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DESIGN and ACCESS STATEMENT

Extension of Garden Room

Issue for Planning

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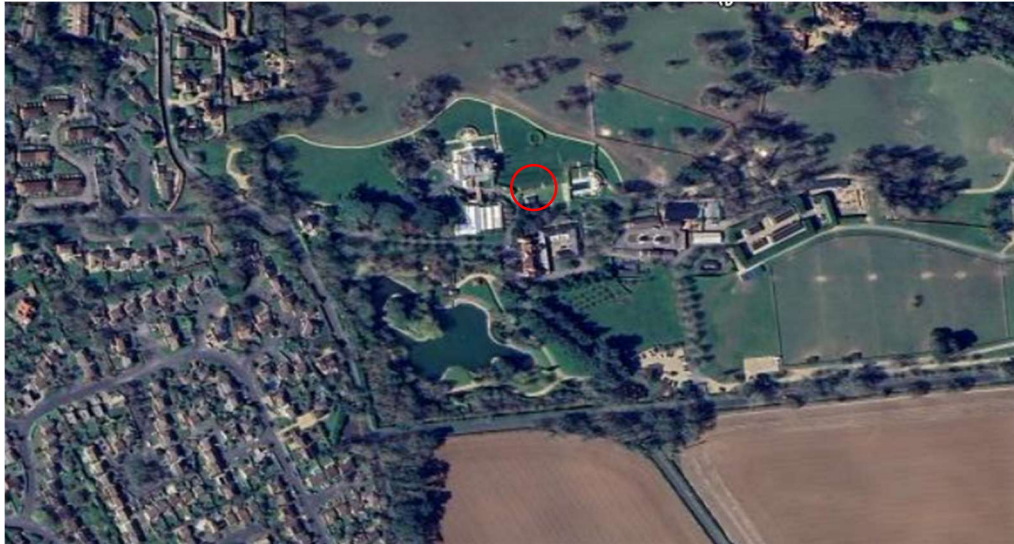
At Wargrave Manor, Wargrave Hill, Wargrave, Wokingham, RG10 8JL.
Prepared by Neil Tomlinson Architects.

1.0 Introduction

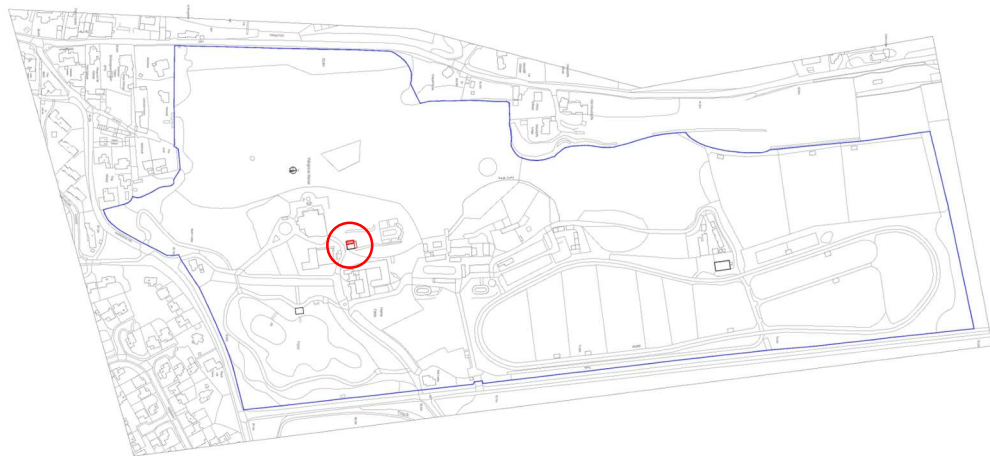
- 1.1 The proposal is to extend the existing garden room located on the grounds of Wargrave Manor, to the northeast side of the property.
- 1.2 The design is in keeping with the character of the existing structure and will enhance the overall quality of the garden. A previous application (ref 240166) for the existing building received a very positive response.

2.0 Location

- 2.1 The garden room is located on the north side of the grounds of Wargrave Manor, bordered by a line of trees to the east and overlooking expansive green grounds on the north and west.



01 Aerial photograph of Wargrave Manor – highlighting the garden room.



02 Site location plan of Wargrave Manor – highlighting the garden room.

3.0 Wargrave Manor

- 3.1 Wargrave Manor is a Grade II listed building from the late 19th century. The Manor sits within large grounds south of the Hennerton Golf Course and runs parallel to Wargrave Road, in the village of Wargrave. The grounds, located within the Wargrave Conservation Area, are bordered to the east by Wargrave Hill.



03 Front portico view of Wargrave Manor

- 3.2 The building dates back to the late Georgian period, with later alterations in the 19th and 20th centuries. It features a stuccoed façade, moulded and chamfered quoins, a hipped slate roof, multiple chimneys, and stands three storeys high (excluding the wings). Notable architectural details include a Doric veranda.
- 3.3 The grounds at Wargrave Manor are a key part of its historic character, featuring landscaped gardens and mature trees within the Wargrave Conservation Area.

4.0 Proposal

4.1 Function and Character

The proposal seeks to extend the existing garden room, creating a larger open-plan space that allows for the enjoyment of the surrounding natural environment while remaining sheltered from the elements. Whether used for reading, relaxation, or entertaining, the extended space will provide a comfortable and inviting setting with uninterrupted views of the landscaped garden and wider estate grounds.

4.2 Architectural Approach

The design builds upon the principles of the previously approved application, maintaining the same level of architectural care and discretion. The extension is carefully proportioned in relation to the existing structure, ensuring that it complements and enhances the building's established character.

4.3 Materials and Detailing

The extension will be constructed as a continuation of the existing glazed elevations, incorporating the same high-quality materials. The full-height glazed façade will be framed in oak, matching the existing joinery. The roof will continue the original design, featuring a slanted slate-tiled profile and a central skylight. These consistent materials and details ensure the extension blends seamlessly with the original and the surrounding garden setting.

4.4 Minimal Environmental Impact

No trees are affected, as they are located on the opposite side of the extension. The area being extended is a simple grass space, meaning there's no disruption to significant landscape or ecological features.

4.5 Preservation of Historic Character

The building is part of a grand estate within a conservation area, and the design carefully preserves its historic and aesthetic value. The extension maintains the architectural tone of the existing structure.

5.0 Access Strategy

- 5.1 The existing access arrangements are not proposed to be altered. Access to the site shall be as it currently exists.

6.0 Conclusion

6.1 This proposal is well-considered and will positively impact the site for the following reasons:

- The proposed extension has been sensitively designed to respect the character of the existing building and its setting within the Wargrave Conservation Area.
- Matching materials and proportions ensure a seamless and sympathetic integration with the original garden room.
- The extension is modest and proportionate, enhancing the space without overwhelming the existing architecture.
- It improves the functionality and enjoyment of the garden room for leisure use throughout the year.
- The design builds on the principles of a previously approved scheme, providing consistency and alignment with planning policy.
- Overall, the proposal represents a high-quality, low-impact addition that preserves the historic and landscaped character of the estate.