

## Design & Access Statement

Site Address:

36 Common Road  
North Leigh  
Oxon  
OX29 6RA



The property is a semi detached 4 bedroom house with accommodation over 2 floors. It is of solid wall construction covered in a rough cast render under a concrete plain tiled roof.

It requires significant renovation to make it habitable.

The property is identified as a very low risk of flooding as indicated on the environment agency website.

The proposal is to remove and block up some windows, form new openings, insert a new dormer window to the front and rear elevation.

A porch will be added to the front elevation to allow for a new staircase to be fitted that complies with current regulations and it safe to use.

A new access from the highway is to be formed along with gravel off street parking spaces.

All work will be carried out in accordance with the building regulations, to provide a thermally efficient building, with all materials proposed are to match the existing unless otherwise stated.