

# 01 | Welcome

We are very pleased to welcome you to this event today.

These information boards summarise the design proposals for the refurbishment and extension of Rhodes House.

The building on South Parks Road is Grade II\* listed and is considered an important example of early 20<sup>th</sup> Century architecture in Oxford. Our aspiration is to enhance and improve the facilities of the building and gardens, which is essential in order to meet the present and future needs of the Rhodes Trust.

At the heart of the proposals is a world-class Convening Centre to bring Scholars and Academics together from Oxford and around the world. This is complemented by enhanced Scholar facilities and supported by essential administrative and residential accommodation for the Rhodes Trust and its partners.

To date, a number of discussions have taken place with Oxford City Council and Historic England regarding the proposals shown at this event today. A planning and listed building consent application is expected to be submitted to Oxford City Council in November 2019 to take forward the development of the proposals, with construction to begin in Summer 2020.

This event will show you:

- The site area and location
- About the Rhodes Trust and its partners
- The history of the building
- The design proposals
- The proposed timeline

We are inviting you to view the proposals and talk with members of the Trust and the project team who are available to answer any queries you might have.

## Your views

We welcome your feedback on the proposals. Please submit any comments to us either in hard copy or by email to: [oxfordplanning@savills.com](mailto:oxfordplanning@savills.com) by 30<sup>th</sup> September 2019. The information can be found online at:

[www.rhodeshouse.ox.ac.uk/pages/public-consultation](http://www.rhodeshouse.ox.ac.uk/pages/public-consultation)

Thank you for attending.



South façade of Rhodes House and planting



Aerial view of Rhodes House from the Southeast



West façade of Rhodes House and West Lawn



Milner Hall, set up for a conference



Ground floor Gallery



- |   |  |
|---|--|
| 1 Oxford University Museum of Natural History | 6 Chemistry Research Laboratory            |
| 2 Rothermere American Institute               | 7 Mansfield College                        |
| 3 Department of Earth Sciences                | 8 Wadham College                           |
| 4 Radcliffe Science Library                   | 9 Mathematical, Physical and Life Sciences |
| 5 Inorganic Chemistry Department              | 10 St John's College                       |

# 02 | About Us

## The Rhodes Trust

We are the home of the world's preeminent graduate fellowship, the Rhodes Scholarship, based at the University of Oxford since 1903. In our second century, we are expanding the Rhodes Scholarships globally and broadening our impact through partnerships that develop exceptional leaders across different life stages and areas of focus.

Programmes within the Rhodes Trust Partnership Portfolio:

- The **Rhodes Scholarship**, based at the University of Oxford, brings together and develops exceptional young people from all over the world, and in all fields of study, who are committed to being of service, impatient with the way things are and have the courage to act.
- The **Atlantic Institute** connects seven **Atlantic Fellows** programs, building a catalytic community of emerging leaders working for fairer, healthier, more inclusive societies.
- The **Mandela Rhodes Foundation** builds exceptional leadership capacity in Africa.
- The **Schmidt Science Fellowship** develops the next generation of science leaders to transcend disciplines, advance discovery, and solve the world's most pressing problems.

We have significantly expanded the geographical reach of the Rhodes Scholarships. Our first Rhodes Scholars from China were elected in 2015, from Israel, Syria, Jordan, Lebanon, Palestine, and Malaysia (reinstated) in 2016, and from West Africa in 2017. In 2018 we added East Africa, Saudi Arabia, Singapore (reinstated) and the Global Scholarships. With generous support from donors and partners, we will continue efforts to make the Scholarships truly international.

Young people anywhere in the world are now eligible to apply for the Rhodes Scholarship. When they come to Oxford, in addition to experiencing the remarkable academic and social opportunities offered by the collegiate university, Scholars participate in a programme of peer learning and facilitated reflection and exploration focused on developing their capabilities for character, service and leadership.

Rhodes House is a vibrant hub of activity and the site of global convenings where current Scholars and alumni gather for learning, dialogue and mentorship. The Trust has broadened its impact by forging partnerships to launch and support new programmes – The Mandela Rhodes Scholarship, Schmidt Science Fellows and the Atlantic Institute – that develop exceptional leaders across different life stages and areas of focus. These developments have all played a critical role in attracting new resources to the Trust and in building a stronger culture of engagement and philanthropy among Rhodes Scholars worldwide.

Our commitment to Scholars extends beyond graduation in pursuit of genuine lifelong fellowship. Scholars become part of a five thousand-strong intergenerational network and are supported throughout their lives with opportunities to connect and collaborate to fight the world's fights.



## The Atlantic Institute

The Atlantic Institute in partnership with the Rhodes Trust works to amplify the voices of, and promote collaboration between, the seven interconnected Atlantic Fellowship programmes across the globe. The programmes are the Atlantic Fellows for Equity in Brain Health, Racial Equity, Health Equity, Social and Economic Equity, Social Equity, Health Equity in South Africa and Health Equity in Southeast Asia.

There are currently 267 Fellows from across 48 countries. They are a diverse, international community of leaders who share an unwavering commitment to advancing fairer, healthier and more inclusive societies. They come from all walks of life and professions and include advocates, artists, community leaders, lawyers, business professionals, health practitioners, government officials, academics and researchers.

Starting with a core Fellowship experience, on graduating they join the lifelong community of Fellows, supported by The Atlantic Institute. The Institute provides long-term resources and opportunities to connect, learn and work together in order to tackle inequity. These include the organisation of global convenings, an online platform for continuing connection, engagement and learning, and financial support to help Fellows connect and collaborate.















## Schmidt Science Fellows

Schmidt Science Fellows, in partnership with the Rhodes Trust, aims to develop the next generation of science leaders to transcend disciplines, advance discovery, and solve the world's most pressing problems.

The programme was launched in 2017 by Eric and Wendy Schmidt. It is the first initiative of Schmidt Futures. The programme has an initial commitment of at least \$25 million for the first three years, and is the beginning of a broader \$100 million effort by Eric and Wendy Schmidt to promote scientific leadership and interdisciplinary research over the next decade and beyond.



The Schmidt Science Fellows program aims to create a new generation of scientific leaders. The programme's goal is to give the world's best aspiring scientific minds a broader perspective, the ability to engage in an interdisciplinary way, and the opportunity to make a lasting impact in society. Through a combination of workshops at some of the world's leading universities and a special postdoctoral study in a field different from their existing expertise, Fellows are exposed to new topics, new ways of thinking, and new people that will help guide their future paths to success.

 <p><b>PROFESSOR ERIC LANDER</b> (USA, 1978) Human Genome Pioneer, mathematician, Professor of Biology at the Massachusetts Institute of Technology</p>	 <p><b>DR JOSEPHINE NGURE</b> (Kenya, 1994) Country Manager for Southern Africa and Ethiopia for the African Development Bank</p>	 <p><b>JENI KLUGMAN</b> (Australia, 1988) Senior Adviser at the World Bank and a Fellow at the Harvard Kennedy School's Women and Public Policy Programme.</p>	 <p><b>DR SIDDHARTHA MUKHERJEE</b> (India, 1993) Physician, oncologist, and Pulitzer prize-winning author on medicine</p>
 <p><b>PROFESSOR MICHAEL SPENCE</b> (Canada, 1966) Nobel laureate in Economics and Advisory Board Co-Chair, Asia Catalyst Institute, University of Hong Kong</p>	 <p><b>MS SHAMMA SOHAIL AL MAZRUI</b> (UAE, 2014) Minister of State for Youth Affairs of the United Arab Emirates and Chair of the Emirates Youth Council</p>	 <p><b>DR KUMI NAIDOO</b> (South Africa, 1987) Human rights activist and former International Executive Director of Greenpeace Secretary General to Amnesty International</p>	 <p><b>MS SYLVIA MATHEWS BURWELL</b> (USA, 1987) President of the American University, Former Secretary of the US Department of Health and Human Services</p>
 <p><b>DR SUSAN RICE</b> (USA, 1986) US National Security Advisor 2015-17, Diplomat, Brookings Institution Fellow and US Ambassador to the United Nations</p>	 <p><b>MR WASIM SAJJAD</b> (Pakistan, 1964) Politician and lawyer who served as the acting President of Pakistan and Chairman of the Senate</p>	 <p><b>THE LATE TAJUDEEN ABDUL-RAHEEM</b> (Nigeria, 1983) General Secretary of the Pan African Movement and Founder of human rights NGO Justice Africa</p>	 <p><b>RICHARD FLANAGAN</b> (Australia, 1984) Man Booker Prize winner for his novel 'The Narrow Road to the Deep North'</p>

