



# Wolfson College Masterplan

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## Summary Report

SEPTEMBER 2021

**GRIMSHAW**

# The Brief



- ♦ Outline options to increase accommodation by 2030
- ♦ Explore options to expand the accommodation further in the future.
- ♦ Explore opportunities to improve facilities.





# Objectives

## Prioritize Wolfson experience

- ♦ Allow the College to realize its ambition to offer more student places
- ♦ Protect and enhance students' social and cultural experience
- ♦ To maintain world-class status for academics, students, fellows and alumni.

## Enable effective stewardship of the campus

- ♦ To maximize every square metre of the site and not throw away any area for short term gains.
- ♦ Define development opportunities and alterations to existing assets of the College
- ♦ Establish a strategic masterplan and vision that would allow the college to develop individual projects in an incremental, sustainable and controlled manner
- ♦ Define opportunities to align masterplan with sustainability vision

# 01 - Project Timeline

June

SKETCHBOOK 1  
Vision Workshop



Site Analysis

MAY

Briefing  
Workshops

**Identity**  
Values?

One community Non-hierarchical Non-conventional Mutually supportive Diverse & inclusive Engaging all Less precious Sustainable Unique		Campus as home Inclusive to all Social spaces open to all No high table Single bar Communal dining Can walk on the grass Engaged fellows Howler and Bops! Unique
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Traditions?

