



11 Belbroughton Road

Design, Heritage &
Access Statement
October 2023

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1. Introduction

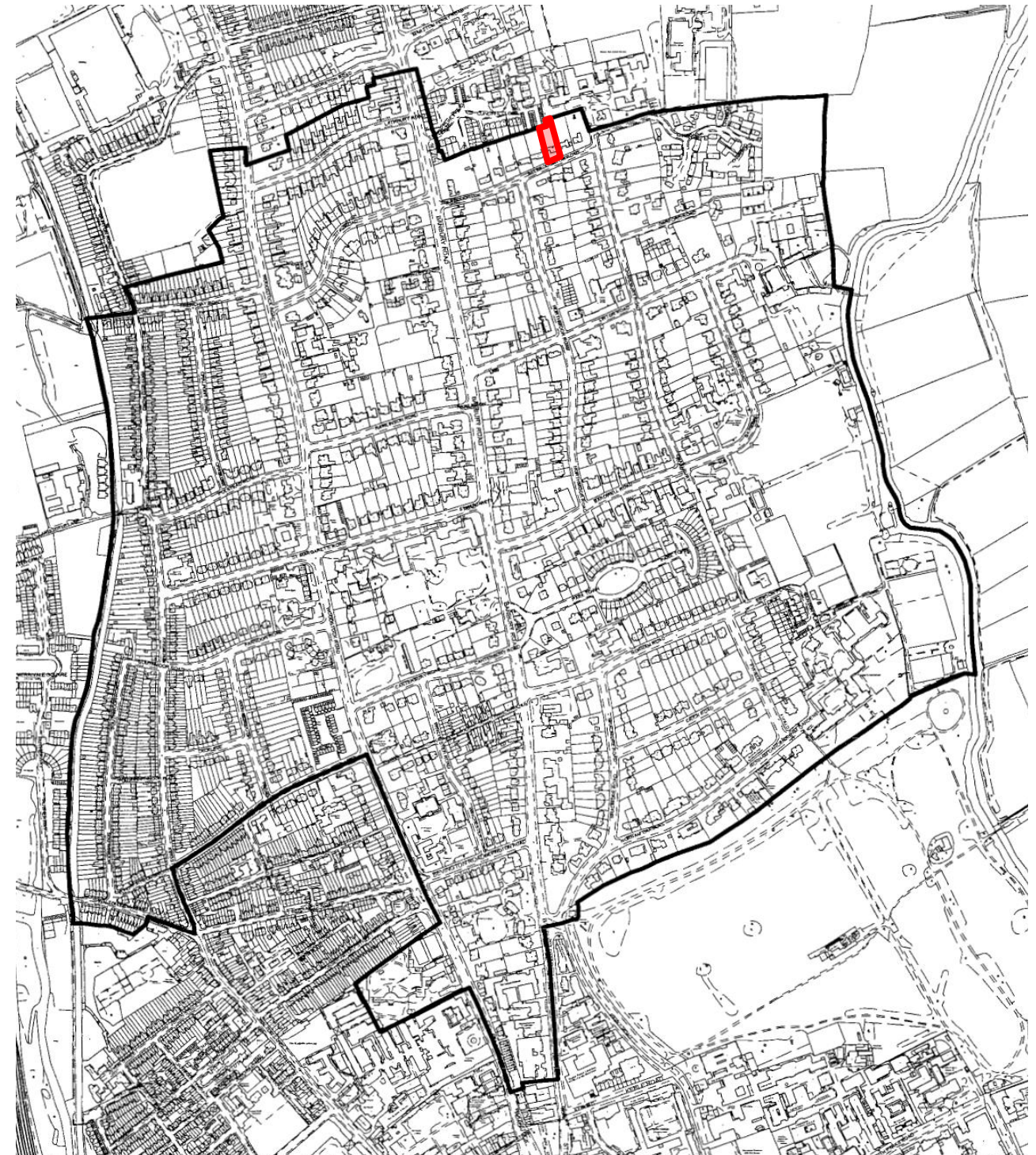
This Design and Access Statement has been prepared by Prest Vale Architects to accompany a Householder Planning Application in a Conservation Area, for alterations and extensions to 11 Belbroughton Road, Oxford, OX2 6UZ.

