



## Welcome!

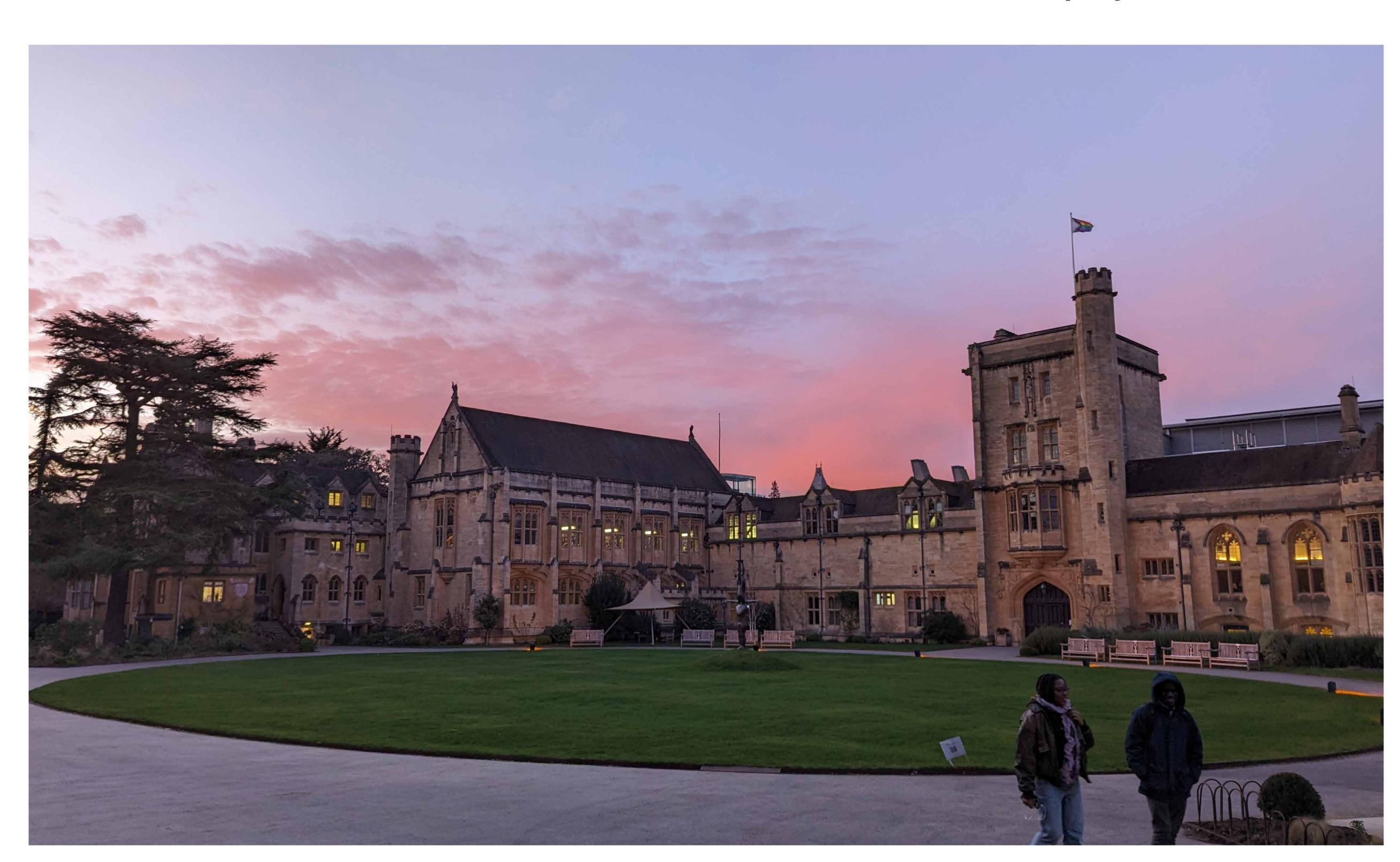
# Welcome to our first public event on our Estate Transformation Project.

This project represents a generational change, as we shift from simply maintaining our heritage to transforming it in a way that ensures Mansfield continues to thrive in a modern context.

We have on display a range of banners on different topics.

Members of the project team are available today to speak to you about the project, answer any questions you may have, and listen to your views.

Feedback forms are available for you to complete today or take away and return to us by freepost. If you prefer, you can complete a feedback form online by visiting www.mansfield.ox.ac.uk/estatetransformationproject/



## The next chapter

We are sharing our story so far and invite your input to shape our next chapter. Your feedback and ideas will guide the design process. Later this year, we will share detailed plans ahead of submitting a planning application.

















## About Mansfield

## Mansfield is one of the 39 colleges within the University of Oxford.

An egalitarian academic community committed to sustaining and promoting intellectual and social openness, offering opportunities for individuals from all walks of life to study, thrive and experience lifechanging opportunities.

We are recognised across the University of Oxford, the university sector and nationally as an outstanding leader in widening participation in world-class education,

by identifying and nurturing talent from the widest range of socio-economic backgrounds.

Mansfield became a full college of the University of Oxford in 1995; five years later, we launched a major initiative to welcome state school applicants, and by 2020 our offers to state school students had risen from 65% to over 90%.



## Mansfield student demographics

Proportion of total UK students admitted	Mansfield 2021-2023	University overall 2021–2023
From state schools	93.7%	67.6%
From Acorn 4 and 5 (most socio-economic disadvantaged areas)	27.8%	15.8%
Areas of low progression to higher education	26.1%	15.7%















# Background to the Estate Transformation Project

Mansfield is a beautiful and inspiring place to study, work and visit, but we must look ahead and acknowledge that we have long since outgrown our current space. Our financial position means we must plan for a future which will ensure Mansfield can continue to lead the way on widening participation at Oxford.

By holistically addressing the evolving needs of our community, we are preparing the College for the next generation, while preserving its identity.



### This Estate Transformation Project will:



Provide more on-site student accommodation.



Offer new, inclusive and accessible community and academic spaces for our students and staff.



Enhance our historic surroundings.



Achieve our goal of being net zero carbon by 2050.



Secure the financial future of Mansfield College.

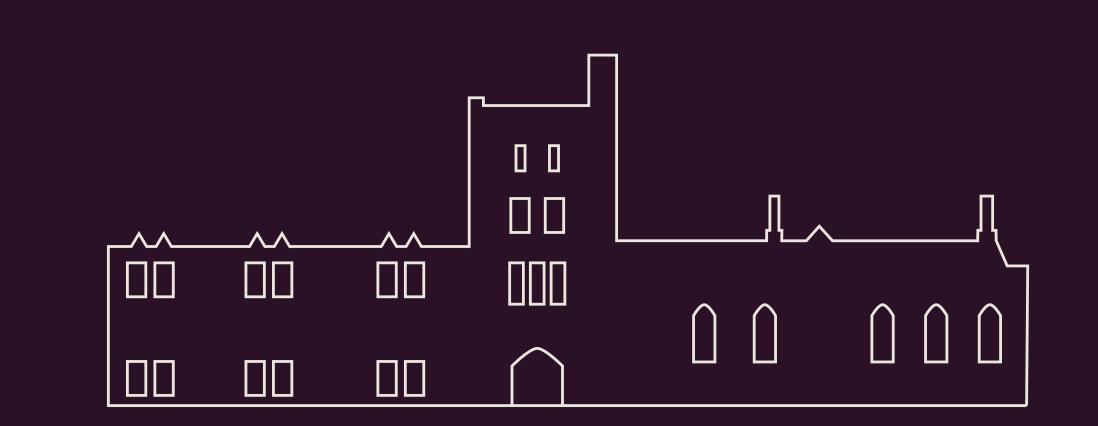












# Introducing the project team

We have asked a top project team to develop a vision for the transformation of our College estate.



