

EXETER
COLLEGE
OXFORD

A New Quad at Walton Street
Planning, Design and Access Statement
Including Statement of Community Involvement

March 2013

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Contents

Project Team

1.0 Introduction

- 1.1 Executive Summary
- 1.2 The Proposed Development

2.0 The Brief and Objectives

- 2.1 The Client
 - 2.1.1 The Client
 - 2.1.2 The Turl Street Campus
 - 2.1.3 The Exeter College Communities
 - 2.1.4 Exeter College – Current Residential Provision
 - 2.1.5 Access for All
- 2.2 The Need
 - 2.2.1 Exeter's Campus at Turl Street
 - 2.2.2 Dispersal of Undergraduate Accomodation
 - 2.2.3 Limitations imposed by the Turl Street Campus
 - 2.2.4 Exeter College's Strategic Review
 - 2.2.5 The Potential of the Walton Street Campus

- 2.3 The Brief
 - 2.3.1 The Collegiate Ideal Refreshed at Walton Street
 - 2.3.2 Summary of Brief
 - 2.3.3 The Architectural Brief – Uses
 - 2.3.4 The Architectural Brief – Quality, Durability and Sustain-ability
 - 2.3.5 Ruskin College's Retained Presence at Walton Street
 - 2.3.6 Library Archive
 - 2.3.7 Community Facilities

3.0 The Site and Context

- 3.1 History of the Surrounding Area
 - 3.1.1 History of the Site over time

- 3.2 A Brief History of Ruskin College
 - 3.2.1 Ruskin College's Roots in Oxford
 - 3.2.2 The Ruskin Hall Movement
 - 3.2.3 The Future of Ruskin College

- 3.3 History of the Walton Street Buildings
 - 3.3.1 Ruskin College at Walton Street
 - 3.3.2 Ruskin College's Relocation to Headington
 - 3.3.3 John Ruskin and William Morris
 - 3.3.4 The Ruskin Room at Walton Street
 - 3.3.5 The 1907 Architectural Competition for the new Ruskin Building – An incomplete vision

- 3.4 Ruskin College – Architectural Analysis and Significance
 - 3.4.1 Development over time, entrances, accessibility and services
 - 3.4.2 The 1936 extension
 - 3.4.3 The 1967 building
 - 3.4.4 The 1982 buildings

- 3.5 Streetscape Context
 - 3.5.1 Contrasts in Scale
 - 3.5.2 Approach to the site from the South on Walton Street
 - 3.5.3 Approach to the site from the North on Walton Street
 - 3.5.4 Approach to the site along Worcester Place
 - 3.5.5 Relationship to Worcester Place
 - 3.5.6 Daylight and Sunlight
 - 3.5.7 The Future of Walton Street – ROQ

- 3.6 Planning Context
 - 3.6.1 Planning Context
 - 3.6.2 Site Specific Designations
 - 3.6.3 National Planning Policy Framework
 - 3.6.4 Oxford Core Strategy 2026
 - 3.6.5 Sites and Housing Plan
 - 3.6.6 Adopted Local Plan 2001-2016

4.0 The Ruskin Building

- 4.1 Building Condition
 - 4.1.1 The Existing Programme Distribution
 - 4.1.2 The Existing Envelope and Windows
 - 4.1.3 The Existing Roof
 - 4.1.4 The Internal Condition
 - 4.1.5 Structural Appraisal
 - 4.1.6 External Conditions
 - 4.1.7 Internal Conditions

5.0 The Proposal

- 5.1 Layout and the Quadrangle
 - 5.1.1 The Place of Herritage: Relating the past and the future
 - 5.1.2 Urban Approach
 - 5.1.3 The S-Shaped Plan

- 5.2 Accessibility (façade retention)
 - 5.2.1 Level Access from Walton Street

- 5.3 Roof Concept
 - 5.3.1 The Ruskin College Site – A Piecemeal Approach to Expansion
 - 5.3.2 Optimising the Site through Expansion of the Roof
 - 5.3.3 Articulated Roofs
 - 5.3.4 The Pitched Roof versus the Flat Roof – A Domestic Architectural Form
 - 5.3.5 The Evolution of the Mansard and Gambrel Roof
 - 5.3.6 The Principle of Extending the Roof
 - 5.3.7 The Integral Roof
 - 5.3.8 Roofs Above a Garden Wall
 - 5.3.9 Language of Continuity – Planar and Curvilinear Fabric / Tailoring
 - 5.3.10 The Expressive Roof –British Craft and Iconography
 - 5.3.11 Roof Material

- 5.4 Walton Street
 - 5.4.1 Continuity and Change

- 5.5 Worcester Place
 - 5.5.1 Varied Massing
 - 5.5.2 Walled Courtyard

5.6 Worcester College Gardens

6.0 Architectural Strategy

- 6.1 The Building Layout
 - 6.1.1 Porters Lodge and Entry to the Building
 - 6.1.2 The S-Shaped Plan: An Ambulatory Connecting two Garden Quads
 - 6.1.3 Cloistered Quadrangles
 - 6.1.4 The Heart of the new Quad: The Learning Commons
 - 6.1.5 Teaching and Seminar Spaces
 - 6.1.6 The Lecture Hall
 - 6.1.7 Student Floors
 - 6.1.8 Family Kitchen on Every Floor
 - 6.1.9 Student Rooms
 - 6.1.10 Fellows' Studies and SCR
 - 6.1.11 Fellows' Sets
 - 6.1.12 Cafe
 - 6.1.13 Service Spaces
 - 6.1.14 Archive
 - 6.1.15 Archive Reading Room

7.0 The Building

- 7.1 Adaptive Re-Use
 - 7.1.1 Retaining the Ruskin Building's Facades
 - 7.1.2 Retained Facade – A new Layer of Meaning
 - 7.1.3 Building Floor Plans
 - 7.1.4 Proposed Programme Organisation

- 7.2 Materials
 - 7.2.1 Primary Building Facades
 - 7.2.2 Roof
 - 7.2.3 Interior

- 7.3 Windows
 - 7.3.1 Renaissance Architecture and the Evolution of Window Technology
 - 7.3.2 Window Performance: Thermal, Acoustic, Usability and Ventilation
 - 7.3.3 A Dialogue Between old and New

8.0 Landscape Strategy

- 8.1 The public realm
- 8.2 Quads
- 8.3 Trees

9.0 Sustainability

10.0 Access Statement

- 10.1 Bikes
- 10.2 Waste management Strategy
- 10.3 Parking and Transport

11.0 Consultations

- 11.1 Statement of user group involvement
- 11.2 Consultations with Oxford City Council
- 11.3 Public Consultations

12.0 Environmental Considerations

01

Introduction

1.0

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1.1
Introduction

This report has been prepared by Alison Brooks Architects and Turnberry Planning. The purpose of this document is to provide a comprehensive overview of the academic, social and physical context of the planned Third Quad for Exeter College at Walton Street.

The material in this document has been produced by the Exeter College Project Team, appointed in December 2011. It draws together work that began in 2006 with the College's first identification of need for expansion, the subsequent purchase of the former Ruskin College site at Walton Street, and technical reports commissioned to support the brief for a design competition staged in April 2011.

1.2
The Proposed Development

Exeter College are seeking permission for a new Quadrangle on the site of Ruskin College. This will house 90 student rooms, seminar and teaching rooms, Fellows' Accommodation, Rare Book Archive, Lecture Hall, Café and communal social spaces such as a Games Room, North and South quadrangles and a Learning Commons.

