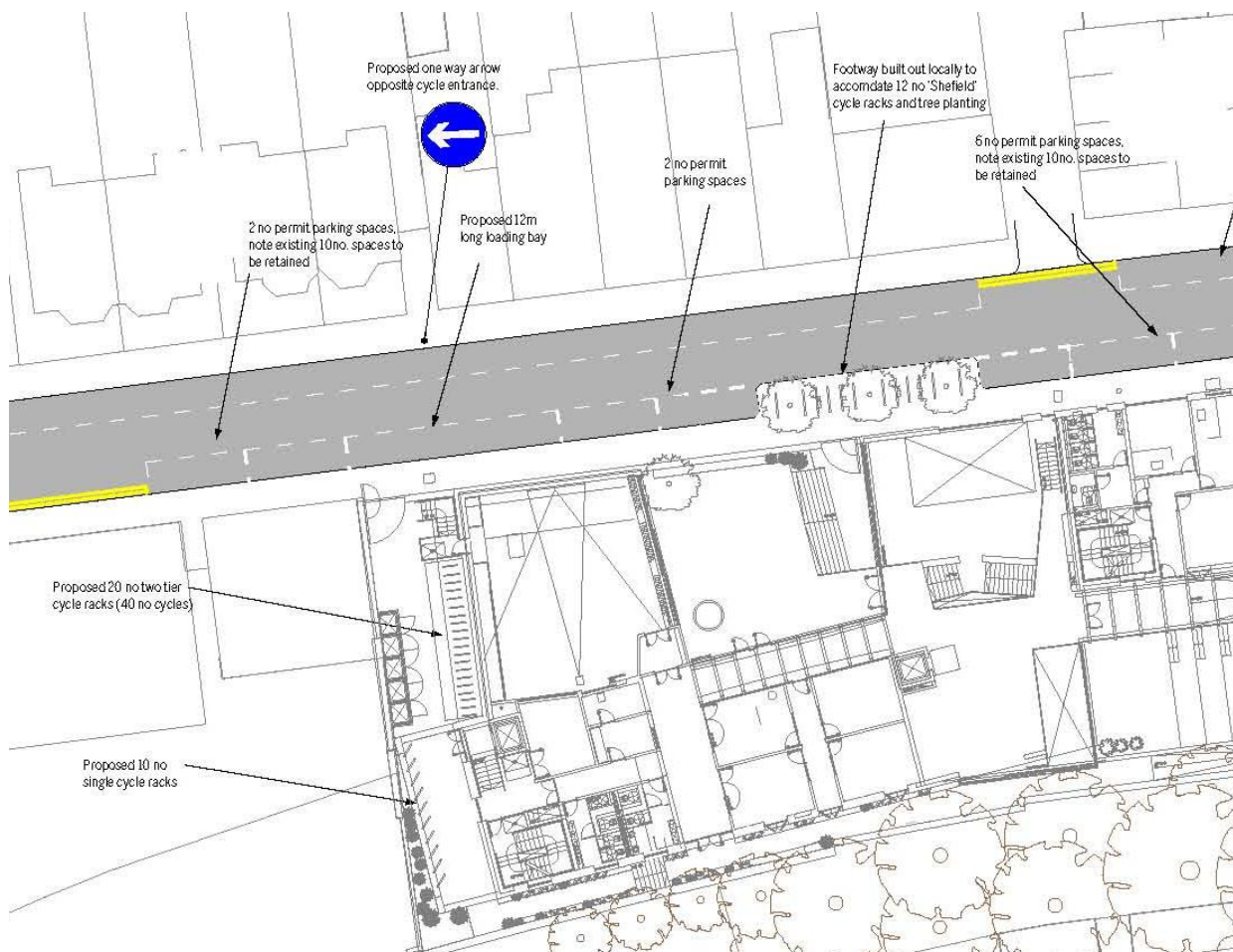


Figure 5 Cycle Parking Locations

In addition to the onsite cycle racks there will be 12 'Sheffield' cycle racks capable of accommodating 24 cycles located on Worcester Place, with an additional informal parking next to tree guards for 3 further cycles

in an area of pavement built out specifically to cater for cycle parking and some tree planting. This build out will be located in what is currently a no parking area adjacent to the existing 1960s building. This location has been chosen for a number of reasons and these are discussed below.

Locating the build out in the existing no parking stretch of the road is the least disruptive location as there is no requirement to relocate the existing permit parking spaces to accommodate it. It is also located close to the gated access to the north quad and lecture hall entrance which will be used by visitors and students alike attending the site so will encourage visitors to cycle as well as the students. Finally, from an aesthetic perspective this location places the trees outside the learning commons and close to Walton Street, improving views down Worcester Place and from within the building.



Figure 6 Double Stacked Cycle Racks



Figure 7 Sheffield Cycle Racks

4.7 Sustainable Transport

Exeter College operate schemes such as the Bus Pass Scheme and a Cycle Purchase Scheme which promotes the use of sustainable transport options to students and staff and these schemes have a great response by both students and staff alike.

5 Transport Impacts

5.1 Highways

The site usage has not changed and the overall increase to floor area is approximately 1800 square meters. The proposed development will result in fewer vehicle movements see table below for summary.

Daily Movements:	Existing (Ruskin College)	Proposed (Exeter College)	Total
Deliveries	4	4	No change
On site parking	5	0	-5

5.2 Public Transport

No impacts are anticipated. However it should be noted the proposals to widen the existing footway will provide a more spacious and comfortable area to stand and wait for a bus in the vicinity of the campus.

5.3 Cycling

Cycle parking will be provided both within the site and externally on Worcester Place also. Approximately 74 cycle parking spaces will be provided in total, 24 No. on the street with additional informal parking around three tree guards and 50 No. within the college grounds.

There was no formal cycle parking associated with the site when it operated as Ruskin College.

5.4 Pedestrians

As explained in the previous section there will be an increase in the total number of users on the campus on a daily basis. However, we do not expect the additional users to have any significant impact on the existing situation particularly as some of the additional students are expected to live on the campus so will not be adding to the daily commuters to and from the area. Non residential students attending classes here already live in Oxford City Centre and attend classes on other Exeter College Campuses & associated sites around the city.

5.5 Parking

Parking provision associated with the college is to be removed thus reducing the daily vehicle movements by 5 no in the morning and 5 no in the evening rush hour.

Worcester Place houses residential permit parking spaces along its length. On the southern side of the footway adjacent to the site there are 10 no existing permit parking spaces, the proposal does not change this but does rearrange the spaces to accommodate a new loading bay and some on street cycle parking. The additional space required to accommodate these facilities is gained from the removal of the existing undercroft parking spaces thus removing the need for access to these and freeing up a significant length of carriageway currently designated as a no parking area.

There are also three existing disabled parking spaces on the northern side of Worcester Place by the junction of Walton Street which are to remain in place. No works are proposed to the northern side of Worcester Place including changes to parking layout.

On Walton Street there are currently two existing short term parking bays adjacent to the main entrance to the campus. These bays used to act as informal loading bays for Ruskin College as there was no designated

loading bay for the college, under the new proposals these spaces will be removed but a designated loading bay plus an additional permit parking space will be provided on Worcester Place. This then allows for the provision of a generous footway at the main entrance to the College by building out the existing footway into the space currently occupied by these spaces. Refer to (SK)057 in Appendix B for further details.