# stories\_

#### Stories

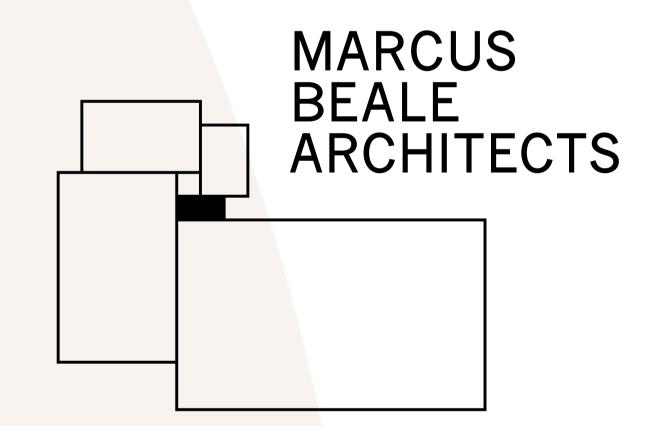
Stories is a socially responsible property development company committed to purposeful, long-term outcomes. On board as Development Manager, Stories brings a broad skillset including:

- Strategic visioning and estate planning
- Design and Planning co-ordination
- Economic analysis and business planning
- Extensive stakeholder engagement
- Experience with heritage and educational buildings including student accommodation, staff spaces and ancillary amenities

# FEILDEN FOWLES

#### Feilden Fowles

Feilden Fowles is an award-winning architectural practice founded in 2009, specialising in the design and delivery of landscape-led and culturally resonant projects. Committed to a low-tech approach, the practice delivers socially and environmentally sustainable buildings across a variety of sectors. Built works include; the new dining hall at Homerton College, University of Cambridge and the Urban Nature Project at the Natural History Museum.



#### Marcus Beale

Marcus Beale Architects [conservation architects] bring experience of managing major change to sensitive historic settings in Oxford. MBA has advised several Oxford colleges on major developments in sensitive historic settings including New College and Rhodes House.



#### Skelly & Couch

Skelly & Couch is a firm of multi-award-winning building environment and services engineers with extensive experience of estate decarbonisation in heritage settings, through both new build and refurbishment projects. Recent completed projects in Oxford include Rhodes House, New College's Gradel Quad, the Dorothy Wadham Building for Wadham College and the Anniversary Building and Pavilion at St Hilda's College.

Tom Stuart-Smith Studio

#### Tom Stuart-Smith Studio

Tom Stuart-Smith Studio is an internationally renowned landscape design practice. The studio has designed public parks, private gardens, and several Chelsea Flower Show gardens, earning nine gold medals and three 'Best in Show' awards. Through our landscapes, we aim to create rich, multi-layered spaces, with planting schemes inspired by natural plant communities. Our focus is on enhancing the ecological diversity and richness of every landscape we work with.



0800 689 5209



www.mansfield.ox.ac.uk/estatetransformationproject



Freepost CONSULTATION REPLY (no stamp required)







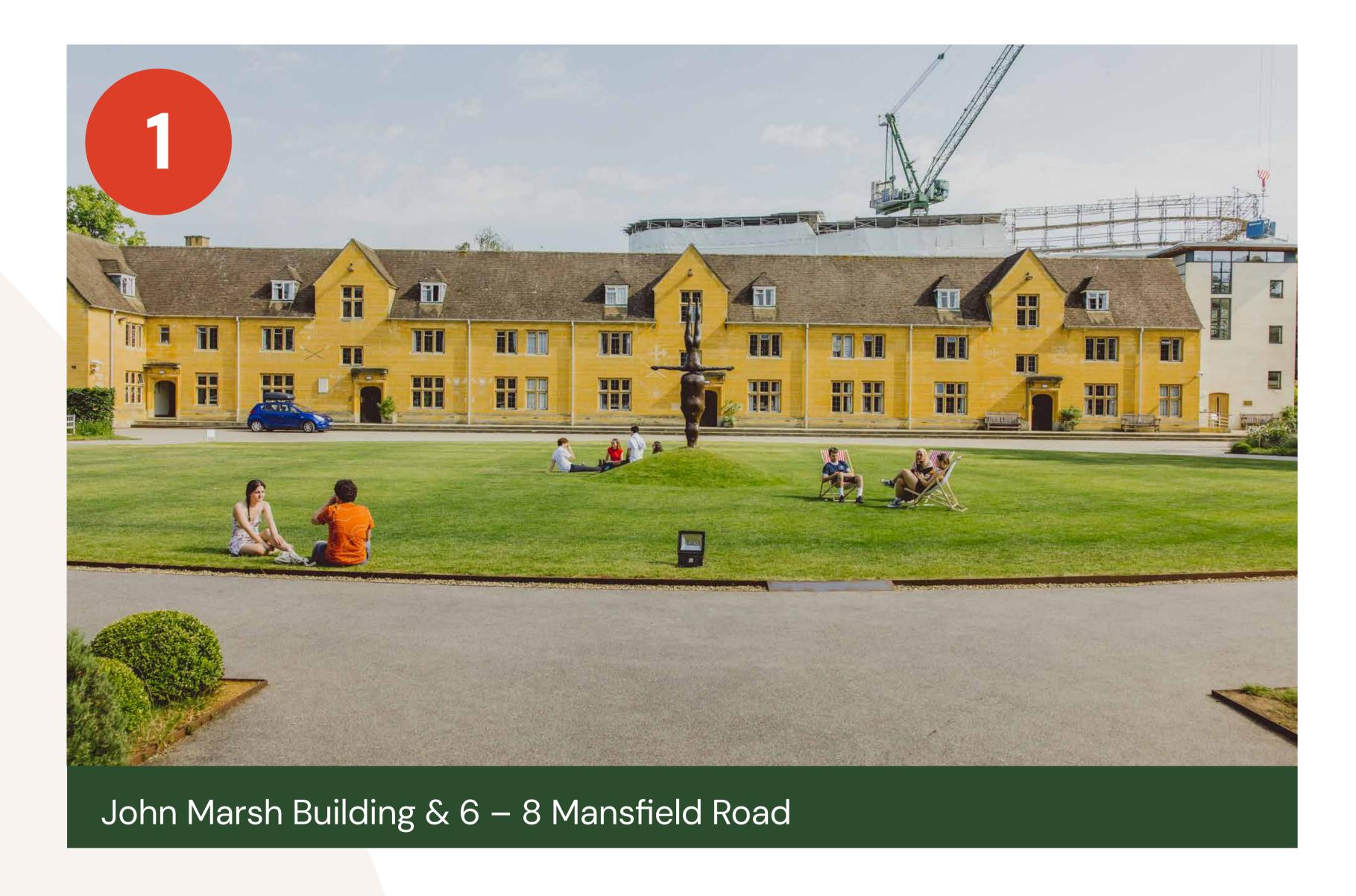
## Mansfield: Past & Present

Mansfield College sits on the west side of Mansfield Road, about 300 metres north of Medieval Oxford.