July

SKETCHBOOK 2  
Strategies &  
Opportunities



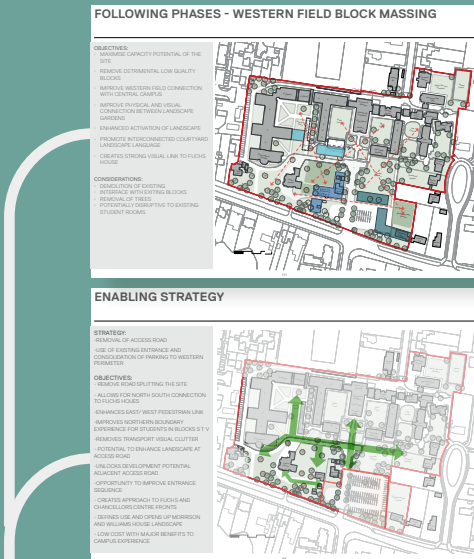
Design  
Sketchbooks

Detailed  
Accommodation  
Analysis

**Accommodation by type**  
where is it located on site?

August

SKETCHBOOK 3  
Testing Principles



Testing of  
Strategies

Capacity Testing

**FOLLOWING PHASE -3D MASSING**

September

SKETCHBOOK 4  
Masterplan Vision



Developed  
preferred option

SEPTEMBER

Governing Body  
Presentation &  