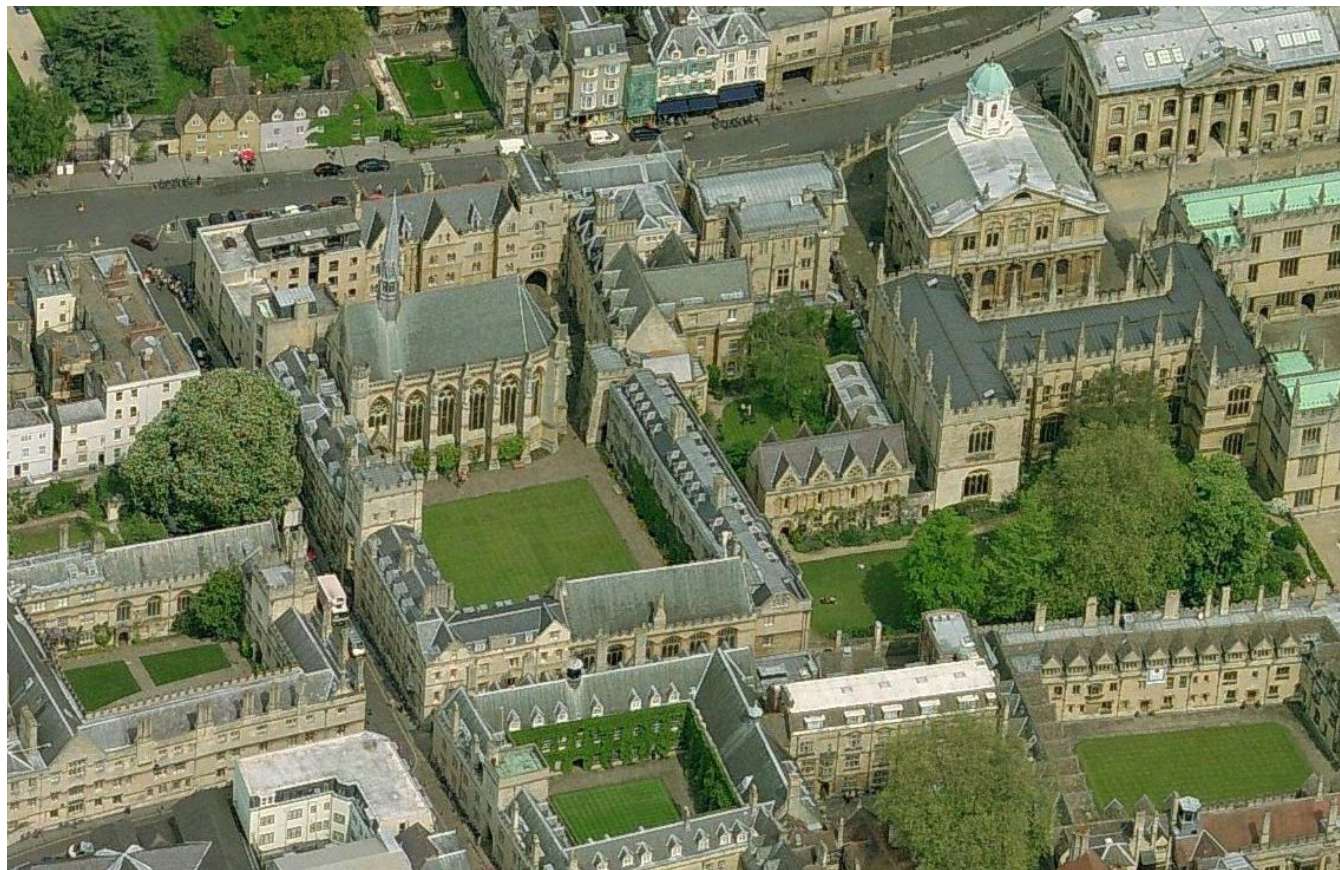
02

The Brief and Objectives

2.1 The Client

2.1.1 The Client

Exeter College is the fourth oldest of Oxford University's colleges. It was founded as Stapeldon Hall in 1314 by Walter de Stapeldon, Bishop of Exeter and Treasurer to Edward II. Exeter is a mixed college, admitting both undergraduate and graduate students. In line with the growth of the University (and higher education in general throughout the UK), the College now has around 372 undergraduate and 258 graduate students, many of whom come from overseas.



The Turl Street Quadrangle



The Quadrangle



The Chapel

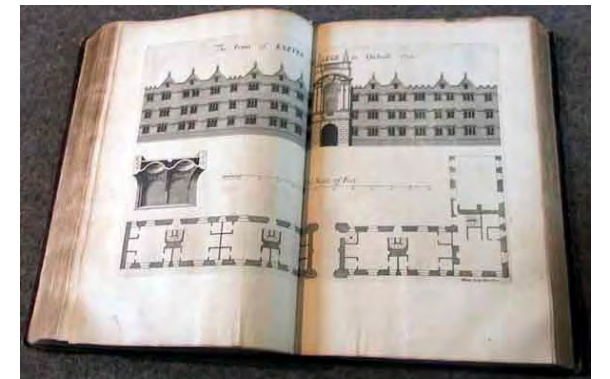


The Thomas Wood Building 1964

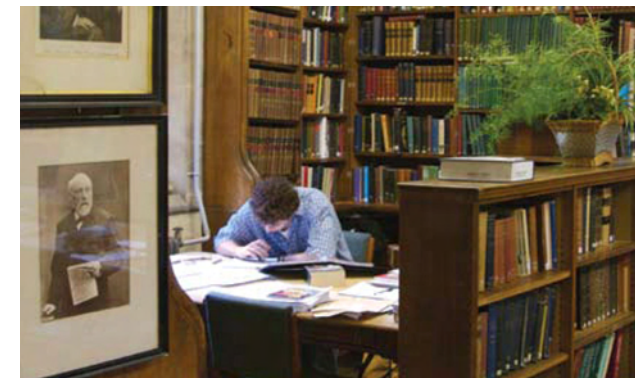
2.1.2 The Turl Street Campus

The Turl Street campus is a collection of extraordinary stone buildings from the fourteenth to the twentieth century. These are arranged around two quadrangles and walled Fellows' garden, famous for its mound that offers a view over Radcliffe Square, the Camera and All Soul's College.

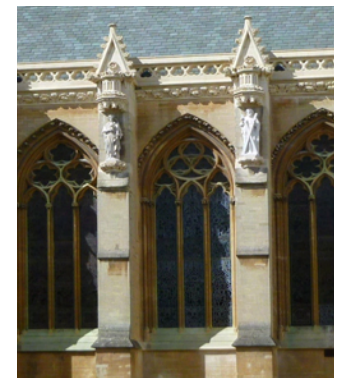
Architectural treasures of the Turl Street Quad include the 1854 neo-gothic Chapel and Library, the Jacobean Hall of 1614, and the medieval Palmer's Tower of 1492.



