

Heritage, design & access statement | Brink Architects

VT Garden, Warneford Hospital, Oxford

November 2023 - Revision A

the studio, friday's barn
crowfield, brackley
northants
nn13 5tw

www.brinkarchitects.co.uk



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01 | introduction + site description

Introduction

Brink Architects has been instructed by the Oxford Health NHS Foundation Trust to produce this document in support of an application to modify an existing ramped access arrangement, implement additional anti-climb & anti-ligature fencing and associated landscaping at Warneford Hospital in Oxfordshire.

The urgency of the proposed works are necessitated by the use of the building which serves as a mental health hospital. As this document will outline the existing arrangement is unsafe for patients as they are able to escape an intended secure area.

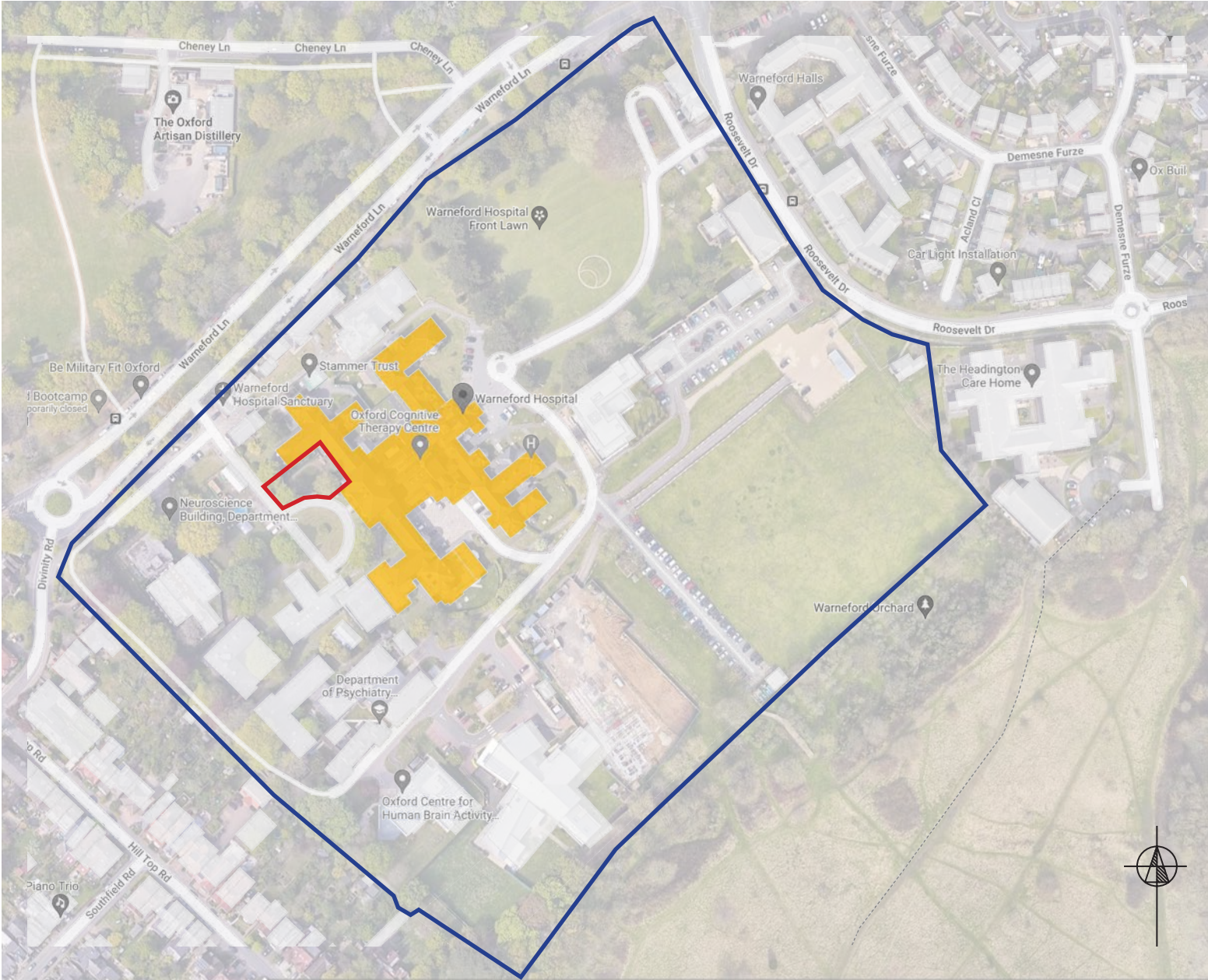


▲
Photo of Main building by William Wilkinson (1877) which currently serves as the hospital's main entrance

02 | location

Location

The site is located within the grounds of Warneford Hospital, Oxfordshire which lies to the east of the city centre.



03 | site and planning context

History of the site

The institution opened in 1826 as the Oxford Lunatic Asylum it was then renamed over the years and also known as The Radcliffe Lunatic Asylum and The Warneford Lunatic Asylum, as of today it is known as The Warneford Hospital.

The Main Hospital building was constructed 1821-26 lead by Richard Ingleman of Southwell.

Since the institution opened in 1826 it underwent various changes over time. Notably later additions were added by J.C. Buckler in 1852 and William Wilkinson in 1877 & 1887.