5.6 Construction Phase

Once a Contractor is appointed to carry out the works they will produce a detailed construction phase transport plan for submission to the planning department. At this stage an indicative sequence of works has been detailed on drawings (SK) 094 – (SK) 096 contained within Appendix D of this report. Below is a brief synopsis of the indicative sequence of phases. The main access to the site will be via Worcester Place and the appointed contractor will agree with the Council suitable hours of deliveries to the site.

Indicative sequence phasing:

- Create access to courtyard through the 1960's building garages, courtyard to be used as site compound and working area.
- Demolish 1980's library structure and crush suitable arisings for backfilling basement and courtyard areas to piling mat level, cart any unsuitable or surplus material from site.
- Demolish 1980's garden room and crush suitable arisings for backfilling basement and courtyard areas to piling mat level, cart any unsuitable or surplus material from site.
- Demolish 1980's residential block and crush suitable arisings for backfilling basement and courtyard areas to piling mat level, cart any unsuitable or surplus material from site.
- Demolish 1960's block and crush suitable arisings for backfilling basement to piling mat level.
- Demolish 1930's Ruskin Building Extension and crush suitable arisings for backfilling basement to piling mat level, cart any unsuitable or surplus material from site. Care is to be taken at the junction with the existing 1913's façade which is to be retained
- Carefully deconstruct the 1913 Ruskin Building whilst installing temporary façade retention scheme and crush suitable arisings for backfilling basement and courtyard areas to piling mat level, cart any unsuitable or surplus material from site.
- Build temporary substation in courtyard and decommission existing substation
- Install piles and create basement level
- Construct new substation in existing location and re-commission
- Construct RC frame and roof whilst removing temporary façade retention scheme and tying existing façade into frame
- Install cladding and fit-out building

6 Summary and Conclusion

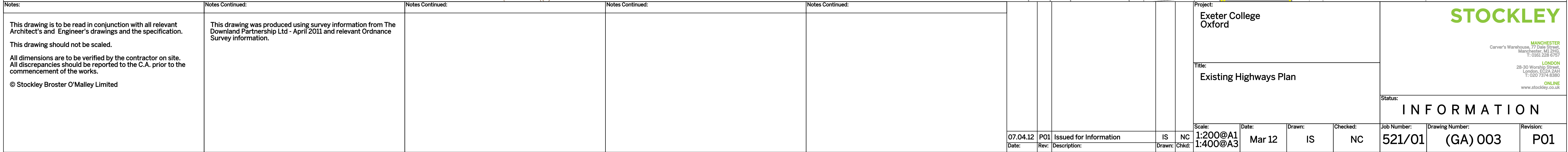
6.1 Summary and conclusion

Due to the replacement of like for like uses there are no anticipated negative effects on the local highway network. Sustainable modes of transport have been encouraged through the provision of cycling facilities and the improvement of the public realm.

