MARCUS
BEALE
ARCHITECTS

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22 December 2009
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Alterations and Additions to the Rhodes Building for Oriel College

Planning Application:Design and Access Statement

CONTENTS

APPENDICES

Read in conjunction with MBA drawings

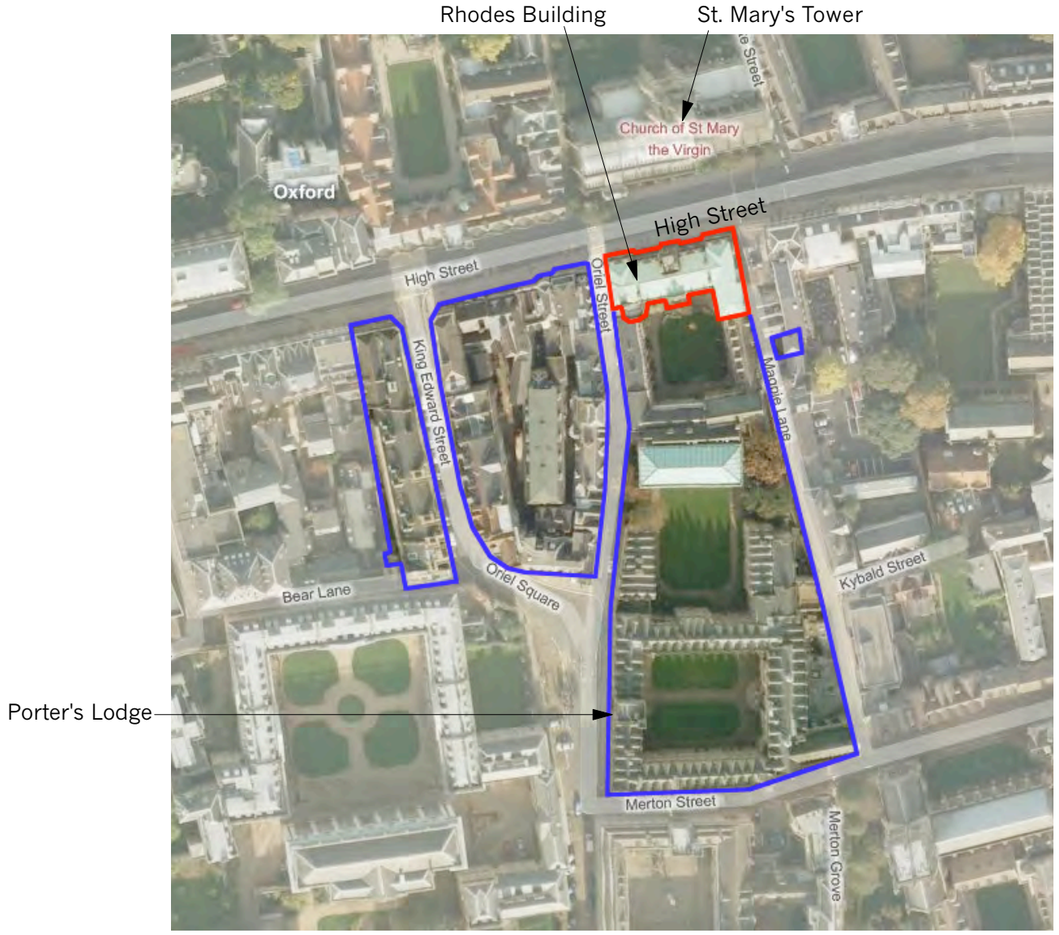

Image 1: Aerial photo of application site.

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1 INTRODUCTION

1.1 The Rhodes building is part of Oriel College, which was founded by Adam de Brome, Rector of St Mary's Church under Edward II in 1326.

1.2 The Rhodes building was completed in 1911 using money left to the College by Cecil Rhodes. It forms the north range of St Mary's Quad occupying a prominent position on the High Street between Magpie Lane and Oriel Street. It was designed by Basil Champneys. There is a a statue of Rhodes over the main entrance with Edward VII and George V beneath.

1.3 A conservation and management plan for Oriel College was carried out by Stow and Beale Conservation Architects. A masterplan for Oriel College was carried out by Marcus Beale Architects earlier this year which identified the Rhodes building as an opportunity for development.

1.4 The poor state of repair and outdated condition of parts of the building, in particular the accommodation to the upper floors, the roof and gutters, together with a need for additional and accessible student accommodation has led the college to review the building's use and propose the scheme that forms this application. The alterations proposed have been developed to meet the College's current and foreseeable future need. The renewed roof will protect the building fabric, which is increasingly subject to damage from the poor condition of the building's existing roof. The proposals have been designed to minimise disruption to the existing original fabric of the building.

1.5 The building is grade 2 listed and is located in the Central Conservation Area.

1.6 This application is for the following works:
• Landscaping works to St Mary's Quad to improve accessibility.
• Internal alterations from basement to second floor levels, including the removal of an upper ground floor level constructed in the 1980's.
• Construction of a new third floor and roof.
• The proposed scheme includes the insertion of a lift, the provision of en-suite bathrooms and the addition of a third floor to increase undergraduate room numbers, as well as providing accessible rooms for wheelchair users and three Fellows' sets.

