

**Estates Services**

# CONSERVATION & BUILDINGS



## Kellogg College – Kitchen Extension DESIGN AND ACCESS STATEMENT

November 2023







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## 01 - Introduction

This Design and Access statement supports the planning application for a single storey extension to Kellogg College, Banbury Road, Oxford.

The 63sqm extension will house the back of house storage and support facilities for the adjacent main kitchen which serves the College's dining hall.

The Design and Access statement initially summarises the site and project context, this is followed by the detailed proposals.



Aerial View - Kellogg College (Google Maps) Site boundary shown in red line





## 02 - Project Background

Kellogg College, founded on 1st March 1990, is the University of Oxford's most international college. Kellogg was originally established to provide a collegiate base for mature students studying part-time for post-graduate qualifications and matriculated its first students in 1992. It rapidly expanded to embrace students of all ages in a wide range of academic disciplines.

Kellogg College is currently experiencing exponential growth in students numbers, with a substantial increase planned for the academic year 2024-25. This growth is placing and will place further stress on the current capacity of the kitchen that serves the main dining hall in the College.

Dining at Kellogg is an important part of the College culture, and the College have undertaken significant investment over the years in order to create a welcoming, high quality dining experience. This is especially important with College being located at a distance from the centre of Oxford, the meal provision draws students back in the middle of the academic day.

The College have experienced an increased footfall of diners at lunchtime and dinners in the recent years, with a 15% increase at lunchtime in the year 2021-22 and 33% increase for dinners.

The current catering team can just about manage within the existing kitchen space, but this is far from ideal and will not suffice for the increase in student numbers for 2024-25 and beyond.

### Statement of Need

**Kellogg College's student population has experienced ongoing exponential growth, with over 1400 students and more than 100 Fellows in various categories. This growth has led to a significant increase in the number of meals needed, resulting in the dining hall splitting sittings into two, accommodating 160 meals per sitting. The academic year of 2024 - 2025 is expecting a large increase in students which is prompting the need for a larger kitchen space. Given these circumstances, it is imperative to expand the kitchen and servery facilities to effectively accommodate the growing needs of the College community.**



Kellogg College - Dining Hall



### 03 - Brief

The brief of this project is to create a new kitchen extension which:

- + significantly increases storage capacity from the existing spaces
- + contains a cold /freezer store, dry store, office space and cleaning store
- + provides a new access and delivery point to the kitchen area
- + facilitates the much needed expansion of the main kitchen
- + provides an suitable kitchen space for all staff that work in the area

- + has suitable environmental conditions, in terms of heating, lighting, ventilation and mechanical needs for staff
- + approaches construction in line with Kellogg College's highly ambitious sustainability agenda
- + adheres with the fire strategy and escape routes
- + respects and is sympathetic to the existing significant architectural character of the building and surrounding heritage assets
- + the internal kitchen re-configuration and expansion is to improve the flow and efficiency of the kitchen space

EXISTING SPACES

Food preparation space	Dishwasher space	Servery Space	Cold/Freezer Store	Dry Store	Office Space	Cleaning Store	Cleaning Store
52.8 sqm	17.5 sqm	10.4 sqm	11.6 sqm	8.4 sqm	2.8 sqm	1.8 sqm	1.8 sqm

PROPOSED SPACES

Food preparation space	Dishwasher space	Cold/Freezer Store	Dry Store	Office Space	Cleaning Store	Chemical Store	Changing Rooms
* Servery is included * Space to be included in the existing kitchen space 81.8 sqm	* To be included in the existing kitchen space 20 sqm	* 40% larger than existing 16.24 sqm	* 20% larger than existing 10.08 sqm	2.8 sqm	1.8 sqm	1.8 sqm	

\* includes existing kitchen and extension. Not including proposed circulation



## 04 - Site

Kellogg College sits in Norham Manor which it moved into in 2006. The Norham Manor Estate was developed by St John's College in the second half of the nineteenth century and the Kellogg site contains a number of the original villas set within spacious gardens that were originally bounded by low brick walls topped by iron railings. Number 62 and 64 Banbury Road were designed by EG Bruton.

Kellogg College is located east of Banbury Road, west of Bradmore Road and south of Norham Road on the historic Norham Manor Estate, North Oxford. It comprises three buildings on Banbury Road and four buildings on Bradmore Road; the former are used for academic and social purposes, whilst the latter are student residences. Access to the different parts of the site is through gaps in the historic brick boundary walls. The main entrance to the College is located between 60 and 62 Banbury Road.

Kellogg College currently consists of the Balfour building, 49,55, 60, 62, 64 Banbury Road, Kellogg College Hub, 7- 12, 38 Bradmore Road, Wolsey Hall.

Kellogg College has made arrangements to acquire additional buildings and land to be a part of their estate from the University of Oxford. This includes a section of the garden to No.58 Banbury Road, which is the proposed site for the proposed kitchen extension. In 3-4 years' Kellogg College will also acquire 58 and 58a Banbury Road, at which point the area surrounding the proposed extension will also form part of College land.

- |  |                                    |  |   |
|--|------------------------------------|--|---|
|  | Main Kellogg College Entrance      |  | Ownership boundary  |
|  | Secondary / Service Entrance       |  | Kellogg College Future Land Allocation (2026-2027)        |
|  | Kellogg College Boundary           |  | Proposed Kitchen Extension to the rear of 58 Banbury Road |
|  | Kellogg College Existing Buildings |  | 14no. covered cycle spaces                                |
|  | Existing trees                     |  |   |



Existing Site Plan



## 04 - Site

At the rear of 60 and 62 Banbury Road, is the Balfour building, designed by the University Surveyor, and opened in 1986. The Balfour building had the original intention to be a museum, housing the Pitts River collection. However with insufficient funds this was not possible and instead the space was converted into a museum conservation workshop. In 2007, the space was converted into the current kitchen and dining hall with its distinctive “egg box” roof.



View from Banbury Road, 60 Banbury Road, Balfour Building



## 04 - Site

Kellogg College has a range of architectural and site features that should be maintained and precedence can be taken from surrounding features.

**Balfour Building:** This notable structure is characterized by its six 'egg box' roofs, which are pyramidal tiled roofs adorned with lead lanterns along the ridge of each roof. The predominant construction material is red brick, with intricate brick details adorning each wall face. The windows are elegantly framed with brick detailing, and the corners of the building are distinctly defined by brick piers.

**Surrounding Buildings:** Brick Patterns on the face of 58 Banbury Road. Yellow brick character at the Institute of Health and Science



Egg Shell, lead lantern



Brick Detailing



Brick Piers



Brick Window detail



Brick patterns on 58 Banbury Road



Yellow brick at the Institute of Health and Science



## 04 - Site

The existing kitchen can be entered externally from the courtyard between 60 Banbury Road and 58a Banbury road, separated by a brick wall. The courtyard consists of a range of utilities such as a temporary storage shed, general waste area, electrical generator and heat generators. The courtyard is the main area for loading items for the kitchen area.



A



B



C



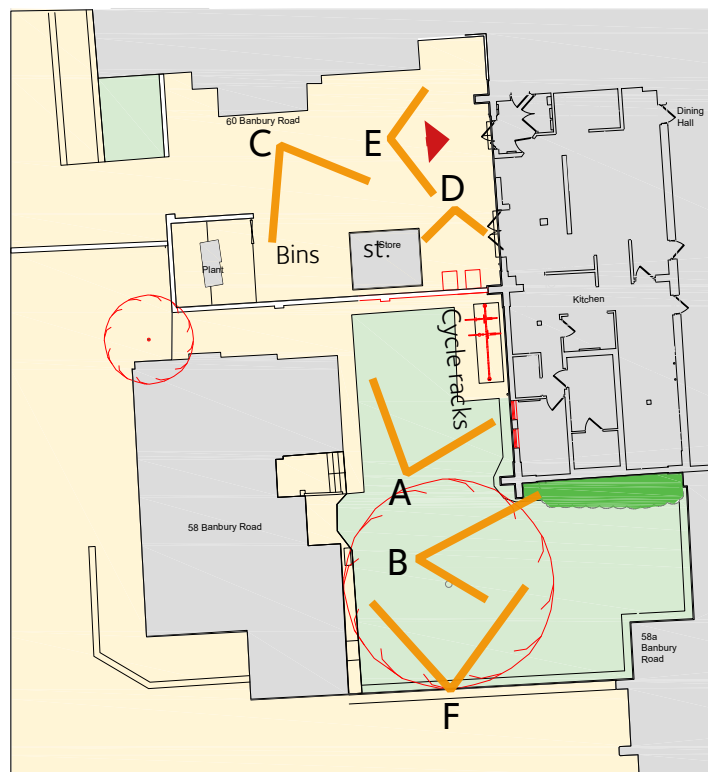
D



E



F





05 - Surrounding Buildings



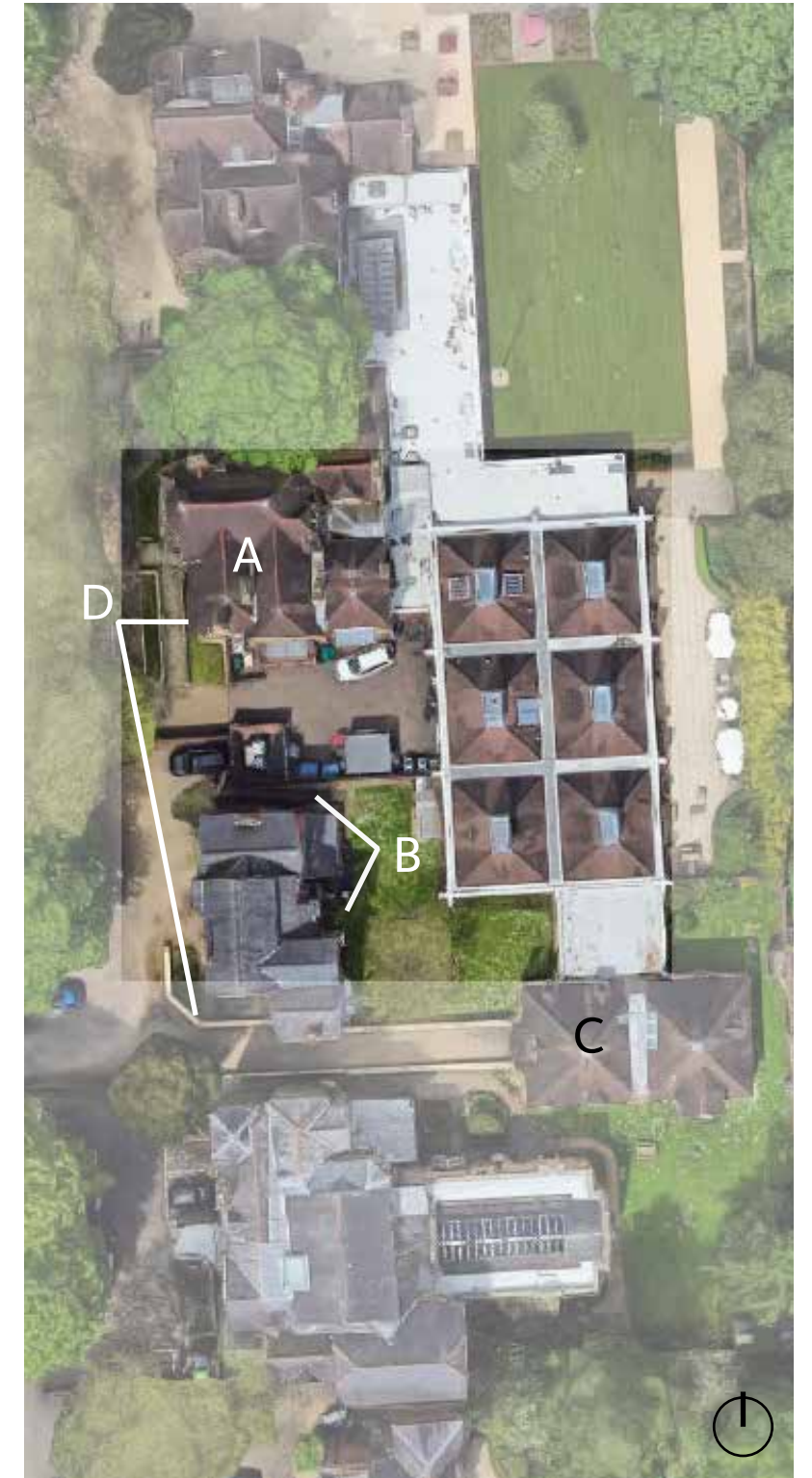
60 Banbury Road



58, 58a Banbury Road



Institute of Human Health



Kellogg college aerial



## 06 - Planning

### Oxford Local Plan 2036

Attention is drawn to the following policies that are particularly applicable to this project:

- + **DH1: High quality design and placemaking.** Planning permission will only be granted for development of high quality design that creates or enhances local distinctiveness.
- + **DH3: Designated heritage assets.** Developments should respect and draw inspiration from Oxford's unique historic environment, responding positively to the significance character and distinctiveness of the heritage asset and locality.
- + **DH4: Archaeological remains.** There is high potential for prehistoric and Roman archaeological interest.
- + **Policy E2: Teaching and Research**

### Conservation Area

The Kellogg College is located within the North Oxford Conservation Area and SP31. Any proposals needs to be mindful of the significant aspects of the conservation area and any potential impacts.

### Listed Buildings

Parts of Kellogg College are Grade II listed and are located within the setting of numerous listed buildings:

- + Grade II - 60 Banbury Road
- + Grade II - Wykeham House

These buildings contribute to the character of the North Oxford Victorian Suburb Conservation Area. The two areas to the north are historically part of the late C19/early C20 development of North Oxford by St John's College. Any proposals need to be highly sensitive to the historic significance of this area. Any alterations must be sympathetic to their significance as a heritage asset and, in line with NPPF paragraph 134, any proposals that involves 'less than substantial harm to the significance' should deliver 'substantial public

**Policy SP31: Banbury Road University Sites**

Planning permission will be granted for academic institutional uses, student accommodation, and/or residential development at the Banbury Road University Sites. Residential development could include employer-linked affordable housing in accordance with Policy H3. The minimum number of homes to be delivered is 60. Other complementary uses will be considered on their merits.

The site would only be suitable for academic institutional uses provided that the requirements of Policy H9 are met.

Pedestrian and cycle links should be enhanced through Plots A and C and to the University Science Area and Radcliffe Observatory Quarter.

Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan. All proposals should minimise impact on air quality during construction phase and after implementation, particularly if they comprise of employment uses.

benefits.'

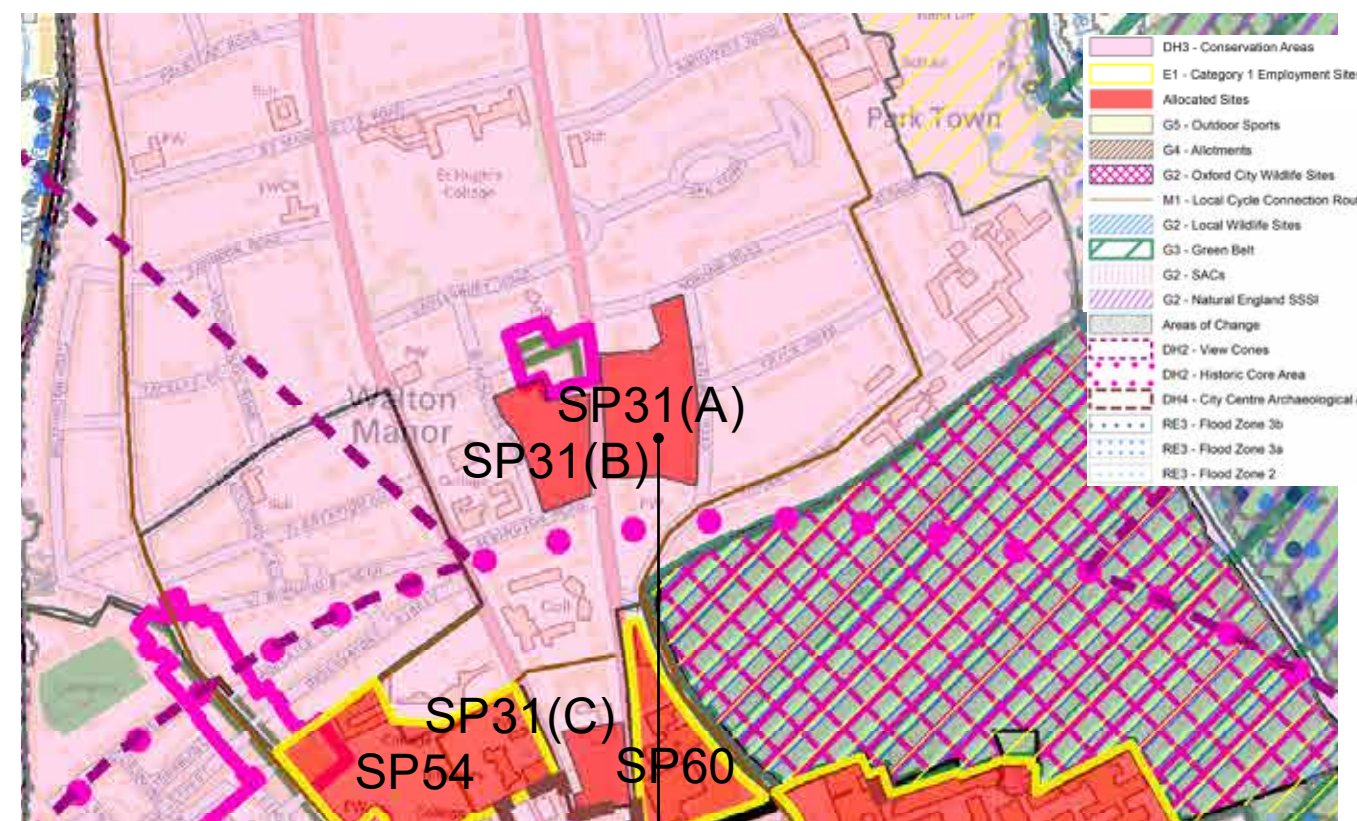
In line with NPPF paragraph 132, any proposals that involve 'substantial harm or loss' should be 'wholly exceptional.' Any changes should: '...preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset' (NPPF paragraph 137).

### Flood Risk

The Environment Agency produces a broad brush assessment of the likelihood of flooding at a national scale. The site lies within Flood Risk Zone 1.

### Archaeology

Based on the HER, cartographic and documentary evidence, and previous archaeological evaluations,



Kellogg College

Planning Policy map, Oxford City Council

a moderate to high potential has been identified for the Prehistoric and Roman periods. It is anticipated that it will be possible to undertake appropriate mitigation works by planning condition to preserve any archaeological remains by record prior to development.

### Ecology

An extended Phase 1 Habitat Survey was undertaken on 29th August 2023 and the results showed that none of the habitats within the site are considered to meet the criteria for habitats of 'principle importance', as listed within Section 41 of the NERC Act 2006.

Protected species are considered absent from the site and all existing habitats are considered to be of value within the site context itself only, or of negligible value. Refer to Ecology Report.

### Security

The design team have consulted with the University of Oxford's crime prevention team for this development, and have incorporated the recommendations within the proposal, which mainly focused around providing suitable external lighting to provide safe access to entrances and to the cycle shelter.

### Parking

No additional parking is proposed as part of the development.

14no. covered cycle spaces to be replaced on a like for like basis.



## 07 - Consultations

### Planning Liaison

The University of Oxford have monthly meeting with OCC Officers to discuss upcoming projects and planning related matters. This project has been discussed at two planning liaison meetings. The notes of which are below:

#### Meeting 20th September 2023

Attendees from OCC: Amy Ridding and Felicity Byrne

OUES presented concept massing options for the extension to the Balfour Building.

OCC advised that the preference was for the extension to be subservient to the Balfour Building, keeping the roofline below the decorative brick banding.

A flat roof was preferred to again minimise the impact of the extension.

It was agreed that the Balfour Building is not part of the listing No.60, so LBC would not be required for the extension. Proportionate arboricultural, ecological, drainage strategy, Historic Impact Assessment and Visual Impact Assessments will be required as supporting evidence. It was agreed that a Biodiversity assessment and lighting calculation will not be required as this does not meet the threshold of major development, also as delivery routes are not changing a Transport Statement was not deemed necessary.

OCC confirmed that they understood the need, and this could be supportable as long as justification was provided.

OCC questioned the relationship of the proposals with the overall masterplan of the college.

OCC requested additional information on the significance of the brick wall to be removed.

#### Meeting 18th October 2023

Attendees from OCC: Amy Ridding, Felicity Byrne, Natalie Dobraszcyk and Clare Golden

OUES presented developed plans, and the relationship of the proposed extension to the Balfour building.

Overall, Officers had no in principle issues with the design, but there remains the need to provide a clear justification and detailed design in the application.

OUES gave further details on the masterplan where 58 is used as a study/office, and 58a as common room / library space. All agreed that in the context of this, the extension was located in the best position.

Some further investigations have been made into the potentially significant wall. Previous OS maps and plans show that the original wall was in a different location to where the present wall is, and the section which is proposed to be removed is therefore not original, nor made of historic bricks, so should not be a heritage consideration.

To facilitate the preferred design, two trees will need to be removed. One of the trees is in very poor condition, so the Arborist has recommended removal and replacement in any event. The other tree is in better condition, OCC commented that the City's Tree Officers would need to review this at application stage.

OUES outlined the proposals for the brickwork, showing various options which take influence from nearby buildings. The extension is proposed to be windowless, and brick details including false bricked over windows would add some interest. OCC considered this to be beneficial, and would like, in the application, to see how this relates to number 58.

OCC would queried if the bin store and general back of house area could be rationalised.

OUES highlighted that, as part of the construction, two AHUs will need to be moved, and the current plan is to relocate them on the Balfour Building roof, between the "egg box" pitches, so that they are not visible. OCC confirmed that this will need to be set out in detail in the application. 60 Banbury Road is listed, and views need to be considered, showing any potential impact.

*Post meeting note: following advice from the planners the AHU units were relocated to be wall mounted, away from the distinctive roof of the Balfour building.*

#### Occupants of No.58 and No.58a

Consultation has taken place with the occupants of No.58 and No.58a regarding the proposals and no objections have been raised.



