

Adaptive Re-Use

7.1.1

7.]

Retaining the Ruskin Building's Facades

Further to a full conditions survey and conservation assessment, in-depth studies by all members of the design team produced a detailed analysis of the constraints and opportunities presented by the existing building fabric. The need for a fully accessible and environmentally sustainable building led the team to a solution that requires the full reconstruction of the Ruskin Building, save its primary facades.

The factors leading to this conclusion included:

- The need to lower the ground floor structure for level disabled access to the entire building
- Poor quality of natural light and ventilation to all public spaces and student rooms
- No en-suite facilities for student rooms
- Non compliant corridor widths, constrained by the 1913 structure
- Non compliant stairs without wheelchair refuges, constrained by the 1913 structure
- Non compliant Fire Escape and smoke venting provision
- Inefficient internal space planning
- Poor quality internal finishes without historic significance
- Existing substation at basement level requiring total replacement

Analysis by structural consultants Stockley have proven that structural alterations required to adapt the existing Ruskin College building to the resolve the issues outlined above would make the existing cast iron and concrete filler joist structure non-viable.





Proposed Walton Street Elevation

Existing Section Through Walton Street Elevation



Proposed Section Through Walton Street Elevation

7.1.2 Retained Façade - A new Layer of Meaning

To ensure the significance of the Ruskin Building is maintained at the site, our proposals retain the primary street façades of the 1913 building, reconstructing the internal fabric of the building in a manner that closely reflects the current arrangement of rooms while providing a robust and significantly more sustainable building fabric for the long term use of the College.



Exploded isometric of building layers







Fourth Floor Plan

First Floor Plan



Ground Floor Plan





Third Floor Plan



Second Floor Plan

Basement Floor Plan

	<u>}</u>	

The following diagrams serve to illustrate the distribution of the building programme throughout the building and identify key brief areas.

















Floor Plans



Materials

7.2.1 Primary Building Facades

Exterior cladding materials for the new Walton Street site have been selected to refer specifically to Exeter College's central Oxford Quad, while complementing the Ruskin building's palette of dark red brick and dressed stone. The primary flooring and cladding material will be of ashlar stone, potentially sourced locally from the Bath Stoke Hill Mine.

7.2.2 Roof

Our roof material and pattern is inspired by the leaded latticework of the Exeter Chapel Spire, and the flamboyant mosaic tiling of the College Chapel, translated into a contemporary metal cladding material suited to curved surfaces. We have illustrated an oxidised stainless steel tiling system, set in a rhomboid pattern. This material would soften and patinate over time like Oxford's many famed coppered roofs and spires.

7.2.3 Interior

Interior materials would be limited to a palette of timber joinery, stone and porcelain tiles: durable and timeless materials that grow more beautiful with age. Timber in particular should be treated as a primary finish material. Prime consideration will be given to hard-wearing low maintenance interior fittings, particularly with respect to Student Rooms, WCs and Kitchens. Alison Brooks Architects' experience in both hotel and residential design at every end of the spectrum will serve the College well in addressing these issues of cost and quality detailing through design and detailing stages.

Oxodised Stainless Steel Roof Tiles

Composite Window Dormers

Composite Replacement Windows

Existing Brickwork

Existing Stone



Section through Stainless Steel Roof Tiles

Existing Brick and Stone Facade

Oxodised Stainless Steel Reveal

Section through Walton Street Elevation





Worcester Place Elevation

Section through Worcester Place Elevation

Materials





patinated stainless steel roof tiles



nautral stone walling



cherry wood



exposed concrete soffits

Windows

7.3.2

7.3

Window Performance: Thermal, Acoustic, Usability and Ventilation

The retained facades of the 1913 Building will be cleaned and restored, and new casement windows installed to provide greater thermal and acoustic performance. These windows will be composite windows, timber internally and bronze coated metal to the exterior. These are the highest quality windows on the market today.

The new window designs will provide better lighting and natural ventilation to the public spaces on the ground floor as well as the student rooms. The lowering of the ground floor windows to reflect the new proportions of the interior public spaces will both improve the quality of the public realm and represent the building's new accessibility.

Along with the new roof, the new metal and timber windows can be seen as adding a new layer of meaning representing both Ruskin's heritage and Exeter College at the Walton Street site.







Section through proposed Ruskin Building ground floor windows

Section through existing Ruskin Building ground floor windows



7.3.3 A Dialogue Between old and New

We believe that the retention of the Ruskin Building facades and insertion of new windows do not cause unacceptable "harm or loss" to the building. As we have explained above, the historical significance of the Ruskin building does not adhere in the quality of its interior design or the quality of architectural composition as seen from the street, but is significant in its representation of Oxford's social history. We are confident that our new layers of intervention on the site will mean that Exeter's development will make a more positive contribution to the Conservation Area than the present ensemble. We are adding architectural layers for the future, but these layers are also in dialogue with the historic urban context of this important area of Oxford.



Walton Street View

Windows



The new Exeter College Quad at Walton street will be a more open and inviting building, providing greater access to the rich history of Ruskin College that will be celebrated with key artifacts and installations throughout the quadrangle.