

WEST AREA PLANNING COMMITTEE

10th September 2013

Application Number: 13/01272/LBC

Decision Due by: 10th September 2013

Proposal: Provision of access control system, involving erection of glass barrier across main entrance, formation of new entrance into Porter's Lodge. Re-ordering of layout and other associated works in Porter's Lodge.

Site Address: Keble College, Parks Road, **Appendix 1.**

Ward: Carfax Ward

Agent: Design And Conservation

Applicant: The Warden And Fellows
Of Keble College

Application Called in – The application has been called in for determination by committee due to concern that the development represents an intervention of contemporary design within a sensitive and historic environment.

Recommendation: Grant listed building consent.

Reasons for Approval

- 1 The Council considers that the proposal, subject to the conditions imposed, would accord with the special character, setting, features of special architectural or historic interest of the listed building. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity.

Conditions.

- 1 Commencement of works LB/CAC consent
- 2 LB/CAC consent - approved plans
- 3 7 days' notice to LPA
- 4 LB notice of completion
- 5 Further works - fabric of LB - fire regulations
- 6 Repair of damage after works
- 7 Further details - floodlighting/lighting
- 8 Details of screen

Main Planning Policies:

Oxford Core Strategy 2016

CS18 - Urban design, town character, historic environment

Oxford Local Plan 2001-2016

HE3 - Listed Buildings and their Setting

HE7 - Conservation Areas

Other Material Considerations:

- National Planning Policy Framework
- The application affects a listed building located within the Central Conservation Area.

Public Consultation.

- English Heritage: Do not wish to comment.
- Oxford Architectural And Historic Society Victorian Group: Object to any visual barrier; however if college require it then it should not be glass and it should be unobtrusive; the columns may rise to the vault and it's not clear on the plans if they do so or not; the oriel window should be removed; there should be no lighting to the vault as it is meant to be deep and dark to provide a contrast and view to library and hall.

Application Site.

1. Keble College was built by public subscription to the designs of William Butterfield between 1862 and 82, on an empty site opposite the University Museum in Parks Road. Butterfield is one of the greatest architects of the Gothic Revival.
2. The College was named after John Keble, whose Assize Sermon of 1833 launched the religious Oxford Movement. This promoted the Catholic and High Church side of Anglicanism, as against the low church, Calvinist, and the broad church, Modernist, sides. Created as a college for 'diligent students living simply' the internal plan broke from the earlier collegiate layout of rooms placed around staircases, to rooms accessed along corridors. One other break with tradition was the use of constructional, polychromatic brickwork instead of ashlar, or rubble stone.
3. The gatehouse is part of the earliest work at the college. The range of porter's accommodation to the south of the entrance passage was built in 1874; previously the amount of accommodation was small and located to the north of the passageway. The lodge was altered when ABK Architects made alterations in the 1970s and in the 1990s further changes were made to the postal arrangements and reception area. There was an earlier opening to the south of the entrance passage.

Officer's Assessment:

1. College requires a controlled access system whereby all visitors either enter via the porter's lodge or use a card swipe system to pass through a barrier. There have been a number of thefts at college, requiring the frequent closure of the oak gates, and prompting this security requirement now.
2. The gateway is also sometimes used by vehicles for maintenance purposes but is mostly used by residents, staff and visitors as the main pedestrian entrance. The original oak gates are usually kept shut with a wicket gate providing stepped access. The porters can see visitors from the bay window but cannot communicate with people coming and going.
3. The proposal for a glass barrier across the main entrance passage has been carefully considered in view of the sensitive location. The entrance passage has great dramatic effect as one proceeds from the street, through a fairly dark passage, gradually seeing part of the college buildings beyond in full light. Keeping the barrier as least visible as possible would retain the primacy of the architectural intent.
4. The glass barrier has been designed to be as unobtrusive and respectful of its setting as possible, as well as performing its practical function. It needs to be visible yet also not too visible at the same time. It is kept at a low height but not so low that persons cannot easily surmount it. The patch fittings would be kept to a minimum and be coated with a dark colour. 150mm diameter columns would support the gates and be 1300mm high, the same height as the screen. (The architect has confirmed that the columns would not project to the vaulted ceiling).
5. There is always a risk with glass reflections, creating a distracting effect. Here, the risk is reduced by the glass being of the non-reflective type, and the height is kept as low as possible. The passageway is long and cavernous and rather dark, thus glass should be less reflective in that location than it would be in other circumstances.
6. The glass barrier would provide a clear opening when required. It would have matt dark colour coated steel gate posts and glass leaves, engraved with coats of arms to act as manifestations. The gates would be closed most of the time, enabling the oak gates to be left fully open. This would allow a dramatic glimpse of the quad beyond from the street. When maintenance vehicles occasionally need to gain access through the passage way, the new gates would be opened more than 90 degrees to rest against the passage walls. As proposed the gates would be of differing sizes, with the narrower one allowing pedestrian access linked to smart card control, and the two gates together permitting vehicular access when required.
7. In addition a second entrance is proposed from the passage to the porter's lodge, located beyond the new glass barrier, This would allow an improved flow of people in and out of the lodge which gets very congested at times, thereby improving functionality. The porter's lodge itself would also be remodelled including forming a new internal doorway to connect to the outer porter's office.

