

# 5.4 Walton Street

## 5.4.1 Continuity and Change

As outlined in the Statement of Significance, the development of the ROQ site means that Walton Street will become a more significant route for students, teachers, researchers and university staff. One can conclude that the radical shift in the University's centre of gravity will feel like a modification, a new layer within Oxford's urban structure.

Our proposals intend to preserve the heritage value of the Ruskin College site through retention of its primary facades which make a substantial contribution to the streetscape.



Approach along Walton Street looking North



Approach along Walton Street looking South



Approach along Walton Street looking North



Visible interventions to the building are proposed at roof level, with a replacement of the existing mansard roof with a taller, curved mansard roof form punctuated by dormer windows, and new casement windows to replace the existing fenestration. The windows are seen as a clear expression of the new construction within the building while enhancing the sense of safety and quality of the immediate public realm with greater transparency and sense of welcome into the building from the street. New high performance windows will dramatically improve the building's thermal and acoustic performance, and provide significantly improved light and ventilation levels to both the student rooms and public spaces.

The originally intended timber gate will be reinstated beneath the entrance arch, and the fabric of all facades will be restored and cleaned.

The public pavement in front of the College will be widened to provide a safer and more generous public threshold to the site. The existing short stay bays directly in front of the building entrance will be relocated and the bus stop repositioned to permit the wider pavement. The width of the carriageway will not be affected.

The existing short stay bays directly in front of the building entrance will be removed and the bus stop repositioned to permit a wider pavement. The width of the carriageway will not be affected. The removal of the short stay bays is offset by the provision of a dedicated loading bay for the College and the additional resident's parking space on Worcester Place, subject to agreement with the Highway Authority.



Approach along Walton Street looking South



# 5.5 Worcester Place

## 5.5.1 Varied Massing

Our understanding of the site's particularities have led us to propose a new piece of Oxford Streetscape that is more open, more informal than the original 1907 masterplan for the site, and more reminiscent of a city block assembled over time.

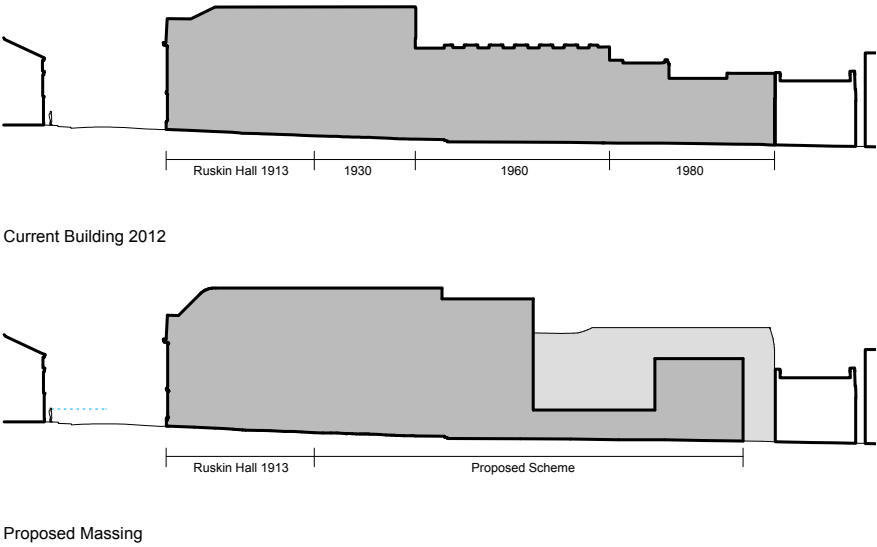
ABA's detailed analysis of the site constraints and boundary conditions of the surrounding streetscape has generated a series of stepped volumes, descending in height westward along Worcester Place to meet their domestic neighbours. This varied massing might be considered unusual for new institutional buildings, but we believe is appropriate for this street at the edge of Jericho, to admit sunlight and greenery to Worcester Place, and for representing Exeter College in its new neighbourhood.

## 5.5.2 Walled Courtyard

In place of the existing car parking undercroft the new 'North Quad' adjacent to Worcester Place will provide a public threshold to the site and controlled access to the Hall for special events. In this part of the site the student Accommodation is set farther back from the street than is currently the case, allowing more light and sun to penetrate through to the street.

A service lane between the new Hall and No 10 Worcester place will provide on site parking for sixty cycle places, refuse bins and general loading from an allocated on-street parking place. This new 'gap' between Hall and adjacent buildings will be safely overlooked by student rooms and a glazed foyer connecting the lane to the ground floor college facilities.