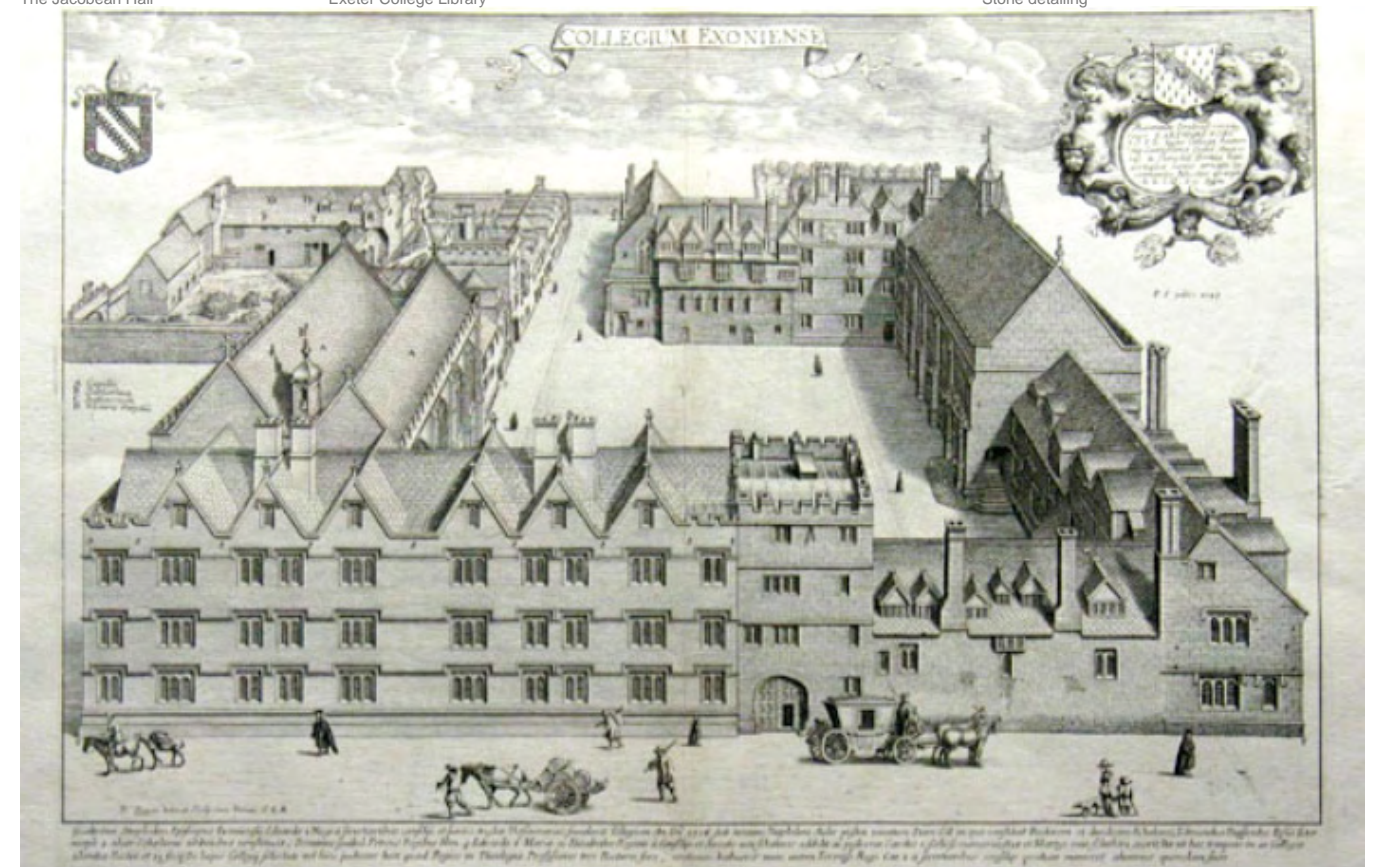
The Jacobean Hall



Exeter College Library



Stone detailing



The Exeter College Quadrangle - Loggan 1675

2.1.3

The Exeter College Communities

Exeter College is registered as a Charitable Foundation. It consists of five main communities:

1. The Fellows are academic teachers and researchers from a wide range of disciplines, many of whom hold fellowships for many years; Tutorial Fellows who teach for the College and embrace many subjects across the humanities, sciences and social sciences; Research Fellows who may also teach; and Professorial and Visiting Fellows, who have no teaching obligations but who contribute in a variety of ways to the intellectual life of the College.
2. There are forty-four Fellows of Exeter College. Along with the Rector and Bursar the Fellows form the Governing Body of the Foundation holding collective authority for all decision making affecting the day to day business and future of Exeter College.
3. Post-graduate Students working on masters courses or PhD research, who are at the College for one to five years.
4. Undergraduate Students who are mostly school-leavers on three- or four- year degree courses; and the College staff looking after academic matters, finance, catering, housekeeping and the buildings.
5. Williams College Exeter College has a link with Williams College, a liberal arts college located in Williamstown, Massachusetts, USA. The Williams-Exeter Programme was founded in 1985. Since that time, 26 undergraduate students from Williams College spend their junior year at Exeter College each year as full members of the college.

Conferences and Summer Schools that rent College space out of term time and usually in the three summer months.

There is much more interaction within the five principal communities than between them, but the shared use of the same setting gives mutual awareness and a sense of belonging. The College's strong architectural character at Turl Street adds to the sense of identity.

2.1.4

Current Residential Provision

Exeter College currently has residential accommodation throughout Oxford with students housed in the Turl Street quadrangle, student residences at Stapeldon House and Exeter House and private rental accommodation across the city.

