Welcome

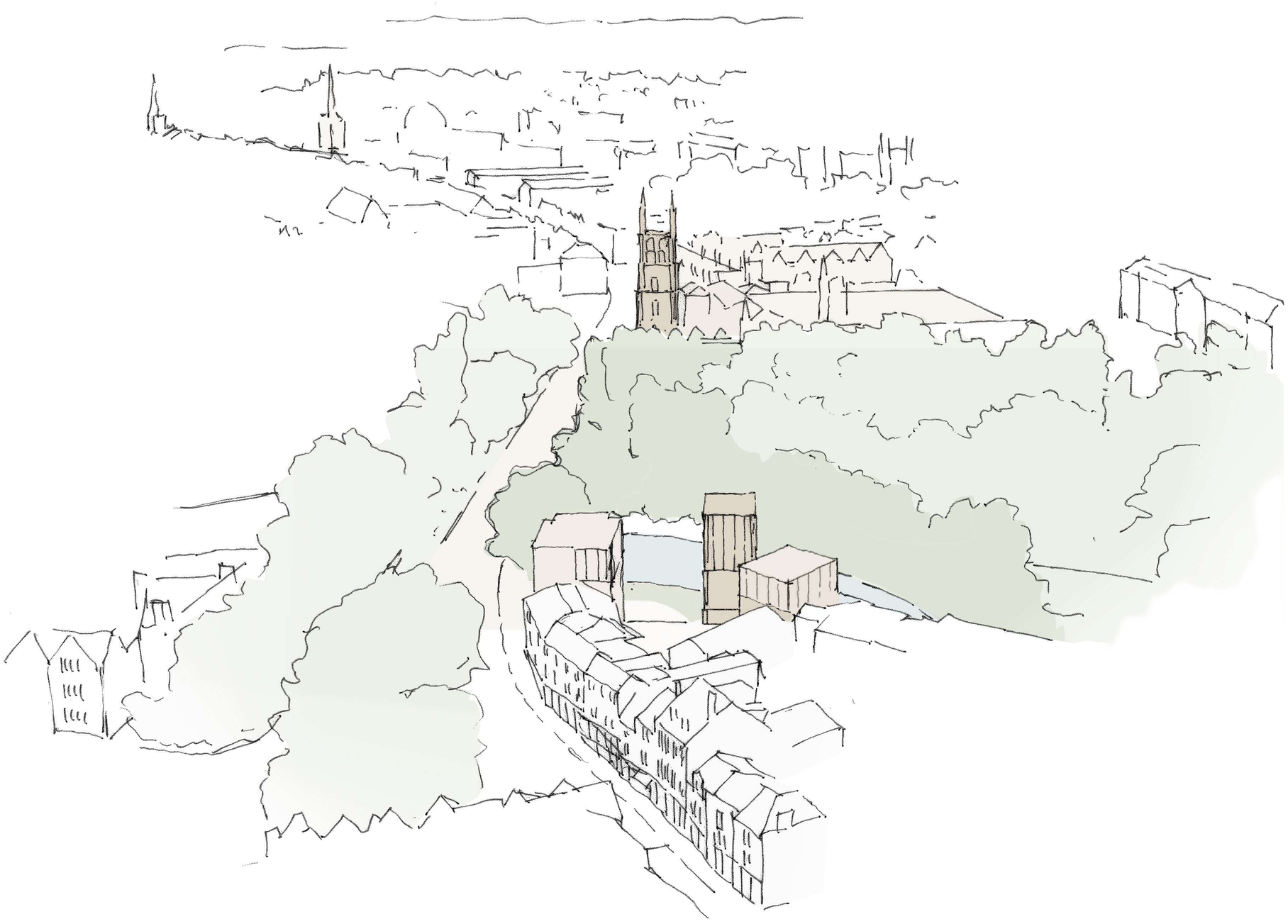
Magdalen College welcomes you to this public exhibition.

This is the second public exhibition about the College's proposals to redevelop the existing Waynflete site for new student accommodation.

Thank you for your previous feedback. We are delighted to present these updated proposals following the January public consultation and further discussion with;
– Oxford City Council
– Oxfordshire County Council (the Highway Authority)
– Neighbouring residents
– Oxford Civic Society
– Oxford Preservation Society
– Oxford Design Review Panel

This is the second exhibition which aims to present the developed scheme for the site, in advance of the planning submission.

We will be on hand at the exhibition to answer questions.



Sketch view, looking back towards Magdalen College

Welcome Project Vision

College Vision
In 2019, Magdalen College commissioned a Masterplan to identify opportunities that would serve the College's long-term needs, improve its sustainability and enhance interaction with the wider community. The Masterplan identified the Waynflete site as an area for redevelopment that could positively respond to the College's long-term vision. Magdalen College is excited at the prospect of this development. It has the opportunity to unlock great potential, support the strategic objectives of the College and enhance this important gateway site for Oxford.

The scheme aims to deliver a high quality, truly sustainable student accommodation development, designed with student and community wellbeing at its heart.

Heritage Benefits
The project offers an opportunity to **enhance the setting of St Clement's, Magdalen Bridge and The Plain**, by providing a building which fits more appropriately within this important heritage context, as well as enhancing the relationship with the townscape, the River Cherwell, Magdalen Bridge and the surrounding natural landscape.

Best in Class Sustainability
Sustainability is at the heart of the scheme. The project offers the opportunity to develop a best in class, low energy building which, as well as being Passivhaus standard, draws on other guidance and accreditation including Well, LETI and BREEAM, to **create an exemplar sustainable developmen**t

Improved Accessibility
The project will enable **full accessibility** to all areas of the site, overcoming several significant challenges within the existing Waynflete building.

