PURPOSE

INTRODUCTION

The information prepared for this Public Consultation supports the Planning application for 1-10 Bevington Road, Oxford OX2 6NB, which forms part of St. Anne's College.

Across these boards you will find information that describes the project brief, the existing site and condition, constraints and opportunities, the proposals for the buildings and landscape and how they have been developed in response to the local environment and site context. The proposals have been developed in light of feedback received from Oxford City Council through a Pre-Application process, and the information is supported by a Heritage Report prepared by Donald Insall Associates.

SITE LOCATION

1-10 Bevington Road are located on the North boundary of St Anne's College between the major thoroughfares of Banbury Road and Woodstock Road.

Developed as a speculative development on land owned by St John's College in the 1860s, the houses now lie within the North Oxford Victorian Suburb Conservation Area. More specifically they are in the North Parade Character Area, as defined in the Conservation Area Appraisal.

The houses at 1-10 Bevington Road are formally, materially, and typologically characteristic of the area, their architect - Frederick Codd - contributed heavily to the area, and was a pupil of William Wilkinson, who was responsible for a lot of the early development of the suburb.

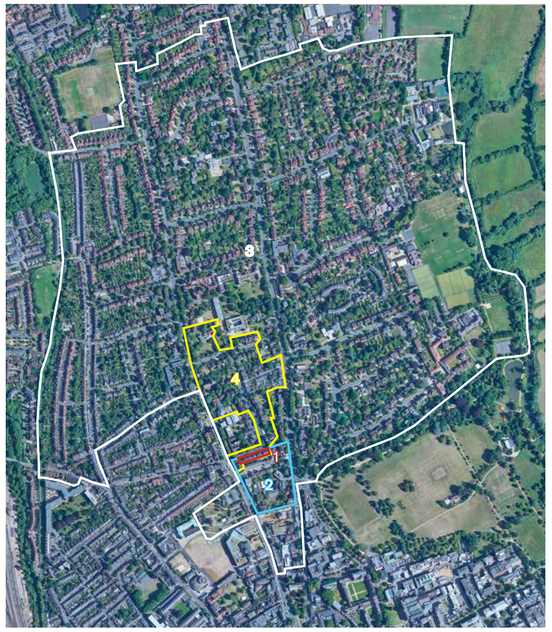
BRIEF

St Anne's College recognises that nos. 1-10 Bevington Road are in need of refurbishment. The interiors have become dated and the current provision of kitchens and bathrooms are below par. The buildings are currently accessed through adhoc infill structures between the buildings which are in a poor state of repair. Additionally, the landscaping on Bevington Road does not contribute positively to the appearance of the North Oxford Victorian Suburb Conservation Area, or the student or public experience.

As part of a site wide masterplan, St Anne's College is seeking, if possible, to increase student accommodation across the site. The priority at Bevington Road is to increase the quality of provision through creative refurbishment and careful reconfiguration where necessary. Carefully looking at each house in turn, the proposed works would enhance the accommodation, offering facilities befitting St Anne's College, that are attractive to both students and conference guests who use the facilities outside of student term times.

The ambition from St Anne's college is clear: despite the economic challenge and constraint of working with existing structures, investing in these beautiful, historic buildings ensures their continued longevity and wholesale refurbishment represents an ecologically sensitive approach.

SITE LOCATION



The site within the North Oxford Victorian Suburb Conservation Area
1 - 1-10 Bevington Road
2 - St Anne's College
3 - The North Oxford Victorian Suburb Conservation Area
4 - North Parade Character Area

Aerial view showing the relationship between 1-10 Bevington Road and the wider College

The Bevington Road houses as seen from the North

The Bevington Road houses as seen from the South (within the College grounds)

ST ANNE'S 2025 CONVERSATION

In 2019, the Principal of St Anne's College, Helen King, invited the College Community to share their views and ambitions for the future of the College to better inform Governing Body on what to focus and prioritise. The result of this extensive piece of work was 'St Anne's 2025 Conversation' which defines the College's collective vision and purpose.

The development of Bevington Road represents a considerable undertaking for the College. The outcome of St Anne's 2025 Conversation (an extract of which is referenced below) helps to inform the Design Team in a broader sense of what matters to the College for the refurbishment of Bevington Road.

Through this, the Design Team identified 4 Principles that we hope respond to the College's 'Purpose' by informing the project's brief and establishing key criteria that will underpin the project.

ASPIRATION - 'Why'

To understand the world and change it for the better

AMBITION - 'What'

To be a diverse and inclusive community contributing to the University's vision to lead the world in education and research, and securing the College's legacy and future

APPROACH - 'Applicable to all members of the College'

Purposefully & Boldly

VALUES - 'How'

- *Forward looking & Outward facing*
- *Diverse & Multidisciplinary*
- *Ambitious & Down-to-earth*
- *Independent & Collaborative*
- *Rigorous & Supportive*

Text and image extracts from St Anne's College 'Purpose' document

PROJECT PRINCIPLES

DESIGN WITH CARE

The entrance hall at the Red House by Philip Webb

At the core of the project is the question of how we can both reinvent the 10 houses whilst enhancing their intrinsic qualities: how we can make them beautiful without impacting on their everyday utility? How can we can make spaces that are robust, stand the test of time and enrich the lives of its occupants? The way to navigate these contradictions is through careful design across all the scales - 'From the spoon to the city'[1] as Peter Smithson said - all of these elements, if carefully considered in this project, will contribute to a well designed environment that benefits its users, the wider College community and the City beyond.

**quote from architect Peter Smithson, talking about the five scales of architectural design*

EMBODYING HISTORY

Cave, Gavin Turk

The Bevington Road houses are rich with history and the memories of alumni, staff, students and the wider College community. There is an extraordinary opportunity to enrich the experience of the houses with fragments from their past. Informed by recording stories about their history, these histories can be incorporated into the building fabric in material ways that can inspire and inform their future inhabitants.

WELLBEING

Interior, Marie Jacotey

The student experience and their wellbeing is central to the design and regeneration of the Bevington Road houses. How can these houses - in every aspect of their design - enrich and support the students to live well, produce fantastic work, and enjoy their time at St Anne's and offer greener, healthier spaces for all?
From dweller-control over their thermal environment to generous space for social activity, this effects every aspect of the project.

SUSTAINABILITY & ENVIRONMENTAL CONCERNS

Turn End, Peter Aldington

Already saving vast amounts of resource and embodied carbon simply by not demolishing the buildings, every decision should consider its impact on both a local and global environment, and tread as lightly as possible in every case.

EXISTING CONDITION

THE SITE, 1-10 BEVINGTON ROAD

1-10 Bevington Road, affectionately referred to as 'Bev Road' by students, staff and alumni, forms the North perimeter to the College and is made up of a number of beautiful, semi-detached Victorian villas, each distinctive in its composition.

The front elevation, facing on to Bevington road is north facing and in some places additionally overshadowed by mature trees. The rear elevation is south facing and backs onto the Ruth Deech building, separated by a corridor of lawns, low level hedges and lavender. Each house is split over four storeys, with a change in level between the street-front and the back, with ground floor situated approximately half a storey below the road. For security purposes, access to each house is achieved from within the grounds of the College at ground floor level, via the gaps between each housing block. The formal entrances, facing Bevington Road are used as fire escapes only.

Incremental infill between each pair of houses is of poor quality, generally creating dark, unwelcoming entrances to the houses that are unattractive and spatially inefficient.

THE CONDITION OF THE HOUSES

Internally, despite the changes to the buildings over the years, some period features remain throughout, including: timber sash windows; decorative cornices; skirting; stairs and fireplaces. There are also a number of well preserved, decorative stained glass entrance doors. These, along with the scale of stairs and hallways contribute to a strong domestic character.

In the upgrading of the rooms there is an opportunity to expand upon and embellish the historic domestic character whilst improving the performance and specification of the rooms and collective spaces.

Shared and communal areas are currently provided between some of the semi-detached buildings making the current buildings communal accommodation.

The College completed a Condition Survey of their building estate in 2019. The survey reported that there is evidence of defects to multiple elements in the Bevington Road buildings including:

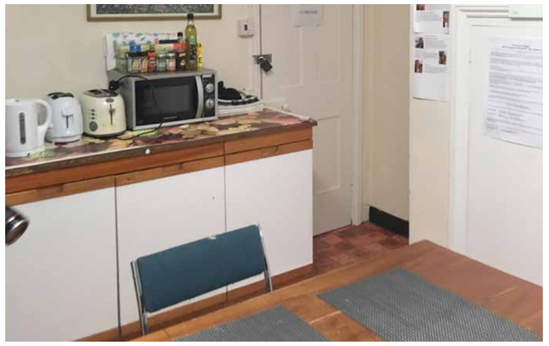
- *Ceiling finishes*
- *Wall finishes*
- *Floor finishes*
- *Internal and external doors*
- *Roof coverings*
- *Sanitary appliances*
- *Timber framed windows*
- *Health and safety issues with potential for slips, trips and ineffective fire compartmentation*
- *Damp staining to Nos. 3-4 and 9-10 Bevington Road demonstrate ongoing or historic water ingress defects*

Poor quality infill between houses 6 & 7 Bevington Road as seen from the College side

