

## **Design and Access Statement**

**Ref: Old Foxcote Farm, Foscot Chipping Norton, Oxfordshire, OX7 6RH**

### **Context**

Old Foxcote Farm is a Grade II listed, detached, residential dwelling situated in the Cotswolds AONB within the Chipping Norton area of Oxfordshire and falls under the West Oxfordshire Council district.

The proposed Greenhouse will be constructed in a central position against the stone wall at the east end of the old barn, replacing where now stands a more recent extension of concrete block walls and corrugated metal sheet roof. The current barn extension is not considered to be of any particular planning or historical merit. The owners of Foxcote Farm previously sought planning permission to rebuild the extension (19/01342/FUL) permission was granted, however, they have opted not to proceed with that design. It is felt that the greenhouse will not only enhance the sustainability of the property but also the overall aesthetics of the garden, as well as enhancing the bio-diversity of the surrounding environment of the wider setting of Old Foxcote Farm.

### **Amount**

The proposed greenhouse will measure 3.5m wide by 7m long, with a flashing line height of 3.8m and a roof pitch of 30°.

### **Scale**

In respect it is proportionate to the residential property and available space and it is not considered that the development will impact on the surrounding environment in any way.

The greenhouse will have no impact on the current use of the land, which will remain as residential garden. The garden is enclosed so therefore the greenhouse will not alter the views of the property in its wider setting or that of adjoining properties, preserving the appearance and character not just of the dwelling but also of the area as a whole.

### **Appearance**

Although domestic greenhouses do not have a historical precedent before 1845 when the glass tax was repealed, features that are typical of the earliest greenhouses and which have been incorporated into the design of the proposed greenhouse are narrow glazing bars, the profiling of which is similar to that found on properties from the 18th century.

The proposed greenhouse is to be built using polyester powder coated aluminium, handcrafted to replicate a timber structure so as not to diminish or contrast with the surrounding buildings. The narrow glazing bars are to be coloured Woodsage (RAL7032) with the plinth walls of the greenhouse to be constructed of Stone. Both of these choices have been carefully made to ensure the greenhouse will blend into the surrounding environment and compliment the overall aesthetic of the existing buildings and surrounding gardens.

The use of aluminium as a material was chosen, as not only does the overall design give the appearance of a traditional painted timber structure sympathetic to the site, but also as the material will not deteriorate over time which would otherwise cause the greenhouse to detract from its wider setting.

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 which has enabled us to obtain listed consent on greenhouses throughout the country, and permission in many other sensitive areas, including AONB, Conservation Areas, Green Belt 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 only accessible through the garden of the main house. The garden itself is walled and also has an established variety of trees and shrubbery along its boundaries, screening the view from the public highway. No Alterations will be made to the property access or parking.

### **Additional Images**



The existing barn extension as it currently stands.