

Design and Access Statement

Ref: West Stowell House, West Stowell, Marlborough, Wiltshire, SN8 4JU

Context

This Design and Access Statement accompanies a planning application for the replacement of an existing greenhouse within the curtilage of West Stowell House, a residential property. The proposal seeks to improve the functionality, longevity and sustainability of the existing growing facilities while ensuring that the development remains sympathetic to the character of the site.

The site lies within the North Wessex Downs National Landscape (formerly designated as an Area of Outstanding Natural Beauty). This designation recognises the national importance of the area's natural beauty, landscape character and scenic quality.

The proposed development has been carefully designed to respect and conserve these qualities. The replacement greenhouse is modest in scale, located within an enclosed domestic garden, and will not be visually prominent within the wider landscape.

The choice of materials, including a muted green finish and brick plinth, ensures the structure integrates sympathetically with its surroundings. As such, the proposal accords with the statutory purpose of conserving and enhancing the natural beauty of the National Landscape, in line with relevant local and national planning policy.

Amount

The proposal comprises:

- Removal of existing greenhouse
- Installation of replacement greenhouse with a total floor area of 18.8m

The total amount of development is modest and appropriate to the scale of the property garden.

Scale

The existing greenhouse measures 1.8m wide by 2.4m long.

The proposed greenhouse measures 2.9m wide by 5.1m long with a ridge height of 3.1m and a roof pitch of 45°. The proposed structure is domestic in scale and proportionate to the property and the available garden space. The form and dimensions have been carefully considered to ensure the proposed greenhouse will sit comfortably within their surroundings without appearing visually dominant.

Use

The greenhouse will be used by the owners of West Stowell House to grow and overwinter a variety of plants. The proposal does not intensify or alter the existing residential use of the site and will have no adverse impact on neighbouring land or uses.

Appearance

The proposed greenhouse is to be built using polyester powder coated aluminium, designed to replicate a traditional timber structure. The structure is to be coloured a pale shade of green. The plinth walls of the greenhouse are to be constructed of brick matching the surrounding buildings, which will mellow quickly and attractively. Both these choices have been carefully made to ensure the greenhouse is sympathetic to both the surrounding garden and the wider area.

The use of aluminium has been deliberately chosen by the owners as the overall design gives the appearance of a traditional painted timber structure. In addition, the material will not deteriorate over time, ensuring the structure does not detract from their wider setting.

When designing the structure, consideration has been made to enhance the growing environment and ensure adequate ventilation through ridge height and materials used. The design optimises solar gain for photosynthesis and natural air circulation to promote healthy plant growth and provide increased opportunities for insect pollinators as well as composting of garden and household waste.

Carbon Measurement/ Sustainability Statement

The proposed development supports the reduction of carbon emissions and promotes sustainable living at West Stowell House. The replacement greenhouse will enable the owners to grow a greater

proportion of their own fruit, vegetables and plants over an extended growing season, reducing reliance on imported produce and associated transport emissions. Increased home food production will also significantly reduce the use of single-use plastics and packaging associated with shop-bought produce.

The proposed greenhouse is manufactured from polyester powder-coated aluminium, a durable material with a long lifespan that requires minimal maintenance. Aluminium is 100% recyclable, with approximately 32% of the material sourced from recycled content, reducing embodied carbon when compared to traditional alternatives.

The structure is designed to be dismantled and re-erected if required in the future, extending the usable life and avoiding unnecessary waste.

Biodiversity Enhancement

The proposed development provides opportunities for modest biodiversity enhancement within the domestic garden.

The use of the greenhouses will support increased plant cultivation, including flowering species that will provide a valuable food source for pollinators such as bees and insects.

The surrounding garden areas will continue to be managed in a way that supports biodiversity, including the retention of existing planting and the potential introduction of additional pollinator-friendly species.

These measures represent a proportionate approach to biodiversity enhancement and are appropriate to the scale and nature of the development.

No existing habitats of ecological value will be lost as a result of the development.

Daylight/ Sunlight

The design of the structure includes a low eaves height combined with a 45 degree pitch of roof, slender glazing bars and banks of top hung side and roof vents to maximise on solar gain and natural air circulation for temperature regulation. As the proposed structure is primarily made of glass, the visual impact on the surrounding area is minimised, as daylight can pass through the majority of it.

Noise Impact

There will be little noise impact when the structures are being erected and once complete, there will be no noise impact as they settle into the garden surrounding.

We believe it is essential that the look of our structures is not compromised and it is to this end that we have sought the advice of The National Trust and English Heritage over the past few years. This has resulted in our designing of profiles and features to enhance the aesthetics of our structures which has enabled us to obtain consent for greenhouses throughout the country in other sensitive areas, including AONBs, Conservation Areas and the New Forest & South Downs National Parks.

On a further note the National Trust Architectural Panel have worked with us designing a glasshouse to their specification at the Vyne, a grade 1 listed garden in Hampshire. They have also chosen Alitex to work with them in other sensitive gardens throughout the UK.

Access

The greenhouse is for the private use of the owners of West Stowell House. Access to the property, whether vehicular or pedestrian, is unaffected by the development.

Existing and Proposed Greenhouse Location Photos:

