

Design and access statement/Heritage significance

Hyam House, Sherston Road, Malmesbury SN16 0QU

Householder planning permission and listed building consent

The proposal is to demolish an existing old (estimated mid 20th century) greenhouse that has fallen into disrepair with broken glass window panes and a rotten wooden door. This would be replaced by a new greenhouse, supplied by Alitex – the Cliveden greenhouse, which is part of their National Trust range of glasshouses. This range has been developed based upon glasshouses within the National Trust's care, thus reflecting the heritage and character of British classically designed greenhouses. The design therefore is suitable in a listed building context.

The materials used (e.g. Cotswold stone base walls) will blend in more sympathetically with the other existing outhouses on the property (which are mainly built of Cotswold stone) and the Cotswold stone walls that surround the property than the existing materials (e.g. the breeze blocks used in the old greenhouse).

The new greenhouse is slightly smaller in footprint than the existing structure and therefore less obtrusive. The addition of a central door entrance provides easier access and better reflects the architectural style of the grade 2 stone barn that is visible from the greenhouse (being part of Hyam Park Farm, the adjacent property which we do not own) which has a similar-shaped doorway to the proposed greenhouse.

In terms of the significance of the heritage assets involved, the existing greenhouse is within the curtilage of a listed building but is not itself listed, nor is it mentioned in the details of the property listing. It was built sometime in the middle of the last century and does not have any special architectural, artistic or historical features. It is not visible from the main (listed) house as it is some distance away and behind a small stone barn. The proposed replacement of this greenhouse with a National Trust range greenhouse will enhance the listed property as it this greenhouse has been designed to blend in sympathetically with such properties. In addition the materials used will be an upgrade from the existing materials (breezeblock base).

The only users of the new structure would be the applicant, her husband (the joint owner of Hyam House), their family and guests. Access is through the private garden of Hyam House.