The building first became listed on the 15th May 1997. In accord with the Listed Building Entry (appendix A) the listed buildings fabric is recognised as being made up of the original building dating back to 1826 along with the later additions up to 1887. Whilst there have been alterations post 1887 up to the date of the building becoming listed in 1997 these are considered insignificant.

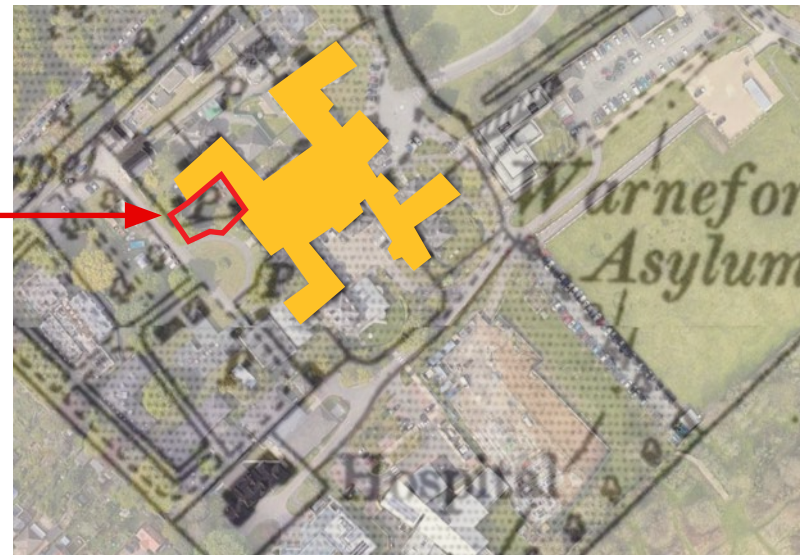


▲ Map of the site - 1899



▲ Aerial of the site - 2023

The site lies here
(red boundary)

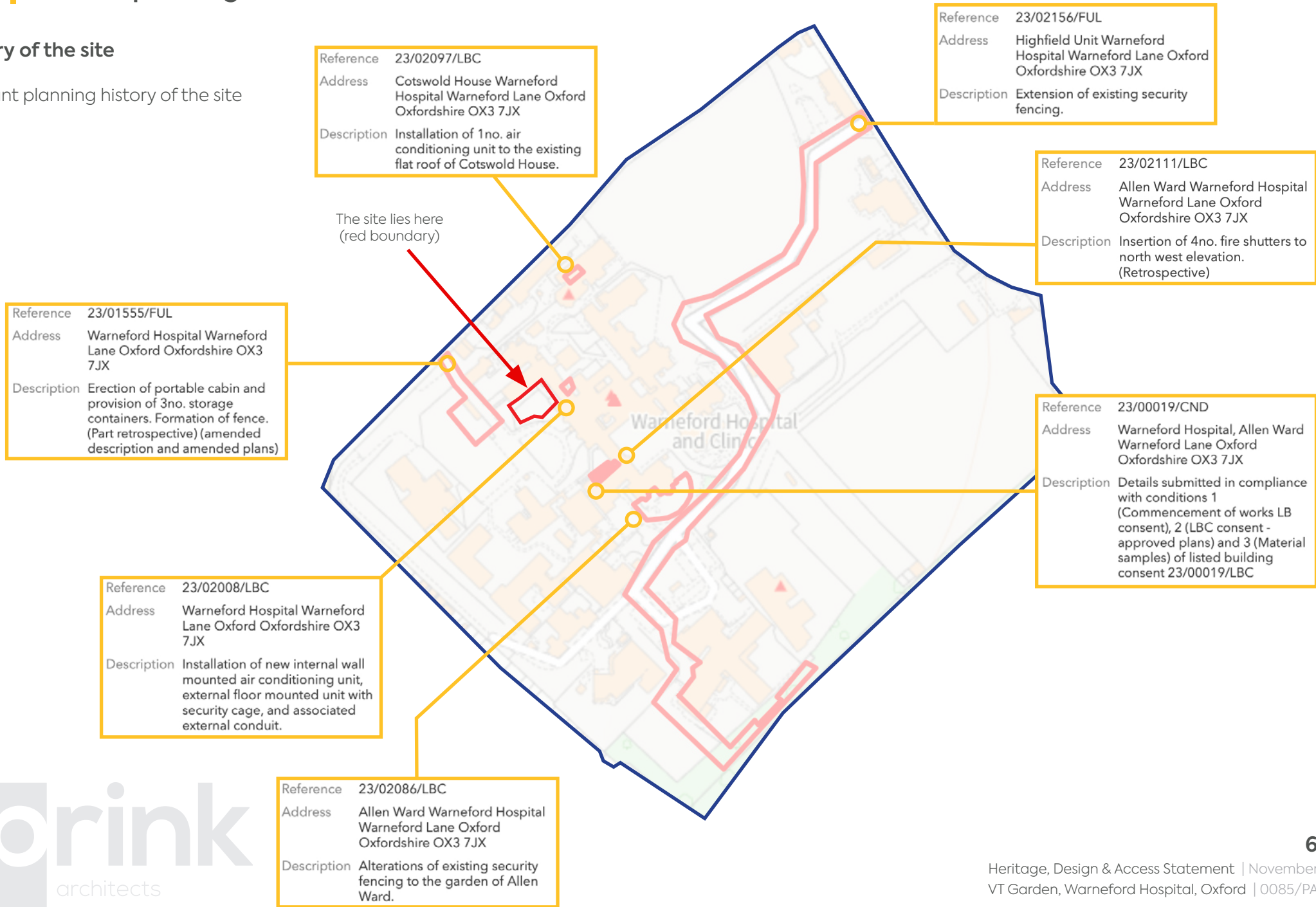


▲ Approx historic building footprint (yellow) in relation to location of the proposals (red)

03 | site and planning context

History of the site

Relevant planning history of the site



03 | site and planning context

The site today

Today the site continues to be used as a mental health hospital. In order for the hospital to continue to function over the years there have been numerous alterations and additions to the building. In addition various new buildings erected within the grounds of the site which operate in conjunction with the main hospital.

