

11
Access

11.0 Access

11.0 Access Statement

A major component of the Exeter College design brief is for the new Walton Street quadrangle to be fully accessible and barrier-free, to all segments of the student body, teaching and administrative staff, visitors and the general public.

In its current form, three exterior steps lead from Walton Street to the entrance doors of Ruskin College. From this raised entrance platform further stairs lead up to the Porter's Lodge. Five steps lead down to the main circulation spine that provides access to the main building and its courtyards. There are currently twenty separate staircases connecting the various levels making up the ground floor of the existing building. The stepped and irregular levels throughout the existing site reflect uncoordinated site development over time, producing a shallow terracing of floor levels down to the lowest level, the existing library.

Our scheme restores level, wheelchair access from the original Walton Street entrance throughout the new building, creating a fully accessible new quad for Exeter College.

Currently Exeter College's existing Turl Street Campus can offer only one accessible and DDA compliant student room. The proposed scheme will offer an additional six DDA compliant student rooms for Exeter College.

In order to meet best practice standard the following documents and policies have been used, in order to establish a fully inclusive scheme:

Disabilities Discrimination Act 1995 (amended 2005).
Building Regulations Approved Document M 2004 Edition (incorporating 2010 and 2013 Amendments).
The Equality Act 2010,
The Equality Act 2010 (Disability) Regulations 2010.
British Standard 9999:2008.
British Standards 8300:2008
Building Regulations Approved Document K 2013 Edition

Areas excluded from this guidance include areas for maintenance by servicing engineers or similar persons.

As well as client and user group consultation, a continuous dialogue with Building Control has taken place in order to ensure the scheme meets best practice and mandatory design requirements for a fully inclusive design.

Entrances

The primary entrance to the building is accessed via Walton Street. As discussed earlier the ground floor level will be lowered in order to provide a level access. The main entrance doors will be designed to comply with Part M, with regards to door widths, accessible lobbying space between doors and ironmongery. Secondary entrances are provided along Worcester Place, with access to the North Quad and the Service Lane.

All quads (north and south quad) and terraces (on the third floor) will have level thresholds.

Vertical Circulation

Lifts

Within the building three lifts provide access to all upper floor levels: Lift 1 adjacent to the entrance foyer and Lift 2 at the centre of the scheme. Lift 2 connects all five levels of the new building, basement to the fourth floor. A new platform lift will provide wheelchair access at the east lane service entrance to the quad; this lift connects the service lane level to the basement and the ground floor. All lifts have been designed to have a car size of approximately 1.7sqm, with a clear 1.5m x 1.5m zone in front of the lift.

Stairs

There are three main staircases within the proposed scheme situated across the site. All staircases have been designed to provide wheelchair refuge stations (with disabled refuge intercoms), and are compliant to the British Standard 5935 and Building Regulations Part K, with every refuge point having a minimum of 30 minutes fire protection. No riser is greater than 170mm and the going 250mm, continuous handrails will be provided around all staircases.

Horizontal Circulation

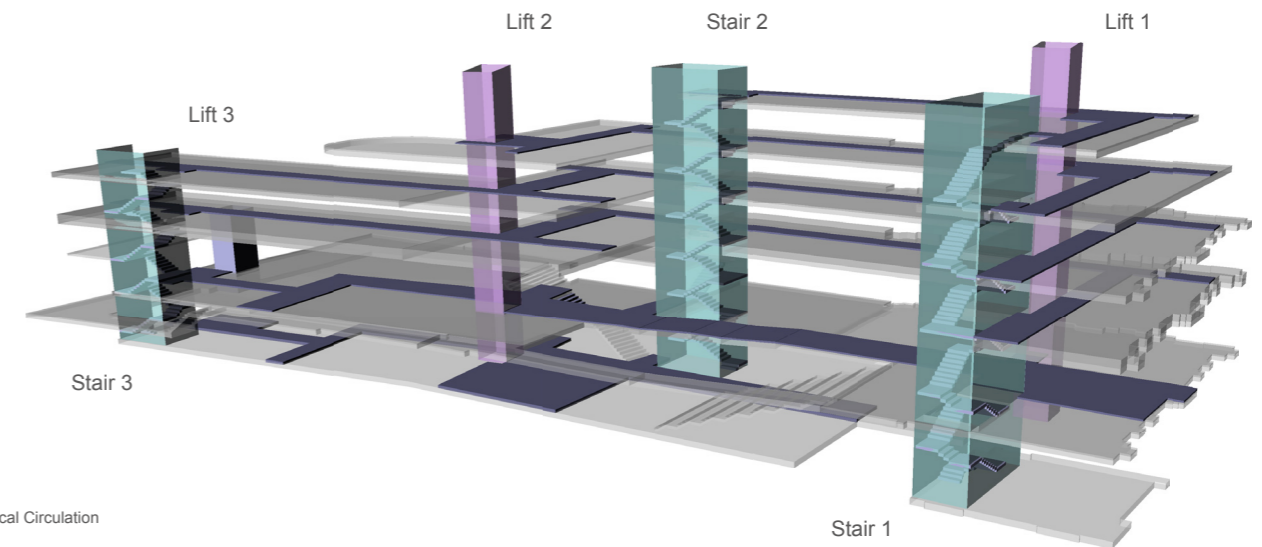
As indicated within the plan level access is provided across the site, however where level changes do occur (particularly across the ground floor), ramped access will be used with falls of 1 in 20. This means that all teaching spaces can be fully accessible.

Corridors throughout the scheme are of a minimum of 1500mm, to allow two wheelchairs to pass one another, this is in compliance with Part M. Additionally regular passing points (and turning zones) are provided along the residential corridors on the first, second, third and fourth floors.

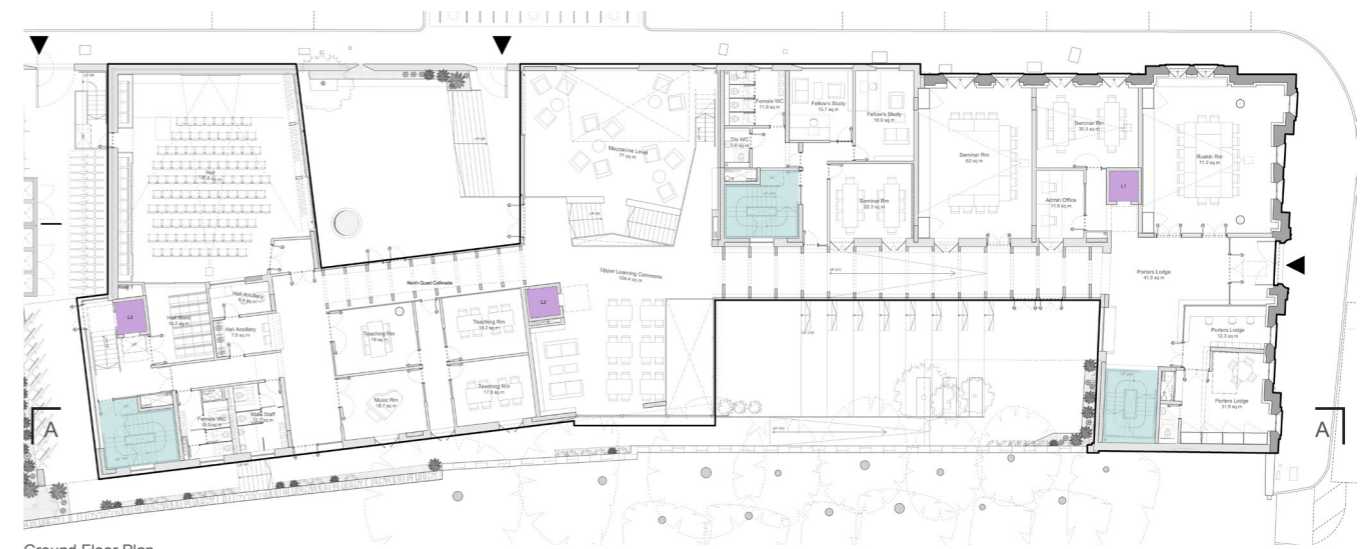
Where possible all doors within the main circulation space will be on heat and smoke-activated hold-open devices, and will close in the event of a fire.

