

Pasture Farm House, School Lane, Dinton.

Garden works.

Design & Access Statement

This statement aims to support an application for the development of the gardens and landscape surrounding Pasture Farm. The works include small scale adjustments to the existing gardens immediately around the house, the inclusion of a swimming pool and the incorporation of wildflower meadows, an orchard and additional trees. The application also outlines a proposal to develop an existing old pig sty into a studio and the site of another old pig sty into a new garden machinery store.

Pasture Farm House is a Grade II listed building within the Conservation area of Dinton, Westlington, Upton and Gibraltar. It is located to the East of the village of Dinton. The garden looks onto and is surrounded by agricultural land. A key feature of the surrounding countryside and character of the area are the trees within and around the property and the native hedges marking many of the field boundaries. To the south far reaching views look onto the Chilterns. The surrounding fields are of archeological importance representing the site of a possible deserted Mediaeval village. It is understood the property does not fall within this archaeological notification site. The site extends to less than 3 acres in total.

It is our aim to enhance key features within and surrounding the property and to work with the historical context of the site and area.

The house and barn have been extensively repaired and renovated. At the time an old barn to the west of the front of the property was converted into an annex. Alongside these improvements minor works were carried out in the gardens creating parking areas and terraces that respond to the alterations and demands of modern life.

It is our clients wish to update the landscape immediately around the house and beyond with the aim of ensuring the outdoor spaces work as a whole and flow seamlessly together. They would also like to incorporate a wider diversity of planting types and establish a better transition between the manicured nature of the existing garden and less tame nature of the surrounding countryside at the back of the house.

Access to the site will remain as existing. Minor adjustments to the layout of the graveled parking areas are intended to improve the ease of parking and turning. A clearer distinction between the parking areas for the barn and house have been proposed alongside these alterations. There is presently little planting at the front of the house, as such new beds and trees have been proposed to soften the area and help anchor the house.



The front/north elevation of Pasture Farm House.

Paths around the house are often a combination of loose gravel and paving. It is our aim to simplify these by replacing all paths that are a combination of materials with loose gravel. The paving slabs lifted are to be used elsewhere as part of the improvement works.

At the back of the house an existing terrace sits between the building and terraced bed that leads to the lawn on an upper level. It is proposed that the terrace is extended to sit within the parameters of the space so relating to the features immediately around it and offering a slightly larger paved space for the family to use. Paving slabs salvaged from the adjusted paths will be used to extend the terrace.



The back/south elevation of Pasture Farm House showing the back terrace & outbuilding to the west to be restored & renovated.

To the west of the house there is an old outbuilding, believed to have been a pig sty, this is in need of repair. As part of these works we would like to convert the open section of the sty into a studio. At the west corner is an existing tool store which we propose repairing and keeping as a tool store.



The outbuilding and location of the old pig sty to the left.

Beyond the outbuilding, further west, is a small space believed to have been the site of another outbuilding, potentially another pig sty. The old footings can still be seen at ground level. Our client would like to install a new timber machinery store on the site of these footings. The store would be constructed to tie in with the style of the black timber clad garage at the front. This links the building with many local buildings constructed in a similar style locally. The store would be used to house lawn mowers and similar larger garden equipment.

The existing outbuilding would be fully refurbished in line with regulations and in keeping with the age and character of the building. Proposed windows and bi-folding doors would match the style of ones used on the extension at the back of the house and in the barn conversion.

The back garden is on two levels, about halfway along its length is a steep bank approximately 1.5m high. The bank provides an opportunity to introduce a different atmosphere between the upper and lower spaces. It also offers the possibility to excavate a space within it to create an indent for a new swimming pool to sit in. Positioning the pool within the bank enables us to include a pool that does not disrupt the views.



A view looking north onto the bank that divides the back garden into the upper and lower areas.

To help ensure it sits within the countryside it will be constructed using natural materials that tie in with those in the house and landscape. A new mixed native hedge will be planted along the west field fence. This will further screen the pool from outside the property. The new hedge also extends the vernacular of the surrounding countryside. A key feature of the land surrounding Dinton are its hedged field boundaries.

To link the garden with the countryside the lower area will be turned into a wild flower meadow. A new orchard will be set out on a broken grid to evoke the feeling of an ancient orchard where some of the trees have failed over time. Whilst Pasture Farm House is no longer associated with commercial farming it is felt that an orchard and meadow are features that connect the landscape and farm with its historical heritage.



Proposed orchard with wild flowers

Beyond the southern boundary an immature shelter belt has been planted. Largely composed of native trees they create a sudden line we feel can be extended. As such new trees and shrubs have been proposed at the end of the garden laid out to broaden and soften the boundary planting. They will also help link the garden with the countryside and add to the rich variety of trees in the area, another key feature of the landscape surrounding Dinton.



A more diverse and softer boundary planting with wildflower meadows extending to its edges.