The south and west boundaries follow a Civil War entrenchment from 1642, still visible along the western edge on Love Lane, bordering Wadham College's garden and Rhodes House.

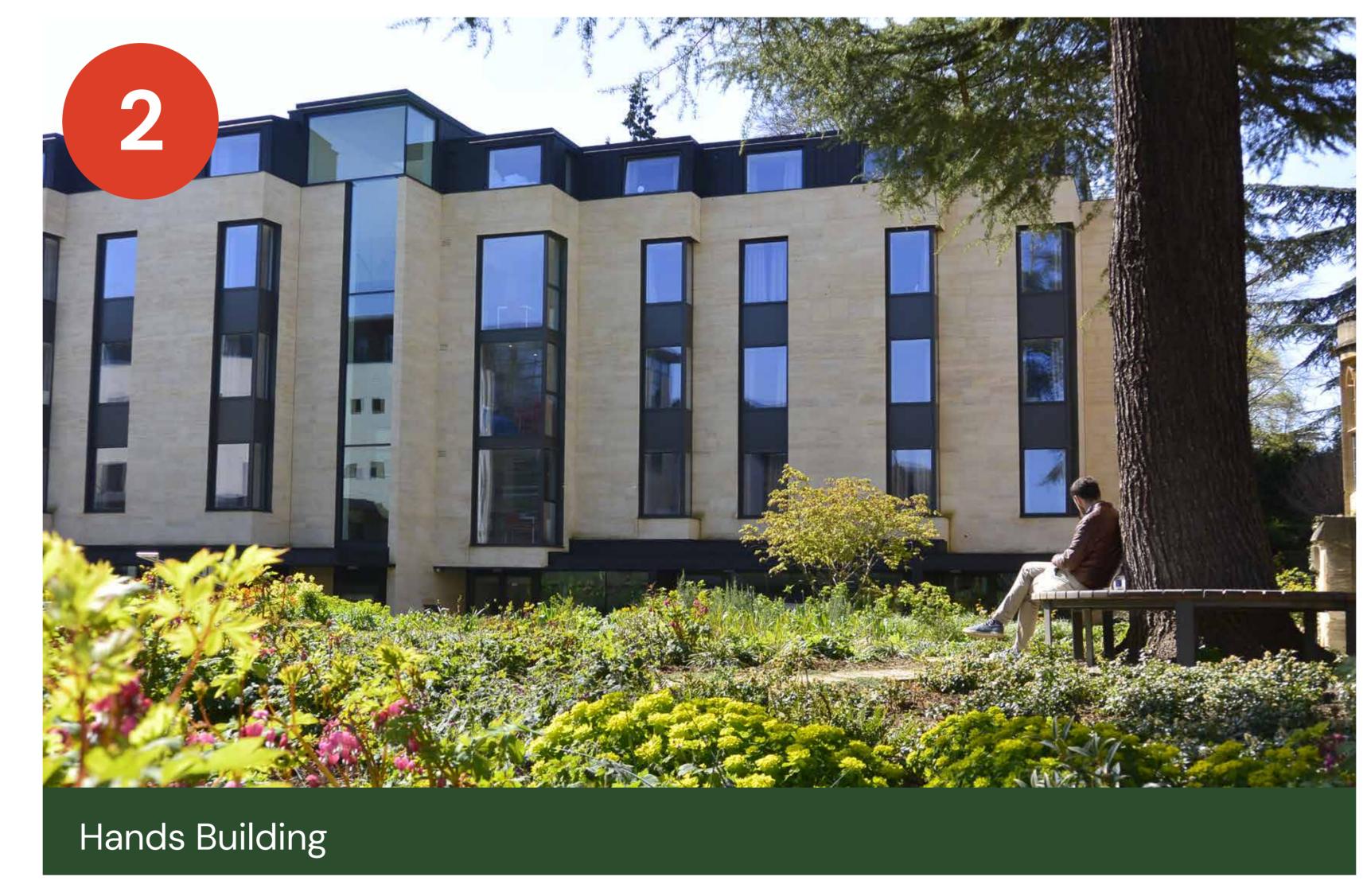
## The South Range

The southern side of the site has seen denser but architecturally inconsistent development, including:



#### John Marsh Building & 6-8 Mansfield Road

Constructed in the 1960s, this L-shaped building facing the Main Quad and Mansfield Road has 43 student bedrooms and no student kitchens. It is space-inefficient and environmentally poor.



#### **Hands Building**

The newest and best-performing building, housing the Bonavero Institute of Human Rights, with 73 student rooms and a Fellow's Flat.



#### Staircase E

A three-storey, low-quality building with 37 en-suite rooms and three student kitchens.



#### The Garden Building

A four-storey, low-quality structure providing 24 en-suite rooms, two seminar rooms, and two meeting rooms.

## The North Range



The North Range refers to the original Mansfield College buildings designed by Basil Champneys and completed in 1889. These structures are Grade II\* listed.