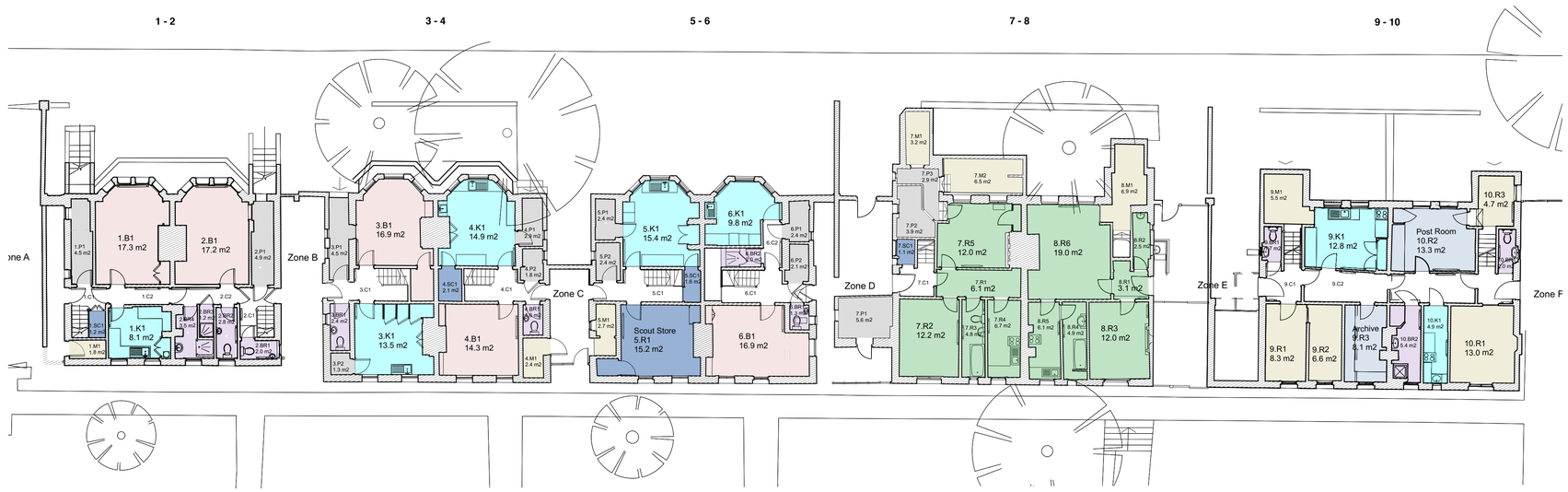
Communal spaces and domestic character contribute to the houses being fondly thought of by the students

Circulation is currently tired and dated

There are some existing characterful features, although they are not necessarily original, and are certainly in need of refurbishment



Current kitchen provision is cramped and unappealing



Existing Ground Floor plan and use key

Room Type Key:

- Bedrooms with shared bathrooms
- En-suite Bedrooms
- Shared bathrooms
- Kitchens
- Assistant Dean's accommodation
- Scouts
- Other, eg Post Room
- Plant
- Miscellaneous

HISTORIC CONTEXT

Forming part of the North Oxford Victorian Garden Suburb Conservation Area, Bevington Road is within the North Parade Character Area. Research the College has undertaken outlines the importance of the front garden setting to the character of the Conservation Area. This includes the following key points which have been considered in the development of the landscape design proposals:

LANDSCAPE FINDINGS

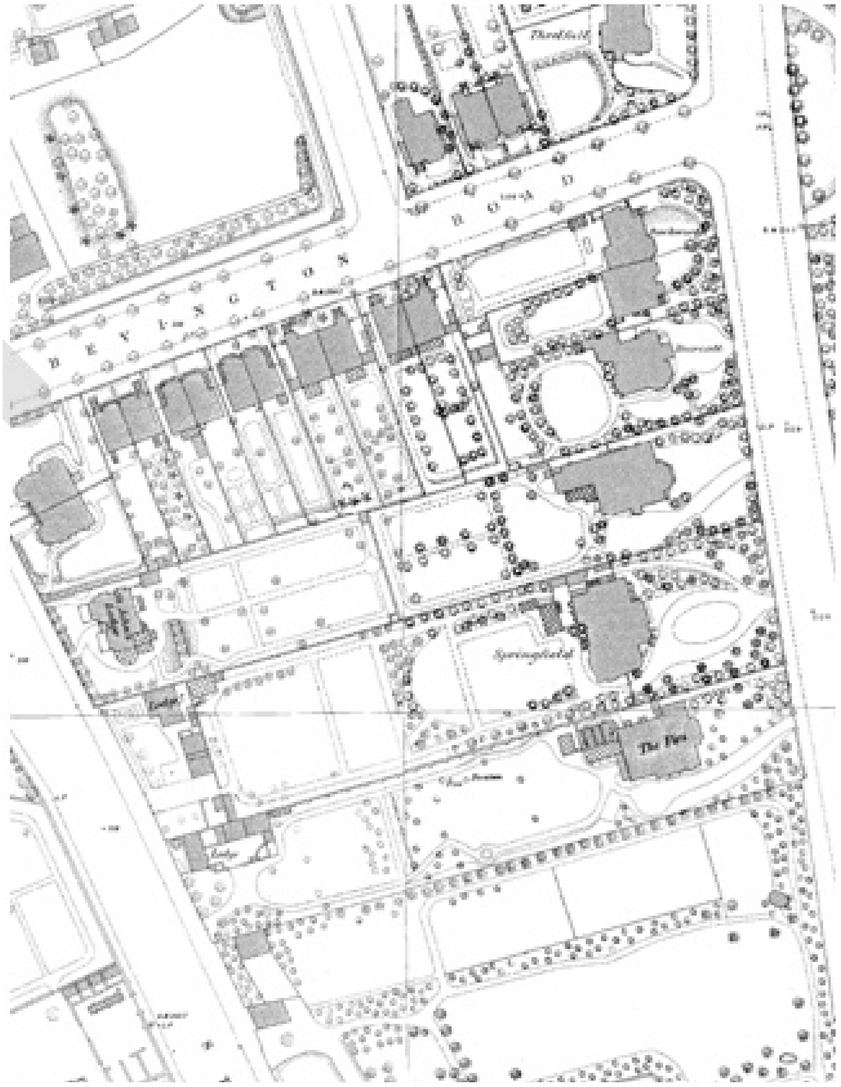
- Mature and smaller ornamental garden trees enhance the area; some are reminders of the market garden origins.
- Front gardens are bounded by low brick walls: it is likely that they were originally topped by iron railings.
- University departments occupy some houses in Bevington Road. The signs of institutional use are widespread: strip lighting, louvre blinds, signage, standardised paintwork, front gardens given over to bins and parking.
- On the south side of Bevington Road St Anne's College has acquired houses backing onto its campus, with some unsympathetic internal and external treatments evident from the street.

Aspects which currently detract from the character and appearance of the conservation area include:

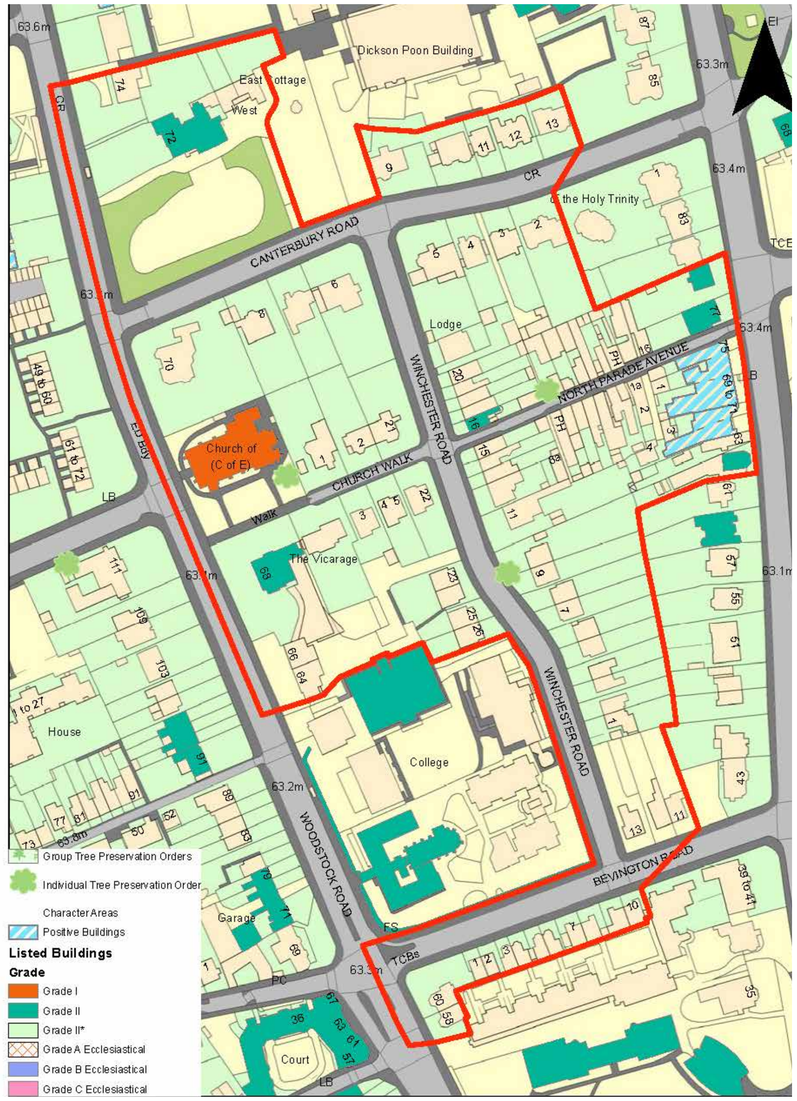
- Loss of greenery to the front gardens
- Partial loss of front garden walls and garden planting to create car parking
- Localised areas of failing brickwork and stonework

Opportunities which have been considered within the design proposals:

- Improve external, public facing areas and elevations to enhance the character of conservation area.
- Remove any unnecessary modern surface-mounted services and institutional clutter such as any large bins.
- Repair and wherever possible reinstate lost garden boundary walls.
- Look to retain and celebrate the historic features
- Improve verdant nature of the site in line with its horticultural history.
- Remove car parking and areas of hard standing where they detract from the conservation area.
- Remove detracting and poor quality alterations and additions between the Bevington Road buildings.
- Add to the architectural diversity of the conservation area with high-quality architecture.



