

**PROPOSED SINGLE STOREY REAR EXTENSION AT 75, OLIVER ROAD, OXFORD.  
OX4 2JH**

**DESIGN AND ACCESS STATEMENT**

**THE SITE**

The proposed site is at 75, Oliver Road, Oxford, OX4 2JH. This property is a Mid-terrace property that has three bedrooms. All external walls are part brick and part rendered finishes cavity wall construction. The roof is made up of concrete interlocking tiles. This property lacks Kitchen space and extra cloakroom, so proposing a single storey rear extension.

**THE PROPOSAL**

The proposed single storey rear extension will create a kitchen and extra cloakroom on the ground floor for convenient for the family.

The roof will be flat roof with fibre glass finishes. The rear side bay window will be change into straight window for the family lounge and first floor rear side bay window will change into straight window according to the client requirement. There is a setback from the property no. 77.

**DRAINAGE AND SEWER LAYOUT**

The proposed single storey rear side extension drain system will connect to the existing one. If there is any manhole within the proposed area will be relocate, but the building contractor will check it before commencing the site. In the proposed and exiting plans sewer line will be marked and declared to the building control and the Thames water department. If there is any sewer pipeline will build over and inform the Thames water just for the future.

**ACCESS**

This proposed extension will be accessible from the existing property as part of the property. There is proposed door rear to the garden and a window for kitchen. There is direct access to the house from the front porch and rear side as well.

**MATERIALS**

In the proposed single storey rear extension all sides cavity walls. All new proposed doors and windows are UPVC double-glazed units to match existing windows. All the lights on the property will be energy efficient. Rainwater drainage is to be connected to the same system.

**BRIEF SUMMARY OF PROPOSED PLAN**

Due to the lack of space on the existing property, we are trying to use rear garden space to create a reasonable size kitchen and a cloakroom on the ground floor for the family.