

**New Campus Savile Road  
New College, Oxford**

**Planning Revisions,  
Supporting Material**

Prepared by  
David Kohn Architects

On behalf of  
Austin Newport Group

11.05.2018

## **Contents**

- **Summary / Narrative of Changes;**

- **Building Height & Proportion;**

- **Wider Context;**

- **Street Scene;**

  - Elevation;

  - Vignettes;

  - Views;

- **Site Context Views;**

- **Height of Tower, and Connection between Tower and New Warham House;**

  - Plan Adjustments;

  - 3d View of Bridging Element;

  - Elevations;

- **Bicycle Parking.**

## Summary / Narrative of Changes

### - Height:

- Height of tower reduced by 3.2m;
- Presence of tower now greatly reduced within wider city skyline;
- Tower and house now closely aligned to variety of heights seen along the street;
- No loss of use-able floor space due to adjusting the location of stair and lift within tower.

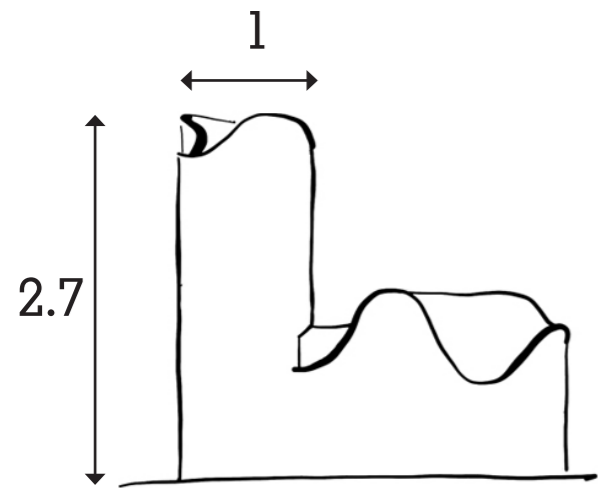
### - Appearance as one connected structure:

- Reduced height of tower, raised height of bridging element reinforces the connectivity between tower and house, appears as one structure with distinguished parts;
- Bridging element between tower and house widened, creates stronger visual connection of house and tower.

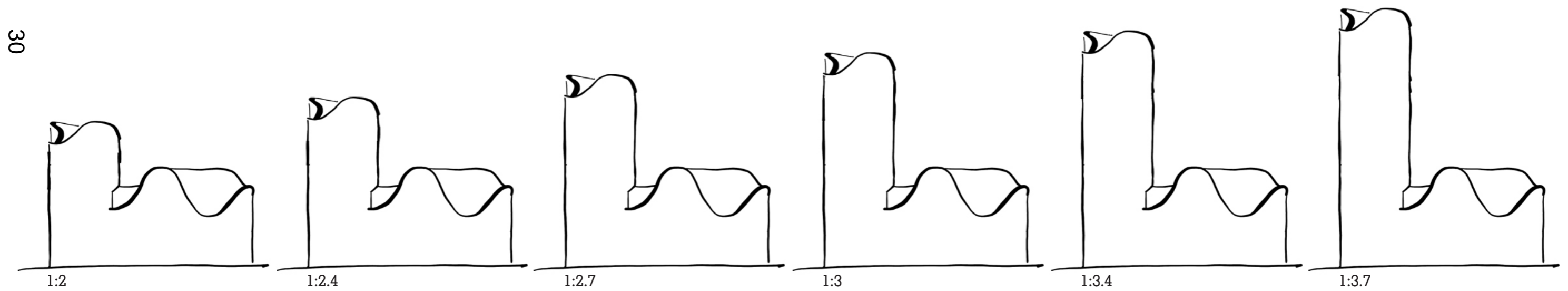
### - Improved Bicycle Storage:

- In order to avoid basement parking, ratio of student to bike spaces reduced from 1:1, to 2:1 (meets planning requirement);
- 52 bikes located North and South of Porters Lodge. Strategically placed tight to hedging to avoid creating visual clutter around the site;
- 20 covered, 32 uncovered, all within secure boundary of site.

# Building Height & Proportion



Proposed slenderness ratio = 1:4



Proposed

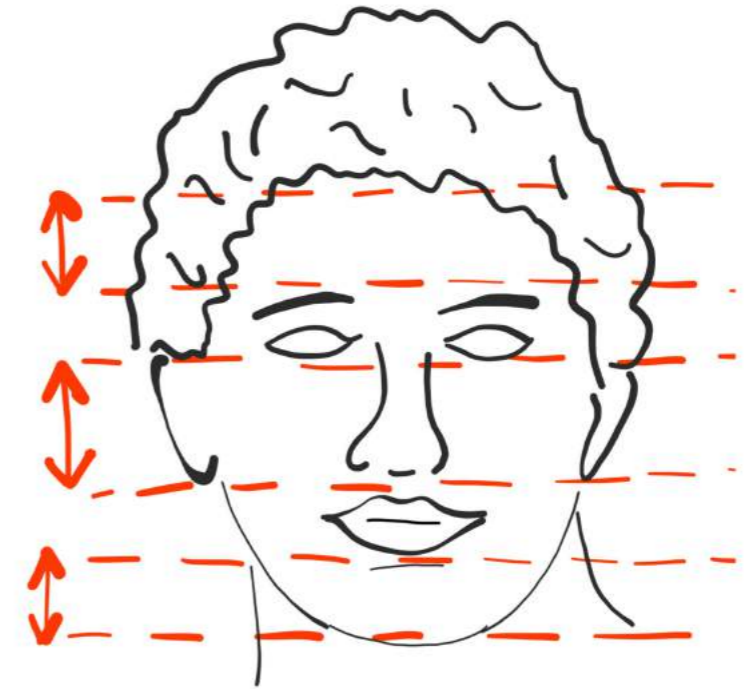
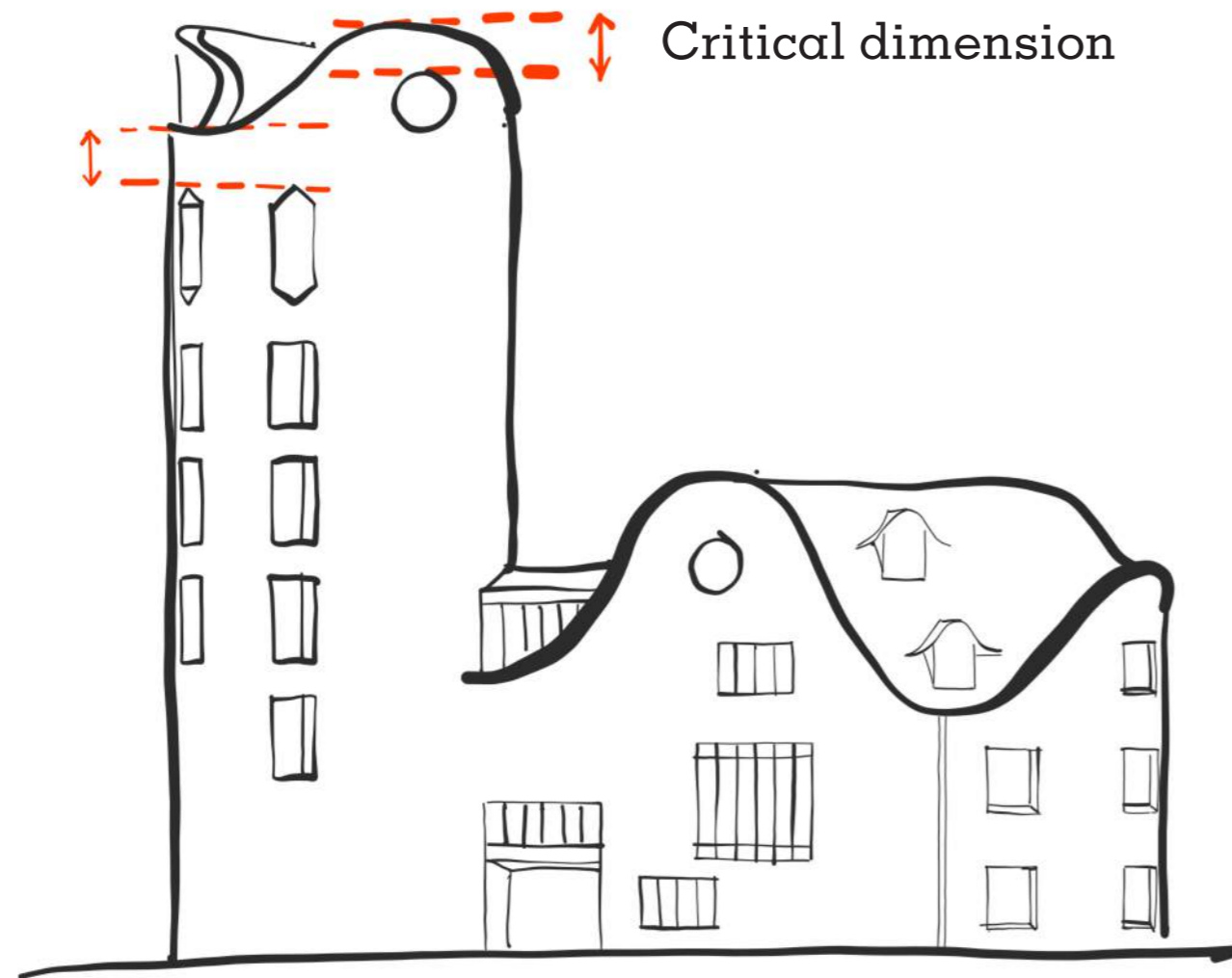
Planning 2017

