

SCHOOL HOUSE, ADDINGTON DESIGN AND ACCESS STATEMENT

GARDEN ROOM

Incorporating Heritage and Planning Statements

**Erection of a free standing garden room with decking
in a private back garden;**

**School House
Addington
Buckingham
MK18 2JS**

9 JUNE 2021

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1.0 INTRODUCTION

1.1 This Statement has been written to support an application for planning consent for the construction of a free standing garden room at the end corner of the private back garden of the School House.

1.2 The proposed garden room is to be used mainly for leisure purposes, as a relaxing retreat which will enhance the enjoyment of the garden space and make use of a currently under used section of the garden. It would also be used as a quiet study area and occasional home working space.

2.0 SITE DETAILS

2.1 The School House is a detached Grade 2 Listed Building which had originally been the village school and school master's house in the village of Addington just outside the market town of Winslow.

The property was built in 1876 and is in a decorative Jacobean style and is mentioned in the Pevsners & Williamson book of historic houses.

2.2 The building was listed in the 1970's and has been extended on the east facing side of the property on two occasions in the 20th century. It also has a separate wooden framed annexe and garage structure which was built around 2005. The house contributes visually to the village and is set back off the single lane estate road behind a neighbouring property.

2.3 The proposed garden room site will be situated in the far south-west corner of the back garden of the property. The back of the next door neighbours garden is to the south of the site and farmers fields are situated to the west and north of the back garden with the main house to the east.

The garden building will be positioned away from the house and will enjoy views of the main house as well as the surrounding fields.

There is a 3 metre high hedge and fencing to the south of the garden room so the majority of it will be hidden from neighbouring properties.

C.138_School House_Proposed Plans & Elevations.pdf

2.4 The garden room will sit approx **2.5 metres** from the southern fence at it's closest and around **4 metres** from the western edge of the property boundary. There is a telegraph pole situated **4 metres** in to the garden in the south west corner. The proposed garden room will be situated in front of the pole, no closer than 0.5 metres to it.

Please see attached plans

SH_01_-Site Plan.pdf

Location plan: TQRQM21161175957892.pdf



View of plot looking west



View of plot looking south

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposed garden room is illustrated on the attached plans, The length will be 5 metres by 2.8 metres width. Please note that the structure proposed is 2.5m high to the eaves and maximum overall height of 3.674 metres at the top point of a dual pitched roof.

3.2 The design of the garden room will be bespoke and contemporary, sitting separate and well away from the main house. The use of a modern and understated design of the garden room will enhance the historic relevance of the listed property. It will utilise modern construction methods with a deep respect for traditional craftsmanship, enjoying views of both the main house, garden and surrounding countryside. The garden room will be made out of sustainable wood with glazing mainly to the north east facing front and the two sides.

3.3 The non-glazed areas and the roof will be clad in black larch. The black colour echoes the colour of the black/blue bricks that feature as decorative bands on the main house and will blend well with the greenery behind. The wood will be sustainably sourced. The garden room will have thermafleece insulation & high performance membranes.

3.4 The glazing frames will have a textured aluminium finish in anthracite grey.

3.5 We propose that wood decking wraps around three sides of the garden room. The front north-east facing side and the south-east and north-west sides. It will not exceed 300mm in height.

3.6 Part of the intended ground works will require 900mm deep channel to be dug allowing us to run a 25mm cold water pipe from the house to the garden room and an electric armoured cable which will run 500mm deep to the garden room from the main house. Please refer to diagram;

D. SCHOOL HOUSE - ELECTRIC & WATER SITE MAP.pdf

We have discussed the access of water from the main house with Joanna, the Heritage officer and she has stated that because access will be minimal and through a modern kitchen extension wall she sees the work being de minimis and has no issues with it.

Please refer to Joanna's Pre-planning report supplied with this application.

21 02079 LB3 - School House, Addington Estate Roads, Addington.pdf

3.7 The garden room is intended to be multifunctional. A cosy retreat, a study space, an entertaining space and a home working space for all the family. Both of the owners work predominantly from home and their children are in their teenage years and will use this space as a chill out area with friends, thus freeing up other areas of the main house.

