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Redcliffe College occupies Wotton House and its grounds, an early 18th century property located on the western side of Horton Road in central Gloucester.

The College is a UK Christian College for cross cultural mission and missionary training. It is a vibrant community representing all ages and many nationalities.

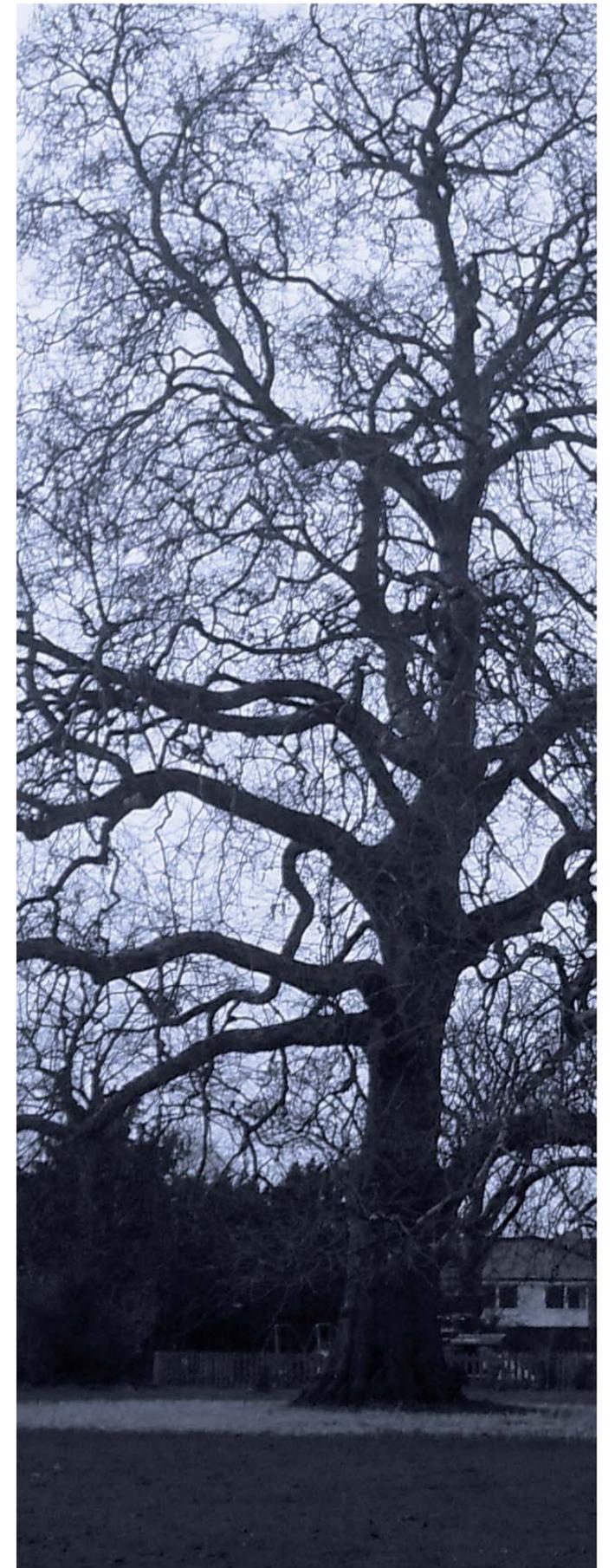
Founded in 1892, it is now one of the longest standing interdenominational and evangelical colleges in the UK.

Redcliffe builds partnerships with colleges, mission agencies and other Christian organisations in order to resource mission around the world.

The College offers a range of options from short courses which provide focused mission training through to undergraduate and postgraduate degree programmes that are validated by the University of Gloucestershire.

In order to continue to flourish it needs to invest in the quality of the teaching and residential accommodation and the facilities that are offered to prospective students

The scheme proposals set out in this document together with the planning and listed building consent applications indicate the aspiration for the rationalisation of the existing buildings to attain these qualities.



