

HERITAGE IMPACT ASSESSMENT
100 BANBURY ROAD, OXFORD

NEW GARAGE

Introduction

This revised Heritage Impact Assessment report accompanies updated proposals for the redevelopment of the existing garage court at the rear of 100 Banbury Road in Oxford. It refers to and builds upon the original Heritage Impact Assessment report prepared in December 2020, but focuses solely on evaluating the potential impacts of the new proposed design.

Proposal

The revised proposal is for the removal of an existing front parking area along Banbury Road and Linton Road and for the construction of a modest single-story flat roof storage/garage unit at the far eastern end of the garden. Furthermore, the front area will be enhanced through the addition of soft landscaping.

The proposed design of a new garage aims to minimise visual impacts by:

- Limiting the structure to a single story with a flat roof,
- Keeping the overall height to an absolute minimum,
- Utilising red brickwork to match the existing property,
- Maintaining a modest footprint,
- The modest nature of the proposed garage, with its simple form and matched materials, will help it blend into the surroundings in a sympathetic manner.

Relationship to Previous Assessment

The significance assessment and policy context outlined in the original December 2020 report remain relevant.

Impact Assessment

The design intentionally evokes the character of traditional service outbuildings and garaging structures found throughout the Conservation Area. The flat roof form, brick materiality, and restrained detailing present a subordinate architectural language intended to remain visually subservient to the grandeur of 100 Banbury Road.

The removal of the existing front parking area and introduction of soft landscaping will also provide a public benefit by enhancing the streetscape character along this stretch of Banbury Road and Linton Road. This aligns with Conservation Area guidelines promoting green, landscaped frontages.

Conclusion

The revised flat roof brick garage design represents a sensitive intervention suited to this particular site within the North Oxford Victorian Suburb Conservation Area. By virtue of its modest scale, simple form, low height, matched materials, and consolidated rear location, the proposal minimises potential heritage impacts while still achieving the functional needs of the client. The added benefit of landscaping the front gardens furthers the public good.

In keeping with conservation principles, the design preserves the primacy of the main property and avoids undue harm to the area's architectural character and heritage significance. Any negative impacts from the garage addition are firmly outweighed by the positive public benefits of improved landscaping, deference to 100 Banbury Road's significance, and respect for the established Conservation Area setting.