Appendix A
Existing Site Plan
Existing Highways Plan

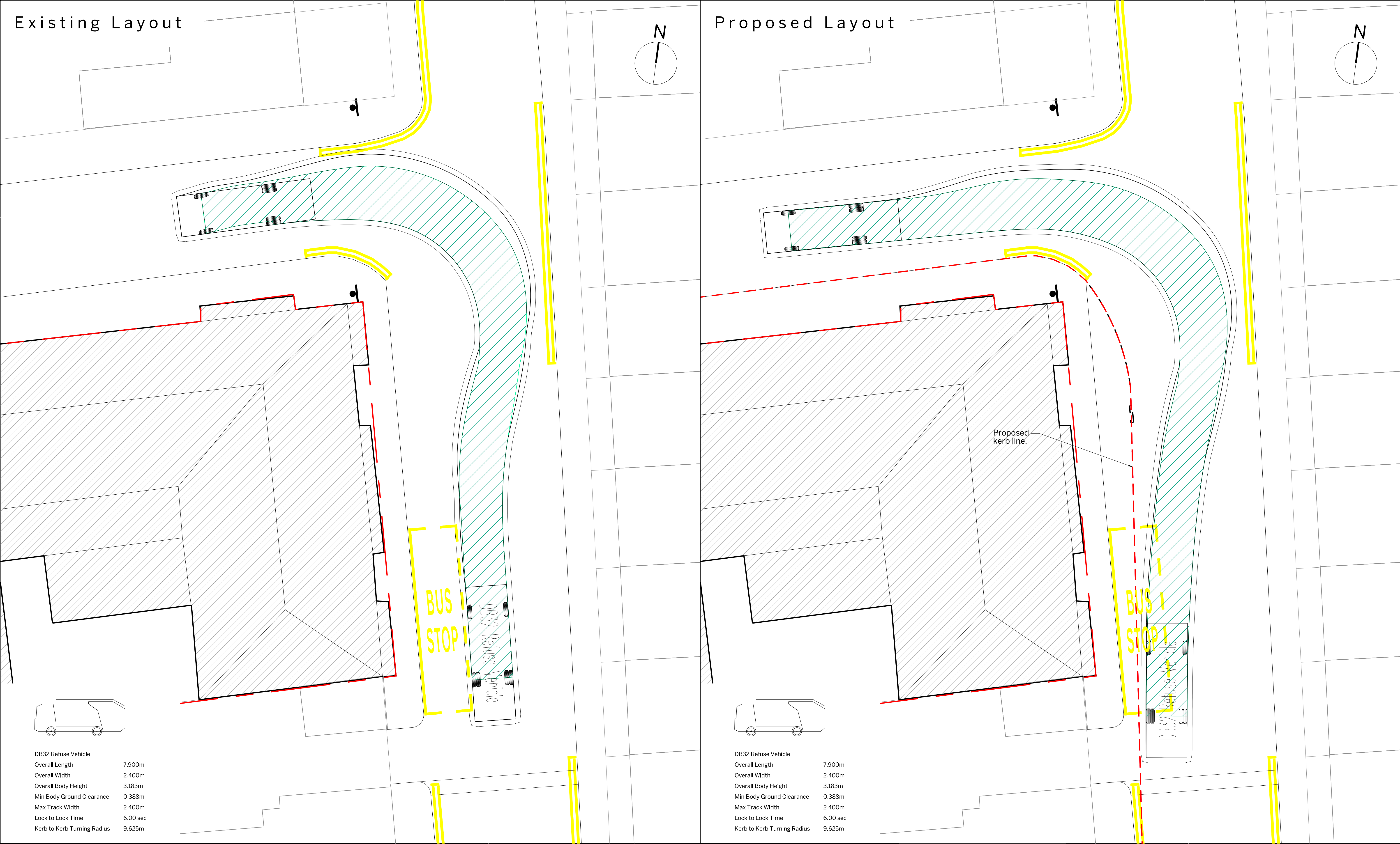


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This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and the specification. This drawing should not be scaled. All dimensions are to be verified by the contractor on site. All discrepancies should be reported to the C.A. prior to the commencement of the works. © Stockley Broster O'Malley Limited		This drawing was produced using survey information from The Downland Partnership Ltd - April 2011 and relevant Ordnance Survey information.		Key: --- Site boundary --- Existing pavement line Existing pavement line Existing grassed area						Exeter College Oxford					
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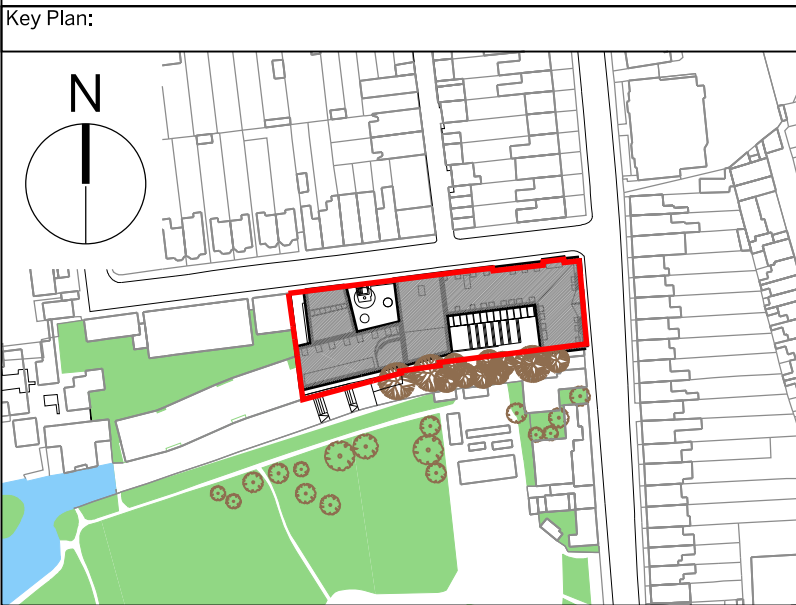
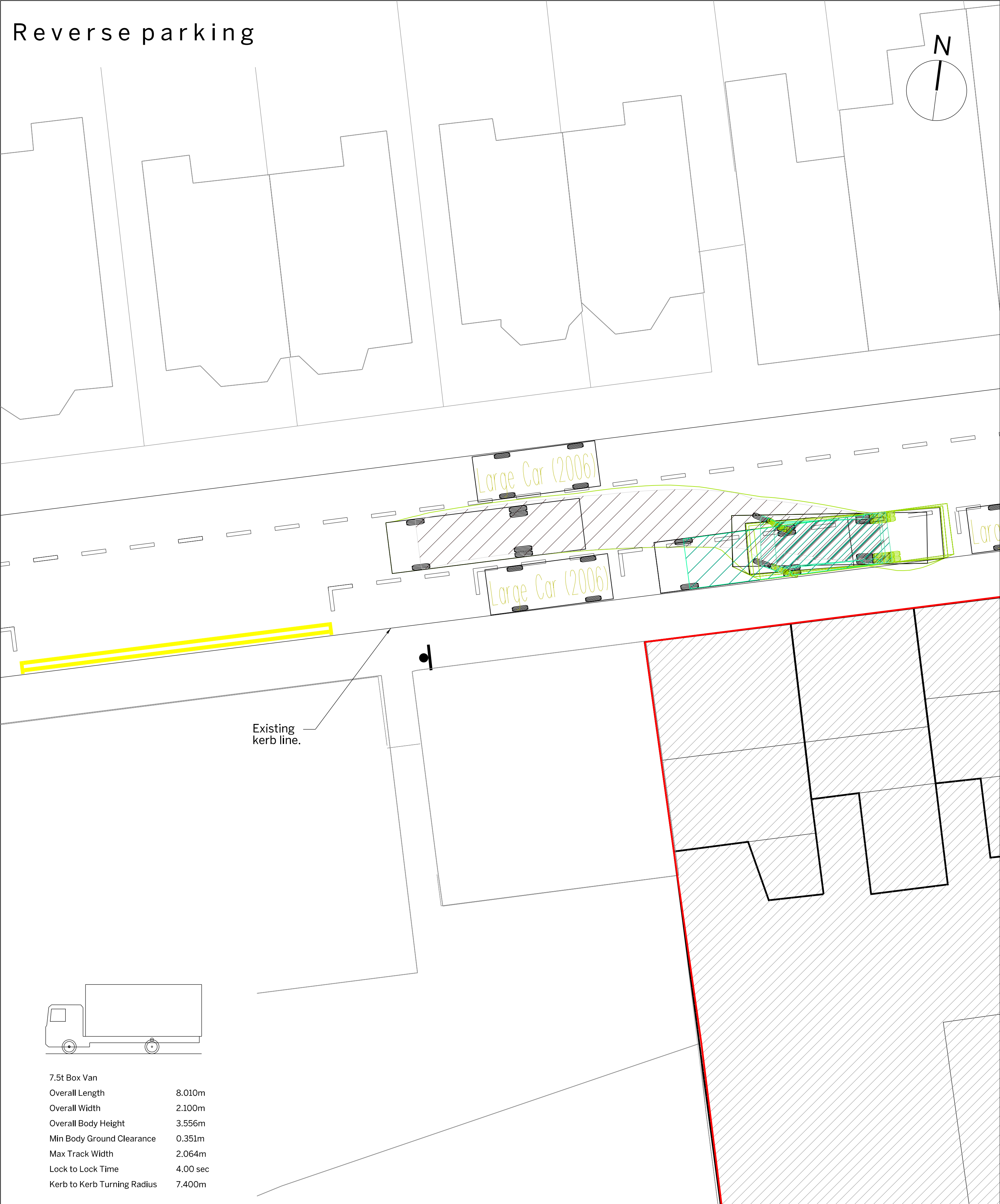
Appendix B

Proposed Highways Plan
Proposed Vehicle Movement Plan
Transport Scoping Note



<div>Key Plan:</div>	<div>Notes:</div> <p>This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and the specification.</p> <p>This drawing should not be scaled.</p> <p>All dimensions are to be verified by the contractor on site. All discrepancies should be reported to the C.A. prior to the commencement of the works.</p> <p>© Stockley Broster O'Malley Limited</p>	<div>Notes Continued:</div>	<div>Notes Continued:</div>	<div>Notes Continued:</div>	<div>Project:</div> <div>Exeter College Oxford</div> <div>Title:</div> <div>Refuse Vehicle Tracking</div>	<div>MANCHESTER</div> <div>Carver's Warehouse, 77 Dale Street, Manchester, M4 3AQ, T: 0161 228 6757</div> <div>LONDON</div> <div>18 Bowling Green Lane, London, EC2B 5BW, T: 020 7655 5971</div> <div>ONLINE</div> <div>www.stockley.co.uk</div>	<div>Status:</div> <div>INFORMATION</div>
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Reverse parking



Notes:

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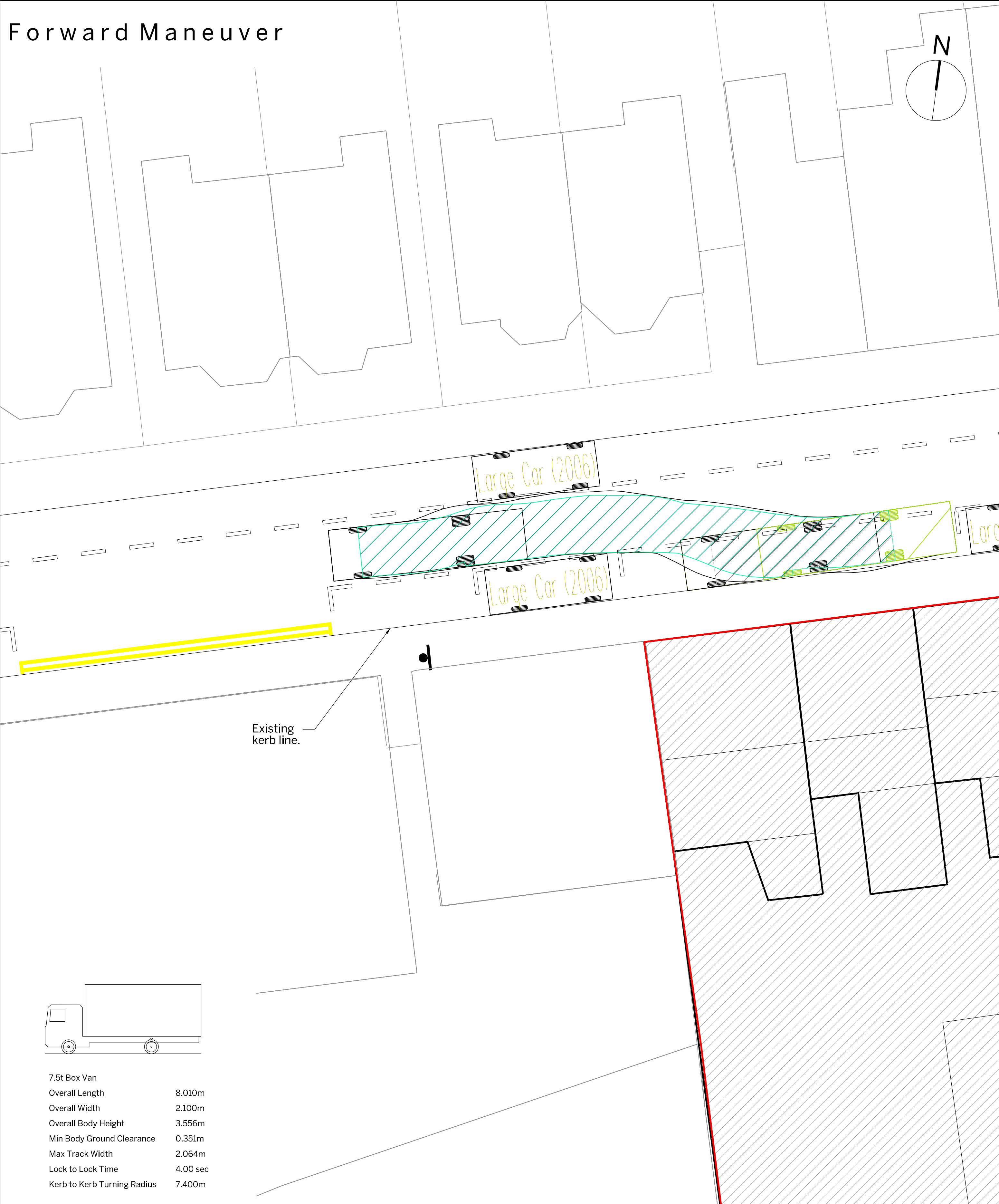
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Forward Maneuver



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Title: 7.5t Box Van Tracking			
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521/01	(MO) 002	P01

STOCKLEY

**Exeter College Oxford
Walton Street Quadrangle
Scoping Note on Transport Impact
May 2012**

Background

A Transport Assessment (TA) is a comprehensive study of the impacts a development will have on its surrounding area in terms of its demand on the local transport network and the means of addressing and mitigating these impacts where possible. This involves ensuring the site is easily accessible and promoting sustainable transport methods. This report would include issues such as safety and the impact on end users; it is often accompanied with a Transport Plan which is a report identifying measures specific to the development this is aimed at increasing methods of accessing the site to reduce the use of private cars.

A Transport Statement (TS) will be deemed acceptable to accompany a detailed planning submission, for development falling within certain thresholds at the discretion of the Council Highways Officer. This will cover similar topics to the TA but is less detail as the scheme is not deemed to have a significant impact on the existing network.

Local Development Framework (LDF)

In accordance with Oxford County Council's Local Development Framework a TA '*must be submitted where a development is likely to have significant transport implications*'.

This document sets out the thresholds above which TA must be provided. For higher and further education, the threshold is anything above 2,500m² requires a TA. The proposed building floor area is well in excess of this figure, but the increase in floor area from the existing built floor area on the site is closer to half this figure.

Proposals

Under the proposed scheme car parking provision is removed completely. In the current situation there are 5 No. car parking spaces on site. The proposals include a significant provision for secure cycle parking on site and also a number of racks are to be installed on the footway on Worcester Place. The existing situation has a negligible provision of cycle parking.

Exeter College operate schemes such as the Bus Pass Scheme and a Cycle Purchase Scheme which promotes the use of sustainable transport options to students and staff and these schemes have a great response by both students and staff alike.

In terms of servicing under the existing proposals Ruskin College have circa 4 movements per day, 3 no for food deliveries and 1 no for refuse collection. There are also additional movements which occur less frequently such as recycling collections, once every two weeks and deliveries such as office supplies etc as required. Exeter College will also require circa 4 movements per day, typically in off-peak hours of the day with other deliveries like those mentioned when required.

Exeter College will have 100 students and 30 staff in the new campus while currently Ruskin College have 64 students and 32 staff. This is an increase in an additional 24 people using the site daily. The proposals will see an increase of 40 student bedrooms.

The streetscape adjacent to the site is under consideration for improvements to the footways and public realm generally, in order to improve the local environment. This is likely to include street 'de-cluttering', improvements to the footway widths and materials, some cycle parking, and passive traffic calming devices.

Conclusion

Based on the above we consider that a Transport Statement (TS), in conjunction with a Travel Plan is appropriate for the forthcoming detailed planning submission, and we seek the Highways Officer's agreement to this.

Carol O'Riordan

From: Hamid, Farakh - Environment & Economy - Highways & Transport
[Farakh.Hamid@Oxfordshire.gov.uk]

Sent: 14 September 2012 14:56

To: Carol O'Riordan

Cc: Jones, HuwV - Environment & Economy - Highways & Transport

Subject: RE: Ruskin College Site, Walton Street, Oxford, OX1 2HE

Dear Ms O'Riordan

Thank you for your email, the contents of which I note, and I refer to our brief telephone chatter this afternoon.

First I will say I am sorry we have missed each other's calls over the last few weeks.

Nevertheless, I have perused the information submitted in your Scoping Note and agree that given the extant use of the site the traffic impact from the proposed redevelopment is likely to be limited and therefore a Transport Statement will be acceptable in this case with any planning application.

Yours sincerely

Farakh Hamid
Senior Engineer
Highways & Transport
Oxfordshire County Council
Speedwell House
Speedwell Street
Oxford
OX1 1NE
Tel: 01865 816503

www.oxfordshire.gov.uk

Save money and paper - do you really need to print this email?

From: Carol O'Riordan [mailto:Carol@stockley.co.uk]

Sent: 18 June 2012 14:09

To: Hamid, Farakh - Environment & Economy - Highways & Transport

Cc: Julian Broster; Neil Cameron; Robert Rostron

Subject: RE: Ruskin College Site, Walton Street, Oxford, OX1 2HE

Farakh,

Firstly thanks again for meeting with us on Friday, it was a very useful session. As promised please find attached the transport note which we have drafted and discussed on Friday. The note briefly outlines the proposals and suggests why a Transport Statement is more appropriate than an Assessment in accordance with TfL and Oxfordshire guidance docs. Once you have had a chance to review we would be grateful for any comments.

Please note the meeting minutes for Friday's meeting will follow shortly.