Planning History Summary

11/00597/LBC - Granted - Alterations to Grade 2 listed building comprising internal alterations and removal of drainage goods from external elevations and associated works

10/00053/FUL - Granted - Extension of time limit for commencing the development, pursuant to permission ref. 06/01513/FUL (Erection of new library)

09/00839/LBC - Granted - Extension to Grade 2 Listed building to provide entrance lobby and library (renewal of consent 06/00975/LBC).

08/00118/FUL - Granted - Enclosure of existing loggia to create additional recreation space.

08/00109/LBC - Granted - Creation of additional 12 no. parking spaces and associated works.

07/00577/LBC - Granted - Internal alterations to Grade 2 Listed Building involving modifications to existing servery screen in College dining hall.

06/01513/FUL - Granted - Erection of a new library.

06/00975/LBC - Granted - Extension to Grade 2 Listed building to provide entrance lobby and library.

06/00970/FUL - Withdrawn - Erection of a new library.

Listing

SO8418NW HORTON ROAD

844 .1/10/141 (West side)

23/01/52 Wotton House

Grade II

Large house, now a nurses' home. Built for Thomas Horton in early C18 and shown in engraving by Kip dated 1712; mid C19 and C20 alterations and extensions. Brick laid in English bond with stone details, hipped slate roof with gabled dormers, tall brick stacks. C18 double depth symmetrical block with central bow at rear, C19 canted bay added to front on left and early C20 additions at both ends.

EXTERIOR: main block two storeys and attic. Symmetrical front of seven bays altered by the addition of the canted bay replacing the first and second windows from the left on the ground floor; brick offset plinth, raised brick band at first floor level and timber crowning modillion cornice, raised and chamfered quoins at the corners. On the ground floor the entrance doorway in the central bay is framed by a shallow stone porch with two fluted Corinthian columns supporting a richly moulded entablature with dossierets at either end and in the centre and a segmental pediment above, fielded six panel door; on ground and first floors sashes with glazing bars (3x4 panes) in flush timber frames set in openings with rubbed brick flat arches and projecting stone sills; dormers with double casements; C19 canted bay has stone sill band, crowning stone band and a plain sash in each facet.

INTERIOR: Not inspected.