Squat

Slender

Elegant / balanced  
with rest of building

## Building Height & Proportion



- Distance between openings and tower parapet needs to be sufficiently large in order to maintain a balanced composition;
- To further reduce the height of the tower would impact on the successful composition that has been achieved, or require removing another floor, this would lead to a building that is squat and in-elegant in proportion.

## Wider Context - Tower Comparison

View from St Mary's Tower - Planning 2017 - 25m



## Wider Context - Tower Comparison

View from St Mary's Tower - Proposed - 21.8m

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## Wider Context - Tower Comparison

View from St Mary's Tower - Planning 2017 - 25m





## Wider Context - Tower Comparison

View from St Mary's Tower - Proposed - 21.8m

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# Wider Context - Tower Comparison

View from St Mary's Tower



Planning 2017



Proposed



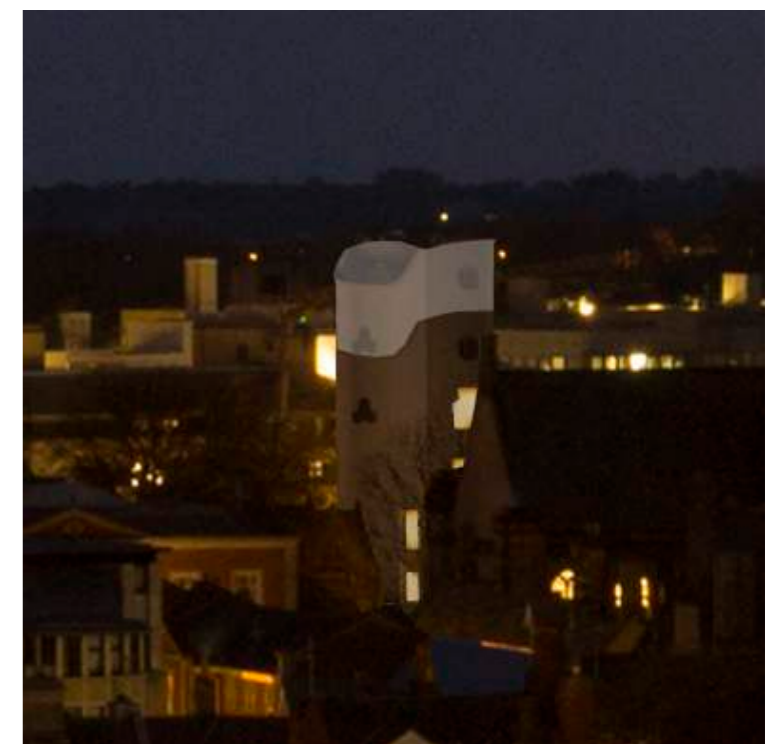
Planning 2017



Proposed



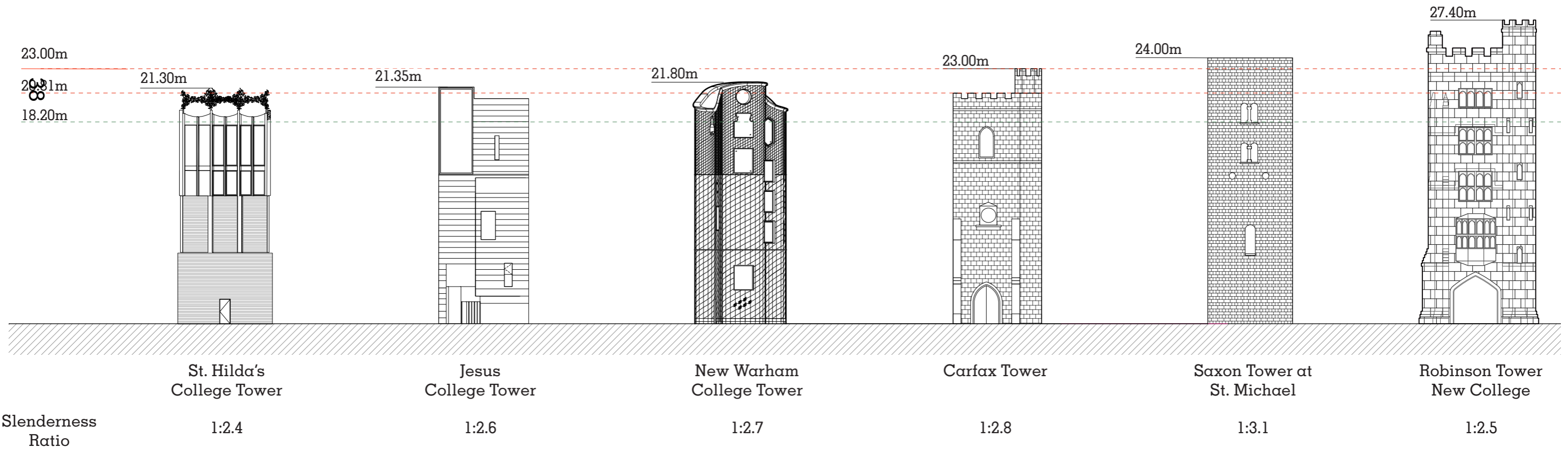
Comparison Overlay

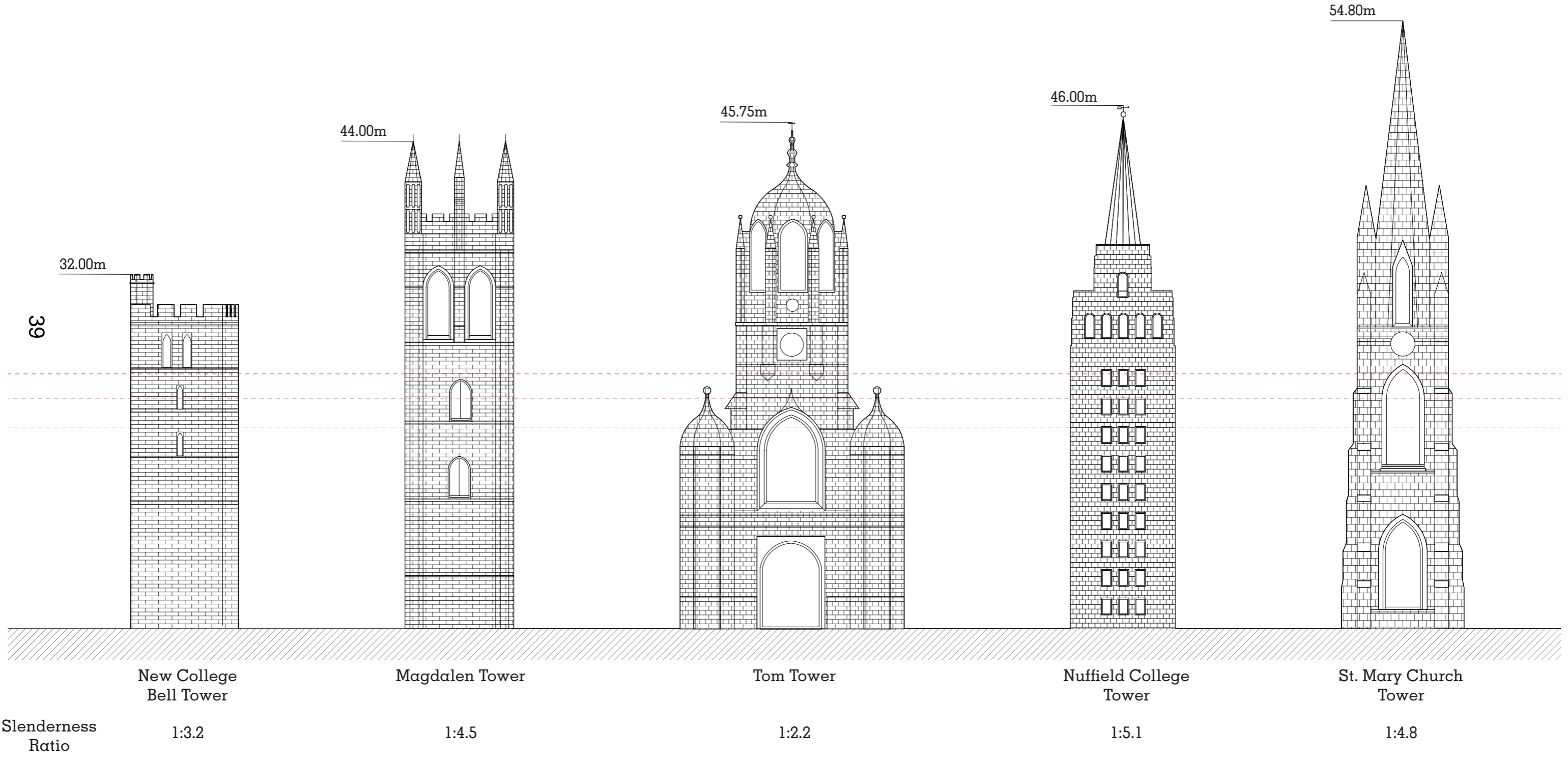


Comparison Overlay

