

Design and Access Statement

Ref: Slaugham Place Farm, Slaugham, Haywards Heath, West Sussex, RH17 6AL

Context

This application is for a $\frac{3}{4}$ span greenhouse to be installed within the curtilage of Slaugham Place Farm, a detached residential property. The proposed greenhouse is to be attached to the property in approximately the same position as a former conservatory, which has since been demolished. The previous structure occupied a similar footprint and relationship to the main dwelling, so the new greenhouse will not introduce a new or intrusive build within the site.

Amount

The proposed greenhouse has a total floor area of 11.9m²

Scale

The greenhouse measures 3.1m wide by 3.9m long. The greenhouse has a ridge height of 3.4m 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 Slaugham Place Farm 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

The proposed greenhouse is to be built using polyester powder coated aluminium, designed to replicate a traditional timber structure. The plinth walls of the greenhouse are to be constructed of brick 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.

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 of garden and household waste

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 siting of the greenhouse, in the position of a previously demolished conservatory, ensures that the structure sits comfortably within the established layout of the garden and does not alter existing views or the overall character of the property.

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.

Climate Change/ Sustainability

The proposed greenhouse will afford Slaugham Place Farm to become more 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 surrounding environment.

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.

Water Efficiency

An internal reservoir will be installed to harvest and store rainwater for reuse in watering plants within the greenhouse and the surrounding garden, minimising mains water use.

Daylight/ Sunlight

The design of the greenhouse includes a low eaves height of 1.65m 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 of it on the surrounding area is minimised, as daylight can pass through the majority of it.

Access

The greenhouse is for the private use of the owners of Slaugham Place Farm. Access to the property, whether vehicular or pedestrian, is unaffected by the development.

Conservatory Planning History:

SV/074/97

Erection of conservatory to south elevation of dwelling

Planning permission was granted on 14 January 1998 for the erection of a conservatory to the south elevation of the dwelling at Slaugham Place Farm. The conservatory was subsequently constructed in accordance with that approval.

DM/15/0418

Householder application (including demolition of existing conservatory)

In 2015, planning permission was granted under reference DM/15/0418, which included the demolition of the previously approved conservatory. The associated plans demonstrate that the overall footprint of the property was reduced at this stage, with the removal of both the front bays and the conservatory.

Conclusion

The proposed greenhouse represents a modest, high-quality addition to the garden at Slaugham Place Farm. It reinstates a small garden structure in an established location, utilises sympathetic materials, and enhances the property's sustainability and biodiversity value. The proposal will have no adverse impact on the character, appearance, or amenity of the site or its surroundings.

Proposed Greenhouse Location



Front of house at present



Rear of house at present



Front of house prior to Conservatory demolition



Rear of house prior to conservatory demolition

