

WELCOME



Welcome

Wycliffe Hall is very pleased to welcome you to this consultation event.

Who We Are

Wycliffe Hall, established in 1877, is a Permanent Private Hall of the University of Oxford, and an Anglican theological college in the evangelical tradition. It is committed to excellence in teaching and research, where students are encouraged to grow together both academically and spiritually to make a significant contribution to the intellectual life of the University and to wider society.

We currently have 136 students studying undergraduate and graduate qualifications in theology, on both a part-time and full-time basis from the certificate to doctoral level for 1 to 3 years or more. Training men and women for Anglican ministry remains an important focus for the Hall, with about 40% of our students being ordinands and we continue to make good progress in our desire to have an equivalent number of male and female ordinands. We welcome students from a rich diversity of backgrounds and with different trajectories for their lives, both from the UK and from many countries around the world. Around 60% of our student body are married, with their spouses and children playing an active part in the life of the Hall. Unlike most other Oxford colleges, we have an older member base with students having experienced many different roles before coming to the Hall and typically being in their late 20s through to their 50s. Wycliffe is thus home to a large, diverse, and dynamic community.



This Event

Wycliffe Hall has identified a vision for the future of the college which includes improving the facilities of the college. This consultation event will present Wycliffe's plans for development which includes proposals for:

- An enhanced entrance
- A new dining hall
- Internal upgrades to improve accessibility, circulation and bedroom accommodation
- Enhancements to the landscape and gardens around Wycliffe Hall

Wycliffe Hall also has a vision for additional development works to provide additional bedroom accommodation and improved academic facilities. These are at a very early stage and Wycliffe will host a second consultation event in Spring 2024 to present these proposals once they have been developed.

This event will show you:

- The vision and ambition of Wycliffe Hall
- The challenges and opportunities of the site
- The history of Wycliffe
- The use of the buildings
- The proposed plans in relation to an enhanced entrance and new dining hall
- The proposals for maintenance and repair works, accessibility and sustainability
- The proposed landscaping
- The next steps and current timeline

Your views

There is a feedback form available today and we would be grateful if you would please complete and submit it to us by 11th October 2023 either in hard copy or by email to: oxfordplanning@savills.com
Thank you for attending.

FOSTERING A NEW RENAISSANCE

of Christian Scholarship and Culture



Vision and Ambition

Wycliffe Hall has set itself the task of fostering a New Renaissance of Christian Scholarship and Culture. Drawing inspiration from historical periods of intellectual and creative energy that rejuvenated societies, we believe there is a need for the cultural energy levels of our generation to be galvanised. The current state of society, marked by deep political and ethical divisions, brutal discourse on social media, frequently banal cultural expression, and the loss of Truth as a universal category, has created a pressing need for a new vision and direction. The Church, often perceived as irrelevant and disconnected from the thought and culture of society, must re-engage – intelligently, creatively, winsomely, humbly.

Wycliffe Hall aims to address these challenges and foster a New Renaissance of Christian Scholarship and Culture through three main initiatives:

Deepening our academic base by increasing the quality and relevance of our research: We are committed to building a crucible of the highest quality Christian thinking through our research endeavours. The recent appointment of renowned theologian NT Wright as Senior Research Fellow and several Junior Research Fellows is a testimony to this commitment. Wycliffe Hall aims to be a hub of Christian scholarship that is respected and turned to for wisdom on the issues of the day.

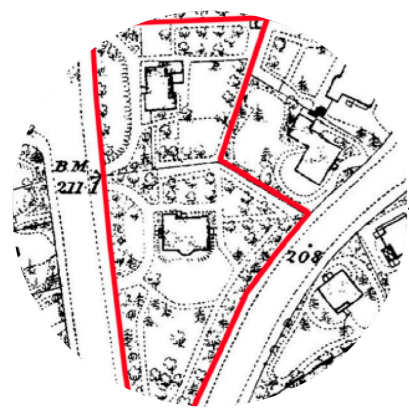
Broadening our demographic reach by mentoring a new generation of Christian academics and increasing the diversity of our student and tutorial base: We recognise the importance of Christian academics in every discipline and seek to mentor a new generation of scholars who can integrate their faith and research to inspire critical thinking, excellent teaching, and Christian witness in their respective fields, often through focused sabbatical study. We are also increasing our scholarships for candidates from more diverse backgrounds and widening our tutorial body into areas such as World Christianity.

Extending our cultural impact by establishing a centre for the arts: We believe that truth and beauty are intertwined, and that the arts play a vital role in shaping culture and imagination. By making Wycliffe Hall a centre for the arts, we aim to promote artistic expression that expands and elevates the human spirit. Christian artists are seen as key communicators of the sanity and humanity of the Christian vision to contemporary society.

Our ambitious building project enhances and rationalises the Wycliffe Hall site, providing facilities that will enable and encourage both deep research, profound creativity and a strong sense of community.

CHALLENGES AND OPPORTUNITIES

CHALLENGES



Listed Building and Conservation Area



An underwhelming approach and entrance



The building is complex to navigate



Many level changes



Trees and wider site



Intrinsic historic building issues



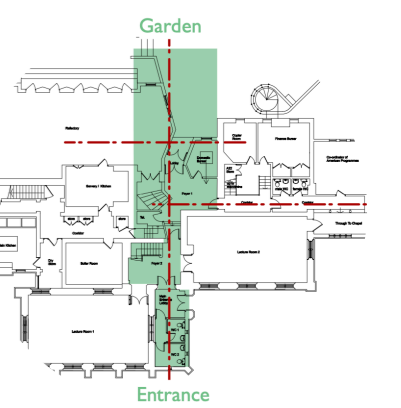
Proposed Additions

OPPORTUNITIES

Improved visibility and curbside identity



Welcoming spaces which are easier to navigate and safer



Spaces which enhance community



Address accessibility and inclusivity



Enhance connection with the setting



Renewed building for the 21st Century and beyond



HISTORY OF WYCLIFFE



c. 1860 watercolour of Norham Manor by William Wilkinson (Hinchcliffe, 1992)

Norham Manor Estate

By the late 18th century, most of the land north of the intersection of Woodstock and Banbury Roads remained mostly undeveloped. In 1860 William Wilkinson was appointed to supervise the development of the suburb which became known as the Norham Manor Estate, which was situated between the Park Town to the north and the University Parks to the south.