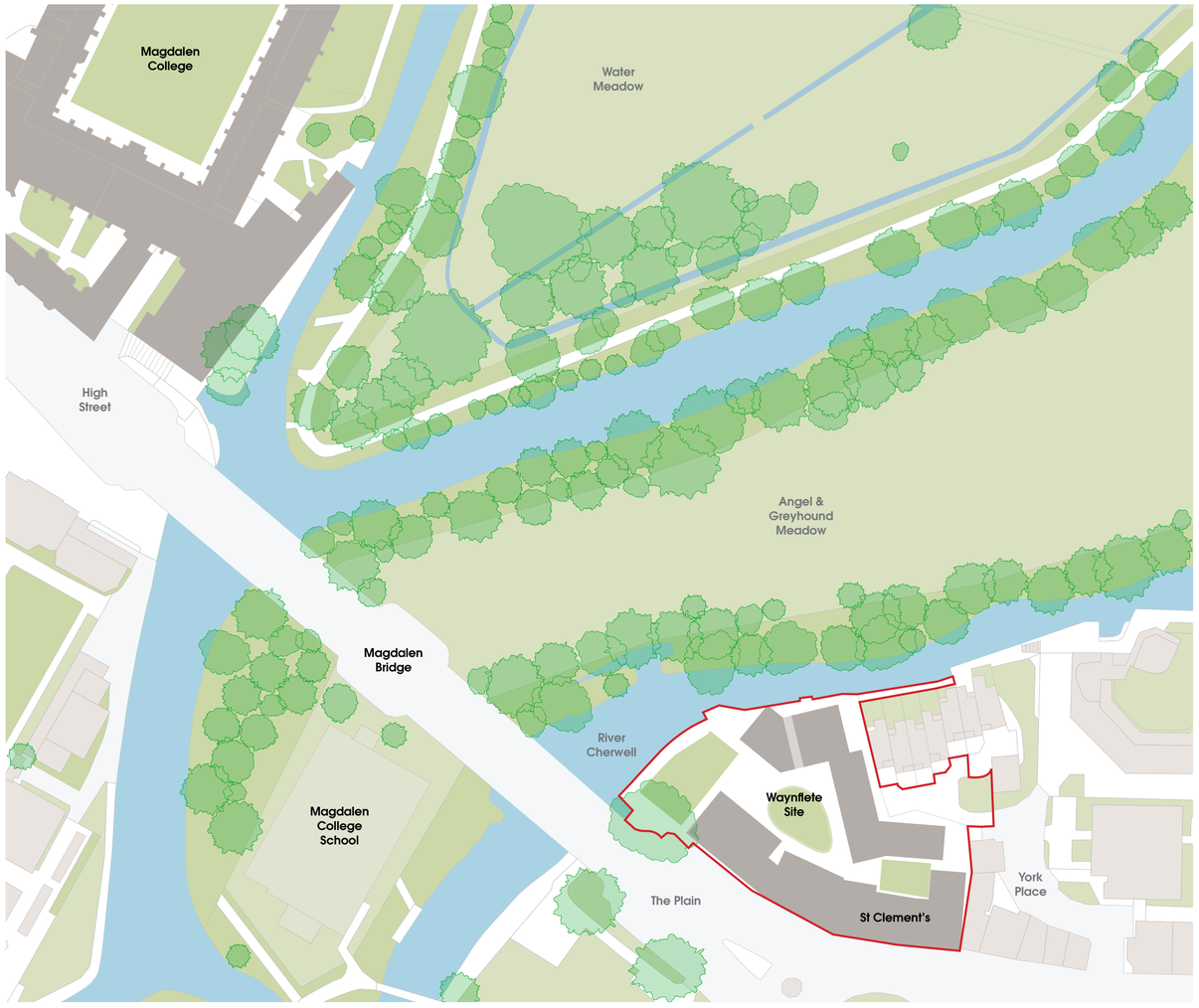
Landscape and Ecology Opportunities
Redevelopment of the site offers an opportunity to create a **high-quality landscape, significantly improving site wide ecology**, opening up views to the River Cherwell and enhancing the site as a green gateway into Oxford.

Addressing the Local Context
There is a particular opportunity to **improve the site's relationship to the surrounding context**, including the frontage to The Plain, Magdalen Bridge and York Place.


Strengthening the Magdalen College community


Enhancing the relationship between the River Cherwell and Magdalen College


Enhancing the relationship between the water meadow and the Waynflete building



Plan of the Waynflete site & Magdalen College


Aerial view of the Waynflete site

Previous Consultation Key Feedback

The following design developments have been informed by previous consultation feedback. Please note that detail on the specific changes are highlighted on this and subsequent boards.

1. Provide further analysis in support of redevelopment.
Response: Further studies have been completed regarding the options to refurbish or demolish the existing Waynflete building. This includes a detailed Whole Life Carbon assessment which supports the proposal to redevelop the site.

2. Ensure access routes to the River Garden are fully accessible.
Response: The landscape has been revised to ensure the Riverside Garden is fully accessible. A gentle sloped landscape has been added, in lieu of steps.

3. Explore how the proposal can enhance the public realm and setting of Magdalen Bridge.
Response: The proposals have developed to further enhance the public realm and setting of Magdalen Bridge. Proposals include widening the existing pavement, increasing the amount and quality of active frontage, increasing the visual connection between public realm and internal landscape spaces and significantly improving the junction with Magdalen Bridge.

4. Review the relationship of the massing to the existing residential amenity in York Place.
Response: The building massing facing onto York Place has been set back 1.5 metres and the eaves line lowered 3 metres, to reduce the impact on existing amenity.
Landscaping proposals to York place have been developed in more detail, with new high quality soft and hard landscaping proposed as well as new lighting.

5. Rooms should be orientated away form York Place, to avoid overlooking and noise issues.
Response: All habitable rooms are now orientated away from York Place. Only a minimal number of windows from shared corridors face onto York Place.

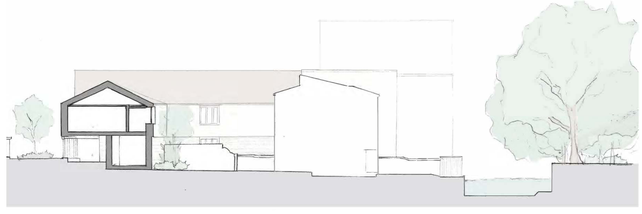
6. Consider ways of celebrating cycle parking as part of the landscape.
Response: Cycle parking is now open to the Winter Garden cloister. This further activates the landscape and encourages social interaction.

7. Consider public access to the riverside multipurpose space.
Response: Layouts have been developed to ensure clear access routes for the general public during invited events, ensuring public and private routes are separated.

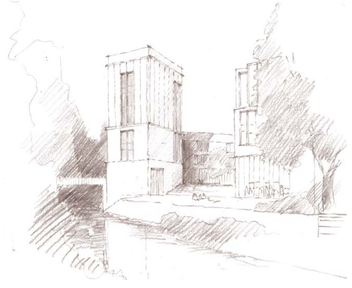
8. Further information on facade design is required.
Response: Detailed development of the facade design has been completed through consultation with OCC and other key consultees.

9. Have construction logistics been considered?
We have developed an illustrative strategy to give people an indication of how the scheme could be built without adversely affecting local residents and people moving through the Plain.


