This newsletter will be issued periodically to update our neighbours on the progress on the building of the Gradel Quadrangles.

**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.
The Design Story

The design of the Gradel Quadrangles began with an international competition held in 2015. David Kohn Architects’ winning scheme responded to the college’s brief to be both contemporary and within the tradition of the quad by proposing Oxford’s first curved quad. Through an extensive consultation process involving Oxford City Council, neighbours, and both local and national amenity groups, planning permission was granted in 2018. Historic England heralded the scheme as a “remarkable set of buildings that enhance the architectural riches of Oxford... carefully conceived to minimise adverse impacts on heritage assets.”

The site is in a central Oxford conservation area a short walk from the historic college campus. Great Quad, the heart of New College, was the first purpose-designed quad built in a single phase in 1403. This was followed in 1685 by Garden Quad, an early three-sided courtyard that opened onto gardens and views of the city wall.

Progress to Date
Ready to commence new
New College, Gradel Quadrangles Project Update

**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 co-ordinated to minimise disruption to the neighbouring properties.

Demolition and enabling works have been progressing well in the period. The New College School 1950’s block was demolished during the school summer break to minimise disruption and allow for the commencement of the Archaeological investigations. Warham House was demolished allowing for the construction of the Haul Road from the site entrance on Mansfield Road. Savile House Extension has been partially demolished with the retained bays currently weatherproofed in anticipation of the rebuilding of the gable end. The internal alteration works to No 1 Savile Road have been completed and the demolition of the rear single storey extension has been completed.

Building ground floor slabs and foundations have been excavated where possible under the archaeological watching brief (where called for) with remaining elements awaiting further consideration and agreement with the city Archaeologist.

Archaeological investigations are continuing on site with trenches having been excavated by the Museum of London Archaeology (MOLA) in order to further understand the history of the site including the Civil War Ramparts which abut Mansfield College. Optical stimulated luminescence (OSL) dating samples have been taken from the trenches by the Luminescence Dating Laboratory of Oxford University, with results expected in the coming period.

The enabling works on site continue with the connection of the drainage into both Mansfield Road & Savile Road and the permanent pavement crossover works forming the site entrance onto Mansfield Road. New College have appointed Sir Robert McAlpine as the Main Contractor for the Project. Sir Robert McAlpine will work with the New College project team between now and spring 2020 in readiness for starting works on site in the summer of 2020.
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:
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