Signage

Signage will be developed during the detailed design of the scheme, but will be designed to best practice standards, following the relevant guidelines, RNIB recommendations and British Standards such as the BS8300.



Vertical Circulation



Ground Floor Plan



Section AA

11.1.2 Public Realm

Public Transportation

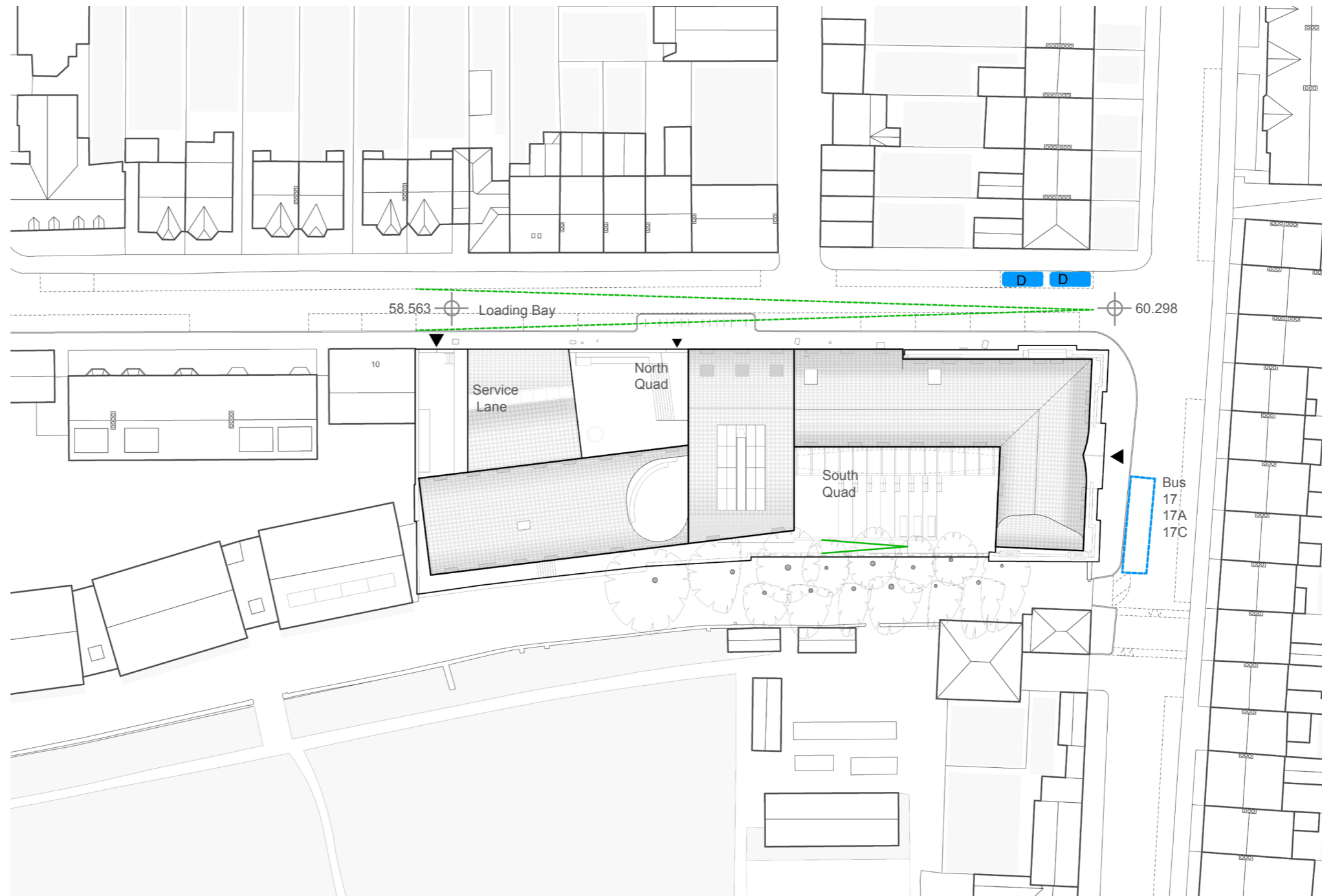
There is an existing bus stop immediately outside the Walton Street building entrance providing good public transport links through the city centre and to the Jericho area. Bus routes 17, 17A and 17C run from Cutteslowe, Harbord Road connecting to the John Radcliffe Hospital, main entrance.

External Areas and Pedestrian Routes







The site slopes down from Walton Street to Worcester Place, dropping by approximately 2 meters, over a distance of 79 meters. The site is fully accessible with ramped access around the southern quad, with a platform lift from the service lane. Where new paving is being added, it will be evenly laid in order to provide a smooth, even and level access void of any hazards.

Parking and Drop off

There are currently two dedicated existing disabled parking bays to the north side of Worcester Place, directly off Walton Street. Additional drop off and pickup is possible in front of the site along Walton Street.



Key:

-  Level Access
-  Level Access to External Areas
-  Ramp 1 in 20
-  Direction Street Slope
-  Existing Disabled Parking Bay
-  Existing Bus Stop

Proposed Ground Floor Plan Public Realm

11.1 Access

11.1.3 Accommodation

Porter's Lodge

The Porter's Lodge will offer a fully accessible reception desk. The Porters Lodge will have full visibility to Walton Street, the College foyer and the south Quadrangle. It will provide 24 hour security control for the rest of the site via CCTV monitoring. Portable induction loops will be provided at the porters lodge.

Hall

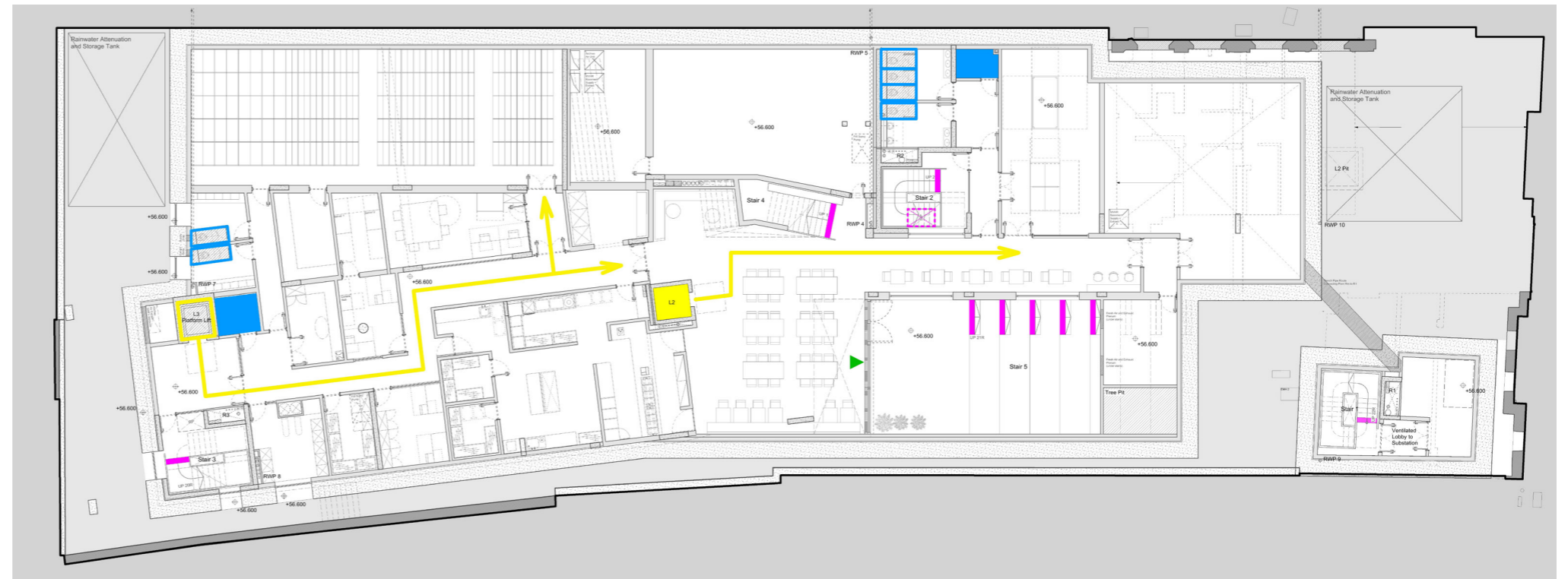
The flat floor lecture hall is fully accessible and has a level threshold to the North Quad. As the seating is not fixed the hall seating can be adapted as necessary in order to provide more dedicated disabled spaces.