Listing NGR: SO8446818813 Source: English Heritage

NOTE: See historical building appraisal within Appendix A





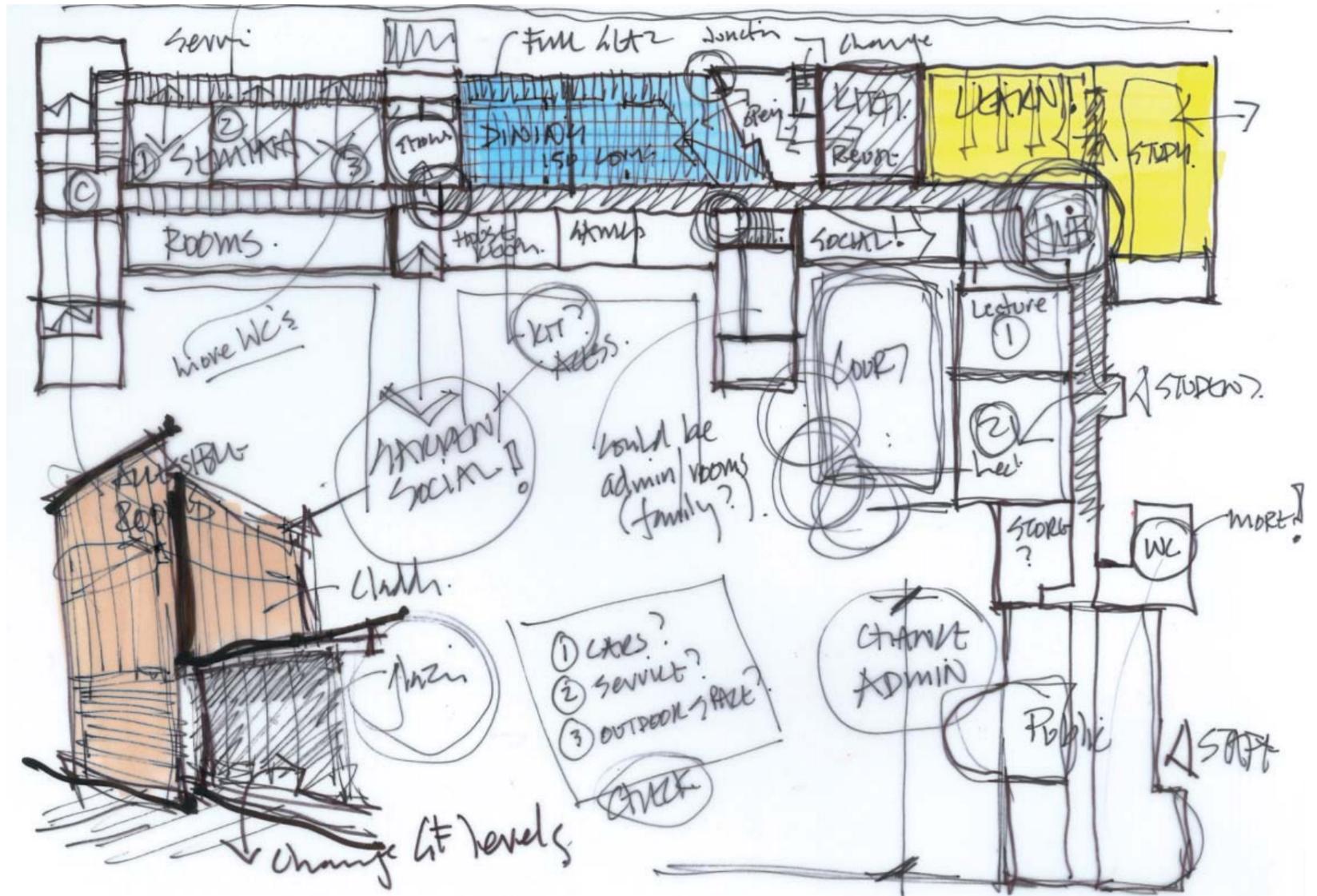
Since Redcliffe College occupied Wotton House in 1994 the building and its grounds has continued to evolve.

The college has changed, adapted and grown over time into the existing building. This gradual and, to a certain extent ad hoc, growth has led to certain inefficiencies in the operation and use of the building.

The college now requires to update, improve and expand its residential, teaching, administration and social facilities.

The current issues include -

- A lack of formal seminar and teaching spaces
- An existing library system with books located in five separate rooms, over two floors
- Dining area that requires more space
- Kitchen area that requires upgrading and space rationalising
- Residential student areas require additional social/common room spaces
- A mix of residential accommodation that the college can offer
- Accessible bedroom accommodation and WC/shower facilities
- Complete updating of general toilet and shower provision
- Improvement of environmental efficiency



Key areas of the scheme design are as follows

- Reconfiguring existing kitchen, stores and dining room area to form new kitchen servery and library space
- Infill of existing courtyards between toilet block accommodation to form new dining area and teaching/seminar spaces
- Reconfigure existing first and second floor toilet blocks to upgrade toilet/shower facilities and provide additional social/common rooms for residential students
- Introduce en suite accommodation to some rooms, including an accessible bedroom and shower room
- Upgrade existing unused entrance to form new student access into the building together with a DDA compliant entrance ramp
- Provide movable acoustic screen to allow existing lecture theatre to divide into two separate teaching spaces



Kitchen and library

The rationalisation of the existing kitchen and dining room to form updated, smaller kitchen and library/study spaces will not only allow the currently fragmented library facility to be located in one area but will fix this use at the 'hub' of the building.

