

Oxford office: Chandos yard, 83 Bicester Road, Long Crendon HP189EE
t +44(0)1844 203 310 e info@wolffarchitects.co.uk
www.wolffarchitects.co.uk



Project: 21-71

**Westlington Manor,
Dinton,
Buckinghamshire
HP17 8TX**

**Design & Access Statement – PL1 – New Garden Room - Gym
Rev 0**

5th October 2023



Westlington Manor – View of Front of Existing Property



Westlington Manor – View of Garage to the left-hand site of Front of Existing Property



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1.0 Introduction

1.1 Application Site

The application site is located on the Aylesbury Road and on the edge of Westlington, which is a hamlet near the village of Dinton in the civil parish of Dinton-with-Ford and Upton within Aylesbury District and Buckinghamshire, situated on flat land and five miles north east of Thame.

The property is not listed and is located within the demise of the Dinton, Westlington, Upton and Gibraltar Conservation Areas. It has retained several of its historic features and the gardens still follow their historic boundary lines.



Above: Aerial view of the site (highlighted in red boundary)

1.2 Associated Documentation

This report should be read in conjunction with the existing and proposed drawings.

The planning application submission includes the following information:

- Site location plan
- Site Plan
- Existing and proposed floor plan and elevations
- Design and Access Statement prepared by Wolff Architects.



1.3 Associated Planning Guidance

The design proposal has been carefully considered with reference to the following documents:

- Aylesbury Vale District Council - Advice Guide 2.1 – Conservation Areas
- Aylesbury Vale District Council - Building Materials Design Guide
- Aylesbury Vale District Council - Dinton, Westlington, Upton and Gibraltar Conservation Areas.

1.4 Summary of works

A new Garden Room Building within the substantial grounds of the house to be used as a gym. The new building is located in a discrete location behind the existing garage and has the same height and roof slope as the existing garage. It will be timber clad to be in-keeping with the adjoining garage building and local vernacular.

2.0 Background Information

2.1 Planning History

The property has been extended previously, with the addition of a conservatory and a single storey two bay garage with pitched roof in 2019. Details of the planning application is listed below:

- CONSERVATORY

95/00581/APP | Received: Sun 01 Jan 1995 | Validated: Sun 01 Jan 1995 | Status: Approved

- ERECTION OF SINGLE STOREY DETACHED 2 BAY GARAGE.

19/02190/APP | Received: Tue 11 Jul 2019 | Validated: Wed 12 Jun 2019 | Status: Approved

- EXTERNAL ALTERATION AND SINGLE STOREY REAR DEMOLITION TO FORM NEW WINDOW AND DOOR OPENING.

22/01185/APP | Received: Thu 31 Mar 2022 | Validated: Wed 20 Apr 2022 | Status: Approved

- DETAILS SUBJECT TO CONDITION 3 (JOINERY) AND CONDITION 4 (MATERIALS) OF PLANNING APPROVAL 22/01185/APP

22/A1185/DIS | Received: Wed 27 Jul 2022 | Validated: Wed 27 Jul 2022 | Status: Approved



3.0 Design Proposal for New Garden Room



Concept Design for the Garden Room 'James Grey Design – Design slightly differs – refer to elevation drawings

3.1 Design Intent

The proposal is to build a new garden room structure within the substantial grounds of Westlington Manor located behind an existing garage building and running parallel to an established hedge line. A specialist garden rooms manufacturer - James Gray, has produced designs which will naturally fit in the surroundings.

This garden room is to be used as a gym by the owners of the Westlington Manor and does not require any plumbing provision, only an electrical supply will be provided to the building. The new garden room will be used solely as ancillary space for the enjoyment of the current owners and shall at no time be separated from the main property and occupied as a separate unit.

The siting, location, scale of the new openings in the façade have been carefully considered during the design process:

- The siting of the new proposed garden room, behind the existing garage building, running parallel to an established hedge line, is set aside from the main house but still offers good connectivity.
- The timber clad whist contemporary in appearance relates to the area the garage building nearby.
- The height of the proposed garden room and the pitch of the roof both match the height and pitch of the existing garage. The width of the garden room is slightly less than the width of the garage.
- There is no overlooking or loss of privacy to neighbours and adjacent dwellings and gardens.