2. An accessible, social landscape


4. Reviewing the massing in relation to York Place


6. Celebrating cycle parking


8. Developing the facade design

The Site Context and Heritage

Site Context
The site is within the St Clement's and Iffley Road Conservation Area, and adjoins the Central (City and University) Conservation Area. The Waynflete Building is not listed, but the St Clement's buildings are listed at Grade II. They were originally built in the 1830s, and subsequently altered.

Heritage
The site is rich in history and has been an important gateway into the City of Oxford since the earliest times. Magdalen Bridge is on the site of an Anglo-Saxon river crossing and the site is opposite the remains of the 13th century Hospital of St John, which was later incorporated into Magdalen College.

During the Civil War, the site was part of the City's outer defensive structure, but this was subsequently demolished and the site was redeveloped. Buildings dating to the early 19th century were demolished in 1960 to make way for the current Waynflete Building.

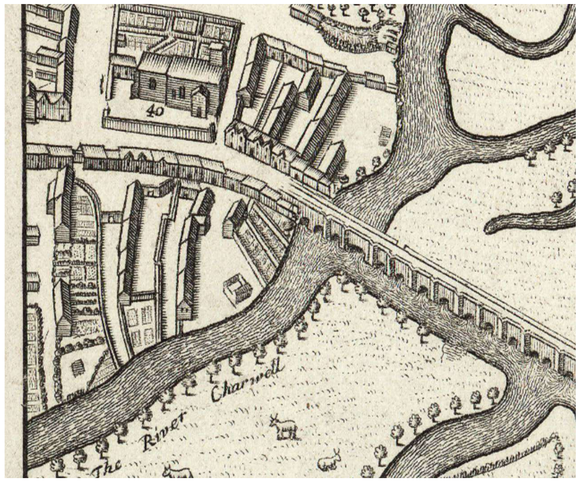
Heritage Opportunities
As well as providing constraints, the rich heritage of the site has inspired the design team and provided a number of important opportunities. These include:

- The restoration of elements of the listed buildings at 9-13 St Clement's which had been altered or lost, such as shopfronts and windows and to repair the buildings, upgrade them and invest in their fabric.
- The opportunity to reveal the original rear elevations of the listed buildings by removing later additions.
- The opportunity to improve local views, particularly from Magdalen Bridge, by providing a new building whose massing and form responds more positively to its surroundings.
- By improving the landscape setting and the interaction between the site and the river, there is an opportunity to improve the appearance of the site from the road and the bridge and to improve the setting of Magdalen Bridge.
- The heritage opportunities sit alongside the other opportunities such as improvements to the sustainability of the buildings and the site, energy reduction, biodiversity improvements.

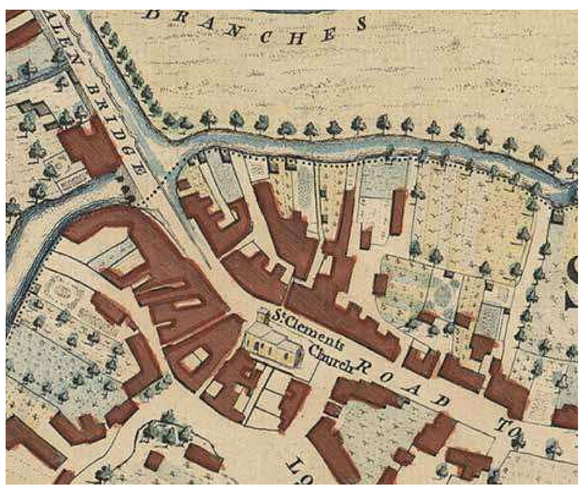
Listed Building Context
There are a number of important listed buildings near to and around the site, including Magdalen Bridge, Magdalen College School, The Florey Building, The Plain fountain and Magdalen College. There are also a variety of important heritage views towards the site, some of which are 'local' views and some of which are wider or more distant views such as the Oxford View Cones.

These heritage constraints have all been important considerations when developing our proposals.

The view from the south side of old St Clement's Church, towards the new Magdalen Bridge, depicted by Frederick Nash in 1813 (OHC)



St Clement's, as shown on Loggan's map of 1675 (OHC)



St Clement's, as shown on Taylor's map of 1750 (OHC)

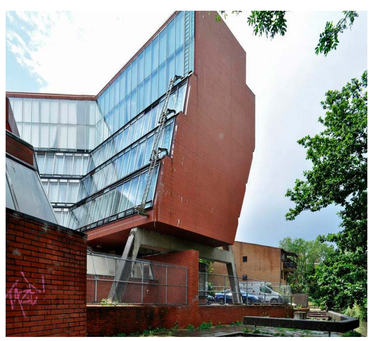
Listing Status

- Site Boundary
- Grade II listed building
- Grade II* listed building
- Central (University and City) Conservation Area
- St Clement's and Iffley Road Conservation Area
- Curtilage - listed building

St Clement's - Grade II Listed

Magdalen Bridge - Grade II* Listed

Magdalen College School - Grade II Listed



Florey Building - Grade II* Listed

Waynflete History
The Waynflete Building was designed by Booth, Ledeboer & Pinckheard in 1958 and completed in two parts - the River Block in 1961 and the Street Block in 1962. The building is constructed of a concrete frame, with Portland Stone facing and red brick facade.

Waynflete Refurbishment Study
No major work has been undertaken on Waynflete since its completion in 1964, so the building fabric is in poor condition and rooms do not meet current standards for student accommodation, with modern bathrooms, kitchens and shared amenity space.

Extensive early investigations and studies were undertaken in advance of designs, to understand if the existing building might be suitable for refurbishment and made fit for purpose.

The Waynflete building fabric is in need of significant upgrades to bring it in line with modern thermal, acoustic, and air tightness standards, as well as internal rearrangements to provide higher quality accommodation. Studies were also carried out to understand the resulting embodied and whole life carbon impact of refurbishment, extension or redevelopment of the Waynflete site.

It was concluded that the only feasible scheme which could provide suitable accommodation was for a new building constructed and designed to outstanding sustainability standards, that would offer a substantially longer life-span, with excellent energy performance.


Existing Waynflete building, viewed from Magdalen Bridge

Existing Waynflete building, viewed across The Plain


Rear elevation of the existing Waynflete building and landscape

9 - 13 St Clement's


The early 19th century buildings at the west end of St Clement's, shortly before the demolition of 1-8 for the construction of the Waynflete Building (OHC)


Existing Waynflete Building, circulation

9-13 St Clement's
No's 9-13 St Clement's are Grade II listed buildings fronting onto The Plain roundabout. No's. 1-8 St Clement's were demolished in the late 1950s to expand the site for the Waynflete building. All of the buildings have been extended rearwards with narrow 'outriggers'. In most cases these rear extensions are not of the same quality or interest as the front elements. These rear additions are of less architectural and heritage significance.

