



# Gradel Quadrangles Project Update

## Project Description

The New College Gradel Quadrangles Project includes the construction of a new 4-storey quadrangle of student accommodation with a 2-storey basement containing a hall and gallery space with independent study areas located at ground floor level. A section of the new 4-storey building will accommodate classrooms, an assembly hall and a dining hall for New College School. Additional buildings forming the Gradel Quadrangles include a new student residential villa and tower, as well as a new Porter's Lodge. The project also includes the fit out of the Savile House extension as new student accommodation, along with hard and soft landscaping to complete the scheme.

## PROJECT UPDATES

- New College School – demolition of 1950's block and internal alterations to School building
- Archaeological investigations to the footprint of the former 1950's block
- Demolition of Warham House completed
- Alterations to No1. Savile House ongoing



## Archaeological Investigations

Museum of London Archaeology (MOLA) has been commissioned by New College to undertake archaeological investigations in association with the redevelopment of the College. This follows on from a series of trial investigations that were carried out by MOLA and Oxford Archaeology between 2014 and 2018 which have shown that archaeological remains survive on site.

The most significant surviving monument is a bank that formed part of the defences raised around Oxford by the Royalist forces during the Civil War in 1642. However, investigations by Oxford Archaeology suggest that this bank incorporated an earlier bank (AD 880 - 1045) which was possibly formed as a lynchet that developed during medieval ploughing of the site. A number of prehistoric flint tools and post-medieval features have also been found during the trial investigations (2014-2018).

The present investigations will start with two trial trenches being excavated across the line of the bank, on the

site of the footprint of the 1959 extension which has been demolished to allow for the new Quadrangle building. The work recently started at the north end beyond the temporary hoarding. These trenches are intended to give more information about the formation of the bank, and will give an insight into how much has survived below the foundations of the now demolished building. Excavation will then continue across the entire footprint of the new building to the north of the hoarding, which will clear the site of archaeological remains before construction of the new basement begins.

Investigation works will be extended to the south of the hoarding to the southern end of the new building once this area becomes available; this should help to give a better understanding of what the site was used for.





## UPCOMING SITE ACTIVITIES

- Archaeological investigations
- Savile House Extension – partial demolition
- Construction of permanent site access from Mansfield Road
- Partial construction of sub-station and drainage connections
- On-going site investigations and surveys



## Progress to Date

### Ready to commence new build Gradel Quadrangles Summer 2020

The Enabling Works are progressing on site at New College to allow for the construction of the new build Gradel Quadrangles in the Summer of 2020. The timing of the construction has been carefully coordinated to minimise disruption to the neighbouring properties.

The demolition of New College School's 1950s block required consideration from the perspective of both New College School and Mansfield College, with works commencing during the School holiday period and timed to avoid Mansfield College examinations; scaffold protection was provided to the boundary with Mansfield College and banksmen monitored the works from Mansfield College during the demolitions phase.

The building's slab was lifted under an archaeological watching brief with trenches now being excavated to further inform our knowledge of the history of the site from the period of the Civil War and before.

The demolition of the 1959 school building was completed and a

hoarding erected to separate the site from the School all ahead of the commencement of the new academic term, thus minimising the available space for the School's playground.

Tree protection has been installed, and Warham House has been demolished allowing for the construction of the temporary haul road (within the site boundary). The demolition of Warham House allows for the construction of the permanent site access from Mansfield Road and onwards into the site for the construction of the new buildings.

Internal alterations to No 1 Savile Road are on-going, with the rear single-storey extension demolition completed to slab level.

The scheme has been registered with 'Considerate Constructors' and we are pleased to report that there have been 'No Accidents' on site to date.



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Ridge & Partners LLP (Ridge) has been appointed by New College to oversee these works and will be in contact with all our neighbours as the works progress.

Throughout the works we'll continue to share bi-monthly updates with you all and would welcome any feedback or any questions you may have.

Should you have any queries regarding the works or if you have neighbours or colleagues who wish to receive this newsletter please contact Ridge Project Manager Adam Evershed: 01993 815156 / 078244357387