1878 (Old maps) showing tree lined Bevington Road and gardens



Character Area 7 - North Parade
Extract from North Oxford Conversation Area Appraisal

Norham Manor Character Area - Good example of front garden with layered structure and appropriate hard surfacing on Norham Road

North Parade Character Area - Good example of front garden with layered structure on Winchester Road

Kingston Road Character Area - Good example of front garden with layered structure on Kingston Road

EXISTING LANDSCAPE

ROADSIDE FRONT GARDENS

Built between 1867 and 1869 the existing condition on 1-10 Bevington Road is neither collegiate nor homely and presents a frontage which lacks legibility or the historic domesticity of the North Oxford Victorian Garden Suburb Conservation Area.

For example, to the street frontage the remaining historic boundary walls are in need of repair, the planting is poorly maintained and no longer provides the horticultural character of a front garden, the modern additions of hard materials are low quality and increase impermeability, and the ad-hoc car parking arrangements affects the setting.

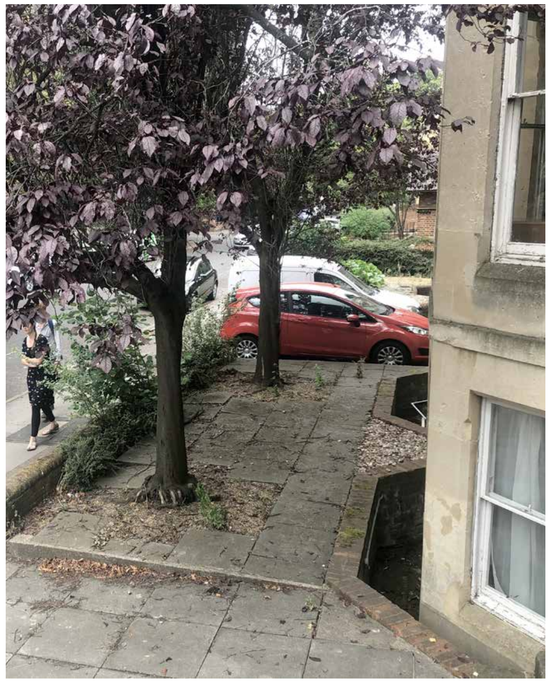
The north facing aspect of the gardens creates a shade loving environment for plants and one which is less suited to opening up as an accessible garden space for college students or the public.

Historically these North Oxford Victorian front gardens were predominantly planted or lawned. Over time, this has shifted to being a predominantly hard impermeable surface amounting to the following green/grey coverage to the front gardens:

240m2	Hard surface	89%
30m2	Planted surface	11%
270m2	Total	100%

REAR COLLEGE GARDEN SPACE

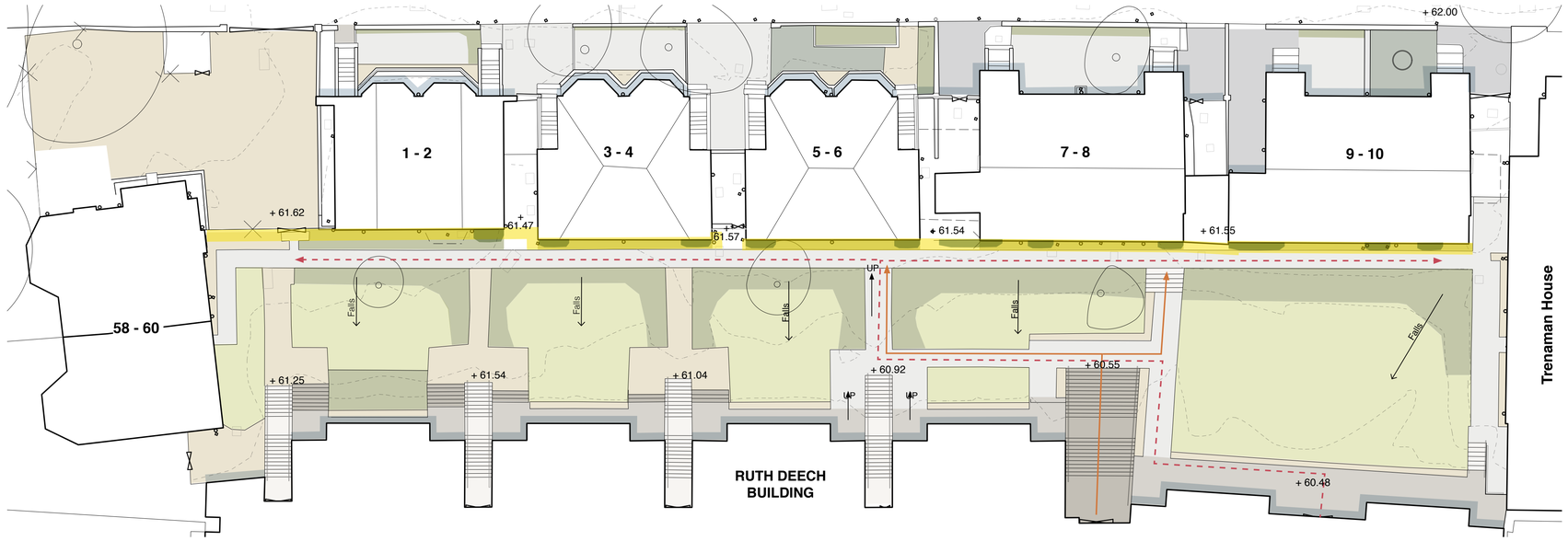
In addition to the historic frontage, the former rear garden area provides an important collegiate landscape between the Ruth Deech Building and the accommodation entrances of Bevington Road. This linear area provides an important private green space for the college and could include some improvements as part of this project and the wider college masterplan.



Front Garden 3-4 Bevington Road

Front Garden 9-10 Bevington Road

Rear Garden between Ruth Deech and Bevington Road buildings



LANDSCAPE EXISTING PLAN

0 5m

KEY

- Poor quality concrete surface
- Poor quality concrete paving
- Concrete crazy paving
- Concrete steps
- York Stone steps
- Gravel
- York Stone paving
- Mown grass
- Planted beds
- Climbers
- Shaded walls
- Sunny walls
- Main Route
- Accessible route

CONSTRAINTS & OPPORTUNITIES

CONSTRAINTS

HERITAGE MATTERS & LISTED BUILDINGS

Nos. 1-10 Bevington Road are located in the North Oxford Victorian Suburb Conservation Area. Although the buildings are not listed and are not identified on Oxford City Council's Local List, we believe they have an inherent value as an important part of the streetscape.

BUILDING FABRIC & INTERNAL ARRANGEMENT

Over the years, ad-hoc repairs and alterations have been made to the building fabric which have not always been to the highest standard or in keeping with the character of the original building. This can be seen externally, with an accumulation of different layers of services (e.g. cables and downpipes) on the façades and with the introduction of security and safety railings. Internally, as with many Victorian properties of solid brick construction with single glazed windows, the rooms can have issues with damp and draughts, especially in the colder months. The rooms themselves are generally well proportioned, but some, especially on the top floor, are less generous with reduced head height due to the slope of the roof.

ACCESS TO NOS. 1-10 BEVINGTON ROAD

Access to nos. 1-10 Bevington Road is largely achieved from within the College grounds through the Ruth Deech building, via a large external stone staircase. The formal entrances, facing Bevington Road are used for emergency escapes only. As such, access into each house is achieved from the College grounds at ground floor level, via the gaps between each housing block, some of which contain poor quality structures. Nos. 1-10 Bevington Road do not currently provide accessible access or accommodation and the Design Team are exploring opportunities to increase accessibility to the houses.

PARKING

There are currently 6 off-road car parking spaces between nos. 2-9 that are used by College Staff and additional car parking in the 'compound' on the corner between 1 Bevington Road and 58 Woodstock Road. These will be retained within the refurbished landscape proposals. Extensive cycle parking is provided elsewhere within College Grounds.

EXISTING SERVICES

The incoming services as well as foul and service water drainage connections are understood to connect off the main routes along Bevington Road, branching into each house respectively. There is an existing sub-station located in the Compound which forms part of this services network. Internally, the buildings use gas boilers for heating and hot water requirements.

TREES AND LANDSCAPING

The front gardens largely comprise of hard landscaping with three trees and a further three trees within the compound and the front garden to 58 Woodstock Road. The rear gardens include lawn, hedges and other low level planting with paving which does not currently support wheelchair access to the houses. A tree survey carried out by a specialist arboriculturalist categorises trees in to high, moderate or low quality and recommends the removal of two purple leaf plum trees (T7 & T8) for safety reasons.

FLOOD ZONE

With reference to the Environment Agency's 'Oxford Plan Area' Flood Map, St Anne's College does not sit within the identified flood plain and is not in close proximity to any main rivers.

ARCHAEOLOGY

Specialist archaeological advice has not currently been sought as an ambition of the proposed infills is to be as 'light touch' as possible, minimising ground works. To better understand the existing foundations of the infills, we will conduct localised trial pits which will be overseen by an Archaeologist to confirm whether any further archaeological advice is required.