In order to conserve the remaining St Clement's listed buildings, minimal alterations are proposed to them, and it is proposed to remove the later rear additions so that the original rear elevations can be restored.

The massing of the adjacent new buildings has been designed to respond to the heights of the existing buildings on St Clement's, and the setting of other listed buildings nearby (including those which form part of Magdalen College on the other side of the Cherwell) has been carefully considered.

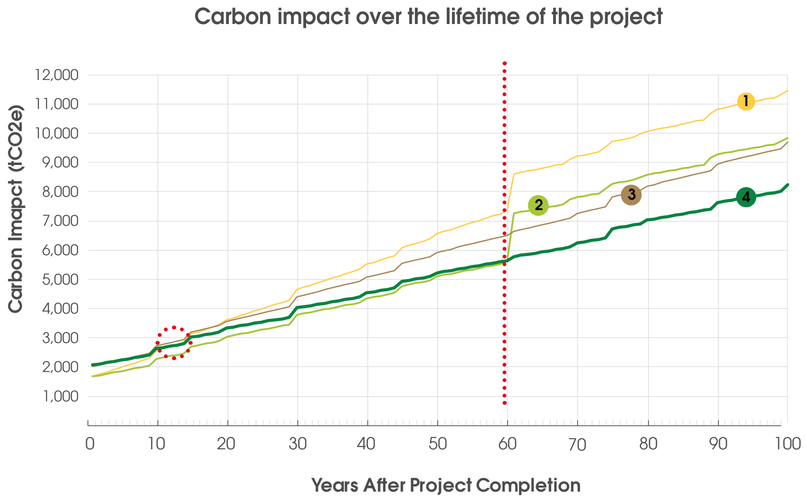
Sustainability

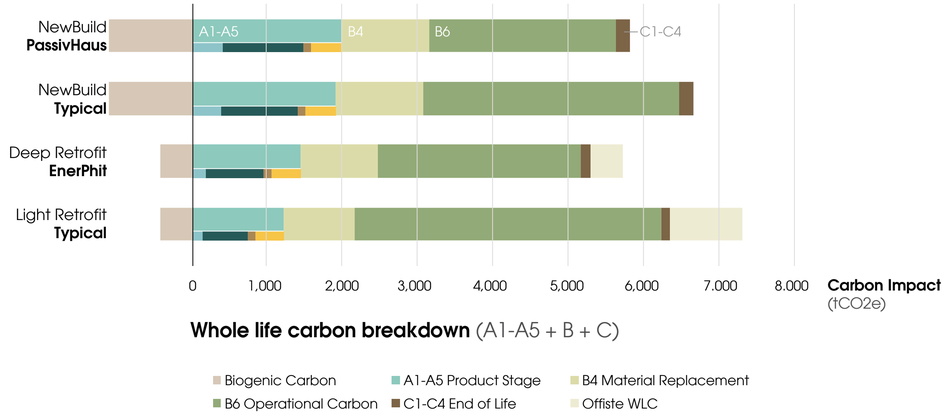
Whole Life Carbon Studies
In addition to the early refurbishment studies outlined in the first consultation, the design team have completed a further detailed analysis of the whole life carbon of refurbishment and new build options, to better understand the carbon impact of demolition or retention.

To best evaluate the carbon impact of the scheme four scenarios were analysed:

1. Light Retrofit **Typical:** A light retrofit of the existing Waynflete building, compliant with building regulations & planning.
2. Deep Retrofit **EnerPHit:** A deep retrofit of the existing Waynflete building, targeting Passivhaus EnerPhit standards.
3. New Build **Typical**: A new build scheme compliant with building regulations & planning.
4. New Build **Passivhaus**: A new build to Passivhaus standards.

The results of these studies further support the case for redevelopment, with a new build scheme outperforming any refurbishment option after 60 years.





Environmental Sustainability
Sustainability is at the heart of the scheme. The project offers the opportunity to develop a best in class, low energy building which fits into the college's decarbonisation strategy. The project is targeting Passivhaus standards, a 40% improvement on Part L and BREEAM excellent, to create an exemplar sustainable development for Oxford.

Key strategies include:
– Limiting the impact of demolition
– A high performing air tight facade
– Zero on Site Fossil Fuels
– Waste water heat recovery
– Heat recovery on ventilation systems
– Daylighting to all spaces
– Low Energy Lighting
– Limited Operational Carbon

Ecology
The site offers much opportunity to enhance and celebrate the biodiversity and prominent riverside setting. The project will seek to enhance the biodiversity of the river and increase the greenery and ecology within the site through diverse landscaped spaces.

Heritage Sustainability
The restoration and refurbishment of the existing St Clement's buildings will be undertaken to upgrade the building fabric to reduce heat loss and energy consumption.

Where appropriate we will look to restore and expose existing elements of the building to celebrate and improve the existing heritage offer.

Fabric-first approach

Passivhaus Standards

40% Part L Improvement

BREEAM Excellent

AECB Accreditation

On-site renewables

Energy Efficient Heat Pumps

PVs

Site ecology & biodiversity

approx, 20% net gain (exclusive of river)

Sustainable water management

Blue Roofs

Landscape Attenuation

Health & Wellbeing

Air Quality

Daylight

Acoustics

View/Access to Nature

The Site Conditions and Opportunities

Site Opportunities
Analysis of the immediate context early in the design process identified a series of key opportunities which have informed the developing design.

Improve the sites relationship with Magdalen Bridge and the River Cherwell
A primary opportunity is to enhance the setting of Magdalen Bridge and the London Plane tree (T1) by stepping the new building line back from the river. This creates an opportunity for a new riverside garden below Magdalen Bridge, that offers a green setting and open space to the edge of the site, enhancing biodiversity.

Opening up this corner of the site will also enhance views of the River Cherwell and the green gateway into Oxford from Magdalen Bridge.

Improve the relationship with the St Clement's listed buildings
By reducing the building massing facing The Plain there is an opportunity to improve the relationship with the domestic, smaller scale of the St Clement's listed buildings and a higher massing facing the River Cherwell.

Improve quality of landscape spaces
Solar orientation has been a key consideration as the massing has developed. The existing Waynflete building sits to the south of the site, resulting in significant overshadowing of garden and terrace spaces. Redevelopment of the site provides an opportunity to develop a massing that improves sunlight levels to internal landscape spaces and the rivers edge.