Wycliffe Hall was originally two separate buildings (No. 52 and 54), which were built as part of the Norham Manor Estate. No. 54 was built first to Victorian Italianate style designs by John Gibbs and was occupied in 1867, as a school. No 52 was built by Fredrick Codd in Gothic Revival style disputedly between the dates of 1868 and 1870, and was a convent. It is considered to be one of the best examples of Victorian Gothic on Norham Manor Estate.

Wycliffe Hall was founded in 1877. No. 54 Banbury Road was leased to Wycliffe that year from St John's College. It was at this time that a modest extension to the northeast was added.

Between 1881 and 1883, a new south wing was opened to expand the Hall's capacity by 20 sets of rooms and included the large lecture room, now referred to as Lower Common Room. The design of this wing was undertaken by William Wilkinson and his nephew HW Moore in the same Victorian Italianate style of Gibb's work. This period also saw the Hall's acquisition of no. 52.

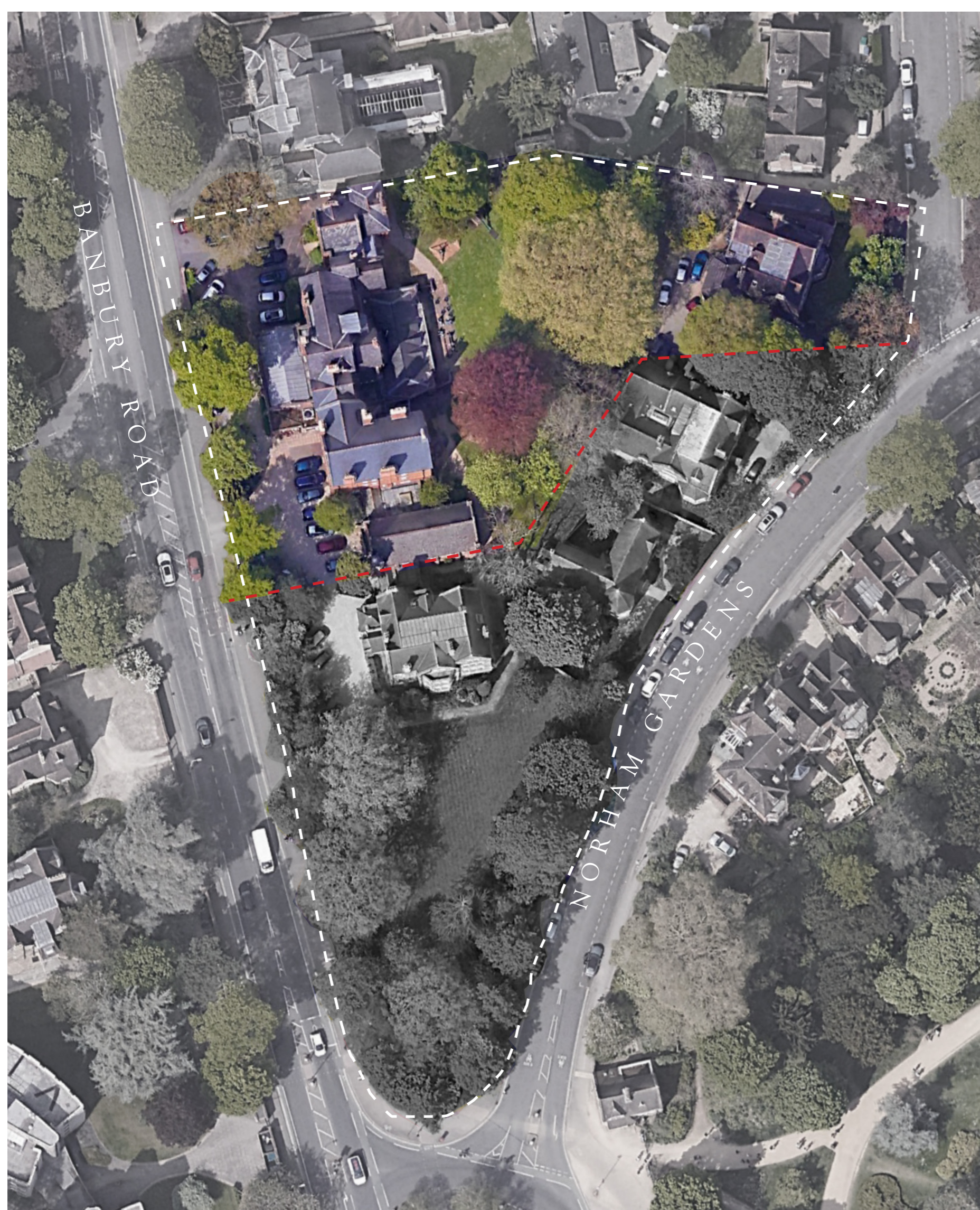
In 1896, nos. 52 and 54 were connected by the addition of a rectangular chapel by George Wallace. In 1913, the perpendicular style former dining hall (now Lecture Room) design by A R G Fenning was added to the west elevation of no. 54. This necessitated the removal of the Gibbs portico of no. 54, significantly changing the approach to no. 54 from Banbury Road.



West front of Wycliffe Hall, facing Banbury Road, 1903

The war period saw very little change to the building, with only a few minor additions by 1957. In 1977, the dining hall to the east side of no. 54 was constructed to celebrate Wycliffe Hall's centenary, possibly designed by the church architects Peter Bosanquet and John Perryman. An infill extension between no. 54 and the chapel, intended as a principal's office, was granted consent in 1989.