## 08 - Conservation Area

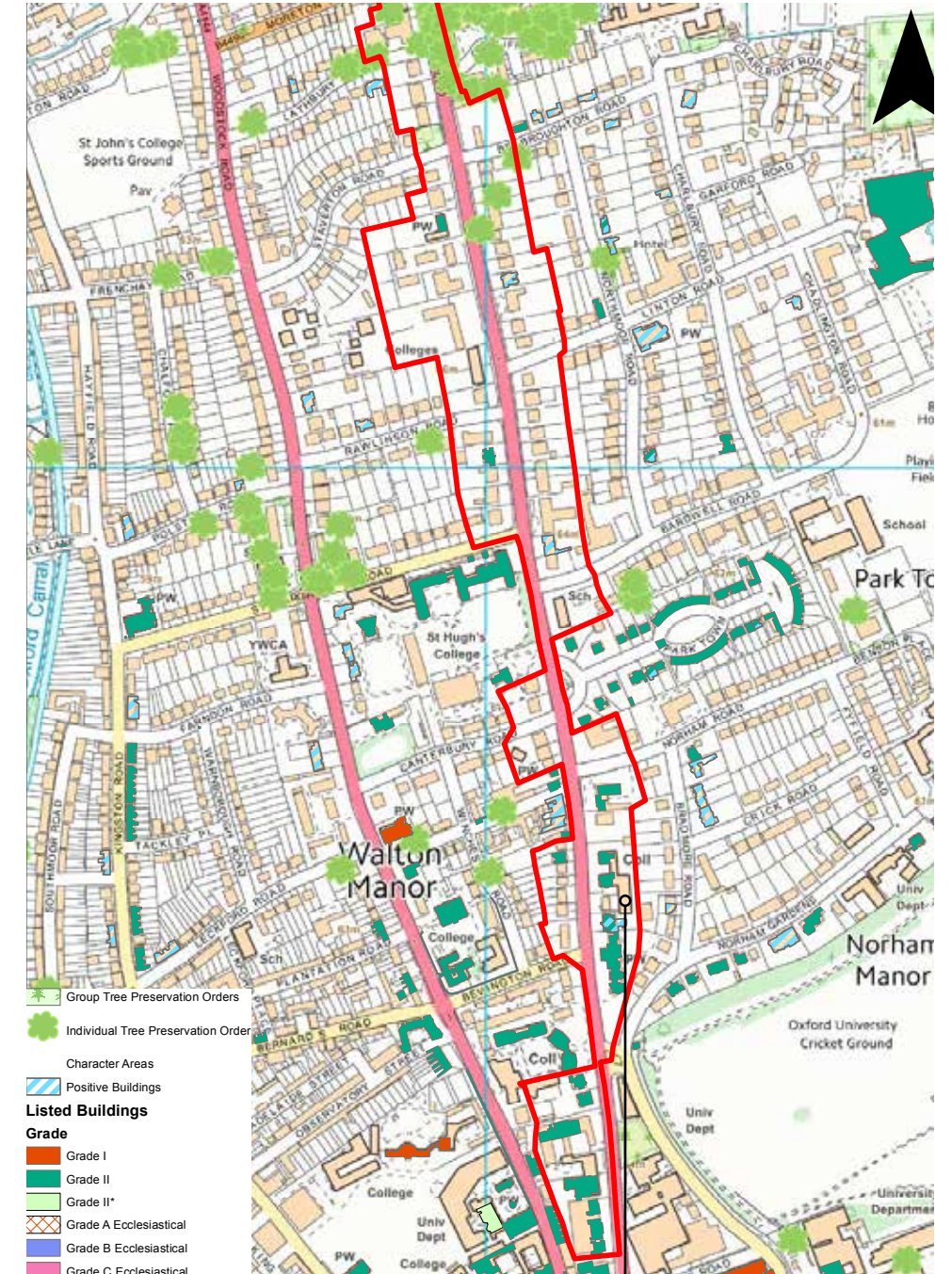
The site falls within the North Oxford Victorian Suburb Conservation Area, and the North Parade Character Area.

The primary significance of the area derives from Character Area 6: Banbury Road Significance

Feature	Contribution to significance
Spaces	<ul style="list-style-type: none"> <li>Formal layout as a residential suburb</li> <li>Wide streets</li> <li>Front gardens where houses are in private ownership</li> </ul>
Buildings Victorian Villas	<ul style="list-style-type: none"> <li>Define the character of the area</li> <li>Scale and type of houses varies in each road, with a rare terrace in Fyfield Road</li> <li>Work of the main architects of the area visible: Wilkinson and Codd as well as Buckeridge</li> <li>Gothic revival details – pitched roofs, plank doors, arched windows, finials, etc.</li> <li>Red brick and yellow brick masonry alternate in Norham Gardens</li> </ul>
Norham Gardens	<ul style="list-style-type: none"> <li>Recognised by seven houses listed on the National Heritage List</li> <li>Views are confined to up and down the street, with few buildings taking advantage of corner sites</li> </ul>
Views	<ul style="list-style-type: none"> <li>While the view towards the city centre is terminated by the Engineering faculty building, it also tapers towards the historic space of St Giles</li> <li>There are occasional views into the side streets, and therefore into the character areas to east and west of the arterial route</li> </ul>
Landscape	An abundance of mature trees, mostly in the private domain, softens the flat landscape



Conservation Area Boundary



Character Area 6

Balfour Building



## 08 - Conservation Area - Views and Street features

Views are special in the conservation area less because of an abundance of eye-catchers and more because of the sense of openness that views provide whether along roads or between and around buildings.

### Banbury Road street features:

#### Brick Walls

Low brick walls topped by railings and/ or coping bricks define front boundaries of domestic properties throughout most of the conservation area except where feather-edged fencing is used in the last land to be developed (Bardwell character area). As directed by St John's College, front walls of properties on its estate were kept low. Corner sites have high brick walls screening service areas and back gardens.

#### Iron Railings

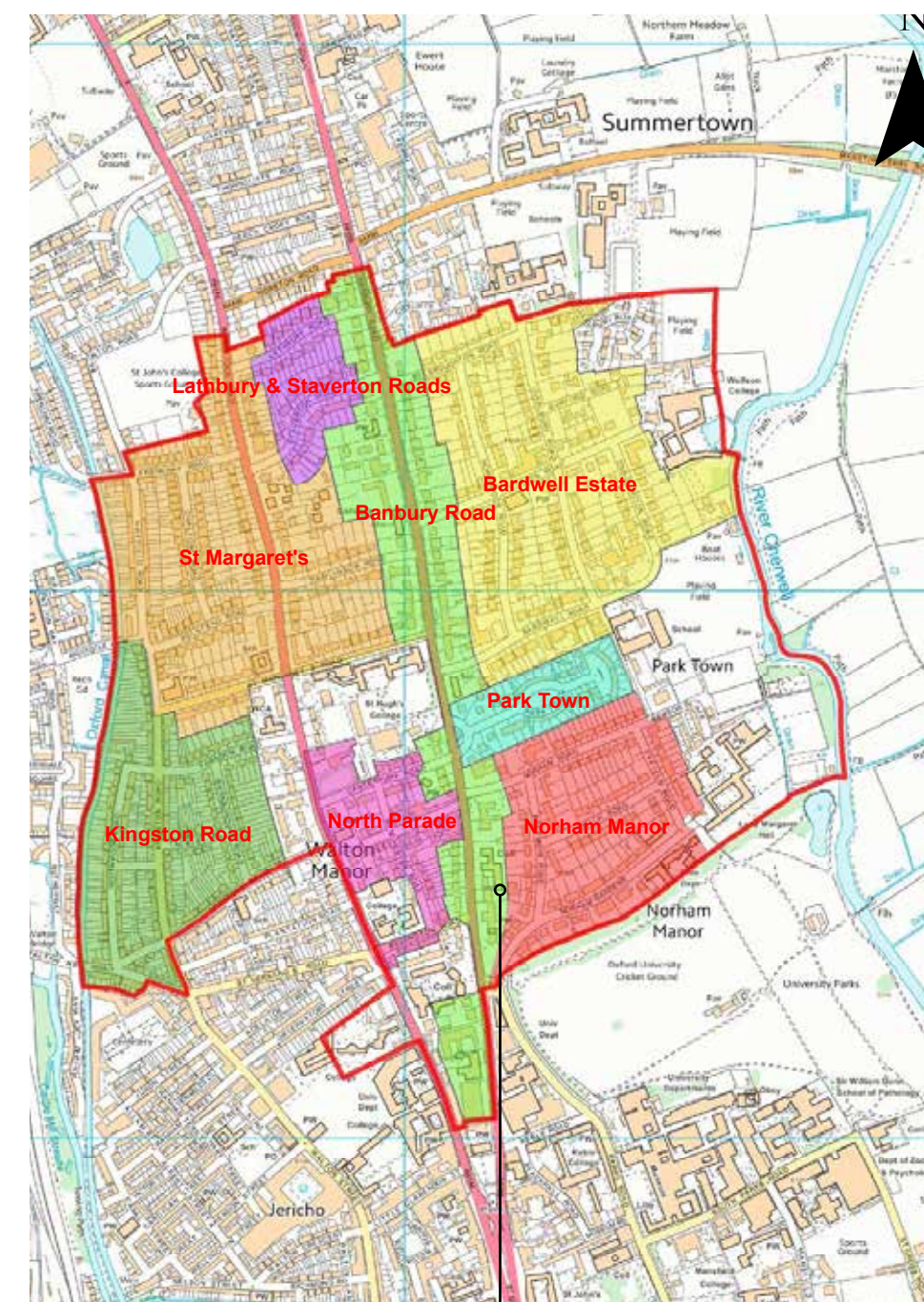
The Oxford Preservation Trust and City Council publication North Oxford Railings: a guide to design, repair and reinstatement outlines the importance and development of iron railings in the conservation area. The guide identifies four phases of development and styles of railings. Phase one is the oldest and is to be found in Park Town (1850s and 1860s). Phase two covers the Norham Manor estate, the corresponding part of the Banbury Road, and the roads around North Parade (1860s and 1870s). Phase three is to be found to the west of the Banbury Road corresponding to the St Margaret's and Kingston Road character areas (1880s). Phase four (1890s) is to be found in the northern part of the conservation area.

All railings stood on a low brick walls, some with half round coping bricks. Most original railings were lost during World War II. Many are now being reinstated with modern replicas.