## Streetscape The Garden Wall



Existing Elevation along Worcester Place



Proposed Elevation along Worcester Place







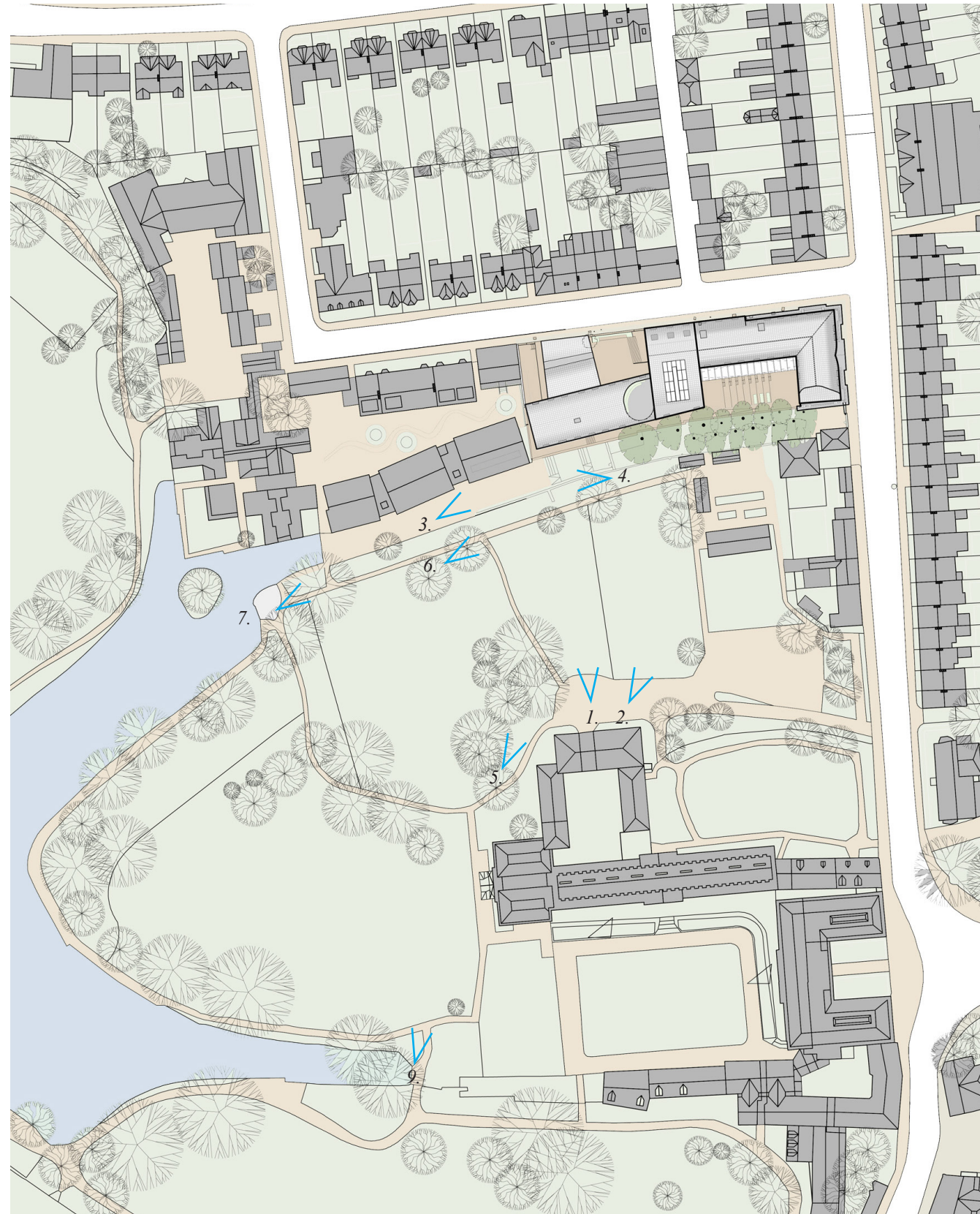
## 5.6 Worcester College Gardens

Worcester colleges grade 1 listed gardens form an important southern boundary to our site. ABA has conducted a series of detailed studies of views from various points around the gardens to assess how our proposals, and other buildings on the boundary, form a built edge to the gardens. We have also assessed the impact on the significance of the listed gardens in our Heritage Impact Assessment.

The new building would be most visible from the car park in the orchard, in the northern part of Worcester's gardens. A number of buildings are visible from this point, this includes the terrace houses of Walton Street, along with the student accommodation buildings within Worcester grounds: the Sainsbury building and the Ruskin Lane Buildings. Our proposals continue the built edge that was defined by Worcester's Ruskin lane buildings. The majority of our site is blocked out by the range of Holm Oaks planted in Ruskin lane. There is a section of the west wing that is clearly visible between where the Holm oaks end and the start of Ruskin Lane accommodation blocks.

The design team has made a number of adjustments to the west wing of the building during the design development in order to respond to comments from Worcester College, these include lowering the height of the west wing and altering the line of roof and stone cladding so that it more closely matches the facade line of the adjacent Ruskin lane buildings.

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Existing view from Worcester's Orchard



Proposed view from Worcester's Orchard



