

Design and Access Statement for 2 Paddox Close, Oxford, OX2 7LR

INTRODUCTION:

2 Paddox Close is a two-storey detached dwelling built in the 1960s as part of a small development of houses and bungalows lying outside the North Oxford conservation area. A previous planning permission was granted in October 2020, reference 20/01370/FUL, to demolish the house and replace with a new build dwelling. However, the owners would now prefer to retain the original two-storey house and replace the bulky single storey extensions with a combination of single and two-storey extensions to the front and rear.

AMOUNT:

The existing house will be increased by 55m², which represents a 20% increase to the existing square meterage.

LAYOUT:

The proposal is to demolish the existing double garage and front extension, which currently forms a separate annexe. To the front a single storey garage and carport is proposed in the footprint of the existing double garage with a new entrance porch leading to a double-height entrance and stair area, which would also form an indoor garden for enjoyment all year round. Part of the footprint of the existing annexe will be replaced a single-storey study with a green flat roof. To the rear a two-storey extension will create a living room to the ground floor and main bedroom to the first floor directly connecting to the garden. The internal layout will be altered to provide four bedroom and bathrooms on the first floor and include a snug to the ground floor.

SCALE:

The proposed extensions are subservient to the existing house and will not be overbearing in any way. The total footprint is less than the previously approved new build house and the rights of light and privacy of the neighbouring properties will not be adversely affected.

APPEARANCE:

The current house is rather tired and been subject to a bulky and rather ugly set of extensions in the past. The focus of these proposals is to strip the house back to its original 2-storey footprint and then enhance this with carefully considered and detailed extensions. The main pitched roof would be recovered with more attractive, sleek slates and existing walls to the front and rear elevations left visible would be clad with insulated render. This would provide a much-needed upgrade to thermal performance but also reflect the existing street scene and neighbouring houses that are a mixture of buff brick and white render. The proposed extensions would be in crisp buff-coloured bricks with elegant stone detailing to the parapets behind which green roofs would peek out to the single storey areas. The 2-storey front and rear extensions would be roofed in the same slates as the recovered main roof, providing a seamless appearance.

LANDSCAPE AND BOUNDARY TREATMENTS:

For the previous planning approval reference 20/01370/FUL Nicholsons carried out an arboricultural report identifying and categorising trees and hedges in the vicinity. The existing and proposed site plans in this application have these trees, category and RPAs transposed on and show that all works are outside the RPAs. Tree protection work deemed necessary will be carried out in accordance with the previous arboricultural report by Nicholsons.

ACCESS:

No change is strictly required however, the front door will provide level access and the study and laundry can be converted to a downstairs bedroom and bathroom in the future if required.