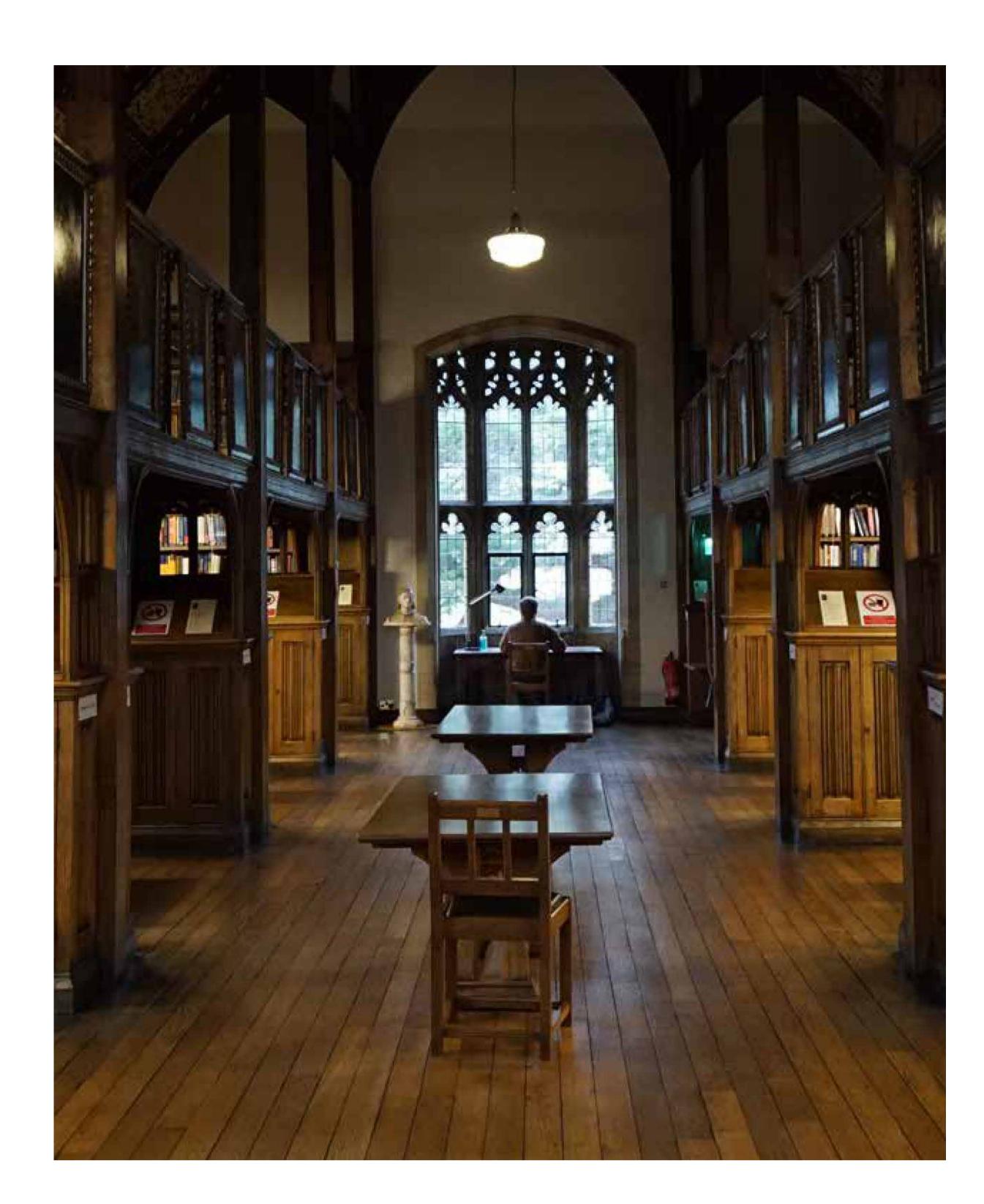






# Addressing the challenges

As an historically underendowed college, it is vital that we take important steps to enhance all income streams and improve our operating model to ensure that our unique and distinctive offering within Oxford can continue.







This project represents a once in a lifetime opportunity to take a holistic look at the challenges of our physical estate, which include:

A need for higher quality student accommodation, with improved accessibility, digital connectivity and more shared communal spaces and kitchen facilities.

High operational costs, with both our historic and residential buildings consuming relatively high amounts of energy.

A need for additional teaching, academic and staff welfare space to continue to offer world-class teaching.

Restrictions on meeting, tutorial, and staff wellbeing spaces, as well as commercial spaces for external conferences and events.

Inaccessible spaces like our beautiful library that should be enjoyed by all.

Numerous operational challenges from inefficient catering facilities, a lack of storage across the College and outdated heating, electrical and plant equipment.

We want to remove reliance on providing students with accommodation we rent from the open market at a loss.

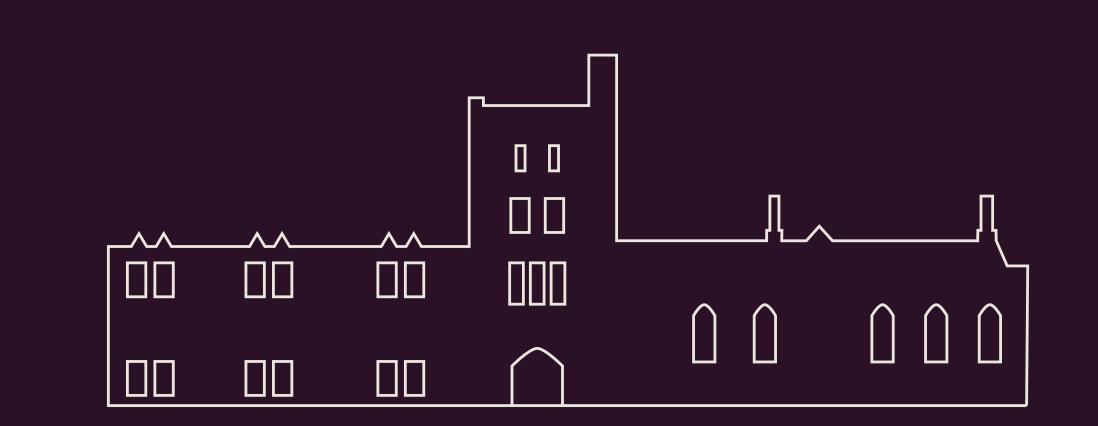












# Developing the brief

Given the limited space available and the listed status of the North Range, our focus in meeting the brief will primarily be on the South Range, specifically John Marsh, 6-8 Mansfield Road, the Garden Building, and Staircase E.



- The South Range
- The North Range
- The North Wedge
- Landscape
- Improvements to existing heritage setting and public realm
- Potential for extension/redevelopment of existing buildings
- Upgrades to existing buildings

Potential for sensitive new built addition

The plan above illustrates our comprehensive approach to the estate, outlining how we are exploring options for redeveloping current buildings and enhancing our heritage spaces to achieve our ambitions.

## The next chapter

We have carefully evaluated the South Range buildings with technical experts, exploring options for retention, refurbishment, adaptation, or extension before considering replacement. The next banner outlines our approach and conclusions, and project team members are here today to discuss and answer any questions.



0800 689 5209



www.mansfield.ox.ac.uk/estatetransformationproject







# Retain, refurbish, adapt, extend or replace

We have explored all possible options to meet our objectives before contemplating the replacement of any buildings.

The following criteria were used to assess the advantages and disadvantages of retention, refurbishment, adaptation, extension or replacement:

#### Heritage setting:

The impact on the historical and architectural value of the site, including any potential opportunity to enhance it.

#### North Range improvements:

Consideration of how any changes might improve or detract from the North Range.

### Ramparts legibility:

The visibility of the Civil War ramparts, and whether proposed changes might enhance them.

#### Meeting 'the need':

How effectively the approach will meet future needs.

#### Energy usage:

The energy efficiency of the existing buildings compared to any proposed changes or new builds.

#### **Embodied carbon:**

The environmental impact of the materials and construction methods, considering the carbon footprint of retaining or replacing buildings.

#### **User comfort:**

How the comfort of the space will be affected by changes, including temperature, acoustics, lighting, and ventilation.

#### Student experience:

The effect on the overall experience of students, including factors like functionality and accessibility.

#### Accessibility:

The degree to which the space is accessible for all users.