These alterations and additions can be found in various areas across the site. To note the alterations and additions relevant to the proposals;

external fencing has been added around the site

ramped access, level approaches and landings as well as railing has been added in various locations



Example of fencing found across the site



Various areas around the site where external fencing has been used (highlighted blue)

03 | site and planning context

The issue

Whilst the introduction of fencing across at Warneford Hospital has successfully helped secure areas the area within this application has been faced with the issue of patients being able to escape.

The diagram to the right illustrates how the current arrangement has enabled patients to escape this intended secure area.

The proposals therefore seek to rectify this arrangement whilst retaining an accessible approach.

Inadequate fencing height 04

Window ledge & gutters 03

Flat roof extension 02

Location of handrail and its height 01



▲
Example of fencing found across the site

03 | site and planning context

Existing elevations

The images to the right (NTS) illustrate the existing arrangement and materiality

Existing material palette:

Facing material - coursed ashlar limestone

Rainwater goods - mix of black upvc and cast iron detail items

Fenestration - metal window casements painted off white, blue doors

Joinery - lean to extension painted off white with stained timber cladding to lower extent

Handrail - timber with polycarbonate infill panels

Boundary treatments - green anti-climb & anti-ligature fencing. Buff brickwork with blue engineering brick detailing

Landscaping - concrete, paving stones, bark and grass area



D3- North West Elevation



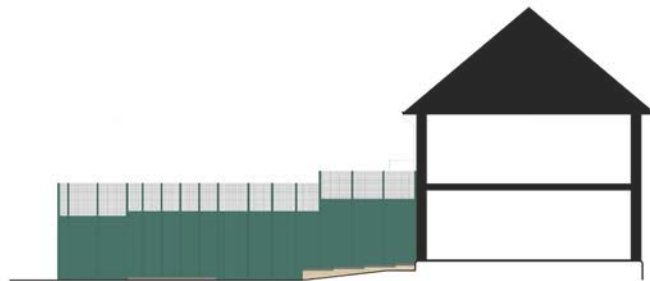
D2- North West Elevation



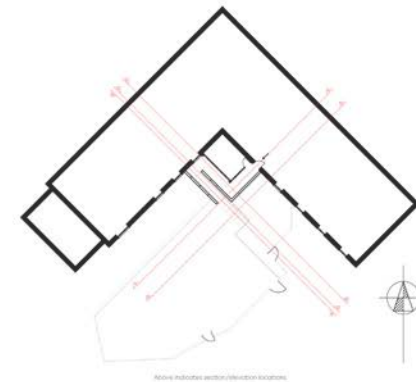
D3- North East Elevation



D4- North East Elevation



D5- South West Elevation

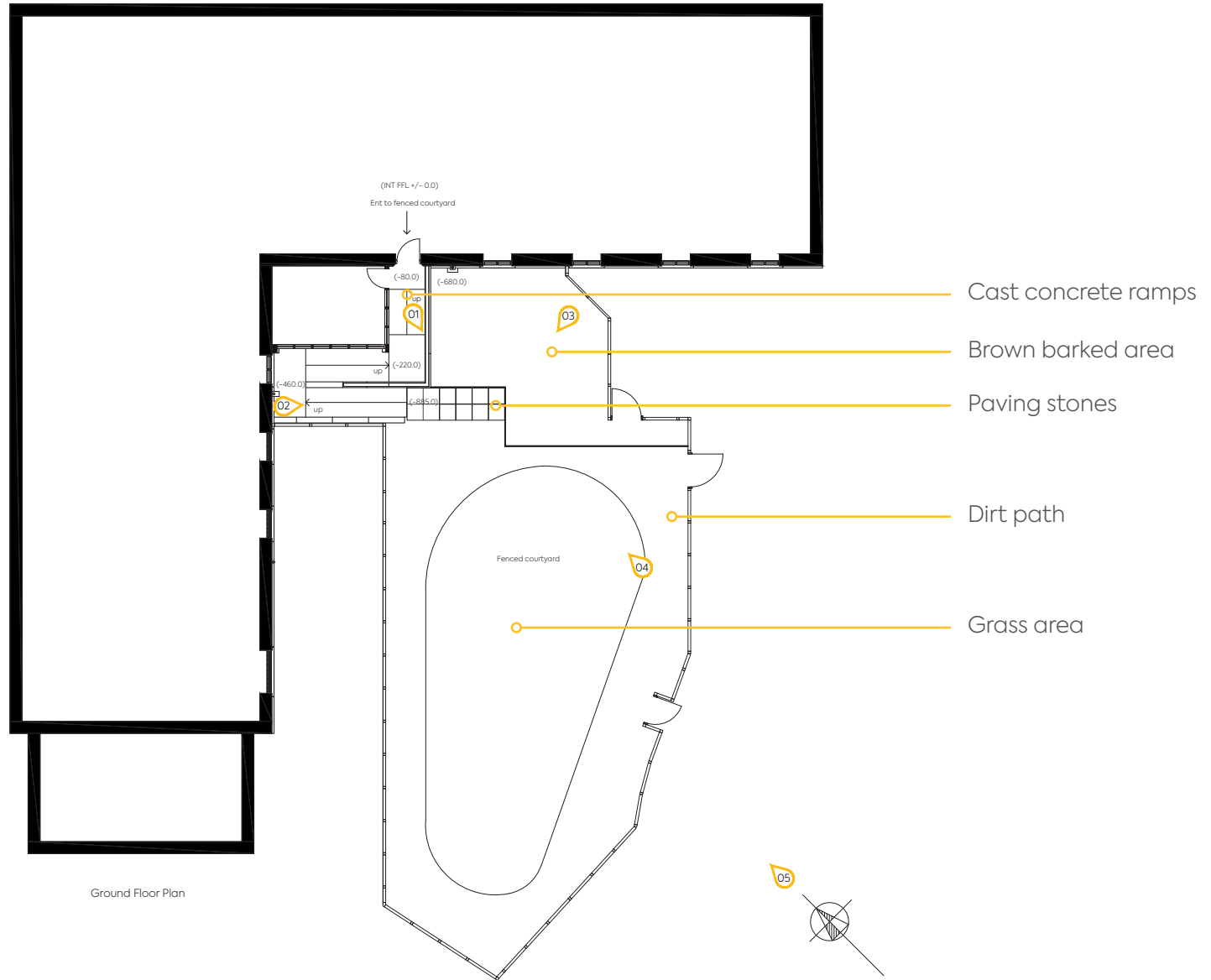


Below indicates elevation locations

03 | site and planning context

Existing plans

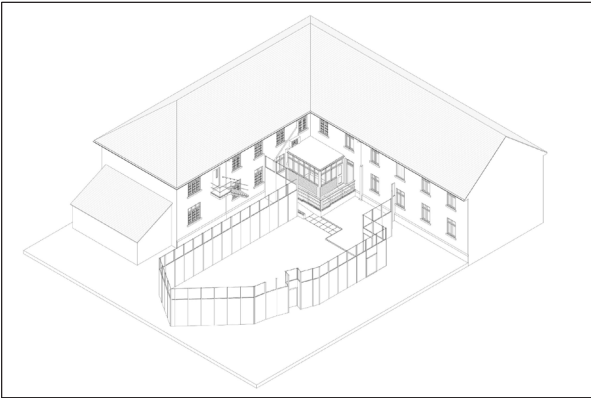
The image to the right (NTS) illustrates the existing floor plan arrangement.



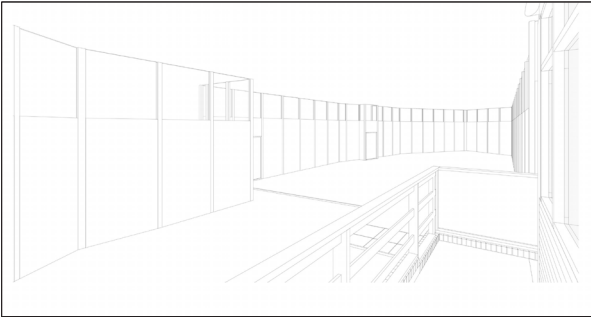
03 | site and planning context

Existing 3d views

The images to the right (NTS) illustrate the existing arrangement in 3d



05 - Axonometric view from the south towards north



01 - view from entrance into the garden toward the south west



03 - view from the garden towards the north west elevation



02 - view from the entrance ramp toward the south east



04 - view from the garden towards the north west & north east elevations

The approach

It has been illustrated that past cases of alterations and additions to the listed building have been considered acceptable.

However the proposals within this application do not seek to make any alterations or additions to the building itself.

The nature of the proposals seek to resolve a fundamental issue allowing the function of the area to continue to operate as intended. The following pages outline whilst the proposed works are minor they have been well considered and in keeping with existing measures around the site previously been considered acceptable on multiple occasions.

Opportunities & constraints:

Maintaining and improving an accessible approach.