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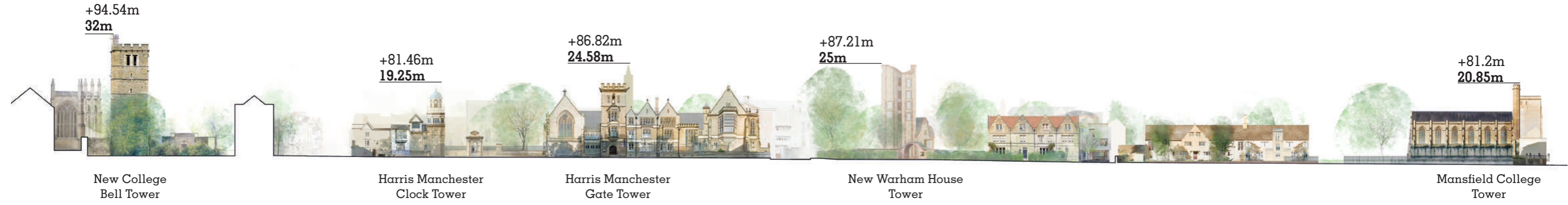
# Wider Context - Tower Comparison





# Street Scene

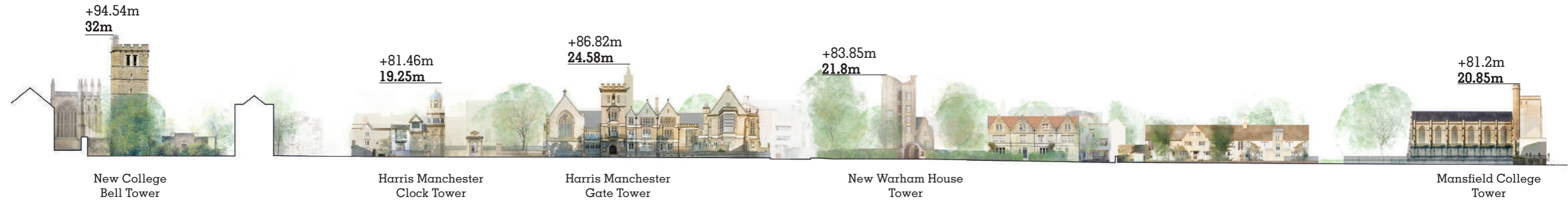
## Proposed Elevation from Mansfield Road



Planning 2017



40



Proposed



# Street Scene

Vignette Looking North Up Mansfield Road - Proposed 21.8m



# Street Scene

Vignette Looking West Across Mansfield Road - Proposed 21.8m





# Street Scene

Vignette Looking South Down Mansfield Road - Proposed 21.8m



**Street Scene**  
Mansfield Road View - 2017 Planning - 25m



**Street Scene**  
Mansfield Road View - Proposed 21.8m

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## Street Scene Mansfield Road View - Comparison



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- Increased reduction in height leads to unpleasant proportion / relationship between house and tower
- Reduced floor to ceiling heights adversely affect room conditions

Site Context  
East Quad View - 2017 Planning - 25m



**Site Context**  
East Quad View - Proposed - 21.8m

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Site Context  
East Quad View - Comparison

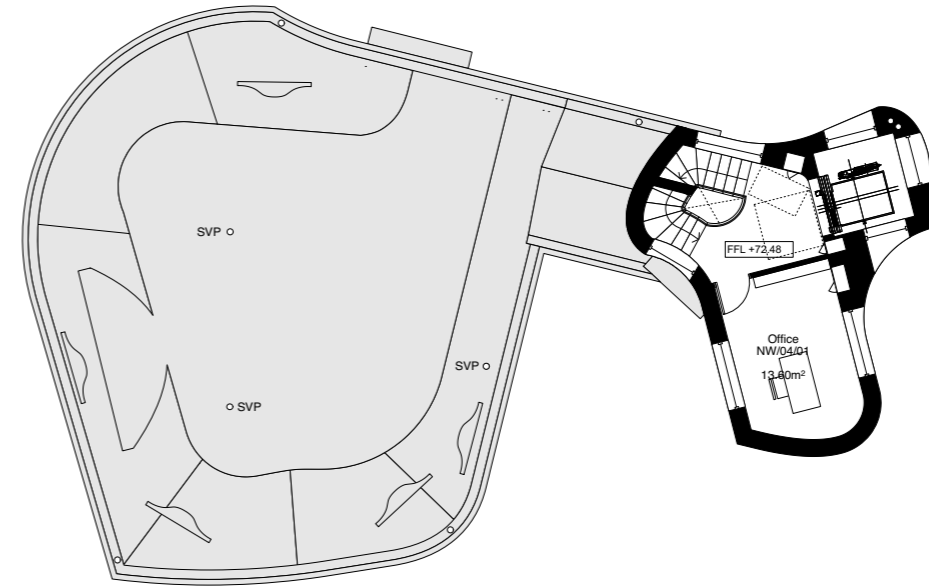
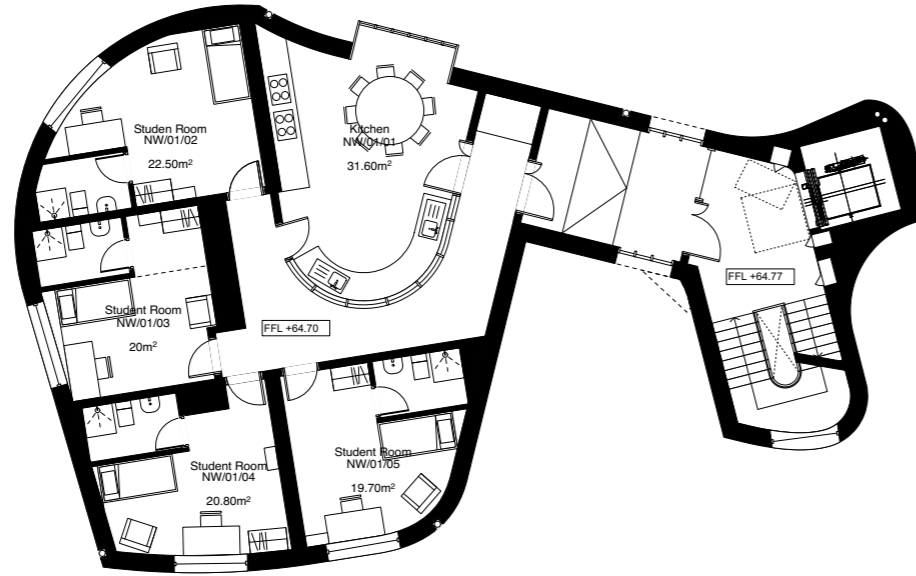
49