compiled documents



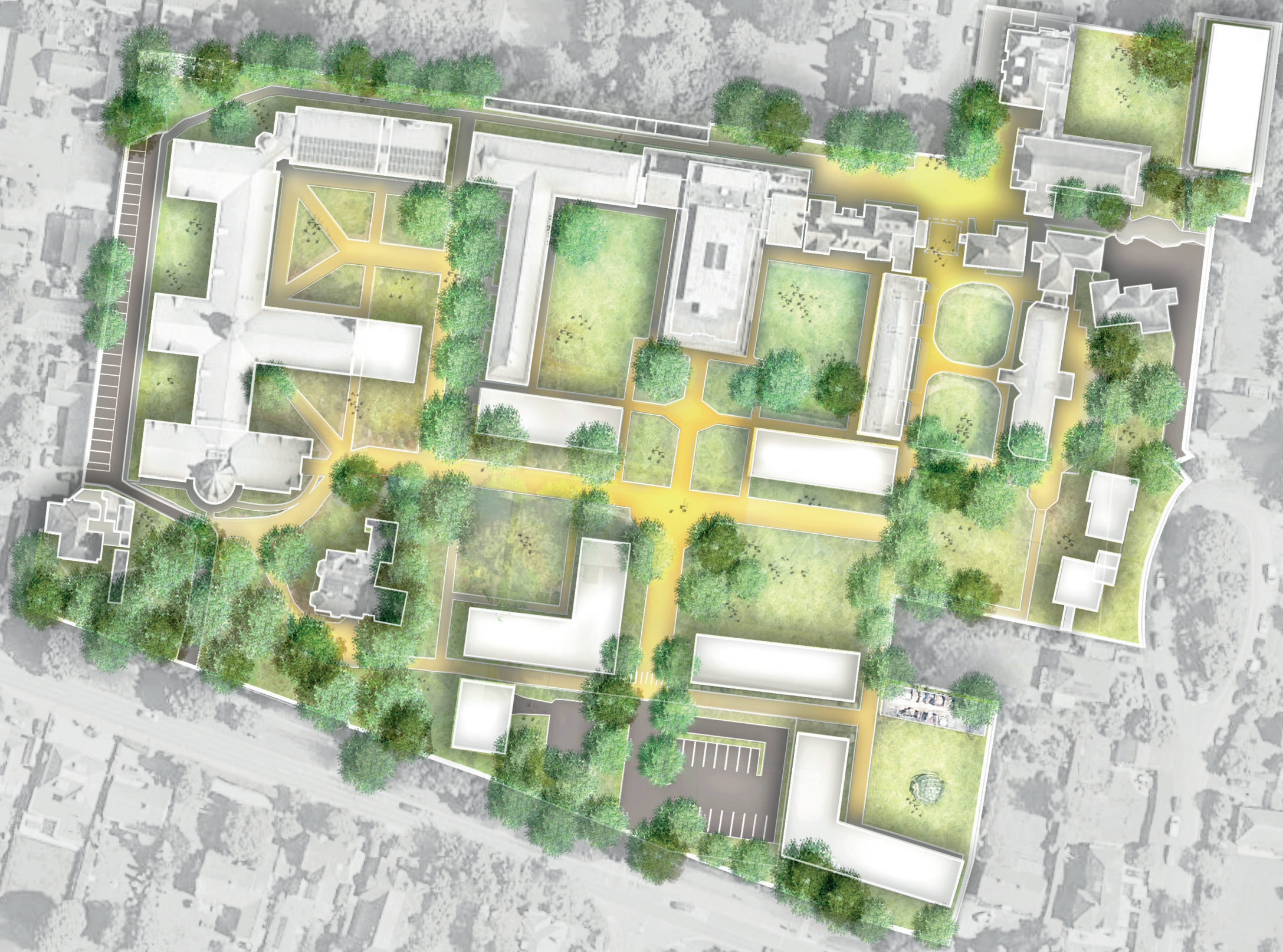


# EXISTING CAMPUS





# PROPOSED CAMPUS





# EXISTING AND PROPOSED DIAGRAMMATIC CAMPUS PLANS

EXISTING

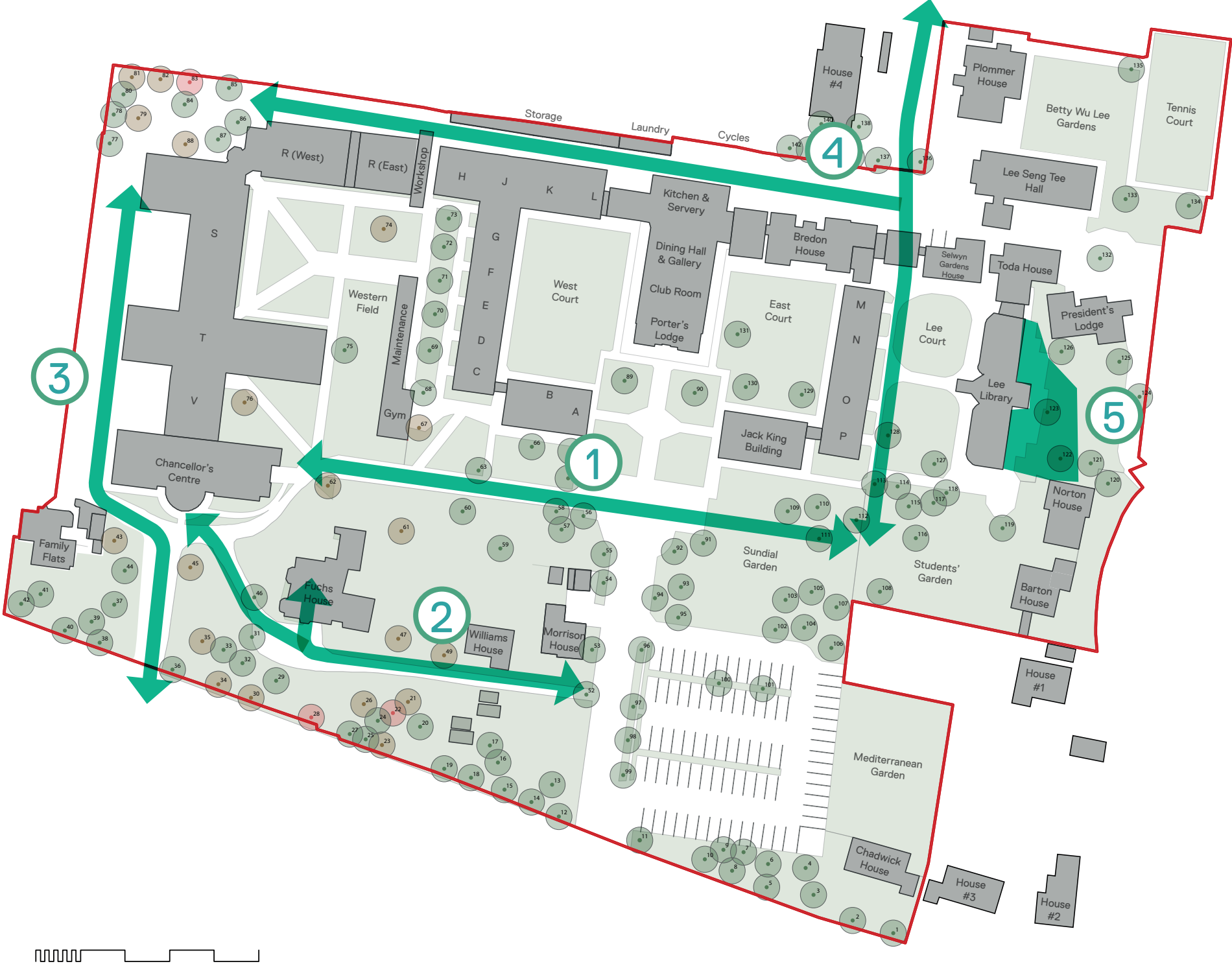


PROPOSED



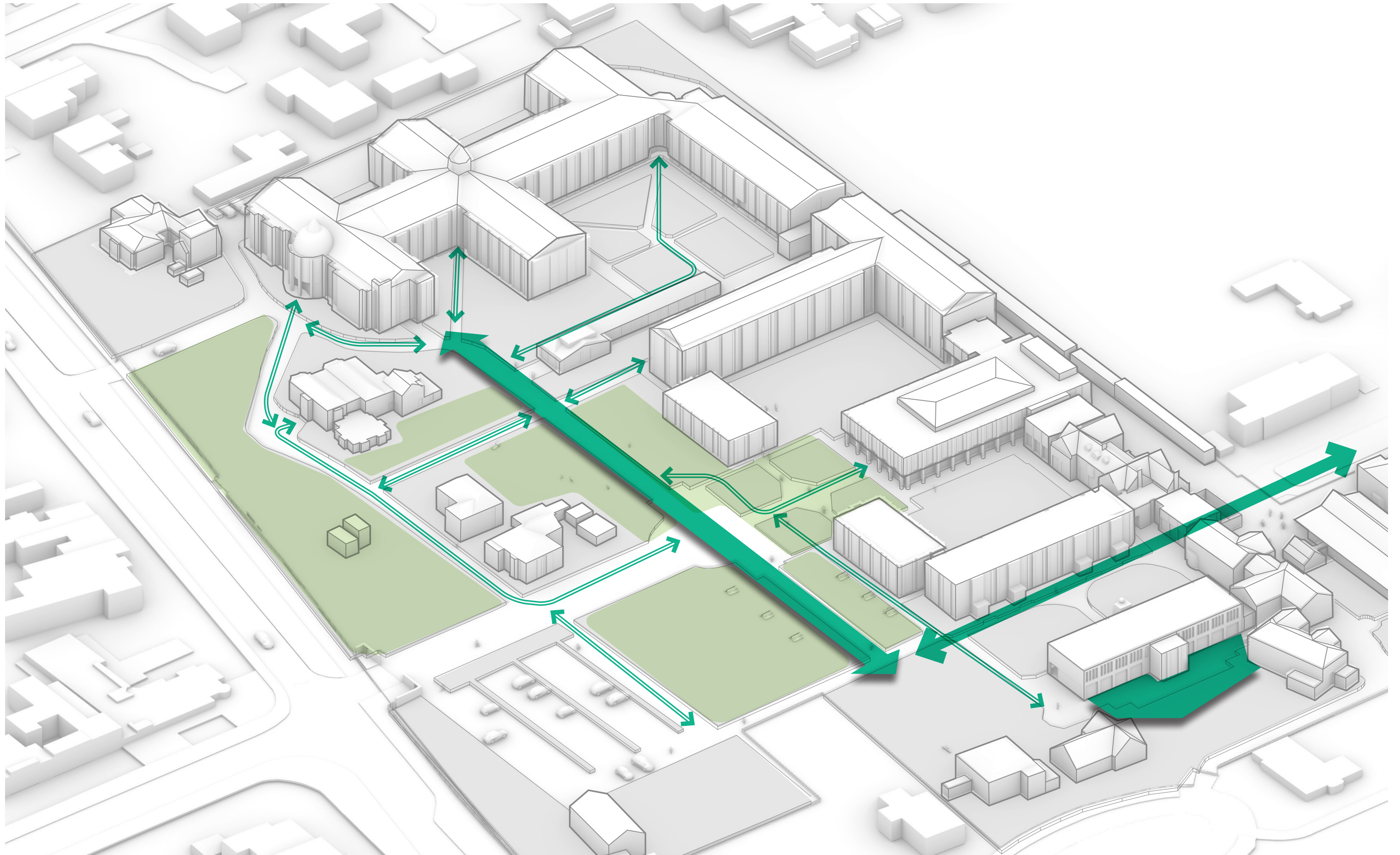
# CREATING A PEDESTRIAN LANDSCAPE

- 1. EAST WEST LANDSCAPE ROUTE
- 2. OPENING UP AND CONNECTING UNDERUSED GARDENS
- 3. CONSOLIDATED PARKING AT WESTERN EDGE
- 4. UNIVERSITY GATE
- 5. LIBRARY GARDEN



