

Planning Services,
Oxford Town Hall
St Aldates,
Oxfordshire, OX1 1BX



16th October 2023

Dear Sir/Madam,

Re: 20 Northmoor Road, Oxford. OX2 6UR for Mr Stephen Pavlovich

This letter statement is offered in support of the listed building consent application for the address above.

Proposal: Replacement of existing solid floor to the service end rooms

The application seeks permission to replace the existing concrete floor service end rooms with new limecrete floor.

Refer to the submitted report showing the assessment of the existing concrete slab carried out by John Moor Heritage.

As per the report, the existing concrete floor was likely laid during the construction of the property in 1924. However, it has limited evidential value, relating to construction methods and materials used in that period. Upon close inspection of the trial pit, it was also clear that the concrete floor was poorly constructed without any dampproof membrane and insulation. Considering the existing floor has little contribution to the overall significance of the listed building, we strongly feel replacing the floor with a new limecrete floor would be a suitable solution, to provide better construction detail and thermal performance for the house, an overall improvement to the property.

CIL:

Not applicable.

Daylight and sunlight assessment:

Not applicable.

Landscaping details:

Not applicable.

The changes mentioned above are to be read in conjunction with the following supporting drawings:

Main House

1915-101B – Proposed Floor Plan

1915-301A – Proposed Section

Please feel free to contact me if you have any questions.

Kind regards,

Chao Chea

Riach Architects 2023