WC

There are five accessible WCs, two of which are fully accessible DDA compliant WC's, one on the ground floor and one in the basement. The location of the WC's is within adequate location of all the occupied public spaces. Disabled WC's will be fitted with local audible and visual alarms, connected back to the Porter's Lodge.














Ground Floor Plan



Basement Plan

Key:

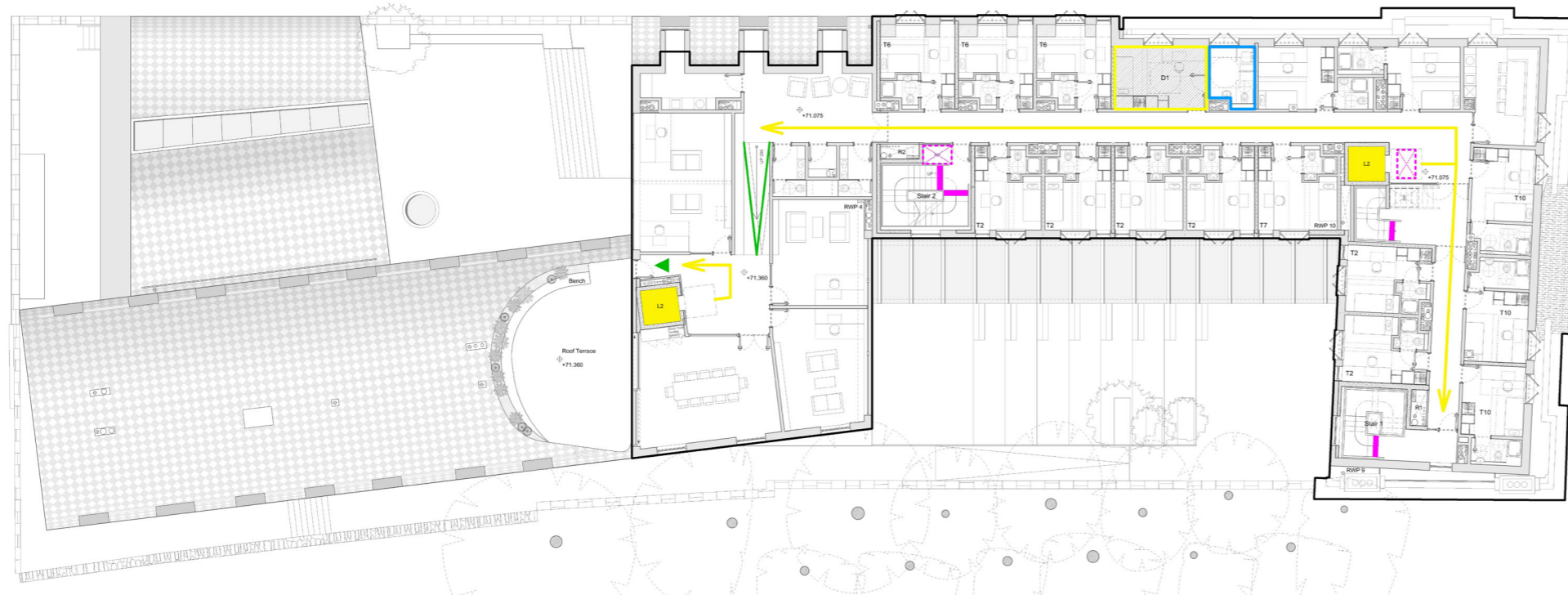
-  Level Access
-  Level Access to External Areas
-  Stairs
-  Refuge Points
-  Wheelchair User Seating
-  Internal Wheelchair Accessible Route
-  Wheelchair Accessible WC
-  WC
-  Platform Lifts
-  Lifts
-  Ramp 1 in 20

Student Rooms

All student rooms have been designed in compliance with Part M making them all accessible for wheelchair users, with internal corridors of 900mm and a clear door opening of 800mm. Six dedicated DDA compliant bedrooms will also be provided, with 2 bedrooms per residential floor. These rooms have been located in close proximity to Lift 1. These rooms will have adequate manoeuvring space, with a clear turning circle of 1500mm, and a clear zone of 740mm around the bed. All six rooms will have a fully DDA compliant bathrooms, with grab rails and bathrooms suitable for disabled occupants. Ironmongery, including window controls and service controls will be designed to be accessible for disabled occupants.

Family Kitchens












Family kitchens will be developed further during the detailed design of the scheme. They will be designed to be compliant with best practice standards, following the relevant guidelines. The Family kitchens will have lowered work surfaces, sinks and hobs in order to allow easily accessible cooking facilities for disabled occupants.



Third Floor Plan



First Floor Plan

- Key:
- Level Access 
 - Level Access to External Areas 
 - Stairs 
 - Refuge Points 
 - Wheelchair User Seating 
 - Internal Wheelchair Accessible Route 
 - Wheelchair Accessible WC 
 - WC 
 - Platform Lifts 
 - Lifts 
 - Ramp 1 in 20 

11.2 Cycles

11.2 Cycles





In compliance with the Local Development Framework, Parking Standards, the proposed scheme will supply enough cycle spaces, for a ratio of 1 per 2 residential students, and 1 per residential member of staff.

A total of 48 cycle spaces are needed in order to comply with this standard. The scheme will accommodate 50 cycle spaces to the east of the site along the service lane, 38 of which will be stored in a sheltered double height stacking rack. An additional 12 spaces will be provided within the undercroft of the building along this lane. A further 27 visitor parking spaces will be provided along Worcester Place.

The scheme will therefore offer a total of 77 cycle spaces.



Key:

-  24no. Street Cycle Racks
-  3no. Tree Guards for Cycle Lock Up
-  38no. Vertical Cycle Racks
-  12no. Cycle Racks

11.3 Building Maintenance Strategy

As part of the building maintenance strategy, Alison Brooks Architects have developed a dialogue with the CDM coordinator and Exeter College to establish a maintenance strategy for the proposed scheme. This strategy will be developed further during the detailed design stage.

The strategy addresses the maintenance of windows, gutters and solar panel cleaning and maintenance.

Windows

All student room windows (casement windows) are currently proposed as being outward opening, with an internal balustrade. Due to the pivot hinging system currently being considered these windows will be cleaned from the room internally. The Glass Dormers will be cleaned externally via an exterior large mobile, street accessible cherry picker.

Gutters

All gutters (excluding those along the parapet of the existing Ruskin Building), will be cleaned and maintained either by a large street mobile crane, or a small floor sliding cherrypicker. Gutters within the retained facade of the Ruskin Building will be accessible via the student room casement windows, with the parapet and a new handrail providing protection from falling.

Solar Thermal Panels

The solar thermal panels located on the roof of the learning commons block, will be accessible via a roof hatch (from the third floor fellows' studies corridor) with a foldable ladder. The area of the solar thermal panels will be fitted with a mansafe walkway and appropriate cable system for cleaning and maintenance.

All proposed building maintenance strategies will be designed to best practice guidance.



