

INTRODUCTION:

This Design and Access Statement outlines the proposed development of a 1 bed dwelling with an open living ground floor with a guest toilet under the stairs and a first floor with a shower and toilet, an air cupboard and a built-in wardrobe. The proposed development is located at 1 Borgan Close Oxford OX4 3QR and will involve the demolition of an existing single-story building on the site.

SITE DESCRIPTION:

The site is located in a residential area with a mix of detached and semi-detached dwellings. The proposed development is in keeping with the surrounding area and will not adversely impact the character of the neighbourhood. The site is easily accessible by public transport, with several bus stops within walking distance.

DESIGN CONCEPT:

The proposed design seeks to create a modern and sustainable dwelling that maximizes the use of natural light and space. The building will be designed to be energy efficient, with a high-performance thermal envelope and energy-efficient lighting and appliances.

GROUND FLOOR:

The ground floor will consist of an open-plan living area with a kitchen, dining area and lounge. The kitchen will be fully fitted with modern appliances, and the lounge will feature large windows to provide natural light and ventilation. The ground floor will also have a separate guest toilet under the stairs and storage space.

FIRST FLOOR:

The first floor will consist of a bedroom with a built-in wardrobe, a shower room, and an air cupboard. The bedroom will have ample storage space, and the shower room will be fully fitted with modern fixtures and fittings.

ACCESS AND PARKING:


The proposed development will have access from Bartholomew Road, and there will be no additional parking spaces provided on the site. However, there is ample on-street parking in the area, and the proposed development is well-served by public transport.

MATERIALS:

The proposed development will be constructed using a mix of traditional and modern materials, including brick, timber, and glass. The building will be designed to be visually appealing and in keeping with the surrounding area.

CONCLUSION:

The proposed development of a 1 bed dwelling with an open living ground floor with a guest toilet under the stairs and a first floor with a shower and toilet, an air cupboard and a built-in wardrobe is a well-considered and sustainable design that is sympathetic to the character of the neighbourhood. The proposed development will provide a comfortable and energy-efficient living space for the occupants, and the location of the site means that it is well-served by public transport.

	PROJECT	CLIENT			
	1 BURGAN CLOSE OXFORD OX4 3QR	MANDI			
	SHEET	DATE	Project Number	Scale (@ A4)	REV
		JANUARY	M18/NBLD/010/JAN'23	1 : 1	
	Design & Access Statement	DRAWN by	DRAWING NUMBER		
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