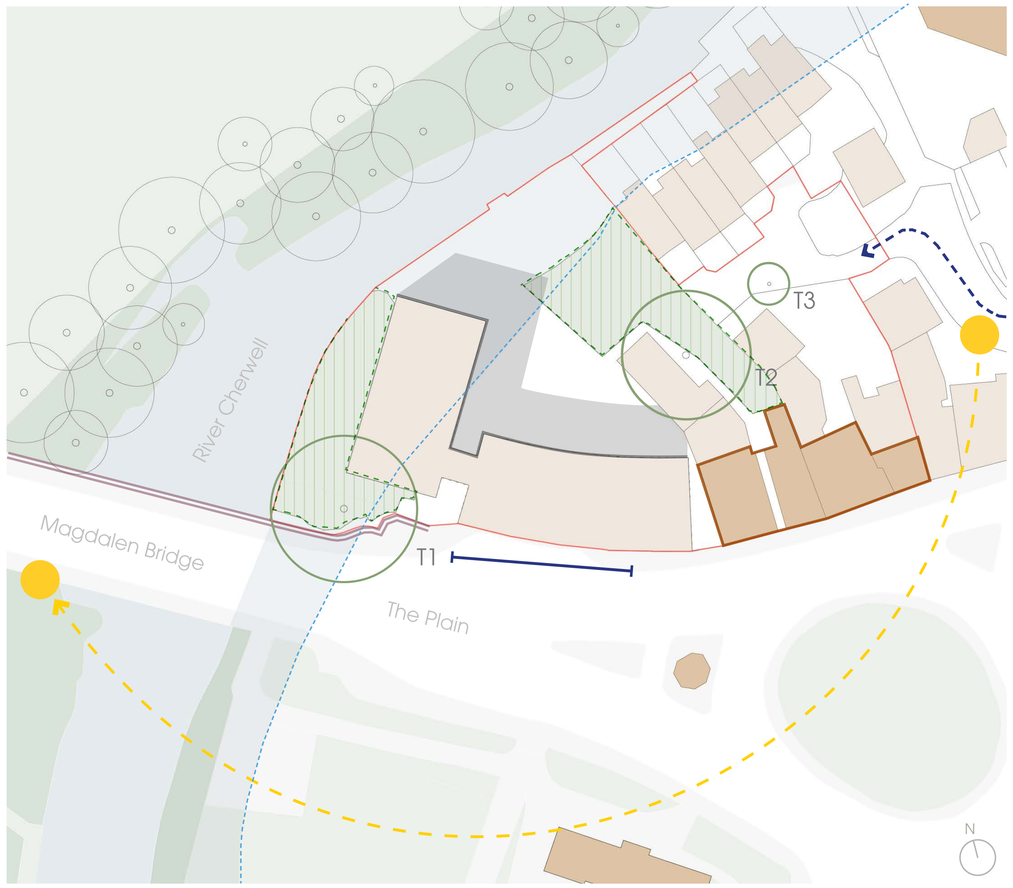
Improve accessibility
The Waynflete site and building is currently highly inaccessible. There is a significant opportunity to improve this and ensure all buildings and landscape areas are fully accessible.

Enhance the immediate context
As well as the opportunity to enhance the setting of The Plain, Magdalen Bridge, the River Cherwell and St Clement's, there is also an opportunity to improve the setting of York Place to the north of the site, through improved landscaping and outlook - forming an urban courtyard.


Overshadowing from the Waynflete building onto the central landscape space


London Plane Tree T1


Beech Tree T2



River Cherwell Flood Zone
Listed Buildings
Listed Bridge
Sun Path
Tree Root Protection Zone
Overshadowing
Site Boundary
Loading / Access


Existing Waynflete terrace


Existing junction between the Waynflete Building and St Clement's


Existing riverside access from The Plain


Existing view from Magdalen Bridge, south side

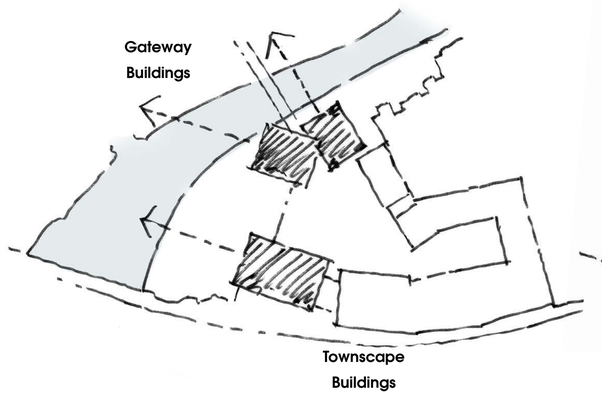

Existing view into York Place

Design Approach Concept

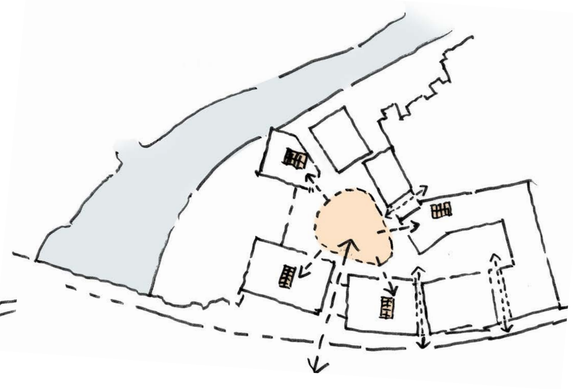
Design Concept
The site acts as a gateway to the central historic and collegiate core of Oxford. It is also strongly connected to Magdalen College through its relationship to the historic bridge and by the proximity of the main College and Waynflete, addressing each other across the water meadows. The proposals have developed from the context of the site, being centred between two differing sides of the City, Magdalen College and the historic centre being a strongly "collegiate" group of buildings, and St Clement's and The Plain being a smaller scale domestic character.

As the College site extends to both sides of the river, the proposals we have developed reflect these dual aspects of the scheme: neither purely collegiate in character, nor simply an extension of the urban fabric of St Clement's.

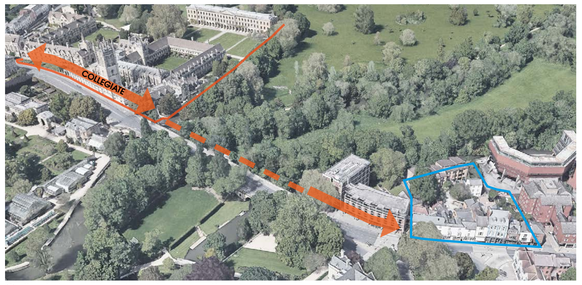
There are two key aspirations for the site, firstly to create a streetscape which responds to the character and scale of the buildings in St Clement's (Townscape buildings). Secondly to create an identity for the site which reflects Magdalen College (Gateway buildings), emphasizing the unity of the single community across the two sites.