SITE



Aerial view, imagery © 2023 Google

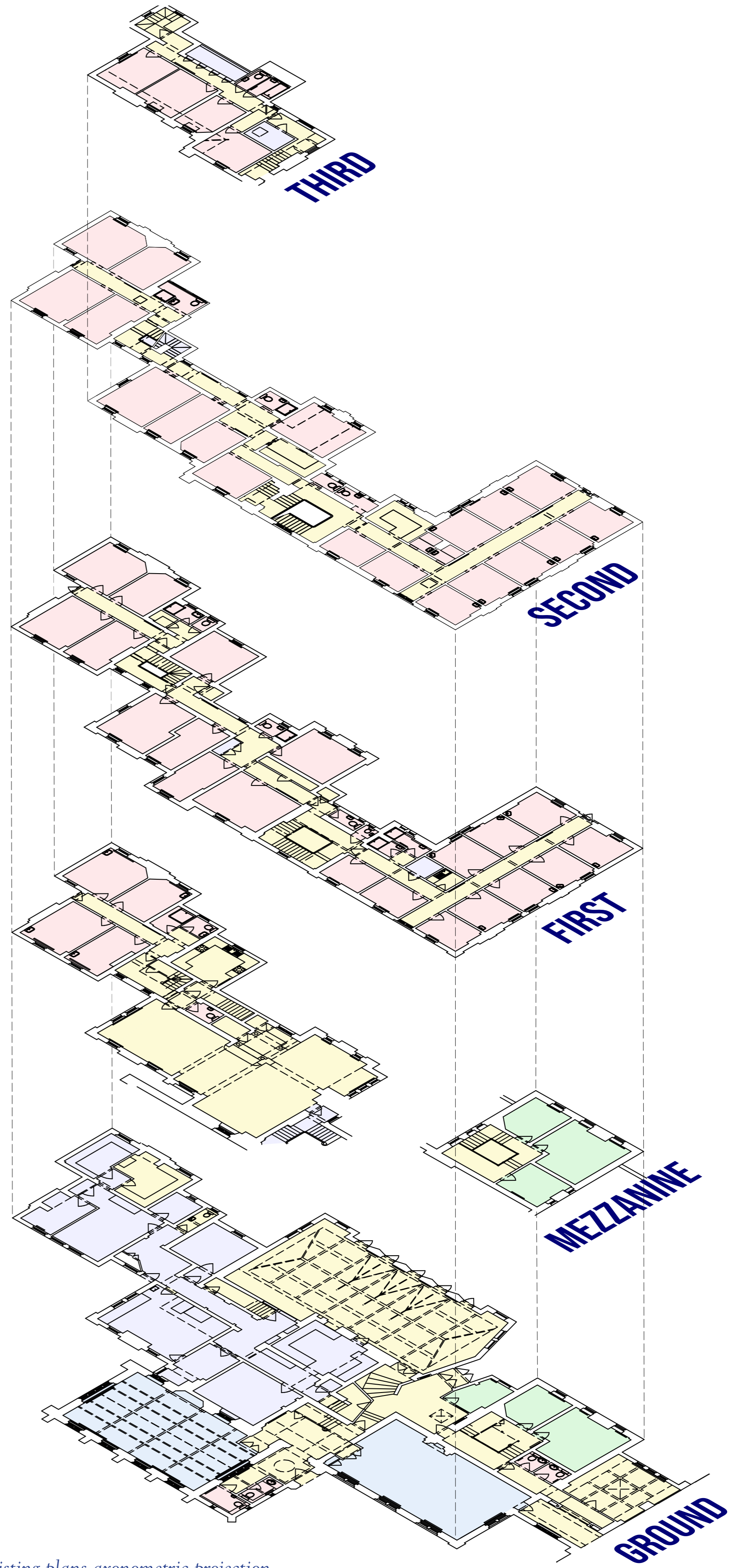


View from Banbury Road (top) View from gardens (bottom)

EXISTING

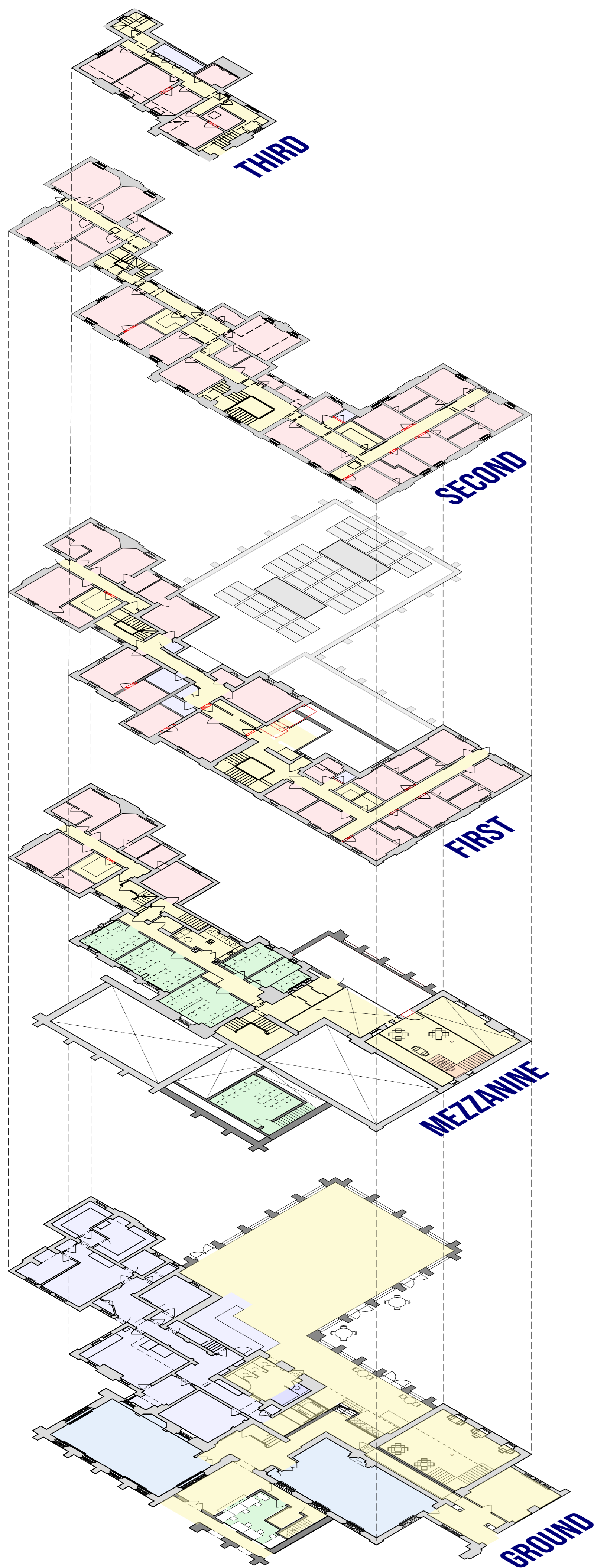


View towards entrance (top) View from gardens (bottom)