Rhodes Scholars from around the World: Nobel Prize Winners, Heads of State, Senior Justices, Innovators in Medicine, Human Rights Activists, University Leaders, Media Personalities, NGO Leaders, Business/ Entrepreneurs, Macarthur Genius Winners, Pulitzer Winners



Rhodes Trust network: Working on some of the world's most challenging problems, e.g. Ebola

## Stanton Williams

Stanton Williams is a Stirling prize-winning architectural practice based in London. The practice has developed its portfolio from an initial focus on museums and galleries towards a wide variety of projects, all of which demonstrate its overarching objective of putting the user's experience of space, light and materials at the forefront of the agenda, as well as creating places that sensitively respond to their cultural, social and physical context.

Having recently completed the Musée d'arts de Nantes in France, the Royal Opera House 'Open Up' transformation in London and a new research centre for Great Ormond Street Hospital in London, Stanton Williams is currently working a major educational project for UCL East Marshgate and the new Museum of London at West Smithfield. Stanton Williams designed the Berrow Foundation Building at Lincoln College, Oxford, which won the RIBA South Building of the Year Award in 2017.



Berrow Foundation Building, Lincoln College, Oxford



Royal Opera House, London



Sainsbury Laboratory, Cambridge



Compton Verney Art Gallery, Warwickshire

# 03 | History and need for change

## History of Rhodes House

Rhodes House was designed by Herbert Baker, who was recognised at the time as one of the leaders of the English architectural profession. He was the natural choice of architect, having been a close friend of Cecil Rhodes. The building was constructed in 1929, to coincide with the 25<sup>th</sup> anniversary of the launch of the scholarships.

Baker's design adopted a domestic rather than collegiate form, using the form of English country houses of the 16<sup>th</sup> and 17<sup>th</sup> centuries and the vernacular style of Cotswold mansions. Internally, the designs combine classical and Arts & Crafts styles, alongside references to Rhodes' time in Africa.

A central dining hall (Milner Hall) is set between two wings. These wings contained the Warden's house in the east and a library in the west. The main entrance to the building is through the portico into the Rotunda, which was originally intended partly as a memorial to one of the Trustees, Lord Milner, who died in 1925, partly as cenotaph to Cecil Rhodes, and partly as a war memorial. The basement areas include the book stack space extending beneath the southern terrace, which was added in 1956 in order to supplement the University's Bodleian Library.

The building is set asymmetrically on the site, which was purchased from Wadham College. This design allowed for a large lawn and garden to the west, with a smaller private Warden's garden to the east. This design remains in place to this day. As in the Fellows' Private Garden of Wadham College to the south, the Civil War Rampart along the eastern boundary of the site was retained and incorporated as a raised walkway within the Warden's Private Garden of Rhodes House.

## Project Brief

The Rhodes Trust exists entirely in support of academic transformation. The number of Rhodes Scholars in Oxford has increased from 215 to 260 in recent years, and the Trust is looking to expand further to allow 325 Scholars in residence in Oxford by 2028. The activity within Rhodes House also continues to grow at a strong pace, consisting primarily of convenings, formal and informal meetings amongst Rhodes Scholars (including visiting alumni), Atlantic Fellows and Schmidt Science Fellows.

This reflects the increasing importance of Rhodes House as a central hub for the exchange of knowledge and ideas, and for social interaction, amongst those various cohorts and others in the future. The benefit of academic institutions having residential accommodation is well proven, particularly the creation of immersive residential environments where communities can be fully supported for the entire event as a 'retreat' without being punctuated by the need to disperse to local hotels.

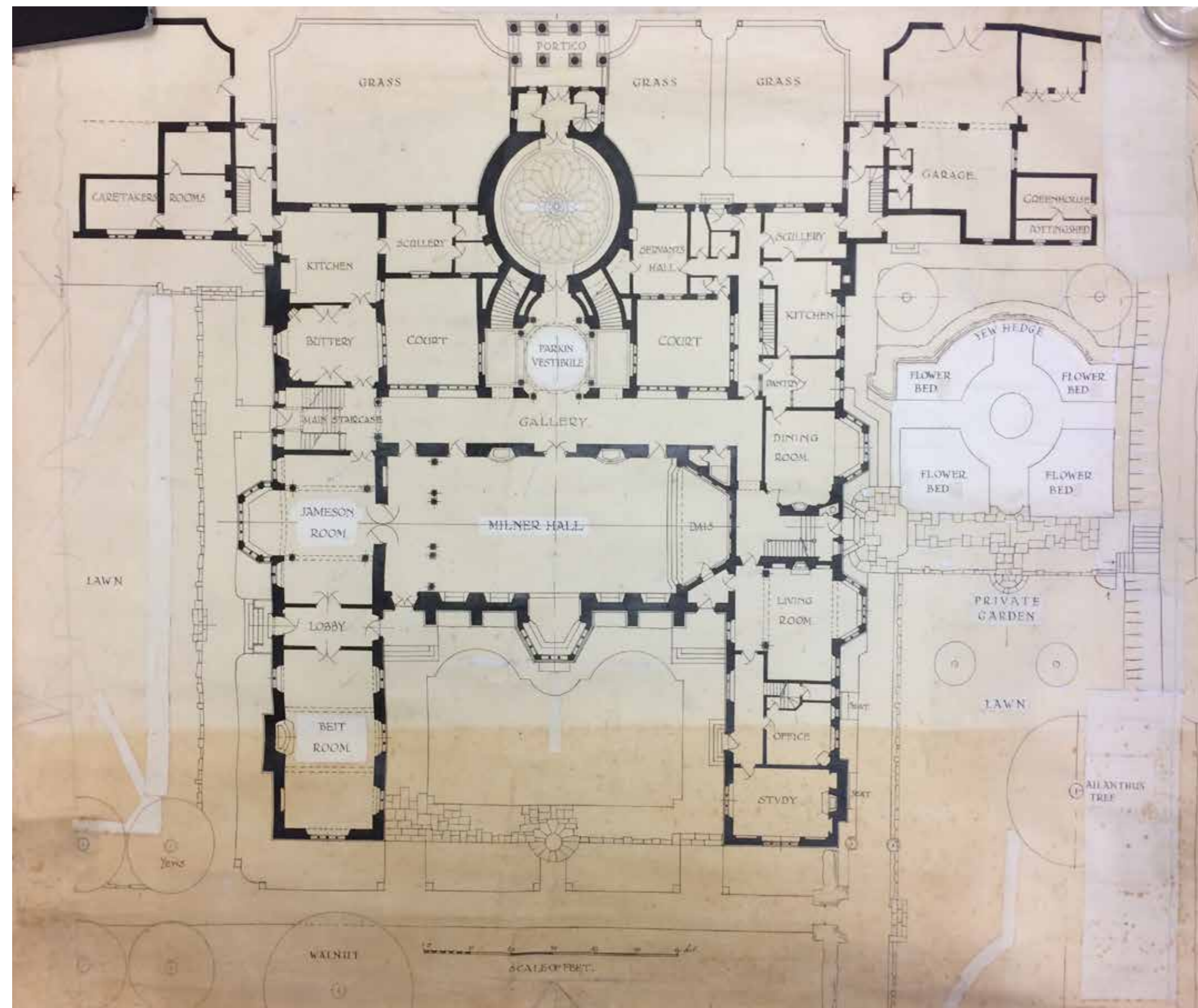
There is a pressing need for modern and fit-for-purpose office accommodation, to support the growing staff team of the Trust and its partners. These need to be on site, to enable collaboration and coordination with the Scholars and convenings.