11 Belbroughton Road is a four bedroom privately owned house, spread over two floors. It is a detached property.

The property is not listed but it is within the North Oxford Victorian Suburb Conservation Area (CA).

Consultation

The immediate neighbours at no.9 and no.13 Belbroughton Road have been consulted prior to this planning submission. No concerns were raised by either neighbour about the proposed works.



North Oxford Victorian Suburb Conservation Area Map (Site boundary in red)

2. The Character of the Conservation Area & Belbroughton Road

Belbroughton Road is located on the Northern boundary of the CA. It was developed between 1924 and 1931 with detached housing, mostly of only two storeys.

It is located within the Bardwell Character Area within the CA. More than any other character area, the Bardwell area has the feeling of a suburban style, in part due to the more modest height and massing of its buildings and the appropriate scale of the trees and shrubs. The broad roads, pavements and front gardens help to create a general feeling of space in the public realm.

On Belbroughton Road there is a real variety of house types in idealised vernacular styles from different regions, though Arts & Crafts is the predominant style. This is reflected in the range of materials used like pebble dash, roughcast render and blackened timber boarding, though red brick is the most commonly used material. Clay tiles are ubiquitous for roofs. Fenestration is very varied and there are examples of sash windows, sometimes with multiple glazing bars, as well as casements with leaded lights. There are also some Crittall windows. Doors tend to be squared, part glazed and panelled. Chimneys are large but simply constructed in red brick.

The houses are detached with only small gaps between them on the main street frontages. They are set back from the road allowing space for front gardens, with low level brick walls along the side of the pavements. The rear gardens of the properties are large and there are a number of built and recently consented rear extensions.



Photo taken looking North East along Belbroughton Road

3. Existing Building Character Analysis

11 Belbroughton Road is a four bedroom detached property spread over two levels. It is on the Northern side of the Road, which means that the rear garden is on the Northern boundary of the CA.

The front of the property is a handsome elevation and in keeping with the character of the area. It was originally symmetrical with two projecting gables on either side, each with its own canted bay window. A side extension was added to the property in 2001 to accommodate a garage, utility room and a bedroom on the first floor (Ref: 01/00826/NFH). The street facing elevation is red brick in an English bond, with stone dressings and details. The windows are PVC with leaded lights. The roof is clay tile.

The rear elevation has a less formal and plainer character. It is composed of three gables of different sizes, with the Western gable added in 2001. It is built entirely of red brick in an English bond with brick soldier course lintels. The windows are PVC with leaded lights, and the roof is clay tile. At ground level there is an uneven stone terrace that extends around 3m into the garden.

Whilst it has a pleasing silhouette, the rear elevation has the feeling of being very flat, with only a single projecting rectangular bay window. There would have been a gap in between the two original gables, but this was filled in during the 2001 building work. The windows are also set far forward within the reveals, which adds to the feeling of flatness. As a result there is significant scope to improve the appearance of rear elevation by extending it, which is a key aim of this application.

It is also worth noting that the immediate neighbour at no.13 Belbroughton Road has recently received planning permission for a two storey rear extension on the side adjacent to no.11, which will project 4.5m beyond the existing facade of no.11 (Ref: 22/01250/FUL). This application looks to add an extension that will align with this.



Photo taken of no.11 from Belbroughton Road (No.9 on the left. No.13 on the right)



Photo taken of no.11 from the rear garden

4. Existing Building Key Information

Use

A single private dwelling.