The principle elements of the existing dining room fabric will remain unaltered, together with the existing glazed screen. This will be refurbished to form a dividing screen between the bookshelves area and the study space.

Externally this area of the building will remain as existing.

Dining area and teaching/seminar

The changes to the existing kitchen, toilet blocks and courtyards will allow a new dining area to be formed and increased in size to accept a maximum of 150 covers. The new dining area will give a more flexible social space as well providing the main access to the new teaching spaces.

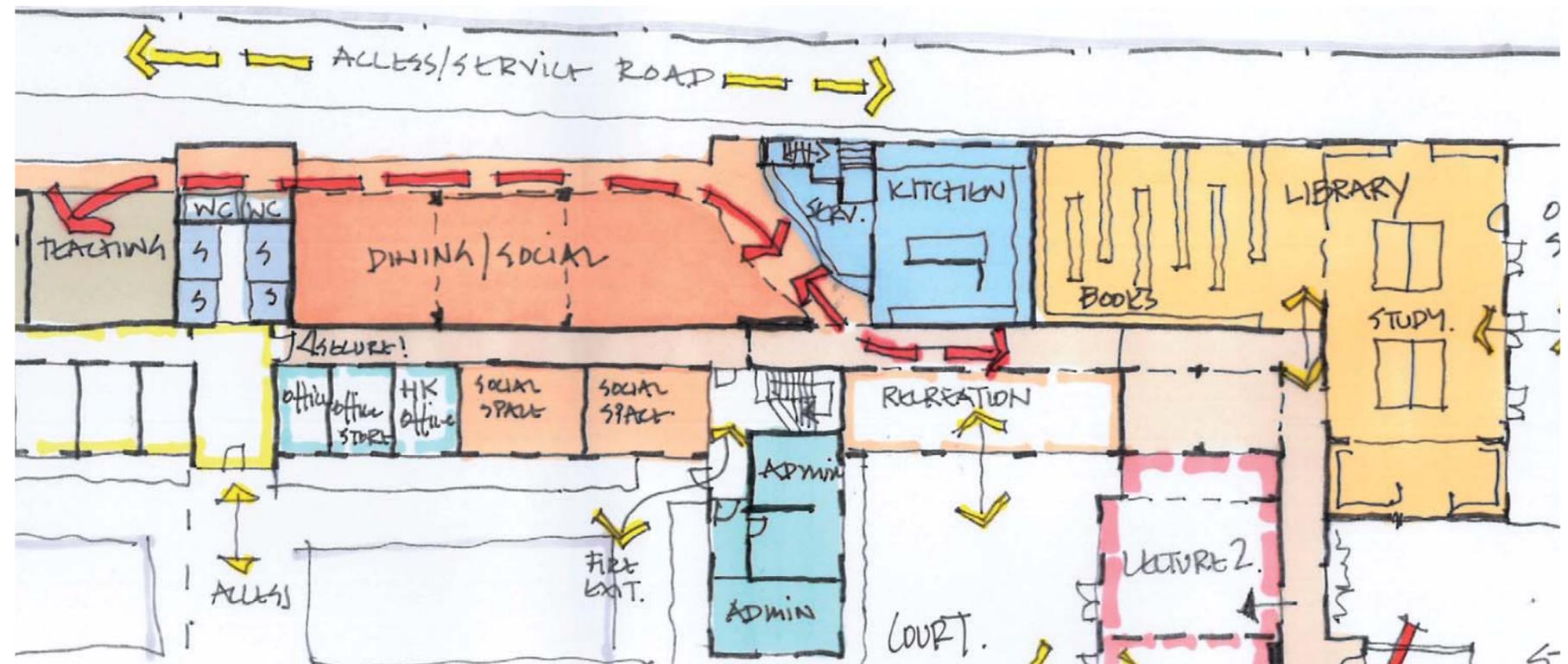
The existing external 'courtyard' areas will have single storey flat roof infill. These new spaces will form the new dining seating area and teaching spaces as noted above.