2.1.5

Access for All

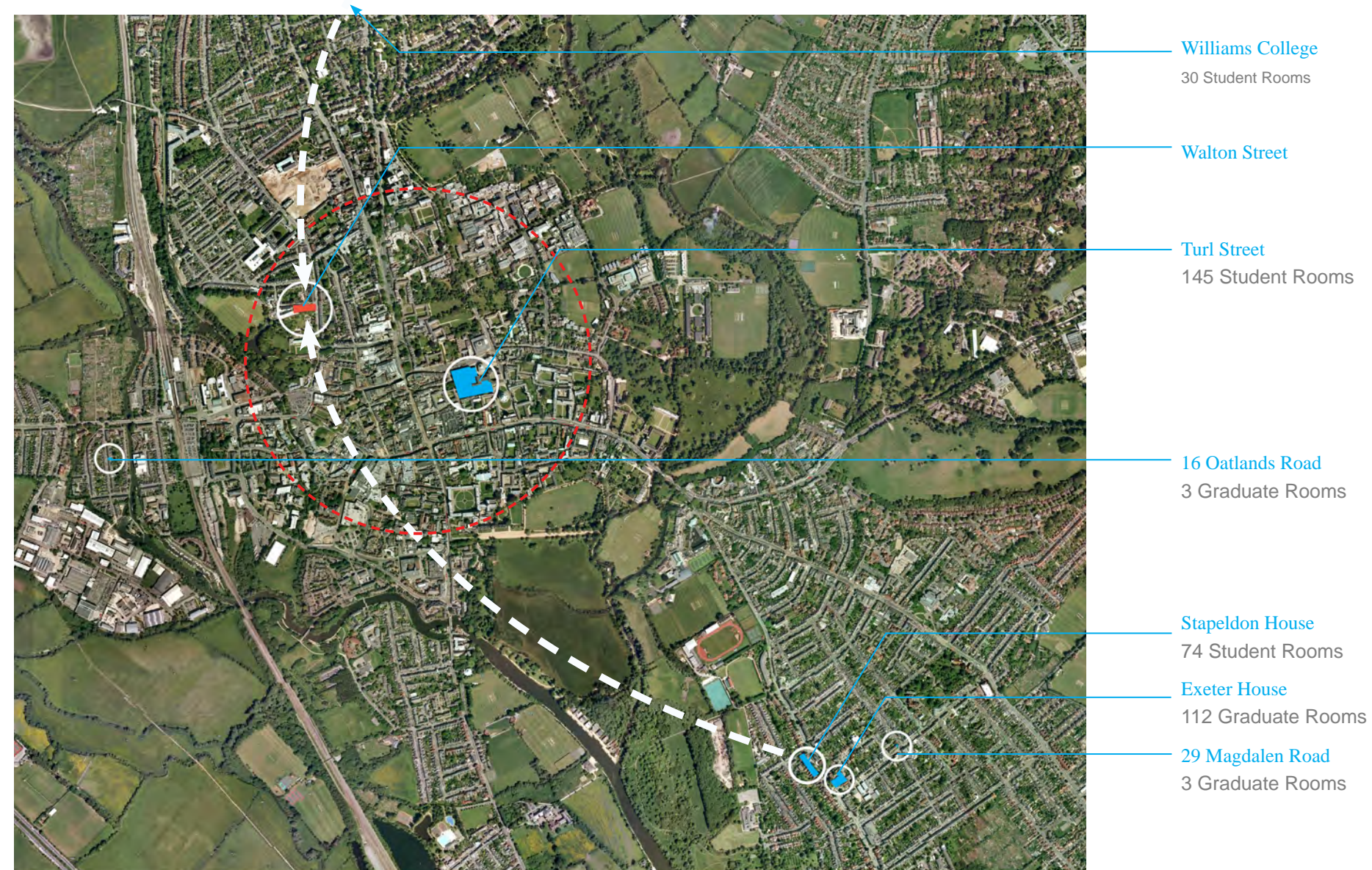
It is no more expensive for a student to study at Oxford University than at most other UK universities. Inevitably, however, some students experience greater financial hardship than others therefore the College and University want to ensure that no-one is deterred from applying or taking up a place on financial grounds to that end both College and University offer a variety of financial assistance and reward schemes.

The College is able to offer a variety of prizes, grants and loans to support and reward its members. Scholarships and exhibitions are awarded each year to those who do distinguished work, as well as to outstanding undergraduates who wish to read for a postgraduate degree. There are also various essay prizes.

The college provide grants to help students travel abroad and to support vacation residence in oxford and is able to offer a substantial number of bursaries, worth up to £1000 per year, to support students who would otherwise have difficulty in affording the cost of their education. The college also offer smaller grants and interest-free loans to help those who unavoidably experience temporary hardship.

In addition, hardship bursaries and grants are available through the University (including government Access to learning funds). The University has put in place the Oxford Opportunity Bursary scheme which works on a sliding scale to provide support for those with residual family income below £50,000.

Exeter College is aware of its obligations to extend accessibility for people with disabilities though the historic character of the buildings, and the statutory listing of most of them, imposes certain obligations and constraints, access for disabled students, staff and visitors is limited to five student rooms only. A new quadrangle at Walton Street can be 100% disabled accessible, including all student rooms, teaching spaces and public facilities. Level access from Walton Street, lifts, circulation areas and rooms will provide fully disabled compliant space standards. Enhanced security, IT, way finding and environmental systems will enable visitors and students of all abilities to enjoy the new College campus without obstacles or restrictions found in the majority of Oxford's institutional buildings



The Exeter College Estate

2.2 The Need

2.2.1

Exeter's Campus at Turl Street

The Turl Street site has been expanded and built on over the centuries but, unlike many of the neighbouring medieval colleges, Exeter has retained expansive open spaces, thus limiting its building stock. Exeter College has identified a strategic need to accommodate more of its undergraduate students closer to the heart of the University and to the historic College site in Turl Street.

Despite the increase in student numbers, Oxford retains its distinctive characteristics of residential communities of multi-disciplinary scholars and the tutorial system of undergraduate teaching which gives students direct contact with leading academics in their fields. This intensive form of academic pursuit places heavy demands on space and resource, compelling colleges to extract a high level of performance from their historic sites. In addition, the commitment of the Collegiate University and Exeter College to the highest levels of access for students means that every student room, funded largely from philanthropy, represents a bursary to those who can be accommodated.

2.2.2

Dispersal of Undergraduate Accommodation

The Exeter college community is currently dispersed around Oxford in a number of residential accommodations. One of the main drivers for purchasing the site at Turl Street was the opportunity to consolidate more of the students and academic staff in central Oxford, and to increase the opportunity for cross college collaborations. Each year 25 students from Williams College in Massachusetts come to Exeter College as part of an exchange programme. These students will be based out of the new site, which will further help their integration into college life.

2.2.3

Limitations imposed by the Turl Street Campus

Of the forty-seven rooms in College currently designated as Fellows' rooms (the offices in which they house their books, work and teach tutorials) and administration offices, thirteen were student study-bedrooms which have had to be sequestered for their current purpose. Further rationalisation of teaching and administration offices could release yet more rooms for student occupation. The College also has a very limited number of public rooms which can be used for larger seminars, College meetings and creative events. Four of the most heavily used rooms in the College are underground and there is no room which can accommodate fifty or more people at a time apart from the Saskatchewan Room (underground with no natural light), the dining Hall or Chapel. The configuration and structure of these buildings also imposes many limitations on the installation and effective operation of modern environmental and IT systems.



Existing Student Room



Existing Seminar Room



Existing Saskatchewan Room



Existing Student Room



Existing Library Archive



Existing Seminar Room

2.2.4 Exeter College's Strategic Review

The College undertook a strategic review of their estate in 2006/07 and identified the need to address the physical deficits described above.

As a result of the strategic review it was concluded that following functions that exist on the Turl St. site are therefore immovable for historical, cultural and practical reasons, and thus would not change:

- Chapel
- Hall (and ancillary space)
- SCR, MCR & JCR
- Rector's Lodgings

The following functions were identified as being inadequately accommodated at Turl Street.

- Undergraduate accommodation
- Fellows Sets
- Teaching Space / Study Space
- Larger teaching/ lecture spaces
- Office / Administrative Space
- Library / Archive Space



