



St Hilda's College: Proposed Student Accommodation

St Hilda's College is writing to you to explain our plans for developing student accommodation at our Cowley Place site. The College wishes to offer its own accommodation to more of our students, providing them with greater stability from year to year and relieving pressure on the local rental market. You may be aware of our 'Phase 1' project to provide 52 student rooms. This is nearing completion. This proposed 'Phase 2' development will provide a further 72 rooms and other facilities for the College. We aspire to do this in a truly sustainable way and the buildings are designed to achieve 'Passivhaus' - the gold standard in energy efficiency and supporting a zero carbon future.

The College has appointed Design Engine Architects to design the new buildings and we intend to submit a planning application in January 2021.

The accommodation will be provided across three buildings on the far side of the College's site, away from most neighbours. The proposed development site is outlined in red in Figure 1, with the wider College shown in blue and the buildings currently under construction shown in green.

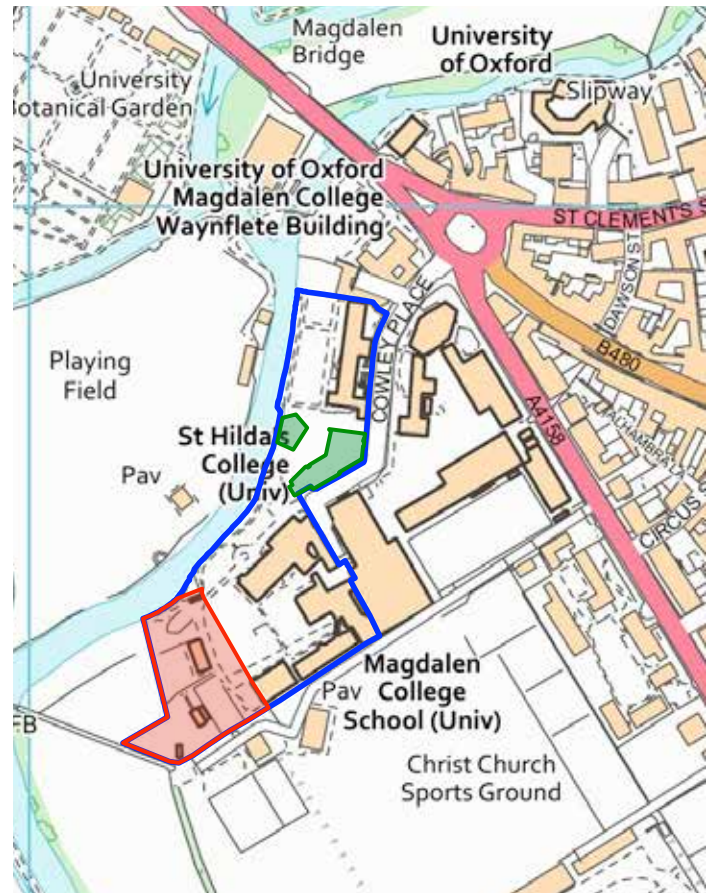


Figure 1: The Site

- Site Boundary
- College Boundary
- Buildings Under Construction

Proposed Student Accommodation – At a Glance

1. Demolition of existing Principal's Lodgings. The Lodgings will be re-provided on site in a new, smaller riverside house, freeing up space for student-focused development that the College needs.
2. Two new student accommodation buildings built to Passivhaus Standards:
 - i) the 'Meadow' Building – part-three and four storey building with 42 student bedrooms and communal spaces;
 - ii) the 'Villa' Building – a four storey building with 30 student bedrooms plus a gym, health and welfare facilities and an office for the neighbouring Jacqueline du Pré (JdP) Building.
3. Landscape improvements to complement the JdP lawn, providing more areas for students to interact outdoors.

Proposed view from between South Building and Garden Building across the JdP lawn: The Villa Building (left) neighbours the Jacqueline du Pré (JdP) Building, with the Meadow Building (middle) clad in green ceramic and new Principal's Lodgings nestled behind the trees (right).



