

## DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATION:

Name and address of proposed development site:

**THE OLD MANOR,  
CHURCH LANE,  
MARSWORTH,  
TRING.  
HP23 4LX.**

List Description:

GRADE II Listed Manor House.

Proposed Development:

The proposed work involves the construction of a detached garage building with Home Office above together with the provision of a detached refuse building and log store and the construction of a timber Pagoda to the South-eastern side of the main manor house in the current garden area.

Assessment of the surroundings of the proposed development:

The original site encompassed the Grade II Listed thatched barn to the Northeast which was the subject of Planning Application Nos. 19/02993/APP & 19/02994/ALB, which, were Approved on 4th August 2020. The site was sub-divided in 2021 and the Grade II Thatched Barn is now in separate ownership. Recently a revised Application No.22/00970/APP was submitted to amend the original approval granted in respect of the Barn Conversion, this is currently under consideration.

The surrounding buildings and area are predominantly of a residential nature.

The proposed outbuildings, which are the subject of this application will be located to the south-eastern side of the Manor House in the rear garden area. The main garage building has been located to avoid the current minor public sewer (which traverses the site) and will be positioned in a location where it will in the most part be screened by the mature trees along the south-western boundary line. The buildings proposed would not be easily visible from Church Lane and are screened to the adjoining properties.

Consultation:

Approval was granted previously as part of Application Nos.19/02993/APP & 19/02994/ALB for a timber framed and timber clad open carport, log/store and shed with new access to serve 'The Old Manor'

## DESIGN COMPONENTS.

Proposed Use:

The buildings will be used for garaging 2No.vehicles and storage purposes at ground floor level. The upper floor will be used as a home /office. There will be a separate low-level building provided as a bin and log store which will be located adjacent to the entrance gate. It is intended that the current gate and access is located slightly further forward to the northwest.

A small timber pagoda building is also proposed between the outbuilding location and the Manor House.

Landscaping:

The access driveway and forecourt will be formed in self draining suds compliant washed shingle with a rubble strip positioned at the boundary gate. The Boundary gate will be constructed in timber and of sliding design to maximise access onto the forecourt and garage area.

Appearance:

The buildings are prefabricated off site and assembled from foundations installed by others. The superstructure is oak framed and clad in timber weather boarding to give a country appearance and will tie in with the Old Barn adjacent to the Manor House. The roof areas will be covered in Clay plain tiles to match the colour of those to the Manor House.

Degree of access:

Access for vehicles to the building and parking area will be via access lane to the southeast of The Old Manor. Access into the Building and facilities will be compliant with Part M of the Building Regulations as applicable.

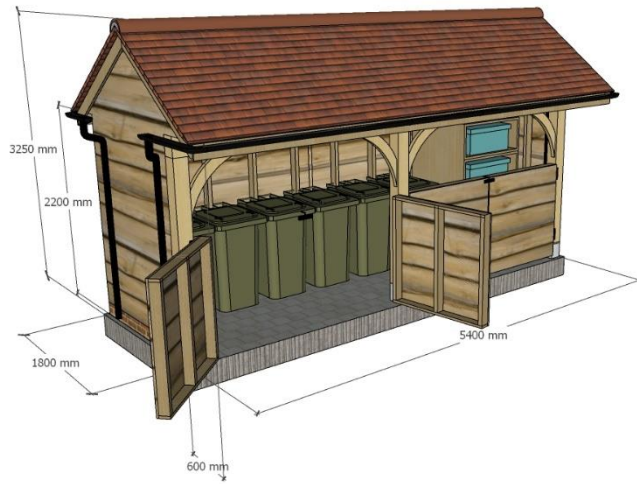
Emergency access.

Access for emergency vehicles will be via the same access as per the residential vehicles.

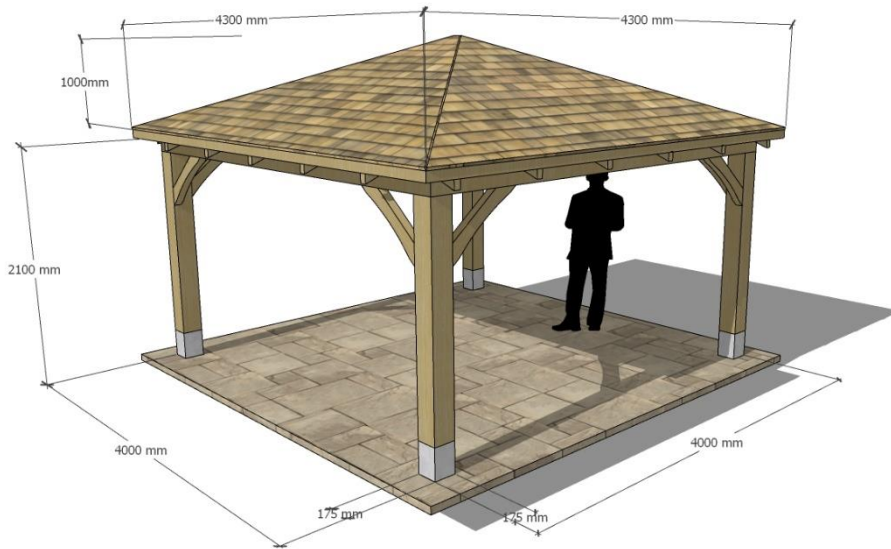
**Model Images of Buildings/structures proposed.**



*Figure 1 - Generic model of Type of outbuilding proposed.*



*Figure 2 – Style of bin/log store proposed.*



*Figure 3- Style of Pagoda building proposed.*