1.7 The works described in this application will:
• Replace a roof that has reached the end of its useful life, protecting the building fabric below
• Increase the amount of accommodation in the Rhodes Building
• Bring the quality of accommodation up to the standards expected of the 21st century and design in flexibility for future adaptations.
• Enable the building to meet current building control standards, including improvement to its fire protection, thermal performance and accessibility.

1.8 The proposals including options appraisals have been discussed with Nick Worlledge, Conservation Officer at Oxford City Council prior to submission for planning.

2 HISTORICAL SIGNIFICANCE

2.1 LISTING DESCRIPTION

Building Name: ORIEL COLLEGE, NORTH RANGE
Parish: OXFORD
District: OXFORD
County: OXFORDSHIRE
Postcode:
Details:

LBS Number: 245062
Grade: II
Date Listed: 28/06/1972
Date Delisted:
NGR: SP5161306233

LISTING TEXT:
ORIEL COLLEGE
1. 1485
St Mary's Quadrangle
North Range
SP 5106 SE 9/370A
II
2. Rhodes Building, facing the High Street, 1908-11, by Basil Champneys, in Weldon stone with Clipsham stone dressings. There is a statue of Rhodes over the gateway facing the High Street.

2.2 CARTOGRAPHIC AND HISTORIC EVIDENCE

OS map 1876 shows medieval buildings

OS map 1992 shows Rhodes Building as it is now.

Photo 1927 English Heritage (95-101 High Street)

Seven houses had to be demolished to make room for the Rhodes building. They can be seen in the adjacent photograph. The Rhodes building was not universally regarded as an enhancement to the street. In his memoirs dated 1927 WE Sherwood wrote "Oriel had "broken out into the High,...destroying a most picturesque group of old houses in so doing, and, to put it gently, hardly compensating us for their removal."

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2.3 CECIL RHODES (1853 - 1902)
Cecil Rhodes was an undergraduate at Oriel College for a short period of time. In his will, he left the College £100,000 of which £22,500 was to be used for a new building on the High Street, and £17,500 as a fund, the interest on which would compensate the College for the loss of rents of the shops on the High Street frontage. The Rhodes Building cost considerably more than Cecil Rhodes thought. The new building enabled the College to expand in numbers; the Loss of Income Fund covered at least in theory the loss of the site; and the remainder of the £100,000 increased the endowments without which the expansion in numbers would not have been viable.

2.4 BASIL CHAMPNEYS, ARCHITECT (1842-1935)
Basil Champneys was an important architect. He studied architecture under John Prichard, who worked in the Gothic style. In contrast, when Champneys began his own practice in 1867, he was a pioneer of the Queen Anne style. He designed several buildings in this style in Cambridge and Oxford including the Rhodes Building.

Champneys often did not agree with his clients about artistic and functional aspects of the buildings he designed and both client and architect wanted the final say. This led to several disagreements.

Champneys was a prolific architect, working on at least 100 buildings throughout England. His Oxford buildings include the Indian Institute (1883-1896), Mansfield College (1887-1890), the Robinson Tower at New College (1896), The Rhodes Building in Oriel College (1908-1911), Merton College(1904-1910), the library of Somerfield College (1903) and the church of St Peter-le-Bailey (1872-1874), which serves as the chapel for St Peter's College. In 1912, Basil Champneys was awarded the Royal Gold Medal by the Royal Institute of British Architects.

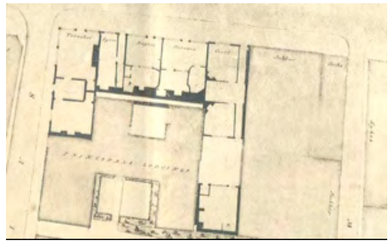
2.5 SIGNIFICANCES
<u>General - Oriel College</u>
• As an institution where teaching has been a primary activity for nearly seven hundred years
• As a place where learning and research has been a primary activity for nearly eight hundred years
• Oriel College contains buildings of great architectural and historic value that embody the culture and the development of the College from its foundation in the C14.
• The Quads - The architectural form of buildings around a series of enclosed, meditative, quads is iconic, a recognisable attribute of Oxford Colleges. The quads retain, in part, a memory of the form of the medieval colleges.
• St. Mary's Quad - Formerly St Mary's College, joined with Oriel College in 1902.

<u>Rhodes Building</u>
The Rhodes Building. Built between 1908-11 by Basil Champneys. There is a statue of Rhodes over the gateway. It has a strong presence on the High Street. The bulk, mass and heavy grandeur of the building contrasts with the medieval fabric it replaced and is still present on the Island site. Appearing more like a bank than student accommodation the building seems more related to Cecil Rhodes than to the College. The original designs included an open arcade on the ground floor which was then redesigned to house teaching areas with ancillary spaces to the north. There is an unusual and heavy 'cornice' detail between the stone slate and the copper roof above.