Regards,
Carol

15/02/2013

Appendix C

Proposed Areas Schedule

AREA SCHEDULE

Project
Number
Client

Walton Street
2344
Exeter College
Basement

BASEMENT

Existing Sub Station
Lower Learning Commons
Kitchen
Servery
Kitchen Cold Store
Kitchen Store
HK / Kitchen Office
Kitchen Store
Laundry Room
Disabled WC
Female Staff Change
Male Staff Change
HK Store
IT Office
Server Room
Archive
Secure Archive Room
Archive Reading Room
Vending Machine
Plant Room - North Quad
Plant Room - Mezzanine
Male WC
Female WC
Disabled WC
Student Commons Room
Plant Room

Stage D Area

20.8
153.2
69.7
7.1
5.7
7.2
14.1
9.8
13.5
4.3
7.6
7.5
10.8
12.5
10.0
135.8
14.7
29.7
11.2
27.0
77.8
8.3
9.6
3.3
47.6
96.9

Building Use

Plant
Public
Kitchen
Kitchen
Store
Store
Admin
Store
Student Ancillary
WC
WC
WC
Admin
Admin
Admin
Archive
Archive
Archive
Public
Plant
Plant
WC
WC
WC
Student Ancillary
Plant

Room Net Area

Circulation

815.7

4.9
5.4
5.7
49.1
15.7
8.5
6.2
7.6

Circulation
Circulation
Circulation
Circulation
Circulation
Circulation
Circulation
Circulation

NIA

918.8

GIA
GEA

1015.0
1638.9

AREA SCHEDULE

Project
Number
Client

Walton Street
2344
Exeter College
Ground Floor + Hanging Rm

GROUND FLOOR

Porters Lodge
Porters Lodge
Porters Lodge
Upper Learning Commons
Teaching Room
Teaching Room
Teaching Room
Teaching Room/ Admin
Music Room
Male WC
Female WC
Cloakroom
Projection Room
Hall
Hall Store
Mezzanine Level
Female WC
Disabled WC
Fellow's Study
Fellow's Study
Seminar Room
Seminar Room
Seminar Room
Admin Room
Ruskin Room
Plant Room - Suspended
Hanging Room

Stage D Area

41.9
12.3
31.8
104.4
18.2
17.9
19.0
19.0
18.7
12.7
10.9
7.9
6.4
130.8
16.7
77.0
11.9
3.6
15.7
18.9
22.3
62.0
30.3
11.6
71.2
32.6
29.4

Building Use

Admin
Admin
Admin
Public
Teaching
Teaching
Teaching
Teaching
Teaching
WC
WC
Public
Public
Public
Store
Public
WC
WC
Teaching
Teaching
Teaching
Teaching
Teaching
Admin
Teaching
Plant
Teaching

Room Net Area

Circulation
South Quad Collinade
Circulation
Circulation
North Quad Collinade
Circulation
Hall Circulation
Circulation

855.1

8.3
71.2
10.6
5.9
29.5
11.4
30.7
20.6

Circulation
Circulation
Circulation
Circulation
Circulation
Circulation
Circulation
Circulation

NIA

1043.3

GIA

1160.0

GEA

1262.0

AREA SCHEDULE

Project
Number
Client

Walton Street
2344
Exeter College
First Floor

First Floor	No.	Area	Stage D Area
Student Rm - T1	16.0	13.9	222.4
Student Rm - T2	7.0	13.0	91.0
Student Rm - T3	1.0	13.0	13.0
Student Rm - T4a	1.0	15.2	15.2
Student Rm - T4	2.0	14.4	28.8
Student Rm - T5	1.0	14.8	14.8
Student Rm - T6	2.0	12.4	24.8
Student Rm - T7	1.0	15.3	15.3
Student Rm - T8	3.0		18.7
			19.7
			18.0
Disabled Rm - D1	1.0	21.0	21.0
Disabled Rm - D1	1.0	18.9	18.9
Guest Bedroom	1.0	27.2	27.2
HK Store	1.0		10.2
HK Store	1.0		11.3
Family Kitchen	1.0		34.1
Store			6.0
Room Net Area			610.4
Circulation			188.0
NIA			798.4
GIA			963.0
GEA			1066.0

Building Use
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Store
Store
Kitchen
Store

Circulation

AREA SCHEDULE

Project
Number
Client

Walton Street
2344
Exeter College
Second Floor

First Floor	No.	Area	Stage D Area
Student Rm - T1	16.0	13.9	222.4
Student Rm - T2	7.0	13.0	91.0
Student Rm - T3	1.0	13.0	13.0
Student Rm - T4a	1.0	15.2	15.2
Student Rm - T4	2.0	14.4	28.8
Student Rm - T5	1.0	14.8	14.8
Student Rm - T6	2.0	12.4	24.8
Student Rm - T7	1.0	15.3	15.3
Student Rm - T8	3.0		19.1
			18.2
			18.7
Disabled Rm - D1	1.0	21.0	19.7
Disabled Rm - D1	1.0	18.9	21.2
Guest Bedroom	1.0	27.2	28.5
HK Store	1.0		10.2
HK Store	1.0		11.3
Family Kitchen	1.0		34.1
Store			6.0
Room Net Area			612.3
Circulation			188.0
NIA			800.3
GIA			963.0
GEA			1066.0

Building Use
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Store
Store
Kitchen
Store

Circulation

AREA SCHEDULE

Project
Number
Client

Walton Street
2344
Exeter College
Third Floor

Third Floor

Student Rm - T2
Student Rm - T6
Student Rm - T7
Student Rm - T8
Student Rm - T9

Disabled Rm - D1
Disabled Rm - D1
Kitchen
Prep Kitchen
Female WC
Male WC
Fellow's Study
Fellow's Study
Fellow's Study
Senior Commons Room
Store

6.0
3.0
1.0
1.0
1.0

1.0
1.0

13.9
12.4
15.2
13.9
15.4

21.3
20.0
17.8

Stage D Area

83.4
37.2
15.2
13.9
15.4

14.7
13.7
21.3
20.0
17.8
6.1
8.5
3.0
3.0
33.0
23.7
22.8
36.7
1.8

Building Use

Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Student Rm
Kitchen
Kitchen
WC
WC
Teaching
Tesching
Teaching
SCR
Store

Room Net Area

Circulation

NIA
GIA
GEA

391.2

131.7

522.9
610.0
671.0

Circulation

AREA SCHEDULE

Project
Number
Client

Walton Street
2344
Exeter College
Fourth Floor

Second Floor

Fellows' Set1.0

Junior Deans Rm1.0

Fellows' Set1.0

Stage D Area

41.141.1

31.131.1

49.149.1

Building Use

Fellows' Set

Fellows' Set

Fellows' Set

Room Net Area

121.3

Circulation67.0

NIA

188.3

GIA

304.0

GEA

342.5

Circulation

AREA SCHEDULE

Project
Number
Client

Walton Street
2344
Exeter College

STAGE D

Floor Level	NIA sqm
Basement	918.8
Ground Floor	1043.3
First Floor	798.4
Second Floor	800.3
Third Floor	522.9
Fourth Floor	188.3

TOTAL	4272.0
--------------	---------------

Floor Level	GIA sqm
Basement	1015.0
Ground Floor	1160.0
First Floor	1066.0
Second Floor	963.0
Third Floor	610.0
Fourth Floor	304.0

TOTAL	5118.0
--------------	---------------

Floor Level	GEA sqm
Basement	1638.9
Ground Floor	1262.0
First Floor	1066.0
Second Floor	1066.0
Third Floor	671.0
Fourth Floor	342.5

