

CONTENTS

1.0 INTRODUCTION

- 1.1 EF Academy at Cotuit Hall, Oxford
- 1.2 Tony Fretton Architects

2.0 EXISTING BUILDING

- 2.1 Site Location
- 2.2 Existing layout and use
- 2.3 Site Photographs

3.0 CONSERVATION AREA & HISTORICAL ANALYSIS

- 3.1 Headington Hill Conservation Area
- 3.2 Existing Land Uses
- 3.3 Character Analysis
- 3.4 Site evolution
- 3.5 Architectural Context

4.0 SITE ANALYSIS & PROXIMITIES TO NEIGHBOURS

- 4.1 Immediate Surroundings
- 4.2 Neighbouring Buildings

5.0 ANALYSIS OF PREVIOUSLY WITHDRAWN SCHEME

- 5.1 Key characteristics
- 5.2 Withdrawn scheme layout
- 5.3 Previously withdrawn scheme in context
- 5.4 The existing buildings on site for comparison

6.0 PROPOSALS – OVERVIEW

- 6.1 The New Approach
- 6.2 Key Aspects
- 6.3 Accessibility
- 6.4 Landscape Strategy
- 6.5 Site Plans
- 6.6 Axonometric Views and Elevations

7.0 PROPOSALS – PLANS

- 7.1 Introduction
- 7.2 Second Floor
- 7.3 First Floor
- 7.4 Ground Floor
- 7.5 Lower Ground Floor – 1
- 7.6 Lower Ground Floor – 2
- 7.7 Lower Ground Floor – 3
- 7.8 Lower Ground Floor – 4

8.0 PROPOSALS FOR EXISTING BUILDINGS

- 8.1 Restoring Cotuit Hall
- 8.2 Entrance Sequence
- 8.3 Cotuit Hall South Elevation
- 8.4 Drawings – Cotuit Hall As Existing
- 8.5 Drawings – Cotuit Hall Demolitions
- 8.6 Drawings – Cotuit Hall As Propsoed
- 8.7 Brewer & Marcus Lower Buildings
- 8.8 Brewer Building Entrance Level (LG–2)
- 8.9 Marcus Lower Building Entrance Level (LG–3)

9.0 PROPOSAL FOR NEW BUILDINGS

- 9.1 Material & Finishes
- 9.2 New Teaching Block
- 9.3 New Refectory Block
- 9.4 New Accommodation Block
- 9.5 Natural Ventilation
- 9.6 Noise Reduction
- 9.7 Daylight and Solar Shading
- 9.8 Photophotaic
- 9.9 Foul & Surface Water Drainage

10.0 ACCESSIBILITY STRATEGY

- 10.1 Overview
- 10.2 Statutory & Regulation Background
- 10.3 Car & Bicycle Parking
- 10.4 Cycling in Oxford
- 10.5 Public Transport
- 10.6 Bus Routes
- 10.7 Pedestrian Traffic on Pullens Lane
- 10.8 Building Access & Security
- 10.9 Vertical Circulation

11.0 SERVICING STRATEGY

- 11.1 Sanitary Facilities
- 11.2 Deliveries
- 11.3 Refuse storage & collection

12.0 PUBLIC CONSULTATION

- 12.1 Public Exhibition

APPENDIX

- I. List of Supporting Documents
- II. Design Review Panel Feedback