Wadham College welcomes you to this public consultation event.

The exhibition is about the College’s proposals to re-develop the former garage site on Iffley Road for student accommodation.

The site includes two parcels of land; the main garage site fronting Iffley Road, and the smaller, lock-up garage site fronting Percy Street.

The aim of the exhibition is to present our proposals for the site and to get your feedback. Your comments will be taken into account before we finalise the proposals and submit a planning application to Oxford City Council.

We have already had discussions with:

• Oxford City Council
• Oxfordshire County Council (the Highway Authority)
• Neighbouring residents and Residents’ Associations
• Oxford Design Review Panel

All comments received have informed our proposals.

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

We warmly welcome your comments and suggestions and ask that you provide us with some feedback either by completing a comments form today or by submitting your comments by email to:

iffleyroad@carterjonas.co.uk
The College currently has around 425 undergraduates with a target annual intake of 135.

Unlike other Oxford Colleges, Wadham cannot house all of its undergraduate students in College owned accommodation.

Students are required to live in College in their first year. The second year students live-out and back in College for their third and final year.

The College seeks to attract a wide range of applicants from different social, cultural and educational backgrounds, however, many prospective students are concerned about the costs of higher education, including living out in one of the country’s most expensive cities.

Wadham is seeking to provide affordable college-owned accommodation for all its undergraduates.

Providing 135 student rooms will ensure that all second year students can be accommodated.

135 rooms will provide capacity to house all students who currently live-out, relieving pressure on the private rental market and releasing housing stock.
1. The College will appoint a resident site manager to live in the building and manage the site

2. The College will appoint students to act as Sub-Deans to ensure the College’s code of behaviour, excellent reputation and high standards are maintained at all times

3. The site will include a manned porters lodge at the entrance

4. The site will incorporate CCTV operation linked to the manager’s office and to the porters lodge at Parks Road

5. The site will be secured, with access points limited to the rear gates on the mews lane and the main entrance only

6. The College will look to establish regular meetings between the College representatives, the site manager and the neighbours to maintain good communication

7. The College will provide contact details for the local residents - including 24 hour contacts in the event of an emergency

8. The College sees this as a long term investment and wishes to be an active participant in the local community, making a positive contribution to the area
The 0.38 hectare site comprises number 265 – 279 Iffley Road and the unused lock up garages on Percy Street. The site enjoys street frontage on to Percy Street, Charles Street and the Iffley Road.

The existing garage and car show room is no longer in use. Prior to the development of the garage, the site was occupied by a row of Victorian Townhouses, similar to the remaining neighbouring property at 261 Iffley Road. The site borders the St Clement’s and Iffley Road Conservation Area and the street scene is dominated by mature street trees.
THE WIDER CONTEXT

No. 111-119 Iffley Road
The Queen’s College Cardo Building

No. 165-173 Iffley Road
4 storey Victorian terrace

No. 173-187 Iffley Road
4 storey Victorian terrace

No. 203 Iffley Road
4 storey Victorian terrace

No. 215 Iffley Road
4 storey Victorian terrace

No. 221 Iffley Road
4.5 storey Victorian terrace

No. 182 Iffley Road
Greyfriars Church

No. 204 Iffley Road
4.5 storey Victorian terrace

No. 210 Iffley Road
4.5 storey Victorian terrace

No. 214 Iffley Road
3 storey Victorian terrace
The character of Iffley Road

- Buildings estimated to be a similar height or taller than the proposed scheme
- Proposed development at 265 - 279 Iffley Road
Pre existing Victorian townhouses

Existing building

IFFLEY ROAD SOUTH

90

Initial building alignment

Revised alignment with more articulated facade

165-187 Iffley Road

Precedent for facade details

PERCY STREET

CHARLES STREET

IFFLEY ROAD

1890 - 1960

DOROTHY WADHAM BUILDING  Allies and Morrison
The quadrangle is made up of three detached buildings, positioned around a central courtyard garden. The main building fronts on to Iffley Road and is 4 storeys tall in the centre, stepping down to 3 storeys at either end. This creates a transition into the side buildings which are also 3 storeys tall and front onto Percy Street and Charles Street.

