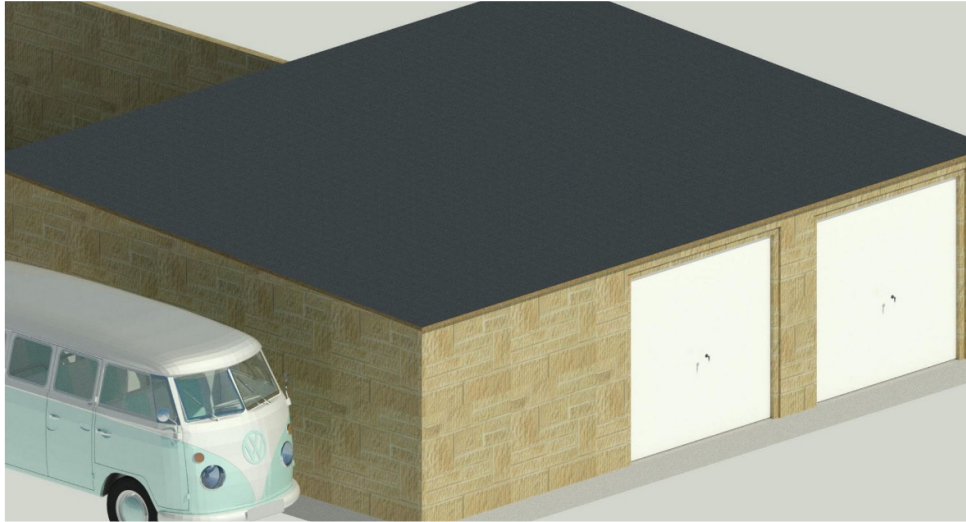


Design & Access Statement

**Conversion Of Existing Double Garage Turning One Side Into New Home Office at 23
Ampney Orchard, Bampton, OXON, OX18 2AD**



Location

The property is located in the village of Bampton, West Oxfordshire. The property is a semi-detached house with a very generous double garage to the rear joined to our neighbour's single garage. We have parking spaces to the side of our garage and in front of our garages. These are all accessible from the Aston Road B4449, following Ampney Orchard road around to the rear of the property.

Proposal

The proposal is to convert one side of my double garages into a garden office to allow for home working. Blocking up one existing garage door at the front matching the existing stone of the current garages. In the rear to increase the existing door and fit a new patio door into the proposed office and creating a new opening for a new door for the single garage.

Daylight/Sunlight Issues/Overlooking/Overbearing

There is no impact on any neighbours properties as the footprint of the building will not be changing.

Design and Appearance

The only visual change from the street view will be the blocking up of the existing garage door matching the existing Bradstone tooled walling in buff, which is used throughout the construction of the estate. With a new French door opening to the rear allowing the office to receive natural sunlight.

Noise Impact

There will be no noise impact on neighbours.

Conclusions

I consider the proposal to be a good addition to the house complimenting and making good use of existing buildings.