



Design and Heritage Statement

Planning application and Listed Building Consent for a single-floor extension to provide an improved TV lounge at Cotswold House, Warneford Hospital, Warneford Lane, Oxford, OX3 7JX
7162

Contents

1.0 Introduction

2.0 Site Appraisal

3.0 Statement of Significance

4.0 Proposal

5.0 Impact on Heritage Significance

6.0 Appendix

1.0 Introduction

The following Design and Heritage statement has been prepared and researched by GBS Health+ on behalf of Oxford Health NHS Foundation Trust, to support the submitted Planning Application and Listed Building Consent.

The application site is located at the Oxford Health NHS Foundation site at the Warneford Hospital in Oxford. The site has been a mental health hospital since 1813, the original Listed buildings have been extended many times over their 200-year history and various satellite buildings have been constructed across the site.

The site remains an active psychiatric hospital serving the Oxford and Oxfordshire community. In 1997 the principal surviving buildings from the 19th and early 20th centuries were entered in the statutory list of buildings of special architectural or historic interest, grade II:

- List entry for main hospital building: 1245464
- List entry for chapel: 1245465
- List entry for mortuary building: 1245348
- List entry for nurses' home: 1245349
- List entry for Lodge, front garden area wall, and gate piers: 1245350

The Trust wishes to extend the existing patient's TV lounge to provide an improved amenity space to its inpatients. The room subject to alterations is located on the ground floor of the existing extension to the Cotswold House, formerly known as the Nurse's Home.

2.0 Site Appraisal

Location

The site is located within the grounds of Warneford Hospital which is situated on Warneford Road to the north of Oxford city centre.

The institution opened in 1826 as the Oxford Lunatic Asylum, renamed the Radcliffe Lunatic Asylum in 1828, to later become Warneford Lunatic Asylum in recognition of Dr. Warneford, a generous benefactor of the Asylum. It was christened with the title 'Hospital' in the 1920s, due to a change in attitude regarding mental illness and the hospital was deemed a 'hospital for the treatment and care of mental patients belonging to the educated classes.'



Figure 1 Application Site (shown in red and Warneford Hospital site shown blue)

The asylum and grounds expanded through the 19th and into the 20th century, with the surrounding land, comprising some 150 acres at its peak. Subsequently, the surrounding land was sold off for development, and today's site is approximately 22 acres.

In 1889, the municipal borough of Oxford was extended eastwards and enveloped the Warneford Hospital into the city of Oxford.

The Main Hospital building was constructed 1821-26; by Richard Ingleman of Southwell; as the Oxford Lunatic Asylum it was extended in 1852 by J.C. Buckler and then in 1877 by William Wilkinson and again in 1887.

Cotswold House lies just to the north of the main hospital buildings, adjacent to the lawn planted with a variety of trees and behind the 1831-32 high stone wall that faces Warneford Lane.

The building was constructed as a Nurse's Home for the hospital in 1913-14, and extended in 1988. Since the original use ceased, the building has served as an in-patient Eating Disorders Unit comprising bedrooms, associated therapeutic treatment rooms and offices. In order to attend to the requirements of the unit, planning and listed building consent has been granted for a further extension and internal alterations in 2006.

3.0 Statement of Significance

Cotswold House is Grade II listed and was built 1913-14; with subsequent extensions and new additions. The original building is a 3-storey, stone-faced building constructed in Neo-Georgian style, covered with a shallow-pitched slate roof. The 1988 single-storey extension was added to the Northeast elevation, prior to the building's listing, and is constructed with rendered walls and an artificial slate roof. The building was listed on 15th May 1997.

Historically, the site is considered of significance as an example of the 19th and early 20th century approach to mental illness with the provision of facilities to house patients and provide therapeutic treatments.

The original buildings are of architectural significance as remaining representative of the 19th century private asylums and illustrate the beliefs on the treatment of mental illness at the time of construction, following the 'therapeutic' philosophy of patients responding to being placed in pleasant surroundings.

