WELCOME

This exhibition sets out proposals by Trinity College for a new building comprising student accommodation, teaching rooms, a multi-purpose theatre and administration. The building is proposed to be sited within the College grounds between The Weston Library and the Formal Lawns.

The purpose of this consultation is to outline the proposals and to receive and reflect on feedback from stakeholders and members of the public.

THE NEED FOR A NEW BUILDING

Trinity College has inadequate accommodation and facilities to fulfil its academic objectives. The College has analysed the existing accommodation and identified the shortfall and consequental shortcomings. If these are resolved through the construction of a new building, the College will be able to provide an enhanced and more comprehensive range of purpose-built accommodation and facilities, which would also incorporate maximum flexibility for the longer term.

The proposed new building will provide a net increase of 36 student bedrooms, enabling Trinity to house more of its student body while significantly improving accessibility for physically disabled students. The library will be expanded, with 18 additional work spaces and, for the first time, disabled accessibility to both levels. New teaching rooms and an auditorium will improve the College’s dated and inaccessible offering, whilst also creating a venue for the College’s outreach work with students from the sixth forms of Oxfordshire state schools. An informal study space and café will meet the working and dining expectations of a new generation, enhancing both the social life of the College and the wellbeing of our students.

UNDERSTANDING THE BRIEF

The new building will provide a more comprehensive range of purpose-built facilities to help Trinity College achieve its academic objectives, whilst allowing flexibility in the longer term.

The new facilities include:
- A new 148 seat multi-purpose auditorium
- 5 new dedicated teaching rooms for up to 62 people
- A multi-purpose function room for up to 112 people
- A community space with its own café
- 18 additional formal study spaces adjacent to the library
- A new librarian’s office and library reception
- Wheelchair access to two floors of the listed library
- 2 additional student kitchens
- An additional student laundry
- A finishing kitchen for events and catering in the new building
- An integrated administrative hub for the efficient delivery of student and alumni services

SITE CHARACTER

LOCATION AND CONTEXT
COLLEGE EVOLUTION

Trinity College lies within the historic centre of Oxford, widely acknowledged to be one of the masterpieces of European architectural heritage.

Regression analysis of maps is presented below to illustrate in diagrammatic form the key changes in the development of the College, highlighting when specific buildings or garden features were lost or first appeared. Drawing on primary archival research, the following diagrams and accompanying text summarise the key events in the history of Trinity College and gardens from its origins in the 16th century to the present day.

It is located within the Oxford Central Area Conservation Area and is listed within Historic England’s register of ‘Historic Parks and Gardens’ as a Grade II listed Park and Garden. In addition, several listed structures lie within and in close proximity to the College.

1578

1673

1733

1789

1876

1900

1939

1958

1969-70

1981-92

1994

1981-92

1994

2018

• FOUNDED ON THE SITE OF 13TH CENTURY DURHAM COLLEGE

• EARLY ASSEMBLAGE OF BUILDINGS AROUND THE ORIGINAL DURHAM COLLEGE

• THREE DISTINCT FORMAL GARDEN AREAS LAID OUT: WILDERNESS, LIME WALK AND FORMAL LAWN

• T. G. JACKSON BUILDING AND FRONT QUAD CREATED AT THE TURN OF THE CENTURY

• THE WESTON LIBRARY CONSTRUCTED ON THE CORNER OF PARKS ROAD AND BROAD STREET CREATING ENCLOSURE TO THE SOUTHERN EDGE OF THE WILDERNESS

• LIBRARY BUILDING PARTIALLY ENCLOSES SPACE TO CREATE THE LIBRARY QUAD (ROSE GARDEN)

• STAIRCASE 4 BUILDING FURTHER ENCLOSES LIBRARY QUAD

• LIME TREES WITHIN LIME WALK REPLACED

• CURRENT PROPOSALS TO COMPLETE THE LIBRARY QUAD AND CREATE A NEW BUILDING OVERLOOKING THE WILDERNESS
Planning Policy requires a sensitive approach to development that has the potential to affect heritage assets and their settings. As such any proposals for development at Trinity College will need to be based on an understanding of the heritage interest and significance of the Gardens, and its wider urban context and on other heritage assets. A Conservation Assessment and Heritage appraisal has been undertaken to assess and describe the conservation issues arising from the proposed development within the gardens of Trinity College. These documents assess the character and significance of Trinity College and its surrounding urban context to inform design decisions.