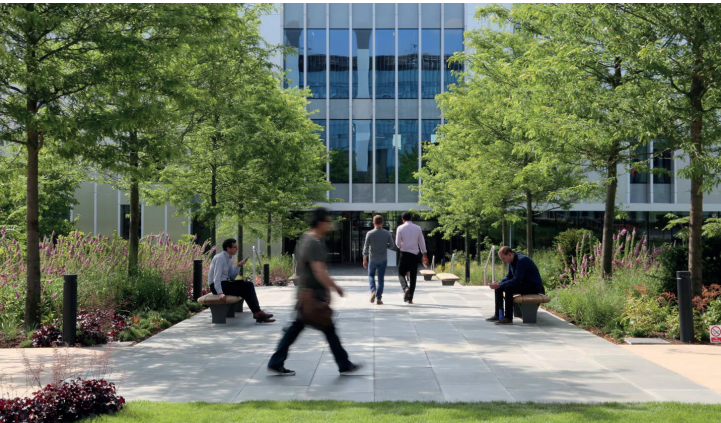


# OPEN AND CONNECTED UNDERUSED GARDENS





# EAST WEST LANDSCAPE ROUTE





# RETAINING AND PROTECTING MATURE LANDSCAPE

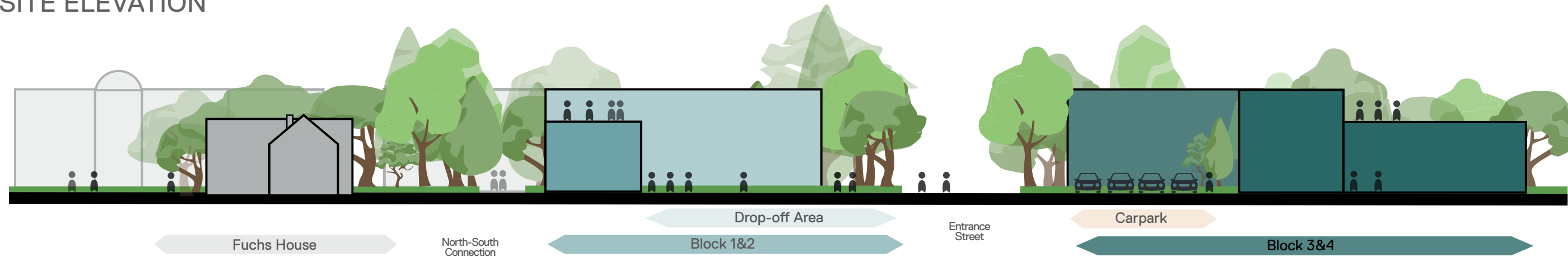
EXISTING



PROPOSED

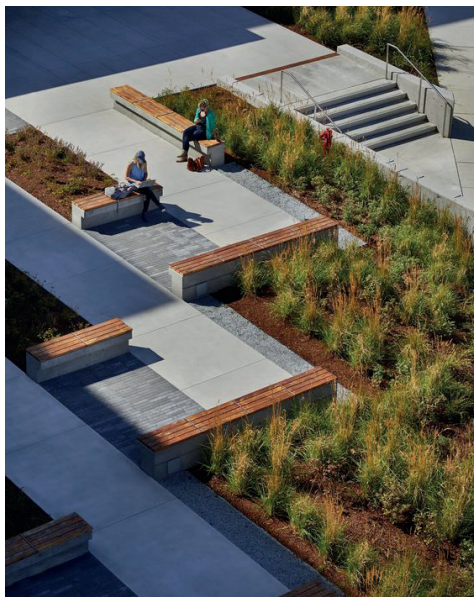
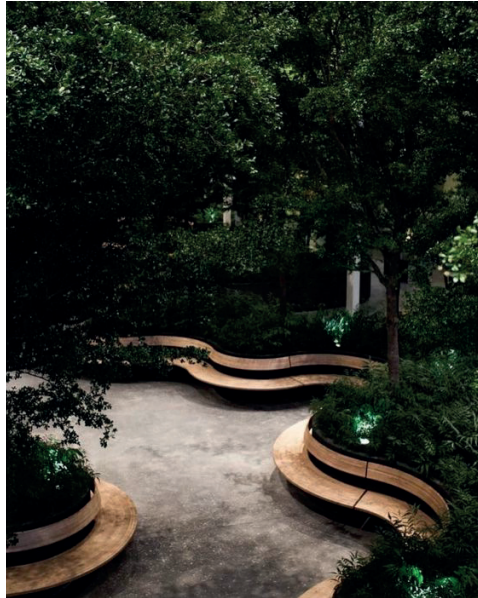