Amount (Gross internal area)

274 m²

Layout

The living accommodation is spread across two floors in the following arrangement:

Ground Floor

Front - Living Room, Hallway, Study & Garage

Middle - Staircase & WC

Rear - Dining Room, Kitchen, Living Room & Utility

First Floor

Front - Bedroom 3, Study & Bedroom 4

Middle - Landing & Staircase

Rear - Bedroom 2, Family Bathroom, Ensuite, Wardrobe & Bedroom 1

Access

The main access to the house is via its own front door at ground level. Access to the rear garden is via a door from the kitchen and a door from the living room. The external terrace is currently 20cm below the internal floor level, and the doors have a raised threshold that one needs to step over. As a result current access to the rear garden is poor and will be improved by the proposal.

There is also external access to the rear garden on both sides of the property.

Materials

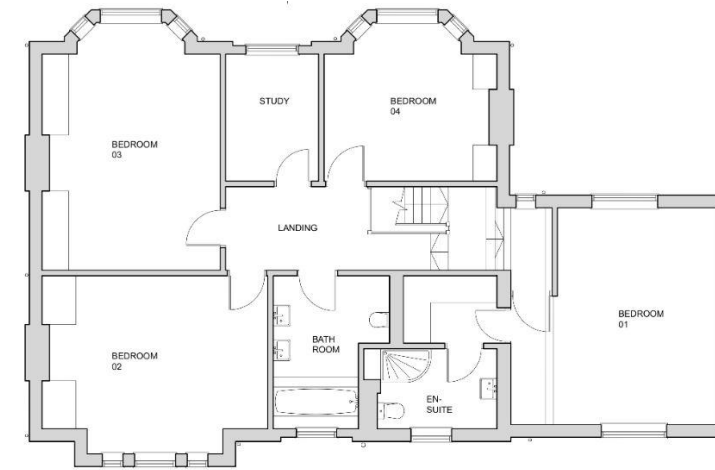
Front elevation - Red brick in an English bond, with stone dressings and details. The windows are PVC with leaded lights. The roof is clay tile.

Side elevations - Red brick in an English bond. Red brick chimney's.

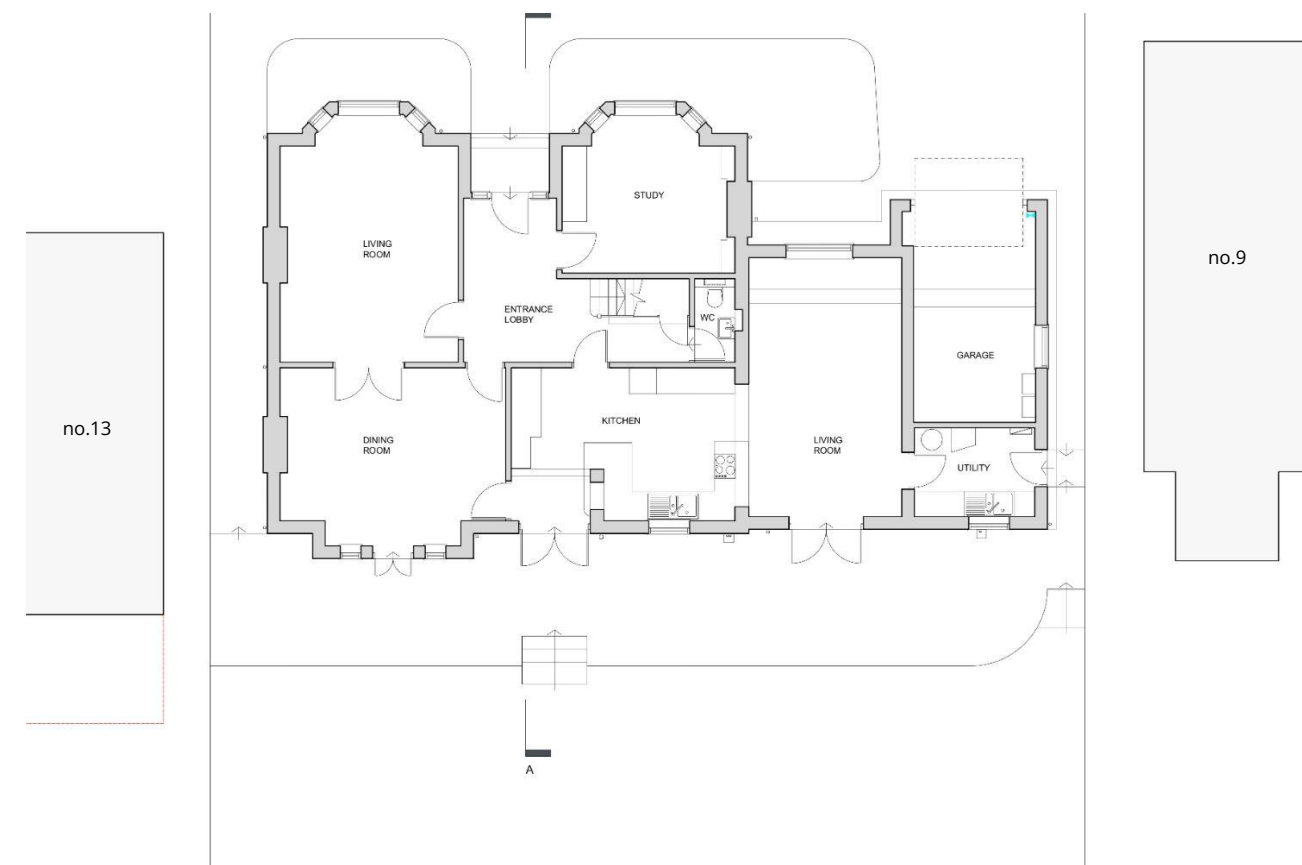
Rear elevation - Red brick in an English bond with brick soldier course lintels. The windows are PVC with leaded lights. The roof is clay tile.