Prioritized views

Balfour Building



Character Area Zone

Balfour Building



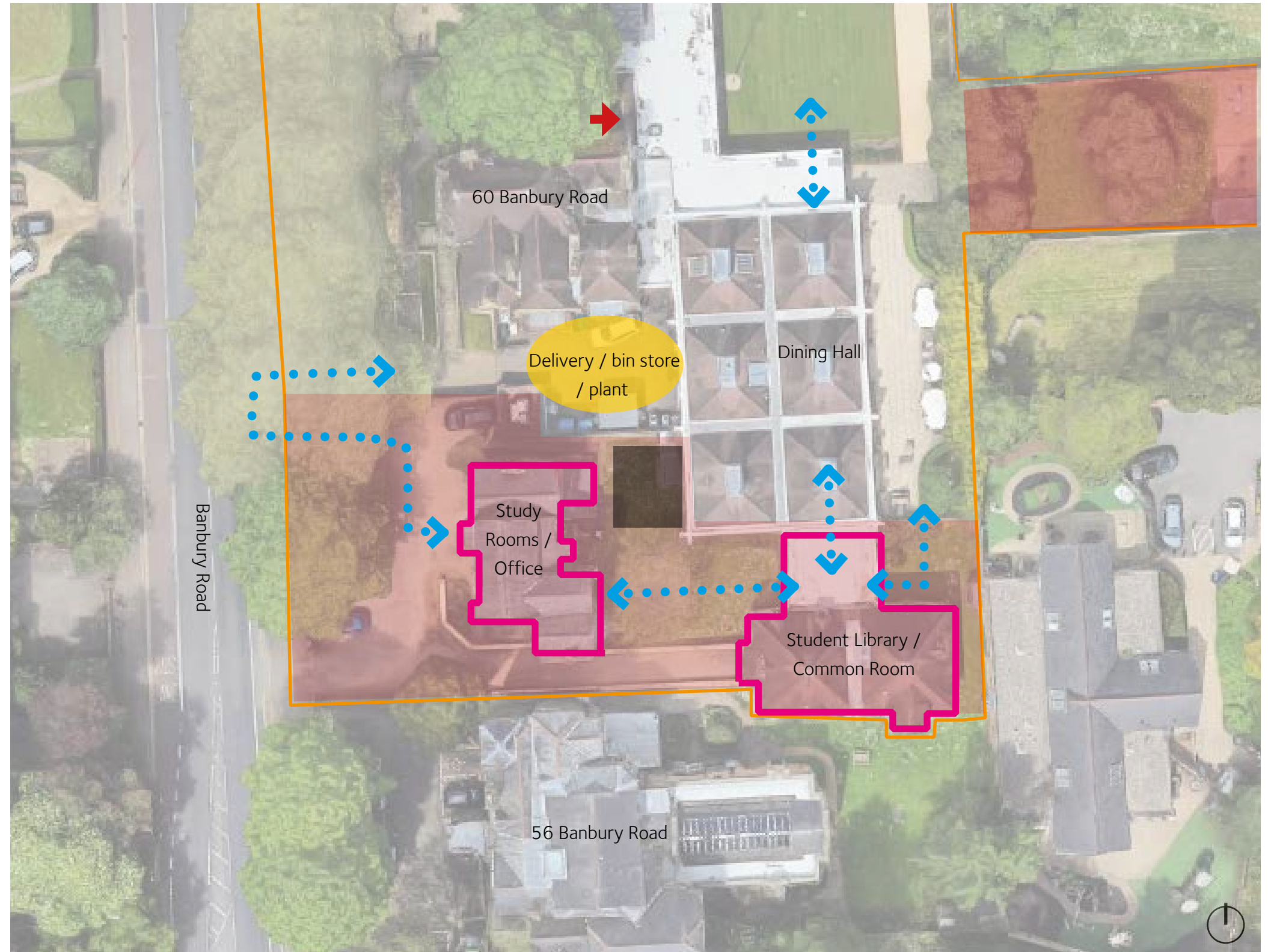
## 9 - Future Masterplan







In 3-4 years time, No.58 and No.58a will become available for Kellogg to occupy.

A full masterplan of the Kellogg College site will be developed in due course, however the current plans are for No.58 to become office space or study rooms, which will be suited to the existing size of the internal rooms.

No.58a is to become a student library or common room, which can be internally accessed from the Dining Hall or externally from the quad.

The location of the proposed extension has been carefully located considering the potential future use and alterations of the site. The design aims to keep the back of service area close to the existing service area, keeping the footprint as small as possible. By locating the extension just south of the existing delivery and plant area, the garden area to the south of the extension is kept free for staff and student use as required.



-  Main Kellogg College Entrance
-  Proposed staff / students circulation routes
-  Kellogg College Boundary
-  Kellogg College Future Allocations
-  Proposed extension
-  Kellogg College Future Land Allocation (2026-2027)

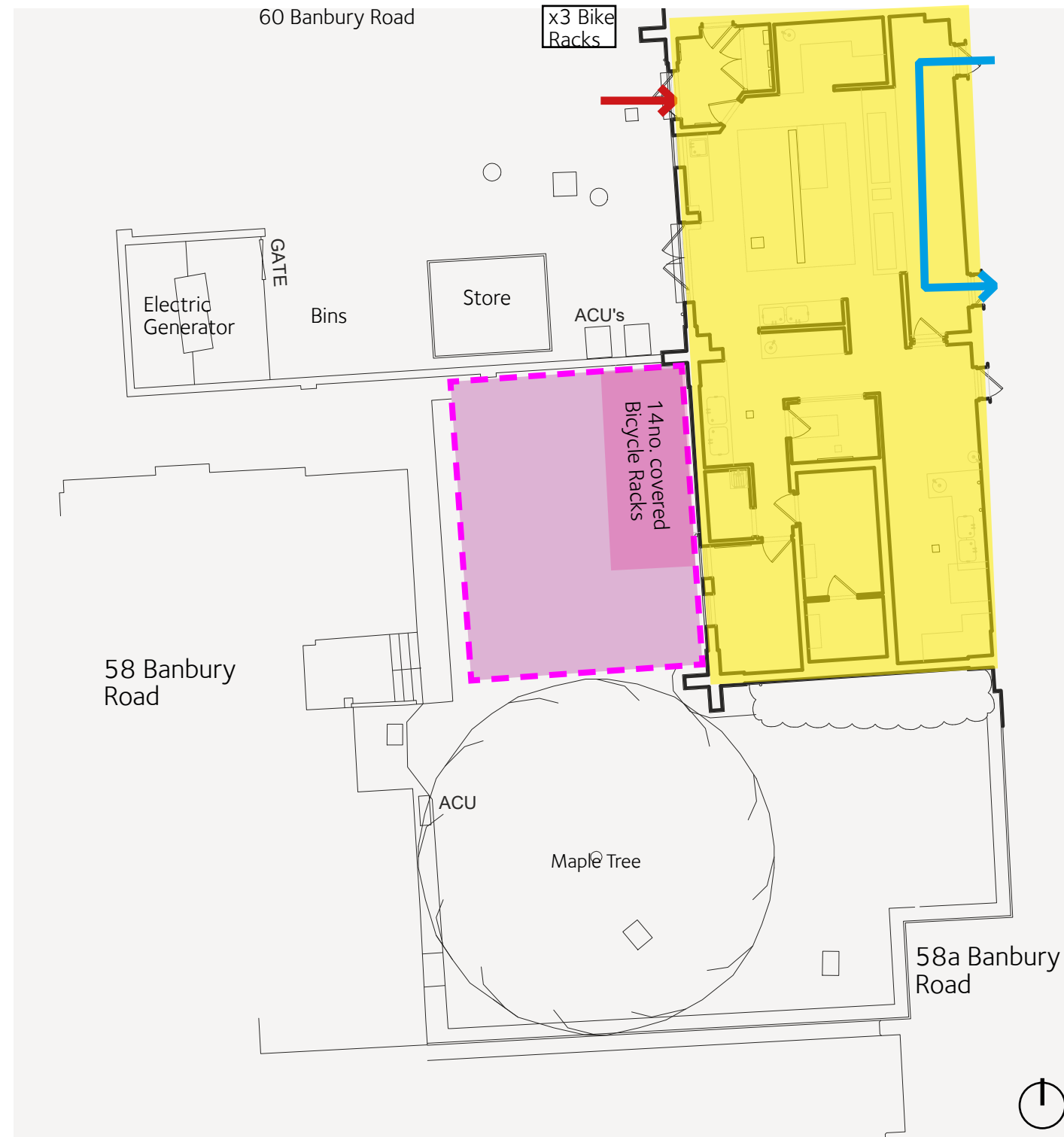
Concept Masterplan



## 10 - Current Challenges

There are a number of challenges to consider with the existing kitchen which this project seeks to address, these include:

- + the lack of adequate cold store and dry store space
- + the lack of adequate food preparation space
- + additional circulation/doors in dishwashing space for servers to collect plates and bring back to the kitchen cohesively
- + additional kitchen space/equipment to accommodate increased number of students
- + poor access to existing rooftop plant, existing access is through a small hatch within the kitchen which is not suitable or adequate



Existing site plan - with extension footprint shown

- Internal diners circulation
- Service entrance
- Existing kitchen
- Proposed kitchen extension

