

## Design and Access Statement – 4 Bladon Close, Oxford OX2 8AD

### Existing Use

The existing building on the site is a private residential property which is dilapidated and structurally unsound, along with a single brick built garage. The property benefits from a large garden to the rear which is significantly overgrown, with the front driveway and garden comprising hedges, small trees, unkept grass and gravel areas.

### Proposed Use

The existing house and garage are to be demolished (planning ref. 21/00415/DEM), with a small number of insignificant trees, shrubs and bushes removed.

The application proposes to erect a 2.5 storey brick and rendered building to accommodate 5no. 2 bedroom apartments with separate bin and cycle stores. Outdoor amenity space would be provided in the form of private gardens for the ground floor flats and terraces and a communal garden for the first and second floor flats.

### Appearance

The proposal seeks to provide a building that sits well within its surroundings and enhances the aesthetic of the local area. The application site currently comprises a 5 bedroom detached dwelling house and single garage with gardens to the front and rear on an irregular shaped plot. Mature trees bound the site to the rear and side. Surrounding land uses include residential garden land to the north, residential dwellings to the east and south and the railway line to the west.

The dwellings on Bladon Close feature off-street parking and soft landscaping to the front and vary in design and height from 1.5 to 2 storeys.

The proposed development comprises a 2.5 storey building with both fair faced brickwork and rendered finishes. A mansard roof is to be provided to enable construction on the top floor of the development whilst reducing the overall height and preventing the building from appearing overbearing against other properties in the local area.

Windows and doors have been designed and positioned to provide symmetry to the building, with rear terraces to the upper floor apartments stepping back and being bounded with a discrete balustrade.

The existing garage is to be replaced with a covered bin store that replicates the appearance of a traditional garage, commensurate with other dwellings in the local area.

### Landscaping

The front garden currently comprises both soft and hard landscaping, all of which is unkept and overgrown, while the overgrown rear garden area contains several trees and shrubs in a grassed area. The front garden area is to receive a gravel surface that provides access to the bin store, front entrance, bike store and garden gate. Soft landscaping will be provided to other areas of the front garden, with trees and hedges generally being retained. In line with the results of the arboricultural report (ref 20154, dated October 2020), the back garden will have a small number of insignificant trees and shrubs removed in order to provide both private and shared amenity spaces for the flats that are not overgrown or overshadowed, whilst still retaining all important trees and maintaining the mature

Existing boundary treatments to the west currently comprise metal palisade fencing adjacent the railway line and a concrete post and wire fence. The palisade fencing is to be retained, while the post and wire fence is to be replaced with a timber close boarded fence. Private gardens to the ground floor flats will also be bounded with a timber close boarded fence to separate them from the shared amenity space that serves the upper floor flats.

### Access

The proposed development will have level access thresholds to all ground floor entrances and patio doors, while circulation space within each apartment is clear and unobstructed. Although there is no dedicated vehicular access provided as part of this proposal, there is sufficient space to the front for an emergency vehicle to pull up if required.