

**Proposed Development of 1 detached dwelling**

**At: The Old Manor, Church Lane, Tingewick, Buckinghamshire, MK18 4RB.**

**Design and Access Statement : - January 2024.**

**1. Introduction**

This statement accompanies a planning application submitted to The Vale of Aylesbury District Council for the proposed works at **The Old Manor, Church Lane, Tingewick.**

**Description of heritage asset(s)**

The Old Manor is a Grade II listed building located within the Tingewick Conservation Area. The listing description states the building is 17th century but with a 15th/16th century stone mullion window to the side of the front entrance door. It is a detached rubble stone building with a significant frontage to the cul de sac of modern dwellings off of Church Lane. The property comprises two unequal bays with gables facing to the rear. A modern double garage with residential space has been connected to the north-west by a single-storey link.

**Relevant planning history**

23/02956/WIGD - Pre application advice to make some changes on the external presentation of the rear of the building to the Boot Room, some internal modifications additions to rooms and install an external Swimming Pool, whilst trying to take into account the history of the building.

**1.1 Description of proposal**

This full application is for proposed changes within recant extension 'Boot Room', close up elevation with materials to match existing, with a more sympathetic finish within its setting.

To the First Floor we propose to undertake some works within the Master Bedroom – due to the age of the property, the existing floor slope 120mm North to South. We are looking to install a floating floor on top of the existing to maintain its historical value. Timber floor laid on top with carpet finish re-instated. Skirtings to remain / overboard skirting to be reviewed.

Master Suite Walk In Wardrobe – extend existing area into bedroom by knocking through existing stone wall. Use existing materials to form opening and install oak timbers for lintels – review lime plaster finish / exposed stone.

Within rear of garden install 10m x 5m x 2m deep swimming pool adjacent to modern garage extension.

## **2. Assessment Process**

### **2.1 Site context**

The site is situated within the northwest of a small village of Tingewick, the Village is a located in Buckinghamshire, England. It is in the West Ward of Buckingham.

The village of Tingewick has a church, a village shop and post office, and The Royal Oak public house. It is located 2.5 miles from the market town of Buckingham where there is a range of shopping and leisure facilities, a library, and dental and GP surgeries. Tingewick is in the catchment area for the Royal Latin (grammar) School in Buckingham and a variety of private schools in the area include Swanbourne, Thornton and Stowe.

### **2.2 Social aspects**

It is considered that there will be no particular social implications of the proposed works on this property.

### **2.3 Economic aspects**

We would look to source local contractors where possible and may bring some minor element of employment during the construction process.

The redevelopment of this property will help to sustain current local neighbourhood amenities and services within the village.

### **2.4 Planning Policy**

The proposals accorded with both current local adopted policies and of that guidance saved within The National Planning Policy Framework is a key part of Government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth

<https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/>

### **2.5 Involvement and approach to design**

The applicant and architectural designer have carefully considered their approach to the development of this scheme and had pre-planning advice from Planning and Heritage. We have taken on board comments and implemented these into our proposal.

## **3. Design**

### **3.1 Appearance and scale**

Overall there will be no change to the size / scale of the building. Within the Boot Room we believe the current arrange isn't sympathetic to setting. The modern extension has large glass panels within the façade and roof. We are looking to enclose the roof with clay tiles to match existing and insert a conservation roof light. Within the façade remove timber door to South Elevation and re-use on West Elevation, enclosing openings with match stock brickwork.

### **3.2 Use**

Domestic use is compatible with the main form of development in the area and the proposed scheme respects this format.

### **3.3 Amount**

No proposed change within the scale of the property.

### **3.4 Layout**

No proposed change within the layout of the property.

We are looking to lose one of the 7 bedrooms on the first floor to reduce this to 6 bedrooms, with a larger master suite.

There will be minimal impact on existing resources or services, or on the road network. Access to the existing property will be maintained via footpaths / main road with good space for onsite parking, offering privacy and security for the occupants.

### **3.5 Landscaping**

The property has a plot of approximately 1.02 acres with just over 0.56 acres of gardens which wrap around the house and an adjoining paddock which measures approximately 0.45 acres. The property is accessed via an in and out driveway off the St Marys Court cul-de-sac. The block paved drive provides parking and leads to the house and the attached double garage. The front garden is mainly lawned and is screened by high hedges. An original cast iron double gate leads to the west facing walled rear garden which is very private.

We are proposing to install a 10m x 5m swimming pool within the grounds of the property. The proposed location within the rear garden, give us privacy and security for occupant's children.

We have taken on Heritage comments and moved the location of the pool away from the Church Boundary wall and proximity of the main house basement. Final location to be reviewed and agreed onsite.

No other proposed changes with landscaped gardens.

## **4. Access & Transport.**

### **4.1 Vehicular parking**

The property has plenty of available parking within Garage and extensive driveway. Being close to the village centre, there is excellent public transport network available both for local and national travel.

### **4.2 Pedestrian and disabled person's access**

Pedestrian access to the ground floor is provided, with a ramped footpath direct to the front entrance, providing a level access at the main door threshold.

A ground floor internal doors will facilitate disabled access is in accordance with current legislation.

### **4.3 Cycling**

Within the locality, the Village / local Towns, there are good defined cycle tracks and routes serving Twingewick.

#### **4.4 Public Transport**

The property is within close proximity of the village, being only five minutes walk away.

In addition, the area is also well served with public transport with a local bus service around the town providing good links to nearby Towns Buckingham, Brackley and Bicester at a regular timed interval.

#### **5. Crime Prevention :**

The design of the new dwelling reflects the need to provide a safe and accessible environment. The site is in a low risk area but the design minimises any risk of crime with accessibility into the building being restricted.

Openings to the public domain are minimal reducing entry possibility as well preventing viewing internally.

It is proposed that any construction will incorporate safe by design elements such a PAS 24 secure doors and windows etc.