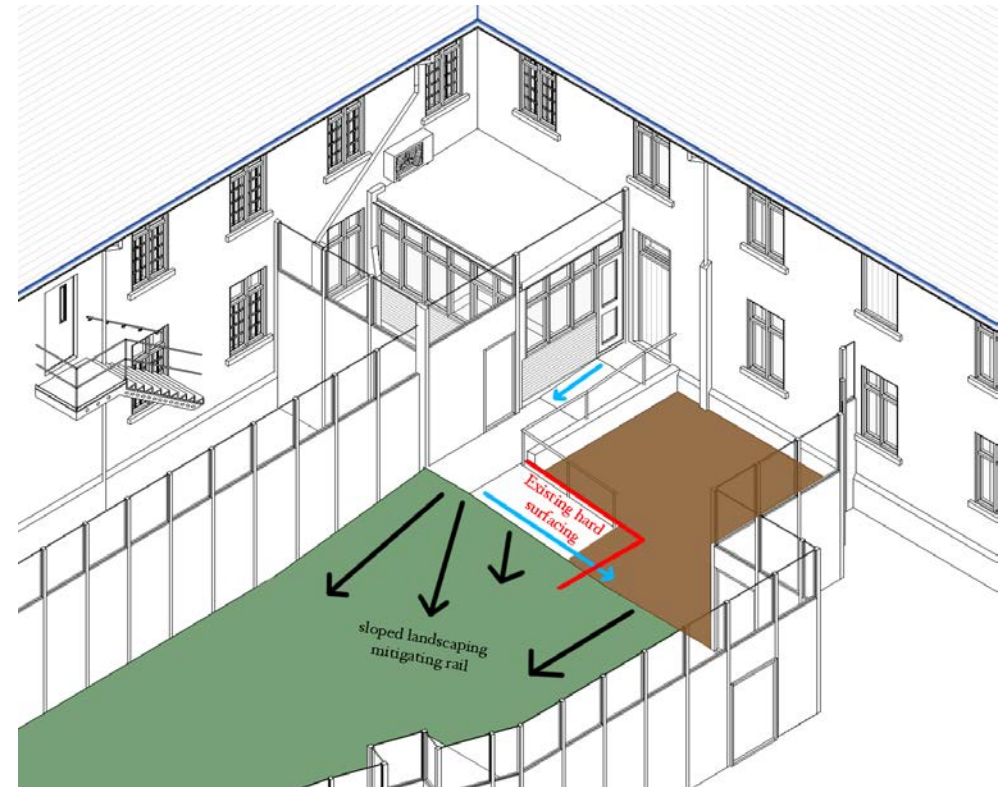
Railing will need to be suitably located and minimised to prevent any escape advantage.

Additional fencing will also be required to prevent any potential for patients to climb upon the roof of an existing extension.

Key to any proposals will also be to retain the usability of all parts of the already small garden area.

Improve quality and safety of the garden whilst reducing maintenance by implementing new landscaping surface finishes.

The image to the right (NTS) illustrates the principal of the proposals during the concept stage



Proposed concept design

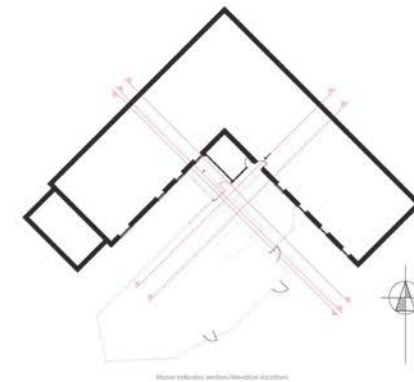
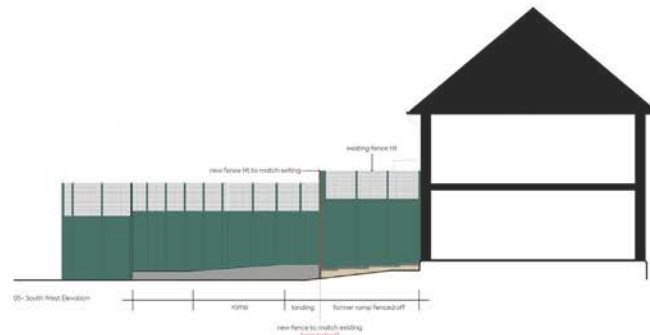
Proposed elevations

The image to the right (NTS) illustrates the proposed elevations.

Proposed material palette:

Handrail - Timber with clear polycarbonate infill panels similar to existing

Boundary treatments - green anti-climb & anti-ligature fencing to match existing. Blue engineering brick detailing as shown on page 16.



Timber with polycarbonate infill handrail similar to existing (sample of existing shown above)

Proposed plans

The image to the right (NTS) illustrates the proposed floor plan arrangement.

Proposed material palette:

Surface finishes -

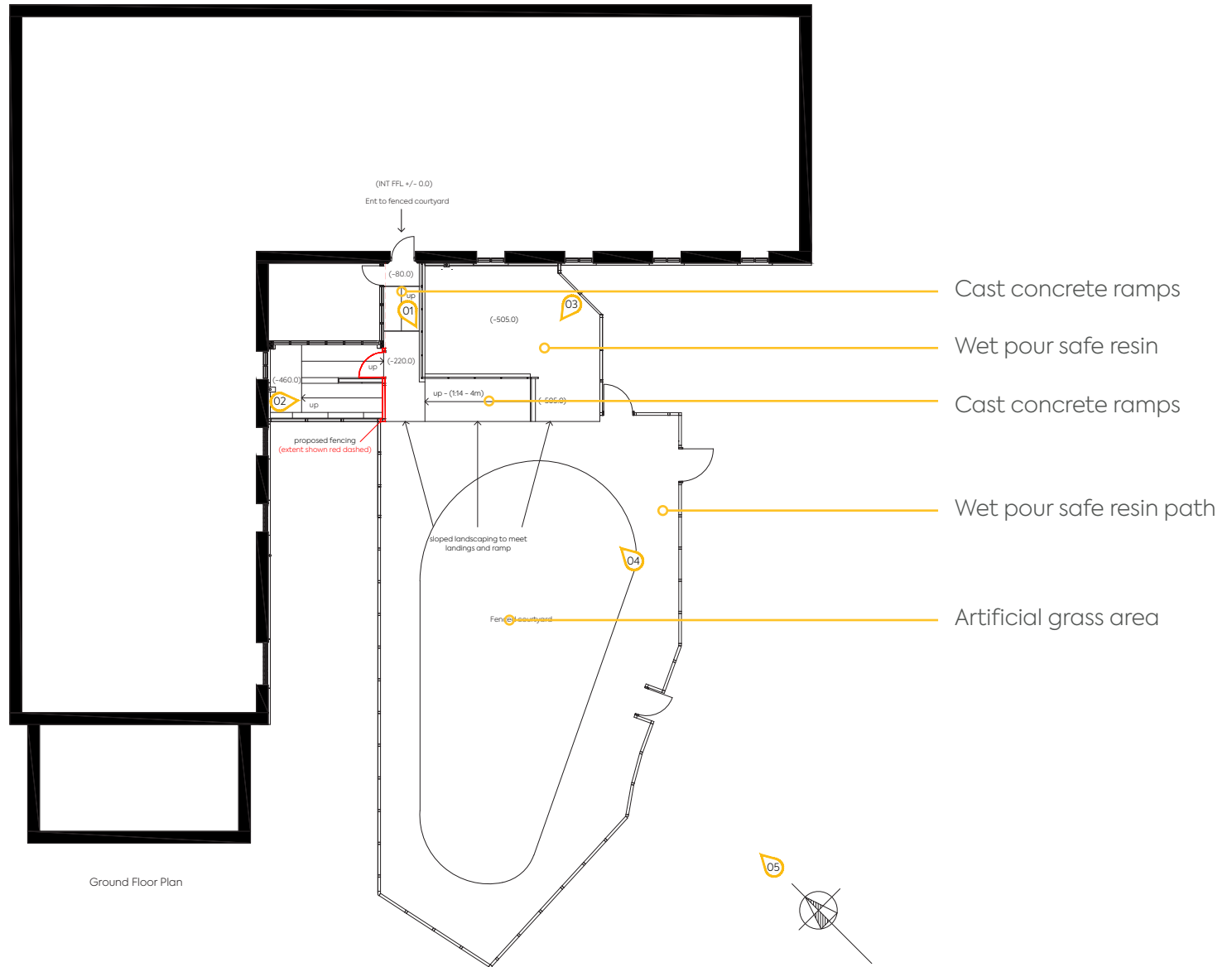
01 - Concrete cast in situ ramps & landings similar to existing.