Section AA



Section BB



11.4 Waste Management Strategy

11.4.1 Deliveries

A new loading bay has been provided along Worcester Place in order to allow deliveries to unload to the college. Deliveries will typically be brought into the building through the service lane and down to the basement via the platform lift.

11.4.2 Waste Management

The college will provide three 1100L Paladin bins for general waste to be emptied daily. One of these bins will be dedicated to the waste from the kitchen. Two 1100L mixed use recycling bins will also be provided, which will be emptied three times a week. These recycling bins must be accessible to the students as the College's current policy is the students are responsible for emptying recycling from their own bedrooms.

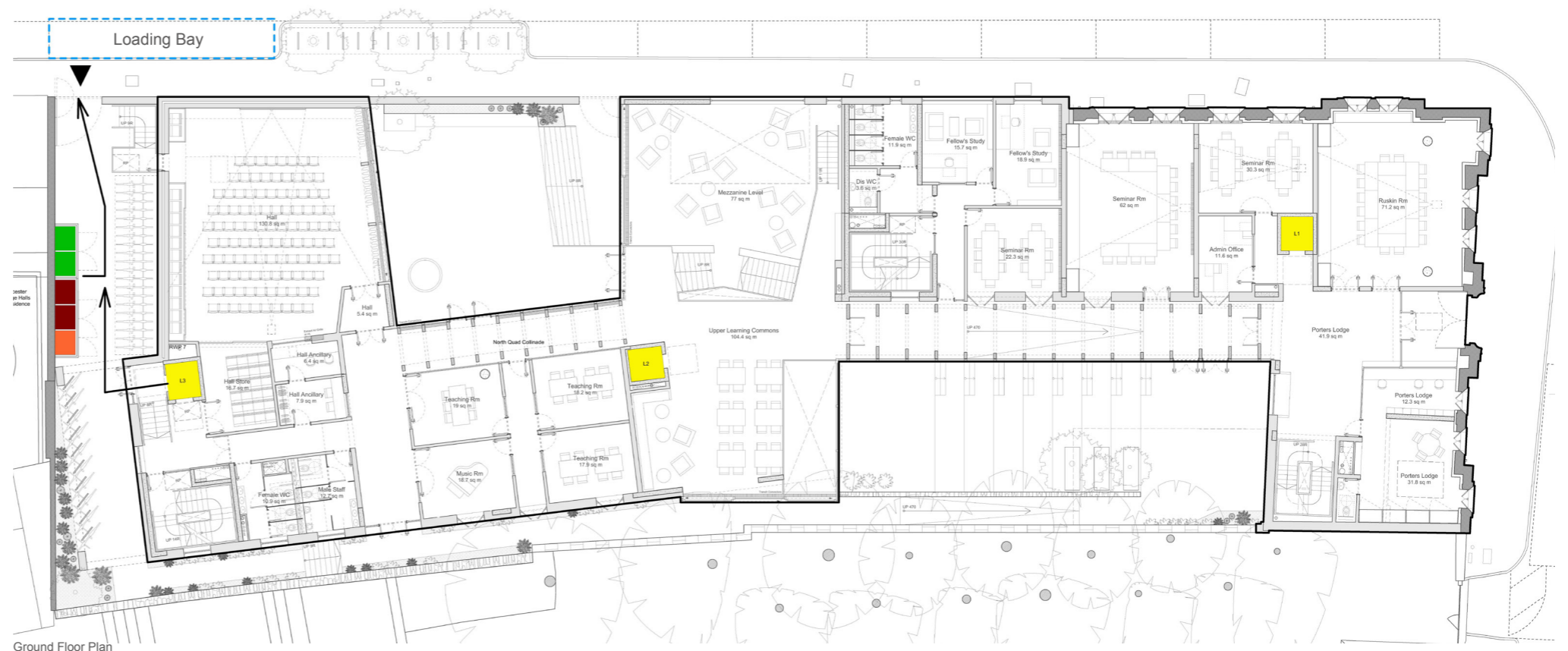
These Paladin bins will be located within a fire protected bin store, situated to the east of the site within the service lane. Refuse collectors will have access to the lane in order to collect the bins. Currently the college employs a private recycling firm to collect their recyclable waste, they too will be allowed access to the lane in order to collect the bins and not cause any obstruction to Worcester Place.

Each student room will be provided with two bins, one for recycling and one for general waste. Additionally a bin will be provided within every bathroom for general waste. The family kitchens will be provided with one refuse bin and one recycling bin. All teaching rooms and public areas will be provided with general waste bins which will be emptied on a daily basis, by college cleaning staff. Public WC's will have sanitary bin collections by a private contractor.

Recycling bins will be provided at dedicated printer hubs places throughout the Learning Commons, the details of which will be finalised during the detailed design of the scheme.



First Floor Plan



Ground Floor Plan

Key:

- 1100L Paladin Recycling Bin
- 1100L Paladin General Waste Bin
- 1100L Paladin Dedicated Kitchen Waste Bin
- Lifts
- Loading Bay
- General Waste Bin
- Recycling Bin

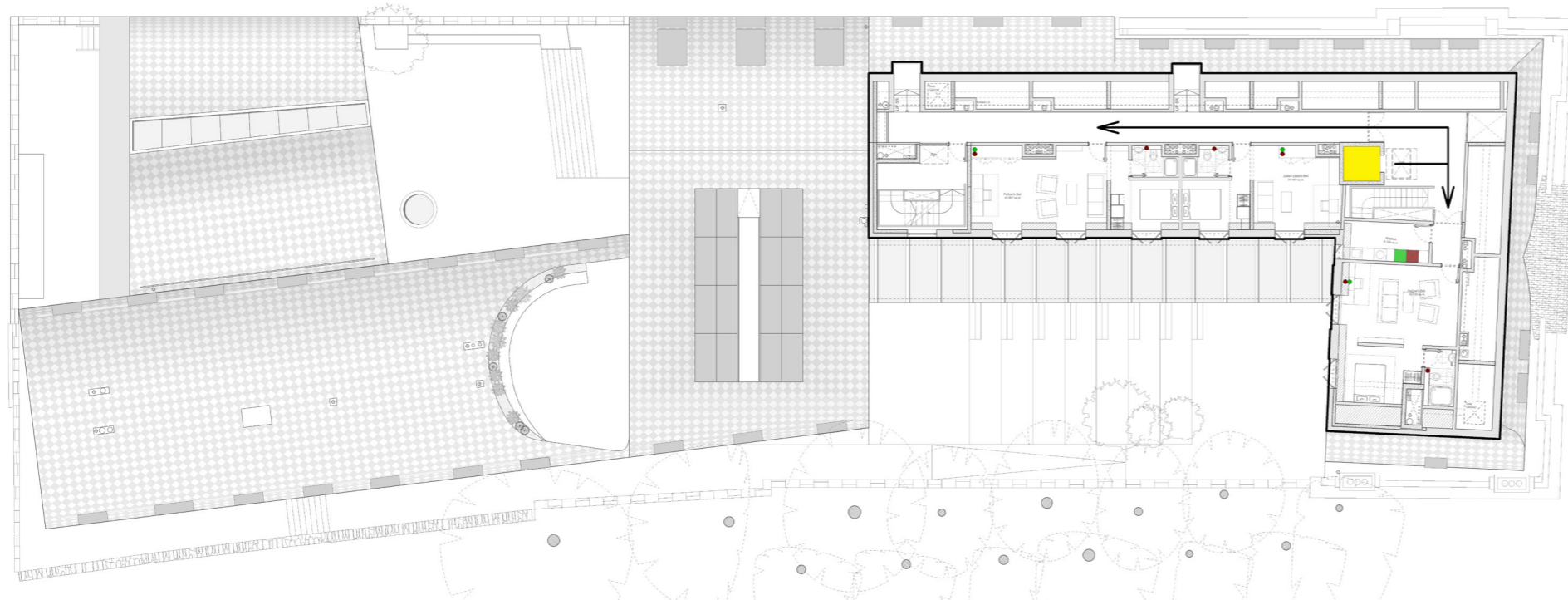
11.4.3 Plant Space

Currently the existing building has four main plant rooms, which contain a central boiler, gas meter, secondary boiler and water tank room, control room and electrical substation. The proposed scheme will consolidate this into two main plant rooms, with two ancillary spaces consisting of the mezzanine level space (with a 2.1m head height) accessible at basement level and mezzanine level plant space accessible via Stair 3.

