Wolfson College Masterplan

Summary Report

SEPTEMBER 2021
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
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
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

SOCIAL AND LEARNING SPACES CONSOLIDATED AT THE HEART OF CAMPUS
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
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 thing to nature.

Sustainable
Neutral point of not doing any more damage.

Green
Relative improvements.

Conventional practice
Compliant to avoid legal actions.

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

Bloomberg building

Conventional practice

Achieved BREEAM ‘Outstanding’, with a 98.5% score. This is the highest design-stage score ever achieved by any major office development.
Sustainability

Opportunity: Net zero carbon campus

- 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
Sustainability

Opportunity: Net positive biodiversity

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

Opportunity: Biophilia + health & wellbeing

- 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

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
Complaints to avoid legal actions.
Sustainability

Opportunity: Circular design & procurement

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

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
Complaints to avoid legal actions.