

DESIGN AND ACCESS STATEMENT

relating to a householder application for planning permission for works to a dwelling and listed building consent under the Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Proposed work: erection of a greenhouse to the rear of Hill House, Low Road, Hedenham, Norfolk NR35 2LH

1. What are the features on the existing site?

The proposed site is a walled space to the rear of Hill House, a Grade II listed building, and formerly part of the farmyard when Hill House formed part of Hill House Farm. The area is currently gravel, and has red brick walls to the north and west dividing the property from the farm. The farm buildings are visible above these walls.

2. Please provide details of how access issues have been addressed

Access to the property from the public highway will not change. It is via a private drive from Low Road.

Parking is currently both to the front and rear of Hill House. The proposal is that following construction of the greenhouse and a walled kitchen garden to the rear, parking will then be at the front and side of the property. Thus access will be improved, including disabled access, as the front door to Hill House is of a width accessible for all bariatric and wheelchair use., and side access will now be via the kitchen which has widely opening sliding doors and a completely flat entrance.

3. Please provide details of the layout of proposed development and its relationship with buildings

The size of the proposed greenhouse is 4 metres by 8 metres to be situated parallel to the position of the house, as shown on Drawing 2. The remaining space is to be converted into a walled kitchen garden, suitable to the working farm buildings visible to the north and west.

4. Please provide details of the scale/appearance of the proposed development

As shown on Drawing 5, the dimensions of the greenhouse would be 4 metres deep, 8 metres wide, 3.682 metres high at the crest, and with a 2.7 metre central porch.

The greenhouse would be manufactured locally using welded mild steel, blasted, zinc treated to avoid corrosion then powder coated and erected using stainless fixings. The glass is 4mm toughened safety glass. The greenhouse will have cast guttering and solar powered automatic opening roof vents.

The design of the greenhouse is traditional in style, to suit the house. A water retention system will be incorporated to ensure rainwater is captured and available for re-use in watering the kitchen garden and the greenhouse.

5. Please provide details of the landscaping in the proposed development

A kitchen garden, with raised beds of a material suitable for vegetable and flower beds and in keeping with the period style greenhouse and the house, is proposed.

6. Please provide details of how Heritage Assets issues have been addressed

The proposed greenhouse would be erected in the curtilage of a Grade II listed building, namely Hill House, Hedenham (<https://britishlistedbuildings.co.uk/101153556-hill-house-hedenham>).

Hill House was previously the farm house of Hill House Farm, and the farm buildings, though now in separate ownership, lie directly to the north and west of Hill House. The proposed location of the greenhouse is in what was previously the farmyard and therefore befits use as a working kitchen garden.

The proposed greenhouse itself is of an attractive period style appearance (see the illustration photograph at Drawing 6), and, as part of a proposed walled garden, would enhance the area to the rear of the property, currently starkly featureless and used solely for parking. The brick base would be of bricks chosen so far as possible to match those used in the existing walls and house. Bricks or Norfolk pavements would be used for the flooring of the greenhouse.

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