

Design, Access and Heritage Statement

Address

2 Gibson Lane, Haddenham, Aylesbury, Bucks, HP17 8AP

Applicant

Mr J Stoll

Owners

Mr J Stoll and Mrs S Stoll

Purpose of Planning Application

Removal of existing greenhouse and erection of new greenhouse in different location that is within the curtilage of a residential Grade II listed building and within a conservation area.

Listing Information

Heritage Category: Listed Building

Grade: II

List Entry Number: 1159498

Date first listed: 21-Dec-1967

List Entry Name: CEDAR COTTAGE TOGETHER WITH OUTBUILDINGS TO WEST AND GARDEN WALL TO SOUTH EAST

Statutory Address 1: CEDAR COTTAGE TOGETHER WITH OUTBUILDINGS TO WEST AND GARDEN WALL TO SOUTH EAST, 2, GIBSON LANE

Date of Application

7 February 2024

1. REASON FOR THE PLANNING APPLICATION

This application comes under the requirements of section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that any building project within the curtilage of a listed building is subject to planning approval. Listed Building Consent as such, is not required, although Historic England (Historic England Advice Note 16) recommends that the local planning authority “pay special regard to the preservation of the listed building or its setting or any features of special architectural or historic interest which it possesses.”

2. REASON FOR THE BUILDING PROJECT

There is an existing greenhouse in the garden, which was acquired second-hand and relocated to the current site in the 1970s. It is small (1.8m x 1.25m) and in poor condition and the owners, in retirement, now have more time to devote to gardening and would like a bigger greenhouse for growing vegetables and cultivating seedlings. Removal of the existing greenhouse and its concrete footings would also free that area for the cultivation of soft fruit. The owners also believe that the existing greenhouse is not an aesthetic asset to the garden. On the other hand, in their opinion, the proposed new greenhouse will enhance the appearance of the area in front of the orchard and is worthy of greater prominence in the garden.



Existing greenhouse

3. LOCATION OF PROPOSED GREENHOUSE



Aerial photo of site

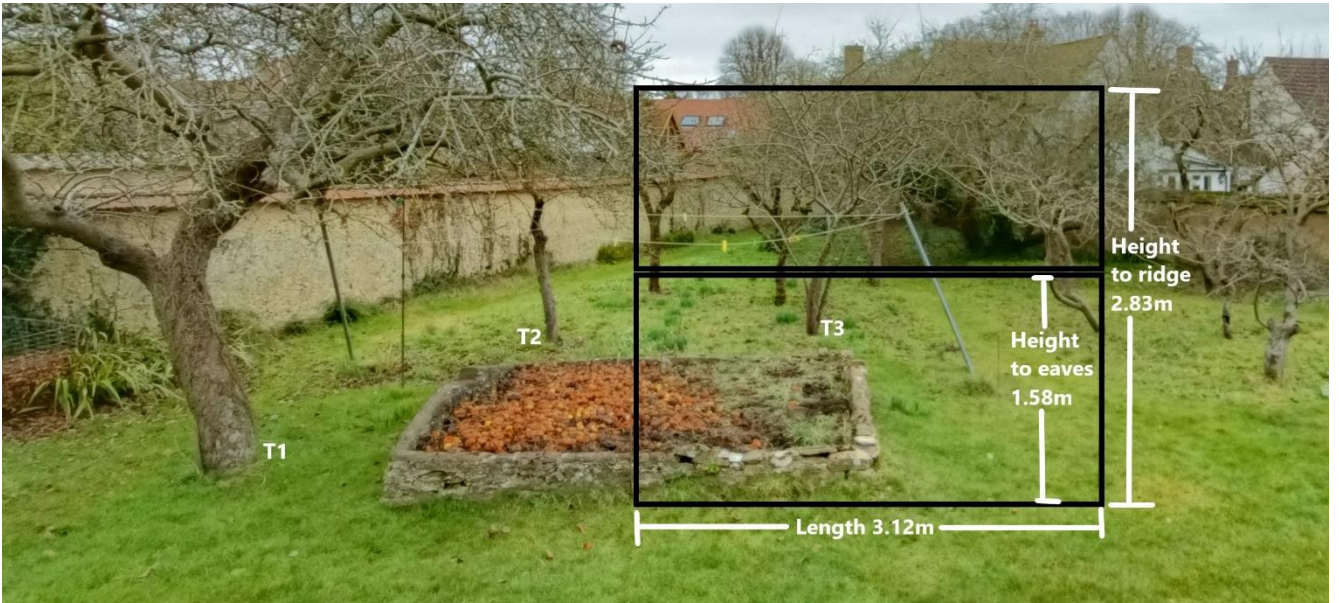
The proposed new greenhouse is to be sited where the rear garden adjoins the orchard. The location is currently partly occupied by a home-made cold frame consisting of a low wall of rough stones and cement which was constructed in the 1960s and was originally covered with a wooden frame that has long since rotted away. The walls of the bed are in poor condition with many loose stones, and falling apples from the adjacent tree (T1), whose base is 1.24m from the cold frame's northern end, make it impractical for restoration as a cold frame. The footprint of the proposed new greenhouse is almost identical to that of the cold frame bed, but would be located a further 1.65m away from the apple tree to avoid the overhanging branches while still enjoying partial shade.