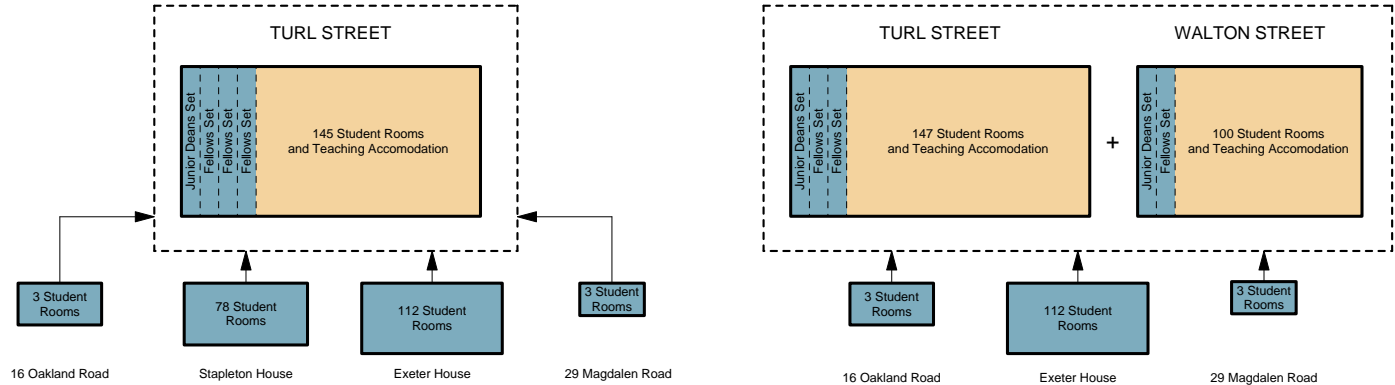
Stapeldon House - Iffley Road



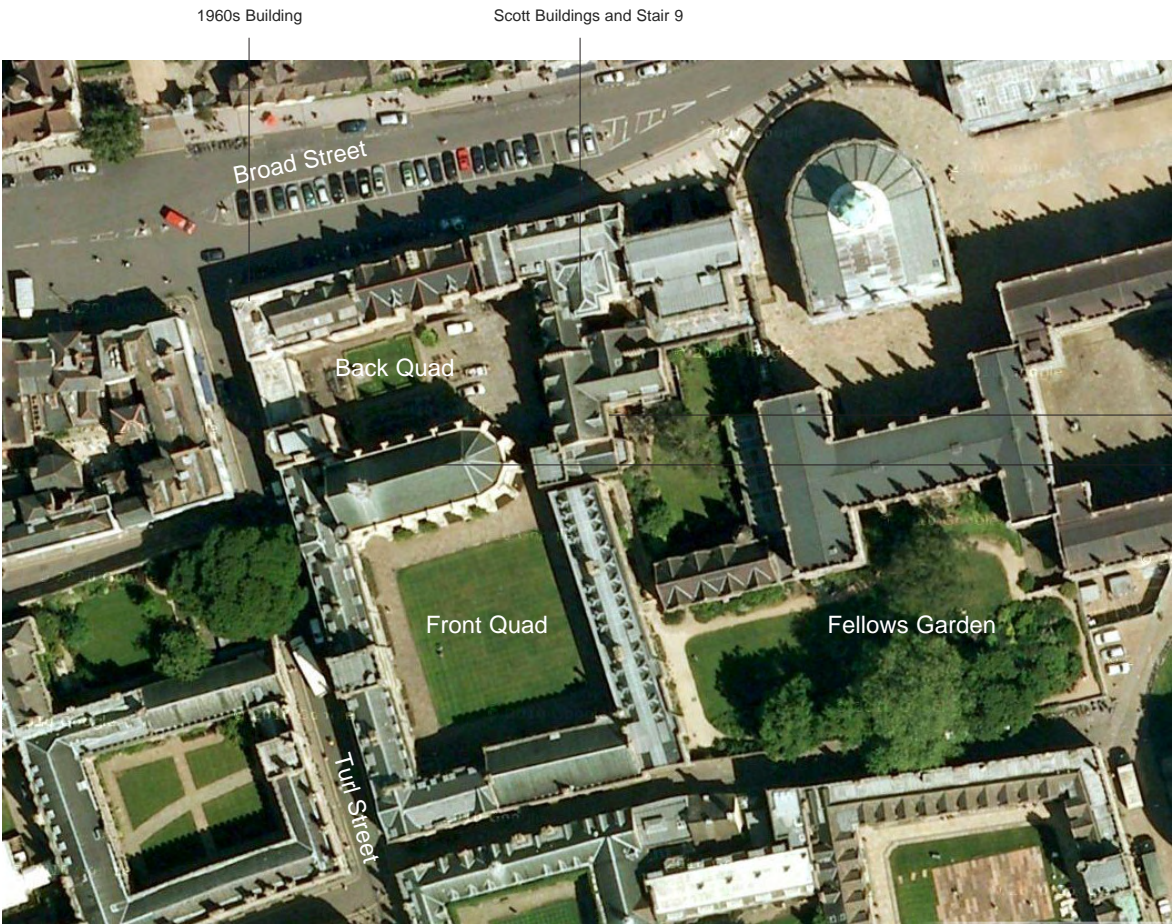
Exeter House



- | | |
|--------------|-----------------------|
| Morris Room | Stairs |
| Public rooms | Common Rooms |
| Chapel | Bookshop / Residences |
| Admin. | Student Bedrooms |



The Consolidation Principle as a result of the Strategic Review



Existing Uses at Turl Street Site

2.2 The Need

2.2.5

The Potential of the Walton Street Campus

The College has investigated potential sites that could be developed as student accommodation. However, none has offered the opportunity that the College site at Walton Street does to develop integrated student accommodation, teaching and social spaces on the collegiate model in the centre of Oxford.

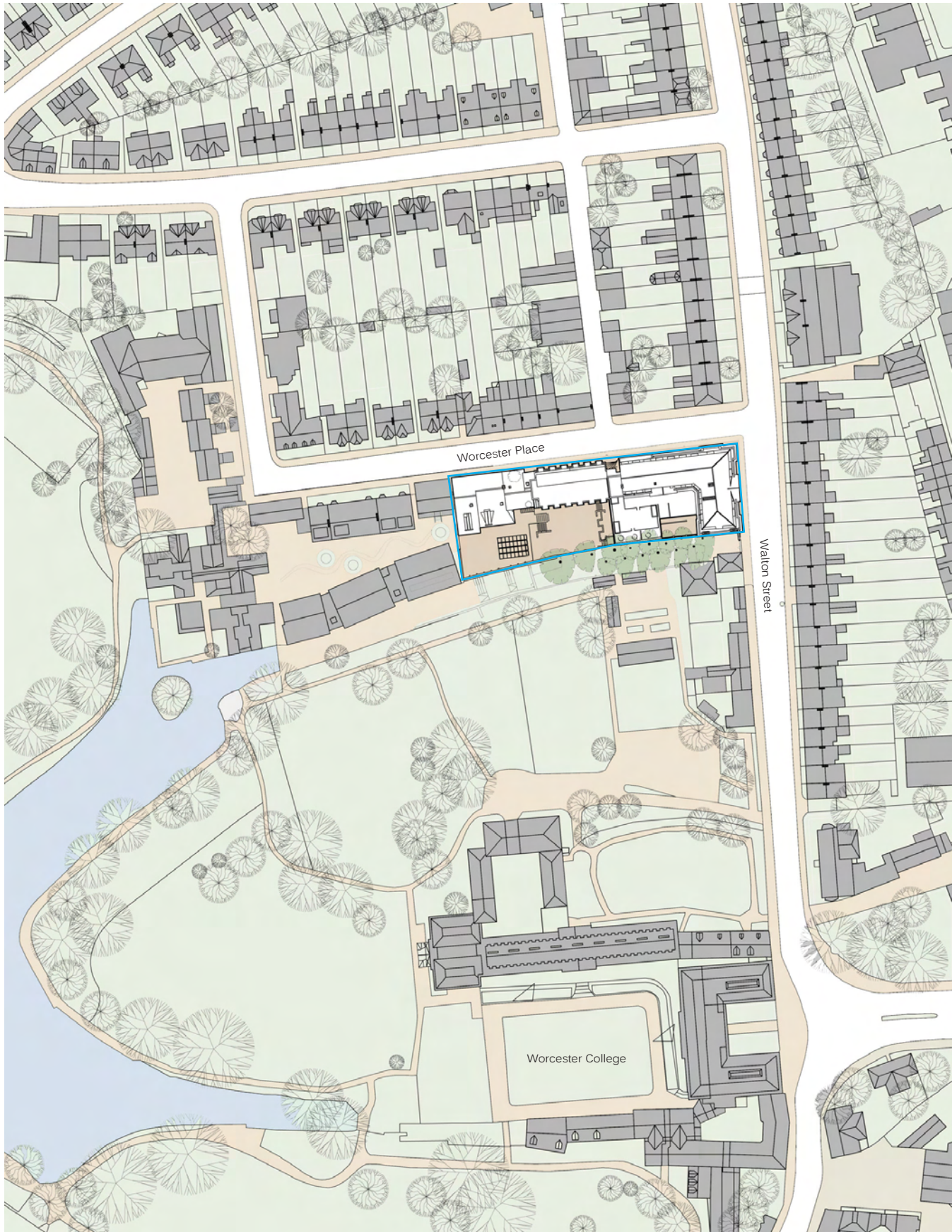
Exeter College intends that the Walton Street Quadrangle will function as an extension of the Turl Street site for teaching, learning, cultural and social activities, thus achieving the potential which the constraints at Turl Street currently prohibit. The vision Exeter has for the Walton Street Quadrangle represents a new architectural way of facilitating an established idiom of personal development, rigorous learning and communal living. This way of life can be best characterised through the design approach. Learning, increasingly through technology and social media, has become a socially interactive activity. The vitality of coffee shops and cafes around the University are testament to this and Exeter seeks to capture this energy and collaboration in the design of the Walton Street Quadrangle.