TOTAL	6046.4
--------------	---------------

AREA SCHEDULE

Project **Walton Street**
 Number **2344**
 Client **Exeter College**

Area Type	No.
Teaching Rm	3
Music Rm	1
Seminar Rm	3
Ruskin Rm	1
Admin	1
Porters Lodge	1
Fellow's Studies	6
Fellow's Sets	2
Junior Deans Rm	1
Student	90
Public	6
Archive	1
Store	14
WC	12
Plant	3
Student Ancillar	1
Laundry Room	1
Family Kitchen	3
Kitchen	1

Area Type	Sqm
Teaching Rm	74.1
Music Rm	18.7
Seminar Rm	114.6
Ruskin Rm	71.2
Hanging Rm	29.4
Admin	133.4
Fellow's Studies	34.6
Fellow's Sets	90.2
SCR	36.7
Student	1352.1
Public	490.9
Archive	180.2
Store	276.4
WC	85.7
Plant	255.1
Common Rm	47.6
Laundry Room	13.5
Family Kitchen	74.3
Kitchen	76.8

Appendix D

Proposed Construction Sequence Plans



A.
Existing brick walls removed at ground level
to provide through-access from Worcester
Place to existing central courtyard.

B.
Anticipated plant to be: crushing plant, small
dumper and excavator with pecker.

C. Temporary works to existing stone boundary wall to Contractor's details and design.

D. 1980's Library and Residential Buildings separated by movement joint along line shown.

E. Void visible between existing Library and adjacent Worcester College building therefore assumed buildings are structurally independent (to be confirmed by Contractor on site).

F. Weatherproofing to exposed face
Contractor's details (if required).


G. 1960's Single Storey Building RC structure is tied into Ruskin Building masonry wall. Any temporary works required during demolition to Contractor's design.

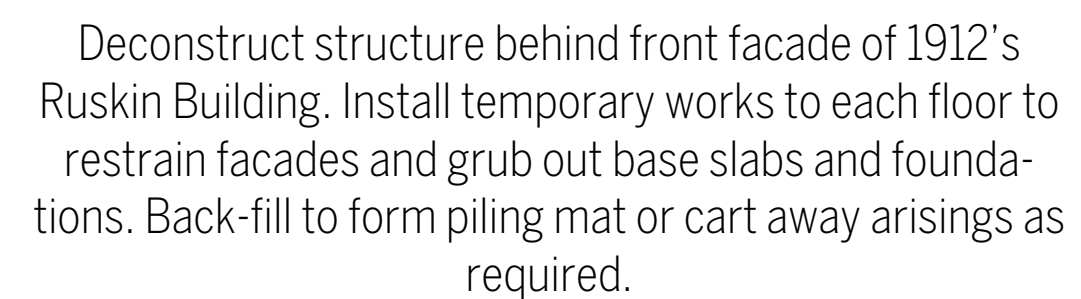
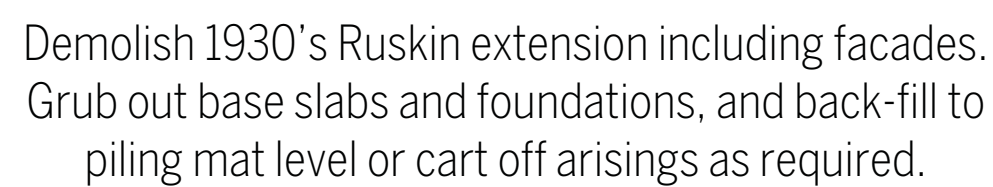
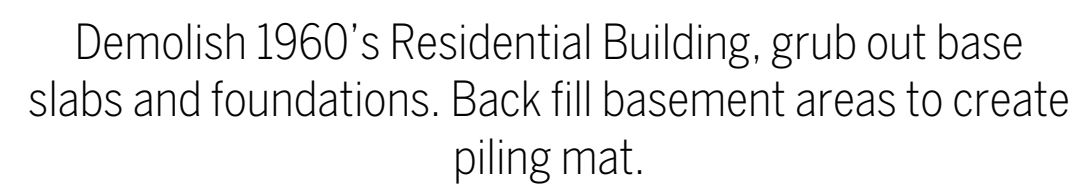


Demolish 1980's Library Building and grub out base slabs and foundations. Demolition arisings crushed and used to back-fill library basement to form piling mat.

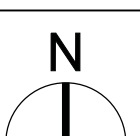


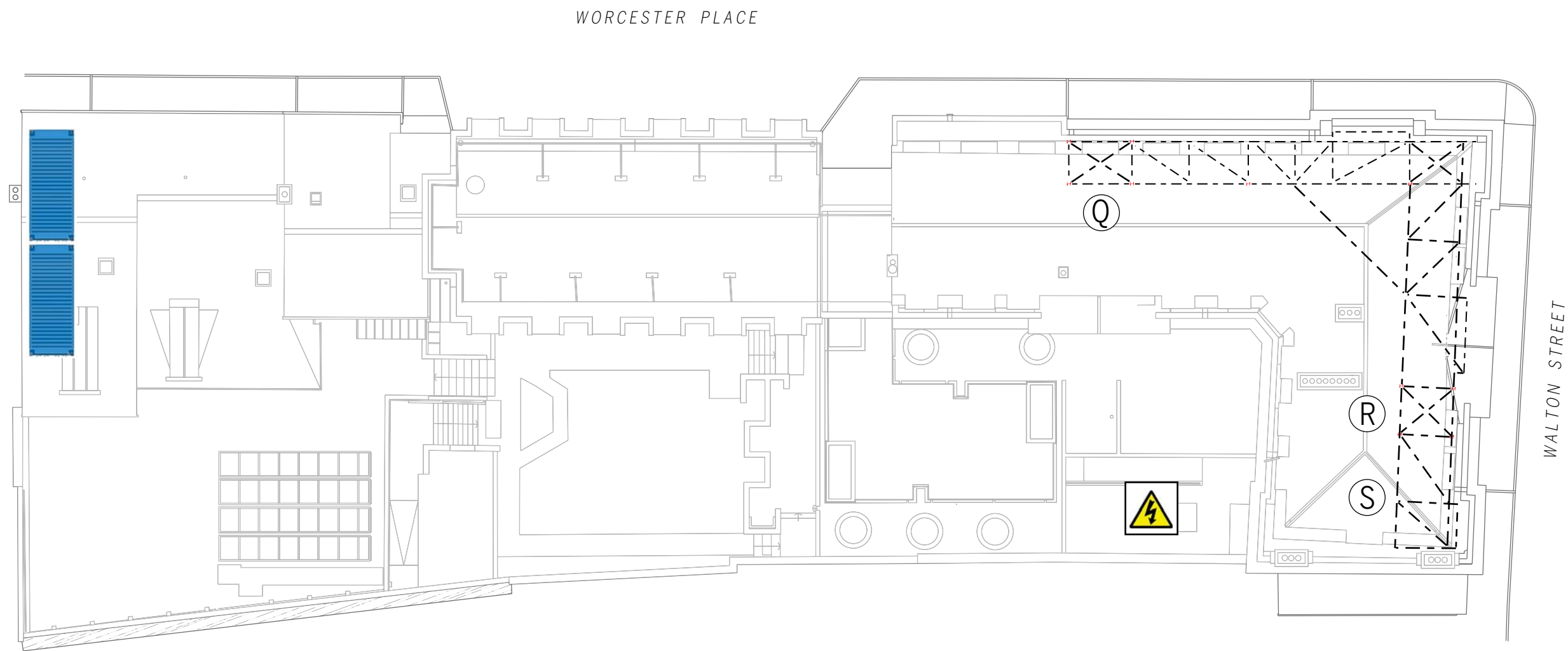
Demolish 1960's Library Building and grub out base slabs and foundations. Demolition arisings crushed and used to back-fill library basement to form piling mat.