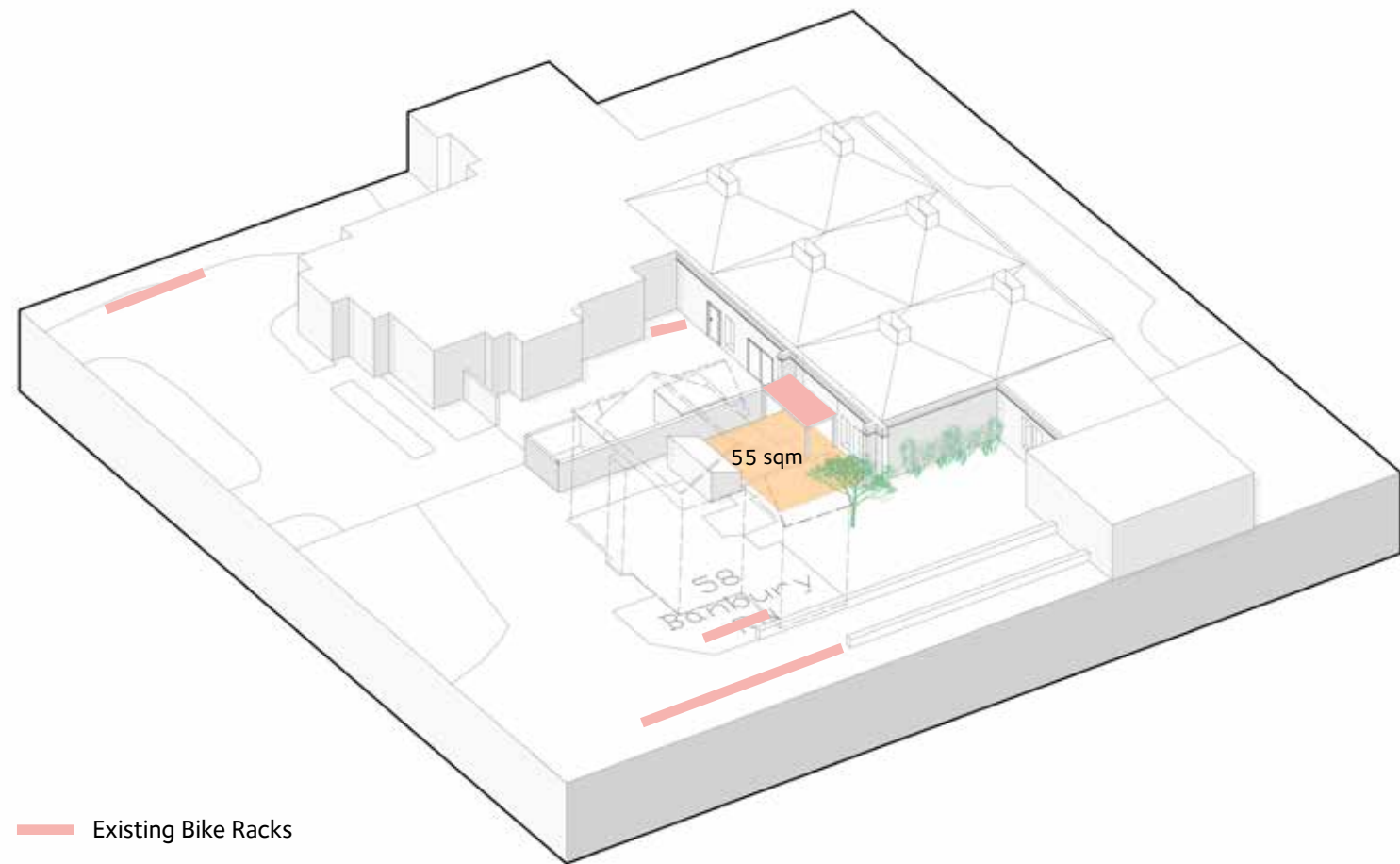


# PROPOSALS

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## 11 - Design development



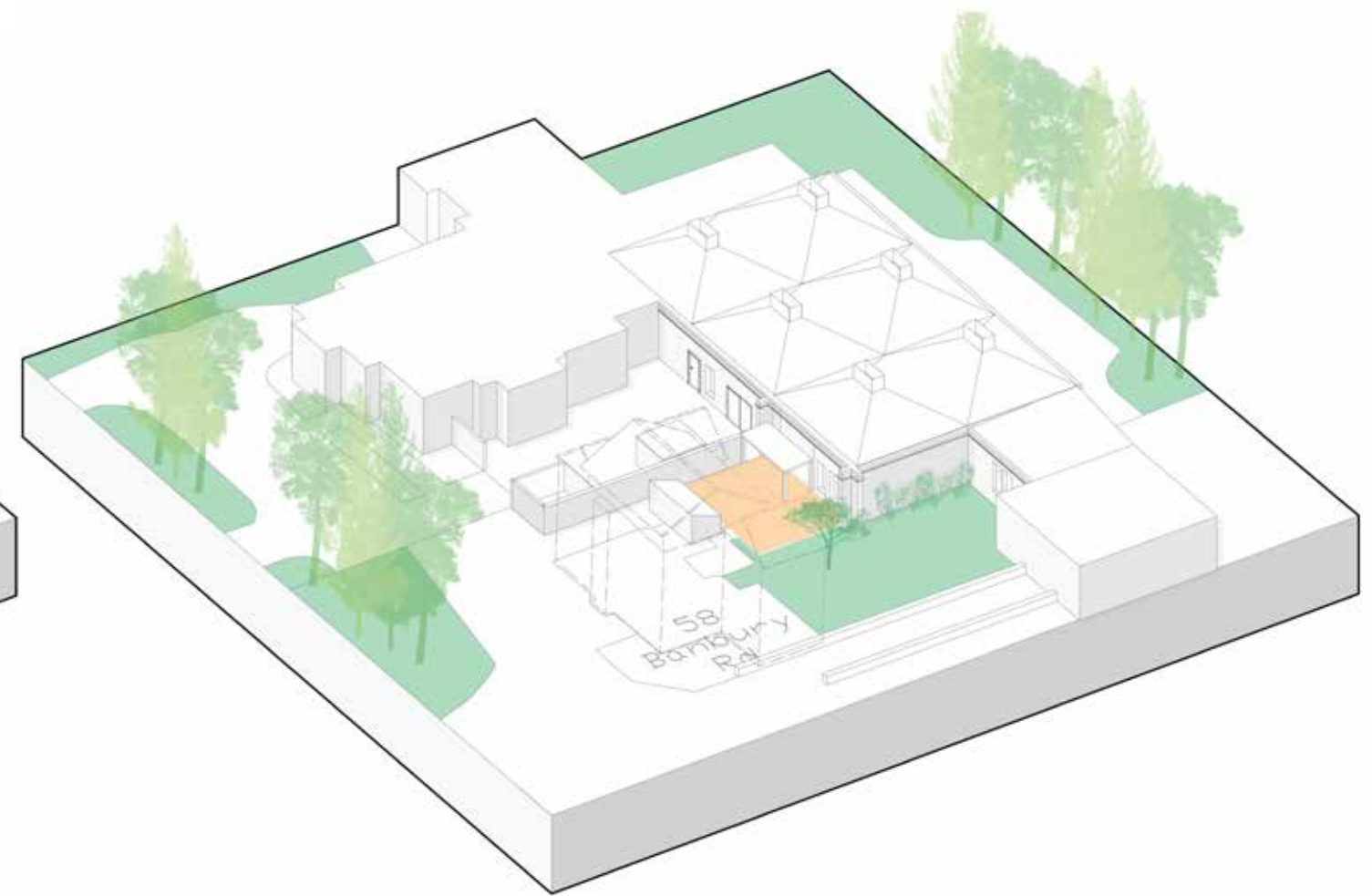
Existing Bike Racks

### Site in Context

The first design moves analysed the most appropriate site and scale of the extension. It was agreed early on that building out towards the west of the Balfour Building was the most appropriate location, area shown in orange above. This location provides direct access into the existing kitchen space and also critically could be accessed from the existing service / back of house area.

The relationship of this extension was then considered in relation to the rear of No.58 Banbury Road, especially where there is a lean-to single storey extension that is used as a store. The proposal involves keeping 1200mm away from this structure, to maintain pedestrian access to the rear garden.

This space is very rarely used, but it is important to maintain access to this space if needed. The occupants



### Green Spaces

of No.58 and No.58a have been consulted as part of the project have no objections with regards to this strategy.

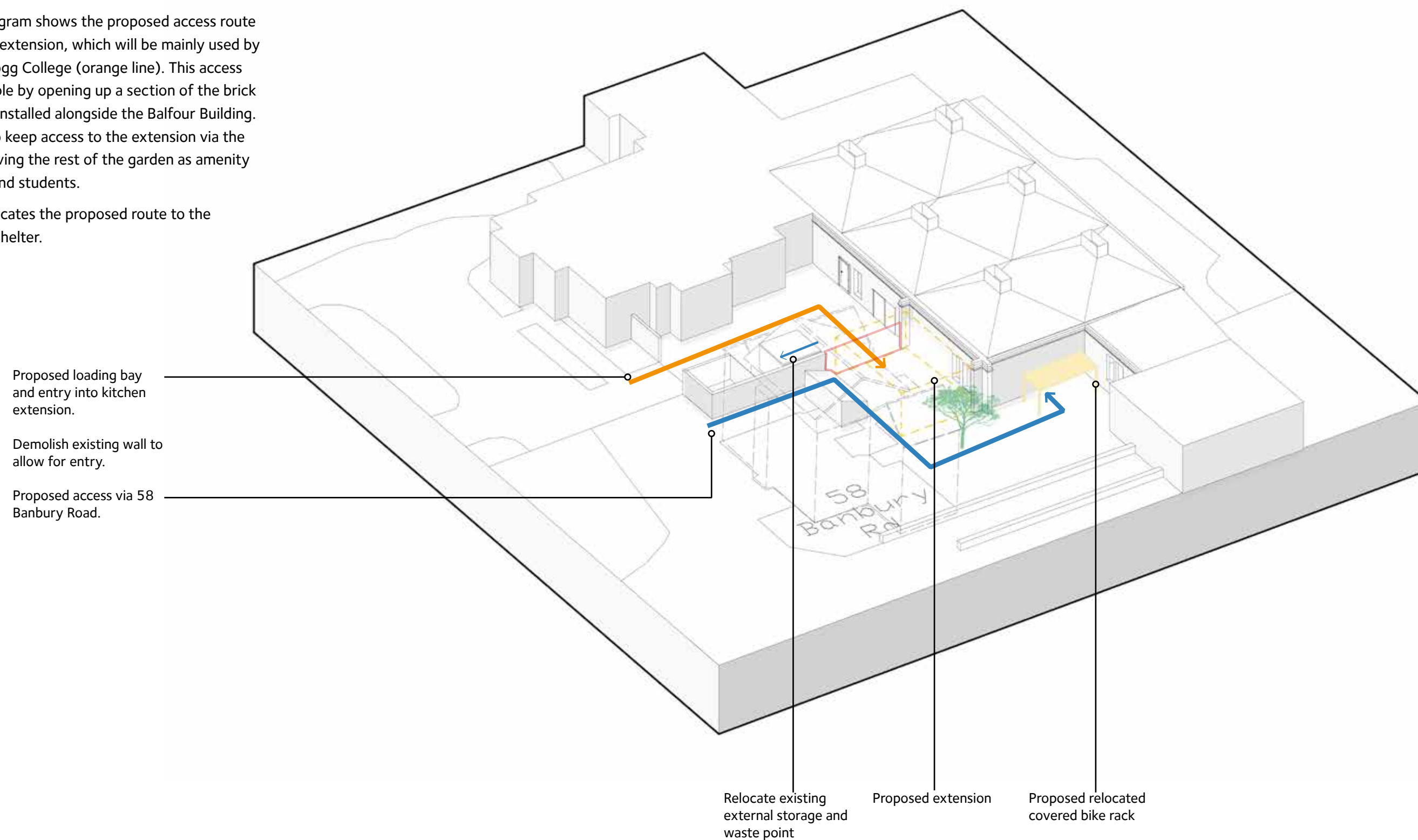
The existing cycle racks are currently used by students and staff using No.58 and No.58a Banbury Road. The proposal is to match the existing provision on a like for like basis.



## 12 - Proposed Access Considerations

The adjacent diagram shows the proposed access route to the proposed extension, which will be mainly used by the staff of Kellogg College (orange line). This access route is only viable by opening up a section of the brick wall, which was installed alongside the Balfour Building. It is important to keep access to the extension via the service area, leaving the rest of the garden as amenity space for staff and students.

The blue line indicates the proposed route to the relocated cycle shelter.





## 13 - Conceptual Forms

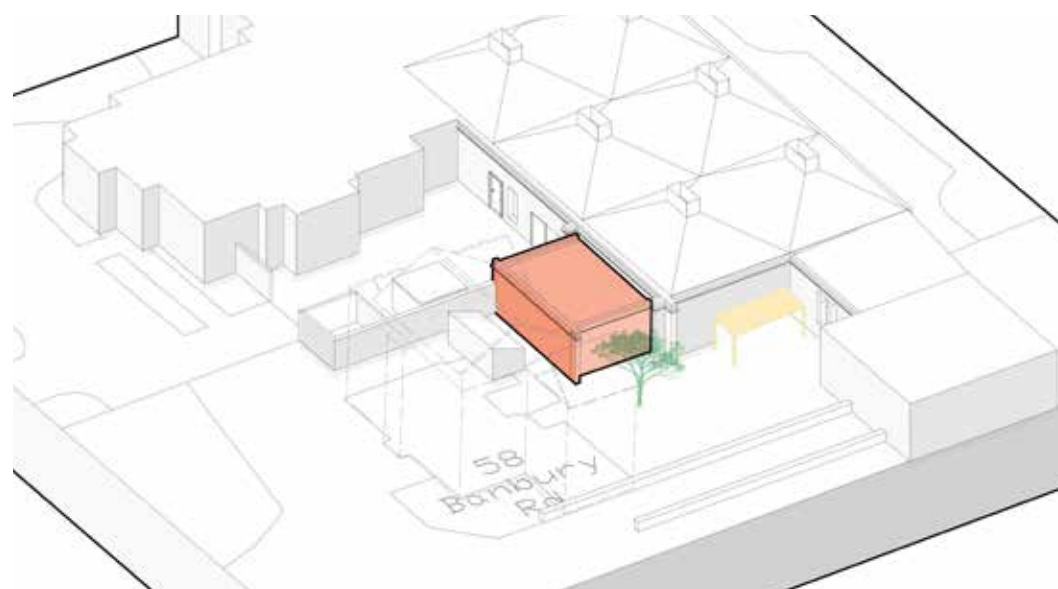
The adjacent massing options were presented at the first planning liaison meeting (20th September 2023), and the merits of the options were discussed.

Massing A was the preferred option, as the form of the extension sits between the brick piers, emphasising the subservient nature of the extension to the Balfour Building.

The flat roof was also preferred, in comparison to the other massing options presented, as it was the simplest and the parapet picked up on the architectural language of the Balfour Building.

