



DESIGN AND ACCESS STATEMENT

Stable Cottage, Hixet Wood, Charlbury OX7 3SB

Application is for a building in a Cotswold Conservation Area and ANOB.

Reduction of design previously submitted 22/01175/HHD approved 22nd June 2022 psa - 04

Design Component - Part retrospective psa – 04 revision ‘A’

20th October 2023

Amount

The proposal is now for the erection of one rather than two first floor extensions and a lean-to ground floor extension which has been marginally increased to the original Cotswold cottage which has been previously extended to the rear.

The Cottage is squeezed between two adjacent buildings Shadbolts and The Rise. Previous extensions to Stable Cottage and proposed extensions to the adjacent buildings have / will surround the rear part of the Cottage which is entirely secluded and not viable from any public space.

Layout & Design

The existing stair does not comply with current Building regulations and needs to be replaced as shown. The upper floor is deficient in sanitary facilities and a new shower room is proposed in an upper floor extension – due to the complicated nature of the existing roof scape it is proposed that the new extension will have a flat roof to avoid creating inaccessible valley gutters.

Due to the hidden nature of this part of the building complex it seems unlikely to be a visual issue. An open living area to the ground floor rear has a pitched lean to roof over an existing courtyard.

Scale

The new shower room is an extension of the existing bathroom below. The extended ground floor infill's an existing paved courtyard which is below the garden level.

Landscape

The existing garden will be retained.

Appearance

The proposed dwelling will be constructed in materials matching that of the existing building and to surrounding properties. Natural local sand render to match.

Access Component

Unaltered

Justification

These alterations and extension will provide enhanced living arrangements to the property while remaining small in scale to the proposed developments on either side.

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