### DESIGN DEVELOPMENT

**PREVIOUSLY EXPLORED DESIGN OPTIONS**

- C shaped building & building to boundary fronting Parks Road
- Single building to eastern end of wilderness fronting Parks Road
- Single building to eastern end of wilderness
- U shaped building
- Proposed footprint

**SITE PARAMETERS**

Given the constraints of the historic site and the limited, available footprint on which development could take place, the College has resolved to retain the President’s Garage and on balance, to demolish the Cumberbatch North building (known as Staircase 4) and, through more efficient use of the increased footprint, not only achieve the additional accommodation identified above but also replace and improve on the accommodation currently in Staircase 4. The Cumberbatch building has a certificate of immunity from listing.

**DESIGN CONSULTATION**

The project has evolved through an iterative design process with the College and its design team, Oxford City Council and Historic England to find the appropriate point of balance between the constraints outlined and the college’s need.
TRINITY COLLEGE, OXFORD

LANDSCAPE MASTERPLAN

LANDSCAPE MASTERPLAN KEY

1. President's Garage, Providing Bin Storage & Two Disabled Parking Spaces
2. Granite Sett Paving to Entrance Courtyard
3. Metal Edge to Woodland Garden with Curved Seating Edge
4. New Woodland Garden Designed Space
5. Mown Grass Path
6. Natural Stone Footpath
7. Ramp to Library Quad
8. Planted Edge to Foyer Terrace
9. Foyer Terrace
10. Steps to Terrace
11. specimen trees (clear stem, semi-mature 30-35cm girth)
12. Cascading Water Feature integrated within steps
13. Raised Lawn with Timber Seating Edge
14. New Yorkstone Paving to Library Quad, Terrace & Small Quad
15. Planted Wall - Architectural Trellis with Climbing Plants
16. Multi-stem Feature Tree (semi-mature 250-300cm height)
17. Planted Planting Bed with Timber Corner Bench
18. Timber Seating Edge to Retaining Wall
19. Lighting to Passage
20. Decorative Steel Screens
21. Proposed Semi-mature Yew Tree (200-250cm height)
22. Proposed Semi-mature Tree (clear stem, semi-mature 30-35cm girth)
23. Covered Cycle Stands - Timber Structure
24. Cycle Stands - Sheffield-Type, Brushed Stainless Steel
25. Restored Planting Beds with Stone Edge
26. Accessible Roof Terrace (Restricted Access)
27. Repositioned Gates
28. New Tree Planting in Highway verge
29. Stone/Timber Edged Reinforced Grass Steps and Terrace
30. Relocated Gardeners' Facilities
ENERGY & SUSTAINABILITY

Passive sustainable design features:

- High performance external envelope
- Masonry construction with elevations finished in local stone: high thermal mass, long life, low embodied carbon
- Framed construction allows for future flexibility of use for the building
- Carefully proportioned elevations finished with high quality natural materials, detailed to weather gracefully, ensuring that the building will continue to look good for the long term and without requiring a heavy maintenance programme
- Tall windows to improve penetration of natural light, and to facilitate passive natural ventilation
- Sustainable drainage system (SUDS) – new soakaways will provide storm water attenuation
- Planting to enhance bio-diversity and to improve the quality and usability of the gardens and spaces around the building

Active sustainable design features:

- Energy efficient lighting throughout
- Lighting control system with daylight linking and occupancy sensing to limit unnecessary use of electric lighting
- Variable speed drives for circulation pumps
- Variable speed drives for ventilation fans
- High efficiency motors incorporated into all building services
- Electrical metering to each room
- Full building energy management system with metering to control all major energy consuming plant and systems around the building

Low and Zero Carbon Technologies:

- Ground Source Heat Pumps and Gas fuelled Combined Heat and Power being considered
- Solar not appropriate because of problems of shading
- Heat recovery will be provided within all mechanically ventilated areas
**COURTYARDS AND QUADS**

The landscape and public realm design has been developed from an in-depth and detailed understanding of the historic significance of the grounds and the changes they have undergone throughout the evolution of the College.