# New Warham House - Plan Adjustments

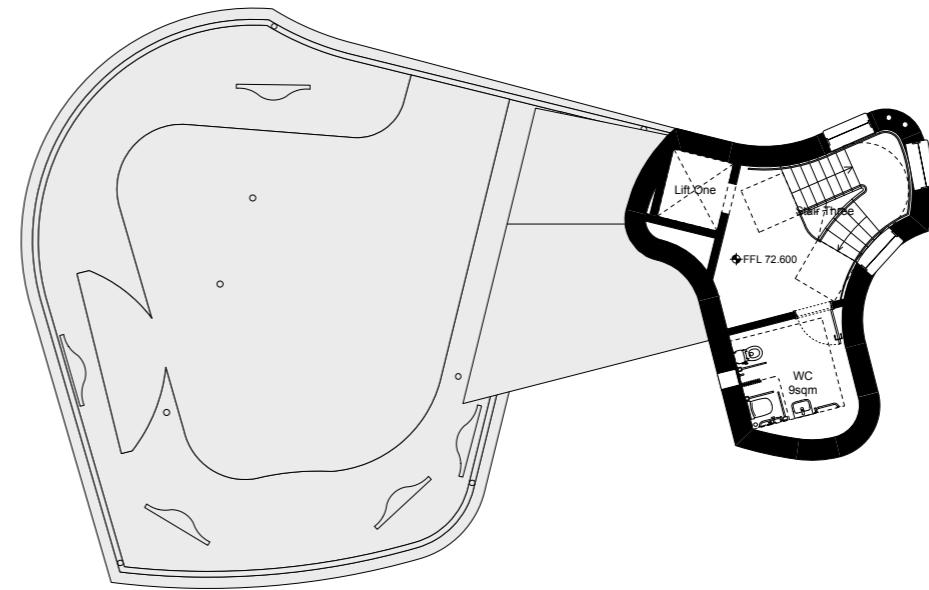
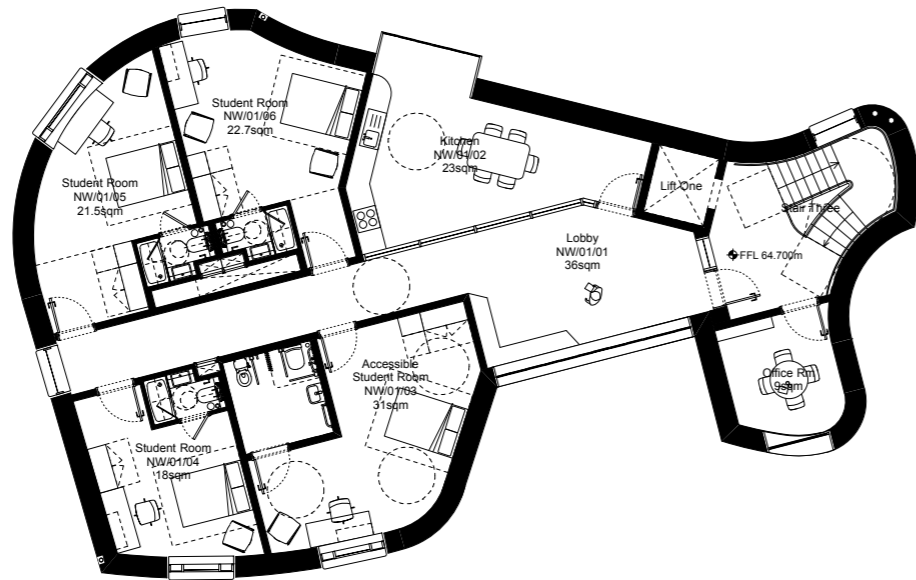
## Connection between tower and NWH