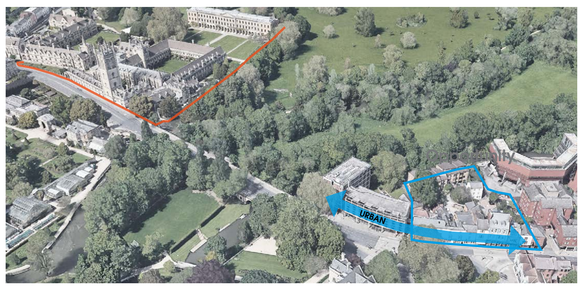
Gateway and Townscape typologies


Central entrance landscape

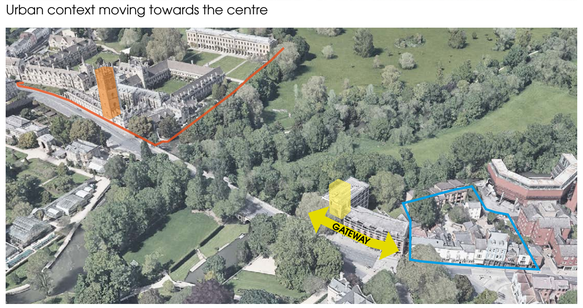
A series of social landscape spaces



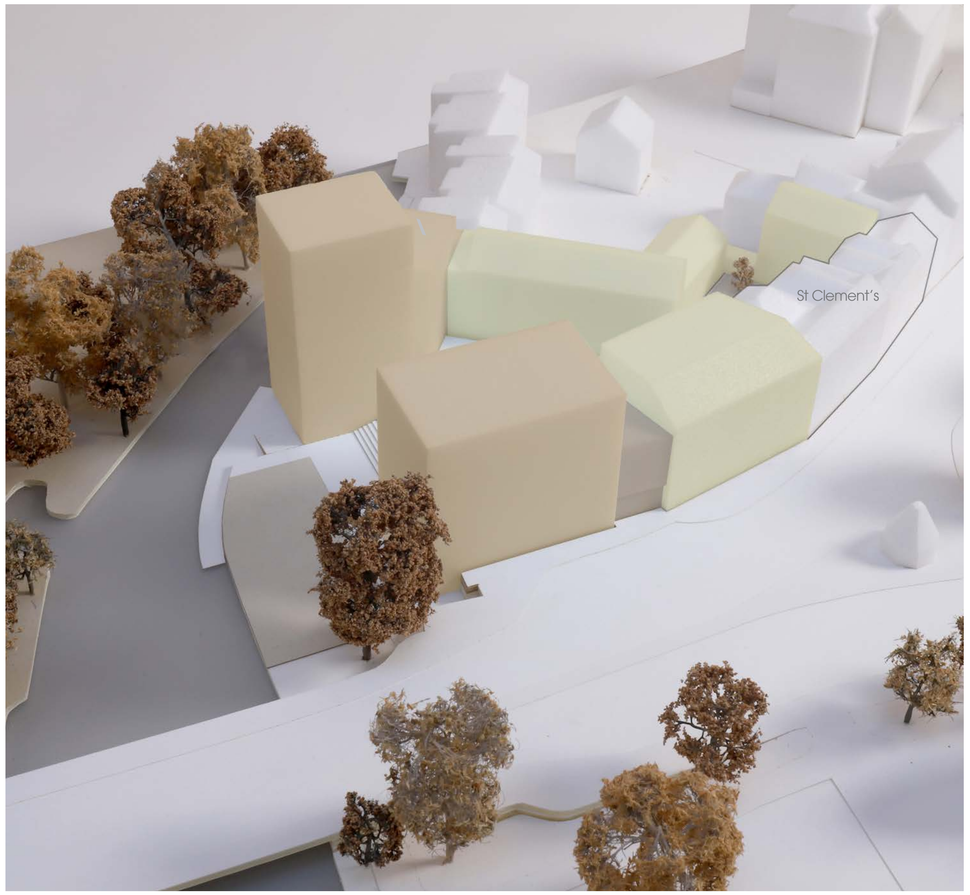
Collegiate context jumping over the river



Urban context moving towards the centre



Gateway site bridging the two settings



Model of site and proposed new building

Responding to Magdalen College and the city

Gateway Buildings
- Stone is proposed as the primary material for the Gateway buildings; a type with warm, and varied tones, typical of historic and new stone buildings in Oxford.
- Bronze coloured metalwork within the fenestration.
- Areas of rendered facade, complementing the stonework in colour and tone.
- A biodiverse flat roof

Responding to St Clement's and The Plain

Townscape Buildings
- Render is proposed as the primary material responding to the existing listed buildings of St Clement's.
- A combination of timber and metalwork to the fenestration and ground level frontage.
- Pitched roof with standing seam metal roofing.
- Low level lime washed brickwork to cloister and York Place.

Design Approach Proposed Site Plan

Layout
The updated scheme further enhances the active frontages along The Plain with communal and public uses, such as retail space and a multipurpose room, which will be used to hold events for the public to attend and allow for community use. The multipurpose room is orientated towards the river to make use of the river terrace and celebrate the close proximity of Magdalen Bridge and the meadows.

The frontage onto The Plain removes the colonnade, which is noted as an area of antisocial behaviour. The building line is stepped back from the river to offer more space around the Magdalen Bridge abutment, and mirroring the setting to the south side of the bridge, enhancing the setting of the bridge and opening up wider views of the River Cherwell.