Overview of project brief:

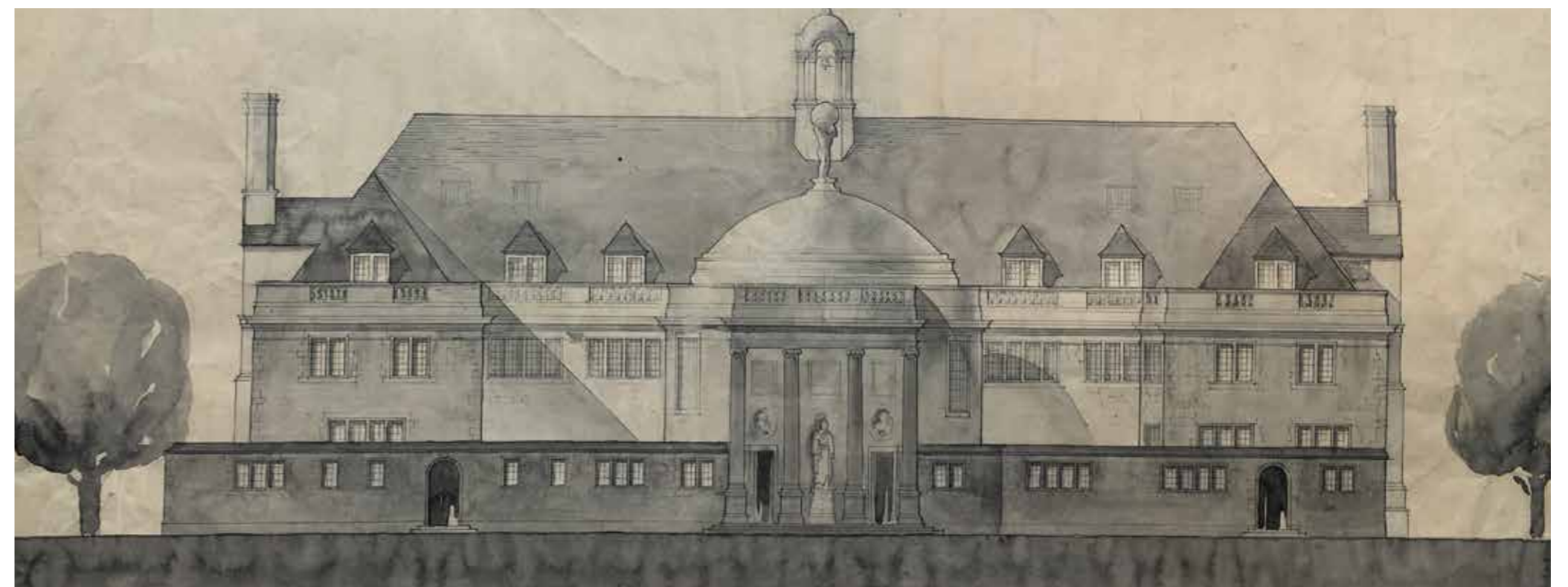
- Convening Centre: Hall & foyer/ breakout space for approx. 150 - 200 people
- 40 guest bedrooms
- Office space for up to 67 staff
- Dedicated staff & scholar facilities and meeting rooms
- Ancillary spaces; garden facilities, kitchens, storage, plant etc.



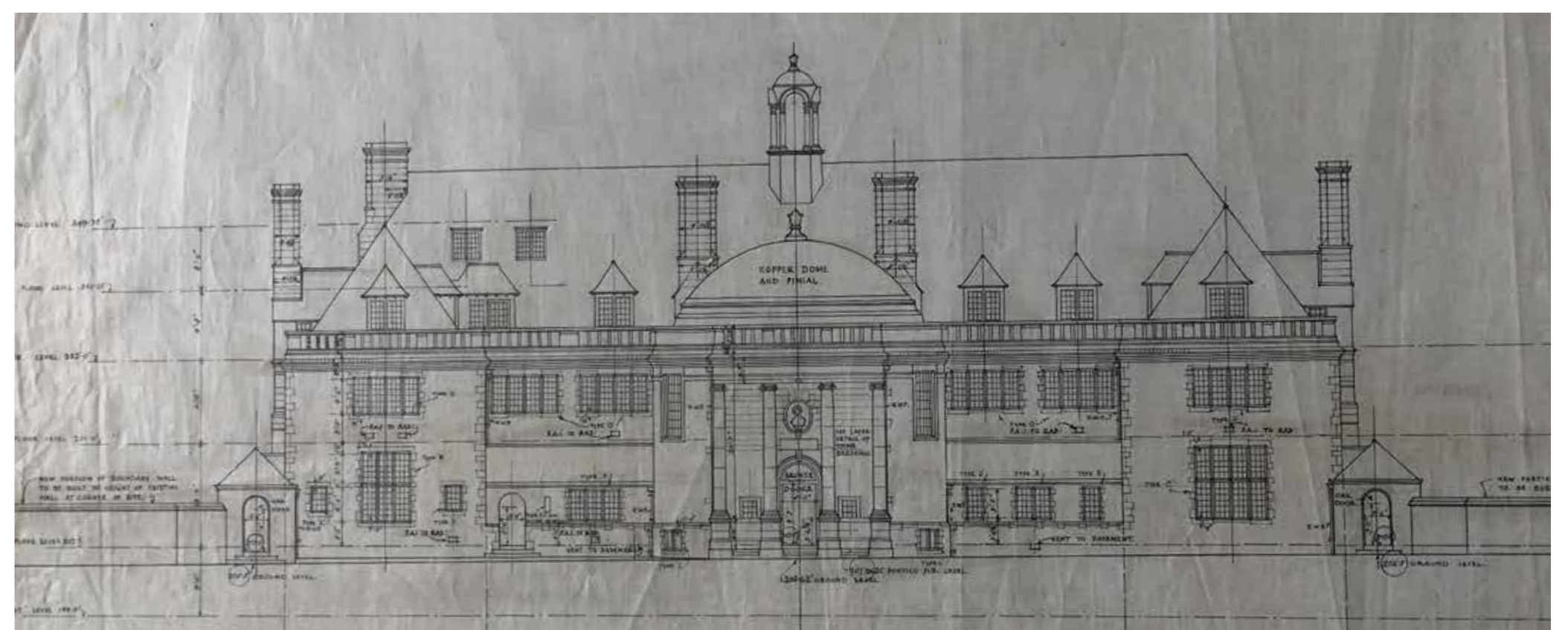
Archive images of Rhodes House, taken shortly after construction



Herbert Baker's plans for the ground floor of Rhodes House



An early study for the elevation of Rhodes House facing onto South Parks Road, by Herbert Baker



Contract drawings for the elevation of Rhodes House facing onto South Parks Road, by Herbert Baker

## The need for change

The evolution of the Scholarships from their conception, and the need to adapt and refine for modern expectations and challenges has meant that the Trust far exceeds what was envisaged when it was conceived and when Rhodes House was constructed.

An associated impact of the expansion in the Trust's activities is the increased pressure on the working space within Rhodes House. The operational staff for the Atlantic Institute and Schmidt Science Fellows are based at Rhodes House alongside the Trust's team looking after the Rhodes Scholars and the administration of the Scholarships. There are over 50 staff now based at Rhodes House, and the facilities currently available are inadequate. The staff work out of offices in converted bedrooms, domestic rooms and even linen cupboards. Many of the building services require replacement in the near future to maintain a working system.