2.6 ADDITIONAL BACKGROUND INFORMATION
From The Buildings of England series.
Oxfordshire, Jennifer Sherwood and Nikolaus Pevsner 1974

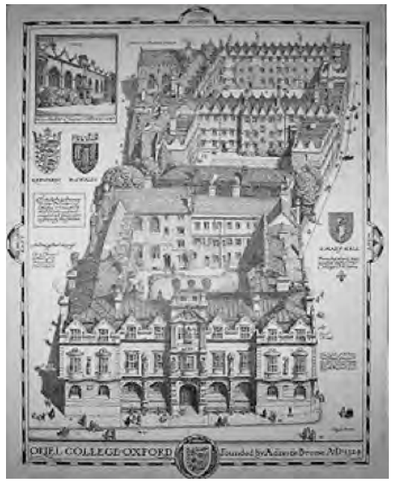
"The Rhodes Building, a mighty piece, dominating its stretch of the High Street, to which it turns its facade. Rhodes left £100,000 for it and building took place in 1908-1911. The architect is Basil Champneys. His free later-C17 style with plenty of original touches is easily recognised. The front to the High is of nine big bays with the traditional mid-tower. It ground floor has pairs of alternatingly blocked columns, its first floor - very naughtily - has none, only two statue niches, but its second has columns in pairs again and one niche in the middle. in the side pieces the ground floor is rusticated and has segment-headed windows in recessed smooth walling under round arches. Oriels and statues on the first floor, dormers with shaped gables above, picking up the Oriel theme. To the quad the design is virtually the same."

2.7 CONCLUSION
The original function of the Rhodes Building was to provide accommodation and lecture spaces on the ground floor. This has not changed in principle but has evolved over the 100 years of its life, as society has changed. Now further changes are necessary to meet the needs of the C21. For example, originally the bath and the wcs were in the basement, later coal stores were converted to showers and wcs on the upper floors, now standards require that this is re-visited and that adequate facilities, heating and ventilation are provided for the students.



This Oriel College plan dated 1814 shows the shops that used to stand on the site.

James Morris in *Oxford (1965)* wrote *'If you are very old indeed, you are probably still fuming about the facade built in the High Street by Oriel College in 1909, which most of us scarcely notice nowadays, but used to be thought an absolute outrage.'*



Photogravure of the College looking south after the completion of the Rhodes Building in the foreground, by Emery Walker after Edmund Hort New. 1919

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3 STATEMENT OF NEED

The College has identified the following needs:
i) To house more of its students for longer than just one year.
ii) To provide accessible offices and student accommodation with ancillary facilities
iii) To consolidate office facilities.

3.1 A masterplan was commissioned by Oriel College to look at medium term requirements and opportunities for development to enable the College to continue to evolve in a systematic way as it has done over the last 700 years.

3.2 Accommodation - Oriel have recently upgraded and added to student housing at their Rectory Road site and are proposing mainly graduate accommodation at the Bartlemas site. Additional accommodation is still required to meet the College's need. The hub of the College and teaching facilities are centred around the main and island sites and ideally this extra accommodation should be provided here. Within the opportunities for development identified in the masterplan, very few are suited to conversion or extension for accommodation and most have been ruled out on the grounds that their historical significance outweighs the change that the requirement for accommodation would bring. The Island site has been looked at, but a suggestion for removal of accommodation in the 'Old Tennis Court' as a conservation gain would add to the requirement for provision of student accommodation. Only the Rhodes Building, already identified as requiring significant upgrading is suggested as suitable for extension. The upper floors are already in use as accommodation and an additional floor would provide an extra 10 units of student accommodation along with 2 additional Fellows flats. The alterations will greatly improve the provision of DDA compliant accommodation on the site, with two new fully wheelchair accessible bedrooms and one bedroom designed for simple conversion for ambulant disabled persons. There is now only one DDA compliant room on the main/island site. The new provision will release open market housing by accommodating more students in College.

3.3 The proposed works will also help towards achieving the College aim of improving access. Access improvement has been a driving force for prioritising projects at the College and these proposals would provide accessible office and residential space with ancillary facilities such as a laundry also being fully accessible.

3.4 See appendix C for letter from Oriel College.

4 USE

4.1 The original use of the Rhodes Building provided:
• Accommodation for undergraduates.
• Two sets of rooms suitable for resident Fellows.
• Two lecture rooms on the ground floor.
• A Treasurer's room.