Existing plans axonometric projection

- Communal Spaces
- Ancillary Spaces
- Offices
- Private Bedrooms and Bathrooms
- Teaching Spaces



Proposed plans axonometric projection

Use

The Wycliffe Hall project ambition updates the main building, which is over 150 years old. No. 54, originally a villa, has been extended and altered over the years. This proposal for the next phase of the building's life will make the building accessible, inclusive, refurbished for 21st century student life, and sustainably upgrade all services. The works will extend from the north end of No. 54 to the Chapel, and will include landscaping, reviewing transport, new services and historic building conservation. The project will improve the presentation of the building in its setting and neighbourhood.

Although most of the works to be undertaken are internal upgrades and conservation, there are two new extensions proposed. The first will be to the front of the building, providing a new accessible entrance. The second will replace the existing dining room, to accommodate more people and create a high quality interior for all to enjoy.

Second and Third Floors

These floors are predominantly student bedrooms and with shared bathrooms. The upgrades proposed provide every bedroom with an ensuite. In addition, dedicated bathrooms and kitchen facilities will be made available to each block of rooms either side of the main stair.

First Floor

The new lift connects the lower level of the ground floor to the first floor, improving accessibility. On the first floor further bedrooms with ensuite and dedicated bathrooms have been allowed for, with two fully accessible ensuite bedrooms and one ambulant accessible ensuite room included in the plans.

Mezzanine Floor

The lift also serves the new collection of student services offices at the mezzanine level, with further ensuite bedroom accommodation to the north.

Ground Floor

A new main entrance for Wycliffe Hall is proposed, with a new pedestrian connection to Banbury Road. The landscaping directly in front of the new entrance is being reclaimed from the car park to be a greener, more biodiverse space. The new entrance will provide a porter's lodge, with administrative offices, accessible WC and secure entrance into the main building. This entrance will also improve navigation through the building, leading to the main stair, the new lift and core of Wycliffe Hall. Accessed from this dual level space are the lecture halls, a split level common room and dining hall, forming the main core for the life of the student community at Wycliffe.

Lower Ground Floor

The lower ground floor includes a plant room, catering facilities, the lift mechanism and back of house spaces that will mostly remain largely unchanged.

- Existing Walls
- Proposed/Altered Walls
- Communal Spaces
- Ancillary Spaces
- Offices
- Private Bedrooms and Bathrooms
- Teaching Spaces