#### Operational function:

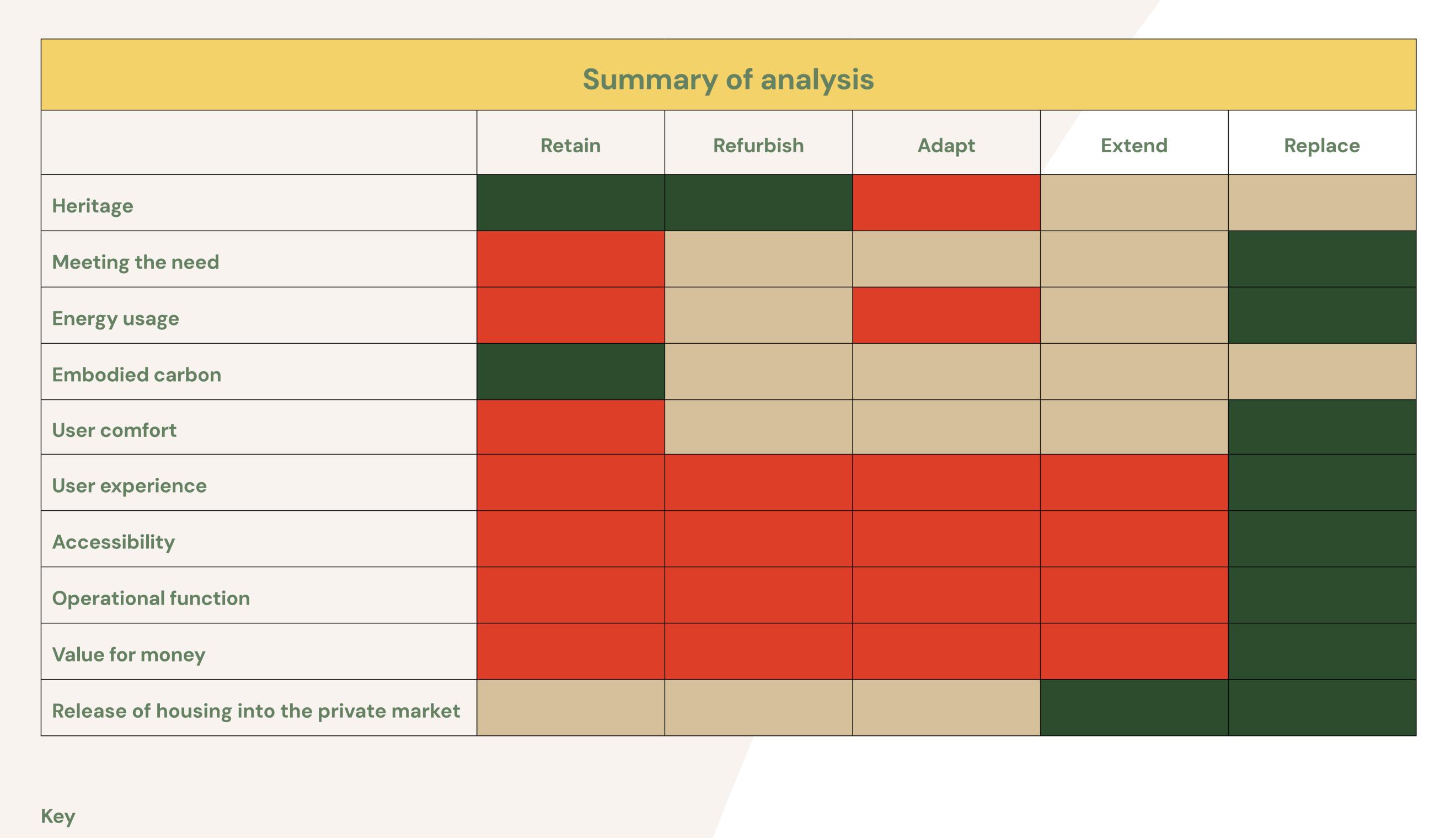
How the space will function for day-to-day activities.

#### Value for money:

The cost-effectiveness of any proposed changes.

Release of housing into the private market: Consideration of how any changes might affect the availability of housing in central Oxford.

The analysis, which is summarised in the table below, demonstrates that replacement, done once and done well, will support the College long into the future by creating buildings that perform significantly better environmentally, functionally, and in terms of accessibility.



Worse than existing condition

## The next chapter

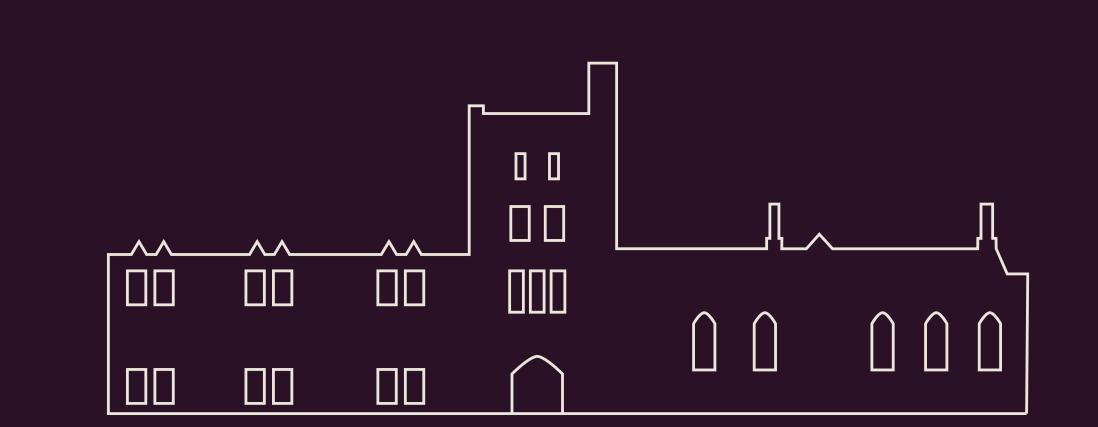
The next four banners explain how replacing the South Range will help us achieve our ambitions and support the College for years to come.

0800 689 5209



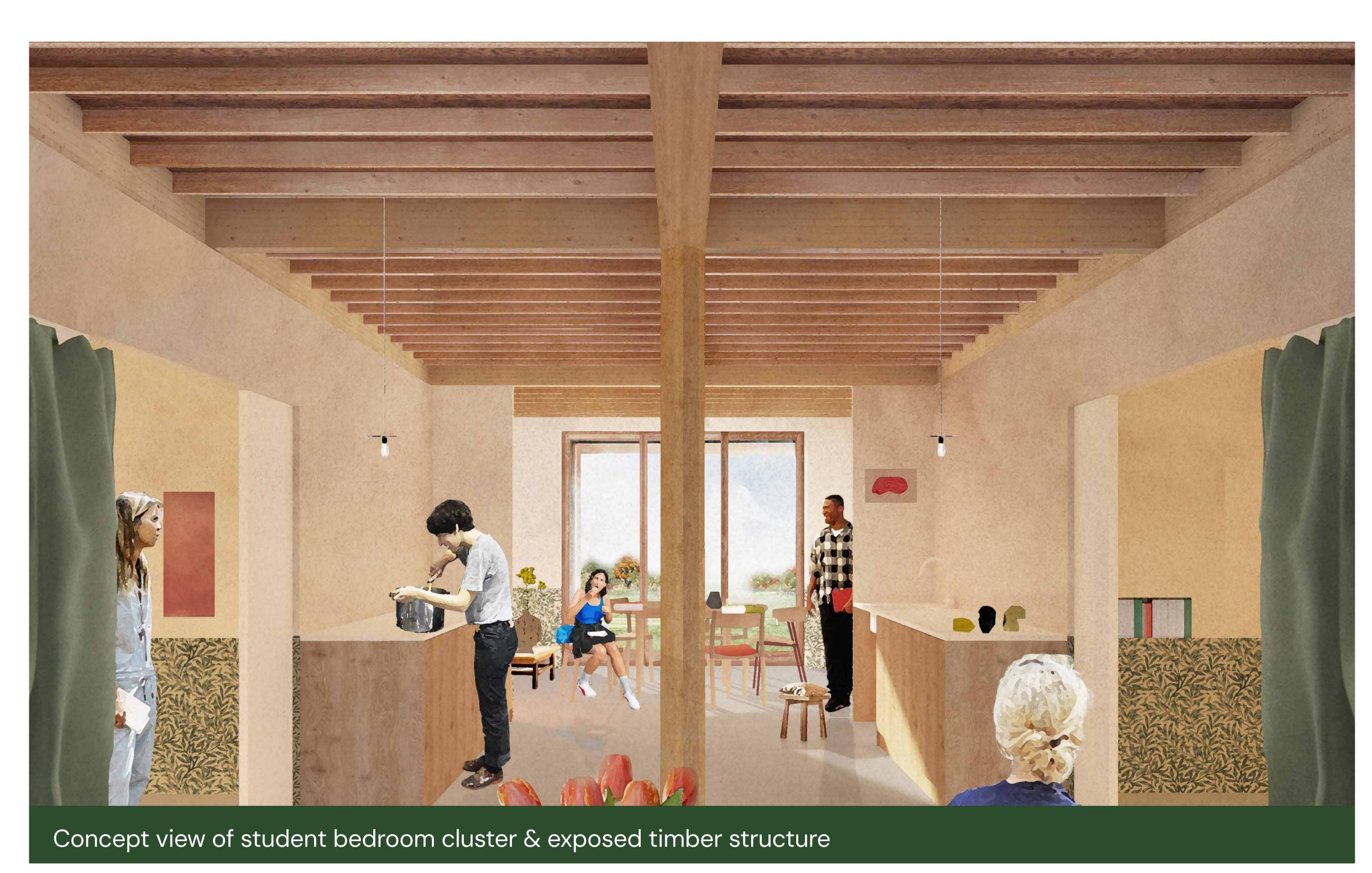
Improvement of existing condition Neutral / No significant change