Flood Risk

The property is in a flood zone 1, which means it has a low probability of flooding.



Existing First Floor Plan



Existing Ground Floor Plan

5. Planning Precedents

A number of properties that can be seen from no.11 have been recently and substantially extended.

13 Belbroughton Road (Immediate neighbour to the East). Please note that construction started in the summer of 2023.

Ref: 22/01250/FUL

- Erection of a two story extension adjacent to the nearest boundary to no.11. This will project 4.5m beyond the rear building line of no.11.
- Erection of a separate single story extension connected to this.
- Removal of 1 chimney.
- Removal of 2 windows to side elevation and 1 window to rear elevation.
- Alterations to fenestration.

15 Belbroughton Road

Ref: 09/01542/FUL

- Erection of single storey side and rear extension.
- New dormer window addition to the rear roof.
- Extension of part of the roof by 90cm.
- Erection of extensions to side and rear of garage.

15 Belbroughton Road

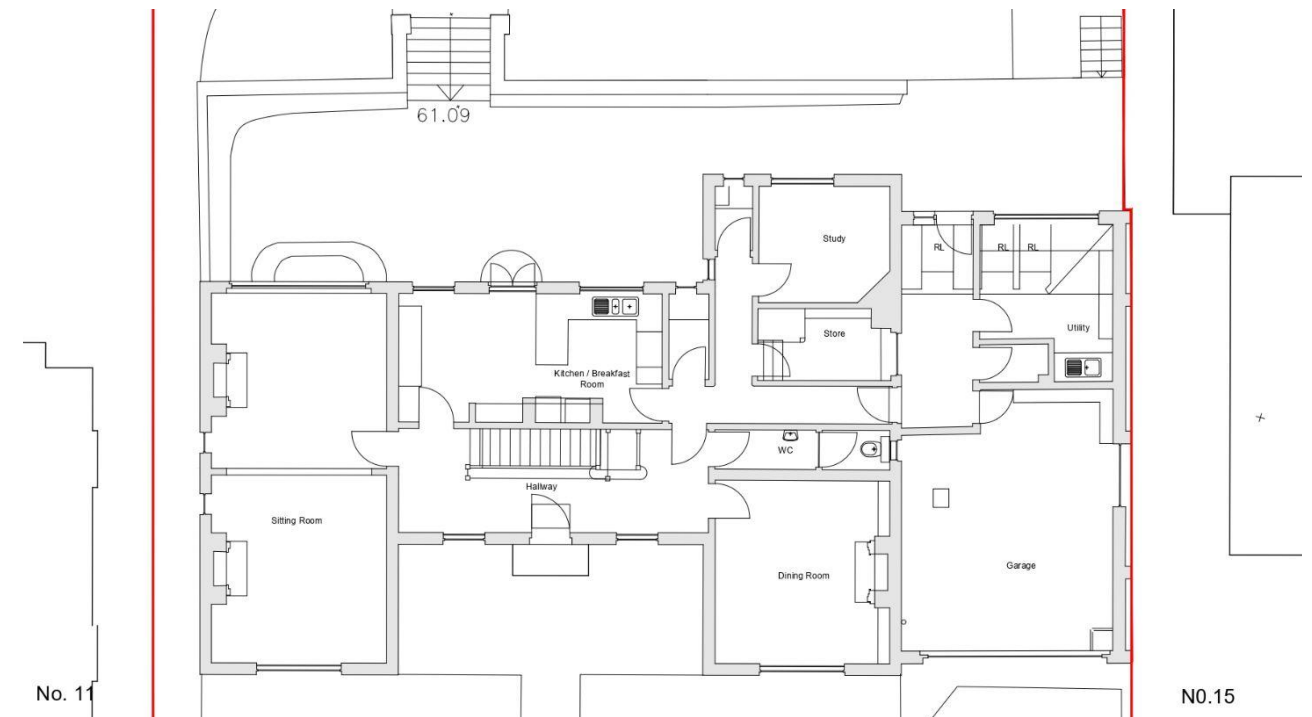
Ref: 11/01324/FUL

- Demolition of garage.
- Creation of basement and re-erection of two storey garage with office accommodation of the first floor.

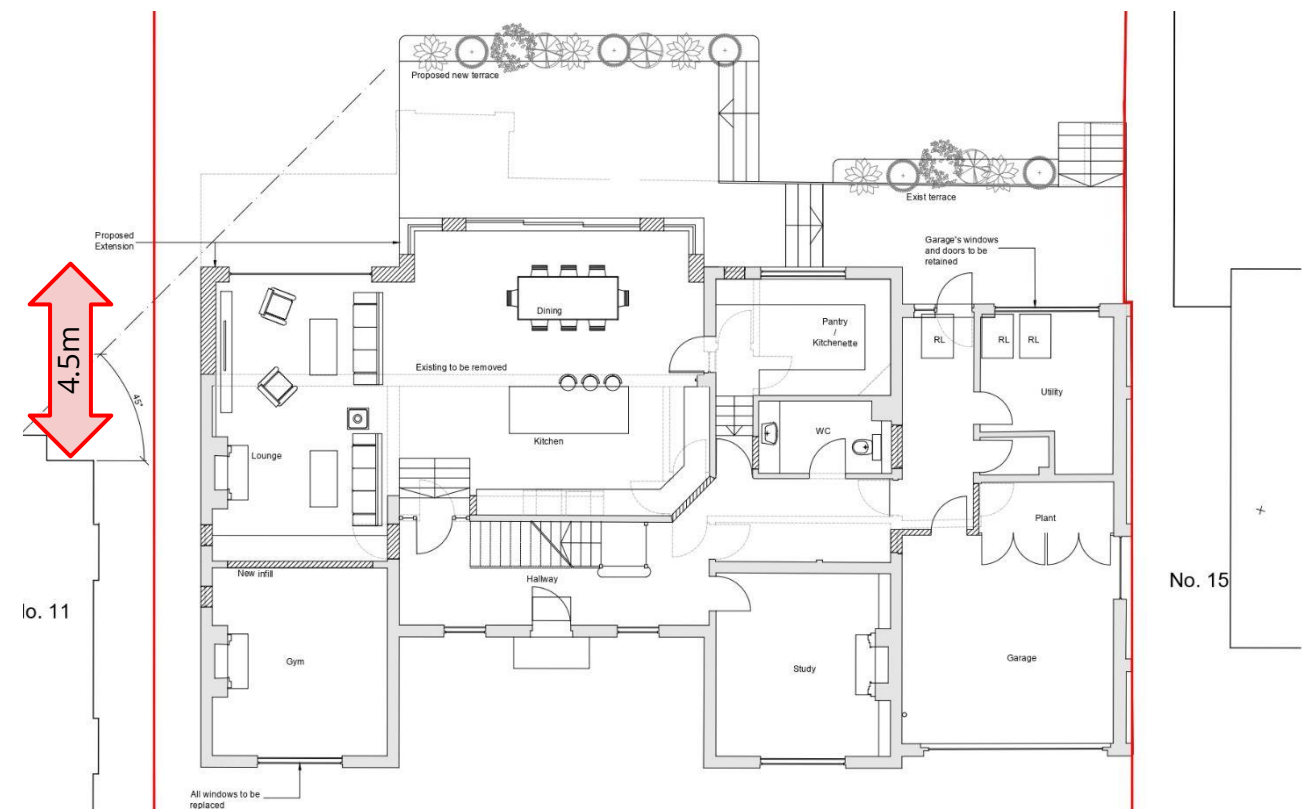
8 Belbroughton Road (Opposite side of the road)