Toilet block A will have the external walls removed at ground floor level and will form part of the new dining space. Block B will continue to be used for toilet and shower accommodation. New toilets and an accessible toilet will be provided in this space.

Block C at ground floor will be used as new teaching space, and again will have the external window openings blocked up. The north wall will have new openings formed to allow access and light from the new glazed circulation link.

New roof lights will be introduced to all the flat roof areas to allow light and natural ventilation to the spaces.

All the new spaces will be accessed from a new corridor/circulation space which is enclosed by a full height glazed wall. New access/fire exits doors will be formed in 'solid' panels within the glazed façade. A timber deck and glazed hand rail will separate the glazed façade from the access road and will allow access/ fire escape from the building and accommodate the difference in floor levels.



Social spaces/common rooms

The upper floors of the Toilet blocks A and C will be reconfigured to form new social and common room spaces for the residential students. Block B will remain as WC and shower accommodation and will be refurbished and upgraded.

The existing toilet blocks will have new external insulation and rain screen cladding. The cladding will be resin finished cement fibre panels with grey/neutral colour finish. Window openings will have floor to ceiling glazed/panel frames. - see submitted drawings and visuals.

The introduction of the new cladding not only allows the thermal insulation value of these buildings to be improved but also defines the reconfigured/upgraded/altered use of these elements.

Residential accommodation

The main areas of the residential bedrooms remain unaltered at all floor levels.

The West and East wing of the accommodation block will have ensuite wc and shower rooms introduced in some areas. This will be achieved by the reconfiguring of an existing bedroom into two shower rooms. A dedicated accessible bedroom and shower room will be located on the ground floor.

Externally these areas of the building will remain as existing.

