

Design and Access Statement

Ref: The Dell, Swallowcliffe, Salisbury, Wiltshire, SP3 5PF

Context

This application is for the installation of a free-standing greenhouse within the curtilage of The Dell, a detached residential property situated in Wiltshire. The site lies within the Swallowcliffe Conservation Area, an Area of Outstanding Natural Beauty (AONB).

Amount

The proposed greenhouse has a total floor area of 14.9m²

Scale

The greenhouse measures 2.9m wide by 5.1m long. The greenhouse has a ridge height of 2.9m and a roof pitch of 45°. The dimensions of the greenhouse are proportional to the residential property and available space.

Use

The greenhouse will be used by the owners of The Dell to grow and overwinter a variety of plants. The greenhouse will have no impact on the current use of the land, which will remain as residential garden.

Appearance & Sustainability

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 Woodsage RAL 7032. The plinth walls of the greenhouse are to be constructed of red brick to match the house. Both these choices have been carefully made to ensure the greenhouse is sympathetic to both the surrounding garden and the wider area.

Any soil removed during construction will be redistributed within the garden.

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 providing increased opportunities for insect pollinators as well as composting garden and household waste. No external or free-standing lighting is proposed.

The use of aluminium as a material has been deliberately chosen by the owners as not only does the overall design give the appearance of a traditional painted timber structure but also as the material will not deteriorate over time which would otherwise cause the greenhouse to detract from its wider setting. The aluminium used is 100% recyclable and 32% already comes from recycled waste. The design of the greenhouse means the structure can be dismantled and re-erected for future use at a new location if required.

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 The Dell. Access to the property, whether vehicular or pedestrian, is unaffected by the development.

Noise impact

There will be little noise impact as the greenhouse is being erected and once complete, there will be no noise impact as the greenhouse settles into its' garden surroundings.

Biodiversity and Ecological Statement

The proposed greenhouse will allow The Dell to become self-sustaining through the growing of fruits and vegetables, meaning a significant reduction in the use of single use plastics such as food packaging, thus reducing the carbon footprint of the property. It will also positively enhance the surrounding environment by allowing the propagation and over-wintering of plants and flowers, helping to boost the biodiversity of the site and wider area.

Sustainability Statement

The proposed greenhouse has been designed with sustainability as a core principle, ensuring that environmental impacts are minimised while respecting the character and significance of the local area.

Rainwater will be collected via an internal reservoir within the greenhouse, supporting efficient irrigation and responsible water use. Natural ventilation will be prioritised to regulate internal temperatures, reducing energy consumption.

Daylight/ Sunlight

The design of the greenhouse includes a low eaves height of 1.6m combined with a 45-degree pitch of roof, slender glazing bars and banks of top hung side and roof vents to maximise 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.

Conclusion

The proposed greenhouse has been carefully chosen and designed to ensure that the owners of The Dell are able to improve the growing and overwintering of their plants and vegetables whilst mitigating the impact the change would have on the immediate surrounding of the site.

The proposed seeks to enhance the setting of The Dell and improve the owners commitment to sustainable living.

Please see below pictures of site.

Entrance to the property



Location of proposed greenhouse