Planning 2017



09

Proposed



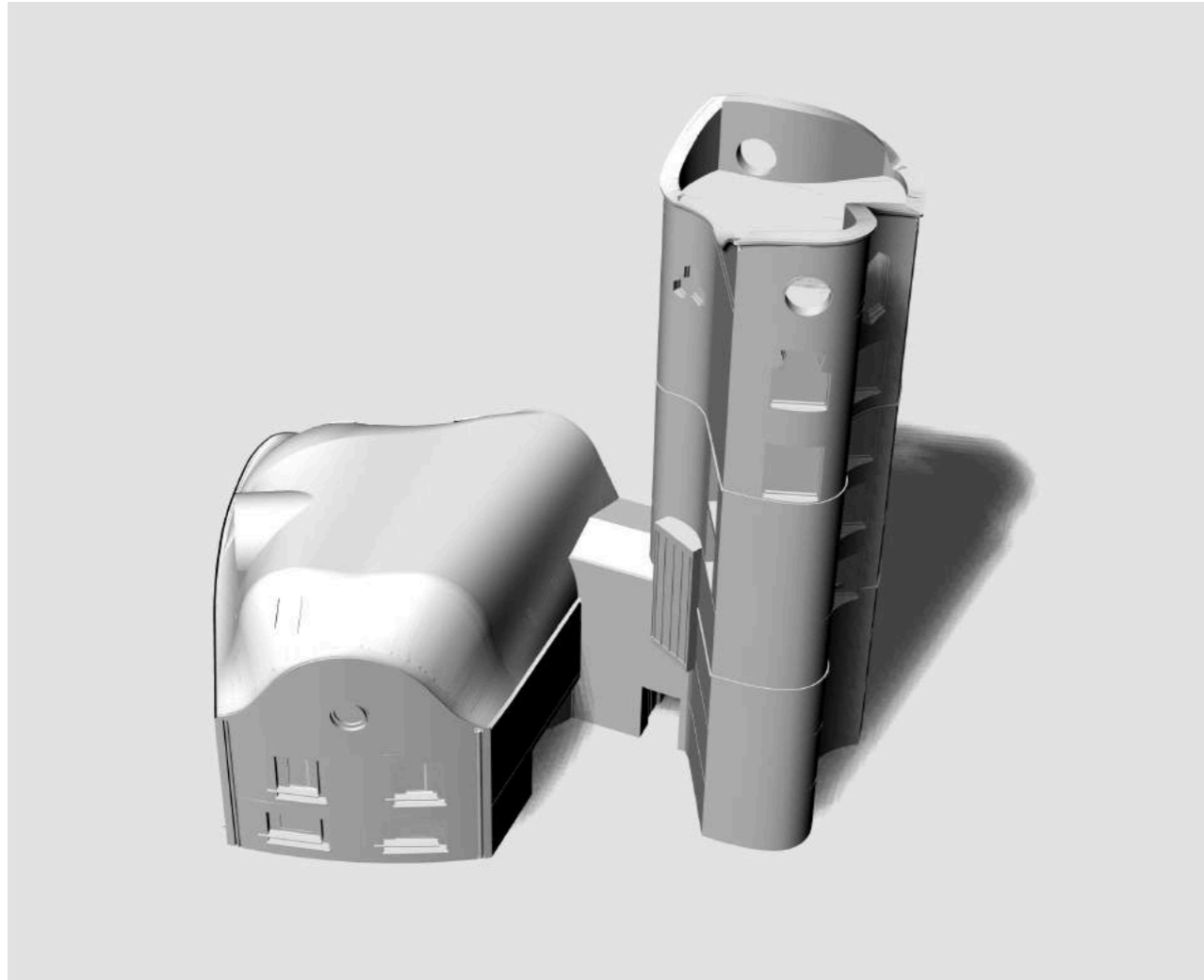
Second Floor

Fourth Floor

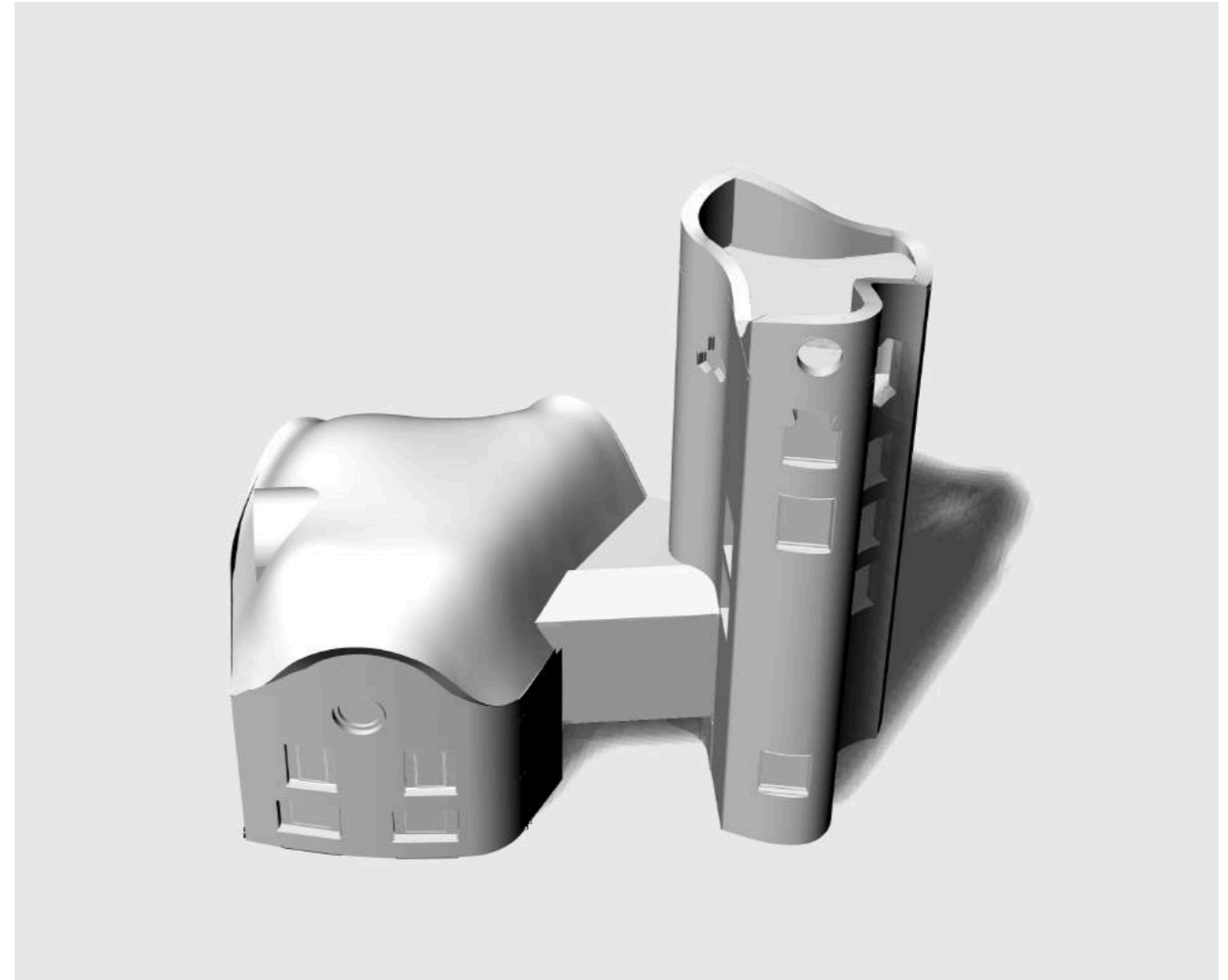


**New Warham House Tower**  
Connection between tower and NWH

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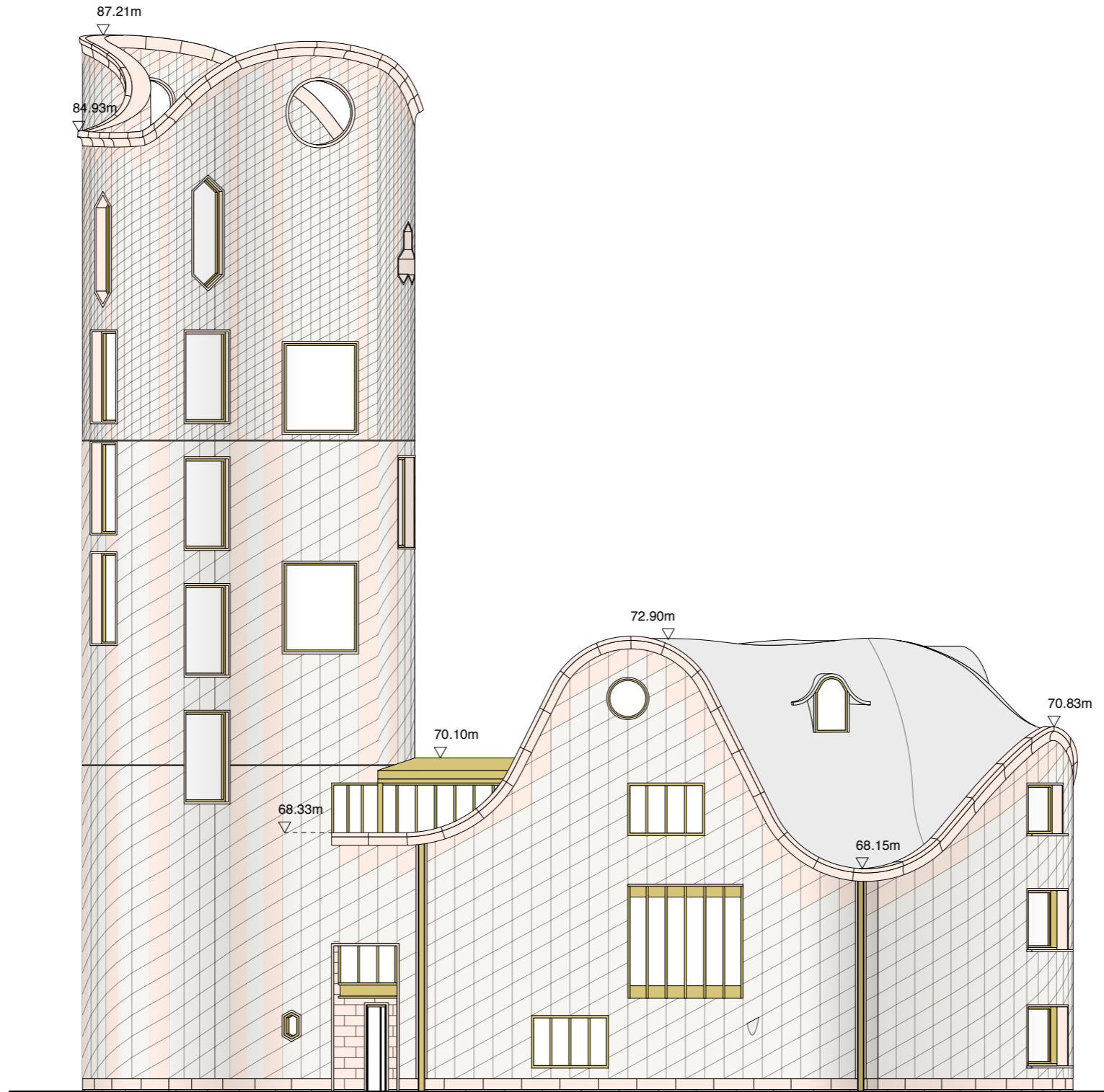