<div>Key Plan:</div> <div></div>	Notes:	Notes Continued:	Notes Continued:	Notes Continued:						Project:				<div>STOCKLEY</div> <div>MANCHESTER Carver's Warehouse, 77 Dale Street, Manchester, M1 2WQ T: 0161 228 6757</div> <div>LONDON 28-30 Worship Street, London, EC2A 3AH T: 020 7574 8380</div> <div>ONLINE www.stockley.co.uk</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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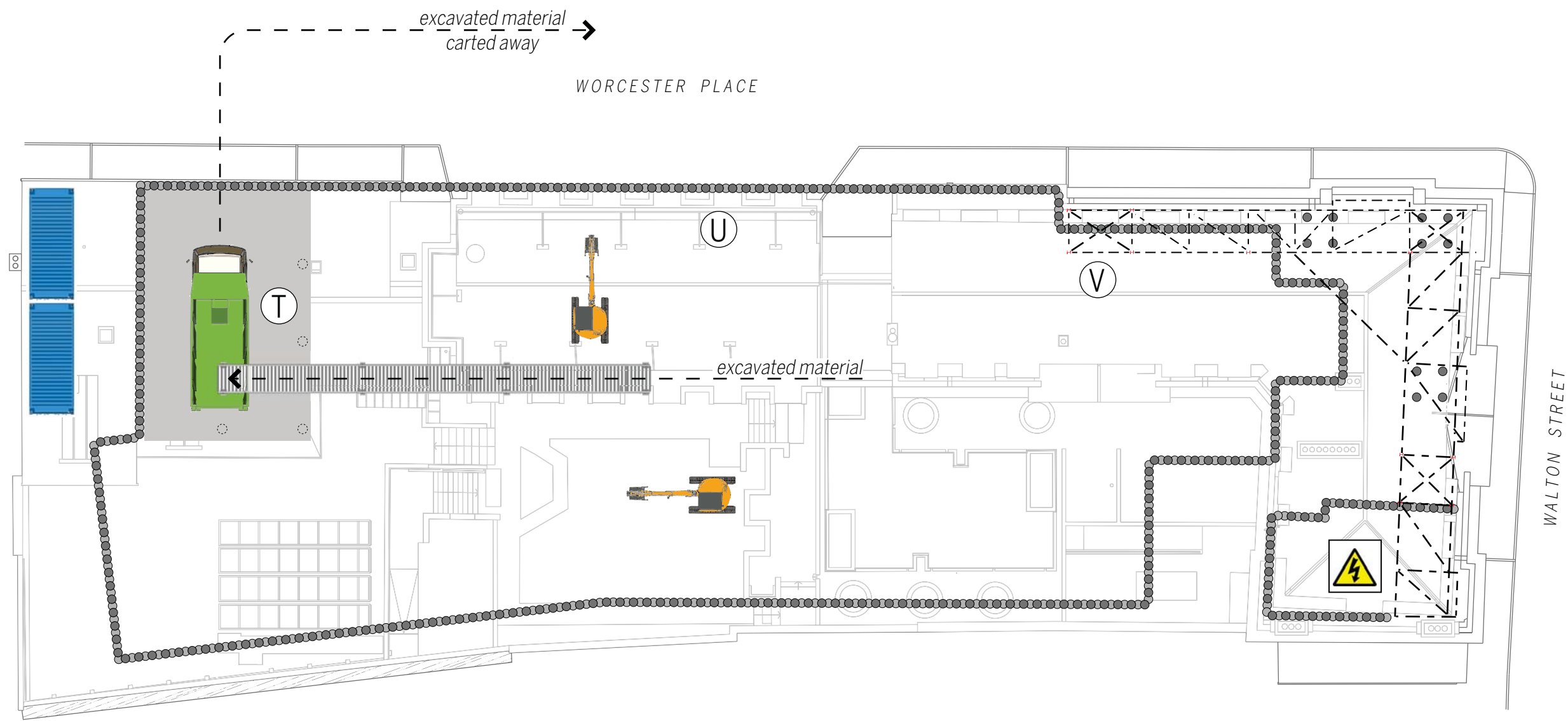
P.
Mini piling rig installs piles to support facade retention structure.

Key Plan:		Notes:		Notes Continued:		Notes Continued:		Notes Continued:										Project:		<div>STOCKLEY</div> <div>MANCHESTER Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG T: 0161 228 6707</div> <div>LONDON 28-30 Worship Street, London, EC2A 4AT T: 020 7374 8380</div> <div>ONLINE www.stockley.co.uk</div>	
		<p>This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and the specification.</p> <p>This drawing should not be scaled.</p> <p>All dimensions are to be verified by the contractor on site. All discrepancies should be reported to the C.A. prior to the commencement of the works.</p>														Title:		Indicative Demolition Phasing Sheet 2			
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																		Date:		Drawing Number:	
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																		1:500 @ A3			
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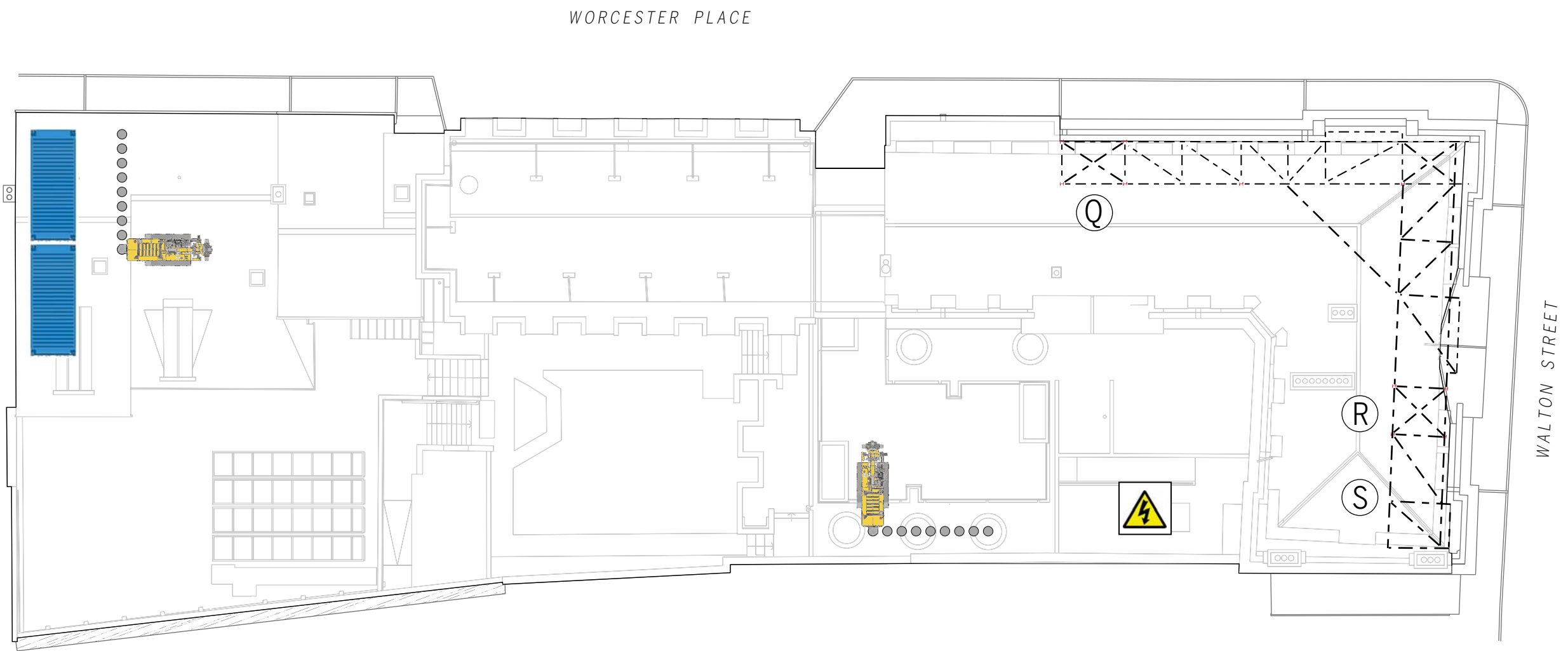
MOVEMENT 8