4.0 HERITAGE STATEMENT

4.1 The enquiry building, first listed in 1975, is a Grade II Listed Building (LB). School House contributes to the setting of other nearby Grade II listed buildings which are historically linked to the Addington Estate including: GII Tythe Barn, Addington Place, Addington Grange, Park House, Addington House, The Pump House, Vine Cottage, The Coach House and Drews House.

The School and masters house were constructed in 1876 in a Jacobethan style in red brick with bands of blue brick and stone dressings under a clay tiled roof with ornamental ridge tiles and barge boards.

The single storey school room has two gabled bays with elaborate external chimney set between them.

The proposed garden room will sit well away from the house but within the Listed buildings curtilage. It will sit separate and independantly from the main house.

Listed building Heritage officer, Joanna Horton, made a site visit to the property but could see no issues with it's position or construction.

Please see attached report.

21 02079 LB3 - School House, Addington Estate Roads, Addington.pdf

5.0 PLANNING STATEMENT

5.1 The proposed structure, will sit no closer than 2.5 meters to the property boundary fence. It is single storey and will not exceed a height of 2.5m to the eaves and 3.674 metres in total. As such, other than the fact that the proposed garden room is within the curtilage of a listed building, the proposal is within the defined Permitted Development parameters of the Town & Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Class E, covering the provision within the curtilage of a dwelling house of any building or enclosure required for a purpose incidental to the enjoyment of the dwellinghouse.

5.2 The proposed wood decking will sit around three sides of the garden room. The north-east facing front and the two sides.

This will be no higher than 300mm (1ft) and when combined with the garden room will not cover more than 50% of the curtilage therefore falling under permitted development rights for decking.

The 2.5 metre height to the eaves of the garden room includes the height of the 300mm proposed decking.

Please see attached plans

SH_01_-Site Plan.pdf

SH_10_-GA Plan.pdf

SH_20_-Elevations.pdf

6.0 DESIGN & ACCESS STATEMENT

6.1 Use: the proposed garden room will be used as ancillary accommodation, to provide alternative space for relaxing, studying and working from home, releasing existing domestic space in the main property.

6.2 Amount: the proposed size is 5.0m wide x 2.8m deep, 2.5 metres to the eaves, with a dual pitched roof with a height of 3.674 metres at it's centre.

6.3 Layout: the proposed structure will be positioned at the end of the back garden in the south-west corner, this ensures that it sits away from the main house and will be predominantly out of sight from other properties.

Internally, it will be open plan and feature a log burner.

A cold water tap will be fitted to the outside at the back of the garden room and will be used to access drinking water and water for watering the lower end of the garden.

6.4 Scale: As noted above, the proposed size is 5.0m wide x 2.8m deep x 2.5m high to the eaves with a maximum height of 3.674 metres at the top of the dual pitched roof. This is compliant with Permitted Development for structures that are more than 2.0m to the boundary, and is an appropriate size to be large enough to be useful but not to dominate the garden.

6.5 Landscaping: As previously mentioned decking will sit around three sides of the garden room.

Mixed planting of sculptural grasses and flowers will be planted around the decking to further bed in the garden room and decking into the garden.

6.6 Appearance: a visual example of the black cladding
The black cladding will blend well with the greenery behind and planting in front



PLANTING EXAMPLE



6.7 SPECIALIST INVOLVEMENT

Pre-planning advice from Buckinghamshire Heritage officer
Joanna Horton - Mob: 07767 915692
Email: joanna.horton@buckinghamshire.gov.uk

Garden Room design and build;
Rupert McKelvie, Founding Director, Out of the Valley
<https://outofthevalley.co.uk>

Ground works, finishing and decking
SH Carpentry and Construction Limited

6.8 Access: access will be possible via a path or stepping stones across the lawn of the garden and will lead to the area of decking in front of the garden room.

7.0 SUMMARY & CONCLUSION

7.1 This proposed garden room will provide necessary ancillary leisure space for the family of the School House. The proposed location is far enough away from the principle building to have no harmful impact and will be predominantly hidden from all neighbouring properties.

7.2 The size of the building is within normal permitted development, and Joanna, the Heritage officer, has stated that Listed Building permissions are therefore not required.

7.3 The wood decking will be no higher than 300mm (1ft) and when combined with the garden room will not cover more than 50% of the curtilage therefore falling under permitted development rights for decking.

7.4 It therefore has no effect on the heritage setting of the curtilage of the listed building.

7.5 As such we recommend that the proposals are approved.