Ref: 18/03374/FUL

- Demolition of existing side extension to erect a single storey side extension.
- Demolition of existing rear extension and removal of bay windows to rear, erection of a single storey rear extension.
- Demolition of annexe entrance.
- Alterations to windows and doors to front elevation and front roof slope.
- Removal of 1no. rear dormer and formation of 1no. dormer to rear.
- Alterations to windows, doors and dormers.
- Removal of 1no. rear chimney stack.



Existing ground floor plan for 13 Belbroughton Road



Proposed ground floor plan for 13 Belbroughton Road. Ref: 22/01250/FUL

6. Proposed Building Overview & Analysis

Front Elevation

The only works proposed to the front elevation are to reduce the width of a ground floor window by 60cm. This window was added as part of the 2001 works. In order to improve the appearance and thermal performance of the property, the PVC windows will be replaced with new metal framed Crittall style windows.

Front Garden

No change

Rear Elevation

The proposed works at the rear of the property are not visible from the public realm. In conjunction with alterations to the internal layout, there are four aspects to the proposal at the rear of the property (see annotations on the right side of this page):

1. A two story extension of the main gable, which aligns with the proposed extension of the neighbour at no.13 (Ref: 22/01250/FUL). This extension enlarges the ground floor living space and the first floor bedroom. Completing the extension is a canted bay window.
2. A smaller two story extension of the central gable. This extension enlarges the ground floor kitchen and first floor family bathroom.
3. A small connecting single storey extension. The first floor is also extended by 1m.
4. A centrally located dormer window added at roof level. This enables a new second floor bedroom to be created.

Rear Garden

A new stone terrace is proposed at the rear of the property with integrated planting.

Character & Materials

The extensions are designed to be in keeping with the character of the building. These extend the existing gables so that the silhouette of the roof line, and the principles of the elevation remain the same. The canted bay window on the larger extension is reminiscent of the bay window's on the front elevation. The new dormer window is centered between the two projecting gables and well below the ridge line of the main roof to ensure it is subservient.

The materials have also been chosen to be in-keeping with the character of the building and wider CA. The extensions are built from red brick in an English bond to match the existing. The bay window is constructed from brick piers with a stone lintel, which is continued along the facade by a brick soldier story course. All sills will be in stone to match. The new dormer window will be a lightweight timber structure with a clay tiled roof and lead flashings.

New Crittall style windows have been specified for the whole property to improve the thermal performance. This will improve the appearance of the house and reduce the its energy demand and carbon dependency.



Existing rear elevation



Proposed rear elevation

7. Proposed Building Key Information

Use

Unchanged. The building will remain a single private dwelling.