St Hilda's College

Founded in 1893, St Hilda's was the last of the women's colleges established in Oxford to give women the right to continue their education. Now co-educational, the College remains true to its pioneering roots and continues to strive for equality as well as excellence.






Known for its welcoming, non-judgemental and relatively informal atmosphere, St Hilda's supports all its members to develop their abilities and interests and encourages them in their contribution to College and University life.

The Site

The College is made up of a variety of buildings each of a different era and style. These include the South Building (1878), Garden Building (Grade II Listed) (1970) and Jacqueline du Pré (JdP) (1992) Music Building. These define the eastern and southern edges of the College's JdP lawn: an important outdoor space in the heart of College. The River Cherwell encloses the site on its northern and western edge: the site lies beyond the floodplain, largely screened from public view behind dense tree canopy.

The development will create modern collegiate living, that will stay true to the informal character of St Hilda's grounds. Rather than one large building, the needs of the College are met across three buildings, each responding sensitively to the landscape and maintaining space and views between them.

Constraints and Opportunities

-  Flood risk: No development is proposed in the River Cherwell floodplain or areas at risk of flooding.
-  Green Belt: Oxford's green belt extends into the College's western extent.
-  Trees: important mature trees have dictated the location of buildings. Only three trees with a reduced lifespan will be replaced.
-  Provide connecting views from the College outwards.
-  Define built edge of College with routes through to meadow's edge.