The strategy sets out to define a series of linked garden spaces, which are knitted into the existing fabric of the College grounds, and together create a comprehensive journey between the buildings of the College. The spaces created are all accessible and fulfill varying needs: hard spill-out spaces for dining, entertaining and sitting; grassy lawns for casual gatherings, relaxing and walking through; aesthetic planting providing a visual spectacle from inside the building and from the accessible roof terrace.

**LIBRARY QUAD & SMALL QUAD**

**COURTYARDS AND QUADS**

**Existing Gardeners’ Facilities**

- Compost heap   9.8 m²
- Glasshouse   30.0 m²
- Hardstanding set down area 23.3 m²
- Polythene greenhouse  19.3 m²
- Cold frame 1   8.3 m²
- Rest area   11.4 m²
- Garden office   4.0 m² (approx)

**Facilities with the potential to be relocated within existing college buildings**

- Cold frame 2
- Hardstanding set down area
- Compost heap
- Glasshouse

**Facilities to be retained and relocated within the College**

- Polythene greenhouse
- Cold frame 1
- Rest area
- Garden office

**Facilities not required and to be removed**

- Compost heap
- Glasshouse
- Hardstanding set down area

**SCHEDULE OF FACILITY RELOCATION & REMOVALS**

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**SMALL QUAD SEATING EDGE SECTION**

- Garden planting
- Timber bench
- Existing timber handrail replaced with metal handrail
- Retaining wall with timber seating edge
- Natural stone steps
- Escalating stone feature with climbing plants
WOODLAND GARDEN AND ARRIVAL COURTYARD

WOODLAND GARDEN

The aspiration for the Woodland Garden is to create a 'set piece' within Trinity College, which has a distinctly different character from the Formal Lawn and other open spaces. Inspiration has been taken from the historic garden layout and the College’s proximity to the Library.

The Woodland Garden is framed by existing pathways to the east and west, the proposed building to the south and the historic yew hedge to the north. The planting within the Woodland Garden, set amongst mown lawns, will comprise varietal trees of shade tolerant planting, which contain bursts of colour throughout the year. The existing trees and curved forms of the planting create niches and semi-contained spaces. Moveable seats will provide opportunity for socialising, group learning or solitude.

LANDSCAPE MASTERPLAN KEY

- President’s Garage, providing bin storage & one disabled parking space
- Gravel set planting to entrance courtyard
- Metal/natural stone edge to woodland garden
- Woodland garden enhanced with ornamental planting and beds
- Wildness path of compacted earth/mown grass
- The walk: Yorkstone paving
- Potential new tree planting to form new vista
- Proposed yew tree
- Proposed semi-mature tree
- Disabled parking space, second one located in President’s garage
- Covered cycle stands
- Accessible roof terrace (restricted access)
- Repositioned gated

CONCEPT & FUNCTION

- Canopy: provide tree cover so that the pathway can be shaded
- Connections: create a form of ‘wildness’ in the woodland garden, introducing a broadened walk along the yew hedge
- Space: create a variety of spaces: group learning / exhibition / socialising / outlooks within the planted forms
- Planting: bold, shade tolerant, ornamental woodland planting to change with the seasons and create a spectacle within the frame

CONCEPT PLAN

CONNECTING THE LANDSCAPE
PHOTOMONTAGE VIEWPOINT ONE

PHOTOMONTAGE VIEW 1
PHOTOMONTAGE VIEWPOINT TWO