Facade retention scheme installed, piling mat installed at approximately +60.00m throughout site. Refer to (SK) 021 for indicative scheme details.



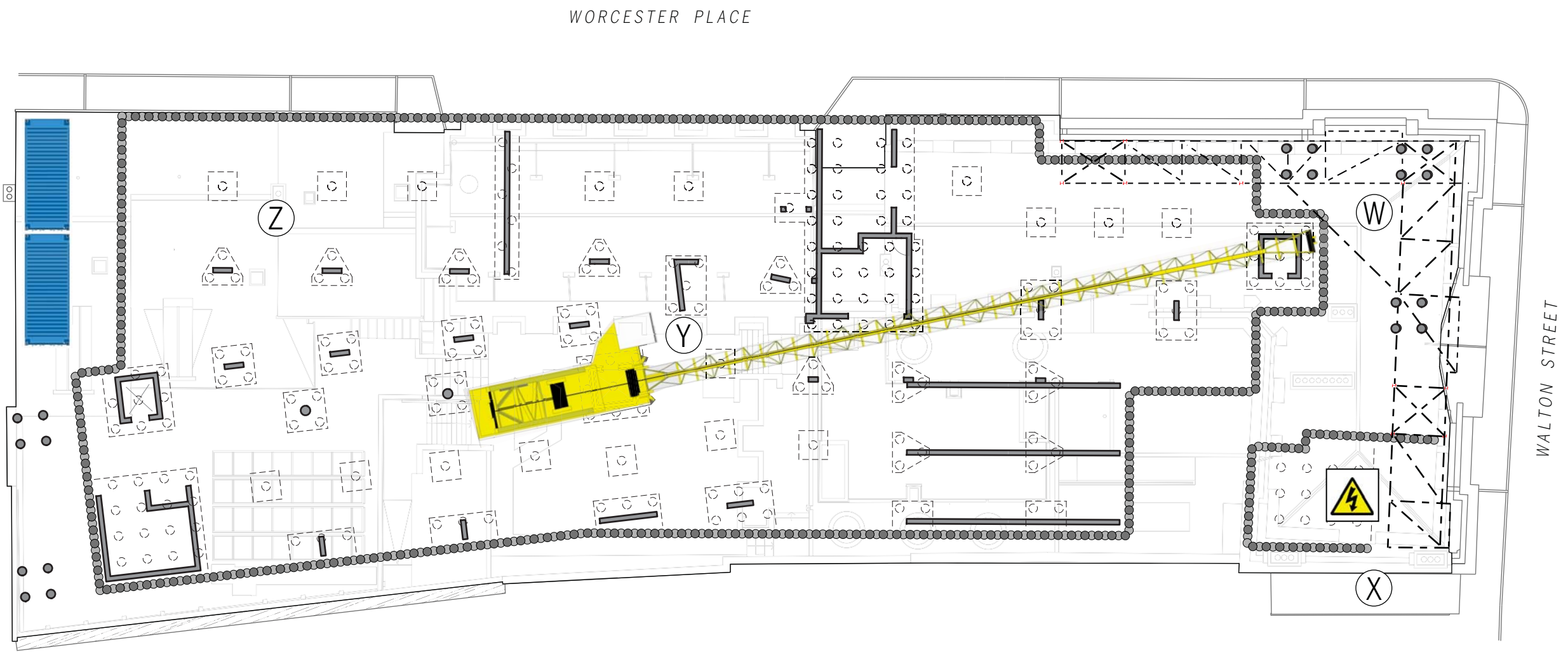
MOVEMENT 10

Dig out basement to proposed foundation level as required (+55.400m to +56.100m) with material carted away from site. Substation transferred back to basement at southern side of Ruskin Building.



MOVEMENT 9

Install perimeter secant piled wall



MOVEMENT 11

Construct RC frame and remove facade retention as frame progresses.

Q. Braced towers which laterally restrain wind trusses at each floor level spanning between.

R. Southern braced tower sits adjacent to existing/proposed substation location to minimise impact and provide working room.

S. Wind truss at location shown cantilevers on plan and elevation to restrain facade above existing/proposed substation location.

T. Temporary working platform at street level erected to accommodate a loading bay to allow excavated material to be removed from site. Platform could be supported plunge columns and perimeter capping beam or alternatively could be formed from graded earth embankment.

U. Requirement for temporary propping and dewatering to piled wall to Contractor's details.

V. Potentially low headroom and restrictive access around facade retention steelwork. Piled wall construction and temporary works design to be coordinated.

W. RC frame built up around facade retention towers with wind trusses being removed as each level progresses to maintain lateral restraint to Ruskin Building facade throughout construction of frame. Facade retention towers deconstructed and RC slabs infilled once all wind trusses have been removed.

X. Southern facade of Ruskin Building rebuilt and tied back to new RC frame.

Y. Indicative crane position.

Z. Indicative site storage area located where RC frame extends only to ground floor level (i.e. Auditorium and North Quad).

Key Plan:		Notes:		Notes Continued:		Notes Continued:		Notes Continued:		Notes Continued:		Project:		<div>STOCKLEY</div> <div>MANCHESTER Carver's Warehouse, 77 Dale Street, Manchester, M4 2JG, T: 0161 228 6757</div> <div>LONDON 28-30 Worship Street, London, EC2A 2AH T: 020 7374 8380</div> <div>ONLINE www.stockley.co.uk</div>		
<div>N </div>		<p>This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and the specification.</p> <p>This drawing should not be scaled.</p> <p>All dimensions are to be verified by the contractor on site. All discrepancies should be reported to the C.A. prior to the commencement of the works.</p>										<p>Exeter College Oxford</p> <p>Title:</p> <p>Indicative Demolition Phasing Sheet 3</p>				
														INFORMATION		
Scale:		Date:		Drawn:		Checked:		Job Number:		Drawing Number:		Revision:				
1:250 @ A1 1:500 @ A3		Jan '13		RR		NC		521/01		(SK) 096		P01				
05.02.13 Date:		P01 Rev:		Issued for Information Description:		RR Drawn:		NC Chkd:								