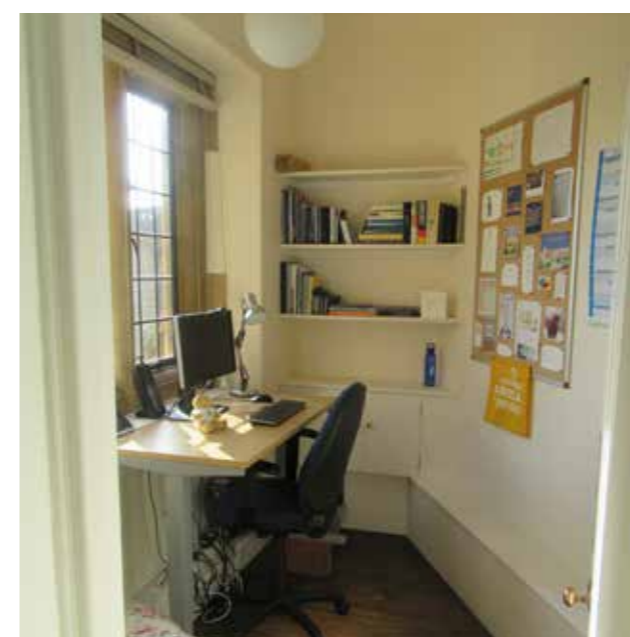
The robustness of Herbert Baker's original designs lend the building a good adaptability and an opportunity for the new interventions to reflect the contemporary aims of the Rhodes Trust. The introverted nature of the existing building means that new proposals could create better connections to the beautiful gardens.



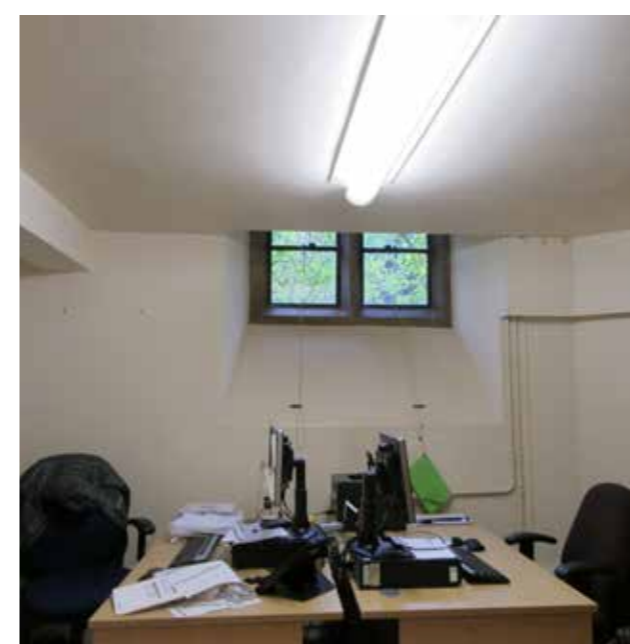
Existing basement space without daylight, used as a common room



Existing basement space, formerly used for book storage



Offices in converted spaces - former laundry cupboard



Offices in converted spaces - former basement store

"I welcome news that the Rhodes Trust is looking to establish a new conference centre which will provide an invaluable year-round resource for the University and City of Oxford. The centre will provide much needed purpose-built facilities - including on-site accommodation - in a prime location in town. As a hub for the Rhodes Scholars and the Atlantic Fellows, the new facility at Rhodes House will attract a global cohort of people committed to engaging critically and actively with society's most pressing issues."

Professor Louise Richardson, Vice Chancellor, Oxford University

# 04 | Proposals

## Key strategic response to the brief

- Interventions in the House and Gardens should reflect the contemporary, open and democratic ideas of the Rhodes Trust.
- The new buildings should be positioned away from the Wings of Rhodes House, minimising their impact on the streetscape of South Parks Road, and keeping the north elevation of Rhodes House intact and clear as a historic building without modern intervention.
- The proposals should connect and encourage interaction with the Gardens of Rhodes House.
- The primary historic spaces in Rhodes House should retain their current functions.
- The zoning of functions in Rhodes House should be clear, and serve as the basis for the positioning of new buildings either side of the House for office and residential accommodation.
- Office accommodation should be concentrated together, to enable as many staff as possible to be brought together and to enable flexible team working.
- The Category A trees on site should all be retained.

### Indicative Plans - Key:

- New extensions
- Light refurbishment
- East Wing refurbishment
- Substantial refurbishment
- Removals

Rhodes House was designed by Herbert Baker with very clear zones for different uses. Over time, the zones have become less defined, as rooms have been filled with different uses wherever space is available. The proposals return a clarity to Rhodes House, with clear zoning:

- East Wing returned to its original residential use
- West Wing: Staff and Scholar accommodation
- Central spaces: Convening Centre

A new spiral stair is proposed in the Rotunda, to connect the formal spaces on the ground floor with the lower ground floor, and to create an appropriate entrance to the new Convening Centre. The existing basements are of lower historic significance and are substantially refurbished to create state-of-the-art convening facilities.

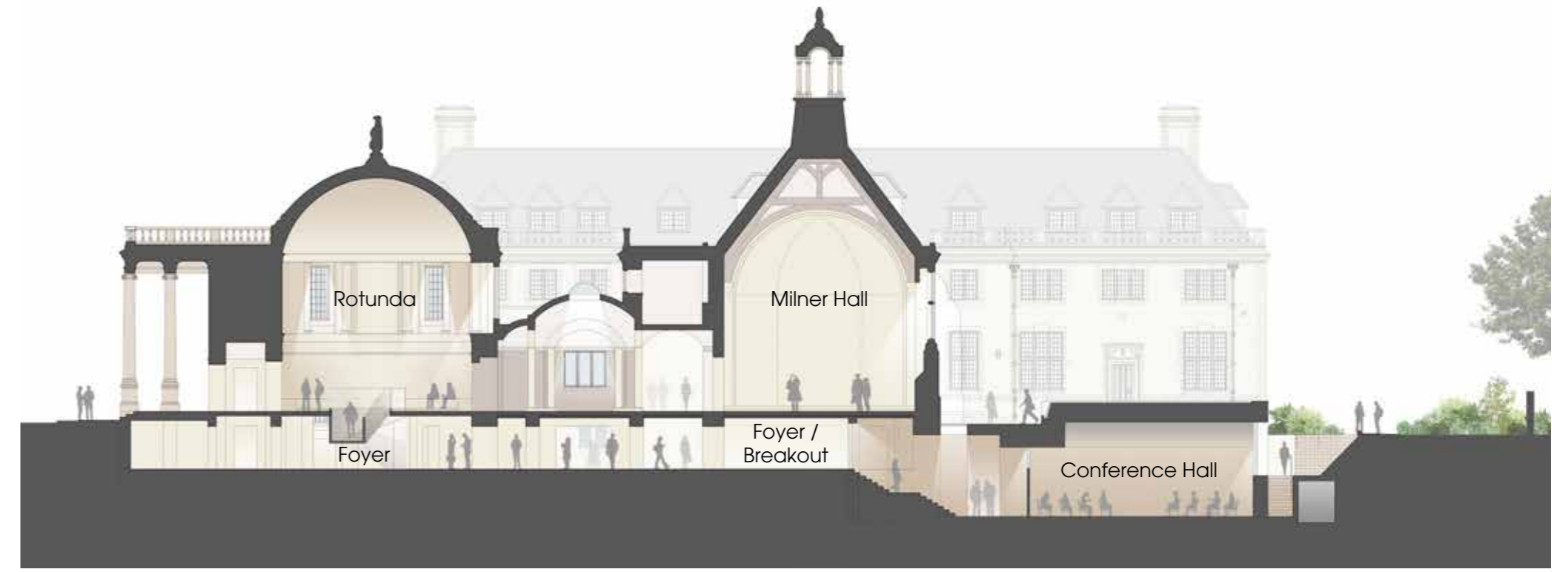
The high-quality historic finishes that are throughout the existing principal spaces in the building will be lightly refurbished to maintain their original quality. Building services will be replaced sensitively to maintain the serviceability of the building and to improve environmental performance.

More substantial refurbishment is proposed in a limited number of sensitive locations, to improve usability and access. New lifts will be sensitively inserted to improve access to most of the building.