The development of new facilities at Walton Street will provide contemporary accommodation in modern, efficient buildings with significantly lower environmental impact than the College's current stock of undergraduate and teaching accommodation.

In addition to the need to provide appropriate accommodation to as many students as possible, the College has an ever-increasing requirement for a variety of teaching and study space which can no longer adequately be met by adapting buildings at Turl Street.



Exeter College Turl Street Site and Ruskin College Site



Existing site plan



Birds Eye View of Site

2.3 The Brief

2.3.1

The Collegiate Ideal Refreshed at Walton Street

In setting its mission for the coming decades Exeter College prizes above all else the importance of the residential college as an intellectual meeting place for different disciplines and stages of scholarship.

At the same time, approaching its 700th anniversary in 2014, Exeter is asking: what physically makes an Oxford college? What makes Exeter College Exeter? What buildings and spaces will we need for the next century?

Given the critical mass of students required for the core subjects the College is committed to teach, this calls for more physical space than the College's ancient, constrained footprint in the centre of Oxford permits. Hence the decision to create a genuine collegiate space at Walton Street in the centre of Oxford – something almost unheard of in recent decades.

The Walton Street site presents the College with a rare chance to refresh the collegiate ideal and set a twenty-first century standard of excellence that delivers:

- Sustainability: An efficient, long term sustainable re-use of historic building fabric and city centre land
- Accessibility: Fully accessible accommodation and facilities
- Public Uses: Facilities for use by the local community and wider public
- Identity: World-class architecture that responds to its historic context, while clearly 'Exeter'
- Adaptability: Spaces that enable new forms of learning, teaching and social life for the long term

The College is determined that the new site at Walton Street will function in a collegiate way, not just as an undergraduate hall of residence. This means that it must provide a shared setting that is used by different College communities, but without draining life from the College's main site. The Walton Street site will have a unique asset in the continuing active presence of its former occupant, Ruskin College, in a dedicated space on the Walton Street site.

A large proportion of the accommodation on the Walton Street site will be for undergraduate study-bedrooms, with their own design challenges, but a collegiate spirit will depend on settings that are shared and well used by all communities. The College wishes to achieve a higher level of interaction between Fellows, graduates and undergraduates in shared social spaces than is the case in the traditional college environment; this should be a natural interaction and should be an attractive feature of Walton Street, encouraged by the new spaces of its built environment.

An example of how a setting can achieve this is the present College garden: it is used in many different ways by all sections of the College, it is sometimes dominated by a single large event and sometimes occupied by several parallel non-competing activities, all uses are temporary. The space itself has great character and beauty, but no single use.



Existing Turl Street Quadrangle



Existing Walton Street Quadrangle - GIA 3628 sqm

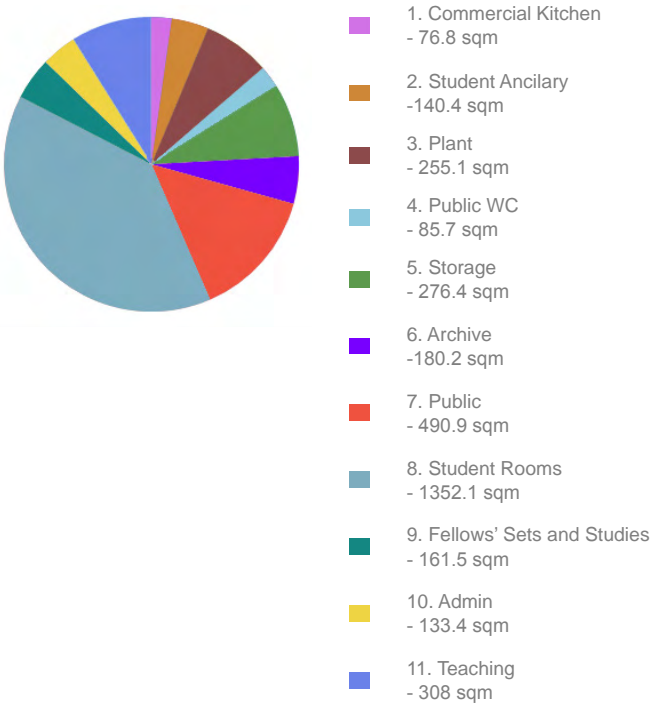


The Exeter College Fellows



Exeter College Students

2.3.2
Summary of the Brief



Summary of the Brief

Exeter College has purchased the freehold of a site in Walton Street, previously the home of Ruskin College. The Fellows (who are the academics and officers comprising the Governing Body of the College) wish to create a new College campus to complement the main College site in Turl Street, which is about ten minutes walk away.

The new site is not to be a satellite but a building with its own identity and presence. It will extend the ability of the College to do things in different ways and reinforces the values of the College, the foremost of which is the combined discipline of learning and thinking. Above all, the College would like to be as proud of the building a century from now as when it is new. It should remain adaptable in use and age gracefully.

