

**REPLACING END OF LIFE  
COPPER ROOF COVERING**

**TO**

**EAST RANGE ROOF**

**AT**

**EAST RANGE, OLD QUAD  
BRASENOSE COLLEGE  
OXFORD  
OX1 4AJ**

**DESIGN AND ACCESS STATEMENT, HERITAGE ASSESSMENT,  
AND NOTES IN SUPPORT OF  
APPLICATIONS FOR PLANNING & LISTED BUILDING CONSENTS**

Ref: D/6/0840

Updated February 2024

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1.00 **GENERAL INFORMATION**

**Drawing List**

1.01 The following notes are to be read in conjunction with the submission and drawings:

6/0840/01-S : As Existing Plan  
6/0840/04-P : Proposed Roof Plan  
6/0840/05-P : Proposed Details  
6/0840/BP-01 : Block Plan  
6/0840/LP-01 : Location Plan

The statement “do not scale from the drawing” is included in accordance with our quality policy and is aimed at the contractor, as we do not wish the contractor to scale from drawings, as this can lead to problems in the construction phase. You will note that on the left-hand side of the drawing there are 11 graduation marks. These form “the metric reference graduation” This is required as paper is a natural product and may have some degree of dimensional instability. Subject to you using the graduation marks we confirm that you may scale from the drawing submitted. An additional scale bar has been added to the drawings submitted for Listed Building Consent.

2.00 **LISTING**

List Entry Summary

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

2.02 Name: BRASENOSE COLLEGE, EAST RANGE, THE OLD QUADRANGLE.

2.03 List Entry Number: 1369646

Location

2.04 BRASENOSE COLLEGE, EAST RANGE, THE OLD QUADRANGLE.

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

County: Oxfordshire

District: Oxford

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 12-Jan-1954

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

Legacy System Information

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

Legacy System: LBS

UID: 244857

Asset Groupings

- 2.06 This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the office record but are added later for information.

List Entry Description

Summary of Building

Legacy Record – This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record – This information may be included in the List Entry Details.

History

Legacy Record – This information may be included in the List Entry Details.

Details

- 2.07 BRASENOSE COLLEGE 1. 1485 The Old Quadrangle East Range SP 5106 SE 9/319C 12.1.54. I 2. Includes the refaced gate-tower which was altered in C17 and restored by Buckler. Interior has fittings of C17 Panelling, fireplace and ceiling. The range contains rooms with C17 and C18 panelling, chimney-piece and a vaulted basement of 1663.

Listing NGR: SP156006343

Selected Sources

Legacy Record – This information may be included in the List Entry Details.

- 2.08 Nation Grid Reference: SP 51561 06322

3.00 **NATURE, EXTENT AND SIGNIFICANCE OF THE ASSET**

- 3.01 The East Range has a Grade I listed status. The listing indicates that it is part of the Old Quadrangle and the original building dates from the fifteenth century.

- 3.02 The copper roof covering to the flat roofed area of the East Range, which is the subject of this submission, is not the original roof covering material. The roof and upper floor of the building was reconfigured following a severe fire after the second world war.

- 3.04 The building as reconstructed, with the roof reconfigured to its present form with a copper covering and comprising a wired glass lantern and a mono pitched roof window installation.

- 3.05 The building was listed in 1954, following the works to reconstruct it.

- 3.06 Water stands in various locations across the scope of the roof and the copper's patina coating is of different colours. The different coloured areas generally align with the locations where water will stand following rain.

- 3.07 There are numerous locations across the roof where the surface of the bay copper is cracked.

- 3.08 An initial non-intrusive investigation involving unravelling of a couple of the standing copper seams indicates that there is moisture present underneath the copper on the existing substrate 'erskine' multi-layer fabric and timber substrate boarding.
- 3.09 An electronic measured survey of this roof commissioned by the College identified that the fall on the copper roof covering is less than 1 degree. It is in essence flat, pitched significantly lower than the minimum pitch at which this type of metal should be laid.
- 3.10 A copper specialist has reviewed the existing covering. He advised his opinion that it has no residual life.
- 3.11 The History Library occupies the space below. It has in the past been refurbished and the mono pitched roof window installation no longer provides daylight to the whole of the area below it. There are now only three light shafts serving the library, two of which are under the mono pitched glazing, and one is below the lantern.
- 3.12 The modern metal framing serving both the roof window installation and also the lantern has corroded and the fittings leak.
- 3.13 Roof mounted data cabling and (stainless) steel containment is fixed over the roof covering.