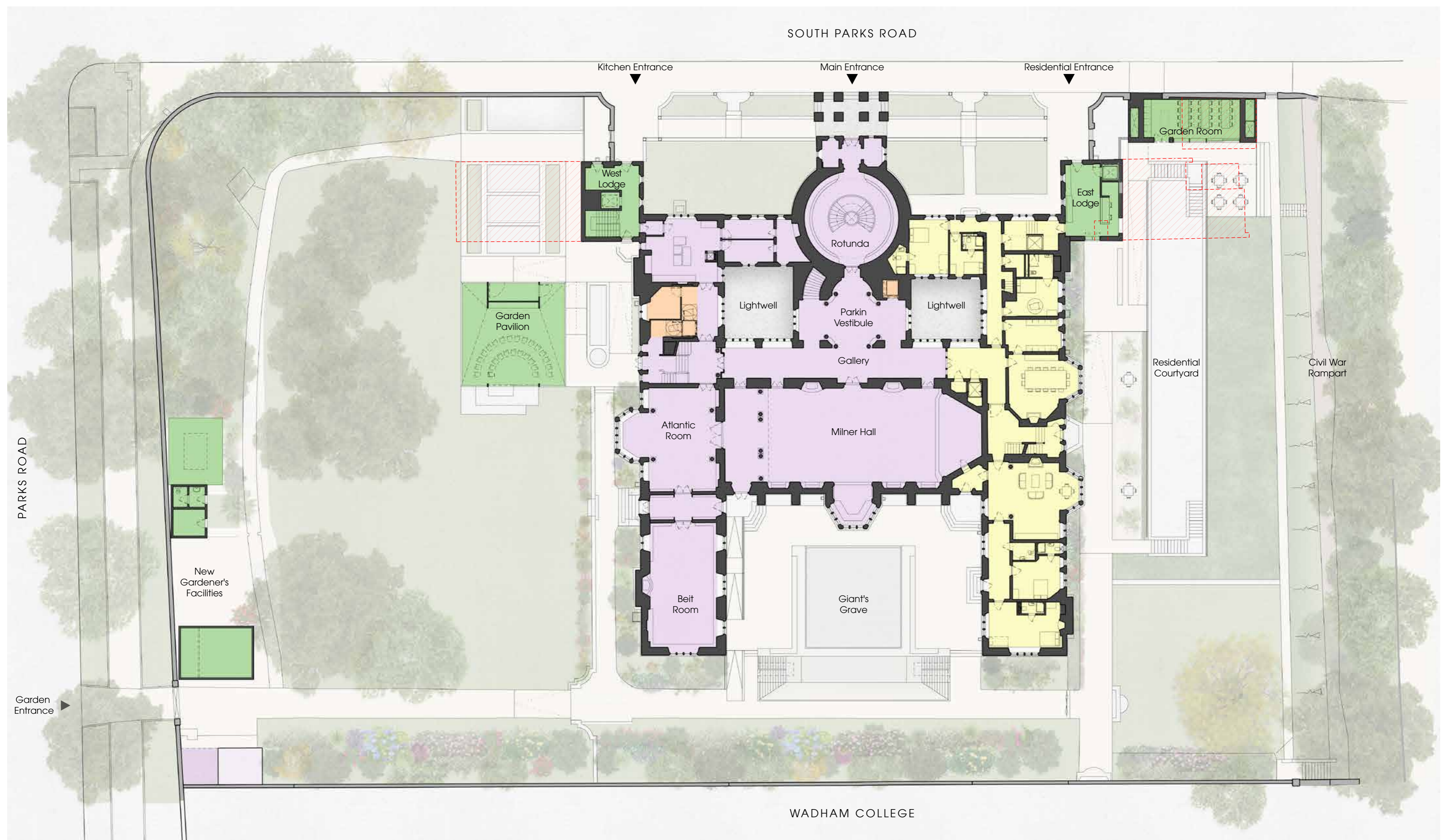
The East Wing will be refurbished to return it to its original residential use, providing a total of 24 bedrooms for conference delegates. The proposed alterations seek to incorporate ensuite rooms where possible, but with a minimum of alteration to the existing walls and features.



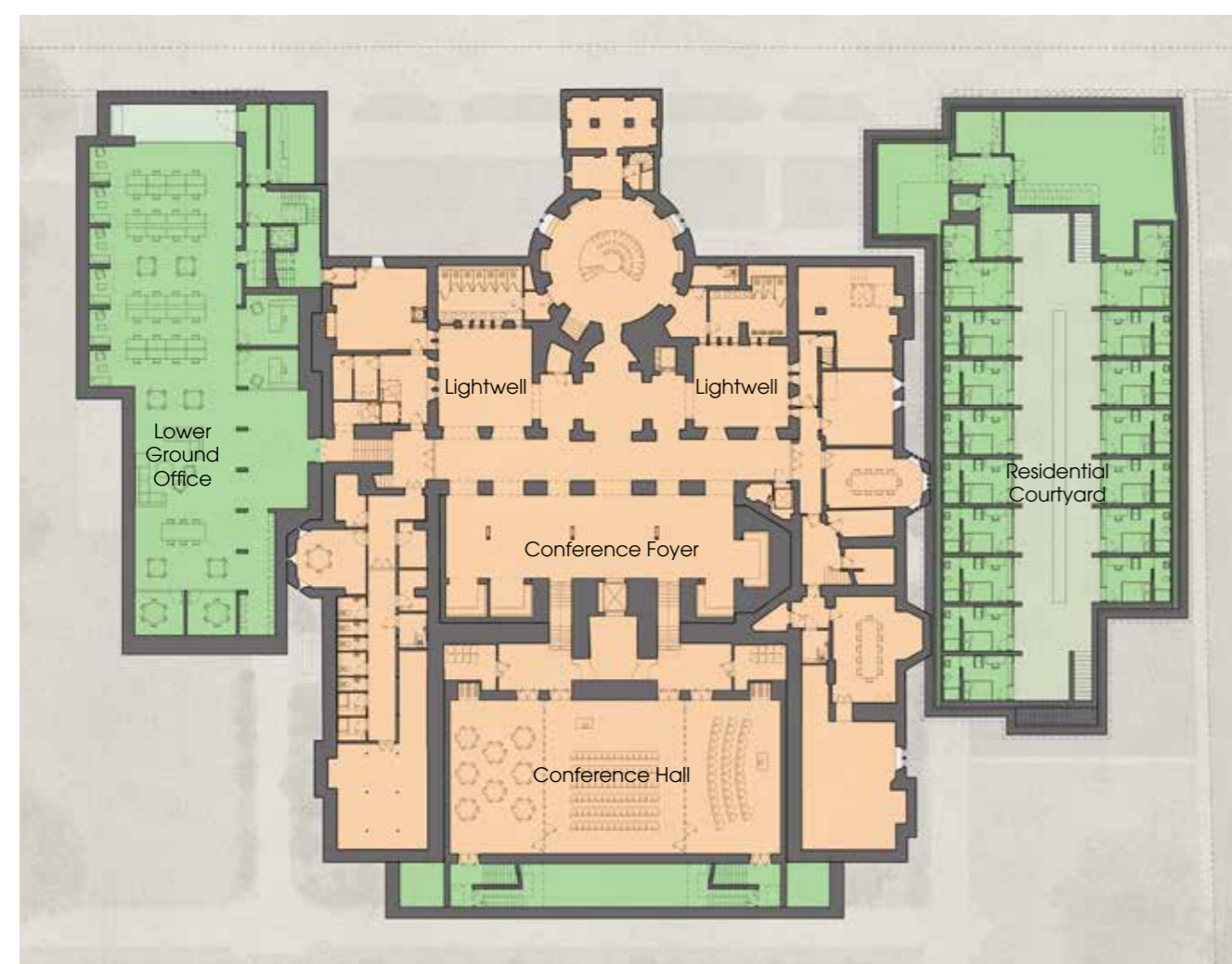
Existing section through the Rotunda, Milner Hall and lower ground spaces