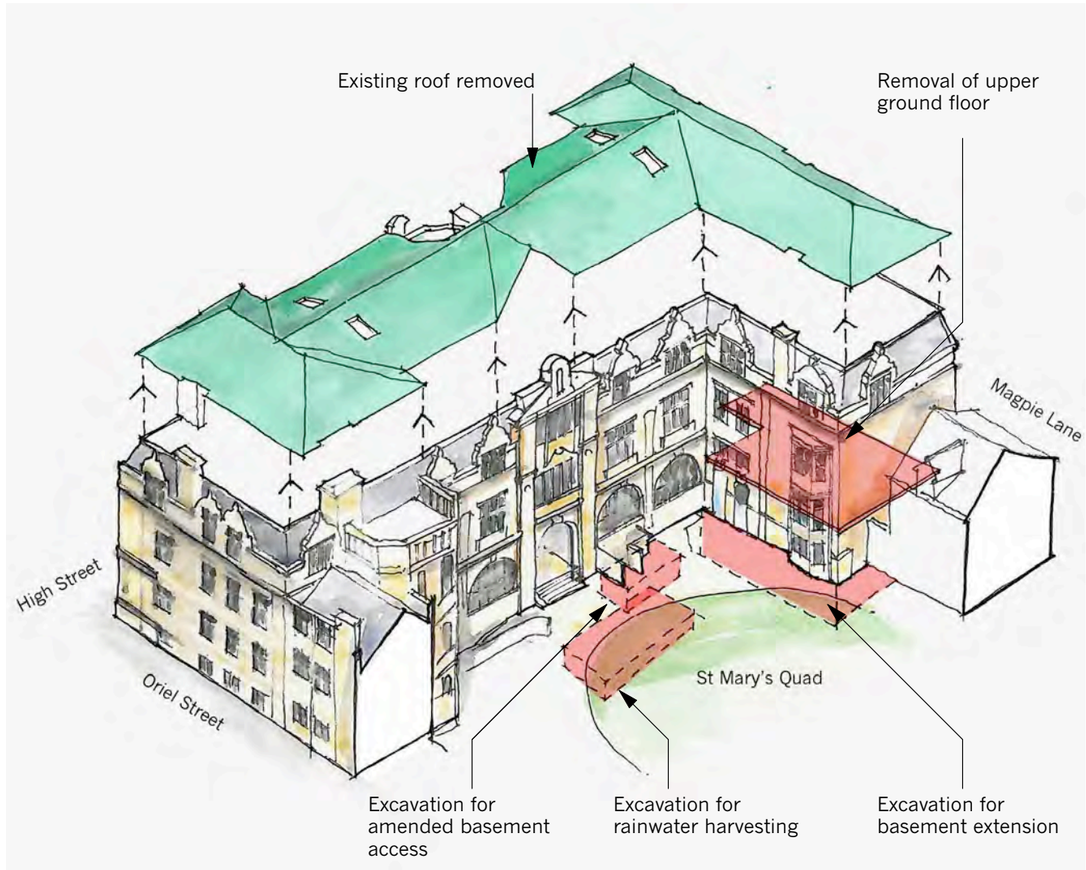
4.2 The existing use of the building is broadly in line with the building's original use with the following changes:
• Basement level bathrooms and cycle storage are now a workshop and storage.
• Ground floor lecture rooms are now offices
• Coal cupboards on the upper floors have been converted to shower rooms.

4.3 The proposed scheme will retain a mixture of uses, arranged as follows:
• Basement level will contain primarily utility spaces including a DDA compliant wc. The workshops, muniment room and WCs will be retained. A new gym, and wine cellar will be added.
• Ground floor level will locate all the administrative offices together in the central portion and east wings. Study bedrooms will remain as existing in the west wing.
• First to third floor levels will all contain accommodation, made up of Fellow's sets, student flats and en-suite rooms including 2 DDA compliant bedrooms.

5 AMOUNT

5.1 Once complete, the proposed scheme will provide 2190m2 of accommodation, an increase from its current area of 1778m2.

5.2 The extension to the basement beneath the east wing will provide an additional 79m2.



Rhodes Building: Axonometric - Demolition, excavation

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5.3 The enclosure of the central ground floor level external area will provide an additional 46m2.

5.4 The addition of a third storey of accommodation will provide an additional 359m2.

5.5 The removal of the 1980's upper ground floor in the east wing will result in the loss of 72m2.

5.6 The above areas are gross internal measurements.

5.7 The alterations will increase the number of rooms from 32 to 41 undergraduate rooms plus an additional 2 Fellow's sets. This provides an overall increase in bed spaces of 11 rooms.

6 LAYOUT

6.1 Site layout: The existing building faces the High Street sitting between Magpie Lane and Oriel Street and has a central link to the High Street. This was designed as a ceremonial route but in reality remains closed.

6.2 Basement: The basement has a low ceiling and limited natural light. It will house predominately utility spaces: plant, workshops, wcs, stores and facilities ancillary to the use of much of the building as student accommodation, including a laundry room and small gym. The gym will be accessed via the existing staircase in the Rhodes Building's west wing only. The remainder of the basement can be accessed by two stepped approaches from St Mary's Quad and a lift or internal staircase in the east wing.