SITE ELEVATION





# DISTINCT LANDSCAPE CHARACTER ZONES



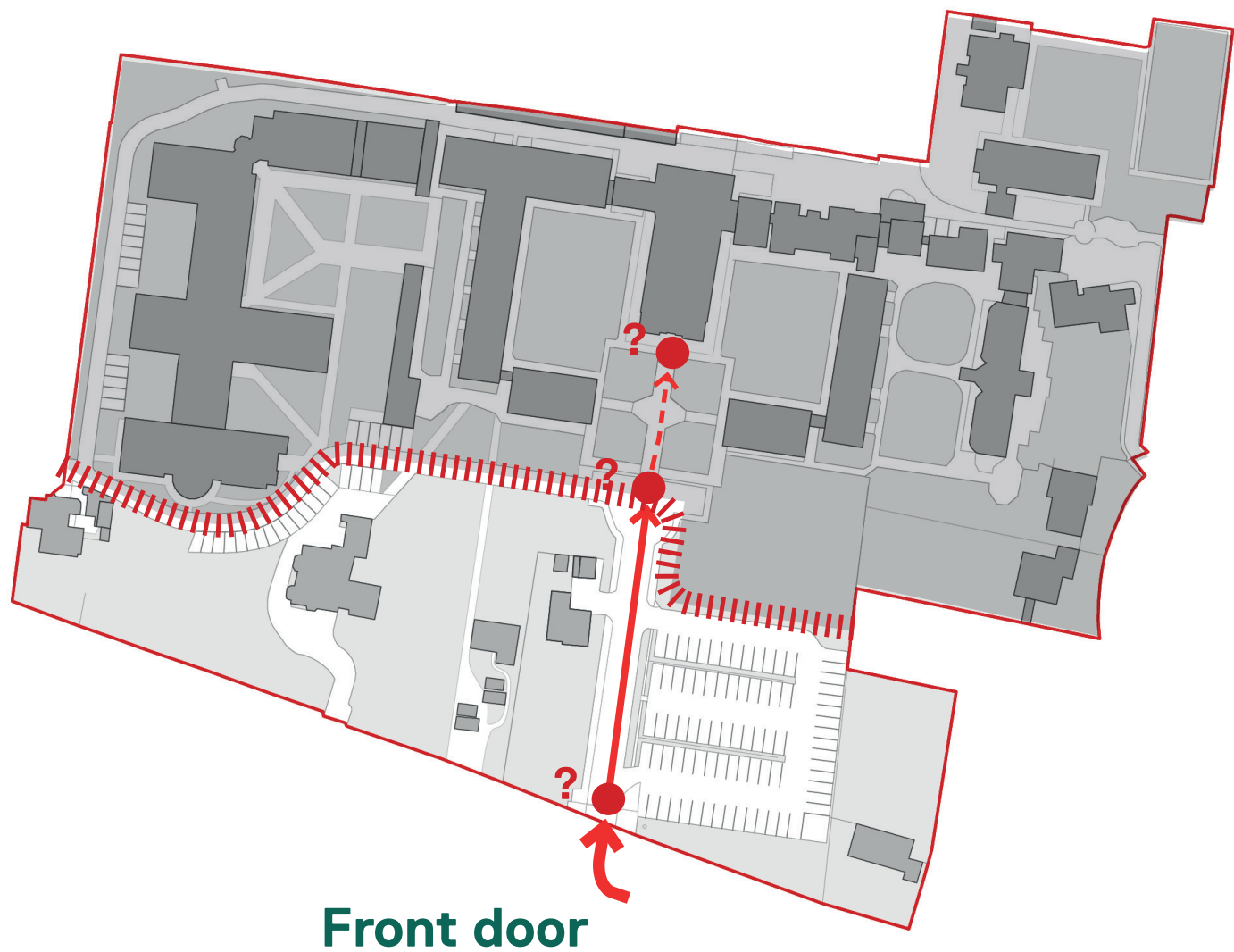




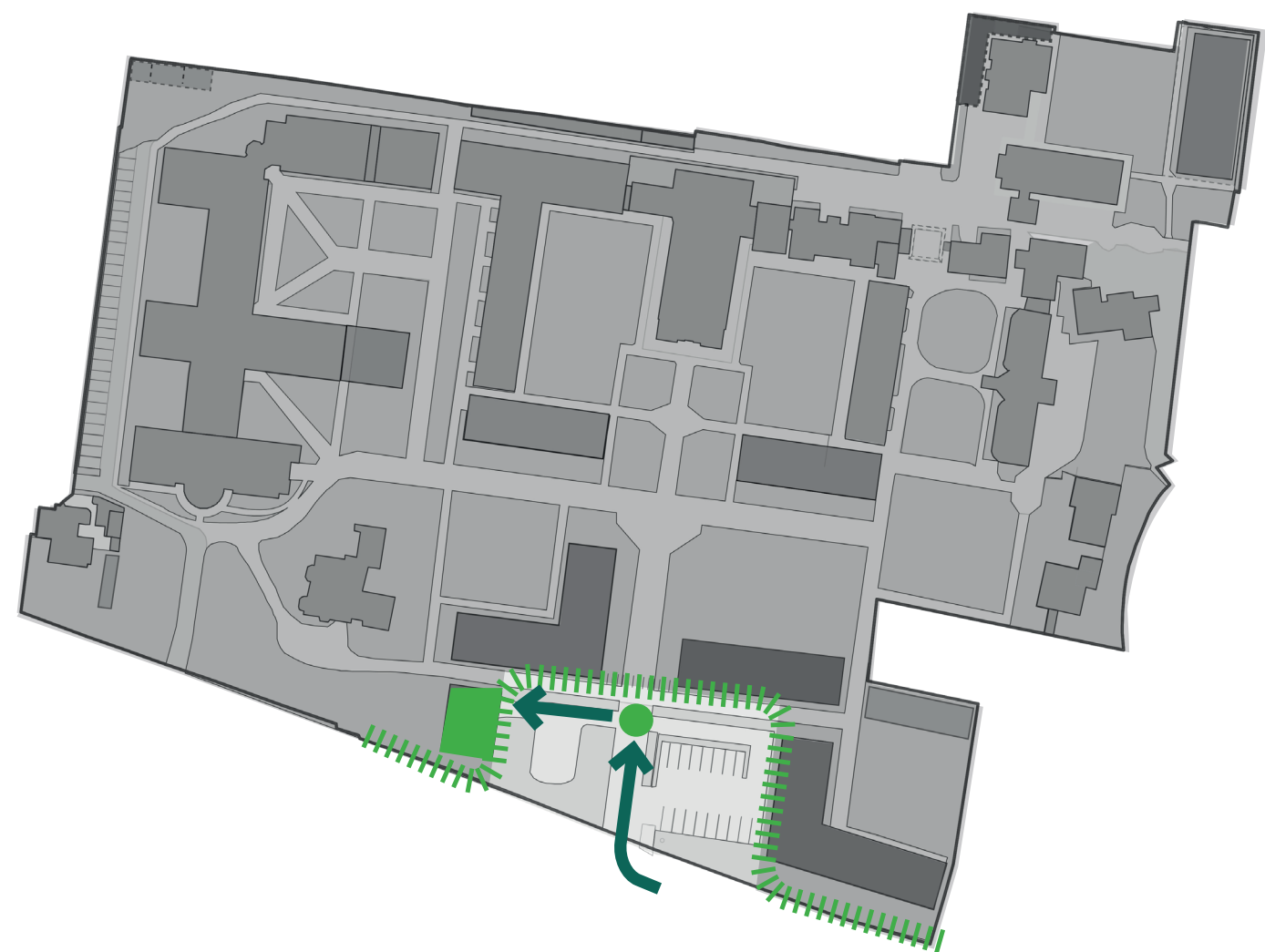


# PRESENCE AND FRONTAGE

EXISTING - UNCLEAR THRESHOLD



PROPOSED - DEFINED THRESHOLD



- DISTINCT ARRIVAL AREA AND CHARACTER
- ENHANCED EXISTING ENTRANCE VISTA
- SIMPLE AND CLEAR POINT OF ARRIVAL
- SEPARATION OF VISITORS AND STUDENTS AT THE PERIMETER