PROPOSED PLANS



Dining Hall

Refectory style dining space
Opens onto terrace
Seats 150



Common Room

Split Level Space
Study Areas
Gathering Space



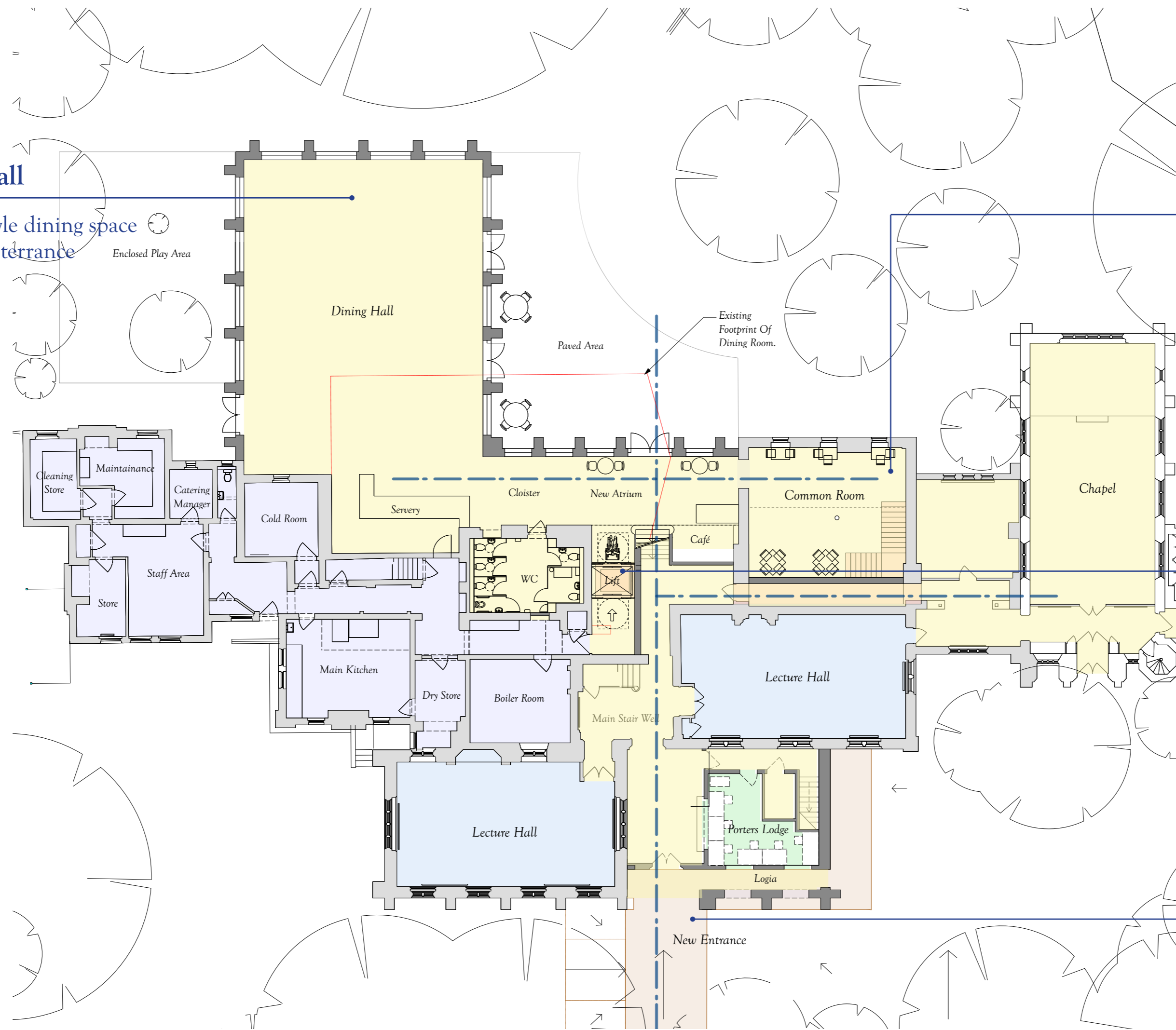
Circulation Core

Main Stair
Lift
Circulation



Enhanced Entrance

New Entrance
Porters Lodge
Accessible WC
Office
Orientation Space



GROUND FLOOR



Bedrooms

All rooms include ensuite or dedicated bathroom

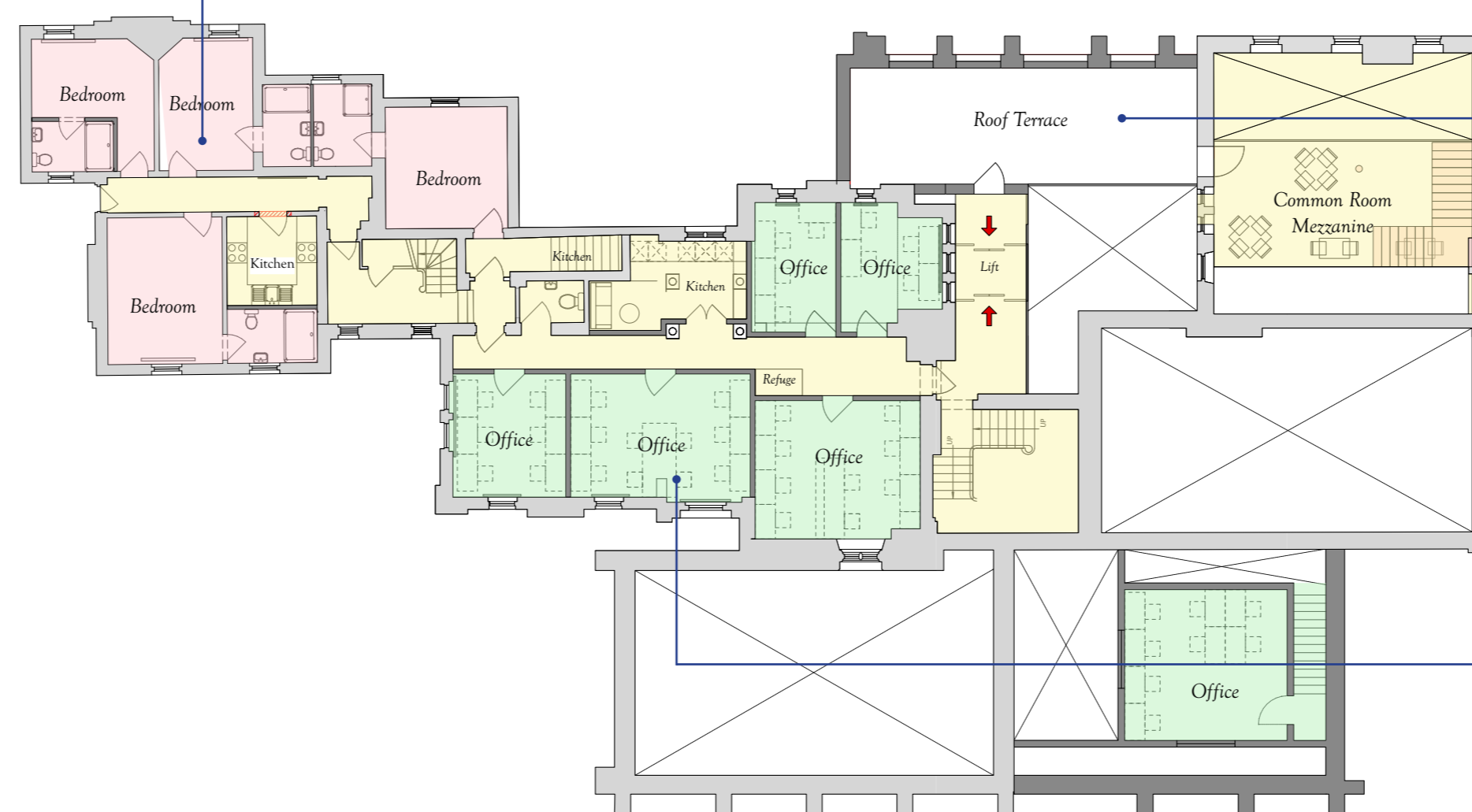


Roof Terrace



Offices

Student Services



MEZZANINE FLOOR

- Existing Walls
- Proposed/Altered Walls
- Ancillary Spaces
- Communal Spaces
- Offices
- Private Bedrooms and Bathrooms
- Teaching Spaces

PORTERS LODGE



Enhanced Entrance

The existing entrance to Wycliffe Hall is difficult to find, and does not reflect the status of the building. The current reception is located at the rear, which makes the building difficult to navigate, and does not provide a suitable or secure welcoming area.

The proposed new entrance is on axis with the main east-west circulation route through the building, providing a porter's lodge with reception, accessible WC and office space. It will improve the welcome into the building for guests and increase the level of security for students and staff. As part of the project, a new pedestrian opening in the boundary wall is proposed, which will allow access from Banbury Road.