6.3 Ground Floor:

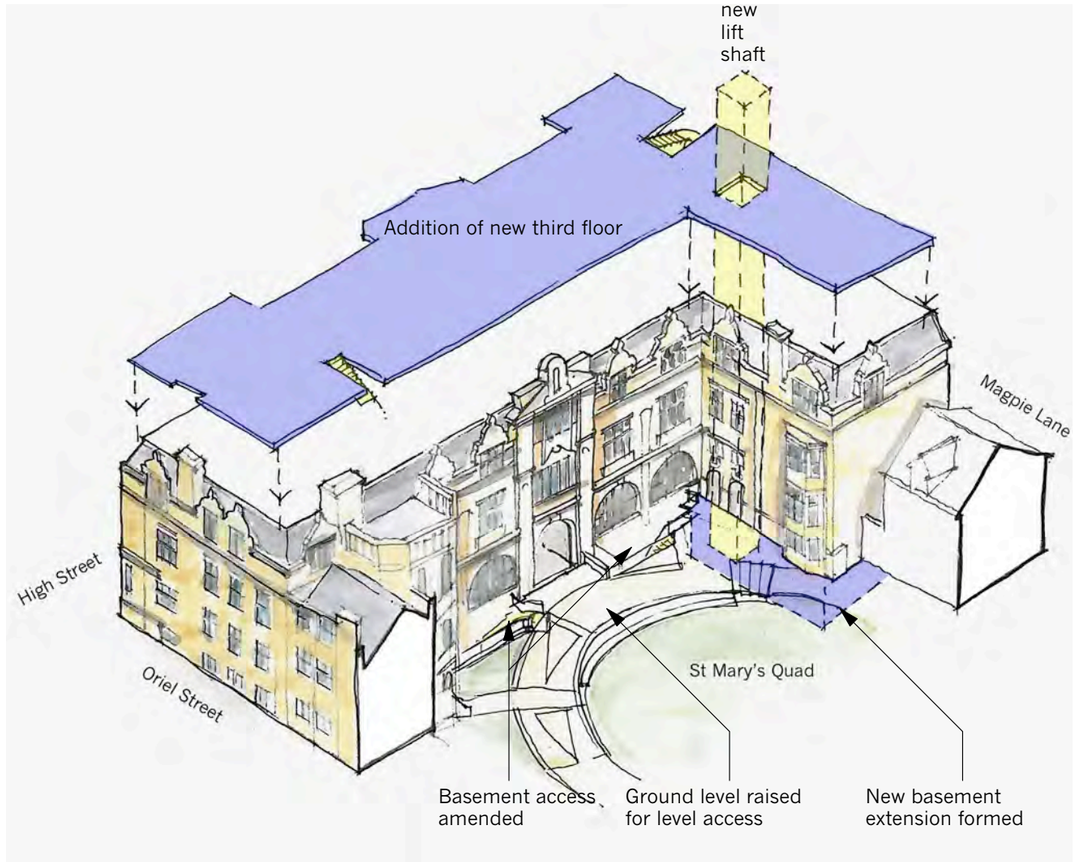
6.3.1 Existing: The Rhodes Building has a central link to Oxford High Street at ground floor level, via a central pair of timber doors that are kept locked shut. The doors are flanked by two pairs of windows set back within the depth of the building's north elevation, expressing its robust construction. The sills of these windows are set at high level preventing visual links between activities within the Rhodes Building at ground floor level and Oxford High Street. The stonework below the windows is steeply pitched up to their sills.

6.3.2 The proposed scheme:
Physical links: The College wishes to retain its traditional controlled entrance via the Porter's Lodge, off Oriel Square and as such, the Rhodes Building's redundant semi-external space intended by Champneys as a physical link to Oxford High Street will be enclosed and brought into regular use as additional office space.
Visual links: To the north elevation, it is proposed to lower the high level window sills at ground floor. This will create visual links between the High Street and the Rhodes Building. The space adjacent to the High Street will remain as offices.
Glazed doors will be installed to the south elevation's central opening, onto the new level entrance from St Mary's Quad.
The central portion of the building and east wing at ground floor level will be predominately used as offices with ancillary support spaces. The west wing will remain undergraduate accommodation at ground floor level.

6.4 First to Third Floor Levels:

6.4.1 The first to third floors contain a range of accommodation, including Fellows' sets, DDA compliant bedrooms, en-suite rooms and student flats with shared facilities. This accommodation has been primarily located above ground floor level to minimise disturbance from traffic and to provide an appropriate level of privacy for the building's users.

6.4.2 The first and second floor levels are both divided two halves, each served by a single staircase.
The new third floor will have a central corridor that links both staircases, providing two means of escape from the third floor.



Rhodes Building: Axonometric - Additions

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7 SCALE

7.1 The building's footprint will not be affected by the works.

7.2 Perceptions of the building's height are strongly determined by its stone parapet and shaped gables which will not change.

7.3 The ridge height of the new roof will align with that of Basil Champneys original proposals for the Rhodes Building, increasing the ridge height from that of the existing building by 1m. The new roof will be finished in copper as the existing finish and set behind the parapet. The increase in height of the new roof will be barely legible from ground level as its form and finish will cause it to recede visually behind the building's dominant stone parapet and gables.

7.4 The chimneys to the central tower will be retained as existing. The remaining chimneys will be raised by approximately 0.7m to extend above the new roof.

8 LANDSCAPING

8.1 The landscape proposals are set out in MBA's drawings. The proposals include:
• Re-grading of St Mary's Quad to provide level access.
• Addition of four small fruit trees with contained roots to St Mary's Quad to help reduce solar gain to the large, ground floor windows in the summer.
• Re-modelling both accesses to the basement from St Mary's Quad.
• Reinstatement of railings to the north elevation as shown on early photographs and photogravure.