# SHOWCASE WOLFSON'S ASPIRATION



ACADEMIC LEARNING



LECTURES & EVENTS



COMMUNITY



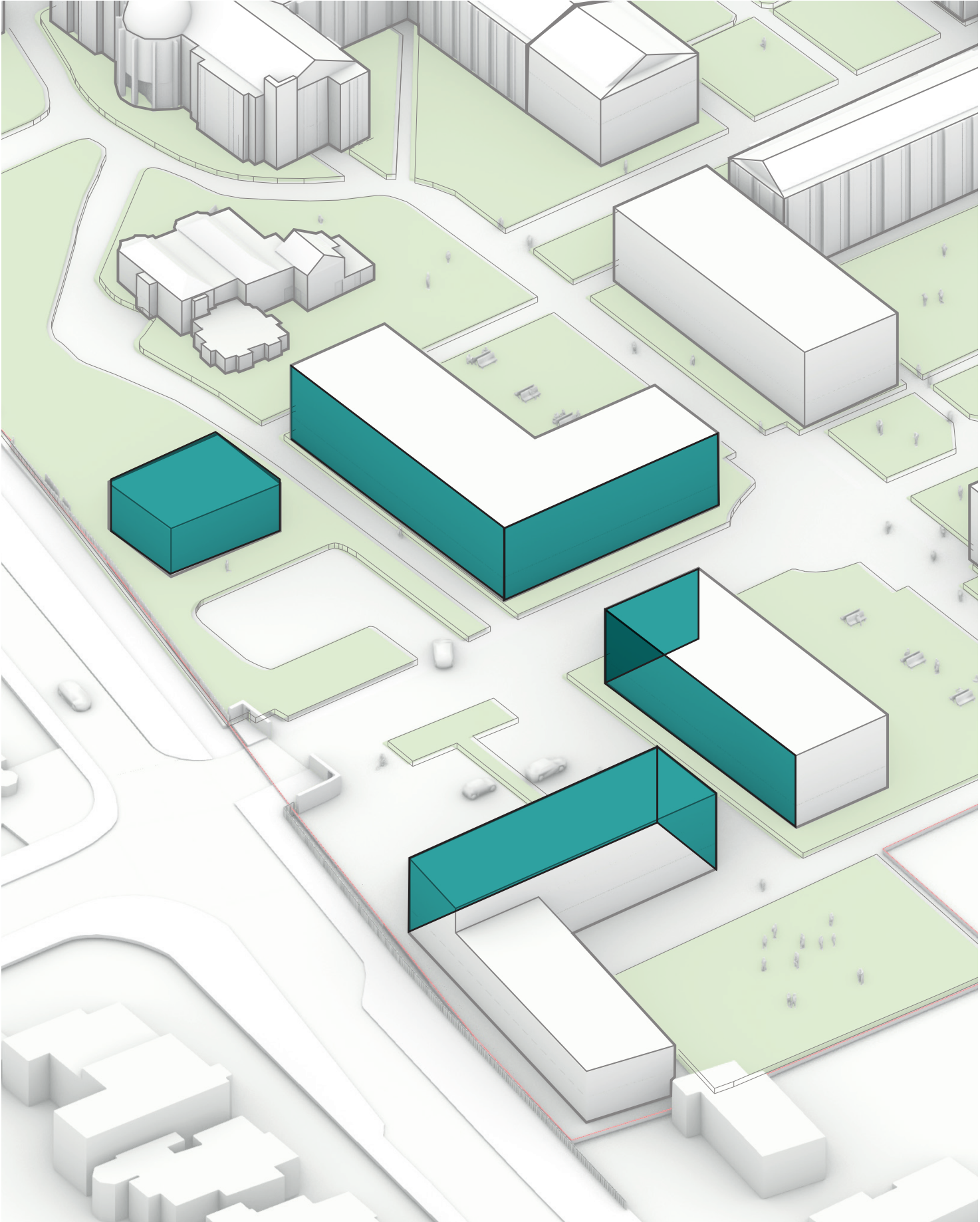
SPORTS & RECREATION



NATURAL SETTING

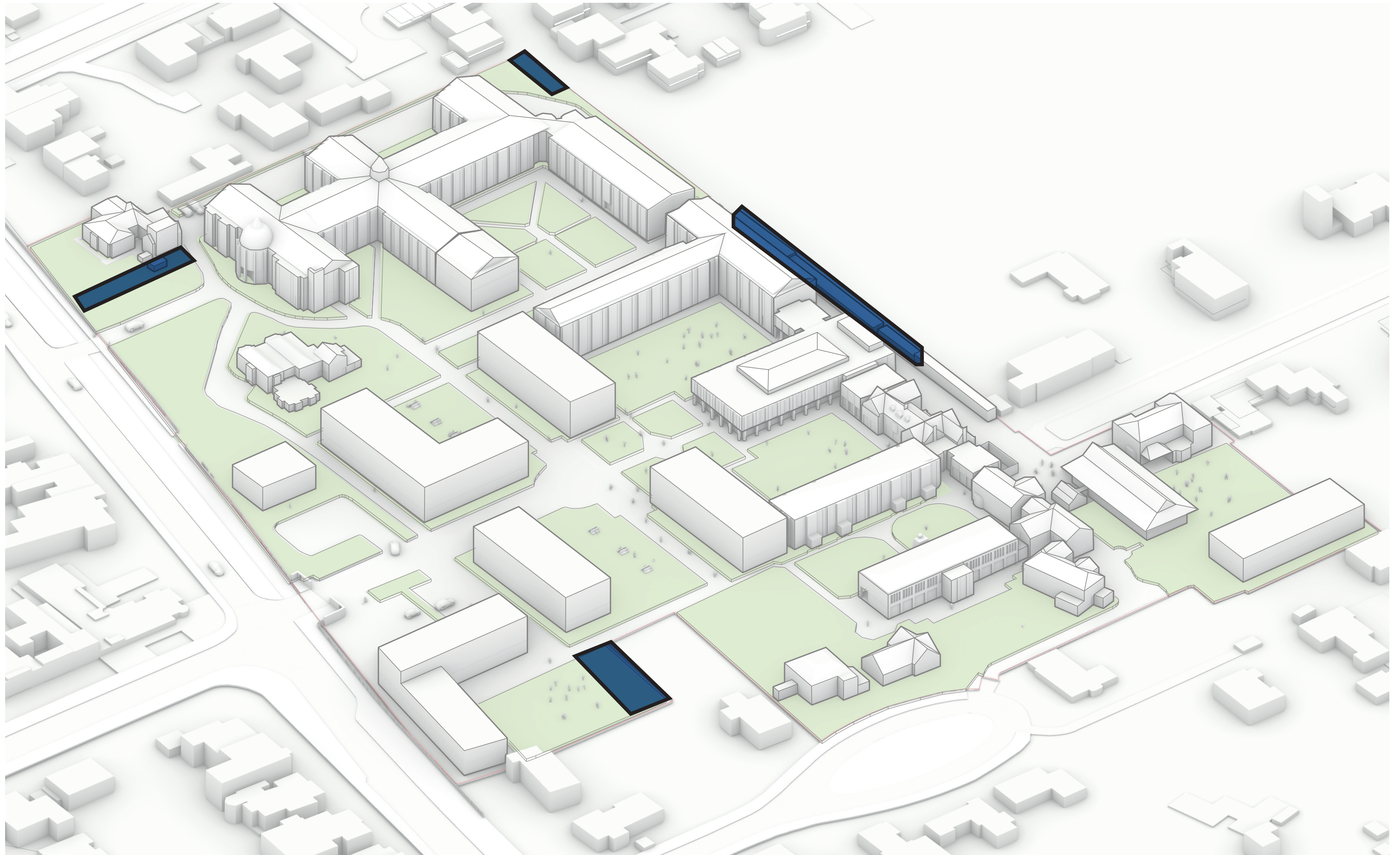


SUSTAINABILITY





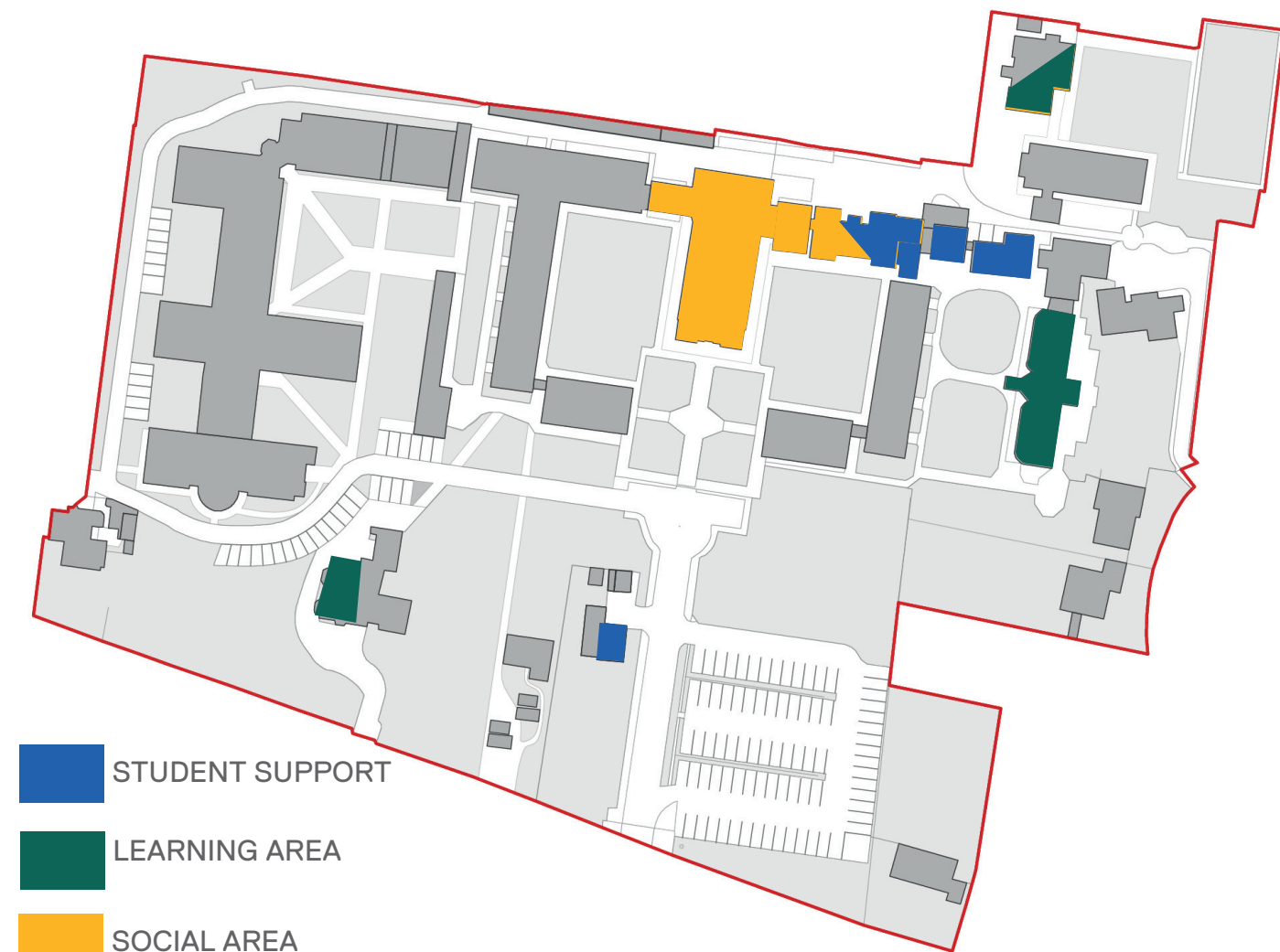
# STORAGE AND MAINTENANCE AREAS POSITIONED TO THE PERIMETER





# SOCIAL AND LEARNING SPACES CONSOLIDATED AT THE HEART OF CAMPUS

EXISTING



- EXISTING STUDENT LEARNING SPACES DISTRIBUTED ACROSS THE SITE IN SOME UNSUITABLE SPACES
- PRIVATE SUPPORT SPACES ARE POSITIONED IN HIGHLY VISIBLE AREAS OF THE HISTORIC CORE

PROPOSED