The ground floor of the 4 storey building on Iffley Road is set at the lowest corner of the site and the ridge line rises to 13.95m. The ridge line of the proposed building is approximately 3m taller than the flat roof of the existing building and 475mm taller than the ridge line of neighbouring 261 Iffley Road.
The existing garage building abuts no.1 Percy Street on the south side of the road. The new development will be set back from the party wall with the mews lane creating distance between the two buildings. This allows for a better transition in scale from a 3 storey building to the 2 storey terrace along Percy Street.

Existing view looking east along Percy Street

Existing garden view from no. 5 Percy Street

Existing

Proposed
VIEW FROM GARDEN OF NO. 6
PERCY STREET
PERIMETER BOUNDARY

The landscape is designed by BHSLA in conjunction with Allies and Morrison.

Careful attention to the landscaping of the site’s perimeter will ensure that the development sits well within its context and makes a positive contribution to the Iffley Road.

TREES | STREET PRECEDENTS

Existing large and small trees on Iffley Road

Proposed large and small trees on site

Large tree in corner position

Tilia cordata - Small Leaf lime or Linden

Liquidambar styphrta ‘Slender Silhouette’

POCKET GARDEN

Planting in the gap between the buildings

Robinia pseudoacacia, blossom tree

Flowering shrub beds

Metal railings to compliment building

The landscape is designed by BHSLA in conjunction with Allies and Morrison.

Careful attention to the landscaping of the site’s perimeter will ensure that the development sits well within its context and makes a positive contribution to the Iffley Road.

DOROTHY WADHAM BUILDING Allies and Morrison
In our two projects for Brighton College we have

Red brick cladding is provided to the southern and
terracotta surrounds used across most of the facades
finely detailed aluminium window reveals matches
manner of the terracotta, the scale and proportion of
the College. Linking both cladding materials in the
existing building elevations at Brighton following the clear hierarchy and palette of materials
northern and western facades facing the quadrangle,
eastern street frontages, and flint cladding to the
contextual in material, massing and form.
new East Wing boarding house has been designed
years, requiring a sensitive design response. The
architectural heritage developed over the last 165
accommodation and pastoral care. These include
the College’s own use, related to student and staff

Deputy House mistress flats and offices for pastoral
lounge space. It also includes House mistress and
studying, informal recreation, catering and a ‘snug’

1 Brick / Glass / White - Fitzwilliam College, Cambridge
2 Brick / Metal - Boarding School, Brighton College
3 Metal chimneys and dormers - Newnham College, Cambridge
4 Brick gable end - Newnham College, Cambridge
5 Timber frame
6 Light brick and white reveals - Iffley Road, Oxford
7 Brick and white reveals - Newnham College, Cambridge
8 Metal lining - Boarding School, Brighton College
Proposed double yellow lines within vicinity of site
Existing double yellow lines within vicinity of site
Extent of parking review on vicinity of the site
Available street parking area
Additional on street parking area as a result of the development

Student accommodation will be car-free; to be enforced by the College as a condition of tenancy
Summer school guests will arrive by coach
The development will generate 1/3 of the vehicle trips compared to the previous use - a reduction of 122 vehicle movements a day
This reduction in vehicle movements will reduce demand for on-street parking
48m of kerb edge will be reinstated on Percy Street to increase parking availability
Percy Street Garage Site will have 2 off street parking spaces
Cycle parking will be provided for all residents and visitors to both sites
There is a good local cycle network
There are well connected bus stops adjacent to the site
Site servicing will be accommodated in the dedicated access lane
A Travel Plan will be prepared to maximise the use of sustainable transport options

Existing and Proposed Trip Generation

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