#### **4.00 RELEVANT PLANNING HISTORY**

- 4.01 There is a City of Oxford Notice of Permission under the Town & Country Planning Act 1947, reference A1293/2796, for 'reconstruction of part of East Range, damaged by fire'.
- 4.02 The consent documentation identifies replacement of the timber upper floor and roof, using a structural 'Kleine' precast floor and roof slab and 'modern' window installations.
- 4.03 The consent documentation identifies that the roof slab was finished with 2 inches of slag-based roof screed, over which is to be installed a standing seam copper covering on the 'flat' surface. Substrate boarding to fix copper to is not mentioned.
- 4.04 The construction identified does not include any specific measures for reducing thermal transmittance through the roof envelope.
- 4.05 The 'as built' flat roof contains the two glazed openings and an access hatch indicated on the drawing. There is a modern single glazed Georgian wired mono pitched roof window installation, also a modern single glazed Georgian wired lantern. The existing access hatch has a copper finished timber lid.

#### **5.00 PROPOSED REMEDIAL WORKS – ALTERATIONS**

- 5.01 The proposed works are detailed on the drawings listed in item 1.01 of this document.
- 5.02 The existing roof pitch is too shallow for the covering metal. It has impacted on its reduced life. The proposal is to introduce decking substrate on to the concrete roof slab to facilitate the minimum pitch for an insulated, ventilated copper roof covering to be installed by a specialist copper roofing contractor.
- 5.03 The existing wired glass mono pitched roof window and lantern installations are beyond repair due to corrosion. The proposal is to replace these installations with the clear, insulated safety glazed framed roof window and lantern installations detailed on the drawings.

- 5.04 The existing cement rendered finish to the upstand timber framed partition that supports the ridge, and the pitched roofed construction is not insulated, and it is in poor condition. It is proposed that this be replaced. The upstand is to be finished in copper, which will provide a complimentary long-term solution, also protecting the historic building fabric below. Where the return part of the new copper roof pitches up to the abutment modern machined plain tiles, the interface will be weather proofed and provided with a discreet ventilation measure.
- 5.05 Accessing the existing roof for maintenance is not straight-forward, and it is not possible to alter the current access arrangement without consequential impact. The maintenance hatch will be raised in line with the new pitch and, to improve safety for those who would be required to gain access to clear gutters in future, the proposed configuration will include a discrete ‘clip-on’ stainless steel wire line fall arrest system.
- 5.06 A discrete measure to introduce lightning protection, which is not currently provided, will be considered by the College in association with its buildings insurance carrier to reduce the risk of fire again damaging the historic building fabric.

#### 6.00 **IMPACT ON THE ASSET & MITIGATION**

- 6.01 The Conservation Officer inspected the existing roof configuration with College and Sidleys, following pre-submission protocol.
- 6.02 The Conservation Officer advised that the replacement roof covering must be copper.
- 6.03 The works identified in this submission statement are in line with the advice provided by the Conservation Officer. The works are the minimum intervention required to achieve the minimum pitch required for standing seam copper for it to provide long term weather protection to the building fabric. In this respect the inclusion of a hip detail into the roof structure reduces the impact of the roof at the gutter/eaves interfaces.
- 6.04 Other works associated are specifically to minimise the impact of the raised pitch, whilst providing improved thermal performance and reducing the College’s carbon footprint.
- 6.05 The remedial works may allow for the roof mounted data cabling and (stainless) steel containment to be contained below the finished roof surface which, it is envisaged, would have a positive impact on the visual appearance from above.
- 6.06 It is acknowledged that it will take some time for the copper patination to develop however the proposed finishes are generally in line with what exists.

#### 7.00 **HERITAGE ASSESSMENT**

- 7.01 Please see Appendix A for detail.
- 7.02 The College acknowledges advice relating to heritage assets laid out within the National Planning Policy Framework. Following on from the social and financial upheaval caused by the COVID pandemic, within which the Council’s written assessment of its proposals was received, it seeks to progress with financing and undertaking the necessary conservation measures identified to avoid further water damage and provide long term protection for the building’s fabric.
- 7.03 The proposals are submitted following the advice of the Council’s Conservation Officer in respect of the need to retain a copper covering. The alterations indicated are in consideration of the advice received, implementing least intrusive resolutions in order to use copper for the covering material.

