Donald Insall Associates

Chartered Architects and Historic Building Consultants

REPLACEMENT OF MODERN GREENHOUSE AT STOCKTON HOUSE

DESIGN AND ACCESS AND IMPACT STATEMENT

Contents

1.0 Introduction 3

2.0 Historical Background and Heritage Statement 4

3.0 Existing Building 5

4.0 Description of Proposal 6

APPENDIX 7

Prepared by: RMD / SXD

Revision 0 - Initial - 23.09.01
Revision 1 - Section 3 revised - 23.09.04

Cover image: Aerial view of walled garden with the 1990s greenhouse to the west side and main house to the bottom left corner

Contact information

Robin Dhar (Director)
robin.dhar@insall-architects.co.uk
01225 469 898

Simonette Diog (Architectural Assistant)
simonette.doig@insall-architects.co.uk
01225 469 898

Bath Office
2 Queen's Parade
Bath, BA1 2NJ
www.donaldinsallassociates.co.uk

This report and all intellectual property rights in it and arising from it are the property of or are under licence to Donald Insall Associates or the client. Neither the whole nor any part of this report, nor any drawing, plan, other document or any information contained within it may be reproduced in any form without the prior written consent of Donald Insall Associates or the client as appropriate. All material in which the intellectual property rights have been licensed to DIA or the client and such rights belong to third parties may not be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights therein.

1.0 Introduction

The statement below has been compiled to accompany a Householder Application for Planning and Listed Building Consent for a modern greenhouse to be replaced with an renovated older greenhouse; and associated localised additional courses to the garden wall against which the replacement greenhouse will sit, within the grounds of the Grade 1 listed Stockton House. The 1990s greenhouse is not listed but is assumed to have a curtilage listing due to its proximity to the main house. On the understanding that the modern greenhouse was not listed, it was taken down before this application was prepared, but the applicant has provided their agent with photographs, which are included this statement.

2.0 Historical Background and Heritage Statement

Stockton House has been the subject of numerous previous applications, and the history of the house itself and its site has been described previously, so is not repeated here. A Historic Building Report, prepared by prepared by Andrew Foyle in 2014, makes reference to a greenhouse within a new kitchen garden which formed part of improvements made by Mr and Mrs George Ashley Dodd who occupied the house c.1888-97. It is not clear when that greenhouse was taken down, but certainly it had been replaced with a late 20th century greenhouse of modern character by the time the present owner purchased the property. The 1990s greenhouse is of neutral significance.

3.0 Existing Building

The existing modern greenhouse is on the northwest wall of the walled garden. The greenhouse is understood to have been added by a previous owner during the 1990's and included the raising of the original garden wall in the area behind the greenhouse with modern red brick and a concrete coping stone. The 1990s greenhouse had a modern red brick plinth, on which sat modern white metal frames and glazing, a single pitch lean-to roof, with a low level greenhouse cold frame to the front of the greenhouse. A new home has been found for the 1990s greenhouse as an environmental friendly approach to recycle and reuse the building. Photographs of the 1990s greenhouse are shown below:

3.1 Assessment of significance:
The 1990s greenhouse is of neutral significance, and is of no historic value, being entirely modern in character and materials.



Fig 1 1990s greenhouse and low level front cold frame.



Fig 2 1990s greenhouse and main entrance.

4.0 Description of Proposal

The proposal is to replace the 1990's greenhouse with an old redundant greenhouse already purchased. The replacement greenhouse, a "Three Quarter Span House" was manufactured by Mackenzie & Moncur , exact date unknown, but of similar character to those illustrated in catalogues of the Edwardian period. The proposed greenhouse is thus of far more appropriate character than the 1990s greenhouse it will replace. It is currently being repaired and refurbished, and will be erected in the location of the 1990s greenhouse, against a wall in the walled garden. The greenhouse has been purchased from the Victorian Glasshouse Company, specialists in the restoration of 19th century and early 20th century glasshouses. The interior will be similar to that indicated in the appendix, taken from another manufacturer's catalogue of similar period.

The replacement greenhouse comprises a red brick plinth with timber and cast iron structural members with opening top hung casements on the main elevation and top vent window. The proposed has an asymmetrical gable roof which meets the garden wall with a secret gutter detail. The proposal includes the localized addition of 9 courses of matching brickwork to the garden wall to increase the height of the wall slightly to accommodate the larger dimensions of the replacement greenhouse and gutter detail.

The proposed greenhouse is both longer and slightly taller than the 1990s greenhouse but would be located in the same position on the northernmost side of the greenhouse footprint, with the additional length extending the footprint towards the double door in the walled garden. This difference will only be visible from within the walled garden. The shape of the roof of the proposed greenhouse steps the roof height away from the garden wall and reduces its overall height and impact when compared to a single pitched volume.
The 1990's capping stone will be replaced with a profile more in keeping with the original wall.