The design of the new entrance complements the gothic style and scale of the 1913 extension, which is extended by three bays, providing the space needed internally. The design retains the external asymmetry typical of the gothic architectural style, carefully respecting the 1867 John Gibbs Romanesque façade.

By pushing the entrance door and the wall of the office back from the façade, creating a covered walkway and entrance will shelter students and staff. The existing carved stonework of the entrance door is proposed to be reused with a new glazed door for the entrance.

The new entrance hall will be double height, revealing the stained-glass window and the decorated archway into the staircase hall, which are currently obscured.



Existing Entrance to Wycliffe Hall



Proposed Entrance to Wycliffe Hall

DINING HALL



A New Dining Hall

A new dining hall to seat 150 is essential to the life of Wycliffe Hall. Following an options appraisal, the solution of removing the existing 1975 dining hall and garden entrance was found to reveal significant features of the 1875 elevation, such as the garden facing windows of the piano nobile level. By turning the dining room through 90 degrees and broadening the garden entrance area, it is possible to bring more natural light deep into the plan form of Wycliffe Hall. Roof lanterns and glazed doors leading onto a terrace make the dining hall a light and desirable space, connected to the gardens and other buildings on the Wycliffe Hall campus.

Improved Access

Retaining the existing floor level of the dining room connects the lower ground floor level of No. 54 and the 1882 link building – all now accessible through the proposed lift. The ground level of the garden (to the east and south) will be regraded to provide level access, improving the connection between the garden elevation of Wycliffe Hall and the other buildings on the campus.

Harmonised Aesthetic

Both the dining room and garden entrance will be single storey with flat roofs and parapet walls. A roof terrace is proposed above the garden entrance for the enjoyment of staff and students. The rhythm of the elevations is composed of four-centred arched bays, separated with brick buttresses decorated with polychrome bands and carved stonework.

The choice of materials and architectural style aim to complement the existing building, and unite them with the adjacent chapel. Despite the architectural references, the building is a modern sustainable solution to issues of access and other community needs.



BUILDING ADAPTATIONS

Maintenance & Repair Works

Parts of this building are over 150 years old. Essential maintenance works are now needed to keep the building watertight and upgrade it for the 21st century.

Much of the maintenance work will be like for like repairs and conservation, which do not require planning or listed building consent. However installing insulation, rebuilding the boundary wall and installing railings will require consent. It is also proposed to upgrade services, improve the fire alarm and security systems, undertake cleaning of the Banbury Road façade and take necessary steps to remove asbestos.

Accessibility

The existing levels and circulation within Wycliffe Hall are complex, so there is limited accessibility in the building. The proposals look to simplify the levels and circulation, maximising equal access within the building. This includes a new platform lift, connecting communal areas of the lower ground floor to the accessible bedrooms of the first floor, and levels between.

The lift will be between the 1867 villa and the 1883 link. The circulation space around the lift will become the core of No. 54, accessing the existing lecture rooms, relocated dining room and common room. This will involve the careful removal of the existing dining hall and the garden entrance which were built in 1975. The new circulation core will be of high quality, with windows and skylights to view out into the garden and create a light filled social space for all to enjoy.

Sustainability

The refurbishment of the M&E services at Wycliffe Hall will prioritise the use of low carbon electricity. Lighting shall be low energy LED throughout with intelligent controls to avoid wasted energy. Within the kitchen the selection of electrical appliances shall be prioritised over gas where practical. Ample provision shall be made for access to electric vehicle charging points. The distribution for the heating system and the heat emitters shall be sized to allow the cost-effective migration to electrically driven heat sources such as ASHP in the future. Domestic hot water shall similarly be heated by electricity.

The thermal efficiency of the existing building will be improved, and new build elements will be constructed to minimise heat loss and control solar gain.



LANDSCAPE DESIGN

Landscape Design

Landscape design is integral to the future vision for Wycliffe Hall. Taking inspiration from the neighbourhoods Victorian roots, the proposals envisage accessible, multi-functional grounds that enhance the setting and amenity of the college, and enriches the biodiversity of the grounds.

Enhanced Amenity

The new entrance area will restore Wycliffe Hall's landscape setting and status within the North Oxford Conservation Area. Based around the original Victorian design, the railings and boundary wall will be reinstated and tree canopies raised to open up views of the college from the Banbury Road. In tandem, parking will be removed to facilitate the reinstatement of floral borders and lawns that will flank a new pedestrian path to the college main entrance.

Within the wider grounds, a new south-facing dining terrace will offer open views across the lawn, while new pathways, shrubs and beds planted for seasonal interest will create a pleasant, green space for the college community to enjoy.



A Multifunctional Space

The new design accommodates the diverse activities that are integral to college life, from picnic lunches, formal end-of-year celebrations and quiet contemplation, to deliveries, car parking and bin storage.

In addition to the new dining terrace, new seating and social areas will be provided across the site, and an open area of lawn will be retained for formal and informal events, with sufficient space for a marquee if required.

The children's play area will be refurbished to create a safe, enclosed space for toddlers. Play equipment will be in keeping with the character of the wider gardens and a two-level design will make use of the existing slope. Trees will provide shade and interest.

Staff and visitor car parking will be retained at the Banbury Road entrance, and cycle parking will be enhanced through the provision of a surfaced visitor parking area. A new general storage and gardening store area is proposed within the gardens, to be screened by appropriate hedging.

Improved accessibility

As within the buildings, accessibility across the site is currently poor, with circulation limited by level changes and uneven surfaces.

A new path link will offer step-free, pedestrian-priority access from the Banbury Road, and two accessible parking bays will be re-located adjacent to the Chapel, linked to the main entrance by a new path.

Elsewhere on site, new doorway thresholds will be designed as flush, and graded pathways will provide step-free circulation between Wycliffe Hall, the gardens and other buildings on campus.