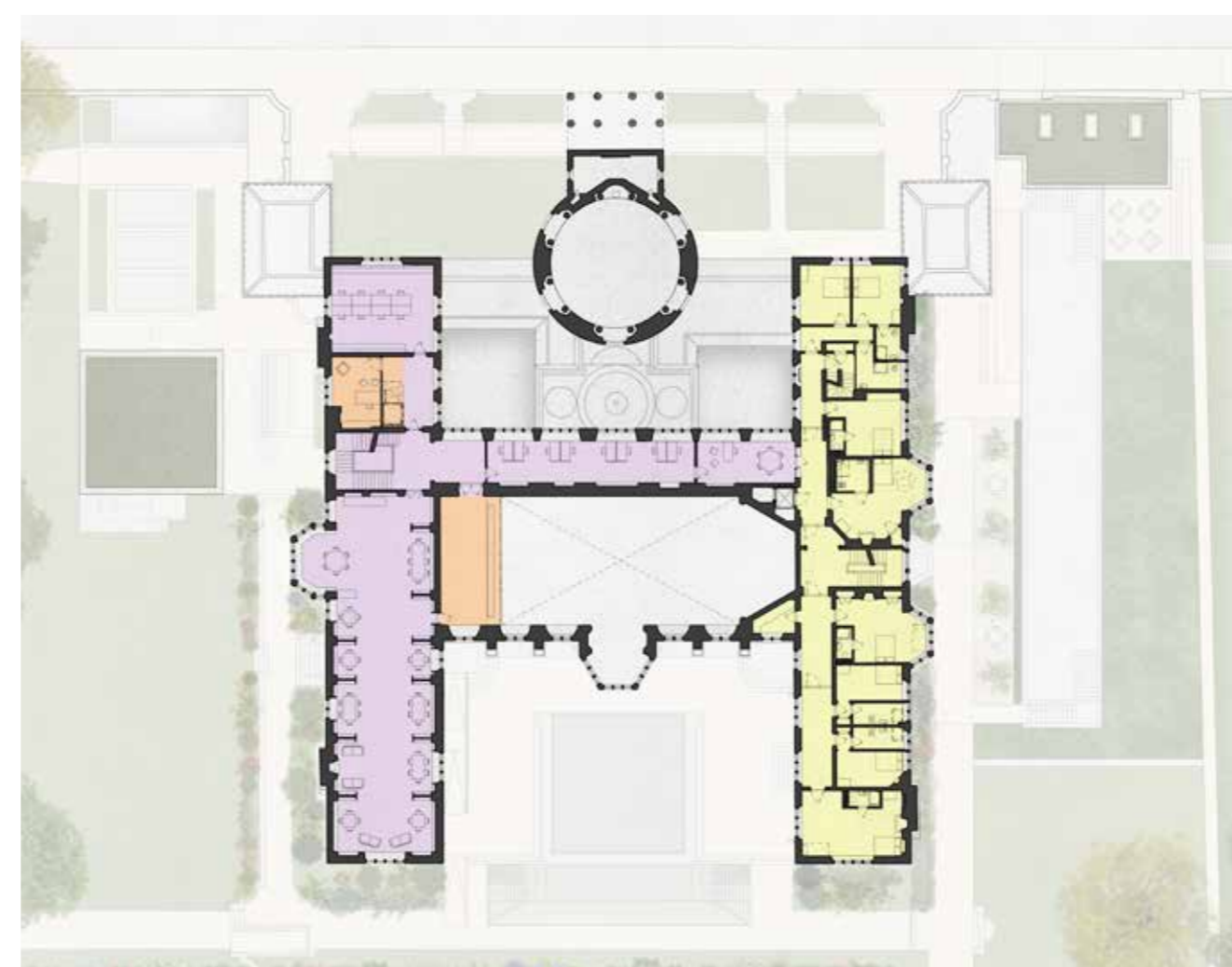
Proposed section through the Rotunda, Milner Hall and Convening Centre



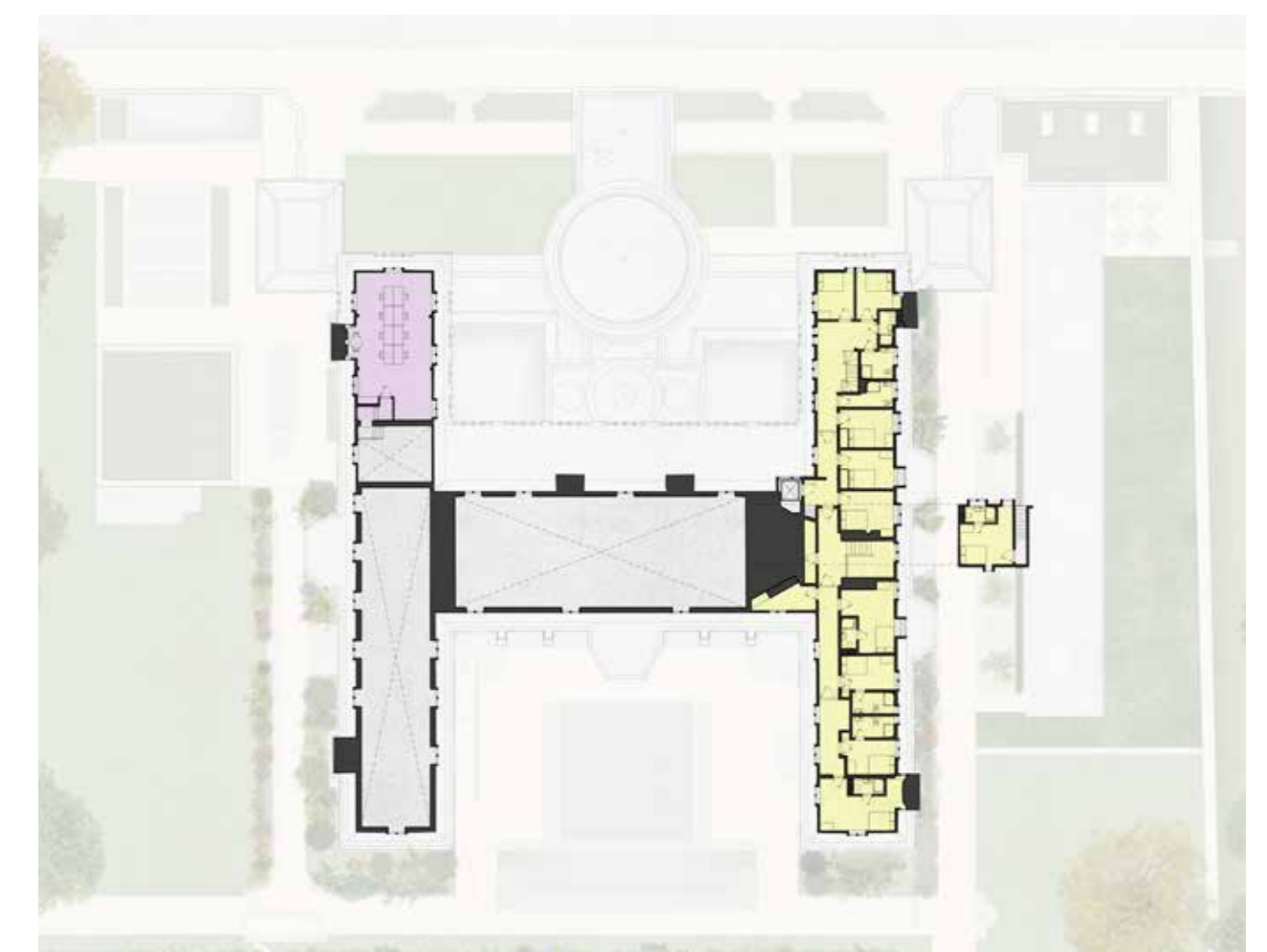
Ground Floor Plan 0 5 10m N



Lower Ground Floor Plan



First Floor Plan



Second Floor Plan

# 05 | Alterations to Rhodes House

## Rotunda Stair

It is proposed that the lower ground floor of Rhodes House will be opened up to create a flexible open plan breakout area for the Conference and Events spaces. A new spiral staircase, carefully inserted into the entrance space of the Rotunda will provide a direct and generous route into the reconfigured lower ground spaces. The circular form of this stair will enhance the experience of moving through this circular space, and encourage visitors to look up at the dome above.