Student access

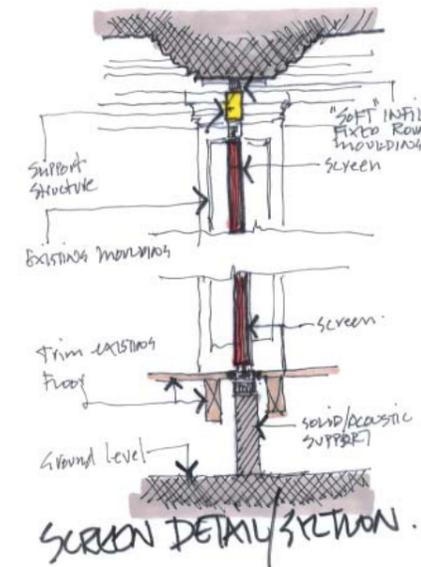
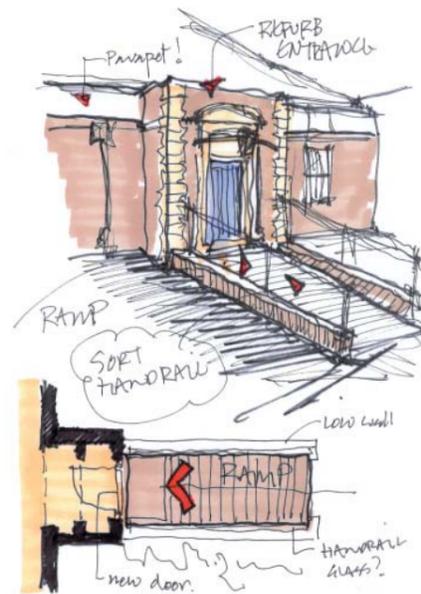
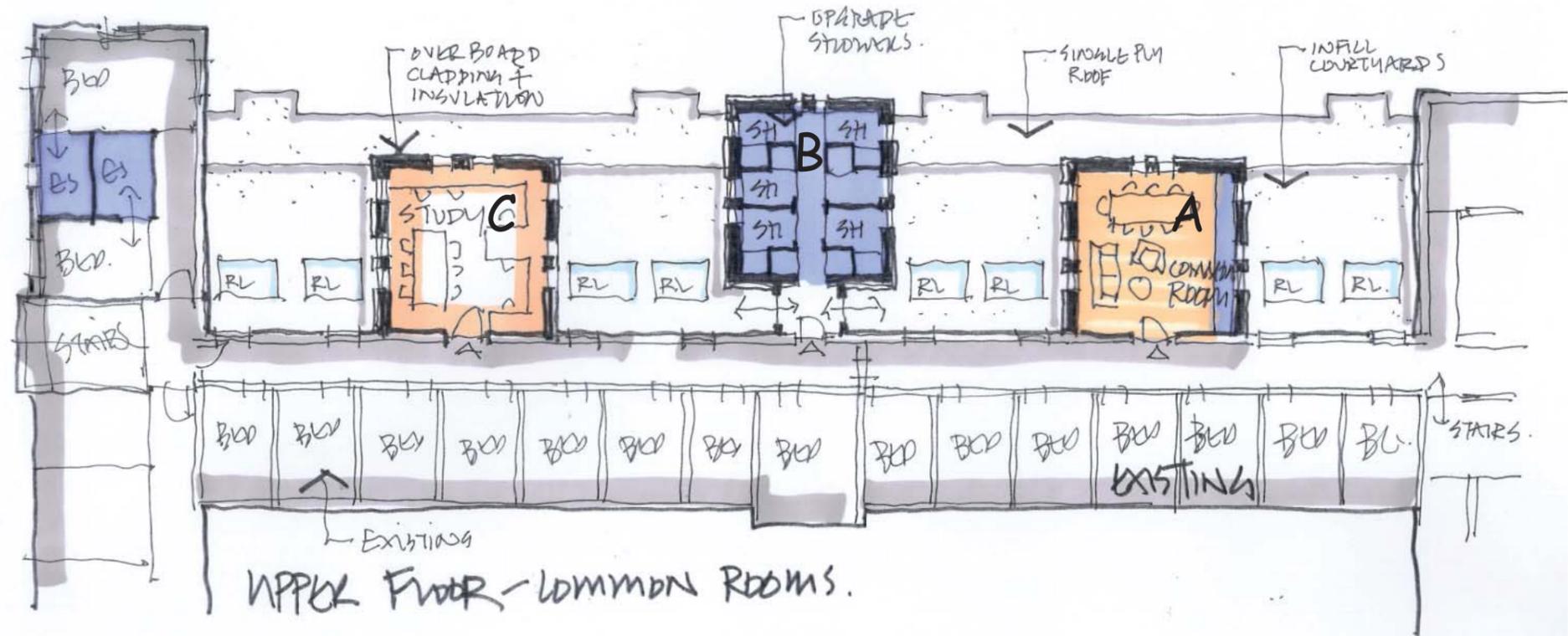
The little used existing door from the front car park adjacent the lecture room will now become the main student entrance to the building. This will allow students to enter at the 'teaching' end of the building. The existing fabric of this entrance will remain and be refurbished. The existing double doors and internal lobby doors will be removed and a new single leaf door fixed into the existing opening to allow wheelchair access.

