

Design and Access Statement

Ref: Mansion Farm, Knowle Hill, Ulcombe, Maidstone, ME17 1ES

Context

This application is for a free standing greenhouse to be installed within the residential curtilage of Mansion Farmhouse, a residential property, the earliest parts of which date from the C17. The property was remodelled in the C18 and C19 and underwent a major restoration in 2017 by the current owners.

Amount

The proposed greenhouse has a total floor area of 10.6 m²

Scale

The proposed greenhouse measures 2.577 m wide by 4.077 m long. The greenhouse has a ridge height of 2.9 m and a roof pitch of 45°. The dimensions of the greenhouse are proportional to the available space.

Layout

The greenhouse has been sensitively located close to the dwelling house and garden area to the north of the dwelling to provide a sense of containment, sitting adjacent to the existing courtyard garden and filling the space between the garden and existing garage.

Use

The greenhouse will be used by the owners of Mansion Farmhouse to create a space for growing and overwintering a variety of plants. The greenhouse will have no impact on the current use of the land, which will remain as residential curtilage.

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 off-white (BS10B15) to provide a close match with the existing paintwork of the windows on the farmhouse and garden gate. The plinth walls of the greenhouse are to be constructed in brick using a brick to match those of the north elevation of Mansion Farm and the existing orangery. Both these choices have been carefully made to ensure the greenhouse is sympathetic to its immediate setting.

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 immediate setting and the wider area.

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 Mansion Farmhouse. Access to the property, whether vehicular or pedestrian, is unaffected by the development.