

Design & Access Statement

Convert cottages to two bed cottage

**2, Churchill Road
Chipping Norton
OX7 5HW**

History

The site stands in the Conservation Area and an AONB. It is not Listed and there are no TPO's

The subject building is in the curtilage of No2 Churchill Road with has been in the ownership of the current family since the 1940's and originally comprised a row of four one and two bed cottages built in the mid-18th Century. The cottage nearest the road was demolished in 1954 and the remainder ceased to be occupied. The building was then used as garaging, storage and workshop.

The attached Structural Engineer's report verifies that they are capable of conversion. The present owner's mother recently died and it is intended that they will move into No.2 which is a more modern three bed roomed dwelling.

Design

The existing structure would be largely retained with the addition of two windows to the South East overlooking the main road and two roof windows to the North East which would be positioned sufficiently high as to prevent loss of privacy to No.39 West End. There would be a single storey extension to the front South West to afford space in the garages, which would be retained for the host dwelling, and to accommodate a modern car and to provide a Ground Floor cloaks to the cottage.

All materials would match the existing but with uPVC windows to accurately portray traditional windows. The windows to the host dwelling are uPVC.

Solar panels would be added to meet current energy requirement.

The conversion would be used by the family as an annexe on a continual and visiting basis

Access

In order to provide amenity space to the cottage the entrance would be repositioned closer to that to No.4 and the vision would not be compromised. The new opening would be wider to afford easier entry.

The generous parking and turning area would be retained with one designated space for the cottage.

David Hicks
Architectural Design
11 Tilsley Road
Chipping Norton
OX7 5JA



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