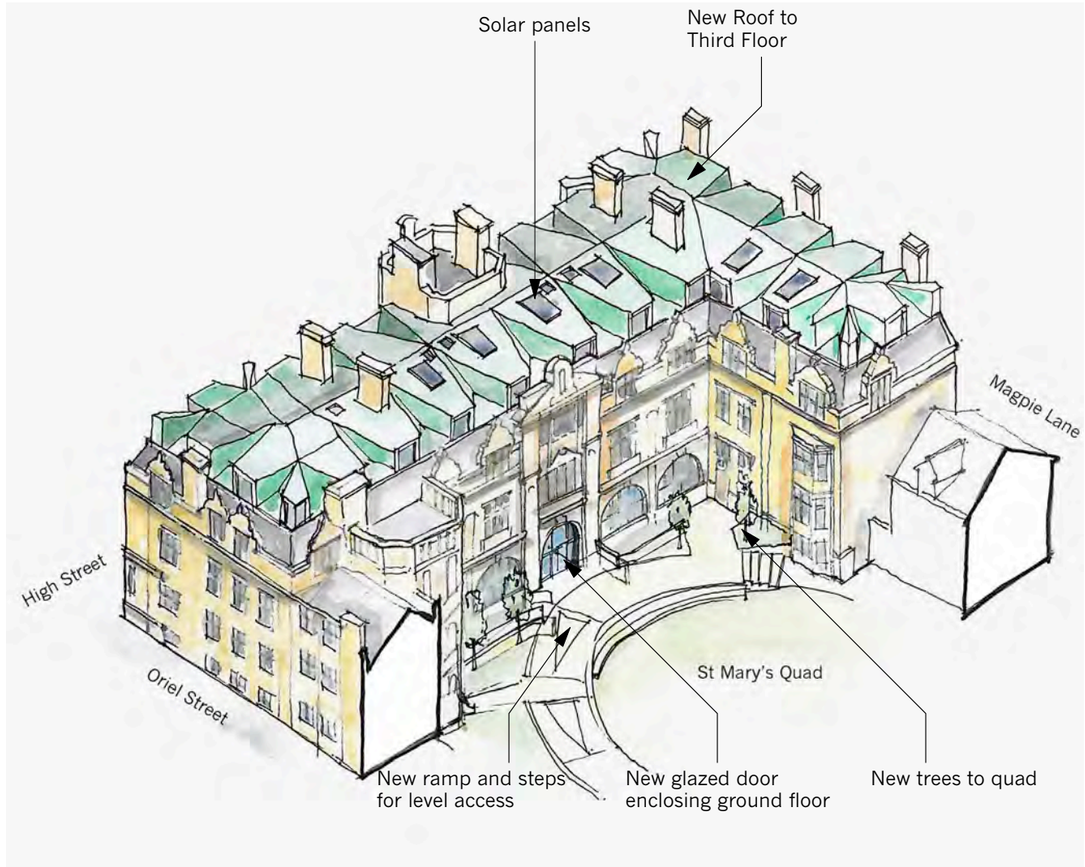
9 APPEARANCE

The proposed alterations will result in subtle variations to the building's appearance:

9.1 External elevations (from High Street, Magpie Lane, Oriel Street):
The two pairs of windows flanking the central doors facing the High Street will be enlarged within the existing arched stone recesses and the sills lowered. The new windows will have stone transoms and mullions that reflect the proportions of the existing windows, but without the existing leaded lights. The new glazed units will be double glazed.
New railings will be installed at pavement level on the High Street. An archive drawing of 1919 shows the railings. The intention is to re-instate railings to protect the grilles in the pavement to the basement windows which have been subject to vandalism.

9.2 Internal elevation (from St Mary's Quad):
• The re-modelling of St Mary's quad to improve accessibility at Oriel College will raise the ground adjacent to the Rhodes Building by 760mm. This will reduce the apparent height of the building's stone facade from within the quad.
• The enclosure of the central portion of the building with a glazed screen will visually open up its proposed use as more open plan offices to College members.

9.3 Roof:
The proposed works to the roof will be apparent from both sides of the Rhodes Building. The new roof will increase the existing ridge height to the level originally intended by Basil Champneys.
• The form of the roof has been determined by the development of an options appraisal and detailed discussions with the Conservation Officer at OCC.
• The proposed roof takes a faceted form that undulates in a rhythm determined by the frequency of the existing shaped parapet gables in order to locate the new dormer windows between the gables.
• The appearance of the roof has been considered from St Mary's Tower - the proposals for the roof will not impede views to or from St Mary's Tower, which have been looked at under clause 5.2 of the Local Plan



Rhodes Building: Axonometric - Proposed scheme

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10 INCLUSIVE ACCESS

10.1 College Access: Access to the Rhodes Building is via the Porter's Lodge, from Oriel Square. The provision of level access to the Rhodes Building will be part of an on-going programme of work by the College to improve the accessibility of its building stock. The works will additionally provide level access for College members via the entrance to St Mary's Quad from Oriel Street.

10.2 Approach and access into the building: The Rhodes Building is accessed from St Mary's Quad. St Mary's quad will be re-modelled to provide level access to the ground floors of the central portion and east wing of the Rhodes Building. This will be achieved by raising the ground level towards the north of St Mary's Quad. The existing stepped access to the west wing will be retained. Two stepped accesses will be provided into the basement.