# Providing more students with a place to call home

Our students affectionately call Mansfield their home away from home. By investing in our estate, we aim to provide higher quality, College-owned accommodation for the full undergraduate and visiting student body.



## This strategic move will:

Free up housing in the city and reduce pressure on Oxford's housing market.

Support students, many of whom come from lower-income backgrounds, by providing centrally located, affordable, and high-quality accommodation.

Make essential improvements to the College's financial operating model by cutting down on costly external rentals and operating costs.

Enrich student and academic life by making it easier to participate in academic, social, and extracurricular activities, ultimately enhancing the overall Mansfield experience for everyone.

## The next chapter

We are in the early stages of planning to deliver 250 rooms on our main site, including around 100 replacement rooms and up to 100 new ones. This will enable the College to accommodate all undergraduates and visiting students in College-owned accommodation.



0800 689 5209



www.mansfield.ox.ac.uk/estatetransformationproject







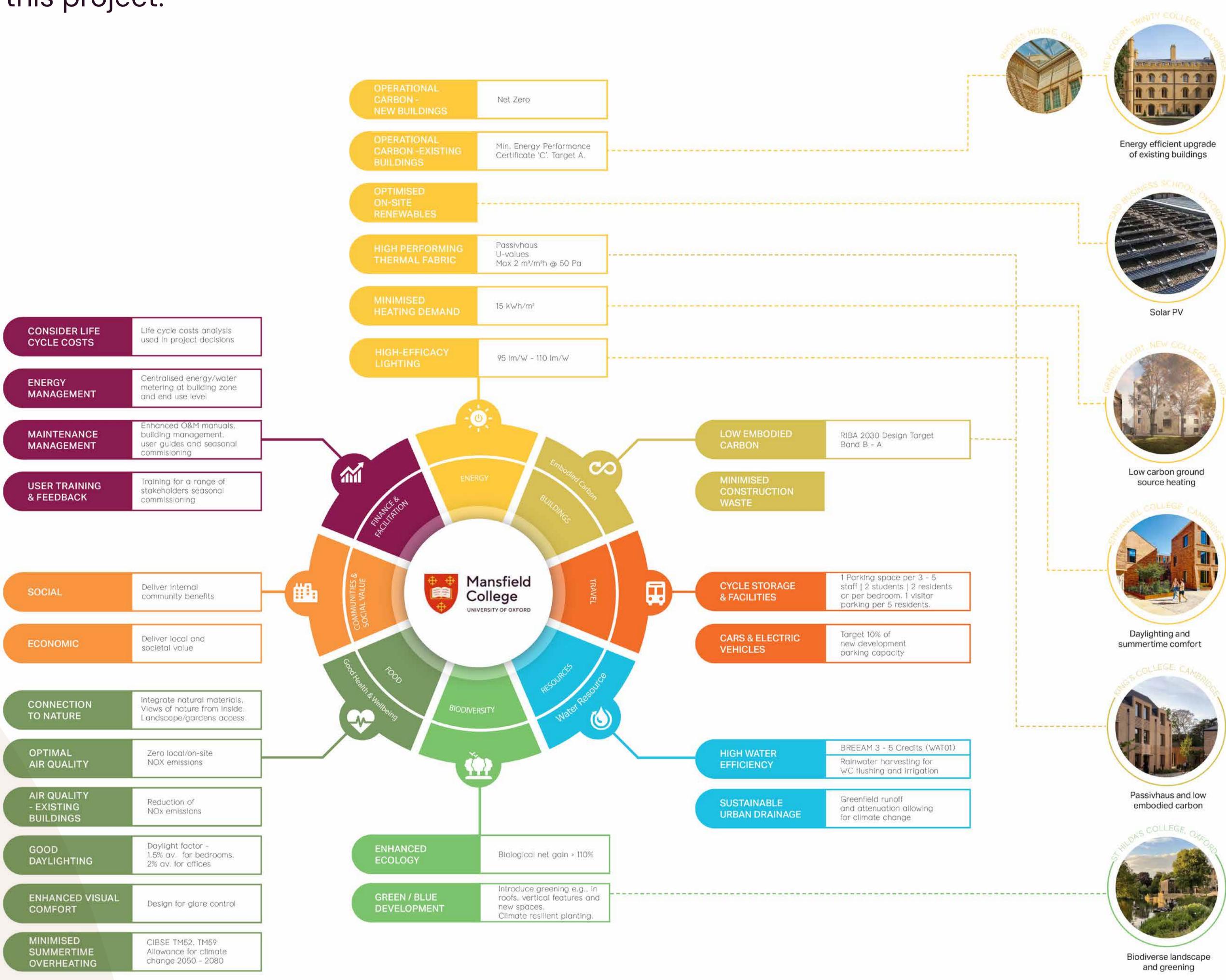
# Creating a sustainable place

We are deeply committed to improving environmental sustainability in all our activities. With a primary focus on enhancing the energy efficiency of our estate, we believe that every step we take can create a lasting positive impact on our community and the environment.

We have appointed Skelly & Couch as sustainability consultants to help us achieve Net Zero Carbon in Operation by 2050. The expertise of Feilden Fowles and Structure Workshop, an engineering design consultancy, in low-carbon design principles will also be actively applied to this project.

As outlined in the diagram below, these targets will drive the project team towards achieving Net Zero Operational Carbon for new buildings and a Net Zero Carbon in Operation estate by 2050.

REFERENCE PROJECTS



### The next chapter

Achieving a sustainable financial model will allow us to reinvest in improving the performance of all buildings, including our heritage assets, aiming to reduce their carbon emissions by at least 50–80%.













# Ensuring Mansfield thrives for generations to come

Mansfield's core mission is to provide life-changing opportunities for talented students from all backgrounds to study and thrive at Oxford.

This project is essential for enhancing our financial resilience and operating model and, as an historically underendowed college, securing our financial future is vital

to ensuring Mansfield can continue to lead the way on widening participation at Oxford.

The Estate Transformation Project will help enhance our financial resilience by:

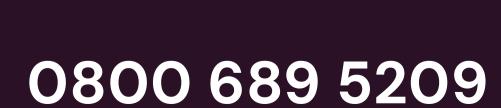
Creating more space for commercial bookings and academic events – generating a steady income stream and making our facilities accessible to a broader audience.

Reducing costly external accommodation rentals and operating expenses.

Enhancing the environmental performance of our buildings, reducing energy consumption and lowering our operational costs.

