02 - Wet pour safe resin

Landscaping -

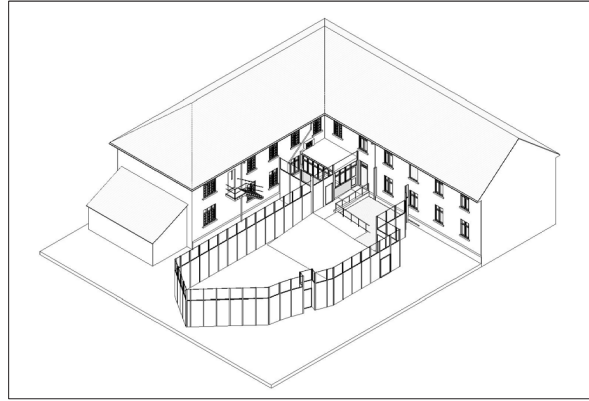
03 - Artificial grass

04 - Wet pour safe resin path

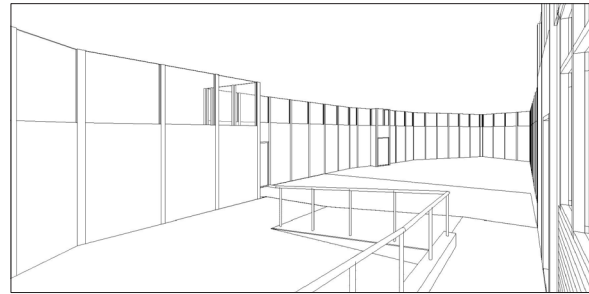


Proposed 3d views

The images to the right (NTS) illustrate the proposed arrangement in 3d



05 - proposed axonometric view from the south towards north



01 - proposed view from entrance into the garden toward the south west



03 - proposed view from the garden towards the north west elevation



02 - proposed view from the entrance ramp, toward the south east



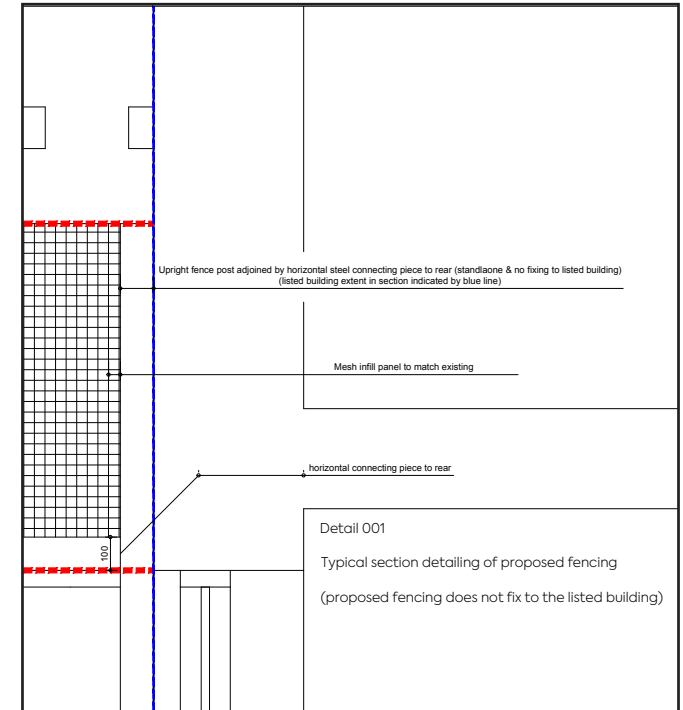
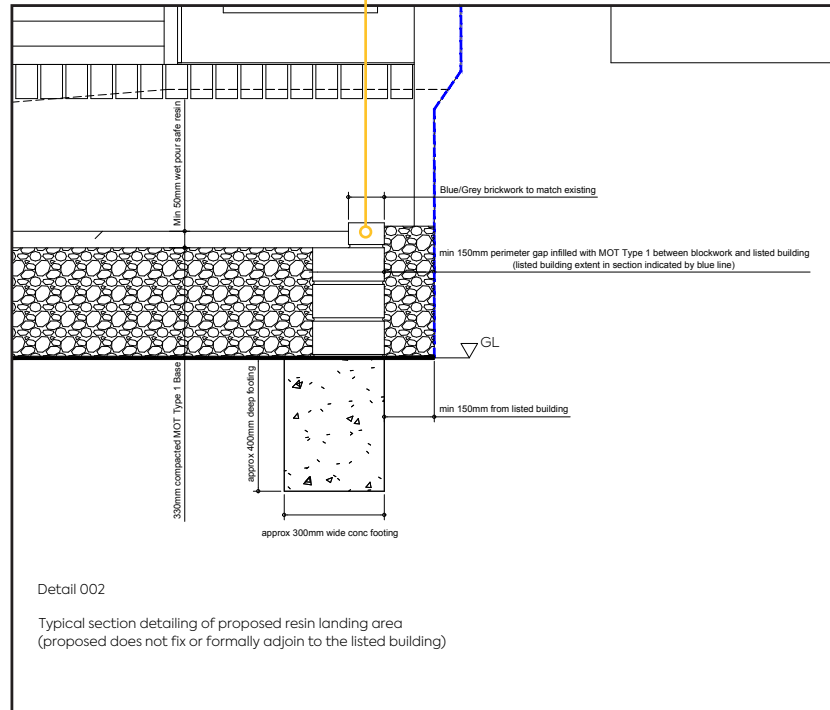
04 - proposed view from the garden towards the north west & north east elevations

Proposed detailing

Whilst the proposals lie within an area identified as being part of the original building there are existing alterations and additions in the area. Furthermore the proposals will not modify, alter or fix to the existing building in any way, these additions will work in conjunction with the existing ramped access adjoining the building and the fencing will standalone.

In accord with the proposed plans and elevations, the proposed detailing shown to the right illustrates how the works will not fix to the listed building.

Engineering brick detailing to match existing



06 | conclusions

Impact of the proposals & conclusion

This document has detailed how the proposals do not impact the listed building, furthermore they are considered appropriate in keeping with the existing measures both in form and materiality.

The proposals are also in keeping with existing measures which have been considered acceptable across the site.

We trust you will find the proposals are acceptable.

07 | Appendix A – Listed Building Entry

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1245464

Date first listed: 15-May-1997

List Entry Name: THE WARNEFORD HOSPITAL

Statutory Address 1: THE WARNEFORD HOSPITAL, WARNEFORD LANE

Location

Statutory Address: THE WARNEFORD HOSPITAL, WARNEFORD LANE

The building or site itself may lie within the boundary of more than one authority.

County: Oxfordshire

District: Oxford (District Authority)

Parish: Non Civil Parish

National Grid Reference: SP5376406068

07 | Appendix A – Listed Building Entry

Details

SP 50 NW 612/24/10040

OXFORD WARNEFORD LANE, Headington The Warneford Hospital

II

Mental hospital. 1821–26; by Richard Ingleman of Southwell; as the Oxford Lunatic Asylum; extended 1852 by J.C. Buckler and in 1877 by William Wilkinson and in 1887. Headington stone ashlar; centre of SW front of original range rendered. Slate hipped roofs.

Ashlar stacks with moulded cornices. PLAN: The original 1821–6 asylum facing SW comprises a long symmetrical range, the 3–storey centre block containing a central entrance hall flanked at the front by male and female parlours and staircases and at the back a central reception room and offices of the governor and matron. The lower flanking 2–storey male and female wings have axial galleries [wide corridors] at the front and patients' rooms behind; the ends of the wings project and contained the day rooms for the violent. The wings were extended in 1852.

At the front there were male and female airing courts for the “superior class” and at the back there were 2nd and 3rd class airing courts and a central passage to a service block. In 1877 the service block was replaced by a new front block with an entrance hall and waiting rooms in a single–storey front range and a 2–storey block behind with a recreation hall and a large clock–tower behind in a French chateau style.