Amount (Gross internal area)
358 m²

Layout

The living accommodation is spread across three floors in the following arrangement:

Ground Floor

Front - Living Room, Hallway, Study & Garage
Middle - Dining room, staircase & WC
Rear - Informal Living Room, Kitchen & Utility

First Floor

Front - Bedroom 1, Study & Bedroom 3
Middle - Landing & Staircase
Rear - Master Bedroom, Ensuite Bathroom, Family Bathroom & Bedroom 4

Second Floor

Stair & Bedroom 5

Access

The main access to the front of the house is unchanged. Access to the rear garden is via two doors at either end of the new kitchen. The level of the new terrace is 20cm higher than the existing, so that it now aligns with the existing internal floor level. This will improve access to the garden. The side access to the rear garden is unchanged.

Materials

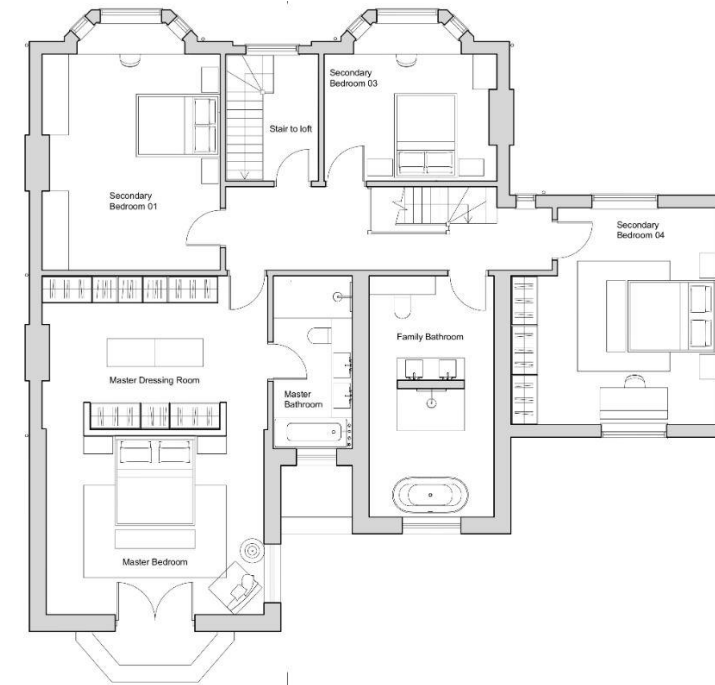
Front elevation - Unchanged. The windows are replaced with new metal framed Crittall style windows.

Side elevations - Red brick in an English bond.