Existing Rotunda space



Study for the spiral stair in the Rotunda - Note; balustrades shown indicatively as glass to show the height required

"The idea is to make it the centre of beauty and interest in the building [and I] have an ambitious idea for sculpture"

Herbert Baker, on his design for the Rotunda

## Lightwells

Two glazed internal lightwells - created from the existing external courtyards either side of the Parkin Vestibule - will act as 'lungs' for the Foyer & breakout spaces, bringing in natural daylight and enabling natural ventilation, whilst providing a visual connection to the outside.



Existing lightwells



Proposed glazed lightwell Model photograph

Precedent for glazed rooflights: Compton Verney Art Gallery

## Convening Centre

The upper basement of Rhodes House will be refurbished to create the Foyer and Breakout spaces for convenings, which will connect via the new glazed lightwells to the Rotunda stair and refurbished WCs and cloakrooms.



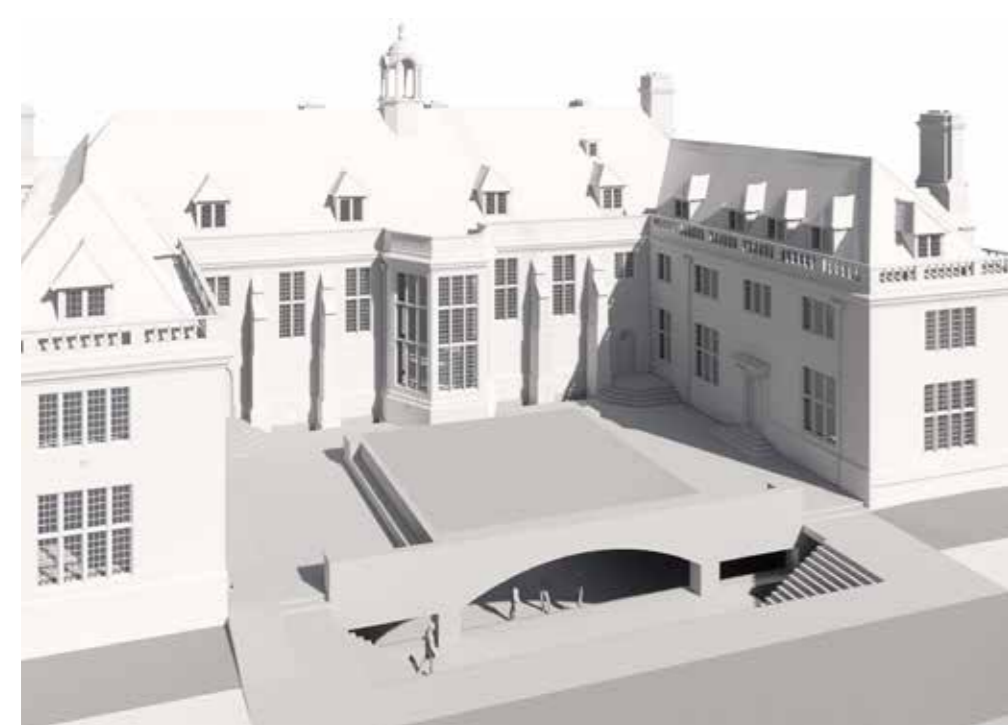
Existing upper basement of Rhodes House

The Conference Hall will have a flexible layout with removable partitions to accommodate a variety of events. The south elevation will hold a large clerestory window, to provide daylight and views directly into the Gardens. This area will also provide a means of escape in addition to the plant equipment required to service the Conference Centre. The changes to the roof of the Hall will facilitate raising the current level of the existing planting, making this part of the Garden more visually connected to Milner Hall, and a more attractive place for people to sit.



The upper basement is to be refurbished to form the Conference Foyer space, with views to the lightwells

Herbert Baker's designs for Rhodes House made extensive use of high-quality woodwork and stone floors throughout the principal spaces. Existing stairs to the lower ground floor are made from terrazzo. The proposals seek to extend the quality of Baker's materials into the newly reconfigured spaces, with warm terrazzo and timber finishes.



Aerial view towards the proposed Giant's Grave and Convening Hall façade, with the proposed raised landscape



Existing lower basement of Rhodes House



The lower basement is to be refurbished to form the Conference Hall, with clerestory windows to the gardens beyond

## Alterations to historic spaces

It is proposed to remove the tiered seating from the balcony in Milner Hall, to create a useable space for Staff and Scholars at this level. Where possible, timber from the seating will be reused to line the walls, in order to keep the character of this space as it currently is.



Milner Hall balcony, shown with the tiered seating removed

The Rhodes Trust and Stanton Williams are working with Pendery Architecture and Heritage on the alterations to the East Wing and for the refurbishment of historically significant spaces in the House.

## Lodges

The two existing Lodges to the east and west of Rhodes House have been extended and altered throughout the building's history. It is proposed to reduce their length, to balance the composition of the historic façade, and to enable further views from South Parks Road into the Gardens and of the façade of Rhodes House. Alterations to the Lodges will be carried out in stonework and slate to match their existing condition.



Existing elevation of Rhodes House on South Parks Road



The existing West Lodge



Proposed elevation of Rhodes House on South Parks Road with reduced Lodges

# 06 | New Residential Courtyard

## New Residential Courtyard

In addition to the 24 bedrooms to be provided within the refurbished East Wing of Rhodes House, 16 new ensuite bedrooms are proposed within a Residential Courtyard. The accommodation includes two accessible bedrooms.

The Courtyard is conceived as a sculptural form that is carved out of the gardens, and will enable views to be retained across the Gardens between the Rampart and Rhodes House. It will have a contemplative, private character, but with views out to Rhodes House and the surrounding trees. The Courtyard is proposed to be built in brick, as a durable material that complements the Clipsham stone of Rhodes House.

An external stair at either end of the Courtyard will enable access on a promenade route around the gardens. A lift within the East Lodge (which forms the residential reception) will provide wheelchair access to the Courtyard level bedrooms.

The footprint of the Courtyard rooms has been developed to avoid impacting on the nearby Oak tree and the Civil War Rampart.

## East Garden Room

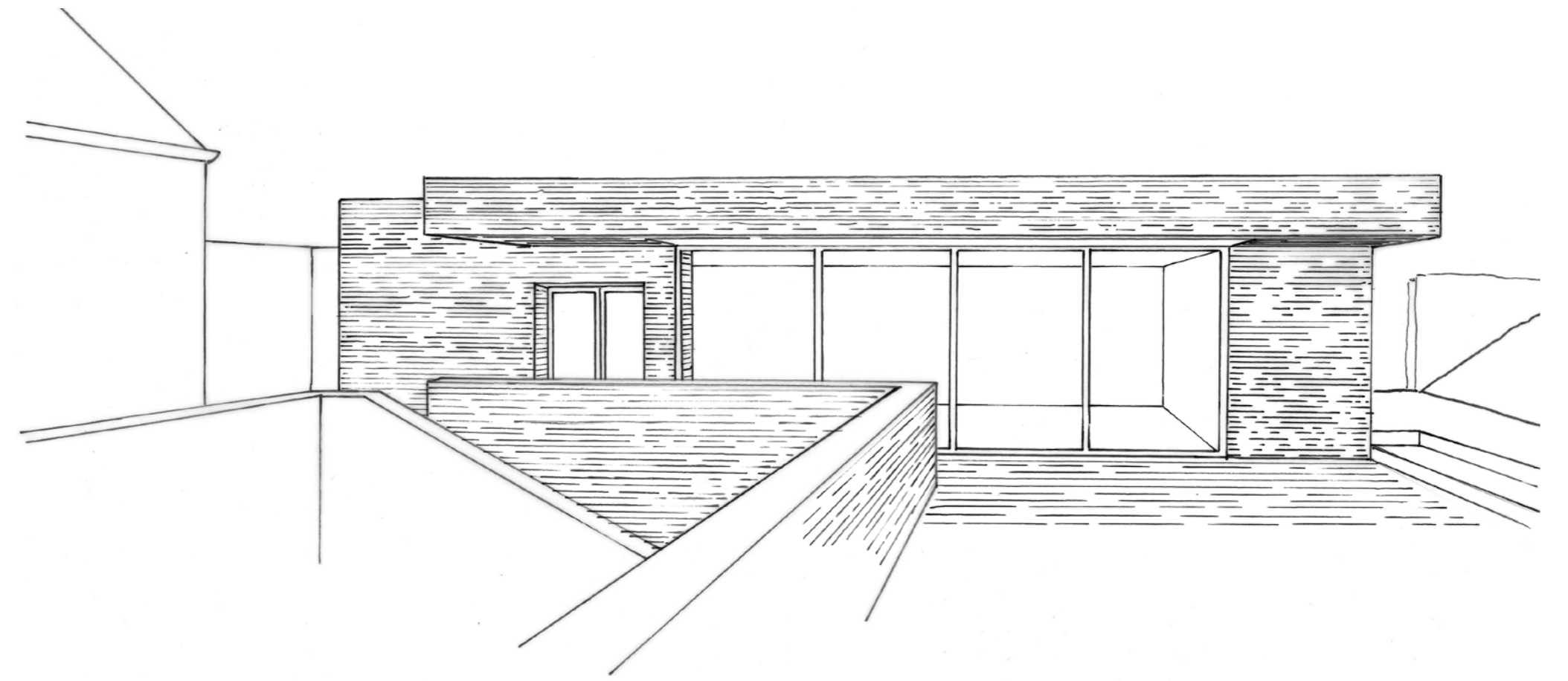
The proposed East Garden Room is to provide a space for Staff and visitors to meet over lunch or a coffee, with views out into the Gardens. It is intended to be a discreet building, set beneath the existing wall to South Parks Road. Its overhanging canopy will shade the building from the sun and form a sculptural composition with the Courtyard below.

