

DESIGN & HERITAGE STATEMENT

39 Brook End, Weston Turville, Aylesbury HP22 5RJ

Prepared on behalf of: **Mr Haynes and Mrs Breen-Haynes**

Project Design Studio Ltd ®

April 22



PROJECT DESIGN STUDIO LTD

THE OLD PARSONAGE – BEDFORD STREET – WOBURN – MK17 9QL

T – 01525 292577 E – admin1@projectdesignstudio.co.uk

Site Location – 39 Brook End, Weston Turville, Aylesbury HP22 5RJ

The Scheme – DESIGN & HERITAGE STATEMENT: Proposed one and a half storey detached garage/store, including demolition of existing garage/sheds.

Date – April 2022

PROPOSAL

- Demolition of existing garage/sheds, replace with one and a half storey detached garage with associated ancillary use.

SITE CONTEXT

The site is based at 39 Brook End, in Weston Turville. Access to the site is north west of the site, accessing via Brook End. The site area is 621.1 sqm and is within the conservation area of Weston Turville.

SITE PHOTOS



Side view of 39 Brook End



Access to the proposed garage



Existing sheds and garage to be demolished



DESIGN



The design has evolved by taking into consideration the materials of neighboring properties, using similar design elements including gables, and gabled dormers. The garage placement follows similar orientation as of the demolished existing sheds and garage with the dormers placed east of the site, overlooking onto the natural landscaping and fields nearby, rather than overlooking onto other properties. The gross internal total is 77.4 sqm which is not considered to be a large scale and will not overbear the area.

MATERIALS

- Windows & Doors - Timber (Heritage white – Wimborne White F&B or similar)
- Roof Tiles – Mix red and brown (machine made)
- Cladding – Black Weatherboard
- Brick – Red Multi (Wienerberger Welham Antique)
- Gutters and Down pipes – Black UPVC
- Facias - Black

HERITAGE

The site is located within the Weston Turville Conservation Area, in the identity area of Bye Green which is a small historic hamlet at the eastern end of the village. This area contains only three buildings, which are all 19th century. All of which are located within large plots with views over the surrounding countryside.

The principal building within the site is a Victorian lodge, which has been divided into two properties, Weston Lodge (no.39) towards the Brook End and to the rear, Halton Lodge (no.40). The architectural style of the building better relates to those of the adjacent village of Halton, which has a distinctly 19th century feel which reflects its connection with the Rothschild family. These characteristics include steep tiled roofs, gables and dormers. Prominent materials are red brick, hung tiles and black timber detailing. Windows are typically timber casements with a vertical emphasis and various glazing bar designs. Several of the buildings within Halton, including the application building have painted decorative details.

Due to the architectural style and prominent position on the corner of Weston Road and Halton Lane, the application building has been identified as a building of local note in the conservation area appraisal. The appraisal goes on to state the application building acts as an important landmark on the approach into the village.

In response, the design and positioning of the proposed building has been carefully considered. Set back in the plot to avoid interrupting the views of the local note building when approaching the village. It has also been located in close proximity of the existing garage/store building of the adjacent site.

The design approach has been to appear as a simple outbuilding which would not appear untypical next to the open fields. Materials have been selected to reflect those of the Victorian buildings, albeit acknowledging the subservient status of the proposed outbuilding with black timber weatherboard cladding and a red brick plinth. A distinctive feature of the existing building on the site is its ornate window designs; therefore, a simplified design has been proposed for the outbuilding which reflects other less significant buildings found in Halton village.

Overall, the proposed outbuilding is considered to respect the character and appearance of the Weston Turville Conservation Area, along with the setting of the non-designated heritage asset.

SUMMARY

The scheme satisfies the brief and has been specifically designed to complement the existing setting and building cluster using similar materials and design characteristics.

Prepared by Georgia Hayes.