OPPORTUNITIES

EXTERNAL APPEARANCE

This refurbishment is an opportunity to sensitively repair the front garden walls and the façades of the houses, removing alterations which are not in keeping with character of the buildings and enhancing the Bevington Road elevation. The introduction of new communal entrances is a chance to improve the quality of the built fabric between the Victorian houses, with a careful combination of retained, re-used and new material which can have minimal visual impact from the main road.

NEW COVERED ENTRANCES

New covered entrances can better connect the houses with the college grounds and provide a more characterful and consistent frontage as viewed from the Ruth Deech Gardens and from Bevington Road. Through careful and contextual design there is an opportunity to repair any existing fabric and stitch together the old with the new, creating welcoming entrances consistent with the approach for the project as a whole.

BUILDING FABRIC & INTERNAL ARRANGEMENT

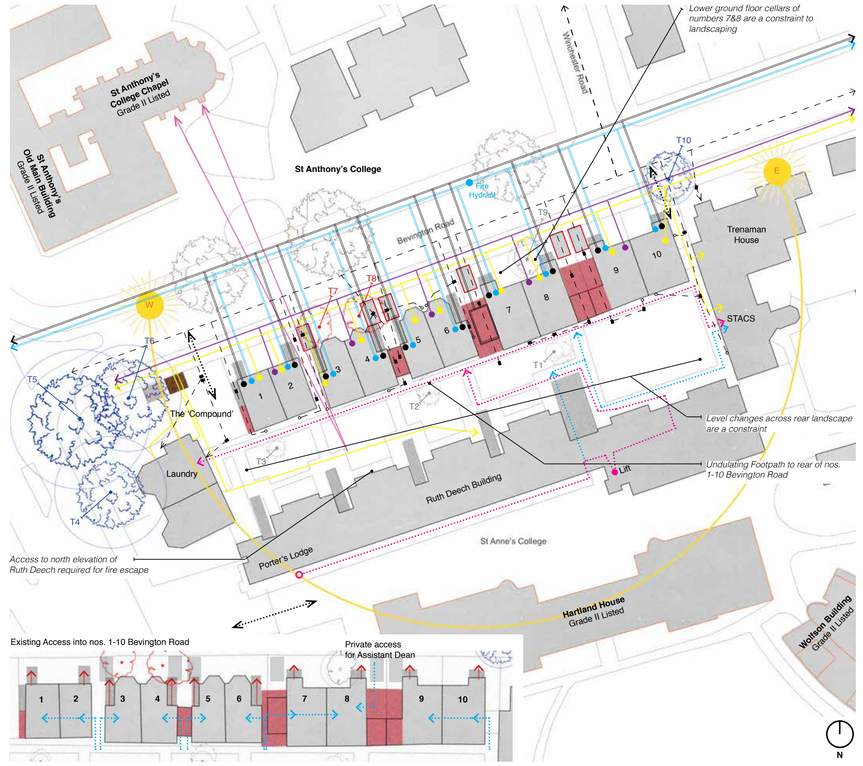
The is a chance to take a 'deep retrofit' approach, where the existing building fabric is overhauled to make a comfortable, energy efficient set of houses fit for the twenty first century and beyond. This can include moves which have little or no visual impact externally, such as internal insulation and replacing double glazed sash windows - this is covered in more detail on the 'Sustainability & Carbon Reduction' pages. Internally, the arrangement can be rationalised and the houses can be reinstated as ten self-contained semi-detached dwellings, as they were originally. The quality of light and space for the rooms at the top of nos. 7-10 can be dramatically improved with the introduced of modest new dormers, facing on to college, that match the existing.

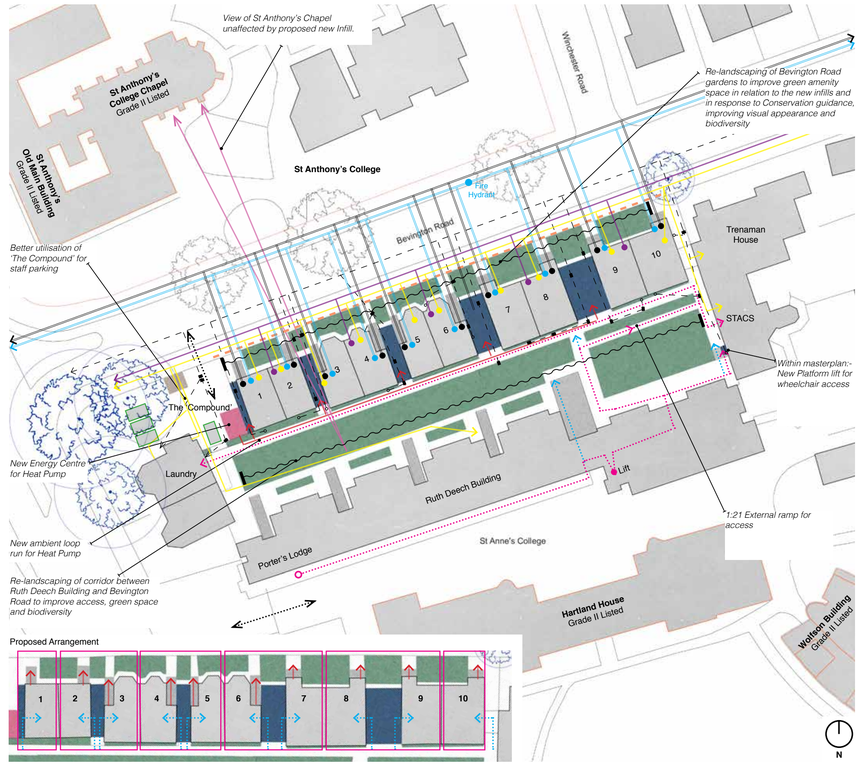
SERVICES

This 'fabric first' approach can also be coupled with technology such as Air Source Heat Pumps and Mechanical Ventilation Heat Recovery systems which will reduce the carbon footprint of the buildings significantly - an important consideration in the light of the climate emergency we all face. A new 'energy centre' houses this air source heat pump should connect to a new service route to the rear gardens which will be centrally accessible from the rear College gardens for ease of maintenance.

TREES AND LANDSCAPING

The works to the houses include repairs to the front garden walls and the reinstatement of soft landscaping and planting will provide opportunities to create a more welcoming frontage, increase biodiversity and reduce surface water run-off. Additionally, new trees can be planted to not just to replace low quality trees that are removed, but also to increase the overall number of trees in the front and rear gardens, providing a more connected canopy, improving ecology and reducing the urban island heat effect on the site. New levels across the rear gardens can improve accessibility to the houses. More details can be found on the landscaping boards.





KEY

Planning Constraints
- Planning Constraints
- Listed Buildings (adjacent)

Access
- Vehicular access
- Existing Parking space
- Level Access via a lift in Ruth Deech Building
- Stepped Access
- Fire Escapes
- Inefficient Infill to Entrances

Landscape
- Trees to be Protected during works
- Trees marked for removal

Existing Building Services
- Water
- Combined Foul and Surface Water Drainage
- Gas
- Electric
- Comms
- Sub-Station
- Redundant ASHP

KEY
- Planning Constraints
- Listed Buildings (adjacent)

Access
- Vehicular access
- Potential re-location of Parking spaces
- Level Access via a lift in Ruth Deech Building
- Stepped Access
- Fire Escapes
- New Infills, creating welcoming Entrances

Landscape
- Trees to be Protected during works
- New landscape and biodiversity improvements
- Reparation of Boundary Wall

Existing Building Services
- Water
- Combined Foul and Surface Water Drainage
- Gas
- Electric
- Comms
- Ambient Loop for Heat Pump (for heating)
- Sub-Station
- New Energy Centre for Heat Pump

DESIGN INTENT

NEW SINGLE STOREY INFILLS BETWEEN HOUSES

After exploring a range of strategic design options with the College we developed a strategy that couples a conservation-led refurbishment of the houses with the rationalisation of the ad-hoc existing infills; to create new covered entrances that lead to the individual front doors for each self-contained unit of student accommodation.

COVERED ENTRANCES

Across nos. 1-10 Bevington Road, the original front doors are no longer the main point of entry to the houses. For security purposes, the entrances have been re-oriented with access now gained from within the College.

This presents an exciting opportunity to re-imagine and introduce a contemporary entrance into the existing houses, from the grounds of the College. Our designs draw on the generosity of Victorian atria such as that at the Red House by Philip Webb.

We have also drawn from a more contemporary tradition of the gentle alteration of Victorian homes in order to make spaces that open up to otherwise enclosed buildings onto gardens.

The interventions open up the relationship between the college grounds and the houses, facing both the gardens to the rear and the landscaping to the front gardens.

EXTERNAL MATERIAL APPROACH - REPAIR & REUSE

Our proposal seeks to retain as much as possible of the existing 19th century fabric of the external facade on Bevington Road. The material approach is one of repair and reuse, with each new insertion interwoven sensitively into the existing masonry.

Working with the individual characteristics of each respective infill, we will look carefully to repair and celebrate historic features, such as the pointed arch between houses 6 & 7. Instances of new brickwork are proposed to be sympathetic to the original masonry yet of a slightly different character so as to be recognisably new.

For the rest of the facade we are seeking to repair and clean up the existing elevation in order to enhance the character and appearance of the houses and, as such, deliver greater public benefit to the conservation area. Examples of this would include the cleaning and repair of the existing timber front doors and their stained glass windows.

