

DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATION
FOR CHANGE OF USE

From a B&B/guest house to single dwelling house

The Forge, Church Road, Churchill, Chipping Norton OX7 6NJ

General

The Forge is a two-storey detached property situated in the middle of Churchill village. The property is bounded by Church Road to the west, the village green and public playing field to the north and the Forge MOT Garage and car park to the south and east. It lies within the Churchill Conservation Area in an Area of Outstanding Natural Beauty/Natural Landscapes.

The Forge is believed to have been constructed as a residential house in 1870 with adjoining blacksmith's forge. Little history of the former use as a forge is known. In 1985 planning consent was granted to change The Forge to bedrooms, dining room and reception for guest house use.

In 1995/6 planning permission was granted to convert the stables which adjoined The Forge at the rear of the property for use as a granny annexe, subject to this remaining ancillary to the existing dwelling on the site. The rear annexe does not form part of this planning application.

Current Building Design

The Forge is a large two-storey five-bedroom house constructed of stone with a pitched tiled roof and timber framed or steel leaded light windows.

The Forge comprises five en-suite bedrooms at first floor level (three of which were used for the B&B business), and a kitchen, breakfast room, dining room, cloakroom, utility room and sitting room accommodation at ground level.



Vehicular access to the property is provided at the front of the property with parking space in the courtyard for three cars. Additional car space is available to the side of the property in the tarmacadamed space immediately adjoining Church Road.

Proposed Building Design

The external and internal design of The Forge will remain as existing. No alterations to the interior or exterior of the property are needed to enable the use to be changed from guest house to dwelling house. The accommodation will remain as shown on the floor plans.

The property is connected to mains drainage and mains water supply and no change in the drainage arrangement is proposed.

No change to the property's access is proposed.