- LEARNING SPACES CONSOLIDATED IN HISTORIC CORE AND SUPPORTED BY ENHANCED SOCIAL SPACES
- KEY PRIVATE STUDENT SUPPORT SPACES (E.G. NURSE) POSITIONED AT THE PERIMETER OF THE SITE



# COMPLIMENTED BY COMMUNAL SPACES

EXISTING



- ♦ EXISTING COMMUNAL FACILITIES DISTRIBUTED ACROSS THE SITE AND UNDERUTILISED DUE TO POOR VISIBILITY
- ♦ POOR CONNECTION WITH SURROUNDING LANDSCAPE AREAS

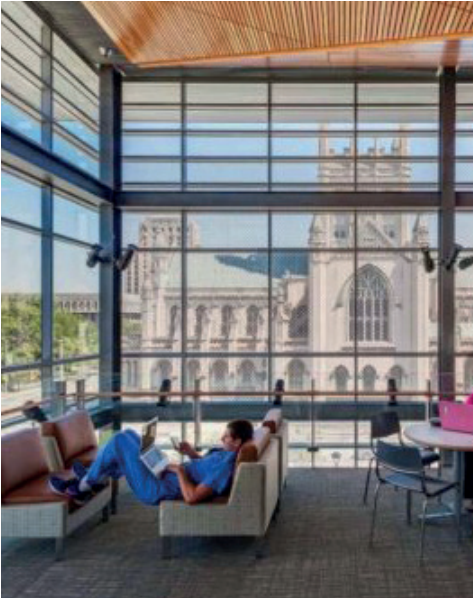
PROPOSED



- ♦ COMMUNAL SPACES INTEGRATED INTO THE NEW BLOCKS FREEING UP SPACE IN THE EXISTING BUILDINGS.
- ♦ COMMUNAL SPACES ORGANISED ADJACENT PRIMARY CIRCULATION ROUTES TO ENSURE VISIBILITY