COVERED ENTRANCES

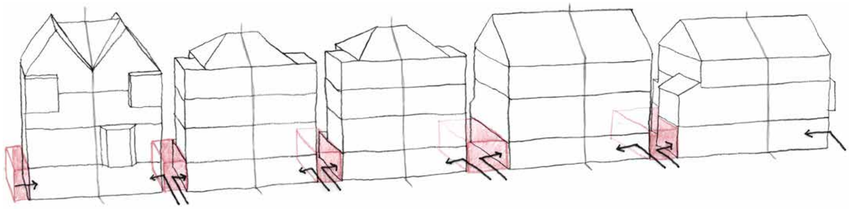


Diagram illustrates the logistical principle of transforming the existing entrances between houses into generous entrance halls that lead to front doors

MATERIAL PALETTE

Contemporary repair interwoven with historic brickwork

Celebrating existing features

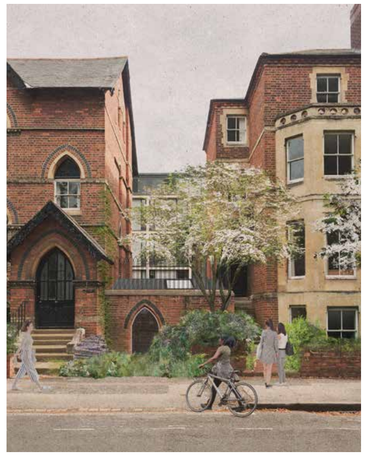
Lightweight, elegant spaceframe

Contemporary stained glass

HIGH QUALITY SPACES

Detailed model to explore materiality, light and spatial qualities of new covered entrances

DISCREET INTERVENTION



Proposed visualisation of the front of the new covered entrance, between nos. 6 & 7 Bevington Road

HARDWORKING IN SECTION

Proposed cross section through new covered entrance, between nos. 6 & 7 Bevington Road

LIGHTWEIGHT & ELEGANT

Proposed visualisation of the rear of the new covered entrances, planters and rear garden

Proposed North Elevation

APPROACH TO THE INTERIORS

A HOME AWAY FROM HOME

In refurbishing nos. 1-10 Bevington Road, the intent is to restore them to their original configuration as self contained, semi-detached dwellings for student use. Further to the new covered entrances between no's. 1-10, each house will benefit from its own kitchen at ground floor level with a dining table and chairs.

A total of 82 student rooms is achieved between the houses, which is an additional 12 rooms more than existing. No's. 1-6 Bevington Road will provide 42 x en-suite rooms and no's. 7-10 will provide 40 x shared bathroom facilities, creating a wide variety of rooms for the College to offer.

The Design Team are currently exploring opportunities to increase accessibility to the houses, which currently remains a work in progress.

MATERIAL APPROACH - DISTINCTIVE & HOMELY

The houses contain a varied range of domestic Victorian features including stained glass, mantelpieces and encaustic tiles. Our approach would seek to amplifying the specificity of each of the houses and to celebrate their differences.

As opposed to the more anodyne approach found in much student accommodation, the Bev Road houses will be both distinctive and varied. We will develop a 'pattern book' which supports a shared design DNA but which can manifest in a variety of ways.

The refurbished interiors will have a distinctive, homely character that celebrates the existing Victorian detailing where possible and introduces new contemporary fixtures and furnishings throughout.

Each house could be differentiated through subtle changes in colour, so that the students feel a sense of belonging to 'their' College home.

Additionally we propose developing a series of bespoke elements which reflect St. Anne's culture; creating a street of homes which support an ethos of care, collaboration and creativity.

ADAPTABILITY

In planning each room, their is an ambition that the students should be able to control their environment as best as possible, which is key to mental well-being. Simple examples include: individual control of the room's temperature; open-able windows; black-out blinds for students that choose to sleep at irregular hours; good storage solutions and a calm and joyful interior created with quality materials.

The typical room sketch above, illustrates some of these ideas of creating a home away from home with space to sleep, to study and to relax.

TYPICAL ROOM

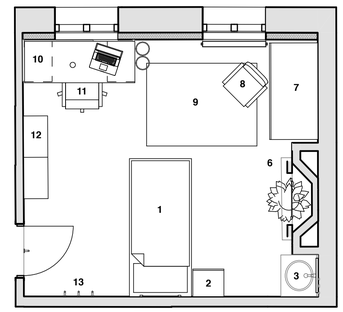
Sketch visualisation of a typical room

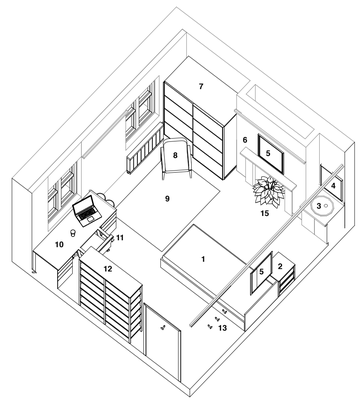
This study is based on a typical room layout in House 9, at second floor and assumes shared bathroom facilities.
Room Area:- Approximately 15m2

LOOSE FURNITURE

Items numbered anti-clockwise, starting from the bed:

1. 1 x Single bed, timber frame with in-built storage below
2. 1 x Bedside cabinet
3. Basin with vanity unity below
4. 1 x Wall mounted mirror
5. 2 x Wall hung picture frame cork boards, hung from picture rails
6. Assume Granby Rock Fireplace or similar
7. 1 x Loose wardrobe
8. 1 x Armchair
9. 1 x Rug
10. 1 Desk with 2 x shelving towers (3 drawers each)
11. 1 x Desk Chair
12. 1 x Loose shelving
13. 4 x Wall mounted hooks
14. 1 x Waste, 1 x Recycling bin
15. 1 x Potted plant





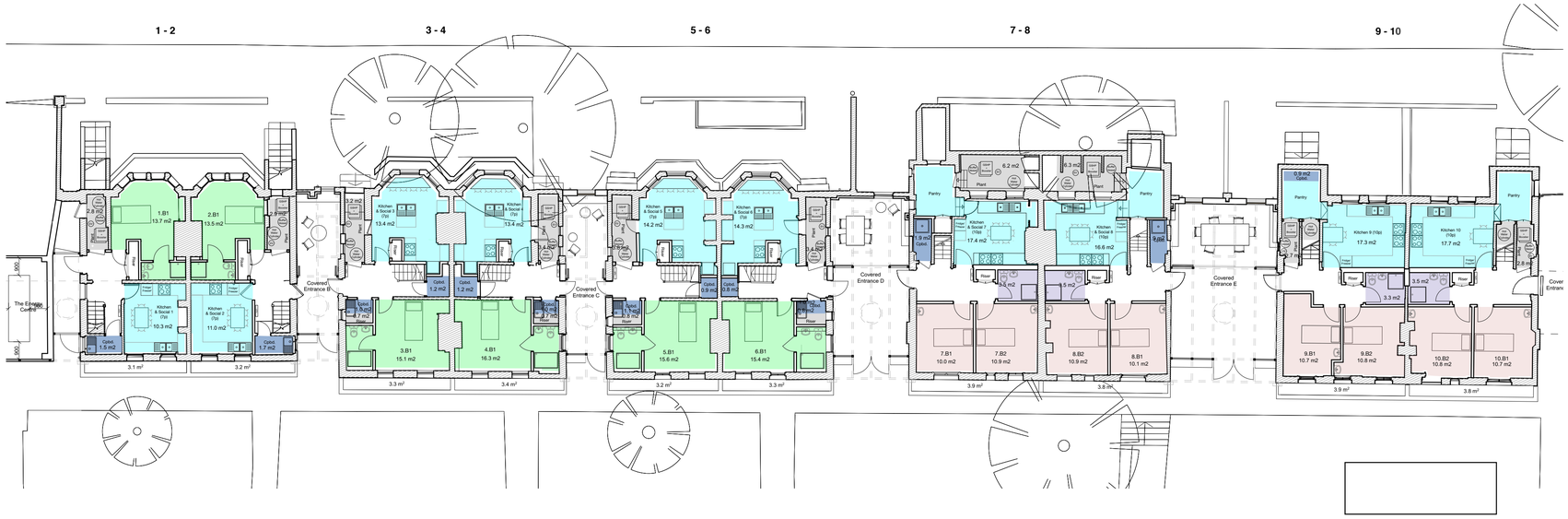
Proposed Floor Plan and Axonometric for Loose Furniture Arrangement

PRECEDENTS

Images 1-4 (l-r): 10 Houses on Cairns Street, Assemble + Granby Workshop

Loose furniture, stained floorboards, rug, by Eve Waldron

Loose furniture, by Conen Sigl Architekten



Proposed Ground Floor plan and use key

SUSTAINABILITY & CARBON REDUCTION

WATER MANAGEMENT STRATEGY

As part of the drainage design the project offers an opportunity to showcase best practice through the inclusion of an integrated Sustainable Urban Drainage System (SuDS).

As rainwater falls onto hard surfaces, the run-off becomes classified as 'stormwater'. In impervious urban environments this stormwater run-off can cause flooding. Stormwater is also likely to carry pollutants and in the context of Oxford, is disposed into the Thames River.

To address this urban issue as part of the development water can be collected from the impermeable roofs, attenuated in rainwater planters at the bottom of existing downpipes for irrigation and cleansing before excess is released into the existing system through an outlet. In addition much of the existing hardsurfaces are to be returned back to planted garden spaces and the where possible hard surfaces will be permeable to further reduce run-off.

The application of these high level principles will developed as part of the design to address how natural drainage approaches can be integrated with the wider drainage proposals.