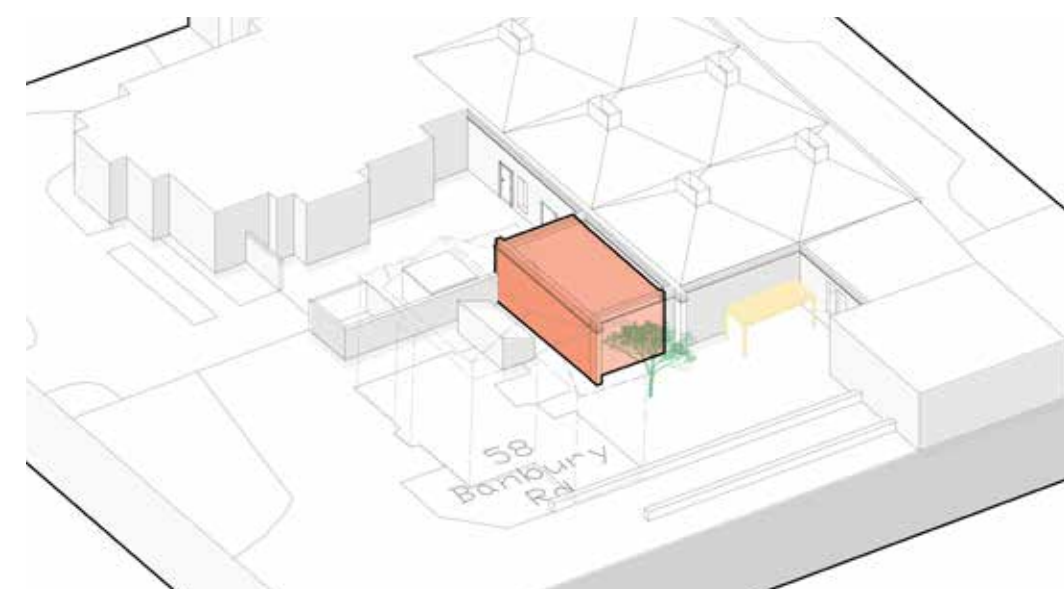
Elevation treatment was discussed, and it was agreed that the elevations are to be simple, picking up in subtle places, the brick detailing of the adjacent buildings.

The projecting piers were deemed unnecessary, they projected into the amenity green space and a simpler form was preferred.



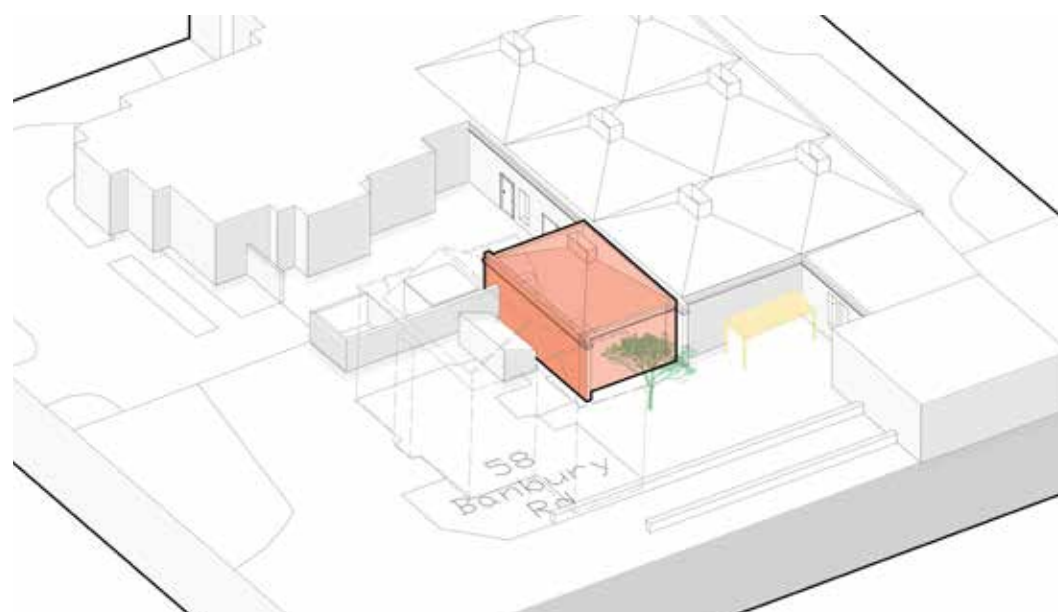
**Massing A**

- + The massing is proposed to place in between the brick piers and below the existing brick detailing
- + The existing brick piers to be replicated on the external of the mass
- + Side brick pier to be replicated in each building corner



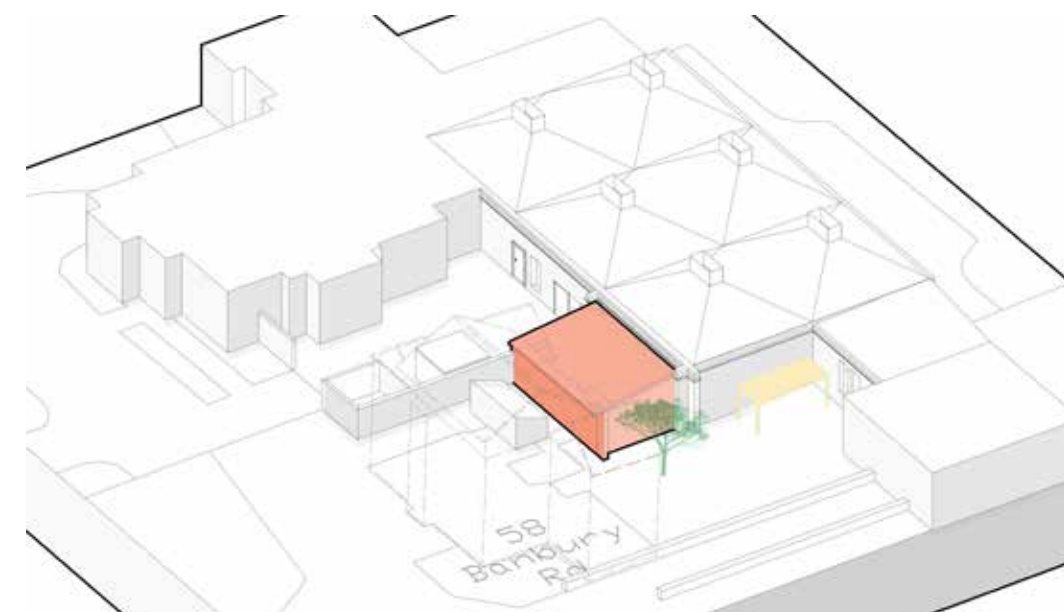
**Massing B**

- + Demolish a part of the existing external wall to allow for entrance into the extension
- + The massing is proposed to be extended from the existing piers outwards
- + Side brick pier to be replicated in each building corner



**Massing C**

- + The massing is proposed to be extended from the existing piers outwards
- + The existing brick piers to be replicated on the external of the mass
- + A smaller 'eggbox' roof is to be proposed on the extension



**Massing D**

- + Demolish a part of the existing external wall to allow for entrance into the extension
- + The massing is proposed to be extended from the existing piers outwards
- + Lean-to roof is to be proposed



## 14 - Elevational strategy

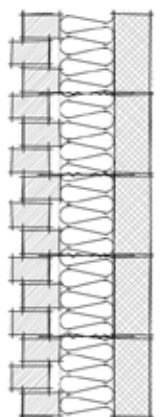
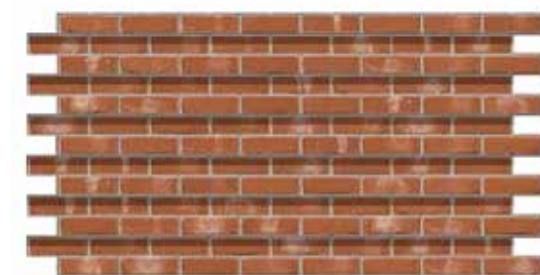
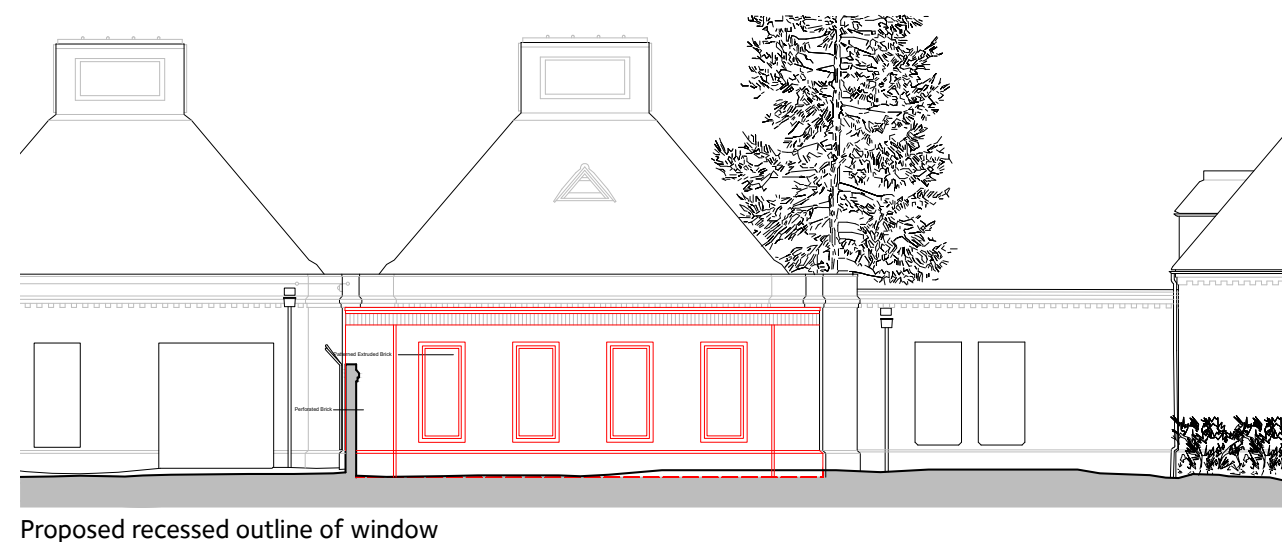
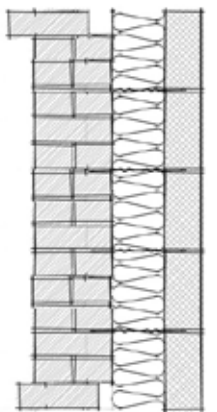
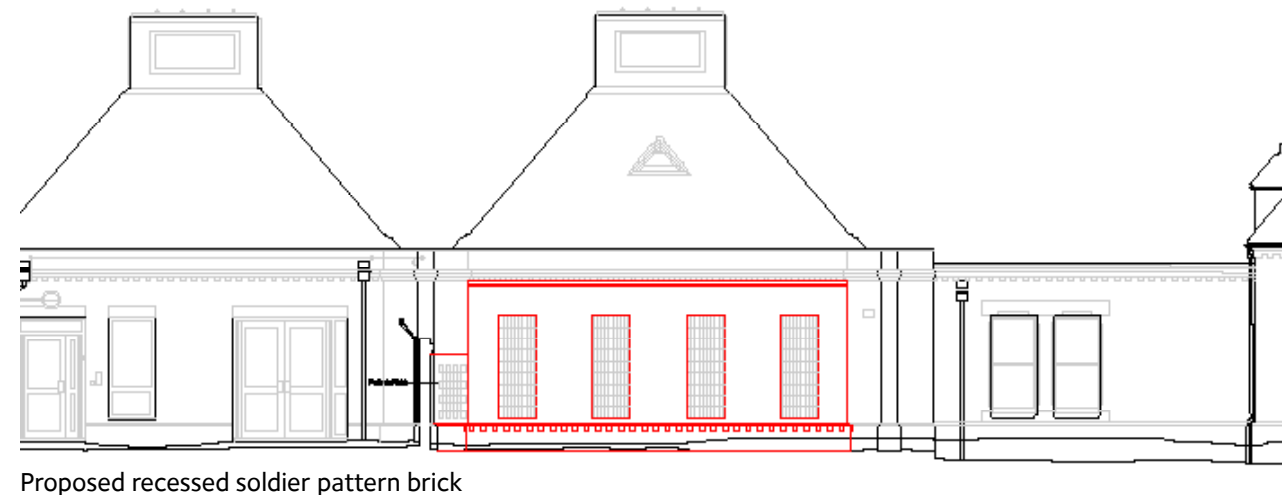
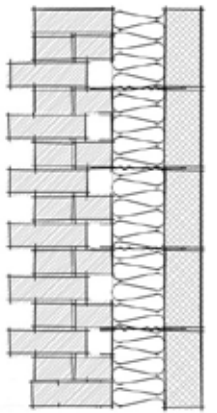
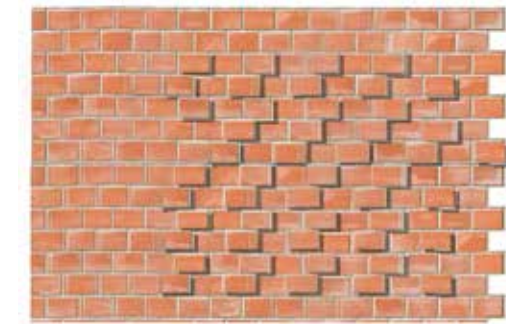
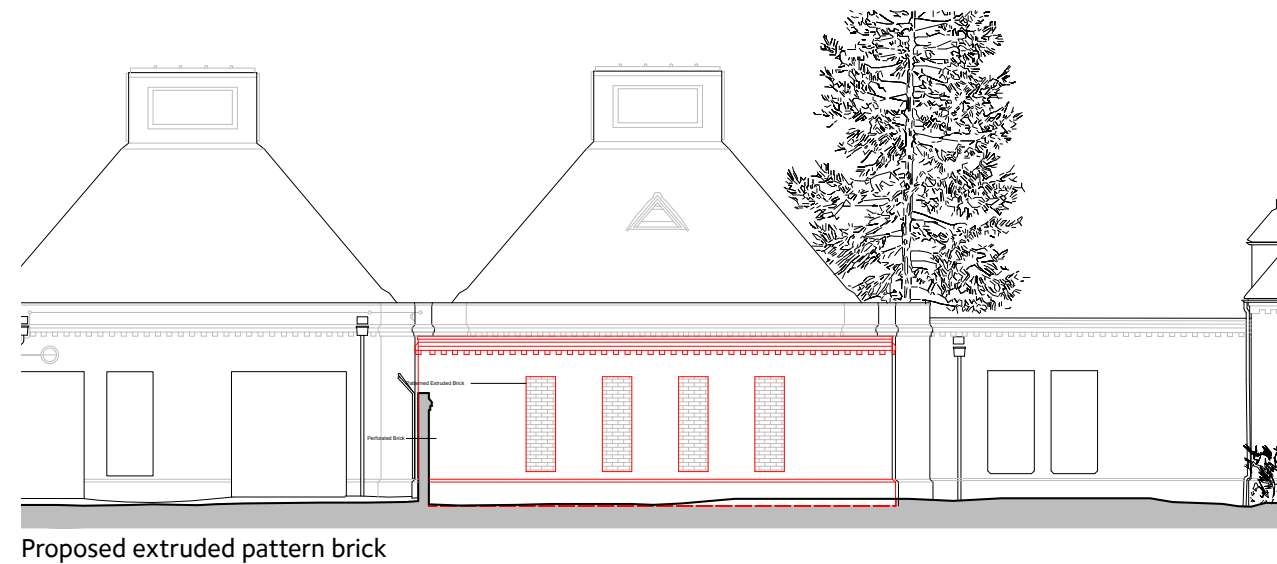
Various brick compositions were evaluated as part of the elevational strategy. The brick detailing on the adjacent brick buildings were analysed to inform the options.

