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10 Northmoor Road
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Design and Access Statement

November 2023

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RIACH ARCHITECTS LIMITED
RIACH ARCHITECTS LIMITED is registered in England and Wales, Company number: 8867519
Registered office: 65 Banbury Road, Oxford, OX2 6PE
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1.0. INTRODUCTION

This Design Statement is to be offered in support of the planning application for the installation of street railings and associated landscaping.

The aim is to sensitively reinstate the railings along the front boundary of the property. Throughout the design process, a focus has been placed on the important conservation considerations of the site. It is intended that the proposals will act to preserve and enhance the character of the street frontage.

2.0. THE SITE AND LOCATION

2.1. Location

The property is located on the east side of Northmoor Road halfway along its length between Bardwell Road and Linton Road. The site is approximately 1 mile outside of Oxford city centre. It is located within the North Oxford Conservation Area, a Victorian suburb characterised by large detached and semi-detached properties.

This area of North Oxford was developed from the mid-19th century until the First World War and is considered to have a very high architectural standard. Significant importance is attached to the traditional iron railings along its streets. Although many railings were removed during the Second World War, those that remain are a distinctive feature of area.

2.2. The Site

The site accommodates a detached house, set back from the street by around 10 metres. The property dates from the late 19th/early 20th century and is typical of the period. At the front a large garden comprises of a gravel driveway with hedges to either side and informal planting beds. A low brick wall runs along the front boundary which openings for pedestrian and vehicular access.

2.3 Planning History

The property has been subject to several applications for works to the trees over the years which have all been approved. There are also some historical planning applications that affects the built form as follows:

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Demolition of existing garage. Erection of a garage to side elevation. Alterations to existing rear extension and to fenestration with associated works.

Ref. No: 22/O3O64/FUL | Received: Fri 23 December 2022 | Validated: Wed 04 January 2023 | Status: Approved

Formation of bay window to rear and modifications to veranda

Ref. No: 07/01153/FUL | Received: Tue 22 May 2007 | Validated: Tue 22 May 2007 | Status: Approved

Alterations and additions

Ref. No: 58/06783/AA_H | Received: Tue 15 Jul 1958 | Validated: Tue 15 Jul 1958 | Status: Approved

Alterations and additions

Ref. No: 58/06783/A_H | Received: Tue 14 Jan 1958 | Validated: Tue 14 Jan 1958 | Status: Approved

Private garage

Ref. No: 53/02799/A_H | Received: Wed 31 Dec 1952 | Validated: Wed 31 Dec 1952 | Status: Approved

3.0. THE DESIGN PROPOSALS

3.1. General Design Approach

The proposed scheme has been carefully designed to preserve and enhance the character of the street scape within the Conservation Area.

3.2. Detail Design Proposals and rationale

It is proposed that new railings will be erected along the front wall of the property. These railings will include new gates to permit pedestrian and vehicular access.

The proposed railings have been designed in conjunction with the North Oxford Railings Guide to ensure that the railings are in keeping with the age of the property and the street scape. The chosen pattern is typical of the late 19th century and match existing railings on Northmoor Road.

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Existing trees within the front garden will be retained and new landscaping will be planted behind the railings. A new bin store will be located in the front garden, softened by new planting to reduce its visual appearance.

4.0. Relationship with Context

The proposals have been carefully designed to ensure they do not have an impact on the streetscape of Northmoor Road.

5.0. Materials and detail

The proposed railings will be cast iron and painted black to match existing ironwork in the conservation area.

6.0. Conclusion

These proposals are designed to preserve and enhance the existing property in a way that is within planning policy and respectful of its location within the conservation area. It is our view that these proposals achieve these aims and that they should therefore be supported by planning and conservation authorities.

