

76 Godstow Road, Oxford, OX2 8NY

Design and Access Statement

76 Godstow Road Oxford is a 1930s semi-detached property built of rendered 225mm brick walls with a pitched roof covered with plain concrete tiles. At some point, it has had a two storey extension at the rear built of similar materials.

There has been some differential settlement with that extension, and there is substantial cracking where it joins the original dwelling. There have also been a number of alterations in the house, done to a very poor standard.

Generally, the property is in a very substandard condition.

A structural survey has been obtained and remedial work will be done in accordance with that report.

In addition, it is proposed to erect a ground floor extension at the rear to achieve a better and more useable kitchen area, a separate living room and an additional small 'snug' or study space.

The materials will be rendered blockwork to match and a flat, warm roof. It will wrap around the previous two storey extension and provide some level of additional support to that structure.

There is a mature cherry tree in the garden, but the root system will not be affected by the proposed work and, in any case, the new owner has approached the Tree Officer to negotiate some level of pruning to reduce its size.

It is also proposed to construct a porch at the front of the house. This will be identical to the porch already constructed at the adjacent house, No 78.

There is an access lane at the rear of the house and No 76 has right of access over that lane to its rear garden. Once construction work is complete, the front fence will be reinstated with pedestrian access only, as is existing.

There are no changes proposed to the existing access arrangements.