3.2 Site Analysis

The nearest dwelling to the proposed development is the neighbouring property Westlington House, which is located to the north-east of the property. The proposed location of the new garden room structure is to the west of the site behind an existing garage structure and will therefore not impede on the neighbouring property.

3.3 Detailed Design & Materials

The new garden room has a very simple contemporary form, it will be of very high quality in terms of design and material craftsmanship. The timber cladding echoes the cladding used on the garage which will help unify the two structures and ensure they read clearly as elements visually distinct and chronologically separate from the more historic fabric. Careful consideration has been given to the location, scale, form, and size of the new structure to ensure it respects the character and appearance of the existing buildings.

The powder coated metal framed doors and windows are situated on the gable ends and within a central recess, providing necessary natural light whilst being visually unobtrusive.

3.4 Outdoor Amenity Space,

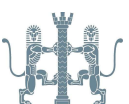
The Proposed Garden Room does not affect the outdoor amenity space around Westlington Manor, being situated off to the side, running parallel to an existing hedge line and being sited behind an existing garage building.

4.0 Access

All access arrangements will remain as existing.

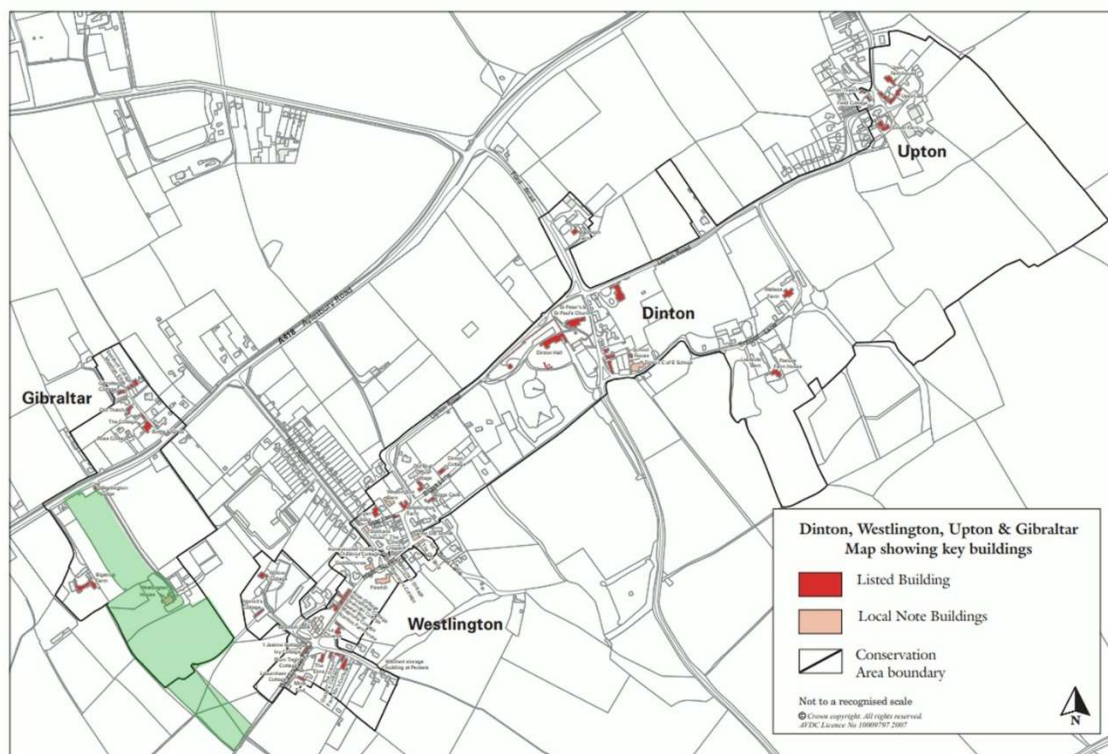
4.1 Pedestrian & Vehicular Access.

Vehicular access is unaffected.

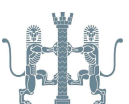


5.0 Appendices

5.1 Appendix A – Map



Above: The site (highlighted in green) is in the Dinton, Westlington, Upton & Gibraltar Conservation Area



5.1 Appendix B – Photos of the grounds showing the proposed location and existing buildings



*Above: View behind the existing garage
to the proposed location of the new Garden Room*

*Below: View to the front driveway – Westlington Manor
and Garage*





Above: View from the grounds to the existing Garage and proposed location of the new Garden Room