THE ROAD TO NET ZERO

Our approach to sustainability is primarily in response to the ongoing climate and ecological crisis. As with most historic buildings, the Bevington Road houses have high energy demands, particularly for space heating, and are reliant on fossil fuels to meet the majority of these demands. The resulting operational carbon emissions of these buildings are therefore high, and completely at odds with the road we must as society take if we are to keep within 1.5degC global warming. We have taken an ambitious approach to this problem by not only radically reducing building energy demand through deep retrofit, but also eliminating fossil fuels through the use of low carbon heating technology.

LOW CARBON HEAT

The remaining heat requirements for the buildings will be met by Air Source Heat Pumps, eliminating the need for fossil fuels. An 'ambient loop' system is proposed, whereby low-grade heat is generated at a central heat pump compound. This heat is then transformed for use within each building by a secondary heat pump. The system works at lower temperatures, minimising distribution losses. It is also capable of being expanded in the future to serve other buildings on site.

FABRIC FIRST

Reducing building energy demand by improving its fabric is highly sustainable as it involves investing in the elements of the building with the longest life. Our proposals for improving building fabric go far beyond building regulations or local authority requirements, taking the opportunity of major refurbishment to carry out 'deep retrofit' measures which improve building performance and occupant comfort including:

- Internal wall insulation (IWI)- technically challenging, but provides a dramatic improvement in both energy demand and occupant comfort.
- Roof and floor insulation
- High performance double glazing- improving occupant comfort and reducing energy use.
- Airtightness improvements

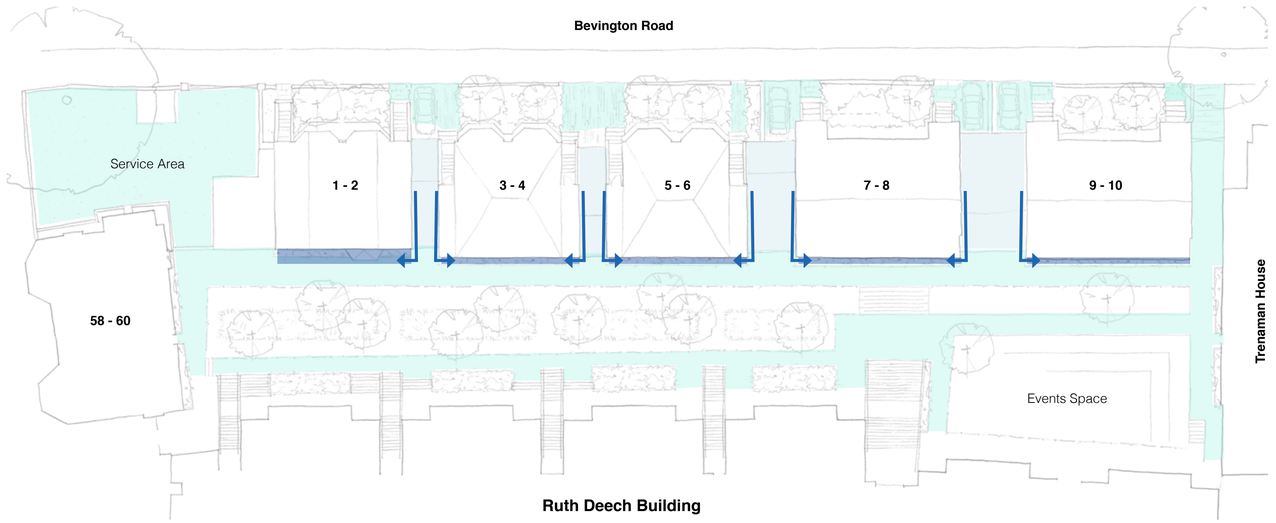
OCCUPANT COMFORT & AIR QUALITY

Not only does improving the building fabric result in lower energy demand, it also significantly improves occupant comfort levels by eliminating cold surfaces or draughts. This is highly sustainable – buildings which people enjoy are likely to have a longer life. Indoor air quality is a similar important issue, dealt with by the provision of mechanical ventilation with heat recovery (MVHR). These systems ensure that moisture and pollutant levels are kept under control, while also dealing with the energy use and comfort issues associated with opening windows.

CHOICE OF MATERIALS

Our approach is to use natural materials wherever possible, particularly in respect of insulation products, for example, in the use of wood fibre insulation for the walls or suspended floors (subject to fire requirements). Materials will also be selected for their 'breathability', which is essential for ensuring the health of historic buildings over a long lifespan.

WATER MANAGEMENT

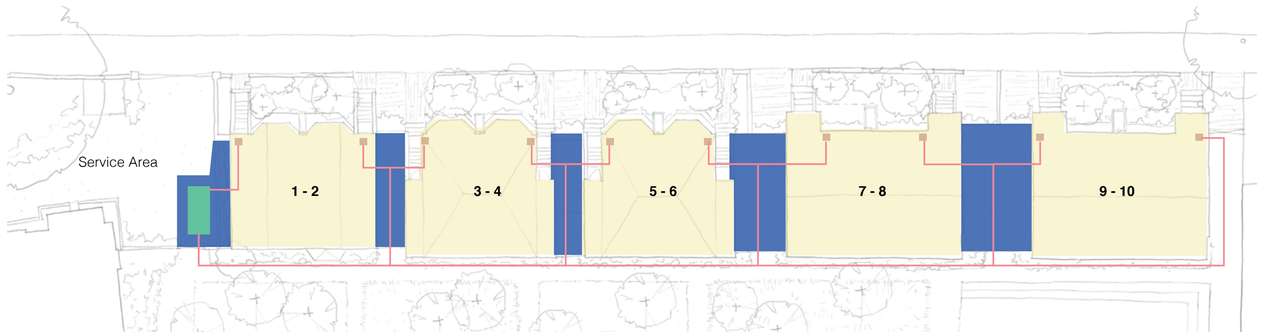


KEY

- Impermeable roof surface
- Permeable surface
- Water attenuation rill or planter
- Water movement piped

Rainwater from new roofs irrigate plants in troughs, reducing the rate of run off in to the mains system.

ENERGY



KEY

- Air Source Heat Pump
- Infill
- Bev Road House
- Underground pipework
- Plant area in house

The central air source heat pump will be completely contained (and hidden from view) within a structure that adjoins the entrance to No. 1 Bevington Road, accessed from the Ruth Deeth Gardens.

DEEP RETROFIT

Any new development has embodied energy in the structure and substructure - a key sustainability consideration is simply the approach of retaining and working with the existing buildings.

The approach to the building fabric is to retain and re-use where possible, and to upgrade elements where required.

Whilst most of the building performance upgrades will be internal, replacement double glazing can improve thermal performance greatly whilst being almost indistinguishable from the existing.

Upgrading the Internal insulation and air tightness is key to reducing energy demand and the thermal comfort of occupants.

PROPOSED LANDSCAPE

The landscape design provides an important opportunity to improve the historic setting, while making a contribution to improving the city's urban ecology.

FRONT GARDENS

Viewed from the street, the gardens will provide a restoration of the garden city character associated with the North Oxford Victorian Villa. It is intended that the refined materiality and architectural language of the historic building will express itself in the restoration of the hard landscape, and be juxtaposed with the naturalistic and horticultural qualities of the planting design. Efforts will be made to retain existing car parking while also addressing the negative impacts associated with impermeable urban surfaces. Consideration will be given to a continuous boundary treatment, repairing the low brick vernacular walls to provide a unified aesthetic for the college boundary.

Viewed from within, bedroom windows will frame garden vignettes providing calm green views of the inaccessible and undisturbed garden habitat, providing improved biodiversity value and ecological connectivity. Planting will be layered with trees, shrubs, climbers and groundcovers to improve continuous habitat.

The proposal amounts to the following green/grey coverage improvements:

145m2	Hard surface	54% (89% currently existing)
125m2	Planted surface	46% (11% currently existing)
270m2	Total	100%

REAR GARDENS

The rear gardens are equally as important to consider as part of the wider St Anne's College Masterplan. As such there is an aspiration within this scheme to provide improvements of the setting, accessibility, water management and biodiversity. Drawing from the former market garden and orchards that used to occupy the area the design re-imagines the space as an ornamental Orchard Garden with improved hard surfaces and accessibility for all. Rainwater management principles will also be applied, taking advantage of the existing downpipes to attenuate water in rear planters that in turn reduce storm water runoff and provide irrigation.

EVENTS SPACE

Currently used for events this area is retained with the option of forming an improved terrace edge for breakout seating.

SERVICE YARD

This existing compound will be retained and used to service the project, housing the energy centre which will future proof the sustainable servicing of the Bevington Road accommodation for years to come. The existing trees to the service yard have been surveyed by an arboriculturalist and will be safeguarded during any approved development.