The existing garden wall steps up and down in height around the garden and is not of a single continuous height. The modification of the height of the wall behind the proposed greenhouse would not be out of keeping with the walled garden, particularly in the area of the 1990's changes. The proposed greenhouse being slightly larger has a better relationship with the symmetry of the walled garden.

4.1 Access:
This remains unchanged

4.2 Sustainability:
The reuse of a previously dismantled and restored period greenhouse is a positive action, as it retains the embedded carbon of the original manufacture, and minimizes the carbon footprint associated with new greenhouses.

4.3 Highways:
Not applicable/ no change
Parking:
No change. This is a private house.

4.4 Impact on the Listed Building / Conservation Area / Heritage Assets
Although the replacement greenhouse is larger than the 1990s greenhouse, this is considered to be of neutral impact; and overall, the removal of the modern 1990s greenhouse and replacement with a restored period greenhouse will improve and enhance the walled garden, by re-introducing a greenhouse of appropriate detail and character.



Fig 3 Replacement greenhouse to be repaired and refurbished.

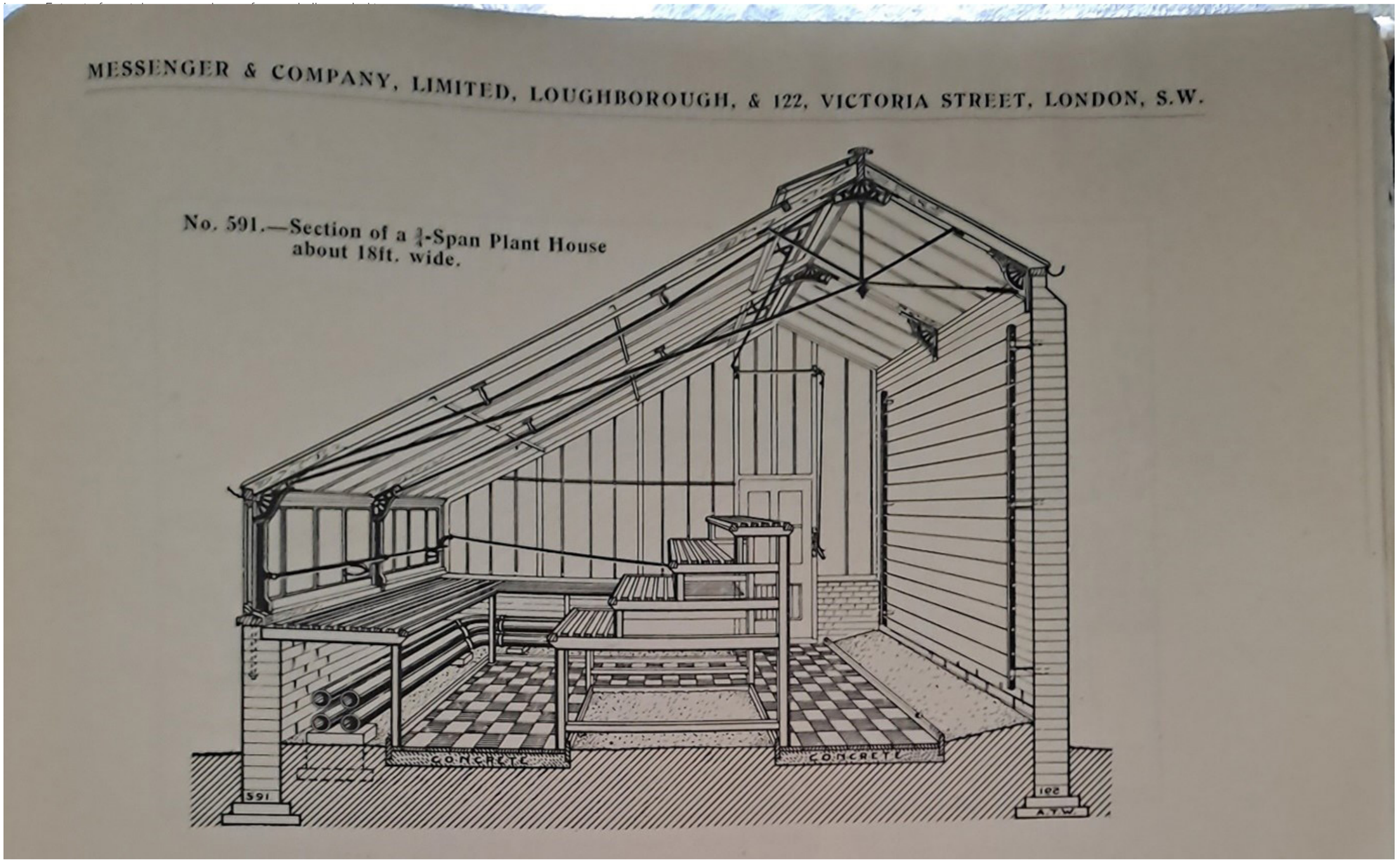

Fig 4 Extract of a catalogue greenhouse from a similar period to the proposed one

Donald Insall Associates

Chartered Architects and Historic Building Consultants