2.3.3
The Architectural Brief - Uses

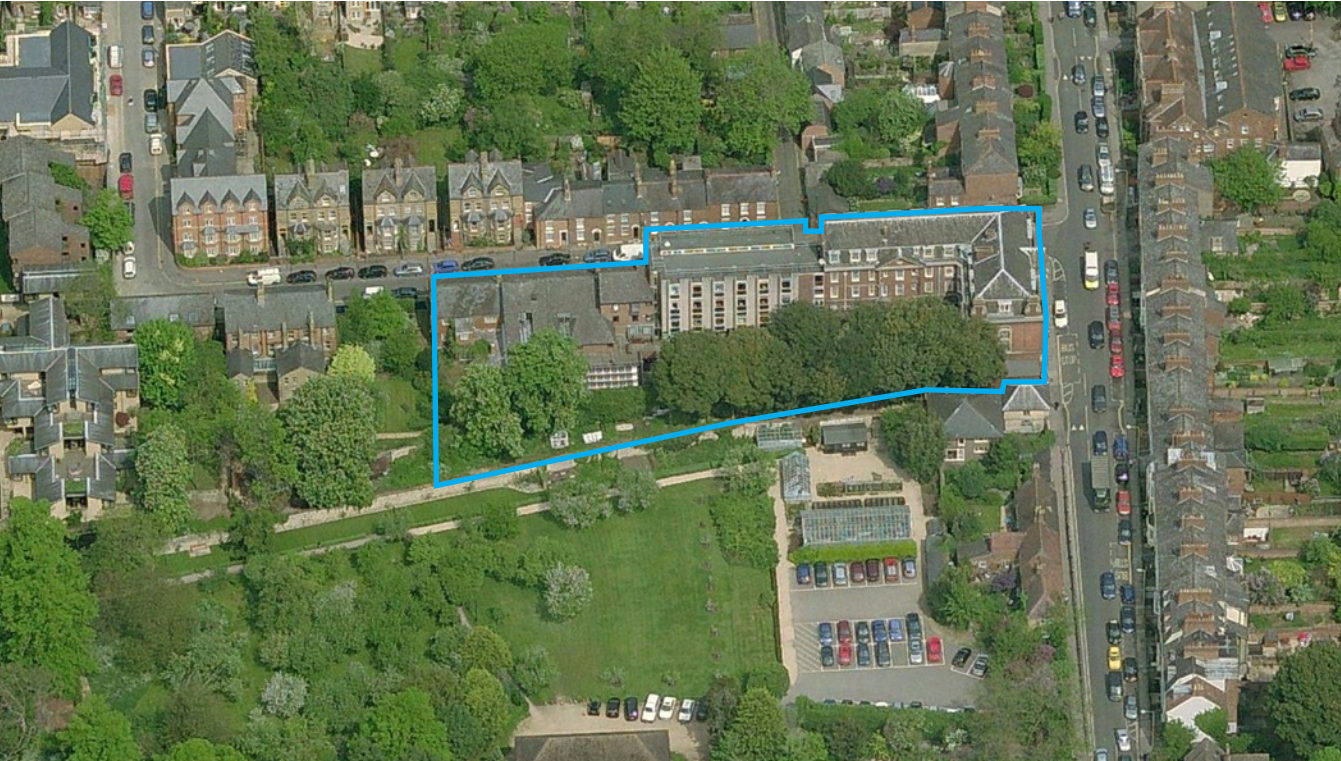
The Competition Design Brief comprised the following Programme Areas and Uses:

- Porter's Lodge,
- 90 study bedrooms
- Seminar and Teaching Rooms
- Fellows' Studies
- 2 Fellows' Apartments
- 1 Junior Dean Apartment
- Lecture Hall
- Café and Kitchen
- Library Archive
- Student Galley Kitchens
- Administrative Offices
- Social Learning spaces
- Outdoor amenity spaces
- Service and storage spaces including provision for loading and unloading
- Provision for high thermal performance and sustainable energy management including renewable energy systems, rainwater recycling and smart metering.

2.3.4
The Architectural Brief - Quality, Durability and Sustainability

The architectural brief calls for careful consideration of the following:

- The Walton Street buildings will achieve high design quality and be long lasting in conditions of heavy wear.
- They will be designed for a very long service life, must weather well and be easily maintainable in the long term.
- Excellent noise control between rooms in which people live and sleep and between parts of the building/site is essential. Sound transfer between rooms and to the outside will be as low as in a well-built hotel.
- The use of natural lighting and natural ventilation will be maximised in preference to artificial lighting and mechanical ventilation or air conditioning.
- The design will help hold down the costs of regularly cleaning the rooms and public spaces.
- The buildings and service systems will achieve high standards of environmental performance and energy efficiency.
- Energy efficiency will exceed current Building Regulations, and renewable energy sources should be used if practicable.
- Accessibility for disabled users is paramount.
- The health and safety of the occupants, users, staff and maintenance personnel should be fully taken into account.