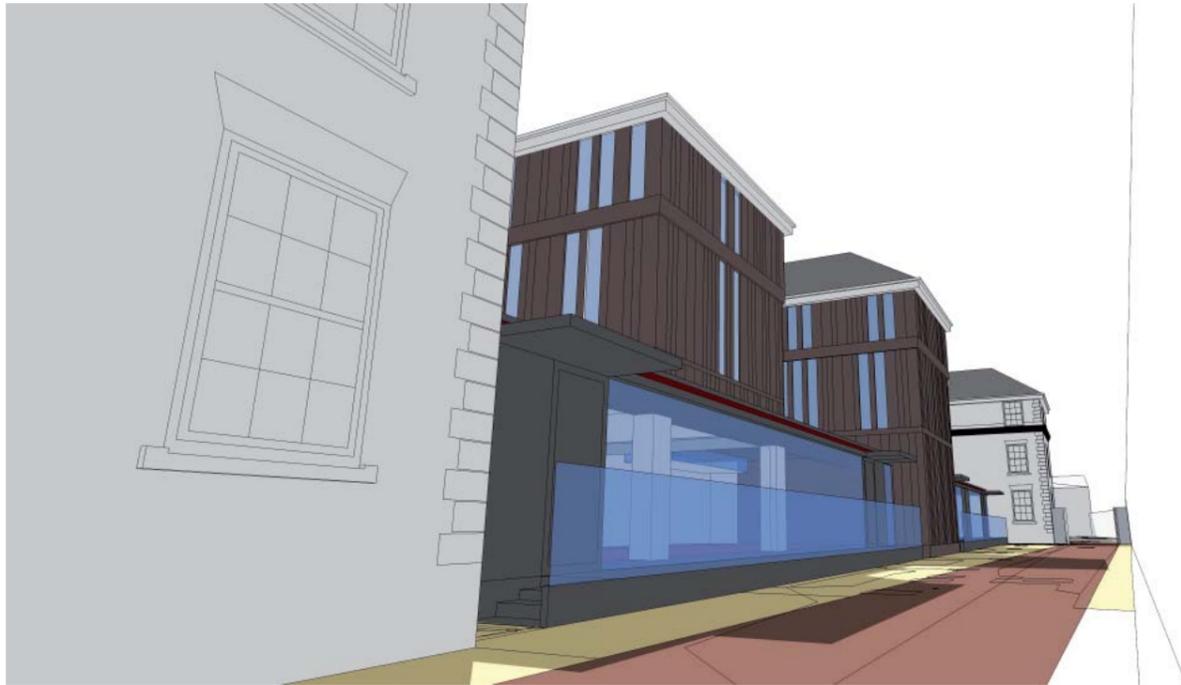
A new access ramp will be constructed to comply with DDA requirements and allow pram/buggy access. - see drawing number C10.177.110

The existing main entrance will remain and now only be used as staff/visitor entrance, again in line with the reconfigured use of the building.

Movable acoustic screen

The existing lecture room will have a new dividing movable acoustic screen to allow the room to be used as two separate lecture spaces. This will involve a new solid sub wall and support structure. The new structure will **NOT** be fixed continuously to the existing fabric but will have 'soft' infill material to allow existing moulded features to remain intact - see drawing number C10.177.110





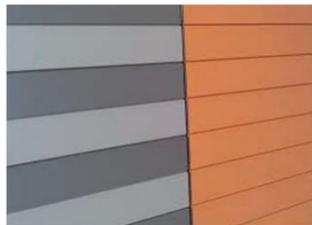
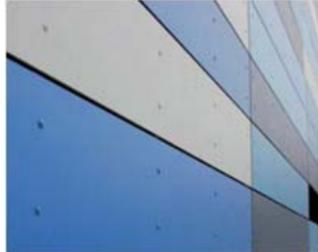
Visual 1



Visual 2



Visual 3



Waste management

Within this application it is proposed for a designated refuse storage area to be located at the end of the delivery road. This area will contain all bins for both recycling and general waste. On collection day the relevant bin will be moved by site management adjacent to the road location for collection.

Access statement

"Redcliffe college has a responsibility to act to ensure equality of access for all users. Equality of access is understood to mean the availability of physical access, which may require modification to the physical environment or equipment, where practical, or the provision of acceptable alternatives. It is understood to mean the ensuring of access to services that the college provides. It is understood to mean ensuring that high level disability awareness that is shown within college publications and communications and also by staff and volunteer workers to those that have a disability, whether this be of a physical, mental or sensory nature. The college will thus act to identify and remove physical and social barriers that may exist, to ensure and maintain equality of access for all staff, students and their family members, visitors and others. This policy is reviewed and updated as required."