The site also reflects the progress of mental health treatment and patient management throughout the two centuries that has continuously operated. This can be read in the buildings and grounds today.

The Warneford Hospital buildings represent a range of 19th-century architectural styles, including the 1826 Georgian Main building, the 1841-50 early English chapel, and the Italianate style of the 1877 and 1887 extensions that along with the Nurse's Home are considered of architectural significance. Although they are not considered outstanding examples and their original settings have been compromised, as a group they exhibit a high degree of aesthetic significance.

4.0 Proposal

The room currently functioning as a TV lounge was originally designed to be a bedroom and subsequently became a communal area. It does not provide enough space for all the inpatients or comply with HBN 03-01 guidance. The Trust wishes to address both issues by enlarging the room and creating a light and airy space.

HBN 03-01 guidance refers to views to the outside as an important feature for service users in communal sitting areas. The proposed extension has been designed in a 'conservatory style' with a slate tiled roof that connects to the existing roof. Anti-ligature windows wrap around the extension to allow natural light into the room and good sightlines into the garden, which is conducive to patient's relaxation.

Level or accessible access to the external area is also recommended, therefore a 'Part M' compliant ramp is proposed to connect the extended room with the garden. The new extension will be externally finished in render to match the existing extension.

5.0 Impact on Heritage Significance

The Warneford Hospital was designed for use as an asylum and today it continues to be used to help those with mental illness. In order to function safely, certain elements

will need to be changed as the need arises and regulations dictate. When new work is unavoidable it should be carried out in a way which has minimal visual and material impact on the existing.

The new extension is attached to the 1988 extension, distant from the listed building and will not impact its fabric.

The proposal is considered of minimal impact to the much-altered setting of this heritage asset and the improvements to the service provided outweigh any potential harm.

Landscape and Access

Minor alterations to accommodate the new extension include adjustments to existing steps and retaining walls. The existing access to the garden is improved with a new compliant access ramp.

Flood Risk Assessment

The site lies within flood zone 1 area but is under 1 hectare in size and therefore no flood risk assessment is required.

6.0 Appendix

6.1 Listed Status

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

Heritage Category: Listed Building

Grade: II

List entry Number: 1245349

Date first listed: 15 May 1997

Statutory Address: THE WARNEFORD HOSPITAL: NURSES' HOME,
WARNEFORD LANE

Location: Warneford Hospital, Warneford Lane, Headington, Oxford, OX3 7JX

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

County	District	Parish
Oxfordshire	Oxford	Non Civil Parish

National Grid Reference: SP 5375806138

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 15.05.1997

Nurses` home at asylum. 1913-14, by N.W. Harrison; extended later C20. Limestone ashlar. Slate hipped roof with lead rolled hips and ridge. Central axial ashlar stack with arch linking two shafts with moulded cornices. PLAN: Rectangular on plan with entrance at the centre of the SE front. Later C20 single-storey extension on north corner. Neo-Georgian style. EXTERIOR: 3 storeys. The centre bays of three of the elevations have deeply overhanging bracketed eaves, while the broad turret-like corners are blind and have parapets with moulded cornices. South east front has 3-bay centre with 12-pane sashes, the first floor in moulded architraves, the ground floor with low round-arched `Diocletion` doorway with side-lights and keystone rising through the first floor band above; large stone canted bay window on left. NE elevation is similar, but narrower, composition, the left corner `turret` is broader and has slightly recessed corner. The NW, rear, is similar to the front, but the fenestration is asymmetrical and there is no bay window. The SW side, 1:3:1 bays, the centre advanced with a moulded stone cornice to the hipped roof; later C20 fire escape. Later C20 single-storey extension obscures part of the ground storeys of the NW and NE elevations. INTERIOR not inspected. SOURCE: Parry-Jones, B., The Warneford Hospital, Oxford, 1826-1976, p.23.

Date of most recent amendment: Not applicable to this List entry.

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