- 7.04 Under ref 19/03203/LBPAC the Conservation Officer for Oxford City Council advised that ‘should these proposals be subject of a listed building consent application then it is likely that the proposals would not harm the special architectural and historic interest of the listed building, and, they would preserve and enhance the character of the Central (University and City) Conservation Area, and, that the recommendation would be to grant listed building consent with conditions’.
- 7.05 Having collaborated and consulted in detail the Council, we believe that the proposed scheme addresses long term needs for the building, using the required materials, ie copper and glass, whilst recognising the importance and historic significance of the building and ensuring the minimum of intervention with its fabric wherever this is possible.

### **DESIGN AND ACCESS STATEMENT**

#### 8.00 **USE**

##### **Existing Use**

- 8.01 The building forms part of Old Quadrangle in the ownership of Brasenose College Oxford.
- 8.02 The spaces comprising the building include the History (upper) Library in addition to other typical College accommodation.

##### **User Requirements**

- 8.03 The proposals arise from the need to address water damage due to the defective copper roof covering and glazed lanterns.
- 8.04 Works to address a long-term solution to the weather resisting envelope will include measures to provide significant thermal performance improvement, thus also supporting the College’s aim to seek reduction of its carbon footprint wherever this is feasibly possible.

#### 9.00 **AMOUNT OF DEVELOPMENT**

- 9.01 The proposed works are detailed on the drawings listed in item 1.01 of this document.
- 9.02 The amount of development is that required to achieve long term fabric protection and associated user requirements.
- 9.03 Original features are retained and protected wherever practically possible.

#### 10.00 **LAYOUT AND SCALE**

- 10.01 The proposed layout and scale of the development is detailed on the drawings submitted with the applications.

#### 11.00 **ACCESS**

- 11.01 Refer to the drawings for details of access points to the main College site.

12.00 **PHOTO IMAGES OF CURRENT ROOF CONDITIONS**

Photograph No 1



General view – towards the Tower of the ‘flat’ roof.

Note: If it is possible, the existing live data cabling trays will be incorporated within the replacement roof construction.

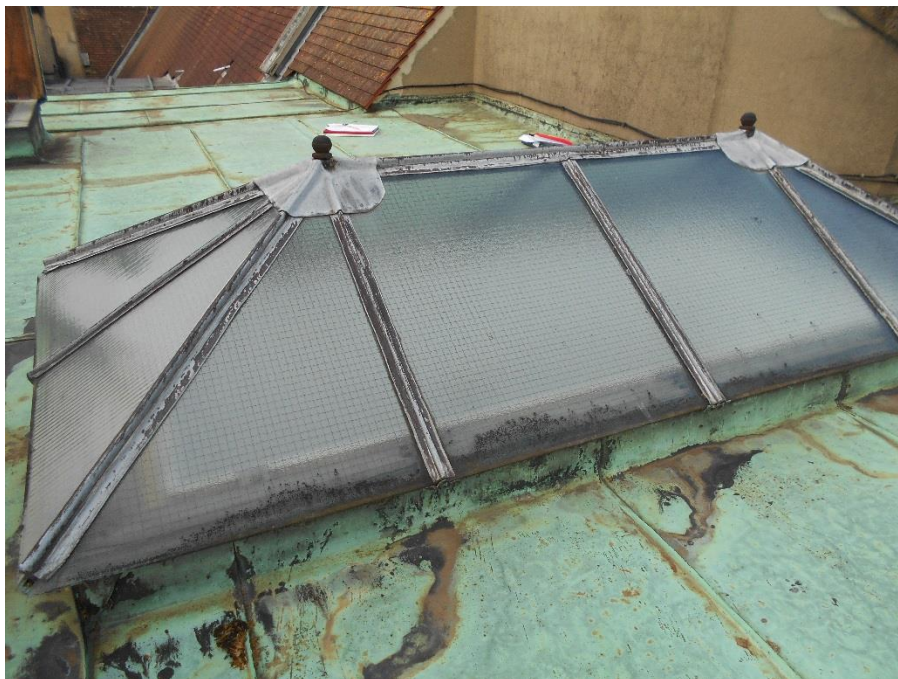
Photograph No 2



General view – mono pitched glazed roof. The second light shaft to the History Library can be identified in this image.