Planning 2017



Proposed

New Warham House Tower  
North Elevation



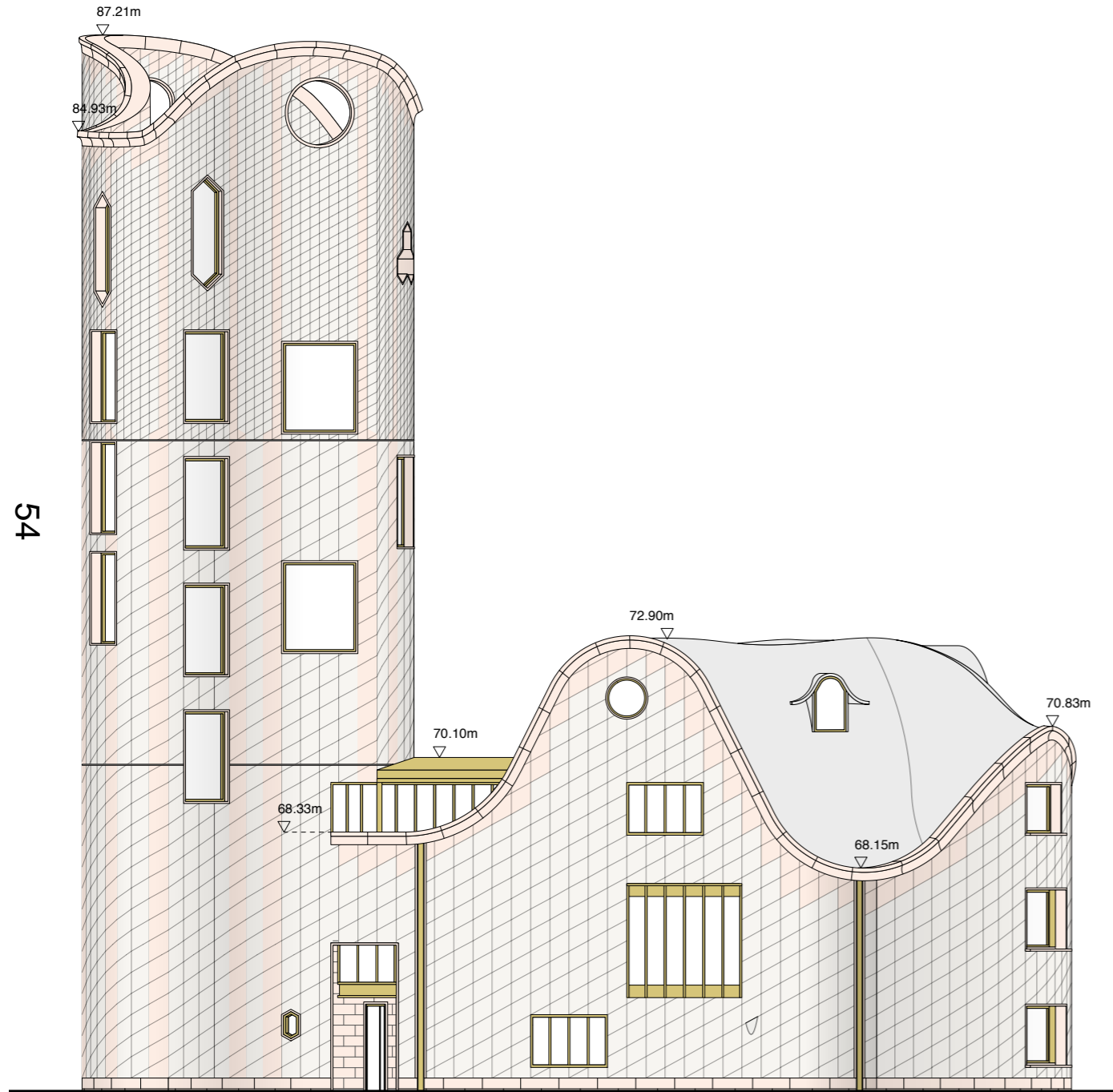
Planning 2017 - 25m

# New Warham House Tower North Elevation



Proposed - 21.8m

# New Warham House Tower North Elevation



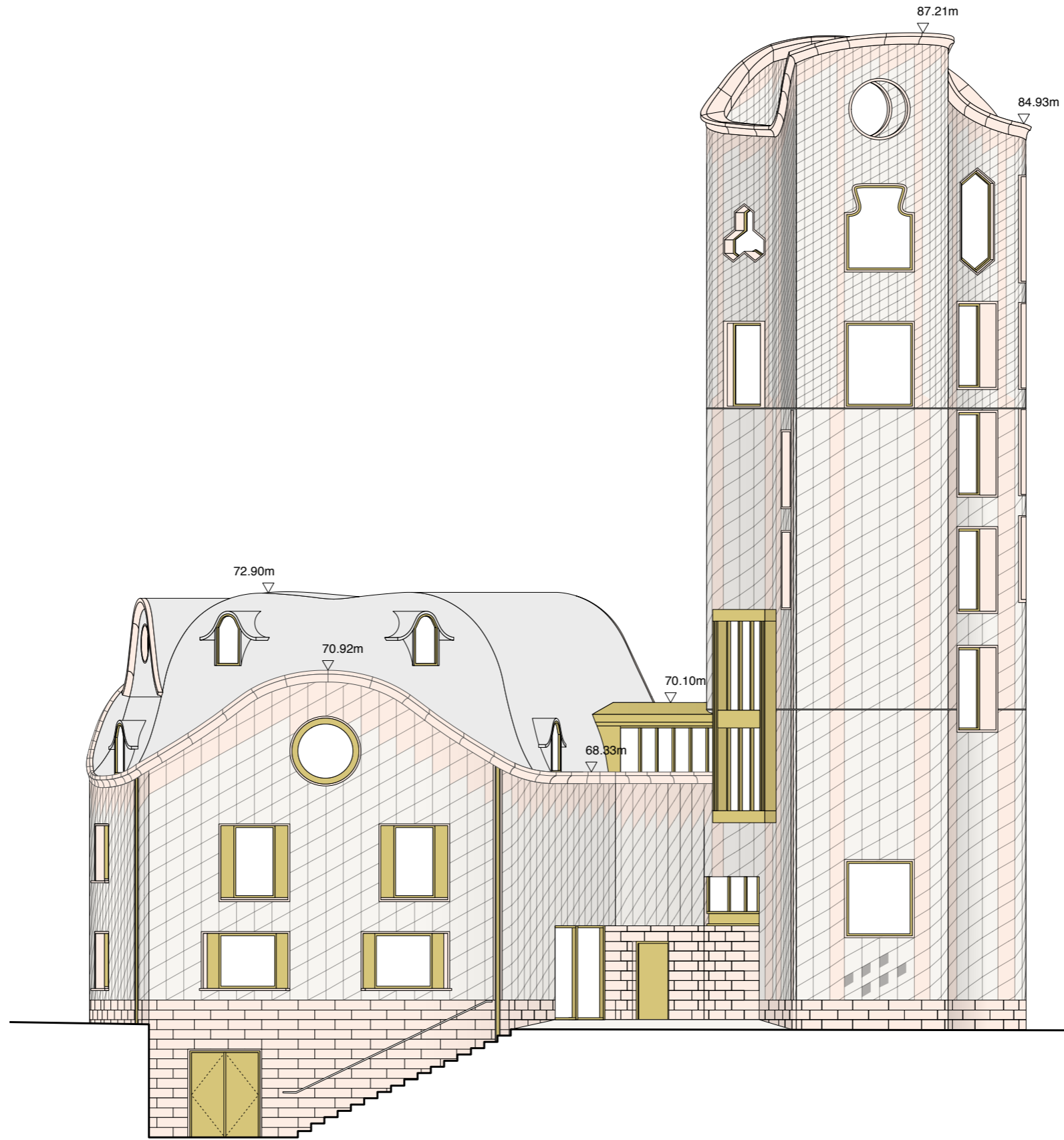
Planning 2017 - 25m



Proposed - 21.8m

# New Warham House Tower South Elevation

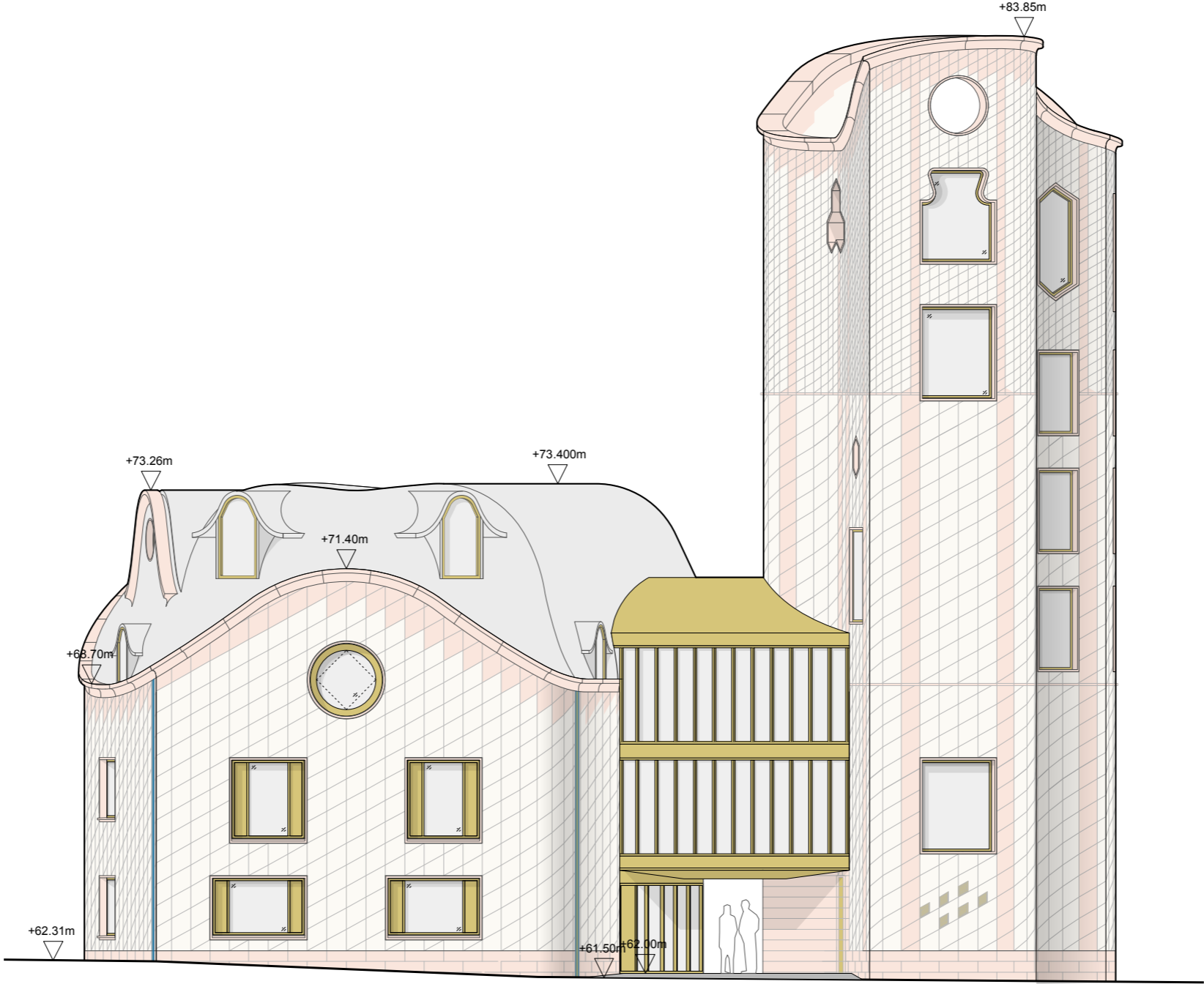
55



Planning 2017 - 25m

# New Warham House Tower South Elevation

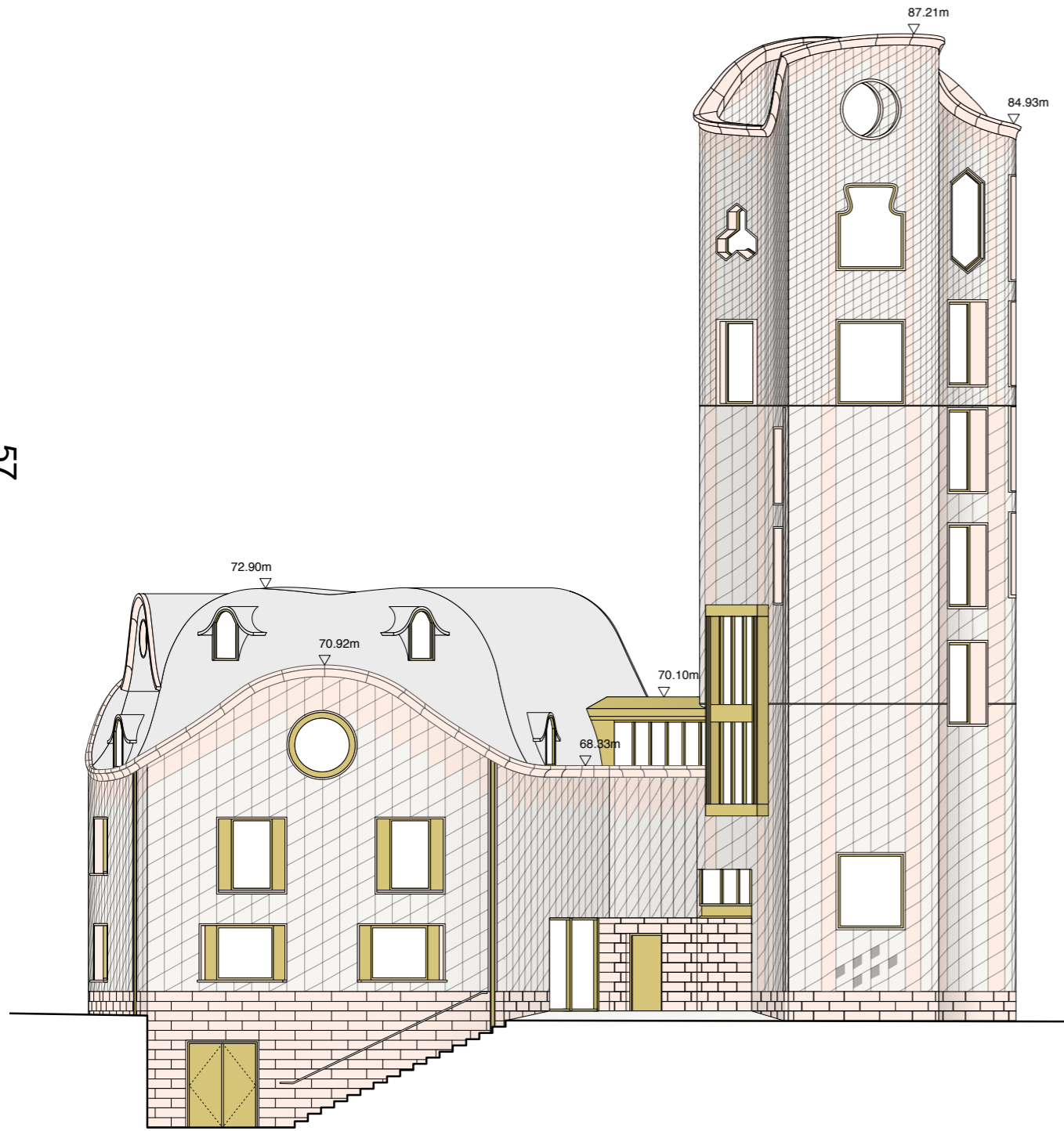
56