The nearest boundary wall to the proposed new greenhouse would be the witchert wall bordering the Dragon Tail alleyway, which is 7m away from the greenhouse. As the ground level of Dragon Tail is also a metre below the level of the garden at this point, the greenhouse would not be visible from the alleyway.

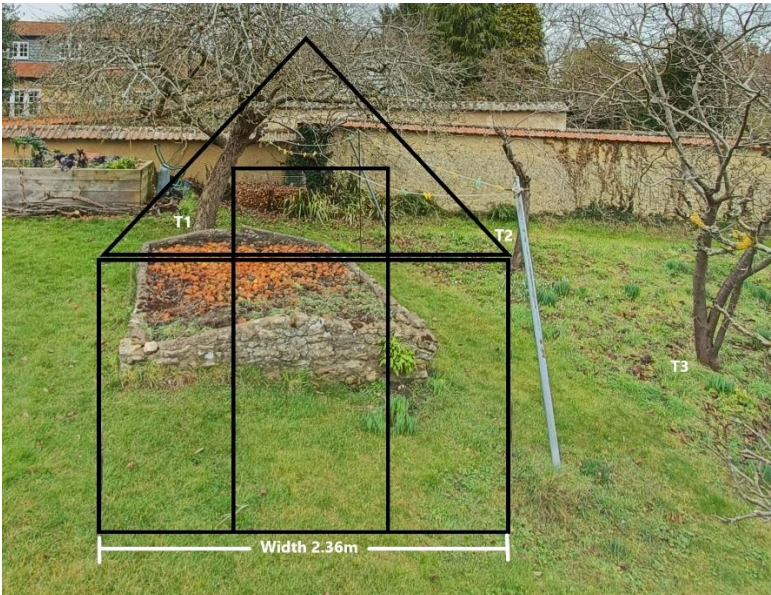
To the northwest, the greenhouse would be more than 10m away from the small witchert building used as a garden room and toolshed. The main house would be more than 15m away from the proposed new greenhouse.



Walled cold frame



Front Elevation



Side Elevation

4. TREES

The location of the new greenhouse would be on the edge of a small orchard containing several apple trees, a pear tree and a quince tree. The three nearest trees are marked T1, T2 and T3 on the plan.

	Type	Diameter at 1.5m height	Distance from greenhouse
T1	Apple	33cm	2.8m
T2	Apple	3cm	3.7m
T3	Quince	17cm	2.9m

The applicant believes that the erection of the greenhouse would have no adverse effect on these trees.

6. DESIGN AND CONSTRUCTION

The new greenhouse will be supplied by Malvern Garden Buildings and is constructed using clear grade western red cedar throughout, safety glass, and plastic guttering and down pipes. The owners intend to leave the greenhouse unpainted – oiling the wood and leaving it to age to a natural grey, which they believe will blend in well with the orchard behind it. The size is 3.12m x 2.36m with a ridge height of 2.83m and an eaves height of 1.58m.



As recommended by the manufacturer, the greenhouse would sit on a concrete foundation providing safety from high winds and to prevent cracking or moving of the structure.

5. ACCESS

There is access to the garden via the yard opening on to Gibson Lane and through a small doorway at the end of the orchard which opens into the end of Dragon Tail adjacent to Church Way. These would provide easy ingress and egress for the greenhouse panels and delivery and removal of any building material.

6. HERITAGE

The original house dates probably from the 18th century. There is evidence that it consisted originally of two cottages. The front of the house was extended by about a yard, probably in the 18th century, pre-dating the conversion into a single dwelling with the current front door and Strawberry Hill gothic style windows in the 19th century. Most of the construction of this older part of the house is in wickert with some brick sections.

In the 1930s, an extension was built consisting of a kitchen downstairs, and bedroom, bathroom and lavatory on the first floor. In the 1960s, two flat-roofed single-storey additions were made to the east-facing and west-facing elevations. The current owners received listed building consent in the 1990s to rebuild these more in keeping with the rest of the house and to make other alterations including the installation of French windows from the kitchen into the garden. Since then they have received listed building consent for the creation of two shower rooms, to convert a Dutch barn into a workshop and studio, and to convert the stable into a “granny annexe”.

The current owners, Mr and Mrs Stoll, purchased the house from Mrs Stoll's mother in 1993. She and her husband had moved there in 1962, and this was Mrs Stoll's childhood home. The owners respect their stewardship of the property and this has been borne out in the works carried out to date to the house and outbuildings. They believe that the proposed greenhouse would be in keeping with the house and outbuildings in terms of material, design, size and location, and would be an enhancement to the garden and orchard. It would not impinge in any way on the neighbouring houses and gardens nor would it in any way detrimentally affect the setting of the listed building or any of its features which are of special architectural or historic interest.