Student rooms are accessed from shared staircases off the entrance garden, and arranged in clusters with a shared kitchen. Communal kitchens are shared between six to thirteen study bedrooms and are sized to allow for social interaction between students. The layouts have been revised to orientate as many spaces towards the river, meadows and gardens to enhance views connection to the landscape. All bedrooms and kitchens to the east of the plan have been orientated to face away from York Place into the Quad Garden,

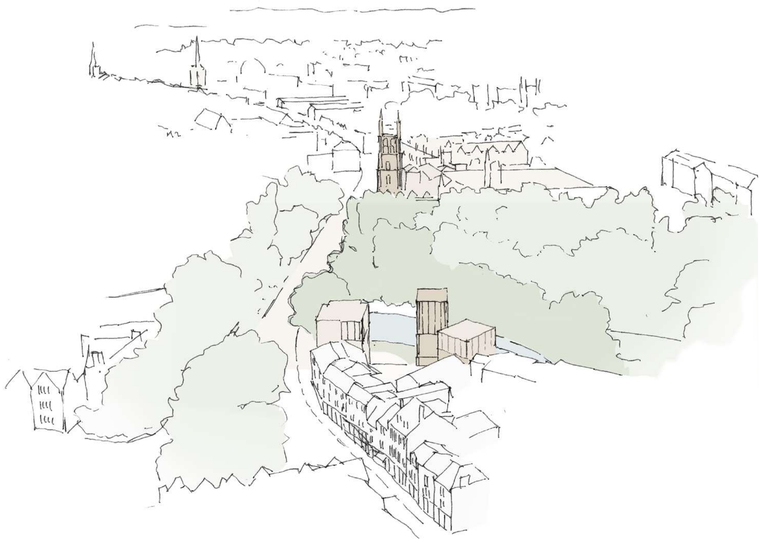
Multipurpose room view

Typical bedroom view

Typical corridor view

Level 00

Developing Plan - Typical upper floor



Sketch View; looking north

View approching the site from Magdalen Bridge

View from Magdalen Bridge

View from River Garden, towards Magdalen Bridge

View from The Plain

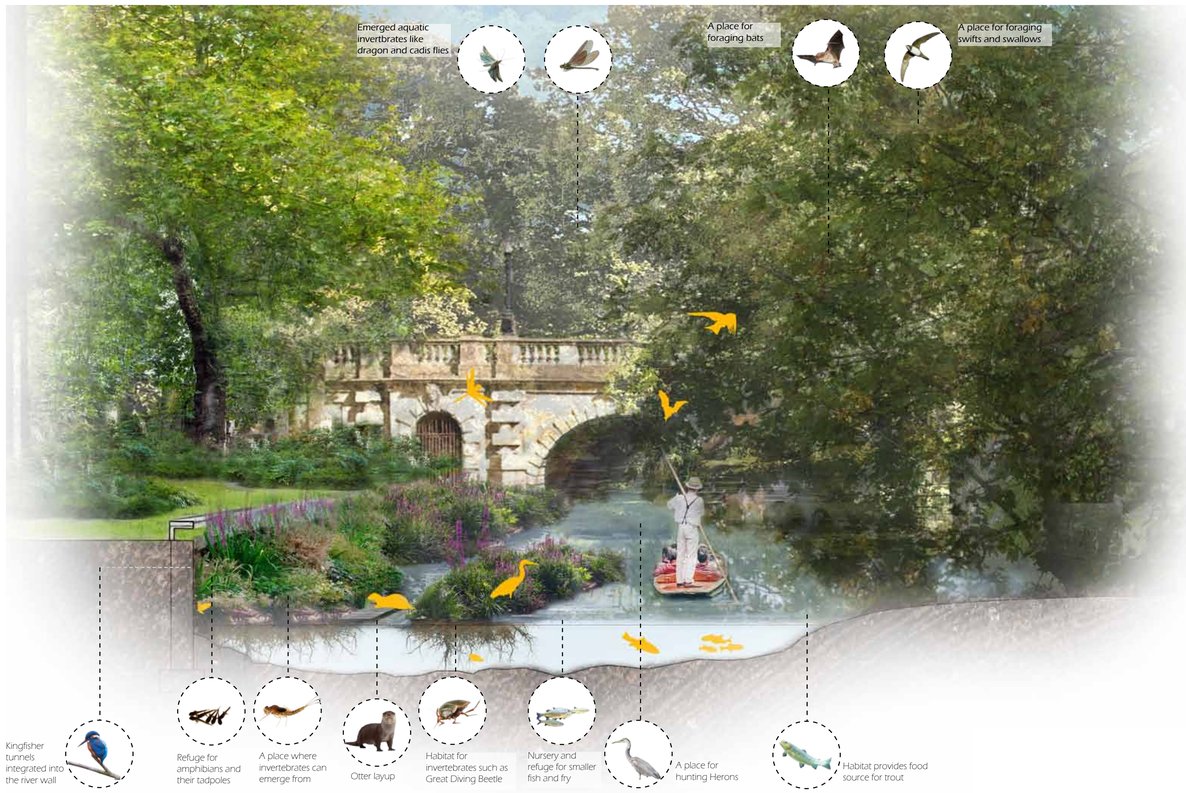
View from the meadows and riverbank

River Cherwell
The river wall will remain as it supports the established Plane tree. We feel however that it is important to celebrate, enhance and showcase the river landscape and the relationship to Magdalen Bridge.

We are developing ways to increase biodiversity by creating shallow margins and water's edge planting. Into this enriched river-scape we would sensitively integrate opportunity for people to rest and sit.

We have been exploring methods of creating diverse water-based interventions to enhance and improve habitat in urban areas, among other things. Floating islands act as shelter and resting grounds for birds, platforms, below-surface micro-wildernesses for aquatic species and microorganisms, and attract pollinators with their flowering plants.

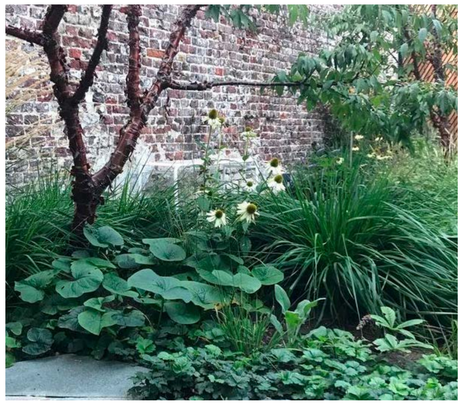
These are specifically designed to increase and enhance wildlife habitat and biodiversity. They also aesthetically enhance and soften water and urban edges, bringing water-based ecologies into the urban environment.

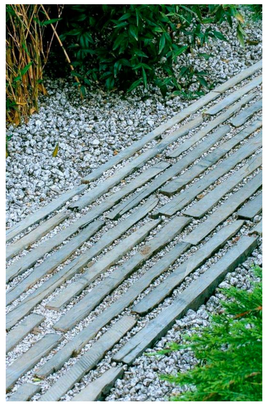


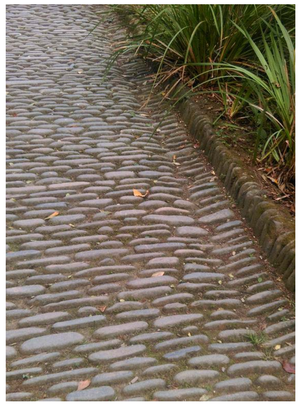
Proposals

View into York Place

Creating an urban courtyard







Landscape

Communal Landscapes

The landscape proposals for the site seek to enhance the Conservation Area setting. Key to the project is the riverside garden that sits adjacent to Magdalen Bridge and fronts onto the River Cherwell, offering opportunities for enhanced biodiversity and greenery to the Magdalen Bridge abutment.