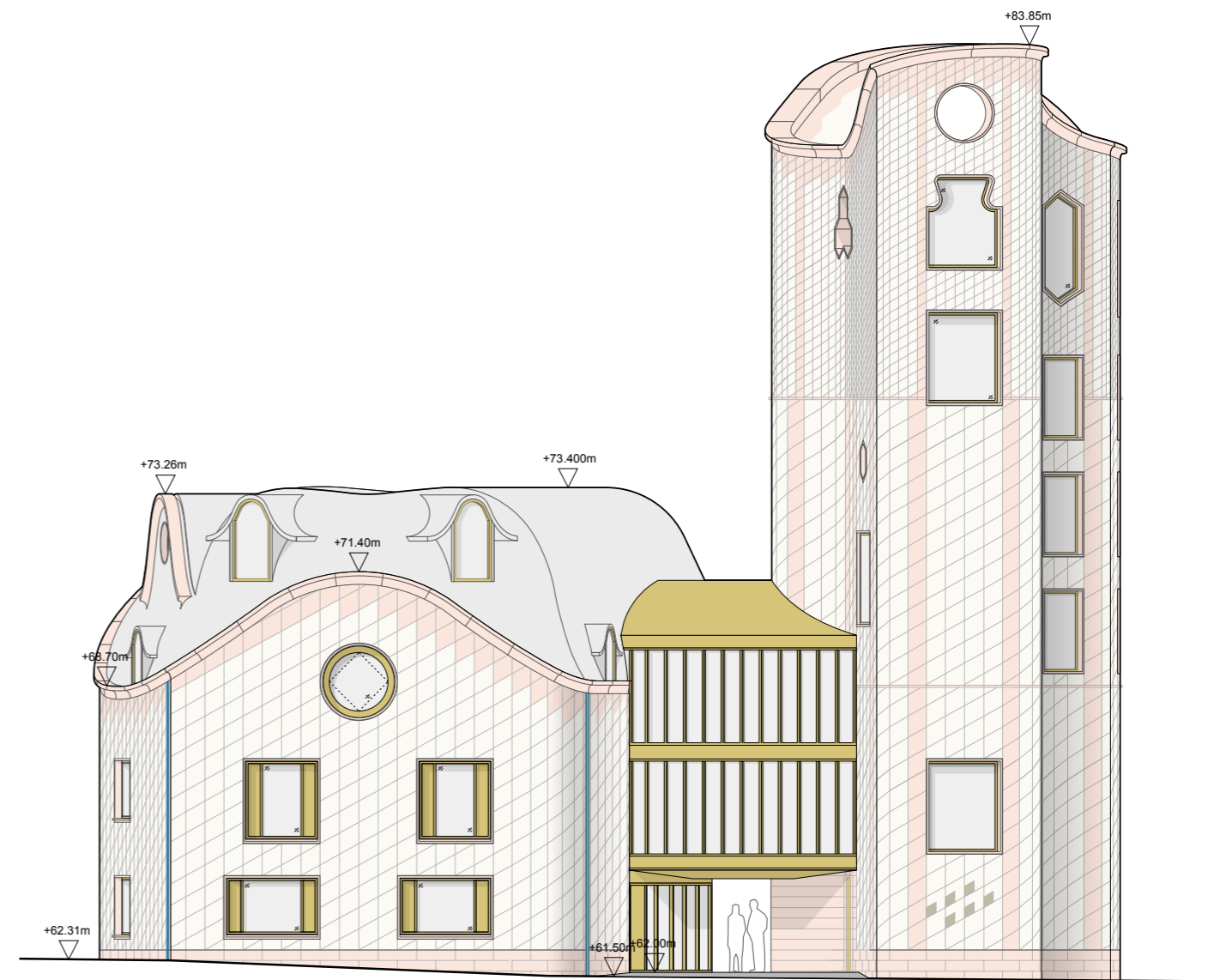
Proposed - 21.8m

# New Warham House Tower South Elevation

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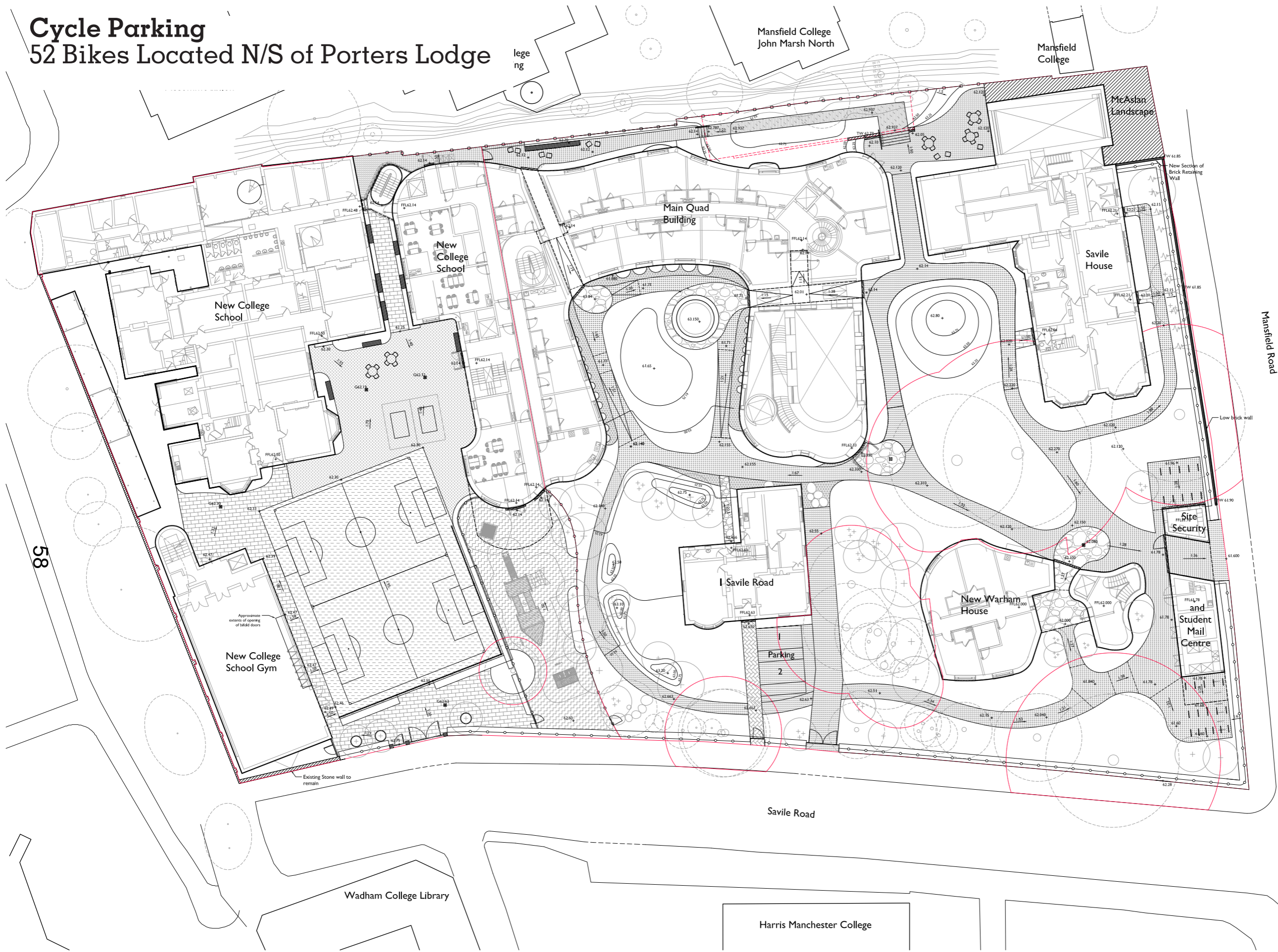
Planning 2017 - 25m



Proposed - 21.8m

# Cycle Parking

## 52 Bikes Located N/S of Porters Lodge



### Legend Hardworks

- York Stone Paving
- Mosaic Limestone Paving
- Permeable Resin Bound Gravel
- Permeable Artificial Turf Play Surface
- Permeable Resin Bound Recycled Tyre Surface
- Impermeable Resin Bound Recycled Tyre Surface
- Timber boardwalk
- Pebble Paving
- Herringbone Brick Paving
- Existing Wall
- Proposed Wall
- Fence or Railing
- Estate Railing
- 5m high net curtain
- Existing Level
- Proposed Level
- Building Overhead
- Root Protection Area
- Slot or Channel Drain
- Gully
- Existing Extents of Exposed Ramps
- Site Boundary

Revision	Subject	Date	Initials
A	Layout Revisions	03/05/2018	TLG
-	Planning	15/12/2017	TLG

**New College Savile Road**  
 General Arrangement Plan  
 Hardworks

1:200 @ A1

Drawing no. TLG.295.GA.002

Todd Longstaffe-Gowan