The above is a summary taken from Redcliffe College Access policy.

Within the application the college is proposing to improve access to the building by constructing a ramped approach and level threshold to the new student entrance.

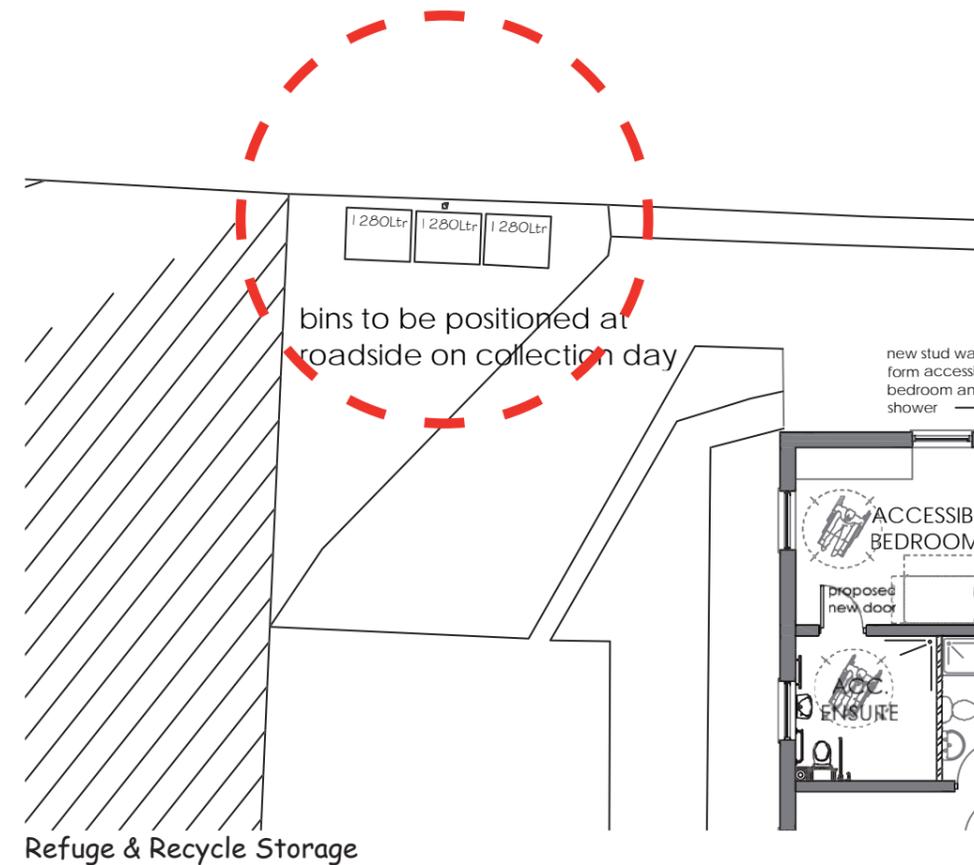
A new accessible toilet will be provided close to the new dining and teaching facilities.

A dedicated accessible bedroom and bathroom will be provided on ground floor, this room has good access to all facilities within the building. All new corridors and doors will have sufficient space and width so as not to inhibit wheelchair users.

All the above is design in accordance with Part M and BS 8300.

Site Parking

The current parking for the site is accessed and located to the front and southern boundary. This is to remain as existing and will not be affected by the proposals.



Following the detailed analysis and concept design schemes a clear understanding has been developed by the college as to the way its building is be used effectively, both in teaching and social functions.

The application scheme formulates this philosophy into a built form that allows its implementation.

The infilling of the courtyards makes use of unused spaces and will enhance what is presently a service area and the 'back' elevation of the residential building.

The building complex has been altered, added to and changed use many times since the original building was constructed in the early 18th century.

We believe the new build elements of the proposals will enhance this part of the existing building and will signal the next stage in the continuing development of Wotton House.