11.4.4 Foul and Sewage Utilities

The existing site has a number of below ground services and drainage crossing the site. There are currently no services passing through the site other than those serving the building itself. A CCTV drains survey was commissioned in 25th April 2012. The results showed that the existing sewage system was in a relatively good condition.

The proposed below ground drainage scheme will allow for separate foul and surface water systems, to connect to the existing adjoining highways. Localised pumping will be required at basement level, currently two pumping chambers (one for the foul sewage and one for surface water sewage) are being proposed. Rainwater will be collected on site together with an attenuation of flow into the public sewer. This proposal will be developed further during the detailed design stage of the project. Please refer to drawing (DR) 001 within the Appendix.



Fourth Floor Plan



Third Floor Plan

- Key:
- 1100L Paladin Recycling Bin ■
 - 1100L Paladin General Waste Bin ■
 - 1100L Paladin Dedicated Kitchen Waste Bin ■
 - Lifts
 - Loading Bay
 - General Waste Bin ●
 - Recycling Bin ●

11.5 Parking and Transportation

11.5.1 Parking and Transportation

Current vehicle access routes to the site will not be altered in any way with the proposed scheme.

The current proposal will increase the footpath width on Walton Street, to accommodate a more generous footpath in front of the main entrance to the building; the carriage width will remain as existing. The proposed footpath will result in the loss of two existing short stay (maximum 1 hour) parking bays which will be offset by the creation of 1 new residents parking space and a dedicated loading bay for the college. Two existing disabled parking bays will remain to the north side of Worcester Place, directly on the corner of Walton Street.

Deliveries to Exeter College will typically happen four times a day, within off peak hours. This is the same as the existing situation for the Ruskin College. As explained in the servicing strategy a gated service lane to the east of the site along with a loading bay along Worcester Place will be provided. The service lane will accommodate secured cycle parking (50 no. spaces), bins and access for deliveries. All deliveries and refuse collections will be carried out from this loading bay.

The footpath along Worcester Place in front of the new loading bay and North quad (where the existing garages sit) will also be extended, re surfaced, de cluttered and generally improved with the provision of 27 visitor cycle spaces and three Hawthorn trees. The existing 10 residents parking spaces on the south side of Worcester Place are retained, though their position may shift to accommodate the loading bay cycle spaces and trees.

Exeter College operate a Bus Pass Scheme and Cycle Purchase Scheme, and for this reason the proposed scheme will not provide dedicated residential parking for Exeter College. The site is also within adequate walking distance of the Colleges other residential properties, in particular the Turl Street site. As such the proposal will result in a decrease in trips to the site.

Please refer to the Transportation Statement for further information.

The proposed highways improvements are subject to agreement with the highways authority.

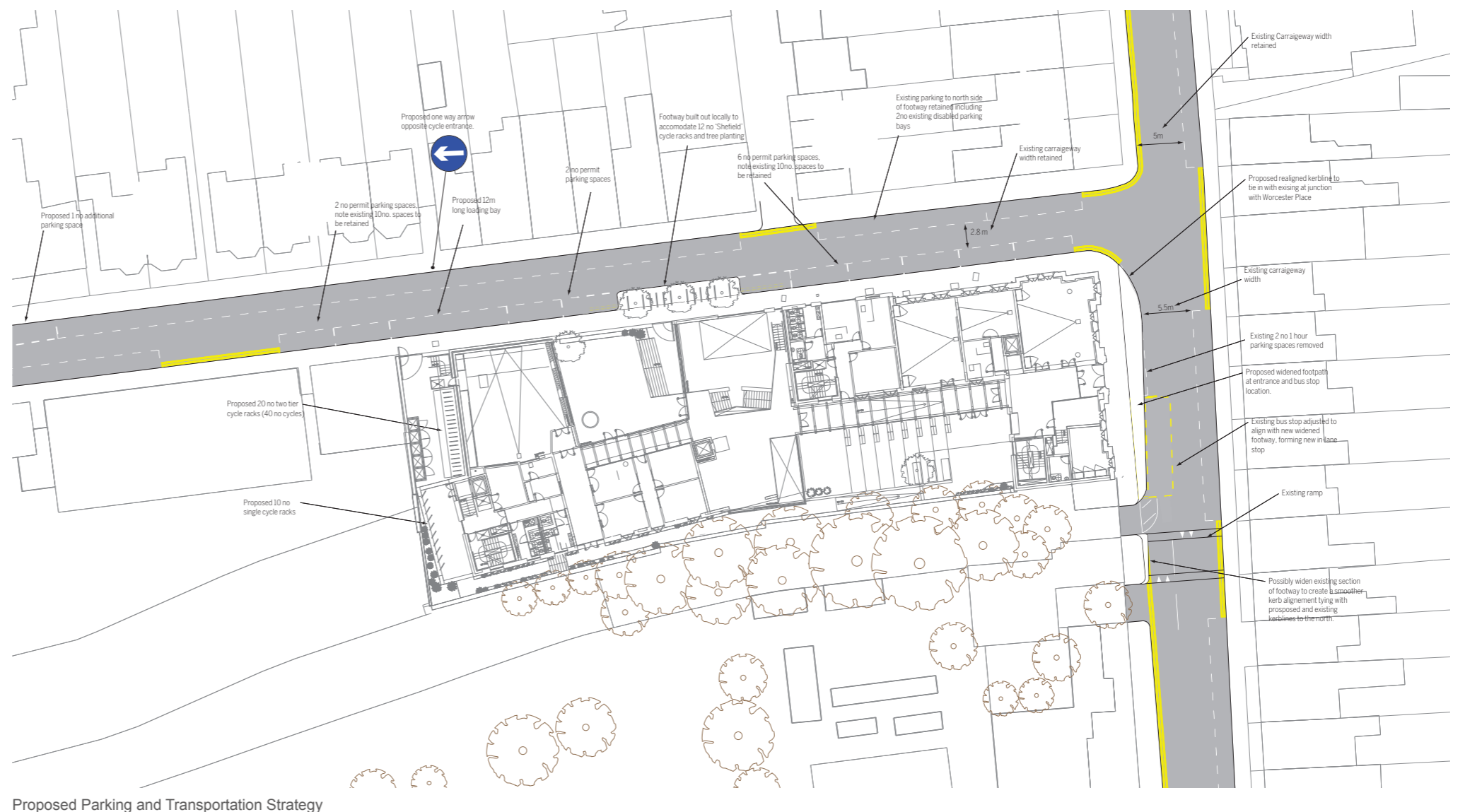
11.5.2 Fire Service Access

The fire strategy adopted in coordination with Building Control, Oxford Fire Safety Prevention Officer and the design team Fire Engineer is being designed in accordance to British Standards 9999:2008, Approved Document Part B and Regulatory Reform Order 2005.