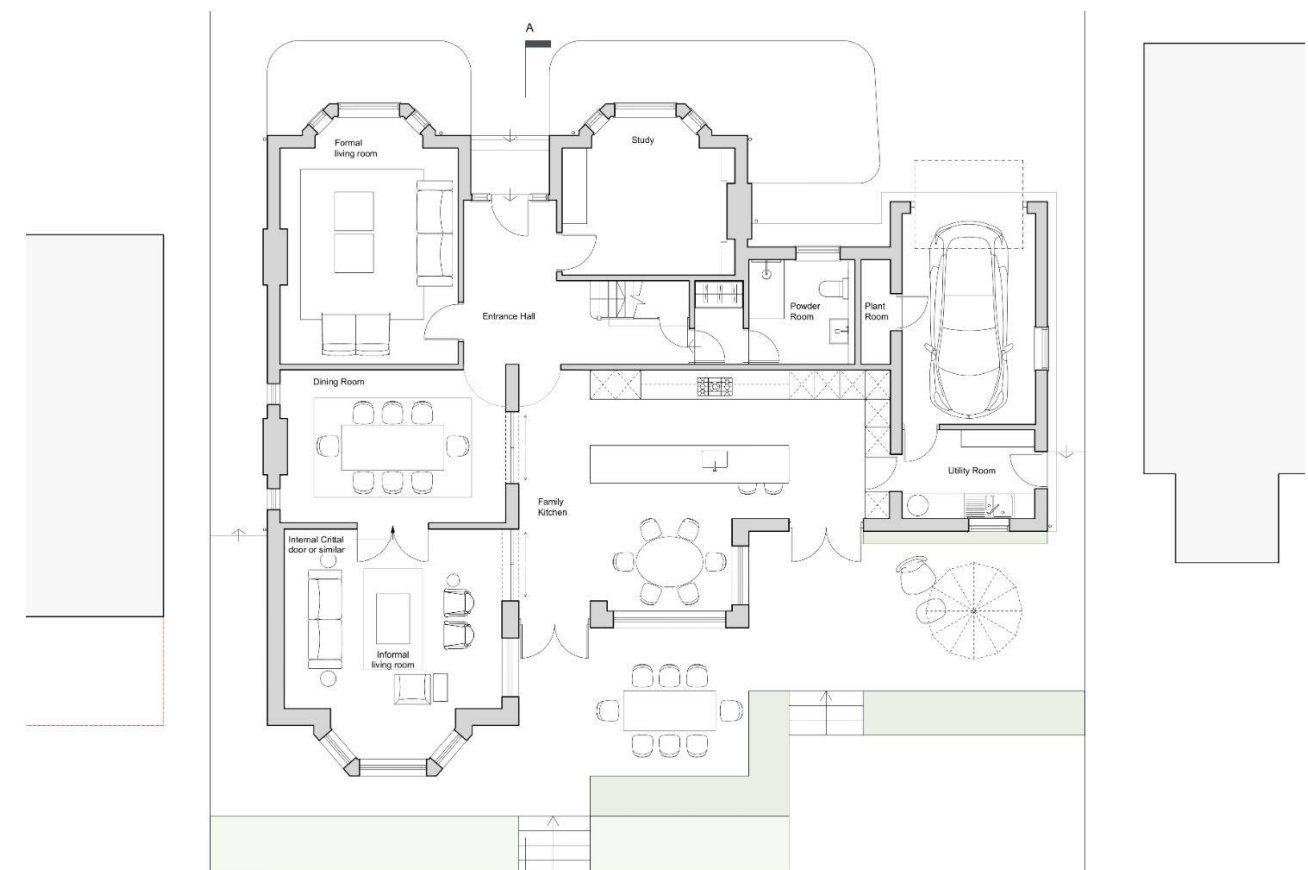
Rear elevation - Red brick in an English bond, with stone dressings and details and brick soldier course lintels. The windows are replaced with new metal framed Crittall style windows. The roof is clay tile.

Daylight/Sunlight

The closest neighbour to the proposed rear extensions is no.13 Belbroughton. The main extension will align with the new extension of no.13, which started construction in summer 2023 (Ref: 22/01250/FUL). As a result the proposal is not considered to adversely impact upon the neighbours daylight/sunlight.



Proposed First Floor Plan



Proposed Ground Floor Plan

8. Sustainability Statement

The following statement has been prepared by the Services Engineer, QODA Consulting, to summarize the proposed approach to reducing the carbon dependency of no.11 Belbroughton Road.

More information on the proposed servicing strategy is contained within the Services Report, submitted with the application.

The sustainability strategy consists of Solar Photovoltaic panels on the roof that support the ASHP located at the rear of the property. The space heating and domestic hot water will be served by an Air Source Heat Pump Installation. The solar PV panels will provide electrical power that will serve the dwelling first, and any further excess power generated will be exported to the grid.

This is a sensible and practical approach to provide renewable and sustainable energy to serve the property without excessive complexity and with practicality in mind. The PV panels have been assessed from a practicality and efficiency perspective and provide good utilisation factors on the proposed roof area. The ASHP has been carefully selected and located taking into consideration the surrounding properties and the building owner. It is also located as close to the property as practicable for efficiency reasons.

The PV and ASHP proposals have been analysed and are summarised in the Services Report, submitted with the application.

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