# Celebrating our heritage and our historic setting

Our project team is working towards a vision that not only preserves our past but also inspires a vibrant future – one where our heritage buildings are fit for the future, and their beauty is shared and celebrated by all.

We have appointed conservation specialist Marcus Beale Architects to advise on any alterations to the Champneys Buildings and to guide the design development of future buildings, so they enhance the setting of our heritage assets.

In developing our strategy, we are considering:

How a new entrance to the site is framed by any new development on the South Range.

Maintaining views to the North Range from Mansfield Road.

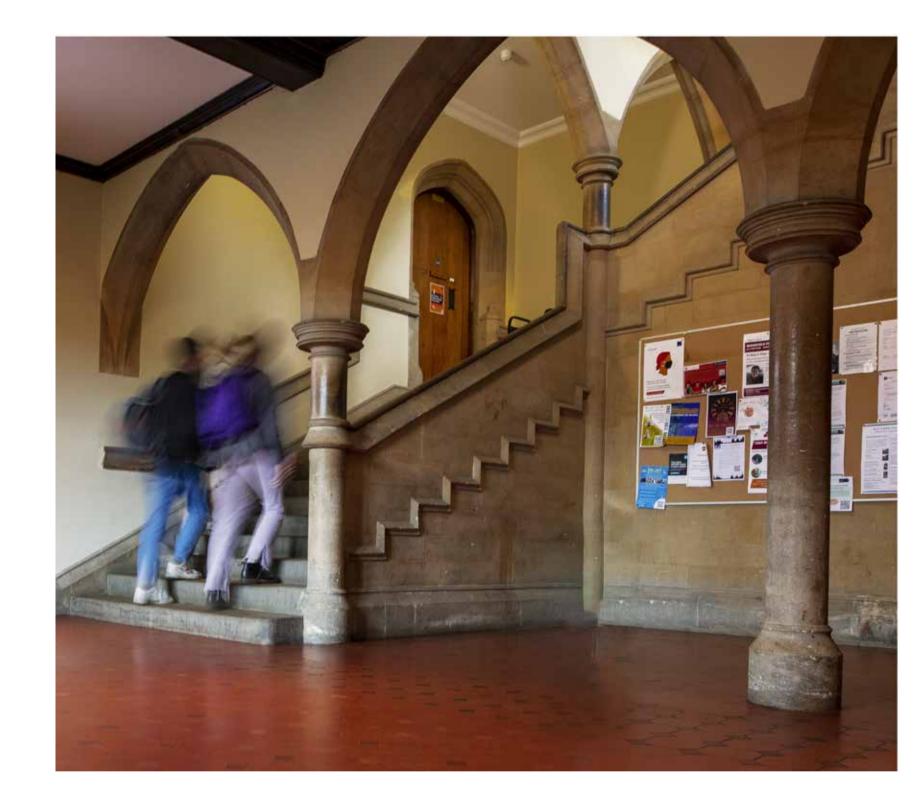
How Champneys' design approach can influence the design of new buildings to create a coherent quad, enhancing the uniqueness and identity of Mansfield College.

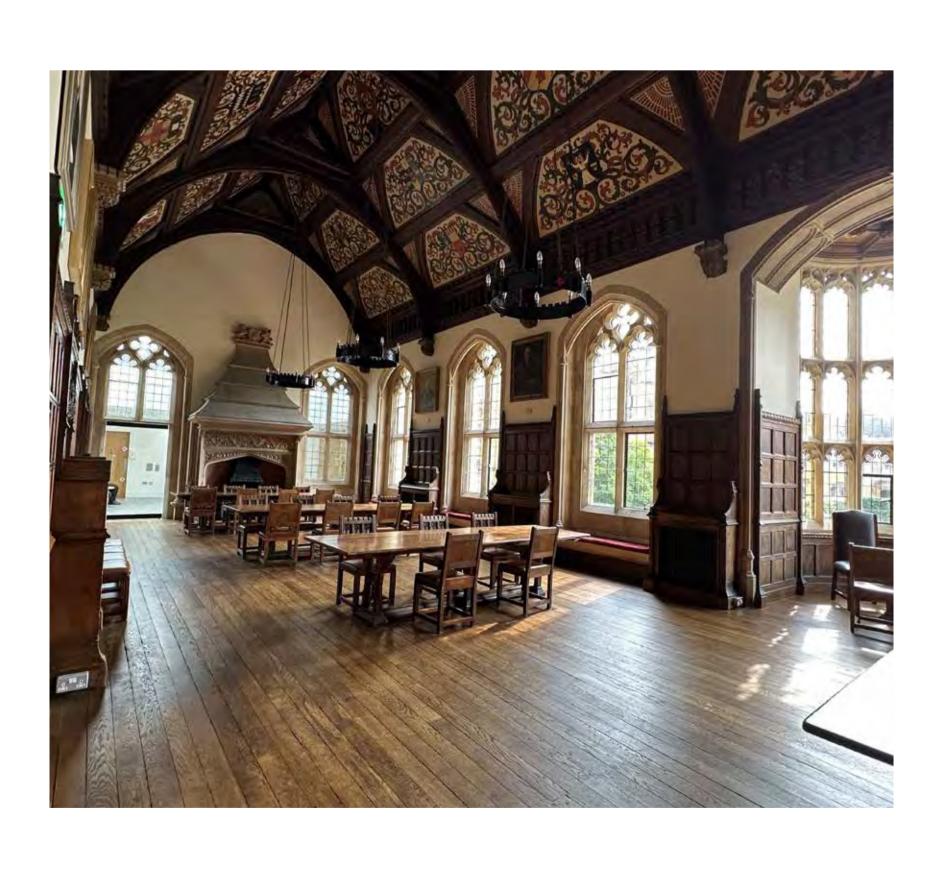
Making our heritage assets more accessible, comfortable and welcoming to all, while preserving the original fabric and architectural details.

Opening up views to the Civil War ramparts, currently concealed by existing buildings.

How any development enhances local and city-wide views while respecting the area's character.



















# Early concept plan

We are looking closely at opportunities for upgrading our existing spaces, introducing new development, and enhancing the heritage setting both externally from the street and within the College grounds.

