

Reuben College - Temporary Working Platform Introduction

04 February 2021

Approved applications 20/00942/FUL and 20/00943/LBC include essential external repairs to the existing first floor elevation and roof of the western elevation of the west wing of the Grade II listed former Inorganic Chemistry Laboratory. These approved works include the replacement of existing windows at first floor level, and the replacement of an existing box gutter and the addition of new roof vents at roof level.

There is currently no safe working access to these areas. In order to carry out these repairs it will be necessary to provide safe working access to the existing first floor elevation and roof. This will be provided by a temporary scaffold located at first floor above an existing single storey extension below. The roof of the existing single storey extension, which is outside the demise and ownership of this project, is not considered suitable for the additional loading that would be required to support a temporary scaffold. It is therefore proposed that a temporary working platform is created, on which the temporary scaffold will be located. The essential external repairs will be carried out from this temporary working platform and scaffold, and these will be removed when the repairs have been completed.

The temporary working platform will consist of a series of temporary steel beams spanning between the Reuben College Lounge and Dining Hall, supported by permanent steel brackets fixed with resin anchors to the existing load-bearing stone external walls. The beams will not be in direct contact with the existing external walls and will be removed following completion of the approved works. It is anticipated that this will be within three years of the commencement of the works.

The brackets and resin anchors supporting the beams will be in direct contact with the existing external walls and will remain in place following completion of the approved works so that there is provision for access to carry out future repairs that will benefit the long-term safeguarding of the existing building. The brackets have been designed to minimise their physical and visual impact on the listed building. They will be discreetly located at low-level and they will not be visible from South Parks Road. Following the removal of the beams, they will be painted to match the colour of the adjacent stonework in order to minimise their visual impact. *See Footnote 1.*

In summary, although the temporary working platform will be removable, the brackets supporting it will not. It is considered that this would cause no significant permanent harm to the character and appearance of the conservation area or the listed buildings and that it would be beneficial because it will allow essential external repairs to take place. Other options were considered and discounted because they posed potentially greater risks to the listed buildings and because they required the loss of additional listed fabric. *See Footnotes 2 and 3.*

For further information please read this statement in conjunction with the application drawings and heritage statement.

Footnotes

- 1. Other options including removing the brackets and resin anchors (following completion of the approved works) were considered and discounted because the working methodology required to remove the resin anchors would have required the cutting out and removal of whole stones from the existing external walls. This is not feasible because the existing stonework has previously been altered, thereby reducing its structural capacity, and because of the additional structural demand that this would place on the existing building.*
- 2. The brackets and resin anchors, supporting the temporary working platform, are required because the existing single storey extension below is an occupied space outside the demise and ownership of this project. It is not therefore feasible to undertake structural alterations to the roof, walls or foundations of the existing single storey extension so that a temporary scaffold could be placed directly on the existing roof, without such structural alterations it is not feasible to place a temporary scaffold directly on the existing roof because of limitations in its structural capacity and because of the additional structural demand that this would place on the existing extension below.*
- 3. Other options such as working from a suspended scaffold or a mobile elevating work platform were considered and discounted because of restricted access to the site area and because of the limitations of the existing single storey extension.*

Reuben College - Temporary Working Platform Design and Access Statement

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Access

- The temporary working platform will be removed when the repairs have been completed, and although the brackets will remain in place this will not change access to the site or the wider area. The site is located over an unused roof area and is accessed, for repairs and maintenance only, through an existing door at first floor level.

Use

- The temporary working platform will be removed when the repairs have been completed, and although the brackets will remain in place this will not change the use of the site or the wider area. It will be located over an unused roof area between the former Inorganic Chemistry Laboratory and the Radcliffe Science Library at the University of Oxford.

Amount

- The temporary working platform will be removed when the repairs have been completed, and although the brackets will remain in place this will not add to nor change the amount of development or usable space on the site or the wider area.

Layout

- The temporary working platform will be removed when the repairs have been completed, and although the brackets will remain in place this will not change the layout of the site or the wider area. Its location has been determined by the locations where repairs are required. It will be located over an existing single storey extension adjacent to a small service yard that is accessed from South Parks Road.

Scale

- The temporary working platform will be removed when the repairs have been completed, and although the brackets will remain in place this will not change the scale of the site or the wider area. It will be located over an existing single storey extension at low-level and will be hidden from view from South Parks Road.

Appearance

- The temporary working platform will be removed when the repairs have been completed, and although the brackets will remain in place this will not change the overall appearance of the site or the wider area. Following the removal of the beams, the brackets will be painted to match the colour of the adjacent stonework in order to minimise their visual impact.
- The existing buildings adjacent to the temporary working platform consist of ashlar stone with pitched slate roofs. The existing roof below the temporary platform consists of single ply roofing membrane and domed polycarbonate rooflights. The temporary working platform will consist of galvanised steel beams and brackets that will be removed when the repairs have been completed.

Landscaping

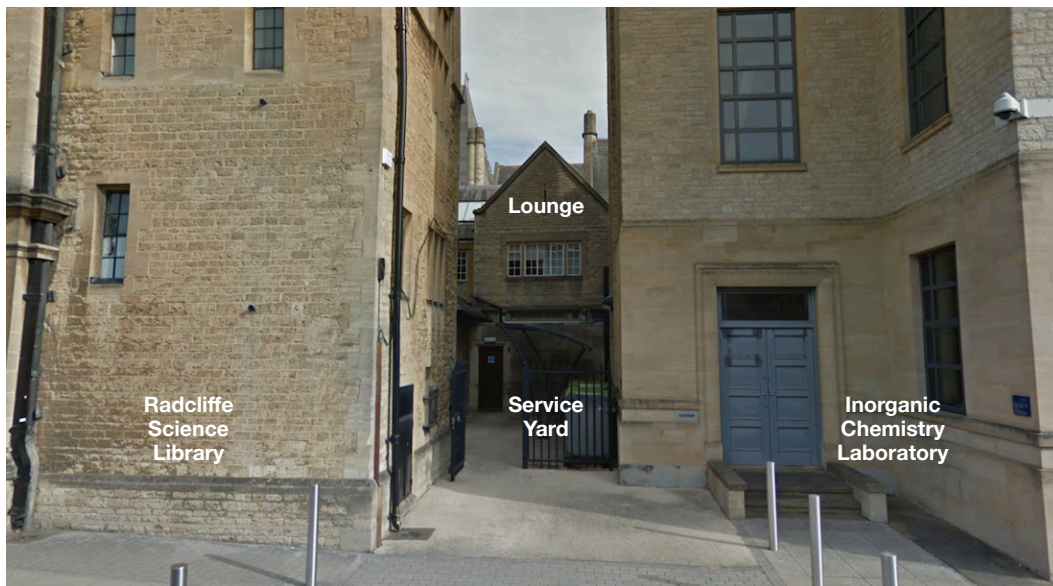
- The temporary working platform will be removed when the repairs have been completed, and although the brackets will remain in place this will not change the landscaping of the site or the wider area. The site is covered by an existing single storey extension with no landscaping on the site.

Reuben College - Temporary Working Platform Photographs

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Aerial View (Site Area Highlighted)



Street View from South Parks Road (Site Area Not Visible)