The Waynflete site was originally occupied by gardens and parks which created a buffer against the Magdalen bridge abutments. The proposals respond to this by enhancing the setting of the Bridge with the riverside terrace.

We have organised the landscape into a series of different spaces, each with its own unique character, connecting through from York Place to the River Cherwell;

- A **landscape to York Place** forming an urban courtyard, providing an improved hard and soft landscape is proposed to York Place, with defined thresholds and areas of shade loving planting.

- An **intimate Winter Garden** space which provides a green outlook for the surrounding rooms. This garden will link the rear of the existing Grade II listed buildings with the new student accommodation to the east of the site. A series of shared spaces and entrances open out onto this space

- An **entrance Quad Garden** which is the focal point of the scheme and provides access to the majority of the staircases.

- The accessible **sloping landscape, the Slow Garden** provides a landscape for meeting, connecting the entrance garden to the riverside.

- A **riverside garden,** which is envisaged as the primary amenity space for use by members of the college and those using the multipurpose room. This terrace affords views across the water meadows and is orientated for afternoon/ evening sunlight. It will also provide an improved view from Magdalen Bridge, creating a connection between the public footpath and the active river fronting landscape.

- Under the canopy of the existing plane tree **the Shade Garden**, offering external breakout space form the multi purpose room.

- The **river bank**, a series of floating habitats, enhancing the ecology and setting of Magdalen Bridge and creating a greater connection between the ecology of the river and the new development.

Entrance Quad Garden

The Slow Garden, a social sloped landscape

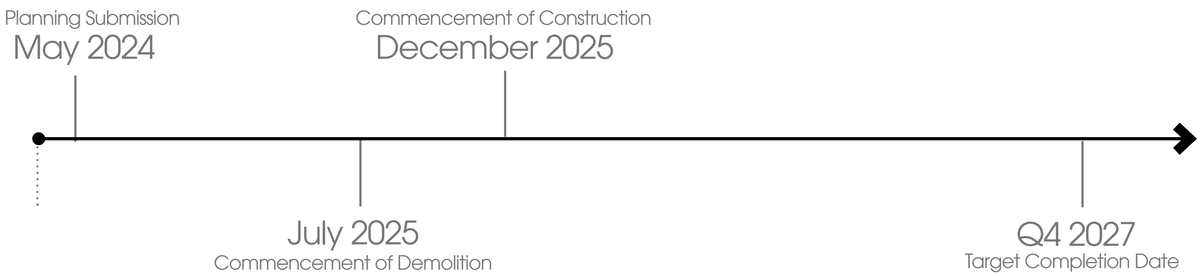
Riverside garden

Sketch view into the Winter Garden

A connected, communal landscape

Construction

Project Timeline



About Us
Magdalen College was founded in 1458 by William Waynflete, Bishop of Winchester, and Lord Chancellor. It is one of the oldest, largest, and most beautiful colleges in Oxford.

Alongside a tradition of academic excellence, Magdalen is best known for its architecture including the iconic Great Tower, its warm and welcoming community, and its extensive grounds which include a deer park, a Water Meadow, and Addison's Walk.

Team
Stanton Williams Architects have been appointed to design the scheme following a competition held by Magdalen College. Stanton Williams and the Project Manager Bidwells have worked with colleges across Oxford and Cambridge Universities on the delivery of student housing, educational and historic projects.

They have extensive experience in working with heritage buildings and in context of historic and sensitive sites. They are working with heritage consultants Donald Insall Associates to ensure the project is delivered with sensitivity to the St Clement's buildings.

Working alongside Stanton Williams are Eckersley O'Callaghan as structural engineers, and etch Associates on building services and sustainability. The landscape is being developed by SEED Landscape, in close collaboration with the building design.

Carter Jonas are the planning consultants, and Bidwells are project managers.

Project Delivery

The team will be focused on reducing the impact of construction on local residents. Careful consideration will be given to minimising disturbance and disruption arising from all key construction phases, including demolition and new build - focusing on site logistics, management, operation and communication. We are committed to ensuring high levels of communication with local neighbours at all times, providing foresight and updates of works on site.

The construction site and traffic will be carefully managed for the duration of the project. Health and Safety along with carrying out the works with minimal disruption to local neighbours and the wider city is a priority for Magdalen College.

Post application the College will look to carry out a detailed tender process to procure a main contractor. Once they are appointed, in collaboration with the County Council and wider stakeholders, the details of the management plans will be finalised and shared.

Initial management reviews have however highlighted the following key areas which the College are working to develop;

Dust and Air Quality
- Preparation of a detailed dust and air quality management plan prior to any demolition of construction work taking place utilising techniques such as water dampening.
- All vehicles will be covered and wheels washed prior to exiting the site.

Protection of the River
- Protective barriers installed along the river edge
- All fuel will be stored away from the river and in dedicated bunds.
- All wash down areas will be away from the river with dedicated liners and barriers.

Noise and Vibration
- Where possible mains power will be used to avoid the need for generators.
- The use of radios will be prohibited from site.
- All work will be carried out in compliance with BS5228 1:2009:2014 which is the code of practice for control of noise and vibration.
- For un-avoidable noisy work, communication will be key for the College with regular and advanced newsletters and regular meetings to keep neighbours informed.
- Use of the latest technology in relation to suppressors and noise baffles.

Construction Traffic and Site Set Up
- The current approach will be to service the site from the highway and not York Place.
- No contractor parking will be permitted on site or in neighbouring streets with contractors required to use the park and ride facilities. To enforce this the College is looking to include the obligation in the construction contract.
- A 'Just in Time' delivery system will be implemented Deliveries will be required to arrive on the City Ring Road, call the site manager to ensure the site is ready for the delivery before travelling into the City. This approach prevents vehicles queuing on the Plain roundabout.
- All deliveries will be arranged to avoid the peak rush hours in the morning and afternoon. To avoid crossing the plain one way delivery system will be enforced, with vehicles entering from the north of the city and exiting from the south.


Rhodes House, Oxford - Stanton Williams 2023


Lincoln College, Oxford - Stanton Williams 2016


Emmanuel College, Cambridge - Stanton Williams 2023


Worcester College – Sultan Nazrin Shah Centre - Oxford - Bidwells 2018