

**Supplementary Statement**  
**2A Trinity Street Oxford OX1 1TN**  
by Qing Yu-Carver  
46 Balliol Court Rutherford Oxford OX2 6QZ

**Exiting Property Address**

2 Trinity street, Oxford OX1 1TN

**Proposed New Property Address**

2A Trinity street Oxford OX1 1TN

**Exiting Planning Permission**

20/00694/MULFP - Three floor side extension, ground floor 3 meters rear extension

**New Planning permission**

Change the use of the above plan & to make it a new terrace residential home

We were given a plan permission for 2 trinity street oxford OX1 1TN back in December 2019. from September 2020 we had building construction work carried out. At the final inspection on 4th Jan 2021, the new building shell is done and it is water tight with external windows & doors installed except the dome window .



have completed checking the following expects:

**Outside building**

- Building Structure - building structure is now completed (see photos attached). no changes have been made on building structure. No jobs internally are carried out until this new planning permission is granted
- Parking - Two /three parking spaces are still available as the previous plan
- Garden - in additional to share the rear garden there is still fenced gardening space outside of the garden wall, also more front gardening space is available for plantations
- Water Supply & Drainage & Waste pipes - We have identified where the main drainage pipe is located. it is in the front of the exiting building as well as the proposed new building. good accessibility from the new building by laying new waste pipes under the covered the car park. There is no any obstacles to be seen above the ground. We will be working closely with Thames Water and make sure water supply, drainage and waste system are fully installed for the new building.
- Energy Suppliers - I have already contacted SGN (Souther Gas Network) & SSEN (Scottish & Southern Electricity Networks) regarding energy supply for the new building. I had in-person meeting at the site with both companies & they have identified the connecting location for GAS & Electricity new connection. The new building is right next to the main energy supplier lines therefore without any difficulties I have already received new connection offer (see confirmation letters)

As soon as I accept the offers (within 90 days) I will be given MPen numbers. the same to Thames Water once it is paid I will be able to start the process.

#### Inside Building

- ADD two sky windows on the ROOF of the rear extension to bring more light into open space kitchen and sitting area
- Front Door with a compact entrance hall (ground floor) is now in the new plan
- Two staircases are well calculated yet physically checked its measurements at the site to guarantee both staircase are installable
- Ground floor toilet is in the new plan
- A fire-door for separating kitchen and the rest building
- Bedrooms (one on 1st floor, one on 2nd floor) have fire doors in its place
- The exiting timber frame work between 1st floor and 2nd floor will be altered to give enough head room for staircase (1st - 2nd Floor)
- Dome-window reminds the same as the previous plan
- Bathroom (shower only) will be installed on the 1st floor

#### Other Relevant Matters

- Sound Text - The wall between the exiting building and the new building is EXTERNAL WALL (to the side as well as to the rear). with extra plastic sheet covered we trust there is sound issue occurs in future. We can have sound text carried out if it is necessary. However TWO WINDOWS: a bay window (to the rear on the ground floor), a small side window (to the side on the 1st floor) need to be blocked. we will make sure the new blockage job will be done professionally & sound proof
  - Energy Preferment Certificate - will work with builder, electrician and plumber to make sure EPC for the new building is excellent

It is the first time I prepare documents for a plan permission ( drawings are done professionals) so I might not be very good in presenting documents. the good thing is nothings outside of the new building has been changed but only change the use of inside of the new building. Since we work out nicely a good lay out for the internal use, also the size of the internal usage seems to be plenty enough for a small family or a couple occupancy. Above all, all the changes we made above will not effect the use of exiting house. I trust the new plan is not only feasible but also well considered in its planning and its function.

If the plan above and its elements still sound unsuitable or if you still have any concerns I would appreciated to have your feedbacks. My contact mobile number is: [REDACTED] & am happy for any further discussions.

Yours sincerely,

Ching Yu-Carver (Mrs)