10.3 Circulation within the building: A DDA compliant lift will be installed in the building's east wing, providing access to all floors. The works will also provide Oriel College main site's first DDA compliant wc, which will be accessible via the lift. The accessibility in the west wing of basement to second floor levels will remain limited. Access within the building will be greatly improved from its current condition. 1500mm diameter turning circles have been allowed for at regular intervals in circulation spaces. Disabled persons' refuges have been identified in the protected stair core to the east wing.

10.4 Accommodation: 3 rooms for the potential use of disabled persons have been identified. 2 fully DDA compliant rooms have been provided and 1 room designed to be easily converted for the use of an ambulant disabled person. A DDA compliant wc has been provided at basement level.

10.5 Where adjustments are made, they are done so with minimal impact upon the existing original building fabric and designed in such a way that they are reversible for future generations.

11 PARKING

This scheme has no impact upon car parking provision. Existing levels of cycle parking will be retained.

12 PLANNING CONSIDERATIONS

12.1 OXFORD LOCAL PLAN 2001-2016

We refer to the following clauses of the Local Plan, which we believe to be relevant to this application:

5.0 Historic Environment
5.2.3 ....The city council will require an archaeological assessment, which may include field evaluation , as part of any planning application that involves significant breaking of the ground in the city centre archaeological area regardless of previous archaeological information on the application site....

5.3.1 ....The best way to care for an manage listed buildings is to ensure that they remain in a use that is appropriate to their special qualities. Many listed buildings can accommodate some degree of alteration or extension to allow their use to continue, provided that the matter is handled sensitively....

5.5.1 ....Key elements of a conservation area that the City Council may include are the architectural design or historic interest of buildings; the materials, in terms of colour and texture; the contribution of green and open spaces; street patterns and spaces between buildings; and views in and out of the area. The city council will use its planning powers to preserve and enhance the special character, appearance and setting of each conservation area....

5.7.3 ....within the central core no buildings will be allowed which interfere with the character of the skyline, i.e no buildings of any considerable bulk should protrude....

5.7.4 ... to create more high-level visual diversity, pitched roofs and relatively short units of building are encouraged, with features to create a break in the line.....

View of Rhodes Building from High Street, looking east

10.0. Education
10.7.2: Proposals to increase University floorspace will only be granted planning permission if, through planning obligations, the University provides suitable accommodation for its staff, accommodates additional students in purpose built student accommodation and limits the number not in provided accommodation.'
Oriel College is carefully managing its housing stock with respect to this clause. The development of the Rhodes Building is key to its ongoing strategy (see Oriel College's Statement of Need at Appendix C).

10.7.3 The City Council believes that this growth should be mainly concentrated in the central area as this is most sustainable in transport terms and also enables the different University colleges and departments to maintain close contact.'
The Rhodes Building is located on Oxford High Street.
'However, this will depend on any new development or alterations to existing buildings not having a material adverse impact upon the special interest of any local buildings, their settings and buildings of local interest and the character and appearance of a conservation area.'
Refer to sections *'2. Historical Significance'* and *'12. Listed Building Considerations'.*

'10.7.7 The City Council supports the further expansion of the University, at the rate proposed, provided that the increase in student numbers can be matched by an increase in purpose-built student accommodation...In total, nearly 3600 additional bedspaces will be required by 2016.'
The proposals in this application will contribute towards this longer-term aim.

12.2 PLANNING PERFORMANCE AGREEMENT
Steven Roberts, Planning Officer at Oxford City Council has advised that a total of £241 per additional student study room will be payable. Oriel College agree to this payment.

13 CONSULTATION

13.1 OXFORD CITY COUNCIL:
Two meetings have been held with Nick Worlledge, Senior Conservation Officer, Oxford City Council, The first, on 30 April 2008, with a further meeting on 22 September 2009. Following the first meeting the amount of proposed opening up to the ground floor was reduced. At the second meeting the conservation officer was generally supportive of the proposals and liked the roof profile and felt that it was in keeping with the colourful buildings of Oriel College.
Steven Roberts, senior planning officer has been advised of the application and the planning performance agreement discussed with him.
Building Control visited the Rhodes Building on 8 December to discuss access and fire strategy, they are happy with the strategy as developed to date.

13.2 THE VICTORIAN SOCIETY:
The Victorian Society has been sent drawings for comment and proposals discussed over the telephone.

13.3 THE OXFORD CIVIC SOCIETY AND THE OXFORD PRESERVATION TRUST
Both societies have been contacted and informed of the application. They have been invited by the Bursar of Oriel College to meet and discuss the proposals in early January 2010.

View of Proposed Scheme from High Street, looking east

14 LISTED BUILDING CONSIDERATIONS

Aims: minimal intervention, maximum reversibility

14.1 ROOF

14.1.1 As described earlier, the proposal is to upgrade the existing accommodation and add a new floor within the roof space. This will involve raising the roof line slightly, but only to the level shown on the Basil Champneys' drawings. The building was built lower than the drawings approved by Building Control. It is not known why this happened.

14.1.2 The new roof has been designed in faceted copper above the existing heavy timber cornice line to lessen the impact of a large expanse of copper roof with the views from St Mary's Tower in mind. An options appraisal determined that proportionally and visually it is better to raise the ridge line than to have a mansard with a very flat roof. We have consulted Nick Worledge, Conservation Officer at Oxford City Council. He is in favour of the proposed roof profile and is positive about its impact.