The lodge would have new fittings and services with the unauthorised large display screen in the passage being moved into the lodge. The main port's desk would be relocated, giving greater circulation space, with new benches and new door into the central room added. New joinery fittings would be oak or oak veneer and doors would match those existing.

8. As regards the proposed new entrance door to the lodge via the passage, this would be where evidence has been found of a later door to the passage, as can be seen in the brickwork and pointing to the lower area. The two small windows that would be removed for the doorway are not original. The door would be constructed as a replica of the existing door in the passageway, with two steps. College has a stock of original bricks and stone to use. Wheelchair users can already access the lodge from within college.
9. Finally a new lighting scheme would be introduced with compact LED lights that would throw light to the vaults, replacing modern lights at high level. It is not intended to light up the whole roof but to create a subtle effect. Although this is a modern introduction this would create an attractive effect and there are precedents for this at other colleges, for example at Christ Church.

Conclusion.

10. The proposals are in accordance with local and national policies and would accord with the special historic and architectural character of the listed building. Proposals would for the most part be reversible.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant listed building consent officers consider

that the proposal will not undermine crime prevention or the promotion of community safety.

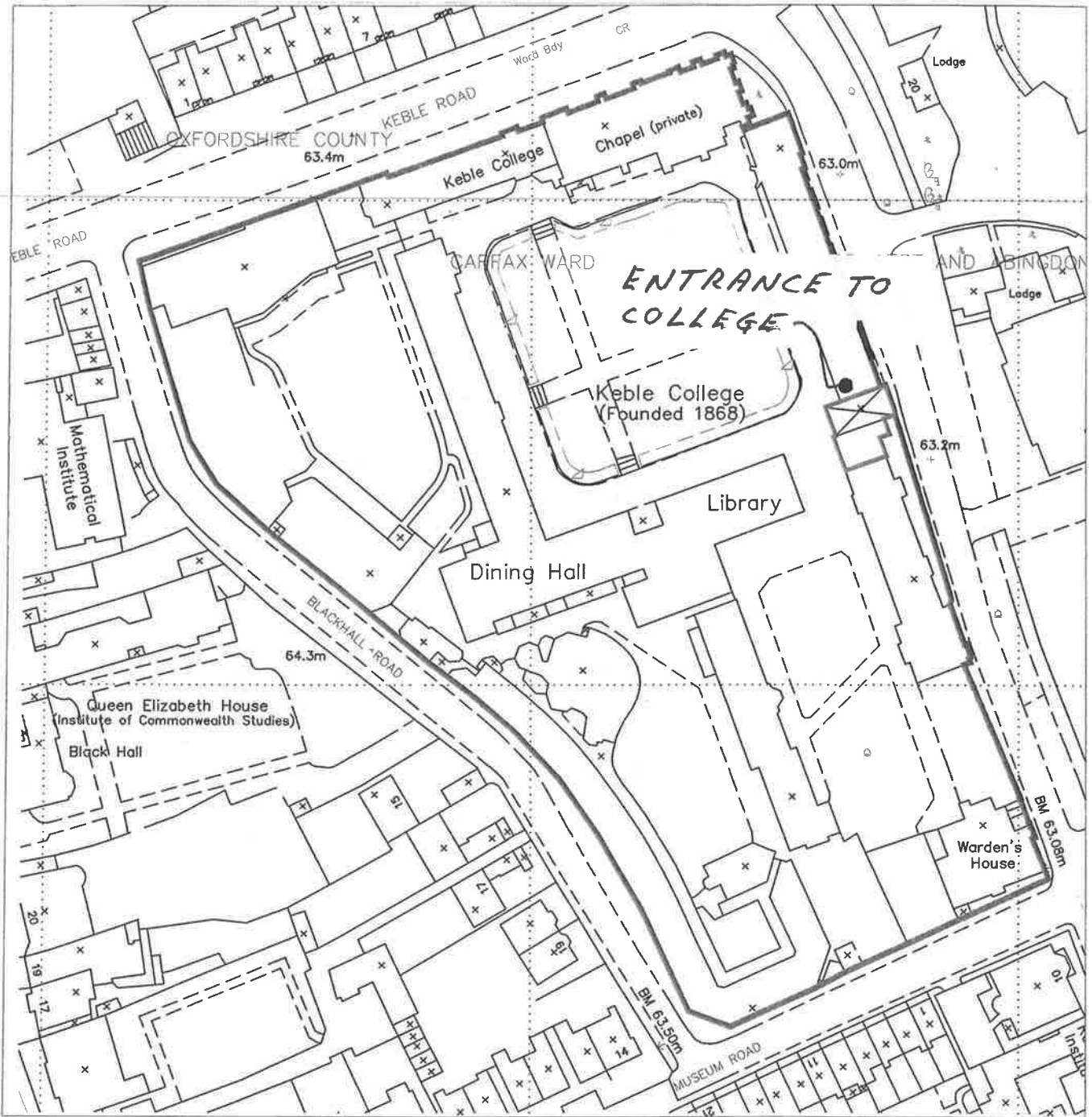
Background Papers:
PPS5 Practice Guide

Contact Officer: Katharine Owen

Extension: 2148

Date: 21st August 2013

APPENDIX 1



David Yandell

Design & Conservation

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drawing **34**
Location Plan

client
KEBLE COLLEGE, OXFORD

job
Keble main entrance

paper size A4 scale 1:1250 date Apr 2013

job no. KME tlwg no. L01 rev no. ---