Key

- ① Staff car parking and service access
- ② Proposed new front garden and lawns
- ③ Staff and visitor car and cycle parking (including EV)
- ④ Proposed re-modelled play area
- ⑤ Shady gardens for students and staff
- ⑥ Re-modelled storage and maintenance equipment

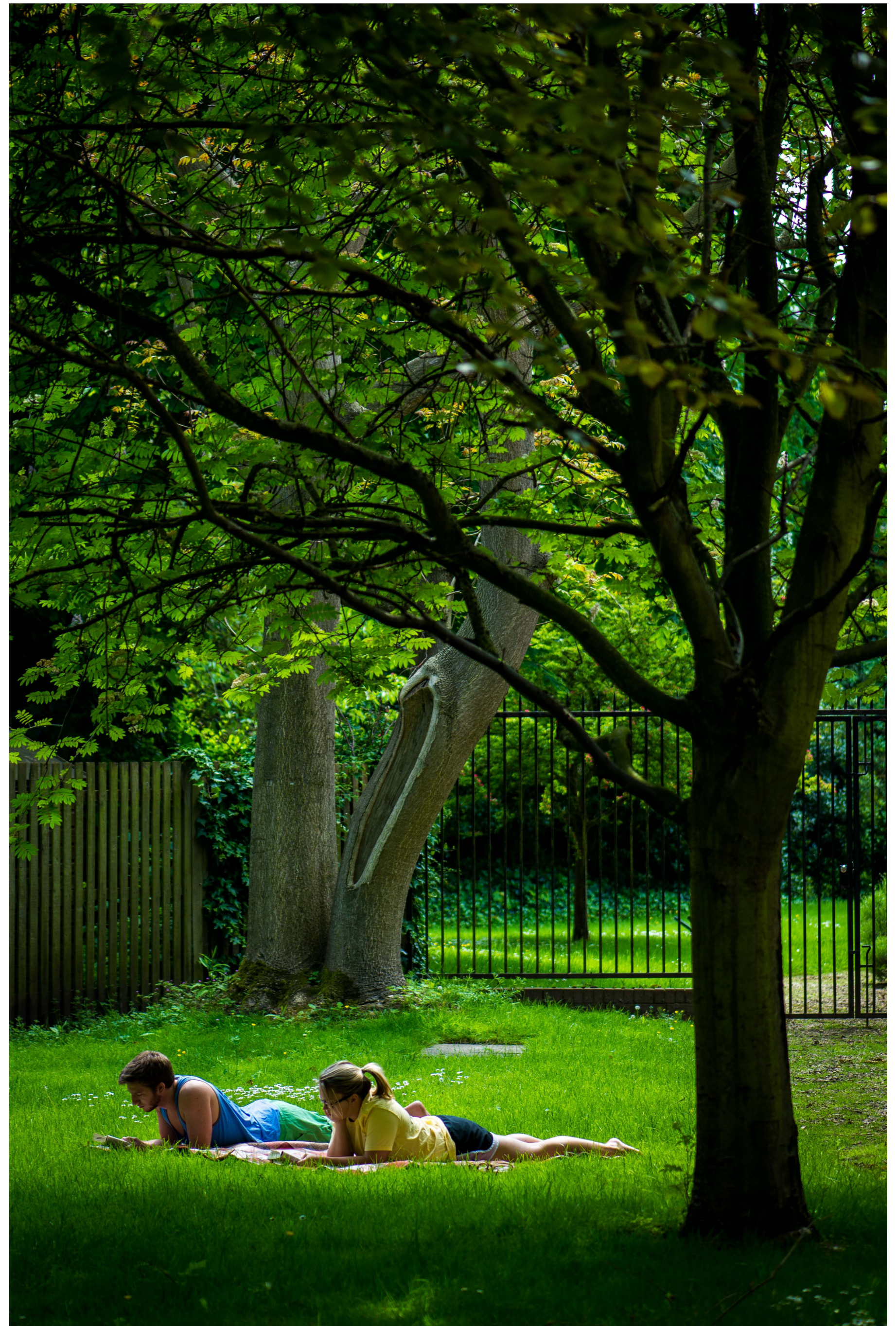
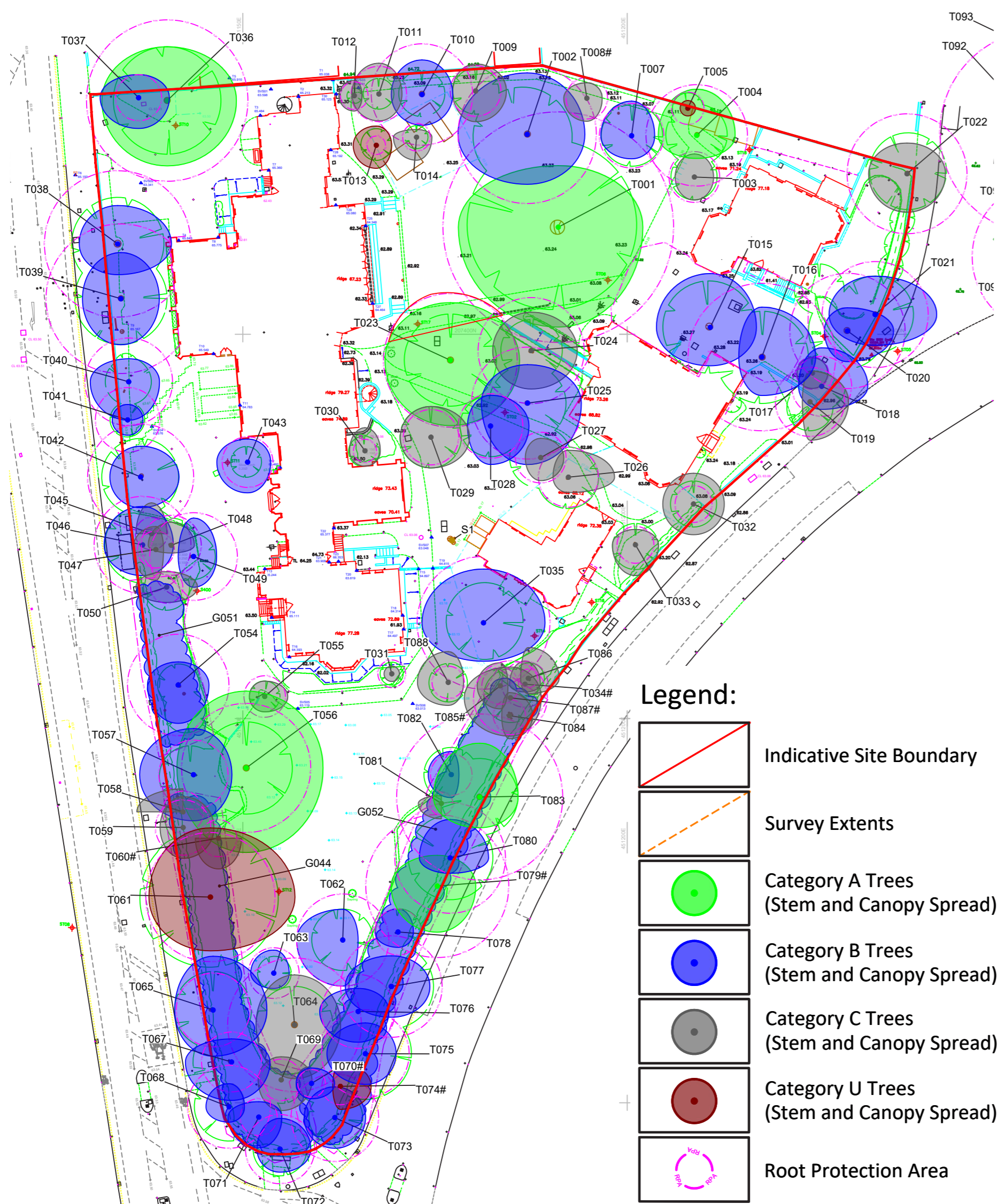
TREES & BIODIVERSITY

