

## **Design & Access Statement**

### **Garage conversion**

**Windrush Cottage  
Hardwick  
OX29 7QE**

### **Re application of 2/202074/HHD**

#### **Design**

The property is a detached three-bedroom period cottage which has been extended and modernised standing in a large plot in the Conservation Area but not an AONB. It is not Listed. A detached double garage stands in the grounds built in natural stone and boarding and with a natural blue slate roof. The annexe would be contained in the garage but with an extension to the West to provide an entrance porch to afford wheelchair access and manoeuvrability.

The owner's relatives are both in their late 90's with limited mobility and now in need of constant care. With the conversion this could be provided by the owners while affording a limited level of privacy and independence.

The proposal does not constitute overlooking or loss of light as no extension is proposed other than to the West which faces the host building. No openings are proposed to the West. Windows are to the front, North elevation which overlooks the property's drive and to the rear, South, elevation looking out on to the garden.

All materials would match the existing

**For manoeuvrability the Porch is required to be larger**

#### **Access**

The present vehicular and pedestrian access from the main road would be maintained.

Two parking spaces would be lost in the garage but the drive accommodates four cars. The prospective occupants no longer drive.

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