Ariel view of Walton Street Site



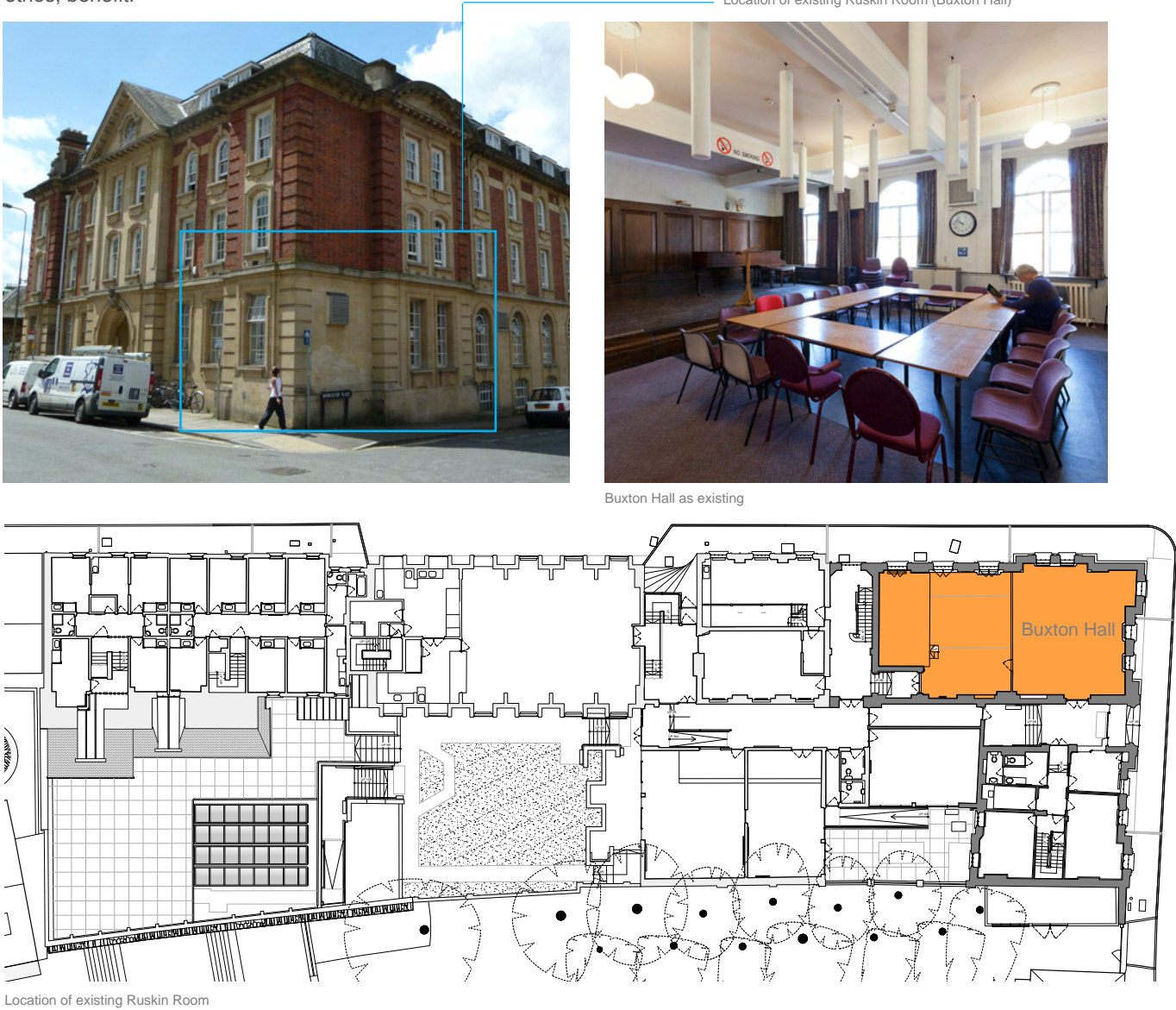
Image of Existing Ruskin College

2.3 The Brief

2.3.5 Ruskin College's Retained Presence at Walton Street

The planned sale of the Ruskin College site and its consolidation at Old Headington was understandably resisted by some Ruskin students and staff. These concerns related to both the loss of Ruskin College's historic, symbolic significance in central Oxford and the College's continuing work as an institution. In response to this concern and planning the sale of the Walton Street, the governors of Ruskin College attached a condition on the sale to Exeter College, of a 100 year 'leaseback' of a space on the site for the continuing use and city-centre presence of Ruskin College.

This provision has been honoured as a covenant in the sale of the Ruskin College site to Exeter College, and formed a key element of the 2010 Walton Street Quadrangle design brief prepared by the College. Both Exeter and Ruskin aspire to this presence forming the basis of an academic collaboration from which both colleges, each with a rich but different ethos, benefit.



Location of existing Ruskin Room (Buxton Hall)

Buxton Hall as existing

Location of existing Ruskin Room

2.3.6 Library Archive

A key requirement for the new Exeter Campus at Walton Street is to provide much needed facilities for the College's Rare Book Collection.

The Library at Turl Street was designed by Sir George Gilbert Scott in the neo Gothic style. Described as one of the College's most creative spaces, this 'crumbly' building that inspired Tolkien can continue to function as the main library for students and academics. However beautiful, this building lacks the necessary facilities to store the College's extremely valuable Rare Book Collection. The Collection is currently stored in unventilated basement rooms within the library, which makes it difficult to access, and puts it at risk from fire and theft.

A new library archive at Walton Street will house the collection in a state of the art storage facility that will meet the highest standards of archival storage, and protect it from fire with a gas suppression system. An adjacent secure reading room will allow improved access to the collection for visiting academics, and will also contain working space for two part time librarians to professionally manage the collection.



Proposed Archive system



Soncino Bible

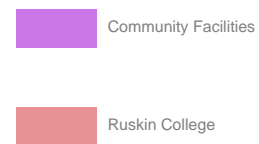
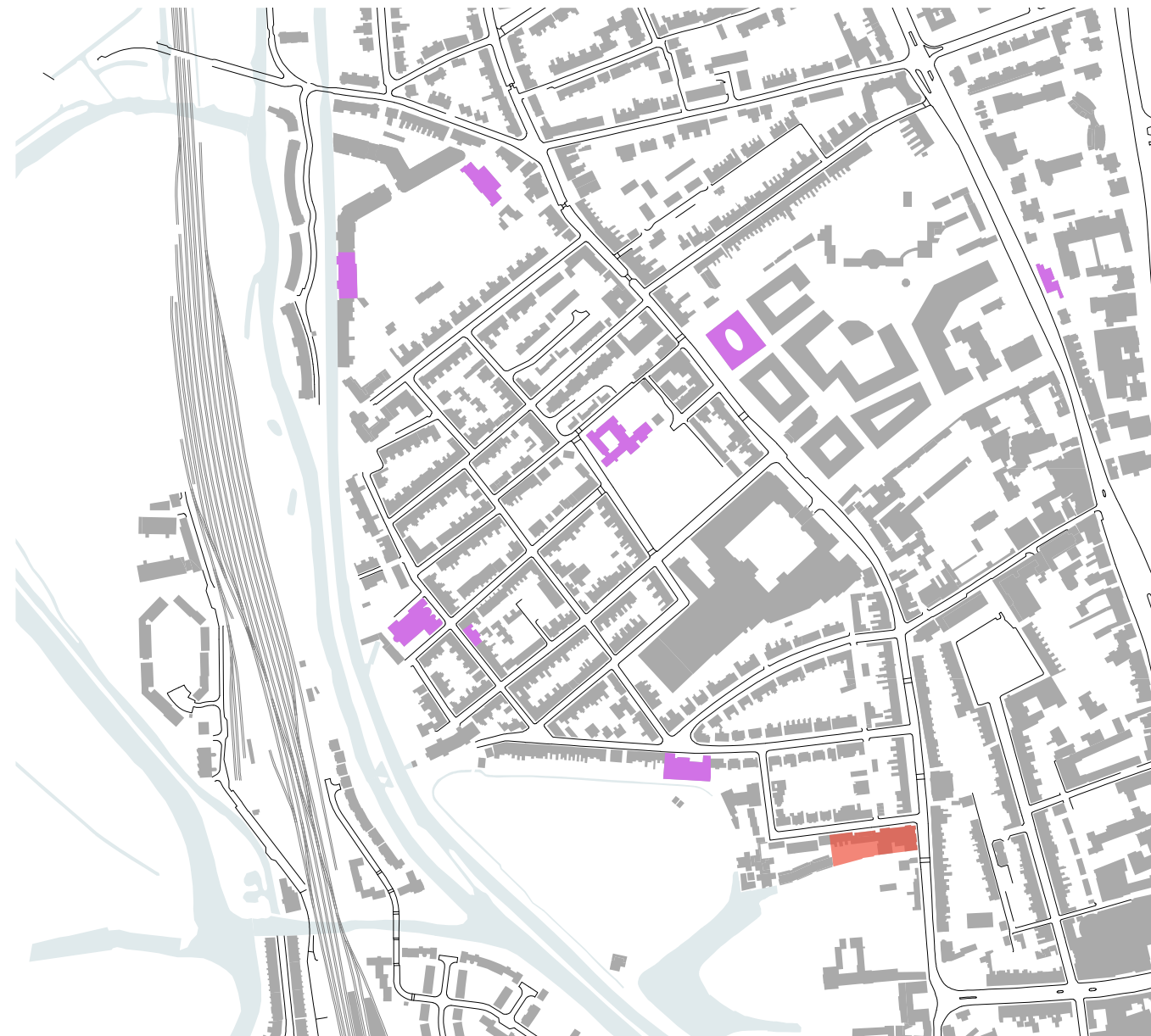


Book of Hours, Circa 15th Century

2.3.7

Community Facilities

There is a lack of community facilities in Jericho, and the local community has expressed the desire to have access to space that could be used for meetings, activities and performances. Exeter College envisage that a Lecture Hall at the west end of the site could be used for this, directly accessible from Worcester Place. This is a flat floor venue that will be equipped with a projection room, lighting and sound control for lectures, recitals and small scale theatrical performances. The hall can also be used for activities such as yoga, dance and fitness classes. The Lecture Hall will also be used for conferences with tables arranged in seminar configurations as well as events such as fully catered dinners.



Oxford Man Institute



Jericho Synagogue



St Barnabus Church



Jericho Health Centre