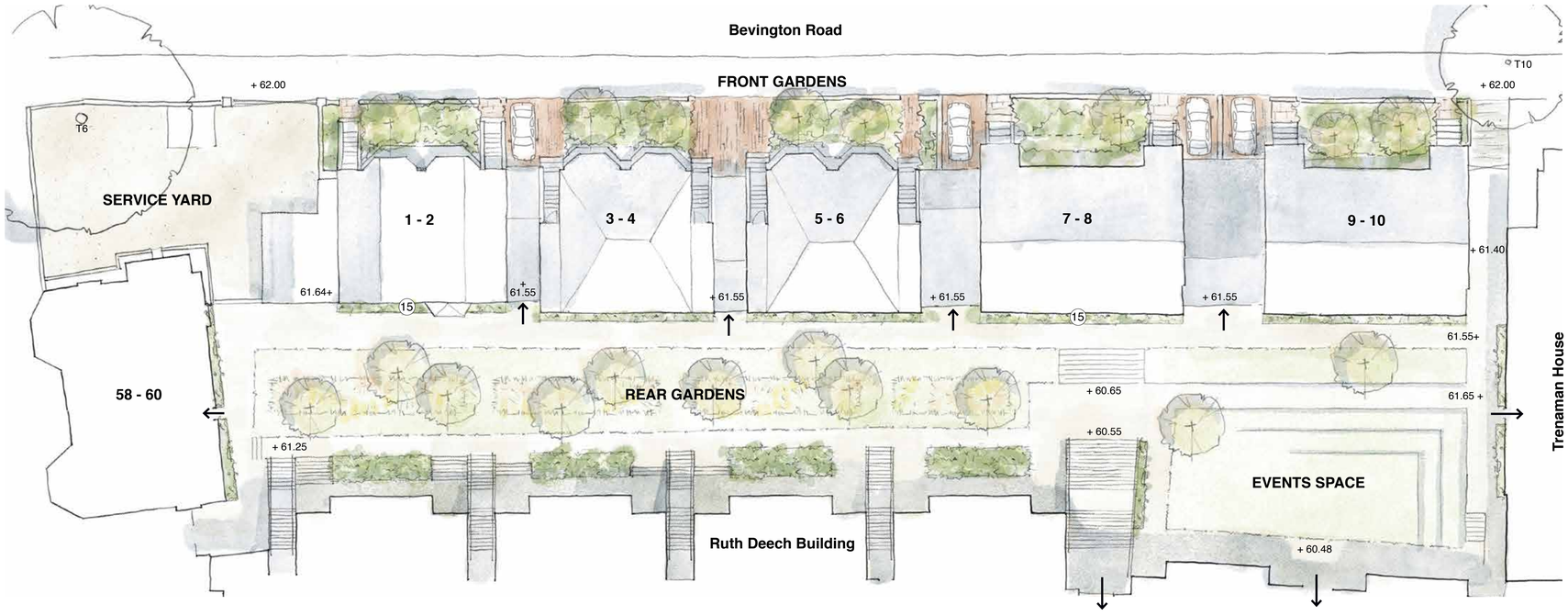
Sketch view A of number 10 street frontage

Existing view of number 10 and street

Located outside number 10 and looking west along the length of the College's student accommodation, the illustrative view to the left shows the proposed landscape restoration of the front gardens to Bevington Road.

The view shows the transformation from a poor quality hard surfaced frontage to a verdant and biodiverse planted garden, with small multistem trees and an attractive tapestry of groundcovers.

The view shows the repair of the historic low walls to provide a unified aesthetic for the College, as is also found on Woodstock Road. New brick surfaced thresholds can be seen to the former entrances (now acting as emergency fire escapes) which will replace areas of poor quality modern concrete surfacing.



ILLUSTRATIVE LANDSCAPE PLAN

0 5m

HARD LANDSCAPE MATERIAL STRATEGY

EXISTING HARD LANDSCAPE REPAIRS

The Victorian Villas of Bevington Road are located within the North Oxford Victorian Suburb Conservation Area. Though the associated front gardens have lost much of their character, there are some original features which remain in-situ. These remaining features are of heritage significance and their repair will form an necessary component of the renovation application.

Though a more detailed study is required to schedule out the repairs, the historic features are outlined below along with examples images to the right of the repairs required:

The low brick Victorian boundary walls need some repair including re-pointing, new bullnose coping bricks, replacement of inappropriate engineering bricks and weathered original bricks.

The original entrance steps have been repaired with poor quality concrete on the risers and concrete pavers on the treads. Where possible these will be replaced with matching natural stone or brick finishes.

Almost all of the original natural stone or brick garden paths have been removed and replaced with poor quality concrete or gravel. Where possible these will be replaced with traditional paving finishes.

The horticultural domesticity of the Victorian front gardens has been lost through the hard paving of these spaces. These finishes include poured concrete and concrete paved impermeable surfaces, which are poor quality and incongruous to the historic character. The proposal seeks to remove this hard surfacing and restore the garden character to be consistent with the Conservation Area.

TYPICAL REPAIRS REQUIRED

Inappropriate brick selection for bullnose coping repair at No. 8

Existing low vernacular walls in need of re-pointing repairs

Original steps repaired with poor quality concrete tread at No.8

Original cast iron boot scraper to be restored and retained at No.10

Original yorkstone edge with poor quality concrete parking at No.9

Poor quality crazy concrete paving and walls to No.5 & 6

Damage to original step and new gravel path at No.8

Poor quality impermeable patterned concrete surface to No.10

MATERIAL STRATEGY

FRONT GARDENS

Building on the original Arts & Crafts character, the materials proposed will echo the existing palette of the North Oxford Victorian Suburb Conservation Area. A process of repair will be augmented with proposals to restore traditional finishes and details to the front garden paths, steps and walls.

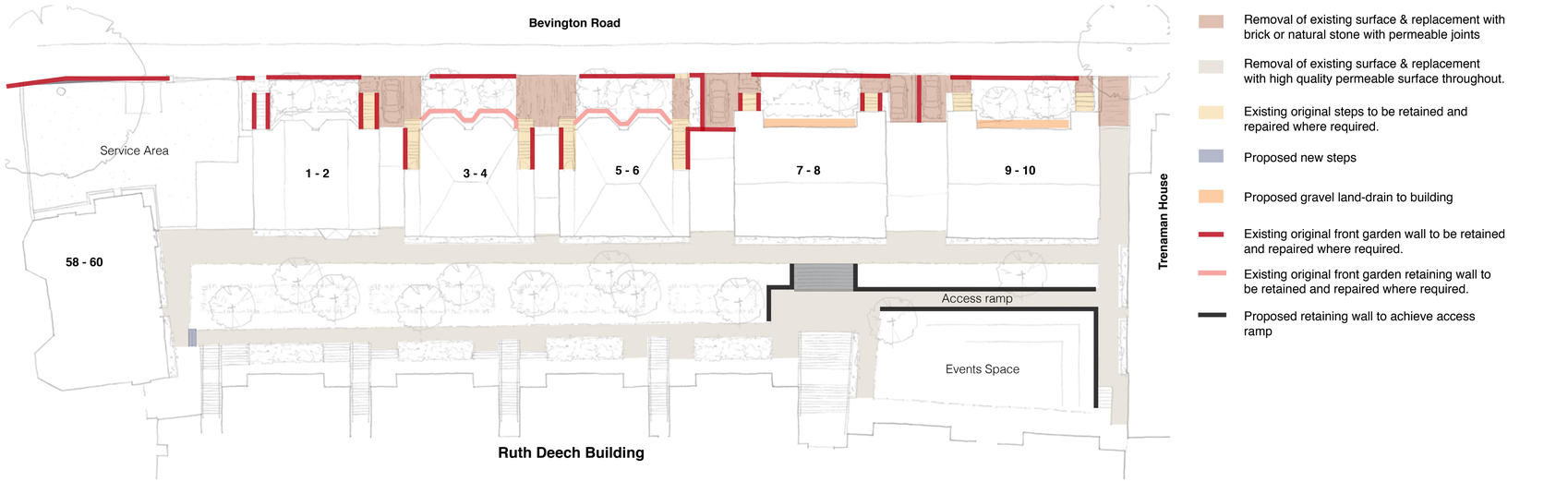
The natural materials proposed will offer a timeless quality and will be detailed to provide durability. Should the parking areas be retained, a permeable paving design will be considered that uses traditional materials with permeable jointing and laying courses.

Though traditional boundary wall iron railings are well documented by the Oxford Preservation Trust's North Oxford Railings guide, it is not certain that a railing existed on the site walls. As such the project aims to focus project budgets on the restoration of the remaining features and the planted garden spaces.

REAR GARDENS

The existing hard surfaces to the rear gardens include loose gravel, concrete pavers and a fringe of yorkstone to the Ruth Deech building. The project will require the removal of the rear path to the Bevington Road accommodation in order to form a new service route. As such there is an opportunity to improve the material finishes to the rear garden space along with the provision for an accessible route.

HARD LANDSCAPE DESIGN



MATERIALS

Reclaimed yorkstone paving for paths

Herringbone brick paving for paths

New yorkstone paving for rear garden to match Ruth Deech

Gravel to Service Area & Land drains

PLANTING & BIODIVERSITY

PLANTING DESIGN

The horticultural design will focus on a right plant, right place approach, driven by the differing micro-climates of the front and rear gardens. In addition the planting will draw on the sites sense of place, resulting in two distinctive characters at the front and rear of the Bevington Road accommodation. These will include:

VERDANT FRONT GARDENS

To strengthen the character of individual front gardens the proposed planting will be varied and will draw on the existing conservation area species palette, augmented with alternative varieties to provide seasonality and visual interest.

Trees and shrubs will also provide a sense of varied maturity and succession, through a diverse selection of species and heights throughout the gardens. Climbers will provide vertical structure strengthening the domestic character of the North Oxford Villa while also softening walls and elevations.

The front gardens have a north facing aspect and are therefore suited to shade tolerant planting as shown in the outline palette provided.

FLOWERING ORCHARD GARDEN

Drawing on the sites former market garden use as productive fields and allotments in the 1850's, the design to the rear space will create an orchard character of spring flowering trees with bulbs.

Rather than opting for culinary fruit trees that drop large fruit in the autumn, the design will use more appropriate ornamental crab apples or cherries for there productive feel, intense spring blossom and benefit for birds.