## Site-wide concept



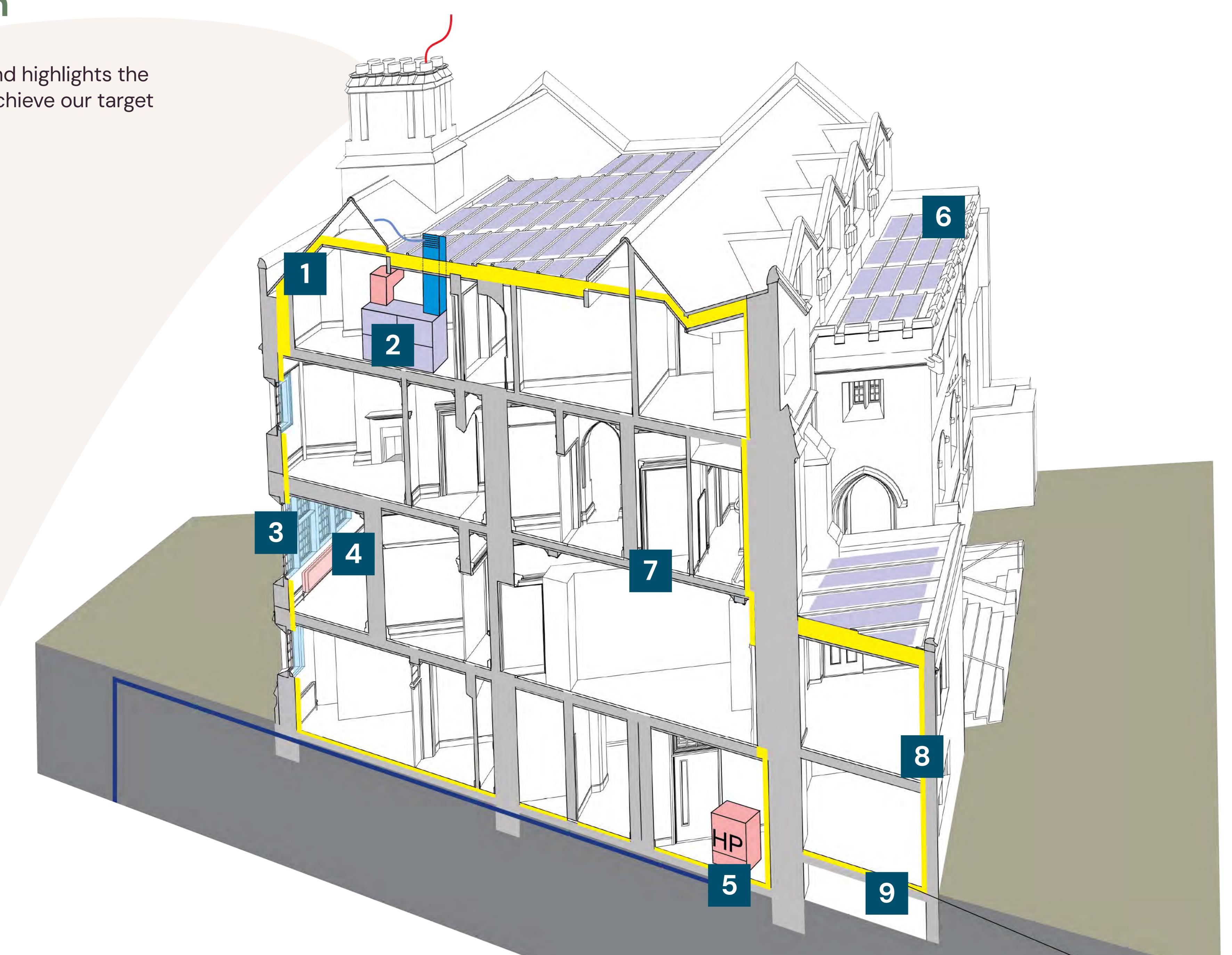
- **ENHANCE STREET FRONTAGE** Improved entrance to the College with a proposed pocket park.
- A SECONDARY ENTRANCE & A VIEW A new secondary entrance in the south eastern corner of the site, potentially providing access to cycle storage. This could also create a clear vista from the street along the Civil War ramparts.
- FORMING A COHERENT QUAD A new South Range building will strengthen the cohesion of the quad, allowing the group of buildings to be perceived as a unified whole rather than separate projects.
- LEVEL CHANGES & ACCESSIBILITY Level changes across the College site can be addressed where possible to create a more inclusive environment. There is also potential to introduce a new lift, providing level access to the library.
- ENHANCE LANDSCAPE SETTING ECOLOGY, HERITAGE AND **BIODIVERSITY** Landscape enhancements will unify existing and new developments while improving the setting of listed buildings and ramparts. As Mansfield's grounds are publicly accessible, these improvements will benefit students, staff, and the community while also supporting biodiversity.
- The site hosts a number of beautiful mature trees that enrich the estate, which will be retained and new specimens planted.

- CIVIL WAR RAMPART LEGIBILITY Redeveloping the Mansfield Road frontage offers an opportunity to enhance the visibility of the ramparts, making this historic landscape feature more legible to passers-by.
- RELEASING PRIVATE HOUSING STOCK Increasing the number of students living on site releases private housing stock back into the private market.
- **DECARBONISATION** Site-wide opportunities for decarbonisation and sustainability improvements.
- **IMPROVE USER EXPERIENCE** Existing buildings will receive enhancements to their user experience and
- IMPROVE USER EXPERIENCE The 'North Wedge' area presents an opportunity to improve the College's operational aspects - catering, storage, maintenance etc.

# North Range Decarbonisation

The plan to the right shows the Principal's Lodgings and highlights the options being explored for all our heritage assets to achieve our target of a Net Zero Carbon in Operation estate by 2050.

- **ROOF INSULATION**
- HEAT RECLAIM VENTILATION
- SECONDARY GLAZING
- LOW TEMPERATURE HEATING
- GROUND AND/OR AIR SOURCE HEAT PUMPS
- PHOTOVOLTAICS
- HIGH EFFICIENCY LEDS
- SMART CONTROLS & MONITORING
- FLOOR INSULATION







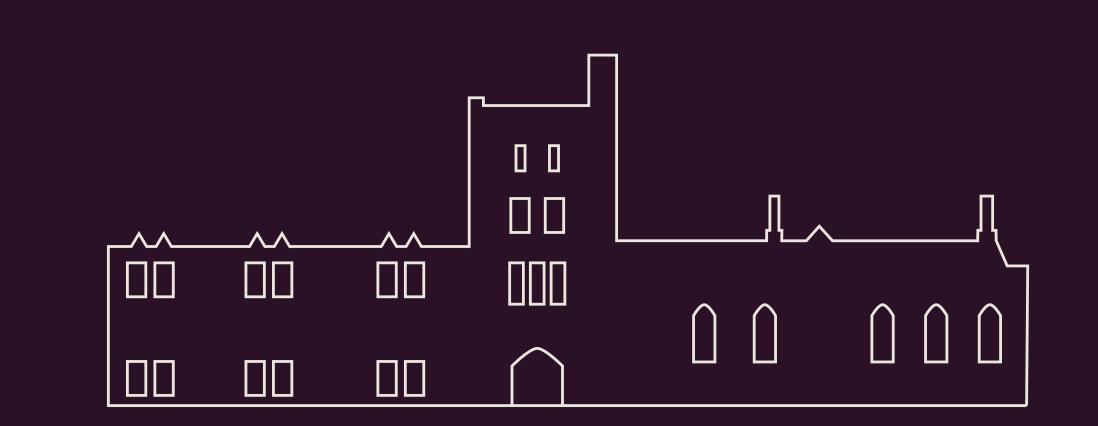












# Thank you & next steps



Our proposal removes the car park to enhance the College entrance with the addition of a public pocket park, creating a welcoming space and offering unobstructed views of Champneys' North Range.

Thank you for taking the time to come to our consultation event today. Over the coming months we will be reviewing your feedback and further evolving our plans.

We would be grateful if you would take a couple of minutes to complete our feedback form to let us know your thoughts, either here at the event, or later by visiting our website.

The closing date for feedback is midnight on Thursday 27 February 2025. Visit our website www.mansfield.ox.ac.uk/estatetransformationproject



Scan to give your feedback

If there is a local group, charity or business you think we should talk to, let us know on your feedback form. Thank you for helping us reach our whole community.

### Indicative timeline

February 2025

Public Consultation 1

Autumn 2025

Planning application submitted

Spring 2029

Completion South Range (target)

May 2025

Public Consultation 2

Autumn 2026

Construction start (target)



0800 689 5209



www.mansfield.ox.ac.uk/estatetransformationproject



Freepost CONSULTATION REPLY (no stamp required)