Trees

Trees are an important characteristic of the North Oxford Conservation Area, and make a significant contribution to the amenity of Banbury Road, Norham Gardens and Bradmore Road. They enhance local biodiversity and air quality, and contribute to general health and well-being.

Wycliffe Hall boasts many fine trees, including magnificent specimens such as the Plane and more recently-planted examples that bring structure, colour and interest to the gardens. However, some trees have outgrown their location or are in poor condition, and the resultant overcrowding has created areas of deep shade, giving rise to tree health issues, obscuring views and causing damage to listed buildings.

The building and landscape proposals have been carefully designed to minimise impacts on trees and in some cases will result in an improvement in tree rooting zones. However, it is anticipated that some poor quality or unhealthy trees will require removal. Any tree works will be guided by a Tree Management Strategy and Tree Protection Plan, and will be undertaken in accordance with an Arboricultural Method Statement.



Biodiversity

Whilst Wycliffe Hall is home to many trees, the site's biodiversity and habitat value is relatively poor. A sensitive redesign of the grounds will create new, more diverse habitats, including pollinator-friendly planting beds and wildlife-friendly shrubs, that will benefit nature and bring pleasure to staff, students and visitors.

The planting is being designed in collaboration with qualified ecologists and will deliver a demonstrable net gain in biodiversity in line with Oxford's Local Nature Recovery Strategy.

LANDSCAPE PROPOSAL



Landscape Proposals:

	Existing asphalt surfacing
	Existing gravel surfacing
	Proposed new surfacing
	Existing hedge
	Proposed hedge
	Existing planting bed
	Proposed planting bed
	Existing lawn
	Proposed lawn
	Existing wall
	Existing fence
	Proposed fence
	Proposed metal railing
	Proposed seat
	Proposed play equipment
	Proposed visitor cycle parking
	Existing tree

Illustrative Landscape Layout

1. Arriving at Wycliffe Hall

A step-free, pedestrian-priority, entrance to Wycliffe Hall with graded footpaths straight to the main entrance. Footpaths link to visitor cycle parking, two accessible car parking bays beside the Chapel and existing car parking areas.

2. Banbury Road - Landscape Frontage Recreation

Reinstated lawns and pollinator friendly floral borders, inspired by the original Victorian photographs, combined with reinstatement of the boundary wall and railings will improve the setting of Wycliffe Hall and this part of the Conservation Area. Removal of car parking spaces will be required to create the growing space to achieve this. Selective crown lifting of adjacent trees will help to open views to the College building and main entrance from Banbury Road.

3. Children's Play

Families are important members of the Wycliffe Hall community. The children's play garden will be renewed and enlivened with planting, in a fully enclosed space, beside the dining hall. The play garden will be on two levels and accessed through two sets of gates. Selected play equipment will be in-keeping with the character of the garden and will make use of the slope and existing birch tree.

4. Dining Terrace and Garden Paths

A new south facing terrace, beside the dining hall, and at the eastern entrance to Wycliffe Hall will be lined with pollinator friendly planted beds and will create a step free connection between the college buildings and the gardens. Paths from the east entrance will be renewed and optimised for a step free route into the gardens and to connect to other college buildings. Levels will be adjusted using low retaining walls, to be constructed in accordance with an Arboriculture Method Statement.

5. Multi-functional and delightful gardens

The lawn under the Plane tree will be kept open to enable various ad-hoc and planned outdoor activities, particularly in summer months. Planting beds against the north boundary wall will be refreshed with varied species for seasonal interest. There will be views out from the dining hall across the lawn, through new shade loving plants and under the surrounding tree canopy. A new hedge and planting bed proposed to the east of the lawn will help to screen a rationalised operational and storage area for College staff team to use.

NEXT STEPS...

2023

SEPTEMBER

- Public consultation event on 27th September 2023
- Feedback reviewed by Wycliffe Hall and Design Team

OCTOBER

- Concept design proposals developed
- Submission of planning and listed building applications

NOVEMBER

- Technical designs and specifications developed

2024

JANUARY

- Expected decisions on planning applications

MARCH

- Construction works out to tender

JUNE

- Enabling works begin on site

JULY

- Main construction works begin on site

2025

DECEMBER

- Expected completion of main construction works

2026

JANUARY

- Enhanced Wycliffe Hall fully operational again