A The College's current project is nearing completion



B Wolfson Building



C Grade II Listed Garden Building



D South Building



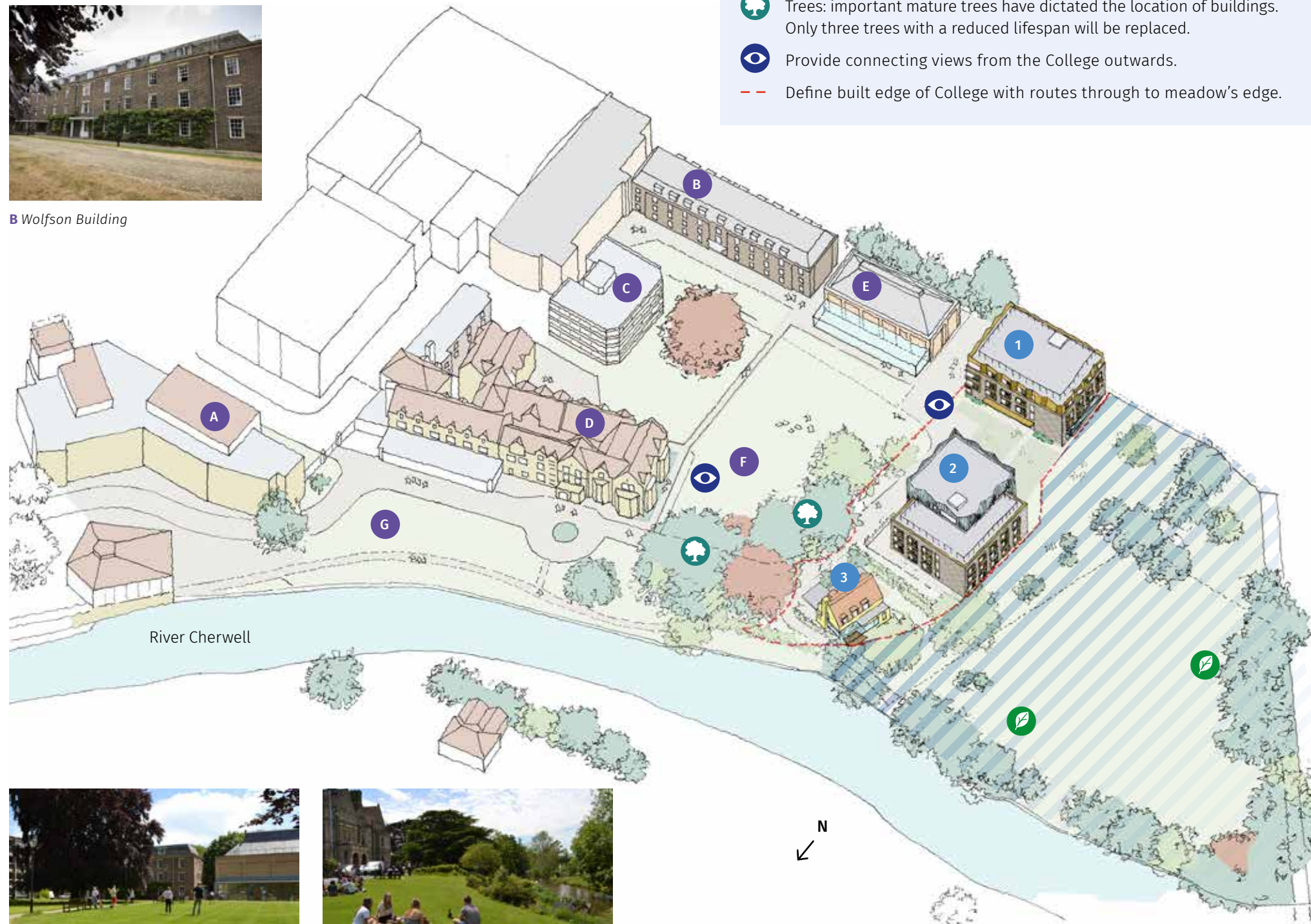
E Jacqueline du Pré (JdP) Building



F JdP Lawn



G Cherwell riverbank



1. The Villa Building. Desaturated brick is different from the yellow and red tones in College and makes the neighbouring JdP Building much more prominent.



2. The Meadow Building. The Meadow Building is at the centre of the proposals. Ceramic cladding achieves visual variation through a range of depths of fin and criss-cross patterning along with glazes and reflective surfaces.



3. The New Principal's Lodgings. A smaller house than the existing Lodgings. Its west-facing garden will attract afternoon sunshine with views over the River Cherwell.

Sustainability: Passivhaus standards

The College wants to reduce both embodied and operational carbon within this scheme. The student accommodation buildings will be designed to Passivhaus standards with an extremely airtight design including triple-glazing for enhanced occupant comfort. Heat recovery systems will be included with the ability to add further low-energy technologies later on. The structural frame of the student accommodation buildings will be cross laminated timber (CLT) which is low in embodied carbon in contrast to more traditional construction methods. The CLT will also be exposed internally in places, bringing a natural finish into the interiors.



View of proposals from the meadow, looking back at the Villa Building (right) and Meadow Building (left).

Views

The site is screened from views externally due to the dense planting. A glimpsed view is possible from the Christ Church Meadow Walk, near the Oxford Botanic Gardens, with the before and after view shown here. This is the clearest public view of the development from outside the College grounds.



Next Steps

The College is undertaking pre-application consultation with Oxford City Council and other stakeholders.

From here, the College is aiming to submit a full planning application in early 2021 which, once validated by Oxford City Council, will be available on the 'planning applications' section of their website. This pre-application consultation is in addition to statutory consultation undertaken by the Council.

Consultation

Thank you for taking the time to read this leaflet, which we hope has been informative in presenting St Hilda's College's Student Accommodation Project.

If you have any comments on the plans, or wish to meet members of the team, we would like to hear from you. Turnberry, the College's planning advisors are managing this consultation on behalf of St Hilda's and would be pleased to receive any comments directly via email to planning@turnberryuk.com. We ask that you provide your comments no later than **5pm on Friday 18 December 2020**. This will give us time to collate all comments and respond where appropriate before submission of the planning application in early 2021.

We look forward to hearing from you.



St Hilda's College
UNIVERSITY OF OXFORD

Turnberry