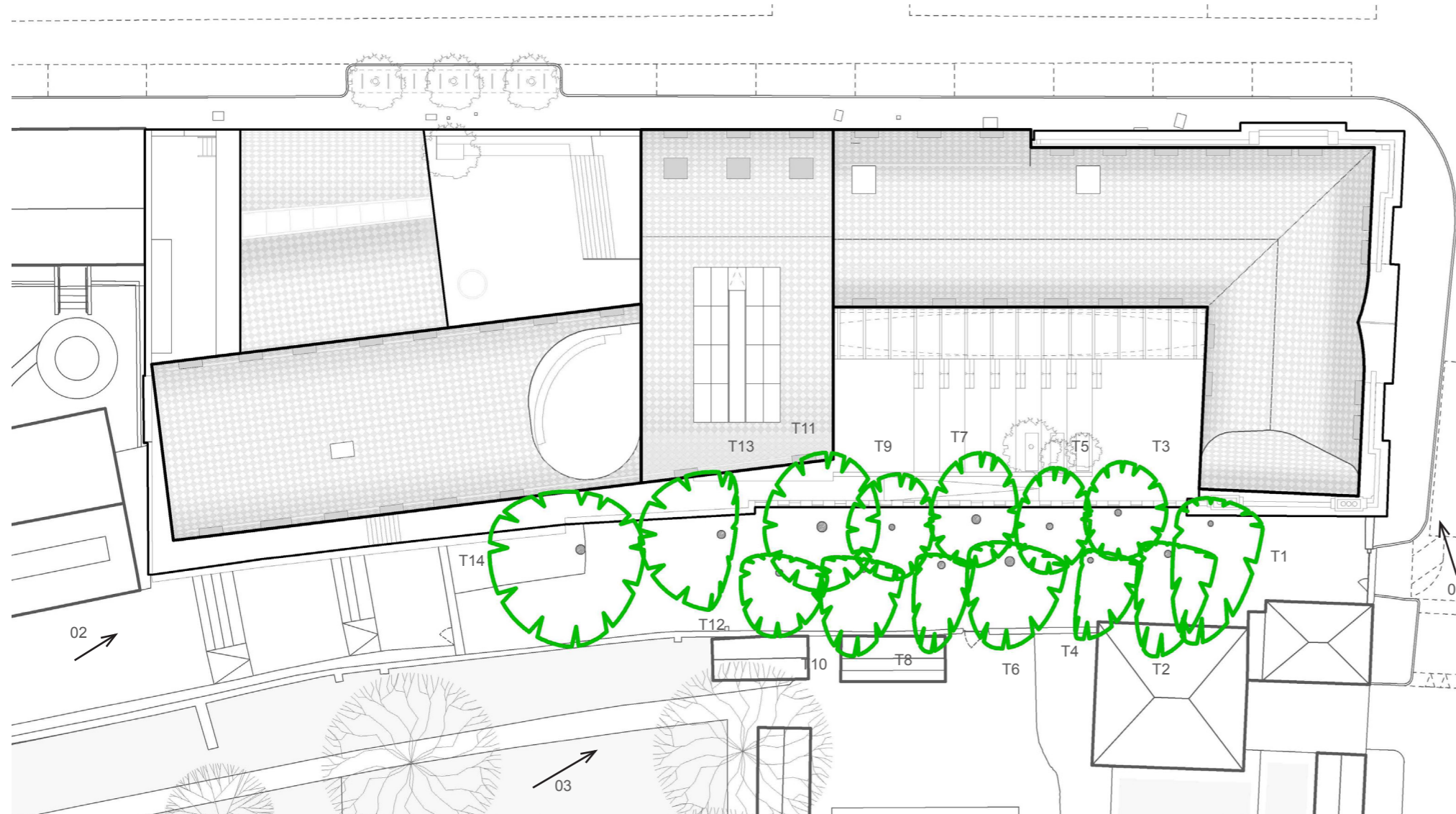
The fire strategy proposes that two dry riser's inlets will be located within the main entrance along Walton Street. These will be connected to stair one and two, with dry riser outlets located at each floor level.

Similarly a dry riser inlet will be located to the east of the site at the entrance of stair three off the service lane; again a dry riser outlet will be located at each subsequent floor level.

The main fire panel for the building will be located within the Porters Lodge and will be clearly visible and compliant with best practice signage standards. All fire escape routes from the building will be clearly signed at all times.



Proposed Parking and Transportation Strategy



Existing Holm Oaks T1 - T14 Ruskin Lane

11.6 Trees

Ruskin Lane, which runs along the southern boundary of the site, contains fourteen existing Holm Oak trees that are owned and managed by Worcester College. The Holm Oaks are located within the Central Conservation Area, but are not subject to Tree Protection Orders (TPO's). The trees contribute to the skyline of the surrounding area, but have been planted close together and therefore have grown as a single unit. All of the trees will be retained within the proposed scheme.

An initial tree survey was undertaken in January 2012 by Sylva Consultancy, with further investigation conducted in August 2012 with hand-dug trial pits. The result of these trial pits suggested that roots from the Holm Oaks were not present within the Ruskin College boundary. However further hand dug trial pits took place on the February 2013 (as requested by Oxford City Council Arboriculture Officer), on both sides of the boundary wall. The results concluded that the boundary wall foundations are acting as a root barrier into the Ruskin College site.

The initial tree surveys highlighted that three of the Holm Oak tree canopies currently overhang the proposed scheme. These include trees T11, T13 and T14. The tree crowns will need to be reduced and a tree management strategy will be put in place between Exeter College and Worcester College, to manage the ongoing maintenance of the trees. This will be finalised during the detailed design development.

All tree works and analysis is compliant to good practice arboriculture practice, best practice standards and relevant legislation including:

- British Standards BS5837:20012 'Trees in relation to Design, Demolition and construction – Recommendations'
- British Standard 3998:2010
- Good Practice as specified by the Arboriculture Forestry Advisory Group
- Wildlife and Countryside Act 1981 as amended by the Countryside Rights of Way Act 2000

A number of meetings have taken place with Oxford City Council Tree Protection Officer as indicated in the list below:

09.01.12	Tree Survey
03.05.12	Chemtest Laboratory Report
24.05.12	Arboriculturalist Initial Impact Report
01.08.12	Trial Pit Holes.
18.09.12	Chemtest Laboratory Report
22.11.12	Geotechnical and Environmental
10.12.12	Richardson Botanical Lab Report
08.01.13	Arboriculturalist Impact Report
01.02.13	Secondary Trial Pit Holes
06.12.12	Tree Protection Officer Meeting
07.02.13	Tree Protection Officer Meeting



Image 01 - Holmoak canopy as seen from Walton Street



Image 02 - View of the site from Worcester College Orchard



Image 03 - Holmoak trees from Ruskin College boundary.

12
CONSULTATIONS

12.1 Consultations

12.1 Internal Consultations

The design team has consulted regularly with Exeter College. On a day to day basis the client contact is the Finance and Estate Bursar, William Jensen and the Deputy Bursar, Gerald Wells.

Any decision made by the Finance and Estate Bursar and Deputy Bursar, are signed off at regular monthly Buildings Committee meetings which are held at the College. At these meetings the Fellows' comprising the Buildings Committee, the Bursar, Deputy Bursar and College Rector, Francis Cairncross are provided with a short presentation by the Architect and key Design Team members, in which the key design developments and project progress are analysed. At this point there is usually an open discussion, with questions to the design team. This approach has meant that a continuous dialogue has been able to take place between the College and the design team.

In addition to the Building Committee meetings, regular Progress Meetings are held at the College, chaired by the Project Manager Derek Farrow of Northcroft. At these meetings each Design Team member reports on their work stream and ongoing deliverables in relation to the overall project programme.

The design team has also held regular design workshops with students, Fellows' and members of the college staff. User group workshops have focused on, IT, Porters lodge accommodation, housekeeping, library and archive, storage, catering, student accommodation and student ancillary facilities. Minutes of these meetings can be provided on request.