# COMMUNAL FACILITIES USED TO ACTIVATE LANDSCAPE AREAS

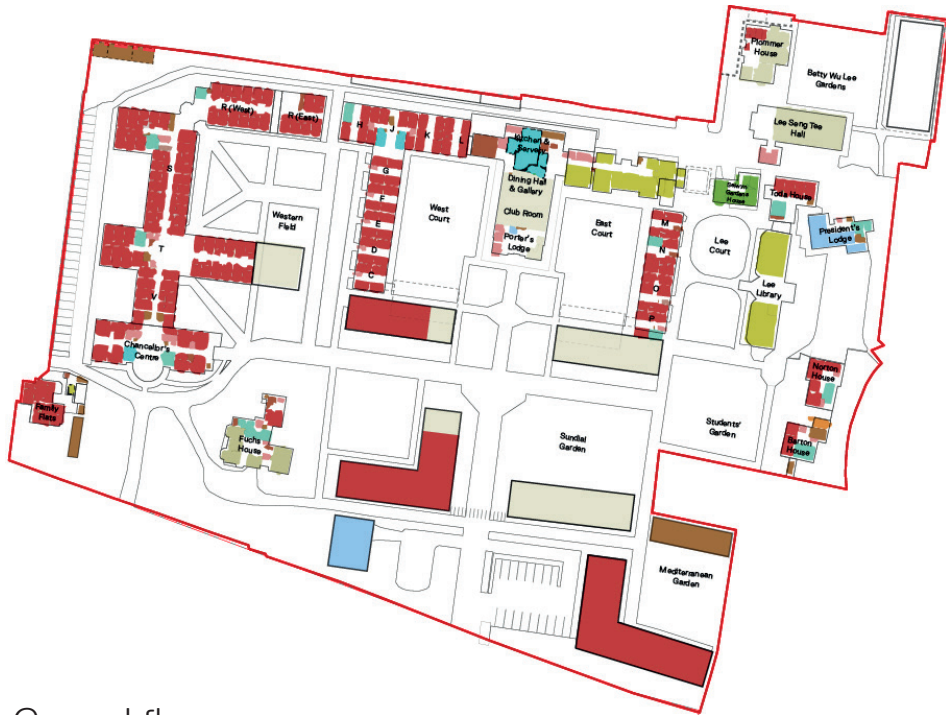




# PROPOSED CAPACITY OF THE SITE



Basement



Ground floor



First floor



Second floor

ACCOMMODATION SPACES

- accommodation
- sanitary
- kitchen

SOCIAL & MULTI FUNCTIONAL SPACES

- social and multifunctional spaces

BOH

- storage & plant
- catering
- maintenance, gardening, housekeeping

STAFF AND SUPPORT SPACES

- alumni & development
- tutorial spaces
- IT
- administration & finance

COMMUNAL STUDY SPACES

- general communal study spaces
- library & archive



# Sustainability





# Sustainability

## Translating the sustainability goals

### Regenerative

Appropriate participation and design as nature.

### Reconciliatory

Reintegrating humans as integral parts of nature.

### Restorative

Humans doing thing to nature.

### Sustainable

Neutral point of not doing any more damage.

### Green

Relative improvements.

### Conventional practice

Compliants to avoid legal actions.





# Sustainability

## Opportunity: Doing less bad isn't good enough

### Regenerative

Appropriate participation and design as nature.

### Reconciliatory

Reintegrating humans as integral parts of nature.

### Restorative

Humans doing things to nature.

### Sustainable

Neutral point of not doing any more damage.

### Green

Relative improvements.

### Conventional practice

Compliance to avoid legal actions.



Bloomberg building  
Achieved BREEAM 'Outstanding', with a **98.5% score**. This is the highest design-stage score ever achieved by any major office development.



# Sustainability

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## Opportunity: Net zero carbon campus

### Regenerative

Appropriate participation  
and design as nature.

### Reconciliatory

Reintegrating humans  
as integral parts of  
nature.

### Restorative

Humans doing things to  
nature.

### Sustainable

Neutral point of not  
doing any more damage.

### Green

Relative improvements.

### Conventional practice

Compliance to avoid  
legal actions.

- Minimise demolition and maximise re-use of existing assets
- Retro-fit existing building stock to minimise energy use
- Set minimum whole-life carbon targets for all new buildings
- Maximise on-site renewables
- Consider on-site ambient temperature loop/ energy centre
- Consider an existing or bespoke carbon management framework

**LEED**Zero





# Sustainability

## Opportunity: Net positive biodiversity

### Regenerative

Appropriate participation  
and design as nature.

### Reconciliatory

Reintegrating humans  
as integral parts of  
nature.

### Restorative

Humans doing things to  
nature.

### Sustainable

Neutral point of not  
doing any more damage.

### Green

Relative improvements.

### Conventional practice

Compliance to avoid  
legal actions.

- Habitat creation
- Native species planting
- Climate adaptation and onsite water harvesting
- Planting trees





# Sustainability

## Opportunity: Biophilia + health & wellbeing

### Regenerative

Appropriate participation  
and design as nature.

### Reconciliatory

Reintegrating humans  
as integral parts of  
nature.

### Restorative

Humans doing things to  
nature.

### Sustainable

Neutral point of not  
doing any more damage.

### Green

Relative improvements.

### Conventional practice

Compliance to avoid  
legal actions.

- Internal and external environments that promote long term physical and mental health
- Active and inclusive environments
- Opportunities to encourage being physical active
- Healthy foods and growing your own
- Biophilic design and wellbeing interiors





# Sustainability

## Opportunity: Circular design & procurement

### Regenerative

Appropriate participation  
and design as nature.

### Reconciliatory

Reintegrating humans  
as integral parts of  
nature.

### Restorative

Humans doing things to  
nature.

### Sustainable

Neutral point of not  
doing any more damage.

### Green

Relative improvements.

### Conventional practice

Compliance to avoid  
legal actions.

- Maximise adaptive re-use
- Maximise material re-use
- Minimise embodied and operational carbon
- Zero construction waste
- Design for deconstruction and future flexibility





UNIQUE TO WOLFSON