The strategy included:

- + matching the existing red brick on the Balfour Building
- + creating a parapet detail to pick up on the detailing at high level on the Balfour Building
- + to acknowledge the plinth that is visible on all the buildings surrounding the garden space
- + to visually break up the mass of external wall, as no window and doors were required

Various options including the elevations shown adjacent were developed. Projecting headers such as that on the top banding of the Balfour Building was considered, together with a series of recessed brick panels to break up the elevation.

The overarching advice from the planners to keep the building simple, informed the final design, which was presented at the Planning Liaison meeting held on 18th October 2023, and all agreed with that presented.





## 14 - Elevational strategy

The overarching advice from the planners to keep the building simple, informed the final design, which was presented at the Planning Liaison meeting held on 18th October 2023, and no issues were raised with the scheme presented.

The proposed palette of materials have been selected to compliment the Balfour Building, and other buildings surrounding the garden. Brick is an inherently visually warm material, with an human scale that is intrinsic to the vernacular and character of the North Oxford Conservation Area. Brick is also of a high-quality and robust material that stands the test of time.

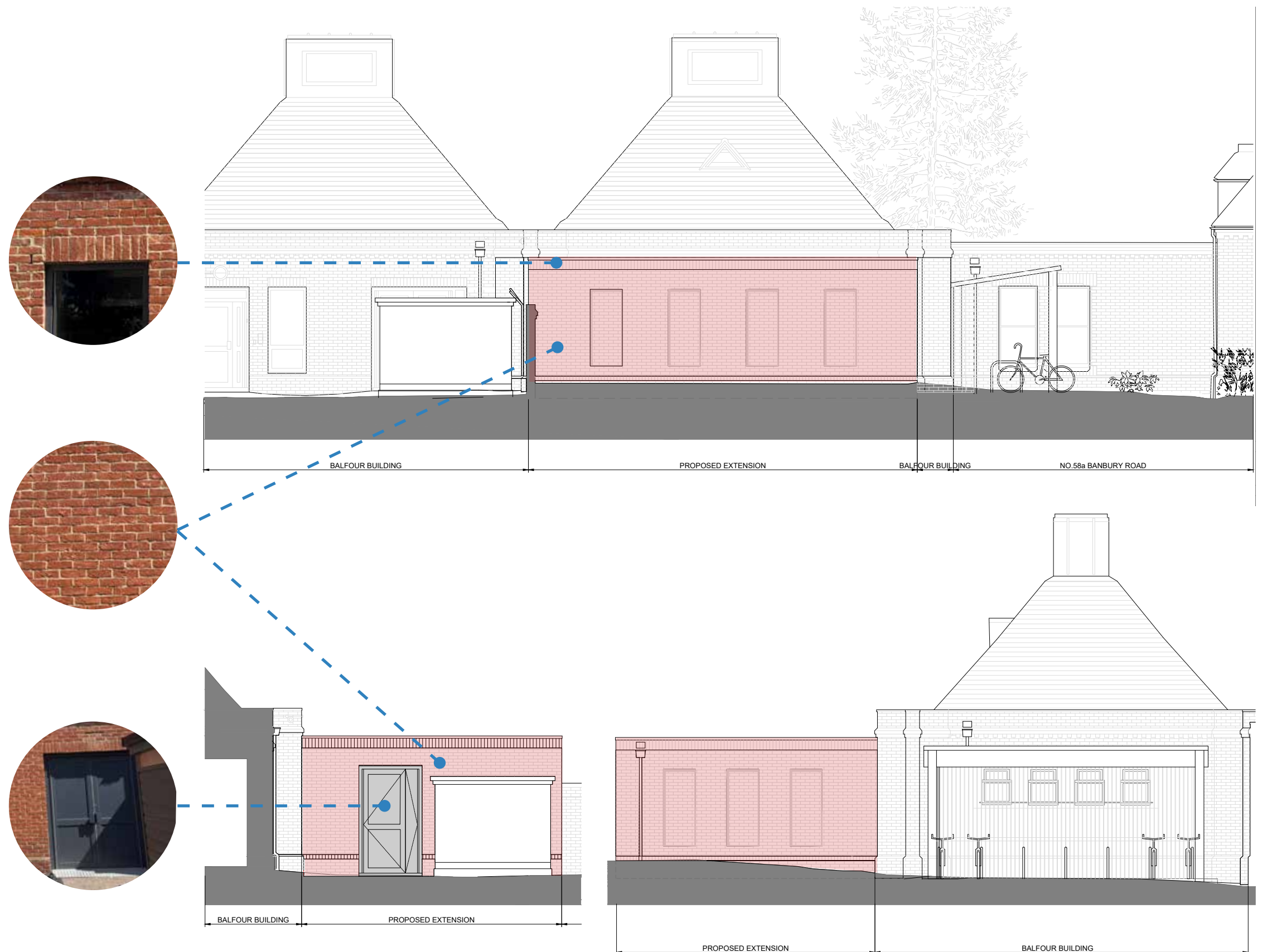
The materials are to be detailed in a way to harmonise with its neighbouring buildings, creating a coherent surrounding. A soldier course is proposed at the parapet level, which provides visual interest at high level and picks up on soldier courses used on neighbouring buildings.

A rowlock course is proposed at plinth level, which is a simple visual acknowledgement of the plinths within the garden.

A series of recessed brick panels, which are informed by the size of the adjacent openings will aid to break up the main of the brickwork and add visual interest into the garden area.

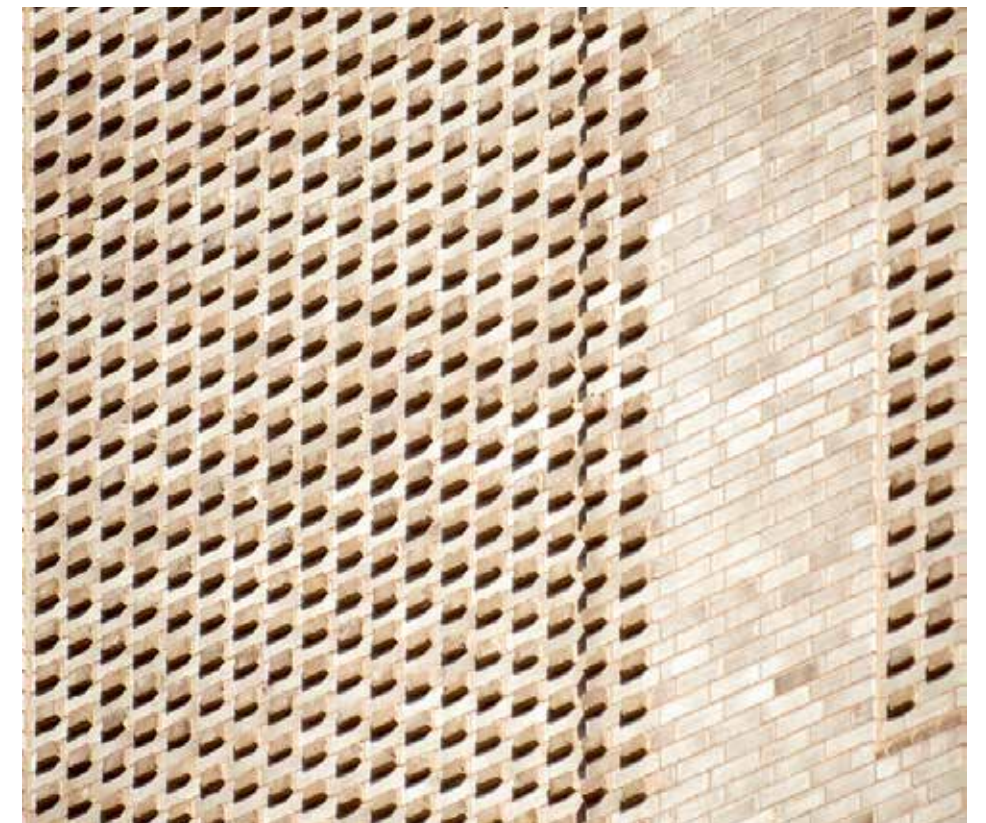
The door is proposed to be solid and dark grey to match the adjacent kitchen access doors, and an PPC aluminium dark grey cap is proposed to the parapet.