14.1.3 The relationship with the central tower is significant and the detailing of this junction will need to be carefully considered. There is a heavy timber cornice detail that is impractical in terms of maintenance as there is currently no access to either the cornice or the gutters at this level, It is typical of the detailing of Champneys building and we consider it important to retain it. The proposals improve access for maintenance via the dormers and the impact of the raised roof is considerable less with the existing mansard and cornice detail in place.

14.1.4 The visual impact of the roof is minimal from street level as the roof will be barely visible as the MBA perspective drawing indicates. The roof will be visible from St Mary's Tower from which the view of Oriel triangle is very colourful and the proposed roof would read well with this. The reinterpretation of the roof form, whilst modern is in keeping with both the Rhodes building and the spirit of Oriel College.

14.1.5 The materials are to remain as existing and the form re-interpreted to reduce the impact and height. The new dormer windows will be matt polyester powder coated windows in a dark colour.

14.2 GROUND FLOOR

14.2.1 The public spaces to the ground floor are more about grandeur and show than a specific use - as long as these are kept as public spaces the use could be offices or lecture and seminar spaces. The central monumental space is significant and should be retained as such. The enclosing of the south side with glazed doors and screen will not affect the feel of the space, heating and revised lighting will be required to bring it into a habitable space. This proposal has minimal impact on the building.

14.2.2 In order to create a more open plan office to meet the client's brief, it is proposed that the openings in the panelling are increased as shown on the drawings and that the doors from the central space are removed to create easier circulation and a more open plan feel with minimal loss of historic fabric.

14.2.3 Basil Champneys designed the Rhodes Building to have a ceremonial entrance from the High Street, at the time this was the cause of some disagreement with the College who wanted the Porter's Lodge to be the main entrance and did not want a main entrance onto the High Street. This has remained the case and this entrance is hardly ever used. The College have no plans to change this. Level access from the High Street was considered and dismissed on the grounds that it would draw attention to an entrance that is never used.

14.2.4 The Oxford City Council encourage visual permeability into Colleges from the public realm. The north facade presents a very closed public face at present. There are bleak, high level small windows at ground floor onto the High Street. The proposal is to enlarge these with larger glass panels to allow glimpses through. There is a precedent for this at the former bank building to the east on the High Street.

14.2.5 Various options have been considered:
Firstly. enlarging the windows and opening up the arch but keeping the existing level of the battered cill - this would mean the cill was still too high to allow any visual link between High Street and College.
Secondly to drop the cill of the existing windows to the bottom of the battered cill but keeping the narrow windows, this achieves the aim of a visual link, but does not adequately address the closed facade issue.
The proposal is to drop the cill and enlarge the window within the existing arch, in a similar way to the south side windows. It is proposed they would be bronze aluminium framed windows set within stone mullions and transoms but with no leaded lights. The larger glass panes showing that it is a modern intervention but without taking away from the character of the elevation.

14.3 UPPER FLOORS
On the upper floors, the conservation officer has advised that it is possible to be a little more flexible and to reinterpret Basil Champneys' plans to suit modern requirements. We propose to keep the strong design features such as the staircases and the layout of the Fellow's sets on the first and second floors.

14.4 SECOND FLOOR
In order to add an additional floor, the existing second floor ceiling would be lost, there are less decorative features at this level, but careful detailing would be required around existing windows where the height would exceed the ceiling height.

14.5 LANDSCAPING
In order to meet the College's requirements we are providing level access to the ground floor from St Mary's Quad, and right through the College from the entrance at the Porter's Lodge. The existing very steep ramp to the basement, was for bicycle storage, this is treacherous in wet and cold weather and we are proposing stepped access within the confines of the existing ramp. The retaining wall and heavy stone detail to the top of the wall will remain. This is a detail seen in both the internal and external staircases and important to retain. The proposed materials are to re-use the existing york stone where possible and provide new or reclaimed as required. Timber will also be used for the 'bridge' over the existing steps up to the central entrance to the Rhodes Building.

In old photographs and a photogravure from 1919 showing the Rhodes Building from the High Street, cast iron railings to either side of the entrance can be seen. There is evidence in the existing stone of these having been removed. We are not certain when they were removed but it is likely that they were removed during WW2 and melted down. The proposal is to put railings back to a similar design in painted cast metal.

Photograph of Rhodes Building from the High Street, taken in 1912.
The photograph clearly shows the railings in front of the College and they appear to be painted a light colour.

14.6 A general programme of conservation repair and maintenance to the external fabric would be carried out at the same time as the refurbishment of the building

14.7 CONCLUSION
The College's requirements to improve access and provide additional and upgraded accommodation for students are met by the proposals. In doing so the proposals aim to retain the integrity of the existing building. The minor loss of historic fabric is outweighed by the current and future benefits that the upgrading and extending will have..

15 ARCHAEOLOGY

15.1 Prior to extending the basement to the east side of the Rhodes Building an archaeological evaluation should be carried out. The site falls within the city centre archaeological area. Currently it is not possible to carry out an archaeological assessment and this would be commissioned at the appropriate time.

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