The dappled light created under the open deciduous canopy of the trees will provide an opportunity to create a naturalistic meadow with early and late spring flowering bulbs.

The south facing aspect of the rear garden is suited to a full sun meadow and An the planting palette provides a sense of direction, which will be developed further at the next stage.

BIODIVERSITY

EXISTING ECOLOGY

In relation to legislation and planning policy a Preliminary Ecological Appraisal has been undertaken by Applied Ecology Ltd to determine the ecological constraints for the renovation and associated landscaping.

The report summarises that the site is not covered by any statutory or non-statutory wildlife designations, and the existing habitats identified in the phase 1 habitat survey are of low nature conservation and biodiversity value. The report also found evidence of pipistrelle bat roosting in all five semi-detached buildings and additional after dark surveys have been undertaken to ensure requirements for there protection are considered in the development.

ECOLOGICAL ENHANCEMENTS

The Oxford City Council Biodiversity Action Plan seeks to, *"Ensure that Oxford City Council enables a future, rich in wildlife, where people can enjoy climate resilient, healthy and species rich ecosystems which contribute to the conservation of biodiversity in all its forms."*

The University of Oxford Biodiversity Strategy outlines the following priorities:

Priority 1 – Protecting existing biodiversity
Priority 2 – Enhancing biodiversity where possible
Priority 3 – Connecting areas for wildlife
Priority 4 – Promoting engagement with biodiversity

Capitalising on the front garden's undisturbed quality and the potential for new tree planting allows for the creation of a wildlife refuge in the heart of the city, which aims to improve ecological connectivity and reduce fragmentation between local habitats and designated sites.

Hard standing will be removed and planting will be layered with a species rich mix of trees, shrubs, climbers and perennial groundcovers to ensure a biodiversity net gain is achieved for the project.

Animal refuges such as bird boxes, bat access openings, bee houses and log walls have been creatively designed and thoughtfully integrated into the building and garden fabric, to activate the site, and improve its habitat potential for all species.

FRONT GARDENS


Asarum europaeum - Wild ginger


Chaerophyllum 'Roseum' - Hairy chervil


Carex remota - Remote sedge


Hydrangea aspera - Big leaf hydrangea


Sarcococca humilis - Sweet box


Magnolia wilsonii - Wilson's magnolia tree

REAR GARDENS


Allium atropurpureum - Ornamental Onion


Narcissus 'Barii Conspicuus' - Daffodil

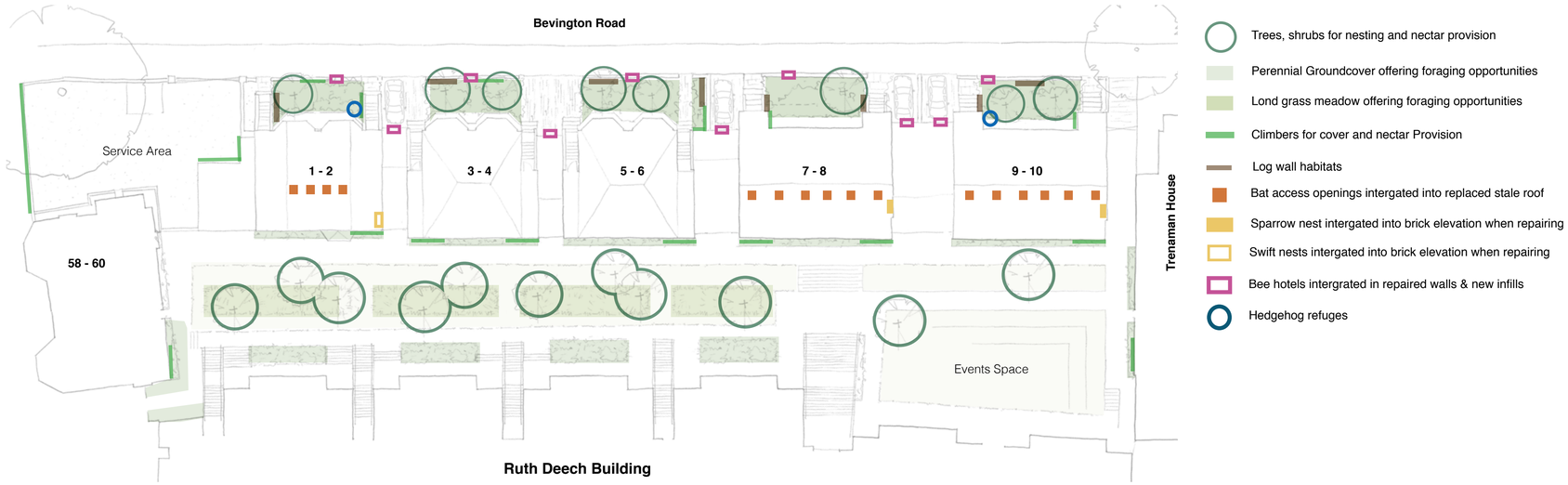

Narcissus 'Jenny' - Daffodil


Leucanthemum vulgare - Oxeye daisy

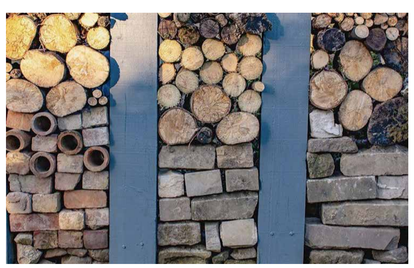

Malus 'Evereste' - Crab apple tree


Prunus 'Accolade' - Flowering cherry tree

DESIGN FOR BIODIVERSITY




Bird nest intergrated into brick elevations


Integrated log wall habitats


Hedgehog refuges


Integrated brick bee houses

DESIGN TEAM, PROGRAMME & NEXT STEPS

DESIGN TEAM

The Design Team working on the refurbishment of 1-10 Bevington Road includes:

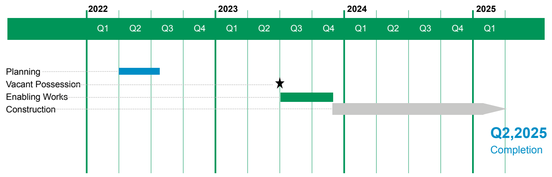
Client:	St Anne's College, Oxford University
Architect & Lead Designer:	Assemble
Project Management:	Ridge and Partners
Planning Consultants:	Gerald Eve
Heritage Consultants:	Donald Insall Associates
M+E & Sustainability Consultants:	Qoda
Structural & Civil Engineering:	Webb Yates
Landscape Architects:	Hortus Collective
Acoustic Consultant:	Formant
Cost Consultant:	Gleeds
Health & Safety:	Ridge and Partners

ASSEMBLE

Assemble have developed a reputation for developing residential and cultural projects that sensitively respond to complex social and physical contexts. Their recently completed work includes the conversion of part of the Grade-II listed Laurie Grove Baths into a contemporary art gallery for Goldsmiths, University of London, and the refurbishment of a street of Victorian terraces in Liverpool into affordable housing under community ownership. The latter project was awarded the Turner Prize in 2015.

PROGRAMME

RIDGE



NEXT STEPS

Following the public consultation, below is a summary of next steps:

- Review and analysis of responses following the public consultation;
- Submission of a planning application;
- Progressing the technical design for the project;
- Procurement of a main contractor to work alongside the design team to initially provide technical input and logistics advice.

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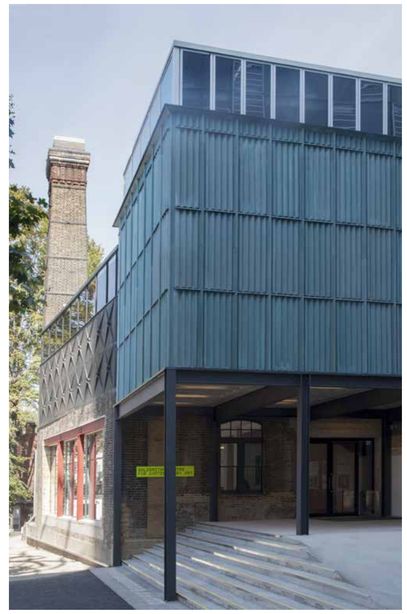

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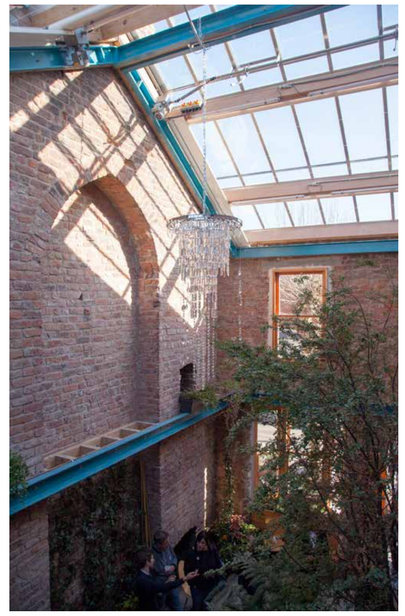

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Assemble Images:

1 Yardhouse, London
2 Granby Workshop Products for Turner Prize Exhibition, 2015
3 - 5 10 Houses on Cairns Street, Liverpool
Image 4 - Handrawing by Marie Jacotey
6 -7 Granby Winter Garden, Liverpool
8 - 10 Goldsmiths Centre for Contemporary Arts, London

St Anne's College University of Oxford · ASSEMBLE · RIDGE · GERALDEVE · Donald Insall Associates Chartered Architects and Historic Building Consultants · gleeds · QODA · WEBB YATES ENGINEERS · Hortus Collective · FORMANT. STRAIGHTFORWARD ACOUSTIC DESIGN