A summary of the key dates and meeting the design team the user group:

18.10.11	Client Meeting
11.11.11	Client Workshops 01
16.11.11	Client Workshops 02
02.12.11	Eminent Persons, Boston Presentation
13.02.12	Rector Presentation
02.03.12	Eminent Persons, Chicago Presentation
25.04.12	Williams College Presentation
03.02.12	Client Meeting
15.06.12	Client Show and Tell Meeting
13.08.12	Client Workshops 03
15.08.12	Client Workshops 04
16.08.12	Client Workshops 05
16.11.11	Building Committee Meeting 01
14.12.11	Building Committee Meeting 02
23.01.12	Building Committee Meeting 03
22.02.12	Building Committee Meeting 04
20.05.12	Building Committee Meeting 05
20.06.12	Building Committee Meeting 06
07.07.12	Building Committee Meeting 07
03. 01.12	Building Committee Meeting 08
14.11.12	Building Committee Meeting 09
09.01.13	Building Committee Meeting 10
10.05.12	Progress Meeting 01
30.05.12	Progress Meeting 02
06.06.12	Progress Meeting 03
16.08.12	Progress Meeting 04
06.09.12	Progress Meeting 05
04.10.12	Progress Meeting 06
08.11.12	Progress Meeting 07
07.02.13	Progress Meeting 08
09.02.12	Progress Report 01
02.03.12	Progress Report 02
28.03.12	Progress Report 03
01.05.12	Progress Report 04
01.06.12	Progress Report 05
01.07.12	Progress Report 06
14.08.12	Progress Report 07
06.09.12	Progress Report 08
04.10.12	Progress Report 09
07.11.12	Progress Report 10
01.03.13	Progress Report 11
03.01.13	Progress Report 12
06.02.13	Progress Report 13

12.2
Statement of Community Involvement

This section provides a summary and explanation of the consultation process that has been undertaken in the development of Exeter College's plans for the former Ruskin College Building on Walton Street.

12.2.1
The Brief and Design Principles

The project brief and design principles of the development have been subject to extensive public and stakeholder consultation. As such, the plans have gradually evolved in response to comments expressed by students, staff, local residents and key stakeholders.

12.2.2
Consultation Process

In light of the building's prominent position on Walton Street and its ongoing consideration by English Heritage for listing, the consultation strategy adopted the following objectives:

- To raise awareness of the imminent submission of a Detailed Planning Application for the site amongst local stakeholders and residents;
- To acquaint stakeholders and residents with the detail of the proposals and the project principles;
- To outline the Design Team's interpretation and response to the architectural and social significance of the building;
- To identify any issues or comments and address them via a two-stage consultation process or within the application submission itself.

It was considered that the most appropriate way to meet

these objectives was through a series of stakeholder meetings and public exhibitions. The following sections provide an overview of both.

Regular Public Consultations have taken place within the Ruskin Building (Buxton Hall), to which the general public were invited.

07.12.12	Public Consultations 01
08.12.12	Public Consultations 01
31.01.13	Public Consultations 02
01.02.13	Public Consultations 02

06.06.12	Worcester College Presentation
22.11.12	Oxford Preservation Trust
11.01.13	Oxford Civic Society
11.02.13	Jericho Presentation

Other groups that were approached include the Twentieth Century Society, Oxford Preservation Society and the Victorian Society. Numerous meetings with Oxford City Council and English Heritage also took place.

Poster - Public Exhibition 01

Poster - Public Exhibition 02



12.2 Consultations

12.2.3 Public Exhibitions

Two public exhibitions were held at the Ruskin Building (Buxton Hall), to which the general public were invited. The exhibition were publicised in the Oxford Times and Oxford Mail during the fortnight leading up to the events. Copies of the adverts and photos from the exhibitions are included below. Personal invitations were also sent to County and City Councillors, as well as local residents and other stakeholders, e.g. English Heritage and the Twentieth Century Society etc.

Members of the architectural and planning team attended the exhibition in order to answer any queries and attendees were encouraged to provide written feedback and comments. The details of each exhibition are set out below:

The first of two public exhibitions was held at the Ruskin Building between 2.30pm and 7.30pm on the 6th and 7th December 2012. Over 60 people attended this exhibition over the two days (including staff from Exeter and Worcester College, students from Exeter, representatives of Oxford University Press and Oxford Civic Society, local residents and Councillors, and a member of the Council's planning department). This gave the Design Team an opportunity to discuss and explain the project brief and design principles, as well as gather detailed feedback from local stakeholders. These comments were later consolidated and used to progress the plans ahead of a second public exhibition.

Before submission of a detailed Planning Application for the site a second public exhibition was held between 3pm and 7.30pm on the 31st January and 1st February 2013 at the Ruskin Building. On this occasion over 90 people attended the event (including many who had attended the first exhibition in December. However, representatives of the building's former occupiers, Ruskin College, were also present, as well as a greater number of the neighbouring residents. This exhibition sought to address many of the issues raised during the first consultation, and outlined the detailed plans developed by the College. Feedback from the second exhibition was extremely positive, with many people expressing support for the scheme.

During the second exhibition in particular, several attendees filled out feedback forms or communicated their thoughts on the proposals to the Design Team. The comments are summarised in section 12.X below, together with a response or clarification from the Design Team for each.

12.2.4 Stakeholder Meetings

Exeter College's proposals for the former Ruskin site on Walton Street have been the subject of extensive pre-application consultation with OCC Officers as well as EH Officers. These discussions began as far back as November 2011 and since then there have been 12 meetings in total with the City Council. The dates of these meetings are summarised below:

07.11.11 Pre Planning Meeting 01
25.11.11 Pre Planning Meeting 02
02.12.11 Conservation and Heritage Meetings
28.05.12 Pre Planning Meeting 03
19.06.12 Pre Planning Meeting 04 – OCC and EH
19.10.12 OCC Conservation & Planning and EH
05.11.12 OCC Conservation & Planning
06.12.12 OCC Conservation & Planning
06.12.12 OCC Tree Officer
11.01.13 OCC Archaeology
01.02.13 OCC and EH Meeting
07.02.13 OCC Tree Officer
20.03.13 OCC Conservation and Planning

A range of other stakeholders were consulted during the process. The format for each usually comprised of a presentation by the Design Team followed by a discussion around specific elements of the proposals. A summary of the key meetings is as follows:

06.06.12 Worcester College
22.11.12 Oxford Preservation Trust
11.01.13 Oxford Civic Society
17.01.13 OCC Highways
11.02.13 Jericho Community Association
04.03.13 Worcester College
13.03.13 Worcester College
20.03.13 Oxford Civic Society

Other groups that were approached include the Twentieth Century Society and the Victorian Society.

12.2.5 Consultation Feedback and Design Team Response

The general response from those who attended the exhibitions was of support for the principle of redevelopment of the site for use by Exeter College and for retention of the Ruskin building façade. Key areas of interest to the public were façade retention, management of students and access (addressing issues with the former use of the building e.g. litter), cycle parking, management of the construction process and the siting, massing, appearance and use of the buildings – particularly along Worcester Place.

In total 33 feedback forms were received from the two exhibitions; the main issues raised and the responses of the Project Team, reflected in the planning application documents, were as follows:

1. Façade retention

Many residents and local stakeholders expressed support for the plans to retain the original 1913 façades, although some did think that the buildings should be totally demolished. One of the main issues discussed during the first exhibition was treatment of the windows and memorial plaques, which stakeholders were keen to see retained.

Project Team response:

Retention of the 1913 façades and memorial plaques along Walton Street was always a key design principle. Elongating the ground floor windows and lowering the memorial plaques on Walton Street was intended to promote interaction between the building and the street, as well as improving accessibility. The second exhibition clearly highlighted the treatment of these features and consequently alleviated resident's concerns.

2. Roof massing and appearance

Throughout the design process, local residents and key stakeholders commented on the proportions and materiality of the proposed roof structure, with particular concern regarding the Worcester Place elevation.

Project Team response:

In order to address these concerns the Design Team produced many iterations of the scheme, attempting, as far as possible, to locate the roof massing within the site. This finally resulted in a hipped-roof form, which significantly decreased the massing, as well as reducing the overall number of student rooms. Concern regarding the initial materials palette also meant that the Team decided to replace the proposed copper alloy tiles with a darker stainless steel, which will not patinate and have less impact when viewed from the surrounding streets. In direct response to concerns from Worcester College, the extent of the roof cladding material on the south elevation has been reduced and raised to the level of the 3rd storey windowsills.