The extensions included a female wing to the NW, but the male wing to the SE was not built until 1887–90. EXTERIOR: SW front of original 1821–26 asylum: 3:6:7:6:3 bays, the 7–bay centre block is three storeys, the centre three bays break forward with a pediment, cross–mullion–transom iron windows with glazing bars in chamfered openings, ground and first floor replaced by sashes [except for centre first floor], later C19 2–storey bow windows to left and right of centre and central doorway with stone porch with 4–centred arch; 2–storey flanking wings, the end three bays project; the rear has 3–storey bow at centre and 2–storey bows to left and right; bows also on the ends.

The original range is attached to the 1877 extension by a single–storey corridor; north east front has single–storey front range with central portico with pairs of pilasters, carved pediment and round–arch doorway, pilastered bays to right and left with arched lights and lantern above; 2–storey recreation hall behind and behind that a large clock tower with a steep hipped roof with ironwork cresting and aedicules breaking the eaves with clock faces; flanking single–storey wings with bow windows and large 2–storey outer wings also with bows. INTERIOR: The original 1821–6 range has central reception room with bow window to corridor, simple chimneypiece, mahogany cupboard and Gothick style safe; female parlour has chimneypiece with consoles and hatch to corridor; staircases with stick balusters and wreathed mahogany handrail; corridor with arched partitions and panelled and glazed doors.

Main entrance in 1877 addition has lantern over polygonal vestibule which contains seated marble statue of Dr Warneford by Peter Hollins, 1840; recreation hall has elaborate trusses cutting through a deep cornice and a carved stone chimneypiece. NOTE: It was planned to build an asylum at the Radcliffe Infirmary, but it was built on this site instead. Originally known as the Oxford Lunatic Asylum, then the Radcliffe Asylum and after 1843 as the Warneford Lunatic Asylum. It was intended for non–pauper patients; there were three classes who would pay according to their financial circumstances. SOURCES: Buildings of England, pp 337–338. Parry–Jones, B., The Warneford Hospital, Oxford 1826–1976.

Listing NGR: SP5376406068

07 | Appendix A - Listed Building Entry

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 468687

Legacy System: LBS

Sources

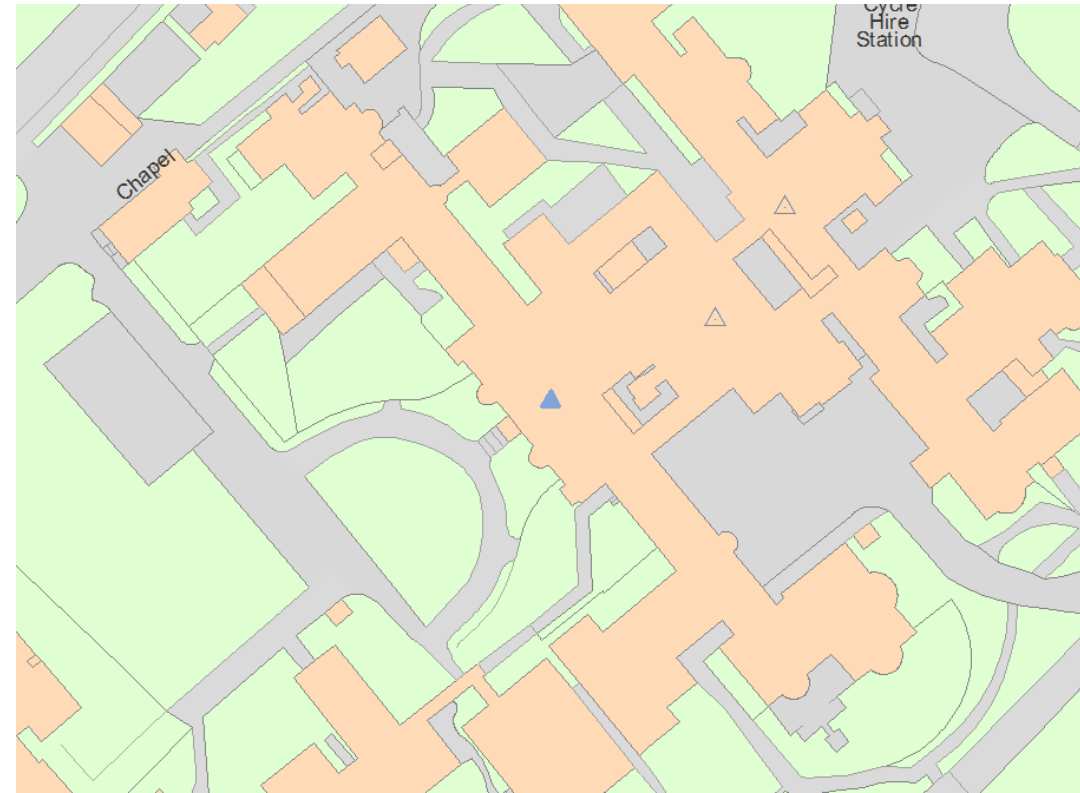
Books and journals

Parry Jones, B, The Warneford Hospital Oxford 1826-1976

Pevsner, N, Sherwood, J, The Buildings of England: Oxfordshire, (1974), 337-338

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Extract photo from listed building entry locating the designation



Name: THE WARNEFORD HOSPITAL

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category:	Listing
List Entry No :	1245464
Grade:	II

County:	Oxfordshire
District:	Oxford
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SP5376406068
Map Scale:	1:1250
Print Date:	23 October 2023



▲
Extract from listed building entry locating the designation