## Gardens

The existing Gardens at Rhodes House exemplify an Arts and Crafts approach. They are formed of a layered composition with asymmetrical rectangular geometry overlaid with abundant and seasonal planting.

The landscape proposals for Rhodes House continue this approach with rectangular beds and stone and gravel paths. The proposed planting is layered and seasonal, but also reflects contemporary concerns for the environment and sustainability.

Within the Residential Courtyard, it is proposed that planting will soften the lines between ground level and the lower Courtyard. The linear canopies of bamboo planting will be visible at ground level and climbers planted at ground level will be allowed to grow through perforate balustrades and trail into the Courtyard below.



Study sketch for the East Garden Room



Existing planting on the Giant's Grave



Precedent of planting for the Gardens, as a contemporary interpretation of the existing planting



Section looking north, showing the relationship between Rhodes House, the Courtyard and the Civil War Rampart



View of the East Garden, looking north over the Courtyard to the Civil War Rampart

## Civil War Rampart

It is proposed that this important feature is reshaped and the current planting thinned, in order to enable an enhanced appreciation of its historic form in the Gardens. The path along the top will be extended to enable visitors to walk the length of the Rampart, and interpretation on South Parks Road will give information to the curious passer-by.



Existing Rampart condition



Proposed Rampart; planting removed, profile altered to reflect the historic shape



View from within the Courtyard, looking north

# 07 | New Garden Pavilion and Office

## New Lower Ground Office

Office spaces for the Rhodes Trust and its partners are to be consolidated on the west side of Rhodes House, with a large new open plan office at lower ground level. This proposed space will connect to refurbished offices within the West Wing of Rhodes House at first and second floor levels, via the west stair and a proposed lift.

Shared staff facilities and scholar facilities will be on the lower ground floor of the West Wing. Staff will also have access to the Garden Pavilion and East Garden Room along with the conference spaces, in particular, two multi-purpose meeting rooms in the East Wing.

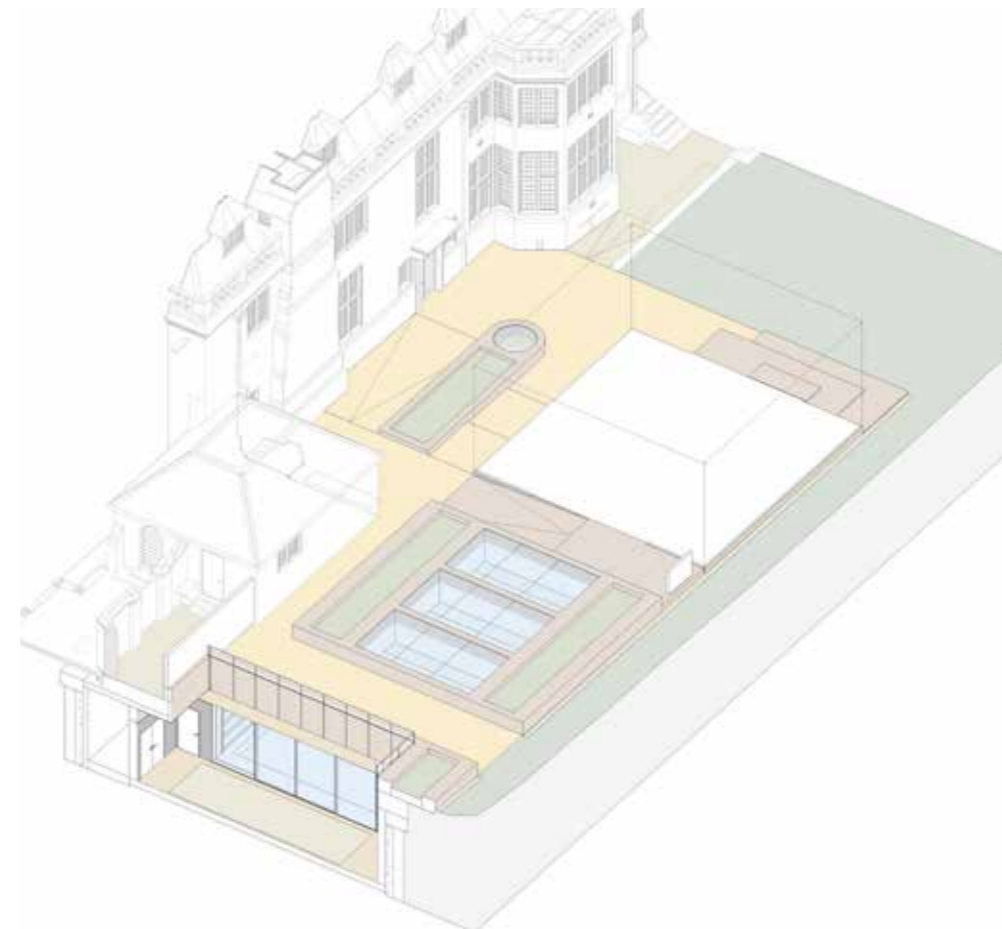
The new office space will be lit from skylights above, which form a composition in the landscape, and with an external planted courtyard at the northern end.

## New Garden Pavilion

The proposed Garden Pavilion is conceived as a tranquil place within the Gardens for Scholars to convene and debate ideas. In contrast to the solidity of Rhodes House, the Garden Pavilion will be a transparent glass building, with a lightweight floating timber roof. Its contemporary design celebrates the open and global ideals of the Rhodes Trust in the 21st Century.



Precedent for the Garden Pavilion:  
El Greco Museum, Toledo



Landscape study showing the office courtyard, planters, skylights and Garden Pavilion



Section through the proposed offices and Garden Pavilion



Existing view from South Parks Road



Proposed view from South Parks Road - a reduced Lodge will reveal more views of the Rhodes House façade. The Garden Pavilion will also be visible from the road



View of the Garden Pavilion, from the south

# 08 | Timeline



Study model for design development



Rhodes Trust, Schmidt Science Fellowship and Atlantic Institute staff consultation



## 2019

### September

Public consultation on 16<sup>th</sup> September

### September/ October

Feedback following public consultation to be reviewed by the Project Team

Final consultation with Oxford City Council in advance of the submission of full Planning and Listed Building Consent applications

### November

Submission of Planning and Listed Building Consent applications

## 2020

### February

Target Committee Date

### March

Determination of Planning and Listed Building Consent

### April

Submission of applications to discharge conditions

### June

Consent secured for discharge of conditions

### July

Start of construction works on site

## 2022

### July

Target completion of construction works