Rainwater goods are proposed to be black to match existing.





## 15 - Brick Precedents





## 16 - Layout, Amount, Scale and Access

The proposed extension houses the following:

- + Dry store
- + Cold Store
- + Freezer
- + Changing Room
- + Cleaning Store
- + Chemical Store

By moving the above accommodation out of the existing kitchen space into the extension, the kitchen equipment and cooking space can be extended to meet the growing catering requirements of the College.

Various floor plan permutations were tested, shown adjacent.



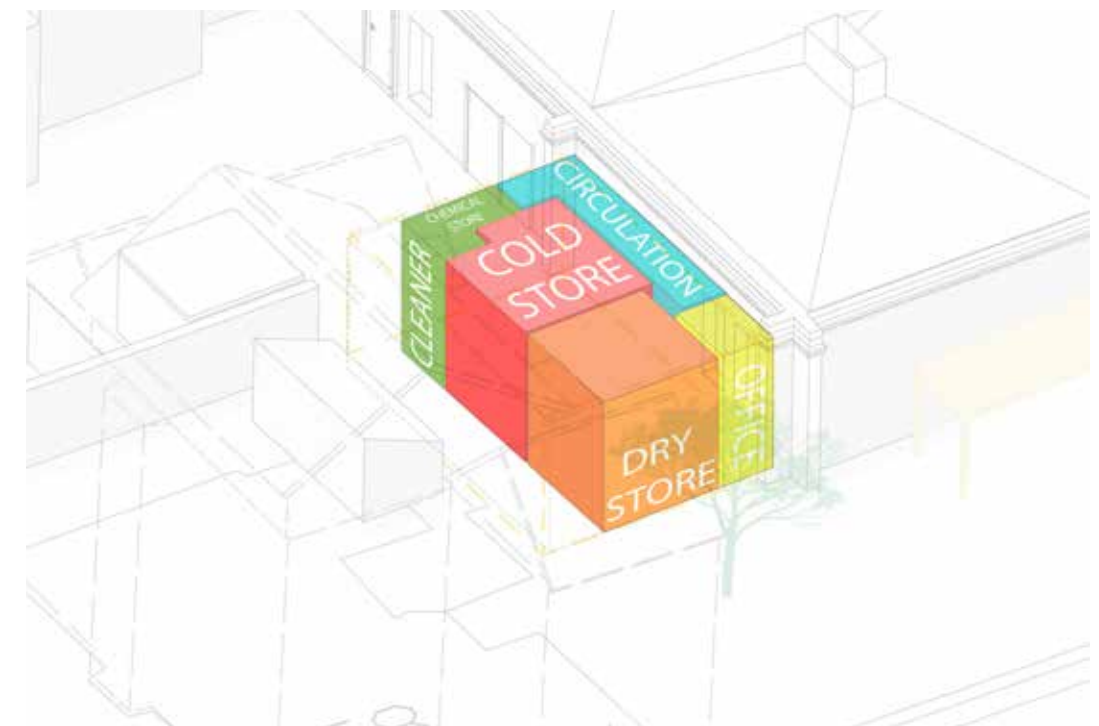
Option 1



Option 2



Option 3



Option 4



## 16 - Layout, Amount, Scale and Access

The proposed floor plan is very simple, with access from the current service yard, and circulation through to the existing kitchen. An existing window in the Balfour Building, will be removed and extended to provide a new access route into the kitchen space.

The 6.8 x 9.2m approx. extension is a single storey building, with a GEA of 63sqm.

The proposed extension height sits beneath the decorative brick banding of the Balfour Building, the height from FFL to the top of the parapet is 3.1m.

The proposed extension is to be constructed using loadbearing masonry set on a suspended beam and block ground floor with strip foundations. The roof is to be timber frame. Energy efficiency is an important part of the brief, and the elevational fabric will be detailed to provide a highly efficient and air tight skin.

### Access

Kellogg College seeks to fundamentally provide an accessible and inclusive campus for all staff and students, and this development will be a continuation of this aim. The designs follow guidance laid out in Building Regulations approved documents Part M and BS8300.

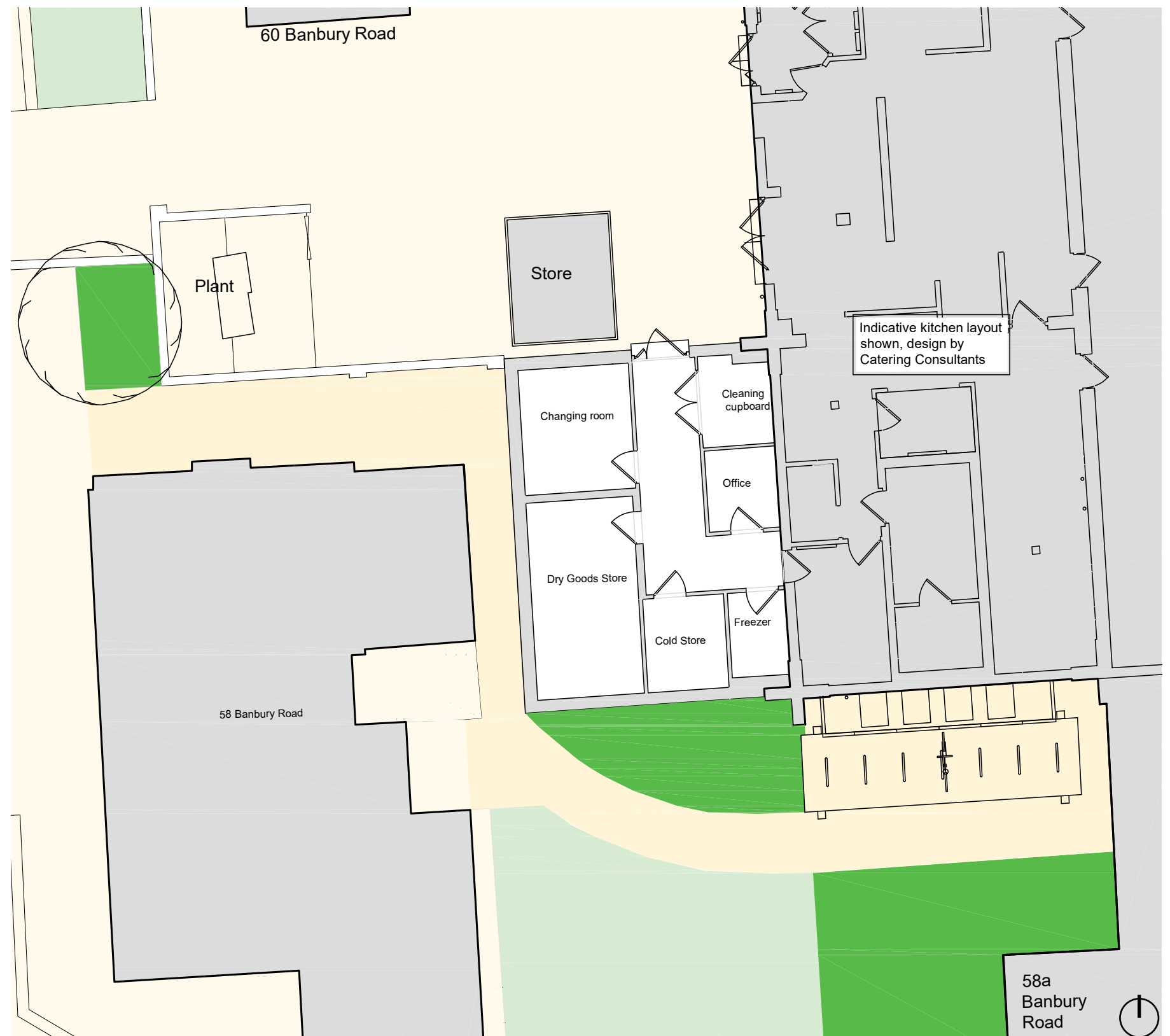
Level access is currently achieved throughout the site, from the service yard to the kitchen and this will be maintained with the proposals.

Level access is also currently available to the rear garden to No.58, however currently to access the cycle shelter there is no hardscaped path, which this development will address.

All external paths will be suitably lit to ensure safety but also to enable safe access throughout the site.

The proposed development will include level thresholds.

During construction, safe and appropriate access will be maintained for staff to the kitchen.





## 17 - Landscaping Strategy

Kellogg College has a mixture of soft informal soft landscaping intermixed with areas of more formal planting. The landscaping strategy seeks to extend the existing approach within the College to the garden behind No.58 Banbury Road. A small area of lawn is proposed to enable staff / students to sit outside, planted areas will be an extension of the existing landscaping within the College grounds, as seen in the adjacent below image of The Hub.

Two new trees are proposed, the first is in a prominent location along Banbury Road, where a Scots Pine has really been taken down due to it's poor condition. A replacement Scots Pine is proposed for this location. The Scots Pine is one of only three Conifers native to Britain, it is a 2-needle pine, with short blue-green needles and orange-coloured bark on the top half of the tree. This will grow to provide a feature along Banbury Road.

A Holly tree is proposed to replace the existing Holly tree adjacent to No.58, which is in poor condition. The timber cycle shelter, similar to the adjacent precedent image, will provide a softness within the garden. The vertical timber cladding visually screens the AHU units but allows for the free required for the units.



Scots Pine



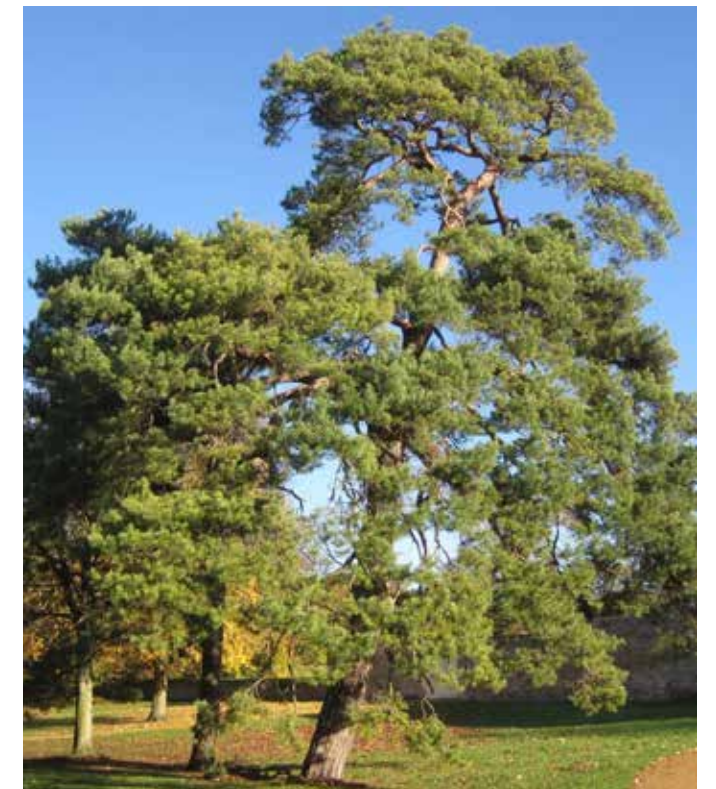
Precedent timber cycle shelter, vertical timber cladding to AHU units



Soft landscaping at The Hub, Kellogg College



Gravel path



Holly tree



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