3. Cycle parking

Local residents expressed concern regarding the amount of cycle parking provided, and where it would be located. At present the plan includes 50 cycle parking spaces internally, accessed off Worcester Place, and 27 spaces externally, on Worcester Place – which some see as inadequate. Interestingly, there has been a mixed response regarding the parking on Worcester Place, with some residents concerned that abandoned bikes will eventually litter the area and others keen to see provision made for visitors. Concern has also been raised about the one-way nature of Worcester Place and the potential for conflict between cars and cyclists.

Project Team response

In response to these concerns the Design Team has relocated the position of the cycle parking on Worcester Place closer to Walton Street. This will encourage students visiting for seminars to access the site via Walton Street. In regards to concerns raised about abandoned bicycles, the Design Team have pointed out that removal of these would be the responsibility of the City Council, although Exeter College would monitor the situation to minimise any negative impact. The Team have investigated the possibility for a cycle lane along Worcester Place, but concluded that there is insufficient space. Instead signage will be placed to make clear to cyclists the one way system.

4. Access via Worcester Place or Walton Street

Student access to cycle storage along Worcester Place has concerned some residents who are worried about noise and increased student traffic. They are keen to ensure the street retains its residential character. As such they have expressed a desire for access to be limited to Walton Street. The proposals for a dedicated servicing bay have also caused some concern. Residents also sought reassurance that access to the lecture hall would not be via Worcester Place.

Project Team response

Exeter College are keen to confirm that the Walton Street entrance would form the main access for students, with access via Worcester Place being occasional and managed appropriately. However, there would be access to the internal cycle parking via Worcester Place for residential students (not visitors attending lectures). It should also be noted that the porters will monitor the entrances 24/7 to ensure there is no noise impact on nearby neighbours.

5. Frontage along Worcester Place

A few residents raised concerns that the section of the current Worcester Place elevation by the north quad and Auditorium lack any form of interaction with the street, as such appearing oppressive and out of context. There was also a fear that the lack of detail may encourage graffiti.

Project Team response

The Design Team has responded by introducing a small window onto the north quad and selecting slatted gates for the access points on this elevation. As for the concern regarding graffiti, the Design Team have reiterated the fact that the buildings will be monitored 24/7 by the College porters.

6. Anti Social Behaviour

When the site was occupied by Ruskin College, Worcester Place was apparently used by students as a smoking area. This led to increased noise levels, as well as problems regarding litter. Residents are keen to ensure this does not happen again. The sheltered areas along Worcester Place also accommodated anti-social behaviour after the building became vacant, though this has ceased since the garages and low level windows have been boarded up.

Project Team response

Access from Worcester Place will be subject to 24/7 CCTV surveillance, monitored by College porters, which should restrict any anti-social behaviour that may impact on local residents. The design also ensures that there are no obvious areas for loitering along Worcester Place. Light moderation within the building will also deter surrounding anti-social behaviour.

7. Use of the Auditorium/Lecture Theatre

Concern was raised by certain local residents about the potential noise impact of the Lecture Hall on Worcester Place, and the provision of access for evening performances.

Project Team response

The Lecture Hall is intended principally for use as a Lecture Theatre for students and staff during the day. It may also be used for a variety of public lectures or recitals during the evening if considered appropriate. However, these events will not be regular and noise levels will be carefully monitored and managed, with reverberation control and acoustic lining provided to limit any impact.

8. Massing along Worcester Place

Some residents expressed anxiety over the institutional form of the scheme, particularly the Lecture Hall, which will be replacing existing two-storey cottages.

Project Team response

The Design Team has deliberately sought to keep the massing of the new building away from Worcester Place. The northern quad provides a break in the massing on Worcester Place, while the Hall maintains the proportions of the existing cottages, with minimal breaks in the boundary wall. The Design Team has also introduced planting along the boundary to soften the building frontage.

9. Construction traffic and duration

Many residents were keen to understand how the construction would be managed, and in particular how traffic/ deliveries of construction materials would affect the local road network and how long construction would be expected to last.

Project Team response

As part of the Planning Application, a draft Construction Traffic Management Plan will be prepared to sit within the Transport Statement. This will outline details for demolition and construction, including delivery times and working hours; taking account of the residential nature of the surrounding streets and the type of machines being used. At present it is envisaged that demolition and construction will take 18-24 months and should be complete in mid-2015.

10. Public realm

Feedback regarding the proposed extension of the pavement along Walton Street, and removal of the two short-stay parking spaces, was largely positive, although some residents feared this may increase congestion along Walton Street. It was also suggested that a zebra crossing may be required to allow students to catch the bus into town. Other public realm improvements, including the potential cycle parking and opportunity for tree planting along Worcester Place were positively received, though some concern regarding abandoned bicycles and the impact of tree planting was raised.

Project Team response

The Design Team have introduced tree planting along Worcester Place as part of the final proposals. The specification for any planting would ensure that there was no impact on resident's access to light and that the root systems would not affect foundations or servicing.

11. Groundwater

At the first exhibition some local residents raised concerns over potential impacts to groundwater in the area and requested reassurances that the proposed extension of the basements would not affect their own houses.

Project Team response

An investigation into groundwater has since been undertaken and has concluded that the proposed basement will not impact on the groundwater flow rates across the site, or locally.

12. Rainwater

Some local residents raised concerns over how rainwater will be collected from the roof to prevent water run off onto Worcester Place.

Project Team response

Water from the roof is collected in linear gutters at the head of the stone wall. The water is collected into large underground water storage and attenuation tanks to be used as grey water for recycling within the buildings sanitary systems.

13. Obstruction of the Meridian Line

There was a concern that the scheme would block the meridian line from the Radcliffe Observatory.

Project Team response.

The building does not obstruct the skyline as confirmed within the Heritage Impact Assessment.

12.2.6 Conclusion

Overall, the consultation strategy sought to ensure that the local community and stakeholders were engaged early in the process and the College has endeavoured to respond to their concerns and incorporate their ideas within the scheme, wherever possible.



12.4 Crime Prevention and Community Safety

12.4

Secure By Design

Secured by Design is focused on crime prevention and promotes the use of best practice security standards. The objective of Secured by Design is to reduce burglary and crime. Secured by Design was established in 1989 and is owned by the ACPO, the Association of Chief Police Officers. Secured by Design is inherent within the governments planning objective of *'creating secure, quality places where people wish to live, work and study.'*

The new quadrangle for Exeter College will significantly improve the safety and security of its immediate context by eliminating the existing under-croft parking, refuse stores and open loading bay from Worcester Place. The proposals replace these unsafe and dangerous garages with well designed, active frontages.

The proposed scheme increases passive surveillance to adjacent pavements and local environment through the introduction of larger and lower windows at ground floor level, these will increase the overlooking of public areas on Walton Street and Worcester Place. The number of entrances to the building is reduced from the existing five entrances to one major controlled entrance on Walton Street and one gated entrance from Worcester Place leading to the student/cycle/service lane. This will be entered via swipe card and or CCTV intercom. A third locked gate provides access to the North Quad and Hall to be manned by staff on special occasions where the Hall is open to the public.

The proposals create a safer pedestrian environment around the building by increasing the width of the pavement on Walton Street outside the building entrance.

On-street locking racks for cycle storage will supplement the gated on-site provision within the service lane.

The building will be sensitively lit to enhance its heritage features as seen from Walton Street and Worcester Place. The increased use of the building due to its increase provision of teaching facilities, the slight increase in student numbers along with live-in academic teaching staff will increase activity generally on the site, while enhancing the quality of the built environment with high quality architectural interventions.

Alison Brooks Architects has led initial discussions with Peter Bennett the temporary Crime Prevention Design Advisor, from the Thames Valley Police. The new quad at Walton Street for Exeter College will be working towards the Secured by Design best practice policy. This is a process which will continue into the detailed design of the scheme.