Photograph No 3



Existing corroded Lantern – Atop the third light shaft into the History Library

Photograph No 4

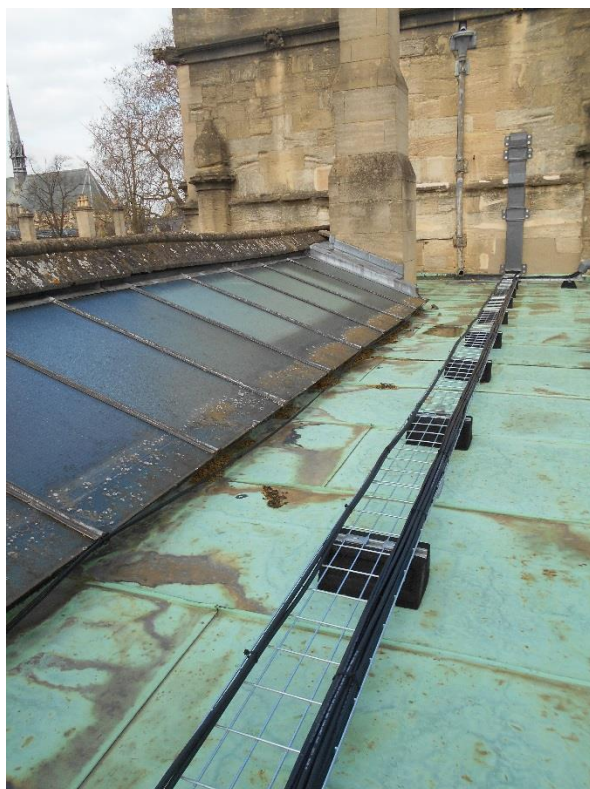


Image of the mono pitched corroded roof window which identifies the remaining light shaft into the current History Library below.

Photograph No 5



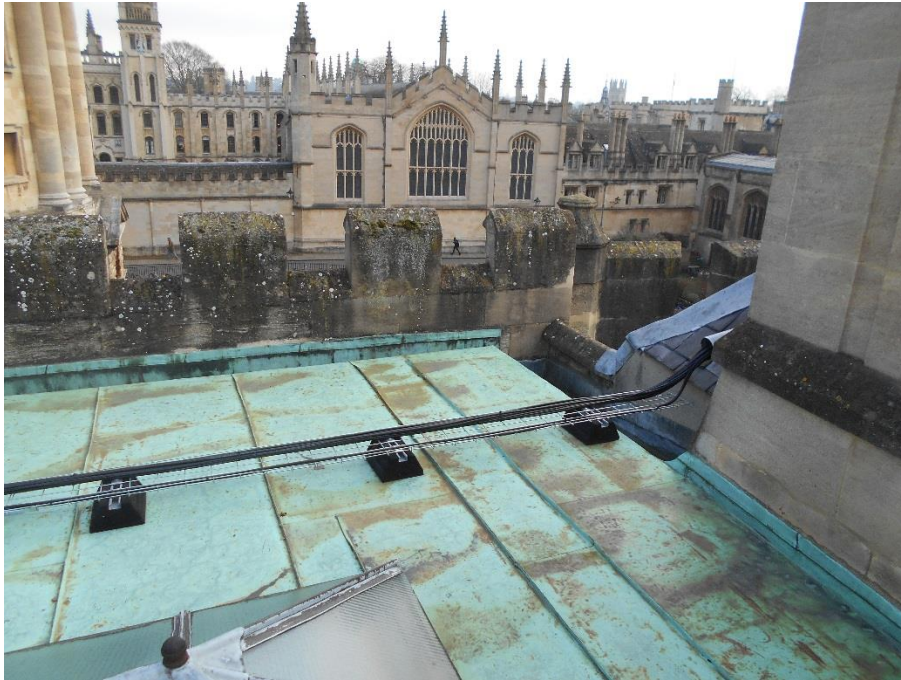
Water ponding on 'flat' surface and patchy patination.

Photograph No 6



The existing roof access hatch.

Photograph No 7



Copper – Crazed surface No 1.

Photograph No 8



Copper – Crazed surface No 2.

Photograph No 9



Copper – Crazed surface No 3 – Close up highlighting cracks in the surface of one of the copper bays.

**APPENDIX A**

**Application No 19/03203/LBPAC**